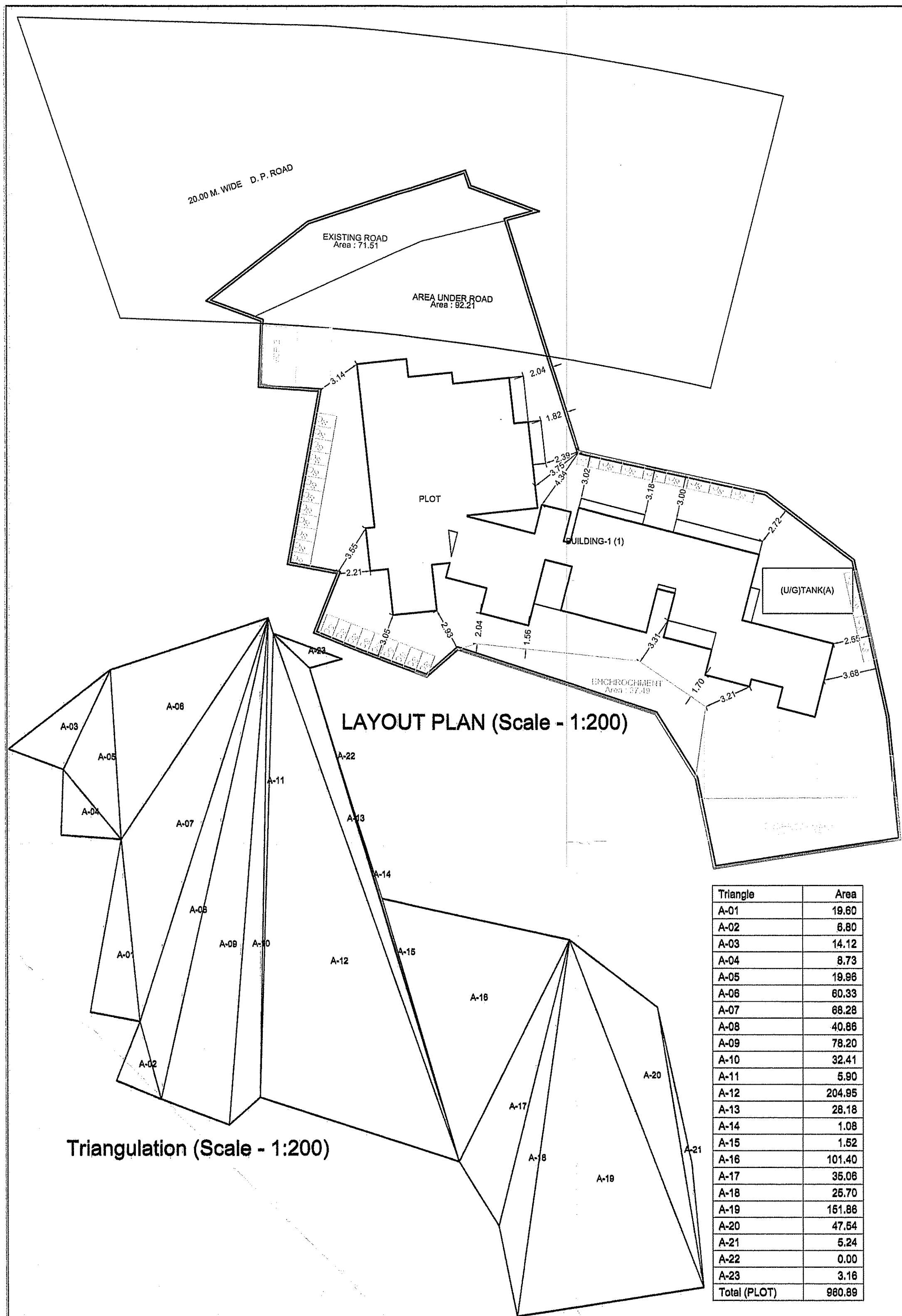




BUILDING (1)

Poly	Area
Coverage	291.63

SCHEDULE OF OPENING: BUILDING (1)

NAME	WIDTH	HEIGHT	NOS.
D2	0.60	2.10	07
D3	0.75	2.10	71
D2	0.75	2.10	05
D1	0.90	2.10	113
D1	0.95	2.10	02
D	1.00	2.10	02
D	1.05	2.10	40
RS	2.75	2.10	01
RS	3.00	2.10	01
RS	3.60	2.10	01

SCHEDULE OF OPENING: BUILDING (1)

NAME	WIDTH	HEIGHT	NOS.
V	0.60	0.60	83
V	0.60	1.20	02
W	1.18	1.20	07
W	1.20	1.20	21
W	1.35	1.20	102
W	1.80	1.20	11

PARKING CALCULATION

TYPE	CARPET AREA/FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)
Residential	BUA: 0 - 35	1	9	0	0
Residential	BUA: 36 - 60	2	28	1	28
Residential	BUA: 61 - 75	1	7	1	7
Residential	BUA: > 75	1	0	2	0
Commercial	FSI: 0 - 400	25	101.87	1	4
Commercial	FSI: > 400	50	0	1	0
Total	Required	-	-	24	38
Total	Proposed	-	-	20	-

BALCONY CALCULATIONS: BUILDING (1)

FLOOR	SIZE	AREA	TOT. AREA
SEVENTH FLOOR	1.15 X 2.90 X 1	3.34	23.10
	1.05 X 2.75 X 1	2.89	
	0.60 X 3.05 X 1	1.83	
	0.90 X 2.25 X 1	1.93	
	0.70 X 2.90 X 1	2.03	
SIXTH FLOOR	1.15 X 2.90 X 1	3.34	23.10
	1.05 X 2.75 X 1	2.89	
	0.60 X 3.05 X 1	1.83	
	0.90 X 2.25 X 1	1.93	
	0.70 X 2.90 X 1	2.03	
	1.15 X 3.30 X 1	3.80	
	1.50 X 3.05 X 1	4.58	
	1.20 X 2.25 X 1	2.70	
FIFTH FLOOR	1.15 X 2.90 X 1	3.34	23.10
	1.05 X 2.75 X 1	2.89	

	0.60 X 3.05 X 1	1.83	
	0.90 X 2.25 X 1	1.93	
	0.70 X 2.90 X 1	2.03	
	1.15 X 3.30 X 1	3.80	
	1.50 X 3.05 X 1	4.58	
FOURTH FLOOR	1.15 X 2.90 X 1	3.34	23.10
	1.05 X 2.75 X 1	2.89	
	0.60 X 3.05 X 1	1.83	
	0.90 X 2.25 X 1	1.93	
	0.70 X 2.90 X 1	2.03	
	1.15 X 3.30 X 1	3.80	
	1.50 X 3.05 X 1	4.58	
THIRD FLOOR	1.15 X 2.90 X 1	3.34	23.10
	1.05 X 2.75 X 1	2.89	
	0.60 X 3.05 X 1	1.83	
	0.90 X 2.25 X 1	1.93	
	0.70 X 2.90 X 1	2.03	

	1.15 X 3.30 X 1	3.80	
	1.50 X 3.05 X 1	4.58	
SECOND FLOOR	1.15 X 2.90 X 1	3.34	19.68
	1.05 X 2.75 X 1	2.89	
	0.60 X 3.05 X 1	1.83	
	0.90 X 2.25 X 1	1.93	
	0.70 X 2.90 X 1	2.03	
	1.15 X 3.30 X 1	3.80	
	1.20 X 3.20 X 1	3.84	
FIRST FLOOR	1.15 X 2.90 X 1	3.34	19.68
	1.05 X 2.75 X 1	2.89	
	0.60 X 3.05 X 1	1.83	
	0.90 X 2.25 X 1	1.93	
	0.70 X 2.90 X 1	2.03	
	1.15 X 3.30 X 1	3.80	
	1.20 X 3.20 X 1	3.84	
Total	-	-	164.67

AREA STATEMENT	SQ.MT.
1. AREA OF PLOT (144.00 + 816.80)	960.80
2. AREA UNDER ROAD	
(a) area under proposed Road	92.17
(b) Existing Road Area	71.49
(c) Area Under Encroachment	86.20
TOTAL (a+b+c)	249.86
3. Balance area of plot (1minu2)	710.94
4. Permissible Area	710.94x1.5=1066.41
5. Permissible Road Area 92.17proposed Road	92.17x3x0.75=207.38
6. Add Road Area	207.38
7. Addition for F.S.I. credit Permissible by development Rights As per Govt.Gr. dated 29.01.16 (1.4) on balance plot area = 710.94 sq.mtr.	
710.94 x 0.90 = 639.84 sq.mt.	
put of above potential of TDR area	
Slum TDR 639.84 x 20% = 127.96sq.mtr.	
Regular TDR 639.84 - 127.96 = 511.88sq.mtr.	
8. Proposed D.R. Area (Sr.No.6)	207.38
9. As per indexation	
A) Add. for DRC No.369 (Road)	
305.00 x 21400 = 305.00 sq.mt	
21400	
B) Add. for DRC No.10(Slum)	
18.00 x 36700 = 30.80 sq.mt	
21400	
10. A)PROPOSED Regular TDR	304.50
B)PROPOSED Slum TDR	30.80
11. TOTAL PROPOSED (TDR+DR)(8+10A + 10B)	542.68
12. TOTAL PERMISSIBLE AREA (4+11)	1609.09
13. TOTAL PERMISSIBLE	1964.56 SQ.MT
14. TOTAL PROPOSED AREA	1605.70
15. TOTAL PROPOSED	1707.57 SQ.MT

DETAILS OF TDR

A) Max Permissible 0.90 TDR on (710.94x0.90=639.84 sq.mtr.
Slum TDR (639.84x20%=127.96 sq.mtr.)
B) Max Permissible Regular TDR 639.84-127.96=511.88sq.mtr.
*Add TDR/DR
A) Proposed Road DR area (Sr.8)=207.38 sq.mtr.
B) ADD for DRC NO.369.(Road)=304.50 sq.mtr.
TOTAL (A+B) = 511.88 sq.mt.
*Add Slum TDR
DRC NO.10(Slum) = 30.80 sq.mtr.
TOTAL (1+2) = 511.88 + 30.80=542.68sq.mtr

STAMP OF APPROVAL

Signature valid

Name : Prashant P. Thakkar
Date : 04-06-2021
Designation : Architect
Registration No : 15822
15822 P

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	960.80
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	165.72
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) ENCROACHMENT AREA	86.18
(e) NOZ AREA	000.00
TOTAL (a+b+c+d+e)	249.88
3. BALANCE AREA OF PLOT (1-2)	710.92
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
PHYSICAL RG PROVIDED =	000.00
5. NET BALANCE PLOT AREA OF PLOT (3-4)	710.92
6. ADDITION FOR F.S.I.	
(a) ROAD SET-BACK (R/W)	000.00
(b) PROPOSED ROAD (DP)	0.00
(c) AMENITY SPACE	0.00
(d) OTHER (CRZ II Area, Reserv Area ETC.)	0.00
TOTAL (a+b+c+d)	92.21
7. NET PLOT AREA (5+6)	803.13
8. FLOOR SPACE INDEX PERMISSIBLE	2.0000
PERM. FLOOR AREA (7 x 8)	1606.27
9. TDR AREA	0.00
10. SPECIAL CASES FSI	519.71
11. TOTAL PERM. BUILT UP AREA (8+9+10)	2125.98
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	1604.78
(b) PROPOSED COMMERCIAL AREA	101.87
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	1706.65
13. SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
14. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
16. EXISTING BUILT UP AREA	0.00
17. SURRENDERED AREA	000.00
18. TOTAL PROPOSED B/UP AREA	1706.65
19. CONSUMED FSI	0.80
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	160.48
(ii) PROPOSED BALCONY AREA	164.67
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	1706.65
(ii) LESS NON RESIDENTIAL AREA	101.87
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	1604.78
(iv) TENEMENTS PERMISSIBLE	NA
(v) TENEMENTS PROPOSED	42
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	42
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	24
(ii) PARKING PROVIDED	20
(v) TOTAL PARKING PROVIDED	288.20
(e) TRANSPORT VEHICLES PARKING PROVIDED	61.20
(b) LOADING / UNLOADING PARKING PROVIDED	0
(c) AMBULANCE PARKING PROVIDED	0
SPECIFICATIONS	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME / DEVELOPER NAME / POA HOLDER: M/S. SACHIN ENTERPRISES

OWNER ADDRESS: OFFICE NO.1, HORIZON HEIGHTS COMMERCIAL, 2 ND FLOOR, KASARVADAVALI, THANE

PROJECT: Plot No. / F. Plot No. / Survey No. : CTS No : 128,128A Tika No : Gut No : Village : OVALA

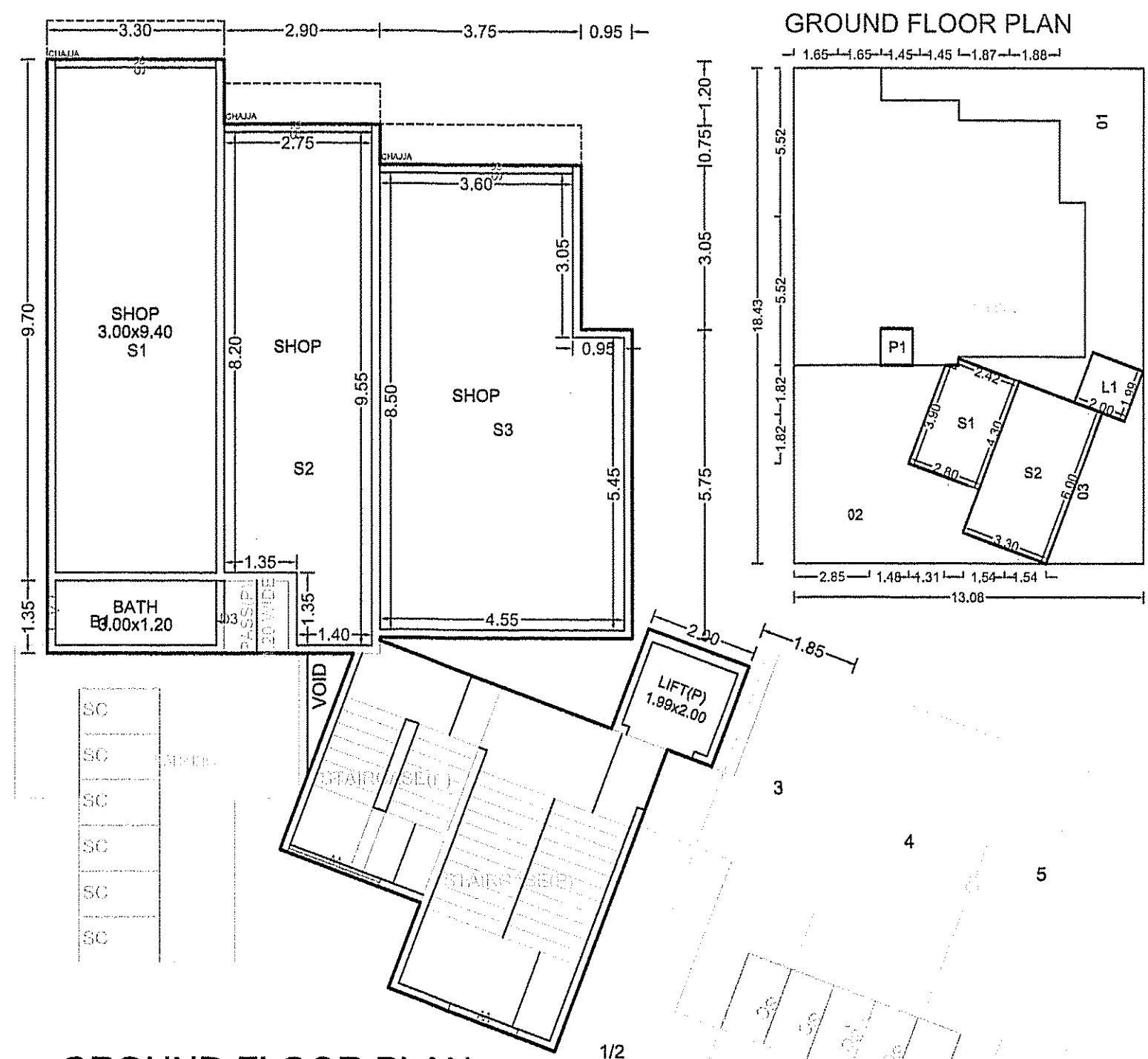
ARCHITECT: ARCHITECT NAME: Prashant Arunkumar Thakkar ARCHITECT ADDRESS: 401/4th Floor, Nitin villa Behind Gurukul Society

JOB NO. DRG.NO. SCALE DRAWN BY CHECKED BY INWARD NO. SBC/0008/17 DATE 04-06-2021 KEY NO. SHEET NO. 1 / 3

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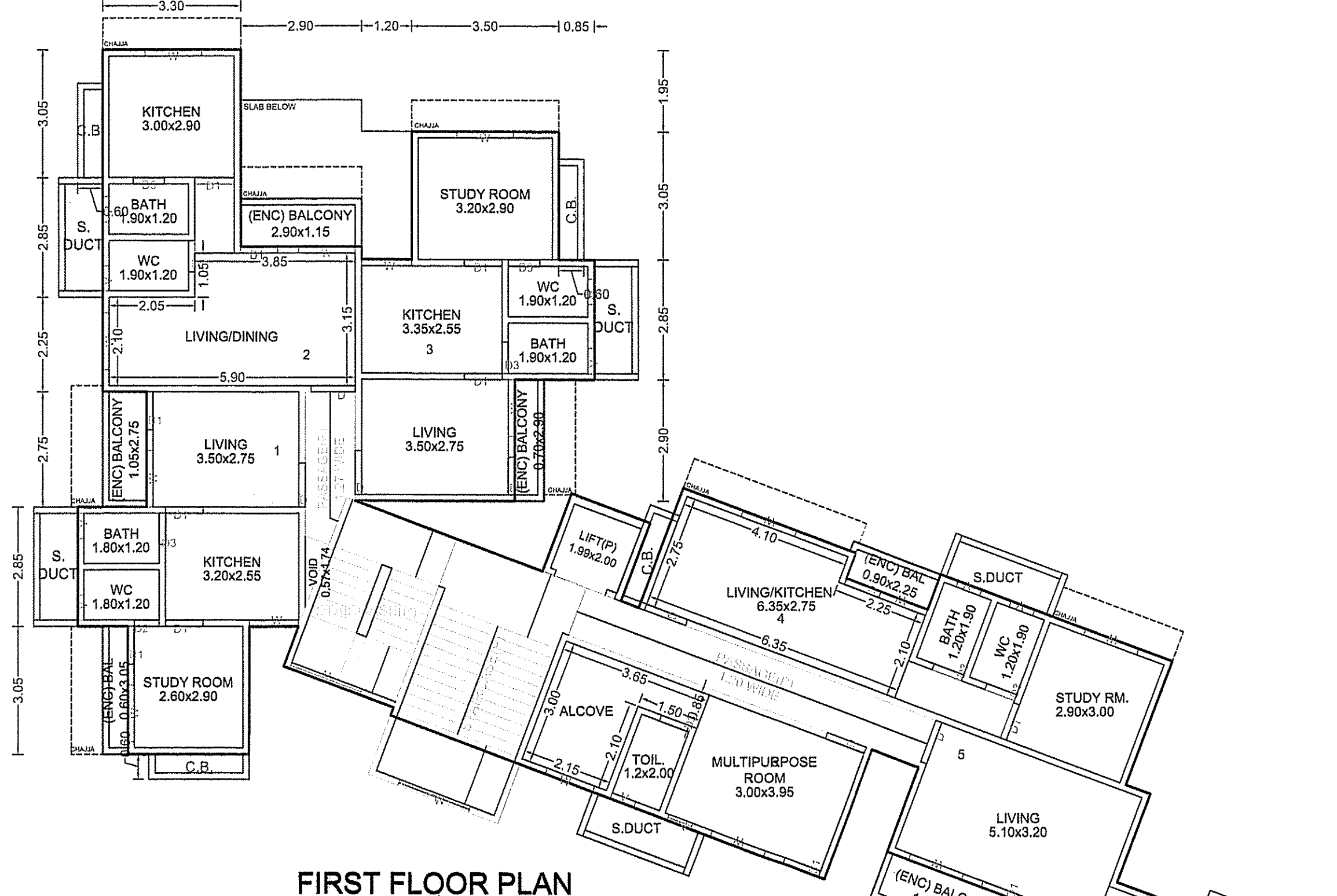
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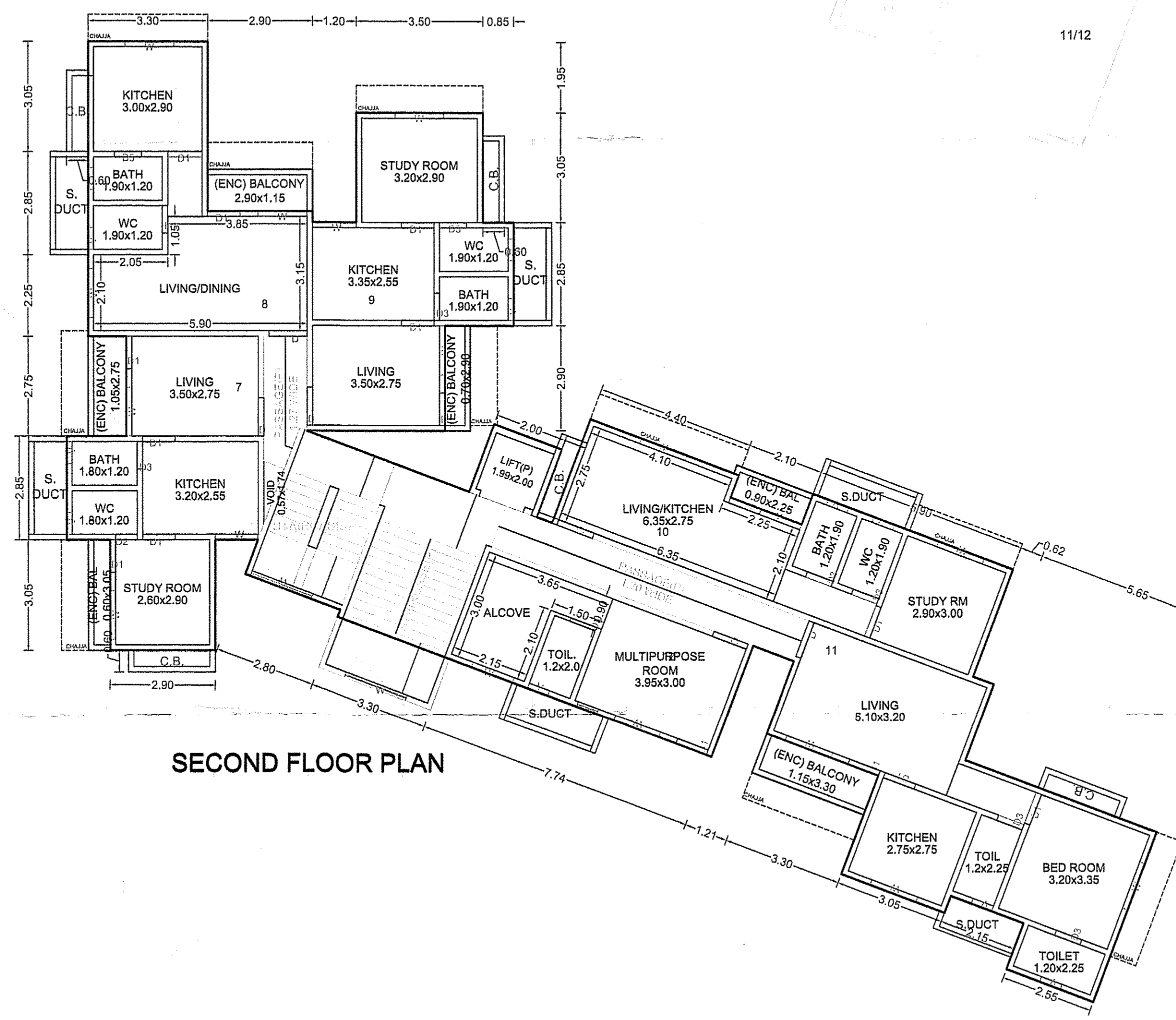


GROUND FLOOR PLAN

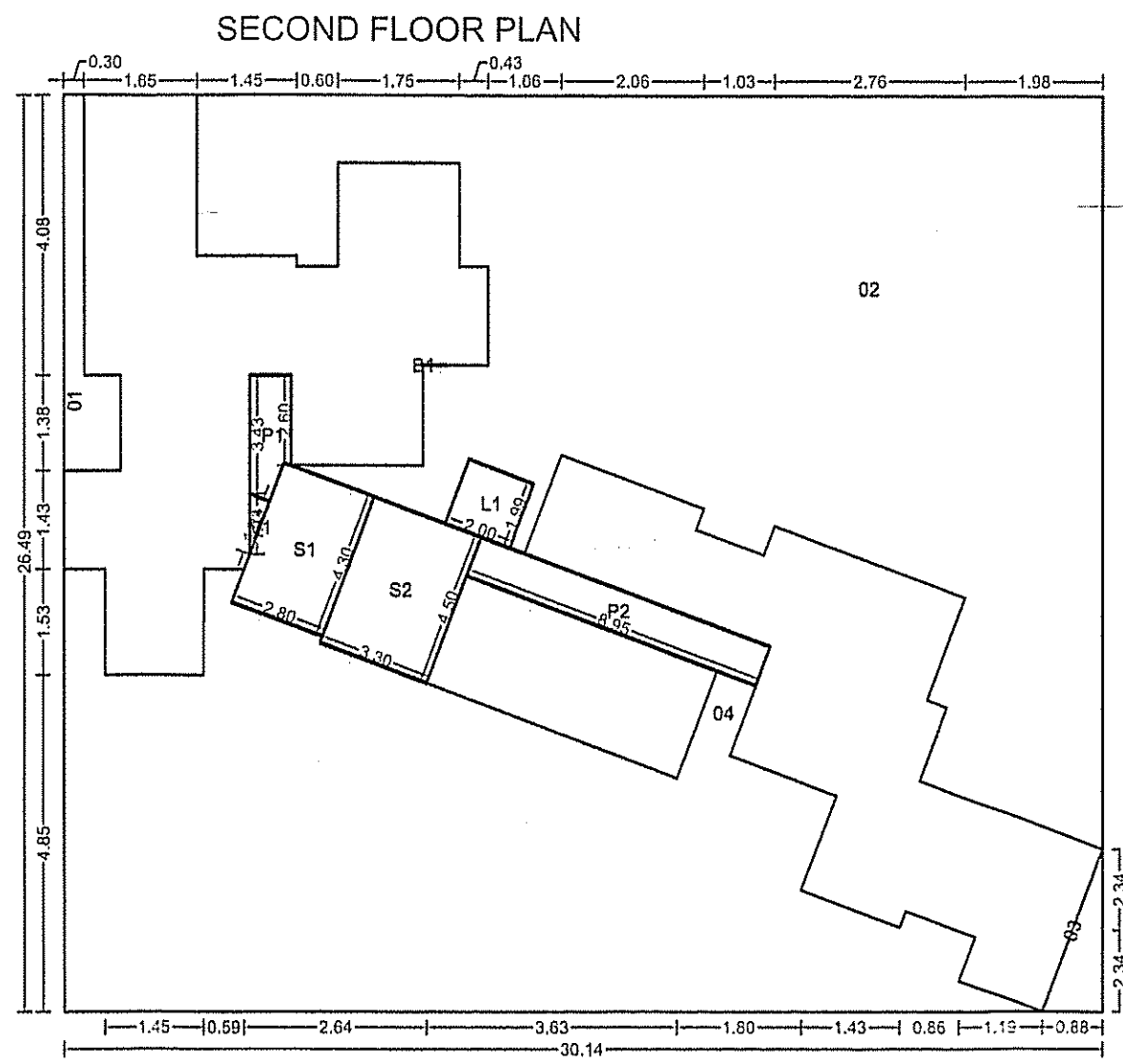
Polygon	Area
A-Block	241.15
01	43.56
02	43.63
03	14.80
L1	3.97
P1	1.62
S1	11.90
S2	19.80
Total	101.87



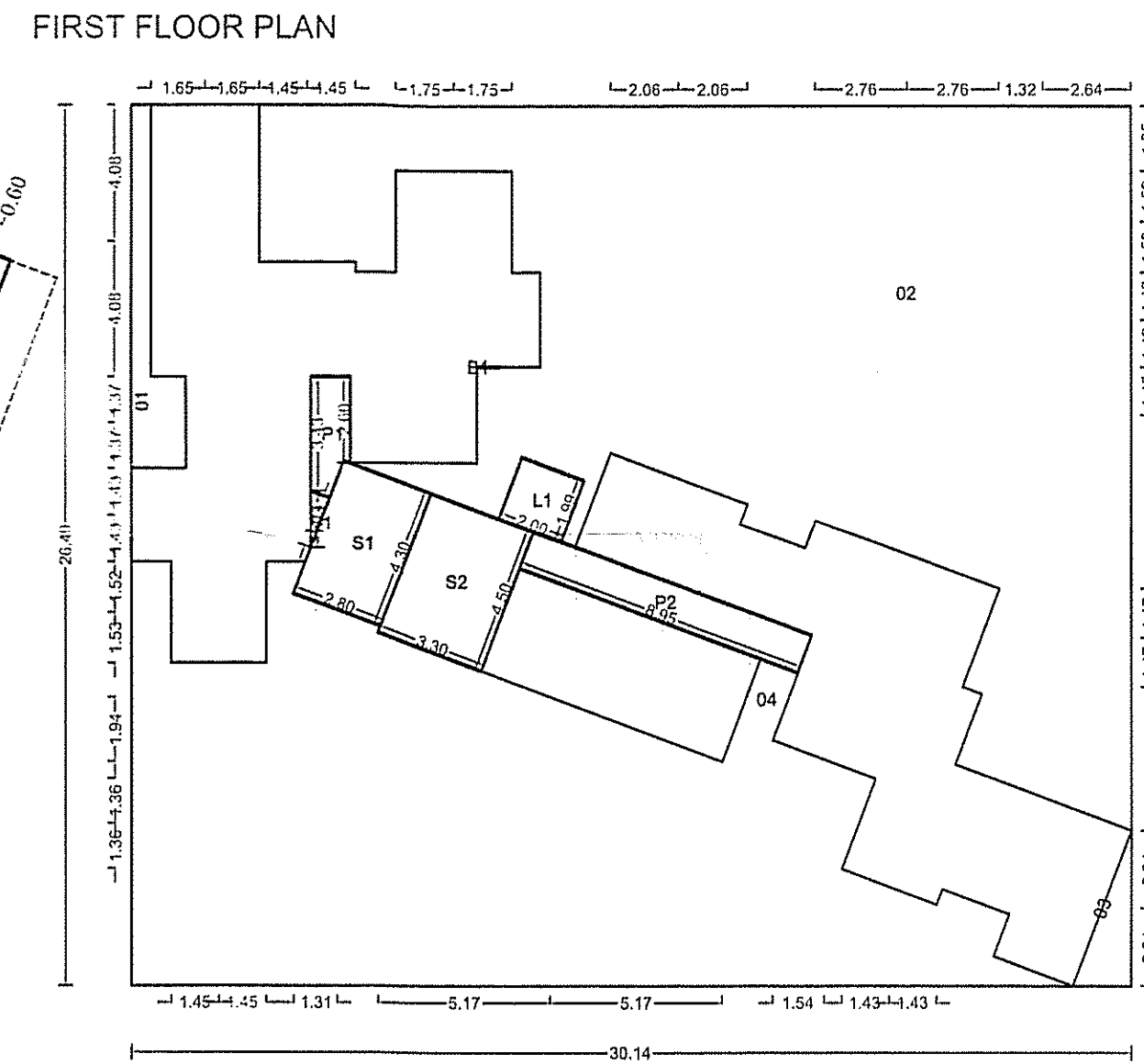
FIRST FLOOR PLAN



SECOND FLOOR PLAN



Polygon	Area
A-Block	788.45
01	9.43
02	300.07
03	4.11
04	217.40
L1	3.97
V1	0.50
P1	3.86
P2	10.74
S1	12.04
S2	14.85
B1	0.00
Total	221.48



Polygon	Area
A-Block	788.45
01	9.43
02	300.07
03	4.11
04	217.40
L1	3.97
V1	0.50
P1	3.86
P2	10.74
S1	12.04
S2	14.85
B1	0.00
Total	221.48

STAMP OF APPROVAL

Signature valid

BUILDING: BUILDING (1)

OWNER'S NAME / DEVELOPER NAME / POA HOLDER: M/S. SACHIN ENTERPRISES

OWNER ADDRESS: OFFICE NO.1, HORIZON HEIGHTS COMMERCIAL, 2ND FLOOR, KASARVADAVALI, THANE

PROJECT: Plot No. : CTS No : 128,128A F. Plot No. : Tika No : Survey No. : Gut No : Village : OVALA

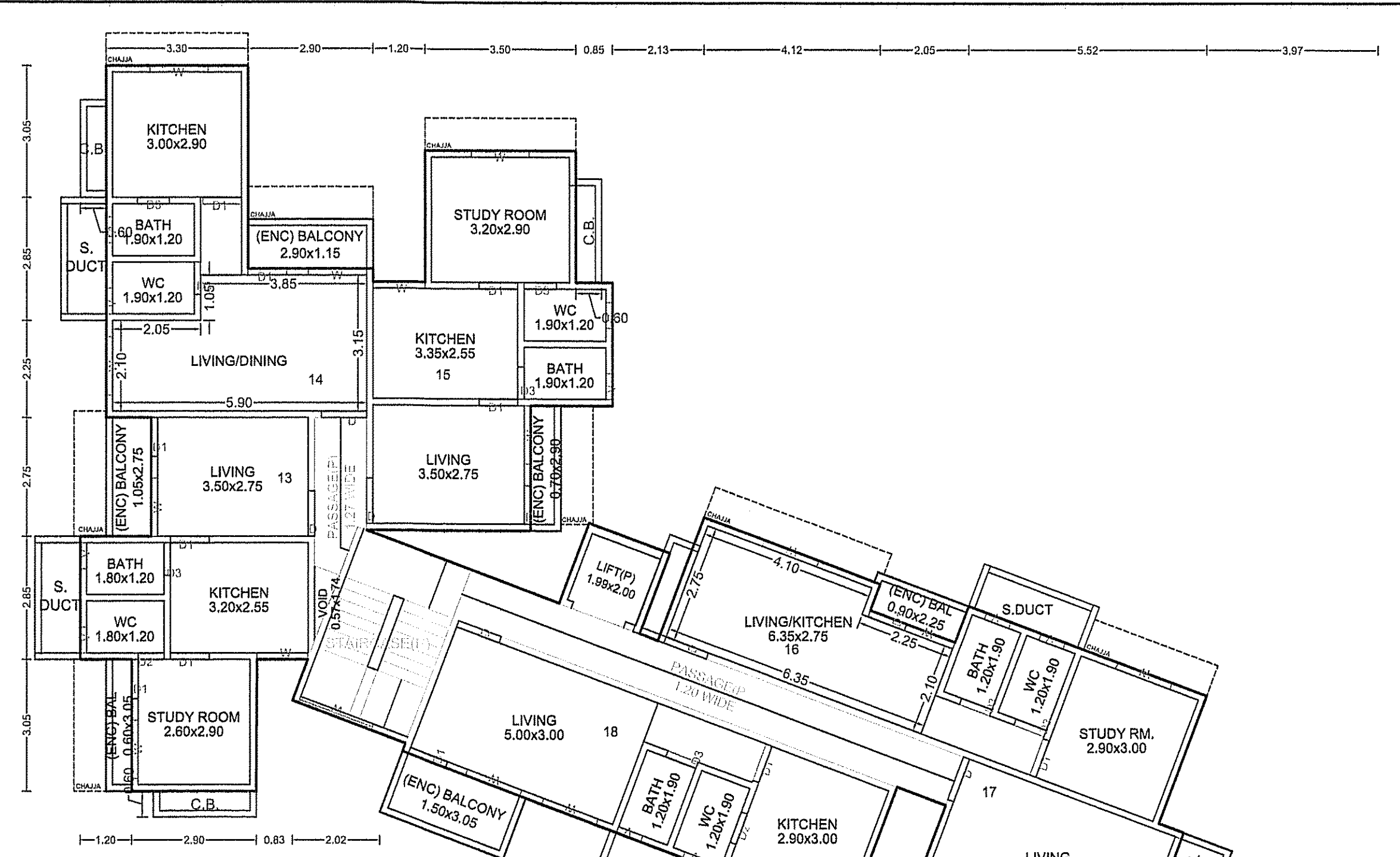
ARCHITECT: Prashant Arunkumar Thakkar

ARCHITECT ADDRESS: 401/14th Floor, Nitin Villa Behind Gurukul Society

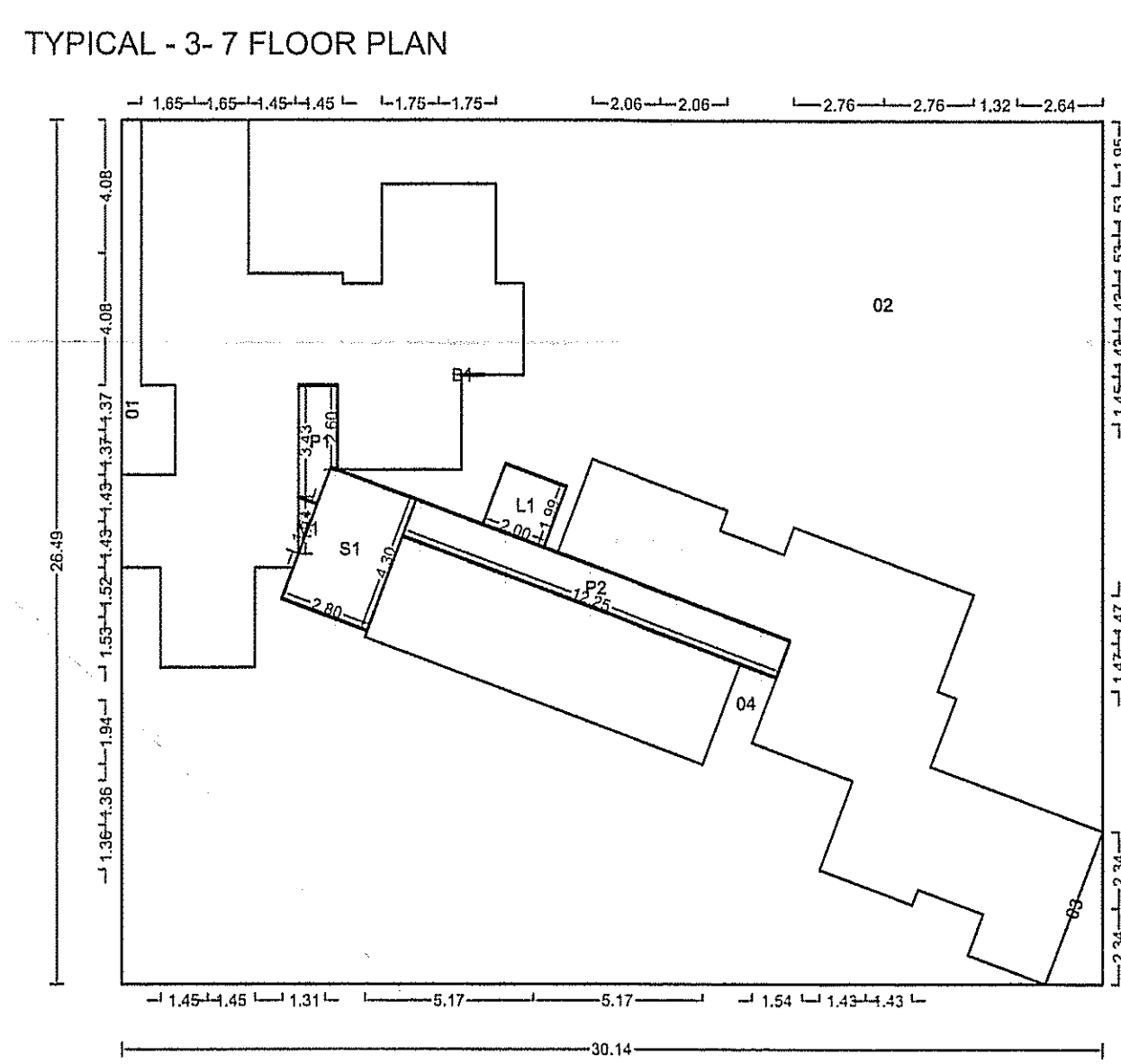
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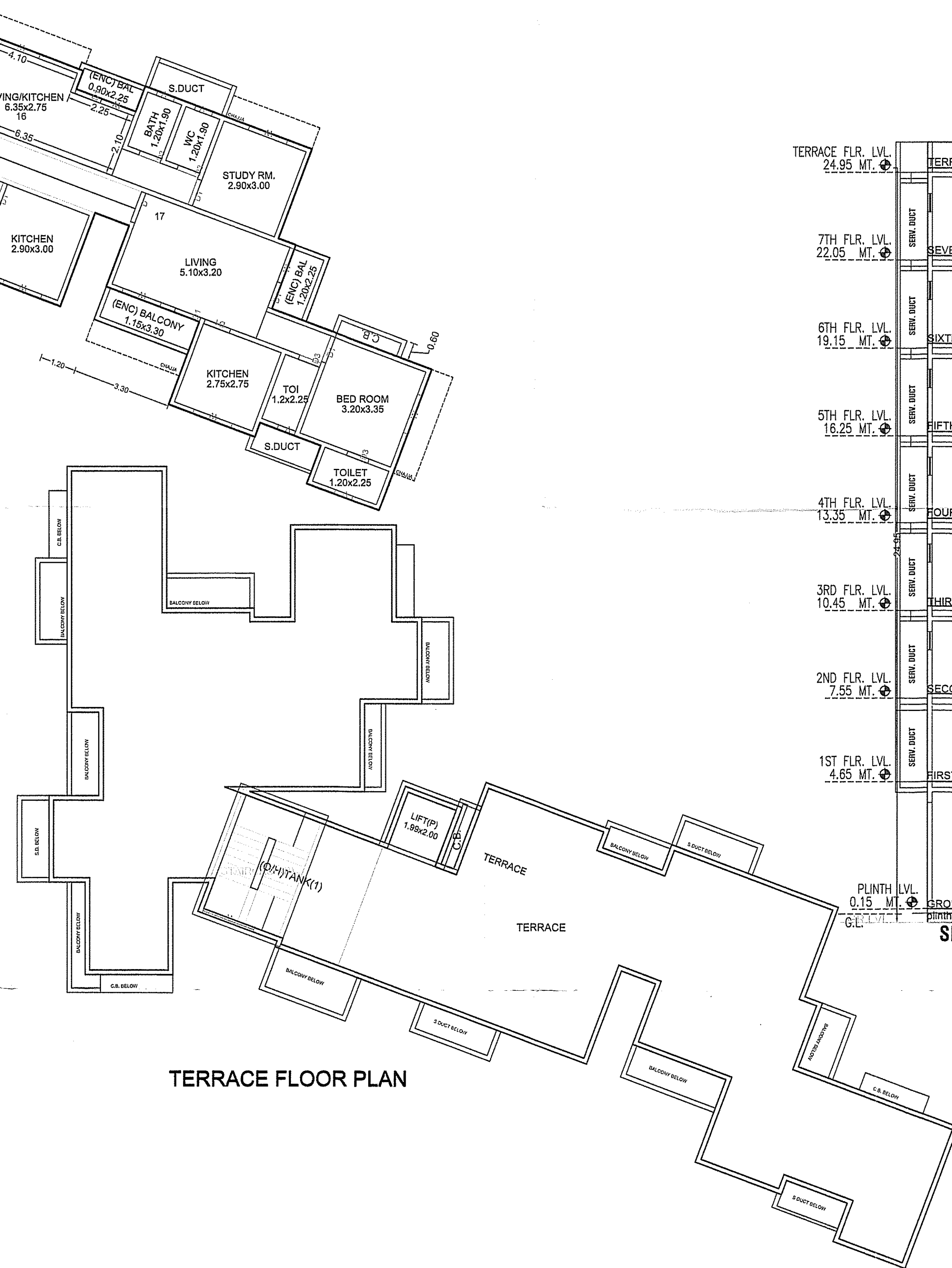
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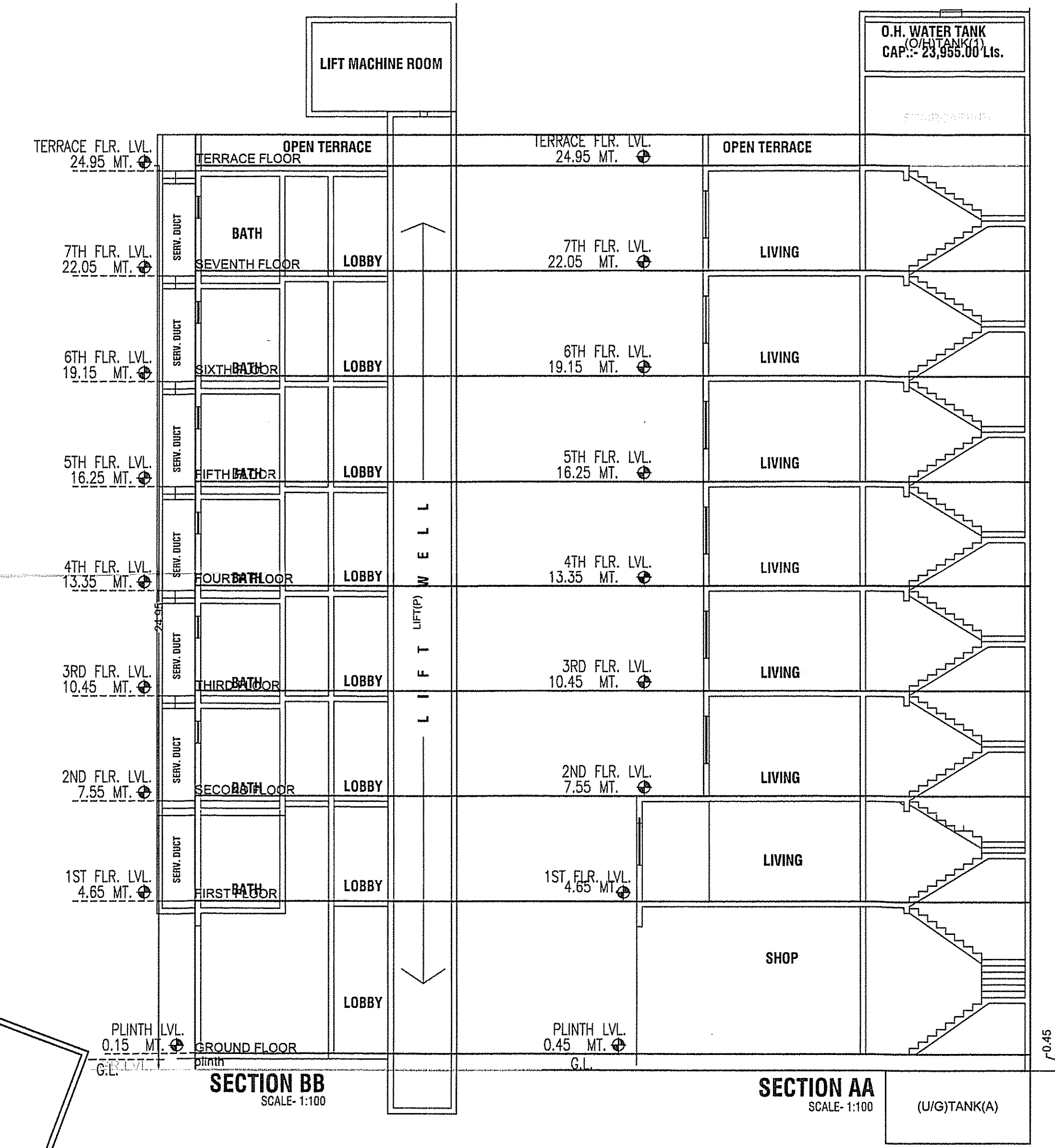
TYPICAL - 3- 7 FLOOR PLAN



Polygon	Area
A-Block	786.45
D1	9.43
02	300.07
03	4.11
04	217.40
L1	3.97
V1	0.50
P1	3.88
P2	14.70
S1	12.04
B1	0.00
Total	232.37



TERRACE FLOOR PLAN



SECTION BB
SCALE: 1:100

SECTION AA
SCALE: 1:100

STAMP OF APPROVAL

Signature valid

BUILDING: BUILDING (1)

OWNER'S NAME / DEVELOPER NAME / POA HOLDER: M/S. SACHIN ENTERPRISES
 OWNER ADDRESS: OFFICE NO.1, HORIZON HEIGHTS COMMERCIAL, 2ND FLOOR, KASARVADAVALI, THANE
 PROJECT: CTS No : 128,128A
 Plot No. / F. Plot No. : Tika No :
 Survey No. : Gut No :
 Village : OVALA

ARCHITECT: Prashant Arunkumar Thakkar
 ARCHITECT ADDRESS: 401/4th Floor, Nitin villa Behind Gurukul Society

JOB NO. DRG.NO. SCALE DRAWN BY CHECKED BY
 INWARD NO. 1 SEC/0008/17 DATE 04-06-2021
 KEY NO. SHEET NO. 3 / 3