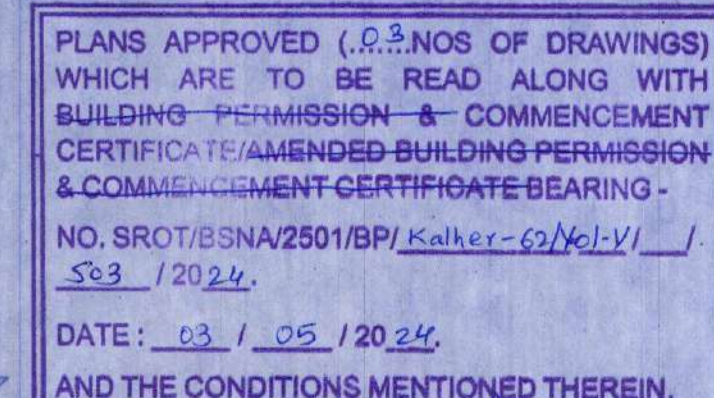




**MMRDA** **मुम्बई मेट्रो रेल विकास प्राधिकरण**  
Planner,  
Sub-Regional Office, **Mumbai**,  
MMRDA

| PROFORMA |                                                                                                          |          |
|----------|----------------------------------------------------------------------------------------------------------|----------|
| A        | AREA STATEMENT                                                                                           |          |
| 1        | AREA OF PLOT                                                                                             | 11730.00 |
| a        | AREA OF 7/12 EXTRACT                                                                                     | 11730.00 |
| b        | DEMARCATION (AS PER TRIANGULATION METHOD)                                                                | 11762.28 |
| c        | AS PER SITE                                                                                              | 11762.28 |
| d        | LEAST AREA OF 1a, 1b, 1c                                                                                 | 11730.00 |
| 2        | DEDUCTIONS                                                                                               | 11730.00 |
| a        | AREA UNDER 24.00 M.W. D.P. ROAD                                                                          | 1855.00  |
| b        | RESERVATION SC & VM(=616.88+446.21)                                                                      | 1363.10  |
| c        | ENCROACHMENT AREA=109.57                                                                                 | 109.57   |
| d        | AREA UNDER RESERVATION SS                                                                                | 1469.00  |
| e        | TOTAL b + b <= 1c                                                                                        | 4797.57  |
| f        | BALANCE PLOT AREA (1d - 2c)                                                                              | 6932.43  |
| 3        | AMENITY                                                                                                  | -----    |
| a        | REQUIRED                                                                                                 | -----    |
| b        | PROPOSED                                                                                                 | -----    |
| c        | TOTAL AMENITY TO BE LEFT                                                                                 | -----    |
| 4        | NET PLOT                                                                                                 | -----    |
| a        | NET PLOT AREA = (2f - 3b)                                                                                | 6932.43  |
|          | NET PLOT AREA=                                                                                           | 6932.43  |
| 5        | OPEN SPACE - 10% OF (4a-10f) OF 6932.43 =693.24)                                                         | 1063.67  |
| 6        | BASIC FSI = 1/10 X 6932.43                                                                               | 7625.67  |
| 7        | PAID PREMIUM FSI 0.30 NET PLOT AREA ( 6932.43x 30%)                                                      | 2079.73  |
| 8        | TDR FSI 0.90 NET PLOT AREA                                                                               | -----    |
| 9        | PERMISSIBLE BUILT UP AREA (6+7+8)                                                                        | 9705.40  |
| 10       | EXISTING APPROVED BLDG. AS PER BSNA O.C RECEIVED OF BUILDING (BLDG.NO-1 WING = A AND B) BUILT UP AREA    | 3911.96  |
| 11       | BALANCE AREA (9-10)                                                                                      | 5793.44  |
| 12       | TOTAL PERMISSIBLE ENTITLEMENT                                                                            | -----    |
| a        | (6+7+8) OR 11 WHOEVER IS APPLICABLE                                                                      | 9705.40  |
| b        | PERMISSIBLE ANNUAL FSI AREA = 60% OF 5793.44 X80%                                                        | 3476.06  |
| c        | TOTAL ENTITLEMENT AS PER UDPCR (9 + 7+2b)                                                                | 13181.48 |
| 13       | EARLIER APPROVED BUILT UP AREA AS PER BSNA EXCLUDING ANNUAL FSI (BLDG.NO-1 WING = A AND B) BUILT UP AREA | 3911.96  |
| 14       | a O.C RECEIVED OF (BLDG. NO-2 WING -D) AS PER UDPCR                                                      | 2041.81  |
| b        | EARLIER APPROVED BUILT AREA AS PER UDPCR BLDG. NO -2 (WING-C)                                            | 2094.89  |
| c        | WATERTOWN CABIN BUA AS PER UDPCR = 5.00 SQ MT                                                            | 5.00     |
| 15       | BALANCE BUILT AREA AS PER UDPCR( 12+13-14a+b+c)                                                          | 5128.00  |
| 16       | PROPOSED BUILT UP AREA AS PER UDPCR = ( BLDG.NO-3)                                                       | 2734.98  |
| 17       | PROPOSED BUILT UP AREA AS PER UDPCR = ( BLDG.NO-4)                                                       | 2382.51  |
| 18       | PROPOSED TOTAL BUILT UP AREA = (16+17)                                                                   | 5114.48  |
| 19       | BALANCE BUILT AREA=( 15-18)                                                                              | 13.51    |

NOTE : ALL DIMENSIONS ARE IN METER

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEY BY ME  
ON DATED 21-03-2023 & THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED IN THE  
PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA  
STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD ETC.

SIGNATURE OF CONSULTANT ENGINEER  
TP/ ENG/ 322

### DESCRIPTION OF PROPOSAL & PROPERTY

**PROPOSED DEVELOPMENT OF RESIDENTIAL BUILDING NO. 3 AND 4 ON LAND BEARING S.NO.53/5, 53/6,310/2,310/3,310/4,51/4,51/27,51/10, & 51/3/B AT VILLAGE- KALHER, TAL. BHIWANDI, DIST-THANE in SPA area of Bhiwandi.**

## OWNERS NAME AND SIGNATURE

JAI BHAWANI ORCHID INFRA LLP

1) JIGNESH GADA . \_\_\_\_\_

2) PANKAJ MEHTA . \_\_\_\_\_

## CONSULTING ENGINEER NAME AND SIGNATURE



ARCHITECT, CONSULTING ENGINEER STRUCTURAL AND INTERIOR DESIGNER  
Add- 1st floor, Sudarshana Building, Kalyan-Bhiwandi Road, Pimpalghar, Email-consu.atulgharat85@gmail.com

|            |          |                 |                 |
|------------|----------|-----------------|-----------------|
| DWG. NO.   | DRAWN BY | CHECKED BY      | APPROVED BY     |
| AGKL-04/02 | RUPESH   | ER. ATUL GHARAT | ER. ATUL GHARAT |

**STAMP AND SIGNATURE**

NORTH



SCALE: 1:100

APPROVED WIDE C.C LETTER NO.FOR SROT/BSNA/2501/BP/Amended/Kalher-62/686/2020 dated 21st September 2020