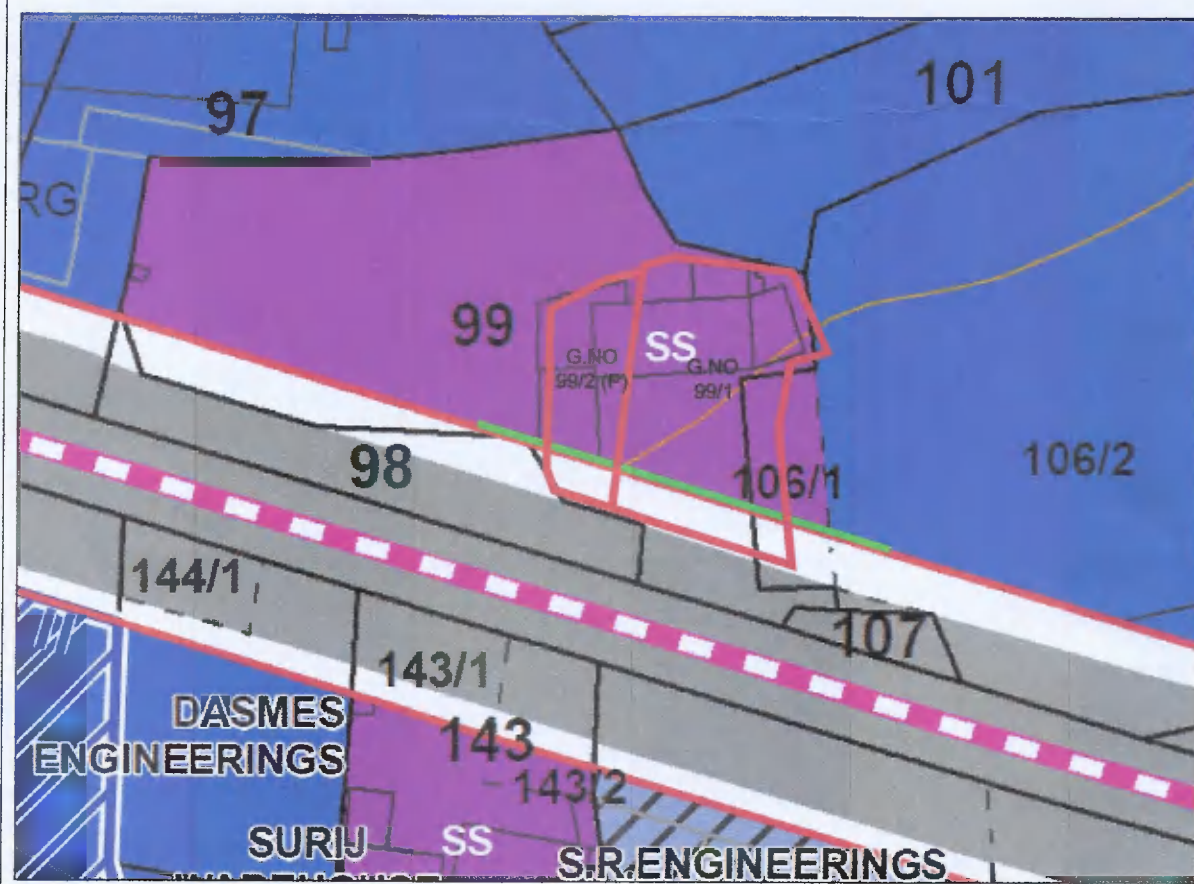
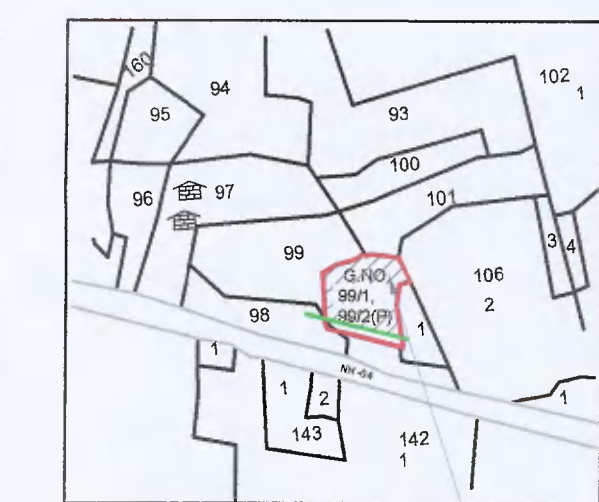




SANCTIONED DP MSRDC 2016-41
SCALE : NTS
GUT NO.99/1 & 99/2 PAIKI



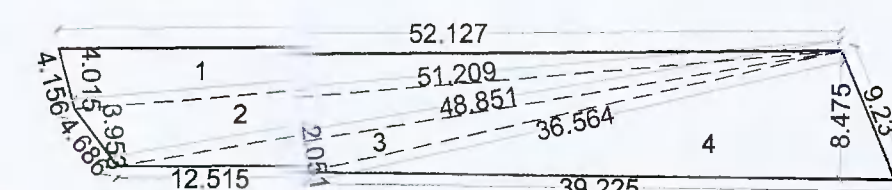
GOOGLE IMAGE
SCALE 1 : 2000
GUT NO.99/1 & 99/2 PAIKI



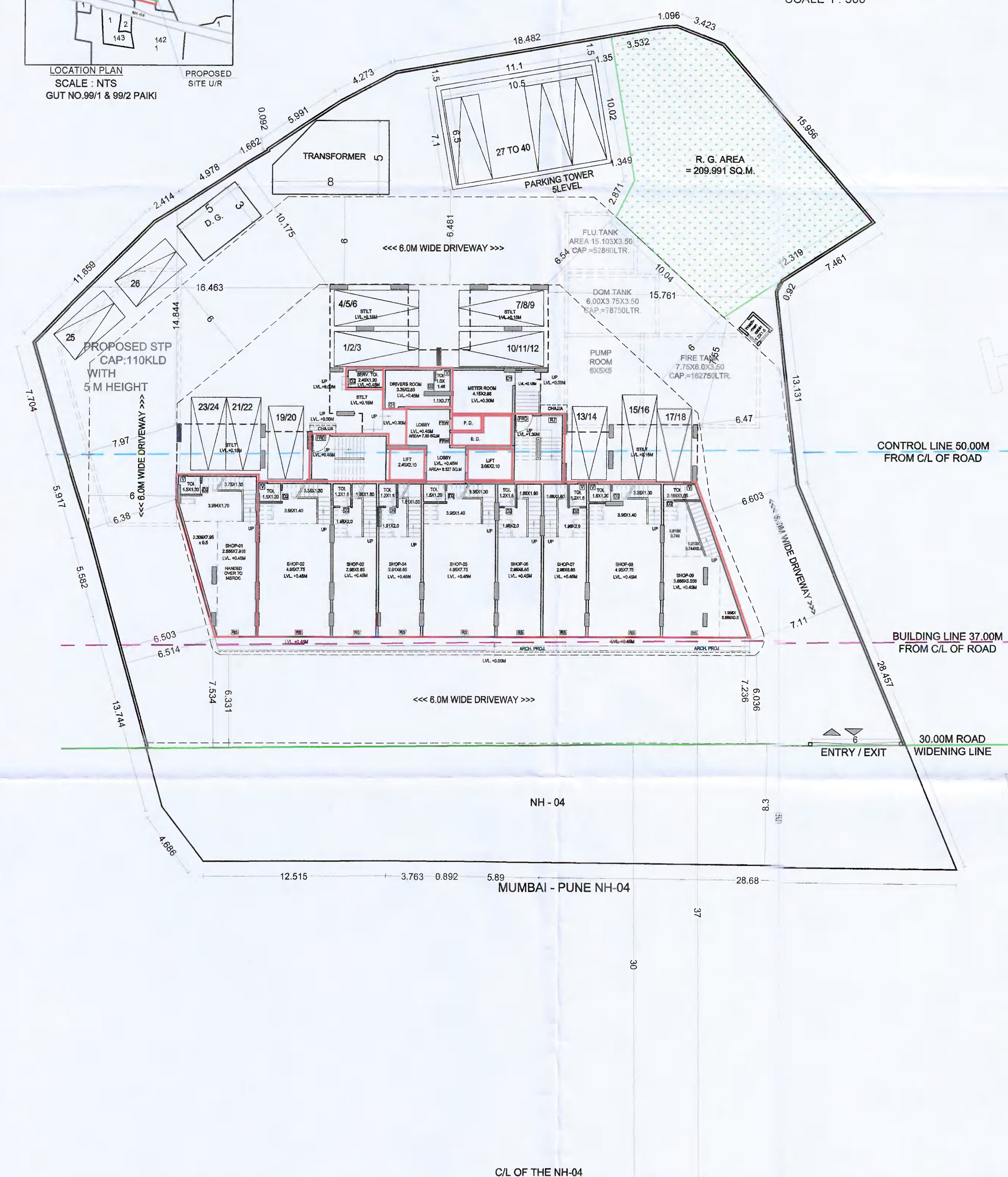
LOCATION PLAN
SCALE : NTS
GUT NO.99/1 & 99/2 PAIKI

PROPOSED ROAD WIDENING AREA CALCULATION (AS PER TILR BOUNDARY)						
Sr. No.	Triangle Number	Number of Triangle	1/2	Base (m)	Height (m)	Area (Sq.m)
1	1	1	1/2	52.127	4.015	104.644
2	2	1	1/2	51.209	3.953	101.202
3	3	1	1/2	48.851	2.051	50.097
4	4	1	1/2	39.225	8.475	166.214
TOTAL AREA PROPOSED ROAD WIDENING						422.156

ANCILLARY AREA STATEMENT			
PERMISSIBLE BUA	USE	AREA IN SQ.M. (BASIC + PREMIUM)	PROPOSED ANCILLARY AREA IN SQ.M.
2558.982	COMMERCIAL	(677.708/1.8) = 376.504	376.504 X 80% = 301.203
	RESIDENTIAL	2558.982 - 376.504 = 2182.478	2182.478 X 60% = 1309.486
TOTAL		2558.982	1610.689



PROPOSED ROAD WIDENING CALCULATION DIAGRAM
SCALE 1 : 500



LAYOUT PLAN
SCALE 1 : 200
GUT NO.99/1 & 99/2 (PART)

** Parking Requirements									
Occupancy	Size Of Tenement	No of Tenements	Not permitted required		required parking		Total proposed parking		
			CAR	SCOOTER	CAR	SCOOTER	NO. OF LARGE CARS	NO. OF SMALL CARS	SCOOTER
			12.5	2	12.5	2	12.5	10.35	2
			5sqm	5sqm	5sqm	5sqm	5sqm	5sqm	5sqm
			2.5sq	1sq	2.5sq	1sq	2.3X5.8	2.1 X 5.08	1sq
Commercial	100 sq. m. Carpet area (or fraction thereof) (OP SHOP)	677.708	2	6	14	41			
(i) Multifamily residential	(a) For every two tenements with each tenement having a carpet area equal to or above 40 sq.m. but less than 80 sq.m.	41	1	2	21	41			
			TOTAL			34	82	30	10
VISITOR'S PARKING 5% on Residential					1	2			
Multiplying Factor 0.7					25	---			
TOTAL REQUIRED PARKING					26	84			
Composite Parking For Every 8 Scooter X 1 Car (84/8 = 10.5 CAR)					14	0			
TOTAL REQUIRED PARKING					40	0	40		0

Additional Requirements In Case Of Housing Scheme As Per UNIFIED UDCPR				
Sr.No.	Scheme Requirement	Req. Area	Proposed Area	Location
1	Fitness center, Greche, Society Office, Letter Box Room, admeasuring area of about 20sq.m.in scheme having minimum 100 flats and there after additional 20 sq.m. Area for every 300 flats.	20.000	24.600	Society Office Provided at 7th Floor
2	Sanitary Block for servants having maximum area of 3.00 sq.m.in schemes having minimum 100 flats and there after additional 3.00sq.m. Area for every 200 flats	3.000	3.825	Sanitary Block Provided at Ground Floor
3	Drivers Room of size 12 sq.m. With attached toilet in schemes having minimum 100 flats and there after additional 10 sq.m area for every 300 flats	12.000	12.970	Drivers Room Provided at Ground Floor
TOTAL		35.000	41.395	

WITHOUT ROAD WIDENING HANDOVER			
* AREA STATEMENT *			
FLOOR	AMENITY HANDOVER	COMMERCIAL	RESIDENTIAL
GROUND	49.629	338.854	70.071
1ST	49.629	338.854	96.281
2ND	0.000	0.000	477.480
3RD	0.000	0.000	477.480
4TH	0.000	0.000	477.480
5TH	0.000	0.000	477.480
6TH	0.000	0.000	477.480
7TH	0.000	0.000	477.480
TOTAL BUILT UP AREA		99.258	3031.232
GRAND TOTAL (Comm.+ Res.)		99.258	3708.940

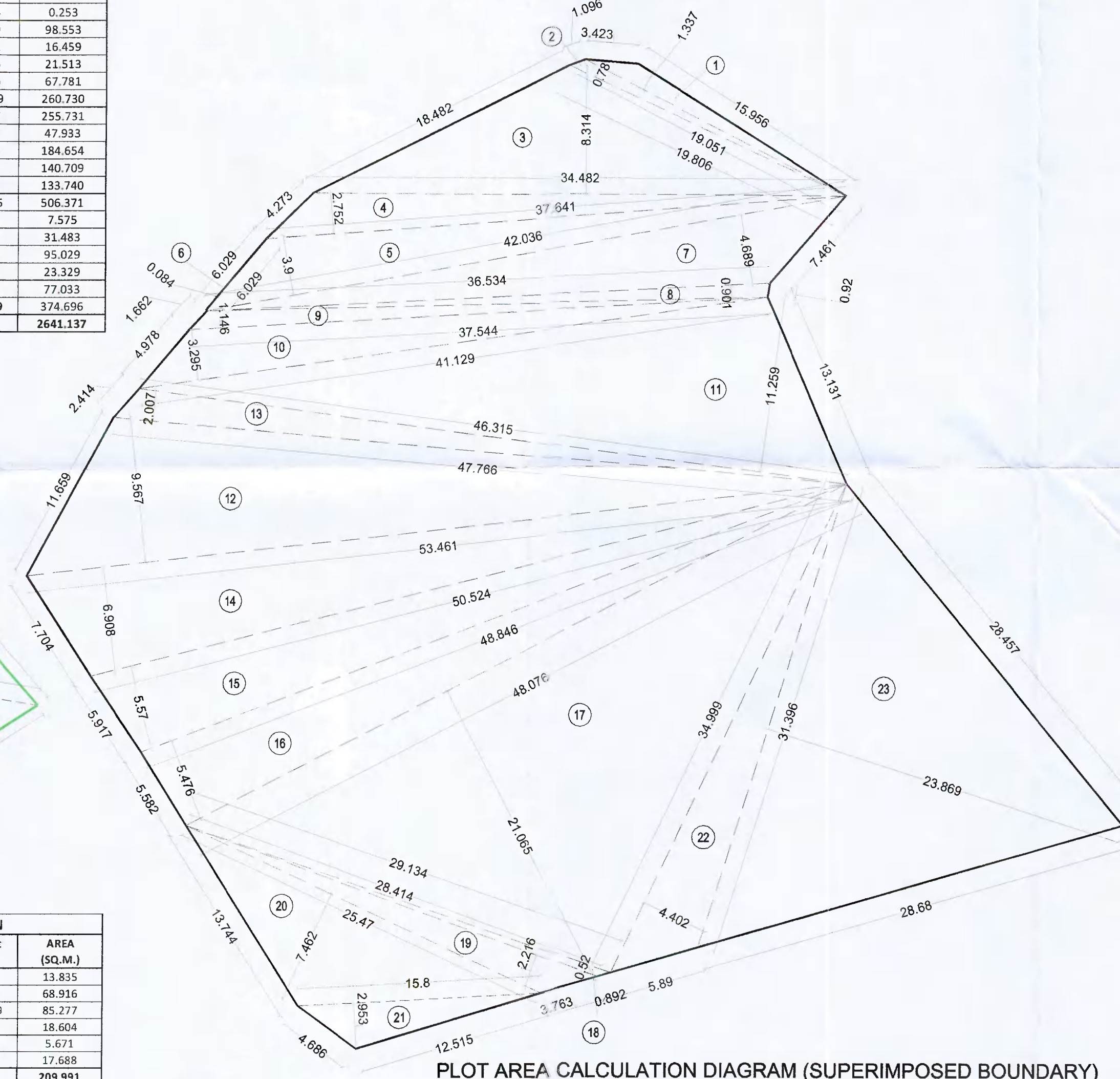
SUPERIMPOSITION AREA CALCULATION					
Sr. No.	Number of triangle	1/2	Base (M)	Height (M)	AREA (SQ.M.)
1	1	1/2	19.051	1.337	12.736
2	1	1/2	19.806	0.78	7.724
3	1	1/2	34.482	8.314	143.342
4	1	1/2	37.641	2.752	51.794
5	1	1/2	42.036	3.9	81.970
6	1	1/2	6.029	0.084	0.253
7	1	1/2	42.036	4.689	98.553
8	1	1/2	36.534	0.901	16.459
9	1	1/2	37.544	1.146	21.513
10	1	1/2	41.129	3.296	67.781
11	1	1/2	46.315	11.259	260.730
12	1	1/2	53.461	9.567	255.731
13	1	1/2	47.766	2.007	47.933
14	1	1/2	53.461	6.908	184.654
15	1	1/2	50.524	5.570	140.709
16	1	1/2	48.846	5.476	133.740
17	1	1/2	48.077	21.065	506.371
18	1	1/2	29.134	0.520	7.575
19	1	1/2	28.414	2.216	31.483
20	1	1/2	25.47	7.462	95.029
21	1	1/2	15.8	2.953	23.329
22	1	1/2	34.999	4.402	77.033
23	1	1/2	31.396	23.869	374.696
TOTAL SUPERIMPOSITION AREA					2641.137

R.G. AREA CALCULATION DIAGRAM
SCALE 1 : 200

*R.G.AREA CALCULATION					
Sr. No.	Number of triangle	1/2	Base (M)	Height (M)	AREA (SQ.M.)
1	1	1/2	11.189	2.473	13.835
2	1	1/2	16.772	8.218	68.916
3	1	1/2	16.772	10.169	85.277
4	1	1/2	11.110	3.349	18.604
5	1	1/2	10.927	1.038	5.671
6	1	1/2	10.624	3.33	17.688
TOTAL R.G. AREA					209.991

PROFORMA - I : AREA STATEMENT		
Sr.No.	Particulars	Area (in Sq.M)
1	Area Of Plot (Minimum area of a, b & c to be considered)	2250.000
(a)	As Per Ownership Document (7/12, CTS extract)	2250.000
(b)	As Per Measurement Sheet	2652.359
(c)	As Per Site	2798.562
(d)	Superimposition of physical & TILR map	2641.137
2	Deductions for	
(a)	Road widening area	422.156
(b)	Existing Road Area	0.000
(c)	Any D.P. Reservation Area	N.A.
(Total a+b)		422.156
3	Balance area of plot (1-2)	1827.844
4	Amenity Space (if applicable)	
(a)	Required - (As per UDCPR 4.8.1; 5% constructed amenity built up area) (1827.844x5%)	91.392
(b)	Adjustment of 2(b), if any -	N.A.
(c)	Balance Proposed - (Handed over constructed amenity built up area)	99.258
5	Net Plot Area (3-4 (c))	1827.844
6	Recreational Open Space (if applicable)	
(a)	Required - (1827.844 x 10%)	182.784
(b)	Proposed -	209.991
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)	2010.628
	Without handover of the road widening	
10	Addition Of FSI On Payment Of Premium	(Net plot area x 0.3) (1827.844 x 0.3)
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	548.353
(b)	Proposed FSI on payment of premium	548.353
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. Road [2.0 x Sr.No.2 (a)], if any	0.000
(b)	In-situ area against Amenity Space if handed over	0.000
(c)	TDR area	0.000
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12	Additional FSI area under Chapter No.7	0.000
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b) + 11(d)] or 12 whichever is applicable.	2558.982
(b)	Commercial Ancillary Area FSI 80% with payment of charges. (376.504 X 80%)	301.203
(c)	Residential Ancillary Area FSI 60% with payment of charges. (2182.477 X 60%)	1309.486
(d)	Internal Area FSI Proposed on payment of charges.	1610.689
(e)	Total entitlement (a+d)	4169.671
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 4.1 or 6.2 or 6.3 or 6.4 as applicable) (11 + 0.3) x 1.6	2.24
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
(a)	Existing Built-up Area.	
(b)	Proposed Commercial Built-up Area (as per "P-line")	677.708
(c)	Proposed Residential Built-up Area (as per "P-line")	3031.232
(d)	Total (a+b+c)	3708.940

MARGINAL OPEN SPACE					
Sr. No	Bldg. Sides	Bldg. Height	Req. Open (IN METER)	Min. Open Space Proposed (IN METER)	REMARK
1	FRONT (Road Front)	26.25M	6.000	7.236	Maintained 37m building line
	REAR (Dead wall)		6.000	6.481	Parking tower
	RIGHT (H/R)		5.250	6.470	Plot boundary
	LEFT (H/R)		5.250	6.380	Plot boundary



PLOT AREA CALCULATION DIAGRAM (SUPERIMPOSED BOUNDARY)
SCALE 1 : 250

STAMP OF APPROVAL 01/05

LAYOUT SHEET

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/ Ajivali / Panel / RP-460 /
CC/2025/2317 Dated 08 / 07 / 2025
(For Residential Purpose)
Asst. Director MSRDC

* LEGENDS		
Sr. No.	Item	Site Plan on Ammonia Print
1	Plot Line	Thick Black
2	Existing Street	Green
3	Proposed Work	Red
4	Drainage & Sewerage Work	Red Dotted
5	Recreational open space	Green Wash
6	R.W.H. Line	Blue Dotted
7	Water Supply Work	Black Dotted Thin

CONTENTS OF SHEET	
1	LOCATION PLAN
2	LAYOUT PLAN
3	KEY PLAN
4	PLOT AREA TRIANGULATION CALCULATION
5	AREA STATEMENT
6	PARKING AREA STATEMENT
7	MARGINAL OPEN SPACE
8	LEGENDS

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 22/01/2024 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/T.P. Scheme Records/ Land Records Department /city survey records.

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

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.

MAA VAISHNODEVI HOMES
Uddhagag
Partner
M/S. MAA VAISHNODEVI HOMES

NAME OF THE OWNER & SIGNATURE
M/S. MAA VAISHNODEVI HOMES

MAA VAISHNODEVI HOMES
Uddhagag
Partner

(Name & Signature of Owner)
Office No. Shop No. 24, Shreeji Plaza,
Plot No. 24, Sector 25, Nerul (East), Navi
Mumbai.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED COMMERCIAL CUM RESIDENTIAL
BUILDING ON GUT NO. 99/1, 99/2(P) AT
VILLAGE-AJIVALI, TAL. PANVEL,
DIST.-RAIGAD.

ARCHITECT NAME & SIGN
NEHA JAIN
REG NO : CA/2008/43603

DATE 04-07-2025
DRAWN BY VAIBHAV
CHKD. BY N. J.
SCALE AS SHOWN
NORTH

AN.ARCH
ARCHITECT & PLANNERS
Office no.208/21, Raheja Arcade,
Sec-11, Plot no.61, CBD Belapur-400614,
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