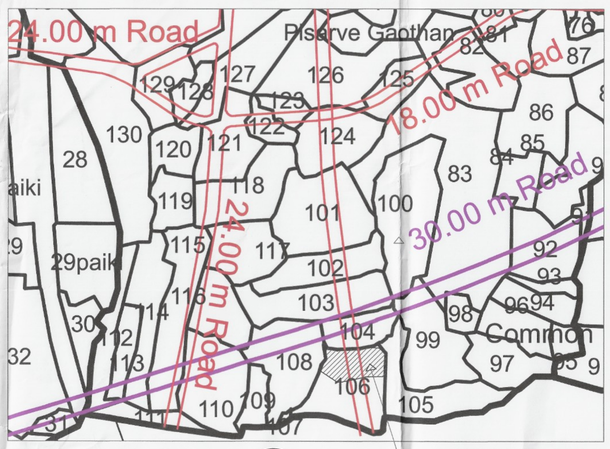
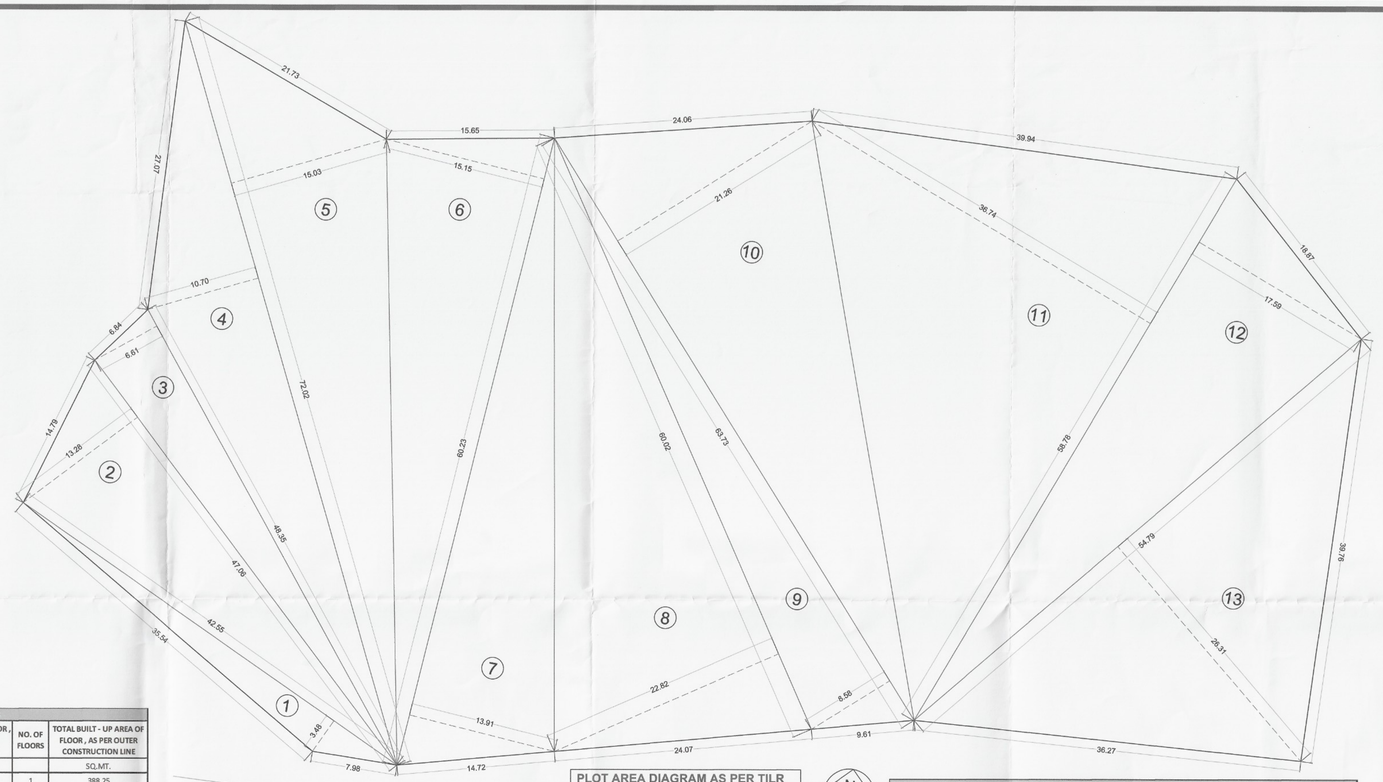


PROPOSED SITE

LOCATION PLAN
SCALE - 1:4000

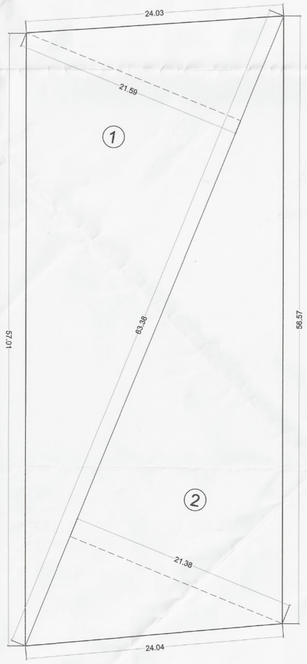


PLOT AREA DIAGRAM AS PER TILR
SCALE - 1:200
AREA = 6299.42 SQ.MT

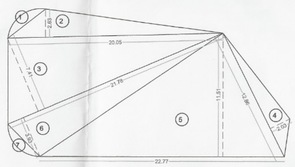
PLOT AREA CALCULATION AS PER TILR						
SR.NO	HALF	BASE	HEIGHT	NO.	TOTAL	SQ.MT
[1]	[2]	[3]	[4]	[5]	[6]=[2]X[3]X[4]X[5]	[7]
1	0.5	42.55	3.48	1	73.83	SQ.MT
2	0.5	47.06	13.28	1	312.42	SQ.MT
3	0.5	48.35	6.61	1	158.36	SQ.MT
4	0.5	72.02	10.70	1	385.31	SQ.MT
5	0.5	72.02	15.03	1	541.23	SQ.MT
6	0.5	60.23	15.15	1	456.24	SQ.MT
7	0.5	60.23	13.91	1	418.90	SQ.MT
8	0.5	60.02	22.82	1	684.83	SQ.MT
9	0.5	63.73	8.58	1	273.35	SQ.MT
10	0.5	63.73	21.26	1	677.45	SQ.MT
11	0.5	58.78	36.74	1	1079.79	SQ.MT
12	0.5	58.78	17.59	1	516.97	SQ.MT
13	0.5	54.79	26.31	1	720.75	SQ.MT
TOTAL					6299.42	SQ.MT

FORM OF STATEMENT 2 FOR PROPOSED BUILDING				
PLOT	FLOOR NAME	BUILT - UP AREA OF FLOOR , AS PER OUTER CONSTRUCTION LINE	NO. OF FLOORS	TOTAL BUILT - UP AREA OF FLOOR , AS PER OUTER CONSTRUCTION LINE
		SQ.MT.		SQ.MT.
PLOT A	GROUND FLOOR	388.25	1	388.25
	TYPICAL FLOOR (1ST TO 3TH FLOOR)	438.24	3	1314.73
PLOT B	GROUND FLOOR	405.96	1	405.96
	TYPICAL FLOOR (1ST-6TH, 8TH-11TH, 13TH-16TH FLOOR)	614.59	14	8604.26
	7TH & 12TH FLOOR (REFUGE FLOOR)	579.82	2	1159.64
TOTAL				11872.84

ANCILLARY AREA STATEMENT							
SR. NO.	FLOOR		USE	NET BUILT UPA AREA	ANCILLARY AREA		TOTAL BUILT UP AREA
					PERCENTAGE	AREA	
				SQ. MT.	%	SQ. MT.	SQ. MT.
1	PLOT A	GROUND FLOOR	COMMERCIAL	215.69	80%	172.56	**388.25**
2		TYPICAL FLOOR (1ST TO 3TH FLOOR)	RESIDENTIAL	821.71	60%	493.02	**1314.73**
4	PLOT B	GROUND FLOOR	COMMERCIAL	225.53	80%	180.43	**405.96**
5		TYPICAL FLOOR (1ST-6TH, 8TH-11TH, 13TH-16TH FLOOR)	RESIDENTIAL	5377.66	60%	3226.60	**8604.26**
6		REFUGE FLOOR 7TH & 12TH FLOOR	RESIDENTIAL	724.78	60%	434.87	**1159.64**
TOTAL BUILT UP AREA				7365.37		4507.47	11872.84



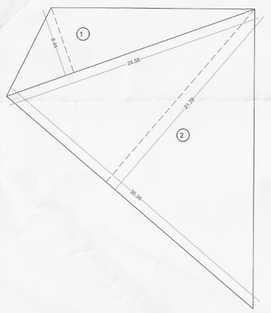
AREA UNDER D.P. ROAD
SCALE - 1:200
AREA = 1364.58 SQ.MT



RECREATIONAL SPACE ON GROUND - PLOT B
SCALE - 1:200
AREA = 312.96 SQ.MT

RECREATIONAL OPEN SPACE ON GROUND - PLOT B						
SR.NO	HALF	BASE	HEIGHT	NO.	TOTAL	SQ.MT
[1]	[2]	[3]	[4]	[5]	[6]=[2]X[3]X[4]X[5]	[7]
1	P-LINE			1	2.80	SQ.MT
2	0.5	20.05	2.63	1	26.37	SQ.MT
3	0.5	21.78	7.41	1	80.69	SQ.MT
4	0.5	12.86	2.03	1	14.33	SQ.MT
5	0.5	22.77	11.51	1	133.75	SQ.MT
6	0.5	21.78	3.93	1	42.85	SQ.MT
7	P-LINE			1	2.56	SQ.MT
TOTAL					303.35	SQ.MT

RECREATIONAL SPACE						
SR.NO	HALF	BASE	HEIGHT	NO.	TOTAL	SQ.MT
[1]	[2]	[3]	[4]	[5]	[6]=[2]X[3]X[4]X[5]	[7]
1	RECREATIONAL SPACE ON GROUND			1	303.35	SQ.MT
2	RECREATIONAL SPACE ON PODIUM			1	401.95	SQ.MT
TOTAL					705.30	SQ.MT



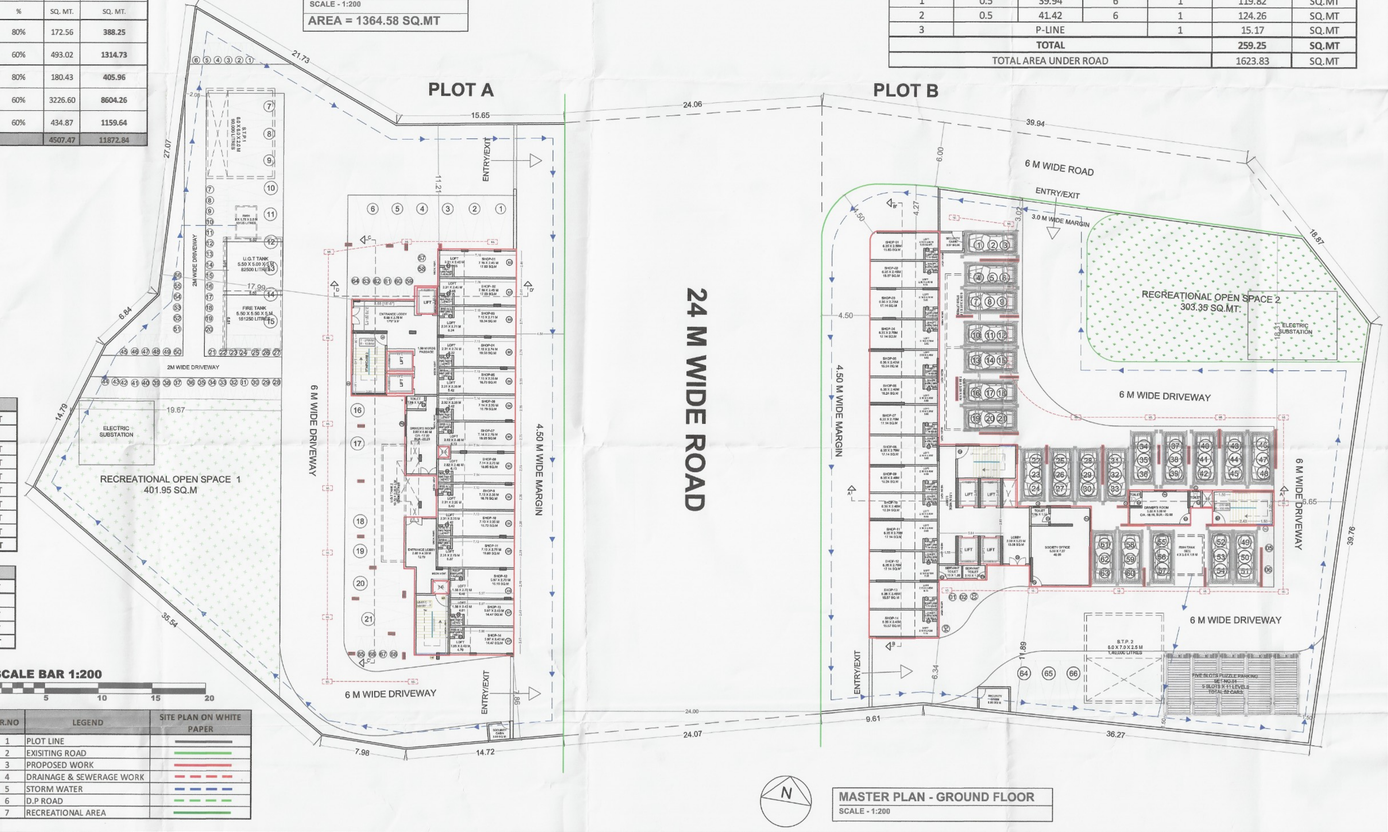
RECREATIONAL OPEN SPACE 1 ON GROUND - PLOT A
SCALE - 1:200
AREA = 420.86 SQ.MT

RECREATIONAL OPEN SPACE ON GROUND - PLOT A						
SR.NO	HALF	BASE	HEIGHT	NO.	TOTAL	SQ.MT
[1]	[2]	[3]	[4]	[5]	[6]=[2]X[3]X[4]X[5]	[7]
1	0.5	24.56	6.44	1	79.08	SQ.MT
2	0.5	30.35	21.28	1	322.92	SQ.MT
TOTAL					401.95	SQ.MT

AREA UNDER ROAD 2
SCALE - 1:200
AREA = 1364.58 SQ.MT

AREA CALCULATION OF AREA UNDER D.P. ROAD						
SR.NO	HALF	BASE	HEIGHT	NO.	TOTAL	SQ.MT
[1]	[2]	[3]	[4]	[5]	[6]=[2]X[3]X[4]X[5]	[7]
1	0.5	63.45	21.61	1	685.59	SQ.MT
2	0.5	63.45	21.40	1	678.99	SQ.MT
TOTAL					1364.58	SQ.MT

AREA CALCULATION OF AREA UNDER ROAD 2						
SR.NO	HALF	BASE	HEIGHT	NO.	TOTAL	SQ.MT
[1]	[2]	[3]	[4]	[5]	[6]=[2]X[3]X[4]X[5]	[7]
1	0.5	39.94	6	1	119.82	SQ.MT
2	0.5	41.42	6	1	124.26	SQ.MT
3	P-LINE			1	15.17	SQ.MT
TOTAL					259.25	SQ.MT
TOTAL AREA UNDER ROAD					1623.83	SQ.MT



SCALE BAR 1:200
0 5 10 15 20

SR.NO	LEGEND	SITE PLAN ON WHITE PAPER
1	PLOT LINE	
2	EXISITING ROAD	
3	PROPOSED WORK	
4	DRAINAGE & SEWERAGE WORK	
5	STORM WATER	
6	D.P ROAD	
7	RECREATIONAL AREA	

MASTER PLAN - GROUND FLOOR
SCALE - 1:200

DESCRIPTION OF PROPOSAL & PROPERTY : 01 / 08

MIXUSE DEVELOPMENT OF SURAY NO. 106/1, PISARVE, TALUKA - PANVEL, DISTRICT - RAIGAD , MAHARASHTRA.

STAMPS OF APPROVAL OF PLANS :

पनवेल महानगरपालिका
नकाशा क्र. 1452024
पेठेचे नाव
पेठीस अंतिम भू.क्र./भू.का./सर्वे क्र./ह.क्र.
भू.क्र. 106/1
येथे नियोजित इमारतीच्या/
फेरबदल-बदलेल्या/जोड बांधकामाचे नकाशांस या
कार्यालयाचे जा.क्र./पनवा/पदवि/ 95085
प.नं.क्र. (72)2024 दि./क. 30/02/2024
येथील अटी, शर्तीस अधिन राहून नकाशास सशर्त रेराने
इमारत वेळापत्रकाप्रमाणे मंजूर. मंजूरी /नामंजूर
भा. आयुक्त यांचे मंजूरी नुसार
उपसंचालक, नगररचना
पनवेल-महानगरपालिका
PANVEL MUNICIPAL CORPORATION PANVEL-RAIGAD

PROFORMA -1 : AREA STATEMENT		
1.	Area of plot	
	(Minimum area of a, b, c to be considered)	**6050.00 SQ.MT**
	(a)As per ownership document (7/12, CTS extract)	6050.00 SQ.MT
	(b) as per measurement sheet	6299.42 SQ.MT
	(c) as per site	
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	1623.83 SQ.MT
	(b) Proposed road	259.25 SQ.MT.
	(c) Any D.P. Reservation area	
	(Total (a+b+c)	**1883.08 SQ.MT.**
3.	Balance area of plot (1-2)	**4166.92 SQ.MT**
4.	Amenity Space (if applicable)	
	(a) Required -	
	(b) Adjustment of 2(b), If any -	
	(c) Balance Proposed -	
5.	Net Plot Area (3-4 (c))	**4166.92 SQ.MT**
6.	Recreational Open space (if applicable)	
	(a) Required -(10%)	416.692 SQ.MT
		R.O.S. (ON PLOT A) = 401.95
		R.O.S. (ON PLOT B) = 303.35
	(b) Proposed -	**705.30 SQ.MT**
7.	Internal Road area	
8.	Plotable area (if applicable)	
9.	Built up area with reference to Basic F.S.I. as per front road width	**1.1 (4583.612 SQ.MT)**
	(Sr. No. 5xbasic FSI)	
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.50 (3025.00 SQ.MT)
	(b) Proposed FSI on payment of premium.	**0.460 (2781.758 SQ.MT)**
11.	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	
	(b)In-situ area against Amenity Space if handed over	
	[2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
	(c) TDR area	
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12.	Additional FSI area under Chapter No. 7	---
13.	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	**7365.373 SQ.MT**
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	

	NBU	Ratio	Ancillary Area	Total NBU
Commercial	441.228	80%	352.98	794.210
Residential	6924.145	60%	4154.49	11078.632
Total	**7365.373**		**4507.469**	**11872.842**

(c) Total entitlement (a+b)	**2.849 (11872.842 SQ.MT.)**
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) x 1.6 or 1.8)*	2.75/2.88
15. Total Built-up Area in proposal.*(excluding area at Sr.No.17 b)*	
(a) Existing Built-up Area.	
(b) Proposed Built-up Area (as per 'P-line')	**11872.842 SQ.MT.**
(c) Total (a+b)	
16. F.S.I. Consumed (15/13) *(should not be more than serial No.14 above.)*	**2.849**
17. Area for Inclusive Housing, if any	
(a) Required *(20% of Sr.No.5)*	
(b) Proposed	

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 02/11/2020 and the dimensions of sides etc. of plot state on plan are as measured on site and the area so worked out allies with the area stated in document of Ownership/ T.P. Scheme Records/ Collector/ Department/City Survey records

ARCHITECT ATUL MHATRE COA REG. NO. CA/2009/45829 DEVISE DESIGN

SIGNATURE
AR. ATUL MHATRE

OWNERS' 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.

MR. MANIK BHURAJI KENI
OWNER OF SURVEY NO. 106/1, PISARVE, TALUKA - PANVEL, DISTRICT - RAIGAD

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/ LICENSE NO. OF LICENSED ENGINEER/ SUPERVISOR
DATE 22/02/2024	DD/RR/MD/01	AS SHOWN	MINAL	PRAVIN	CA/2009/45829

CONTENT OF SHEET

SCANNED TILR PLAN PLAN AS PER DP SHEET PLOT AREA DIAGRAM AS PER TILR PLOT AREA CALCULATIONS AS PER TILR MASTER PLAN - GROUND FLOOR RECREATIONAL SPACE CALCULATION	STATEMENT 2 ANCILLARY AREA STATEMENT

NAME OF OWNER	SIGNATURE
MR. MANIK BHURAJI KENI OWNER OF SURVEY NO. 106/1, PISARVE, TALUKA - PANVEL, DISTRICT - RAIGAD	MR. MANIK BHURAJI KENI OWNER OF SURVEY NO. 106/1, PISARVE
NAME OF ARCHITECT	**SIGNATURE**
ARCHITECT - ATUL MHATRE COA Reg No.- CA/2009/45829 DEVISE DESIGN OFFICE NO. 302, 3RD FLOOR, WING 'B', HERMES ATRIUM, PLOT NO. 57 , C.B.D. BELAPUR, NAVI MUMBAI - 400 614, INDIA. E MAIL :- contact@devise.co.in Contact No.- 022 49707393, www.devise.co.in	ARCHITECT ATUL MHATRE COA REG. NO. CA/2009/45829 DEVISE DESIGN AR. ATUL MHATRE COA Reg No.- CA/2009/45829