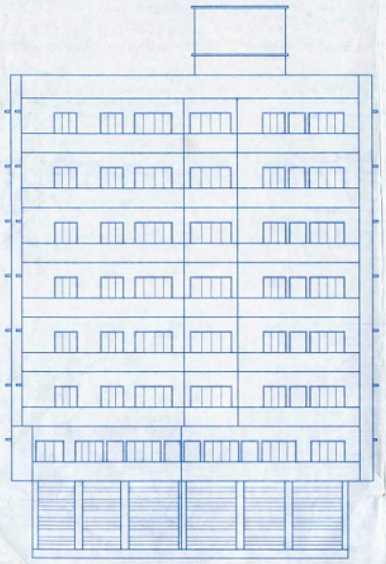
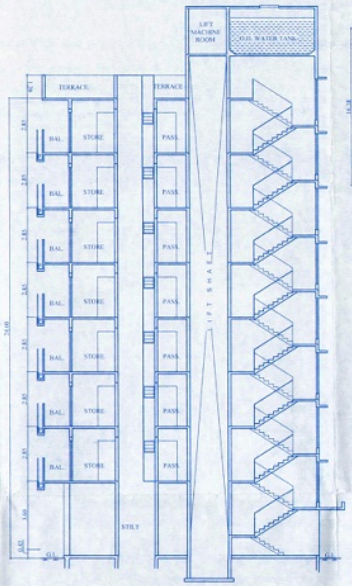
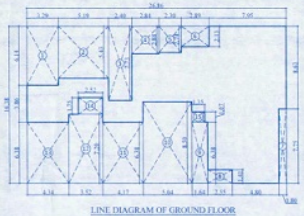


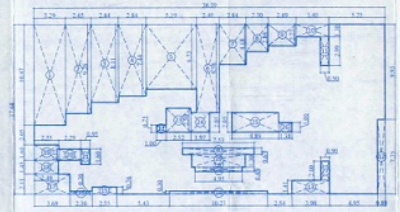
FRONT ELEVATION



SECTION AT A-A



LINE DIAGRAM OF GROUND FLOOR
SCALE = 1:200



LINE DIAGRAM OF FIRST FLOOR
SCALE = 1:200

BUILT UP AREA CALCULATION OF GR FLOOR

GROUND FLOOR											
A	26.86	X	16.38	X	1NO	=	439.97	SQ.MT.			
			TOTAL ADDITION			=	439.97	SQ.MT.	X		
DEDUCTIONS											
1	3.29	X	6.14	X	1NO	=	20.20	SQ.MT.			
2	5.19	X	5.40	X	1NO	=	28.18	SQ.MT.			
3	2.40	X	7.73	X	1NO	=	18.55	SQ.MT.			
4	2.84	X	2.88	X	1NO	=	8.18	SQ.MT.			
5	2.30	X	2.74	X	1NO	=	6.30	SQ.MT.			
6	2.89	X	2.13	X	1NO	=	6.16	SQ.MT.			
7	0.80	X	7.75	X	1NO	=	6.20	SQ.MT.			
8	2.55	X	1.41	X	1NO	=	3.60	SQ.MT.			
9	1.64	X	6.38	X	1NO	=	10.46	SQ.MT.			
10	5.04	X	8.50	X	1NO	=	42.84	SQ.MT.			
11	4.17	X	6.38	X	1NO	=	26.60	SQ.MT.			
12	3.52	X	7.20	X	1NO	=	25.34	SQ.MT.			
13	4.34	X	6.38	X	1NO	=	27.69	SQ.MT.			
14	2.52	X	1.75	X	1NO	=	4.41	SQ.MT.			
15	1.15	X	1.07	X	1NO	=	1.44	SQ.MT.			
	TOTAL DEDUCTION					=	236.15	SQ.MT.	Y1		
TOTAL BUILT UP AREA [X - Y1]						=	203.82	SQ.MT.	X1		

BUILT UP AREA CALCULATION OF FIRST FLOOR

FIRST FLOOR											
A	36.39	X	17.68	X	1NO	=	643.38	SQ.MT.			
			TOTAL ADDITION			=	643.38	SQ.MT.	X		
DEDUCTIONS											
1	3.29	X	10.47	X	1NO	=	34.45	SQ.MT.			
2	2.65	X	9.26	X	1NO	=	24.54	SQ.MT.			
3	2.84	X	8.11	X	1NO	=	23.03	SQ.MT.			
4	2.84	X	7.44	X	1NO	=	21.13	SQ.MT.			
5	5.19	X	6.73	X	1NO	=	34.93	SQ.MT.			
6	2.40	X	9.18	X	1NO	=	22.03	SQ.MT.			
7	2.84	X	4.18	X	1NO	=	11.87	SQ.MT.			
8	2.30	X	2.84	X	1NO	=	6.53	SQ.MT.			
9	2.89	X	2.23	X	1NO	=	6.44	SQ.MT.			
10	2.40	X	1.80	X	1NO	=	4.32	SQ.MT.			
11	0.90	X	2.99	X	1NO	=	2.69	SQ.MT.			
12	0.80	X	7.75	X	1NO	=	6.20	SQ.MT.			
13	3.90	X	1.41	X	1NO	=	5.50	SQ.MT.			
14	10.23	X	0.30	X	1NO	=	3.07	SQ.MT.			
15	2.55	X	0.76	X	1NO	=	1.94	SQ.MT.			
16	2.30	X	0.30	X	1NO	=	0.69	SQ.MT.			
17	1.69	X	1.11	X	1NO	=	1.87	SQ.MT.			
18	2.49	X	1.45	X	1NO	=	3.61	SQ.MT.			
19	2.15	X	1.60	X	1NO	=	4.08	SQ.MT.			
20	2.29	X	1.15	X	1NO	=	2.63	SQ.MT.			
21	0.95	X	1.60	X	1NO	=	1.52	SQ.MT.			
22	1.00	X	0.75	X	1NO	=	0.75	SQ.MT.			
23	1.00	X	2.50	X	1NO	=	4.30	SQ.MT.			
24	1.97	X	2.05	X	1NO	=	4.04	SQ.MT.			
25	4.89	X	2.05	X	1NO	=	10.02	SQ.MT.			
26	1.30	X	1.00	X	1NO	=	1.30	SQ.MT.			
27	2.23	X	0.90	X	1NO	=	2.01	SQ.MT.			
28	4.95	X	0.45	X	1NO	=	2.23	SQ.MT.			
29	5.63	X	1.30	X	1NO	=	7.32	SQ.MT.			
30	7.53	X	0.67	X	1NO	=	5.05	SQ.MT.			
					TOTAL DEDUCTION	=	257.98	SQ.MT.	Y1		
					TOTAL BUILT UP AREA [X - Y1]	=	385.40	SQ.MT.	X1		

CARPET AREA STATEMENT OF COMM. (GROUND FLOOR)

FLAT NO.	AREA IN SQ.MT.
SHOP 1	43.25 SQ.MT.
SHOP 2	10.65 SQ.MT.
SHOP 3	13.39 SQ.MT.
SHOP 4	20.39 SQ.MT.
SHOP 5	18.68 SQ.MT.
SHOP 6	22.30 SQ.MT.
SHOP 7	16.85 SQ.MT.
SHOP 8	10.91 SQ.MT.
OFFICE 01	24.56 SQ.MT.

CARPET AREA STATEMENT OF COMM. (FIRST FLOOR)

FLAT NO.	AREA IN SQ.MT.
OFFICE 1	10.00 SQ.MT.
OFFICE 2	34.07 SQ.MT.
OFFICE 3	33.39 SQ.MT.
OFFICE 4	39.23 SQ.MT.
OFFICE 5	14.42 SQ.MT.
OFFICE 6	17.11 SQ.MT.
OFFICE 7	23.07 SQ.MT.

CARPET AREA STATEMENT OF FLATS

FLAT NO.	AREA IN SQ.MT.
101,201,301,401,501,601,701	26.61 SQ.MT.
102,202,302,402,502,602,702	27.17 SQ.MT.
103,203,303,403,503,603,703	28.69 SQ.MT.
104,204,304,404,504,604,704	26.00 SQ.MT.
105,205,305,405,505,605,705	24.33 SQ.MT.
206,306,406,506,606,706	46.56 SQ.MT.
207,307,407,507,607,707	44.28 SQ.MT.
208,308,408,508,608,708	33.75 SQ.MT.

TENEMENT STATEMENT

FLOOR	UP TO 25M²	UP TO 45M²	ABOVE 45M²
GROUND	NIL	NIL	NIL
FIRST	1	4	NIL
SECOND	1	5	2
THIRD	1	5	2
FOURTH	1	5	2
FIFTH	1	5	2
SIXTH	1	5	2
SEVENTH	1	5	2
TOTAL	7	34	12

BUILT UP AREA STATEMENT

FLOOR	TOTAL B.U.A. IN SQ.MT.
GROUND	203.82 SQ.MT.
FIRST	375.40 SQ.MT.
SECOND	337.97 SQ.MT.
THIRD	337.97 SQ.MT.
FOURTH	337.97 SQ.MT.
FIFTH	337.97 SQ.MT.
SIXTH	337.97 SQ.MT.
SEVENTH	337.97 SQ.MT.
TOTAL	2607.04 SQ.MT.

OTLA / BALCONY AREA SATEMENT

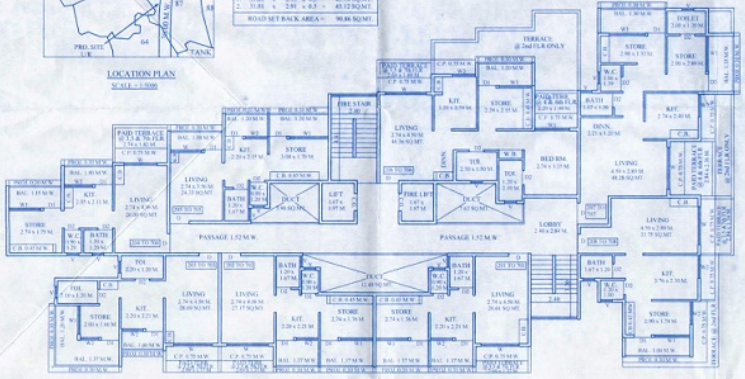
FLOORS	PERMISSABLE IN SQ.MT. 15% OF B.U.A.	PROPOSED IN SQ.MT.	EXCESS IN SQ.MT.
GROUND	30.57 SQ.MT.	33.54 SQ.MT.	2.97
FIRST	56.31 SQ.MT.	74.02 SQ.MT.	17.71
SECOND	50.70 SQ.MT.	51.98 SQ.MT.	1.28
THIRD	50.70 SQ.MT.	51.98 SQ.MT.	1.28
FOURTH	50.70 SQ.MT.	51.98 SQ.MT.	1.28
FIFTH	50.70 SQ.MT.	51.98 SQ.MT.	1.28
SIXTH	50.70 SQ.MT.	51.98 SQ.MT.	1.28
SEVENTH	50.70 SQ.MT.	51.98 SQ.MT.	1.28
EXCESS BALCONY AREA	=		28.34

STAMP FOR APPROVAL

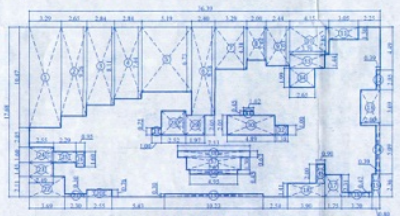
LOCATION PLAN
SCALE = 1:5000

ROAD SET BACK AREA CALCULATION
SCALE = 1:200.

ROAD SET BACK AREA CALCULATION							
1.	31.01	x	2.95	x	0.5	=	45.74 SQ.MT.
2.	31.01	x	2.95	x	0.5	=	45.72 SQ.MT.
ROAD SET BACK AREA =							90.46 SQ.MT.



TYPICAL FLOOR PLAN
i.e. SECOND TO SEVENTH FLOORS



LINE DIAGRAM OF TYP. FLOOR
i.e. SECOND TO SEVENTH FLOORS
SCALE = 1:200

BUILT UP AREA CALCULATION OF TYP. FLOOR

TYPICAL FLOOR (i.e. SECOND TO SEVENTH FLOORS)											
A	36.39	X	17.68	X	7NO	=	643.38	SQ.MT.			
			TOTAL ADDITION			=	643.38	SQ.MT.	X		
DEDUCTIONS											
1	3.29	X	10.47	X	1NO	=	34.45	SQ.MT.			
2	2.65	X	9.26	X	1NO	=	24.54	SQ.MT.			
3	2.84	X	8.11	X	1NO	=	23.03	SQ.MT.			
4	2.84	X	7.44	X	1NO	=	21.13	SQ.MT.			
5	5.19	X	6.73	X	1NO	=	34.93	SQ.MT.			
6	2.40	X	9.18	X	1NO	=	22.03	SQ.MT.			
7	2.84	X	4.18	X	1NO	=	11.87	SQ.MT.			
8	2.30	X	2.84	X	1NO	=	6.53	SQ.MT.			
9	2.89	X	2.23	X	1NO	=	6.44	SQ.MT.			
10	2.40	X	1.80	X	1NO	=	4.32	SQ.MT.			
11	0.90	X	2.99	X	1NO	=	2.69	SQ.MT.			
12	0.80	X	7.75	X	1NO	=	6.20	SQ.MT.			
13	3.90	X	1.41	X	1NO	=	5.50	SQ.MT.			
14	10.23	X	0.30	X	1NO	=	3.07	SQ.MT.			
15	2.55	X	0.76	X	1NO	=	1.94	SQ.MT.			
16	2.30	X	0.30	X	1NO	=	0.69	SQ.MT.			
17	1.69	X	1.11	X	1NO	=	1.87	SQ.MT.			
18	2.49	X	1.45	X	1NO	=	3.61	SQ.MT.			
19	2.15	X	1.60	X	1NO	=	4.08	SQ.MT.			
20	2.29	X	1.15	X	1NO	=	2.63	SQ.MT.			
21	0.95	X	1.60	X	1NO	=	1.52	SQ.MT.			
22	1.00	X	0.75	X	1NO	=	0.75	SQ.MT.			
23	1.00	X	2.50	X	1NO	=	4.30	SQ.MT.			
24	1.97	X	2.05	X	1NO	=	4.04	SQ.MT.			
25	4.89	X	2.05	X	1NO	=	10.02	SQ.MT.			
26	1.30	X	1.00	X	1NO	=	1.30	SQ.MT.			
27	2.23	X	0.90	X	1NO	=	2.01	SQ.MT.			
28	4.95	X	0.45	X	1NO	=	2.23	SQ.MT.			
29	5.63	X	1.30	X	1NO	=	7.32	SQ.MT.			
30	7.53	X	0.67	X	1NO	=	5.05	SQ.MT.			
					TOTAL DEDUCTION	=	385.41	SQ.MT.	Y1		
					TOTAL BUILT UP AREA [X - Y1]	=	257.97	SQ.MT.			

S.NO	T.D.R. STATEMENT	AREA IN SQ.MT.	AGREEMENT NO.
1	T.D.R. CERTIFICATE NO. K.R.M.C./T.P.D./T.D.R./355/2018-19 DATED :-	PURCHASED TDR :- 796.13 SQ.MT.	UH/64 - 2006/2019 DATED - 25/10/2019
2	T.D.R. CERTIFICATE NO. K.R.M.C./T.P.D./T.D.R./355/2018-19 DATED :-	PURCHASED TDR :- 25.08 SQ.MT.	UH/92 - 1599/2019 DATED - 30/11/2019
3	T.D.R. CERTIFICATE NO. K.R.M.C./T.P.D./T.D.R./355/2018-19 DATED :-	PURCHASED TDR :- 43.48 SQ.MT.	UH/2 - 197/2020 DATED - 06/01/2020
	TDR FORMULA :-		
	FORMULA :-	X = (Rg / Rp) x Y	
		X = 6490 / 7860 = 0.8256	
	i.e. 0.8256 x 858.69 =	708.93 SQ.MT.	

PROPOSED COMMERCIAL AREA = 385.03 SQ.MT.
PROPOSED RESIDENTIAL AREA = 2222.01 SQ.MT.
TOTAL PROPOSED B/UP AREA = 2607.04 SQ.MT.

PARKING STATEMENT

USER	CATEGORY IN M2.	AREA/NO OF FLATS PROPOSED	NOS. OF PARKS REQD. as per rule			NOS. OF PARKS PROP. as per rule		
			CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
RESI.	4 Tenements having B.U.A. Between 50 to 80 M2.	53 Nos.	9	67	67	2	67	67
TOTAL		53 Nos.	9	67	67	2	67	67

COMM. CAR PARKING STATEMENT

USER	CATEGORY IN M2.	NOS. OF PARKS REQD. as per rule			AREA PROPOSED IN SQ.MT.	NOS. OF PARKS PROPOSED as per rule		
		CAR	SCOOTER	CYCLE		CAR	SCOOTER	CYCLE
COMM.	COM. AREA = 385.02 SQ.MT.	4	16	16	NIL	2	16	16
TOTAL		4	16	16		4	16	16

TERRACE AREA SATEMENT

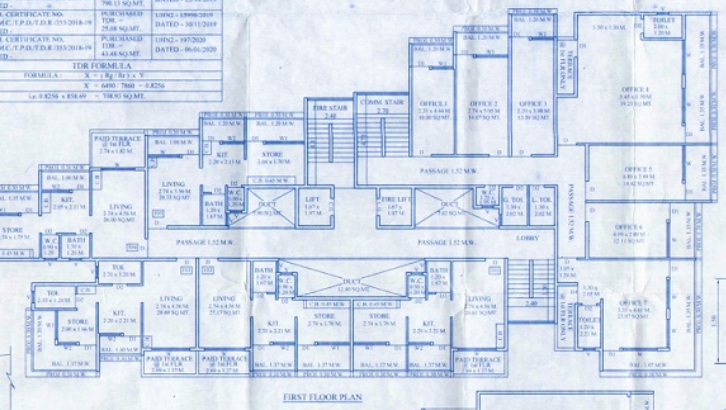
FLOORS	PERMISSABLE 25% OF B.U.A.	PROPOSED IN SQ.MT.	EXCESS IN SQ.MT.
FIRST	75.08 SQ.MT.	16.87 SQ.MT.	NIL
SECOND	67.59 SQ.MT.	NIL	NIL
THIRD	67.59 SQ.MT.	25.94 SQ.MT.	NIL
FOURTH	67.59 SQ.MT.	10.96 SQ.MT.	NIL
FIFTH	67.59 SQ.MT.	25.94 SQ.MT.	NIL
SIXTH	67.59 SQ.MT.	10.96 SQ.MT.	NIL
SEVENTH	67.59 SQ.MT.	25.94 SQ.MT.	NIL
TOTAL AREA		116.59 SQ.MT.	NIL

PREMIUM AGAINST TERRACE :
172.09 x (0.40 X 7860) = 3,67,864/-

PREMIUM AGAINST 20 % F.S.I.
PLOT AREA = 1340.00 SQ.MT.
PER. PREC. 20% ON NET PLOT AREA
NET PLOT AREA = 1249.60 SQ.MT.
249.80 x (0.60 X 7860) = RS. 11,78,057/-

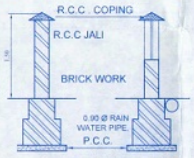
UPKAR STATEMENT

COST OF CONS. AS PER R.R.		2299.00 SQ.MT.
BUILT UP AREA		2630.98 SQ.MT.
TOTAL CONS. COST	₹	6,00,87,649/-
UPKAR @ 1 % OF CONS. COST	₹	6,00,877/-

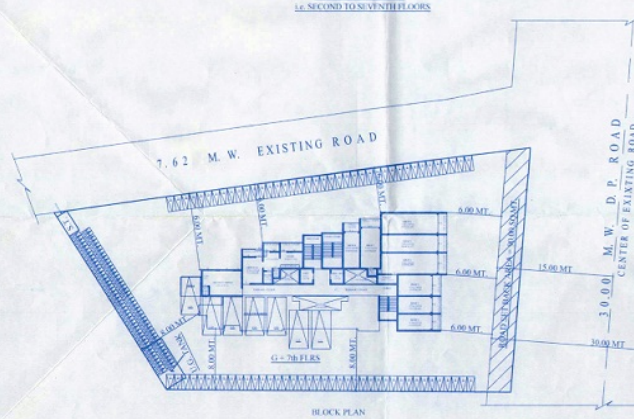


FIRST FLOOR PLAN

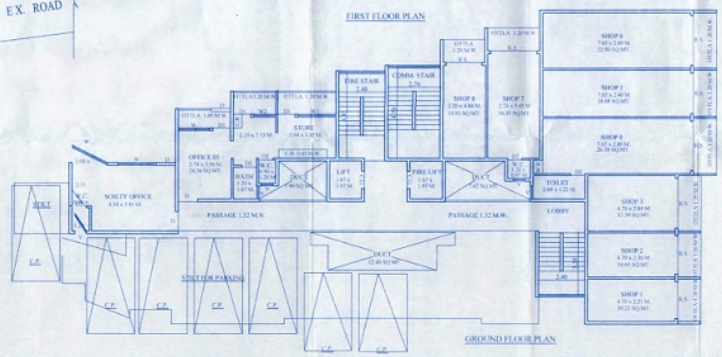
SECTION THROUGH UNDER GROUND TANK



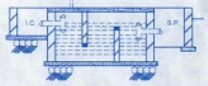
SEC. OF COMP. WALL



BLOCK PLAN
SCALE 1 : 250



GROUND FLOOR PLAN



SECTION OF SEPTIC TANK

PLAN OF SEPTIC TANK

AREA AS PER RECORD OF RIGHTS

S. NO.	H.NO.	P. NO.	VILLAGE	PLOT AREA IN SQ.MT.
87	1/2	1 & 2	KATRAP	1339.55 M²

TOTAL	1339.55 M²

PROFORMA - 1

	A. AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	1339.55 M²
2	DEDUCTION FOR	
a.	ROAD AQUISITION AREA (SET BACK AREA)	90.00 M²
b.	PROPOSED ROAD	NIL
c.	ANY RESERVATION	NIL
d.	EXISTING AREA	NIL
	TOTAL (a + b + c)	NIL
3	NET GROSS AREA OF PLOT (1 - 2)	1249.55 M²
4	DEDUCTION FOR	NIL
a.	RECREATION GROUND AS PER RULE No. 11.3.1	NIL
b.	INTERNAL ROADS	NIL
c.	TOTAL (a + b)	NIL
5	NET AREA OF PLOT (3 - 4c)	1249.55 M²
6	F.A.R. PERMISSIBLE (1.2) + PAYMENT OF PREMIUM 0.20 % + T.D.R. 1.40%	1.20 + 0.20 = 1.40
7	PERMISSIBLE PREMIUM AREA = 249.90 M² PERMISSIBLE T.D.R. AREA = 1749.07 M² (INCLUDING R.A.)	= 2.80
8	ADDITION FOR ROAD SET BACK AREA 90 X 2 = 180.00 M²	180.00 M²
9	PERMISSIBLE FLOOR AREA	3498.74 M²
10	EXISTING FLOOR AREA	NIL
11	PROPOSED FLOOR AREA	2607.04 M²
12	EXCESS BALCONY & C.P. AREA TAKEN IN F.A.R. (AS PER R.P. BELOW)	28.36 M²
13	TOTAL BUILT UP AREA	2635.40 M²
14	F.A.R. CONSUMED (11 / 5)	1.967

B	BALCONY AREA STATEMENTS			
	FLOORS	PERMISSIBLE BALCONY 15% OF FLOOR AREA (IN SQ.MT.)	PROPOSED BALCONY AREA (IN SQ.MT.)	EXCESS BALCONY AREA (IN SQ.MT.)
		AS SHOWN IN TABLE		

C	TENEMENT STATEMENTS	
a.	TENEMENTS PERMISSIBLE (	105
b.	TENEMENTS PROPOSED	53
c.	TENEMENTS CREPTING	
d.	TOTAL TENEMENTS (b + d)	

D	PARKING STATEMENTS	
a.	GARAGE PERMISSIBLE	7
b.	GARAGE PROPOSED	9

E	COMMERCIAL AREA STATMENT	
	PROPOSED COMMERCIAL AREA	385.03 M²

SCHEDULES OF DOORS & WINDOWS

ITEM	SIZE	DESCRIPTION	AREA IN SQ.MT.
D	1.00 x 2.10 M.	D. W. PLYWOOD DOOR	2.10 SQ. MT.
D1	0.90 x 2.10 M.	D. W. PLYWOOD DOOR	1.91 SQ. MT.
D2	0.90 x 2.10 M.	D. W. PLYWOOD DOOR	1.32 SQ. MT.
W	1.20 x 1.20 M.	W. GLAZED WINDOW	1.50 SQ. MT.
W1	1.52 x 1.20 M.	W. GLAZED WINDOW	1.22 SQ. MT.
V	0.60 x 0.60 M.	V. VENTILATOR	0.36 SQ. MT.

Name of the Owner & Signature :-

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME AND THE DIMENSIONS OF THE SIDES OF PLOT SHOWN ON THE PLAN. AREA AS MEASURED ON THE SITE & AREA SO WORKED OUT TALLIES WITH AREA SHOWN IN REVENUE RECORD.

For BALAJI INFRA
PARTNER

(R. I. GHORMODE)

DESCRIPTION OF PROPOSAL

PLAN FOR PROPOSED BUILDING SITUATED ON PLOT BEARIN SURVEY NO. 87/1-2, P.NO 1 & 2, AT VILL. - KATRAP, TAL. - AMBERNATH, DIST. - THANE.

FOR :-
M/S. BALAJI INFRA THROUGH PARTNER SHRI JANARDAN DHARMA PATIL & OTHER THREE P.A.H. OF SHRI. YOGESH ASHOK DESAI & OTHER 1

RAVINDRA I. GHORMODE
Architects & Int. designer
19, Bhagyodaya Gr. Floor, Kalpataru Badlapur (East).

DRG. NO.	SCALE	DATE
15-/2019	1:100	10/12/2019

DRG. BY	CHKD. BY
VISHAL	R. G.

POST - B. KARTIC NAGAR B. BADLAPUR - 421503 (MAHARASHTRA)