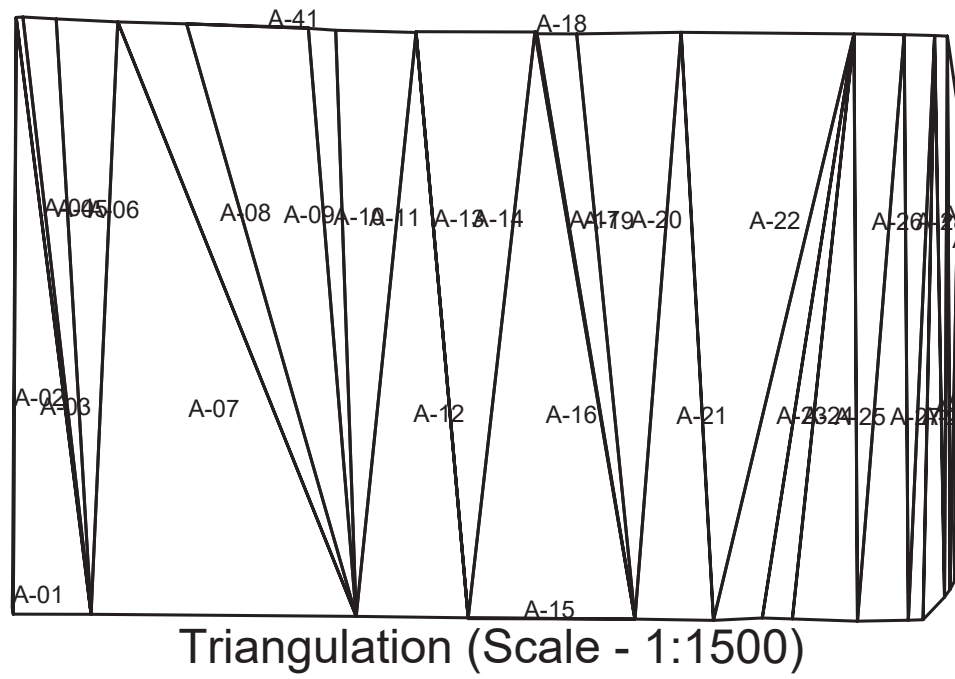




Triangle	Area
A-01	0.50
A-02	11.22
A-03	912.87
A-04	73.58
A-05	388.04
A-06	721.34
A-07	3092.89
A-08	795.98
A-09	1405.11
A-10	314.91
A-11	925.42
A-12	1286.63
A-13	0.80
A-14	1371.00
A-15	2.48
A-16	1925.36
A-17	20.96
A-18	0.07
A-19	456.71
A-20	1206.07
A-21	908.69
A-22	1999.61
A-23	556.39
A-24	348.36
A-25	752.49
A-26	582.11
A-27	587.30
A-28	348.87
A-29	168.60
A-30	242.19
A-31	142.56
A-32	59.89
A-33	126.06
A-34	39.01
A-35	40.69
A-36	10.10
A-37	2.70
A-38	8.75
A-39	27.34
A-40	13.59
A-41	1.81
Total (PLOT)	21886.05

BUILDING WISE FSI STATEMENT							
BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
A-1 (IT BUI)	0.00	9844.56	0.00	0.00	2391.98	495.58	0
B-1 (RESIDE)	50707.20	8895.68	2243.94	0.00	2589.62	589.72	0
Total	50707.20	9844.56	2243.94	0.00	4981.60	1085.30	0

<<<TO THANE

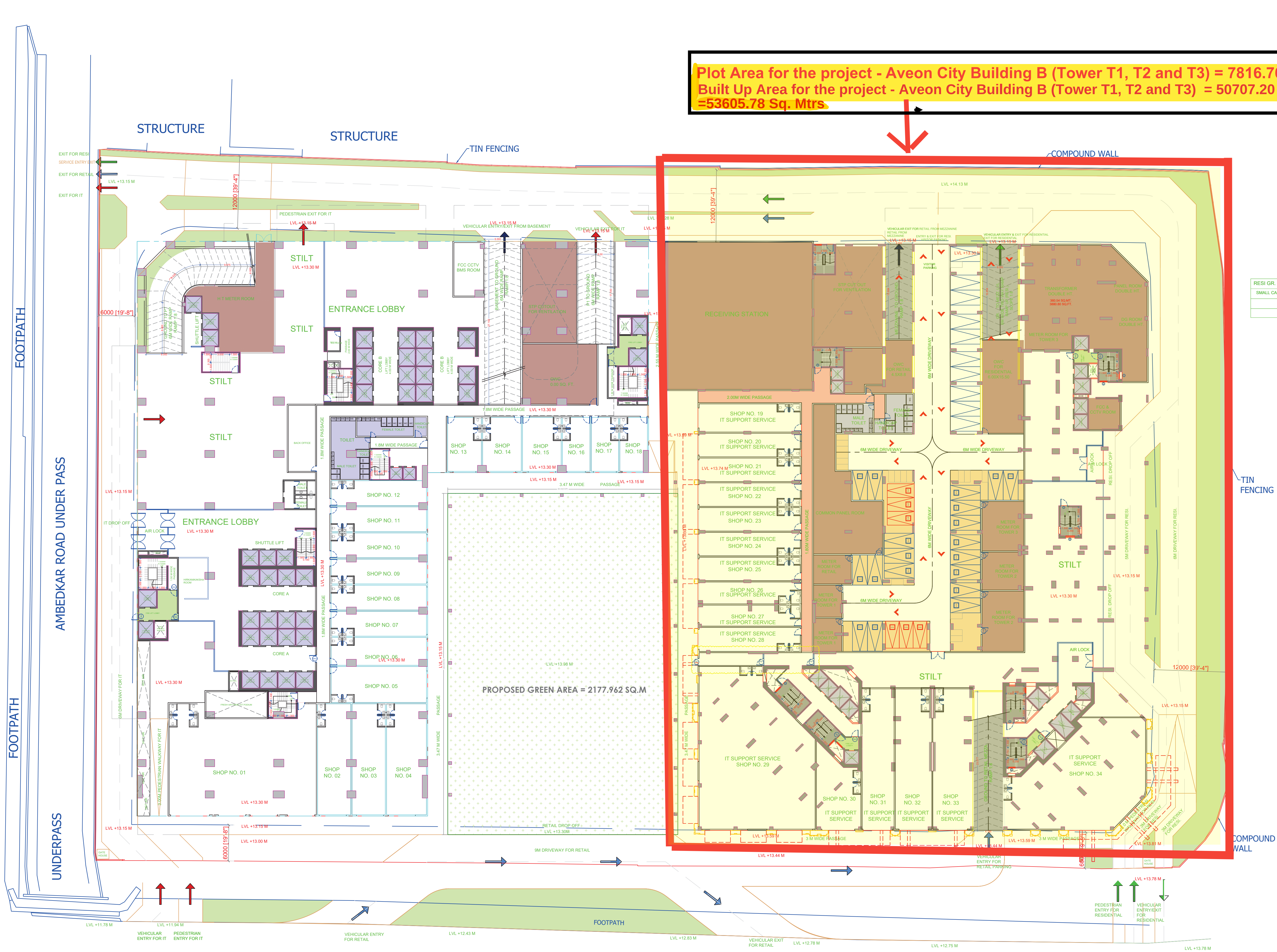
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SITE PLAN

SCALE-1:300

FSI DETAILS							
2 - INDEX	BASIC FSI	PREMIUM FSI(ADDTI ONAL FSI)	TOTAL IN STU/TDR	INCENTIVE FSI	RESI ANCI LARY AREA	NON RESI ANCI LARY AREA	TOTAL
2.1 - PERMISSIBLE INDEX	1.00	3.00	0.00	0.00	0.00	0.00	4.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.00	3.00	0.00	0.00	0.00	0.00	4.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	21750.00	55250.00	0.00	4350.00	19385.48	43752.70	150138.18
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	00.00	00.00	00.00	00.00	00.00	00.00	00.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT EXCEED 2.4)	21750.00	0.00	7034.00	0.00	0.00	0.00	28784.00
2.6 - INDEX CONSUMED	1.00	0.00	0.32	0.00	0.00	0.00	0.00

Plot Area for the project - Aveon City Building B (Tower T1, T2 and T3) = 7816.76 Sq. Mtrs
Built Up Area for the project - Aveon City Building B (Tower T1, T2 and T3) = 50707.20 + 2898.58 =53605.78 Sq. Mtrs.



RESI GR. FLOOR PARKING			
SMALL CARS	LARGE CARS	STACK CAR	TOTAL
18 NOS	12 NOS	36 NOS	60 NOS

PROJECT TYPE - Building Development

SEAL OF APPROVAL

RAJARAM GUNDERAO RATHOD

Digitally signed by RAJARAM GUNDERAO RATHOD
DN: cn=RAJARAM GUNDERAO RATHOD, c=IN, o=PERSONAL
Reason: I am the author of this document.
Location:
Date: 2025-05-07 15:07:05:30

PROJECT INFORMATION

CASE TYPE	NEW
LOCATION	Non-Congested Area
PLOT USE	Industrial Buildings
PLOT SUB USE	IT / ITES
AREA STATEMENT	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered excluding NBP)	21750.00
(a) As per ownership document (712, CTS extract)	0.00
(b) as per measurement sheet	21750.00
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. RW Area/Service Road /Highway	0.00
(b) Any D.P. Reservation area (Total a+b)	0.00
3. BALANCE PLOT AREA (1-2-3)	21750.00
4. AMENITY SPACE (if applicable)	
(a) Required -	1087.50
(b) Adjustment of 20% if any -	000.00
(c) Balance Proposed -	3517.00
5. NET PLOT AREA (3-4(c))	21750.00
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	000.00
(b) Proposed -	000.00
7. INTERNAL ROAD AREA	
8. PLANTABLE AREA (if applicable)	000.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (S.No.5 x Base FSI)	21750.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM (a)Maximum permissible premium FSI - based on road width 100 Zone	65250.00
(b) Proposed FSI on payment of premium.	0.00
11. IN-SITU AND TDR LOADING (a)In-situ area against D.P. road 2.0 x Sr. No. 2 (a)/b) any (b) In-situ area against Amenity Space if handed over 2.00 on 1.85 x Sr. No. 4 (b)and/or(c).	000.00
(c)TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+b)+(c))	7034.00
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	
13. TOTAL ENTITLEMENT OF FSI (a) [B + 10(b)+11(c)] or 12 whichever is applicable	94034.00
(b) Ancillary FSI (upto 60%or80% with payment of charges)	61318.18
(c) Total entitlement (a+b)	150138.18
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) Permissible As Per Road Width (Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or 1.8)	150138.18
15. TOTAL BUILT UP AREA IN PROPOSAL. (excluding area at sr.no.17 b)	
(a) Demolished Area.	0.00
(b) Existing Built-up Area.	0.00
(c) Proposed Built-up Area (as per "P-line")	149157.19
(d) Total (b+c)	149157.19
16. F.S.I. CONSUMED (15/13) should not be more than serial No.14 above.)	6.86
17. AREA FOR INCLUSIVE HOUSING, if any	
(a) Required (20% of Sr.No.5)	000.00
(b) Proposed	000.00

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED ME & THE DIMENSIONS OF THE SIDES, ETC. STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA, SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TP RECORDS.

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
DEMOLISHION SHOWN HATCHED YELLOW

OWNERS NAME & SIGN/ARCH.NAME.SIGN & ADD

Nitin Kumar Babubhai Gajipara CHRISTO RAPPAI

PROJECT INFORMATION

PLOT NO : KALWA-K-51/52AND53PT KALWA-K-53
USE : Industrial Buildings
SUBUSE : IT / ITES
NODE : CTS/CS
SECTOR NO :
PLOT ADDRESS : CTS/CS, Block No., Plot No:KALWA-K-51/52AND53PT KALWA-K-53.
Road/Street:
PERMIT NO : SHC/148/21/2024
INWARD NO : 40X22/979062
KEY NO : 0068
SCALE : 1:100
DATE : 28-09-2024
SHEET NO:1/29