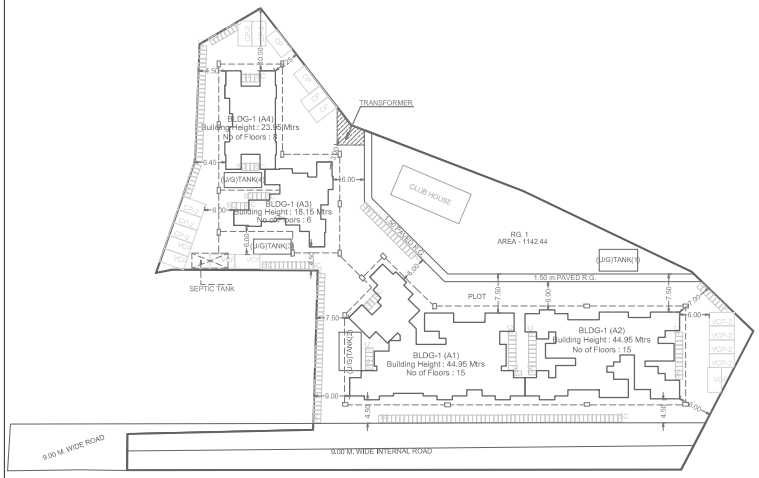
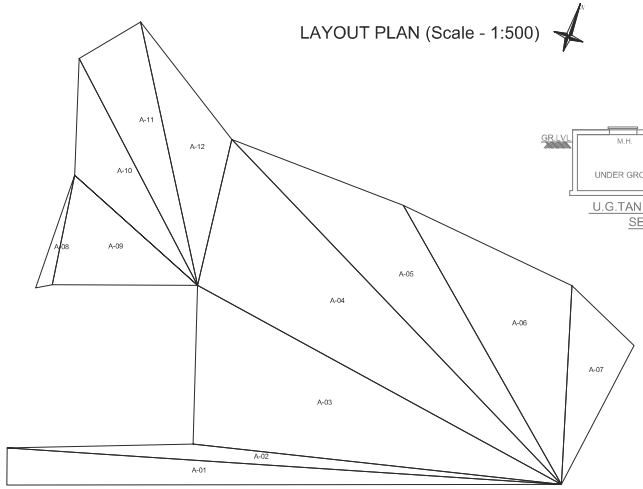
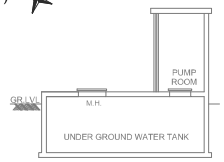


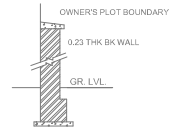
LAYOUT PLAN (Scale - 1:500)



Triangulation (Scale - 1:500)



U.G.TANK & PUMP RM. SECTION



COMPOUND WALL SECTION

Triangle	Area
A-01	406.96
A-02	178.00
A-03	1162.94
A-04	1187.97
A-05	743.77
A-06	680.31
A-07	256.49
A-08	34.98
A-09	314.14
A-10	294.08
A-11	361.91
A-12	342.13
Total (PLOT)	5963.69

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	BUA: 0 - 35	1	47	0	0	0	0	0	0
Residential	BUA: 35 - 50	2	94	1	47	1	94	1	1
Residential	BUA: 50 - 75	1	84	1	84	1	84	1	1
Residential	BUA: > 75	1	0	2	0	1	0	1	1
Total	Required	-	-	-	131	-	178	-	178
Total	Proposed	-	-	-	131	-		-	

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY			PASSAGE	STAIR	LIFT	TERRACE	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		FREE OF FSI	FREE OF FSI				FSI AREA
BLDG-1 (A1)	0.00	4287.11	0.00	0.00	428.71	723.90	295.15	000.00	486.91	122.11	000.00	0.00	96	4287.11 + 295.15
BLDG-1 (A2)	0.00	3386.40	0.00	0.00	338.54	613.34	274.69	000.00	439.14	118.65	000.00	0.00	82	3386.40 + 274.69
BLDG-1 (A3)	0.00	598.17	0.00	0.00	59.82	65.31	5.49	000.00	125.37	20.10	000.00	0.00	19	598.17 + 5.49
BLDG-1 (A4)	0.00	981.35	0.00	0.00	0.00	0.00	0.00	000.00	129.52	23.92	000.00	0.00	28	981.35
Total	0.00	9253.03	0.00	0.00	827.17	1402.55	575.32	000.00	1180.94	284.78	000.00	0.00	225	9253.03 + 575.32

(TABLE- A) AS PER NOTIFICATION DATE 29-01-2016

DRC Details	Generating Plot Land Rate As Per R.R. 2017-18 (in RS.)	Receiving Plot Land Rate As Per R.R. 2017-18 (in RS.)	Area to be added on receiving Plot = Area to be utilized from credited area of DCR X (ASR Rate of open land for generating plot / Asr rate of open land for receiving plot
DRC NO. 263 (Reservation)	Rs. 5900/-	Rs. 5600/-	1734.00 sq.mt. x Rs. 5900/- / Rs. 5600/- = 1826.90 sq.mt.
DRC Details	Generating Plot Land Rate As Per R.R. 2018-19 (in RS.)	Receiving Plot Land Rate As Per R.R. 2018-19 (in RS.)	Area to be added on receiving Plot = Area to be utilized from credited area of DCR X (ASR Rate of open land for generating plot / Asr rate of open land for receiving plot
DRC NO. 8 (SLUM)	Rs. 52600/-	Rs. 5600/-	49.00 sq.mt. x Rs. 52600/- / Rs. 5600/- = 460.25 sq.mt.

SUMMARY OF MHADA AREA: (BLDG - A4)

NET PLOT AREA	=	4853.50 SQ.MT.
PERMISSIBLE MHADA AREA 20% OF NET PLOT AREA	=	970.70 SQ.MT.
PROPOSED MHADA AREA AREA	=	981.33 SQ.MT.

BLDG - A4 FLOORS	FLAT NO.	FLOOR AREA	NO. OF FLAT	TOTAL AREA
1ST TO 7TH	1, 2, 3 & 4	140.19 X 7 FLR.	28	981.33
TOTAL MHADA AREA				981.33

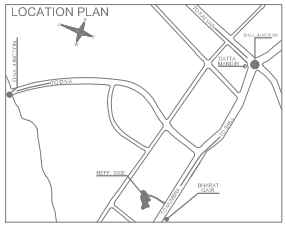
R.G. AREA CALCULATIONS:

REQUIRED PHYSICAL R.G.	=	5710.00 x 20%	Sq.Mt.
(20 % of net PLOT)	=	1142.00	Sq.Mt.
PROPOSED PHYSICAL R.G.			
TOTAL R.G. PROVIDED	=	1142.00	Sq.Mt.

CLUB HOUSE AREA CALCULATIONS:

REQUIRED CLUB HOUSE	=	1142.00 (R.G.-1 x 15%)	Sq.Mt.
(15 % of CLUB HOUSE)	=	171.30	Sq.Mt.
PROPOSED CLUB HOUSE			
GROUND FLOOR	=	94.59	Sq.Mt.
FIRST FLOOR	=	44.86	Sq.Mt.
TOTAL PROPOSED CLUB HOUSE AREA	=	139.45	Sq.Mt.

LOCATION PLAN



WATER REQUIREMENT

TANK		OCCUPANT LOAD (NOS.)			CONSUMPTION PER DAY (LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
		TNMTS/AREA	FACTOR				
UGWT	Residential	225.00	5.00	1125.00	135.00	151875.00	
	- - - -	00.00	00.00	00.00	00.00	00.00	
	FIRE REQUIREMENT					50000.00	
	TOTAL					201875.00	131534.35
OHWT			50%			100937.50	
	FIRE REQUIREMENT					20000.00	
	TOTAL					120937.50	835899.16

PLOT AREA CALCULATIONS: AS PER - - - (in SQ. MT.)

S.NO.	AREA AS PER		AREA UNDER CONSIDERATION	CLEAR PLOT AREA
	7/12 EXTRACT	TRIANGULATION		
183/5	4460.00	4607.10	4460.00	4460.00
183/6	1250.00	1251.33	1250.00	1250.00
TOTAL	5710.00	5858.43	5710.00	5710.00

PROFORMA- A

					MHADA 20% AREA
A			AREA STATEMENT	SQ.MT	
	1		AREA OF PLOT (as per 7/12)	5710.00	
	2		DEDUCTIONS FOR		
		a	AREA UNDER ROAD	- - - - -	
	3		NET GROSS AREA OF PLOT (1-2a)	5710.00	
	4		DEDUCTIONS FOR		
		a	RECREATION GROUND 15% AS PER REGULATION	856.50	
	5		NET AREA OF PLOT (3-4a)	4853.50	
	6		ADDITION FOR F.A.R.(TOTAL B.U. AREA) PURPOSE		
		a	AREA UNDER ROAD	- - -	
	7		TOTAL AREA (5+6a)	4853.50	4853.50
	8		FLOOR SPACE INDEX PERMISSIBLE	ONE	0.20
	9		PERMISSIBLE AREA (7X8)	4853.50	970.70
	10		PREMIUM F.S.I. 30% (of net gross area of plot)	1713.00	- - - - -
	11	a	AS PER G.R. DATED-29/01/2016		
		b	40% PERMISSIBLE T.D.R. (5710.00 x 40% = 2284.00)		
		c	20% SLUM T.D.R. utilized out of total perm. T.D.R.		
		d	2284.00 x 20% = 456.80 SQ.MT.		
		e	T.D.R. FOR UTILIZATION = 1827.20		
		f	T.D.R. PUrchased Sector-XI D.R.C. NO.-263 = 1826.90		
		g	T.D.R . FOR UTILIZATION = 1826.90 SQ.MT.	1826.90	
		h	SLUM T.D.R . FOR UTILIZATION = 456.80 SQ.MT.	456.80	
	12		PERMISSIBLE AREA (9 + 10 + 11g +11f)	8850.20	970.70
	13		TOTAL PROPOSED AREA	8847.01	981.35
			TOTAL BUILT-UP AREA CONSUMED (12/13)	0.99	1.01
B	14		TENEMENT STATEMENT		
		a	PROPOSED AREA OF PLOT ITEM A(11) ABOVE	8847.01	
		a	LESS NON- RESI. AREA	- - -	
		b	DENSITY	300/HT	
		c	PERMISSIBLE TENENTS	265 NOS	
		c	PROPOSED	225 NOS	
		d	EXISTING	- - -	
			TOTAL TENEMENT (d+c)	225 NOS	
C	15		PARKING STATEMENT		
		a	PARKING REQUIRED BY REGULATION	144 NOS	
		b	PARKING PROVIDED (b+c)	144 NOS	

PARKING STATEMENT : 4 WHEELER

DISCRIPTIONS	NO. OF TENEMENTS	NO. OF PARKING
RESIDENTIAL AREA		
i) NO PARKING PROVIDED FOR TENEMENTS HAVING BUILT UP AREA BELOW 35 SQ.MT.	47 NOS.	- - -
ii) 1 PARKING FOR EACH 2 TENEMENTS HAVING BUILT-UP AREA ABOVE 35 SQ.MT. TO 50 SQ.MT.	94 NOS.	47 NOS.
iii) 1 PARKING FOR EACH : 1 TENEMENTS HAVING BUILT-UP AREA ABOVE 50 SQ.MT. TO 75 SQ.MT.	84 NOS.	84 NOS.
iv) 2 PARKING FOR EACH : 1 TENEMENTS HAVING BUILT-UP AREA ABOVE 75 SQ.MT.	0 NOS.	0 NOS
PRO. OFFICE. AREA		
1 PARKING SPACE FOR EVERY 50.00 SQ.MT. FOR PROFF. OFFICE AREA	- - - - Sq.Mt.	0 NOS
TOTAL PARKING		131 NOS.
VISITORS 10 %		13 NOS.
TOTAL PARKING REQUIRED		144 NOS.
TOTAL PARKING PROVIDED		144 NOS.
PARKING PROVIDED IN BLDG STILT (stack)		102 NOS.
PARKING PROVIDED IN OPEN		42 NOS.

PARKING STATEMENT : 2 WHEELER

1 PARKING EACH FOR EVERY TENAMENT	225 NOS.
TWO WHEELAR PARKING FOR COMM.(0.00/20)	0 NOS.
TWO WHEELAR PARKING REQUIRD	225 NOS.
TWO WHEELAR PARKING PROVIDED	226 NOS.

STAMP OF APPROVAL

Signature valid

Name : Shailendra P Bendale
Designation : SDO
Date : 19-02-2021 At 16:03
Location : Office of Sub Divisional Officer Panvel
Certificate Issued By : CCA (Root CA 2014) Date: 19/02/2021 4:27:23 PM

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	5710.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (RW)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) ENCROACHMENT AREA	0.00
(e) NDZ AREA	000.00
TOTAL (a+b+c+d+e)	0.00
3. BALANCE AREA OF PLOT (1-2)	5710.00
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	856.50
PHYSICAL RG PROVIDED = 000.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4) :	4853.50
6. ADDITION FOR F.S.I.	
(a) ROAD SET-BACK (RW)	000.00
(b) PROPOSED ROAD (DP)	0.00
(c) AMENITY SPACE	0.00
(d) OTHER (CRZ Area, Reserv Area ETC.)	0.00
TOTAL (a+b+c+d)	0.00
7. NET PLOT AREA (5+6)	4853.50
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	4853.50
9. TDR AREA	0.00
10. SPECIAL CASES FSI	2694.33
11. TOTAL PERM. BUILT UP AREA (8+9+10)	7547.83
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	9256.74
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	9256.74
13. ADD STRUCTURE AREA ADDITION (FOR FSI)	0.00
14. ADD STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	574.71
16. EXISTING BUILT UP AREA	0.00
17. SURRENDERED AREA	000.00
18. TOTAL PROPOSED B/UP AREA	9831.45
19. CONSUMED FSI	1.30
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	827.79
(ii) PROPOSED BALCONY AREA	1402.55
(iii) EXCESS BALCONY AREA (TOTAL)	574.71
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	9256.74
(ii) LESS NON RESIDENTIAL AREA	0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	9256.74
(iv) TENEMENTS PERMISSIBLE 300.00/Hec.	227.0000
(v) TENEMENTS PROPOSED	225
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	225

D) PARKING STATEMENT

	CARS	2 WHEELERS	VISITORS
(i) PARKING REQUIRED BY RULE	131	178	13
(ii) PARKING PROVIDED	131	228	13.75
(v) TOTAL PARKING PROPOSED	180.25	290.70	00
(d) TRANSPORT VEHICLES PARKING PROVIDED			0
(b) LOADING / UNLOADING PARKING PROVIDED			-NA-
(c) AMBULANCE PARKING PROVIDED			0

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK	
PROPOSED WORK SHOWN RED FILLED IN	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLUE DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

OWNER'S NAME / DEVELOPER NAME / POA HOLDER: SIGNATURE

M/s Nice Construction

OWNER ADDRESS: AT VILLAGE SHILL

Name : Kalpesh Ashok Patil
Designation : Tehsildar
Date : 19-02-2021 4:27:23 PM
Location : Office of Sub Divisional Officer Panvel
Certificate Issued By : CCA (Root CA 2014)

PROJECT:

Plot No. / F. Plot No. : 5& 6
Survey No. : 183
CTS No :
Tika No :
Gut No :
Village :

ARCHITECT: ARCHITECT SIGN

ARCHITECT NAME: Sameer Suresh Lotke

ARCHITECT ADDRESS: 205, 206, Cosmos Mary Park, $Kolbad Road, Opposite Pratap Talkies

Name : Sameer Suresh Lotke
Designation : Architect
Date : 19-02-2021 4:27:23 PM
Location : Office of Sub Divisional Officer Panvel
Certificate Issued By : CCA (Root CA 2014)

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	S11/0091/14	DATE	11-02-2020	
KEY NO.		SHEET NO.	1 / 6	

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