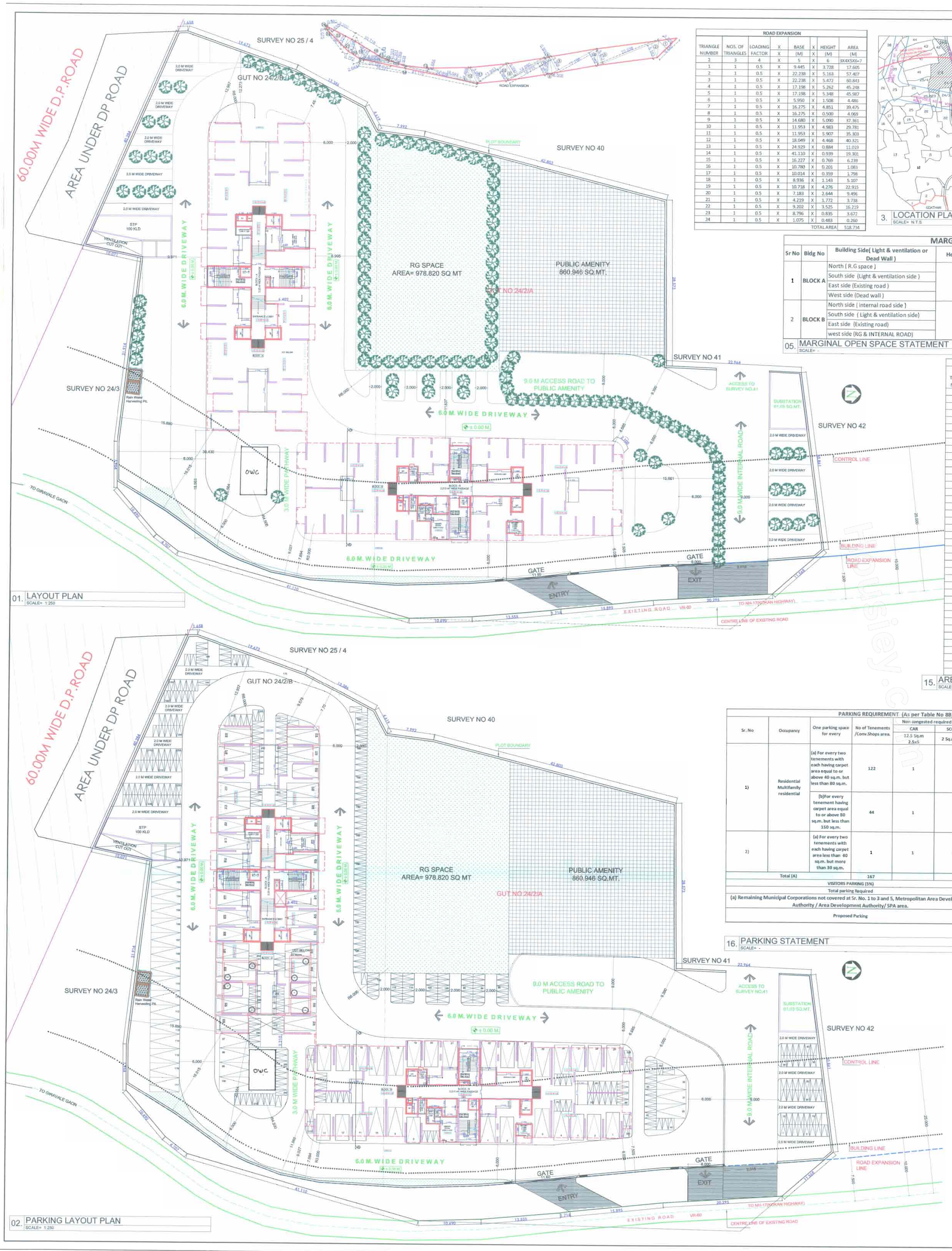
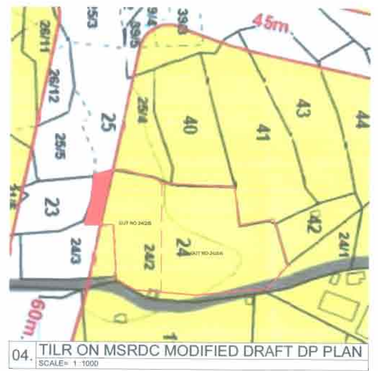


01. LAYOUT PLAN
SCALE= 1:250

02. PARKING LAYOUT PLAN
SCALE= 1:250

ROAD EXPANSION								
TRIANGLE NUMBER	NOS. OF TRIANGLES	LOADING FACTOR	X	BASE (M)	X	HEIGHT (M)	AREA (M)
2	3	4	X	5	X	6	1X4X5X6=7
1	1	0.5	X	9.445	X	3.728	17.605
2	1	0.5	X	22.238	X	5.163	57.407
3	1	0.5	X	22.238	X	5.472	60.843
4	1	0.5	X	17.198	X	5.262	45.248
5	1	0.5	X	17.198	X	5.348	45.987
6	1	0.5	X	5.990	X	1.508	4.486
7	1	0.5	X	16.275	X	4.851	39.475
8	1	0.5	X	16.275	X	0.500	4.069
9	1	0.5	X	14.680	X	5.090	37.361
10	1	0.5	X	11.953	X	4.983	29.781
11	1	0.5	X	11.953	X	5.907	35.303
12	1	0.5	X	18.049	X	4.468	40.321
13	1	0.5	X	24.929	X	0.884	11.019
14	1	0.5	X	41.110	X	0.939	19.301
15	1	0.5	X	16.227	X	0.769	6.239
16	1	0.5	X	10.780	X	0.201	1.083
17	1	0.5	X	10.014	X	0.359	1.798
18	1	0.5	X	8.936	X	1.143	5.107
19	1	0.5	X	10.718	X	4.276	22.915
20	1	0.5	X	7.183	X	2.644	9.496
21	1	0.5	X	4.219	X	1.772	3.738
22	1	0.5	X	9.202	X	3.525	16.219
23	1	0.5	X	8.796	X	0.835	3.672
24	1	0.5	X	1.075	X	0.483	0.260
						TOTAL AREA	518.734

3. LOCATION PLAN
SCALE= N.T.S



04. TILR ON MSRDC MODIFIED DRAFT DP PLAN
SCALE= 1 :1000

MARGINAL OPEN SPACE						
Sr No	Bldg No	Building Side(Light & ventilation or Dead Wall)	Height of building	Req. Open Space shall be minimum H/5	Min. Proposed	Deficiency	Remarks
1	BLOCK A	North (R.G space)	35.3	6.00	9.000	0.00	Adequate as per Reg. No. 6.2.1 Table 6-D, & 6.2.3(a) (b) UDCPR 2020
		South side (Light & ventilation side)		7.06(h/5)	9.971	0.00	
		East side (Existing road)		6.00	20.564	0.00	
		West side (Dead wall)		6.06 (h/5- 1)	7.480	0.00	
2	BLOCK B	North side (internal road side)	35.7	6.00	15.661	0.00	
		South side (Light & ventilation side)		7.14 (h/5)	30.430	0.00	
		East side (Existing road)		6.00	6.030	0.00	
		west side (RG & INTERNAL ROAD)		6.00	6.000	0.00	

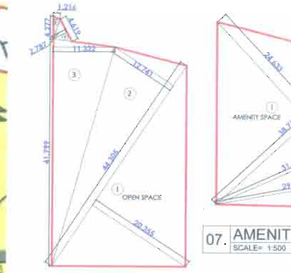
05. MARGINAL OPEN SPACE STATEMENT
SCALE= -

MINIMUM COMMON BOUNDARY AREA CALCULATION								
TRIANGLE NUMBER	NOS. OF TRIANGLES	LOADING FACTOR	X	BASE (M)	X	HEIGHT (M)	AREA (M)
2	3	4	X	5	X	6	1X4X5X6=7
1	1	0.5	X	24.397	X	6.293	76.765
2	1	0.5	X	38.532	X	3.712	71.515
3	1	0.5	X	39.939	X	13.376	267.112
4	1	0.5	X	41.605	X	19.198	399.366
5	1	0.5	X	41.605	X	6.430	133.760
6	1	0.5	X	40.648	X	2.472	50.241
7	1	0.5	X	45.672	X	13.949	318.539
8	1	0.5	X	46.585	X	1.438	33.495
9	1	0.5	X	54.590	X	10.046	274.206
10	1	0.5	X	61.868	X	7.338	226.994
11	1	0.5	X	89.336	X	24.910	1112.680
12	1	0.5	X	91.806	X	3.951	181.363
13	1	0.5	X	96.128	X	9.329	448.389
14	1	0.5	X	96.128	X	7.756	372.784
15	1	0.5	X	94.681	X	6.260	296.352
16	1	0.5	X	93.996	X	7.384	347.033
17	1	0.5	X	93.996	X	20.260	952.179
18	1	0.5	X	90.547	X	15.147	685.758
19	1	0.5	X	90.689	X	4.266	193.440
20	1	0.5	X	90.301	X	5.884	265.666
21	1	0.5	X	90.301	X	15.445	697.349
22	1	0.5	X	53.175	X	0.343	9.120
23	1	0.5	X	56.499	X	2.201	62.177
24	1	0.5	X	61.778	X	3.097	95.663
25	1	0.5	X	61.778	X	3.410	105.331
26	1	0.5	X	60.176	X	3.264	98.207
27	1	0.5	X	62.130	X	1.094	33.985
28	1	0.5	X	62.130	X	4.533	140.818
29	1	0.5	X	61.609	X	1.370	42.202
30	1	0.5	X	61.609	X	9.955	306.659
31	1	0.5	X	53.593	X	9.094	243.687
32	1	0.5	X	40.845	X	11.891	242.844
33	1	0.5	X	27.840	X	6.913	96.229
34	1	0.5	X	16.186	X	2.130	17.157
35	1	0.5	X	8.701	X	2.359	10.263
36	1	0.5	X	6.316	X	0.692	2.185
				TOTAL AREA (A)			8911.514
				ROAD AREA DEDUCTION (b)			518.734
				Total (A-B)			8392.780

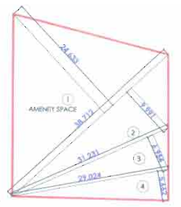
15. AREA DIAGRAM OF MINIMUM PLOT BOUNDARY
SCALE= 1:250

PARKING REQUIREMENT (As per Table No 8B)								
Sr. No	Occupancy	One parking space for every	No of Tenements /Conv.Shops area.	Non congested required parking		Total Required parking		
				CAR 12.5 Sq.m 2.5x5	SCOOTER 2 Sq.m 1x2	CAR 12.5 Sq.m 2.5x5	SCOOTER 2 Sq.m 1x2
1)	Residential Multifamily residential	(a) For every two tenements with each having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	122	1	5	61	305
		(b)For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	44	1	3	44	132
2)		(a) For every two tenements with each having carpet area less than 40 sq.m. but more than 30 sq.m.	1	1	2	0.5	1
Total (A)			167			106	438.00
VISITORS PARKING (5%)						5.275	21.90
Total parking required						111	460
(a) Remaining Municipal Corporations not covered at Sr. No. 1 to 3 and 5, Metropolitan Area Development Authority / Area Development Authority/ SPA area.						78	322
Proposed Parking						36 SMALL CAR) 81 BIG CARS	318

16. PARKING STATEMENT
SCALE= -



06. RG AREA DIAGRAM
SCALE= 1:500



07. AMENITY SPACE
SCALE= 1:500

08. DP ROAD AREA DIAGRAM
SCALE= 1:500

TOTAL BUILT -UP AREA	AREA
TOTAL BUILT UP AREA OF BUILDING BLOCK A	7850.260
TOTAL BUILT UP AREA OF BUILDING BLOCK B	9339.360
TOTAL BUILT UP AREA	17189.620

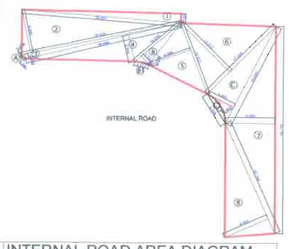
13. TOTAL AREA STATEMENT
SCALE=

R.G. OPEN SPACE AREA CALCULATION										
Triangle Number	-	Loading Factor (a)	X	Base (b)	X	Height (c)	x	Nos of Triangle (d)	=	Total Area (axbxcxd)
CALCULATION										
1	-	1/2	X	44.305	X	20.355	X	1	=	450.914
2	-	1/2	X	44.305	X	12.741	X	1	=	282.245
3	-	1/2	X	41.799	X	11.322	X	1	=	236.624
4	-	1/2	X	4.619	X	2.787	X	1	=	6.437
5	-	1/2	X	4.277	X	1.216	X	1	=	2.600
TOTAL PROPOSED RECREATIONAL GROUND OPEN SPACE AREA									=	978.820

AMENITY SPACE AREA CALCULATION										
Triangle Number	-	Loading Factor (a)	X	Base (b)	X	Height (c)	x	Nos of Triangle (d)	=	Total Area (axbxcxd)
CALCULATION										
1	-	1/2	X	38.712	X	24.633	X	1	=	476.801
2	-	1/2	X	38.712	X	9.991	X	1	=	193.388
3	-	1/2	X	31.231	X	6.954	X	1	=	108.590
4	-	1/2	X	29.024	X	5.662	X	1	=	82.167
TOTAL PROPOSED AMENITY SPACE AREA									=	860.946

DP ROAD AREA CALCULATION										
Triangle Number	-	Loading Factor (a)	X	Base (b)	X	Height (c)	x	Nos of Triangle (d)	=	Total Area (axbxcxd)
CALCULATION										
1	-	1/2	X	41.185	X	11.329	X	1	=	233.292
2	-	1/2	X	37.073	X	4.369	X	1	=	80.986
3	-	1/2	X	38.446	X	10.123	X	1	=	93.364
TOTAL PROPOSED DP ROAD AREA									=	407.643

09. AREA CALCULATION OF RG, AMENITY SPACE & DP ROAD
SCALE= -



10. INTERNAL ROAD AREA DIAGRAM
SCALE= 1 :200

INTERNAL ROAD							
TRIANGLE NO	NOS. OF TRIANGLE	LOADING FACTOR	X	BASE (M)	X	HEIGHT (M)	AREA (M)
2	3	4	X	5	X	6	1X4X5X6=7
1	1	0.5	X	28.927	X	1.742	25.195
2	1	0.5	X	29.435	X	8.098	119.182
3	1	0.5	X	29.435	X	0.882	12.981
4	1	0.5	X	28.880	X	4.994	72.113
5	1	0.5	X	13.913	X	8.080	56.209
6	1	0.5	X	17.569	X	12.677	111.383
7	1	0.5	X	38.129	X	9.030	172.152
8	1	0.5	X	22.194	X	8.593	95.357
A	1	0.67	X	1.046	X	0.214	0.150
B	1	0.5	X	10.870	X	2.126	11.555
C	1	0.5	X	20.009	X	5.405	54.074
				TOTAL AREA			730.330
DEDUCTION							
B(1)	1	0.67	X	2.612	X	0.144	0.252
C(1)	1	0.67	X	6.328	X	0.902	3.824
				TOTAL AREA			4.076
				TOTAL AREA (A-B)			726.253

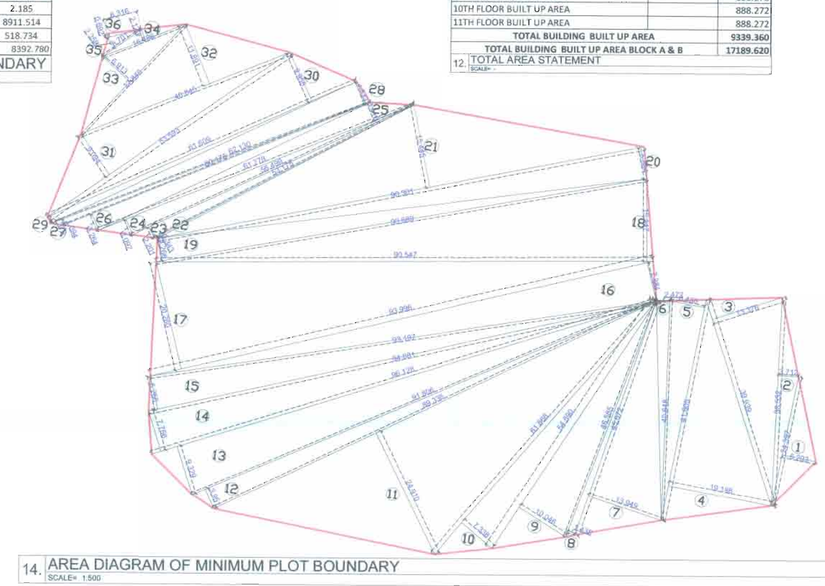
11. INTERNAL ROAD AREA STATEMENT
SCALE= -

AREA AS PER 7/12 EXTRACT (IN SQ M)	
24/2/A	6340
24/2/B	3200
TOTAL	9540

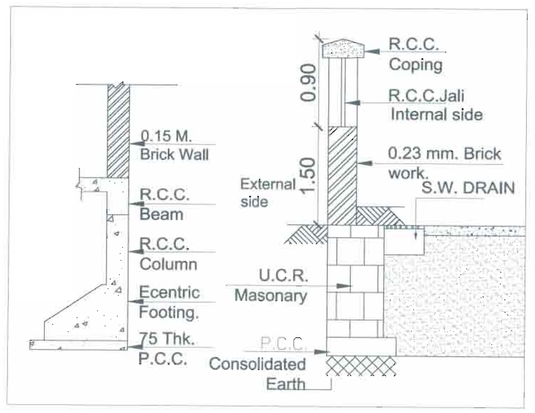
19. AREA AS PER 7/12 EXTRACT
SCALE=

BUILT UP AREA STATEMENT OF BLOCK A	
GROUND FLOOR BUILT UP AREA	144.525
1ST FLOOR BUILT UP AREA	774.333
2nd FLOOR BUILT UP AREA	774.333
3rd FLOOR BUILT UP AREA	774.333
4th FLOOR BUILT UP AREA	774.333
5th FLOOR BUILT UP AREA	774.333
6th FLOOR BUILT UP AREA	774.333
7TH FLOOR BUILT UP AREA	774.333
8TH FLOOR BUILT UP AREA	736.742
9TH FLOOR BUILT UP AREA	774.333
10TH FLOOR BUILT UP AREA	774.333
TOTAL BUILDING BUILT UP AREA	7850.260
BUILT UP AREA STATEMENT OF BLOCK B	
GROUND FLOOR BUILT UP AREA	143.143
1ST FLOOR BUILT UP AREA	788.792
2nd FLOOR BUILT UP AREA	788.792
3rd FLOOR BUILT UP AREA	788.792
4th FLOOR BUILT UP AREA	788.792
5th FLOOR BUILT UP AREA	788.792
6th FLOOR BUILT UP AREA	888.272
7TH FLOOR BUILT UP AREA	888.272
8TH FLOOR BUILT UP AREA	810.896
9TH FLOOR BUILT UP AREA	888.272
10TH FLOOR BUILT UP AREA	888.272
11TH FLOOR BUILT UP AREA	888.272
TOTAL BUILDING BUILT UP AREA	9339.360
TOTAL BUILDING BUILT UP AREA BLOCK A & B	17189.620

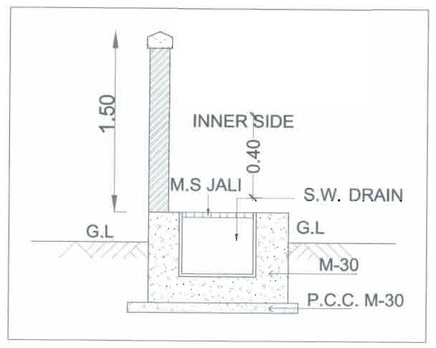
12. TOTAL AREA STATEMENT
SCALE=



14. AREA DIAGRAM OF MINIMUM PLOT BOUNDARY
SCALE= 1:500



17. TYP.ECENTRIC FOOTING & TYP. CORNER COMPOUND WALL SEC.
SCALE= N.T.S



18. TYP. SECTION OF S.W. DRAIN LINE/COMPOUND WALL
SCALE= N.T.S

STAMP OF APPROVAL | 1/ 9

20. PROFORMA
SCALE=

PROFORMA - I : AREA STATEMENT

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY NO.- 24/2/A & 24/2/B AT VILLAGE:GIRAVALE,TAL:PANVEL, DIST:RAIGAD

Stamps of Approval of Plans:

SPECIAL PLANNING AUTHORITY, MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.
-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/Panvel/BP 347/CC/2022/295 Dated 25.02.2022
(For Residential Purpose)
Dy. Chief Planner, SPA, MSRDC

AREA STATEMENT		
1)	Area of plot (Minimum area of a, b, c to be considered)	9266.480
	(a) As per ownership document (7/12, CTS extract)	9540.000
	(b) as per DYSLR	9424.735
	(c) as per site	9266.480
2)	Deduction for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	
	(i) Proposed D.P.	407.643
	(ii) Existing road widening	518.734
	(b) Any D.P. Reservation area	0.000
	(c) Area under existing road as per DYSLR	123.570
[Total a+b+c]		1049.947
3)	Balance area of plot (1-2)	8216.533
4)	Amenity Space (if applicable)	0.100
	(a)Required	821.653
	(b) Adjustment of 2(b), if any	0.000
	(c) Balance Proposed	860.946
5)	Net Plot Area (3-4 (c))	7355.587
6)	Recreational Open space (if applicable)	
	(a) Required	954.00
	(b) Proposed -	978.820
7)	Internal Road area	726.253
8)	Plotable area (if applicable)	
9)	Built up area with reference to Basic F.S.I. as per front road width(Sr. No. 5x basic FSI 1.10)	8091.145
10)	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone (0.3)	2824.929
	(b) Proposed FSI on payment of premium.	2824.929
11)	Total entitlement of FSI in the proposal	
	(a) (9 + 10(b)) whichever is applicable	10916.074
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges (11a X 60%)	6549.645
	(c) Total entitlement (a+b)	17465.719
12)	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}	2.240
13)	Total Built-up Area in proposal.	
	(a) Existing Built-up Area	0.000
	(b) Proposed Built-up Area	17189.620
	(c) Total (a+b)	17189.620
14)	F.S.I. Consumed (13/11C)	0.984

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 29/11/2021 and the dimensions of sides 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.

Meghana Sawant
CA/ 2018 / 100880
Signature of Licensed Architect

OWNER'S DECLARATION

I undersigned hereby confirm that I would abide by plans approved by Authority / Collector. I would execute the structure as per approved plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

MUMBAI
Signature of Owner/ POA holder

SHEET 01 - LAYOUT PLAN - CONTENT OF SHEET	
1	LAYOUT PLAN
2	PARKING LAYOUT
3	LOCATION PLAN
4	TILR ON DP MAP (DP ROAD AREA)
5	MARGINAL OPEN SPACE STATEMENT
6	RG AREA DIAGRAM
7	AMENITY SPACE AREA DIAGRAM
8	AREA UNDER DP ROAD AREA DIAGRAM
9	AREA CALCULATION OF RG, AMENITY SPACE & DP ROAD
10	INTERNAL ROAD AREA DIAGRAM
11	INTERNAL ROAD AREA STATEMENT
12	TOTAL BUILTUP AREA STATEMENT
13	TOTAL AREA STATEMENT
14	AREA DIAGRAM OF MINIMUM PLOT BOUNDARY
15	AREA STATEMENT OF MINIMUM PLOT BOUNDARY
16	PARKING STATEMENT
17	TYP. ECENTRIC FOOTING & TYP. CORNER COMPOUND WALL SEC.
18	TYP. SECTION FOR STORM WATER / COMPOUND WALL
19	AREA AS PER 7/12 EXTRACT
20	PROFORMA
21	LEGEND

21. LEGEND :-

Sr.No.	I T E M	SITE PLAN ON WHITE PRINT
01.	PLOT LINE	
02.	EXTERNAL ROAD	
03.	PROPOSED WORK	
04.	BUILDING LINE	

NAME & SIGN. OF OWNER/ POA HOLDER

MR. SUGAT. G. WAGHMARE

PROJECT

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY NO.- 24/2/A & 24/2/B AT VILLAGE:GIRAVALE,TAL:PANVEL, DIST:RAIGAD

DATE	DRAWN. BY	CHKD. BY	SCALE AS SHOWN	NORTH
05.02.2022	KTG	MSS		

AYD22.OW. 0155

MATRUCHHAYA,PLOT NO - 47, 2ND FLOOR, SECTOR 10, SANPADA, NAVI MUMBAI, 400705

Meghana Sawant
CA/ 2018 / 100880

AR. MEGHANA S.SAWANT
CA/2018/100880, (B.ARCH)
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AD STUDIO
ARCHITECTURE + PLANNING