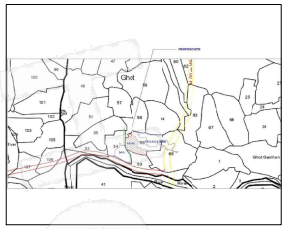
GA RIVERFRONT 3 WING B															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MESZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
GA RIVERFRONT 3 WING B	8TH FLOOR PLAN	0.00	295.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.28	0.00	19.28	35.13	281.12
GA RIVERFRONT 3 WING B	1ST 2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH AND 11TH FLOOR PLAN	0.00	2896.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00	0.00	190.00	0.00	2896.50
GA RIVERFRONT 3 WING B	GROUND FLOOR PLAN	0.00	17.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00
GA RIVERFRONT 3 WING B	TOTAL	0.00	3011.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00	0.00	209.28	35.13	3094.72

GA RIVERFRONT 3 WING A															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MESZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
GA RIVERFRONT 3 WING A	10TH FLOOR PLAN	0.00	695.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.68	0.00	13.23	0.04	695.49
GA RIVERFRONT 3 WING A	6TH AND 11TH FLOOR PLAN	0.00	1426.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.00	0.00	148.06	137.30	1125.40
GA RIVERFRONT 3 WING A	2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	0.00	6421.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.20	0.00	669.07	86.96	5948.29
GA RIVERFRONT 3 WING A	1ST FLOOR PLAN	0.00	945.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.68	0.00	60.00	17.84	894.30
GA RIVERFRONT 3 WING A	GROUND FLOOR PLAN	0.00	31.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.23
GA RIVERFRONT 3 WING A	TOTAL	0.00	9519.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	176.60	0.00	841.36	242.14	7719.28

FSI DETAILS									
Fsi Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building Ancillary (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 30% of (2+3+4+5)	Total	Inclusive housing Ancillary Area(6th)	Drawing Value
1.0 Permissible Index	1.10	0.00	0.85	0.00	0.00	0.00	2.25	0.00	0.00
2.0 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.0 Balance Index to be Consumed	1.10	0.00	0.85	0.00	0.00	0.00	0.30	0.00	0.00
3.a Total Permissible Built Area	4496.00	2030.00	2030.00	0.00	3692.00	0.00	13030.00	0.00	0.00
3.b Proposed F Line Area (as per sr.no 1 to 4)	4496.00	2030.00	0.00	0.00	3692.00	0.00	10228.00	0.00	10228.00
3.c Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
GA RIVERFRONT 3 WING A	D	1.20	2.10	37
GA RIVERFRONT 3 WING A	D1	0.90	2.10	60
GA RIVERFRONT 3 WING A	D2	0.75	2.10	61
GA RIVERFRONT 3 WING A	D	1.20	2.10	1
GA RIVERFRONT 3 WING B	D	1.20	2.10	8
GA RIVERFRONT 3 WING B	D1	0.90	2.10	8
GA RIVERFRONT 3 WING B	D2	0.75	2.10	16

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
GA RIVERFRONT 3 WING A	W6	2.70	1.35	3
GA RIVERFRONT 3 WING A	W5	1.80	1.35	12
GA RIVERFRONT 3 WING A	W	2.85	1.35	27
GA RIVERFRONT 3 WING A	W4	3.00	1.35	12
GA RIVERFRONT 3 WING A	W1	2.25	1.35	34
GA RIVERFRONT 3 WING A	W2	1.20	1.35	31
GA RIVERFRONT 3 WING A	W6	3.35	1.35	4
GA RIVERFRONT 3 WING A	V	0.90	0.60	61
GA RIVERFRONT 3 WING B	W	2.85	1.35	8
GA RIVERFRONT 3 WING B	W4	1.40	1.35	8
GA RIVERFRONT 3 WING B	W6	3.15	1.35	8
GA RIVERFRONT 3 WING B	V	0.90	0.60	16



LOCATION AS PER DP MAP
SCALE : NTS

LOCATION AS PER GOOGLE MAP
SCALE : NTS

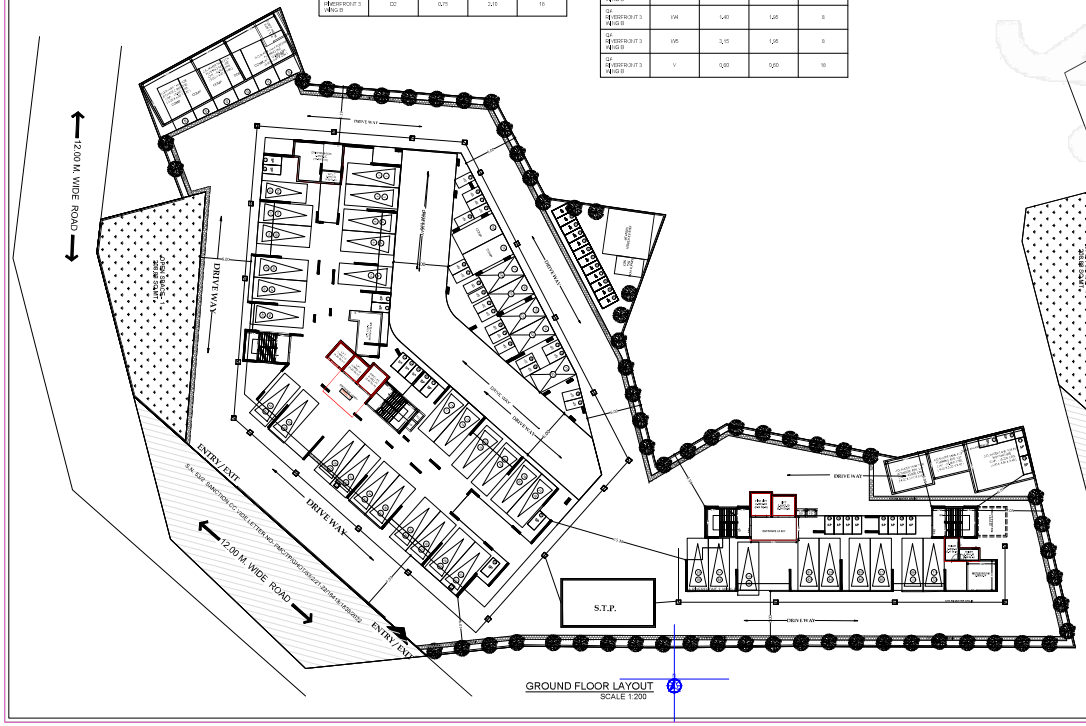
TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	As per notification , dtd 28.12.2022 PARKING SPACE REQ. NON CONGESTED AREA CAR	NON CONGESTED AREA SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	NON CONGESTED AREA SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt.but less than 150 sq.mt.	0.00	1.00	1.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	110.00	1.00	2.00	55.00	110.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	44.00	1.00	2.00	22.00	44.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	2.00	0.00	0.00
6	For every 500 sq.m.carpet area or fraction there of	0.000	2.00	6.00	0.00	0.00
Parking Requirement (quantum)	Residential				77	154
	Commercial				0	0
15% visitor parking only for residential					4	8
TOTAL					81	162
With Multiplying Factor for total parking as per Table IE - 0.8			Multiplying Factor that applicable for scooter		65	162
PARKING REQUIREMENT			CAR	SCOOTER		
			65	162		
COMPOUNDE PARKING LINE CAR WITH TWO SCOOTERS SHALL BE ALLOWED.			0	0		
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			18	108		
Required PARKING (after conversion)			83	54		
Proposed parking (considering additional FSI			85	55		

NOTE : The excess parking shall to be treated as public parking and shall not handed over for same purpose to the Authority free of cost, if the building permission processed for the balance potential is not submitted before final occupancy certificate.

Carpet Area Table									
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosure Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
GA RIVERFRONT 3 WING B	1ST 2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	103, 203, 303 403, 503, 603 703, 803, 903 1003 1103	10	31.37	0.00	0.00	0.00	31.37
GA RIVERFRONT 3 WING B	1ST 2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH AND 11TH FLOOR PLAN	102, 202, 302 402, 502, 602 702, 802, 902, 1002 1102	10	31.37	0.00	0.00	0.00	31.37
GA RIVERFRONT 3 WING B	1ST 2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH AND 11TH FLOOR PLAN	101, 201, 301 401, 501, 601 701, 801, 901, 1001 1101	10	31.37	0.00	0.00	0.00	31.37
GA RIVERFRONT 3 WING B	1ST 2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	104, 204, 304 404, 504, 604 704, 804, 904, 1004 1104	10	31.37	0.00	0.00	0.00	31.37
GA RIVERFRONT 3 WING B	8TH FLOOR PLAN	802	1	31.37	0.00	0.00	0.00	31.37
GA RIVERFRONT 3 WING B	8TH FLOOR PLAN	803	1	31.37	0.00	0.00	0.00	31.37
GA RIVERFRONT 3 WING B	8TH FLOOR PLAN	804	1	31.37	0.00	0.00	0.00	31.37
GA RIVERFRONT 3 WING B	8TH FLOOR PLAN	801	1	31.37	0.00	0.00	0.00	31.37

Carpet Area Table									
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosure Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
GA RIVERFRONT 3 WING A	FIRST FLOOR PLAN	104	1	51.02	0.00	0.00	0.00	51.02
GA RIVERFRONT 3 WING A	FIRST FLOOR PLAN	105	1	51.07	0.00	0.00	0.00	51.07
GA RIVERFRONT 3 WING A	FIRST FLOOR PLAN	103	1	49.24	0.00	0.00	0.00	49.24
GA RIVERFRONT 3 WING A	FIRST FLOOR PLAN	107	1	49.24	0.00	0.00	0.00	49.24
GA RIVERFRONT 3 WING A	FIRST FLOOR PLAN	108	1	51.02	0.00	0.00	0.00	51.02
GA RIVERFRONT 3 WING A	2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	201, 301, 401 501, 601, 701 801, 901, 1001, 1101	9	51.07	0.00	0.00	0.00	51.07
GA RIVERFRONT 3 WING A	2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	202, 302, 402 502, 602, 702 802, 1002, 1102	9	49.20	0.00	0.00	0.00	49.20
GA RIVERFRONT 3 WING A	2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	203, 303, 403 503, 603, 703 803, 1003, 1103	9	49.24	0.00	0.00	0.00	49.24
GA RIVERFRONT 3 WING A	2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	208, 308, 408, 508 608, 708, 808, 908 1008, 1108	9	51.02	0.00	0.00	0.00	51.02
GA RIVERFRONT 3 WING A	2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	204, 304, 404 504, 604, 704 804, 904, 1004, 1104	9	51.02	0.00	0.00	0.00	51.02
GA RIVERFRONT 3 WING A	2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	206, 306, 406 506, 606, 706 806, 906, 1006	9	51.07	0.00	0.00	0.00	51.07
GA RIVERFRONT 3 WING A	2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	207, 307, 407 507, 607, 707 807, 1007, 1107	9	49.70	0.00	0.00	0.00	49.70
GA RIVERFRONT 3 WING A	2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	209, 309, 409 509, 609, 709 809, 1009, 1109	9	49.24	0.00	0.00	0.00	49.24
GA RIVERFRONT 3 WING A	2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH FLOOR PLAN	210, 310, 410 510, 610, 710 810, 1010, 1110	9	49.70	0.00	0.00	0.00	49.70
GA RIVERFRONT 3 WING A	8TH AND 11TH FLOOR PLAN	801, 1101	2	51.07	0.00	0.00	0.00	51.07
GA RIVERFRONT 3 WING A	8TH AND 11TH FLOOR PLAN	803, 1103	2	49.24	0.00	0.00	0.00	49.24
GA RIVERFRONT 3 WING A	8TH AND 11TH FLOOR PLAN	802, 1102	2	51.02	0.00	0.00	0.00	51.02
GA RIVERFRONT 3 WING A	8TH AND 11TH FLOOR PLAN	806, 1106	2	51.08	0.00	0.00	0.00	51.08
GA RIVERFRONT 3 WING A	8TH AND 11TH FLOOR PLAN	807, 1107	2	49.24	0.00	0.00	0.00	49.24
GA RIVERFRONT 3 WING A	8TH AND 11TH FLOOR PLAN	808, 1108	2	49.30	0.00	0.00	0.00	49.30
GA RIVERFRONT 3 WING A	8TH AND 11TH FLOOR PLAN	804, 1104	2	51.02	0.00	0.00	0.00	51.02
GA RIVERFRONT 3 WING A	8TH AND 11TH FLOOR PLAN	809, 1109	2	49.70	0.00	0.00	0.00	49.70
GA RIVERFRONT 3 WING A	12TH FLOOR PLAN	1203	1	49.24	0.00	0.00	0.00	49.24
GA RIVERFRONT 3 WING A	12TH FLOOR PLAN	1206	1	51.07	0.00	0.00	0.00	51.07
GA RIVERFRONT 3 WING A	12TH FLOOR PLAN	1207	1	49.24	0.00	0.00	0.00	49.24
GA RIVERFRONT 3 WING A	12TH FLOOR PLAN	1201	1	51.07	0.00	0.00	0.00	51.07
GA RIVERFRONT 3 WING A	12TH FLOOR PLAN	1208	1	51.07	0.00	0.00	0.00	51.07
GA RIVERFRONT 3 WING A	12TH FLOOR PLAN	1202	1	49.20	0.00	0.00	0.00	49.20
GA RIVERFRONT 3 WING A	12TH FLOOR PLAN	1209	1	49.70	0.00	0.00	0.00	49.70
GA RIVERFRONT 3 WING A	12TH FLOOR PLAN	1204	1	51.02	0.00	0.00	0.00	51.02



GROUND FLOOR LAYOUT
SCALE 1:200

FIRST FLOOR LAYOUT
SCALE 1:200

Project Details

Proposal code – CARPC-24-94487
Zone Type – Residential Zone
Location – Non-Congested
Name of service – Building Development
Sub service – –
Cts No./Survey No. – –
Tahsil : MMR
Mouza : Ghot
Prorata Value : 0.00

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN ORANGE
EXISTING SHOWN BLUE WATCHED

SHEET NO. 1/6

STAMPS OF APPROVAL OF PLANS

Signature valid
Digitally signed by Jyoti Suresh Mahajan
Date: 2024.05.20 11:50:18 IST
Reason: SelfAttested
Location: Panvel Municipal Corporation
Project Code : CARPC-24-94487
Applicator Number : CARPC-24-10060031
Proposal Number : 231912
Certificate Number : CARPC/B/2024/APL/10636

Proforma I Area Statement	
1. Area of plot (minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	4000.00
(a) As per ownership document (7/12, CTS extract)	4000.00
(b) as per TLR or City Survey measurement sheet	4000.00
(c) as per Demarcated drawing area	4185.28
LESS	
2.Area not in possession	0.00
3. Entire area (1+2)	4000.00
4.Deductions for	-
(a) Proposed DP / D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5-Balance area of plot (3-4)	4000.00
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -a) Upto 20000 sqmt- Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	4000.00
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	400.00
Proposed____	423.86
(b) If area is less than 4000 sqmt -Check -	
i) If it is full number like 1,2,125,419 etc. As per 7/12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _____	423.86
(B) Exemption to leave open space subject to availing basic F.S.I of 25 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-01-10 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor)

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.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of : Owner M/s. RS COUTURE LLP THROUGH PS PARTNERS MR RAJESH SHAH AND OTHER THREE

Postal Address : A-601, Emerald Bay Plot No-R12b Near Palm Beach Road Sector 17 Sector 17 Near Mumbai Thane-400706 Maharashtra

Phone No.9821419060

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING CTS / KHASRA / SURVEY NO:–

SITE ADDRESS:
SURVEY NO. 65 / 68 KARA NO. 5 , 6 AND 12 , BLAGS GHOT, TAL – PANVEL , DIST –RAIGAD

SURVEY NO/CTS NO. / FP / RESERVATION PARCEL

OWNER

ARCHITECT OF RECORD

NAME :-
SHAH ASSOCIATES
B-304, 3rd FLOOR, THE GREAT EASTERN SUMMIT, S.V.P.R. Road No.-09, Sector - 15, CBD, Belapur, Navi

DATE:

Certifying signature :

Signature valid
Digitally signed by NISHA SHAH
Date: 2024.05.20 11:50:18 IST
Reason: SelfAttested

SCALE - 1:100	Date 18/05/24
JOB NO - CARPC-24-94487	CHECK BY –

SUBMISSION DRAWING