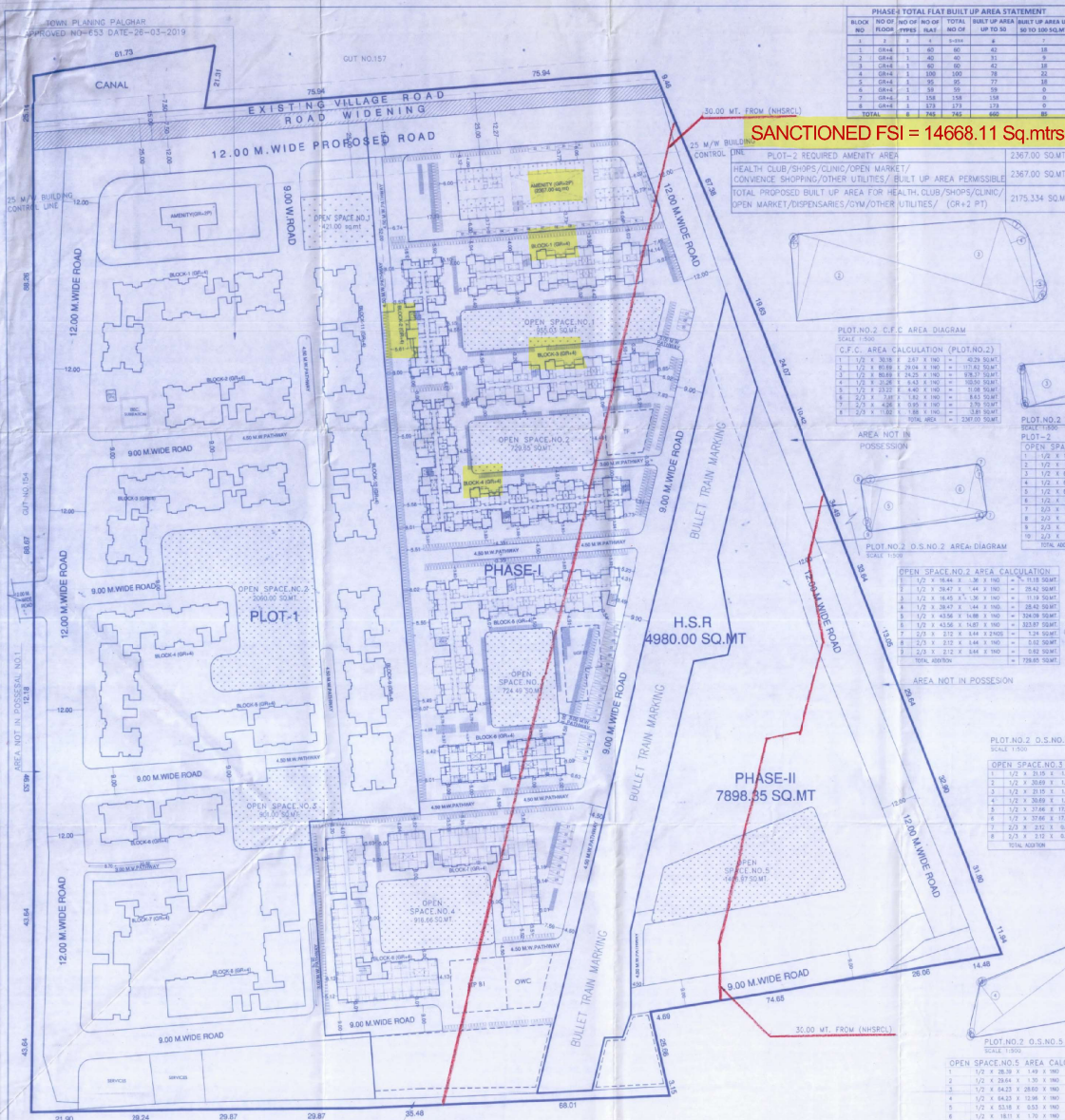
The Project is of Larger Layout, and we are currently making Application for Block 1,Block 2,Block 3,Block 4 and CFC

Plot Size for registration will be 7527.05 Sq.mtrs

PLOT NO-2

TOWN PLANING PALGHAR
APPROVED NO-653 DATE-26-03-2019

SANCTIONED FSI = 14668.11 Sq.mtrs



PHASE-I TOTAL FLAT BUILT UP AREA STATEMENT						
BLOCK NO	NO OF FLOOR	NO OF TYPES	NO OF FLAT	TOTAL NO OF	BUILT UP AREA UP TO 50	BUILT UP AREA UP 50 TO 100 SQ.MT
1	2	3	4	5=3X4	6	7
1	GR+4	1	60	60	42	18
2	GR+4	1	40	40	31	9
3	GR+4	1	60	60	42	18
4	GR+4	1	100	100	78	22
5	GR+4	1	95	95	77	18
6	GR+4	1	59	59	59	0
7	GR+4	1	158	158	158	0
8	GR+4	1	173	173	173	0
TOTAL		8	745	745	660	85

PLOT-2 REQUIRED AMENITY AREA	2367.00 SQ.MT
HEALTH CLUB/SHOPS/CLINIC/OPEN MARKET/ CONVIENCE SHOPPING/OTHER UTILITIES/ BUILT UP AREA PERMISSIBLE	2367.00 SQ.MT
TOTAL PROPOSED BUILT UP AREA FOR HEALTH CLUB/SHOPS/CLINIC/ OPEN MARKET/DISPENSARIES/GYM/OTHER UTILITIES/ (GR+2 PT)	2175.334 SQ.MT

PHASE- I BUILT UP & CONSTRUCTION AREA STATEMENT

PLOT NO.	BLOCK NO.	NO OF FLOOR	HEIGHT OF BLDG	NO OF FLATS	GROUND FLOOR COMME.	GROUND FLOOR RESID.	GROUND FLOOR TOTAL GRD. FLR.	1ST. FLOOR	2ND. FLOOR	3RD. FLOOR	4TH. FLOOR	EX. BAL	TOTAL BUILT UP AREA	BALCONY AREA	C.B. AREA	TOTAL CONST. AREA	STILT ARIA
1	2	3	4	5	6	7	8=6+7	9	10	11	12	13	14=8+9+10+11+12+13	15	16	17=14+15+16	18
1	1	GR.+4	14.95	60	0.00	592.69	592.69	584.48	584.48	584.48	584.48	3.96	2934.57	427.02	39.52	3401.11	0.00
2	2	GR.+4	14.95	40	0.00	375.69	375.69	367.84	367.84	367.84	367.84	13.24	1860.29	278.05	26.72	2165.06	0.00
3	3	GR.+4	14.95	60	0.00	592.69	592.69	584.48	584.48	584.48	584.48	3.96	2934.57	427.02	39.52	3401.11	0.00
4	4	GR.+4	14.95	100	0.00	960.19	960.19	946.55	946.55	946.55	946.55	16.96	4793.35	700.10	66.24	5529.69	0.00
5	5	GR.+4	14.95	95	0.00	907.79	907.79	892.73	892.73	892.73	892.73	0.00	4478.71	654.85	66.24	5199.80	0.00
6	6	GR.+4	14.95	59	0.00	438.05	438.05	426.35	426.35	426.35	426.35	0.00	2143.45	0.00	40.60	2184.05	0.00
7	7	GR.+4	14.95	158	0.00	785.43	785.43	780.77	780.77	780.77	780.77	0.00	3908.51	0.00	27.08	3935.59	0.00
8	8	GR.+4	14.95	173	0.00	859.45	859.45	853.85	853.85	853.85	853.85	0.00	4274.85	0.00	30.48	4305.33	0.00
TOTAL PROPOSED B.U.A				745	0.00	5913.98	5913.98	5437.05	5437.05	5437.05	5437.05	38.12	27298.30	2481.84	336.40	30116.54	0.00
AMENITY		GR.+2P	10.50	0.00	759.575	0.00	759.575	994.382	421.377	0.00	0.00	0.00	2175.334	0.00	0.00	2175.334	0.00

TOTAL PARKING AREA STATEMENT AS PER DCR (NON CONGESTED AREA)

SR.NO	OCCUPANCY		OPEN PARKING SPACE FOR EVERY	TOTAL NO OF FLAT OR SHOP BUILT UP AREA	NO OF CAR REQ.	NO OF CAR PRO.	NO OF SCOOTER REQ.	NO OF SCOOTER PRO.	NO OF CYCLE REQ.	NO OF CYCLE PRO.
1)	MULTI FAMILY RESIDENTIAL		UP TO 50 SQ.MT 4 TENEMENTS BUILT UP AREA	660 NOS	NOS	NOS	825	825	825	825
			BETWEEN 50 TO 100 SQ.MT 3 TENEMENTS HAVING BUILT UP AREA	85 NOS	28	28	85	85	85	85
2)	HEALTH CLUB/SHOPS/CLINIC/OPEN MARKET DISPENSARIES/GYM/OTHER UTILITIES		100 SQ.MT BUILT UP AREA	2175.334 SQ.MT	22	22	66	66	66	66
	TOTAL			745 NOS	50	50	976	976	976	976

PARKING	STILT	OPEN	TOTAL
CAR	00	50	50
SCOOTER	00	976	976
BICYCLE	00	976	976

PLOT. NO.2

OPEN SPACE.NO	AREA
1	955.03 SQ.MT.
2	729.65 SQ.MT.
3	724.49 SQ.MT.
4	916.66 SQ.MT.
5	1406.97 SQ.MT.
TOTAL OPEN SPACE	4732.80 SQ.MT.
REQUIRED OPEN SPACE	4732.80 SQ.MT.

PLOT.NO.2 C.F.C AREA DIAGRAM
SCALE 1:500

C.F.C. AREA CALCULATION (PLOT.NO.2)

1	1/2 X 30.18 X 2.67 X 1NO	=	40.29 SQ.MT.
2	1/2 X 80.89 X 29.04 X 1NO	=	1171.82 SQ.MT.
3	1/2 X 80.89 X 24.25 X 1NO	=	978.77 SQ.MT.
4	1/2 X 30.26 X 6.43 X 1NO	=	194.54 SQ.MT.
5	1/2 X 23.22 X 6.40 X 1NO	=	74.08 SQ.MT.
6	1/2 X 1.85 X 1.83 X 1NO	=	1.69 SQ.MT.
7	2/3 X 4.26 X 0.95 X 1NO	=	2.70 SQ.MT.
8	2/3 X 1.02 X 1.88 X 1NO	=	1.91 SQ.MT.
	TOTAL AREA	=	2367.00 SQ.MT.

AREA NOT IN POSSESSION

PLOT.NO.2 O.S.NO.1 AREA DIAGRAM
SCALE 1:500
PLOT-2

OPEN SPACE.NO.1 AREA CALCULATION

1	1/2 X 12.77 X 1.32 X 1NO	=	8.43 SQ.MT.
2	1/2 X 14.19 X 1.50 X 1NO	=	10.64 SQ.MT.
3	1/2 X 67.83 X 13.67 X 1NO	=	463.45 SQ.MT.
4	1/2 X 68.75 X 2.16 X 1NO	=	74.25 SQ.MT.
5	1/2 X 68.75 X 15.14 X 1NO	=	521.94 SQ.MT.
6	1/2 X 13.19 X 0.63 X 1NO	=	4.15 SQ.MT.
7	2/3 X 2.36 X 0.49 X 1NO	=	0.77 SQ.MT.
8	2/3 X 1.77 X 0.28 X 1NO	=	0.33 SQ.MT.
9	2/3 X 2.12 X 0.40 X 1NO	=	0.57 SQ.MT.
10	2/3 X 2.12 X 0.40 X 1NO	=	0.57 SQ.MT.
	TOTAL ADDITION	=	955.03 SQ.MT.

PLOT.NO.2 O.S.NO.2 AREA DIAGRAM
SCALE 1:500

OPEN SPACE.NO.2 AREA CALCULATION

1	1/2 X 16.44 X .38 X 1NO	=	11.18 SQ.MT.
2	1/2 X 39.47 X .44 X 1NO	=	26.84 SQ.MT.
3	1/2 X 16.45 X .38 X 1NO	=	11.19 SQ.MT.
4	1/2 X 38.47 X .44 X 1NO	=	26.42 SQ.MT.
5	1/2 X 43.56 X 14.88 X 1NO	=	324.09 SQ.MT.
6	1/2 X 43.56 X 14.87 X 1NO	=	323.87 SQ.MT.
7	2/3 X 2.12 X 0.44 X 2NOS	=	1.24 SQ.MT.
8	2/3 X 2.12 X 0.44 X 1NO	=	0.62 SQ.MT.
9	2/3 X 2.12 X 0.44 X 1NO	=	0.62 SQ.MT.
	TOTAL ADDITION	=	729.65 SQ.MT.

AREA NOT IN POSSESION

PLOT.NO.2 O.S.NO.3 AREA DIAGRAM
SCALE 1:500

OPEN SPACE.NO.3 AREA CALCULATION

1	1/2 X 21.15 X 1.39 X 1NO	=	14.70 SQ.MT.
2	1/2 X 30.69 X 1.42 X 1NO	=	21.84 SQ.MT.
3	1/2 X 21.15 X 1.39 X 1NO	=	14.70 SQ.MT.
4	1/2 X 30.69 X 1.42 X 1NO	=	21.79 SQ.MT.
5	1/2 X 37.66 X 17.23 X 1NO	=	324.44 SQ.MT.
6	1/2 X 37.66 X 17.23 X 1NO	=	324.44 SQ.MT.
7	2/3 X 2.12 X 0.44 X 2NOS	=	1.24 SQ.MT.
8	2/3 X 2.12 X 0.44 X 2NOS	=	1.24 SQ.MT.
	TOTAL ADDITION	=	724.49 SQ.MT.

PLOT.NO.2 O.S.NO.4 AREA DIAGRAM
SCALE 1:500

OPEN SPACE.NO.4 AREA CALCULATION

1	1/2 X 22.45 X 1.40 X 2NOS	=	31.43 SQ.MT.
2	1/2 X 36.67 X 1.44 X 2NOS	=	53.24 SQ.MT.
3	1/2 X 43.75 X 18.56 X 2NOS	=	829.50 SQ.MT.
4	2/3 X 2.12 X 0.44 X 4NOS	=	2.49 SQ.MT.
	TOTAL ADDITION	=	916.66 SQ.MT.

METHOD OF PUMP SUMP
SCALE 1:100

GATE ELEVATION
SCALE 1:100

SECTION C-C

TYPICAL DETAILS OF RAIN WATER HARVESTING PIT

PLOT.NO.2 O.S.NO.5 AREA DIAGRAM
SCALE 1:500

OPEN SPACE.NO.5 AREA CALCULATION

1	1/2 X 28.39 X 1.49 X 1NO	=	21.15 SQ.MT.
2	1/2 X 29.64 X 1.30 X 1NO	=	19.27 SQ.MT.
3	1/2 X 64.23 X 28.60 X 1NO	=	918.45 SQ.MT.
4	1/2 X 64.23 X 12.98 X 1NO	=	416.22 SQ.MT.
5	1/2 X 53.18 X 0.53 X 1NO	=	14.06 SQ.MT.
6	1/2 X 18.11 X 1.70 X 1NO	=	15.39 SQ.MT.
7	2/3 X 2.16 X 0.65 X 1NO	=	0.94 SQ.MT.
8	2/3 X 2.01 X 0.51 X 1NO	=	0.68 SQ.MT.
9	2/3 X 1.83 X 0.51 X 1NO	=	0.62 SQ.MT.
10	2/3 X 1.19 X 0.51 X 1NO	=	0.42 SQ.MT.
	TOTAL ADDITION	=	1406.97 SQ.MT.

PLOT.NO.2 AREA CALCULATION

1	1/2 X 102.29 X 5.24 X 1NO	=	268.00 SQ.MT.
2	1/2 X 103.62 X 7.13 X 1NO	=	368.81 SQ.MT.
3	1/2 X 104.54 X 2.86 X 1NO	=	149.40 SQ.MT.
4	1/2 X 105.87 X 2.29 X 1NO	=	121.22 SQ.MT.
5	1/2 X 107.25 X 4.45 X 1NO	=	238.66 SQ.MT.
6	1/2 X 107.25 X 8.08 X 1NO	=	433.22 SQ.MT.
7	1/2 X 108.45 X 5.49 X 1NO	=	297.70 SQ.MT.
8	1/2 X 110.22 X 7.71 X 1NO	=	424.60 SQ.MT.
9	1/2 X 111.92 X 7.83 X 1NO	=	438.17 SQ.MT.
10	1/2 X 113.70 X 4.88 X 1NO	=	231.98 SQ.MT.
11	1/2 X 115.20 X 5.09 X 1NO	=	293.18 SQ.MT.
12	1/2 X 116.81 X 6.81 X 1NO	=	795.49 SQ.MT.
13	1/2 X 134.08 X 9.48 X 1NO	=	1270.94 SQ.MT.
14	1/2 X 136.96 X 2.27 X 1NO	=	155.18 SQ.MT.
15	1/2 X 140.58 X 5.03 X 1NO	=	353.62 SQ.MT.
16	1/2 X 141.88 X 2.49 X 1NO	=	176.50 SQ.MT.
17	1/2 X 144.05 X 1.49 X 1NO	=	107.32 SQ.MT.
18	1/2 X 147.42 X 12.92 X 1NO	=	951.71 SQ.MT.
19	1/2 X 148.52 X 5.42 X 1NO	=	402.14 SQ.MT.
20	1/2 X 149.48 X 1.74 X 1NO	=	260.66 SQ.MT.
21	1/2 X 150.14 X 1.18 X 1NO	=	88.70 SQ.MT.
22	1/2 X 178.60 X 7.81 X 1NO	=	698.21 SQ.MT.
23	1/2 X 180.30 X 1.74 X 1NO	=	156.99 SQ.MT.
24	1/2 X 182.91 X 1.29 X 1NO	=	117.98 SQ.MT.
25	1/2 X 194.11 X 7.63 X 1NO	=	740.53 SQ.MT.
26	1/2 X 195.40 X 16.63 X 1NO	=	1623.42 SQ.MT.
27	1/2 X 196.46 X 3.25 X 1NO	=	319.19 SQ.MT.
28	1/2 X 196.49 X 7.88 X 1NO	=	774.45 SQ.MT.
29	1/2 X 197.33 X 2.88 X 1NO	=	284.25 SQ.MT.
30	1/2 X 197.47 X 10.88 X 1NO	=	535.96 SQ.MT.
31	1/2 X 199.35 X 15.74 X 1NO	=	1254.05 SQ.MT.
32	1/2 X 192.88 X 13.20 X 1NO	=	1274.88 SQ.MT.
33	1/2 X 110.74 X 22.88 X 1NO	=	1391.58 SQ.MT.
34	1/2 X 119.08 X 14.33 X 1NO	=	1275.44 SQ.MT.
35	1/2 X 186.40 X 13.98 X 1NO	=	1302.94 SQ.MT.
36	1/2 X 192.02 X 8.34 X 1NO	=	800.72 SQ.MT.
37	1/2 X 192.02 X 17.87 X 1NO	=	1715.70 SQ.MT.
38	1/2 X 192.91 X 20.19 X 1NO	=	3027.45 SQ.MT.
39	1/2 X 191.81 X 24.52 X 1NO	=	4705.79 SQ.MT.
40	1/2 X 28.78 X 15.62 X 1NO	=	224.52 SQ.MT.
41	1/2 X 111.80 X 31.75 X 1NO	=	1774.83 SQ.MT.
42	1/2 X 98.00 X 26.71 X 1NO	=	1308.79 SQ.MT.
43	1/2 X 96.22 X 14.94 X 1NO	=	718.61 SQ.MT.
44	1/2 X 83.30 X 5.15 X 1NO	=	214.25 SQ.MT.
45	1/2 X 86.92 X 15.72 X 1NO	=	678.57 SQ.MT.
46	1/2 X 80.81 X 32.88 X 1NO	=	1326.85 SQ.MT.
I) TOTAL ADDITION		=	41391.86 SQ.MT.
A) TOTAL INTERNAL ROAD AREA		=	8057.62 SQ.MT.
B) TOTAL OPEN SPACE AREA		=	4732.80 SQ.MT.
C) TOTAL C.F.C AREA		=	2367.00 SQ.MT.
TOTAL AREA (A+B+C)		=	15157.72 SQ.MT.
NET AREA OF PLOT NO.1 (I-ABC)		=	32274.14 SQ.MT.

PLOT.NO.2 AREA DIAGRAM
SCALE 1:1000

SECTION OF SEPTIC TANK

SHEET NO- 01 OF 01 — PLOT- 2 LAYOUT PLAN

STAMP OF DATE OF RECEIPT OF PLANS

मंजूर
उपाध्यक्ष
पालघर

मंजूर
उपविभागीय अधिकारी पालघर

PROPOSED SITE

LOCATION PLAN

TOTAL PROPOSED BUILT UP AREA	27298.30 SQ.MT
RESIDENTIAL AREA	27298.30 SQ.MT (1.00 OF 27298.30)
PROPOSED BUILT UP AREA FOR PREMIUM	2444.86 SQ.MT
RESIDENTIAL AREA FOR PREMIUM	2444.86 SQ.MT

PROFORMA-I

A	AREA STATEMENT	LAND FOR NA SQ.MTR
1	AREA OF PLOT AS PER 7/12	37460.00
2	DEDUCTION FOR	
	a) AREA UNDER CANAL AS PER T.I.L.R	1100.00
	b) AREA NOT IN POSSESSION AS PER T.I.L.R	3741.00
	c) AREA UNDER ROAD WIDENING AS PER T.I.L.R	768.00
	d) EXISTING ROAD AS PER T.I.L.R	473.00
	TOTAL (a+b+c+d)	6082.00
3	REMAINING GROSS OF PLOT AREA (1 MINUS 2)	31378.00
4	DEDUCTION FOR	
	1) REQUIRED OPEN SPACE 10% AS PER T.I.L.R (1 10%)	3114.80
	2) PROPOSED OPEN SPACE 10% AS PER T.I.L.R	3114.80
	3) REQUIRED AMENITY 5% AS PER T.I.L.R (1 @ 2)	4057.40
	3) PROPOSED AMENITY 5% AS PER T.I.L.R	4057.40
	4) INTERNAL ROAD AS PER T.I.L.R	15097.50
5	AREA UNDER PLOTS (3 - 4a+b+c+e)	5376.30
	NET AREA OF PLOTS FOR FSI CALCULATION=(5-6-9-(2a+4))	6138.54
	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOT=(0.5)	1.285
		PLOT-1 / PLOT-2
8	AREA UNDER PLOTS	21703.00 / 32274.50
9	ADDITION FOR	
	a) ROAD	4980.00
10	TOTAL AREA OF PLOT (8 + 9a,b)	21703.00 / 37254.50
		PHASE-I / PHASE-II
11	TOTAL AREA UNDER PLOT	21703.00 / 19256.15 / 7898.35
12	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS	1.285
13	BUILT UP AREA ON PRORATA (TIE FACTOR OF F.S.I)(11X12)	24853.44
14	FLOOR SPACE INDEX PERMISSIBLE	1.00
15	PERMISSIBLE BUILT UP AREA (13 X 14)	24853.44
16	ADDITIONAL F.S.I PERMISSIBLE	
	a) 15.00 M. WIDE VILLAGE ROAD WIDTH BENFIT	
	b) NIL PERMISSIBLE (<==== 1 TIDE)	
17	PERMISSIBLE BUILT UP AREA BY PREMIUM (FR OF 15 (15x 2.00) AS PER TABLE NO-13 OF DCR)	4970.69
18	TOTAL PERMISSIBLE BUILT UP AREA (15 + 16)	29824.13
19	PROPOSED BUILT UP AREA	27298.30
19	BALANCE BUILT UP AREA (17 - 18)	2525.83
20	PROPOSED BUILT UP AREA UNDER PREMIUM (19b-19)	2444.86
	RESIDENTIAL = 2444.86 SQM.	
	COMMERCIAL = 0.00 SQM.	
21	HEALTH CLUB/SHOPS/CLINIC/OPEN MARKET/DISPENSARIES /GYM/OTHER UTILITIES BUILT UP AREA AT C.F.C (PLOT NO-2)	2175.334

PROFORMA-II
CONTENTS OF SHEET
LAYOUT PLAN,BLOCK PLAN, BUILT UP AREA STATEMENT, PARKING AREA STATEMENT

CERTIFICATE OF ARKA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE BRIEFLY DESCRIBED AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE CORRECT AND THE AREA OF PLOT ON ON DATE IS 37460.00 SQUARE METRES. I ALSO CERTIFY THAT THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED FINAL LAYOUT RESIDENTIAL & COMMERCIAL WITH GROUP HOUSING SCHEME ON LAND BEARING G.NO-156+155P+158(P)
(PLOT NO-2,C.F.C-1,OPEN SPACE-5)
VILLAGE : MANDOVE ,TALUKA : PALGHAR ,DIST: PALGHAR

NAME OF OWNER	SIGNATURE OF OWNER/APPLICANT
M/S.MAHINDRA HAPPINEST DEVELOPERS LTD. TYPE:-BUILDER-PLOT-A,-BHILDER MR. AMIT ANILCHANDRA PAL	

DATE	SIGN BY	SIGNATURE/ NAME AND ADDRESS OF LICENSED SURVEYOR/ARCHITECT
	SIGN BY	
	CHECKED BY	
AS SHOWN	CHECKED BY	
NORTH LINE	DRG. NO	
	01 OF	
	200 SQ	
	OFF FILE -	

AJAY WADE & ASSOCIATES
ARCHITECTS & ENGINEERS
A/15, 1ST FLOOR, SAI TOWER, AMBADI ROAD, VASAI (WEST) PHONE 90-0250- 2325504
email: wadeajay@rediffmail.com, wadeajay@yahoo.com