

SPECIAL PLANNING & TOWN PLANNING
MUMBAI STATE ROAD DEVELOPMENT
CORPORATION
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/ Development/ 04/10/2024
@P. 0311 C.C. 2024/ 786 Dated 23/04/2024

C. Signed by
Chief Planner

LEGENDS :-

- ELA
- ELB
- LA
- LB
- SLA
- SLB
- SHOPPING CENTRE
- THEATER
- LAMHE
- SOCIETY OFFICE, DRIVERS ROOM, SERV. TOILET
- SP
- GUEST HOUSE

SECTOR - 01
BOUNDARY
SECTOR - 02
BOUNDARY
SECTOR - 03
BOUNDARY
SECTOR - 04
BOUNDARY

PROFORMA - I : AREA STATEMENT		
Sr.No.	Particulars	Area (In Sq.M)
1	Area Of Plot (Minimum area of A, B, C to be considered)	201961.450
	(a) As Per Ownership Document (7/12, CTS extract)	206461.000
	(b) As Per Measurement Sheet	201961.450
	(c) As Per Site	208917.140
2	Deductions for (a) Road widening area (b) Existing Road Area (c) Any D.P. Reservation Area (Total a+b+c)	0.000 0.000 0.000 0.000
3	Balance area of plot (1-2)	201961.450
4	Amenity Space (if applicable) (a) Required - (b) Adjustment of 2(b), if any - (c) Balance Proposed -	201961.445 N.A. 20280.803
5	Net Plot Area (3-4 (c))	181680.647
6	Recreational Open Space (if applicable) (a) Required - (b) Proposed -	201961.445 20299.154
7	Internal Road Area	N.A.
8	Plotable Area (if applicable)	N.A.
9	Built up area with reference to Basic F.S.I. As per front road width (Sr.No. 5X Basic FSI 1.1)	198948.712
10	Additional FSI On Payment Of Premium (a) Maximum permissible premium FSI - based on road width / TOD Zone. (b) Proposed FSI on payment of premium.	65588.435 0.000
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 [2.0 or 1.85 X Sr.No.4 (c)] (c) TDR area (d) Total In-situ / TDR loading proposed [11 (a)+(b)+(c)]	0.000 0.000 0.000 0.000
12	Additional FSI area under Chapter No.7	N.A.
13	Total entitlement of FSI in the proposal (a) [9 + 10(b)+(11d)] or 12 whichever is applicable. (b) Ancillary Area FSI upto 80% with payment of charges for Commercial (c) Ancillary Area FSI upto 60% with payment of charges for Residential (d) Ancillary Area FSI Proposed on payment of charges. (e) Total entitlement (1+2+3+4+5+6+7+8+9+10+11+12+13)	198948.712 119909.227 0.000 198948.712 1.10
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)	1.10
15	Total Built-up Area in proposal, (excluding area at Sr.No.17e)	0.000
	(a) Existing Built-up Area -	0.000
	(b) Proposed Commercial Built-up Area (as per FSI) -	86460.273
	(c) Proposed Residential Built-up Area (as per FSI) -	86460.273
	(d) Total (a+b+c)	86460.273
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.434
17	Balance Ancillary FSI	0.000
18	Balance Built-up Area (13e - 15 d)	113208.439

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 13/08/2023 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/PT.P. Scheme Records/ Land Records Department city survey records.

ARIHANT SUPERSTRUCTURE LTD.

AUTHORIZED SIGNATORY

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

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Location Plan
Layout Plan
Area Statement
Parking Statement
Legends

NAME OF THE OWNER & SIGNATURE

ARIHANT SUPERSTRUCTURE LTD.

AUTHORIZED SIGNATORY

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

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL SCHEME AT SURVEY
No. 104/1(p), 104/4, 104/2A(P), 104/2B(P), 104/3A(P),
104/3B(P), 104/3C(P), 97/A, 97/A(P), 106/1(P), 106/2,
106/3, 106/4 & 107 AT VILLAGE - BHILAWALE,
TAL - KHALAPUR, DIST. - RAIGAD

ARCHITECT NAME & SIGN

Signature of Architect.
NEHA JAIN
REG NO : CA/2008/43603
DATE 07-11-2023
DRAWN BY VAIBHAV
CHKD. BY NJ
SCALE AS SHOWN
NORTH

AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21, Rabeja Arcade,
Sec-11, Plot no.61, CBD Belapur-400614,
mail id-anarchitect@gmail.com

BUILT UP AREA SUMMARY				
TYPE	BUNGALOW No.	FLOORS	NET BUA IN SQ.M.	TOTAL NOS.
ELA	ELA-1 TO ELA-16	GROUND 1ST	109.692 109.636	16,000 3509.248
	TOTAL		219.328	16,000
LA	LA-17 TO LA-20	GROUND 1ST	107.201 110.483	4 4,000
	TOTAL		217.684	4,000
LB	LB-21 TO LB-32	GROUND 1ST	99.225 111.915	12 12,000
	TOTAL		211.140	12,000
SLB	SLB-33	GROUND 1ST	136.958 136.339	1 1
	TOTAL		273.297	1,000
ELA	ELA-34	GROUND 1ST	109.692 109.636	1 1
	TOTAL		219.328	1,000
LB	LB-35 TO LB-42	GROUND 1ST	99.225 111.915	8 8,000
	TOTAL		211.140	8,000
LA	LA-43 TO LA-54	GROUND 1ST	107.201 110.483	12 12,000
	TOTAL		217.684	12,000
ELB	ELB-55 TO ELB-60	GROUND 1ST	136.958 136.339	6 6,000
	TOTAL		273.297	6,000
SLB	SLB-61 TO SLB-72	GROUND 1ST	136.958 136.339	12 12,000
	TOTAL		273.297	12,000
SLA	SLA-73 TO SLA-93	GROUND 1ST	120.548 120.191	21 21,000
	TOTAL		240.739	21,000
ELA	ELA-94 TO ELA-110	GROUND 1ST	109.692 109.636	17 17,000
	TOTAL		219.328	17,000
ELB	ELB-111 TO ELB-118	GROUND 1ST	136.958 136.339	8 8,000
	TOTAL		273.297	8,000

BU AREA SUMMARY				
BUNGALOW TYPE	NET BUA IN SQ.M.	TOTAL NOS.	NET BUA IN SQ.M.	TOTAL NOS.
ELA	219.328	16	31381.904	16
ELB	273.297	18	3900.126	18
LA	217.684	12	3036.456	12
LB	211.140	10	2792.580	10
SLA	240.739	21	3375.921	21
SLB	273.297	12	3228.365	12
LAMHE	338.347	2	676.694	2
GUEST & SERVANT ROOM	175.596	1	175.596	1
MULTI PURPOSE ROOM	54.417	1	54.417	1
SOCIETY OFFICE & DRIVERS ROOM & SERVANT TOILET	69.840	1	69.840	1
SHOPPING CENTRE	545.78	1	545.78	1
TOTAL	367.000	30	86460.273	30

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ELA	219.328	16	31381.904	16
ELB	273.297	18	3900.126	18
LA	217.684	12	3036.456	12
LB	211.140	10	2792.580	10
SLA	240.739	21	3375.921	21
SLB	273.297	12	3228.365	12
LAMHE	338.347	2	676.694	2
GUEST & SERVANT ROOM	175.596	1	175.596	1
MULTI PURPOSE ROOM	54.417	1	54.417	1
SOCIETY OFFICE & DRIVERS ROOM & SERVANT TOILET	69.840	1	69.840	1
SHOPPING CENTRE	545.78	1	545.78	1
TOTAL	367.000	30	86460.273	30

REQUIRED MARGINAL OPEN SPACE AS PER UDCPR				
Sr. No.	BUNGALOW TYPE	Height of Bldg. (In M)	Req. Open Space From Ventilation side	Min. Open Space Proposed
1	LA	8.3	FRONT 3.000 BACK 1.500 LEFT SIDE 1.500 RIGHT SIDE 1.500	3.082 3.210 2.385 2.282
2	LB	8.3	FRONT 3.000 BACK 1.500 LEFT SIDE 1.500 RIGHT SIDE 1.500	3.020 1.500 1.507 1.528
3	SLA	8.3	FRONT 3.000 BACK 1.500 LEFT SIDE 1.500 RIGHT SIDE 1.500	3.000 1.550 1.580 1.580
4	SLB	8.3	FRONT 3.000 BACK 1.500 LEFT SIDE 1.500 RIGHT SIDE 1.500	3.080 1.580 1.580 1.580
5	ELA	8.3	FRONT 3.000 BACK 1.500 LEFT SIDE 1.500 RIGHT SIDE 1.500	3.000 1.500 1.500 1.500
6	ELB	8.3	FRONT 3.000 BACK 1.500 LEFT SIDE 1.500 RIGHT SIDE 1.500	3.000 1.500 1.500 1.500
7	SP	8.3	FRONT 3.000 BACK 1.500 LEFT SIDE 1.500 RIGHT SIDE 1.500	3.000 1.500 1.500 1.500
8	Guest & Servant room	4.6	FRONT 3.000 BACK 1.500 LEFT SIDE 1.500 RIGHT SIDE 1.500	12.654 7.672 14.950 17.000
9	Society office, Drivers room & Servant toilet	4.45	FRONT 3.000 BACK 1.500 LEFT SIDE 1.500 RIGHT SIDE 1.500	3.100 5.100 5.000 5.000
10	LAMHE Bungalow	10.96	FRONT 3.000 BACK 1.500 LEFT SIDE 1.500 RIGHT SIDE 1.500	12.562 12.886 14.850 9.380

** Parking Requirements				
TYPE	Occupancy	Size Of Tenement	No. of Tenements	Total proposed parking
				NO. OF LAMCH CARS NO. OF LAMCH SCOOTER
BUNGALOWS	Commercial	300 sq. m. built up area or less	633.082	2 5 10 31
		(b) For entertainment having seating area of 100 sq. m. and above	363	2 5 10 31
		TOTAL	796	894
		VISITOR'S PARKING for Residential	86	18
		Multiplying Factor 0.7	60	13
		TOTAL REQUIRED PARKING	141	423
		Composite Parking for Entry & Exit (1.5/1.5/4/4/4/4)	89	0
		TOTAL REQUIRED PARKING	610	0



MASTER LAYOUT PLAN
SCALE 1 : 1000