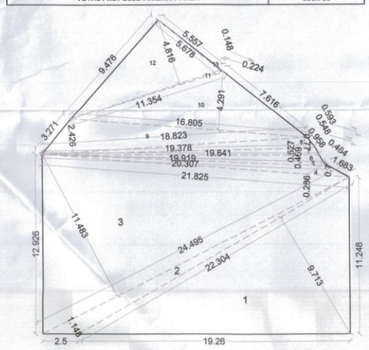
PROPOSED RG-1 AREA CALCULATION							
Sr. No.	Triangle Number	Number of triangle	1/2	Base (M)	Height (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)= (3)X(4)X(5)X(6)
1	1	1	1/2	22.304	9.713	108.319
2	2	1	1/2	24.495	1.148	14.060
3	3	1	1/2	24.495	11.483	140.638
4	4	1	1/2	21.825	0.700	7.639
5	5	1	1/2	20.307	0.286	2.904
6	6	1	1/2	19.919	0.468	4.661
7	7	1	1/2	19.641	0.527	5.175
8	8	1	1/2	19.378	0.769	7.451
9	9	1	1/2	18.823	2.426	22.832
10	10	1	1/2	16.805	4.291	36.055
11	11	1	1/2	11.354	0.125	0.710
12	12	1	1/2	4.816	11.169	26.895
13	13	1	1/2	0.084	5.678	0.238
TOTAL PROPOSED R.G.-1 AREA						377.578

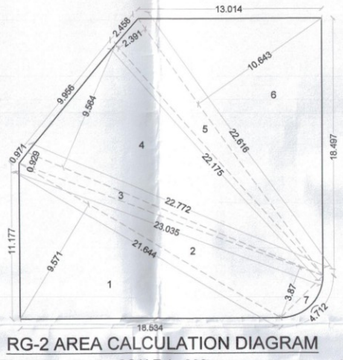
PROPOSED R.G.-2 AREA CALCULATION						
Sr. No.	Triangle Number	Number of triangle	1/2	Base (M)	Height (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)= (3)X(4)X(5)X(6)
1	1	1	1/2	18.534	11.177	103.577
2	2	1	1/2	23.035	3.870	44.573
3	3	1	1/2	23.035	0.929	10.700
4	4	1	1/2	22.772	9.564	108.896
5	5	1	1/2	22.616	2.391	27.037
6	6	1	1/2	22.616	10.643	120.351
7	AS PER POLYLINE AREA					2.569
TOTAL PROPOSED R.G.-2 AREA						417.703
TOTAL PROPOSED R.G.-(1 + 2) AREA						795.281

PROPOSED AMENITY AREA CALCULATION						
Sr. No.	Triangle Number	Number of triangle	1/2	Base (M)	Height (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)= (3)X(4)X(5)X(6)
1	1	1	1/2	28.658	11.488	164.612
2	2	1	1/2	28.658	2.127	30.478
3	3	1	1/2	27.538	2.427	33.417
4	4	1	1/2	26.657	2.338	31.162
5	5	1	1/2	25.369	2.493	31.622
6	6	1	1/2	25.056	1.615	20.233
7	7	1	1/2	27.210	9.040	122.989
8	8	1	1/2	27.210	9.216	125.384
9	9	1	1/2	12.804	6.055	38.764
10	10	1	1/2	13.205	5.981	39.490
11	11	1	1/2	4.018	0.477	0.957
12	12	1	1/2	11.488	2.550	14.647
TOTAL PROPOSED AMENITY AREA						653.755



RG-1 AREA CALCULATION DIAGRAM

SCALE 1 : 200

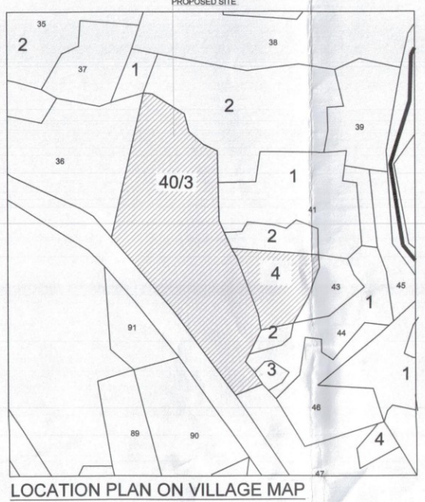


RG-2 AREA CALCULATION DIAGRAM

SCALE 1 : 200

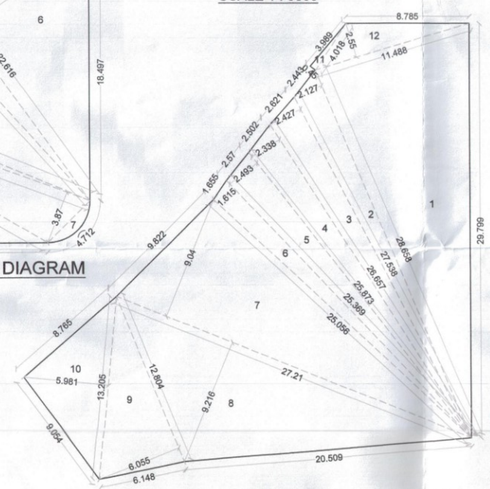
BUILT UP AREA STATMENT		
FLOOR	COMMERCIAL	RESIDENTIAL
GROUND	1208.724	184.631
1ST	1208.724	84.466
2ND	0.000	1187.772
3RD	0.000	1208.157
4TH	0.000	1208.157
5TH	0.000	1208.157
6TH	0.000	1208.157
7TH	0.000	1208.157
8TH REFUGE	0.000	1143.431
9TH	0.000	1208.157
10TH (RECREATIONAL)	0.000	0.000
11TH	0.000	1208.157
12TH	0.000	1208.157
13TH REFUGE	0.000	1143.431
14TH	0.000	1141.784
15TH	0.000	1141.784
16TH	0.000	1141.784
17TH	0.000	761.866
TOTAL	2417.448	17596.205
WATCHMAN CABIN		4.957
EXCESS REFUGE AREA		3.452
TOTAL BUILT UP AREA		20022.062

PROPOSED SITE



LOCATION PLAN ON VILLAGE MAP

SCALE 1 : 5000



AMENITY AREA CALCULATION DIAGRAM

SCALE 1 : 200

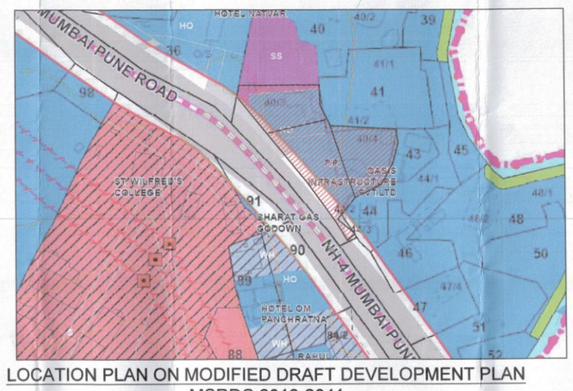
PROFORMA - I : AREA STATEMENT		
Sr.No.	Particulars	Area (in Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered)	7670.000
	(a) As Per Owneship Document (7/12, CTS extract)	7670.000
	(b) As Per Measurement Sheet	8450.000
	(c) As Per Site	7954.000
2	Deductions for	
	(a) Road widening area	1135.906
	(b) Existing Road Area	0.000
	(c) Any D.P. Reservation Area	N.A.
	(Total a+b)	1135.906
3	Balance area of plot (1-2)	6534.094
4	Amenity Space (if applicable)	
	(a) Required -	653.409
	(b) Adjustment of 2(b), if any -	N.A.
	(c) Balance Proposed -	653.755
5	Net Plot Area (3-4 (c))	5880.339
6	Recreational Open Space (if applicable)	
	(a) Required -	653.409
	(b) Proposed -	795.281
7	Internal Road Area	N.A.
8	Plotable Area (if applicable)	N.A.
9	Built up area with refrence to Basic F.S.I. As per front road width (Sr.No. 5X basic FSI 1.1)	6468.373
10	Addition Of FSI On Payment OF Premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. (0.30)	2301.000
	(b) Proposed FSI on payment of premium.	2301.000
11	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. Road [2.0 x Sr.No.2 (a)], if any	2271.812
	(b) In -situ area against Amenity Space If handed over [2.0 or 1.85 X Sr.No.4 (c)]	1307.510
	(c) TDR area	N.A.
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	3579.322
12	Additional FSI area under Chapter No.7	N.A.
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	12348.695
	(b) Ancillary Area FSI upto 80% with payment of charges for Commercial (1343.027 X 80%)	1074.421
	(c) Ancillary Area FSI upto 60% with payment of charge for Residential (11005.668 X 60%)	6603.401
	(d) Ancillary Area FSI Proposed on payment of charges.	7677.822
	(e) Total entitlement (a+d)	20026.517
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) + Ancillary Area	4.24
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
	(a) Existing Built-up Area.	0.000
	(b) Proposed Commercial Built-up Area (as per 'P-line')	2417.448
	(c) Proposed Residential Built-up Area (as per 'P-line')	17604.614
	(d) Total (a+b+c)	20022.062
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.000
17	Balance Ancillary FSI	0.000
18	Balance Built-up Area (13 e - 15 d)	4.455
19	Excess Built-up Area (13 e - 15 d)	
20 a	Trees to be planted againts plot area (1 tree for every 100sq.m.)	77
b	Existing Trees	40
c	Trees to be cut	25
d	Trees to be planted againts tree fell (5 tree for every 1 tree fell) (C X 5)	125
e	Total required trees (a +d)	202
f	Existing Number of trees to be retain (b - c)	15
g	Req. Number of trees to be planted (e-f)	187
h	Total req. number of trees (f+g)	202

BUILT UP AREA CALCULATION								
WATCHMAN CABIN								
S.NO	Discription	Length				No.	Area in sqm	
1)	Block	2.680	X	2.100	X	1	5.628	
	Total						5.628	(A)
2)	Deductions							
	1	0.250	X	1.050	X	1	0.263	
	2	0.250	X	0.150	X	1	0.038	
	3	0.353	X	2.100	X	1	0.371	
	Total Deductions						0.671	(B)
	TOTAL BUILT UP AREA WATCHMAN CABIN (A-B)						4.957	(C)

WATCHMAN CABIN BUILT UP AREA CALCULATION DIAGRAM

(SCALE 1:100)

PLOT UNDER REFERENCE



LOCATION PLAN ON MODIFIED DRAFT DEVELOPMENT PLAN

MSRDC 2016-2041

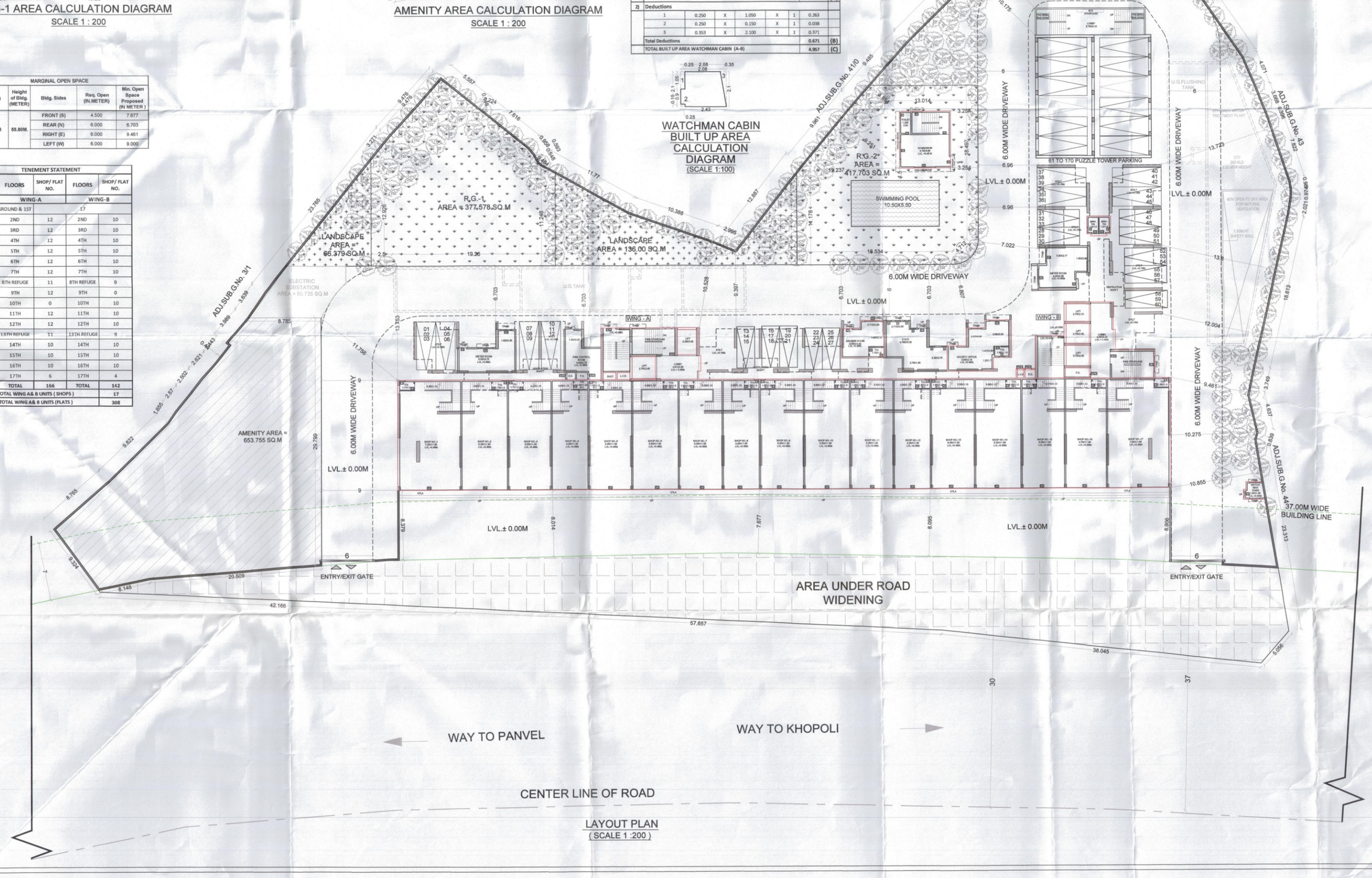
SCALE 1 : 2500

** Parking Requirements														
WING	Occupancy	Size Of Tenement	No of Tenements	Non-congested required		required parking		Total proposed parking						
				CAR	SCOOTER	CAR	SCOOTER	NO. OF LARGE CARS IN STILT	NO. OF SMALL CARS	NO. OF LARGE CARS PUZZLE PARK.	NO. OF SMALL CARS PUZZLE PARK.	SCOOTER		
				12.5	2	12.5	2	12.5	10.35	13.38	10.5	2		
				Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m		
				2.5x5	1x2	2.5x5	1x2	2.5X5.0	2.1 X 5.00	2.25 X 5.3	2.10 X 5.0	1x2		
A & B	Commercial	100 sq. m. built up area or fraction thereof (17 UNOP)	2417.448	2	6	48	145	24	36	110	0	0		
	I) Multifamily residential	(a) For every two tenements with each tenement having carpet area less than 30 sq.m.	173	0	2	0	173							
		(b) For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	135	1	2	68	135							
TOTAL						116	453							
VISITOR'S PARKING 5% on Residential						3	15							
Multiplying Factor 0.7						83	---							
TOTAL REQUIRED PARKING						83	468							
Composite Parking For Every 6 Scooter X 1 Car (468/6 =78 CAR)						78	0							
TOTAL REQUIRED PARKING						162	0		170			0		

AS PER 7/12 AREA STATEMENT			
SR.NO.	SURVERY NO.	AREA	UNIT
1	40/3/2/1	1370	SQ.MT
2	40/3/2/2	4000	SQ.MT
3	40/4	2300	SQ.MT
	TOTAL AREA	7670	SQ.MT

MARGINAL OPEN SPACE					
Sr. No	Wing	Height of Bldg. (METER)	Bldg. Sides	Req. Open (IN.METER)	Min. Open Space Proposed (IN METER)
1	A & B	55.80M.	FRONT (S)	4.500	7.677
			REAR (N)	6.000	6.703
			RIGHT (E)	6.000	9.461
			LEFT (W)	6.000	9.000

TENEMENT STATEMENT				
SR.NO.	FLOORS	SHOP/ FLAT NO.	FLOORS	SHOP/ FLAT NO.
	WING-A		WING-B	
1	GROUND & 1ST	17		
2	2ND	12	2ND	10
3	3RD	12	3RD	10
4	4TH	12	4TH	10
5	5TH	12	5TH	10
6	6TH	12	6TH	10
7	7TH	12	7TH	10
8	8TH REFUGE	11	8TH REFUGE	9
9	9TH	12	9TH	0
10	10TH	0	10TH	10
11	11TH	12	11TH	10
12	12TH	12	12TH	10
13	13TH REFUGE	11	13TH REFUGE	9
14	14TH	10	14TH	10
15	15TH	10	15TH	10
16	16TH	10	16TH	10
17	17TH	6	17TH	4
	TOTAL	166	TOTAL	142
TOTAL WING A& B UNITS (SHOPS)				17
TOTAL WING A& B UNITS (FLATS)				308



LAYOUT PLAN

(SCALE 1 :200)

STAMP OF APPROVAL 01/15

SPECIAL PLANNING AUTHORITY, MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.
Revised
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/BP-41/Revised CC 2023/1960 Dated 29/11/2023
for Residential cum commercial purpose
Dy. Chief Planner, SPA, MSRDC

* LEGENDS		
Sr. No.	Item	Site Plan on Ammonia Print
1	Plot Line	Thick Black
2	Existing Street	Green
3	Proposed Work	Red
4	Drainage & Sewerage Work	Red Dotted
5	Recreational open space	Green Wash
6	R.W.H Line	Blue Dotted
7	Water Supply Work	Black Dotted Thin

CONTENTS OF SHEET

1	LOCATION PLAN	
2	LAYOUT PLAN	
3	AMENITY PLOT AREA DIAGRAM	
4	R.G. AREA CALCULATION & DIAGRAM	
5	BUILT UP AREA STATEMENT	
6	PARKING STATEMENT	
7	TENEMENT STATEMENT	
8	MARGINAL OPEN SPACE	
9	LEGENDS	

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 03,04/03/2022 and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T.P. Scheme Records/ Land Records Department /city survey records.

Signature of Architect.
AR. NEHA JAIN
(REG NO : CA/2008/43603)

NAME OF THE OWNER & SIGNATURE

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.

For, M/s. Ekdant Emperia LLP
Ekdant Emperia LLP
Partner

Mayank Dhakad
(Name & Signature of Partner)
ADD.:- A 906, Mahavir Icon, Plot No. 89 & 90, Sector 15, CBD Belapur, Navi Mumbai.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON GUT NO. 40/3/2/1, 40/3/2/2, 40/4 AT VILLAGE -SHEDUNG ,TAL. PANVEL, DIST.-RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
25.05.2023	Jayashri	N. jain	1:100	

AN.ARCH
ARCHITECT & PLANNERS
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DESIGN WITH A DIFFERENCE