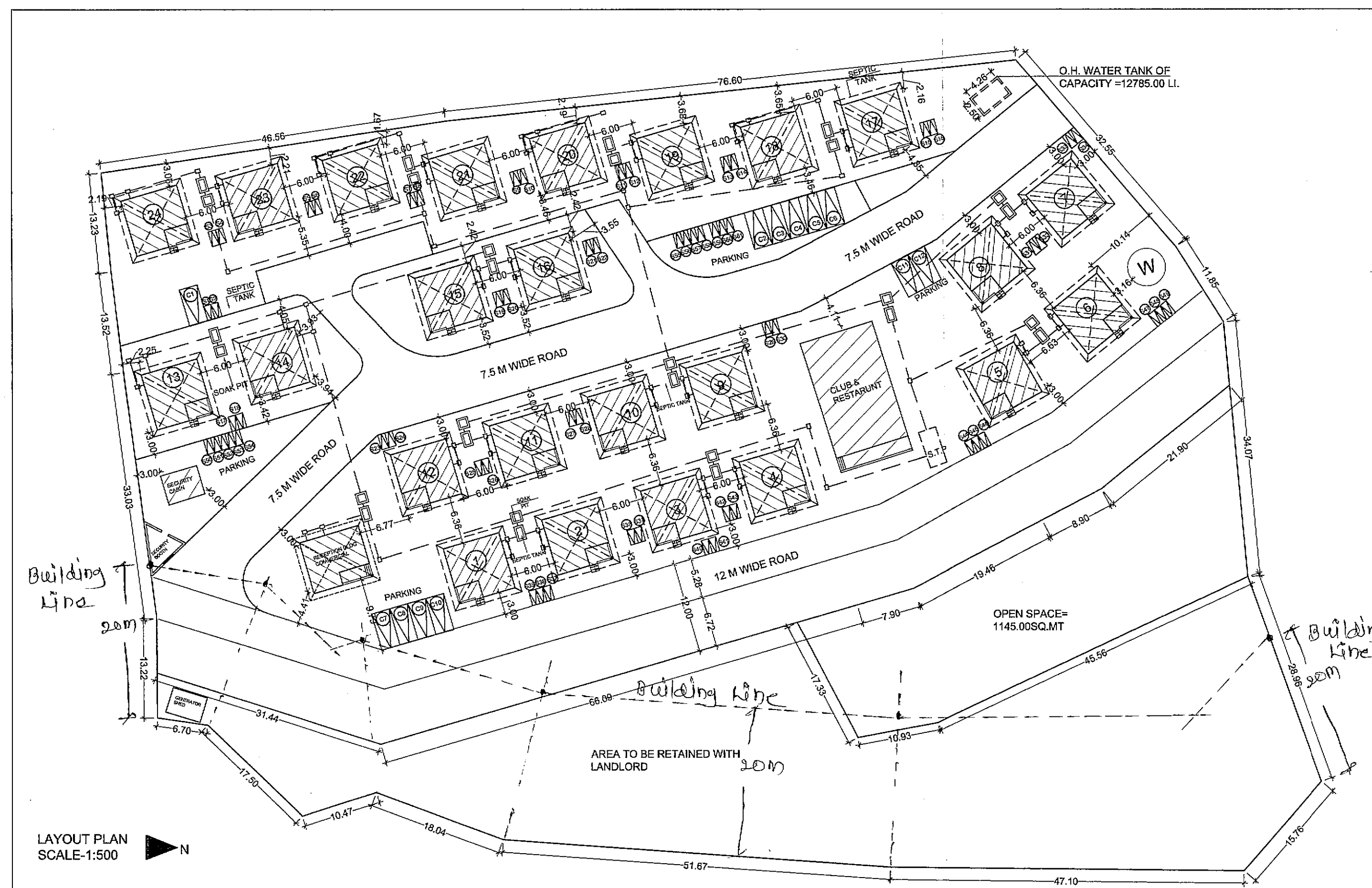


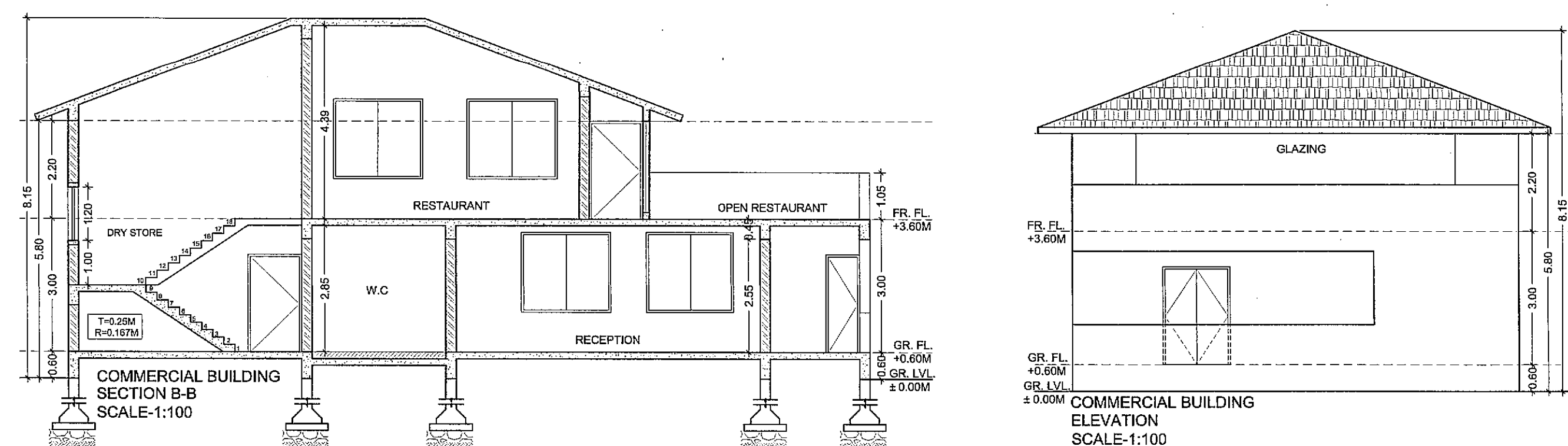
PLOT AREA CALCULATION BY TRIANGULATION METHOD

Sr. No.	Height (X)	Base (Y)	Area (Sq.Mt)
1	15.946	84.847	302.947
2	11.869	24.368	318.838
3	20.286	76.754	778.258
4	5.886	88.372	258.195
5	6.477	86.372	286.183
6	14.887	84.358	752.386
7	9.138	84.358	431.343
8	46.391	84.358	1782.379
9	42.416	115.583	2451.264
10	31.895	142.748	2222.072
11	15.725	144.978	1147.916
12	18.833	145.978	1385.476
13	27.594	122.753	1715.946
14	8.187	108.347	436.183
15	20.884	98.884	1038.278
TOTAL		(11 TO 15)	14195.42

AREA CALCULATION BY TRIANGULATION METHOD SCALE:1:500

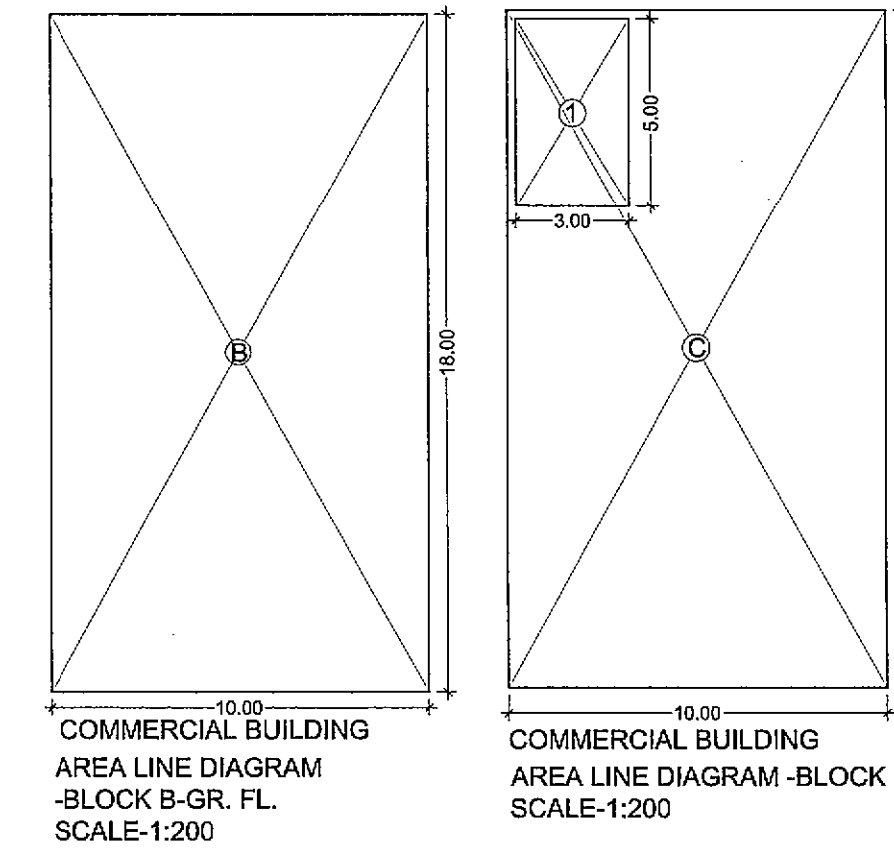


LAYOUT PLAN SCALE:1:500



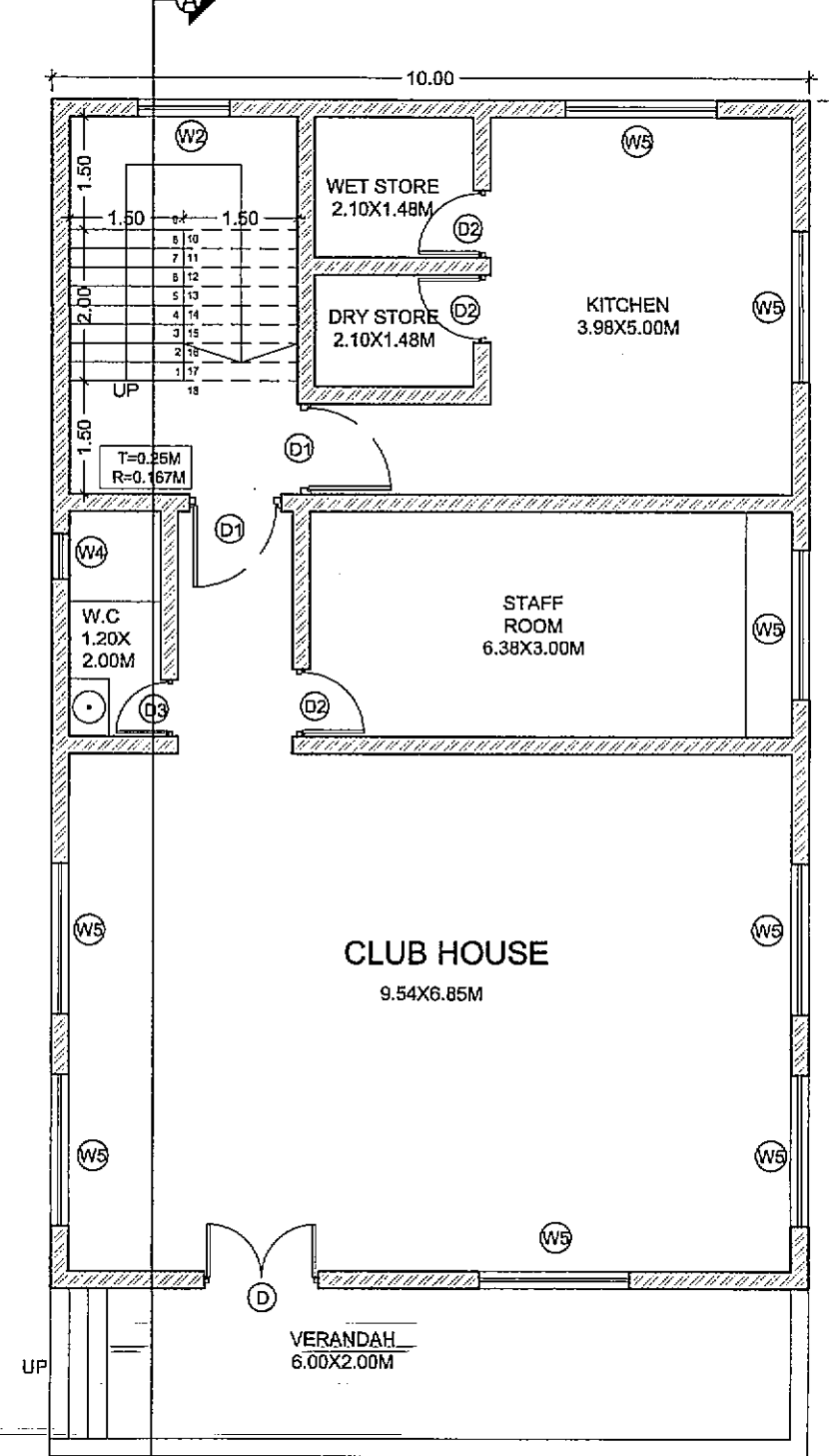
COMMERCIAL BUILDING SECTION B-B SCALE:1:100

SECTION A-A COMMERCIAL BUILDING SCALE:1:100

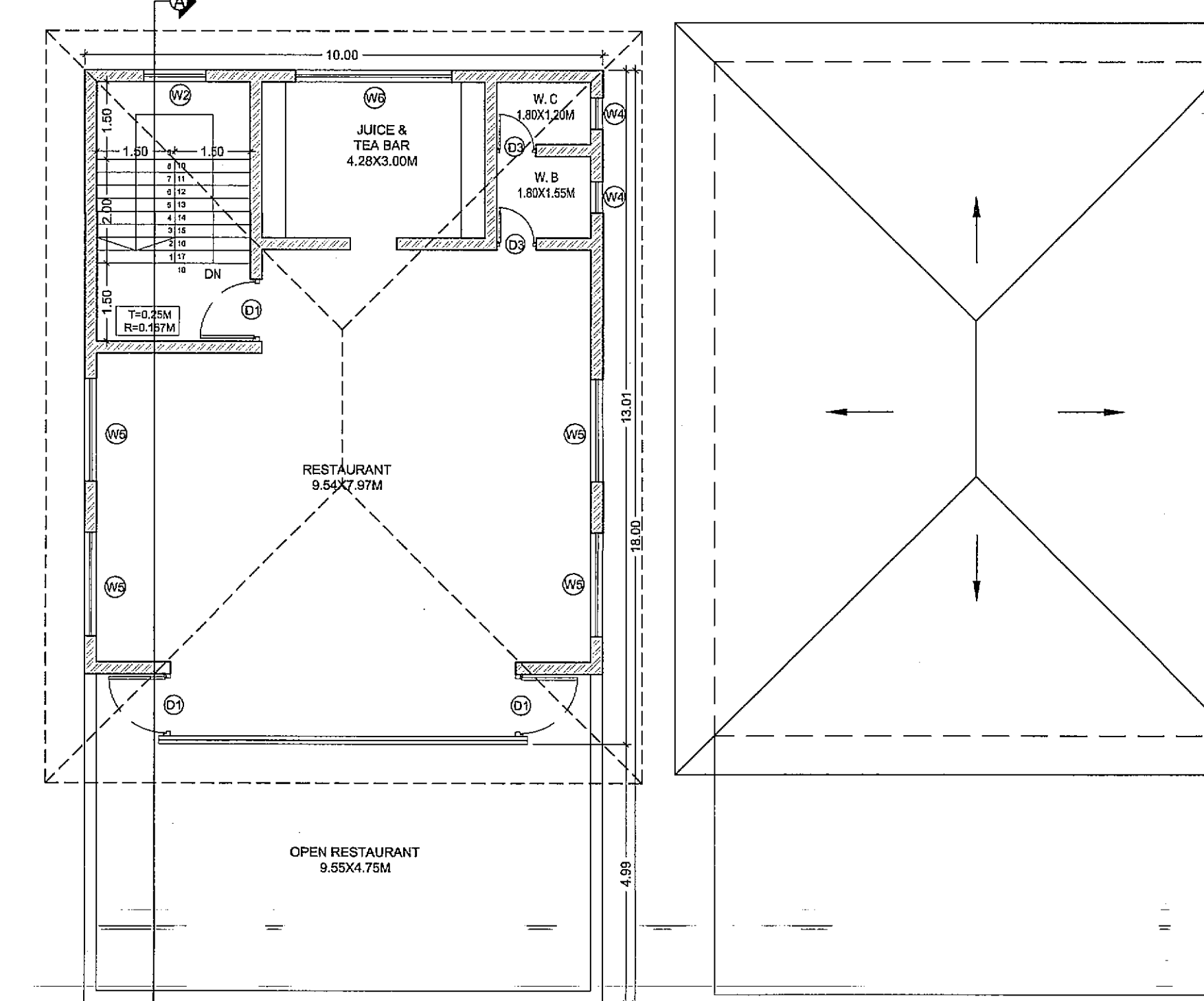


COMMERCIAL BUILDING AREA LINE DIAGRAM - BLOCK B - GR. FL. SCALE:1:200

COMMERCIAL BUILDING AREA LINE DIAGRAM - BLOCK C - GR. FL. SCALE:1:200



CLUB HOUSE 5.54X9.85M GROUND FLOOR PLAN SCALE:1:100



COMMERCIAL BUILDING GROUND FLOOR PLAN SCALE:1:100

AREA CALCULATION - BLOCK B GR. FLOOR

Sr. No.	Length (X)	Width (Y)	Area (Sq.Mt)
B	10.00	18.00	180.00
GR. FL.			180.00
BU AREA FOR GR. FL.			180.00

BU AREA CALCULATION FOR COMMERCIAL BUILDING

FLOOR	Area (Sq.Mt)
GR. FL.	180.00
FR. FL.	162.00
TOTAL	342.00

SCHEDULE OF DOORS & WINDOWS

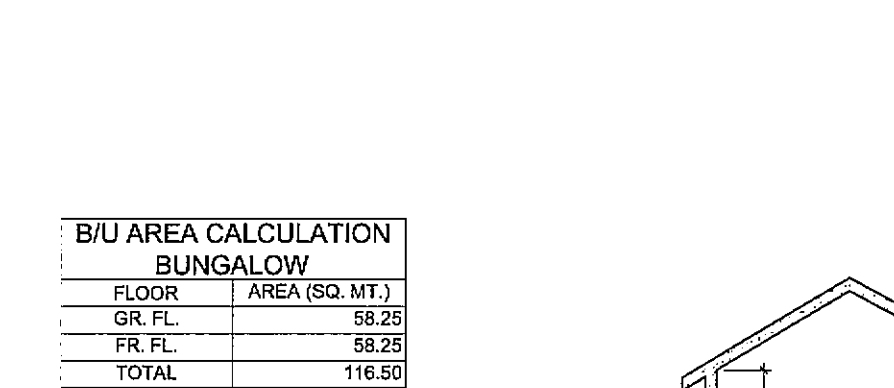
Type	Size	Area (Sq.Mt)	Description
D1	1.50 X 2.20	3.30	FULLY W.FRAMED, T.W. PANELED DOOR
D2	1.00 X 2.20	2.20	FULLY W.FRAMED, T.W. PANELED DOOR
D3	0.75 X 2.20	1.65	T.W.FRAMED, FLUSHED DOOR
W1	2.40 X 1.20	2.88	ALUMINIUM SLIDING WINDOW
W2	1.20 X 1.20	1.44	ALUMINIUM SLIDING WINDOW
W3	3.85 X 1.60	6.16	ALUMINIUM SLIDING WINDOW
W4	0.90 X 0.90	0.81	ALUMINIUM LOUVERED WINDOW
W5	1.50 X 1.50	2.25	ALUMINIUM SLIDING WINDOW
W6	3.00 X 2.00	6.00	ALUMINIUM SLIDING WINDOW

AREA CALCULATION - BLOCK C FR. FLOOR

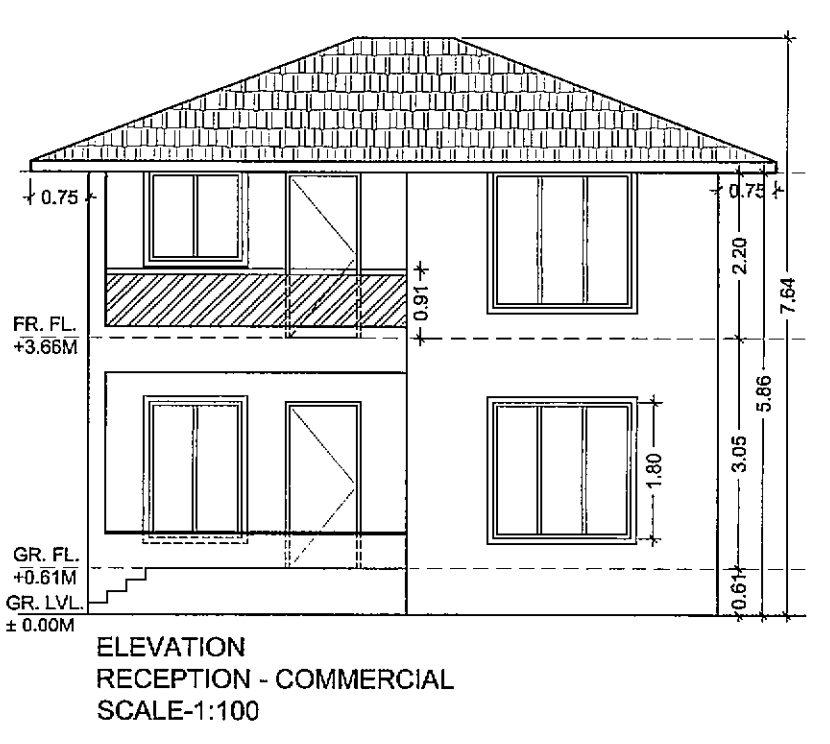
Sr. No.	Length (X)	Width (Y)	Area (Sq.Mt)
C	10.00	18.00	180.00
FR. FL.			180.00
BU AREA FOR FR. FL.			180.00

AREA CALCULATION - BLOCK E GR. FLOOR

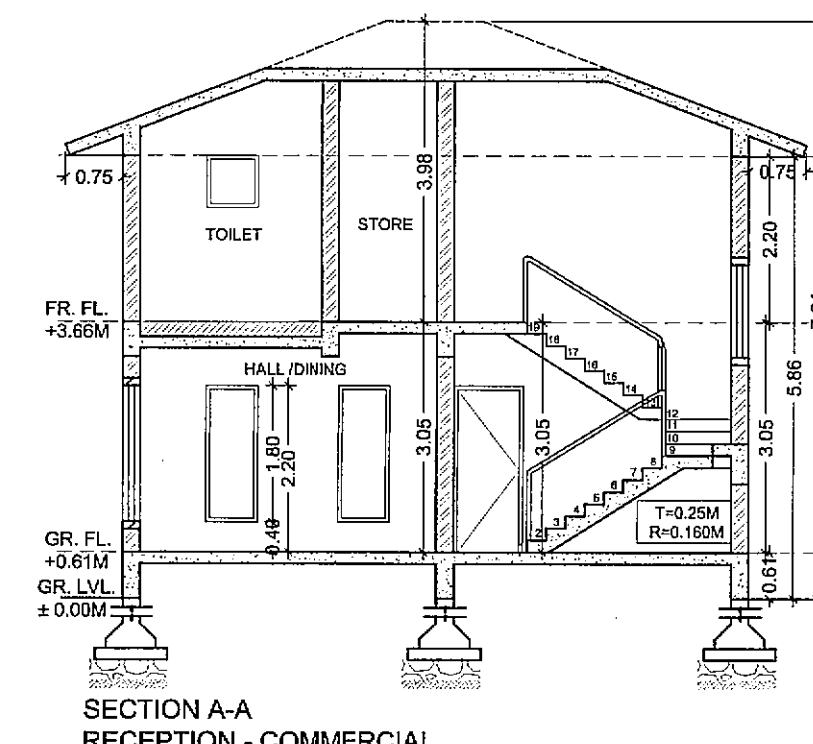
Sr. No.	Length (X)	Width (Y)	Area (Sq.Mt)
E	7.70	7.70	59.29
GR. FL.			59.29
BU AREA FOR GR. FL.			59.29



AREA LINE DIAGRAM - BLOCK A (GR. & FR. FLOOR) SCALE:1:200



ELEVATION - COMMERCIAL SCALE:1:100



SECTION A-A RECEPTION - COMMERCIAL SCALE:1:100

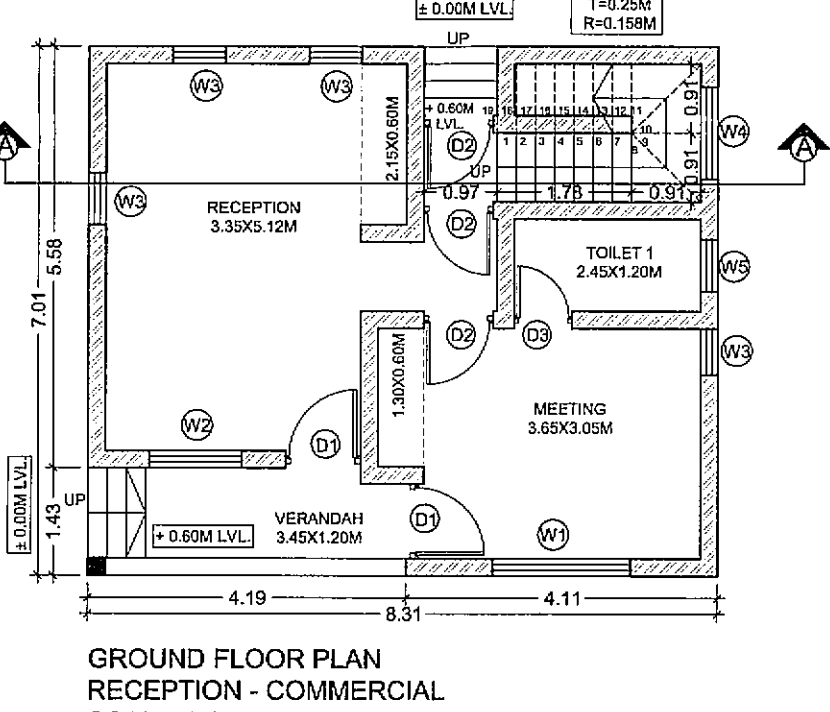
SCHEDULE OF DOORS & WINDOWS

Type	Size	Area (Sq.Mt)	Description
D1	1.00 X 2.20	2.20	FULLY W.FRAMED, T.W. PANELED DOOR
D2	0.90 X 2.20	1.98	T.W.FRAMED, FLUSHED DOOR
W1	1.80 X 1.80	3.24	ALUMINIUM SLIDING WINDOW
W2	1.20 X 1.80	2.16	ALUMINIUM SLIDING WINDOW
W3	0.75 X 1.50	1.125	ALUMINIUM OPENABLE WINDOW
W4	1.20 X 2.00	2.40	ALUMINIUM SLIDING WINDOW
W5	0.60 X 0.90	0.54	ALUMINIUM LOUVERED WINDOW

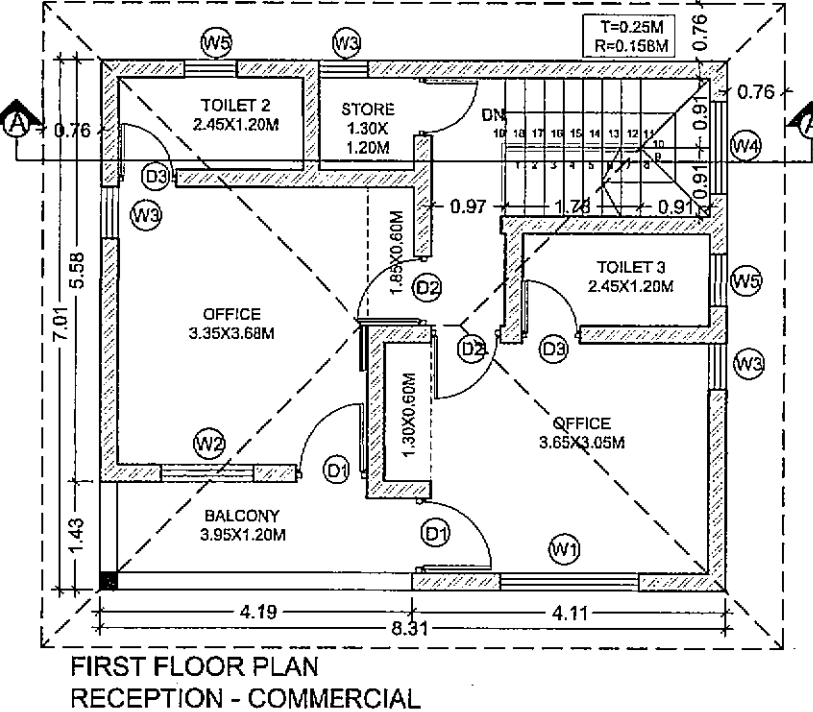
AREA CALCULATION - BLOCK A GR. & FR. FLOOR

Sr. No.	Length (X)	Width (Y)	Area (Sq.Mt)
A	8.31	7.70	63.99
GR. FL.			63.99
FR. FL.			63.99
TOTAL			127.98
BU AREA FOR GR. & FR. FL.			127.98

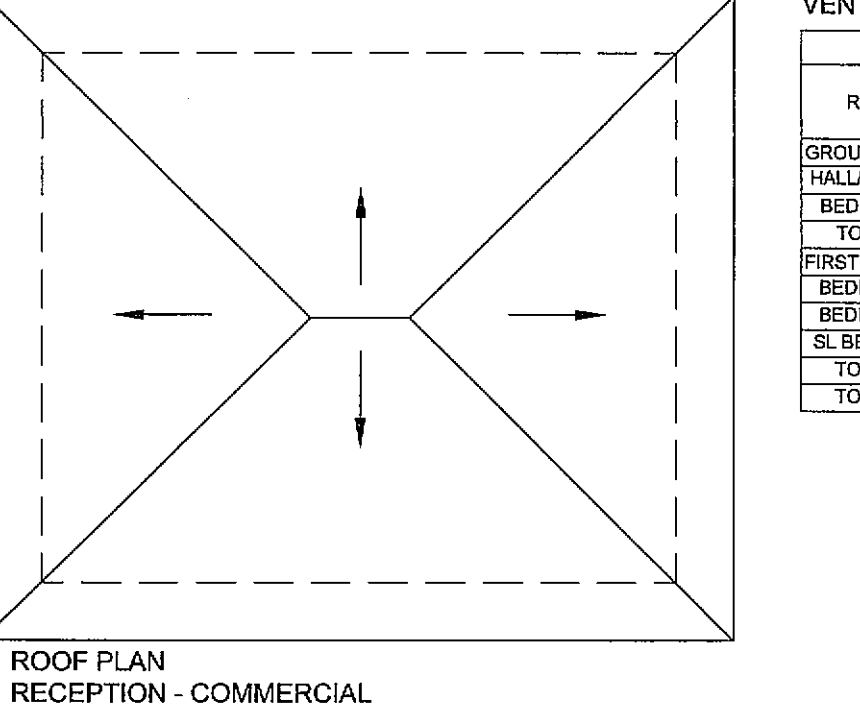
AREA LINE DIAGRAM - BLOCK A (GR. & FR. FLOOR) SCALE:1:200



GROUND FLOOR PLAN RECEPTION - COMMERCIAL SCALE:1:100



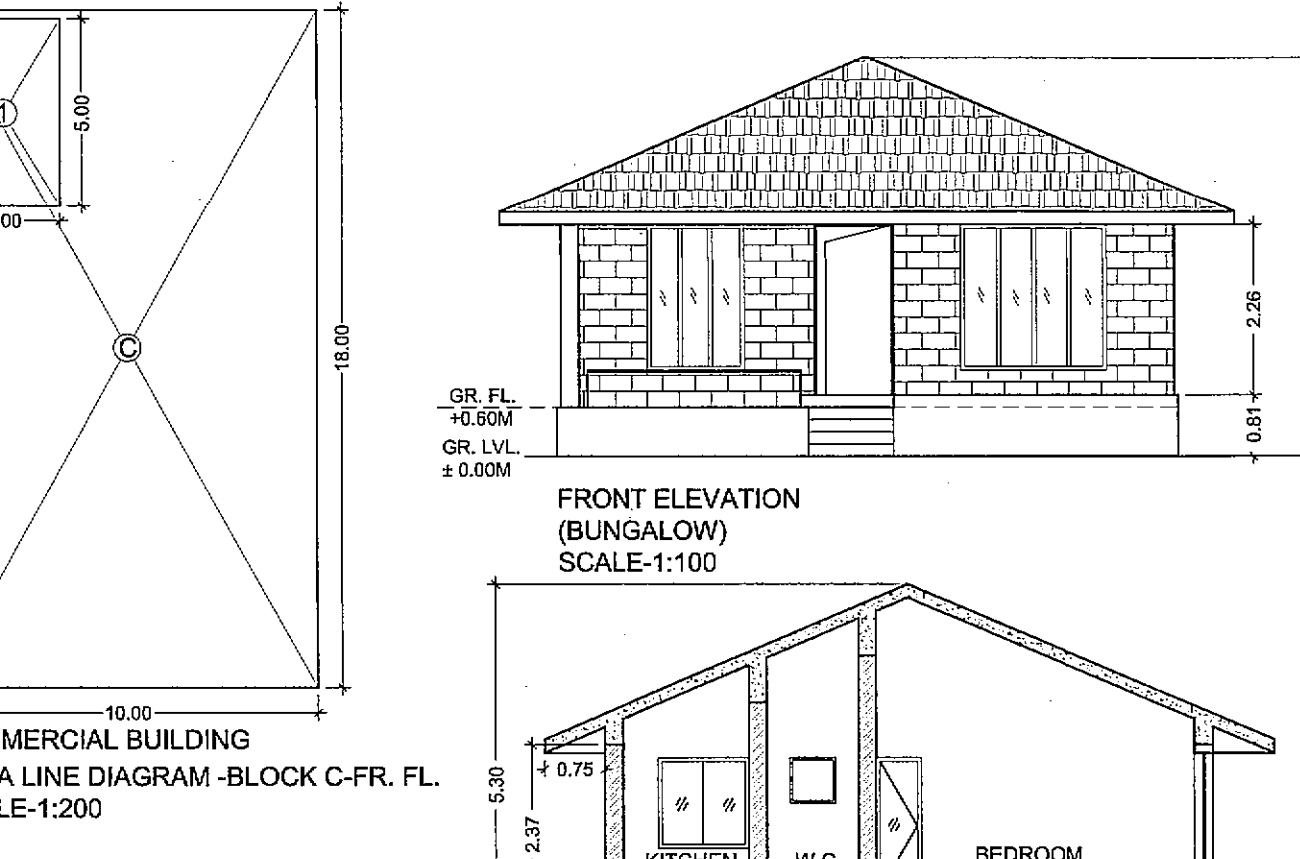
FIRST FLOOR PLAN RECEPTION - COMMERCIAL SCALE:1:100



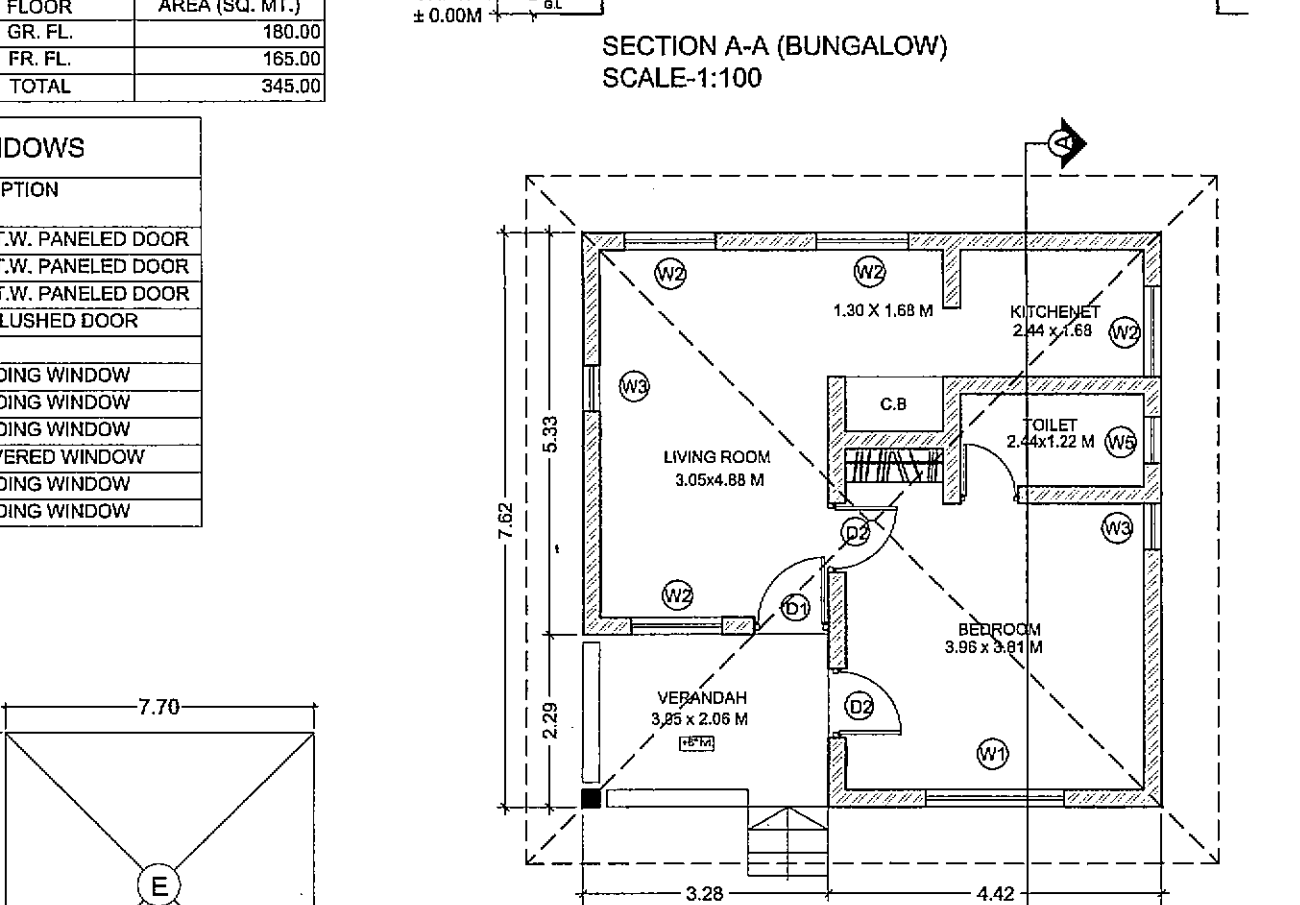
ROOF PLAN RECEPTION - COMMERCIAL SCALE:1:100

VENTILATION AREA STATEMENT

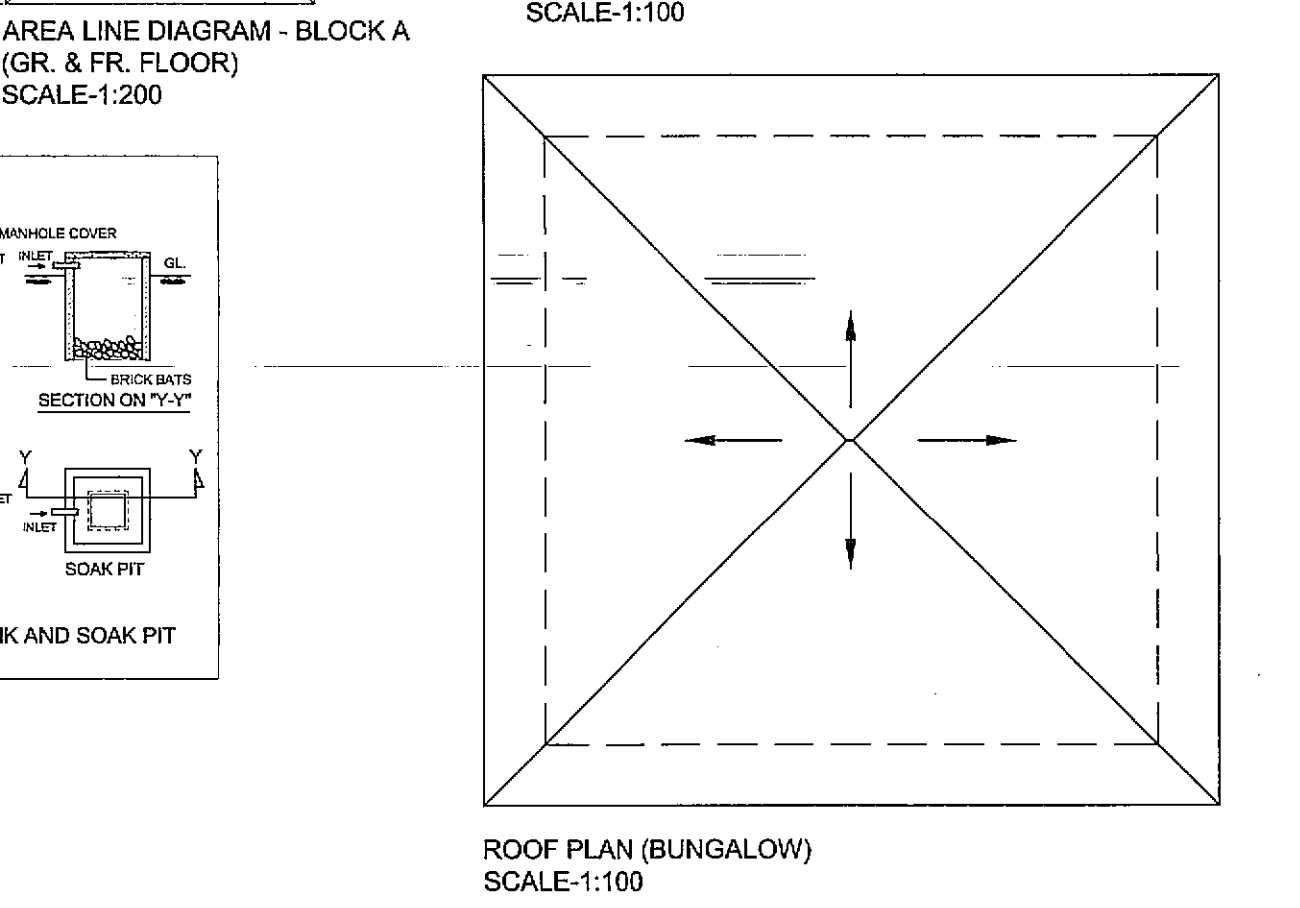
Room	Carpet Area (Sq.Mt)	1/3 of CA Min. Ventilation Required	Proposed Ventilation
GROUND FLOOR			
HALL/DINING	8.15	1.36	5.82
BEDROOM 1	11.13	1.86	5.49
TOILET 1	2.31	0.39	0.58
FIRST FLOOR			
BEDROOM 2	11.22	1.87	3.38
BEDROOM 3	11.13	1.86	4.48
WC BEDROOM	14.88	2.48	4.48
TOILET 2	2.34	0.42	0.58
TOILET 3	2.34	0.42	0.58



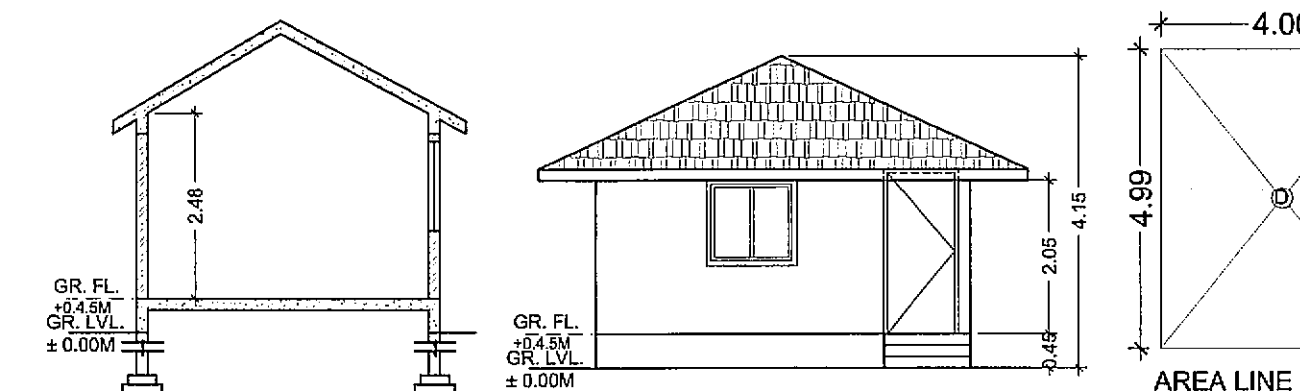
FRONT ELEVATION (BUNGALOW) SCALE:1:100



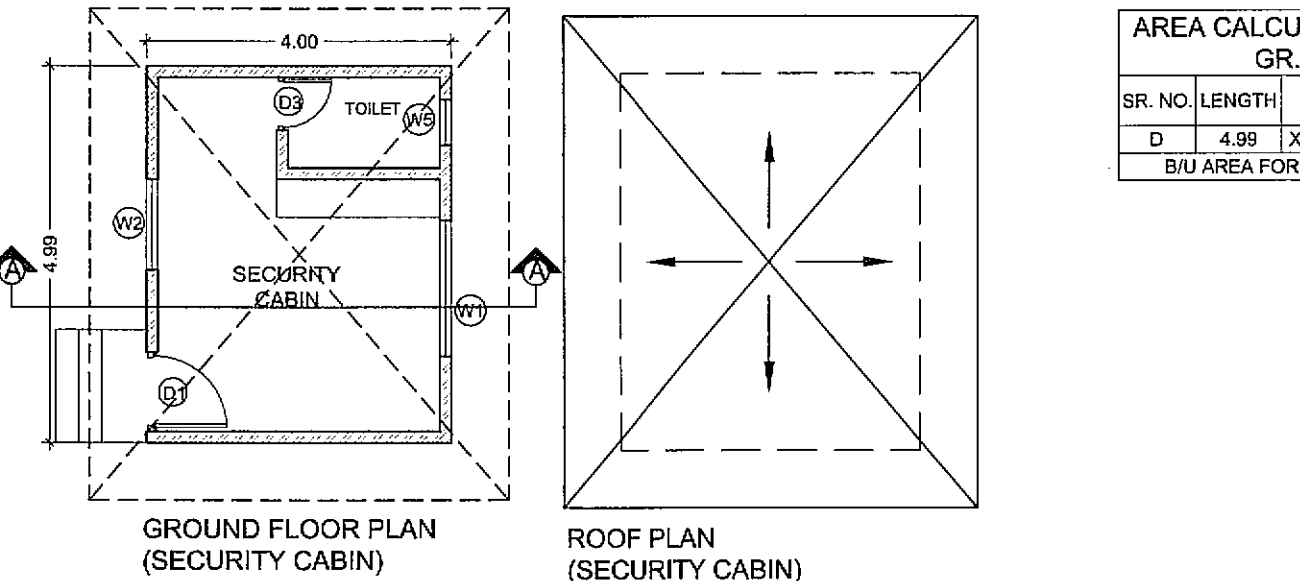
GROUND FLOOR PLAN (BUNGALOW) SCALE:1:100



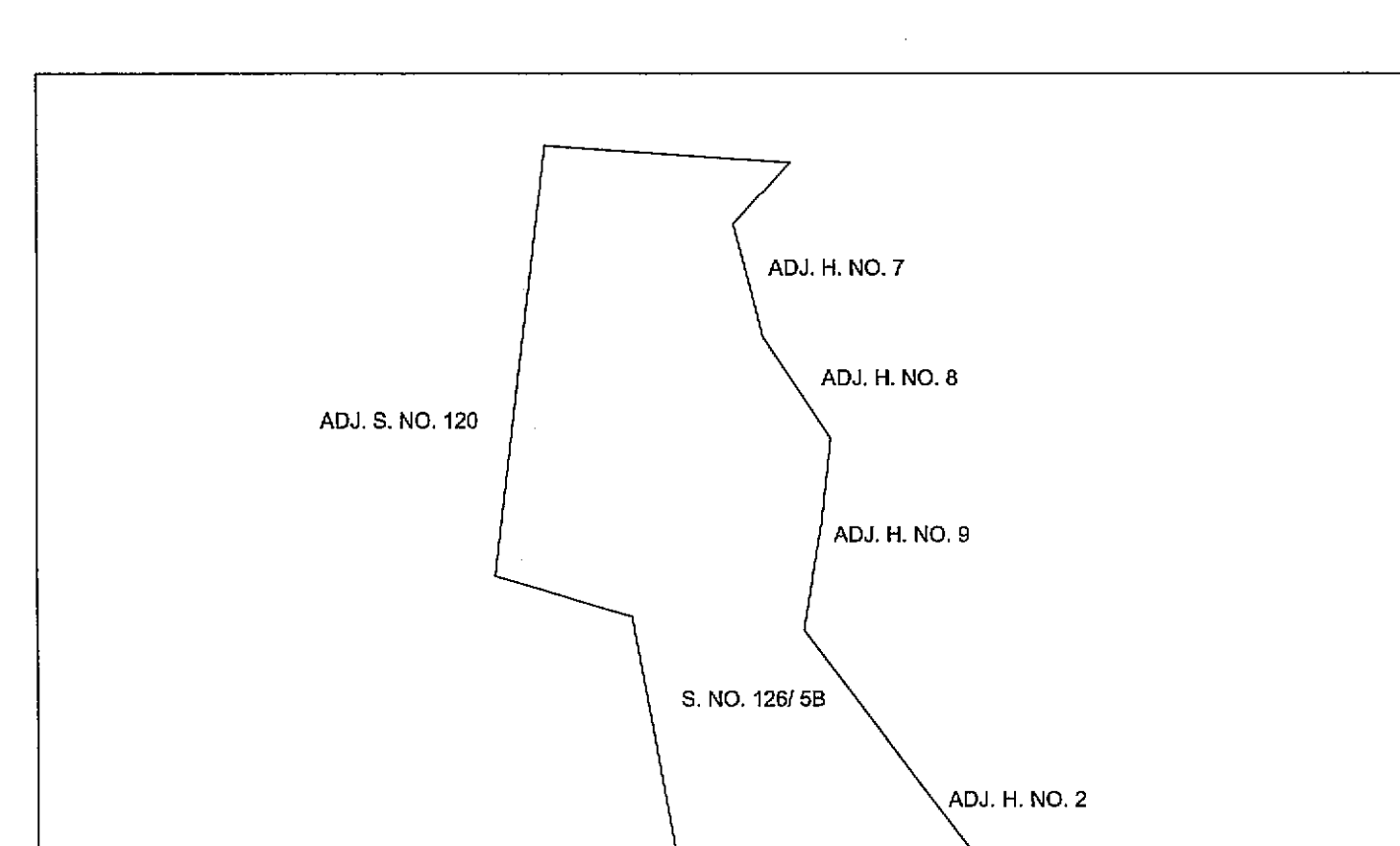
ROOF PLAN (BUNGALOW) SCALE:1:100



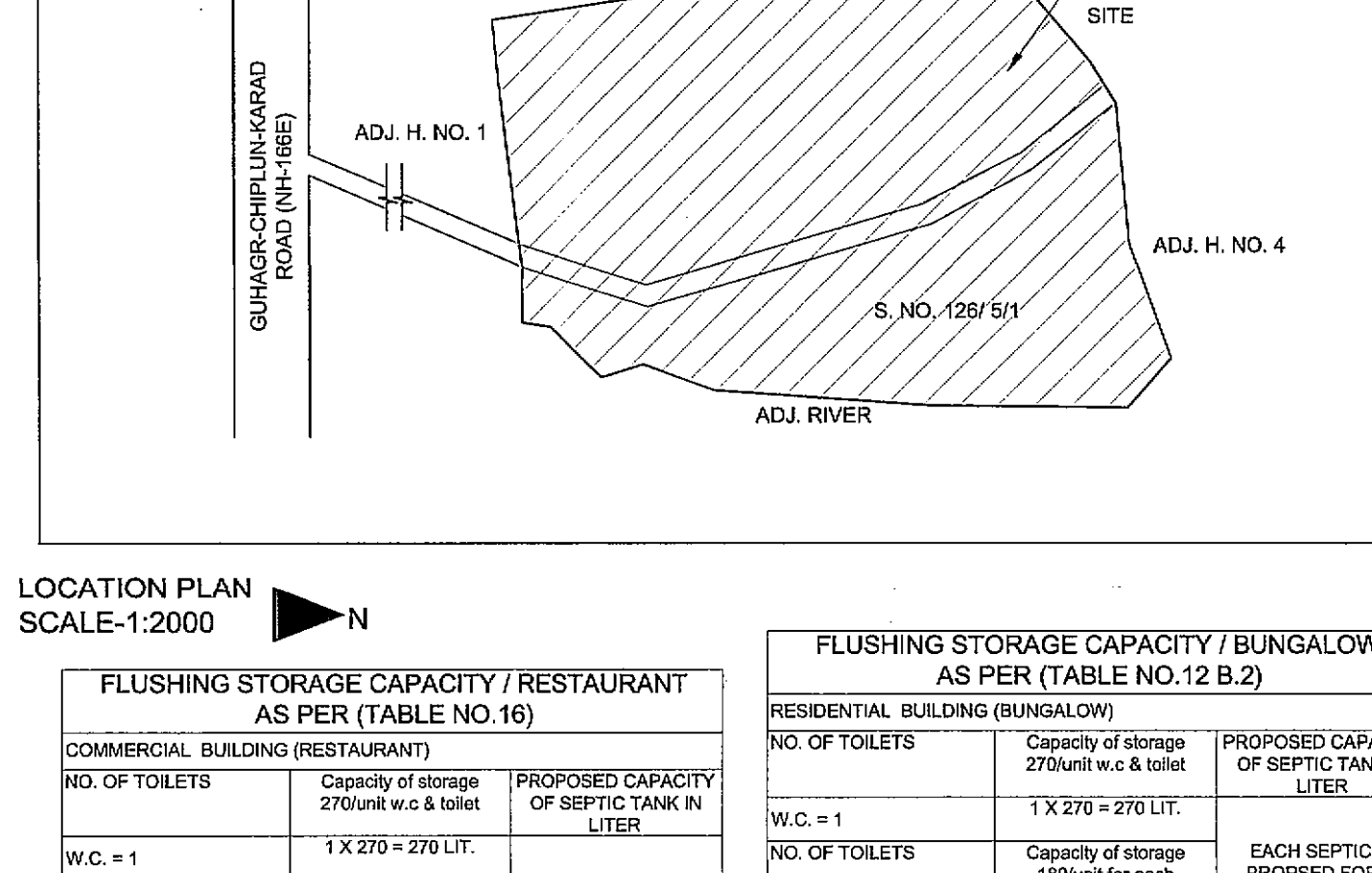
SECTION A-A (BUNGALOW) SCALE:1:100



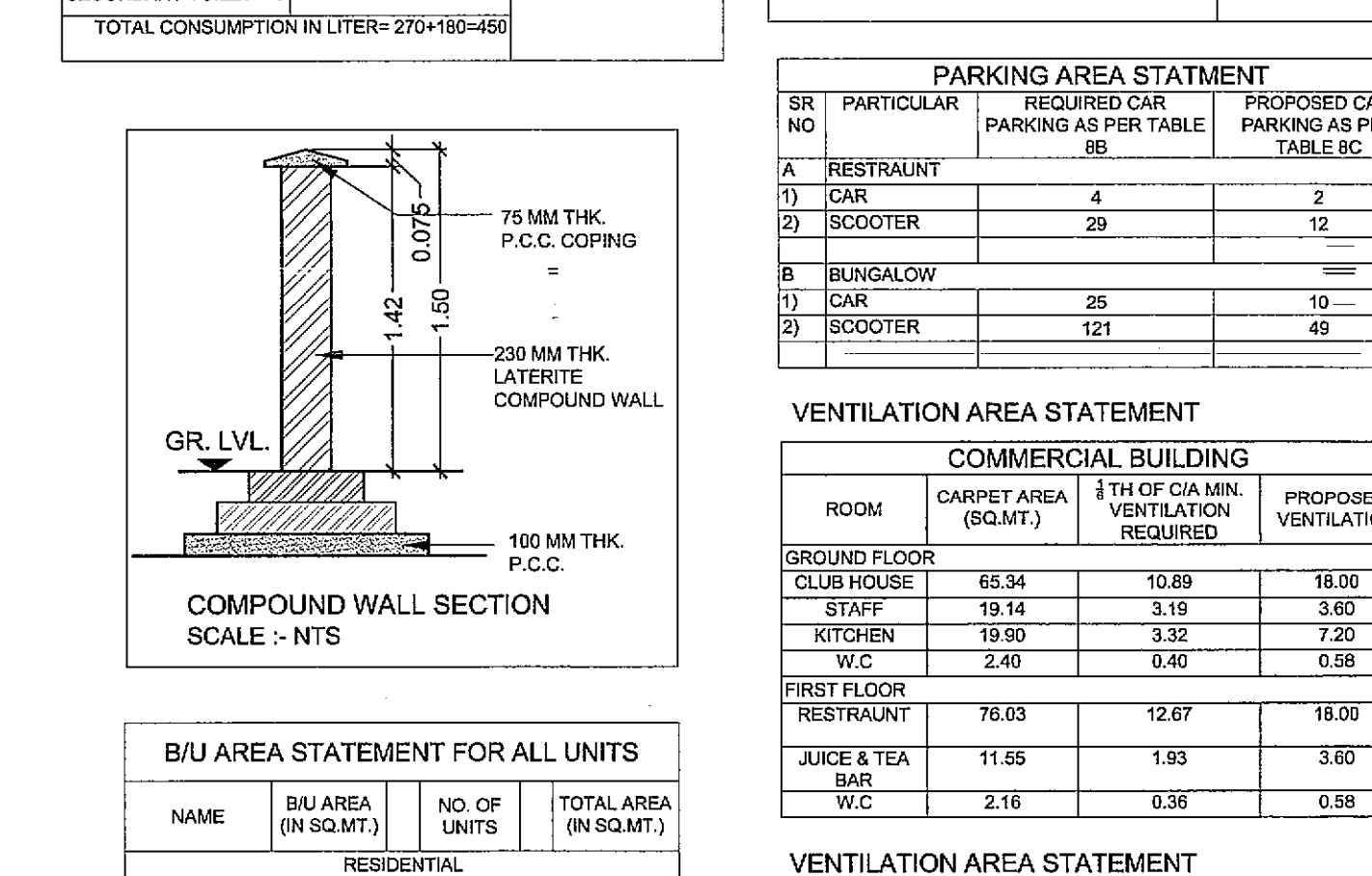
GROUND FLOOR PLAN (SECURITY CABIN) SCALE:1:100



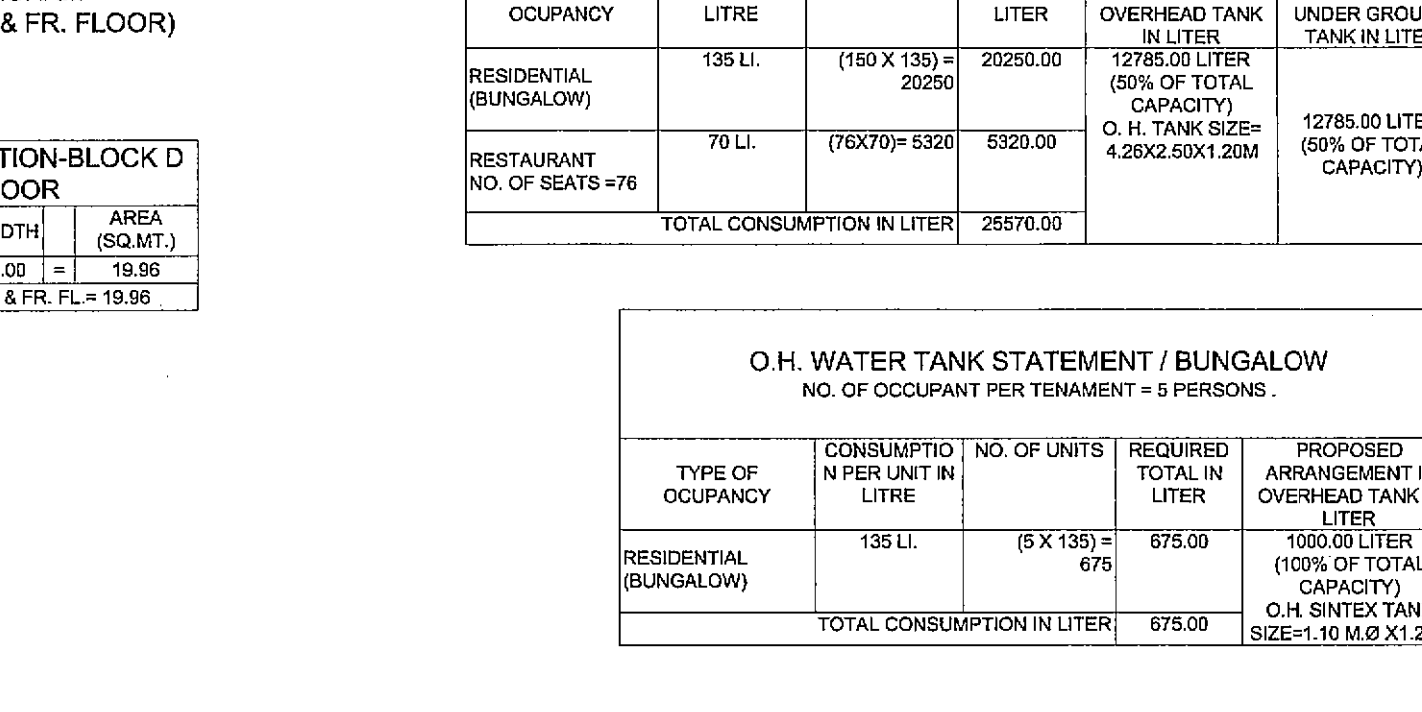
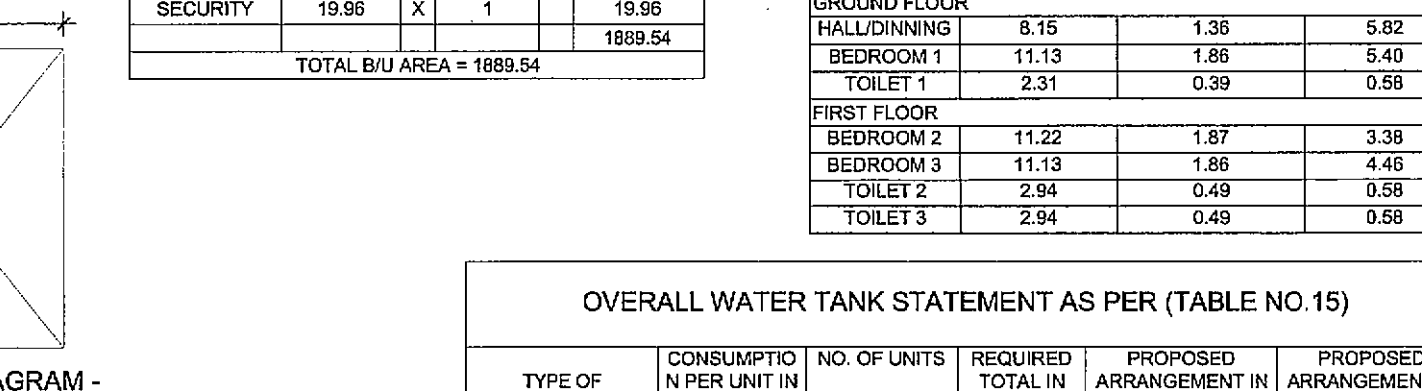
LOCATION PLAN SCALE:1:2000



FLUSHING STORAGE CAPACITY / RESTAURANT AS PER (TABLE NO.16)



FLUSHING STORAGE CAPACITY / BUNGALOW AS PER (TABLE NO.12 B.2)



OVERALL WATER TANK STATEMENT AS PER (TABLE NO.15)

PROFORMA I

AREA STATEMENTS	Value
1. AREA OF PLOT	
(a) As per ownership document (7/12, CTS extract)	11450.00
(b) As per measurement sheet	-
(c) as per sit	-
2. Deduction for	
(a) proposed D.P. / D.P. Road widening Area/ service Road	1068.81
(b) Any D.P. Redeviation area	-
(Total a+b)	1068.81
3. Balance area of plot (1-2)	10381.19
4. Amenity Space (if applicable)	-
(a) Required -	-
(b) Adjustment of 2(b), if any -	-
(c) Balance Proposed -	-
5. Net Plot Area (3-4 (c))	10381.19
6. Recreational open space (if applicable)	
(a) Required -	1038.11
(b) Proposed -	1145.00
7. Internal Road area	3113.28
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 5 x basic FSI) (10381.19 x 1.1)	11419.309
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width TOD zone.	-
(b) Proposed FSI on payment of premium.	-
11. In - situ FSI / TDR loading	
(a) In - situ area against D.P. road [2.0 x sr. no. 2(a)], if any	-
(b) In - situ area against Amenity Space if handed over [2.00 or 1.85 x sr. no. 4 (b) and / or (c)]	-
(c) TDR area	-
(d) Total In - situ / TDR loading proposed (11(a)+(b)+(c))	-
12. Additional FSI area under Chapter No. 7	-
13. Total entitlement of FSI in the proposal	-
(a) [B+10(b)+11(d)] or 12 whichever is applicable.	-
(b) Ancillary Area FSI upto 60% or 80% with payment charges.	-
(c) Total entitlement (a+b)	11419.309
14. 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 x 1.6 or 1.8)	
15. Total Built - up Area in Proposal (excluding area at sr. no. 17 b)	1889.54
(a) Existing Built - up Area.	1889.54
(b) Proposed Built - up Area (as per 'P-line')	1889.54
(c) Total (a+b)	1889.54
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	0.165
17. Area for Inclusive Housing, if any	-
(a) Required (20% of Sr. No. 5)	-
(b) Proposed	-

STAIRCASE DETAILS :
 TREAD ----- 0.25 m. ; RISER ----- 0.160 & 0.170 m.
 HAND RAIL ----- 0.90 m. HIGH ; FLIGHT WIDTH ----- 1.50 m & 0.91m
 NOS. OF RISER (EACH FLOOR) ----- 19 & 18 NOS.

PLOT BOUNDARY SHOWN IN THICK BLACK
 EXISTING STREET SHOWN GREEN
 FUTURE STREET IF ANY SHOWN GREEN DOTTED
 PERMISSIBLE BUILDING LINE THICK DOTTED BLACK
 MARGINAL OPEN SPACE NO COLOUR
 EXISTING WORK SHOWN BLUE
 WORK PROPOSED TO BE DEMOLISHED SHOWN YELLOW HATCH
 PROPOSED WORK SHOWN RED
 DRAINAGE & SEWERAGE WORK SHOWN RED DOTTED

PROFORMA II
 Contents of sheet :
 Floor plan, Section, Elevation, BU area calculation, Area line diagram, Door window schedule, Septic tank & Soak pit detail, Compound wall section, Site plan, Location plan, Triangulation method, Water tank & septic tank capacity, Ventilation statement, Parking statement, Proforma-I, Proforma-II.

Stamps of Approval of plans
 (Signature and Stamp of Architect/Licensed Engineer/Structural Engineer/Supervisor)

CERTIFICATE OF AREA
 Certified that the plot under reference was surveyed by me on 20TH Nov 2015 and the dimensions of sides etc. of plot stated on plan area 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.

Description of Proposal & property
 REVISED GROUP HOUSING SCHEME ON S. NO. 128, H. NO. 5/1 AT MODKA AGAR, TAL. - GUHAGAR, DIST. - RATNAGIRI .

NAME, ADDRESS AND SIGNATURE OF OWNER
 (Signature and Name of Owner)

MR. SAMIR KALE
 101 SHRISADAN, PHADKE ROAD, BRAHMIN SOCIETY, NAUPADA, THANE (W) 400602.
 Job No. Drg.No. Scale Drawn by Checked by Date
 JCC-18-19/09 AD-02 1:100 Vipul Sanjay 14.09.2022
 PERCEPTIONS
 ARCHITECTS & INTERIOR DESIGNERS
 GROUND FLOOR, PATIL HOUSE, NEAR ROW HOUSE NO. 06, OLD MHADA COLONY, VARTAKNAGAR, THANE(W) 400 608.
 AR. SANJAY KULKARNI (CA.1081084)