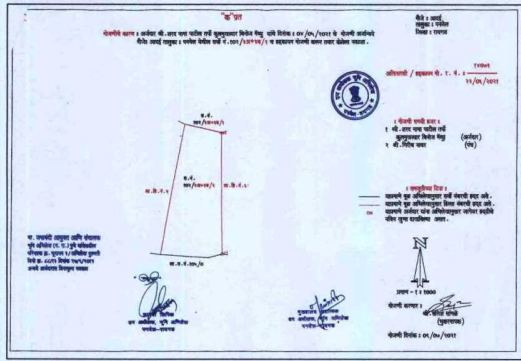
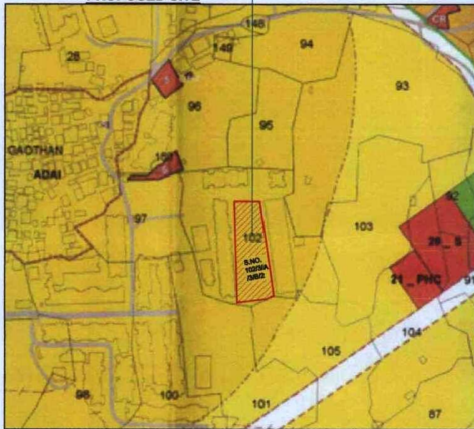


NOTE :- ± 0.00M. LEVEL CORRESPONDS TO 16.2M. AMSL SITE ELEVATION MENTIONED IN AAI NOC DATED 13-01-2021



DIGITALIZED SCAN TILR
SCALE 1 : 2000

PROPOSED SITE

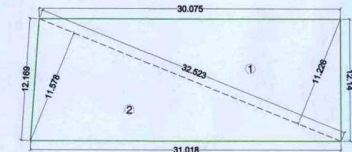


NAINA DP MAP 1:2500

ADJ. HISSA NO. 105
PLOT AREA CALCULATION DIAGRAM AS PER TILR
(SCALE 1 : 500)

PLOT AREA CALCULATION OF TILR MAP SURVEY NO. AS PER TILR 102/3A/3B/2 (S.NO. AS PER 7/12 = 102/3A/3B/2) AT VILLAGE ADAL, TAL. PANVEL							
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)	Area (Sqm)	
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)X(4)X(5)/2	
1	1	1	1/2	53.696	25.337	680.248	
2	2	1	1/2	53.696	34.166	917.289	
3	3	1	1/2	70.228	26.220	920.689	
4	4	1	1/2	70.228	30.692	375.489	
5	5	1	1/2	67.482	11.739	395.889	
6	6	1	1/2	62.610	24.126	755.264	
TOTAL PLOT AREA =						4044.812	
RECREATIONAL OPEN SPACE AREA CALCULATION							
Sr. No.	Triangle Number	1/2	Base (m)	Height (m)	Area (Sqm)		
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)X(4)X(5)/2	
1	1	1	1/2	32.523	11.226	182.552	
2	2	1	1/2	32.523	11.578	188.276	
TOTAL RECREATIONAL OPEN SPACE AREA =						370.828	

LAYOUT PLAN
SCALE 1 : 250



RECREATIONAL OPEN SPACE
AREA CALCULATION DIAGRAM
SCALE 1 : 250

BUILT-UP AREA SUMMARY			
		(A) AS PER SANCTIONED NAINA DP	(B) LINE AREA AS PER PROPOSED MODIFICATION IN NAINA DP UNDER SECTION 57 OF METP ACT
Floors ↓	Area in Sqm.	(1)	(2)
Ground	26.819	58.625	
1st Floor	354.448	436.788	
2nd Floor	354.448	436.788	
3rd Floor	354.448	436.788	
4th Floor	354.448	436.788	
Total	1444.611	1805.777	
SERVANT TOILET	4.781	4.781	
DRIVER ROOM	14.404	14.404	
SOCIETY OFFICE	20	20	
Total Built-up Area	1463.796	1844.962	

AREA STATEMENT		
Sr. No.	Particulars	Area(In Sq. M.)
1	a Area of Plot (as per 7/12) and NA order	3680.000
	b Area of Plot as per TILR (by triangulation method at true scale)	4044.812
	c Area of Plot as per Physical Survey	3535.100
	d Area of plot considered (least of (a), (b) and (c))	3535.100
Deduction for		
	a Existing road (ROW)	0.000
	b Proposed widening of existing road	0.000
	c Proposed IDP/DP road	0.000
	d Area under reservation, if any	0.000
	Total (a+b+c+d)	0.000
3	Gross area of Plot (1-2)	3535.100
Deduction for Amenity Space, If any		
	a Required Amenity Space (5% of 3)	NA
	b Proposed Amenity Space	NA
5	Net Plot area (3-4a)	3535.100
6	a Required RG/Open Space (10% of 5)	353.510
	b Proposed RG/Open Space	370.828
Permissible FSI		
	a Base FSI permissible	0.7
	b Permissible FSI with payment of premium	0.3
8	Permissible Built Up Area ((7a+7b)X5)	3535.1
9	Proposed Built Up Area	1463.796
10	Permissible Built up area of EWS component (20% of 9)	N.A.
11	Proposed Built Up Area of EWS component	0
12	Existing Built Up Area, If any	0
13	Excess Built up area counted in FSI	0
14	Excess Terrace area counted in FSI	0
15	Balance Built Up Area = (8-9)	2071.304
16	Excess Built Up Area	0.000
17	Total FSI consumed	0.414
18	Balance FSI	0.586
19	No. of units proposed	
	a Residential - Sale component	40
	b Trees to be planted against plot area (1 tree for every 100 Sq. M.)	37
	c Trees to be planted against RG/open space (5 tree for every 100 Sq. M.)	19
	d Existing trees	6
	e Trees to be cut	0
	f Trees to be planted against tree fell (5 tree for every 1 tree fell) (d x 5)=	0
	g Total required trees (a+b+c-e)	56
	h Existing Number of trees to be retain (c-d)=	6
	i Reg. Number of trees to be planted (f-g)	50

Balcony Area Statement*							
Floor	Built-Up Area (Sq.m)	Permissible balcony Area (Sq.m)	Proposed Balcony Area (In Sqm)		Enclosed	Open	Excess
(1)	(2)	(3)=(2) X 15%	(4)	(5)	(6)	(7)=(4)-(5)	(7)-(4)-(5)
Ground Floor	26.819	4.023	0.000	0.000	0.000	0.000	0.000
1st Floor	354.448	53.167	0.000	51.200	51.200	0.000	0.000
2nd Floor	354.448	53.167	0.000	51.200	51.200	0.000	0.000
3rd Floor	354.448	53.167	0.000	51.200	51.200	0.000	0.000
4th Floor	354.448	53.167	0.000	51.200	51.200	0.000	0.000
Total	1444.611	216.692	0.000	204.800	204.800	0.000	0.000

FLOOR AREA STATEMENT											
Sl. No.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	ENCLOSED	OPEN	TOTAL (5+6+7)	BALANCE (8-6)	PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA (11-10)	EXCESS TERRACE AREA (11-10)	
1	GROUND	26.819	4.023	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
2	FIRST	354.448	53.167	0.000	51.200	51.200	0.000	70.880	0.000	0.000	
3	SECOND	354.448	53.167	0.000	51.200	51.200	0.000	70.880	0.000	0.000	
4	THIRD	354.448	53.167	0.000	51.200	51.200	0.000	70.880	0.000	0.000	
5	FOURTH	354.448	53.167	0.000	51.200	51.200	0.000	70.880	0.000	0.000	
6	TOTAL	1444.611	216.692	0.000	204.800	204.800	0.000	283.520	0.000	0.000	
7	TOTAL EXCESS BALC.	0.000									
8	TOTAL EXCESS TERRACE	0.000									
9	SERVANT TOILET AREA	4.781									
10	DRIVER ROOM	14.404									
TOTAL BUILTUP AREA		1463.796									

Parking Area Statement						
Bldg. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Parking type	
(1)	(2)	(3)	(4)	(5)=(3)X(4)	(6)	(7)
4 tenements having carpet area upto 35 sqm. each.		0.25	40	10	10	
Subtotal Parking required					10	
Visitor Parking 10% of above (10 X 10%)					1	
Total Parking Required					11	7
Total Parking Provided					16	8
Note: No. of Scooter Parking = No. of Car X (0.25 X 1) (2.5 L. area of parking 1 X 0.25) / (2 L. area of Scooter Parking)						

STAMP OF APPROVAL

Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No. CIDCO/NAINA/Panvel/Adal/BP-00554/CC/2022/0223 dated 21.07.2022.

RAJA BHAGUJI WAGHMARE
Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2022.07.21 11:54:15 +05'30'

Sr.	Item	Site Plan on White Print	Building Plan On White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permissible Building lines		
5	Built up area lines		
6	Marginal Open Spaces		No colour
7	Drainage & Sewerage Work		
8	Water Supply Work		
9	High Line		
10	S. W. Drain		
11	Two wheeler parking		
12	Big car parking		
13	Small car parking		
14	Existing Tree		

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING S.NO. 102/3A/3B/2, AT- VILLAGE: ADAL, TALUKA: PANVEL, DIST: RAIGAD DATED 21/07/2022, AND THAT THE DIMENSIONS OF THE SIDES ETC OF THE PLOT AS STATED ON THE PLAN ARE AS PER MEASURED ON SITE AND AREA SO WORKED OUT IS 3535.10 SQ.MTR.
M/S. J.B. INFRA PROJECTS FROM PARTNER PMA ARCHITECTS
For J.B. INFRA PROJECTS
Ar. Parag Mehtar
PMA ARCHITECTS
(MR. BINCU MATHWON) (MR. SHARAD NAMA PATIL)
(SIGNATURE OF PCA HOLDER) (SIGNATURE OF OWNER)
FORM OF CERTIFICATE
I, PARAG MEHTAR HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER / LEASEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

22C/Office No.2, 2nd Floor, A Wing, Vashishteer Heg Society, Sankar Chawl, Panvel-410206.
E-Mail: [E] pma.architects12@gmail.com
MOB. : +919819959299

PMA ARCHITECTS
Ar. Parag Mehtar
PMA ARCHITECTS
CA021596336

SPECIFICATIONS

• EXTERNAL WALL THICK. 150 MM
• INTERNAL WALL THICK. 100 MM

SHEET CONTENTS

• LOCATION PLAN & NAINA DP MAP.
• TILR PLOT CALCULATION & DIAGRAM.
• LAYOUT PLAN & PARKING AREA STATEMENT.
• BUILT UP AREA SUMMARY.
• FLOOR AREA STATEMENT, BALCONY AREA & TERRACE AREA STATEMENT.
• NAME OF THE OWNER & SIGNATURE

For J.B. INFRA PROJECTS
Ar. Parag Mehtar
PMA ARCHITECTS
(MR. BINCU MATHWON) (MR. SHARAD NAMA PATIL)
(SIGNATURE OF PCA HOLDER) (SIGNATURE OF OWNER)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON S.NO. 102/3A/3B/2, AT VILLAGE-ADAL, TAL. PANVEL, DIST. - RAIGAD.

PMA ARCHITECTS
Office No.2, 2nd Floor, A Wing, Vashishteer Heg Society, Sankar Chawl, Panvel - 410206.
Email: pma.architects12@gmail.com
Mob. No. +919819959299

DATE	DRAWN BY	CHECKED	SCALE	NORTH
22.07.2022	BHIM KARANDE	PARAG MEHTAR	AS SPECIFIED	

SHEET NO.1/4