TOTAL BUILT UP AREA STATEMENT & CONSTRUCTION AREA STATEMENT IN SQ. MT.

BLDG. NO.	NO. OF FLOOR	HEIGHT OF BLDG.	GR. FLOOR	1ST. FLOOR	2ND. FLOOR	3RD. FLOOR	4TH. FLOOR	5TH. FLOOR	6TH. FLOOR	TOTAL B/UP AREA	STILT AREA	TOTAL CONSTRUCTION AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11 = 4+5+6+7+8+9+10)	(12)	(13 =11+12)
01	STILT/GR+6UP	21.00	128.86	479.00	479.00	479.00	479.00	479.00	479.00	3002.86	361.74	3364.60
TOTAL			128.86	479.00	479.00	479.00	479.00	479.00	479.00	3002.86	361.74	3364.60

SHEET NO. : 01 — 01 / 01

STAMPS OF APPROVAL OF PLANS:

या कार्यालयाचे पत्र क्र. भिवंडी/रेखांकन/बांध /मौ. वाघोटे/ ता. भिवंडी ... सर्वसाधारण ... दि. 24/11/2023

प्रमाणित अटी व शर्तीना अधीन राहून ..... रेखांकने

दुरुस्ती दर्शविण्या रंगाचे ..... दिनांक ..... करण्यासाठी

नकाशांना मंजूरीसाठी सिध्दरस करण्यात येत आहे.

सहायक संचालक
नगर रचना, ठाणे

FORM OF STATEMENT 2 [SR. NO.9(a)] PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE. (SQ.MT.)
BLDG - 01	GROUND	128.86
	FIRST	479.00
	SECOND	479.00
	THIRD	479.00
	FOURTH	479.00
	FIFTH	479.00
	SIXTH	479.00
	TOTAL	3002.86

PARKING REQUIREMENTS

PARKING SPACE		NUMBER OF TENAMENTS	PARKING REQUIRED (A)		PARKING ADDITION 5% VISITOR PARKING (B)		PARKING REQUIRED AS PER 8.2.2 TABLE No.8(C)=0.4 (A+B)(0.4)		PARKING PROVIDED	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.		12	6	12	0	1	2	N.A.	2	32
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30		42	21	84	1	4	9	N.A.	9	98
4FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.		0	0	0	0	0	0	N.A.	0	0
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF		45	0	2	0	0	0	N.A.	0	2
DIMENSION FOR VEHICAL CAR = 2.5x4.5 SCOOTER = 1.0x2.0	TOTAL	54	27	98	1	5	11	N.A.	17	132

CALCULATION FOR (COMMERCIAL AREA).

A1	11.23	X	4.85	X	1	=	54.47 SQ.MT.
TOTAL ADDITION						=	54.47 SQ.MT.
DEDUCTIONS							
1	5.13	X	0.95	X	1	=	4.87 SQ.MT.
TOTAL DEDUCTION						=	4.87 SQ.MT.
BUILT UP AREA							
54.47	-	4.87				=	49.59 SQ.MT.
NET BUILT UP AREA							49.59 SQ.MT.

CALCULATION FOR (GROUND FLOOR).

A	15.93	X	14.00	X	1	=	223.02 SQ.MT.
TOTAL ADDITION						=	223.02 SQ.MT.
DEDUCTIONS							
1	12.33	X	5.55	X	1	=	68.43 SQ.MT.
2	3.40	X	1.60	X	1	=	5.44 SQ.MT.
3	1.30	X	3.43	X	1	=	4.46 SQ.MT.
4	0.75	X	2.40	X	1	=	1.80 SQ.MT.
5	3.76	X	2.09	X	1	=	7.86 SQ.MT.
6	1.53	X	2.05	X	1	=	3.14 SQ.MT.
7	1.48	X	2.05	X	1	=	3.03 SQ.MT.
TOTAL DEDUCTION						=	94.16 SQ.MT.
BUILT UP AREA							
223.02	-	94.16				=	128.86 SQ.MT.
NET BUILT UP AREA							128.86 SQ.MT.

FORM OF STATEMENT 3 [SR. NO.9(g)]

AREA DETAILS OF APARTMENT (AS PER RERA)

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF ENCL. BALCONY ATTACHED TO APARTMENT
01	GROUND	SHOP NO-01.	13.23 SQ.MT.	--
		SHOP NO-02.	13.23 SQ.MT.	--
		SHOP NO-03.	8.93 SQ.MT.	--
		SHOP NO-04.	9.14 SQ.MT.	--
	1ST, 2ND, 3RD,4TH,5TH & 6TH.	101,201,301,401,501, 601.	37.36 SQ.MT.	LIVING = 2.75 X 1.00 = 2.75
		102,202,302,402,502, 602.	42.58 SQ.MT.	LIVING = 2.75 X 1.00 = 2.75
		103,203,303,403,503, 603.	37.36 SQ.MT.	LIVING = 2.75 X 1.00 = 2.75
		104,204,304,404,504, 604.	38.14 SQ.MT.	LIVING = 2.75 X 1.00 = 2.75
		105,205,305,405,505, 605.	37.36 SQ.MT.	LIVING = 2.75 X 1.00 = 2.75
		106,206,306,406,506, 606.	37.36 SQ.MT.	LIVING = 2.75 X 1.00 = 2.75
		107,207,307,407,507, 607.	37.36 SQ.MT.	LIVING = 2.75 X 1.00 = 2.75
		108,208,308,408,508, 608.	37.36 SQ.MT.	LIVING = 2.75 X 1.00 = 2.75
		109,209,309,409,509, 609.	57.28 SQ.MT.	--

VENTILATION STATEMENT

TYPE OF ROOM	AREA OF THE ROOM	REQUIRED VENTILATION 1/10TH	PROPOSED VENTILATION	WIDTH OF ROOM
LIVING ROOM	15.20 SQ.MT.	1.52 SQ.MT.	3.51 SQ.MT.	2.80 MT.
KITCHEN	5.94 SQ.MT.	0.59 SQ.MT.	2.10 SQ.MT.	2.20 MT.
BEDROOM	9.90 SQ.MT.	0.99 SQ.MT.	3.51 SQ.MT.	2.75 MT.
TOILET	2.52 SQ.MT.	0.25 SQ.MT.	0.71 SQ.MT.	1.20 MT.

CALCULATION FOR (STILT. FLOOR).

C	44.29	X	14.00	X	1	=	620.06 SQ.MT.
TOTAL ADDITION						=	620.06 SQ.MT.
DEDUCTIONS							
1	5.19	X	6.00	X	1	=	31.14 SQ.MT.
2	3.15	X	2.25	X	1	=	7.09 SQ.MT.
3	5.65	X	1.35	X	3	=	22.88 SQ.MT.
4	2.50	X	0.45	X	1	=	1.13 SQ.MT.
5	3.60	X	6.15	X	1	=	22.14 SQ.MT.
6	2.30	X	2.25	X	1	=	5.18 SQ.MT.
7	6.90	X	1.70	X	1	=	11.73 SQ.MT.
8	2.45	X	2.25	X	1	=	5.51 SQ.MT.
9	8.38	X	1.60	X	1	=	13.41 SQ.MT.
10	8.53	X	6.25	X	1	=	53.31 SQ.MT.
11	6.10	X	8.45	X	1	=	51.55 SQ.MT.
12	8.34	X	2.30	X	1	=	19.18 SQ.MT.
13	0.75	X	1.40	X	1	=	1.05 SQ.MT.
14	2.45	X	1.13	X	4	=	11.07 SQ.MT.
15	1.15	X	1.70	X	1	=	1.96 SQ.MT.
TOTAL DEDUCTION						=	258.32 SQ.MT.
BUILT UP AREA							
620.06	-	258.32				=	361.74 SQ.MT.
NET BUILT UP AREA							361.74 SQ.MT.

CALCULATION FOR (1ST TO 6TH. FLOOR).

B	44.29	X	14.00	X	1	=	620.06 SQ.MT.
TOTAL ADDITION						=	620.06 SQ.MT.
DEDUCTIONS							
1	5.19	X	6.00	X	1	=	31.14 SQ.MT.
2	3.15	X	2.25	X	1	=	7.09 SQ.MT.
3	5.65	X	0.35	X	4	=	7.91 SQ.MT.
4	2.48	X	0.45	X	1	=	1.12 SQ.MT.
5	2.30	X	2.25	X	1	=	5.18 SQ.MT.
6	6.90	X	1.70	X	1	=	11.73 SQ.MT.
7	2.45	X	2.25	X	6	=	33.08 SQ.MT.
8	3.25	X	1.60	X	1	=	5.20 SQ.MT.
9	8.34	X	2.30	X	1	=	19.18 SQ.MT.
10	0.75	X	2.30	X	1	=	1.73 SQ.MT.
11	0.75	X	1.40	X	1	=	1.05 SQ.MT.
12	5.00	X	2.10	X	1	=	10.50 SQ.MT.
13	1.48	X	2.05	X	1	=	3.03 SQ.MT.
14	1.53	X	2.05	X	1	=	3.14 SQ.MT.
TOTAL DEDUCTION						=	141.06 SQ.MT.
BUILT UP AREA							
620.06	-	141.06				=	479.00 SQ.MT.
NET BUILT UP AREA							479.00 SQ.MT.

BEFORE AMALGAMATION

PLOT NO. (S.NO.108/1/A/1, 108/1/11/3, 108/1/2/B.)	AREA	OWNER
14	426.00 SQ.MT.	1. MRS. SARITA MAHENDRA NAVDHARE 2. MR. RAJESH KANHAIYALAL VANJARANI 3. MRS. RIYA MAHESH KABADI 4. MRS. NAJIYA SARFARAJ SHAIK
02	402.00 SQ.MT.	1. MRS. SARITA MAHENDRA NAVDHARE 2. MR. RAJESH KANHAIYALAL VANJARANI 3. MRS. RIYA MAHESH KABADI 4. MRS. NAJIYA SARFARAJ SHAIK
03	511.00 SQ.MT.	1. MRS. SARITA MAHENDRA NAVDHARE 2. MR. RAJESH KANHAIYALAL VANJARANI 3. MRS. RIYA MAHESH KABADI 4. MRS. NAJIYA SARFARAJ SHAIK

AFTER AMALGAMATION

PLOT NO. (S.NO.108/1/A/1, 108/1/11/3, 108/1/2/B.)	AREA	OWNER
(01+02+03)	1339.00 SQ.MT.	1. MRS. SARITA MAHENDRA NAVDHARE 2. MR. RAJESH KANHAIYALAL VANJARANI 3. MRS. RIYA MAHESH KABADI 4. MRS. NAJIYA SARFARAJ SHAIK

AREA STATEMENT

1.	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)		
(a)	AS PER OWNERSHIP DOCUMENT (7/12 OTS EXTRACT)		
(i)	S.NO.108/1/A/1 - PLOT NO. 01.	426.00 SQ.MT.	
(ii)	S.NO.108/1/2/B - PLOT NO. 02.	402.00 SQ.MT.	
(iii)	S.NO.108/1/11/3 - PLOT NO. 03.	511.00 SQ.MT.	
	TOTAL	1339.00 SQ.MT.	
(b)	AS PER MEASUREMENT SHEET	1339.13 SQ.MT.	
(c)	AS PER SITE	1339.00 SQ.MT.	
2.	DEDUCTIONS FOR		
(a)	AREA UNDER 9.00 MTR. W. EXISTING ROAD		NIL
(b)	ANY D.P. RESERVATION AREA		NIL
	TOTAL (A+B)		NIL
3.	BALANCE AREA OF PLOT (1-2)		1339.00 SQ.MT.
4.	AMENITY SPACE (IF APPLICABLE)		NIL
(a)	REQUIRED-		NIL
(b)	ADJUSTMENT OF 2(B), IF ANY-		NIL
(c)	BALANCE PROPOSED-		NIL
5.	NET PLOT AREA (3-4(C))		1339.00 SQ.MT.
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)		NIL
(a)	REQUIRED		NIL
(b)	PROPOSED-		NIL
7.	INTERNAL ROAD AREA		NIL
8.	PLOTABLE AREA (IF APPLICABLE)		NIL
9.	BUILT UP AREA OF WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR.NO. 9.X 1.10) (1338.00 X 1.10)		1472.90 SQ.MT
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM (0.30)		401.70 SQ.MT
(a)	MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH& TOD ZONE		NIL
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM.		401.70 SQ.MT
11.	IN- SITU FSI / TDR LOADING		NIL
(a)	IN-SITU AREA AGAINST D.P.ROAD [2.0X SR.NO.2(A)], (IF ANY		NIL
(b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X SR.NO. 4(B) AND /OR (C)]		NIL
(c)	TDR AREA-		NIL
(d)	TOTAL IN-SITU TDR LOADING PROPOSED (11(A)+(B)+(C))		NIL
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO.7		NIL
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		--
	[9+10(B)+11(D)]OR 12 WHICHEVER IS APPLICABLE		1874.60 SQ.MT
(b)	ANCILLARY AREA FSI UPTO 60% & 80% WITH PAYMENT OF CHARGES a) Ancillary area FSI upto 60% on COMMERCIAL (49.59 X 60% = 39.67 sq.mt.) b) Ancillary area FSI upto 60% on RESIDENTIAL (1625.01 X 60% = 1095.00 sq.mt.)		1134.67 SQ.MT
(c)	TOTAL ENTITLEMENT (A+B)		3009.27 SQ.MT
14.	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIALY PERMISSIBLE AS PER ROAD WIDTH ((AS PER REGULATION NO.6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE)X 1.6 OR 1.8)		3009.27 SQ.MT
15.	TOTAL BUILTUP-AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO 17B)		
(a)	EXISTING BUILT-UP AREA		NIL
(b)	PROPOSED BUILT-UP AREA (AS PER P-LINE)		3002.86 SQ.MT.
(c)	TOTAL (A+B)		3002.86 SQ.MT.
16.	F.S.I CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)		0.99
17.	AREA OF INCLUSIVE HOUSING ,IF ANY		NIL

PROFORMA II

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 01/04/2021, 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 Record Department/City Survey Records.

Signature of Architect/Licensed Engineer/ Structural Engineer/Supervisor.

DESCRIPTION OF PROPERTY AND PROPOSAL

PROPOSED RESIDENTIAL CUM COMMERCIAL (CONVENIENCE SHOPPING) BUILDING ON G.NO.108/1/4/1, 108/1/2/B, 108/1/11/3, PLOT NO. 1,2 & 3, AT VILLAGE - VASIND, TAL.- SHAHAPUR, DIST.- THANE.

OWNERS DECLARATION

I undersigned hereby confirm that I would abide by plans approved by Authority. I would execute the structure as per approved plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNERS NAME AND SIGNATURE

CLIENT- M/S MORYA DEVELOPERS

MR. GIRISH MOHAN LULLA — MR. HITESH HARESHLAL KUKREJA

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY	LICENSE NO. OF LICENSED ARCHITECT.
	R-01/M-00	AS STATED	P.G.K.	AKSHAY	CA/2018/96278

NAME & SIGN OF LICENSED ARCHITECT

MAK DESIGN & CO.
Architects, Interior Designers & Civil Consultants
Ar. Akshay R. Shirke - 9987074576

ELEVATION
SCALE :- 1:100

SECTION A-A'
SCALE :- 1:100

SECTION OF SEPTIC TANK
(SCALE :- 1:75)

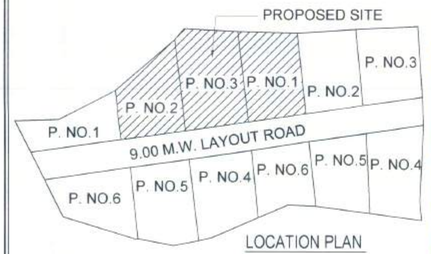
SECTION OF COMPOUND WALL
(SCALE :- 1:75)

PLAN OF SEPTIC TANK
(SCALE :- 1:75)

SECTION OF U/G TANK
(SCALE :- 1:100)

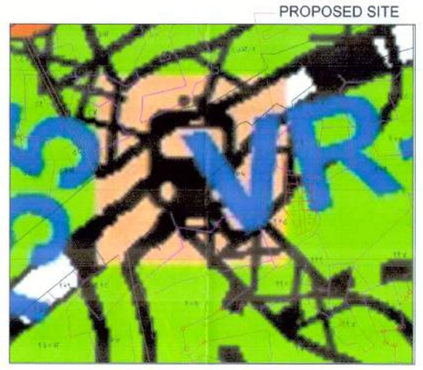
BUILT UP AREA DIAGRAM
(COMMERCIAL AREA) SCALE : 1:200

PROPOSED SITE



LOCATION PLAN
SCALE : 1:4000

PROPOSED SITE



REGIONAL PLAN
SCALE : 1:5000

BUILT UP AREA DIAGRAM
(GROUND FLOOR) (P-LINE)
SCALE : 1:200

BUILT UP AREA DIAGRAM (P-LINE)
(1ST TO 6TH FLOOR) SCALE : 1:200

BUILT UP AREA DIAGRAM
(STILT FLOOR) SCALE : 1:200

PROPOSED SITE

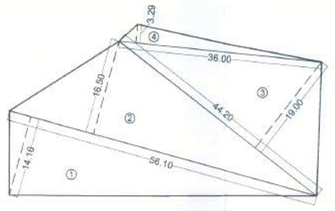
GOOGLE LOCATION

PROPOSED SITE

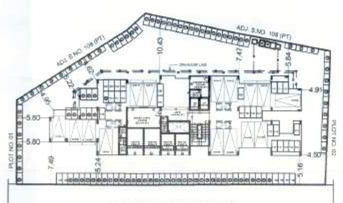
ASANGAON GROWTH CENTRE PLAN
SCALE : 1:5000

1	56.10	X	14.16	X	0.5	= 397.19
2	56.10	X	16.50	X	0.5	= 462.83
3	44.20	X	19.00	X	0.5	= 419.90
4	36.00	X	3.29	X	0.5	= 59.22
TOTAL						= 1339.13

PLOT AREA CALCULATION FOR

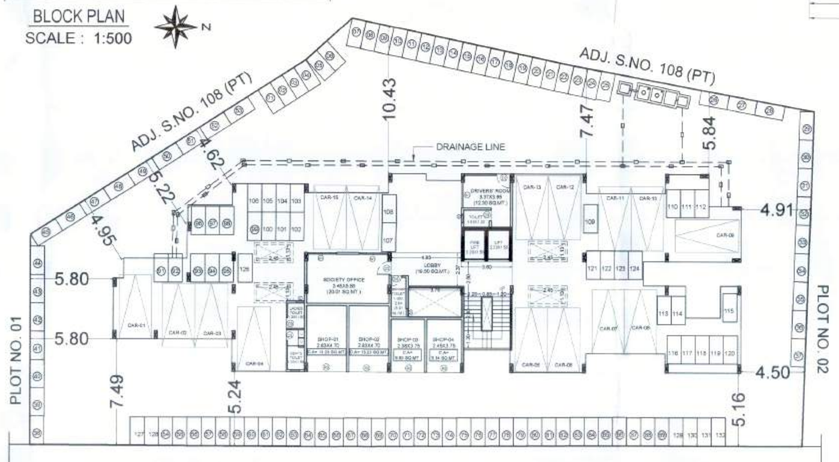


PLOT AREA DIAGRAM
SCALE : 1:500

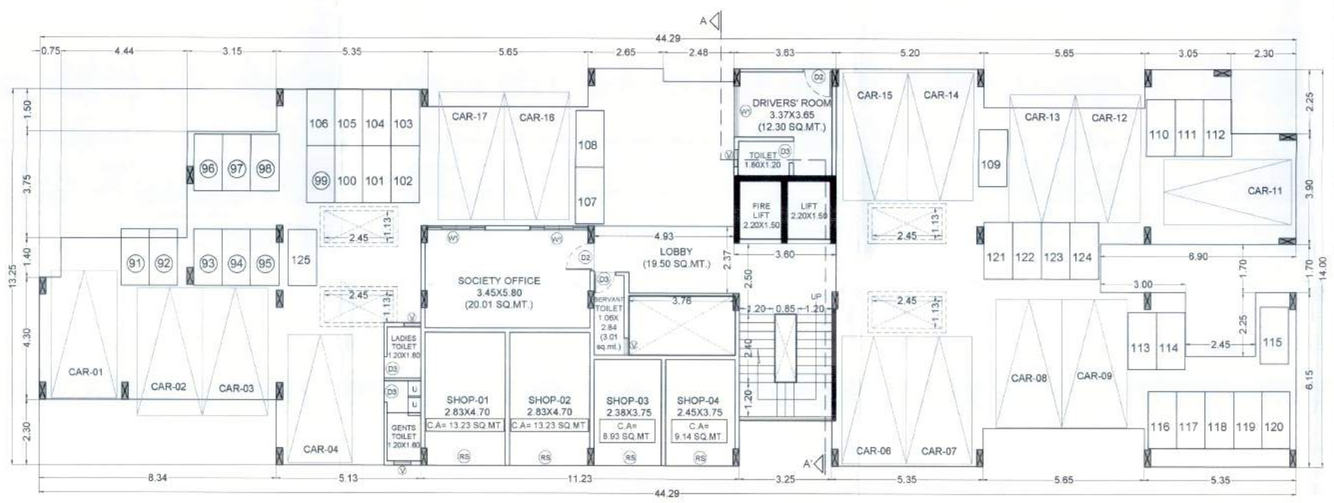


BLOCK PLAN
SCALE : 1:500

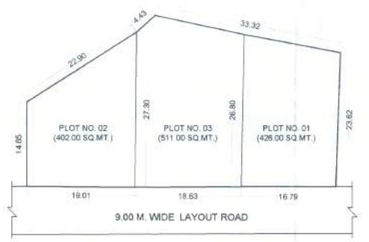
TYPICAL FLOOR PLAN (1ST, 2ND,3RD, 4TH,5TH & 6TH.)
SCALE : 1:100



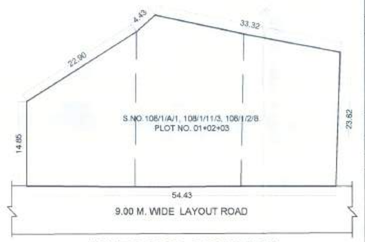
LAYOUT
SCALE : 1:200



STILT / GROUND FLOOR PLAN
SCALE : 1:100



BEFORE AMALGAMATION
SCALE : 1:500



AFTER AMALGAMATION
SCALE : 1:500