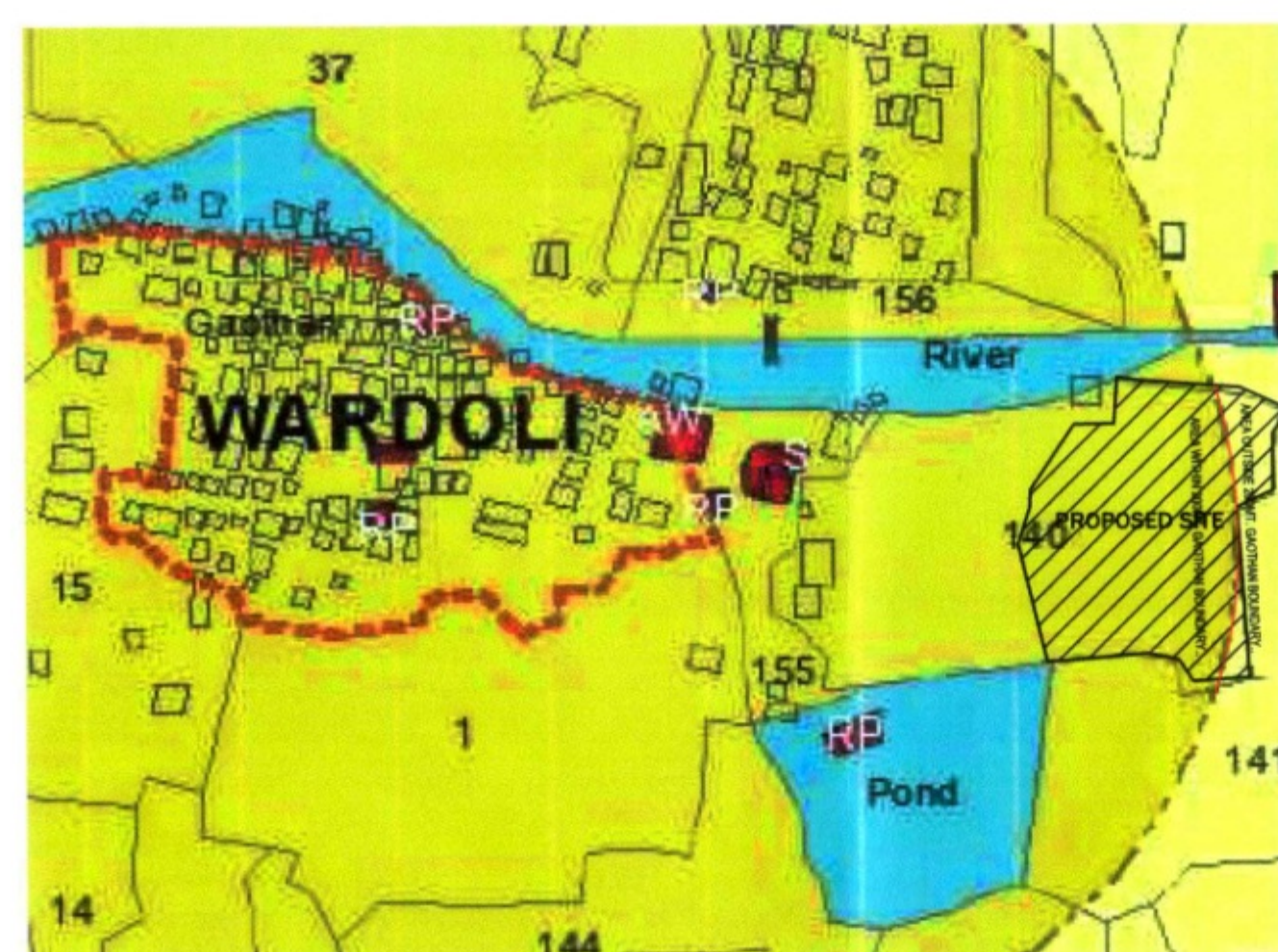
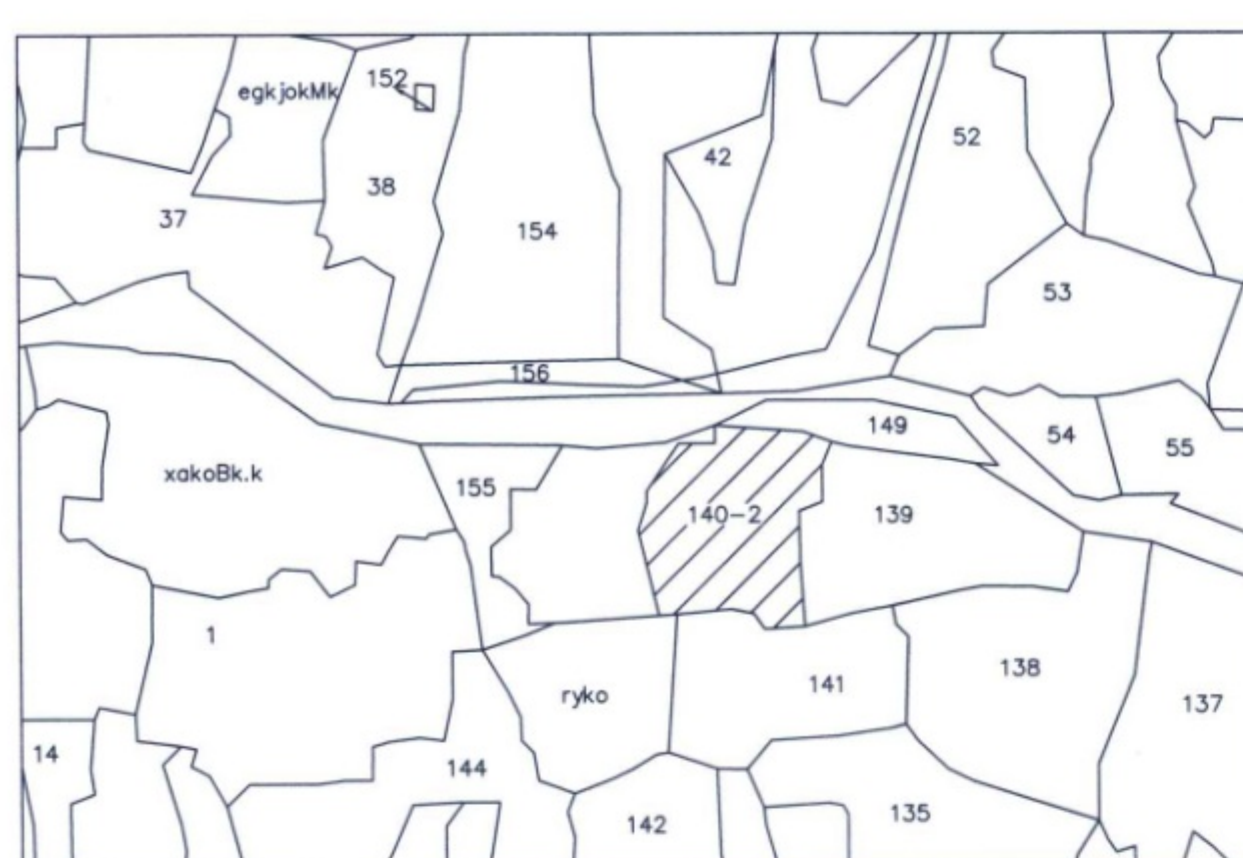


TITLE : LAYOUT

STAMPS OF APPROVAL

Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No.: CIDCO/NAINA/Panvel/Wardoli/BP-00603/CC/2023/0410 Dated: 03 Aug 2023

SWATI POHEKAR
Digitally signed by SWATI POHEKAR
Date: 2023.08.03 16:02:33 +05'30'

LOCATION PLAN
SCALE N.T.S.D.P. PLAN
SCALE N.T.S.

TERRACE AREA STATEMENT (BUILDING-1) WING-A (LILY)				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
1	GROUND FLOOR	136.370	0.000	0.000
	1ST FLOOR	365.730	73.146	41.403
	2ND FLOOR	365.730	73.146	0.000
	3RD FLOOR	365.730	73.146	41.403
	4TH FLOOR	365.730	73.146	0.000
	5TH FLOOR	365.730	73.146	41.403
	6TH FLOOR	365.730	73.146	0.000
TOTAL		2696.480	512.022	165.612
TERRACE AREA STATEMENT (BUILDING-2) WING-B ORCHID				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
2	GROUND FLOOR	136.370	0.000	0.000
	1ST FLOOR	365.730	73.146	41.403
	2ND FLOOR	365.730	73.146	0.000
	3RD FLOOR	365.730	73.146	41.403
	4TH FLOOR	365.730	73.146	0.000
	5TH FLOOR	365.730	73.146	41.403
	6TH FLOOR	365.730	73.146	0.000
TOTAL		2696.480	512.022	165.612
TERRACE AREA STATEMENT (BUILDING-3) WING-C & D ROSE & JASMINE (FREE SALE)				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
3	GROUND FLOOR	136.370	0.000	0.000
	1ST FLOOR	365.730	73.146	41.403
	2ND FLOOR	365.730	73.146	0.000
	3RD FLOOR	365.730	73.146	41.403
	4TH FLOOR	365.730	73.146	0.000
	5TH FLOOR	365.730	73.146	41.403
	6TH FLOOR	365.730	73.146	0.000
TOTAL		2696.480	512.022	165.612
TERRACE AREA STATEMENT (BUILDING-4) WING-E & F LOTUS & TULIP				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
4	GROUND FLOOR	136.370	0.000	0.000
	1ST FLOOR	365.730	73.146	41.403
	2ND FLOOR	365.730	73.146	0.000
	3RD FLOOR	365.730	73.146	41.403
	4TH FLOOR	365.730	73.146	0.000
	5TH FLOOR	365.730	73.146	41.403
	6TH FLOOR	365.730	73.146	0.000
TOTAL		2696.480	512.022	165.612
GRAND TOTAL				
		11405.846	195.150	497.822

FLOOR	BUILT UP AREA IN SQM.(As per NAINA)	ENCLOSED BALCONY	PART ENCLOSURE BALCONY	OPEN BALCONY	PROPOSED BALCONY IN SQM. (5+6+7)	EXCESS BALCONY IN SQM.	PROPOSED TERRACE AREA IN SQM.	P-LINE AREA AS PER MODIFICATION UNDER SECTION 37 OF NAINA OR
BUILDING-1 WING-A (LILY) (FREE SALE)								
	2696.480	0.000	0.000	384.580	384.580	0.563	165.612	3461.987
BUILDING-2 WING-B ORCHID (FREE SALE)								
	2696.480	0.000	0.000	384.580	384.580	0.563	165.612	3461.987
BUILDING-3 WING-C & D ROSE & JASMINE (FREE SALE)								
	3575.360	180.250	288.400	38.220	506.870	0.000	145.400	4464.575
BUILDING-4 WING-E & F LOTUS & TULIP (FREE SALE+EWS)								
	2436.400	14.900	0.000	36.400	51.300	0.000	21.198	2642.729
	11404.720	195.150	288.400	843.780	1327.330	1.13	497.822	14031.278
Total BUA		11405.846						

BUILT UP AREA SUMMARY				
BUILDING	BUILDING-1	BUILDING-2	BUILDING-3	BUILDING-4
FLOOR	WING-A	WING-B	WING-C & D	WING-E & F
GROUND	17.060	17.060	75.080	0.000
1st FLOOR	119.310	119.310	0.000	0.000
2nd FLOOR	365.730	365.730	500.040	0.000
3rd FLOOR	365.730	365.730	500.040	255.070
4th FLOOR	365.730	365.730	500.040	207.160
5th FLOOR	365.730	365.730	500.040	320.630
6th FLOOR	365.730	365.730	500.040	0.000
7th FLOOR	365.730	365.730	500.040	0.000
TOTAL AREA		2696.480	3575.360	462.230
EXCESS BALCONY AREA		0.560	0.560	0.000
TOTAL		2697.040	3575.360	462.230
TOTAL BUILT UP AREA		9431.670	1974.170	

BALCONY AREA STATEMENT (BUILDING-1) WING-A (LILY)				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA
1	GROUND FLOOR	136.370	0.000	0.000
	1ST FLOOR	365.730	54.860	54.940
	2ND FLOOR	365.730	54.860	54.940
	3RD FLOOR	365.730	54.860	54.940
	4TH FLOOR	365.730	54.860	54.940
	5TH FLOOR	365.730	54.860	54.940
	6TH FLOOR	365.730	54.860	54.940
TOTAL		2696.480	384.017	384.580
BALCONY AREA STATEMENT (BUILDING-2) WING-B ORCHID				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA
2	GROUND FLOOR	136.370	0.000	0.000
	1ST FLOOR	365.730	54.860	54.940
	2ND FLOOR	365.730	54.860	54.940
	3RD FLOOR	365.730	54.860	54.940
	4TH FLOOR	365.730	54.860	54.940
	5TH FLOOR	365.730	54.860	54.940
	6TH FLOOR	365.730	54.860	54.940
TOTAL		2696.480	384.017	384.580
BALCONY AREA STATEMENT (BUILDING-3) WING-C & D (JASMINE & ROSE)				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA
3	GROUND FLOOR	136.370	0.000	0.000
	1ST FLOOR	365.730	54.860	54.940
	2ND FLOOR	365.730	54.860	54.940
	3RD FLOOR	365.730	54.860	54.940
	4TH FLOOR	365.730	54.860	54.940
	5TH FLOOR	365.730	54.860	54.940
	6TH FLOOR	365.730	54.860	54.940
TOTAL		3575.360	525.042	506.870
BALCONY AREA STATEMENT (BUILDING-4) WING-E & F (LOTUS & TULIP)				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA
4	GROUND FLOOR	136.370	0.000	0.000
	1ST FLOOR	365.730	54.860	54.940
	2ND FLOOR	365.730	54.860	54.940
	3RD FLOOR	365.730	54.860	54.940
	4TH FLOOR	365.730	54.860	54.940
	5TH FLOOR	365.730	54.860	54.940
	6TH FLOOR	365.730	54.860	54.940
TOTAL		2436.400	69.335	51.300
GRAND TOTAL		9430.550	1362.410	1327.330

PROFORMA-I	
AREA STATEMENT	
1	AREA OF PLOT
I	Area of Plot as per Measurement plan NA TLR
II	Area of Plot as per Measurement plan NA TLR
III	Area of Plot as per Physical Survey
IV	Area of plot considered (least of (I), (II) and (III) above)
V	Area of plot within 200 m. from Gaotian Boundary
VI	Area of plot outside 200 m. from Gaotian Boundary
AREA OF REDUCTION	
A	Area under widening of Existing road
B	Road as per TLR
C	Any Reservation
Total (A+B+C)	
3	Gross area of Plot (1-2)
4	Deduction for Amenity Space (5% of 3)
5	(a) 60% Open Space Required (10% of 3)
6	(b) Recreational open space provided
7	(c) Proposed structure in open space (10% Ground & 5% Net)
8	Net Plot area (3-4)
9	Permissible FSI (a+b)
10	Permissible Built Up Area (6 X 7)
11	Proposed Built Up Area
12	Excess EWS Built up area (9-8)
13	Total built up area
14	Total BUA including SALE & EWS
15	Balance Built up area (8-11)
16	FSI consumed
17	Balance FSI
18	No. of units proposed
19	(a) Total Residential Units (Free Sale)
20	(b) Total Commercial Units (Free Sale)
21	(c) Total Residential Units of (EWS)
22	Trees to be planted
23	(a) Trees to be planted against plot area (6) / 100
24	(b) Trees to be planted against open space (5b) - 100 X 5
25	(c) Trees to be planted against trees felled (number X 5)
26	(d) Existing number of trees to be retained
27	(e) Number of trees proposed to be planted ((a) + (b) + (c) - (d))
28	Proposed Trees
29	Balcony Area Statement (For Details refer Balcony Area Statement)

NOTES :

1) ALL DIMENSIONS ARE IN METERS

DESCRIPTION OF PROPOSAL & PROPERTY

SURVEY NO - 140/2,
VILLAGE - WARDOLI, TAL - PANVEL, DIST. RAIGAD.

NAME & SIGNATURE OF THE OWNERS

M/s. HELLO HOME INFRA
through its Partner

1) Mr. Nadim L. Tamboli
2) Mr. Machhindra K. Darade

NAME & SIGNATURE OF THE ARCHITECT

NAME & SIGNATURE OF THE ARCHITECT

NAME & SIGNATURE OF THE ARCHITECT

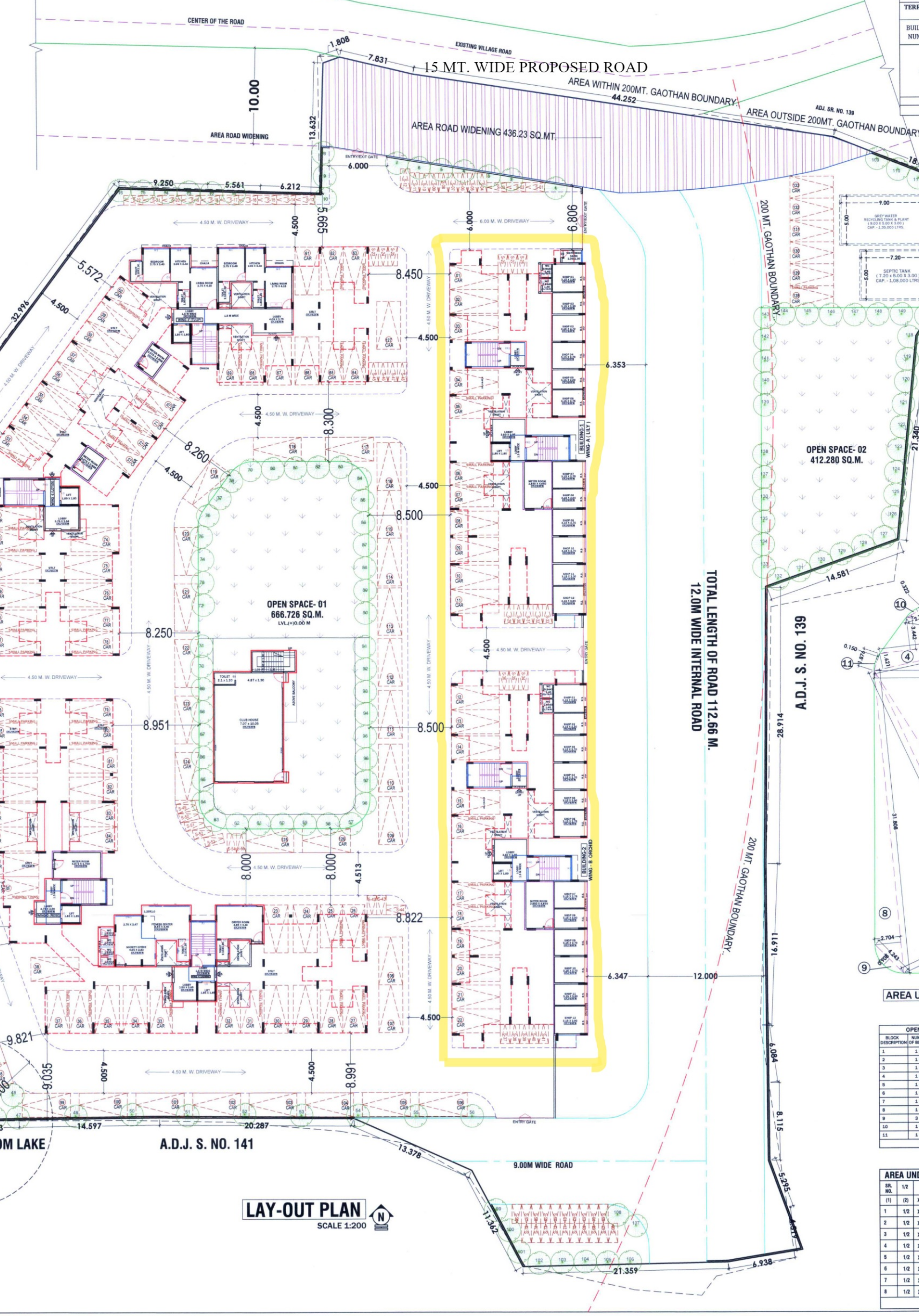
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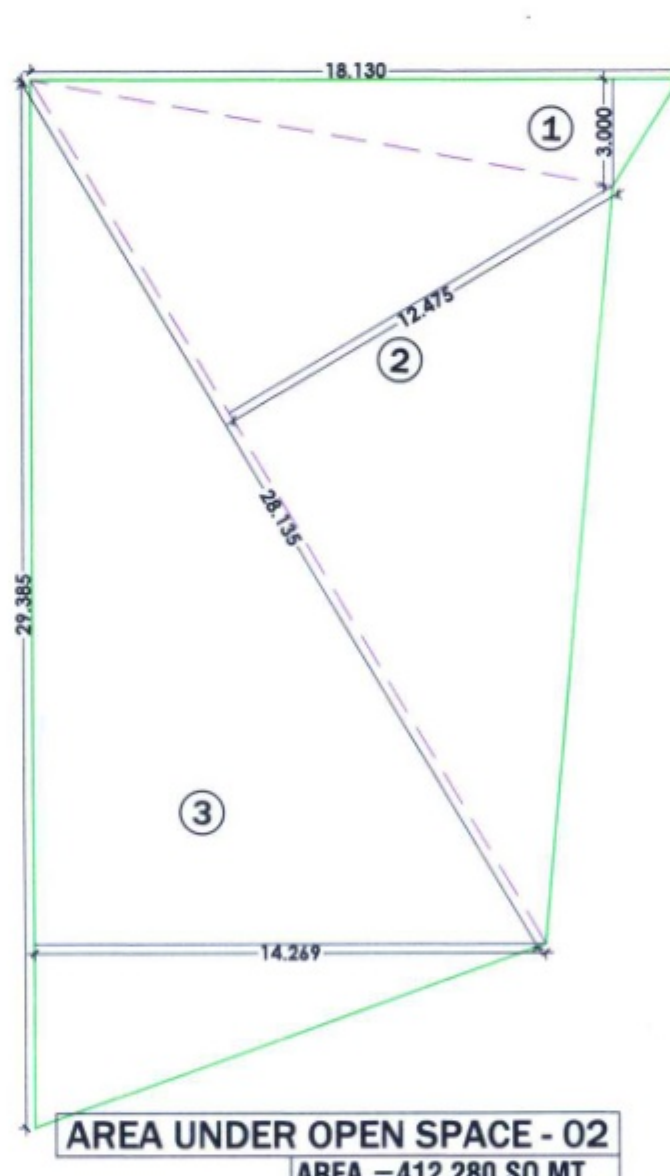
NAME & SIGNATURE OF THE ARCHITECT



OPEN SPACE - 02 AREA CALCULATION				
BLOCK	NUMBER	LENGTH (m)	BREADTH (m)	AREA (SQ.M.)
1	1 NO	28.13	3.00	84.39 SQ.MT
2	1 NO	28.14	12.47	350.88 SQ.MT
3	1 NO	28.18	14.37	405.62 SQ.MT
SUBTOTAL 'A'				412.28 SQ.MT

OPEN SPACE - 01 AREA CALCULATION				
BLOCK	NUMBER	LENGTH (m)	BREADTH (m)	AREA (SQ.M.)
1	1 NO	14.56	1.00	14.56 SQ.MT
2	1 NO	17.25	3.42	59.00 SQ.MT
3	1 NO	18.21	1.51	27.51 SQ.MT
4	1 NO	22.47	17.82	400.54 SQ.MT
5	1 NO	34.89	3.88	135.37 SQ.MT
6	1 NO	34.89	10.17	354.74 SQ.MT
7	1 NO	34.89	3.74	130.59 SQ.MT
8	1 NO	4.48	0.88	3.94 SQ.MT
9	1 NO	3.70	0.32	1.18 SQ.MT
10	1 NO	1.87	0.30	0.56 SQ.MT
TOTAL				666.726 SQ.MT

AREA UNDER ROAD WIDENING AREA CALCULATION				
NO.	1/2	3/4	5/6	7/8
1	12	14	16	18
2	12	14	16	18
3	12	14	16	18
4	12	14	16	18
5	12	14	16	18
6	12	14	16	18
7	12	14	16	18
8	12	14	16	18
9	12	14	16	18
TOTAL				408.29 SQ.MT



AREA UNDER OPEN SPACE - 01				
BLOCK	NUMBER	LENGTH (m)	BREADTH (m)	AREA (SQ.M.)
1	1 NO	28.13	3.00	84.39 SQ.MT
2	1 NO	28.14	12.47	350.88 SQ.MT
3	1 NO	28.18	14.37	405.62 SQ.MT
SUBTOTAL 'A'				412.28 SQ.MT

** PARKING STATEMENT											
TENDRONS' RES. CAPACITY AREA IN SQM.	NO. OF TENDRONS' (FREE SALE)	NO. OF TENDRONS' (EWS)	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES (FREE SALE)		PROPOSED PARKING SPACES (FREE SALE)		REQUIRED NO. OF PARKING SPACES (EWS)		PROPOSED PARKING SPACES (EWS)	
				NO. OF CARS	NO. OF SCOOTER	NO. OF CARS	NO. OF SCOOTER	NO. OF CARS	NO. OF SCOOTER	NO. OF CARS	NO. OF SCOOTER
				12.50 SQM.	2.00 RQMT.	12.50 SQM.	2.00 RQMT.	12.50 SQM.	2.00 RQMT.	12.50 SQM.	2.00 RQMT.
UPFD 35	568	26	4 moments having correct space 35 to 40 sqm. width	42	12.50 & 4% EWS			7	12.50 & 4% EWS	2	
35 TO 45	56	10	2 moments having correct space 35 to 40 sqm. width	28				5			
45 TO 60	0	0	1 moment with correct width exceeding 40 sqm, but not exceeding 45 sqm.	0	113	57	6	12		20	18
CONV. SHOOTING AREA	152 sqm. and 17 sqm. in slope 1%	152 sqm. and 17 sqm. in slope 1%	One car parking space for every 40 sqm. of their area	5	0	52	0	0	0		
TOTAL	128	42	station parking 100%					2			
TOTAL				83	52	113	57	19.25	12	20	18