PLOT- 1 TOTAL FLAT BUILT UP AREA STATEMENT

BLOCK NO	NO OF FLOORS	NO OF TYPES	NO OF FLAT	TOTAL NO OF FLAT	BUILT UP AREA UP TO 50 SQ.MT	BUILT UP AREA UP 50 TO 100 SQ.MT
1	2	4	5	6=4X5	7	8
1	GR+4	1	70	70	69	1
2	GR+4	1	40	40	36	4
3	GR+4	1	70	70	69	1
4	GR+4	1	70	70	47	23
5	GR+4	1	59	59	59	0
6	GR+4	1	59	59	59	0
7	GR+4	1	163	163	163	0
8	GR+4	1	178	178	178	0
9	GR+4	1	60	60	36	24
10	GR+4	1	40	40	36	4
11	GR+4	1	40	40	36	4
TOTAL		11	849	849	788	61

PLOT -1 REQUIRED C.F.C AREA	1690.50 SQ.MT
PERMISSIBLE BUILT UP AREA IN C.F.C PLOT	1690.50 SQ.MT
PROPOSED BUILT UP AREA (GR+2P)	1690.447 SQ.MT

PLOT-1 BUILT UP & CONSTRUCTION AREA STATEMENT

BLOCK.NO	NO.OF FLOOR	HEIGHT OF BLDG.	GROUND FLR. COMM	GROUND FLR. RES	TOTAL GRD FLR.	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	EX. BAL.	B.U.A.AREA	BAL.AREA	C.B. AREA	TOTAL CONS.AREA	STILT AREA
1	2	3	4	5	6=4+5	7	8	9	10	11	12=6+7+8+9+10+11	13	14	15=12+13+14	16
1	GR+4	14.95	0	754.650	754.650	667.680	667.680	667.680	667.680	0.720	3426.090	400.500	56.840	3883.530	3.310
2	GR+4	14.95	0	449.940	449.940	402.370	402.370	402.370	402.370	0.920	2060.340	241.440	40.360	2342.140	0.000
3	GR+4	14.95	0	754.650	754.650	667.680	667.680	667.680	667.680	0.720	3426.090	400.500	56.840	3883.530	3.310
4	GR+4	14.95	0	825.520	825.520	742.500	742.500	742.500	742.500	2.200	3797.720	445.480	52.840	4296.040	0.000
5	GR+4	14.95	0	417.430	417.430	406.250	406.250	406.250	406.250	0.000	2042.430	105.600	40.400	2188.430	16.480
6	GR+4	14.95	0	417.430	417.430	406.250	406.250	406.250	406.250	0.000	2042.430	105.600	40.400	2188.430	16.480
7	GR+4	14.95	0	804.450	804.450	824.030	824.030	824.030	824.030	0.000	4100.570	88.000	33.680	4222.250	32.160
8	GR+4	14.95	0	884.920	884.920	888.290	888.290	888.290	888.290	0.000	4438.080	97.680	37.040	4572.800	15.680
9	GR+4	14.95	0	716.400	716.400	699.760	699.760	699.760	699.760	2.000	3277.440	383.840	66.400	3727.680	0.000
10	GR+4	14.95	0	449.940	449.940	402.370	402.370	402.370	402.370	0.920	2060.340	241.440	40.360	2342.140	0.000
11	GR+4	14.95	0	449.940	449.940	402.370	402.370	402.370	402.370	0.920	2060.340	241.440	40.360	2342.140	0.000
TOTAL					6925.270	6925.270	6449.550	6449.550	6449.550	6449.550	8.400	32731.870	2751.720	505.520	35589.110	87.420
SHOPING CENTER	GR+2P	10.50	635.240	-	635.240	923.115	132.092	-	-	-	1690.447	-	-	1690.447	-

SHEET NO- 01 OF 01 — **PLOT- 1 LAYOUT PLAN**

STAMP OF DATE OF RECEIPT OF PLANS

अभिप्राय
या आराखड्यास या पत्रासोबतच्या अटीनुसार मंजुरी देण्यात येत आहे/नाकारण्यात येत आहे/पुढील कार्यवाहीसाठी सादर करण्यात येत आहे.

सहायक संचालक, नगर रचना
पालघर

या आराखड्यास या पत्र क्र. ... दिनांक ... अन्वये मंजुरी देण्यात आली आहे. मौजे ... येथील सर्व्हे नं./हिस्सा नं. ... या जमिनीस ... चौ.मी. चटई क्षेत्र निर्देशांक अनुज्ञेय असून या प्रस्तावास सोबत जोडलेल्या अटींस अधीन राहून मंजुरी देण्यात येत आहे. Environment Impact Assessment Report शासन निर्णय ... नुसार महाराष्ट्र राज्यपर्यावरण विभाग यांच्याकडून मान्यता घेणे बंधनकारक आहे. या प्रस्तावास जिल्हाधिकारी, पालघर यांचेकडील ... अन्वये अकृषिक परवानगी देण्यात आली आहे.

मंजूर
सहायक संचालक, नगर रचना
पालघर

TOTAL PARKING AREA STATEMENT AS PER DCR (NON CONGESTED AREA)

SR.NO	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	TOTAL NO OF FLAT OR SHOP BUILT UP AREA	NO OF CAR REQ.	NO OF CAR PRO.	NO OF SCOOTER REQ.	NO OF SCOOTER PRO.	NO OF CYCLE REQ.	NO OF CYCLE PRO.
1)	MULTI FAMILY RESIDENTIAL,BUNGLOW & ROWHOUSE	UP TO 50 SQ.MT 4 TENEMENTS BUILT UP AREA	786 NOS	NOS	NOS	985	985	985	985
		BETWEEN 50 TO 100 SQ.MT 3 TENEMENTS HAVING BUILT UP AREA	61 NOS	20	20	61	61	61	61
2)	SHOPING CENTRE	100 SQ.MT BUILT UP AREA	1690.447 SQ.MT	17	17	51	51	51	51
		TOTAL	849 NOS	37	37	1097	1097	1097	1097

PARKING	STILT	OPEN	TOTAL
CAR	00	37	37
SCOOTER	00	1097	1097
BICYCLE	00	1097	1097

PLOT. NO.1

OPEN SPACE NO	AREA
1	421.00 SQ.MT.
2	2060.00 SQ.MT.
3	901.00 SQ.MT.
TOTAL OPEN SPACE	3382.00 SQ.MT.
REQUIRED OPEN SPACE	3382.00 SQ.MT.

PROPOSED SITE

LOCATION PLAN

TOTAL PROPOSED BUILT UP AREA	32731.870 SQ.MT
RESIDENTIAL AREA	32731.870 SQ.MT (1.00 OF 32731.870)
PROPOSED BUILT UP AREA FOR PREMIUM	4778.41 SQ.MT
RESIDENTIAL AREA FOR PREMIUM	4778.41 SQ.MT

PROFORMA I

A	AREA STATEMENT	LAND FOR NA SQMTS
1	AREA OF PLOT AS PER 7/12	87460.00
2	DEDUCTION FOR	
	a) AREA UNDER CANAL AS PER T.I.L.R	1100.00
	b) AREA NOT IN POSSESION AS PER T.I.L.R	3741.00
	c) AREA UNDER ROAD WIDENING AS PER T.I.L.R	708.00
	d) EXISTING ROAD AS PER T.I.L.R	673.00
	TOTAL (a+b+c+d)	6319.00
3	REMAINING GROSS OF PLOT AREA (1 MINUS 2)	81148.00
4	DEDUCTION FOR	
	a) REQUIRED OPEN SPACE 10% AS PER T.I.L.R	8114.80
	b) PROPOSED OPEN SPACE 10% AS PER T.I.L.R	8114.80
	c) REQUIRED C.F.C 5% AS PER T.I.L.R	4057.40
	d) PROPOSED C.F.C 5% AS PER T.I.L.R	4057.40
	e) INTERNAL ROAD AS PER T.I.L.R	15097.50
5	AREA UNDER PLOTS (3 – 4a,4c,4e)	53878.30
6	NET AREA OF PLOTS FOR FSI CALCULATION (5-4b)	69339.54
7	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS=(B/5)	1.286
		PLOT 1 / PLOT 2
8	AREA UNDER PLOTS	21703.00 / 32174.50
9	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS	1.286 / 1.286
10	BUILT UP AREA ON PRORATA (8 X FACTOR OF F.S.I) 8 X 9	27953.46 / 41440.76
11	FLOOR SPACE INDEX PERMISSIBLE	1.00 / 1.00
12	PERMISSIBLE BUILT UP AREA (10 X 11)	27953.46 / 41440.76
13	ADDITIONAL FSI PERMISSIBLE	
	a) 15.00 M. WIDE VILLAGE ROAD WITH BENFIT ON PERMISSIBLE (——— X 1.286)	——— / ———
	b) PERMISSIBLE BUILT UP AREA BY PREMIUM 20% OF 12 (27953.46 X 20%) AS PER TABLE NO-13 OF DCR	5590.69 / 8288.15
14	TOTAL PERMISSIBLE BUILT UP AREA (12 + 13)	33544.15 / 49728.91
15	PROPOSED BUILT UP AREA	32731.870
16	BALANCE BUILT UP AREA (14 – 15)	812.28
17	PROPOSED BUILT UP AREA UNDER PREMIUM (12b-16)	4778.41
	RESIDENTIAL = 4778.41 SQMT	
	COMMERCIAL = 0.00 SQMT.	
18	SHOPING CENTRE BUILT UP AREA AT C.F.C (PLOT NO – 1)	1690.447

PROFORMA II

CONTENTS OF SHEET
LAYOUT PLAN,FLOOR PLAN, BUILT UP AREA STATEMENT, PARKING AREA STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON SITE AND THAT THE DIMENSION OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE CORRECT AS PER ON SITE AND AREA SO SHOWN OUT IS 87460.00 SQUARE METRES AND SAME AGREE WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/VALUER OR ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED FINAL LAYOUT RESIDENTIAL & COMMERCIAL WITH GROUP HOUSING SCHEME ON LAND BEARING G.NO-158+188(P)+185(P) (PLOT NO-1,C.F.C-1,OPEN SPACE-2) (PLOT NO-2,C.F.C-1,OPEN SPACE-4) VILLAGE : NANDORE ,TALUKA : PALGHAR, DIST: PALGHAR

NAME OF OWNER: M/S.MAHINDRA LIFESPACE DEVELOPERS LIMITED.

SIGNATURE OF OWNER/APPLICANT

DATE	DRN BY	SIGNATURE/ NAME AND ADDRESS OF LICENSED SURVEYOR/ ARCHITECT
	CHKD	AJAY WADE & ASSOCIATES Architects, Engineers & Surveyors. A/9,101, (1st floor), TOWER, ANDHERI ROAD, VASAI (West), PHONE NO.-0250- 2330804 email:wadeajay@gmail.com,ajaywade@rediffmail.com
SCALE	CHKD BY	
AS SHOWN	APPRD	
NORTH LINE	ENG. NO	
	W.O. NO	
	JOB NO	
	DFT/TLE	

61.73
CANAL
GUT NO.157
EXISTING VILLAGE ROAD
ROAD WIDENING
12.00 M.WIDE PROPOSED ROAD
25 M/W BUILDING CONTROL LINE
C.F.C-2367.00
OPEN SPACE NO.1 673.00 SQ.MT
9.00 M.WIDE ROAD
12.00 M.WIDE ROAD
9.00 M.WIDE ROAD
PLOT-1
PLOT-2
OPEN SPACE NO.2 1184.00 SQ.MT
OPEN SPACE NO.3 2060.00 SQ.MT
OPEN SPACE NO.4 901.00 SQ.MT
AREA NOT IN POSSESSION
HOLDING POND
GUT NO.193
AREA NOT IN POSSESSION NO.2
LAYOUT PLAN
SCALE 1:500

PLOT.NO.1 O.S.NO.1 AREA DIAGRAM
SCALE 1:500

PLOT NO.1

O.S.NO.1 AREA CALCULATION			
1	1/2 X 29.67 X 14.19 X 2NOS	=	421.00 SQ.MT.
TOTAL ADDITION		=	421.00 SQ.MT.

PLOT.NO.1

O.S.NO.2 AREA CALCULATION			
1	1/2 X 25.57 X 12.14 X 1NO	=	155.31 SQ.MT.
2	1/2 X 25.42 X 6.24 X 1NO	=	80.58 SQ.MT.
3	1/2 X 41.87 X 19.70 X 1NO	=	409.46 SQ.MT.
4	1/2 X 32.31 X 4.20 X 1NO	=	67.84 SQ.MT.
5	1/2 X 32.57 X 6.26 X 1NO	=	101.94 SQ.MT.
6	1/2 X 44.41 X 10.35 X 1NO	=	229.82 SQ.MT.
7	1/2 X 50.53 X 25.94 X 1NO	=	680.04 SQ.MT.
8	1/2 X 32.34 X 3.91 X 1NO	=	63.22 SQ.MT.
9	1/2 X 35.04 X 1.01 X 1NO	=	17.70 SQ.MT.
10	1/2 X 35.04 X 11.51 X 1NO	=	201.65 SQ.MT.
11	1/2 X 12.26 X 4.50 X 1NO	=	27.65 SQ.MT.
12	1/2 X 9.00 X 1.65 X 1NO	=	7.43 SQ.MT.
13	2/3 X 6.36 X 1.30 X 1NO	=	5.91 SQ.MT.
14	2/3 X 6.36 X 1.30 X 1NO	=	5.91 SQ.MT.
15	2/3 X 6.36 X 1.30 X 1NO	=	5.91 SQ.MT.
16	2/3 X 6.36 X 1.30 X 1NO	=	5.91 SQ.MT.
TOTAL ADDITION		=	2064.58 SQ.MT.
DEDUCTIONS			
a	2/3 X 4.24 X 0.95 X 1NO	=	2.40 SQ.MT.
b	2/3 X 4.24 X 0.95 X 1NO	=	2.40 SQ.MT.
TOTAL DEDUCTION		=	4.80 SQ.MT.
TOTAL AREA		=	2060.00 SQ.MT.

AREA NOT IN POSSESION

PLOT.NO.1 O.S.NO.2 AREA DIAGRAM
SCALE 1:500

PLOT.NO.1 O.S.NO.3 AREA DIAGRAM
SCALE 1:500

O.S.NO.3 AREA CALCULATION			
1	1/2 X 26.10 X 5.34 X 1NO	=	69.38 SQ.MT.
2	1/2 X 26.10 X 14.80 X 1NO	=	278.88 SQ.MT.
3	1/2 X 22.59 X 9.65 X 1NO	=	108.99 SQ.MT.
4	1/2 X 30.69 X 3.36 X 1NO	=	92.86 SQ.MT.
5	1/2 X 35.28 X 6.24 X 1NO	=	110.09 SQ.MT.
6	1/2 X 30.28 X 15.27 X 1NO	=	269.35 SQ.MT.
7	1/2 X 22.36 X 1.54 X 1NO	=	17.21 SQ.MT.
8	1/2 X 13.42 X 2.13 X 1NO	=	12.16 SQ.MT.
9	2/3 X 4.39 X 0.91 X 1NO	=	2.66 SQ.MT.
TOTAL ADDITION		=	901.20 SQ.MT.

PLOT.NO.1 C.F.C AREA DIAGRAM
SCALE 1:500

PLOT NO.1

C.F.C AREA CALCULATION			
1	1/2 X 49.85 X 2.76 X 1NO	=	68.61 SQ.MT.
2	1/2 X 52.53 X 58.41 X 1NO	=	644.62 SQ.MT.
3	1/2 X 52.29 X 16.37 X 1NO	=	333.09 SQ.MT.
4	1/2 X 52.29 X 16.32 X 1NO	=	477.45 SQ.MT.
5	1/2 X 50.90 X 5.14 X 1NO	=	156.51 SQ.MT.
6	1/2 X 4.21 X 0.92 X 1NO	=	1.96 SQ.MT.
7	1/2 X 11.78 X 9.21 X 1NO	=	13.02 SQ.MT.
8	1/2 X 7.47 X 1.26 X 1NO	=	8.34 SQ.MT.
TOTAL ADDITION		=	1650.50 SQ.MT.

PLOT AREA CALCULATION

PLOT NO.1 AREA CALCULATION			
1	1/2 X 88.70 X 11.65 X 1NO	=	517.12 SQ.MT.
2	1/2 X 100.48 X 11.34 X 1NO	=	671.32 SQ.MT.
3	1/2 X 107.71 X 27.19 X 1NO	=	1464.32 SQ.MT.
4	1/2 X 157.20 X 95.72 X 1NO	=	7602.79 SQ.MT.
5	1/2 X 188.11 X 22.36 X 1NO	=	2103.07 SQ.MT.
6	1/2 X 205.43 X 10.56 X 1NO	=	1083.75 SQ.MT.
7	1/2 X 220.98 X 31.05 X 1NO	=	1315.28 SQ.MT.
8	1/2 X 275.85 X 21.31 X 1NO	=	2933.04 SQ.MT.
9	1/2 X 275.85 X 55.53 X 1NO	=	7653.41 SQ.MT.
10	1/2 X 187.48 X 33.91 X 1NO	=	3221.21 SQ.MT.
11	1/2 X 122.82 X 22.31 X 1NO	=	1370.06 SQ.MT.
12	1/2 X 122.82 X 37.65 X 1NO	=	2308.02 SQ.MT.
13	1/2 X 105.15 X 29.24 X 1NO	=	1684.78 SQ.MT.
14	1/2 X 55.72 X 20.80 X 1NO	=	579.49 SQ.MT.
15	1/2 X 25.21 X 12.58 X 1NO	=	154.53 SQ.MT.
TOTAL ADDITION		=	33918.00 SQ.MT.
1) TOTAL ADDITION		=	33918.00 SQ.MT.
A) TOTAL INTERNAL ROAD AREA		=	7040.50 SQ.MT.
B) TOTAL OPEN SPACE AREA		=	3382.00 SQ.MT.
C) TOTAL C.F.C AREA		=	1690.50 SQ.MT.
TOTAL AREA (A+B+C)		=	12113.00 SQ.MT.
NET AREA OF PLOT NO. 1 (1-A,B,C)		=	21703.00 SQ.MT.

PLOT NO.1 AREA DIAGRAM
SCALE 1:1000

GATE ELEVATION
SCALE 1:50

SECTION OF PUMP ROOM
SCALE 1:50

SECTION C-C

SECTION OF SEPTIC TANK

TYPICAL DETAILS OF RAIN WATER HARVESTING PIT