STAMP FOR APPROVAL 01/44

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/[illegible]
Dated 29 AUG 2016
[illegible]

PLOT AREA SUMMARY

SR. NO.	S. NO. / H. NO.	N.A. AREA OF 7/12 OWNED BY THE APPLICANT	AREA OF RHS AS PER MMRDA APPROVAL DTD.	SWAPPING AREA DETAILS (DEDUCTED)	SWAPPING AREA DETAILS (ADDED)	AREA OF RHS AS PER MMRDA APPROVAL DTD.	AREA UNDER RENTAL AMENITY	AREA UNDER SALE AMENITY	NET PLOT AREA (AFTER DEDUCTING AMENITY)	RENTAL PLOT AREA (25%)	SALE PLOT AREA (75%)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL		151481.00	126231.00	[illegible]	[illegible]	126231.00	3155.77	9467.33	113607.90	28401.98	85205.92

TENAMENT STATEMENT (RENTAL BLDG.)

BLDG. NO.	RENTAL UNIT	[illegible]	[illegible]	[illegible]	TOTAL
BLDG. 1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BLDG. 2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BLDG. 3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	3241	[illegible]	[illegible]	[illegible]	[illegible]

BALCONY AREA STATEMENT

FLOORS	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA (ENCL.)	PROPOSED BALCONY AREA (PROJECTED)	TOTAL PROPOSED BALCONY
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

REQUIRED PARKING AS PER DRAFT DCR OF NAINA (IDP) (FOR SALE COMPONENT) (BLDG NO.1, WING A,B & C)

AREA (CARPET AREA)	PARK. REQD.	NO. OF FLATS	NO. OF CARS
[illegible]	[illegible]	[illegible]	[illegible]

REQUIRED PARKING AS PER DRAFT DCR OF NAINA (IDP) (FOR SALE COMPONENT) (BLDG NO.2)

AREA (CARPET AREA)	PARK. REQD.	NO. OF FLATS	NO. OF CARS
[illegible]	[illegible]	[illegible]	[illegible]
TOTAL		189	378
TOTAL PARKING PROVIDED			432
TWO WHEELER PARKING PROVIDED			130

PROPOSED PARKING STATEMENT (BLDG NO. 1, WING A,B & C)

FLOOR	BIG CAR	SMALL CAR	TOTAL CAR	TWO WHEELER
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	384

PROPOSED PARKING STATEMENT (BLDG NO. 2)

FLOOR	BIG CAR	SMALL CAR	TOTAL CAR	TWO WHEELER
2nd BASEMENT	49	2	51	0
1st BASEMENT	45	2	49	65
GROUND FLOOR	45	3	50	65
1ST PODIUM FLOOR	68	3	71	
2ND PODIUM FLOOR	68	3	71	
3RD PODIUM FLOOR	66	5	71	
4TH PODIUM FLOOR	70	1	71	
TOTAL	417	15	432	130

REQUIRED PARKING AS PER DRAFT DCR OF NAINA (IDP) (FOR RENTAL COMPONENT) (BLDG NO.1,2 & 3)

AREA (CARPET AREA)	PARK. REQD.	NO. OF FLATS	NO. OF CARS
[illegible]	[illegible]	[illegible]	[illegible]

REQUIRED PARKING AS PER DRAFT DCR OF NAINA (IDP) (FOR RENTAL COMPONENT) (COMMERCIAL) (BLDG NO.1,2 & 3)

USERS	PARKING PERMISSIBLE AS PER	PARKING REQUIRED
PROPOSED AREA	[illegible]	[illegible]

TENAMENT DETAIL WITH CARPET AREA STATEMENT (SALE BLDG)

BLDG NO. 1		NO OF FLAT/ FLOOR	NO. FLOORS	TOTAL	TOTAL FLATS	UPTO 35	35 TO 45	45 TO 66	MORE THAN 66
WING A	TYPICAL	7	12	[illegible]	161	0	0	[illegible]	[illegible]
	REFUGE	7	11	[illegible]		0	0	44	[illegible]
WING B	TYPICAL	7	12	84	161	0	0	48	[illegible]
	REFUGE	7	11	77		0	0	44	[illegible]
WING C	TYPICAL	7	12	84	161	0	0	48	[illegible]
	REFUGE	7	11	77		0	0	44	[illegible]
BLDG NO. 2	TYPICAL	7	14	98	189	0	0	0	[illegible]
	REFUGE	7	13	91		0	0	0	[illegible]
TOTAL					672	0	0	276	396
TOTAL FLATS						672			

TENAMENT AREA STATEMENT (HOUSES TO BE SOLD IN OPEN MARKET)

BUILDING - 1 (WING A) / BUILDING - 1 (WING B) / BUILDING - 1 (WING C) / BUILDING - 2

FLOORS	FLAT NO.	CARPET AREA	BALCONY AREA (ENCL.)	BALCONY AREA (PROJECTED)	BU AREA
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

BUILT UP AREA SUMMARY (RENTAL BLDG.)

FLOORS	RENTAL BLDG NO.1 B.U.AREA	RENTAL BLDG NO.2 B.U.AREA	RENTAL BLDG NO.3 B.U.AREA
[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]
TOTAL B.U. AREA (BLDG 1+2+3)	113598.12		

BUILT UP AREA SUMMARY (SALE + COMMERCIAL BLDG.)

FLOORS	BLDG NO.1 WING A	BLDG NO.1 WING B	BLDG NO.1 WING C	BLDG NO.1 COMMERCIAL	BLDG NO. 2
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL B.U. AREA	70280.02				

REQUIRED PARKING AS PER DRAFT DCR OF NAINA (IDP) (FOR SALE COMPONENT) (Commercial Bldg no.1, wing A,B & C)

USERS	PARKING PERMISSIBLE AS PER	PARKING REQUIRE
PROPOSED AREA	1 PARKING FOR 40 SQ.MT. UPTO 800 SQ.MT. / & 1 PARKING FOR EVERY 80 SQ.MT. FOR EXCEEDING 800 SQ.MT. PER AREA	20
TOTAL		[illegible]
10% VISITORS PARKING		2
TOTAL PARKING REQUIRED		[illegible]

RENTAL R.G. AREA STATEMENT

TOTAL R.G. REQUIRED	[illegible]	[illegible]
R.G. PROVIDED	[illegible]	[illegible]
TOTAL R.G. PROVIDED		7914.64

NICHE AREA STATEMENT

FLOORS	PROPOSED NICHE IN SQM
[illegible]	[illegible]

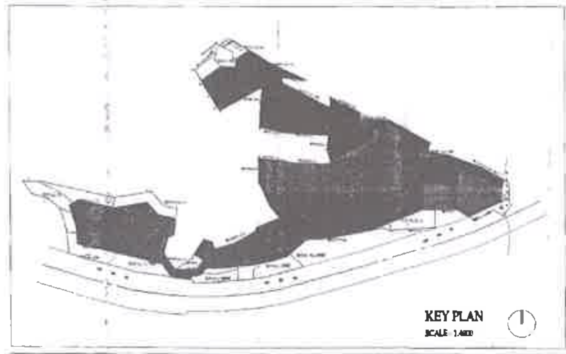
	SALE	RENTAL
Per R.G. Area 1 tree per 100 sqm.	391	396
On Plot Area 1 tree per every 100 sqm.	779	205
TOTAL NO. OF TREES PROPOSED	1148	601

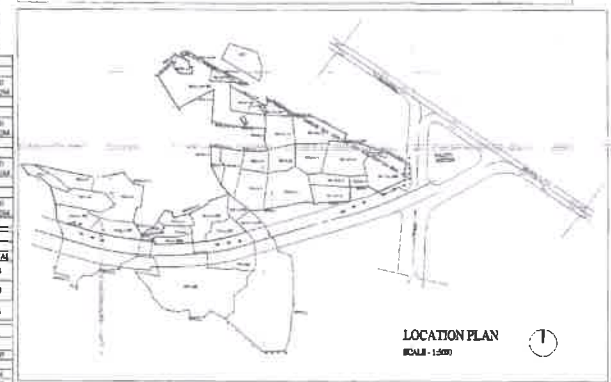
SALE R.G. AREA STATEMENT

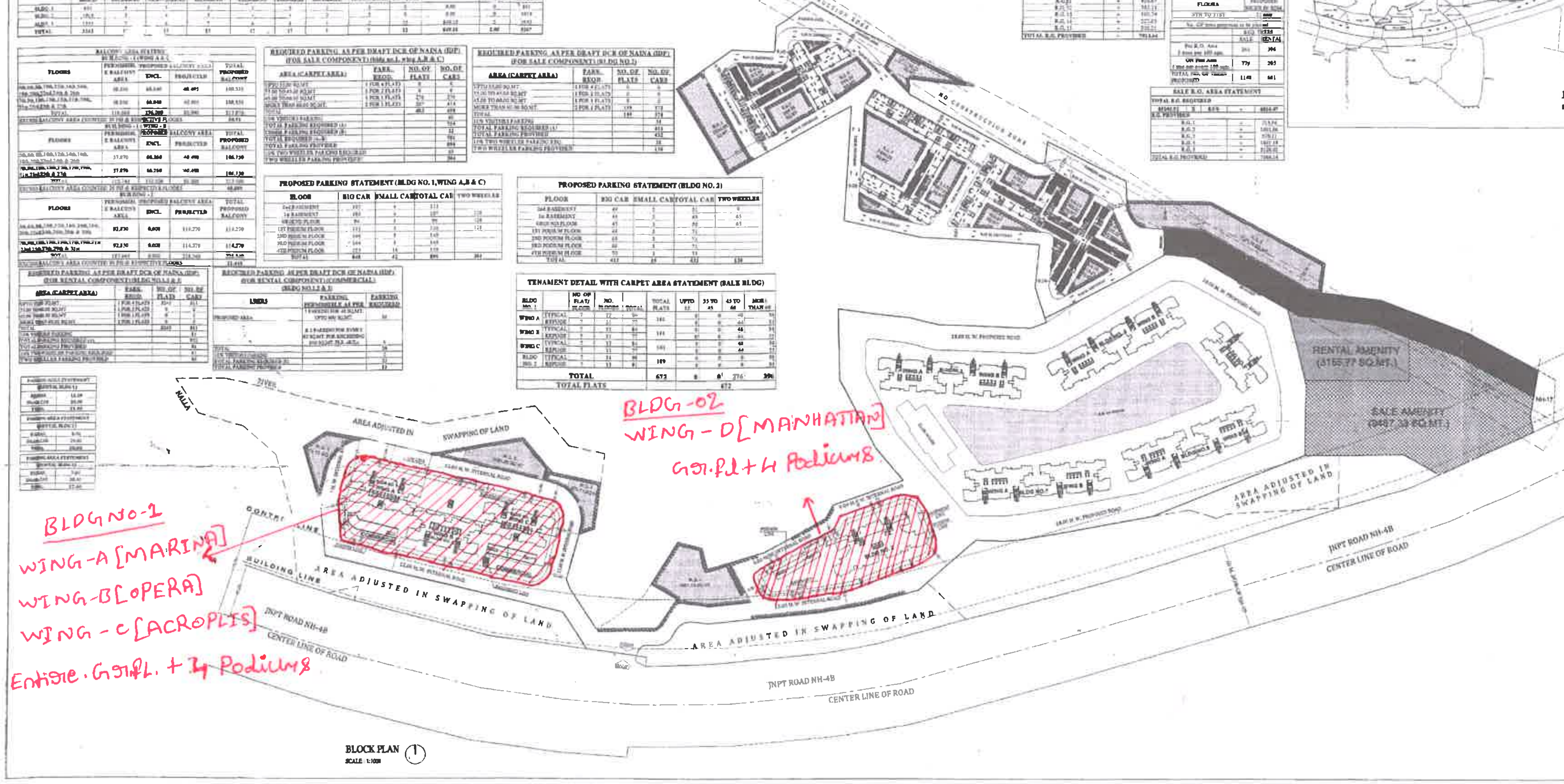
TOTAL R.G. REQUIRED	[illegible]	[illegible]
R.G. PROVIDED	[illegible]	[illegible]
TOTAL R.G. PROVIDED		7366.14

PARKING AREA STATEMENT (RENTAL BLDG)

[illegible]	[illegible]







BLOCK PLAN
SCALE 1:1000

PROFORMA - A

A.	AREA STATEMENT	AREA IN SQ.MT.	
1	AREA OF LAND AS PER 7/12	151481.00	
2	RHS/ SALE AREA APPROVED BY MMRDA	149517.00	
3	NET ELIGIBLE AREA OF PLOT FOR RHS (AFTER ADJUSTMENT OF SWAPPING AREA)	126231.00	
4	AREA OF LAND AS PER MEASUREMENT PLAN OF LAND RECORD OFFICE	126231.00	
5	AREA OF LAND AS PER TRAPSVULATION	126231.04	
6	AREA CONSIDERED FOR PROPOSAL (LEAST OF ABOVE)	126231.00	
7	DEDUCTION FOR AMENITY SPACE (10%)	12623.10	
8	NET AREA OF PLOT (6-7)	113607.90	
		SALE PLOT (75% ON 8)	RENTAL PLOT (25% ON 8)
9	AREA OF PROPOSAL (IN PROPORTION 75:25)	85205.92	28401.98
10	PERMISSIBLE FSI (ON 8)	3.00	1.00
11	PERMISSIBLE BUILT UP AREA (8 X 10)	340823.70	113607.90
12	PERMISSIBLE COMMERCIAL AREA (15% OF 11)	51123.56	17041.19
13	PROPOSED COMMERCIAL BUILT UP AREA	786.76	649.18
14	AMENITY SPACE REQUIRED (IN PROPORTION 75:25)	9467.33	3155.77
15	AMENITY SPACE PROVIDED	9467.33	3155.77
16	RECREATIONAL GROUND SPACE	6816.47	2272.16
17	RECREATIONAL GROUND SPACE PROVIDED	7366.14	7914.64
18	PROPOSED BUILT UP AREA	70280.02	113598.12
19	BALANCE BUILT UP AREA	270543.68	9.78
20	FSI CONSUMED	0.62	0.9999
21	FSI BALANCE	2.38	0.0001
22	TENAMENT PROPOSED (RESIDENTIAL)	672	3241
23	UNITS PROPOSED (COMMERCIAL)	23	24
24	NO. OF TREES PROPOSED TO BE PLANTED	1148	601

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 20.08.2014 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 record.

Signature of Owner — Signature of Architect

SHRI. EDMAL EBRAHIM DHARIWALA (P.O.A.H. of Shri. Aziz Ebrahim Dhariwala & Others)

AR.DEVYANI KHADILKAR

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, KEY PLAN, BUILT UP AREA SUMMARY, RG. AREA STATEMENT, AMENITY AREA STATEMENT, TENAMENT STATEMENT, DETAILS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT FOR RENTAL HOUSING SCHEME ON LAND BEARING [illegible] at Village [illegible], Taluka - Panvel, District Raigad

NAME OF THE OWNER

SHRI. EDMAL EBRAHIM DHARIWALA (P.O.A.H. of Shri. Aziz Ebrahim Dhariwala & Others)

NAME, ADDRESS AND SIGNATURE OF ARCHITECT — SIGNATURE