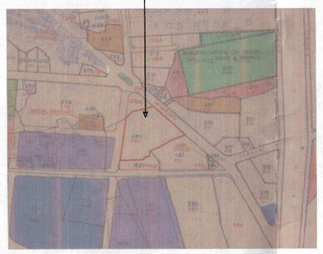
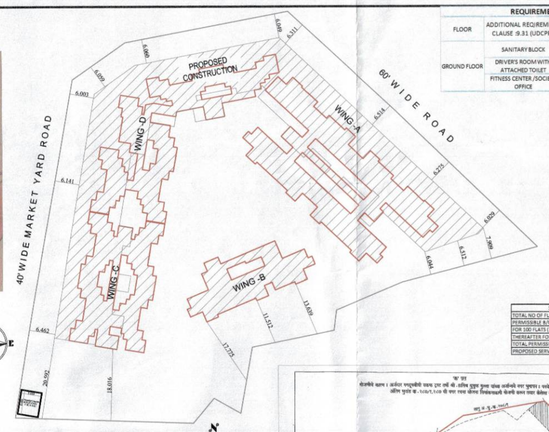
GROUND FLOOR AREA DIAGRAM (WING - A, B,C & D)
SCALE - 1:200

GROUND FLOOR PLAN LAYOUT (WING-A, B, C & D)
SCALE - 1:200

PROPOSED SITE

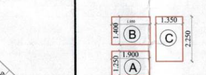


LOCATION PLAN
SCALE - 1:4000



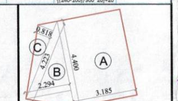
LAYOUT PLAN
SCALE - 1:500

REQUIREMENT OF SANITARY BLOCK,DRIVER'S ROOM & FITNESS CENTER / SOCIETY OFFICE						
FLOOR	ADDITIONAL REQIREMENT CLAUSE 9.31 (UDCPR)	AREA FOR 100 FLATS (SQM)	AREA TO BE PROVIDED ADDITIONAL FLATS (SQM)	NO.: OF FLATS	REQUIRED AREA (SQM)	PROVIDED AREA (SQM)
GROUND FLOOR	SANITARY BLOCK	3	FOR EVERY ADDITIONAL 300 FLATS 3	240	5.10 ((240-100)/300*3)+3	8.142
	DRIVER'S ROOM WITH ATTACHED TOILET	12	FOR EVERY ADDITIONAL 300 FLATS 12	240	16.667 ((240-100)/300*10)+12	20.788
	FITNESS CENTER /SOCIETY OFFICE	20	FOR EVERY ADDITIONAL 300 FLATS 20	240	29.33 ((240-100)/300*20)+20	37.63



SANITARY BLOCK AREA DIAGRAM
SCALE - 1:100

SANITARY BLOCK AREA CALCULATIONS
A) 1.900 X 1.250 = 2.375 SQ.M.
B) 1.950 X 1.400 = 2.730 SQ.M.
C) 1.350 X 2.250 = 3.037 SQ.M.
TOTAL = 8.142 SQ.M.



DRIVER ROOM AREA DIAGRAM
SCALE - 1:100

DRIVER ROOM AREA CALCULATIONS
A) 3.185 X 4.400 = 14.014 SQ.M.
B) 0.50 X 4.400 X 2.294 = 5.047 SQ.M.
C) 0.50 X 4.223 X 0.818 = 1.727 SQ.M.
TOTAL = 20.788 SQ.M.

SERVANTS SANITARY BLOCK AREA CALCULATION		DRIVERS ROOM AREA CALCULATION	
TOTAL NO OF FLATS	240	TOTAL NO OF FLATS	240.00
PERMISSIBLE B/UP AREA	IN SQ.M.	PERMISSIBLE B/UP AREA	IN SQ.M.
FOR 100 FLATS (3.00 SQ.M.)	3.000	FOR 100 FLATS (12.00 SQ.M.)	12.000
THEREAFTER FOR EVERY 200 FLATS (10.00 SQ.M.)	2.100	THEREAFTER FOR EVERY 300 FLATS (10.00 SQ.M.)	4.667
TOTAL PERMISSIBLE B/UP AREA	5.100	TOTAL PERMISSIBLE B/UP AREA	16.667
PROPOSED SERVANTS SANITARY BLOCK	8.142	PROPOSED DRIVERS ROOM	20.788

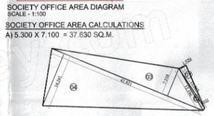
AREA STATEMENT	
AREA OF PLOT	7332.00 SQ.M.
BASIC F.S.I (1.10)	8065.200 SQ.M.
PREMIUM F.S.I (0.5) OF PLOT	3666.000 SQ.M.
BASIC F.S.I (1.60)	11731.200 SQ.M.
ANCILLARY F.S.I. (COMMERCIAL 80%)	2116.840 SQ.M.
ANCILLARY F.S.I. (RESIDENTIAL 60%)	5451.900 SQ.M.
TOTAL PERMISSIBLE B/U. AREA	19299.94 SQ.M.

SHOP	FLAT
70	90 (1BHK)
	72 (2BHK)
	24 (3BHK)

SOCIETY OFFICE AREA CALCULATION	
TOTAL NO OF FLATS	240
PERMISSIBLE B/UP AREA	IN SQ.M.
FOR 100 FLATS (20.00 SQ.M.)	20.000
THEREAFTER FOR EVERY 300 FLATS (20.00 SQ.M.)	9.333
TOTAL PERMISSIBLE B/UP AREA	29.333
PROPOSED SOCIETY OFFICE & FITNESS CENTER	37.630

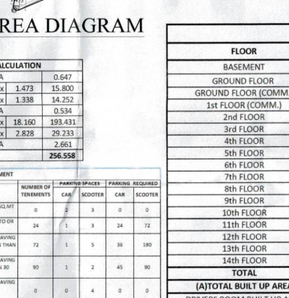
SOCIETY OFFICE AREA DIAGRAM
SCALE - 1:100

SOCIETY OFFICE AREA CALCULATIONS
A) 5.300 X 7.100 = 37.630 SQ.M.



R.G.-1 AREA DIAGRAM
SCALE - 1:500

R.G AREA-1 CALCULATION						
1	0.50	x	11.967	x	1.920	11.488
2	0.50	x	12.186	x	0.622	3.790
3	0.50	x	42.921	x	7.510	161.168
4	0.50	x	42.921	x	14.241	305.619
TOTAL						482.066



R.G.-2 AREA DIAGRAM
SCALE - 1:500

R.G AREA-2 CALCULATION						
1	ARCH AREA					0.647
2	0.50	x	21.453	x	1.473	15.800
3	0.50	x	21.303	x	1.338	14.252
4	ARCH AREA					0.534
5	0.50	x	21.303	x	18.160	193.431
6	0.50	x	20.674	x	2.828	29.233
7	ARCH AREA					2.661
TOTAL						256.558

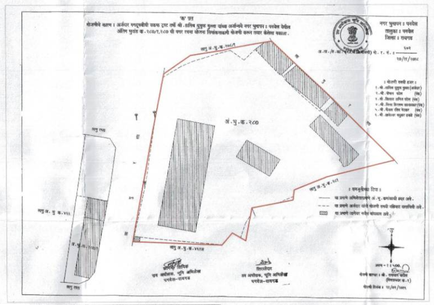
R.G. AREA STATEMENT		
PLOT AREA	=	7332.000 SQ.M.
TOTAL PERMISSIBLE R.G. AREA (10%)	=	733.200 SQ.M.
TOTAL PROPOSED R.G. AREA (1 + 2)	=	738.624 SQ.M.

TOTAL GROSS AREA STATEMENT	B.U.A
TOTAL GROSS B.U.AREA (WING-A, B, C & D)	13951.452
COMMERCIAL (GROUND + FIRST)	4762.633
GROUND FLOOR (STILT)	2961.310
BASEMENT	5139.528
PODIUM-1 & 2	7780.730
U.G. TANK & PUMP ROOM	243.595
STP	364.807
RWT	16.779
SOCIETY OFFICE	37.630
CLUB HOUSE	311.670
SWIMMING POOL	43.805
TRANSFORMER & PANEL ROOM	39.082
TOTAL GROSS B.U.AREA	35653.021

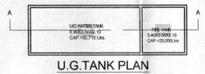
PARKING REQUIREMENT							
SR.NO :	COMPANY	SIZE OF TENEMENT	NUMBER OF TENEMENTS	PARKING SPACES CAR	PARKING SPACES SCOOTER	PARKING REQUIRED CAR	PARKING REQUIRED SCOOTER
1	RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.MT AND ABOVE	0	2	3	0	0
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT BUT LESS THAN 150 SQ.M	24	1	3	24	72
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT BUT LESS THAN 80 SQ.MT	72	1	5	36	180
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.MT BUT MORE THAN 30 SQ.MT	90	1	2	45	90
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT	0	0	4	0	0
2	COMMERCIAL	FOR EVERY 100 SQ.MTCARPET AREA OR FRACTION THEREOF	4762.633	2	6	95	286
					TOTAL PARKING	200	628
					IN ADDITION 5% VISITOR PARKING	5.25	17.10
					TOTAL NUMBER OF PARKING REQUIRED	205.25	645.10
					MULTIPLYING FACTOR - 0.8 (CLAUSE : 8.2) (UDCPR)	164.20	516.08
					SCOOTER PARKING CONVERT TO CAR PARKING (124/3)	54	324
					TOTAL NUMBER OF PARKING REQUIRED	218.20	592.08
					TOTAL NUMBER OF PARKING PROVIDED	218	592

WING -A , B , C & D GROUND FLOOR (COMMERCIAL)									
ADDITION (A)									
1	1	X	10.300	X	5.350	X	1	=	55.105 SQ.MT
2	1	X	5.500	X	3.250	X	1	=	17.875 SQ.MT
3	1	X	6.000	X	2.400	X	1	=	14.400 SQ.MT
4	1	X	3.150	X	2.900	X	1	=	9.135 SQ.MT
5	1	X	13.150	X	18.150	X	1	=	238.673 SQ.MT
6	1	X	3.150	X	4.200	X	1	=	13.230 SQ.MT
6A	1	X	3.000	X	1.900	X	1	=	5.700 SQ.MT
7	1	X	1.650	X	2.250	X	1	=	3.713 SQ.MT
8	1	X	3.400	X	4.800	X	1	=	16.320 SQ.MT
9	1	X	11.500	X	31.350	X	1	=	360.525 SQ.MT
10	1	X	3.400	X	5.650	X	1	=	19.210 SQ.MT
11	1	X	1.800	X	5.100	X	1	=	9.180 SQ.MT
12	1	X	6.100	X	2.550	X	1	=	15.555 SQ.MT
13	1	X	1.895	X	1.234	X	1	=	2.338 SQ.MT
14	0.5	X	2.252	X	1.031	X	1	=	1.161 SQ.MT
15	0.5	X	2.252	X	1.081	X	1	=	1.217 SQ.MT
16	1	X	4.067	X	2.450	X	1	=	9.964 SQ.MT
17	1	X	1.939	X	1.728	X	1	=	3.351 SQ.MT
18	0.5	X	1.939	X	0.722	X	1	=	0.700 SQ.MT
19	1	X	11.200	X	7.374	X	1	=	82.589 SQ.MT
20	0.5	X	8.795	X	8.769	X	1	=	38.562 SQ.MT
21	1	X	2.405	X	3.239	X	1	=	7.823 SQ.MT
22	1	X	1.890	X	2.577	X	1	=	4.871 SQ.MT
23	0.5	X	0.762	X	0.745	X	1	=	0.284 SQ.MT
24	1	X	0.762	X	1.832	X	1	=	1.396 SQ.MT
25	0.5	X	4.920	X	1.832	X	1	=	4.507 SQ.MT
26	1	X	6.960	X	5.516	X	1	=	38.391 SQ.MT
27	0.5	X	8.650	X	2.828	X	1	=	12.231 SQ.MT
28	0.5	X	6.960	X	2.591	X	1	=	9.017 SQ.MT
29	1	X	6.100	X	11.859	X	1	=	71.065 SQ.MT
30	1	X	4.160	X	1.800	X	1	=	7.488 SQ.MT
31	1	X	7.450	X	5.200	X	1	=	38.740 SQ.MT
31A	1	X	3.150	X	1.400	X	1	=	4.410 SQ.MT
32	1	X	10.300	X	10.400	X	1	=	107.120 SQ.MT
33	1	X	5.890	X	11.806	X	1	=	69.537 SQ.MT
34	0.5	X	11.806	X	5.998	X	1	=	33.045 SQ.MT
35	0.5	X	4.165	X	5.786	X	1	=	12.049 SQ.MT
36	1	X	5.417	X	5.786	X	1	=	31.343 SQ.MT
37	1	X	1.109	X	12.603	X	1	=	14.065 SQ.MT
38	1	X	7.850	X	3.250	X	1	=	25.513 SQ.MT
39	1	X	36.849	X	14.600	X	1	=	537.995 SQ.MT
40	1	X	4.250	X	3.150	X	1	=	13.388 SQ.MT
40A	1	X	18.200	X	2.550	X	1	=	46.410 SQ.MT
41	1	X	3.400	X	5.050	X	1	=	17.170 SQ.MT
42	1	X	5.100	X	2.100	X	1	=	10.710 SQ.MT
43	1	X	7.400	X	12.050	X	1	=	89.170 SQ.MT
44	1	X	1.700	X	0.150	X	1	=	0.255 SQ.MT
45	1	X	12.791	X	14.300	X	1	=	182.911 SQ.MT
46	1	X	6.549	X	1.890	X	1	=	12.378 SQ.MT
47	0.5	X	14.032	X	5.792	X	1	=	40.637 SQ.MT
48	1	X	1.450	X	2.400	X	1	=	3.480 SQ.MT
49	1	X	5.450	X	3.650	X	1	=	19.893 SQ.MT
50	1	X	6.300	X	3.150	X	1	=	19.845 SQ.MT
51	1	X	5.800	X	1.800	X	1	=	10.440 SQ.MT
52	1	X	8.900	X	2.350	X	1	=	20.915 SQ.MT
53	1	X	6.300	X	2.600	X	1	=	11.180 SQ.MT
54	1	X	3.400	X	2.600	X	1	=	8.840 SQ.MT
55	1	X	1.350	X	2.250	X	1	=	3.038 SQ.MT
56	1	X	0.300	X	0.300	X	28	=	2.520 SQ.MT
57	1	X	0.450	X	0.300	X	14	=	1.890 SQ.MT
TOTAL									2462.570 SQ.MT
DEDUCTIONS (B)									
L1	1	X	2.900	X	2.100	X	4	=	24.360 SQ.MT
L2	1	X	3.000	X	1.850	X	2	=	11.100 SQ.MT
L3	1	X	1.850	X	2.450	X	3	=	13.320 SQ.MT
L4	1	X	1.875	X	3.000	X	2	=	11.250 SQ.MT
L5	1	X	1.900	X	2.450	X	2	=	9.310 SQ.MT
L6	1	X	1.750	X	1.600	X	1	=	2.800 SQ.MT
L7	1	X	1.500	X	2.200	X	2	=	6.600 SQ.MT
L8	1	X	1.200	X	1.250	X	1	=	1.500 SQ.MT
TOTAL									80.240 SQ.MT
NET AREA			2462.570	-	80.240	=			2382.330 SQ.MT

BUILT UP AREA SUMMARY IN SQ.MT.				
FLOOR	(WING-A)	(WING-B)	(WING-C)	(WING-D)
BASEMENT				
GROUND FLOOR		---		
GROUND FLOOR (COMM.)		2382.330		
1st FLOOR (COMM.)		2380.303		
2nd FLOOR	0.000			0.000
3rd FLOOR	739.255			564.488
4th FLOOR	739.255			564.488
5th FLOOR	739.255			564.488
6th FLOOR	739.255			564.488
7th FLOOR	739.255			564.488
8th FLOOR	739.255			564.488
9th FLOOR	739.255			564.488
10th FLOOR	739.255			564.488
11th FLOOR	739.255			564.488
12th FLOOR	739.255			
13th FLOOR	739.255			
14th FLOOR	739.255			
TOTAL	8871.060	0.000	0.000	5080.392
(A)TOTAL BUILT UP AREA		18714.085		
DRIVERS ROOM BUILT UP AREA	20.788			
SANITARY BLOCK	8.142			
SOCIETY OFFICE	37.630			
EXCESS CLUB HOUSE AREA	201.69			
TOILET BLOCK (SWIMMING POOL)	8.334			
(B)TOTAL BUILT UP AREA	276.584			
TOTAL BUILT UP AREA (A+B)	18990.669			



SURVEY MAP
SCALE - 1:1000



U.G.TANK PLAN

SECTION A-A'

GROUND FLOOR SHOPPING CARPET AREA STETMENT	
1	40.444
2	51.184
3	51.647
4	55.185
5	44.644
6	52.359
7	39.695
8	57.800
9	52.020
10	52.742
11	52.742
12	46.961
13	63.579
14	90.057
15	134.732
16	56.955
17	44.075
18	48.743
19	45.583
20	43.350
21	63.312
22	55.573
23	43.310
24	31.785
25	57.885
26	47.670
27	41.427
28	41.427
29	57.096
30	39.375
31	41.428
32	44.832
33	45.400
34	37.455
35	40.062
36	38.625

A	Area Statement (Overall)	Area Sq.M.
1	Area of plot (Minimum area of a,b,c to be considered)	7332.000
	(a) As per ownership document (7/12 CTS extract)	7332.000
	(b) As per measurment sheet	7332.000
	(c) As per site	0.000
2	Deduction for	
	(a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening	---
	(b) Any D.P. Reservation area	
	(Total a + b)	0.000
3	Balance area of the Plot	7332.000
4	Aminity space (if applicable)	0.000
	(a) Required -	--
	(b) Adjustment of 2(b), if any	--
	(c) Balance Proposed -	--
5	Net Plot Area (3-4 (c)	7332.000
6	R.G/open spaces required (10% of 3)	
	(a) Required -	733.200
	(b) Proposed -	738.624
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 (Sr.No. 5xbasic FSI (Net plot X 1.100) (7332.00 X 1.10)	8065.200
10	Addition of FSI on payment of premium	--
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	--
	(b) Proposed FSI on payment of premium. (Gross plot X 0.50 F.S.I.) (7332.00 X 0.50)	3666.000
11	In-situ FSI / TDR loading	--
	(a) In - situ area against D.P. road [2 o x Sr. No. 2 (a)], if any	0.000
	(b) In - situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No.4 (b) and / or (c))	
	(c) TDR area	0.000
	(d) Total In - situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12	Addition FSI area under Chapter No. 7	--
13	Total entitlement of FSI in the proposal	7332.000
	(a) [9+ 10(b) + 11(d)] or 12 whichever is applicable.	11731.200
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	60% 80%
	Commercial area 4762.633 / 1.8 = 2646.05 - 11731.20 = 9085.15 x 60 %	5451.900 2116.840
	2646.05 x 80 %	7568.740
	(c) Total entitlement (a+b)	19299.940
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)	
15	Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	
	(a) Old C.C. Built-up Area.	0.000
	(b) Proposed Built-up Area (as per 'P-line')	18714.085
	(c) Excess Club House area	276.584
	(d) Total (a+b+c)	18990.669
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	0.984
17	Area for Inclusive Housing, if any	NA
	(a) Required (20% of Sr. No.5)	
	(b) Proposed	
18	Structure Permitted in Open Space (15% OF R.G. Area)	109.980
19	Provided Structure (Club House)	311.670
20	Excess Club House Area Taken In FSI	201.690
	Trees to be planted against Plot area (1 - 6b / 100)	86
	Trees to be planted against Trees felled (Tree no. x 5)	0
	Tree to be painted against R+G Area ((6b/100) x 5)	37
21	Gross Total no. of Trees to be Required	103
	Total no. of Trees to be Retained	0
	Net Total no. of Trees to be Required	103
	Total no. of Trees proposed to be Planted	110

SCHEDULED OF DOORS & WINDOWS

TYPE	DISCRIPTION	SIZE	Nos.
D	DOOR	2.1 X 1.00 M.	
D1	DOOR	2.1 X 0.90M.	
D2	DOOR	1.8 X 0.75M.	
RS	ROLLING SHUTTER		
W	WINDOW	2.10 X 1.20M.	
W1	WINDOW	1.80 X 1.20M.	
W2	WINDOW	1.50 X 1.20M.	
W3	WINDOW	1.20 X 1.20M.	
V	LOUVERD WINDOW	0.90 X 1.20M.	

NAME AND ADDRESS OF FIRM

NAGARKAR & ASSOCIATES
ARCHITECTS & ENGINEERS
C-112, 1ST FLOOR, "MUNOT RESIDENCY"
NEAR H.O.C., COLONY, THANA NAKA ROAD,
PANVEL - 410 206, DIST - RAIGAD PH. 022 - 2746 2282

STAMP OF APPROVAL OF PLAN | 1/16

पनवेल महानगरपालिका
नकाशा क्रमांक - 1/16
मंजूर नकाशाचे ठिकाणी लावणेबाबत व
कामाच्या ठिकाणी मा. आयुक्त यांचेकडून मंजूर नकाशा ठळक ठिकाणी दुरुस्त मंजूर नकाशा नागरिक
मा. आयुक्त यांचे मंजूरी नुसार
उपसंचालक, नगररचना
पनवेल महानगरपालिका

STAMP OF DATE OF RECEIPT OF PLAN

CONTENT OF SHEET
GROUND FLOOR PLAN & BUILT UP AREA STATEMENT, LAYOUT PLAN, LOCATION PLAN, R.G. AREA SANITARY BLOCK, DRIVERS ROOM & SOCIETY OFFICE AREA STATEMENT, PARKING STATEMENT,

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON / / AND DIMENSION OF SIDES etc. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE ARE WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT / T. P. SCHEME RECORDS / LAND RECORDS DEPTT. / SURVEY RECORDS/DELOPMENT PLAN.

SIGN. OF LICENSED ARCHITECT
ENGINEER/STRUCTURAL ENGINEER

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING ON F.P. NO.280 AT-PANVEL, DIST - RAIGAD

FOR,

M/S. OKAY ESTATE DEVELOPERS PVT. LTD.

NAME ADDRESS & SIGN OF OWNER

OKAY ESTATE DEVELOPERS PVT. LTD.
DIRECTOR
M/S. OKAY ESTATE DEVELOPERS PVT. LTD.

JOB NO	DRG NO	SCALE	DRN BY	CHK. BY	REV.
		1 : 100 1 : 200 1 : 500	NITIN	S.V.N	

NORTH

ARCHITECT'S SIGNATURE
For NAGARKAR & ASSOCIATES
PARTNER