

### PROPOSED PARKING AREA STATEMENT

DESCRIPTION	FOUR WHEELER	TWO WHEELER
	REQUIRED	REQUIRED
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 CAR, 5 SCOOTER)	FLATS (18/2 = 9 NOS.)	(18/2 = 9 X 5 = 45 NOS.)
IN ADDITION 5% VISITOR PARKING	9 x 5% = 0.45 (SAY 0 NOS.) 9 + 0 = 9 NOS.	45 x 5% = 2.25 (SAY 2 NOS.) 45 + 2 = 47 NOS.
<b>TOTAL</b>	<b>REQUIRED PROPOSED</b> 9 NOS. 5 NOS.	<b>REQUIRED PROPOSED</b> 47 NOS. 28 NOS.

### BUILT-UP AREA STATEMENT IN SQ. MTS.

FLOOR	FLOOR AREA
STILT	7.255
FIRST	198.129
SECOND	198.129
THIRD	198.129
FOURTH	198.129
FIFTH	198.129
SIXTH	198.129
<b>TOTAL</b>	<b>1196.029</b>

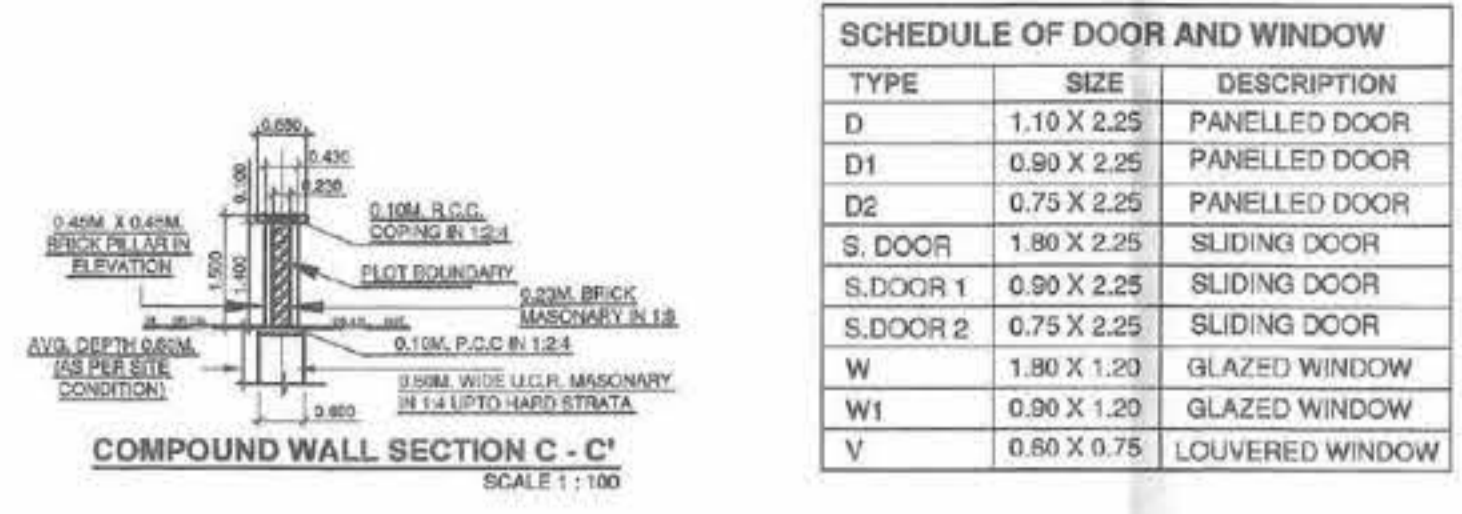
### TENEMENT STATEMENT

	TOTAL
2BHK (THIRTEEN TENEMENTS) AREA ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	12 NOS.
3BHK (THIRTEEN TENEMENTS) AREA ABOVE 80 SQ.M. BUT LESS THAN 100 SQ.M.	6 NOS.
<b>TOTAL</b>	<b>18 NOS.</b>

### STAMP FOR APPROVAL

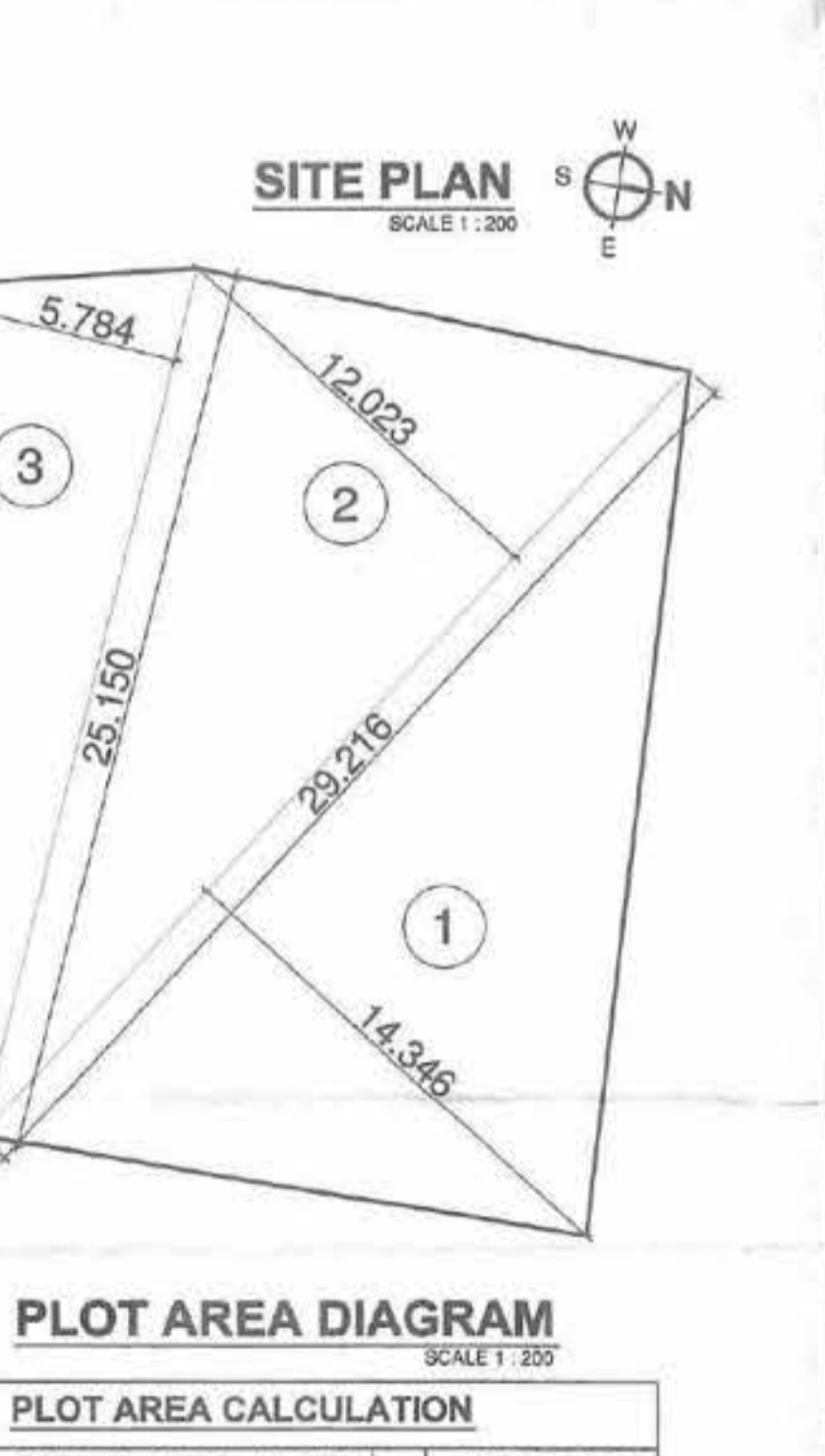
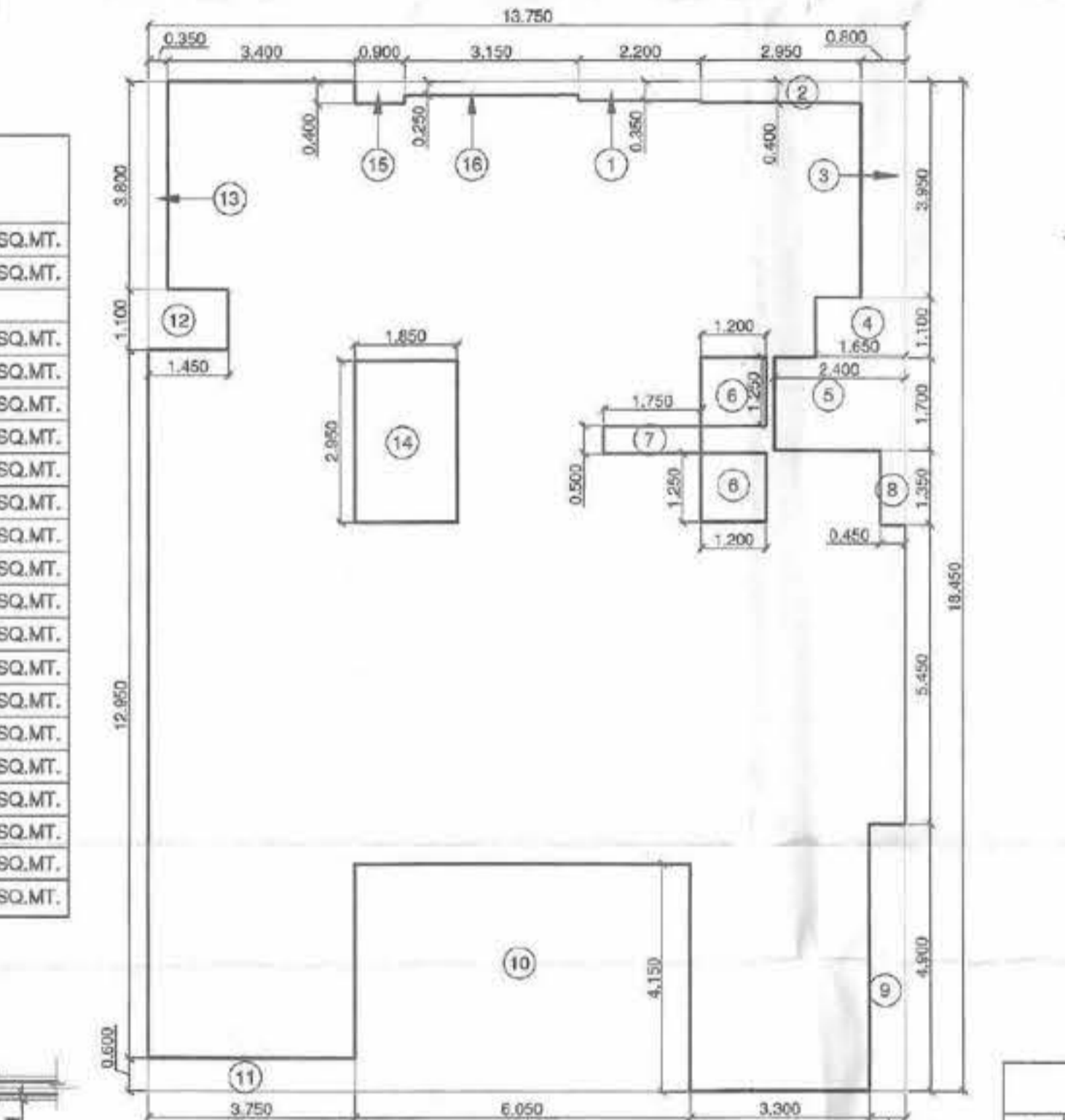
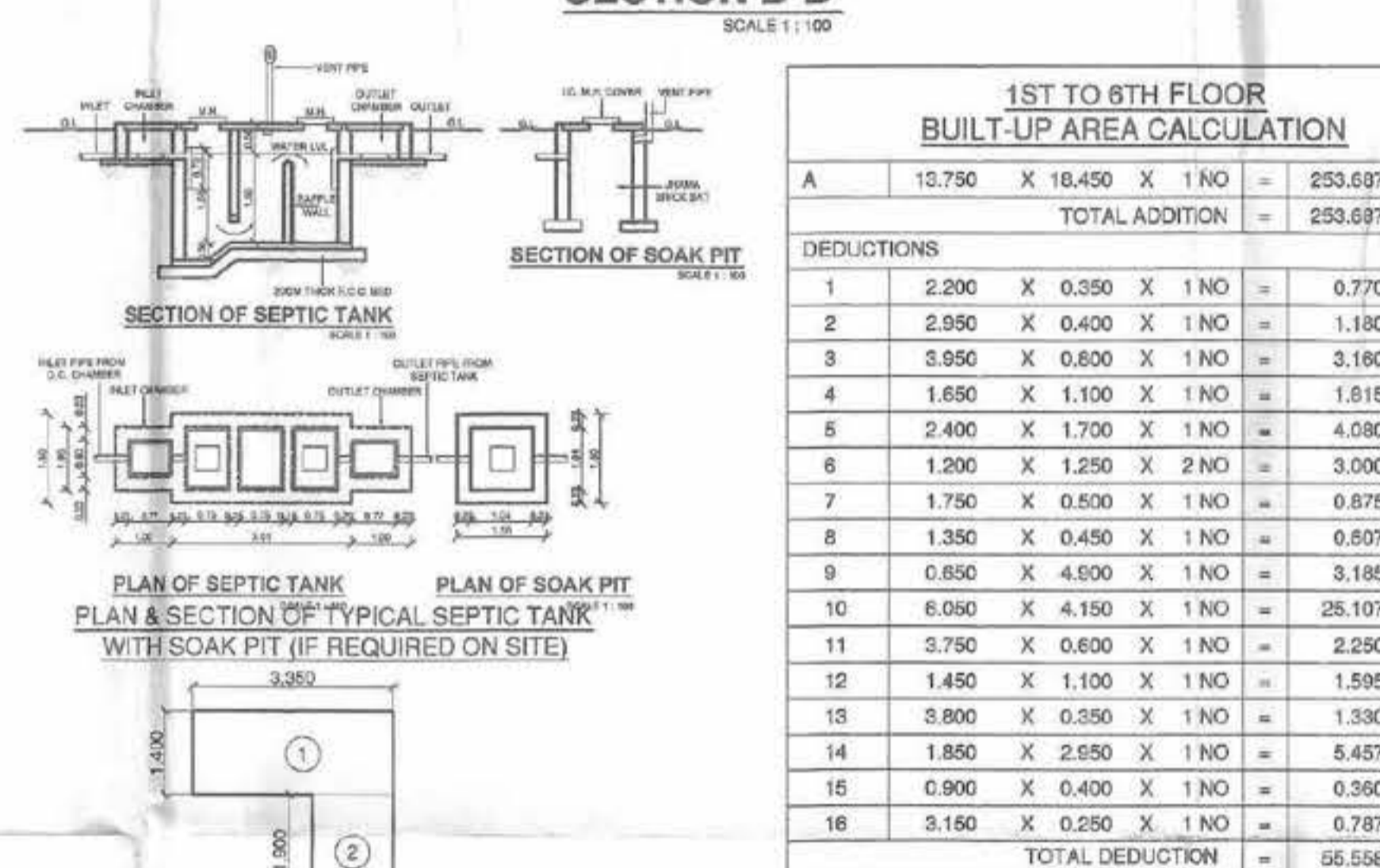
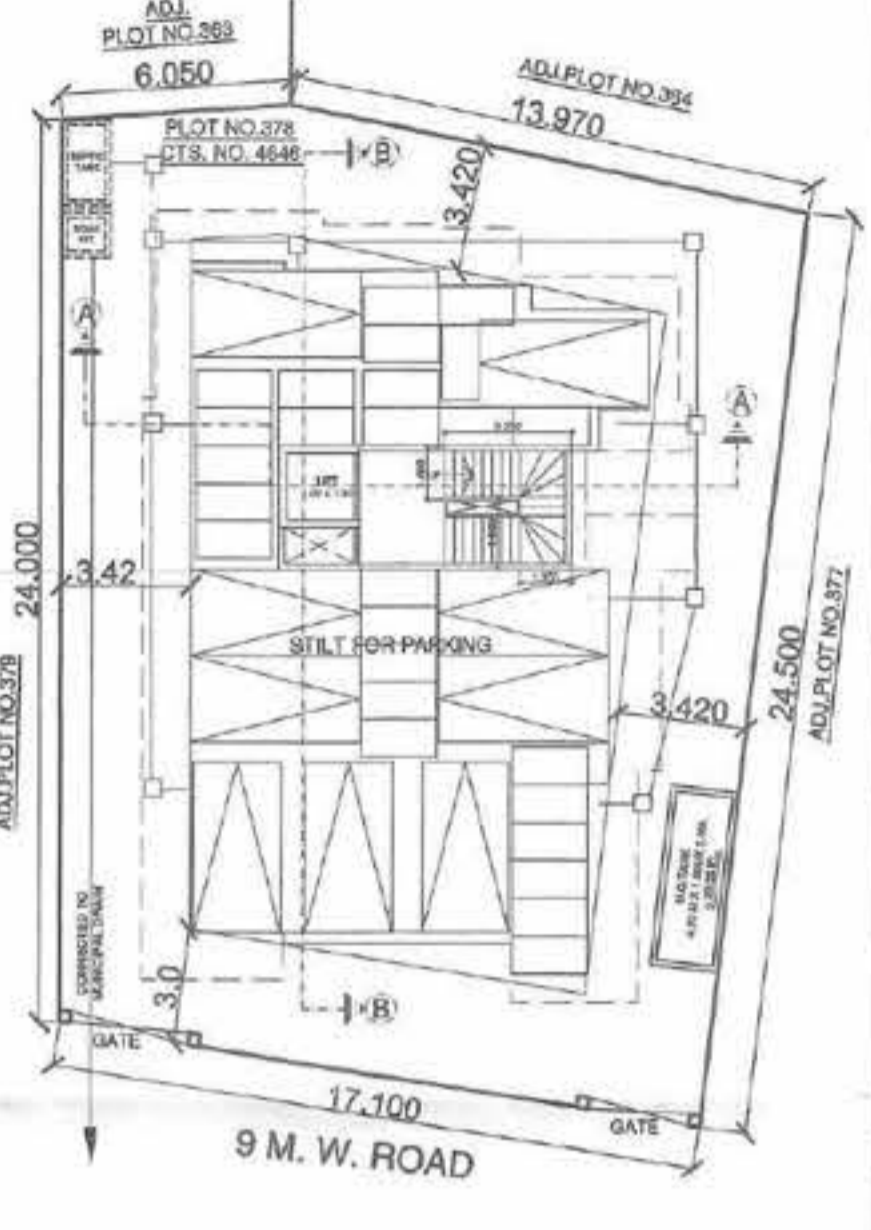
आयकाम नकाशे मंजुरी  
 (गोपनीय नकाशा) मंजूर व नकाशा  
 मंजूर करणारे अधिकारी: श्री. वि. नारायण / आयकाम / 22-10-2021  
 दि. 20/10/2021... याने प्राप्त झालेला अटी प्रमाणे  
 ज्या परत घेण्याची मुदत दिलेले वेळ: ... जी. जी.

मार्गदर्शक अधिकारी: श्री. नारायण, अंतरंग  
 सुधारणीयता व नियंत्रण अधिकारी: श्री. नारायण, अंतरंग



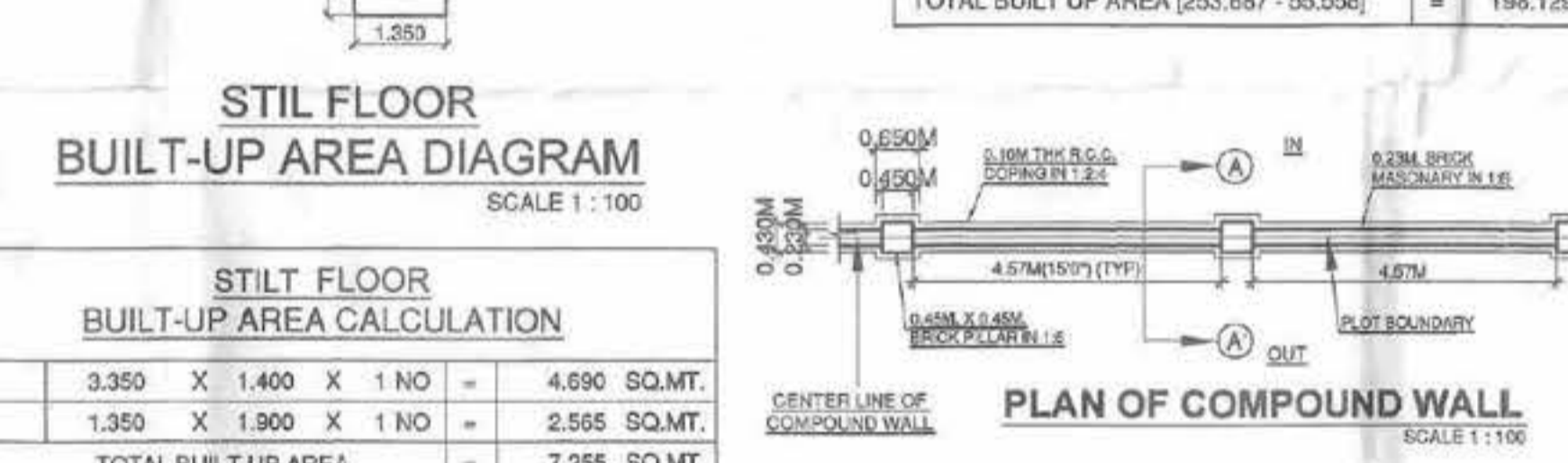
### SCHEDULE OF DOOR AND WINDOW

TYPE	SIZE	DESCRIPTION
D	1.10 X 2.25	PANELLED DOOR
D1	0.90 X 2.25	PANELLED DOOR
D2	0.75 X 2.25	PANELLED DOOR
S.D	1.80 X 2.25	SLIDING DOOR
S.D DOOR 1	0.90 X 2.25	SLIDING DOOR
S.D DOOR 2	0.75 X 2.25	SLIDING DOOR
W	1.80 X 1.20	GLAZED WINDOW
W1	0.90 X 1.20	GLAZED WINDOW
V	0.80 X 0.75	LOUVERED WINDOW



### RERA CARPET AREA STATEMENT IN SQ. MTS.

FLAT NO.	AREA IN SQ.MT.
101	45.60 SQ.MT.
102	54.24 SQ.MT.
103	46.82 SQ.MT.

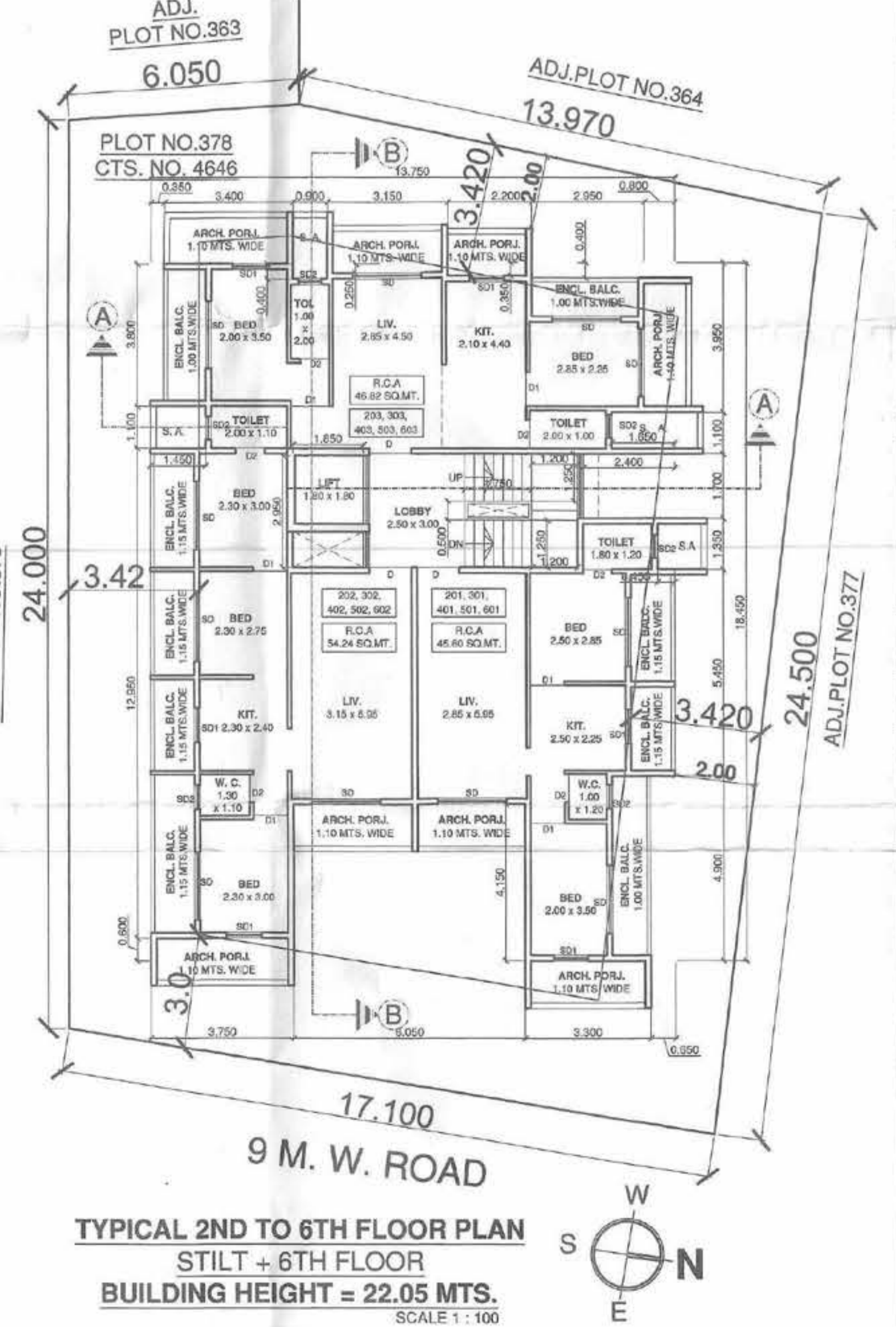
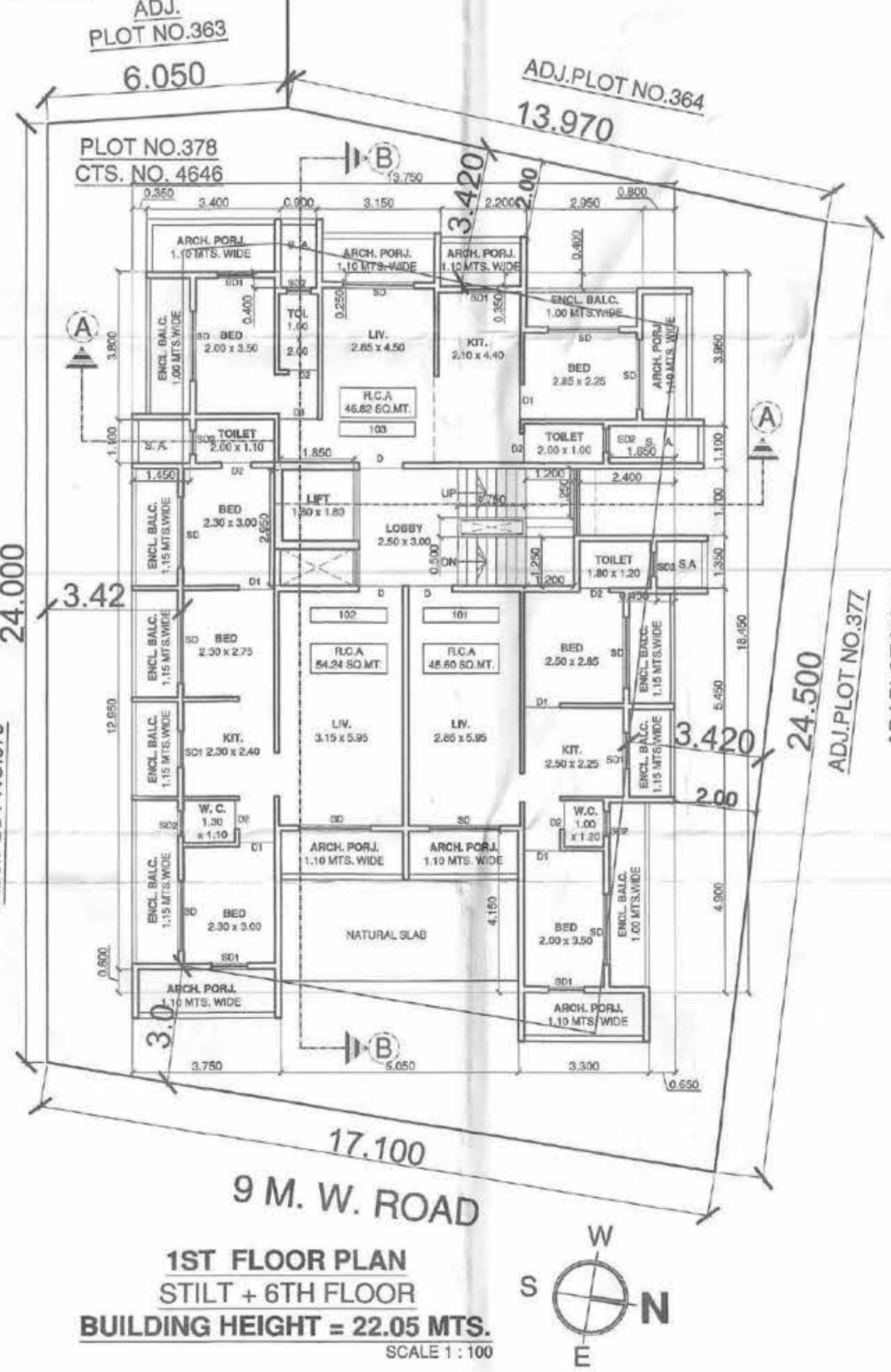
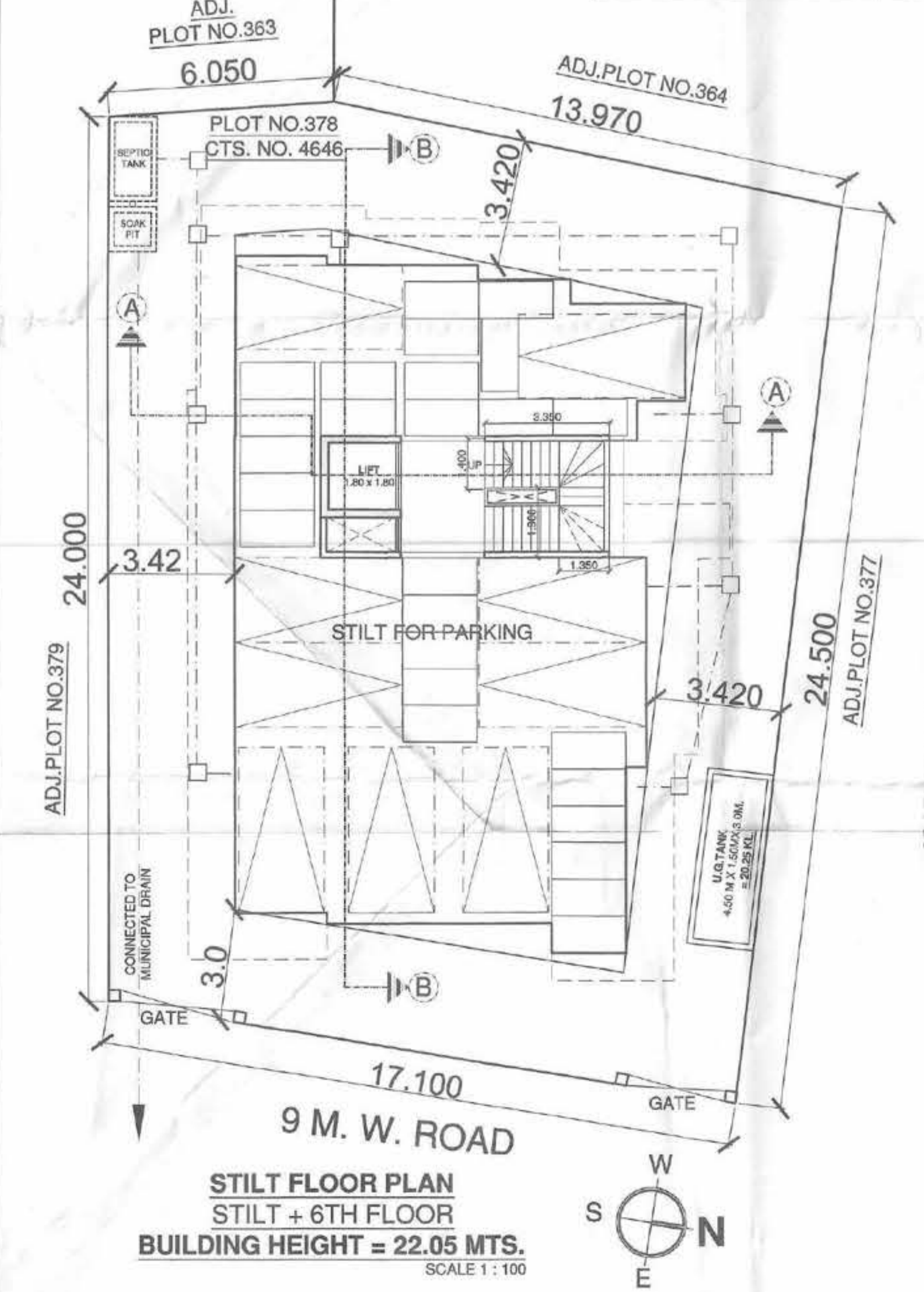


### PLOT AREA CALCULATION

1	26.218 X 14.346 X 0.50 = 208.568 SQ.MT.
2	26.218 X 12.023 X 0.50 = 175.681 SQ.MT.
3	5.784 X 25.150 X 0.50 = 72.733 SQ.MT.
<b>TOTAL</b>	<b>457.982 SQ.MT.</b>

### PROFORMA I AREA STATEMENT

NO.	DESCRIPTION	SQ. MTS.
01	AREA OF PLOT NO. 378	440.80
a	AS PER OWNERSHIP DOCUMENT	440.80
b	AS PER MEASUREMENT SHEET	457.93
c	AS PER SITE	457.93
02	DEDUCTION FOR	
a	PROPOSED D.P. / D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	---
b	ANY D.P. RESERVATION	---
c	BALANCE PROPOSED	---
03	BALANCE AREA OF PLOT (1-2)	440.80
04	AMENITY SPACE (If Applicable)	---
a	REQUIRED	NOT APPLICABLE
b	ADJUSTMENT OF 2(b), if any	NOT APPLICABLE
c	BALANCE PROPOSED	---
05	NET PLOT AREA (3-4 (c))	440.80
06	RECREATIONAL OPEN SPACE (If Applicable)	---
a	REQUIRED	NOT APPLICABLE
b	PROPOSED	---
07	INTERNAL ROAD AREA	---
08	PLOT AREA (If Applicable)	---
09	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (Sr. No. 5) BASIC F.S.I (440.80 X 1.10 = 484.88 SQ. MTS.)	484.88
10	ADDITION OF F.S.I ON PAYMENT OF PREMIUM	
a	MAXIMUM PERMISSIBLE PREMIUM F.S.I BASED ON ROAD WIDTH / T.O.D ZONE (440.80 X 0.30 = 132.18 SQ. MTS.)	132.18
b	PROPOSED F.S.I ON PAYMENT OF PREMIUM	132.18
11	IN-SITU F.S.I / TOR LOADING 440.80 X 0.30 = 132.18 SQ. MTS.	132.18
	PERMISSIBLE TOR = 440.80 X 0.30 = 132.18 SQ. MTS.	
	PROPOSED TO BE UTILISED	
1	X = (132.18) X Y	
	YEAR = 2018-2019	
	DRC OF - CERTIFICATE NO. 034	
	X = (880 X 80 X 1.10 X 0.30) X (132.18 SQ. MTS.) X 60 SQ. MTS.	
	X = 302.07 (SQ. MTS.)	
	X = 0.957 X 90 = 87.42 SQ. MTS.	
	X = 57.42 SQ. MTS. (PERMISSIBLE UTILIZATION OF TOR IN SQ. MTS. ON RECEIVING PLOT)	
2	X = (132.18) X Y	
	YEAR = 2018-2019	
	DRC OF - CERTIFICATE NO. 032	
	X = (880 X 80 X 1.10 X 0.30) X (132.18 SQ. MTS.) X 70 SQ. MTS.	
	X = 378.84 (SQ. MTS.)	
	X = 0.957 X 70 = 67.00 SQ. MTS.	
	X = 75.00 SQ. MTS. (PERMISSIBLE UTILIZATION OF TOR IN SQ. MTS. ON RECEIVING PLOT)	
	(1) + (2) = 57.42 + 75.00 = 132.42 SQ. MTS.	
	REQUIRED TOR = 132.18 SQ. MTS.	
12	IN-SITU AREA ADJACENT D.P. ROAD (20x Sr. No. 2 (a)) If any	---
b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.00 or 1.85 X Sr. No. 4 (b) and / or (c))	---
c	TDR AREA	132.18
d	TOTAL IN-SITU / TOR LOADING PROPOSED ((11 (a)) + (b) + (c))	132.18
13	ADDITION F.S.I AREA UNDER CHAPTER NO. 7	---
14	TOTAL ENTITLEMENT OF F.S.I IN THE PROPOSAL	---
a	(1 + 2) + (11 (a)) + (11 (b)) + (11 (c)) + (11 (d)) + (11 (e)) + (11 (f)) + (11 (g)) + (11 (h)) + (11 (i)) + (11 (j)) + (11 (k)) + (11 (l)) + (11 (m)) + (11 (n)) + (11 (o)) + (11 (p)) + (11 (q)) + (11 (r)) + (11 (s)) + (11 (t)) + (11 (u)) + (11 (v)) + (11 (w)) + (11 (x)) + (11 (y)) + (11 (z))	748.02
b	ANCILLARY AREA F.S.I UP TO 80% OR 80% WITH PAYMENT OF CHARGES (748.02 X 0.80 = 448.416 SQ. MTS.)	448.416
c	TOTAL ENTITLEMENT (a+b)	1196.432
15	MAXIMUM UTILIZATION LIMIT OF F.S.I (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 1.8 or 1.85	1196.029
16	TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area as Sr. No. 17 (a))	1196.029
a	EXISTING BUILT-UP AREA	---
b	NOW PROPOSED BUILT-UP AREA (as per 'P-line')	1196.029
c	TOTAL (a+b)	1196.029
17	F.S.I CONSUMED (151/3) (should not be more than serial No. 14 above)	0.99
18	AREA FOR INCLUSIVE HOUSING, IF ANY	---
a	REQUIRED (20% OF Sr. No. 5)	NOT APPLICABLE
b	PROPOSED	NOT APPLICABLE



### CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 7-10-2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

MR. NARAYAN JASTAP  
 SIGNATURE OF ARCHITECT

### OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY AND WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICIAN PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME AND SIGNATURE: SHRI. VINAY GURUCHARAN VERMA  
 DIRECTOR: SHRI. VINAY GURUCHARAN VERMA

### NOTE

- PLOT BOUNDARY SHOWN IN THICK BLACK
- PROPOSED WORK SHOWN IN RED WASHED
- DRAINAGE WORK SHOWN IN RED DOTTED
- ALL EXTERNAL WALLS ARE 0.15M THICK
- ALL INTERNAL WALLS ARE 0.10M THICK
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.

### DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING PLOT NO. 378, CTS. NO. 4646, AT MOUJIE: KANSALI, AMBARNATH (E) TAL- AMBERNATH (E), DIST : THANE.

GRRS NIRMAN PVT. LTD.

FOR: M/S GRRS NIRMAN PVT. LTD  
 (DIRECTOR: SHRI. VINAY GURUCHARAN VERMA)

ARCHITECT STAMP AND SIGNATURE  
 DRG. NO., DATE, REVISION NO., DEALT BY, CHECKED BY