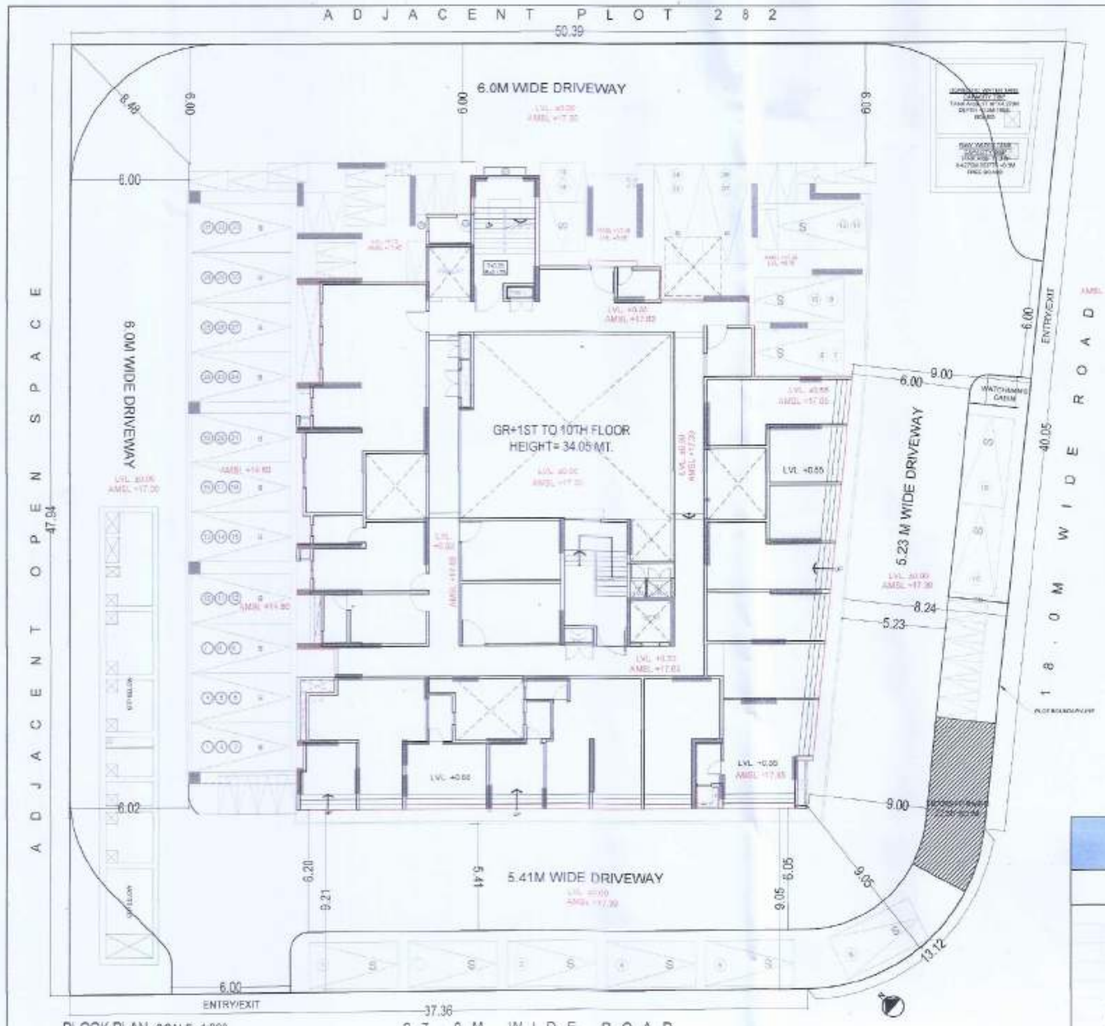


BLOCK PLAN SCALE- 1:200

Permissible Built up Area of Final Plot no. 283 of TPS-02.				
Sr. No.	Particulars	Plot Number	Area (sq. m)	Remarks
1	Original Plot (OP)	103	1550.00	
		104	900.00	
		115	1700.00	
		108	1200.00	
	Total Area of Original Plot (OP)		5700.00	
2	Final Plot (FP)	283.00	2280.00	
3	Permissible FSI of Final Plot (Area of Original Plot/ Area of Final Plot)		2.50	
4	Permissible Built up Area as per Base FSI (2X3)		5700.00	

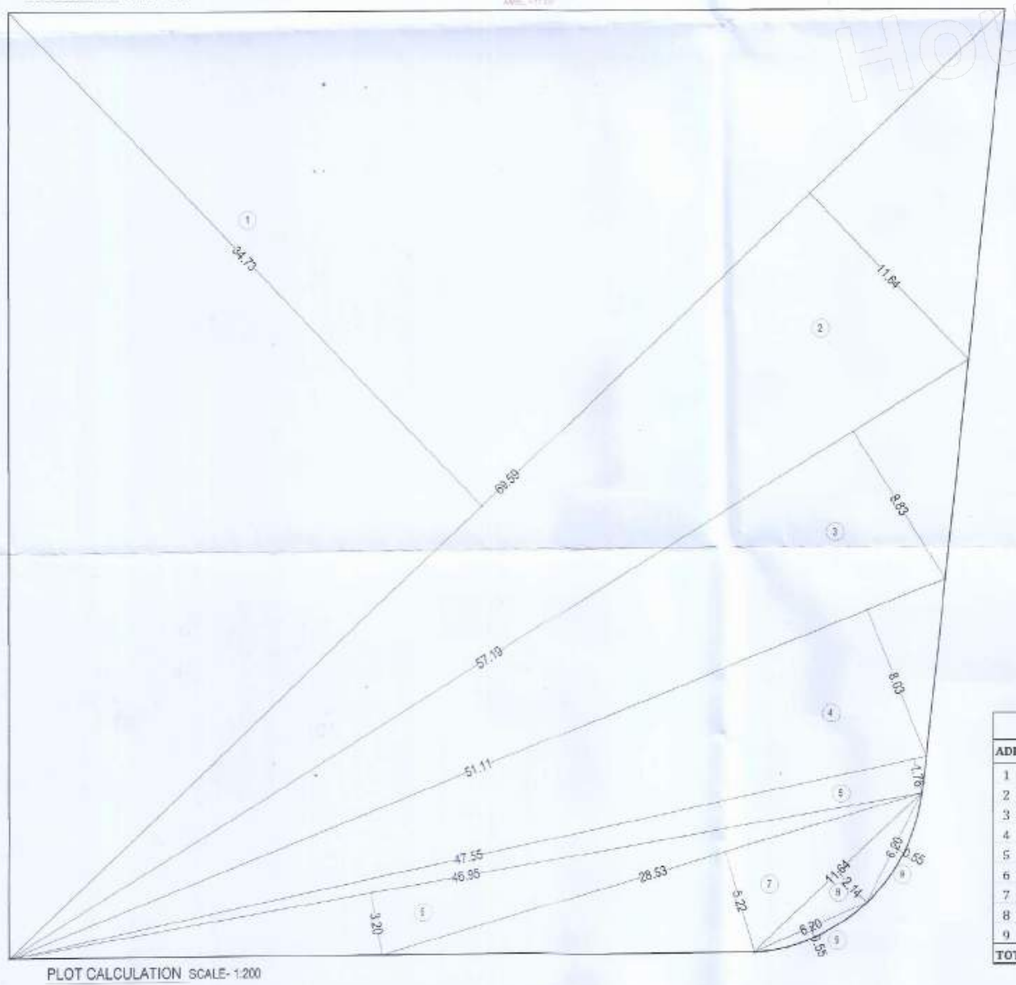
AREA STATEMENT					
5	Final Plot (FP)				2280.00
6	Permissible base FSI				2.50
7	Permisible Built up area with refrence to Basic FSI				5700.00
8	Proposed Built Up area				
	a Proposed Sale Built Up Area (P-Line)				6840.72
	c Consumed Ancillary FSI (Max 60% or 80%)				1140.72
9	Proposed Built up area Details				
	Built up area Details	Comm	Resi	Total BUA	
	a Total Proposed BUA (P line)	250.91	6589.81	6840.72	
	b Net Proposed BUA (Including Ancillary)	139.39	5560.61	5700.00	
	c Permissible Ancillary Area (Max 60% or 80%)	111.52	3336.36	3447.88	
	d Permissible P-Line area (9b-9c)	250.91	8806.97	9147.88	
	e Consumer Ancillary BUA (9c-9e)	111.52	1029.20	1140.72	
	f Balance Ancillary Area (9c-9e)	0.00	2307.16	2307.16	
10	Proposed Built Up Area (P- Line Area)				6840.72
11	Balance Built Up Area (P- Line Area) (9b+9d)-10				2307.16
12	Total Base FSI consumed (9b/5)				2.50
13	Balance Base FSI (12-6)				0.00
14	No. of units proposed				
	a Residential				100
	b Commercial				13
15	a Trees to be planted against plot area (1 tree for every 100 Sq. M.)				23
	b Existing trees				6
	c Trees to be cut				0
	d Trees to be planted against tree felt (5 tree for every 1 tree felt) (15d x 5)=				0
	e Total required trees (15a+15b+15d) =				29
	f Existing Number of trees to be retain (15b-15c)=				6
	g Req. Number of trees to be planted (15e - 15f)				23

PROVIDED PARKING SPACES STATEMENT			
FLOOR	BIG CARS	SMALL CAR	SCOOTERS
GROUND FLOOR	37	16	32
TOTAL	37	16	
GRAND TOTAL	53 NOS.		

TENEMENTS STATEMENT (BLDG)			
FLOORS	UP TO 35	35TO 45	45 TO 60
1ST FLOOR	6	3	1
2ND FLOOR	6	3	1
3RD FLOOR	6	3	1
4TH FLORR	6	3	1
5TH FLORR	6	3	1
6TH FLOOR	6	3	1
7TH FLOOR	6	3	1
8TH REFUGE FLOOR	6	3	1
9TH FLOOR	6	3	1
10TH FLOOR	6	3	1
TOTAL	60.00	30.00	10.00
	100.00		

BUILT UP AREA SUMMARY		
FLOORS	RESI. B.U.AREA	COMM. B.U.AREA
Ground Floor	294.37	250.91
1st Floor	677.22	
2nd Floor	623.28	
3rd Floor	623.28	
4th Floor	623.28	
5th Floor	623.28	
6th Floor	623.28	
7th Floor	623.28	
8th Refuge Floor	619.66	
9TH	623.28	
10th Refuge Floor	635.38	
Terrace Floor	0.00	
TOTAL	6589.81	250.91
TOTAL	6840.72	

REQUIRED PARKING STATEMENT (RESIDENTIAL & COMMERCIAL)			
AREA (CARPET AREA)	PARK. REQD.	NO. OF FLATS	NO. OF CARS
UPTO 35.00 SQ.MT.	1 FOR 4 FLATS	60	15
35.00 TO 45.00 SQ.MT	1 FOR 2 FLATS	30	15
45.00 TO 60.00 SQ.MT	1 FOR 1 FLATS	10	10
TOTAL		100	40
10% VISITORS PARKING			4
PARKING REQUIRED (A)			44
TWO WHEELER PARKING REQUIRED(X)			28
REQUIRED PARKING STATEMENT (COMMERCIAL)			
USERS	REQUIREMENT		PARKING REQUIRED
PROPOSED AREA 250.91	1 PARKING FOR 40 SQ.MT. UPTO 800 SQ.MT. & 1 PARKING FOR EVERY 80 SQ.MT. FOR EXCEEDING 800 SQ.MT. FLR AREA		6
TOTAL			6
10% VISITORS PARKING			1
TOTAL PARKING REQUIRED (B)			7
REQUIRED 2WHEELER PARKING (Y)			3
TOTAL 4 WHEELER REQUIRED (A+B)			51
TOTAL 2 WHEELER REQUIRED (X+Y)			32
4 WHEELER PROVIDED	BIG CAR		37
	SMALL CAR		16
	TOTAL		53
TOTAL 2 WHEELER PROVIDED			32



PLOT CALCULATION SCALE- 1:200

PLOT AREA CALCULATION										
ADDITION (X)										
1	69.59	x	34.73	x	0.50	x	1	=	1208.43	SQ.MT
2	69.59	x	11.64	x	0.50	x	1	=	405.03	SQ.MT
3	57.19	x	8.83	x	0.50	x	1	=	252.49	SQ.MT
4	51.11	x	8.03	x	0.50	x	1	=	205.21	SQ.MT
5	47.55	x	1.78	x	0.50	x	1	=	42.32	SQ.MT
6	46.95	x	3.20	x	0.50	x	1	=	75.12	SQ.MT
7	28.53	x	5.22	x	0.50	x	1	=	74.40	SQ.MT
8	11.64	x	2.14	x	0.50	x	1	=	12.45	SQ.MT
9	6.20	x	0.55	x	2/3	x	2	=	4.55	SQ.MT
TOTAL								=	2280.00	SQ.MT

SITE U/R

STAMP AND DATE OF APPROVAL OF PLAN

01/07

CONTENTS OF SHEET

BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION, PROFORMA, TENEMENT STATEMENT, BUILT UP AREA SUMMARY, PARKING STATEMENT,

Approved Subject to the conditions mentioned in commencement certificate issued by this office bearing certificate no. CIDCO/NAINA/Panvel/Chipale/BP-00691/ CC/2024/0534 Dated- 22.07.2024

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT FOR PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT ON LAND BEARING FINAL PLOT NO. 283 IN TPS -03 , GUT NO. 17/4 VILLAGE CHIPALE , GUT NO. 41/2, 41/3 & 41/5 OF VILLAGE-BHOKARPADA, TAL - PANVEL, DIST - RAIGAD DATED 12.07.2022 AND THAT THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2280.00 SQ.MT.

ORION TRUST
NAME & SIGNATURE OF OWNER

AR.DEVYANI KHADILKAR
NAME & SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I, AR. DEVYANI KHADILKAR, FOR M/S SPACEAGE CONSULTANTS HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARY AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENT MADE BY APPLICANT WHO IS THE OWNER IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

ORION TRUST
NAME & SIGNATURE OF OWNER

AR.DEVYANI KHADILKAR
NAME & SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT ON LAND BEARING FINAL PLOT NO. 283 IN TPS -02 , GUT NO. 17/4 VILLAGE CHIPALE , GUT NO. 41/2, 41/3 & 41/5 OF VILLAGE-BHOKARPADA, TAL - PANVEL, DIST - RAIGAD

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	01/07	-
	SCALE	DATE	CHECKED BY
	1:200	-	-
REVISIONS	DESCRIPTION :		
R-0			

NAME OF THE OWNER	SIGNATURE
ORION TRUST	
NAME OF ARCHITECT: DEVYANI KHADILKAR	
LIC. NO: CA/90/13184	
ADDRESS	SPACEAGE CONSULTANTS — B-106, Nataraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080