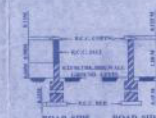
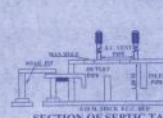
SCHEDULE OF DOOR & WINDOWS

TYPE	SIZE (L x H)	DESCRIPTION
D	0.99 x 2.13	WOODEN FRAMED FLUSH DOOR
D1	0.91 x 2.13	WOODEN FRAMED FLUSH DOOR
D2	0.75 x 2.13	MARBLE FRAMED ALUMINUM DOOR
W	2.44 x 1.22	MARBLE FRAMED SLIDING WINDOW
W1	1.83 x 1.22	MARBLE FRAMED SLIDING WINDOW
W2	1.52 x 1.22	MARBLE FRAMED SLIDING WINDOW
W3	0.91 x 1.22	MARBLE FRAMED SLIDING WINDOW
V	0.61 x 0.90	MARBLE FRAMED GLAZED LOUV. VENTILATOR



ROAD SIDE ROAD SIDE

SECTION OF COMPOUND WALL



SECTION OF SEPTIC TANK

SECTION OF U/G SUCTION TANK

TENEMENT STATEMENT

FLOORS	CARPET AREA	
	RESIDENTIAL	AT 0.5 FAR
GROUND FLOOR AREA	NIL	NIL
FIRST FLOOR AREA	4.70SQ.	NIL
SECOND FLOOR AREA	4.70SQ.	NIL
THIRD FLOOR AREA	4.70SQ.	NIL
FOURTH FLOOR AREA	4.70SQ.	NIL
FIFTH FLOOR AREA	4.70SQ.	NIL
SIXTH FLOOR AREA	4.70SQ.	NIL
TOTAL	23.50	NIL

PARKING AREA STATEMENT

AS PER B.C. REGULATION
MORE A VERY ONE PARKING SPACE FOR EACH 100 SQ.M. OF FLOOR AREA (PTO 100 SQM.) & ONE PARKING SPACE FOR EVERY 500 SQM OF AREA (TO FOR 500 SQM AND ETERNING 500 SQM)

TOTAL BUILT UP AREA : 1765.71 SQM
PARKING : 2 NOS

RESIDENTIAL - ONE PARKING FOR
: ABOVE 75 TO 45 SQM : 4 TENEMENT
: 45 SQM TO 30 SQM : 3 TENEMENT
: 30 SQM & ABOVE : 2 TENEMENT

CARPET AREA	NO. OF FLATS	REQUIRED
BELOW 30 SQM	23 NOS	NIL
ABOVE 30 TO 45 SQM	NIL	NIL
45 SQM TO 70 SQM	NIL	NIL
70 SQM & ABOVE	NIL	NIL

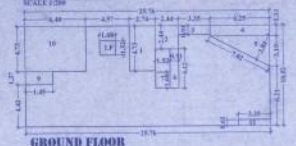
TOTAL PARKING REQUIRED ..... : NIL

TOTAL REQUIRED PARKING	PROVIDED PARKING
CAR : 1 NOS	CAR : 2 NOS

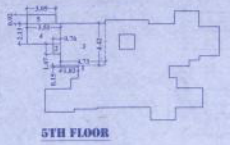
STAMP OF APPROVAL :

AREA DIAGRAM

SCALE 1:200



GROUND FLOOR



5TH FLOOR

AREA CALCULATION

GROUND FLOOR

AREA CALCULATION		SQ.MT.
REC	25.70 x 10.52	= 271.00
DEDUCTIONS		
1	2.74 x 4.75	= 13.00
2	3.44 x 1.48	= 5.09
3	3.35 x 0.92	= 3.08
4	6.25 x 1.11	= 6.94
5	0.50 x 1.02 x 2	= 0.97
6	0.93 x 4.12	= 3.79
7	1.52 x 1.48	= 2.25
8	1.05 x 1.37	= 1.39
10	0.40 x 4.75	= 10.22
11	3.75 x 0.61	= 2.28
12	1.68 x 1.52	= 2.55
	TOTAL	= 82.05
TOTAL BUILT UP AREA		
271.00 - 82.05		= 188.95

AREA CALCULATION

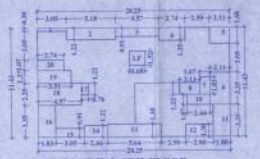
2nd TO 4th & 6th FLOOR

AREA CALCULATION		SQ.MT.
REC	26.70 x 11.45	= 291.46
DEDUCTIONS		
1	3.05 x 0.30	= 0.92
2	3.10 x 1.25	= 3.88
3	4.57 x 0.91	= 4.16
4	2.74 x 1.91	= 5.23
5	2.11 x 1.68	= 3.54
6	0.93 x 1.91	= 1.77
7	1.07 x 1.01	= 1.08
8	2.13 x 1.22	= 2.60
10	2.44 x 1.07	= 2.61
12	1.80 x 1.00	= 1.80
13	1.59 x 1.00	= 1.59
15	3.69 x 1.25	= 4.61
16	2.44 x 1.22	= 2.98
15	3.05 x 0.91	= 2.78
16	1.83 x 1.52	= 4.18
17	0.76 x 1.22	= 0.93
18	4.57 x 1.20	= 10.97
19	3.51 x 1.07	= 4.81
20	2.74 x 1.00	= 2.03
19	1.68 x 1.52	= 2.55
	TOTAL	= 53.66
TOTAL BUILT UP AREA		
291.46 - 53.66		= 237.80

AREA CALCULATION

5th FLOOR

AREA CALCULATION		SQ.MT.
4th FLOOR AREA	=	147.60
DEDUCTIONS		
2	1.83 x 0.15	= 0.27
3	0.76 x 1.07	= 0.81
4	4.73 x 4.42	= 20.91
4	3.51 x 2.13	= 7.48
5	3.05 x 0.92	= 2.81
	TOTAL	= 32.28
TOTAL BUILT UP AREA		
147.60 - 32.28		= 115.32



1ST TO 4TH & 6TH FLOOR

SUMMARY

FLOORS	BUILT UP AREA	STAIRCASE AREA	NET BUILT UP AREA
COMM. PERMISSIBLE F.S.I. (550.91 x 0.50 = 275.46 SQ.MT.)			
GROUND	188.97 SQ.MT.	18.46 SQ.MT.	170.51 SQ.MT.
RESI. PERMISSIBLE F.S.I. (550.91 x 1.33 = 732.35 SQ.MT.)			
FIRST	147.60 SQ.MT.	18.46 SQ.MT.	129.14 SQ.MT.
SECOND	147.60 SQ.MT.	18.46 SQ.MT.	129.14 SQ.MT.
THIRD	147.60 SQ.MT.	18.46 SQ.MT.	129.14 SQ.MT.
FOURTH	147.60 SQ.MT.	18.46 SQ.MT.	129.14 SQ.MT.
FIFTH	115.32 SQ.MT.	18.46 SQ.MT.	96.86 SQ.MT.
SIXTH	147.60 SQ.MT.	18.46 SQ.MT.	129.14 SQ.MT.
TOTAL	893.32 SQ.MT.	110.76 SQ.MT.	782.56 SQ.MT.
TOTAL F. S. I. (179.51 + 732.35)			= 911.87 SQ.MT.)

AREA DIAGRAM

TYPICAL STAIRCASE AREA

SCALE 1:100

AREA CALCULATION

TYPICAL FLOOR

AREA CALCULATION		SQ.MT.
REC	4.27 x 4.57	= 19.51
DEDUCTIONS		
1	1.98 x 0.15	= 0.30
1	1.98 x 0.15	= 0.30
2	1.52 x 0.15	= 0.23
3	1.52 x 0.15	= 0.23
TOTAL		= 1.06
TOTAL BUILT UP AREA		
19.51 - 1.06		= 18.46

BALCONY AREA STATEMENT

1st TO 4th & 6th FLOOR

PERMISSIBLE BALCONY

= 10% OF 147.60 SQM

= 14.76

PROPOSED BALCONY					
B1	3.05 x 0.97	x 2	=	5.92
B2	2.44 x 1.20	x 2	=	5.86
B3	2.90 x 0.97	x 1	=	2.81
TOTAL			=	14.59

BALCONY AREA STATEMENT

5th FLOOR

PERMISSIBLE BALCONY

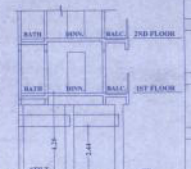
= 10% OF 115.32 SQM

= 11.53

PROPOSED BALCONY				
B1	3.05 x 0.97	x 2	=	5.92
B2	2.44 x 1.20	x 1	=	2.93
B3	2.90 x 0.97	x 1	=	2.81
TOTAL			=	11.66
EXCESS			=	0.13

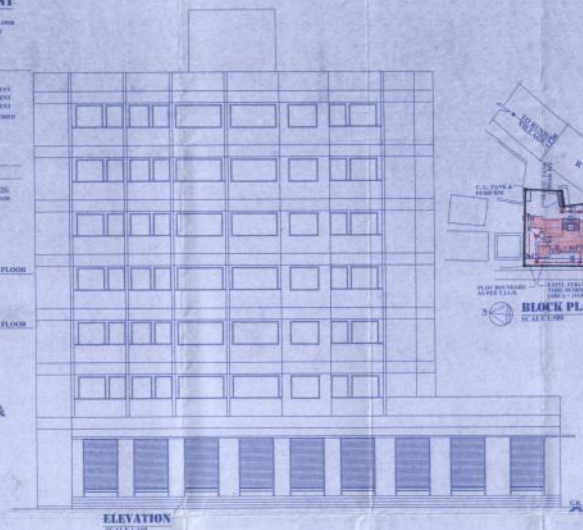
BUILT UP AREA STATEMENT

FLOOR	PROP. AREA	PERMI. BALC.	PROP. AREA	EXC. BALC.
GROUND	170.51 SQ.MT.	NA	NA	NA
FIRST	147.60 SQ.MT.	14.76 SQ.MT.	14.59 SQ.MT.	—
SECOND	147.60 SQ.MT.	14.76 SQ.MT.	14.59 SQ.MT.	—
THIRD	147.60 SQ.MT.	14.76 SQ.MT.	14.59 SQ.MT.	—
FOURTH	147.60 SQ.MT.	14.76 SQ.MT.	14.59 SQ.MT.	—
FIFTH	115.32 SQ.MT.	11.53 SQ.MT.	11.66 SQ.MT.	0.13 SQ.MT.
SIXTH	147.60 SQ.MT.	14.76 SQ.MT.	14.59 SQ.MT.	—
TOTAL	1023.83 SQ.MT.	85.41 SQ.MT.	84.72 SQ.MT.	0.13 SQ.MT.



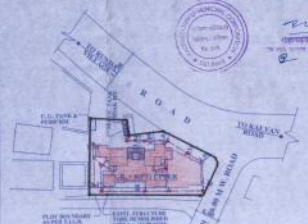
SECTION B-B

SCALE 1:100



ELEVATION

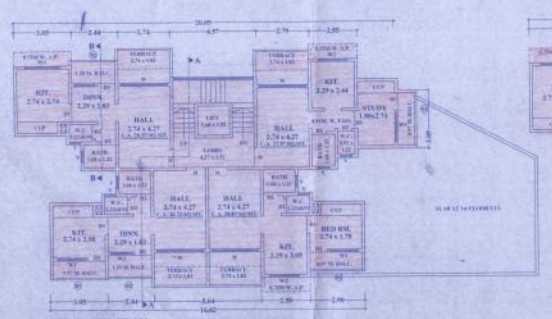
SCALE 1:100



BLOCK PLAN

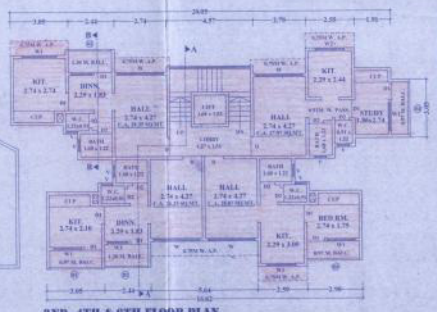
SCALE 1:500

AREA STATEMENT	SQ.MT.
AREA OF THE PLOT AS PER C.T.S.PLAN MEASUREMENT	
PLOT AREA AS PER PROPERTY CARD AREA	550.91
2) DEDUCTIONS FOR	
a. BTSO SET BACK AREA	NIL
b. PROPOSED ROAD	NIL
c. ANY RESERVATION	NIL
TOTAL (a + b + c)	NIL
3) BALANCE AREA OF PLOT (1 - 2)	550.91
4) DEDUCTION (IF DEDUCTIBLE)	
a. FOR 10% RECREATION GROUND	NIL
b. INTERNAL ROAD	NIL
TOTAL (a + b) = 5)	NIL
6) NET AREA OF PLOT (3 - 4)	550.91
7) ADDITION FOR FLOOR SPACE INDEX	
a. (5 x 20 / 100 %) OR 40 %	NIL
8) TOTAL AREA (6 + 6)	550.91
9) FLOOR SPACE INDEX PERMISSIBLE	1.83
10) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 100 % OF THE BALANCE AREA) (THE ITEM 9 ABOVE) a. FROM R.P. ROAD & FROM R.P. RESERVATION	N.A.
11) PERMISSIBLE FLOOR AREA (7 X 8) (9 ABOVE)	1012.31
12) EXISTING FLOOR AREA	NIL
13) PROPOSED FLOOR AREA	911.87
14) EXCESS BALC. AREA TAKEN IN F.S.I.	0.13
15) PROP. TOTAL BUILT UP AREA (12+13+14)	911.24
16) FSI CONSUMED (14/7)	1.65
B) BALCONY AREA STATEMENT	
1) PERMISSIBLE BALCONY AREA (TOTAL)	AS PER DEVELOPMENT
2) PROPOSED BALCONY AREA (TOTAL)	
3) EXCESS BALCONY AREA (TOTAL)	
C) TENEMENT STATEMENT	
1) PROPOSED DEVELOPMENT (1 - 2 - 3) ABOVE	911.87
2) LESS DEDUCTION OF NON RESI. AREA (ABOVE ITEM 2)	170.51
3) AREA (1 - 2) AVAILABLE FOR TENEMENTS (1 - 2)	741.36
4) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS : 100 UNITS / HECTARE)	22 NOS.
5) TENEMENTS PROPOSED	22 NOS.
6) TENEMENTS EXISTING	NIL
TOTAL TENEMENTS	22 NOS.
D) PROPOSED PARKING AREA STATEMENT	
PARKING REQUIRED BY REGULATIONS FOR	
CAR (FAR 1.5 TN)	
SCOOTER / MOTOR CYCLE	
CYCLE	
TOTAL AREA	
TOTAL AREA PARKING AREA REQUIRED	
TOTAL PARKING AREA AVAILABLE	



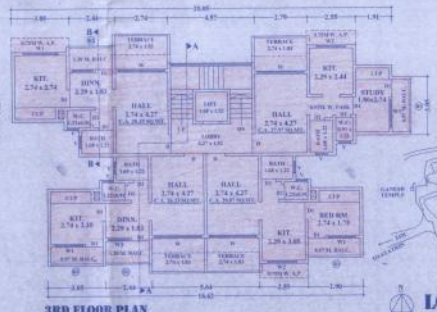
1ST FLOOR PLAN

SCALE 1:100



2ND, 4TH & 6TH FLOOR PLAN

SCALE 1:100



3RD FLOOR PLAN

SCALE 1:100

SECTION A - A'

SCALE 1:100

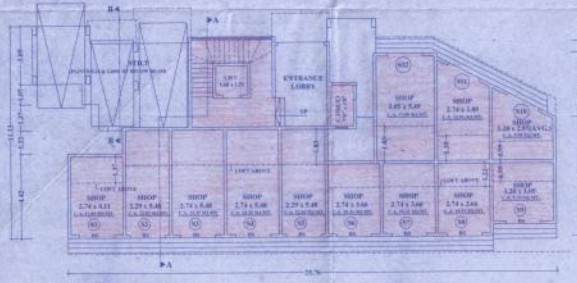
LOCATION PLAN

PLOT AREA LINE DIAGRAM

SCALE 1:500

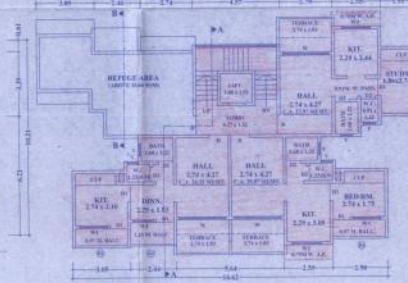
PLOT AREA CALCULATION

1	0.50 x 12.28 x 3.48	=	21.37
2	0.50 x 21.41 x 11.11	=	120.06
3	0.50 x 20.30 x 6.87	=	69.75
4	0.50 x 16.41 x 3.21	=	26.67
5	0.50 x 17.51 x 5.61	=	49.40
6	0.50 x 25.13 x 7.10	=	90.38
7	0.50 x 25.50 x 2.11	=	26.90
8	0.50 x 25.50 x 5.90	=	75.25
9	0.50 x 20.18 x 5.98	=	60.36
10	0.50 x 17.93 x 2.13	=	19.08
	TOTAL	=	559.00



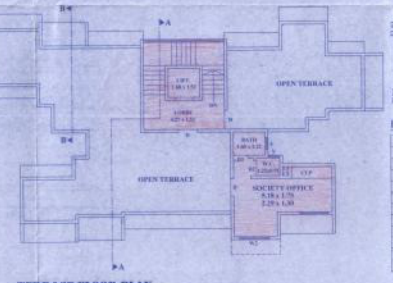
GROUND FLOOR PLAN

SCALE 1:100



5TH FLOOR PLAN

SCALE 1:100



TERRACE FLOOR PLAN

SCALE 1:100

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON THAT THE DIMENSIONS OF BOUNDARIES ETC. OF THE PLOT STATED OF THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS CORRECT AND TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP, TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF SURVEYOR

CERTIFICATE

THE B.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED BY IN EARTHQUAKE DUE TO NEGLIGENCE OF STANDARDS.

SIGNATURE OF ARCHITECT

CERTIFICATE

THE B.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED BY IN EARTHQUAKE DUE TO NEGLIGENCE OF STANDARDS.

K K PATEL

R.C. (TYPE-II)

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING AT GAOTHAN TIWALA, CHALTA NO. 109, HOUSE NO. 384, AT TITWALA, TAL. KALYAN, DIST. THANE.

FOR : ASHREE RAMU BUSINESS (I)PVT.LTD.

NAME & SIGNATURE OF OWNERS / P.O.A.

FOR - LAXMI DEVELOPERS — PARTNER / P.O.A. HOLDER

FOR - LAXMI DEVELOPERS — PARTNER / P.O.A. HOLDER

SHEET No.	SCALE	DRAWN BY	CHECKED BY

VIS STATUS

SIGNATURE OF ARCHITECT — NAME AND ADDRESS OF ARCHITECT

SANDEEP S. PARAJAPE

ARCHITECTS

PLOT NO. 22, SAI NAGAR, SECTOR-2, KOPARKHAIRANE, NAVI MUMBAI, MAHARASHTRA, INDIA

N