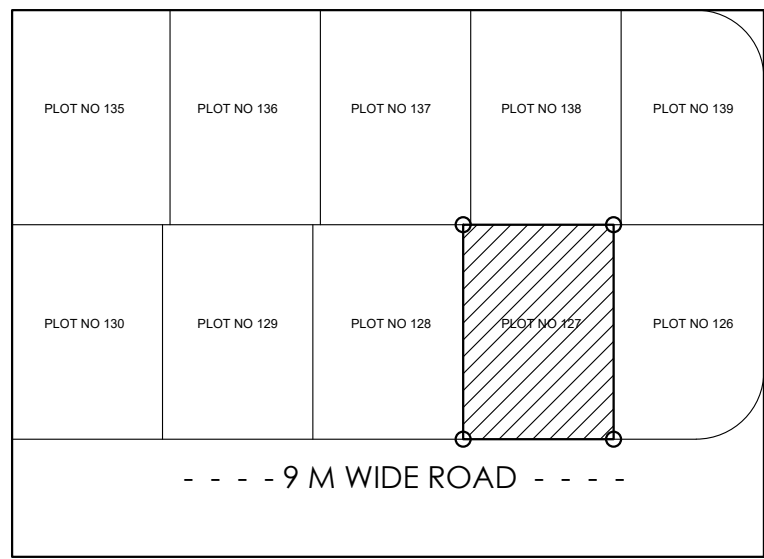




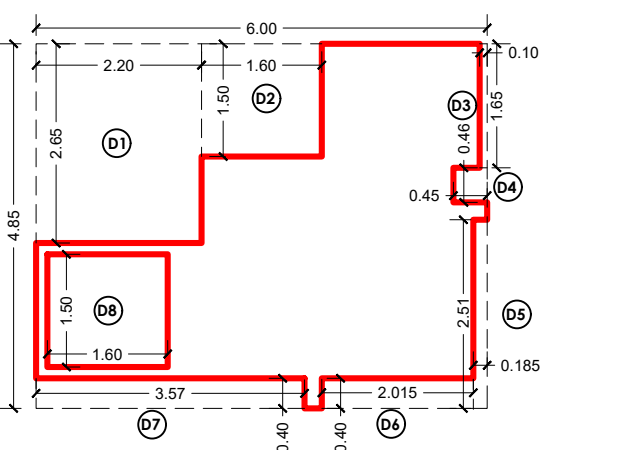
LOCATION PLAN

PROPOSED AREA STATEMENT	
FLOOR	GROSS BUA IN SQ.MT.
GROUND	15.400
FIRST	171.224
SECOND	171.224
TOTAL BUA	357.85
STILT	130.000
OHT	9.260
UGT	13.720
LMR	9.070
CHAJJA	44.280
NATURAL TERRACE	0.000
ENCLOSED BALCONY	0.000
TOTAL	206.330
TOTAL GROSS AREA	564.178

PLOT AREA DIAGRAM (SCALE 1:200) BLOCK DIAGRAM (SCALE 1:200)

PLOT AREA									
BLOCK AREA	1	2	3	4	5	6	7	8	9
1	0.5	X	14.77	X	19.51				
2	0.5	X	19.51	X	14.77				
TOTAL									

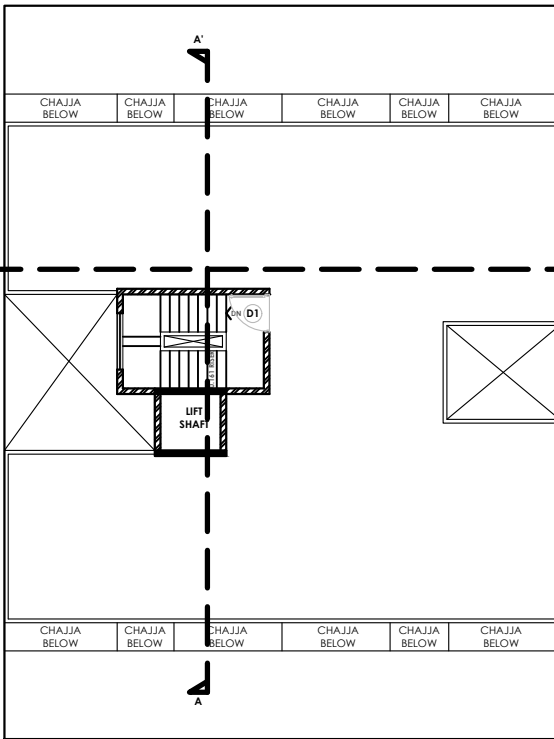
RERA CARPET TABLE	
FIRST FLOOR RESIDENTIAL	
101	30.790
102	39.010
103	39.010
104	30.790
SECOND FLOOR RESIDENTIAL	
201	30.790
202	39.010
203	39.010
204	30.790



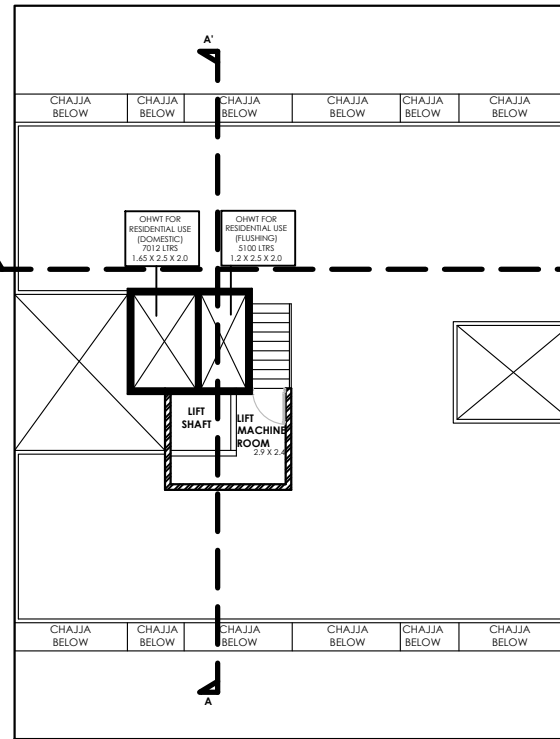
GROUND FLOOR AREA PLAN

GROSS BUILT UP AREA CALCULATION FOR GROUND FLOOR									
BLOCK A	6.000	X	4.850	X	1	=	29.100	SQ.MT.	
TOTAL							29.100	SQ.MT.	
DEDUCTION	1	2	3	4	5	6	7	8	9
1	2.200	X	2.650	X	1	=	5.830		
2	1.600	X	1.500	X	1	=	2.400		
3	0.100	X	1.650	X	1	=	0.165		
4	0.450	X	0.460	X	1	=	0.207		
5	0.185	X	2.510	X	1	=	0.464		
6	2.015	X	0.400	X	1	=	0.806		
7	3.570	X	0.400	X	1	=	1.428		
8	1.600	X	1.500	X	1	=	2.400		
TOTAL DEDUCTION							13.700		
GROSS BUILT UP AREA OF RESID. BLOCK A							15.400		

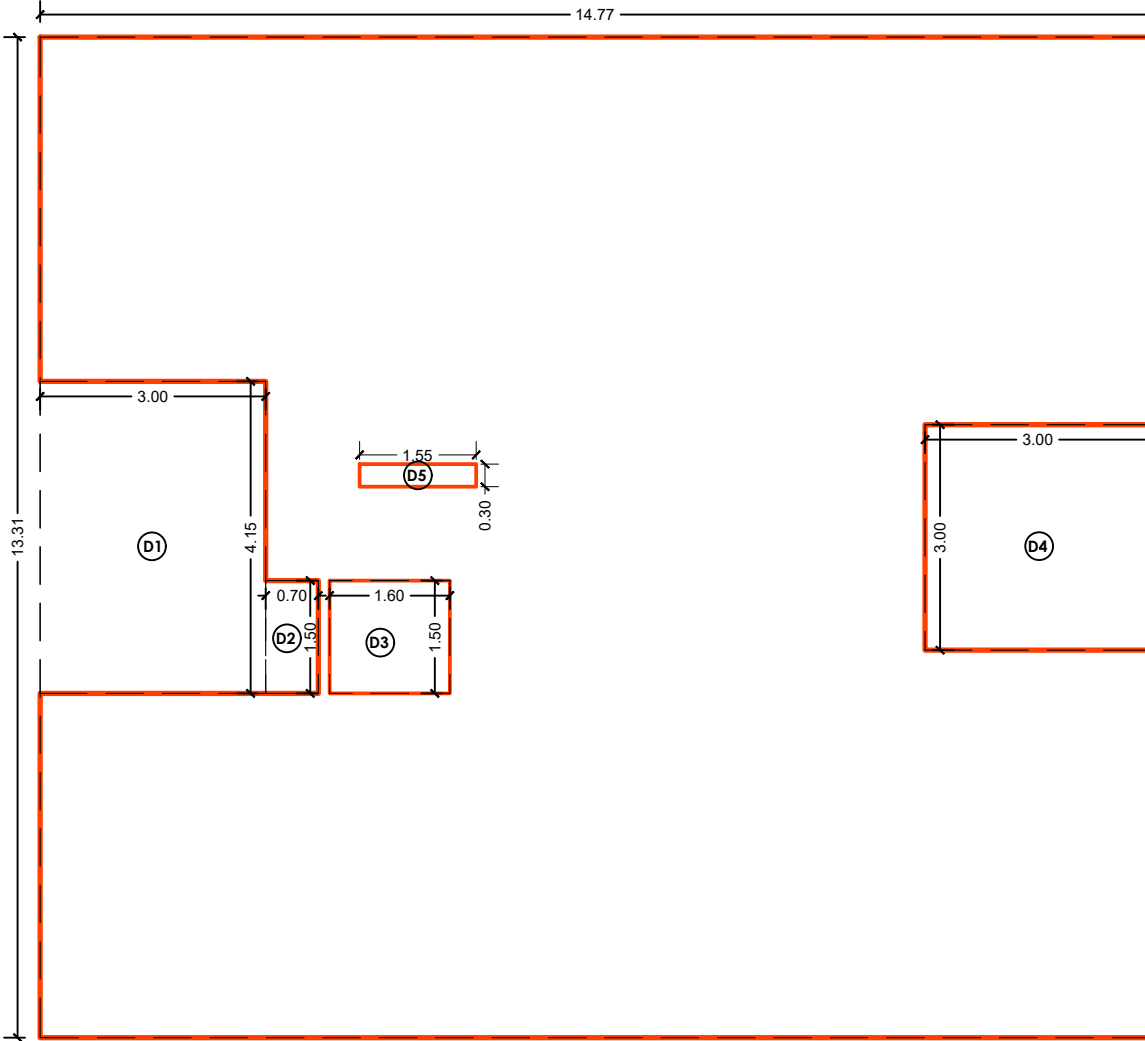
GROSS BUILT UP AREA CALCULATION FOR 1st & 2nd FLOOR									
BLOCK AREA	A	14.770	X	13.310	=	196.589	SQ.MT.		
TOTAL						196.589	SQ.MT.		
DEDUCTION	1	2	3	4	5	6	7	8	9
1	3.000	X	4.150	=	12.450				
2	0.700	X	1.500	=	1.050				
3	1.600	X	1.500	=	2.400				
4	3.000	X	3.000	=	9.000				
5	1.550	X	0.300	=	0.465				
TOTAL DEDUCTION					25.365				
GROSS BUILT UP AREA					171.224				



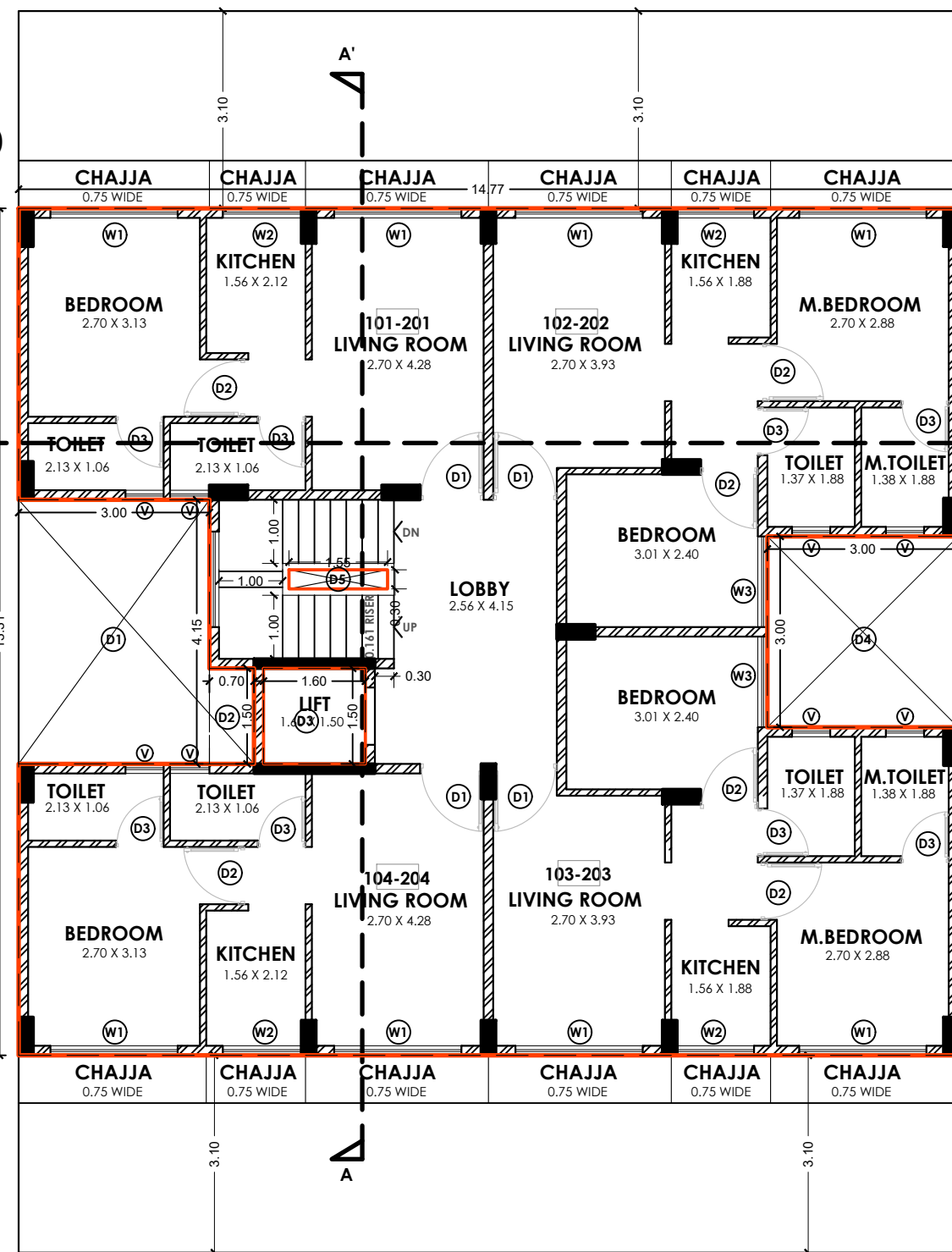
TERRACE FLOOR (SCALE 1:200)



O.H.W.T. & L.M.R. PLAN (SCALE 1:200)

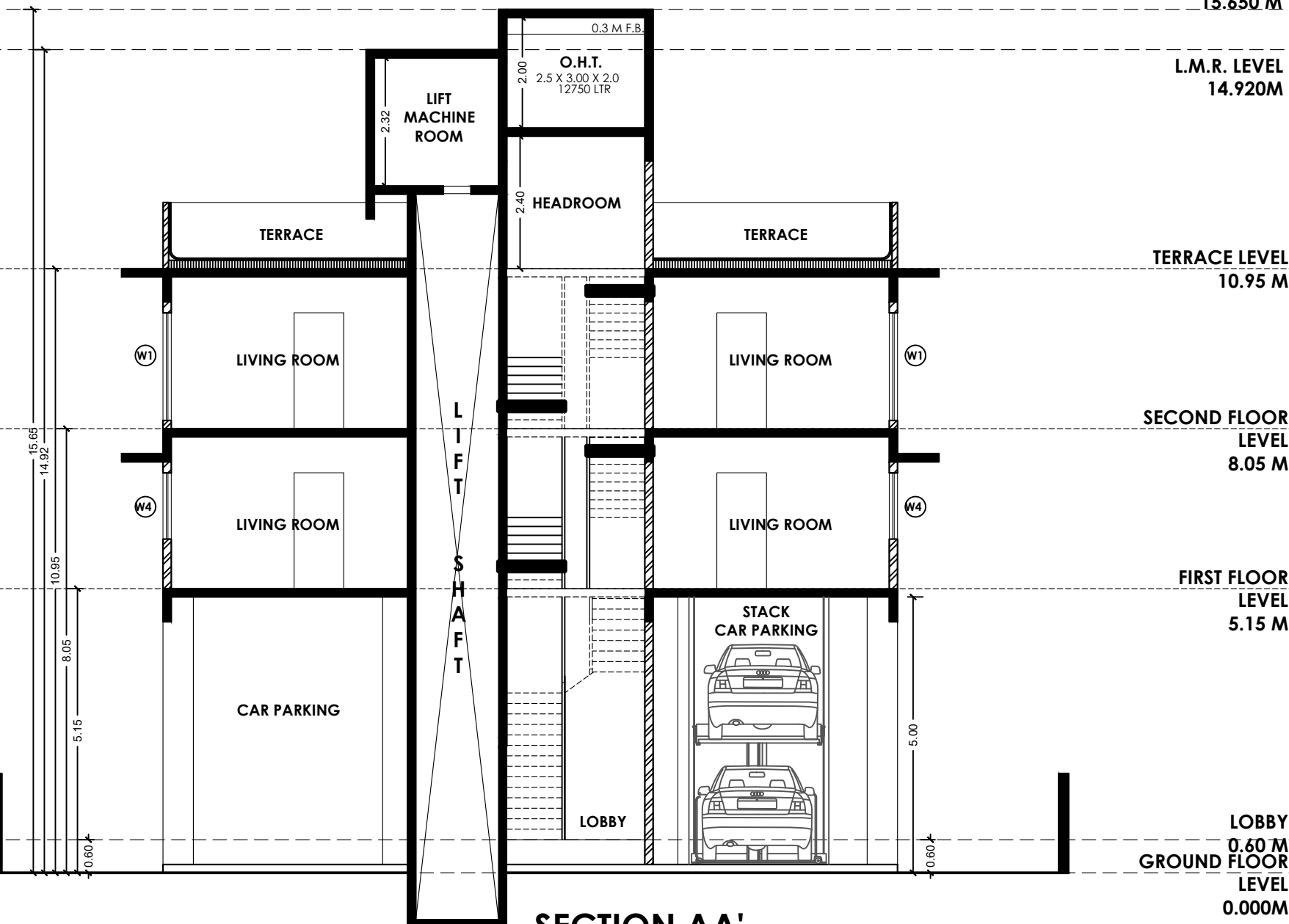


1ST AND 2ND FLOOR AREA PLAN

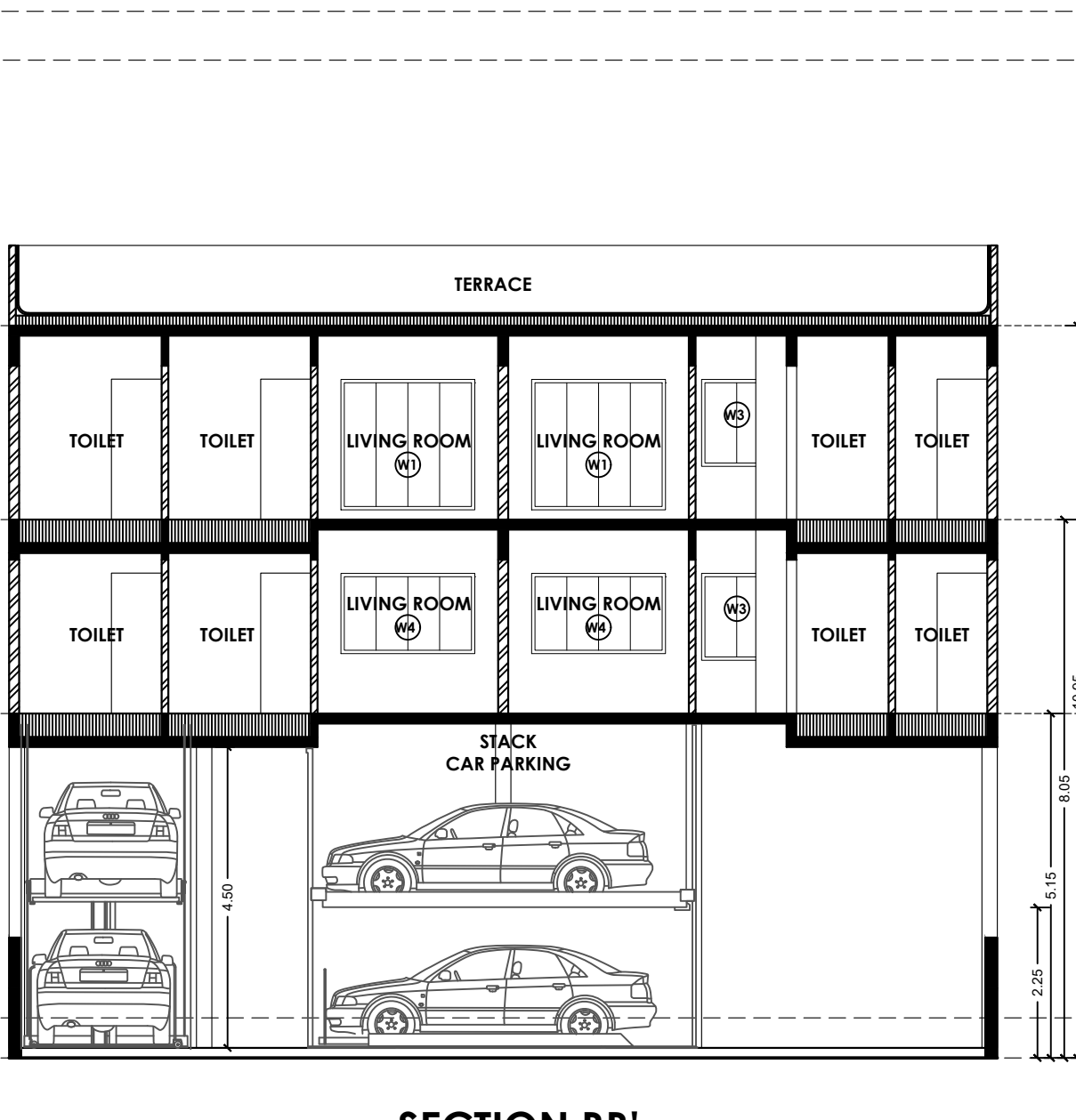


TYPICAL 1ST&2ND FLOOR PLAN

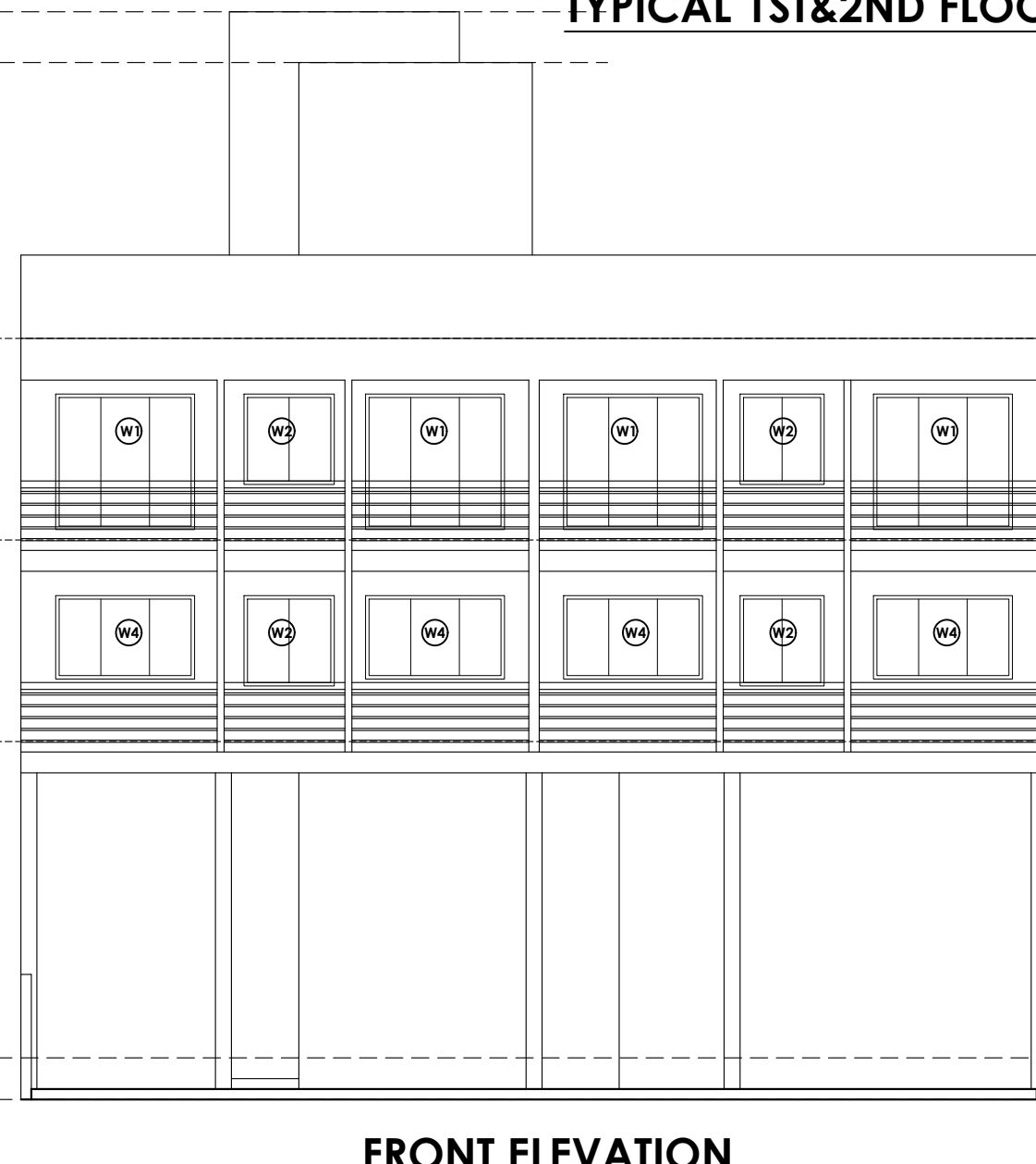
GROUND FLOOR PLAN



SECTION AA'



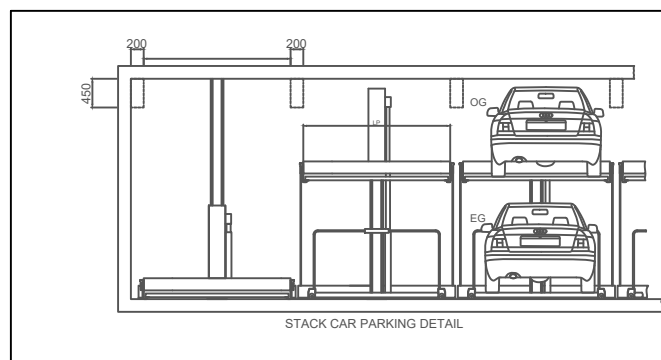
SECTION BB'



FRONT ELEVATION

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA											
			As per Sanctioned UDCPRs				As per Notice published u/s 37(1AA), dtd 18.01.2022				
			A		B		B		B		
			PARKING SPACE NON CONGESTED	PARKING SPACE PROP. NON CONGESTED AREA	PARKING SPACE REQ. NON CONGESTED AREA	PARKING SPACE PROP. NON CONGESTED AREA	PARKING SPACE REQ. NON CONGESTED AREA	PARKING SPACE PROP. NON CONGESTED AREA			
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	3.00	0.00	0.00	2.00	1.00	0.00	0.00	
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	3.00	0.00	0.00	1.00	1.00	0.00	0.00	
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	0.00	1.00	5.00	0.00	0.00	1.00	2.00	0.00	0.00	APPLI 0.00 MEN
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	8.00	1.00	2.00	4.00	8.00	1.00	2.00	4.00	0.00	No. 8.00 Dtd.
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	4.00	0.00	0.00	0.00	2.00	0.00	0.00	
6	For every 100 sq.m. carpet area or fraction there of	0.00	2.00	6.00	0.00	0.00	2.00	6.00	0.00	0.00	
Parking Requirement (quantum)		Residential	4		8				4	8	
		Commercial	0		0				0	0	
5% visitor parking for residential					0		0				0
TOTAL					4		8				4
With Multiplying Factor on total parking as per Table 8C - 0.8					3		7		Multiplying Factor Not applicable for scooter parking		3
PARKING REQUIREMENT (Greater of A and B)							CAR	SCOOTER			
							3	8			
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.							1	6			
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING							4	2			
REQUIRED PARKING											
PROPOSED PARKING							8		6		

LIGHT & VENTILATION STATEMENT - 2ND FLOOR				
ROOM	AREA IN SQ.MT.	WIN REQ. IN SQ.MT.	WIN PRO. IN	TYPE
FLAT 201				
LIVING	11.52	1.920	3.900	W1
KITCHEN	3.315	0.553	1.560	W3
BED	8.43	1.405	3.900	W1
TOILET	2.24	0.373	0.540	V
TOILET	2.24	0.373	0.540	V
FLAT 202				
LIVING	10.62	1.770	3.900	W1
KITCHEN	2.91	0.485	1.560	W3
M.BED	7.72	1.287	3.900	W1
BED	7.22	1.203	2.301	W2
M.TOILET	2.64	0.440	0.540	V
TOILET	2.64	0.440	0.540	V
FLAT 203				
LIVING	10.62	1.770	3.900	W1
KITCHEN	2.91	0.485	1.560	W3
M.BED	7.72	1.287	3.900	W1
BED	7.22	1.203	2.301	W2
M.TOILET	2.64	0.440	0.540	V
TOILET	2.64	0.440	0.540	V
FLAT 204				
LIVING	11.52	1.920	3.900	W1
KITCHEN	3.315	0.553	1.560	W3
BED	8.43	1.405	3.900	W1
TOILET	2.24	0.373	0.540	V
TOILET	2.24	0.373	0.540	V



LIGHT & VENTILATION STATEMENT - 1ST FLOOR				
ROOM	AREA IN SQ.MT.	WIN REQ. IN SQ.MT.	WIN PRO. IN	TYPE
FLAT 101				
LIVING	11.52	1.920	3.900	W4
KITCHEN	3.315	0.553	1.560	W3
BED	8.43	1.405	3.900	W4
TOILET	2.24	0.373	0.540	V
TOILET	2.24	0.373	0.540	V
FLAT 102				
LIVING	10.62	1.770	3.900	W4
KITCHEN	2.91	0.485	1.560	W3
M.BED	7.72	1.287	3.900	W4
BED	7.22	1.203	2.301	W2
M.TOILET	2.64	0.440	0.540	V
TOILET	2.64	0.440	0.540	V
FLAT 103				
LIVING	10.62	1.770	3.900	W4
KITCHEN	2.91	0.485	1.560	W3
M.BED	7.72	1.287	3.900	W4
BED	7.22	1.203	2.301	W2
M.TOILET	2.64	0.440	0.540	V
TOILET	2.64	0.440	0.540	V
FLAT 104				
LIVING	11.52	1.920	3.900	W4
KITCHEN	3.315	0.553	1.560	W3
BED	8.43	1.405	3.900	W4
TOILET	2.24	0.373	0.540	V
TOILET	2.24	0.373	0.540	V

DOORS & WINDOWS SCHEDULE				
TYPE	SIZE	AREA	T/W	REMARKS
D1	1.000 X 2.100	2.100	T/W FLUSHED DOOR	
D2	0.900 X 2.100	1.890	T/W FLUSHED DOOR	
D3	0.750 X 2.100	1.575	T/W FLUSHED DOOR	
W1	2.000 X 1.950	3.900	ALU. FRAMED SLIDING WINDOW	
W2	1.180 X 1.950	2.301	ALU. FRAMED SLIDING WINDOW	
W3	1.300 X 1.200	1.560	ALU. FRAMED SLIDING WINDOW	
W4	2.000 X 1.200	2.400	ALU. FRAMED SLIDING WINDOW	
SW	1.500 X 1.500	2.250	STAIRCASE GLAZING WINDOW	
V	0.600 X 0.900	0.540	LOUVERED WINDOW	

Proforma - I: Area Statement		
PROPOSED RESIDENTIAL BUILDING PLOT NO.-127, SECTOR - 03, DAPOLI, PUNE. Tal.- PANVEL, Dis.-RAIGAD.	Drawing Sheet No.: 1/1	
Stamps of Approval of Plans:		
APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter		
CIDCO/BP-17978/TPO(NM & K)/2021/9402		
30 May 2022		

AREA STATEMENT		
1	Area of plot	
	(a) As per ownership document (7/12, CTS extract)	288.163
	(b) as per measurement sheet	288.163
	(c) as per site	288.163
2	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/Service Road /	0
	(b) Any D.P. Reservation area	0
	(Total a+b)	0
3	Balance area of plot (1-2)	288.163
4	Amenity Space (if applicable)	0
	(a) Required -	0
	(b) Adjustment of 2(b), if any -	0
	(c) Balance Proposed -	0
5	Net Plot Area (3-4 (c))	288.163
6	Recreational Open space (if applicable)	0
	(a) Required -	0
	(b) Proposed -	0
7	Internal Road area	0
8	Plotable area (if applicable)	0
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic FSI) - 1.5 FSI)	432.2445
10	Addition of FSI on payment of premium	0
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	0
11	In-situ FSI / TDR loading	0
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0
	(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and (or)(c)].	0
	(c)TDR area	0
	(d) Total in-situ/ TDR loading proposed (11+(a)+(b)+(c))	0
12	Additional FSI area under Chapter No. 7	0
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+(11)(d)] or 12 whichever is applicable.	432.2445
	(b) Permissible Ancillary FSI upto 60% or 80% on balance potential with payment of charges.	0
	(c) Proposed Ancillary area FSI	432.2445
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, read with note 3 of 10.10.1	1.5
15	Total Built-up Area in proposal,excluding area at Sr.No.17 b)	0
	(a) Existing Built-up Area.	0
	(b) Proposed Built-up Area (as per P-line)	357.85
	(c) Total (a+b)	357.85
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.83
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	0
	(b) Proposed	0
	Total as of commercial units	0
	Total no. of residential units	8 NO
Basement, Stilt, Podium area		
	(a) Basement area	0
	(b) Stilt area	130
	(c) Podium area	0
	Total (a+b+c)	130
	Height of building	10.9