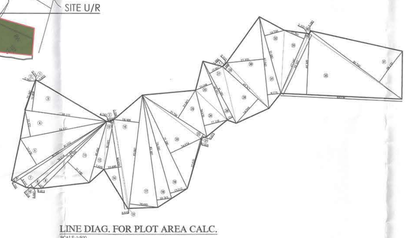
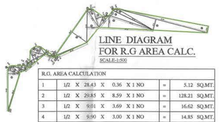


SITE PLAN & LOCATION PLAN
SCALE-1:4000



LINE DIAG. FOR PLOT AREA CALC.
SCALE-1:500

PLOT AREA CALCULATION						
1	1/2	X 6.652	X 0.235	X 1 NO	=	0.09 SQ.MT.
2	1/2	X 23.340	X 0.360	X 1 NO	=	4.20 SQ.MT.
3	1/2	X 60.133	X 22.808	X 1 NO	=	685.35 SQ.MT.
4	1/2	X 54.310	X 19.330	X 1 NO	=	629.27 SQ.MT.
5	1/2	X 81.952	X 22.436	X 1 NO	=	920.16 SQ.MT.
6	1/2	X 81.952	X 2.339	X 1 NO	=	104.04 SQ.MT.
7	1/2	X 80.291	X 8.037	X 1 NO	=	322.65 SQ.MT.
8	1/2	X 76.014	X 3.414	X 1 NO	=	129.76 SQ.MT.
9	1/2	X 72.309	X 4.104	X 1 NO	=	148.38 SQ.MT.
10	1/2	X 3.811	X 0.647	X 1 NO	=	1.30 SQ.MT.
11	1/2	X 66.320	X 21.950	X 1 NO	=	749.81 SQ.MT.
12	1/2	X 46.484	X 7.429	X 1 NO	=	177.31 SQ.MT.
13	1/2	X 96.995	X 4.745	X 1 NO	=	87.73 SQ.MT.
14	1/2	X 65.610	X 12.690	X 1 NO	=	416.30 SQ.MT.
15	1/2	X 65.610	X 0.910	X 1 NO	=	29.85 SQ.MT.
16	1/2	X 83.062	X 18.500	X 1 NO	=	768.32 SQ.MT.
17	1/2	X 83.062	X 20.092	X 1 NO	=	835.36 SQ.MT.
18	1/2	X 82.387	X 10.703	X 1 NO	=	440.37 SQ.MT.
19	1/2	X 76.082	X 13.012	X 1 NO	=	508.00 SQ.MT.
20	1/2	X 75.286	X 24.674	X 1 NO	=	928.80 SQ.MT.
21	1/2	X 72.630	X 0.020	X 1 NO	=	17.42 SQ.MT.
22	1/2	X 55.794	X 3.633	X 1 NO	=	102.47 SQ.MT.
23	1/2	X 55.794	X 23.863	X 1 NO	=	665.71 SQ.MT.
24	1/2	X 34.659	X 17.109	X 1 NO	=	296.49 SQ.MT.
25	1/2	X 46.293	X 13.068	X 1 NO	=	302.48 SQ.MT.
26	1/2	X 51.189	X 4.724	X 1 NO	=	120.91 SQ.MT.
27	1/2	X 51.189	X 10.661	X 1 NO	=	272.86 SQ.MT.
28	1/2	X 45.318	X 24.029	X 1 NO	=	544.47 SQ.MT.
29	1/2	X 45.318	X 3.880	X 1 NO	=	87.92 SQ.MT.
30	1/2	X 67.042	X 27.353	X 1 NO	=	916.90 SQ.MT.
31	1/2	X 67.042	X 5.773	X 1 NO	=	193.60 SQ.MT.
32	1/2	X 57.880	X 14.795	X 1 NO	=	428.20 SQ.MT.
33	1/2	X 47.540	X 15.720	X 1 NO	=	373.66 SQ.MT.
34	1/2	X 48.102	X 2.100	X 1 NO	=	50.57 SQ.MT.
35	1/2	X 86.038	X 44.309	X 1 NO	=	1930.44 SQ.MT.
36	1/2	X 82.710	X 2.280	X 1 NO	=	94.20 SQ.MT.
37	1/2	X 82.710	X 28.170	X 1 NO	=	1164.19 SQ.MT.
		TOTAL ADDITION			=	13631.82 SQ.MT. X
DEDUCTIONS						
1	2/3	X 3.888	X 0.210	X 1 NO	=	0.54 SQ.MT.
2	2/3	X 5.332	X 0.796	X 1 NO	=	2.83 SQ.MT.
		TOTAL DEDUCTION			=	3.37 SQ.MT. Y1
TOTAL PLOT AREA (X - Y1)					=	13628.45 SQ.MT. X1



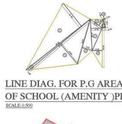
LINE DIAGRAM
FOR R.G AREA CALC.
SCALE-1:500

R.G. AREA CALCULATION						
1	1/2	X 28.43	X 0.36	X 1 NO	=	5.12 SQ.MT.
2	1/2	X 20.83	X 8.59	X 1 NO	=	178.21 SQ.MT.
3	1/2	X 9.01	X 3.69	X 1 NO	=	16.62 SQ.MT.
4	1/2	X 8.90	X 3.00	X 1 NO	=	14.85 SQ.MT.
5	1/2	X 10.09	X 3.57	X 1 NO	=	18.01 SQ.MT.
6	1/2	X 7.61	X 0.98	X 1 NO	=	3.73 SQ.MT.
7	1/2	X 5.66	X 2.84	X 1 NO	=	13.43 SQ.MT.
8	1/2	X 12.19	X 2.20	X 1 NO	=	13.41 SQ.MT.
9	1/2	X 12.19	X 6.68	X 1 NO	=	40.71 SQ.MT.
10	1/2	X 13.29	X 4.74	X 1 NO	=	26.54 SQ.MT.
11	1/2	X 11.71	X 2.57	X 1 NO	=	13.07 SQ.MT.
12	1/2	X 8.98	X 0.93	X 1 NO	=	3.25 SQ.MT.
13	1/2	X 1.79	X 0.97	X 1 NO	=	0.87 SQ.MT.
14	1/2	X 3.79	X 0.48	X 1 NO	=	0.43 SQ.MT.
15	1/2	X 20.01	X 0.78	X 1 NO	=	9.81 SQ.MT.
16	1/2	X 40.27	X 13.16	X 1 NO	=	264.98 SQ.MT.
17	1/2	X 23.54	X 8.54	X 1 NO	=	100.52 SQ.MT.
18	1/2	X 15.12	X 3.64	X 1 NO	=	27.52 SQ.MT.
19	1/2	X 2.73	X 5.61	X 1 NO	=	37.14 SQ.MT.
20	1/2	X 13.81	X 2.71	X 1 NO	=	15.46 SQ.MT.
21	1/2	X 39.28	X 9.07	X 1 NO	=	178.59 SQ.MT.
22	1/2	X 33.71	X 4.22	X 1 NO	=	71.13 SQ.MT.
23	1/2	X 32.73	X 2.43	X 1 NO	=	39.75 SQ.MT.
24	1/2	X 67.97	X 8.21	X 1 NO	=	279.02 SQ.MT.
25	1/2	X 67.97	X 4.91	X 1 NO	=	166.87 SQ.MT.
26	2/3	X 3.32	X 0.46	X 1 NO	=	1.02 SQ.MT.
27	2/3	X 8.33	X 5.03	X 1 NO	=	8.28 SQ.MT.
28	2/3	X 8.31	X 1.30	X 1 NO	=	8.35 SQ.MT.
29	2/3	X 4.19	X 0.90	X 1 NO	=	2.53 SQ.MT.
		TOTAL ADDITION			=	1905.22 SQ.MT. X
DEDUCTIONS						
1	2/3	X 1.21	X 0.31	X 1 NO	=	0.31 SQ.MT.
2	2/3	X 4.20	X 0.72	X 1 NO	=	2.03 SQ.MT.
3	2/3	X 4.31	X 0.73	X 1 NO	=	2.11 SQ.MT.
		TOTAL DEDUCTION			=	4.45 SQ.MT. Y1
TOTAL R.G. AREA					=	1900.77 SQ.MT. X1



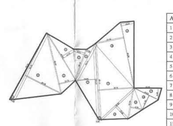
LINE DIAGRAM
FOR ROAD SET BACK
AREA CALCULATIONS
SCALE-1:500

ROAD SET BACK AREA CALCULATION						
1	1/2	X 13.29	X 3.05	X 1 NO	=	20.27 SQ.MT.
2	1/2	X 13.61	X 4.70	X 1 NO	=	36.68 SQ.MT.
3	1/2	X 19.27	X 3.81	X 1 NO	=	36.71 SQ.MT.
4	1/2	X 36.30	X 7.64	X 1 NO	=	138.63 SQ.MT.
5	1/2	X 20.96	X 11.33	X 1 NO	=	118.63 SQ.MT.
6	1/2	X 15.96	X 8.38	X 1 NO	=	66.79 SQ.MT.
7	1/2	X 25.45	X 5.72	X 1 NO	=	72.79 SQ.MT.
8	1/2	X 25.45	X 13.60	X 1 NO	=	173.06 SQ.MT.
9	1/2	X 15.37	X 0.59	X 1 NO	=	4.53 SQ.MT.
		TOTAL ROAD SET BACK AREA			=	668.13 SQ.MT. X



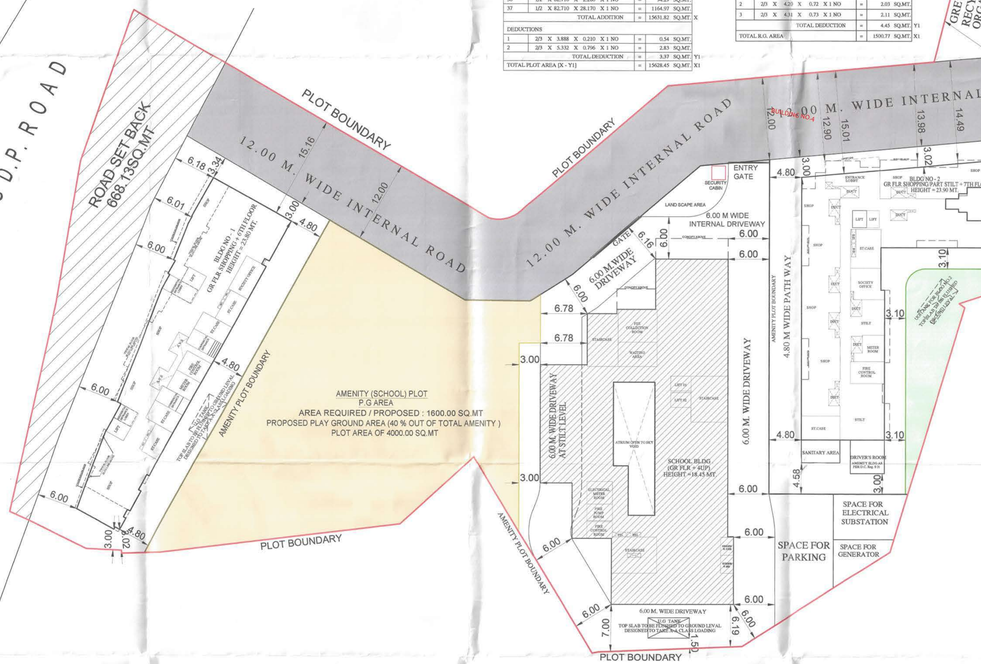
LINE DIAG. FOR P.O AREA CALC.
OF SCHOOL (AMENITY)PLOT
SCALE-1:500

P. G. AREA CALCULATIONS						
1	1/2	X 59.52	X 21.36	X 1 NO	=	635.67 SQ.MT.
2	1/2	X 59.52	X 1.45	X 1 NO	=	43.15 SQ.MT.
3	1/2	X 57.59	X 19.05	X 1 NO	=	548.54 SQ.MT.
4	1/2	X 34.00	X 7.65	X 1 NO	=	130.05 SQ.MT.
5	1/2	X 22.88	X 8.34	X 1 NO	=	95.41 SQ.MT.
6	1/2	X 10.75	X 5.44	X 1 NO	=	29.24 SQ.MT.
7	1/2	X 6.30	X 2.18	X 1 NO	=	6.87 SQ.MT.
8	1/2	X 7.06	X 1.45	X 1 NO	=	5.12 SQ.MT.
9	1/2	X 28.79	X 7.36	X 1 NO	=	105.95 SQ.MT.
		TOTAL P. G. AREA			=	1600.00 SQ.MT. X



LINE DIAGRAM FOR
AMENITY PLOT (SCHOOL)
SCALE-1:500

AMENITY PLOT FOR SCHOOL						
1	1/2	X 33.54	X 2.68	X 1 NO	=	37.70 SQ.MT.
2	1/2	X 34.34	X 20.18	X 1 NO	=	692.82 SQ.MT.
3	1/2	X 45.47	X 12.54	X 1 NO	=	284.64 SQ.MT.
4	1/2	X 40.41	X 10.76	X 1 NO	=	217.41 SQ.MT.
5	1/2	X 24.12	X 9.01	X 1 NO	=	108.61 SQ.MT.
6	1/2	X 30.13	X 3.33	X 1 NO	=	50.21 SQ.MT.
7	1/2	X 33.23	X 13.65	X 1 NO	=	452.17 SQ.MT.
8	1/2	X 33.23	X 0.66	X 1 NO	=	24.81 SQ.MT.
9	1/2	X 33.13	X 21.32	X 1 NO	=	705.91 SQ.MT.
10	1/2	X 48.88	X 21.42	X 1 NO	=	523.30 SQ.MT.
11	1/2	X 48.88	X 10.05	X 1 NO	=	245.62 SQ.MT.
12	1/2	X 51.82	X 11.06	X 1 NO	=	250.99 SQ.MT.
13	1/2	X 22.54	X 8.79	X 1 NO	=	99.06 SQ.MT.
14	1/2	X 19.60	X 11.33	X 1 NO	=	110.99 SQ.MT.
15	1/2	X 20.24	X 8.48	X 1 NO	=	85.81 SQ.MT.
TOTAL AMENITY PLOT AREA FOR SCHOOL					=	4000.00 SQ.MT



SITE PLAN
SCALE-1:250



GOOGLE EARTH PLAN
SCALE-1:2000



SITE PLAN & LOCATION PLAN AS PER D.P.
SCALE-1:500

NET BUILTUP AREA & CONSTRUCTION AREA STATEMENT IN SQ.MT											
SN	BLDG.NO.	TOTAL NO OF BLDGS	NO OF T/S	EWS	LIG	NO OF SHOPS	NO OF FLOORS	BUILDING HEIGHT(mt)	SCHOOL B.U.A	RESI BUILT UP AREA	COMM BUILT UP AREA	TOTAL BUILT UP AREA(sq.mt)
1	2	3	4	5	6	7	8	9		10	11	12
1	BLDG.NO.1	1	35	6	29	18	GR + 6 UP	23.80		2326.90	907.07	3233.97
2	BLDG.NO.2	1	84	84	--	9	GR + 7 UP	23.90		4270.29	242.80	4513.09
3	BLDG.NO.3	1	112	112	--	12	GR + 7 UP	23.90		5405.00	349.08	5754.08
4	BLDG.NO.4	1	98	98	--	10	GR + 7 UP	23.90		4840.31	256.70	5097.01
5	CLUB HOUSE	1	--	--	--	--	GR + 1 UP	7.45				
6	SANITARY BLOCK DRIVER'S ROOM	1	--	--	--	--	GROUND	3.35		42.75	----	42.75
7	SCHOOL	1	--	--	--	--	GR + 4 UP	18.45	4245.43	----	----	4245.43
			329	300	29	49			4245.43	16885.25	1755.65	22886.33
										TOTAL NET BUILT UP AREA=22886.33 .....(A)		

NON FSI AREA								
CLUB HOUSE BUILT-UP AREA	UGT AREA (sq.mt)	OHT AREA (sq.mt)	LIFT WELL (sq.mt)	LMR AREA (sq.mt)	STAIRCASE HEAD ROOM (sq.mt)	ELECT.METER ROOM (sq.mt)	STILT AREA (sq.mt)
1	2	3	4	5	6	7	8
----	18.00	26.79	63.00	22.05	37.62	12.08	0.00
----	18.00	41.91	74.40	16.87	41.91	13.98	165.62
----	18.00	41.91	74.40	16.87	41.91	17.45	290.41
----	18.00	40.63	72.00	27.51	40.63	14.15	292.00
167.08	----	19.71	----	----	19.71	----	----
----	18.00	106.23	53.85	114.42	106.23	12.28	584.03
167.08	90.00	277.18	337.65	197.72	288.01	69.94	1332.06
NON FSI AREA 2759.64 SQ.MT .....(B)							
TOTAL CONSTRUCTION AREA (A+B) 25645.97 SQ.MT							

RESI. RERA CARPET AREA & TENEMENTS STATEMENT OF ENTIRE LAYOUT						
BLDNG NO.	TYPE	FLR.	CARPET AREA/ FLAT (IN SQ. MTS.)	TOTAL NO. OF FLAT	EWS FLATS	LIG FLATS
1	TYPE-A	2,3 & 4	56.86 SQ. MT.	3 NOS.	--	3 NOS.
	TYPE-B	2,3 & 4	42.08 SQ. MT.	6 NOS.	--	6 NOS.
	TYPE-D	2,3 & 4	59.98 SQ. MT.	6 NOS.	--	6 NOS.
	TYPE-E	2,3 & 4	29.97 SQ. MT.	6 NOS.	6.00 NOS.	
	TYPE-A	5 & 6	56.86 SQ. MT.	2 NOS.	--	2 NOS.
	TYPE-B	5 & 6	42.08 SQ. MT.	4 NOS.	--	4 NOS.
	TYPE-C	5 & 6	37.85 SQ. MT.	4 NOS.	--	4 NOS.
	TYPE-D	5 & 6	59.98 SQ. MT.	4 NOS.	--	4 NOS.
	TOTAL			35 NOS.	6.00 NOS.	29 NOS.
2	TYPE-A	1TO 7	29.86 SQ. MT.	77 NOS.	84.00 NOS.	
	TYPE-B		29.95 SQ. MT.	7 NOS.		
3	TYPE-A	1TO 7	29.85 SQ. MT.	91 NOS.	112.00 NOS.	
	TYPE- B		29.75 SQ. MT.	7 NOS.		
	TYPE- C		29.61 SQ. MT.	14 NOS.		
4	TYPE- A	1 TO 7	29.87 SQ. MT.	98 NOS.	98.00 NOS.	
TOTAL NOS. OF FLATS IN ENTIRE LAYOUT				329 NOS.	300.00 NOS.	29 NOS.

SHOP.(COMMERCIAL) BUILT UP AREA STATEMENT			
BLDG. NO.	FLOOR	BUA. (F.S.I.)	TOTAL BUA.(F.S.I.)
1	GROUND	394.65 SQ. MT.	907.07 SQ.MT.
	1ST FLOOR	512.42 SQ. MT.	
2	GROUND	242.80 SQ. MT	242.80 SQ.MT
3	GROUND	349.08 SQ. MT	349.08 SQ.MT
4	GROUND	256.70 SQ. MT	256.70 SQ.MT
TOTAL PROPOSED BUILT UP AREA			1755.65 SQ.MT.
PERMISSIBLE COMMERCIAL (SHOP) BUA 10% OF TOTAL PERMISSIBLE ZONAL BASIC BUA (10960.32 X 10%)			1096.03 SQ. MT.
ADD PERMISSIBLE 80 % ANCILLARY F.S.I. ON PAYMENT OF PREMIUM = 876.82 SQ.MT			
TOTAL PERMISSIBLE COM. BUILT UP AREA = 1972.85 SQ.MT			
TOTAL PROPOSED COM. BUILT UP AREA = 1755.65 SQ.MT			

STAMP OF DATE OF APPROVAL OF PLANS

1/29

Approved Amended Plan Subject to Conditions Mentioned in this office
TOA letter no. EE/69/PIMAYA/MHADA/ 651 /2023
date 02/03/2023

Ex. Engg. / Bldg Permission Cell / PIMAY/A
MHADA

AREA STATEMENT			
	DISCRIPTION	UNIT	AREA
1	Area of Plot (Lowest of a,b and c adopted.)		15628.45
	(a) As per ownership document (7/12, CTS extract)	SQ.M.	15730.00
	(b) as per measurement sheet	SQ.M.	16276.17
	(C) Lowest area available as per actual site and adopted for proposal.	SQ.M.	15628.45
2	Deductions for		
	(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	SQ.M.	668.13
	(b) Any D.P. Reservation area	SQ.M.	0.00
	(Total a+b)	SQ.M.	668.13
3	Balance area of plot (1-2)	SQ.M.	14960.32
4	Amenity Space (If applicable)		
	(a) Required - Amenity Space is not applicable as the plot area is less than 20,000 sq.m	SQ.M.	0.00
	(b) Adjustment of 2(b), if any -	SQ.M.	0.00
	(c) Balance Proposed - Deduct additional amenity plot	SQ.M.	4000.00
5	Net Plot Area (3-4 (c).) (For FSI Purpose)	SQ.M.	10960.32
6	Recreational Open Space (If apiplicable)		
	(a) Required - (14960.32 x 10%)	SQ.M.	1496.03
	(b) Proposed -	SQ.M.	**1500.77**
7	Internal Road area		
8	Plotable area (If applicable)	SQ.M.	
9	Permissible FSI for Green zone (5 x 9)	SQ.M.	1.00
10	Permissible BUA	SQ.M.	10960.32
11	Add.FSI for Road set back area (Subject to handover the same to concern local authority)	SQ.M.	668.13
12	Total Permissible built up area including road set back	SQ.M.	11628.45
13	Permissible Ancillary FSI (12 X 60%)	SQ.M.	6977.07
14	Add Permissible Amenity FSI including Ancillary (4000 x 1.60) for primary secondary school proposed in aminity space (based on NOC from the concern local authority)	SQ.M.	6400.00
15	Permissible Area For commercial (10960.32 x 10%)	SQ.M.	1096.03
16	Permissible Bal Ancillary Area For commercial (1096.03 x (80-60)%)	SQ.M.	219.21
17	Total permissible FSI For Resi & Comm. Development (12+13+16)	SQ.M.	18824.73
18	Proposed BUA For Residential	SQ.M.	16885.25
19	Proposed BUA For Conv. Shop/ Commercial	SQ.M.	1755.65
20	Total Proposed BUA of Resi.& Comm.Development	SQ.M.	18640.90
21	Proposed BUA For School (Proposed in Amenity)	SQ.M.	4245.43
22	Proposed BUA For Ancillary of Resi.& Comm. Development (18640.90 - 10960.32)	SQ.M.	7680.58
23	Prop. Builtup area for Ancillary of school (amenity plot) (4245.43-4000.00)	SQ.M.	245.43
24	Total proposed Ancillary area (22+23)	SQ.M.	7926.01
25	Total Proposed BUA in the scheme (18+19+21)	SQ.M.	22886.33
26	Total FSI consumed including Ancillary (25/3)	SQ.M.	1.53
27	**Total proposed tenements**	**EWS**	**300.00**
		LIG	**29.00**
		SHOPS	**49.00**

CERTIFICATE OF AREA:
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME/ON AND THE DIMENSION 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 /LANDS RECORDS DEPARTMENT/CITY SURVEY RECORDS

SIGNATURE OF ARCHITECT

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 he work.

AUTHORIZED SIGNATURE

NOTES :-
BOUNDARY OF PLOT SHOWN IN THICK BLACK COLOUR.
PROPOSED AMENITY PLOT SHOWN IN GREEN HATCHED COLOUR
PROPOSED WORK SHOWN IN RED FILLED IN COLOUR.
PROP. PHY. R. G. SHOWN IN GREEN WASH COLOUR.

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER

DEVELOPER / OWNER
M/s. RUSTAGI ESTATE PVT. LTD.
Sanjay Gupta Digitally signed by Sanjay Gupta Date: 2023.06.28 11:46:09 +05'30'
AUTHORIZED SIGNATURE

PROFORMA 'B'

CONTENTS OF SHEET
BLOCK & LOCATION PLAN , AREA STATEMENT, PLOT AREA CALCULATION, ROAD SET BACK CALCULATION R.G AREA CALCULATION, SHOP BUILT UP AREA STATEMENT, AMENITY PLOT CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 98/4(A/2, 98/4(C1, 98/4(C2, 95/7/D2, 95/9, 97, 101/1/D, 236 (p) OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER

DEVELOPER
M/s. RUSTAGI ESTATE PVT. LTD.
Sanjay Gupta Digitally signed by Sanjay Gupta Date: 2023.06.28 11:45:29 +05'30'
AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	8.6.2023
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

ub architects
402 - B, Sarvadeep 11, Ther Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in