Sr. No.		Description	Plot Area Required (in Sq.mt.)	Plot Area Provided (in Sq.mt.)	Minimum Built-Up area Required (in Sq.mt.)	Built-Up area considered for master layout (in Sq.mt.)	Remark	CC/OC Dated	BASIC FSI	PREMIUM FSI	ANCILLARY FSI	TOTAL FSI
		Plot area & Built up area statement					Built-Up area Proposed (in Sq.mt.)					
1		Area of Plot as per Superimposition of T.I.L.R. And Physical Survey Permissible built up area is based on FSI of 1 on area mentioned in LOI	0	706,650.55	696,533.00	0						
2		Area under Open spaces (along NALA, Roads, undevelopable spaces)	0	27751.024	0	0						
3	3a	Area of Survey nos. affected by Litigation	0	0	65370	0						
	3b	Permissible FSI (1-3a) considering FSI 1 as per Reg. No. 14.1.1.7 (ii) Remaining FSI can be granted after receiving withdrawal/Settlement of Litigation by Project Proponent or as per verdict of Court Order if any (1-3a)	0	0	631163.00	0.00						
4		Area required for gardens and Parks (5% of 1) As per regulation 14.1.1.7 (iii) (a) of Unified DCPR	35332.527	44407.107	0	0						
5		Area required for Play grounds (7.5% of 1) As per regulation 14.1.1.7 (iii) (a) of Unified DCPR	52998.791	53793.476	1000	5379.348						
6	6a	Area provided for Schools (As per regulation 14.1.1.7 (iii) (b) of Unified DCPR	8833.132	9489.699	8833.132	9489.699						
	6b	Area provided for Community Health care facilities As per regulation 14.1.1.7 (iii) (c) of Unified DCPR	1766.628	4612.714	2649.940	6919.071						
	6c	Area provided for Community Markets (inclu. Fish and vegetable) As per regulation 14.1.1.7 (iii) (d) of Unified DCPR	2000.000	2855.903	2000.000	2855.903						
	6d	Area provided for public assembly facilities As per regulation 14.1.1.7 (iii) (e) of Unified DCPR	5000.000	5062.647	5000.000	5062.647						
	6e	Area provided for Commercial (Economic activities)As per regulation 14.1.1.7 (iii) (f) of Unified DCPR	70665.055	71526.518	141330.109	143053.036	EA 05 - Club House CC granted	CC dated = 6-11-2023	3566.841		2853.473	6420.314
7	7a	Public Utilities As per regulation 14.1.1.7 (iii) (g) of Unified DCPR i.e. 7b+7c+7d+7e+7f+7g+7h+7i+7j+7k	0	52092.794	0	5401.050						
	7b	Fire brigade station	3000.000	3562.250	0	3562.250						
	7c	Sewage Waste Management Project	4000.000	4041.437	0	100						
	7d	Cremation Ground	Grampanchayat NOC required		0	provided						
	7e	Burial Ground	2000.000	2607.836	0	250						
	7f	Bus station/Transport Hub	3000.000	3456.838	0	1000						
	7g	Police station	1000.000	1239.119	0	265						
	7h	Electric Sub-station (as per requirement)	As required	35404.512	0	130.32						
	7i	Other Public Utilities(as per requirement)	As required	1780.802	0	93.48						
	7j	Public Parking facilities	As per DCR	Within Phases	0	Within Phases						
	7k	Solid Waste Management	As required	Within Phases	0	Within Phases						
8		School Play ground As per regulation 14.1.1.7 (iii) (b) Note* of Unified DCPR (considering school to be run in double shift	5460.000	6457.538	0	0						
9		Total area of MandatoryTown level amenities As per regulation 14.1.1.7 (v) of Unified DCPR	0	250298.396	0	178160.754						
10		Transport and Communications As per regulation 14.1.1.7 (iii) (h) of Unified DCPR	0	177169.057	0 0	0 0						
11		Share of local Planning Authority (2% of 1) required, As per regulation 14.1.1.7 (iii) (b) of Unified DCPR	14133.011	14260.124	0	0						
12		Area for Residential Component including Social housing (1-2-4-5-6a-6b-6c-6d-6e-7a-8-10-11)	0	237171.944	0	0						
13		Permissible Residential Area (BUA = 631163.00 deducting BUA of 5, 6a, 6b, 6c, 6d, 6e, 7a i.e. 631163-5379.348-9489.699-6919.071-2855.903-5062.647-143053.036-5401.05)	0	0	0	453002.246						
14		Social Housing Component Minimum required for Social Housing Component (15% of Base Residential FSI- i.e. 15% of 453002.246)	0	15204.523	0	67950.337	SH 01	CC dated = 21-02-2023	31402.257		0.000	31402.257
							SH-02		36699.709		0.000	36699.709
15		Area proposed for development (Residential free sale) (For Plot area 12-14)	0	221967.421	0	453002.246						
16		~~Existing Residential Area as per previous approvals from MIDC (RZ-1 & RZ-3)~~	~~0~~	~~101679.112~~	~~0~~	[illegible]	RZ 01 Sector A	OC dated = 18-07-2019	109748.590			109748.590
							RZ 03 Sector C	OC dated = 23-09-2022	115417.049			115417.049
17		Balance Residential Component for further development (15-16)	0	120288.309	0	227836.607	RZ 02 Sector B	CC dated = 21-02-2023 Now Proposed for Amended CC	141490.201		84894.120	226384.321
18	18a	Additional BUA on payment of Premium (Table no. 14B) Upto 70% on basic Permissible FSI (For BUA : 3b x 70%)	0	0	441814.10	0						
	18b	Proposed area under Premium FSI	0	0	0	0						
	18c	Total ITP FSI (3b+18a)	0	0	1072977.100	0						
19	19a	Ancillary area FSI permissible upto 60% of proposed FSI as per Reg. 6.1.1 for Residential(For BUA : 228338.516 X 60%)	0	0	136701.96	0.000	TOTAL RESI FSI	CC+OC	366655.840		84894.120	451549.960
	19b	Ancillary area FSI permissible upto 80% of proposed FSI as per Reg. 6.1.2 for Non-Residential For BUA : 178160.754 X 80%)	0	0	142269.56	0.000	TOTAL COMM/OTHERS FSI	CC+OC	3566.841		2853.473	6420.314

TOTAL SOCIAL HOUSING BUILT UP AREA 68101.966

Note
1. The plot potential is calculated based on the basic permissible FSI of 1.0, Additional permissible FSI on payment of Premium will be FSI of 0.7 on permissible built up area and ancillary premium of additional 60% on Residential component and 80% on Non-Residential component.
2. The project proponent till now has not utilised the Premium FSI & Ancillary FSI in this layout.
3. The balance FSI deducted for lands under litigation (at 3a) shall be computed and loaded for building permissions once Project Porponent submits the Hon. Courts order favoring the Project Proponent to this office.
4. The Built up areas mentioned above is only tentative and is subject to revision while granting development permission as per UDCPR.
5. The conditions mentioned in Environment Clearance shall be binding on the project propnent.
6. The applicant shall make provision for disposal of solid waste/garbage at approved site of land filling at his own cost and risk.
7. Internal roads are subject to amendment.
8. Marginal distance for buildings will be including the Proposed 9 M Green belt (Proposed on sides of Nalla) in the open space required for L & V

Area Statement for Permissible Structure in R.G Area

Sr.no	Discription		Area Sq.M.
1	Total RG Required (10%) OF PLOT AREA		4714.567
2	Total RG Proposed		4716.219
	Permissible Built up Area in RG (15% of 2)		707.433
	Floors	Permissible B.U.A.	Proposed B.U.A.
	Ground floor (10%)	471.622	372.000
	First floor (5%)	235.811	0.000
	Total	707.433	372.000

R.G REQUIRED (10% OF TOTAL PLOT) (47145.67 X 10%)											4714.567
RG AREA CALCULATION											
A	RG 1 AREA CALCULATION										
1	51.764	X	14.539	X	1	/	2	X	1	=	376.298
2	46.806	X	22.240	X	1	/	2	X	1	=	520.483
3	6.246	X	45.920	X	1	/	2	X	1	=	143.408
							TOTAL AREA			=	1040.189
B	RG 2 AREA CALCULATION										
1	42.491	X	12.538	X	1	/	2	X	1	=	266.376
2	42.491	X	9.326	X	1	/	2	X	1	=	198.136
3	29.597	X	4.871	X	1	/	2	X	1	=	72.083
4	32.805	X	6.493	X	1	/	2	X	1	=	106.501
5	32.805	X	9.285	X	1	/	2	X	1	=	152.297
6	33.908	X	7.524	X	1	/	2	X	1	=	127.562
7	33.908	X	9.733	X	1	/	2	X	1	=	165.013
8	10.661	X	0.538	X	1	/	2	X	1	=	2.868
							TOTAL AREA				1090.837
C	RG 3 AREA CALCULATION										
1	20.601	X	8.743	X	1	/	2	X	1	=	90.057
2	20.601	X	10.389	X	1	/	2	X	1	=	107.012
3	20.173	X	6.430	X	1	/	2	X	1	=	64.856
							TOTAL AREA			=	261.925
D	RG 4 AREA CALCULATION										
1	18.452	X	9.195	X	1	/	2	X	1	=	84.833
2	18.452	X	12.164	X	1	/	2	X	1	=	112.225
3	14.402	X	4.149	X	1	/	2	X	1	=	29.877
							TOTAL AREA			=	226.935
	LESS AREA										
4	PLINE AREA									=	6.399
							TOTAL AREA			=	220.536
E	RG 5 AREA CALCULATION										
1	10.314	X	2.231	X	1	/	2	X	1	=	11.505
2	14.445	X	6.259	X	1	/	2	X	1	=	45.206
3	18.268	X	13.147	X	1	/	2	X	1	=	120.085
4	18.268	X	5.170	X	1	/	2	X	1	=	47.223
5	17.388	X	4.223	X	1	/	2	X	1	=	36.715
6	15.568	X	2.683	X	1	/	2	X	1	=	20.884
							TOTAL AREA			=	281.618
F	RG 6 AREA CALCULATION										
1	17.809	X	7.198	X	1	/	2	X	1	=	64.095
2	31.711	X	15.771	X	1	/	2	X	1	=	250.057
3	28.251	X	8.358	X	1	/	2	X	1	=	118.061
4	24.120	X	4.541	X	1	/	2	X	1	=	54.764
5	16.739	X	6.659	X	1	/	2	X	1	=	55.733
							TOTAL AREA			=	542.710
G	RG 7 AREA CALCULATION										
1	27.672	X	7.296	X	1	/	2	X	1	=	100.947
2	27.672	X	9.565	X	1	/	2	X	1	=	132.341
3	22.389	X	6.819	X	1	/	2	X	1	=	76.335
4	32.752	X	3.277	X	1	/	2	X	1	=	53.664
5	36.405	X	2.637	X	1	/	2	X	1	=	48.000
6	PLINE AREA									=	1.409
7	48.739	X	11.538	X	1	/	2	X	1	=	281.175
8	48.739	X	23.850	X	1	/	2	X	1	=	581.213
9	12.455	X	0.533	X	1	/	2	X	1	=	3.319
							TOTAL AREA			=	1278.404
TOTAL PROPOSED RG AREA (A+B+C+D+E+F+G)										=	4716.219

TOTAL SUBSTATION AREAS

SR NO.	AREA IN SQ. MT.
1	250.000
TOTAL	250.000

TOTAL STP AREAS

SR NO.	AREA IN SQ. MT.
1	864.314
TOTAL	864.314

TOTAL DG AREAS

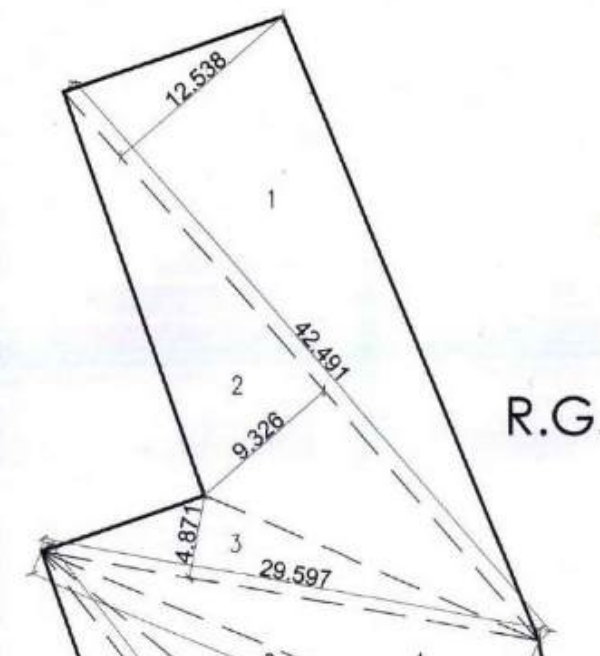
SR NO.	AREA IN SQ. MT.
1	72.000
2	50.000
3	50.000
4	50.000
5	50.000
6	50.000
7	50.000
TOTAL	372.000

TOTAL OWC AREAS

SR NO.	AREA IN SQ. MT.
1	157.255
TOTAL	157.255

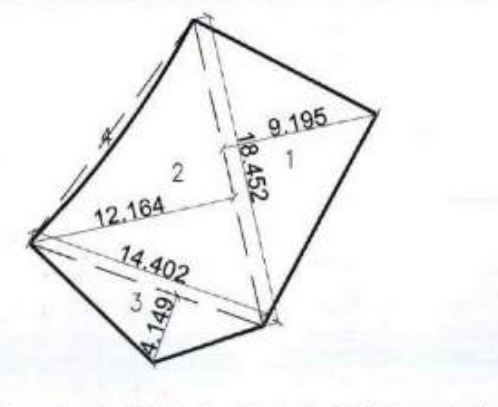
TOTAL BUILDINGS TENEMENT STATEMENT

BUILDINGS	TYPE	TOTAL UNITS
ACACIA	2 BHK	137
	1 BHK	144
MAYFLOWER	3 BHK	94
	2 BHK	14
	4 BHK	36
MARIGOLD	2 BHK	137
	4 BHK	7
	3 BHK	65
ZENIA	3 BHK	130
	2 BHK	14
ASTER	3 BHK	144
JASMINE	2 BHK	288
LAVENDER	2 BHK	288
ORCHID	2 BHK	281
IRIS	3 BHK	130
	4 BHK	7
TOTAL		1916



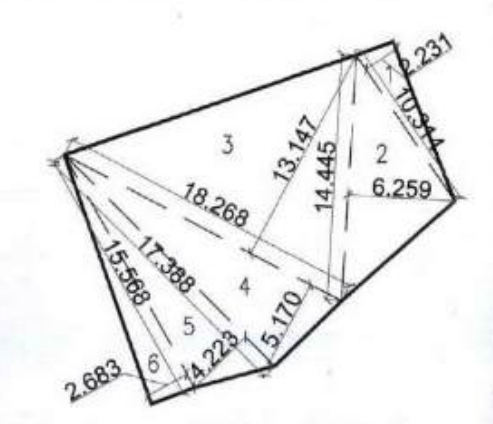
R.G. 2 AREA R.H. DIAGRAM

SCALE - 1:400



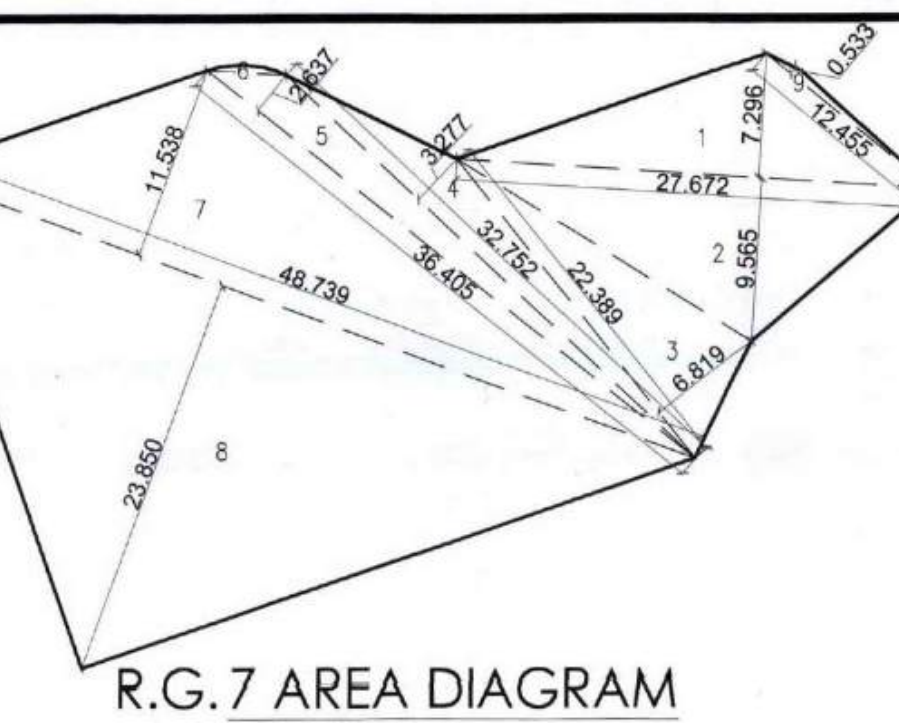
R.G. 4 AREA DIAGRAM

SCALE - 1:400



R.G. 5 AREA DIAGRAM

SCALE - 1:400



R.G.7 AREA DIAGRAM

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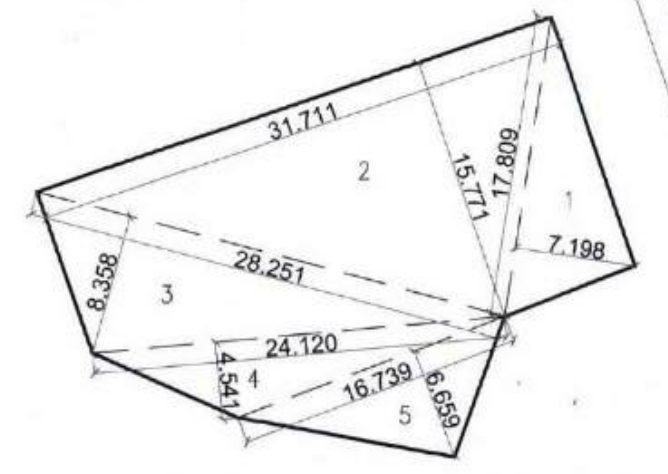
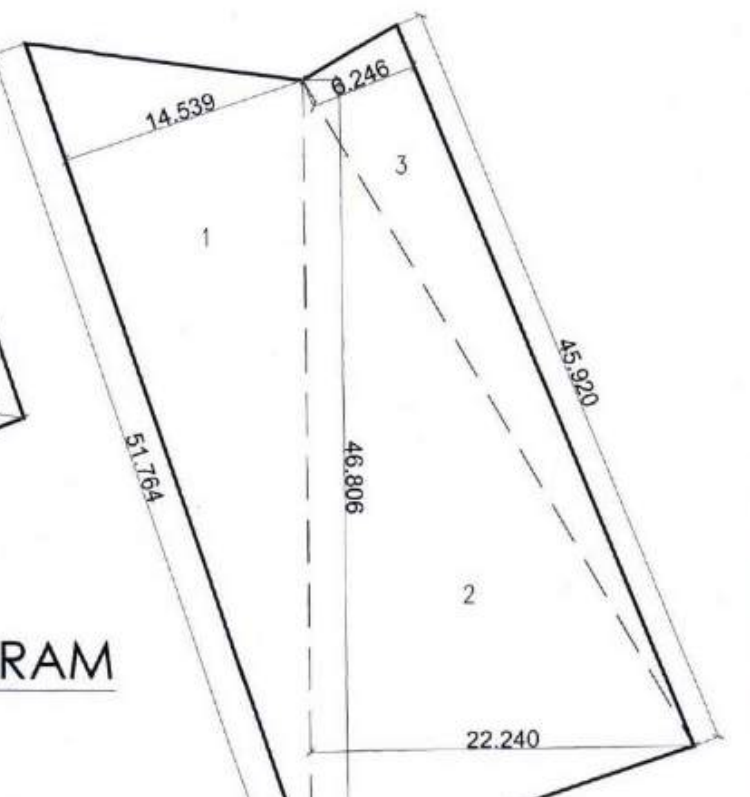


R.G. 6 AREA DIAGRAM

SCALE - 1:400



R.G.1 AREA DIAGRAM

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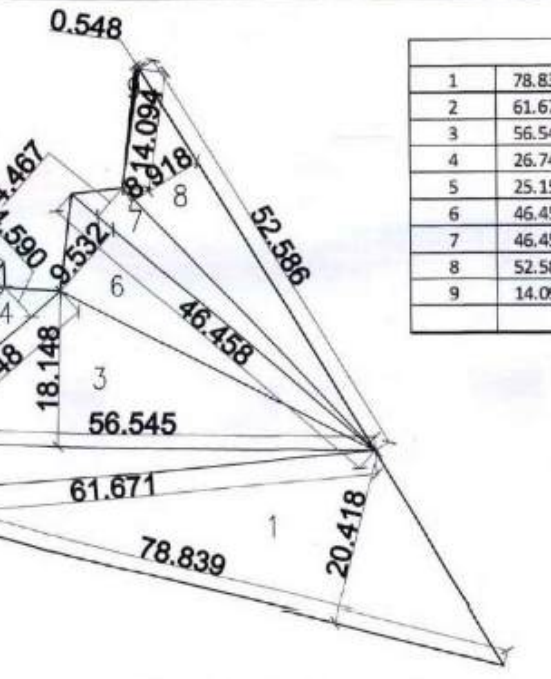
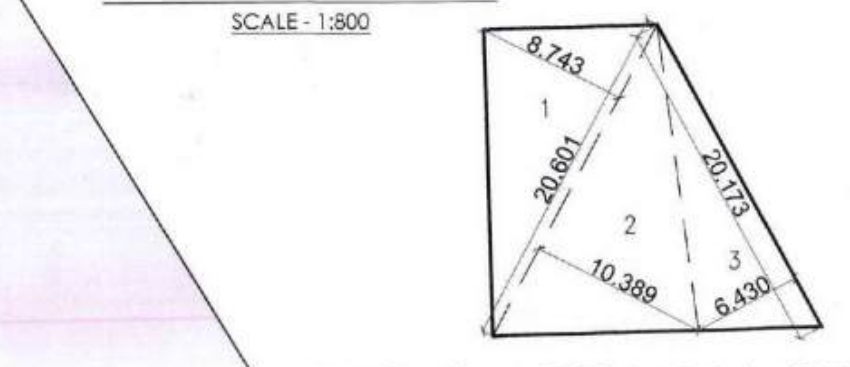


AREA DIAGRAM FOR PLOT AREA NOT CONSIDERED NOW

SCALE - 1:800

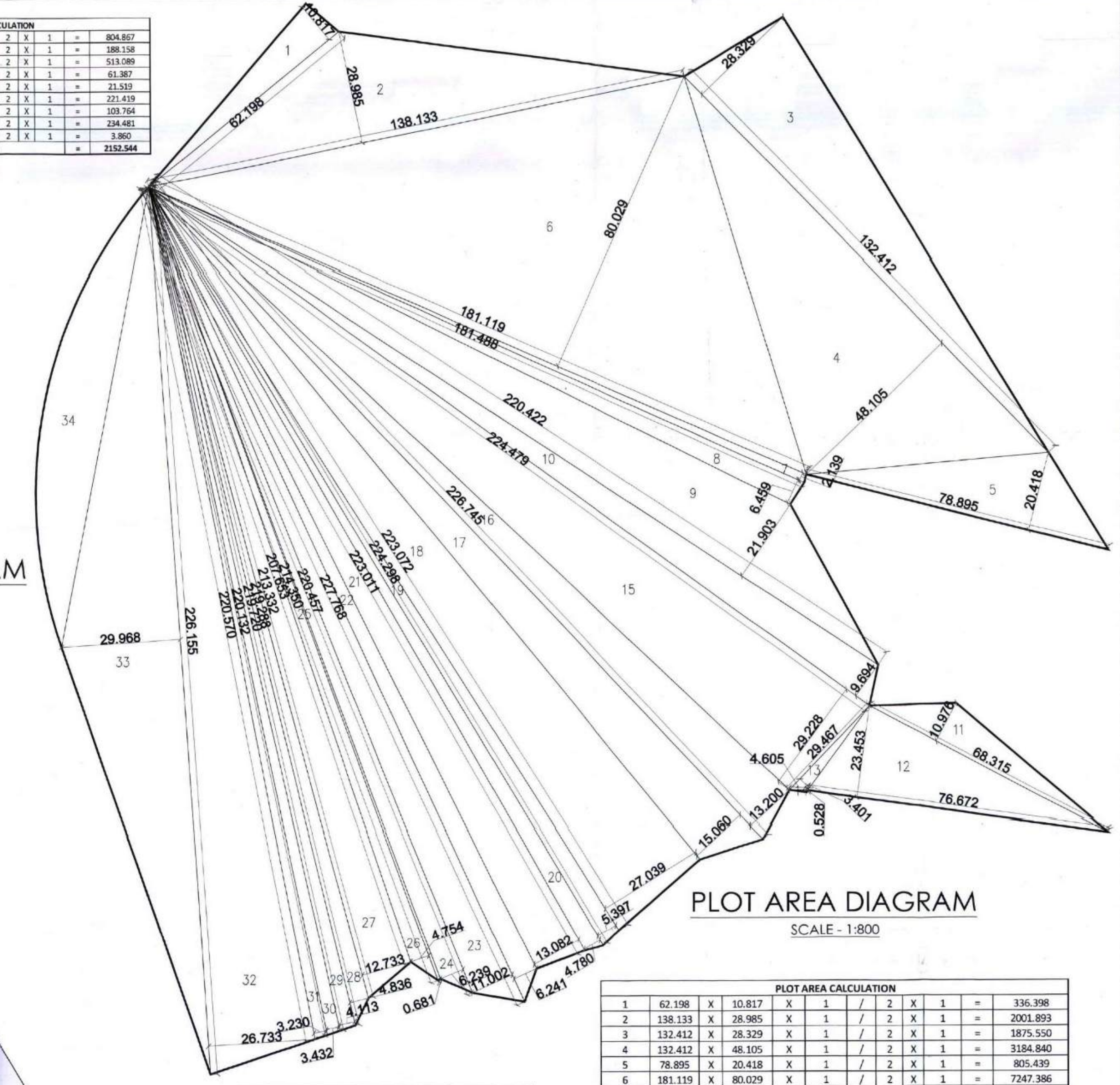
LITIGATION PLOT AREA CALCULATION

1	78.839	X	20.418	X	1	/	2	X	1	=	804.867
2	61.671	X	6.102	X	1	/	2	X	1	=	188.158
3	56.545	X	18.148	X	1	/	2	X	1	=	513.089
4	26.748	X	4.590	X	1	/	2	X	1	=	61.387
5	25.154	X	1.711	X	1	/	2	X	1	=	21.519
6	46.458	X	9.532	X	1	/	2	X	1	=	221.419
7	46.458	X	4.467	X	1	/	2	X	1	=	103.764
8	52.586	X	8.918	X	1	/	2	X	1	=	234.481
9	14.094	X	0.548	X	1	/	2	X	1	=	3.860
	TOTAL LITIGATION PLOT AREA									=	2152.544



R.G. 3 AREA DIAGRAM

SCALE - 1:400



PLOT AREA DIAGRAM

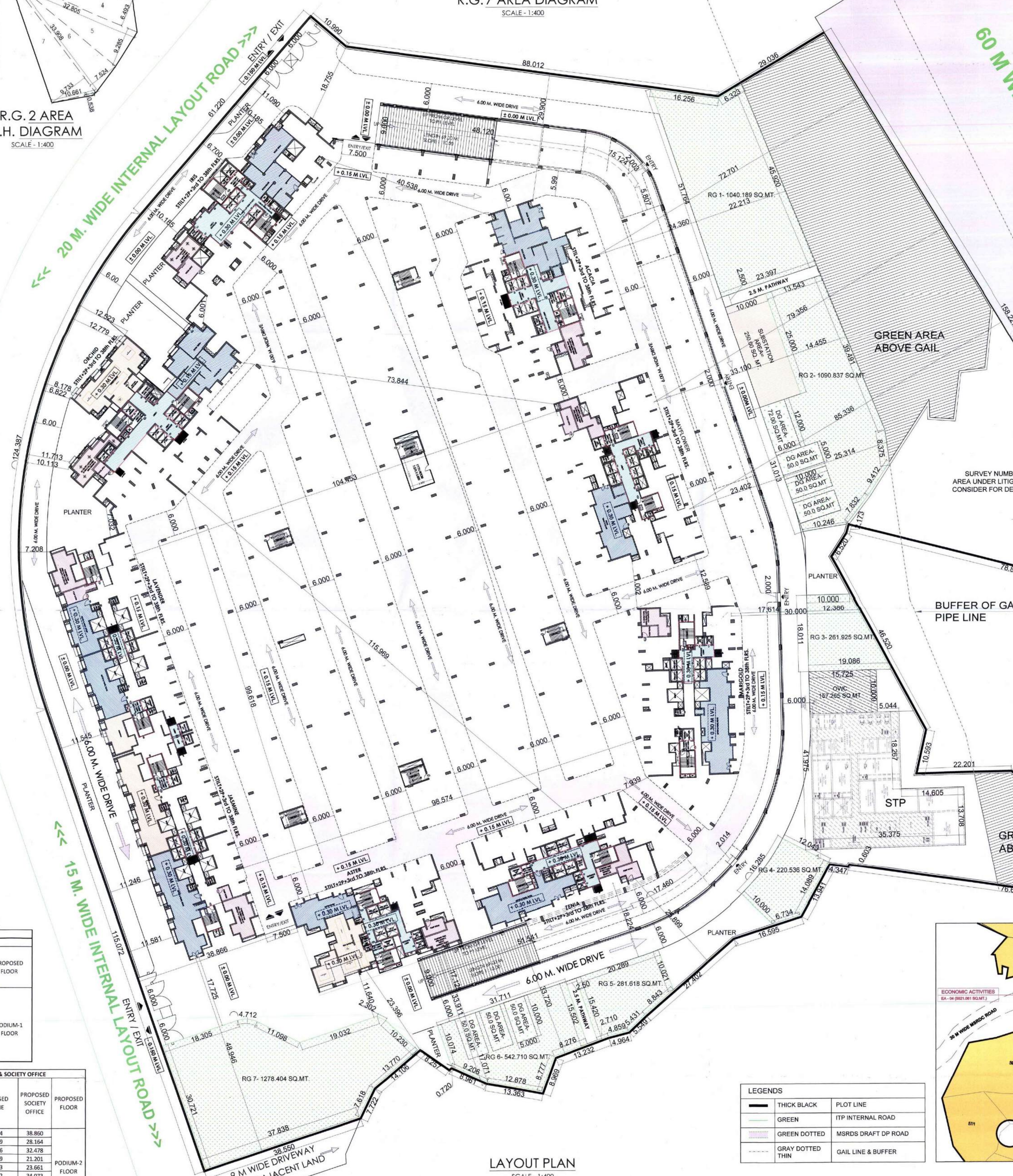
SCALE - 1:800

PLOT AREA CALCULATION

1	62.198	X	10.817	X	1	/	2	X	1	=	336.398
2	138.133	X	28.985	X	1	/	2	X	1	=	2001.893
3	132.412	X	28.329	X	1	/	2	X	1	=	1875.550
4	132.412	X	48.105	X	1	/	2	X	1	=	3184.840
5	78.895	X	20.418	X	1	/	2	X	1	=	805.439
6	181.119	X	80.029	X	1	/	2	X	1	=	7247.386
7	181.488	X	2.139	X	1	/	2	X	1	=	194.101
8	181.488	X	6.459	X	1	/	2	X	1	=	586.115
9	220.422	X	21.903	X	1	/	2	X	1	=	2413.952
10	224.479	X	9.694	X	1	/	2	X	1	=	1088.050
11	68.315	X	10.976	X	1	/	2	X	1	=	374.913
12	76.672	X	23.453	X	1	/	2	X	1	=	899.094
13	29.467	X	3.401	X	1	/	2	X	1	=	50.109
14	4.605	X	0.528	X	1	/	2	X	1	=	1.216
15	224.479	X	29.228	X	1	/	2	X	1	=	3280.536
16	226.745	X	13.200	X	1	/	2	X	1	=	1496.517
17	226.745	X	15.060	X	1	/	2	X	1	=	1707.390
18	223.072	X	27.039	X	1	/	2	X	1	=	3015.822
19	224.298	X	5.397	X	1	/	2	X	1	=	605.268
20	224.298	X	4.780	X	1	/	2	X	1	=	536.072
21	223.011	X	13.082	X	1	/	2	X	1	=	1458.715
22	227.768	X	6.241	X	1	/	2	X	1	=	710.750
23	227.768	X	11.002	X	1	/	2	X	1	=	1252.952
24	220.457	X	6.239	X	1	/	2	X	1	=	687.716
25	214.350	X	0.681	X	1	/	2	X	1	=	72.986
26	214.350	X	4.754	X	1	/	2	X	1	=	509.510
27	213.332	X	12.733	X	1	/	2	X	1	=	1358.178
28	219.288	X	4.836	X	1	/	2	X	1	=	530.238
29	219.720	X	4.113	X	1	/	2	X	1	=	451.854
30	220.132	X	3.432	X	1	/	2	X	1	=	377.747
31	220.570	X	3.230	X	1	/	2	X	1	=	356.221
32	226.155	X	26.733	X	1	/	2	X	1	=	3022.901
33	226.155	X	29.968	X	1	/	2	X	1	=	3388.707
34	PLINE AREA									=	1266.537
							TOTAL PLOT AREA			=	47145.670
	AREA UNDER LITIGATION - NOT CONSIDER FOR DEVELOPMENT									=	2152.544
	BALANCE PLOT AREA FOR DEVELOPMENT									=	44993.126

ROOMS LEGENDS

▭	GARBAGE COLLECTION CHAMBER AT PODIUM-1 LEVEL
▨	ENTRANCE LOBBY AT GROUND / STILT, PODIUM - & PODIUM-2 LEVEL
▨	DRIVERS ROOM & SERVANT TOILET AT PODIUM-1 LEVEL
▨	METER ROOM AT GROUND / STILT LEVEL
▨	TANK AT GROUND / STILT LEVEL
▨	PUMP ROOM AT GROUND / STILT LEVEL
▭	SUBSTATION GROUND / STILT LEVEL



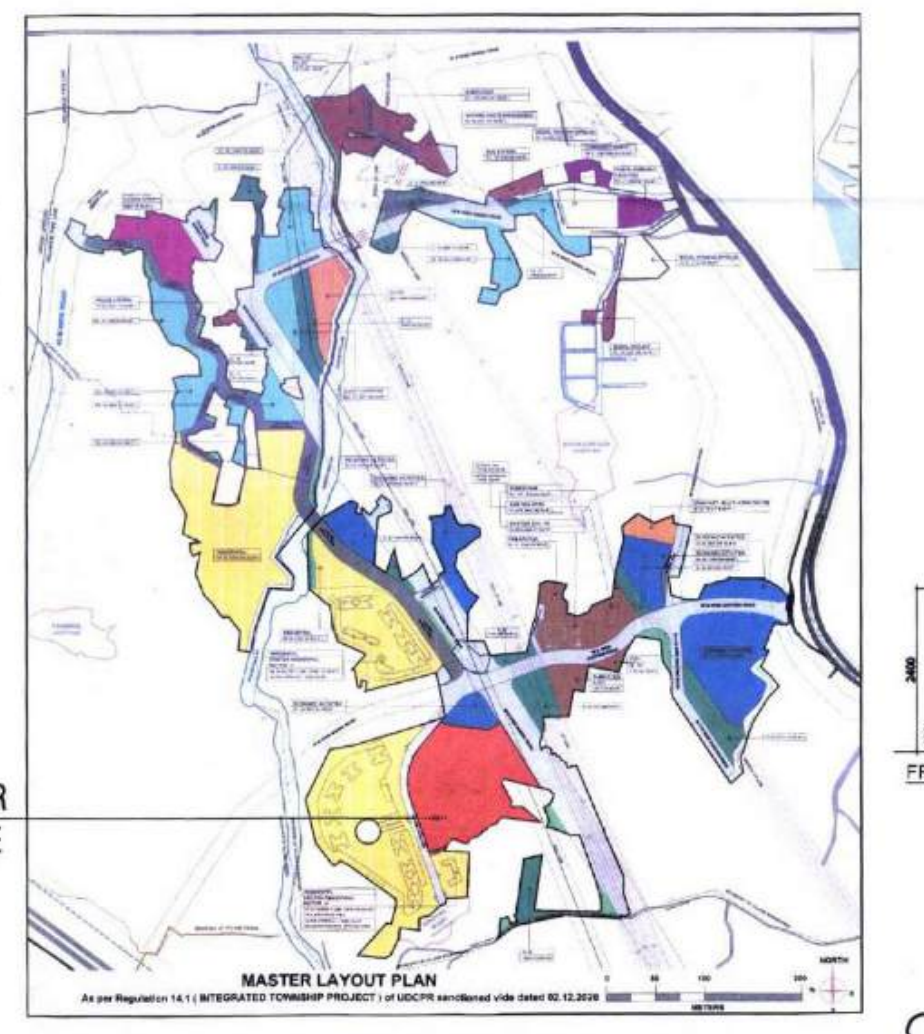
<<< 20 M. WIDE INTERNAL LAYOUT ROAD >>>
60 M WIDE MODIFIED DP ROAD
<<< 15 M. WIDE INTERNAL LAYOUT ROAD >>>
6.00 M. WIDE DRIVE
PLANTER
ENTRY / EXIT
RG 1- 1040.189 SQ.MT.
RG 2- 1090.837 SQ.MT.
RG 3- 261.925 SQ.MT.
RG 5- 281.618 SQ.MT.
RG 6- 542.710 SQ.MT.
RG 7- 1278.404 SQ.MT.
GREEN AREA ABOVE GAIL
SURVEY NUMBER 61/3A AREA UNDER LITIGATION - NOT CONSIDER FOR DEVELOPMENT
BUFFER OF GAIL PIPE LINE
STP
JASMINE STILT+2P+3rd TO 38th FLRS.
ASTER STILT+2P+3rd TO 38th FLRS.
9 M WIDE DRIVEWAY TO ADAJACENT LAND

LAYOUT PLAN

SCALE - 1:400

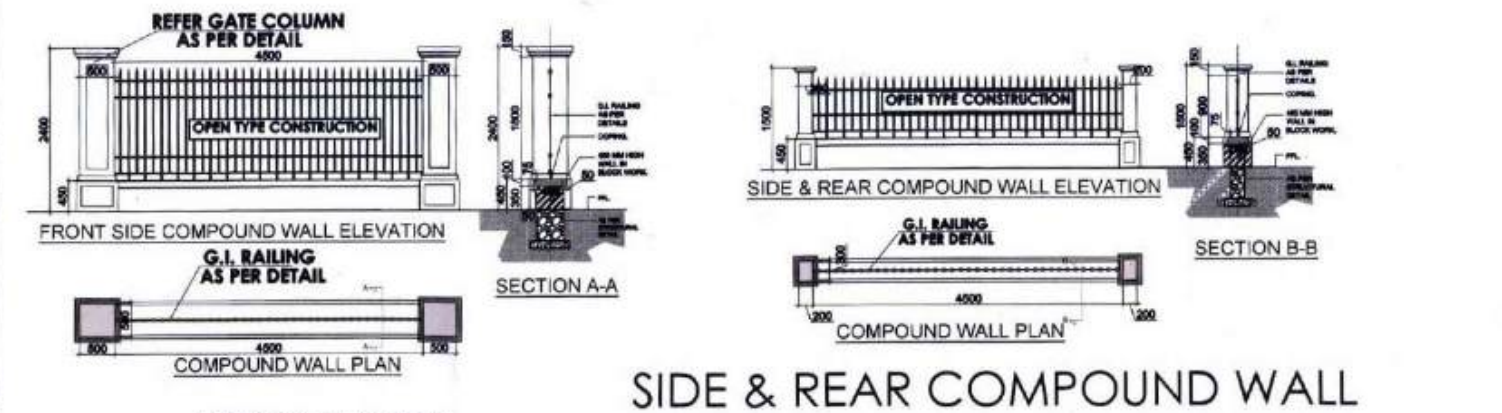
TOTAL FSI BUA STATEMENT

SR NO	DESCRIPTION		
1	PROPOSED TOTA FSI BUA (INCLUSIVE OF ANCILLARY)		226384.321
2	PROPSOED BASIC FSI BUA WITHOUT ANCILLARY	(1/1.6)	141490.201
3	PERMISSIBLE ANCILLARY FSI ON ABOVE PROPOSED BASIC FSI BUA	60% OF 2	84894.120
4	PROPOSED ANCILLARY FSI	(1 - 2)	84894.120
5	BALANCE ANCILLARY FSI FOR PLOT RZ-02	(3 - 4)	0.000



APPROVED ITP LAYOUT PLAN

SCALE - NTS



GATE COLUMN AS PER DETAIL
OPEN TYPE CONSTRUCTION
FRONT SIDE COMPOUND WALL ELEVATION
G.I. RAILING AS PER DETAIL
SECTION A-A
SIDE & REAR COMPOUND WALL ELEVATION
SECTION B-B
COMPOUND WALL PLAN

FRONT SIDE COMPOUND WALL PLAN, SECTION & ELEVATION

SCALE:-1:100

SIDE & REAR COMPOUND WALL PLAN, SECTION & ELEVATION

SCALE:-1:100

PROFORMA - 1 AREA STATEMENT

Sr. No.			Description	Area in Sq.M.
1	Area considered in Integrated Township Project (ITP) as per Sanctioned			706650.55
2	Plot Area already Sanctioned for Residential component by Planning Authority			
	Approving Authority	Plot	Approval No	Plot Area Sq.M.
	MIDC	RZ-1	MIDC/RO/THANE-1/OC/3360/2019 dated 18.07.2019	79254.000
	MSRDC	RZ-3	MSRDC/SPA/ITP-1/PLOT NO. 18/PART OC/2021/512 dated 05.05.2021 MSRDC/SPA/ITP-1/PLOT NO. 18/FULL OC/2022/1353 dated 23.09.2022	33312.000
			TOTAL PLOT AREA	112566
3	Area of the Plot RZ-2 considered for development as per ITP Layout sanctioned by MSRDC vide No. MSRDC/SPA/ITP-1/Master layout approval/2022/336 dated 04.03.2022			47145.670
4	Area Under Litigation Not Consider for Development			2152.544
5	Balance Plot Area For Development			44993.126
6	Required 10% Recreational Ground (RG) Open Space. (10% OF 3)			4714.567
7	Provided Recreational Ground (RG) (1040.189 Sq.M. RG1 + 1090.837 Sq.M. RG2 + 261.925 Sq.M. RG3 + 220.536 Sq.M. RG4 + 281.618 Sq.M. RG5 +542.710 Sq.M. RG6 + 1278.404 Sq.M. RG7)			4716.219
8	Total BUA for Purely Residential component excluding Social Housing (As per mentione in Sanctioned Layout vide no. MSRDC/SPA/ITP-1/Master layout approval/2022/336 dated 4.03.2022			453002.246
9	Built-up Area already Sanctioned for Residential component by Planning Authority			
	Approving Authority	Plot	Approval No	BUA Sq.M.
	MSRDC	RZ-1	MIDC/RO/THANE-1/OC/3360/2019 dated 18.07.2019	109748.590
	MSRDC	RZ-3	MSRDC/SPA/ITP-1/PLOT NO. 18/PART OC/2021/512 dated 05.05.2021	59808.152
			MSRDC/SPA/ITP-1/PLOT NO. 18/FULL OC/2022/1353 dated 23.09.2022	55608.897
			TOTAL BUA (RZ-1+RZ-3)	225165.639
10			Particulars (No of Towers Proposed in RZ-2)	Area under FSI
	a		BUA of Acacia (Building-1)	23479.125
	b		BUA of Mayflower (Building-2)	24377.290
	c		BUA of Marigold (Building-3)	24766.087
	d		BUA of Zenia (Building-4)	22598.952
	e		BUA of Aster (Building-5)	20624.811
	f		BUA of Jasmine (Building-6)	28836.284
	g		BUA of Lavender (Building-7)	28838.690
	h		BUA of Orchid (Building-8)	30763.340
	i		BUA of Iris (Building-9)	22099.742
	j		**Total BUA proposed on RZ-2**	226384.321
11			Description	Units
			No of Residential Units Proposed in RZ-2	
	a		Acacia (STIL+2P+3rd TO 38th Floors) (Ht 125.25M)	281
	b		BUA of Mayflower (STIL+2P+3rd TO 38th Floors) (Ht 128.85M)	144
	c		BUA of Marigold (STIL+2P+3rd TO 38th Floors) (Ht 125.25M)	209
	d		BUA of Zenia (STIL+2P+3rd TO 38th Floors) (Ht 128.85M)	144
	e		BUA of Aster (STIL+2P+3rd TO 38th Floors) (Ht 128.85M)	144
	f		BUA of Jasmine (STIL+2P+3rd TO 38th Floors) (Ht 125.25M)	288
	g		BUA of Lavender (STIL+2P+3rd TO 38th Floors) (Ht 125.25M)	288
	h		BUA of Orchid (STIL+2P+3rd TO 38th Floors) (Ht 125.25M)	281
	i		BUA of Iris (STIL+2P+3rd TO 38th Floors) (Ht 128.85M)	137
	j		**TOTAL UNITS**	1916
12			Overall Built-up Area Statement for Master Layout	
	a		**RZ-1 (As per OC issued dated 18.07.2019)**	109748.590
	b		**RZ-3 (As per Part OC & OC . Issued dated 05.05.2021 &**	115417.049
	c		**RZ-2**	226384.321
	d		**Total BUA**	451549.960
13	BUA remained under basic FSI for future Residential component on Plot RZ-4 & RZ-5			1452.286

TOTAL BUILDING BUILT UP AREA STATEMENT

BUILDINGS	ACACIA	MAYFLOWER	MARIGOLD	ZENIA	ASTER	JASMINE	LAVENDER	ORCHID	IRIS	TOTAL
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 8	BUILDING 9	
FLOOR	FSI									
GROUND	143.575	116.219	92.233	118.995	109.136	74.698	74.648	166.015	158.183	1053.702
PODIUM-1 /1ST	168.009	128.031	113.944	139.588	140.997	182.813	182.732	194.862	191.993	1442.970
PODIUM-2 / 2ND	462.201	445.778	450.151	410.351	391.821	506.330	513.137	634.297	499.280	4313.347
3rd FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
4th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
5th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
6th FLOOR (REFUGE)	579.195	623.384	638.995	576.335	555.079	779.790	779.671	762.889	546.838	5842.175
7th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
8th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
9th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
10th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
11th FLOOR (REFUGE)	579.195	623.384	638.995	576.335	555.079	779.790	779.671	762.889	546.838	5842.175
12th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
13th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
14th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
15th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
16th FLOOR (REFUGE)	579.195	623.384	638.995	576.335	555.079	779.790	779.671	762.889	546.838	5842.175
17th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
18th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
19th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
20th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
21st FLOOR (REFUGE)	579.195	623.384	638.995	576.335	555.079	779.790	779.671	762.889	546.838	5842.175
22nd FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
23rd FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
24th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
25th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
26th FLOOR (REFUGE)	579.195	623.384	638.995	576.335	555.079	779.790	779.671	762.889	546.838	5842.175
27th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
28th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
29th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
30th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
31st FLOOR (REFUGE)	579.195	623.384	638.995	576.335	555.079	779.790	779.671	762.889	546.838	5842.175
32nd FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
33rd FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
34th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
35th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
36th FLOOR (REFUGE)	579.195	623.384	638.995	576.335	555.079	779.790	779.671	762.889	546.838	5842.175
37th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
38th FLOOR	643.137	666.330	677.131	617.092	555.079	779.790	779.671	842.343	600.773	6161.347
TOTAL	23479.125	24377.290	24766.087	22598.952	20624.811	28836.284	28838.690	30763.340	22099.742	226384.321
ANCILLARY	8804.672	9141.484	9287.283	8474.607	7734.304	10813.606	10814.509	11536.253	8287.403	84894.120
BASIC	14674.453	15235.806	15478.804	14124.345	12890.507	18022.677	18024.181	19227.088	13812.338	141490.201

TOTAL BUILDING FLOOR BUILT UP AREA STATEMENT

SR. NO.	BUILDINGS	BUILT UP AREA
1	ACACIA	23479.125
2	MAYFLOWER	24377.290
3	MARIGOLD	24766.087
4	ZENIA	22598.952
5	ASTER	20624.811
6	JASMINE	28836.284
7	LAVENDER	28838.690
8	ORCHID	30763.340
9	IRIS	22099.742
	TOTAL RESI.	226384.321

ADDITIONAL REQUIREMENTS AS PER REG. NO. 3.31, UDCPR

TOTAL REQUIREMENT & PROPOSED TABLE OF SANITARY BLOCK

BUILDINGS	TOTAL UNITS	REQUIREMENT OF SANITARY BLOCK (3 sqm. for 100 units & Additional 3 sqm. For every 200 units)	PROPOSED SANITARY BLOCK	PROPOSED FLOOR
ACACIA	281	5.720	5.912	PODIUM-1 FLOOR
MAYFLOWER	144	3.660	5.895	
MARIGOLD	209	4.635	5.340	
ZENIA	144	3.660	5.785	
ASTER	144	3.660	6.025	
JASMINE	288	5.820	5.926	
LAVENDER	288	5.820	5.926	
ORCHID	281	5.720	6.132	
IRIS	137	3.560	5.304	

TOTAL REQUIREMENT & PROPOSED TABLE OF DRIVERS ROOM

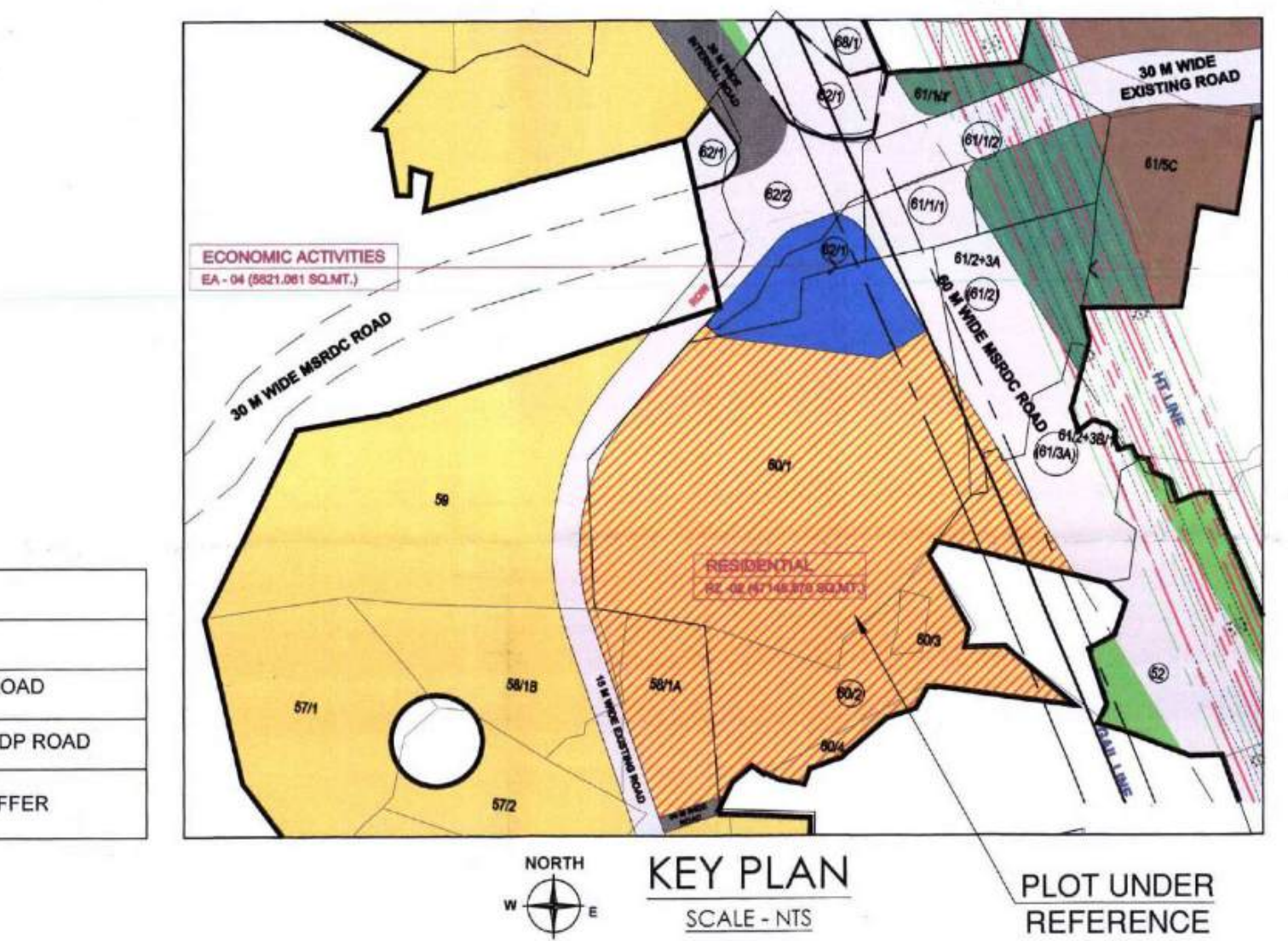
BUILDINGS	TOTAL UNITS	REQUIREMENT OF DRIVERS ROOM (12 sqm. for 100 units & Additional 10 sqm. For every 300 units)	PROPOSED DRIVERS ROOM	PROPOSED FLOOR
ACACIA	281	18.030	18.380	PODIUM-1 FLOOR
MAYFLOWER	144	11.467	18.616	
MARIGOLD	209	13.633	16.538	
ZENIA	144	11.467	15.223	
ASTER	144	11.467	18.597	
JASMINE	288	16.267	22.291	
LAVENDER	288	16.267	22.602	
ORCHID	281	18.030	22.150	
IRIS	137	13.230	28.542	

TOTAL REQUIREMENT & PROPOSED TABLE OF FITNESS CENTRE, CRECHE & SOCIETY OFFICE

BUILDINGS	TOTAL UNITS	REQUIREMENT OF FITNESS CENTRE, CRECHE, SOCIETY OFFICE (20 sqm. for 100 units & Additional 20 sqm. For every 300 units)	PROPOSED FITNESS CENTRE	PROPOSED CRECHE	PROPOSED SOCIETY OFFICE	PROPOSED FLOOR
ACACIA	281	32.070	126.040	39.104	38.860	PODIUM-2 FLOOR
MAYFLOWER	144	22.933	162.592	41.149	28.164	
MARIGOLD	209	27.267	150.486	37.336	32.478	
ZENIA	144	22.933	131.576	58.619	21.201	
ASTER	144	22.933	120.819	52.393	23.661	
JASMINE	288	32.533	173.790	49.292	34.073	
LAVENDER	288	32.533	173.558	49.292	34.073	
ORCHID	281	32.070	163.917	39.042	39.042	
IRIS	130	22.470	205.495	26.323	26.823	

LEGENDS

THICK BLACK	PLOT LINE
GREEN	ITP INTERNAL ROAD
GREEN DOTTED	MSRDC DRAFT DP ROAD
GRAY DOTTED THIN	GAIL LINE & BUFFER

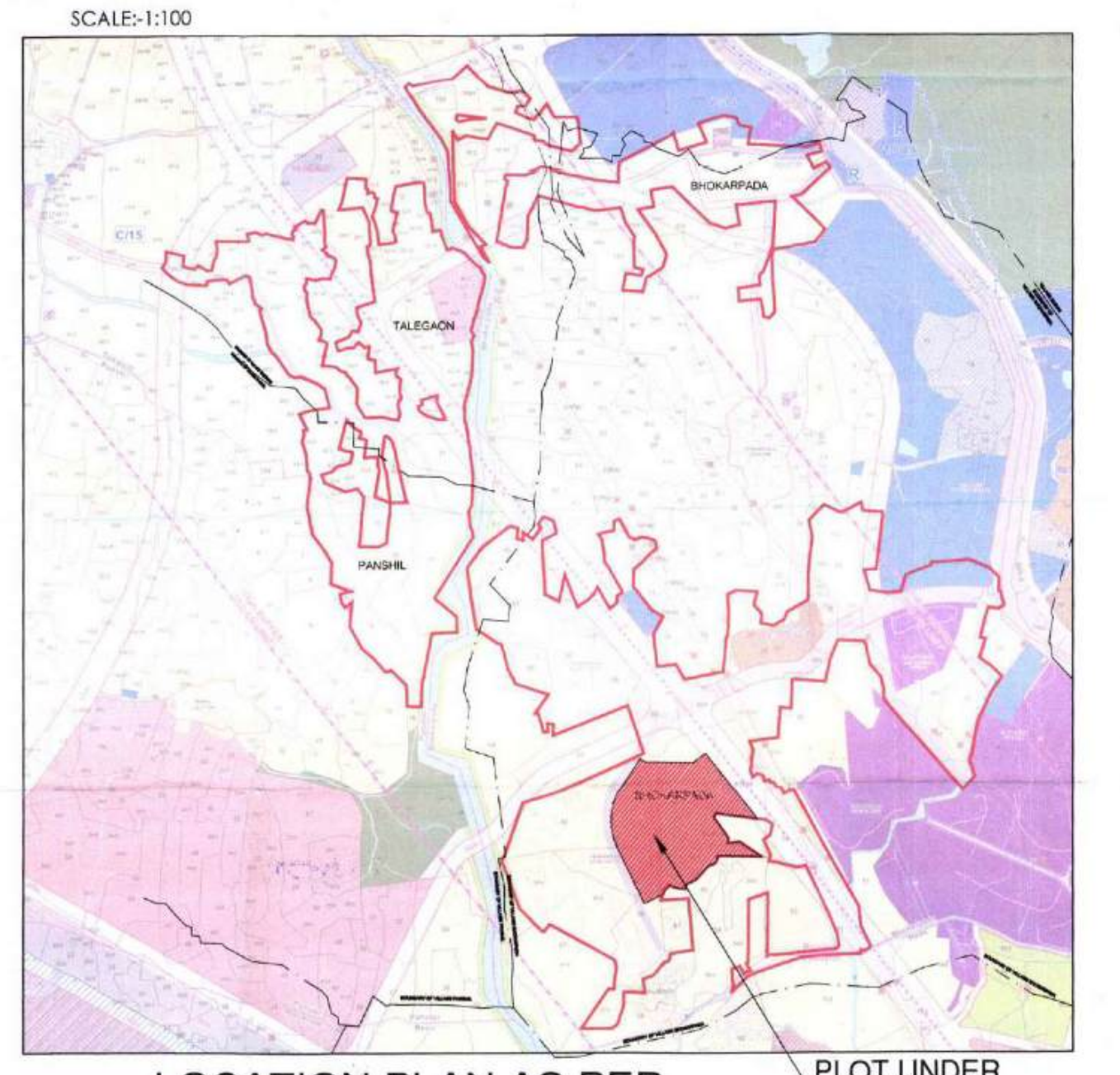


KEY PLAN

SCALE - NTS

MARGINAL OPEN SPACE (PROPOSED BUILDING)

Sr No	Building	Bldg. Sides	Height of Bldg.(M)	Req. Open Space as per H/5 OR 12 M OR 6 M FROM DEAD WALL	Minimum Proposed Open Space (M)	Remarks
1	ACACIA	WEST	125.25	(H/5) OF IRIS 25.77	40.538	Adequate as per Reg. No.6.2.3 a, b(i)UDCPR
		EAST		(DIST. UP TO PLOT) 12.00	24.360	
		SOUTH		(DEAD WALL) 6.00	6.000	
		NORTH		(DIST. UP TO PLOT) 12.00	29.900	
2	MAYFLOWER	WEST	128.85	(H/5) OF ORCHID 25.77	73.844	
		EAST		(DIST. UP TO PLOT) 12.00	23.402	
		SOUTH		(DEAD WALL) 6.00	11.002	
		NORTH		(DEAD WALL) 6.00	6.000	
3	MARIGOLD	WEST	125.25	(H/5) 25.05	98.574	
		EAST		(DIST. UP TO PLOT) 12.00	17.614	
		SOUTH		(DEAD WALL) 6.00	7.939	
		NORTH		(DEAD WALL) 6.00	11.002	
4	ZENIA	WEST	128.85	(DEAD WALL) 6.00	6.000	
		EAST		(DEAD WALL) 6.00	7.939	
		SOUTH		(DIST. UP TO PLOT) 12.00	18.224	
		NORTH		(H/5) OF ORCHID 25.77	115.969	
5	ASTER	WEST	128.85	(DEAD WALL) 6.00	7.500	
		EAST		(DEAD WALL) 6.00	6.000	
		SOUTH		(DIST. UP TO PLOT) 12.00	23.396	
		NORTH		(H/5) OF ORCHID 25.77	99.618	
6	JASMINE & LAVENDER	WEST	125.25	(FRONT ROAD) 6	7.208	
		EAST		(H/5) 25.05	98.574	
		SOUTH		(DIST. UP TO PLOT) 12.00	17.725	
		NORTH		(DEAD WALL) 6.00	7.032	
7	ORCHID	WEST	125.25	(FRONT ROAD) 6	6.822	
		EAST		(H/5) 25.05	73.844	
		SOUTH		(DEAD WALL) 6.00	7.032	
		NORTH		(DEAD WALL) 6.00	6.001	
8	IRIS	WEST	128.85	(FRONT ROAD) 6	6.700	
		EAST		(H/5) 25.77	40.583	
		SOUTH		(DEAD WALL) 6.00	6.001	
		NORTH		(DIST. UP TO PLOT) 12.00	18.755	



LOCATION PLAN AS PER MODIFIED DRAFT DP OF MSRDC

SCALE - NTS

GOLDEN WILLOWS

DRG. NO.	01/55

CONTENTS OF SHEET

LAYOUT PLAN, PLOT AREA & BUILT UP AREA STATEMENT, AREA STATEMENT FOR PERMISSIBLE STRUCTURE IN R.G. AREA, R.G AREA CALCULATION, TOTAL BUILDING TENEMENT STATEMENT, TOTAL BUILDING BUILT UP AREA STATEMENT, TOTAL REQUIREMENT & PROPOSED TABLE OF DRIVERS ROOM, FITNESS CENTRE, SANITARY BLOCK, CRECHE & SOCIETY OFFICE, MARGINAL OPEN SPACES TABLE, KEY PLAN, LOCATION PLAN AS PER MODIFIED DRAFT DP OF MSRDC, APPROVED ITP LAYOUT PLAN, TOTAL FSI BUA STATEMENT, COMPOUND WALL PLAN SECTION & ELEVATION, PLOT AREA DIAGRAM & CALCULATION, R.G AREA DIAGRAM & CALCULATION, PROFORMA - 1 AREA STATEMENT

STAMP OF APPROVAL OF PLANS

SPECIAL PLANNING AUTHORITY,
MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.
~~DEVELOPMENT~~ PERMISSION ~~APPROVED~~ under Section 45 of Maharashtra Regional & Town Planning Act, 1966 subject to conditions mentioned in this office's Letter No. MSRDC/SPA/ ITP-1/RZ-02/ Revised CC/2024/149 Dated 25 JAN 2024
Dy. Chief Planner, SPA, MSRDC
O.C. Signed by
Joint Managing Director (II)

NAME & SIGNATURE OF OWNER

Owner's 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.

N. PRASHANTH
AUTHORIZED SIGNATORY
For M/s PERSIPINA DEVELOPERS PVT.LTD

PERSIPINA DEVELOPERS PRIVATE LIMITED MUMBAI

M/s PERSIPINA DEVELOPERS PVT.LTD

"Olyampia" Building, 1 st Floor, Main Street,
Hiranandani Gardens, Powai,
Mumbai – 400076

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT OF RESIDENTIAL BUILDINGS ON ITP PLOT NO RZ - 02 , GUT NO. 24/1/2 ON (OLD SURVEY NO. 58/1A PART, 58/1/B PART, 59 PART, 60/1PART, 60/2 PART, 60/3, 60/4 PART, 61/2 PART, 62/1 PART) AT VILLAGE BHOKARPADA TALUKA PANVEL IN DISTRICT RAIGAD.

JOB No. ____
DRG. NO. ____
SCALE AS SHOWN
DATE 05-01-2024
DRN BY ROSHAN G
CHKD BY GURMEZ SINGH.

ARCHITECT NAME & SIGNATURE

Certificate of Area
Certified that the land under reference was surveyed by Surveying agency M/s Purva Surveyor & by me on 01-09-2021 and the dimensions of Sides etc. of plot stated on the plan area as measured on site and the area so worked out tallies with area stated in documents of Ownership / T.P. Scheme Records/ Land Records Department / City Survey records.

GUNISHA SETHI SANYAL
CA/2014/63903

Sanyal
GUNISHA SETHI SANYAL
CA/2014/63903

ADDRESS OF ARCHITECT

NORTH

Ar. Gunisha Sethi Sanyal

'OLYMPIA' Central Avenue
Hiranandani Business Park , Powai,
MUMBAI (Bombay) - 400076. india
Tel: (91-22) 2576 3600
Fax : (91-22) 2570 5242