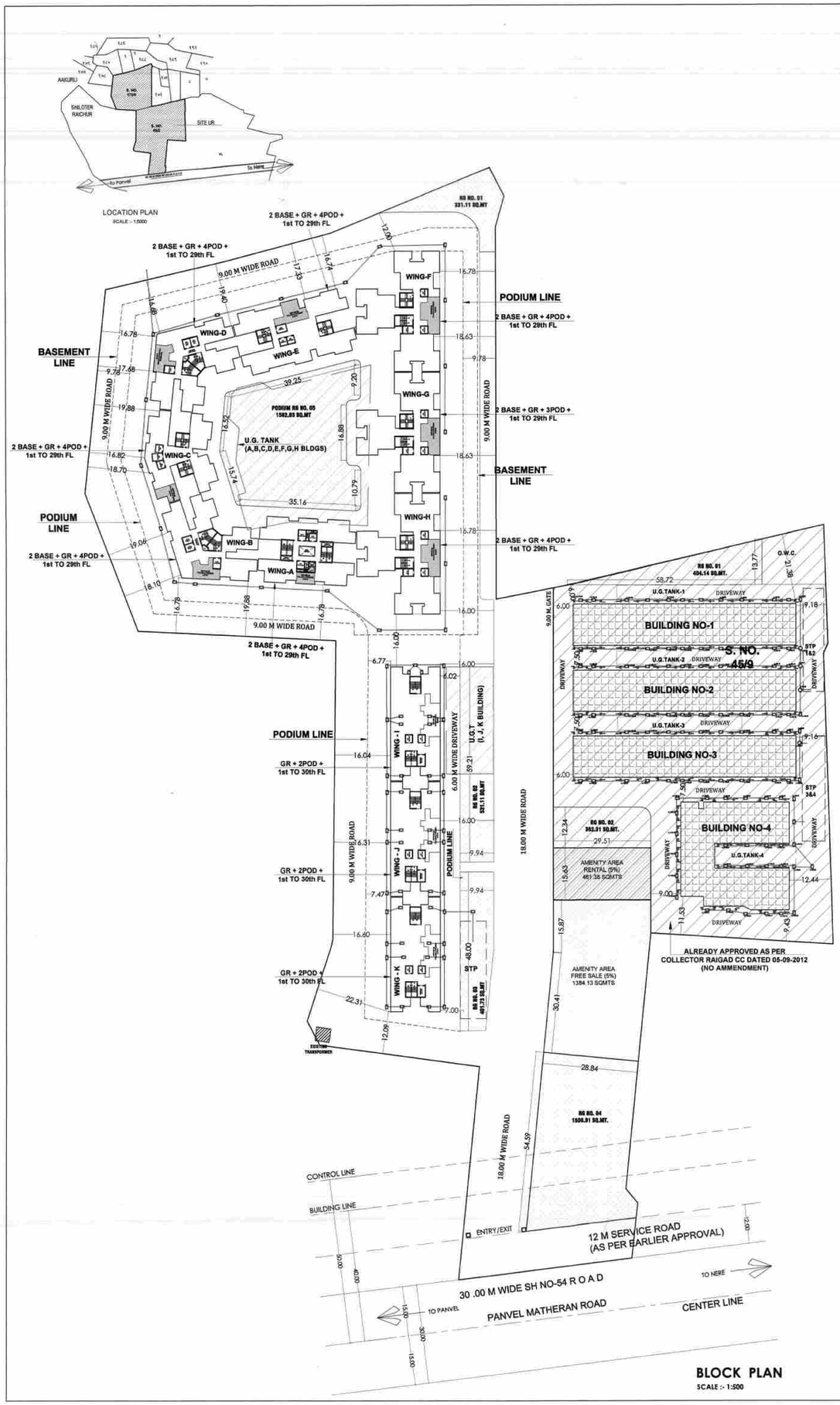

BLOCK PLAN
SCALE :- 1:500

RENTAL BLDG

TENAMENT STATEMENT (RENTAL BLDG.)

BLDG. NO./ TYPE	RENTAL UNIT (I)	BALWADI (II) (1 PER 200 UNITS)		WELFARE CENTER (III) (1 PER 200 UNITS)		METER ROOM (IV)	MANAGER ROOM (V) (1 PER 500 UNITS)		LETTER BOX (VI)	CONV. SHOP (VII)	CONV. SHOP AREA IN SQ.MT (VIII)	TOTAL (1+VII)
		REQ.	PROP.	REQ.	PROP.		REQ.	PROP.				
BLDG. NO.- 1	527	3	3	3	3	1	1	1	1	4	80.947	531
BLDG. NO.- 2	528	3	3	3	3	1	1	1	1	4	80.947	532
BLDG. NO.- 3	528	3	3	3	3	1	1	1	1	4	80.947	532
BLDG. NO.- 4	456	2	2	2	2	1	1	2	1	0	0.000	456
TOTAL	2039	11	11	11	11	4	4	5	4	12	242.84	2051

BUILT UP AREA SUMMARY (RENTAL BLDG.)

FLOORS	BLDG 1	BLDG 2	BLDG 3	BLDG 4
	B.U. AREA	B.U. AREA	B.U. AREA	B.U. AREA
GR FLOOR	201.079	218.010	218.010	0.000
1st FLOOR	648.354	648.354	648.354	582.817
2nd FLOOR	648.354	648.354	648.354	582.817
3rd FLOOR	648.354	648.354	648.354	582.817
4th FLOOR	648.354	648.354	648.354	582.817
5th FLOOR	648.354	648.354	648.354	582.817
6th FLOOR	648.354	648.354	648.354	582.817
7th FLOOR (REFUGE)	545.153	545.153	545.153	411.889
8th FLOOR	648.354	648.354	648.354	582.817
9th FLOOR	648.354	648.354	648.354	582.817
10th FLOOR	648.354	648.354	648.354	582.817
11th FLOOR	648.354	648.354	648.354	582.817
12th FLOOR (REFUGE)	545.153	545.153	545.153	411.889
13th FLOOR	648.354	648.354	648.354	582.817
14th FLOOR	648.354	648.354	648.354	582.817
TOTAL	9071.63	9088.56	9088.56	7817.58
TOTAL B.U. AREA (1+2+3+4)	35066.34			

FREE OF FSI AREA SUMMARY (RENTAL BLDG.)

FLOORS	BLDG 1	BLDG 2	BLDG 3	BLDG 4
	B.U. AREA	B.U. AREA	B.U. AREA	B.U. AREA
GR FLOOR	637.281	637.281	637.281	820.900
1st FLOOR	190.006	190.006	190.006	238.083
2nd FLOOR	190.006	190.006	190.006	238.083
3rd FLOOR	190.006	190.006	190.006	238.083
4th FLOOR	190.006	190.006	190.006	238.083
5th FLOOR	190.006	190.006	190.006	238.083
6th FLOOR	190.006	190.006	190.006	238.083
7th FLOOR (REFUGE)	301.997	301.997	301.997	409.011
8th FLOOR	190.006	190.006	190.006	238.083
9th FLOOR	190.006	190.006	190.006	238.083
10th FLOOR	190.006	190.006	190.006	238.083
11th FLOOR	190.006	190.006	190.006	238.083
12th FLOOR (REFUGE)	301.997	301.997	301.997	409.011
13th FLOOR	190.006	190.006	190.006	238.083
14th FLOOR	190.006	190.006	190.006	238.083
TOTAL	3521.35	3521.35	3521.35	4495.92
TOTAL B.U. AREA (1+2+3+4)	15059.96			

RENTAL R.G. AREA

R.G. AREA STATEMENT

TOTAL R.G. REQUIRED				
8766.60	X	8.0%	=	701.33
R.G. PROVIDED				
R.G. 1			=	404.14
R.G. 2			=	362.31
TOTAL R.G. PROVIDED			=	766.45

AMENITY SPACE (5%)		COMMERCIAL AREA	
RENTAL BUILDING		RENTAL BUILDING	
REQUIRED	PROVIDED	REQUIRED (15%)	PROVIDED(0.69%)
461.38 SQ.MTS	461.38 SQ.MTS	5259.960 SQ.MTS	242.841 SQ.MTS

SALE BLDG AREA STATEMENTS

BUILT UP AREA SUMMARY (SALE BLDG.)

FLOORS	WING A	WING B & D	WING C	WING E	WING F	WING G & H
1st FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
2nd FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
3rd FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
4th FLOOR	291.35	281.29	224.86	323.52	342.62	341.30
5th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
6th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
7th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
8th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
9th FLOOR	291.35	281.29	224.86	323.52	342.62	341.30
10th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
11th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
12th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
13th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
14th FLOOR	291.35	281.29	224.86	323.52	342.62	341.30
15th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
16th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
17th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
18th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
19th FLOOR	291.35	281.29	224.86	323.52	342.62	341.30
20th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
21st FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
22nd FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
23rd FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
24th FLOOR	291.35	281.29	224.86	323.52	342.62	341.30
25th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
26th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
27th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
28th FLOOR	308.19	311.99	247.25	363.63	388.77	387.55
29th FLOOR	317.57	305.93	239.35	352.56	370.83	374.41
TOTAL	8863.24	8883.08	7049.30	10331.85	11030.14	10994.78
NO. OF BLDG	1.00	2.00	1.00	1.00	1.00	2.00
TOTAL AREA	8863.24	17766.17	7049.30	10331.85	11030.14	21989.57
TOTAL B.U. AREA	77028.87					

B. U. AREA SUMMARY (SALE BLDG.)

FLOORS	(BLDG NO.2, WING I,J & K)
1st FLOOR	297.06
2nd FLOOR	297.06
3rd FLOOR	297.06
4th FLOOR	297.06
5th FLOOR	240.40
6th FLOOR	297.06
7th FLOOR	297.06
8th FLOOR	297.06
9th FLOOR	297.06
10th FLOOR	240.40
11th FLOOR	297.06
12th FLOOR	297.06
13th FLOOR	297.06
14th FLOOR	297.06
15th FLOOR	240.40
16th FLOOR	297.06
17th FLOOR	297.06
18th FLOOR	297.06
19th FLOOR	297.06
20th FLOOR	240.40
21st FLOOR	297.06
22nd FLOOR	297.06
23rd FLOOR	297.06
24th FLOOR	297.06
25th FLOOR	240.40
26th FLOOR	297.06
27th FLOOR	297.06
28th FLOOR	297.06
29th FLOOR	297.06
30th FLOOR	278.65
TOTAL	8638.06
NO. OF BLDG	3.00
TOTAL AREA	25908.18

FLATS DETAIL WITH CARPET AREA STATEMENT (SALE BLDG)

BLDG		NO. OF FLAT/ FLOOR	NO. FLOORS	TOTAL	TOTAL FLATS	UPTO 35	35 TO 45	45 TO 60	MORE THAN 60
A	TYPICAL	4	24	96	116	0	0	0	96
	REFUGE	4	5	20		0	0	20	20
B	TYPICAL	5	24	120	145	0	0	120	0
	REFUGE	5	5	25		5	0	20	0
C	TYPICAL	4	24	96	116	0	0	96	0
	REFUGE	4	5	20		0	5	15	0
D	TYPICAL	5	24	120	145	0	0	120	0
	REFUGE	5	5	25		5	0	20	0
E	TYPICAL	6	24	144	169	0	1	143	0
	REFUGE	5	5	25		0	0	20	5
F	TYPICAL	7	24	168	196	0	1	167	0
	REFUGE	6	5	30		0	0	30	0
G	TYPICAL	7	25	175	205	0	1	174	0
	REFUGE	6	5	30		0	0	30	0
H	TYPICAL	7	24	168	198	0	1	167	0
	REFUGE	6	5	30		0	0	30	0
I	TYPICAL	8	25	200	230	150	50	0	0
	REFUGE	8	5	30		20	10	0	0
J	TYPICAL	8	25	200	230	150	50	0	0
	REFUGE	8	5	30		20	10	0	0
K	TYPICAL	8	25	200	230	150	50	0	0
	REFUGE	8	5	30		20	10	0	0
TOTAL FLATS					1982	520	189	1162	111
TOTAL FLATS					1982				

CLUB HOUSE AREA STATEMENT

CLUB HOUSE BUILT UP AREA	= 557.25 SQ.MT.
TOTAL BUILT UP AREA FOR SALE COMPONANT	= BLDGS + CLUB HOUSE
	= 102937.15 + 557.25
	= 103494.40 SQ.MT.

SALE R.G. AREA STATEMENT (IN SQ.MT.)

TOTAL R.G. REQUIRED				
26297.9	X	8.0%	=	2103.83
R.G. PROVIDED (ON GROUND)				
R.G. 1			=	331.11
R.G. 2			=	531.11
R.G. 3			=	401.73
R.G. 4			=	1508.91
TOTAL R.G. PROVIDED (GR.)			=	2772.86
R.G. PROVIDED (ON PODIUM)				
R.G. 5			=	1562.84
TOTAL R.G. PROVIDED (GR + PODIUM)			=	4335.70

PLOT AREA SUMMARY (AS PER 7/12 EXTRACT)

SURVEY NO.	HISSA NO.	VILLAGE NAME	AREA (IN SQ.MTS.)
173	0	AAKURLI	13810
45	2	SHILOTER RAICHUR	23100
TOTAL			36910

REQUIRED PARKING AS PER DRAFT DCR OF NAINA (IDP) (FOR SALE COMPONENT)

AREA (CARPET AREA)	PARK. REQD.	NO. OF FLATS	NO. OF CARS
UPTO 35.00 SQ.MT.	1 FOR 4 FLATS	520	130
35.00 TO 45.00 SQ.MT	1 FOR 2 FLATS	189	95
45.00 TO 60.00 SQ.MT	1 FOR 1 FLATS	1162	1162
MORE THAN 60.00 SQ.MT.	2 FOR 1 FLATS	111	222
TOTAL		1982	1609
10% VISITORS PARKING			160.85
TOTAL PARKING REQUIRED			1769
10% TWO WHEELER PARKING			160.85
TOTAL CAR PARKING PROVIDED			1772
TWO WHEELER PARKING PROVIDED			220

PROPOSED PARKING STATEMENT

FLOORS	BIG CAR	SMALL CAR	TOTAL CAR	TWO WHEELER
BASEMENT1	242	62	304	50
BASEMENT2	246	62	308	50
GROUND	172	81	253	60
P1 FLOOR	176	81	257	60
P2 FLOOR	151	31	182	0
P2 FLOOR (BLDG I, J & K)	38	35	73	0
P3 FLOOR	148	38	186	0
P4 FLOOR	164	45	209	0
TOTAL	1337	435	1772	220

AMENITY SPACE (5%)	
SALE BUILDING	
REQUIRED	PROVIDED
1384.13 SQ.MTS	1384.13 SQ.MTS

PROFORMA - B

01/30

CONTENTS OF SHEET

BLOCK & LOCATION PLAN, 7/12 AREA SUMMARY, BUILT AREA STATEMENT RENTAL & SALE BLDG, R.G., AMENITY & PARKING AREA STATEMENT, TENAMENT STATEMENT

STAMP OF DATE OF APPROVAL OF PLAN

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/ PANVEL/Shiloter Raichur+Akurli/BP-82/CC/2015/ 1.54
Dated 08 JAN 2016
Associate Planner (NAINA)

PROFORMA - A

A	AREA STATEMENT	AREA IN SQ.MT.
1	AREA OF LAND AS PER 7/12	36910.00
2	AREA OF LAND AS PER MEASURMENT PLAN OF LAND RECORD OFFICE	36910.00
3	AREA OF LAND AS PER TRAINGULATION	36910.00
4	AREA CONSIDERED FOR PROPOSAL (LEAST OF ABOVE)	36910.00
5	DEDUCTION FOR AMENITY SPACE (5%)	1845.50
6	NET AREA OF PLOT (4-5)	35064.50
	SALE PLOT (75% ON 8) / RENTAL PLOT (25% ON 8)	
7	AREA OF PROPOSAL (IN PROPORTION 75:25)	26298.375 / 8766.13
8	PERMISSIBLE FSI (ON 6)	3.00 / 1.00
9	PERMISSIBLE BUILT UP AREA (6x8)	105193.50 / 35064.50
10	PERMISSIBLE COMMERCIAL AREA (15% OF 9)	15779.03 / 5259.68
11	PROPOSED COMMERCIAL BUILT UP AREA	0.00 / 242.84
12	AMENITY SPACE REQUIRED (IN PROPORTION 75:25)	1384.13 / 461.38
13	AMENITY SPACE PROVIDED	1384.13 / 461.38
14	RECREATIONAL GROUND SPACE REQUIRED	2103.87 / 701.29
15	RECREATIONAL GROUND SPACE PROVIDED	2772.86 / 766.45
16	PROPOSED BUILT UP AREA	103494.40 / 35066.34
17	BALANCED BUILT UP AREA	1699.10 / -1.84
18	FSI CONSUMED	2.95 / 1.0001
19	FSI BALANCED	0.05 / -0.0001
20	TENAMENT PROPOSED (SALE)	1982 / 2039
21	TENAMENT PROPOSED (COMMERCIAL)	0 / 12
22	NO. OF TREES PROPOSED TO BE PLANTED	375 / 120

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 05.06.2014 and the dimensions of side 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 record.

Signature of Owner	Signature of Design Architect.	Signature of Architect.
MR. VINAY S. AGRAWAL	AR. P.K. MADHAV	AR.DEVYANI KHADILKAR

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN,KEY PLAN, BUILT UP AREA SUMMARY., R/O. AREA STATEMENT, AMENITY AREA STATEMENT, TENAMENT STATEMENT, DETAILS.

DESCRIPTION OF PROPOSAL & PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED RENTAL HOUSING SCHEME ON LAND BEARING NEW S.NO.45/2, (OLD S. NO - 45/4, 45/ 8B, 45/9, 45/11(PT), 45/16 (PT) AT VILLAGE - SHILOTER RAICHUR AND S.NO. 173/0 AT VILLAGE - AAKURLI TAL - PANVEL DIST - RAIGAD

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	01/30	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME AND ADDRESS OF DESIGN ARCHITECT — SIGNATURE

VASTOSPATI design group
AR. P.K. MADHAV
* architects *Interior design
Off.NO. A-305 Shiv Chamb
Plot-21, Sec-11 Nr. Rly. Sta
CBD Belapur, Navi Mumbai
REG. NO. CA/96(19771)

NAME OF THE OWNER — SIGNATURE

SHRI. VINAY S. AGRAWAL

NAME AND ADDRESS OF ARCHITECT — SIGNATURE

ARCH. DEVYANI KHADILKAR
SPACEAGE CONSULTANTS
B-106, Nataraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080