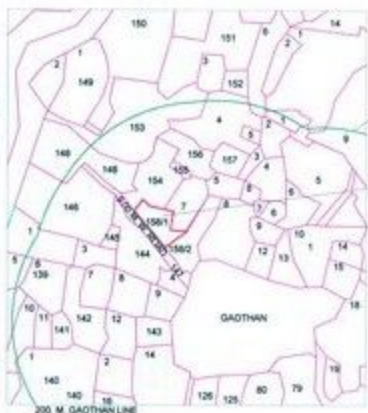




LOCATION PLAN  
(SCALE: N.T.S.)

| PLOT AREA CALCULATION    |                 |                    |     |          |             |             |
|--------------------------|-----------------|--------------------|-----|----------|-------------|-------------|
| SR.NO.                   | TRIANGLE NUMBER | NUMBER OF TRIANGLE | 1/2 | BASE (M) | HEIGHT (M.) | AREA (SQM.) |
| 1                        | 1               | 1                  | 1/2 | 20.251   | 10.280      | 104.990     |
| 2                        | 2               | 1                  | 1/2 | 37.900   | 17.789      | 337.102     |
| 3                        | 3               | 1                  | 1/2 | 36.280   | 25.722      | 466.597     |
| 4                        | 4               | 1                  | 1/2 | 36.280   | 13.001      | 235.838     |
| 5                        | 5               | 1                  | 1/2 | 23.119   | 17.597      | 203.413     |
| 6                        | 6               | 1                  | 1/2 | 31.500   | 13.727      | 229.927     |
| TOTAL AREA (A)           |                 |                    |     |          |             | 1576.967    |
| AREA UNDER ROAD WIDENING |                 |                    |     |          |             |             |
| SR.NO.                   | TRIANGLE NUMBER | NUMBER OF TRIANGLE | 1/2 | BASE (M) | HEIGHT (M.) | AREA (SQM.) |
| 1                        | 7               | 1                  | 1/2 | 37.900   | 1.500       | 28.425      |
| 2                        | 8               | 1                  | 1/2 | 37.62    | 1.500       | 28.212      |
| 3                        | 9               | 1                  | 1/2 | 23.02    | 1.500       | 17.267      |
| 4                        | 10              | 1                  | 1/2 | 23.119   | 1.500       | 17.339      |
| TOTAL AREA (B)           |                 |                    |     |          |             | 91.243      |
| GRAND TOTAL AREA (A+B)   |                 |                    |     |          |             | 1668.209    |

PLOT AREA DIAGRAM  
SCALE = 1:200

| 10% OPEN SPACE AREA |                 |                    |     |          |             |              |
|---------------------|-----------------|--------------------|-----|----------|-------------|--------------|
| SR.NO.              | TRIANGLE NUMBER | NUMBER OF TRIANGLE | 1/2 | BASE (M) | HEIGHT (M.) | AREA ( SQM.) |
| 1                   | 1               | 1                  | 1/2 | 11.26    | 1.01        | 5.66         |
| 2                   | 2               | 1                  | 1/2 | 16.71    | 8.44        | 70.52        |
| 3                   | 2               | 1                  | 1/2 | 25.99    | 13.73       | 178.40       |
| TOTAL AREA          |                 |                    |     |          |             | 254.58       |

| BUILDING           | BUILDING-1 |
|--------------------|------------|
| FLOOR              | IN SQM.    |
| GROUND             | 189.609    |
| 1ST FLOOR          | 312.151    |
| 2ND FLOOR          | 312.151    |
| 3RD FLOOR          | 312.151    |
| 4TH FLOOR          | 312.151    |
| TOTAL              | 1438.213   |
| NUMBER OF BUILDING | 1          |
| TOTAL BUILT UP     | 1438.213   |

OPEN SPACE AREA DIAGRAM  
SCALE = 1:200

| TERRACE AREA STATEMENT |              |               |                          |                       |
|------------------------|--------------|---------------|--------------------------|-----------------------|
| BUILDING NUMBER        | FLOOR        | BUILT UP AREA | PERMISSIBLE TERRACE AREA | PROPOSED TERRACE AREA |
| 1                      | GROUND FLOOR | 189.609       | 0                        | 0                     |
|                        | 1ST FLOOR    | 312.151       | 62.430                   | 47.587                |
|                        | 2ND FLOOR    | 312.151       | 62.430                   | 14.585                |
|                        | 3RD FLOOR    | 312.151       | 62.430                   | 47.587                |
|                        | 4TH FLOOR    | 312.151       | 62.430                   | 14.585                |
| TOTAL                  |              | 1438.213      | 249.721                  | 124.344               |

| BALCONY AREA STATEMENT * |              |               |                          |        |          |        |
|--------------------------|--------------|---------------|--------------------------|--------|----------|--------|
| BUILDING NUMBER          | FLOOR        | BUILT UP AREA | PERMISSIBLE BALCONY AREA | TOTAL  | ENCLOSED | OPEN   |
| 1                        | GROUND FLOOR | 189.609       | 28.441                   | 0      | 0        | 0      |
|                          | 1ST FLOOR    | 312.151       | 46.823                   | 20.225 | 0        | 20.225 |
|                          | 2ND FLOOR    | 312.151       | 46.823                   | 20.225 | 0        | 20.225 |
|                          | 3RD FLOOR    | 312.151       | 46.823                   | 20.225 | 0        | 20.225 |
|                          | 4TH FLOOR    | 312.151       | 46.823                   | 20.225 | 0        | 20.225 |
| TOTAL                    |              | 1438.213      | 215.416                  | 80.900 | 0        | 80.900 |



| ** PARKING STATEMENT - PLEASE REFER D1 OF PROFORMA - I |                     |                                                       |                                   |              |                            |                   |                   |                   |   |
|--------------------------------------------------------|---------------------|-------------------------------------------------------|-----------------------------------|--------------|----------------------------|-------------------|-------------------|-------------------|---|
| TENEMENTS<br>SIZE<br>CARPET AREA<br>IN SQM.            | NO. OF<br>TENEMENTS | REQUIRED PARKING<br>RATE                              | REQUIRED NO. OF PARKING<br>SPACES |              | PROPOSED PARKING<br>SPACES |                   |                   |                   |   |
|                                                        |                     |                                                       | No. of cars                       | No. of motor | No.<br>of<br>cycles        | No. of<br>2 wheel | No. of<br>3 wheel | No. of<br>4 wheel |   |
|                                                        |                     |                                                       | 12.5 sqm.                         | 2.0 sqm.     | 12.5 sqm.                  | 5.0 X 2.0 M       | 2.0 sqm.          | 1.0 X 2.0 M       |   |
| RESIDENTIAL<br>UP TO 35                                | 40                  | 4 tenements having carpet<br>area upto 35 sq.m. each  | 10                                |              |                            |                   |                   |                   |   |
| RESIDENTIAL<br>35 TO 45                                | 0                   | 2 tenements having carpet<br>area 35 to 45 sq.m. each | 0                                 |              | 10% OF CAR SPACE           |                   | 11                |                   | 7 |
|                                                        |                     | motor's parking 10%                                   | 10 x 11/8<br>4 + 1                |              |                            |                   |                   |                   |   |
| TOTAL                                                  |                     |                                                       |                                   |              | 11                         |                   | 11                |                   | 7 |

| AREA STATEMENT                                                               |  | Area in Sq.M. |
|------------------------------------------------------------------------------|--|---------------|
| 1 AREA OF PLOT                                                               |  |               |
| a) Area of Plot as per 7/12 extract                                          |  | 1600.00       |
| b) Area of Plot as per TILR MAP (As per triangulation of TILR at true scale) |  | 1668.209      |
| c) Area of plot as per PHYSICAL SURVEY                                       |  | 1708.326      |
| d) Area of plot, considered (least of (a), (b) & (c) above)                  |  | 1600.000      |
| 2 DEDUCTION FOR                                                              |  |               |
| A. Existing road acquisition area                                            |  | 0             |
| B. proposed road                                                             |  | 91.24         |
| C. Any reservation                                                           |  | NA            |
| Total (A+B+C)                                                                |  | 91.24         |
| 3 Gross area of the Plot (1-2)                                               |  | 1508.760      |
| 4 LAYOUT SPACES                                                              |  |               |
| (4A) Amenity space Required, if Any                                          |  | NA            |
| (4B) Amenity space Provided, if Any                                          |  | NA            |
| (4C) Recreational open space required, if Any                                |  | 150.88        |
| (4D) Recreational open space Provided, if Any                                |  | 254.58        |
| 5 Net area of plot (100%) (3 - (4B))                                         |  | 1508.760      |
| (5A) Area of plot Within Gaothan Expansion                                   |  | 1508.760      |
| (5B) Area of plot outside Gaothan Expansion = ((5) - (5A))                   |  | NIL           |
| 6 Area Statement For plot Within Gaothan Expansion                           |  | 1508.760      |
| 7 NET PLOT AREA ((5A))                                                       |  | 1508.760      |
| 8 Permissible FSI                                                            |  | 1.00          |
| 9 Maximum Permissible Built up Area = ((5A) X (8D))                          |  | 1508.760      |
| 10 Existing built up area                                                    |  | 0.000         |
| 11 Proposed Built Up Area                                                    |  | 1438.213      |
| 12 Excess Balcony Area taken in FSI (As per (19C) below)                     |  | 0.00          |
| 13 Total built up area ((10)+(11)+(12))                                      |  | 1438.213      |
| 14 FSI Consumed ((13) / (5A))                                                |  | 0.953         |
| 15 Balance Built Up Area ((9) - (13))                                        |  | 70.547        |
| 16 FSI Balanced ((8D)-(14))                                                  |  | 0.047         |
| 17 Number of units                                                           |  | 53            |
| (17A) Residential                                                            |  | 40            |
| (17B) Commercial                                                             |  | 13            |
| 18 Trees to be planted                                                       |  |               |
| (18A) Trees to be planted against plot area ((5A) + 100)                     |  | 15            |
| (18B) Trees to be planted against open space ((4D) + 100) X 5                |  | 13            |
| (18C) Existing Trees on plot                                                 |  | 8             |
| (18D) Required Number of trees to be planted ((18A) + (18B) - (18C))         |  | 20            |
| (18E) Number of trees planted                                                |  | 28            |
| 19 Balcony area Statement (For Details refer Balcony area statement)         |  | *             |
| 20 TDR                                                                       |  | N.A           |
| 21 Parking statement (For details refer Parking Area statement)              |  | **            |
| 22 Loading / Unloading spaces                                                |  | N.A           |

STAMP OF APPROVAL 1/3

DEVELOPMENT PERMISSION GRANTED  
Subject to the conditions mentioned  
in this office's letter No.:  
CDDO/NAINA/Development/2018/236/2018/1112  
Dated: 15 JAN 2018  
Associate Planner (NAINA)

| SR.No. | Item                      | Site Plan On White Print | Building Plan On White Print |
|--------|---------------------------|--------------------------|------------------------------|
| 01.    | Plot Line                 |                          |                              |
| 02.    | Existing Street           |                          |                              |
| 03.    | Future Street             |                          |                              |
| 04.    | Permissible building line |                          |                              |
| 05.    | Marginal Open Space       | NO COLOUR                |                              |
| 06.    | Car Parking               |                          |                              |
| 07.    | Two Wheeler Parking       |                          |                              |
| 08.    | Cycle Parking             |                          |                              |
| 09.    | Road widening hatch       |                          |                              |
| 10.    | Existing tree             |                          |                              |

FORM OF CERTIFICATE  
I, SWAPNIL KALYANKAR HAVE BEEN EMPLOYED AS HIS ARCHITECT.  
I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT  
AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED  
AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT  
WHO IS THE OWNER IN POSSESSION OF THE PLOT AS IN THE ABOVE  
FORM AND FOUND THEM TO BE CORRECT.

ADD: SIDDHANT MARKET D - WING 2ND FLOOR OPP B.P. OFFICE PARK - 410 206  
E-MAIL ID: shantidevelopers@gmail.com  
MOBILE NO. 98675 90001  
(Signature of Architect)  
AR. SWAPNIL KALYANKAR  
REGD. NO. CA/2010/47491

CONTENT OF THE SHEET  
LAYOUT PLAN, SITE PLAN, PLOT AREA DIAGRAM & CALCULATION,  
OPEN SPACE AREA DIAGRAM & CALCULATION, LOCATION PLAN,  
PARKING AREA STATEMENT, BALCONY AREA STATEMENT, TERRACE  
AREA STATEMENT, BUILT UP AREA STATEMENT, LEGENDS.

CERTIFICATE OF AREA  
CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.NO.158/1  
ON VILLAGE - VAKADI, TAL - PANVEL DATED 15-08-2017 AND THAT  
THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE  
PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS  
1708.326 SQ.MT.

For SHANTI DEVELOPERS  
Mr. SHANTI DEVELOPERS THROUGH  
MR. RAJAKUMAR G. PANDEY  
NAME & SIGNATURE OF OWNER  
(Signature of Architect)  
AR. SWAPNIL KALYANKAR  
REGD. NO. CA/2010/47491

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED BUILDING PERMISSION ON G.NO.158/1 ON VILLAGE - VAKADI,  
TAL - PANVEL, DIST - RAIGAD  
NAME OF THE OWNERS & SIGNATURE

For SHANTI DEVELOPERS  
Mr. SHANTI DEVELOPERS THROUGH  
MR. RAJAKUMAR G. PANDEY  
NAME & SIGNATURE OF ARCHITECT  
(Signature of Architect)  
AR. SWAPNIL KALYANKAR  
REGD. NO. CA/2010/47491

DATE: 15.01.2018  
SCALE: 1:100, 1:200, 1:500, 1:5000, N.T.S.  
DRN BY: KISHOR  
CHKD BY: SWAPNIL KALYANKAR

SKA  
SWAPNIL KALYANKAR ARCHITECTS  
Siddhant Market D - Wing 2nd Floor Opp B.P. Office Park - 410 206  
E-MAIL: shantidevelopers@gmail.com