STAMP OF DATE OF APPROVAL OF PLANS

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/ PANVEL/Kolkhe/BP 81/Amended CC/2018/7095
Dated 09 JAN 2018
Associate Planner (NAINA)

B.UP AREA STATEMENT (SALE BLDG.)

BLDG.	S1					S2				S3				S4		S5		S6		
WING	A	B	C	D	E	A	B	C	D (club-ho	A	B	C	D	A	B	A	B	A	B	C
STILT FLR.									197.79											
1ST FLR.	343.85	330.69	315.76	321.33	347.71	341.49	327.28	344.99	796.60	252.66	554.41	548.28	567.01	315.58	256.43	310.87	256.43	—	—	—
2ND FLR.	515.81	499.05	499.05	499.05	550.89	513.45	522.58	512.31	673.09	309.89	598.37	592.24	592.24	287.12	234.52	282.81	234.52	—	—	—
3RD FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		319.83	622.22	616.09	616.09	315.58	256.43	310.87	256.43	—	—	—
4TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		309.89	598.37	592.24	592.24	287.12	234.52	282.81	234.52	—	—	—
5TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		622.21	622.22	616.09	616.09	416.86	359.71	414.16	359.71	—	—	—
6TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		598.37	598.37	592.24	592.24	423.20	372.22	418.88	372.22	—	—	—
7TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		622.21	622.22	616.09	616.09	464.49	405.18	459.55	405.18	—	—	—
8TH FLR.	418.01	401.15	400.43	400.53	453.75	427.60	422.41	426.53		502.14	499.77	494.73	496.99	353.11	307.76	349.88	309.04	445.37	438.67	445.37
9TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		622.21	622.22	616.09	616.09	464.49	405.18	459.55	405.18	521.47	509.41	521.47
10TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		598.37	598.37	592.24	592.24	423.20	372.22	418.88	372.22	521.47	509.41	521.47
11TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		622.21	622.22	616.09	616.09	464.49	405.18	459.55	405.18	521.47	509.41	521.47
12TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		598.37	598.37	592.24	592.24	423.20	372.22	418.88	372.22	521.47	509.41	521.47
13TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		525.40	523.03	518.00	520.27	386.56	339.59	382.81	312.23	445.37	438.67	445.37
14TH FLR.	418.01	401.15	400.43	400.53	453.75	427.60	422.41	426.53		598.37	598.37	592.24	592.24	423.20	372.22	418.88	372.22	521.47	509.41	521.47
15TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		622.21	622.22	616.09	616.09	464.49	405.18	459.55	405.18	521.47	509.41	521.47
16TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		598.37	598.37	592.24	592.24	423.20	372.22	418.88	372.22	521.47	509.41	521.47
17TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		622.21	622.22	616.09	616.09	464.49	405.18	459.55	405.18	521.47	509.41	521.47
18TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		502.14	499.77	494.73	496.99	353.11	307.76	349.88	309.04	445.37	438.67	445.37
19TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		622.21	622.22	616.09	616.09	464.49	405.18	459.55	405.18	521.47	509.41	521.47
20TH FLR.	418.01	401.15	400.43	400.53	453.75	427.60	422.41	426.53		598.37	598.37	592.24	592.24	423.20	372.22	418.88	372.22	521.47	509.41	521.47
21ST FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		622.21	622.22	616.09	616.09	464.49	405.18	459.55	405.18	521.47	509.41	521.47
22ND FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		598.37	598.37	592.24	592.24	423.20	372.22	418.88	372.22	521.47	509.41	521.47
23RD FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		525.40	523.03	518.00	520.27	386.56	339.59	382.81	312.23	469.79	478.37	489.79
24TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		598.37	598.37	592.24	592.24	423.20	372.22	418.88	372.22	521.47	509.41	521.47
25TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		622.21	622.22	616.09	616.09	464.49	405.18	459.55	405.18	—	—	—
26TH FLR.	418.01	401.15	400.43	400.53	471.68	445.54	440.18	444.43		598.37	598.37	592.24	592.24	423.20	372.22	418.88	372.22	—	—	—
27TH FLR.	515.81	499.05	499.05	499.05	563.15	528.67	522.58	527.54		622.21	622.22	616.09	616.09	464.49	405.18	459.55	405.18	—	—	—
28TH FLR.	513.80	490.91	490.91	490.91	528.67	528.67	522.58	527.54		538.31	539.17	512.78	513.73	—	—	—	—	—	—	—
29TH FLR.	513.80	490.91	490.91	490.91	528.67	528.67	522.58	527.54		622.21	622.22	616.09	616.09	—	—	—	—	—	—	—
30TH FLR.	513.80	490.91	490.91	490.91	528.67	528.67	522.58	527.54		598.37	598.37	592.24	592.24	—	—	—	—	—	—	—
31ST FLR.	480.99	459.66	459.43	476.56	509.46	—	—	—		—	—	616.09	616.09	—	—	—	—	—	—	—
32ND FLR.	513.80	490.91	490.91	—	—	—	—	—		—	—	—	—	—	—	—	—	—	—	—
TOTAL	15899.86	15337.59	15319.59	14851.76	16853.06	15271.40	15099.26	15242.25	1627.48	16613.72	17796.26	18202.57	18233.57	11062.73	9632.69	10972.74	9580.75	8605.01	8417.31	8605.01
	78061.85					47240.40				70835.93				20725.61		20553.49		25627.33		
COMMERCIAL										710.22										
GROUND FLR (phase-III)										426.84										
PHASE-I&II										264181.68										
TOTAL B.UP AREA																				

** PARKING REQUIRMENT AS PER SANCTIONED DCR OF IDP OF NAINA (RESIDENCIAL)

CIDCO NORMS	REQUIRED PARKING	TOTAL FLAT	REQUIRED PARKING
35 SQMT. BELOW	1 CAR FOR 4 TENAMENT	22	6
35 SQMT. TO 45 SQ.MT.	1 CAR FOR 2 TENAMENT	399	200
45 SQMT. TO 60 SQ.MT.	1 CAR FOR 1 TENAMENT	2712	2712
60 SQMT. ABOVE	2 CAR FOR 1 TENAMENT	827	1654
TOTAL		3960	4571
TOTAL PARKING			4571
10% VISITORS			457
TOTAL PARKING REQD.		(A)	5028

CIDCO NORMS (COMMERCIAL)

PARKING STATEMENT	REQUIRED PARKING	REQUIRED PARKING
one parking space for 40 sq.m. of space for area exceeding 800	800/40	20
one parking space for 80 sq.m. of space for area exceeding 800 m2	1129.95 - 800 = 329.95 / 80	4
for every 80 sq.m of additional space for areas exceeding 1500 sq.m. floor		
TOTAL		24
10% VISITORS		2
TOTAL PARKING REQUIRED (COMM	(B)	26
CIDCO NORMS		
TOTAL PARK. REQUIRED		
(A+B) (5028+26)		5054

** PROPOSED PARKING

DETAILS PARKING STATEMENT (PHASE - I)

FLOOR	SURFACE PARKING			STACK PARKING			GRAND TOTAL
	BIG	SMALL	TOTAL	BIG	SMALL	TOTAL	
GROUND FLR.	175	163	338	123	96	219	557
1ST BASEMENT FLR.	195	196	391	133	97	230	621
2ND BASEMENT FLR.	201	218	419	120	139	259	678
TOTAL	571	577	1148	376	332	708	1856

DETAILS PARKING STATEMENT (PHASE - II)

FLOOR	SURFACE PARKING			STACK PARKING			GRAND TOTAL
	BIG	SMALL	TOTAL	BIG	SMALL	TOTAL	
2ND BASEMENT FLR.	44	51	95	29	33	62	157
1ST BASEMENT FLR.	57	47	104	30	32	66	166
GROUND FLR.	57	58	115	35	35	70	185
1ST PARKING FLR.	52	62	114				114
2ND PARKING FLR.	52	62	114				114
3RD PARKING FLR.	52	62	114				114
4TH PARKING FLR.	52	62	114				114
TOTAL	366	404	770	97	100	197	967

DETAILS PARKING STATEMENT (PHASE - III)

FLOOR	SURFACE PARKING			STACK PARKING			GRAND TOTAL
	BIG	SMALL	TOTAL	BIG	SMALL	TOTAL	
2ND BASEMENT FLR.	122	27	149	110	8	118	267
1ST BASEMENT FLR.	122	27	149	110	8	118	267
GROUND FLR.	79	31	110	73	7	80	190
1ST PARKING FLR.	109	27	136	97	97	233	
2ND PARKING FLR.	123	28	151	111	8	119	270
3RD PARKING FLR.	123	28	151	111	8	119	270
4TH PARKING FLR.	123	28	151	111	8	119	270
5TH PARKING FLR.	123	28	151	111	8	119	270
6TH PARKING FLR.	123	28	151	111	8	119	270
7TH STILT FLR.	37	14	51	37	14	51	102
TOTAL	1084	268	1350	982	77	1059	2409

TOTAL PARKING STATEMENT (PHASE - I+II+III)

FLOOR	SURFACE PARKING			STACK PARKING			GRAND TOTAL
	BIG	SMALL	TOTAL	BIG	SMALL	TOTAL	
PHASE -I	571	577	1148	376	332	708	1856
PHASE -II	366	404	770	97	100	197	967
PHASE -III	1084	268	1350	982	77	1059	2409
TOTAL	2021	1247	3268	1455	509	1964	5232

PARKING REQUIRMENT AS PER COLLECTOR APPROVED PLANS (B & C CITY COUNCIL NORMS) FOR PHASE-I (UP TO 5TH FLR. & REMAINING NEWLY ADDED FLOORS & AMENDED BUILDINGS (IDP) (RESIDENCIAL)

	REQUIRED PARKING	TOTAL FLAT	REQUIRED PARKING
UP TO 90 SQ.MT.	EVERY 4 TENAMENTS HAVING B.UP AREA	12	3
BETWEEN 90 TO 100 SQ	1 CAR PARKING FOR EVERY 3 TENAMENTS HAVING B.UP AREA	2440	813
MORE THAN 100 SQ.MT.	1 CAR PARKING FOR EVERY 2 TENAMENTS HAVING B.UP AREA	10	20
TOTAL		2462	
TOTAL PARKING REQD.		(A)	836
CIDCO NORMS			
35 SQMT. BELOW	1 CAR FOR 4 TENAMENT	6	1.5
35 SQMT. TO 45 SQ.MT	1 CAR FOR 2 TENAMENT	399	200
45 SQMT. TO 60 SQ.MT	1 CAR FOR 1 TENAMENT	1019	1019
60 SQMT. ABOVE	2 CAR FOR 1 TENAMENT	74	148
TOTAL		1498	1368
TOTAL PARKING			1368
10% VISITORS			137
TOTAL PARKING REQD.		(B)	1505

CIDCO NORMS

PARKING STATEMENT	REQUIRED PARKING	REQUIRED PARKING
one parking space for 40 sq.m. of space for area exceeding 800	800/40	20
one parking space for 80 sq.m. of space for area exceeding 800 m2	1137.06 - 800 = 337.06 / 80	4
for every 80 sq.m of additional space for areas exceeding 1500 sq.m. floor		
TOTAL		24
10% VISITORS		2
TOTAL PARKING		26
TOTAL PARKING REQUIRED (COMM	(C)	26
TOTAL PARK. REQUIRED		
(A+B+ C) (836+1505+26)		2367

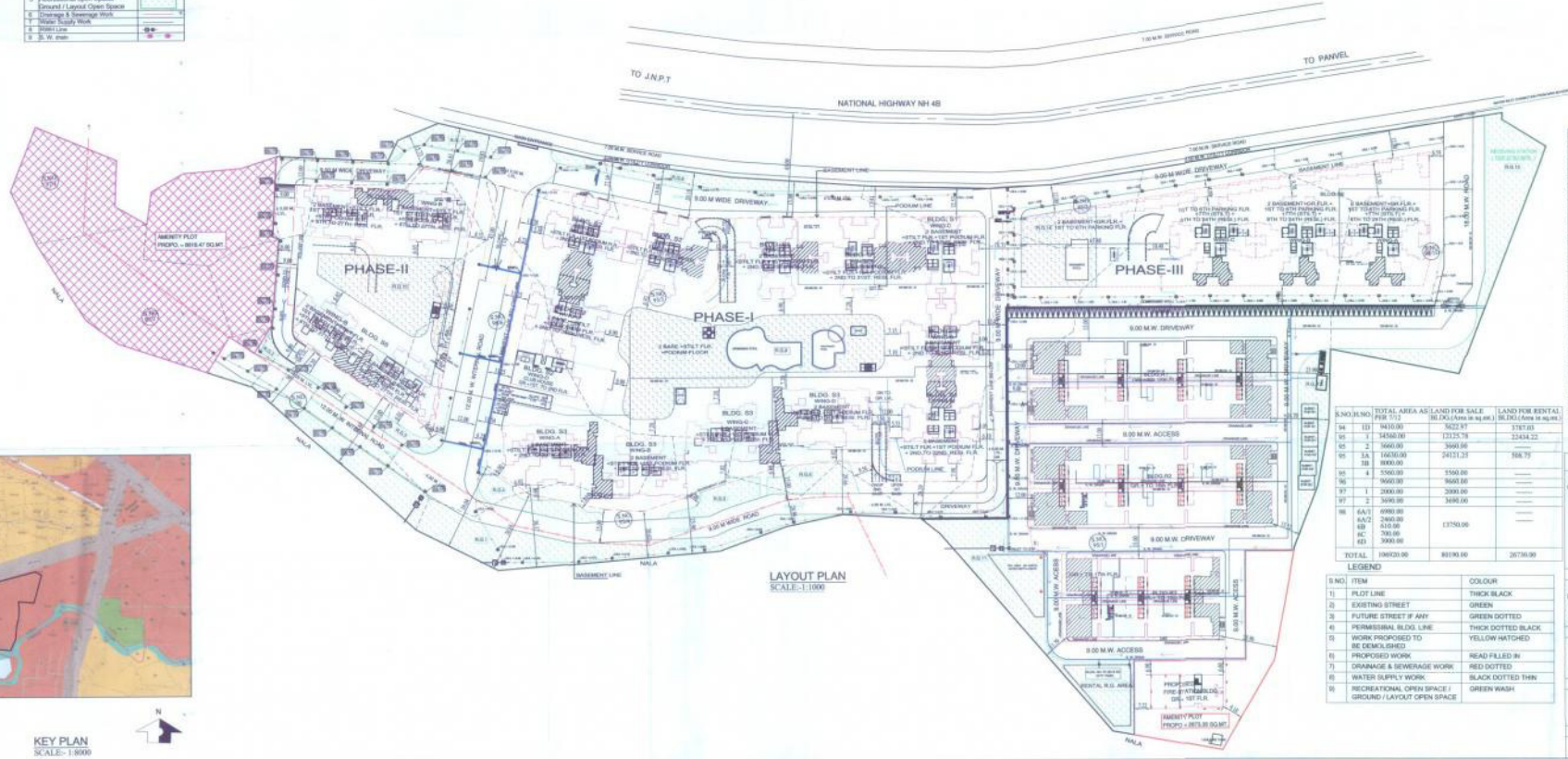
B.UP AREA STATEMENT (RENTAL BLDG.)

BLDG.	RENTAL BLDG. 1	RENTAL BLDG. 2	RENTAL BLDG. 3
WING	A ,B, C & D	A ,B, C & D	A, B & C
GROUND FLR.	1073.50	1071.76	14.75
1ST FLR.	2301.84	2301.84	1459.15
2ND FLR.	2301.84	2301.84	1459.15
3RD FLR.	2301.84	2301.84	1459.15
4TH FLR.	2301.84	2301.84	1459.15
5TH FLR.	2301.84	2301.84	1459.15
6TH FLR.	2301.84	2301.84	1459.15
7TH FLR.	2301.84	2301.84	1459.15
8TH FLR.	1572.10	1572.10	1018.35
9TH FLR.	2301.84	2301.84	1459.15
10TH FLR.	2301.84	2301.84	1459.15
11TH FLR.	2301.84	2301.84	1459.15
12TH FLR.	2301.84	2301.84	1459.15
13TH FLR.	1740.74	1740.74	1066.98
14TH FLR.	2301.84	2301.84	1459.15
15TH FLR.	2301.84	2301.84	1459.15
16TH FLR.	2301.84	2301.84	1459.15
17TH FLR.	----	----	461.12
TOTAL B.UP AREA	39612.10	39610.36	22991.27
	96213.73		

BALCONY AREA STATEMENT

BLDG.	WING	ENCLOSE BALCONY	PROJECTED BALCONY
S1	A	1528.38	—
	B	1288.55	—
	C	1303.43	—
	D	1239.44	—
	E	176.48	484.94
S2	A	1464.65	470.28
	B	1407.50	478.66
	C	1460.32	469.59
S3	A	1413.18	954.08
	B	1536.97	1024.80
	C	1588.99	1058.94
	D	1567.35	1108.82
S4	A	884.23	509.54
	B	837.15	420.30
S5	A	1010.88	541.00
	B	881.76	444.82
S6	A	835.35	—
	B	901.53	—
	C	835.35	—
TOTAL		22063.47	7965.81

Sr. No.	Item	Site Plan on white Print.
1	Plot Line	
3	Marginal Open Spaces	No colour
4	Proposed Work	
5	Recreational open Space/ Ground / Layout Open Space	
6	Drainage & Sewerage Work	
Y	Water Supply Work	
8	30Mtrl Line	
9	B. W. main	



LAYOUT PLAN
SCALE:-1:1000

KEY PLAN
SCALE:- 1:8000

S.NO.	BLNO.	TOTAL AREA AS PER 7/12	LAND FOR SALE BLDG.(Area in sq.mt.)	LAND FOR RENTAL BLDG.(Area in sq.mt.)
94	1(1)	9410.00	5622.97	3787.03
95	1	14560.00	12125.78	2434.22
95	2	3660.00	3660.00	—
95	3A 3B	16630.00 8000.00	24121.25	508.75
95	4	5560.00	5560.00	—
96		9560.00	9560.00	—
97	1	2000.00	2000.00	—
97	2	3690.00	3690.00	—
98	6A/1 6A/2 6B 6C 6D	6980.00 2460.00 4410.00 700.00 3900.00	13750.00	—
TOTAL		106920.00	80190.00	26730.00

LEGEND

S.NO.	ITEM	COLOUR
1)	PLOT LINE	THICK BLACK
2)	EXISTING STREET	GREEN
3)	FUTURE STREET IF ANY	GREEN DOTTED
4)	PERMISSIBAL BLDG. LINE	THICK DOTTED BLACK
5)	WORK PROPOSED TO BE DEMOLISHED	YELLOW HATCHED
6)	PROPOSED WORK	READ FILLED IN
7)	DRAINAGE & SEWERAGE WORK	RED DOTTED
8)	WATER SUPPLY WORK	BLACK DOTTED THIN
9)	RECREATIONAL OPEN SPACE / GROUND / LAYOUT OPEN SPACE	GREEN WASH

PROFORMA - I
AREA STATEMENTS

1. Area of the proposal approved by MMRDA (as per L.C)		108920.00
2. Area of Land as per 7/12 extracts and NA order		108920.00
3. Area of the Land as mentioned in N.A. TILR		108920.00
4. Area of the Land as per Physical survey		107445.00
5. Area considered (least of above)		108920.00
6. Deductions For		
(a) Any Reservation		NIL
7. Gross Area of plot (5-6)		108920.00
8. a) Amenity space required 10% of 8		10892.00
b) Amenity space provided		10892.82
9. Net Area Of Plot (7-8)		96227.18
	SALE PLOT	RENTAL PLOT
10. Area of proposal (in proportion 75:25)	72171.00	24056.80
11. Permissible FSI on 10	4	4
12. Permissible Builtup Area (9x11)	288681.94	96227.18
13. Permissible Commercial Area 15% of (12)	43302.23	14434.08
14. Proposed Commercial Built Up Area	1137.06	3073.49
15. Amenity spaces required (in proportion 75 :25)	8019.00	3673.000
16. Amenity spaces provided	8015.47	2673.360
17. Recreation Ground space required 8% of 10)	5775.68	1924.544
18. Recreation Ground space provided	5786.67	4489.810
19. Proposed Built Up Area	264181.68	96213.73
20. Balance Built Up Area	24699.86	13.45
21. FSI Consumed	3.66	4.00
22. FSI Balance	0.34	0.00
23. No. Of Units proposed	4032	9678
Commercial	72	65
Residential	3960	9613
24. No of trees proposed to be planted	904	413
25. Balcony Area Statement	-	NIL
26. Parking Area Statement	"	NA

PROFORMA II

Certificte that the plot under reference was surveyed by me on 108920.00 sq.mt. 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 of Owner. Signature of Architect

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT OF RENTAL HOUSING SCHEME ON LAND BEARING S.NO. 94/1(1),95/1,95/2,95/3A,95/3B,95/4,96,97/1 , 97/2,98/6A/1,98/6A/2,98/6B,98/6C,98/6D, AT VILLAGE KOLKHE TAL.PANVEL ,DISTRICT RAIGAD

NAME OF OWNER

M/s. SANVO RESORTS Pvt. LTD.

OWNER'S SIGNATURE

ARCHITECTS' NAME, ADDRESS

MATRIX
architects & engineers,
702,Maadhav Apts,Mulund,
Goregaon Link Road, Mulund(W)
mumbai-400080.

ARCHITECT'S SIGNATURE

NORTH	REMARKS	DATE	DRG. BY	SCALE
			VIJAY	1:1000

AR. SANTOSH DUBEY
COA REG. NO. 33133/2004

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