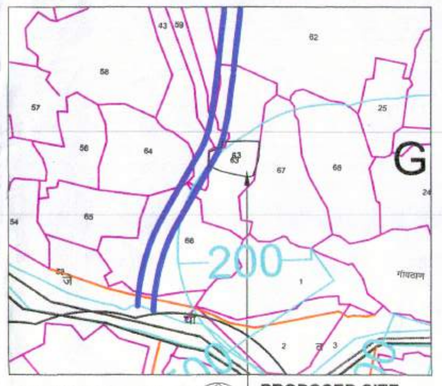
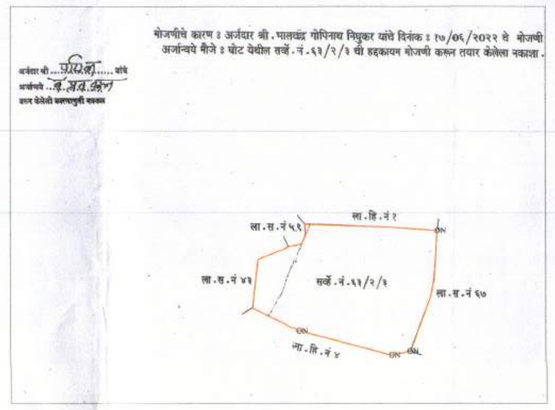
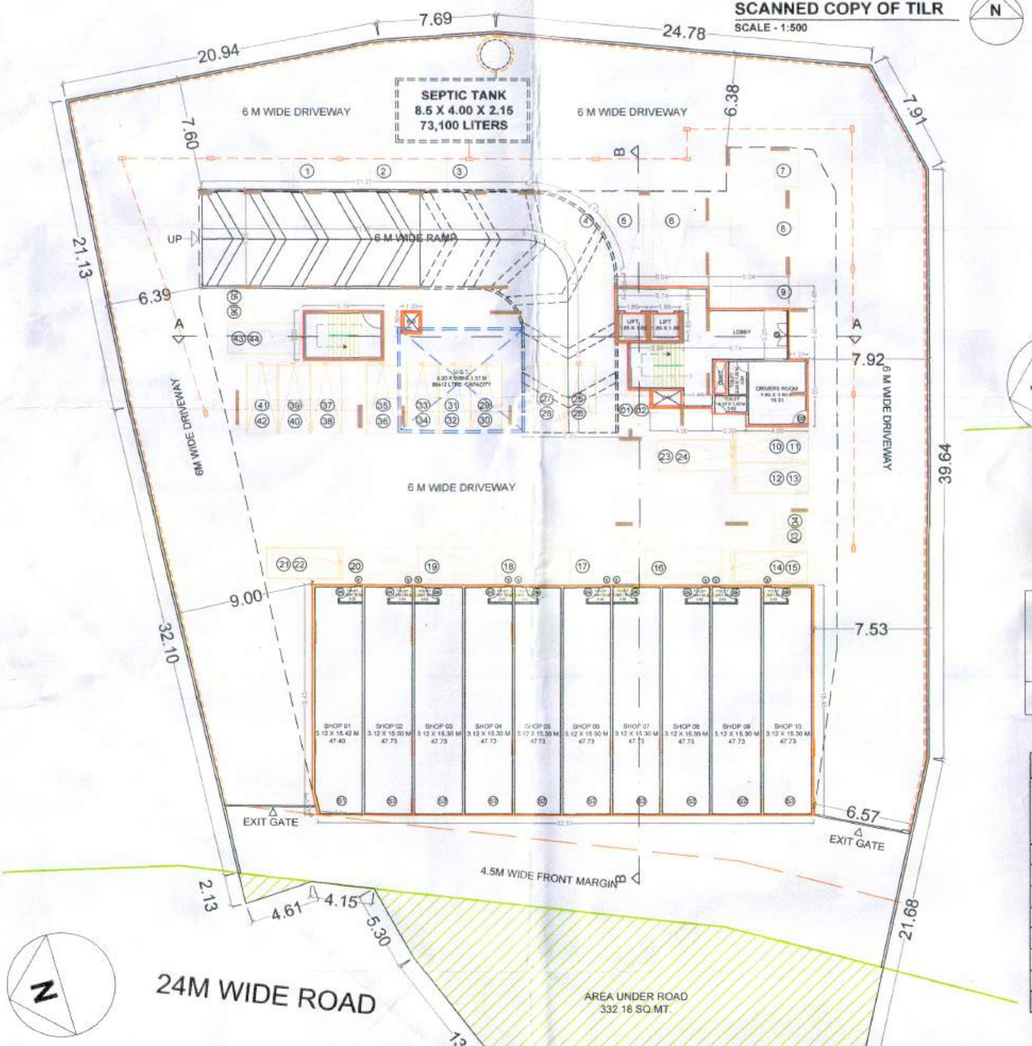


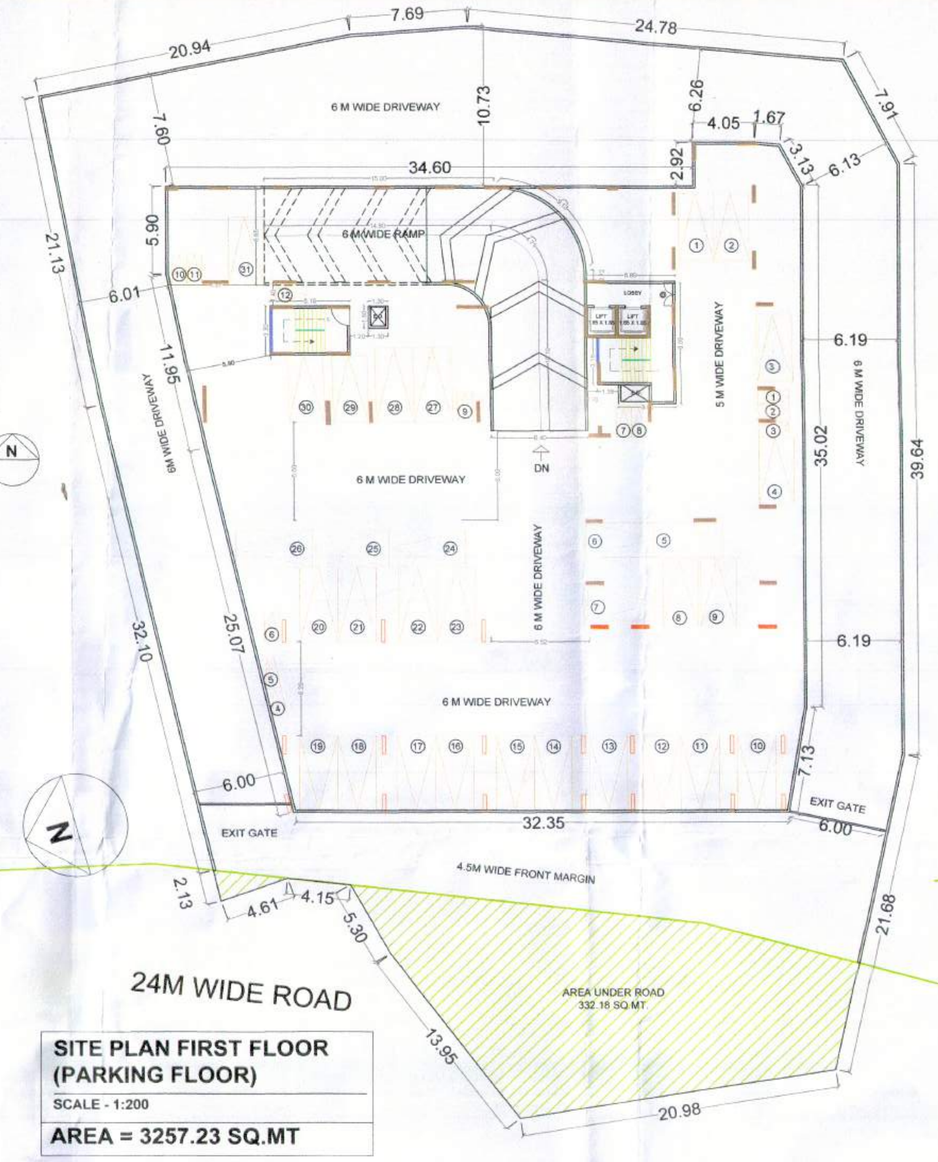
LOCATION PLAN
SCALE - 1:1000



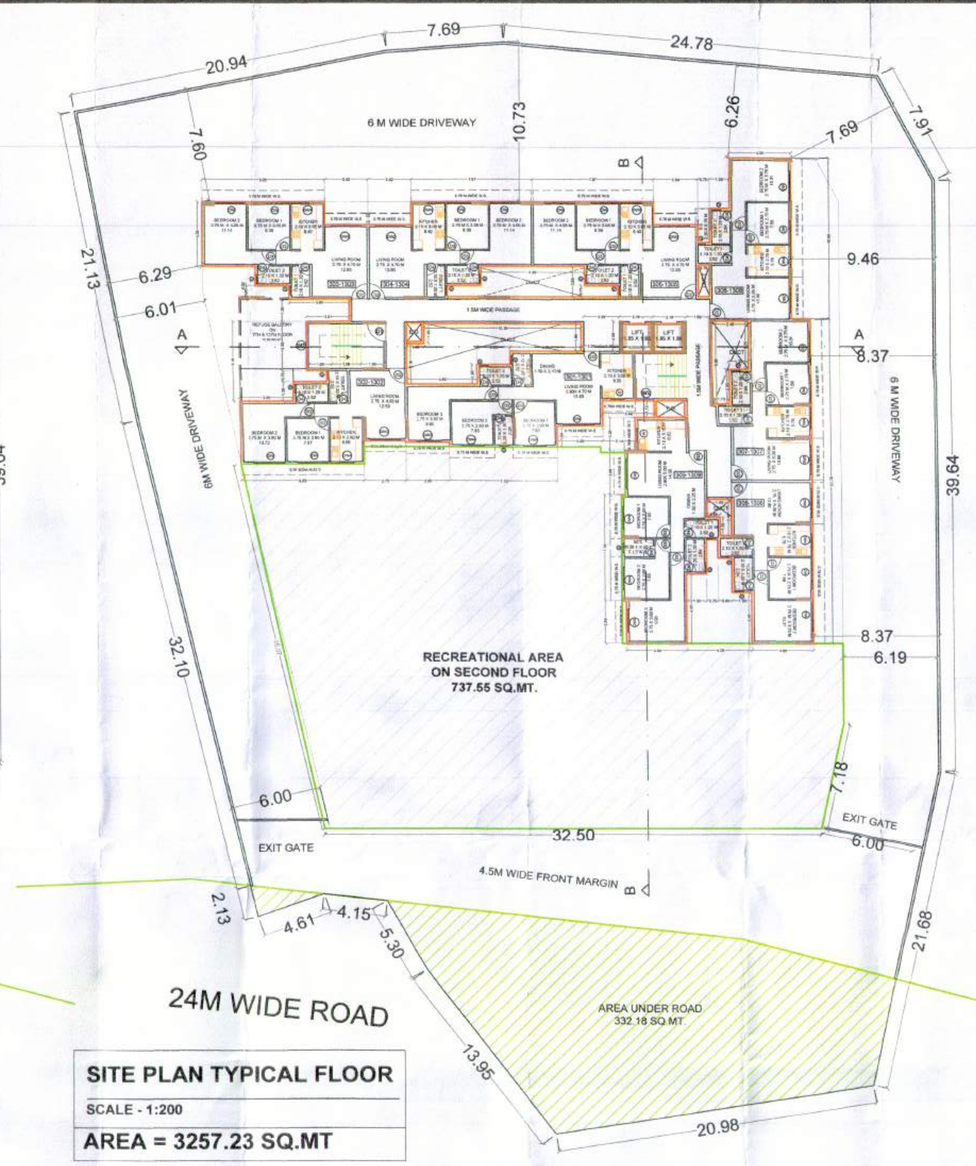
SCANNED COPY OF TILR
SCALE - 1:500



SITE PLAN GROUND FLOOR
SCALE - 1:200
AREA = 3257.23 SQ.MT

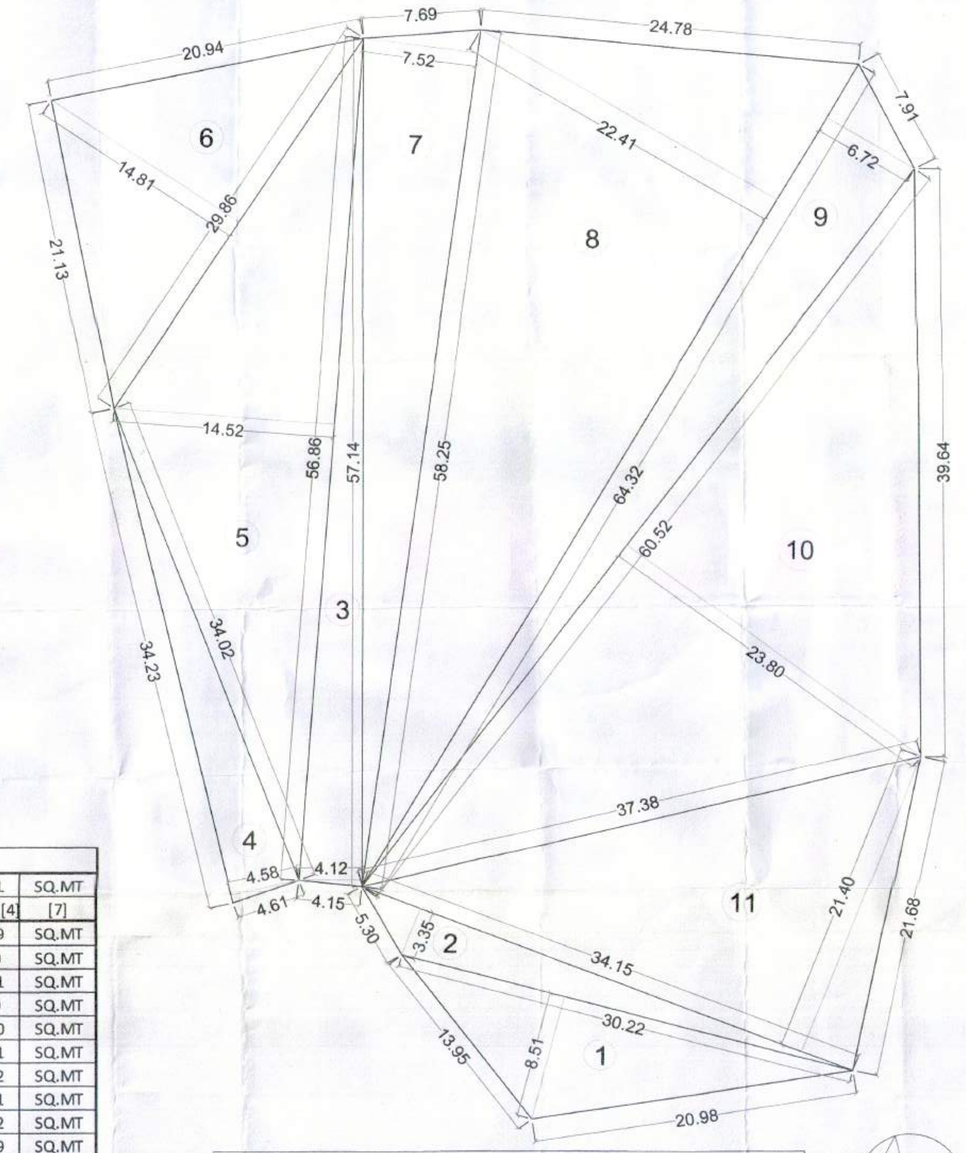


SITE PLAN FIRST FLOOR (PARKING FLOOR)
SCALE - 1:200
AREA = 3257.23 SQ.MT

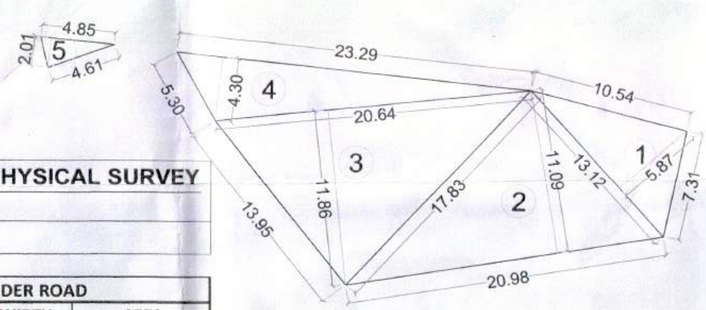


SITE PLAN TYPICAL FLOOR
SCALE - 1:200
AREA = 3257.23 SQ.MT

FORM OF STATEMENT 2 FOR PROPOSED BUILDING			
FLOOR	BUILT - UP AREA OF FLOOR , AS PER OUTER CONSTRUCTION LINE	NO. OF FLOORS	TOTAL BUILT - UP AREA OF FLOOR , AS PER OUTER CONSTRUCTION LINE
	SQ.MT.		SQ.MT.
[1]	[3]	[4]	[5]
GROUND FLOOR	603.98	1	603.98
FIRST FLOOR (PARKING FLOOR)	-	1	-
SECOND FLOOR	682.78	1	682.78
THIRD FLOOR TO THIRTEENTH FLOOR	636.53	11	7001.87
FOURTEENTH FLOOR	413.73	1	413.73
TOTAL		15	8702.36

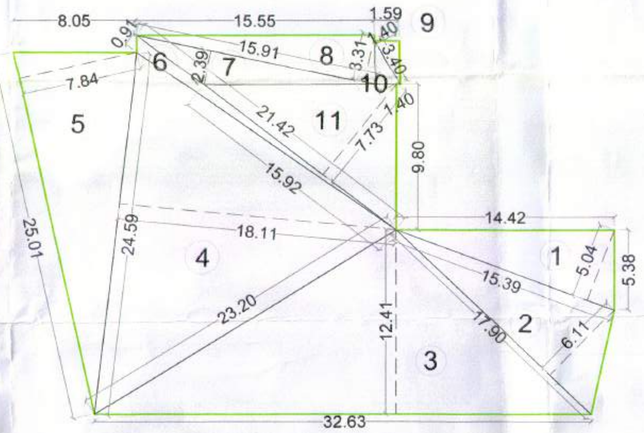


PLOT AREA DIAGRAM AS PER TILR
SCALE - 1:200
AREA = 3257.23 SQ.MT



AREA UNDER ROAD AS PER PHYSICAL SURVEY
SCALE - 1:200
AREA = 332.13 SQ.MT

CALCULATION OF AREA UNDER ROAD					
BLOCK DESCRIPT	NO. OF BLOCKS	HALF METER	LENGTH METER	WIDTH METER	AREA SQ.MT.
[1]	[2]	[3]	[4]	[5]	[6]=[2]X[3]X[4]X[5]
1	1	0.5	13.12	5.87	38.51
2	1	0.5	20.98	11.09	116.33
3	1	0.5	20.64	11.86	122.40
4	1	0.5	23.29	4.30	50.07
5	1	0.5	4.85	2.01	4.87
TOTAL ADDITION					332.18



CALCULATION OF RECREATIONAL AREA
SCALE - 1:200
AREA = 737.55 SQ.MT

CALCULATION OF RECREATIONAL AREA					
BLOCK DESCRIPT	NO. OF BLOCKS	HALF METER	LENGTH METER	WIDTH METER	AREA SQ.MT.
[1]	[2]		[3]	[4]	[5]=[2]X[3]X[4]
1	1	0.5	15.39	5.04	38.78
2	1	0.5	17.90	6.11	54.68
3	1	0.5	32.63	12.41	202.46
4	1	0.5	24.54	18.11	222.21
5	1	0.5	25.01	7.84	98.04
6	1	0.5	21.42	0.91	9.75
7	1	0.5	15.91	2.39	19.01
8	1	0.5	15.91	3.31	26.33
9	1	0.5	3.40	1.40	2.38
10	1	0.5	3.40	1.40	2.38
11	1	0.5	15.92	7.73	61.53
TOTAL ADDITION					737.55

PLOT AREA CALCULATION AS PER TILR						
SR.NO	HALF	BASE	HEIGHT	NO.	TOTAL	SQ.MT
[1]	[2]	[3]	[4]	[5]	2]X[3]X[4]	[7]
1	0.50	30.22	8.51	1	128.59	SQ.MT
2	0.50	34.15	3.35	1	57.20	SQ.MT
3	0.50	57.14	4.12	1	117.71	SQ.MT
4	0.50	34.23	4.58	1	78.39	SQ.MT
5	0.50	56.86	14.52	1	412.80	SQ.MT
6	0.50	29.86	14.81	1	221.11	SQ.MT
7	0.50	58.25	7.52	1	219.02	SQ.MT
8	0.50	64.32	22.41	1	720.71	SQ.MT
9	0.50	64.32	6.72	1	216.12	SQ.MT
10	0.50	60.52	23.8	1	720.19	SQ.MT
11	0.50	34.15	21.4	1	365.41	SQ.MT
TOTAL					3257.23	SQ.MT

ANCILLARY AREA STATEMENT						
SR. NO.	FLOOR	USE	NET BUILT UP AREA	ANCILLARY AREA		TOTAL BUILT UP AREA
				PERCENTAGE	AREA	
			SQ. MT.	%	SQ. MT.	SQ. MT.
1	GROUND FLOOR	COMMERCIAL	335.55	80%	268.44	603.98
2	FIRST FLOOR (PARKING FLOOR)	PARKING	-	-	-	-
4	SECOND FLOOR	RESIDENTIAL	426.74	60%	256.04	682.78
5	THIRD FLOOR TO THIRTEENTH FLOOR	RESIDENTIAL	4376.17	60%	2625.70	7001.87
6	FOURTEENTH FLOOR	RESIDENTIAL	258.58	60%	155.15	413.73
	TOTAL		5397.03		3305.33	8702.36

DESCRIPTION OF PROPOSAL & PROPERTY :

01 / 06

MIXUSE DEVELOPMENT AT SURVEY NO. 63-2-3, GHOT
TALUKA - NEW PANVEL, DISTRICT - RAIGAD , MAHARASHTRA, INDIA

STAMPS OF APPROVAL OF PLANS :

पनवेल म.न.पालिका
मौजे- हाट चेंबर —
मंजूर नकाशा क्र./ज.क्र./ग.क्र./सर्व्हे क्र./टी.एस.
क्र. 63/2/2 मध्ये ए-लेखित सुधारित/
फेरबदल करणेस/याठीचे बांधकामाचे नकाशांस या
कार्यालयाचे जा.क्र./पपार/नरवि 9EC 28
दि. 27-09-2023 ते दि. 26-09-2023
मधील अटी, शर्तीस अधिन राहून मंजूरीस सहर्ष
शिफारस केल्याप्रमाणे मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
सहायक संचालक, नगररचना
पनवेल महानगरपालिका
PANVEL MUNICIPAL CORPORATION PANVEL-RAIGAD

PROFORMA - I : AREA STATEMENT		
1.	Area of plot (Minimum area of a, b, c to be considered)	3210.00
	(a)As per ownership document (7/12, CTS extract)	3210.00
	(b) as per measurement sheet	3257.23
	(c) as per site	3257.23
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	332.18
	(b) Any D.P. Reservation area	
	(Total a+b)	
3.	Balance area of plot (1-2)	2877.82 SQ.MT
4.	Amenity Space (if applicable)	
	(a) Required -	---
	(b) Adjustment of 2(b), if any -	
	(c) Balance Proposed -	---
5.	Net Plot Area (3-4 (c))	2877.82 SQ.MT
6.	Recreational Open space (if applicable)	
	(a) Required -(10%)	---
	(b) Proposed -	---
7.	Internal Road area	
8.	Plotable area (if applicable)	
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Sebasic FSI)	1.1 (3165.597 SQ.MT)
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.5 (1605 SQ.MT)
	(b) Proposed FSI on payment of premium.	0.488 (1567.07 SQ.MT)
11.	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	664.37
	(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)],	---
	(c) TDR area	---
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	664.37
12.	Additional FSI area under Chapter No. 7	
13.	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	1.875 (5397.03 SQ.MT)
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	60 & 80% (3305.33 SQ.MT)

	NBU	Ratio	Ancillary Area	Total NBU
Commercial	335.55	80%	268.44	603.98
Residential	5061.49	60%	3036.89	8098.38
Total	5397.03		3305.33	8702.36

(c) Total entitlement (a+b)	3.024 (8702.36 SQ.MT)
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)	2.88
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area.	
(b) Proposed Built-up Area (as per 'P-line')	8702.36 SQ.MT
(c) Total (a+b)	-
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	3.024
17. Area for Inclusive Housing, If any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 02/11/2021 and the dimensions of sides etc. of plot state on plan are as measured on site and the area so worked out allies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records

DEVISE DESIGN
COA REG. NO. CA/2009/45829
SIGNATURE
AR. ATUL MHATRE

OWNERS' DECLARATION :

I/We undersigned 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.

MR. SHAHID KAMRUDDIN PATEL
CO-OWNER OF SURVEY NO.63/2/3, GHOT, PANVEL
PATNER OF M/s.S.M HITECH DEVELOPERS

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/ LICENSE NO. OF LICENSED ENGINEER/ SUPERVISOR
DATE 20/04/2023	DD/RR/MD/01	AS SHOWN	PRAVIN. K	SHRUTI M.	CA/2009/45829

CONTENT OF SHEET

PLOT AREA DIAGRAM AS PER TILR
PLOT AREA CALCULATIONS AS PER TILR
AREA UNDER ROAD & CALCULATIONS
SITE PLAN - GROUND FLOOR
SITE PLAN - FIRST FLOOR
SITE PLAN - SECOND FLOOR
FORM OF STATEMENT 2
FORM OF STATEMENT 3
ANCILLARY AREA CALCULATION
RECREATIONAL AREA CALCULATION
PERFORMA - I - AREA STATEMENT

NAME OF DEVELOPER	SIGNATURE
M/s. S.M. HITECH DEVELOPERS	MR. SHAHID KAMRUDDIN PATEL CO-OWNER OF SURVEY NO.63/2/3, GHOT, PANVEL PATNER OF M/s.S.M HITECH DEVELOPERS

NAME OF ARCHITECT	SIGNATURE
ARCHITECT - ATUL MHATRE COA Reg No.- CA/2009/45829 DEVISE DESIGN OFFICE NO. 302, 3RD FLOOR, WING 'B', HERMES ATRIUM, PLOT NO. 57 , C.B.D. BELAPUR, NAVI MUMBAI - 400 614, INDIA E MAIL - contact@devise.co.in Contact No.- 022 49707393, www.devise.co.in	ARCHITECT ATUL MHATRE COA-REG-NO. CA/2009/45829 DEVISE DESIGN AR. ATUL MHATRE COA Reg No.- CA/2009/45829