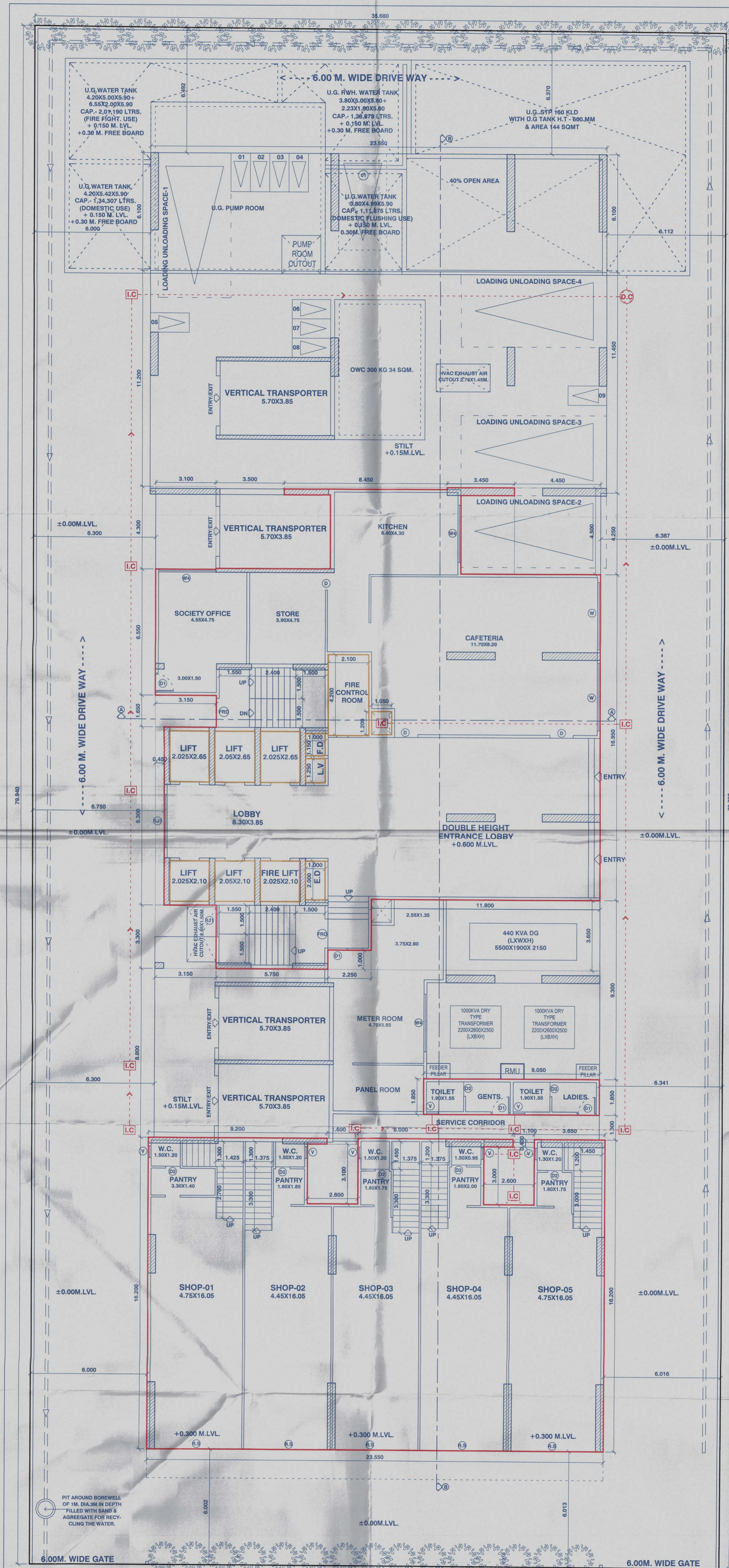
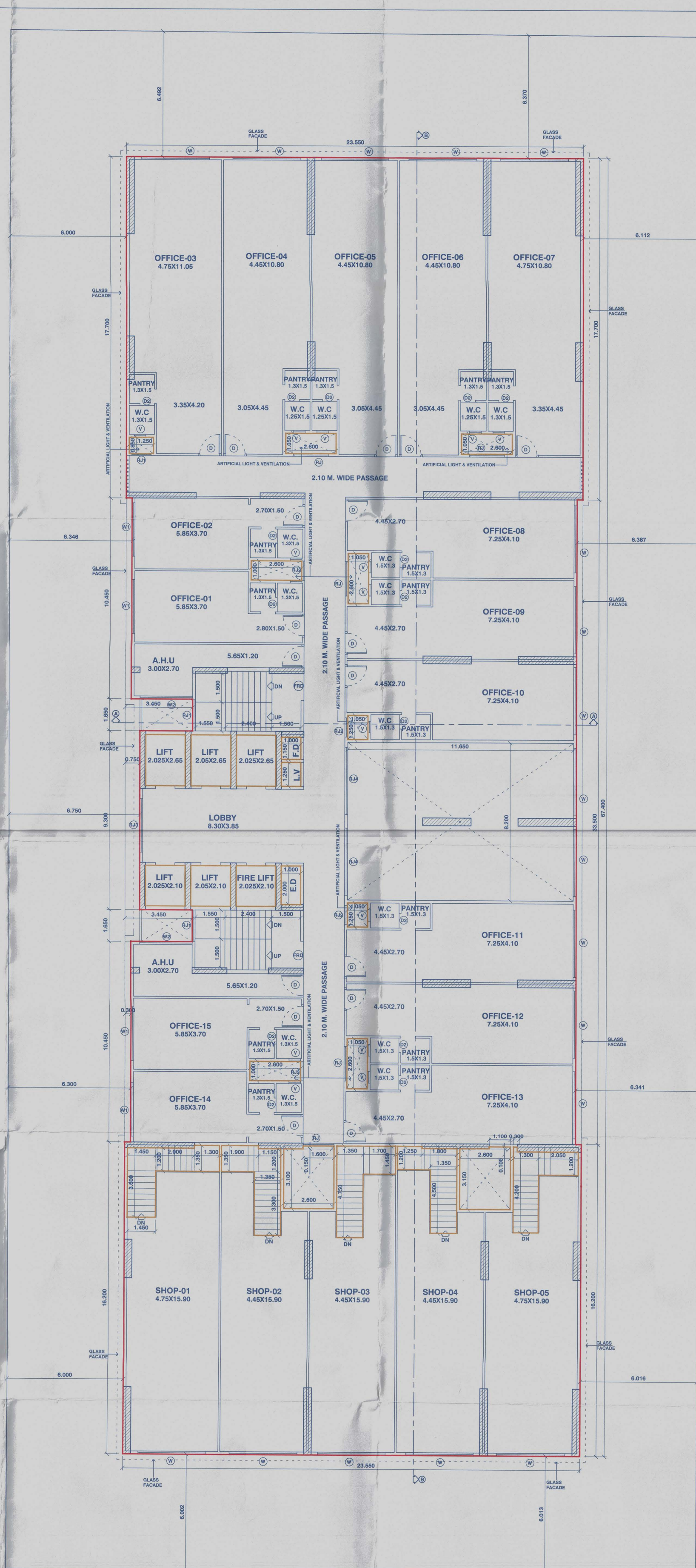




GROUND FLOOR PLAN SCALE = 1:100



FIRST FLOOR PLAN SCALE = 1:100

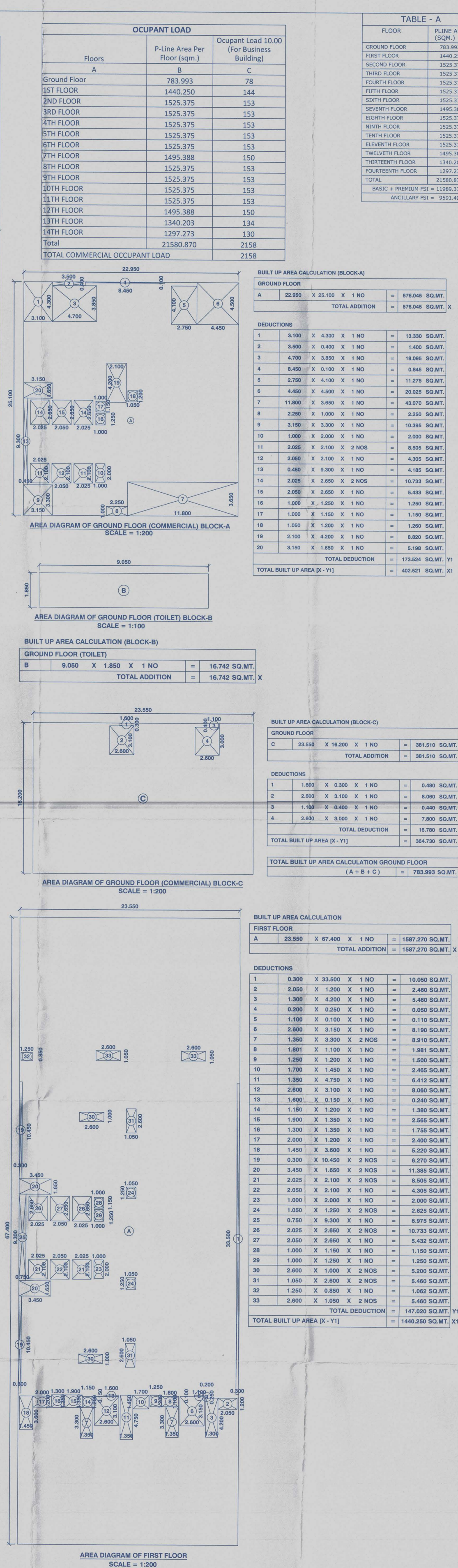


TABLE - A		Proforma - 1: Area Statement
FLOOR	PLINE AREA (SQ.M.)	PROPOSED COMMERCIAL BUILDING ON PLOT NO. 81A, SECTOR-15, BELAPUR, NAVI MUMBAI.
GROUND FLOOR	783.993	
FIRST FLOOR	1440.250	
SECOND FLOOR	1525.375	
THIRD FLOOR	1525.375	
FOURTH FLOOR	1525.375	
FIFTH FLOOR	1525.375	
SIXTH FLOOR	1525.375	
SEVENTH FLOOR	1495.388	
EIGHTH FLOOR	1525.375	
NINTH FLOOR	1525.375	
TENTH FLOOR	1525.375	
ELEVENTH FLOOR	1525.375	
TWELFTH FLOOR	1495.388	
THIRTEENTH FLOOR	1340.203	
FOURTEENTH FLOOR	1297.273	
TOTAL	21580.870	
BASIC + PREMIUM FSI = 11089.372		
ANCILLARY FSI = 9591.498		

Stamp of Approval of Plans :	Drawing Sheet No.: 1/6
यह कार्यवाही सर्वोच्च न्यायालय के समक्ष प्रस्तुत की जायेगी। नोटिफिकेशन / 2.2.2.2. (R.2.2.2.3) / 2.2.2.2.3 मुख्य न्यायाधीश, न्यायालय, न्यायालय, न्यायालय मुख्य न्यायाधीश, न्यायालय, न्यायालय, न्यायालय मुख्य न्यायाधीश, न्यायालय, न्यायालय, न्यायालय	
यह कार्यवाही सर्वोच्च न्यायालय के समक्ष प्रस्तुत की जायेगी। नोटिफिकेशन / 2.2.2.2. (R.2.2.2.3) / 2.2.2.2.3 मुख्य न्यायाधीश, न्यायालय, न्यायालय, न्यायालय मुख्य न्यायाधीश, न्यायालय, न्यायालय, न्यायालय मुख्य न्यायाधीश, न्यायालय, न्यायालय, न्यायालय	

1. Area of plot (Minimum area of a, b, c to be considered)	2843.300
(a) As per ownership document	2843.300
(b) As per measurement sheet	2843.300
(c) As per site	2843.300
2. Deductions for	
(a) Road widening Area	0.000
(b) Any D.P. Reservation area	0.000
(Total a+b)	0.000
3. Balance area of plot (1-2)	2843.300
4. Amenity Space (if applicable)	
(a) Required	0.000
(b) Adjustment of 2(b), if any	0.000
(c) Balance Proposed	0.000
5. Net Plot Area (3-4 (c))	2843.300
6. Recreational Open space (if applicable)	
(a) Required	0.000
(b) Proposed	0.000
7. Internal Road area	0.000
8. Plottable area (if applicable)	
9. a. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 basic FSI) (2843.300 x 1.100)	3127.630
b. Additional Enhancement FSI as per Note 3 of 10.10.1 (2843.300 x 0.500)	1421.650
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone. (2843.300 x 0.500)	1421.650
(b) Proposed FSI on payment of premium.	1421.650
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.000
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)], if any	0.000
(c) TDR area (2843.300 x 1.400)	3980.620
(d) Total in-situ / TDR loading proposed (11 (a) + (b) + (c))	3980.620
12. a. Permissible Additional FSI area for Commercial Building (as per rule no. 7.13)	4264.950
b. Proposed Additional FSI area for Commercial Building (as per rule no. 7.13)	2037.822
13. Total entitlement of FSI in the proposal	
(a) [9(a) + (b) + 10(b) + 11(d)] + 12(a)	14216.500
(b) Ancillary Area FSI upto 80% with payment of charges.	11373.200
(c) Total entitlement (a+b)	25589.700
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)	25589.700
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area.	0.000
(b) Proposed Built-up Area (as per P-line)	21580.870
(c) Total (a+b)	21580.870
16. F.S.I. Consumed (15/14) (should not be more than serial No.14 above.)	0.843
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	0.000
(b) Proposed	0.000
18. STILL AREA	
(a) GROUND FLOOR STILL AREA	739.748
(b) BASEMENT FLOOR AREA	1750.540
(c) TOTAL AREA	2490.288
19. COMMERCIAL UNITS	304
20. CAFETERIA UNITS	01

Certificate of Area: Certified that the plot under reference was surveyed by me on 10-07-2023 and the dimensions of site 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.

Ar. Hemant P. Dhasvale

Owner's Declaration - We understand 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.

M/S. AAKAR INFRA TECH

MR. DHARMENDRA DEVJI PATEL (PARTNER)

Ar. Hemant P. Dhasvale

Job No. Drawing No. Scale Drawn by NORTH Registration No. of Architect.

2023/A-1612 2023/A-1612/01: 1:100 TANZEEM 12/12/2023 (CA/92/14783)