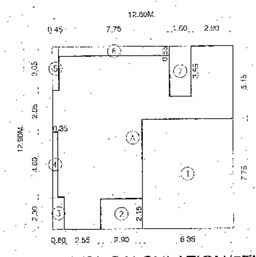
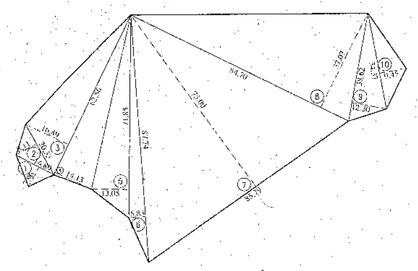
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



BUILT UP AREA CALCULATION(5TH FL.)

(BUILDING NO.1) SCALE-1:200

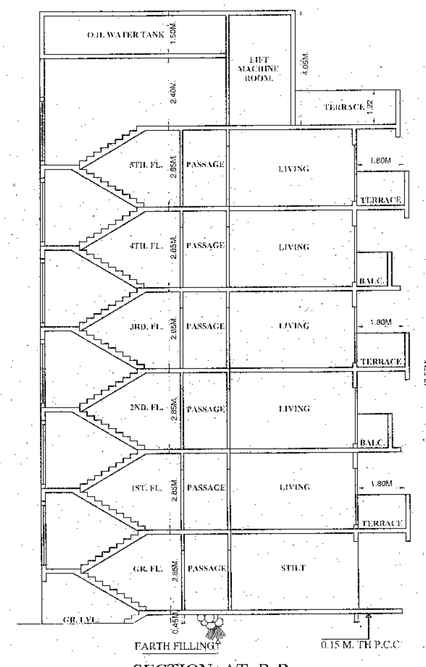
FIFTH FLOOR						
A	12.60	X	12.90	X 1NO	=	162.54 SQ.MT.
DEDUCTIONS						
1	6.35	X	7.75	X 1NO	=	49.21 SQ.MT.
2	2.90	X	2.15	X 1NO	=	6.24 SQ.MT.
3	0.80	X	2.30	X 1NO	=	1.84 SQ.MT.
4	0.25	X	4.60	X 1NO	=	1.81 SQ.MT.
5	0.45	X	3.05	X 1NO	=	1.37 SQ.MT.
6	7.75	X	0.65	X 1NO	=	5.04 SQ.MT.
7	1.50	X	3.55	X 1NO	=	5.33 SQ.MT.
			TOTAL LESS		=	70.64 SQ.MT.
			162.54 - 70.64		=	91.90 SQ.MT.
	PROPOSED B/U AREA ON 5TH FLOOR				=	91.90 SQ.MT.



PLOT AREA DIAG.

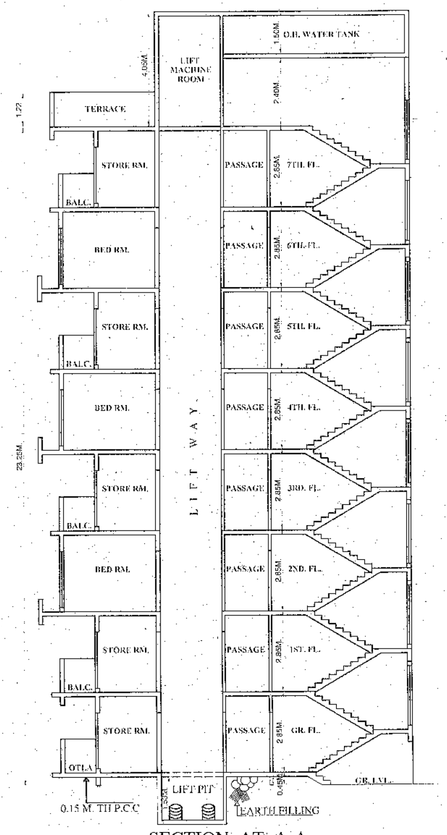
SCALE-1:1000

PLOT AREA CALCULATION						
1	1/2	X	14.89	X 7.99 X 1NO	=	59.28 SQ.MT.
2	1/2	X	20.33	X 8.11 X 1NO	=	82.44 SQ.MT.
3	1/2	X	62.56	X 16.49 X 1NO	=	515.81 SQ.MT.
4	1/2	X	62.56	X 14.13 X 1NO	=	441.99 SQ.MT.
5	1/2	X	71.85	X 13.65 X 1NO	=	488.82 SQ.MT.
6	1/2	X	81.74	X 6.83 X 1NO	=	255.76 SQ.MT.
7	1/2	X	85.79	X 75.00 X 1NO	=	3217.12 SQ.MT.
8	1/2	X	84.70	X 37.07 X 1NO	=	1569.91 SQ.MT.
9	1/2	X	38.62	X 12.30 X 1NO	=	237.51 SQ.MT.
10	1/2	X	34.37	X 8.45 X 1NO	=	162.40 SQ.MT.
TOTAL PLOT AREA CALCULATION					=	7011.02 SQ.MT.



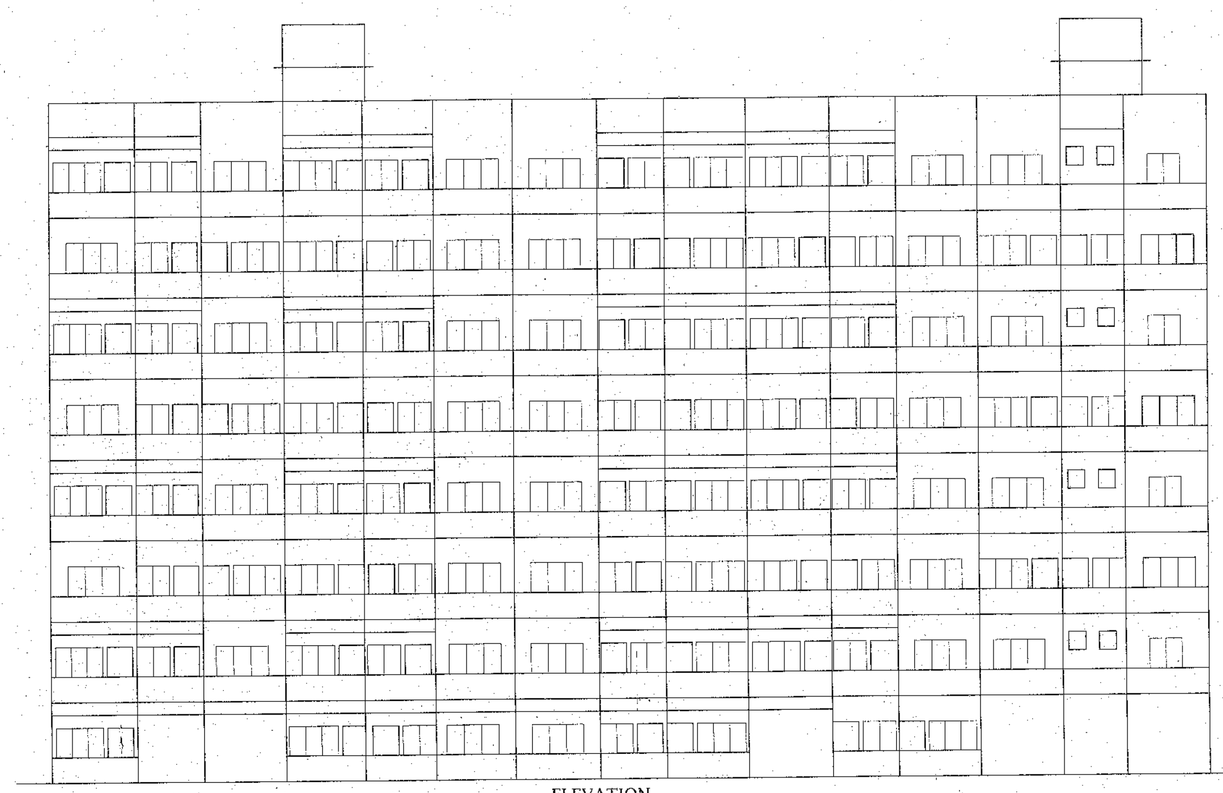
SECTION AT B-B

BUILD.NO. 1 SCALE 1 : 100



SECTION AT A-A

BUILD.NO.3,4 SCALE 1 : 100



ELEVATION

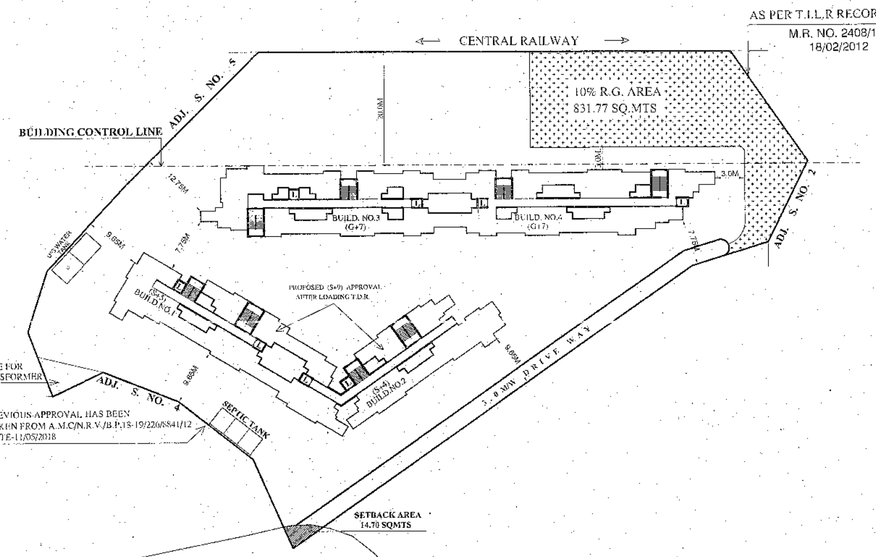
BUILD.NO.3 SCALE 1:100

SETBACK AREA DIAG.

SCALE-1:200

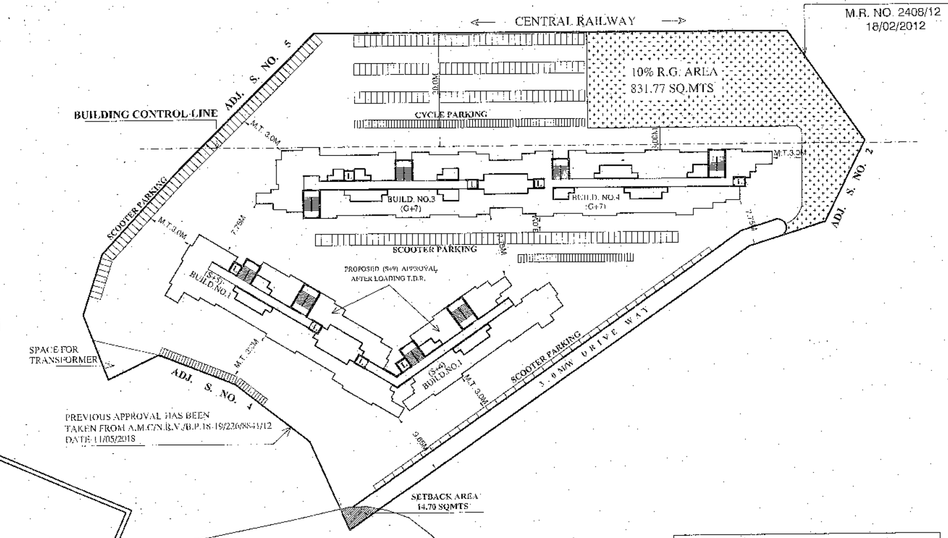
SETBACK AREA CALCULATION						
1	1/2	X	4.09	X 1.39 X 1NO	=	2.84 SQ.MT.
2	1/2	X	5.10	X 2.30 X 1NO	=	5.87 SQ.MT.
3	1/2	X	7.00	X 1.71 X 1NO	=	5.99 SQ.MT.
TOTAL AGGITION					=	14.70 SQ.MT.

AS PER T.I.L.R RECORD PLAN
M.R. NO. 2408/12
18/02/2012



BLOCK PLAN

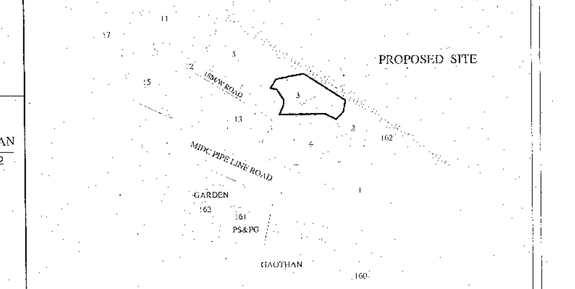
SCALE 1:500



PARKING PLAN

SCALE 1:500

AS PER T.I.L.R RECORD PLAN
M.R. NO. 2408/12
18/02/2012

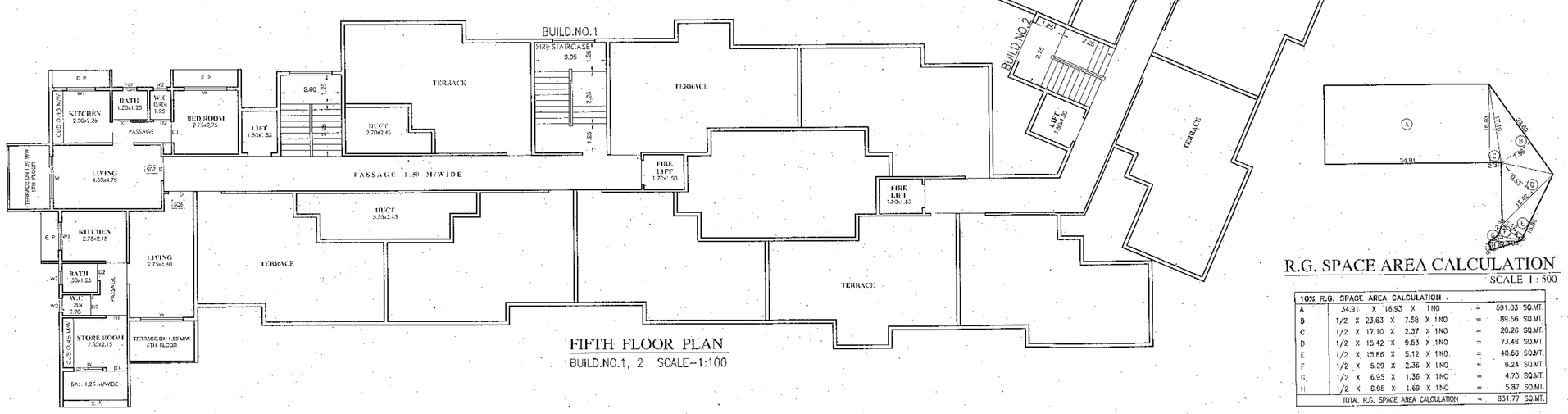


LOCATION PLAN

1:5000

PROPOSED PARKING AREA STATEMENT

S.NO.	TYPE OF TENAMENT	NO. OF TENAMENT	PARKING REQUIRED CAR	SCOOTER	CYCLE	PARKING PROPOSED CAR	SCOOTER	CYCLE
(1)	FOR EVERY 500 SQ.MTS. AREA PROPOSED COMMERCIAL BUI.AREA	NIL	------	------	------	------	------	------
(2) a)	FOR RESIDENTIAL AREA TENEMENT HAVING BUILT UP AREA UP TO 100 SQ.MT.	NIL	------	------	------	------	------	------
b)	TENEMENT HAVING BUILT UP AREA UP TO 50 TO 100 SQ.MT. PROPOSED TENEMENT -	NIL	------	------	------	------	------	------
c)	TENEMENT HAVING BUILT UP AREA UP TO 50 SQ.MT. PROPOSED TENEMENT - 223 FLATS	223 FLATS	------	279 NOS.	279 NOS.	------	279 NOS.	279 NOS.



FIFTH FLOOR PLAN

BUILD.NO.1, 2 SCALE-1:100

R.G. SPACE AREA CALCULATION

SCALE 1 : 500

10% R.G. SPACE AREA CALCULATION						
A	34.91	X	16.93	X 1NO	=	591.03 SQ.MT.
B	1/2	X	23.63	X 7.58 X 1NO	=	89.56 SQ.MT.
C	1/2	X	17.10	X 2.37 X 1NO	=	20.26 SQ.MT.
D	1/2	X	15.42	X 9.53 X 1NO	=	73.48 SQ.MT.
E	1/2	X	15.86	X 5.12 X 1NO	=	40.60 SQ.MT.
F	1/2	X	5.29	X 2.36 X 1NO	=	6.24 SQ.MT.
G	1/2	X	6.95	X 1.35 X 1NO	=	4.70 SQ.MT.
H	1/2	X	6.95	X 1.69 X 1NO	=	5.87 SQ.MT.
TOTAL R.G. SPACE AREA CALCULATION					=	831.77 SQ.MT.

TENEMENT STATEMENT (BUILD. NO. 1,2,3 & 4)			
BLDG. NO.	TENEMENT		
	1 R/K RM.	1 B/H/K RM.	2 B/H/K RM.
1	---	28 NOS	---
2	---	34 NOS	04 NOS
3	10 NOS	69 NOS	---
4	08 NOS	70 NOS	---
TOTAL	18 NOS	201 NOS	04 NOS
TOTAL TENEMENTS = 223 NOS			---

AREA OF RECORDS OF RIGHT

S.NO.	H.NO.	P.NO.	AREA SQ.MTS.
3	----		7010.00
TOTAL PLOT AREA			7010.00

TOTAL NET BUILD-UP AREA STATEMENT

FLOOR	B/U AREA IN SQ.MTS BUILDING NO.1&2	B/U AREA IN SQ.MTS BUILDING NO.3&4	TOTAL B/U AREA IN SQ.MTS FLOOR WISE
GR. FLOOR	33.01 SQ.MT.	580.34 SQ.MT.	613.35 SQ.MT.
1ST. FLOOR	606.36 SQ.MT.	723.56 SQ.MT.	1329.92 SQ.MT.
2ND. FLOOR	606.09 SQ.MT.	717.94 SQ.MT.	1324.03 SQ.MT.
3RD. FLOOR	606.36 SQ.MT.	723.56 SQ.MT.	1329.92 SQ.MT.
4TH. FLOOR	606.09 SQ.MT.	717.94 SQ.MT.	1324.03 SQ.MT.
5TH. FLOOR	91.90 SQ.MT.	723.56 SQ.MT.	815.46 SQ.MT.
6TH. FLOOR	-	717.94 SQ.MT.	717.94 SQ.MT.
7TH. FLOOR	-	723.56 SQ.MT.	723.56 SQ.MT.
TOTAL B/U AREA	2549.81 SQ.MT.	5628.40 SQ.MT.	8178.21 SQ.MT.
TOTAL PROPOSED B/U AREA = 2549.81 + 5628.40 = 8178.21 SQ.MTS			
8178.21 SQ.MTS + 31.39[EXCESS BAL.] = 8209.60 SQ.MTS.			

BALCONY AREA & TERRACE AREA STATEMENT (BUILDING NO 1&2)

FLOOR	PERMISSIBLE BAL.15% OF PROP.PER FL. B/U AREA	PROP. BAL.	EXCESS BAL	PERMISSIBLE TERR.20% OF PROP.PER FL. B/U AREA	PROP. TERR.
GR. FLOOR	- - - -	- - - -	- - - -	- - - -	- - - -
1ST. FLOOR	608.61 x 15% = 91.29 IN MTS.	87.26 SQ.MT.	- - - -	608.61 x 20% = 121.72 IN MTS.	74.25 SQ.MT.
2ND. FLOOR	608.34 x 15% = 91.25 IN MTS.	90.70 SQ.MT.	- - - -	608.34 x 20% = 121.66 IN MTS.	69.30 SQ.MT.
3RD. FLOOR	608.61 x 15% = 91.29 IN MTS.	87.26 SQ.MT.	- - - -	608.61 x 20% = 121.72 IN MTS.	74.25 SQ.MT.
4TH. FLOOR	608.34 x 15% = 91.25 IN MTS.	90.70 SQ.MT.	- - - -	608.34 x 20% = 121.66 IN MTS.	69.30 SQ.MT.
5TH. FLOOR	91.90 x 15% = 13.78 IN MTS.	03.44 SQ.MT.	- - - -	91.90 x 20% = 18.38 IN MTS.	09.90 SQ.MT.
TOTAL AREA BUILDING NO = 1&2		359.36 SQ.MT.	- - - -		297.00 SQ.MT.

BALCONY AREA & TERRACE AREA STATEMENT (BUILDING NO 3&4)

FLOOR	PERMISSIBLE BAL.15% OF PROP.PER FL. B/U AREA	PROP. BAL.	EXCESS BAL	PERMISSIBLE TERR.20% OF PROP.PER FL. B/U AREA	PROP. TERR.
GR. FLOOR	580.34 x 15% = 87.05 IN MTS.	- - - -	- - - -	580.34 x 20% = 116.06 IN MTS.	- - - -
1ST. FLOOR	723.56 x 15% = 108.53 IN MTS.	111.42 SQ.MT.	2.89 SQ.MT.	723.56 x 20% = 144.71 IN MTS.	94.05 SQ.MT.
2ND. FLOOR	717.94 x 15% = 107.69 IN MTS.	114.30 SQ.MT.	6.61 SQ.MT.	717.94 x 20% = 143.58 IN MTS.	58.32 SQ.MT.
3RD. FLOOR	723.56 x 15% = 108.53 IN MTS.	111.42 SQ.MT.	2.89 SQ.MT.	723.56 x 20% = 144.71 IN MTS.	94.05 SQ.MT.
4TH. FLOOR	717.94 x 15% = 107.69 IN MTS.	114.30 SQ.MT.	6.61 SQ.MT.	717.94 x 20% = 143.58 IN MTS.	58.32 SQ.MT.
5TH. FLOOR	723.56 x 15% = 108.53 IN MTS.	111.42 SQ.MT.	2.89 SQ.MT.	723.56 x 20% = 144.71 IN MTS.	94.05 SQ.MT.
6TH. FLOOR	717.94 x 15% = 107.69 IN MTS.	114.30 SQ.MT.	6.61 SQ.MT.	717.94 x 20% = 143.58 IN MTS.	58.32 SQ.MT.
7TH. FLOOR	723.56 x 15% = 108.53 IN MTS.	111.42 SQ.MT.	2.89 SQ.MT.	723.56 x 20% = 144.71 IN MTS.	94.05 SQ.MT.
TOTAL AREA BUILDING NO = 3&4		788.58 SQ.MT.	31.39 SQ.MT.		551.16 SQ.MT.
TOTAL AREA BUILDING NO = 1,2,3 & 4		1147.94 SQ.MT.	31.39 SQ.MT.		848.16 SQ.MT.

STAMP OF APPROVAL OF PLAN

CERTIFIED TRUE COPY OF APPROVED PLAN VIDE LETTER NO. A.M.C./K.D.M.C. N.R.V./B.P./C.C./19-19-1209/8888/19
DATE 26/02/2019

RAJ ASSOCIATES
ARCHITECT & ENGINEERS
Gr. Floor, Mahalaxmi Apartment, Behind Vaishali Talkies, KULGAON-BADLAPUR (W)-421 503.

PROFORMA I

A	AREA STATEMENT		SQ. MTS.
1	AREA OF PLOT AS PER 7/12 S.NO. 3		7010.00
2	DEDUCTIONS FOR		
	(A) ROAD ACQUISITION AREA		
	(B) PROPOSED ROAD (12M) (W VILLAGE ROAD)		14.70
	(C) ANY RESERVATION		
	TOTAL (A + B + C)		
3	GROSS AREA OF PLOT (1-2)		6995.30
4	DEDUCTIONS FOR AMENITY SPACE, IF ANY 10% R.G. SPACE		699.53
	BALANCE AREA OF THE PLOT (3-4)		
5	NET AREA OF PLOT		6295.77
6	ADDITION OF AREA FOR F.S.I., IF ANY		
	(A) SET BACK AREA (15MT.W VILLAGE ROAD.)	14.70 X 2 =29.40	29.40
	(B)		
	(C) ANY RESERVATION		
7	TOTAL AREA (5+6A)		6325.17
8	NORMAL F.S.I. PERMISSIBLE + FSI	6295.77 X 1.10	6925.34
8A	PERMISSIBLE WITH PAYMENT OF PREMIUM	6295.77 X 20%	1259.15
8B	PERMISSIBLE G.D.B. AREA	6295.30 X 0.25 = 6295.77	
8C	UTILISED T.D.R. AREA		
8D	BALANCE T.D.R. AREA FOR FUTURE EXPANSION		
9	PERMISSIBLE BUILT-UP AREA (6A+8+8A)		8213.89
10	EXISTING BUILT-UP AREA		
11	PROPOSED BUILT-UP AREA		8178.21
12	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER D.C.) BELOW		31.39
13	TOTAL BUILT-UP AREA (10+11+12) (BUILDING- 1 TO 4)		8209.60
14	F.S.I. CONSUMED (13/7)		1.30
B	BALCONY AREA STATEMENT		
	(A) PERMISSIBLE BALCONY AREA PER FLOOR		
	(B) PROPOSED BALCONY AREA PER FLOOR		
	(C) EXCESS BALCONY AREA (TOTAL)		
C	TENEMENT STATEMENT		
	A NET AREA OF TFN A ABOVE		8209.60
	B LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (SHOPS ETC.)		----
	C AREA OF TENEMENTS (A - B)		8209.60
	TENEMENTS PERMISSIBLE AS PER 80, 100, 125. NO.		246 NOS.
	TENEMENTS PROPOSED		223NOS.
D	T. D. R.		
	(A) PERMISSIBLE		
	(B) PROPOSED TO BE UTILISED		
E	PARKING STATEMENT		
	(A) PARKING REQUIRED		
	CAR		
	SCOOTER / MOTOR CYCLE.		279 NOS.
	CYCLE		279 NOS.
	(B) GARAGES PERMISSIBLE		

NOTES
BOUNDARY OF PLOT MODIFIED RED
PROPOSED WORKS SHOWN PINK
R. CONCRETE BALCONY
AREA UNDER SET BACK SHOWN IN DOTTED GREEN
STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW DEVIDED
BEFORE CONSTRUCTION SHOWN IN GREEN
AREA UNDER PROPOSED ROAD WIDENING SHOWN IN BROWN
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

PROFORMA B

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON DATE AND THE DIMENSIONS OF SHEETS ETC. OF PLANS ARE AS MEASURED ON THE SITE AND AREA SO WORKED OUT TALLIES WITH THE STATED IN DOCUMENTS OF OWNERSHIP TO RECORDS LAND RECORDS / CITY SURVER

DESCRIPTION

PROPOSED BUILDINGS ON LAND BEARING S.NO.3 AT VILLAGE : CHIKHILOLI , TALUKA : AMBARNATH , DISTRICT : THANE

NAME, SIGNATURES OF P.O.A HOLDER

M/S. KHATRI REALTY THROUGH PARTNERS ,
MRS. JAYASHRI A. KHATRI

(P.O.A. HOLDER)

JOB NO.	DATE	SCALE	DRAWING NO.	DRAWN BY	CHECKED BY
878	27 - 09 - 2018	1:100	ARCH NO. 1	SUBODH	RAJESH

(AR. S. R. KHAMBAYAT)
CA/2001/27259
RAJ ASSOCIATES
ARCHITECTURE & ENGINEERS
GROUND FLOOR, MAHALAXMI APARTMENT, BEHIND VAISHALI TALKIES, KULGAON- BADLAPUR (W).

SIGNATURE OF ARCHITECT

1/3

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT