

**FORM OF STATEMENT-2  
PROPOSED BUILDING**

BUILDING NO.	FLOOR NO.	TOTAL B/UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
BLDG. -1	ST+21ST	13143.69
	TOTAL	13143.69

**TOTAL AREA**

BUILDING NO.	F.S.I. AREA SQ.MT.	ANCILLARY AREA SQ.MT.	TOTAL P-LINE AREA SQ.MT.
BLDG- 1	8216.00	4927.69	13143.69
TOTAL	8216.00	4927.69	13143.69

**PARKING AREA STATEMENT (BLDG. -1)**

Carpet Area of flat in sq.mt.	No. of flat	Car Parking Req.	Scooter Parking Req.	Car Parking space provided
40 to Less than 80 sq.mt.	184	184 / 2 = 92	92 X 2 = 184	92 X 2.5 X 5.5 = 1265.00 (PROVIDED IN STILT OPEN SPACE)
CAR VISITOR PARKING REQUIRED 5% = 92X5% = 5 NOS = 92+5 = 97 NOS				
SCOOTER VISITOR PARKING REQ. 5% = 184X5% = 9 NOS = 184+9 = 193 NOS				
OFF STREET PARKING FACTOR = 0.80				
CAR PARKING REQUIRED = 97X0.80= 78 NOS				PROPOSED 89 CAR
SCOOTER PARKING REQUIRED = 193X0.80 = 154NOS				PROPOSED SCT. 47 NOS
SCOOTER PARK. CONVERTED CAR PARK. = 107/6 = 17.83 CAR SAY = 18 CAR				PROPOSED 18 CAR INSTEAD OF 107 SCT.

**GROSS BUILT UP AREA - A**

BUILDING CONFIGURATION	P-LINE AREA IN SQ.MT.	STILT AREA IN SQ.MT.	REFUGE AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
BLDG NO. 1 ST+21ST	13143.69	641.70	231.37	14016.76

**SCHEDULE OF OPENING:**

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
SIDDHIVINAYAK AURA	D2	0.60	2.10	3
SIDDHIVINAYAK AURA	D1	0.26	2.10	2
SIDDHIVINAYAK AURA	D1	0.68	2.10	2
SIDDHIVINAYAK AURA	D1	1.00	2.10	6
SIDDHIVINAYAK AURA	D1	0.85	2.10	6
SIDDHIVINAYAK AURA	D1	0.89	2.10	6
SIDDHIVINAYAK AURA	D1	0.64	2.10	3
SIDDHIVINAYAK AURA	D	1.15	2.10	5
SIDDHIVINAYAK AURA	D2	0.74	2.10	7
SIDDHIVINAYAK AURA	D1	0.90	2.10	52
SIDDHIVINAYAK AURA	D	0.90	2.10	18
SIDDHIVINAYAK AURA	D2	0.75	2.10	34
SIDDHIVINAYAK AURA	D	1.05	2.10	19

**SCHEDULE OF OPENING:**

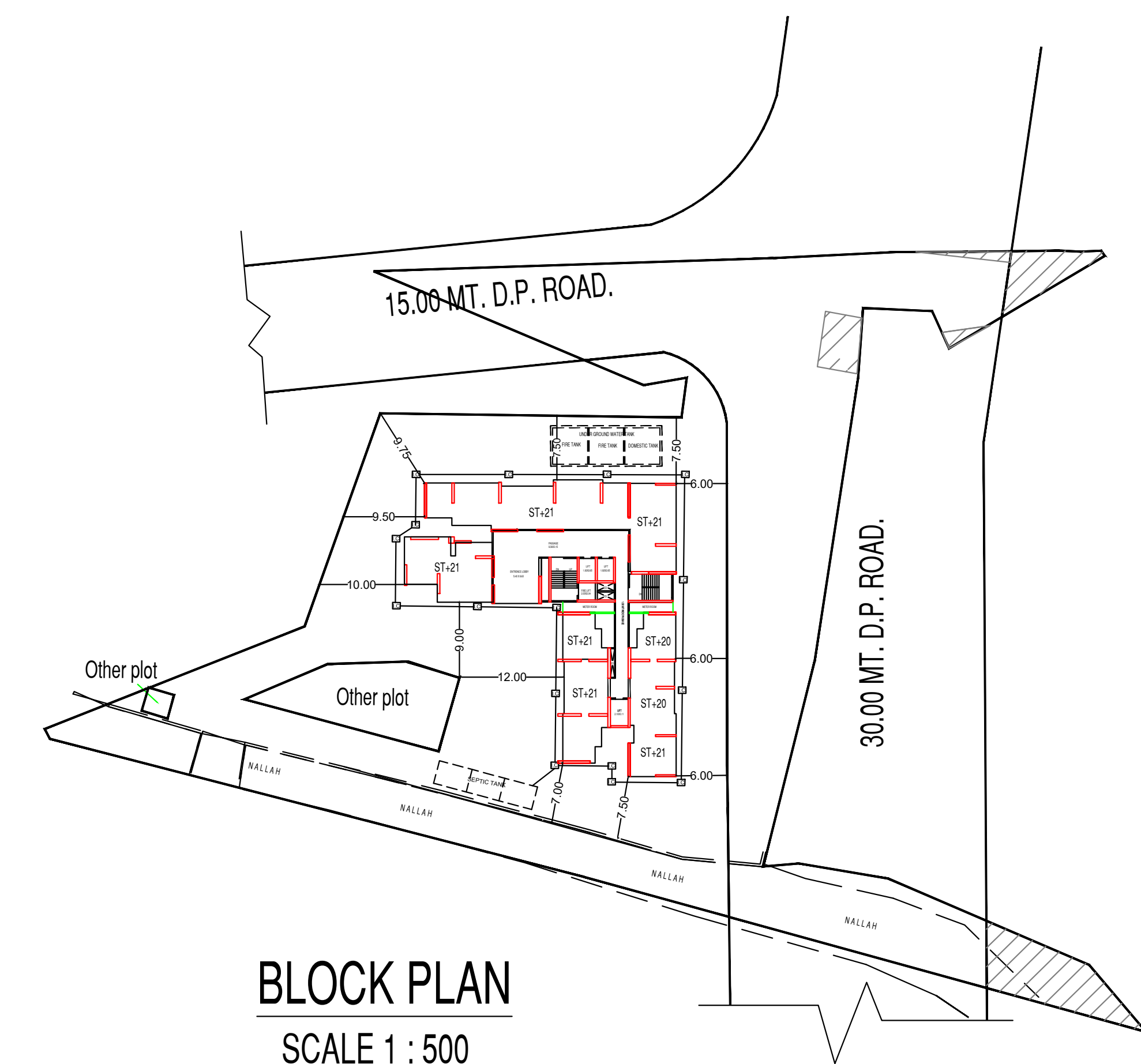
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
SIDDHIVINAYAK AURA	W	2.85	1.50	2
SIDDHIVINAYAK AURA	W	0.53	1.50	2
SIDDHIVINAYAK AURA	W	2.93	1.50	2
SIDDHIVINAYAK AURA	W	0.59	1.50	3
SIDDHIVINAYAK AURA	W	0.68	1.50	6
SIDDHIVINAYAK AURA	V	0.53	1.20	3
SIDDHIVINAYAK AURA	W	2.39	1.50	7
SIDDHIVINAYAK AURA	V	0.75	1.20	10
SIDDHIVINAYAK AURA	W	0.52	1.50	14
SIDDHIVINAYAK AURA	W	3.01	1.50	1
SIDDHIVINAYAK AURA	W	0.45	1.50	17
SIDDHIVINAYAK AURA	W	3.00	1.50	53
SIDDHIVINAYAK AURA	V	0.60	1.20	37
SIDDHIVINAYAK AURA	W	0.40	1.50	6

**FSI DETAILS**

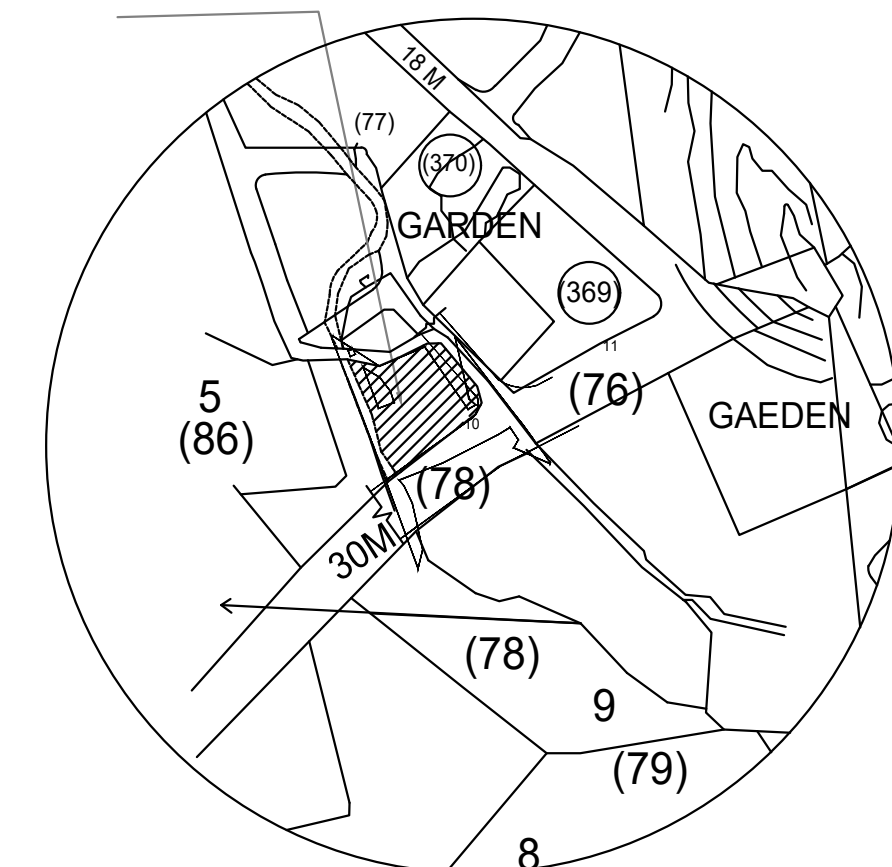
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	1.40	0.00	0.00	0.00	3.00	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.50	1.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P Line Area()	3008.51	2135.50	5979.41	0.00	4929.60	0.00	16053.02	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4 )	3008.50	2135.50	3072.00	0.00	4927.69	0.00	13143.69	0.00	13143.69
9.6 Index Consumed	1.09	0.49	0.71	0.00	0.00	0.00	2.31	0.00	0.00

**Area utilisation of Roads and Reservations**

Description of area utilisation	Area surrendered In Sq.Mt.	Quantum of DR/TDR generation	Incentive, if any	Total Quantum of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
Reservation type: Reservation no: Name						
- - 30.00 m D.P. Road Widening	1536.00	3072.00	76.80	3148.80	3072.00	76.80

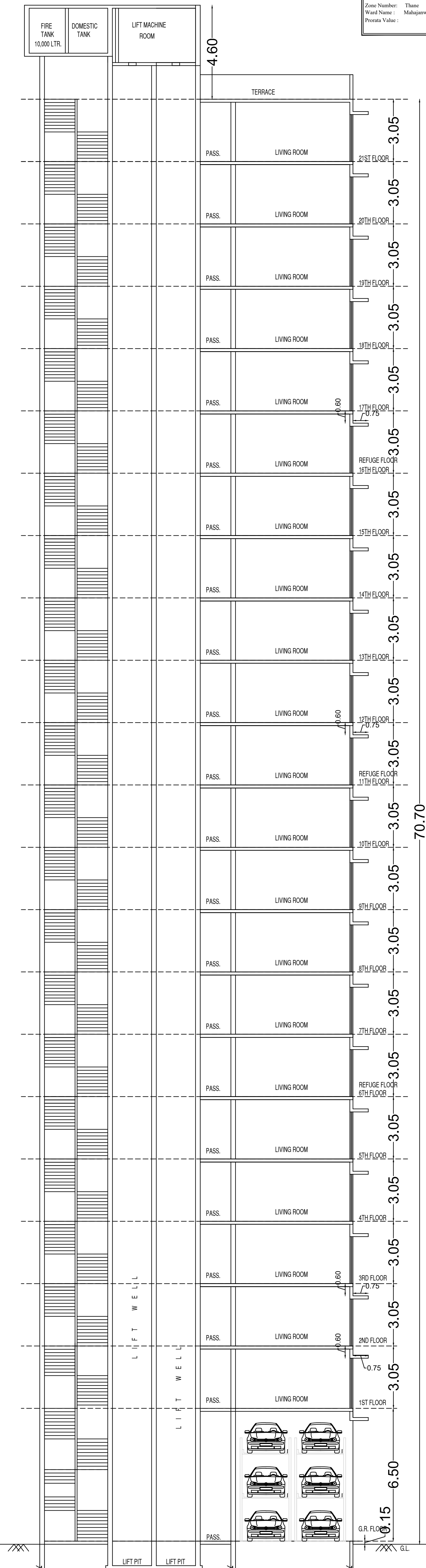
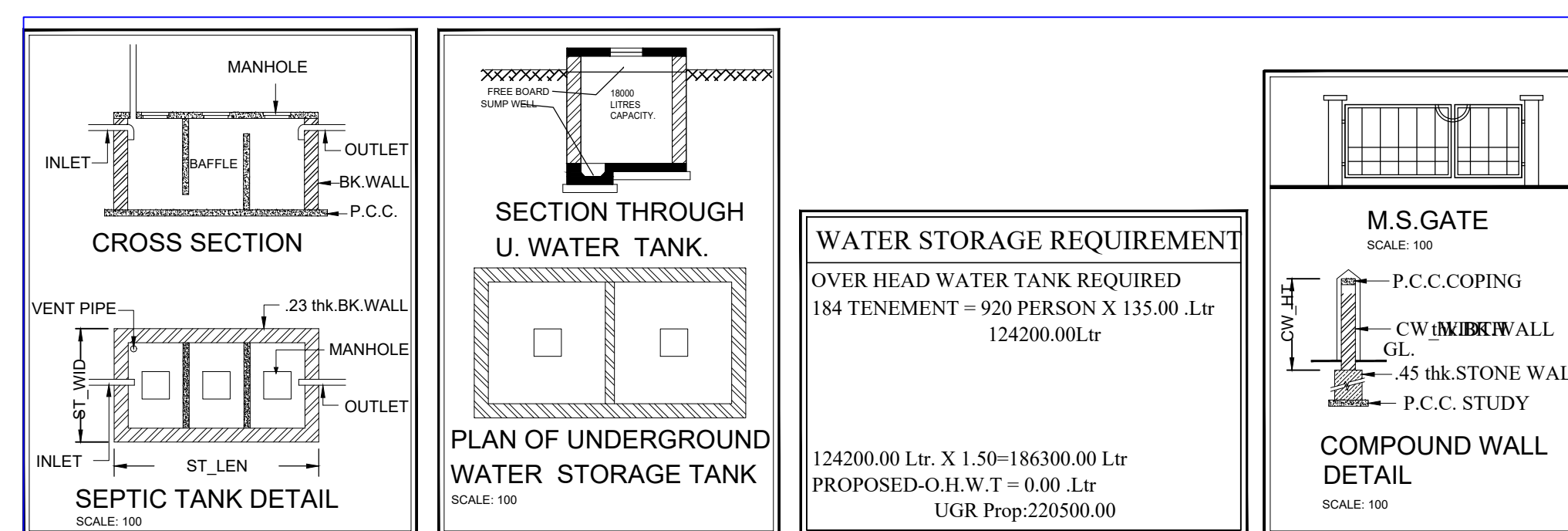
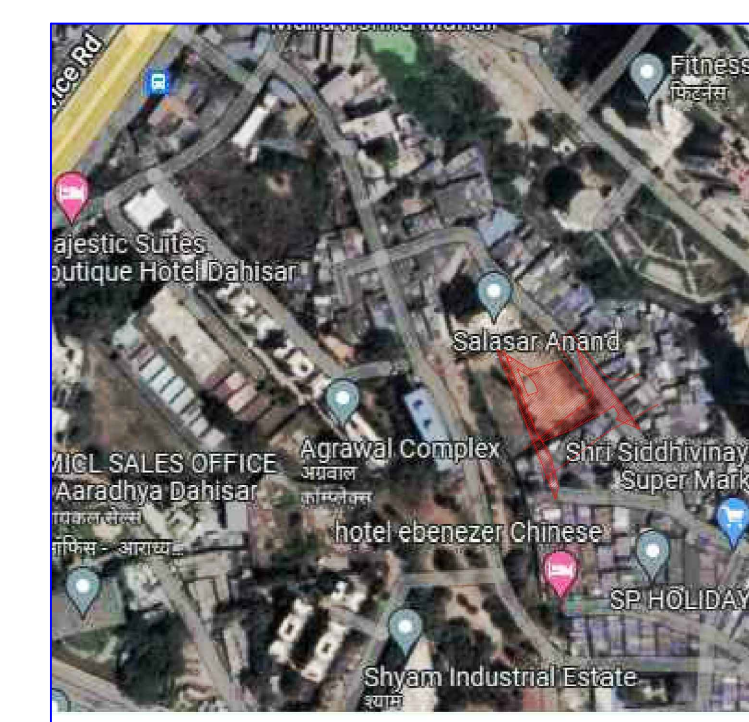
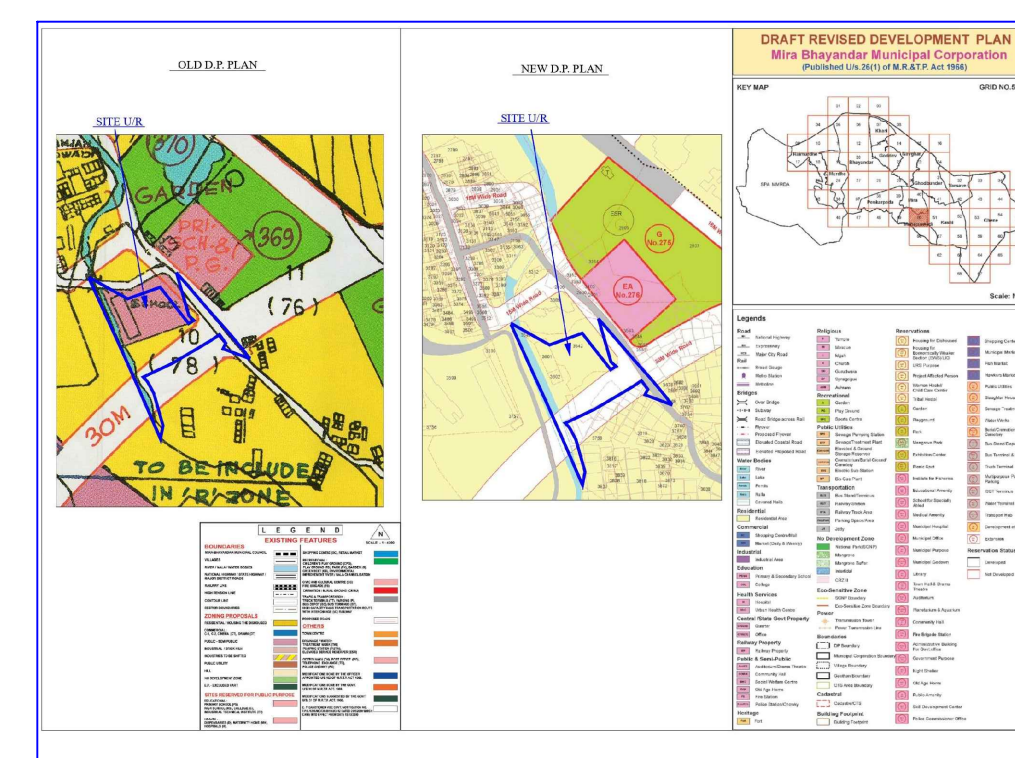


**PROPOSED SITE U/R.**



**LOCATION PLAN**

SCALE - 1:4000



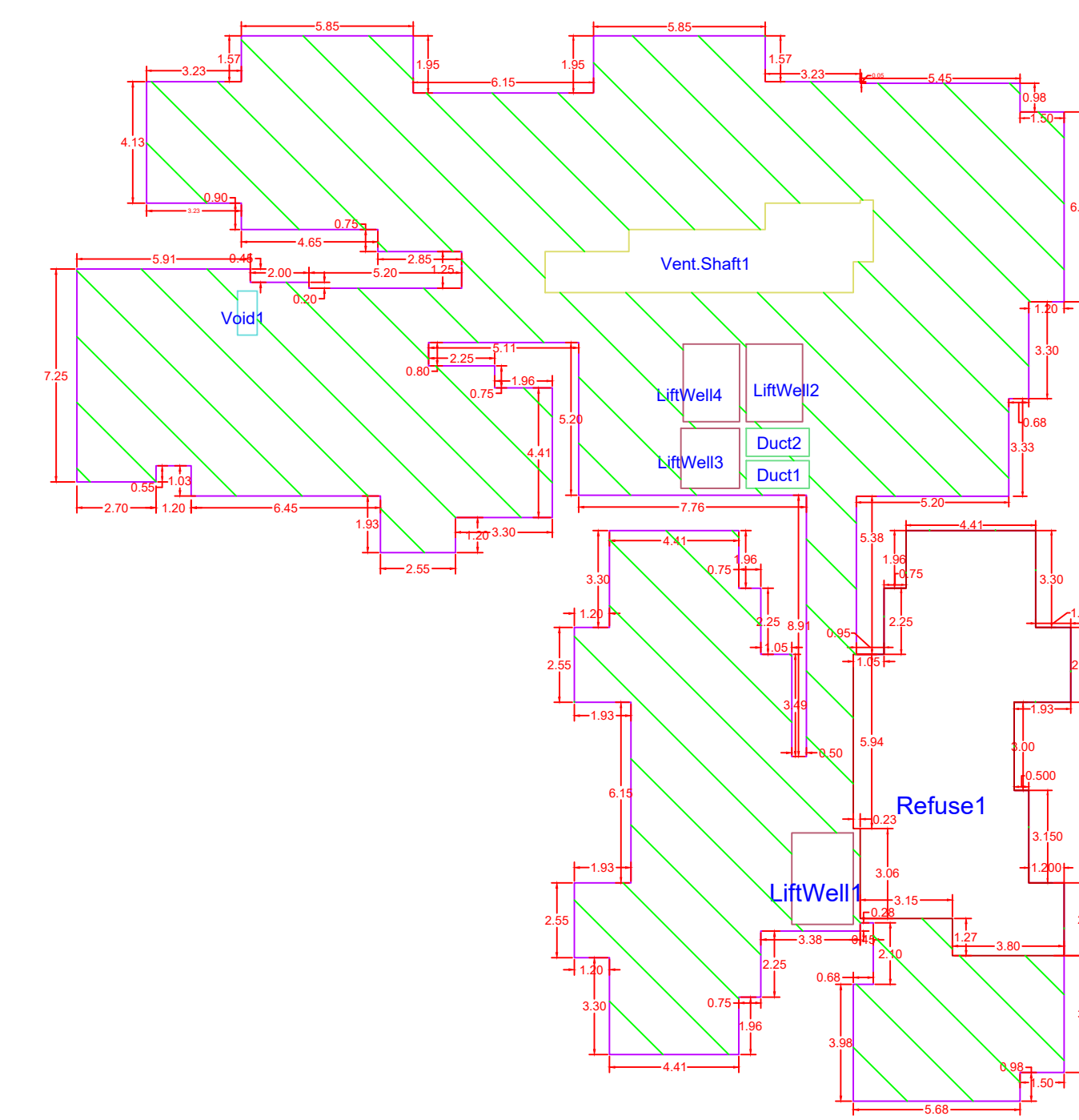
**LEGENDS:**  
 PLOT BOUNDARY SHOWN WHITE  
 PROPOSED WORK SHOWN RED  
 EXISTING WORK SHOWN BLUE  
 WATER LINE SHOWN YELLOW  
 SEWER LINE SHOWN RED  
 ELECTRICAL LINE SHOWN GREEN  
 TELEPHONE LINE SHOWN BLUE  
 EXISTING SHOWN BLUE HATCHED

**Project Details**  
 Building Type: Revised Building Permission  
 Zone Type: Residential Zone (R1)  
 Location: Non-Congested  
 Ward No.:  
 Plot No.:  
 CTS No./Survey No.: 1542/B, 3602/B, 3758/B  
 Sheet No.: 1  
 Zone Number: Thane  
 Ward Name: Mahajanwadi  
 Project Value: 0.00

Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	4465.00
(a) As per ownership document (7/12, CTS extract)	4465.34
(b) as per R or City Survey measure sheet	4465.00
(c) as per Demarcated drawing area	4465.21
LESS	
2. Area not in possession	193.99
3. Entire area (1-2)	4271.01
4. Deductions for	-
(a) Proposed D.P./D.P. Road Widening Area /Service Road / Highway widening	1536.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	1536.00
5. Balance area of plot (3-4)	2735.01
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2735.01
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check	-
i) If it is full number like 1.2, 125, 419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5, 125/1 419/1 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-
Certificate of Area: Certified that the plot under reference was surveyed by me on 2023-06-16 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.	
Signature (Name of Architect/ Licensed Engineer/ Supervisor.) Owner's Declaration - I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.	
Owner (s) name and signature	
Architect/ Licensed Engineer/ Supervisor Name and signature	
Job No. <b>MBMC-23-ENTRY-35111</b>	
Name of - Owner Mr VARADVINAYAK DEVELOPERS PARTNER 96, MOHILE PRANANJALI	
Postal Address - A Wing, 42D, Water Green Road Park Near Metro Mall, Data Pads Road (Borivali East) Mumbai Maharashtra - 400066 Maharashtra Phone No: 982256477	
<b>DISCRIPTION OF PROJECT :</b> Type of Proposal: Residential BUILDINGS ON CTS NO. SURVEY NO. 3542	
SITE ADDRESS: CTS NO 3542/B, 3602/B, 3758/B MAHAJANWADI (MRA) Tal. &amp; DIST: THANE	
Name of Structural Engineer: Dinesh Neelkandasa Patel	ADDRESS OF OFFICE
LOGO	101, Pater Plaza, J S Road, Dahisar (West)
DRAWN BY: DIVYESH SHIN	TECHNICAL PERSON SIGN
SCALE: 1:100	Date: 19/07/23
JOB NO - MBMC-23-ENTRY-35	CHECK BY: ...
<b>SUBMISSION DRAWING</b>	

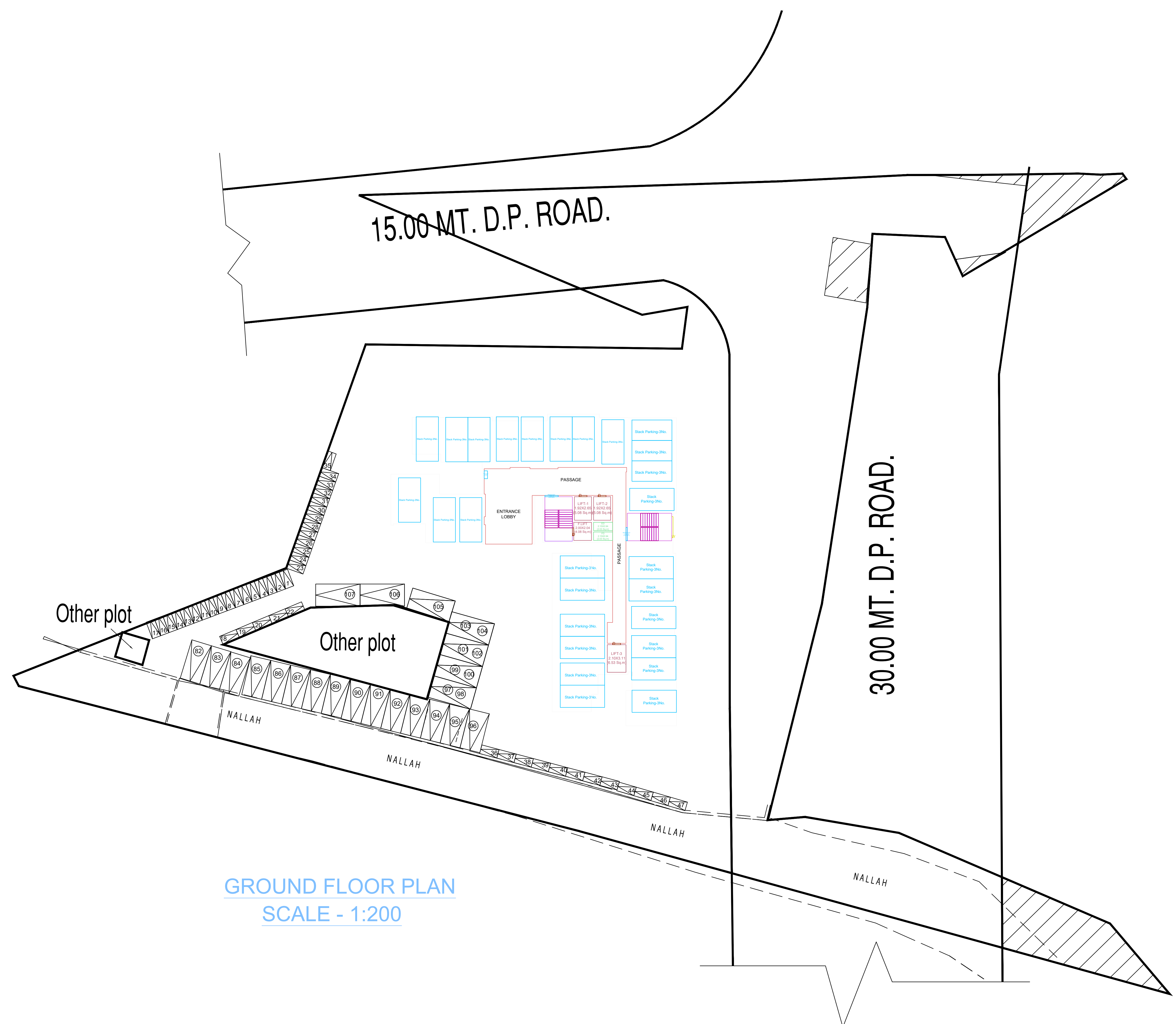


Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
SIDDHIVINAYAK AURA	21ST FLOOR PLAN	1	1	63.02	0.00	2.61	63.02
SIDDHIVINAYAK AURA	21ST FLOOR PLAN	4	1	44.80	0.00	2.70	44.80
SIDDHIVINAYAK AURA	21ST FLOOR PLAN	5	1	44.77	0.00	2.70	44.77
SIDDHIVINAYAK AURA	21ST FLOOR PLAN	6	1	44.81	0.00	2.70	44.81
SIDDHIVINAYAK AURA	21ST FLOOR PLAN	7	1	44.41	0.00	2.78	44.41
SIDDHIVINAYAK AURA	21ST FLOOR PLAN	8	1	63.35	0.00	2.88	63.35
SIDDHIVINAYAK AURA	21ST FLOOR PLAN	9	1	63.25	0.00	2.88	63.25

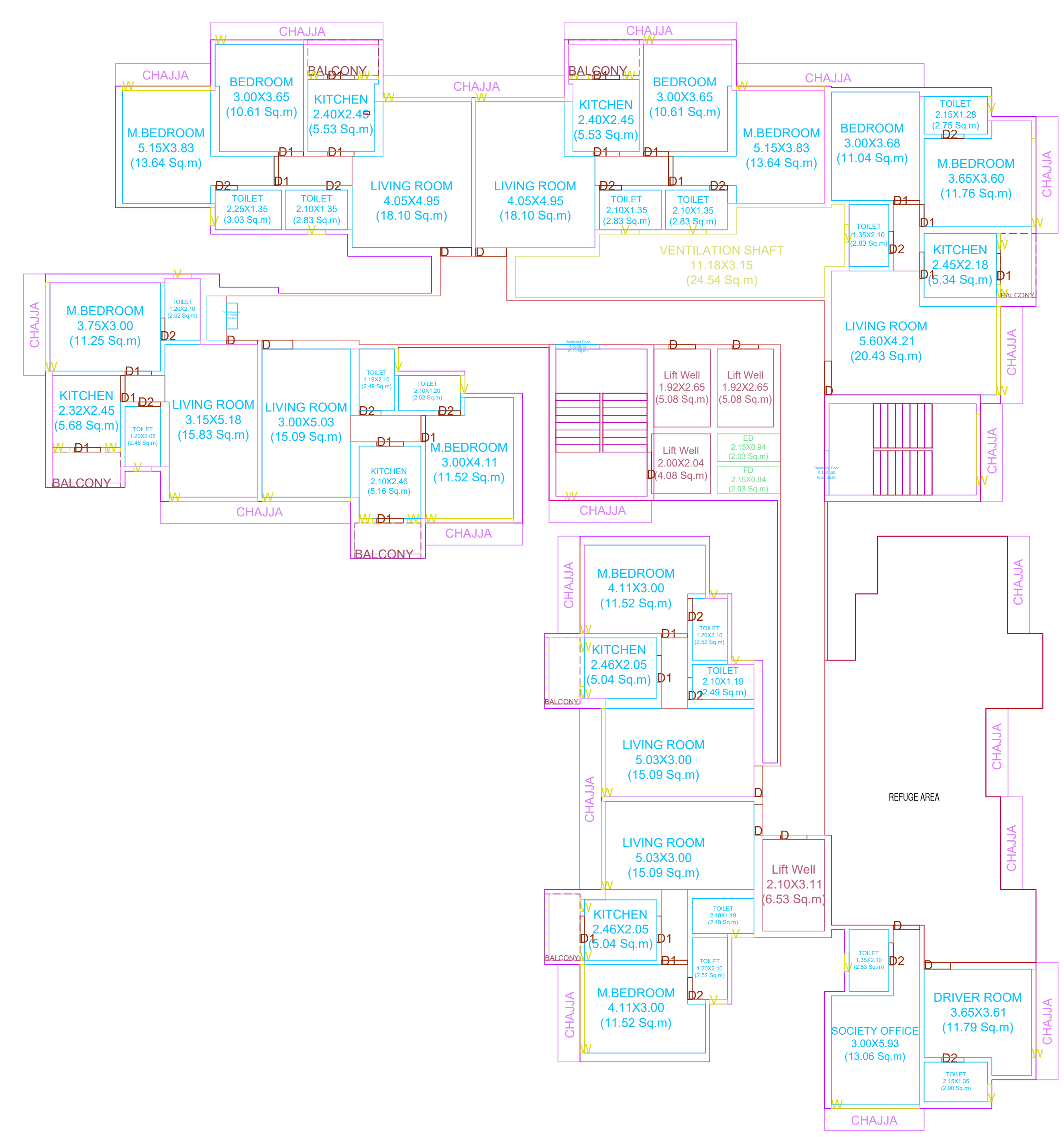


BUILT UP AREA CALCULATION FOR 21ST FLOOR PLAN SIDDHIVINAYAK AURA			
AREA NAME	LENGTH	WIDTH	Area(Sq.M.)
BLOCK	36.30	33.87	686.30
BLOCK AREA TOTAL = 686.30 Sq.M.			
Void1	-	-	1.00
REFUSE-1	-	-	81.58
Vent.Shaft 1	-	-	24.54
LiftWell4	-	-	5.08
LiftWell3	-	-	4.08
LiftWell2	-	-	5.08
LiftWell1	-	-	6.53
Duct2	-	-	2.03
Duct1	-	-	2.03
TOTAL Deduction = 131.95 Sq.M.			
Net BuiltUp Area = 554.35 Sq.M.			

BUILT-UP AREA CALCULATION 21ST FLOOR PLAN SIDDHIVINAYAK AURA



GROUND FLOOR PLAN SCALE - 1:200



21ST FLOOR PLAN SCALE - 1:100

Approved Under Town Planning  
Date: 04/08/2023

Approved Under Town Planning  
Date: 04/08/2023

Name Of Owner: M/s VARADVINAYAK DEVELOPERS PARTNER  
40, MEERGA POKHARANJALI

Postal Address: A Wing, 42D, Winter Green Road Park, Near Metro Mall, Datta Pada Road, Borivali East, Mumbai, Maharashtra - 400066  
Phone No: 9822554679

DESCRIPTION OF PROJECT :  
Type of Proposal: Residential  
BUILDING ON CTS NO. SURVEY NO. - 3542

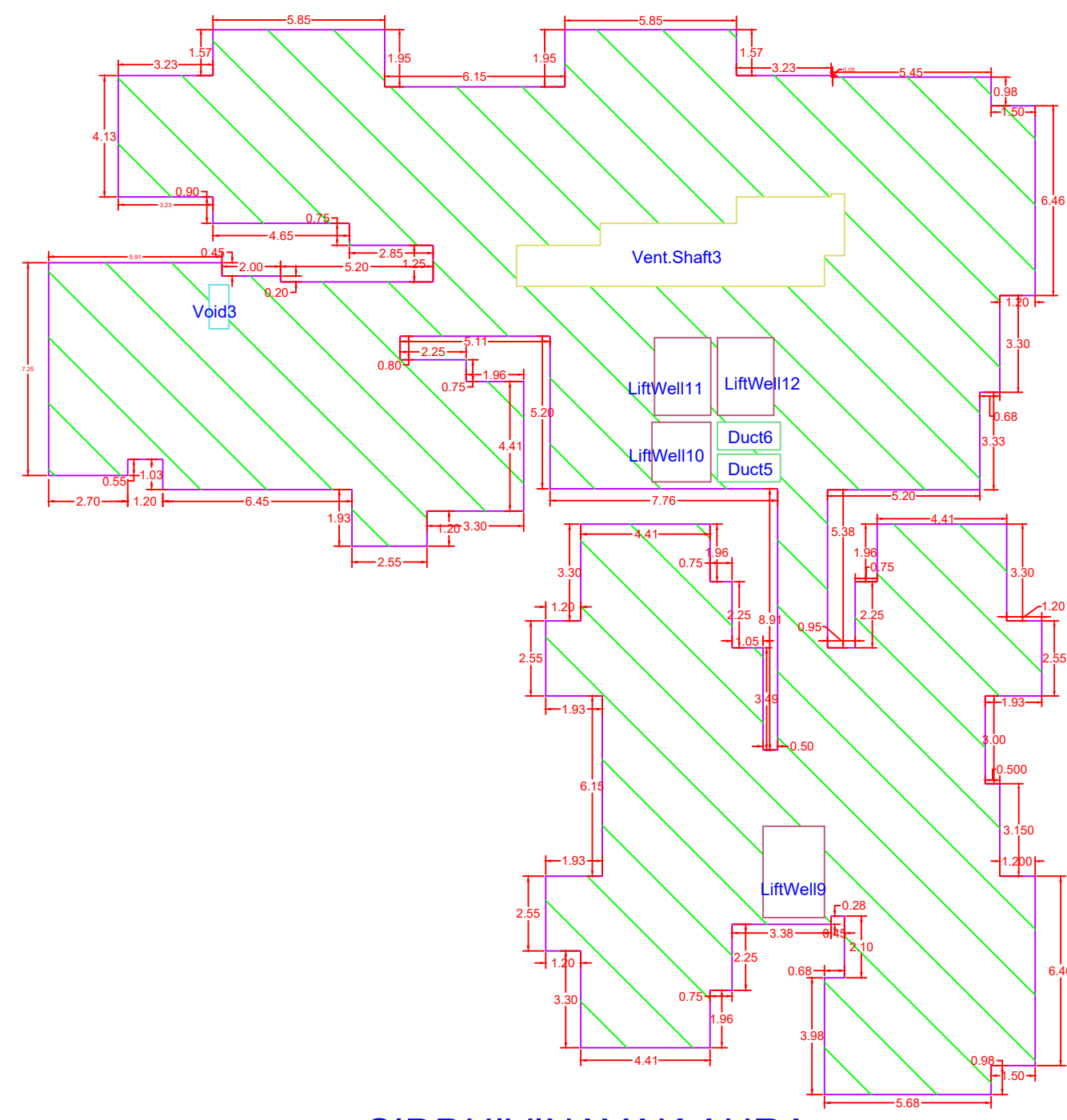
SITE ADDRESS:  
CTS NO 3542/B 3602/B 3758/B MAHAJANWADI (MRA)  
TAL & DIST.-THANE

Name of Structural Engineer: Dinesh Neelkandas Patel  
LOGO: ADDRESS OF OFFICE:  
101, Pater Plaza, J S Road, Dahisar (West)

OWNERS SIGN: TECHNICAL PERSON SIGN

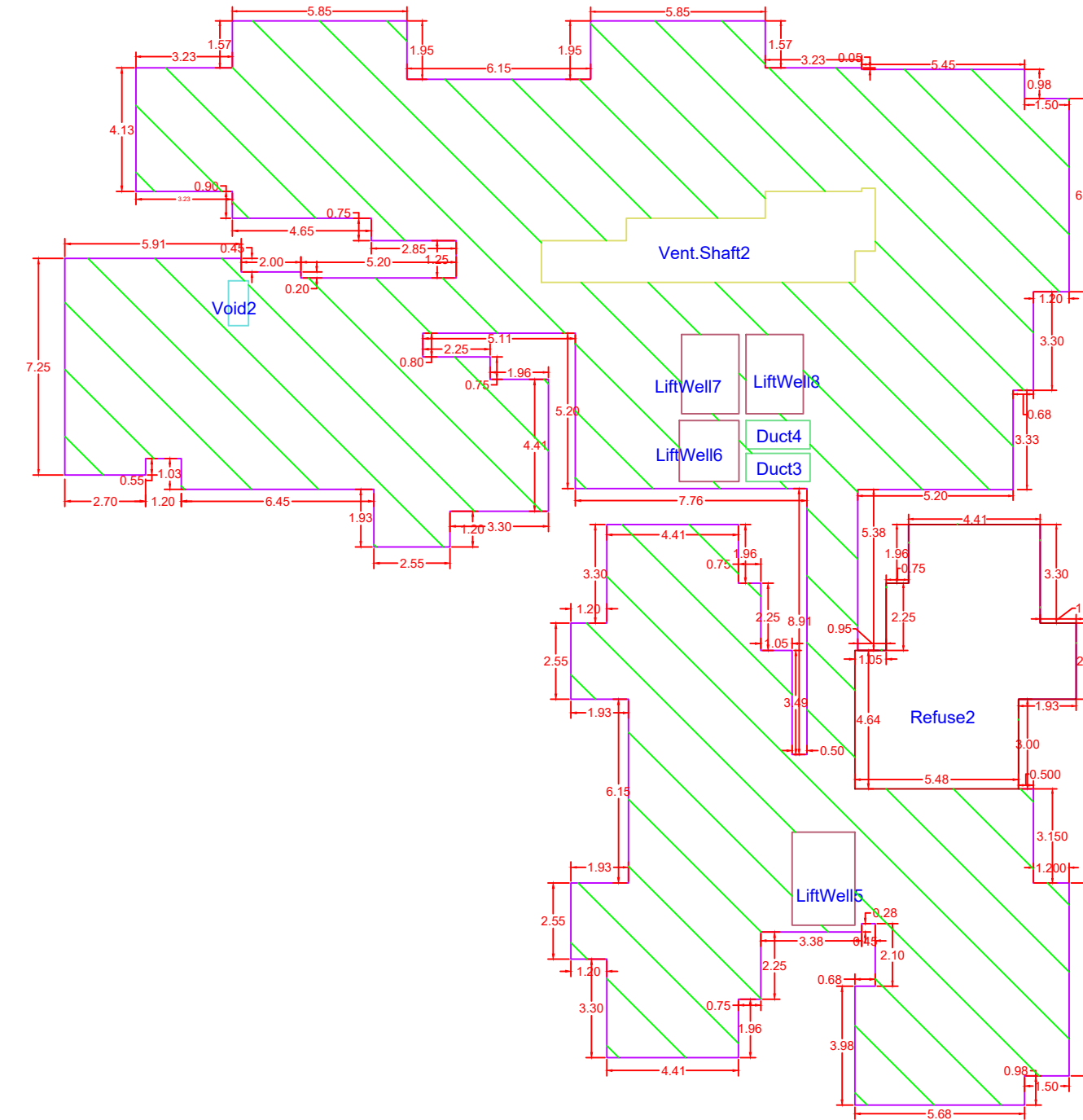
SCALE: 1:100 Date: 01/07/23  
JOB NO - MBMC-23-ENTRY-35 CHECK BY: ...  
SUBMISSION DRAWING





**BUILT UP AREA CALCULATION FOR TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN SIDDHIVINAYAK AURA**

AREA NAME	LENGTH	WIDTH	Area(Sq.Mt.)
BLOCK	36.30	33.87	686.30
BLOCK AREA TOTAL = 686.30 Sq.Mt.			
Void3	-	-	1.00
Vent.Shaft 3	-	-	24.54
LiftWell12	-	-	5.08
LiftWell11	-	-	5.08
LiftWell10	-	-	4.08
LiftWell9	-	-	6.53
Duct6	-	-	2.03
Duct5	-	-	2.03
TOTAL Deduction = 50.37 Sq.Mt.			
Net BuiltUp Area = 635.93 Sq.Mt.			

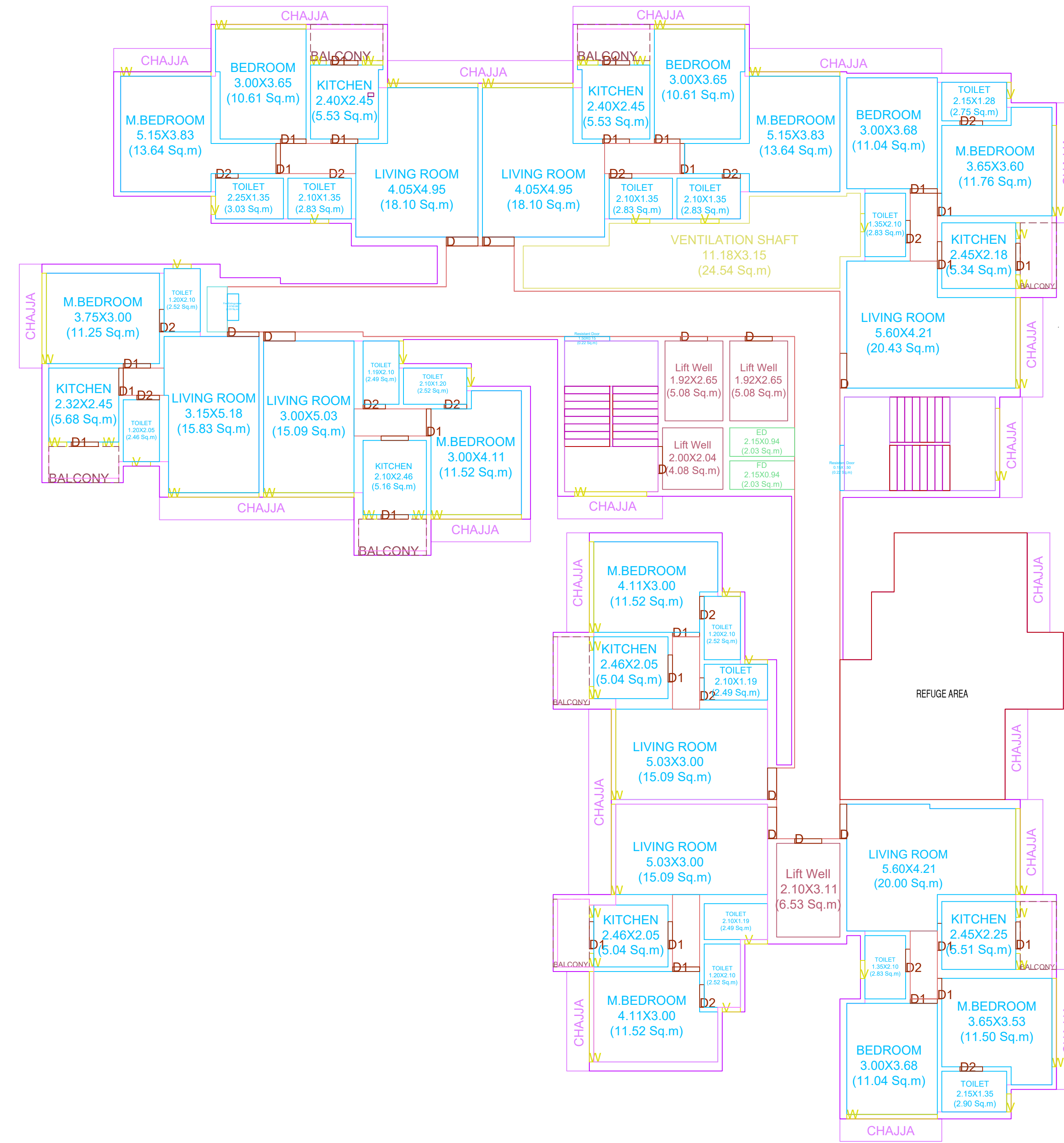
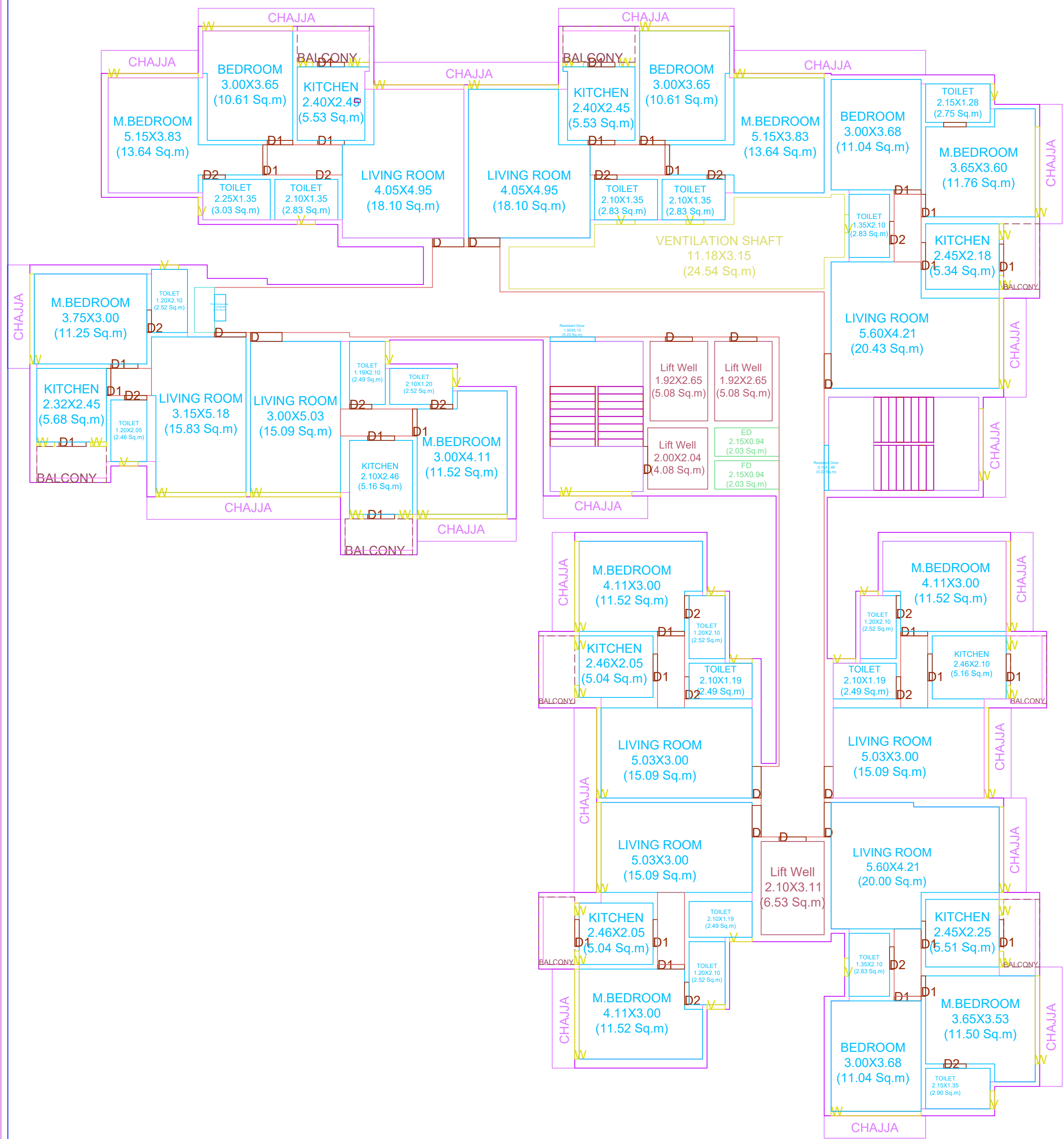


**BUILT UP AREA CALCULATION FOR REFUGE 6TH, 11TH & 16TH FLOOR PLAN SIDDHIVINAYAK AURA**

AREA NAME	LENGTH	WIDTH	Area(Sq.Mt.)
BLOCK	36.30	33.87	686.30
BLOCK AREA TOTAL = 686.30 Sq.Mt.			
Void2	-	-	1.00
REFUSE-2	-	-	49.93
Vent.Shaft 2	-	-	24.54
LiftWell8	-	-	5.08
LiftWell7	-	-	5.08
LiftWell6	-	-	4.08
LiftWell5	-	-	6.53
Duct4	-	-	2.03
Duct3	-	-	2.03
TOTAL Deduction = 100.30 Sq.Mt.			
Net BuiltUp Area = 586.00 Sq.Mt.			

**SIDDHIVINAYAK AURA**  
BUILT-UP AREA CALCULATION TYPICAL 1ST TO 5TH  
7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN  
SCALE - 1:200

**SIDDHIVINAYAK AURA**  
BUILT-UP AREA CALCULATION REFUGE  
6TH, 11TH & 16TH FLOOR PLAN  
SCALE - 1:200



**TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH  
17TH TO 20TH FLOOR PLAN**  
SCALE - 1:100

**REFUGE 6TH 11TH 16TH FLOOR PLAN**  
SCALE - 1:100

**Carpet Area Table**

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
SIDDHIVINAYAK AURA	REFUGE 6TH 11TH 16TH FLOOR PLAN	1	3	63.02	0.00	2.61	63.02
SIDDHIVINAYAK AURA	REFUGE 6TH 11TH 16TH FLOOR PLAN	3	3	62.83	0.00	2.70	62.83
SIDDHIVINAYAK AURA	REFUGE 6TH 11TH 16TH FLOOR PLAN	4	3	44.80	0.00	2.70	44.80
SIDDHIVINAYAK AURA	REFUGE 6TH 11TH 16TH FLOOR PLAN	5	3	44.77	0.00	2.70	44.77
SIDDHIVINAYAK AURA	REFUGE 6TH 11TH 16TH FLOOR PLAN	6	3	44.81	0.00	2.70	44.81
SIDDHIVINAYAK AURA	REFUGE 6TH 11TH 16TH FLOOR PLAN	7	3	44.41	0.00	2.78	44.41
SIDDHIVINAYAK AURA	REFUGE 6TH 11TH 16TH FLOOR PLAN	8	3	63.35	0.00	2.88	63.35
SIDDHIVINAYAK AURA	REFUGE 6TH 11TH 16TH FLOOR PLAN	9	3	63.25	0.00	2.88	63.25

**Carpet Area Table**

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
SIDDHIVINAYAK AURA	TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN	1	17	63.02	0.00	2.61	63.02
SIDDHIVINAYAK AURA	TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN	2	17	44.82	0.00	2.70	44.82
SIDDHIVINAYAK AURA	TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN	3	17	62.83	0.00	2.70	62.83
SIDDHIVINAYAK AURA	TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN	4	17	44.80	0.00	2.70	44.80
SIDDHIVINAYAK AURA	TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN	5	17	44.77	0.00	2.70	44.77
SIDDHIVINAYAK AURA	TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN	6	17	44.81	0.00	2.70	44.81
SIDDHIVINAYAK AURA	TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN	7	17	44.41	0.00	2.78	44.41
SIDDHIVINAYAK AURA	TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN	8	17	63.35	0.00	2.88	63.35
SIDDHIVINAYAK AURA	TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN	9	17	63.25	0.00	2.88	63.25

Author: Shri. Prakash  
Date: 04/03/2023

Checked: Shri. Prakash  
Date: 04/03/2023

Name Of: Owner Mr. YADAVINAYAK DEVELOPERS PARTNER  
(M. S. YADAVINAYAK)

Postal Address: A Wing, 42D, Wister Green Road Park Near Metro  
Mull, Dada Prasad Road Borivali East Mumbai  
Suburban-400066, Maharashtra  
Phone No: 9822554679

**DESCRIPTION OF PROJECT :**  
Type of Project: Residential  
BUILDING ON CTS NO. SURVEY NO. 3542  
SITE ADDRESS:  
CTS NO. 3542/B. 3602/B. 3758/B MAHAJANWADI (MRA)  
TAL. & DIST.-THANE

Name of Structural Engineer: Dinesh Neelamdas Patel  
LOGO: ADDRESS OF OFFICE:  
101, Pater Plaza, J S Road, Dahisar  
(West)

OWNERS SIGN: TECHNICAL PERSON SIGN

SCALE: 1:100 Date: 03/07/23  
JOB NO: -MMBC-23-ENTRY-35 CHECK BY: ...  
SUBMISSION DRAWING