

PLANS APPROVED AND COMMENCEMENT CERTIFICATE AND LETTER BEARING NO. 5201/2006/12-01/04/Amended/Shehar-05/718/2013 DATE: 13/01/2013 ISSUED SUBJECT TO THE CONDITIONS MENTIONED THEREIN

ADDITIONAL METROPOLITAN COMMISSIONER M.M.R.D.A.



PROFORMA-A

Sl. No.	DESCRIPTION	AREA (SQM)	AREA (SQM)	TOTAL (SQM)
1	AREA OF PLOT		9647.04 SQM	
2	DEDUCTION FOR			
a)	Road acquisition area	Nil	Nil	
b)	Proposed road	0.00 sqm	630.00 sqm	630.00 sqm
c)	Any reservation	Nil	Nil	
d)	Area not in possession	Nil	Nil	
e)	Total (a+b+c+d)	Nil	630.00sqm	630.00 sqm
3	Net Area of plot (1-2e)	2535.73 sqm	6481.31 sqm	9017.04 SQM
6	Buildable area of plot	2155.37 sqm	5506.11 sqm	7664.48 SQM
7	Recreational Amenity open space 20% of (2535.73+6481.31) = 1803.40 SQM		1876.95 sqm	
8	Additional Amenity Open space		Nil	
9	Internal road area		2050.34 sqm	
10	Other area	Nil	Nil	
11	Permissible FSI	1.00	0.20	
12	Permissible Built up area (4X8)	2155.37 sqm	1101.82sqm	3257.19 sqm
13	Existing Built up area	Nil	Nil	
14	Proposed Built up area	2115.12 sqm	1021.62 sqm	3136.74 sqm
15	Excess Balcony Area	Nil	Nil	
15	Total BUA proposed (11+12+13)	2115.12 sqm	1021.62 sqm	
	Total FSI consumed	0.88	0.18	
B	Balcony Area statement			
a)	Permissible Balcony area	17.02	65.26	
b)	Proposed Balcony area	12.06	53.28	
c)	Excess Balcony Area	Nil	Nil	
C	Parking statement			
a)	Parking required by rule		20 (4W)	
1.	Four wheeler		64 (2W)	
2.	Two wheeler			
b)	Total Parking provided		23 (4W)	
1.	Four wheeler		68 (2W)	
2.	Two wheeler			

NOTE - ALL DIMENSIONS ARE IN METER

CERTIFICATE AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/02/12 & THE DIMENSION OF THE SIDE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA AS MEASURED ON SITE THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. ACT.

SIGNATURE OF LICENSED ARCHITECT REG. NO. CA / 2006 / 39084

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT OF RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND BEARING S.NO.5 HISSA NO. 1/4, 1/5 AT VILAGE SHELAR, TAL. BHIWANDI, DIST. THANE

NAME OF ARCHITECT: MR. SARVESH B NANDGIRIKAR  
SIGN OF OWNER / POWER OF ATTORNEY HOLDER PARTNERS: PANACEA DEVELOPERS

SIGN OF ARCHITECT: MR. ASHWINKUMAR JAIN

REG. NO. CA / 2006 / 39084  
MR. MEHUL RAMPARIYA  
3-56 SAJJARCADE, NEAR ST. MARY'S SCHOOL, P.K. ROAD, MULUND WEST, MUMBAI - 400080

ARCHITECTS NAME & ADDRESS

**PLANOSCAPES ARCHITECTS & PLANNERS**  
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PARKING IS NOT REQUIRED AS PER B & C CLASS MUNICIPAL COUNCIL DCR'S

PARKING AREA STATEMENT AS PER DRAFT DCR'S REPUBLISHED UNDER SECTION 28 OF MR & TP ACT, 1966:-

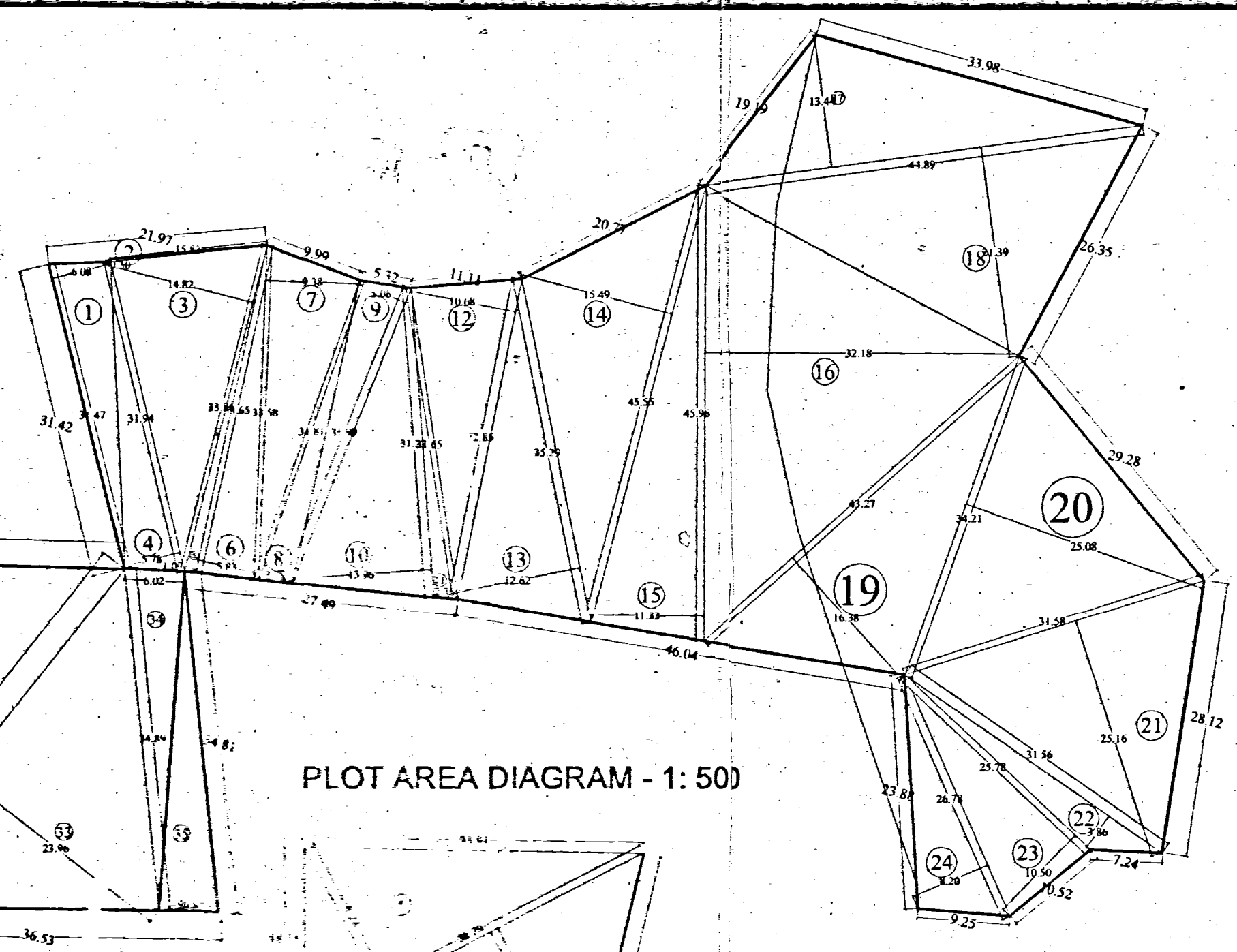
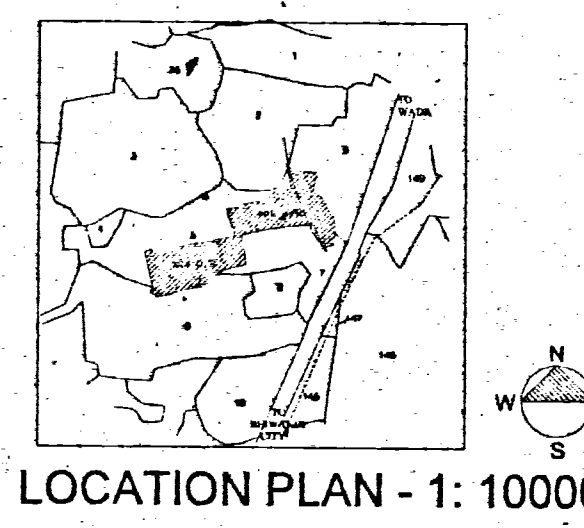
SR.NO.	OCCUPANCY	PARKING SPACE REQUIRED	NO OF TENEMENTS	REQUIRED NO OF FOR PARKING (4 WHEELERS ONLY)	AREA REQUIRED FOR PARKING
1	RESIDENTIAL	a) ONE PARKING SPACE FOR EVERY 4 TENEMENTS HAVING CARPET AREA UPTO 35 SQ.M EACH	22	6 NOS.	25 X 5.5 X 6 = 82.50 SQ.M
		b) ONE PARKING SPACE FOR EVERY 2 TENEMENTS WITH CARPET AREA EXCEEDING 45 SQ.M BUT NOT EXCEEDING 70 SQ.M EACH	16	16 NOS.	25 X 5.5 X 16 = 220 SQ.M
		c) PARKING FOR VISITORS PROVIDED TO THE EXTENT OF ATLEAST 25 % OF THE NUMBER STIPULATED ABOVE SUBJECT TO MINIMUM OF ONE		6 NOS.	25 X 5.5 X 6 = 82.50 SQ.M
2	COMMERCIAL RETAIL SHOPS	ONE PARKING SPACE FOR EVERY 40 SQ.M OF FLOOR AREA UPTO 800 SQ.M AND ONE PARKING SPACE FOR EVERY 80 SQ.M OF SPACE FOR AREAS EXCEEDING 800 SQ.M PROVIDED THAT NO PARKING SPACE NEED TO BE PROVIDED FOR FLOOR AREA UPTO 50 SQ.M		3 NOS.	25 X 5.5 X 3 = 41.25 SQ.M
3		<b>TOTAL PARKING REQUIRED</b>		<b>31 NOS.</b>	<b>2.5 X 5.5 X 31 = 424.25 SQ.M</b>

PARKING AREA STATEMENT AS PER DRAFT DCR'S PUBLISHED UNDER SECTION 26 OF MR & TP ACT, 1966:-

SR.NO.	OCCUPANCY	PARKING SPACE FOR EVERY (UNIT)	REQUIRED FOUR WHEELERS	REQUIRED TWO WHEELERS
1	RESIDENTIAL	1 TENEMENT HAVING FLOOR AREA BETWEEN 20 SQ.M TO 40 SQ.M (22 TENEMENTS)	Nil	22 NOS.
		1 TENEMENT HAVING FLOOR AREA BETWEEN 41 SQ.M TO 80 SQ.M (16 TENEMENTS)	16 NOS	32 NOS.
		PARKING FOR VISITORS PROVIDED TO THE EXTENT OF 10 % OF THE NUMBER STIPULATED ABOVE SUBJECT TO MINIMUM OF ONE	2 NOS.	6 NOS.
2	COMMERCIAL RETAIL SHOPS	ONES IN PROPORTION TO THE FLOOR AREA FOR MEANT FOR ADMINISTRATIVE USE OF PUBLIC SERVICE AREAS	2 NOS.	4 NOS.
		<b>TOTAL PARKING REQUIRED</b>	<b>20 NOS.</b>	<b>64 NOS.</b>
		<b>TOTAL AREA REQUIRED FOUR WHEELER PARKING</b>	<b>2.5 X 5.5 X 20 = 275</b>	
		<b>TOTAL AREA REQUIRED TWO WHEELER PARKING</b>	<b>3.3 X 5.5 X 21.20 = 388.89</b>	
		<b>TOTAL AREA REQUIRED FOR PARKING</b>	<b>466.25 SQ.M</b>	

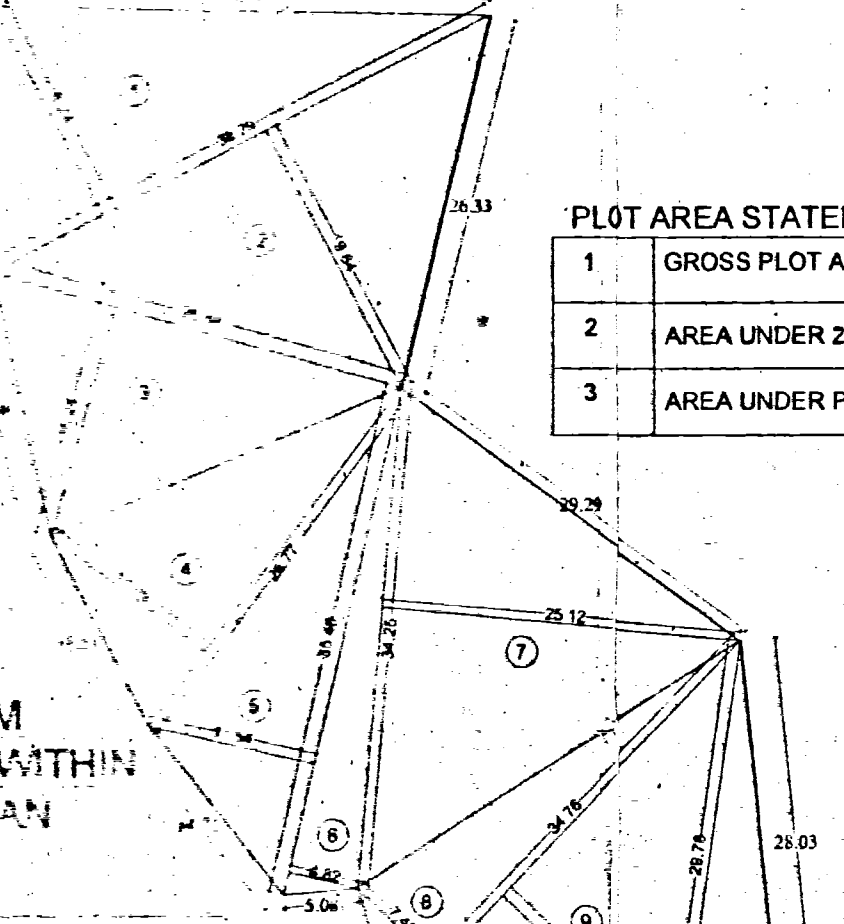
No.	COMMERCIAL	RESIDENTIAL	COMMERCIAL		RESIDENTIAL		
			B.U.P AREA / FLOOR	No OF FLOOR	B.U.P AREA / BLDG	No OF FLOOR	
1.		BLDG A			70.27	STILT+1	340.54
2.		BLDG B			70.27	STILT+1	340.54
3.		BLDG C			70.27	STILT+1	340.54
4.		WING D1			50.53	STILT+2	751.59
5.		WING D2			48.03	STILT+2	444.19
6.		WING D3			54.05	STILT+2	762.15
7.	WING D4	RETAIL SHOPPING	157.29	GROUND	157.29		
<b>TOTAL BUA = 157.29 + 2979.45 = 3136.74 SQ.M</b>							

1	5.20x11.05x0.5	28.73
2	7.70x17.68x0.5	68.06
3	9.68x25.16x0.5	121.90
4	5.68x25.16x0.5	71.58
		290.27



PLOT AREA STATEMENT

1	GROSS PLOT AREA	647.04 SQM
2	AREA UNDER 200 M FROM GAOTHAN BOUNDARY	535.73 SQM
3	AREA UNDER PLOT OUTSIDE FROM 200 M OF GAOTHAN BOUNDARY	111.31 SQM



PLOT AREA DIAGRAM FOR AREA FALLING WITHIN 200 M FROM GAOTHAN BOUNDARY

PLOT AREA UNDER 200M FROM GAOTHAN BOUNDARY

1	0.5	38.29	18.25	510.72
2	0.5	38.29	19.84	379.53
3	0.5	28.89	16.24	234.58
4	0.5	25.77	13.70	167.72
5	0.5	35.48	11.54	247.11
6	0.5	35.48	14.72	250.50
7	0.5	34.25	25.19	421.18
8	0.5	34.76	27.45	409.17
9	0.5	34.76	17.41	242.41
10	0.5	22.78	16.79	110.10
11	0.5	20.37	11.83	67.96
12	0.5	18.05	13.36	75.74
13	0.5	18.65	17.41	79.20

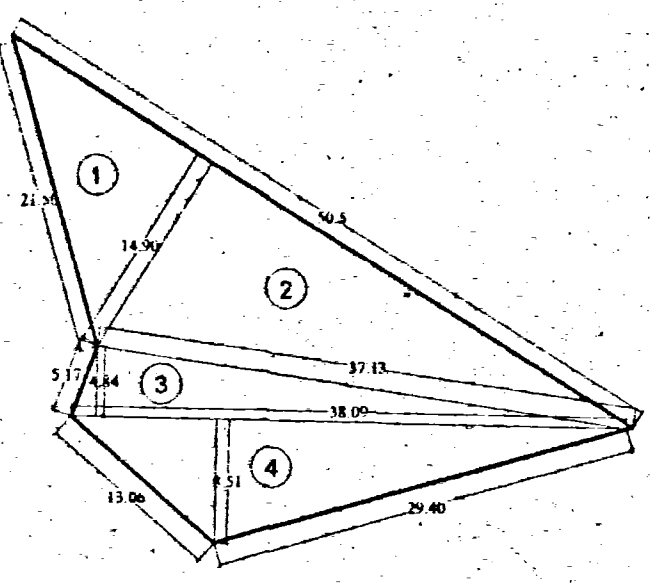
AREA DIAGRAM FOR RECREATIONAL OPEN SPACE 3 = 290 SQM 1:500

PLOT AREA STATEMENT

1	0.5	31.47	6.08	95.67
2	0.5	15.83	0.30	2.37
3	0.5	33.86	14.82	250.90
4	0.5	31.94	5.78	92.30
5	0.5	33.65	1.09	18.34
6	0.5	33.65	5.83	88.09
7	0.5	33.58	9.38	157.49
8	0.5	31.81	3.78	60.12
9	0.5	31.99	5.08	81.25
10	0.5	31.22	13.96	217.91
11	0.5	31.65	2.36	37.34
12	0.5	32.85	10.68	175.42

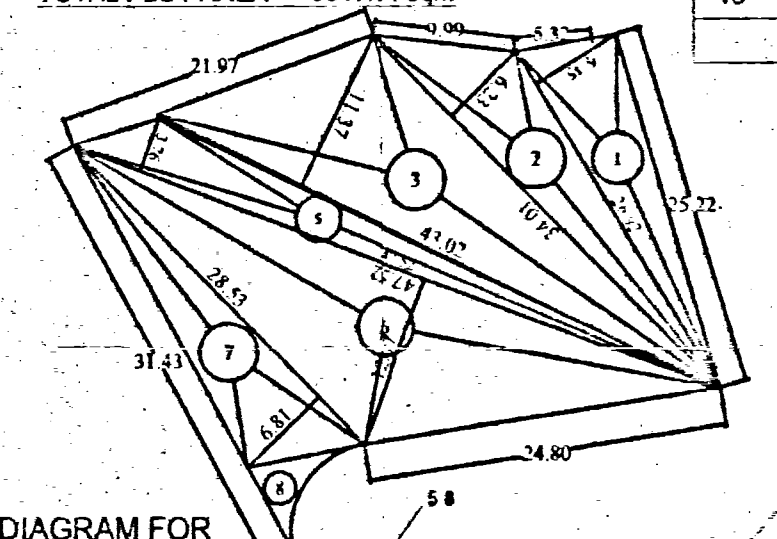
13	0.5	35.29	12.62	222.68
14	0.5	45.55	15.49	352.78
15	0.5	45.96	11.33	260.36
16	0.5	45.96	32.18	739.50
17	0.5	44.89	13.44	301.66
18	0.5	44.89	21.39	480.10
19	0.5	43.27	16.38	354.38
20	0.5	34.21	25.08	428.99
21	0.5	31.58	25.16	397.28
22	0.5	31.56	3.86	60.91
23	0.5	25.78	10.50	135.35
24	0.5	26.78	8.20	109.79
25	0.5	11.05	5.20	28.73
26	0.5	39.15	7.72	151.12
27	0.5	49.41	19.13	472.61
28	0.5	57.76	12.17	351.47
29	0.5	15.68	4.02	31.52
30	0.5	57.76	37.96	1096.29
31	0.5	50.27	22.75	571.62
32	0.5	62.06	34.90	1062.95
33	0.5	43.5	23.96	521.13
34	0.5	34.89	6.02	105.01
35	0.5	34.81	5.96	103.38

TOTAL PLOT AREA = 9647.04 sqm



AREA DIAGRAM FOR AREA UNDER PROPOSED D.P. ROAD 30m. WIDE - 1: 500

1	50.5x14.88x0.5	375.76
2	35.05x4.84x0.5	852.17
3	38.09x8.51x0.5	162.07
		630.00 sqm



AREA DIAGRAM FOR RECREATIONAL OPEN SPACE 1 = 929.70 SQM 1:500

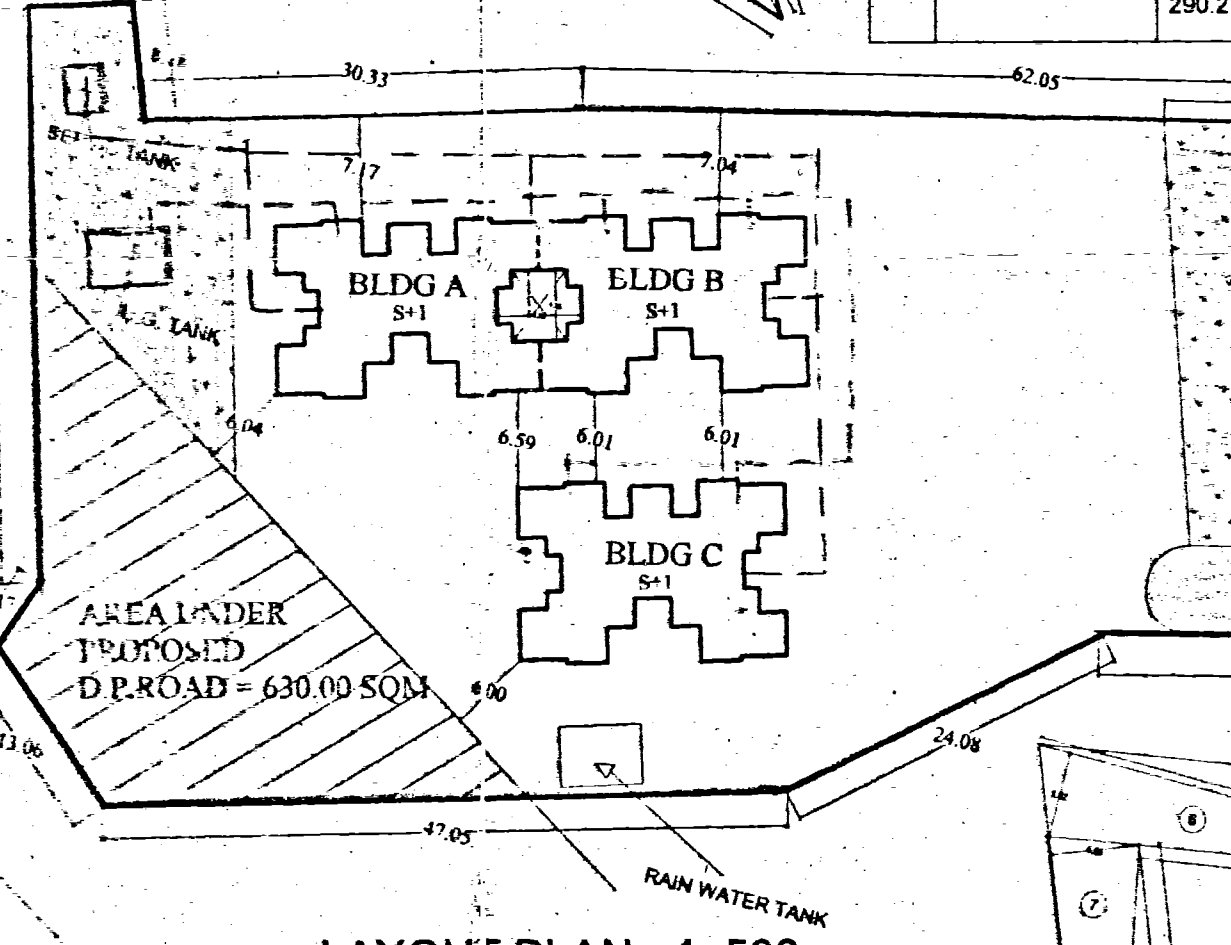
ADDITIONS :-

1.	0.5 X 26.92 X 6.45	= 86.42 SQ.M
2.	0.5 X 34.01 X 6.23	= 105.94 SQ.M
3.	0.5 X 43.02 X 11.37	= 244.57 SQ.M
4.	0.5 X 43.02 X 0.24	= 5.16 SQ.M
5.	0.5 X 47.52 X 3.76	= 89.34 SQ.M
6.	0.5 X 47.52 X 12.07	= 290.78 SQ.M
7.	0.5 X 28.53 X 6.81	= 97.14 SQ.M
8.	2 / 3 X 28.53 X 6.81	= 123.95 SQ.M

TOTAL ADDITIONS = 929.70 SQ.M

RECREATIONAL OPEN SPACE AREA STATEMENT

RECREATIONAL OPEN SPACE 1 = 929.70 SQM
RECREATIONAL OPEN SPACE 2 = 656.98 SQM
RECREATIONAL OPEN SPACE 3 = 290.27 SQM
<b>TOTAL RECREATIONAL OPEN SPACE = 1876.95 SQM</b>



LAYOUT PLAN - 1: 500

ADDITIONS :-

1.	2 / 3 X 2.76 X 0.49	= 0.93 SQ.M
2.	0.5 X 37.40 X 16.72	= 312.66 SQ.M
3.	0.5 X 37.40 X 2.66	= 50.12 SQ.M
4.	0.5 X 36.47 X 15.91	= 292.32 SQ.M

TOTAL ADDITIONS = 656.98 SQ.M

316.00x29.44	376.88
216.00x30.70	310.31
316.00x44.74	266.02
416.00x43.24	299.44
516.00x37.89	223.81
616.00x37.89	223.81
716.00x35.40	212.4
816.00x34.87	103.85
916.00x25.06	22.34
1016.00x25.06	16.92
1110.5x3.14x3.0x3.04	14.51
	2050.344

AREA DIAGRAM FOR INTERNAL ROAD 1:500

LEGENDS

1	PROPOSED BUILDING
2	DRAINAGE AND SEWERAGE WORK
3	WATER SUPPLY WORK
4	RECREATIONAL OPEN SPACE
5	INTERNAL ROAD

