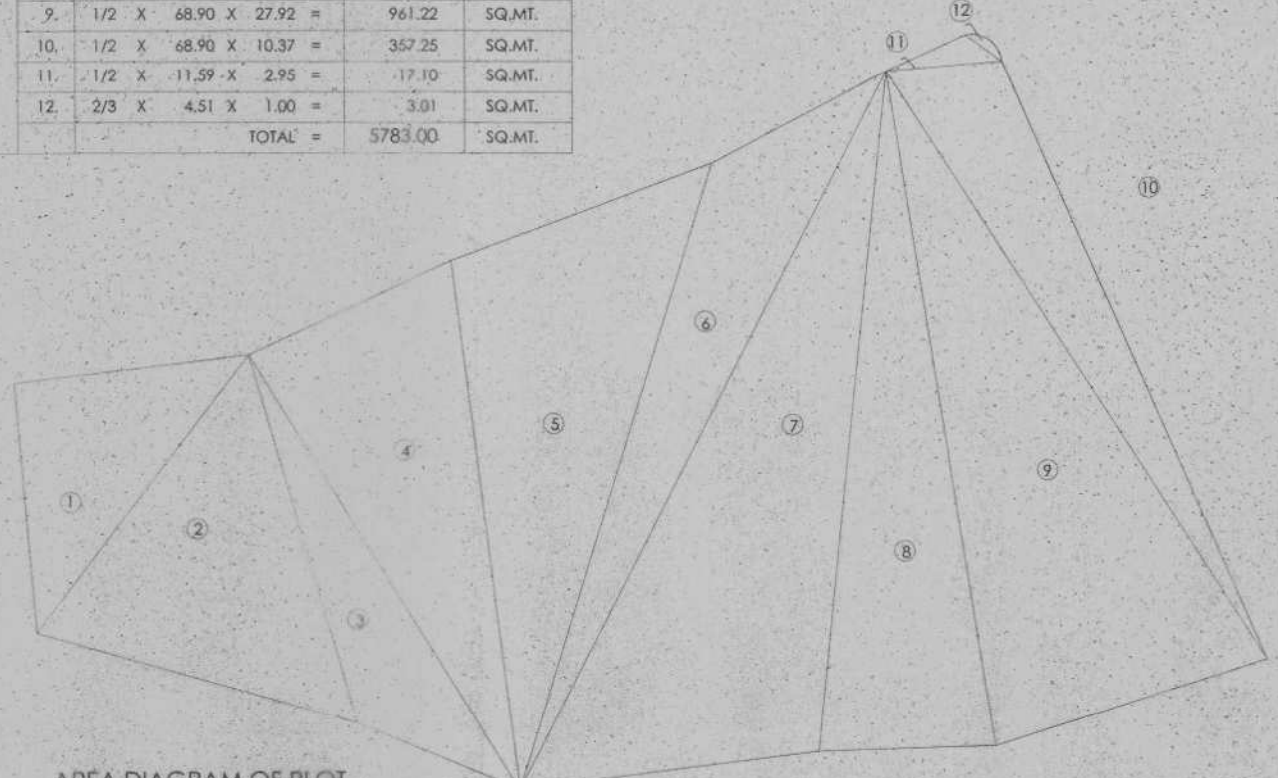


AREA CALCULATION OF PLOT CONSIDERED FOR PROPOSAL

A ADDITION FOR PLOT			
1.	1/2 X	34.95 X 17.06	= 298.12 SQ.MT.
2.	1/2 X	38.34 X 28.18	= 540.21 SQ.MT.
3.	1/2 X	51.12 X 10.16	= 259.69 SQ.MT.
4.	1/2 X	51.12 X 22.15	= 566.15 SQ.MT.
5.	1/2 X	65.65 X 22.00	= 722.15 SQ.MT.
6.	1/2 X	80.59 X 11.33	= 456.15 SQ.MT.
7.	1/2 X	80.59 X 24.81	= 999.72 SQ.MT.
8.	1/2 X	68.75 X 17.49	= 601.22 SQ.MT.
9.	1/2 X	68.90 X 27.92	= 961.22 SQ.MT.
10.	1/2 X	68.90 X 10.37	= 357.25 SQ.MT.
11.	1/2 X	11.59 X 2.95	= 17.10 SQ.MT.
12.	2/3 X	4.51 X 1.00	= 3.01 SQ.MT.
TOTAL			= 5783.00 SQ.MT.



AREA DIAGRAM OF SUBSEQUENT ROAD SETBACK

SCALE = 1:500

A. ADDITION FOR SUBSEQUENT ROAD SETBACK			
1.	1/2 X	23.84 X 1.50	= 17.88 SQ.MT.
2.	1/2 X	23.84 X 1.48	= 17.64 SQ.MT.
3.	1/2 X	22.48 X 1.50	= 16.86 SQ.MT.
4.	1/2 X	22.30 X 1.50	= 16.73 SQ.MT.
5.	1/2 X	27.96 X 1.49	= 20.55 SQ.MT.
6.	1/2 X	27.96 X 1.47	= 20.55 SQ.MT.
7.	1/2 X	29.12 X 1.51	= 21.98 SQ.MT.
8.	1/2 X	28.37 X 1.50	= 21.28 SQ.MT.
9.	1/2 X	1.67 X 0.56	= 0.47 SQ.MT.
10.	2/3 X	3.92 X 0.72	= 1.88 SQ.MT.
11.	1/2 X	76.10 X 1.50	= 57.08 SQ.MT.
12.	1/2 X	72.50 X 1.50	= 54.38 SQ.MT.
TOTAL			= 267.28 SQ.MT.

TOTAL PLOT AREA = 5783.00 SQ.MT.
 SUBSEQUENT SET-BACK = 267.28 SQ.MT.
 NET PLOT AREA = 5515.72 SQ.MT.



R.G. 1 AREA CALCULATION

1	1/2 X	14.656 X 5.439 X 1 NO	= 39.857 SQ.MT.
2	1/2 X	20.731 X 4.090 X 1 NO	= 41.980 SQ.MT.
3	1/2 X	26.729 X 2.726 X 1 NO	= 36.432 SQ.MT.
4	1/2 X	26.729 X 0.964 X 1 NO	= 12.883 SQ.MT.
5	1/2 X	25.777 X 8.329 X 1 NO	= 107.348 SQ.MT.
6	1/2 X	19.828 X 3.951 X 1 NO	= 39.170 SQ.MT.
7	1/2 X	8.768 X 1.816 X 1 NO	= 7.961 SQ.MT.
8	2/3 X	4.745 X 0.472 X 2 NOS	= 2.986 SQ.MT.
TOTAL R.G. 1 AREA			= 288.617 SQ.MT.

R.G. 2 AREA CALCULATION

1	1/2 X	3.773 X 1.872 X 1 NO	= 3.532 SQ.MT.
2	1/2 X	7.336 X 3.634 X 1 NO	= 13.330 SQ.MT.
3	1/2 X	14.007 X 1.585 X 1 NO	= 11.101 SQ.MT.
4	1/2 X	19.488 X 3.666 X 1 NO	= 35.722 SQ.MT.
5	1/2 X	20.084 X 2.008 X 1 NO	= 20.164 SQ.MT.
6	1/2 X	20.683 X 2.471 X 1 NO	= 25.554 SQ.MT.
7	2/3 X	2.583 X 0.540 X 1 NO	= 0.930 SQ.MT.
8	2/3 X	2.127 X 0.443 X 1 NO	= 0.628 SQ.MT.
9	1/2 X	20.683 X 6.304 X 1 NO	= 65.193 SQ.MT.
10	1/2 X	17.789 X 2.302 X 1 NO	= 20.475 SQ.MT.
11	1/2 X	15.503 X 3.714 X 1 NO	= 28.789 SQ.MT.
12	1/2 X	13.352 X 3.351 X 1 NO	= 22.371 SQ.MT.
13	1/2 X	4.578 X 0.531 X 1 NO	= 1.215 SQ.MT.
14	1/2 X	3.182 X 0.756 X 1 NO	= 1.203 SQ.MT.
15	2/3 X	1.536 X 0.120 X 1 NO	= 0.123 SQ.MT.
TOTAL ADDITION			= 250.330 SQ.MT.

R.G. 3 AREA CALCULATION

1	1/2 X	10.496 X 3.171 X 1 NO	= 16.641 SQ.MT.
2	1/2 X	14.953 X 5.707 X 1 NO	= 42.668 SQ.MT.
3	1/2 X	14.953 X 3.473 X 1 NO	= 25.966 SQ.MT.
4	1/2 X	12.955 X 4.679 X 1 NO	= 30.308 SQ.MT.
5	2/3 X	5.604 X 0.332 X 1 NO	= 1.240 SQ.MT.
6	1/2 X	10.923 X 2.435 X 1 NO	= 14.391 SQ.MT.
7	1/2 X	17.452 X 9.382 X 1 NO	= 81.867 SQ.MT.
8	1/2 X	22.881 X 12.093 X 1 NO	= 138.350 SQ.MT.
9	1/2 X	15.884 X 9.116 X 1 NO	= 72.399 SQ.MT.
10	1/2 X	13.407 X 4.625 X 1 NO	= 31.004 SQ.MT.
11	1/2 X	13.407 X 4.818 X 1 NO	= 32.297 SQ.MT.
12	1/2 X	5.005 X 0.278 X 1 NO	= 0.696 SQ.MT.
13	2/3 X	3.309 X 0.204 X 1 NO	= 0.450 SQ.MT.
14	1/2 X	17.453 X 12.657 X 1 NO	= 110.451 SQ.MT.
15	1/2 X	19.302 X 10.606 X 1 NO	= 102.359 SQ.MT.
TOTAL R.G. 3 AREA			= 701.087 SQ.MT.

TOTAL R.G. AREA REQUIRED = 1156.60 SQ.MT.
 TOTAL R.G. AREA PROVIDED

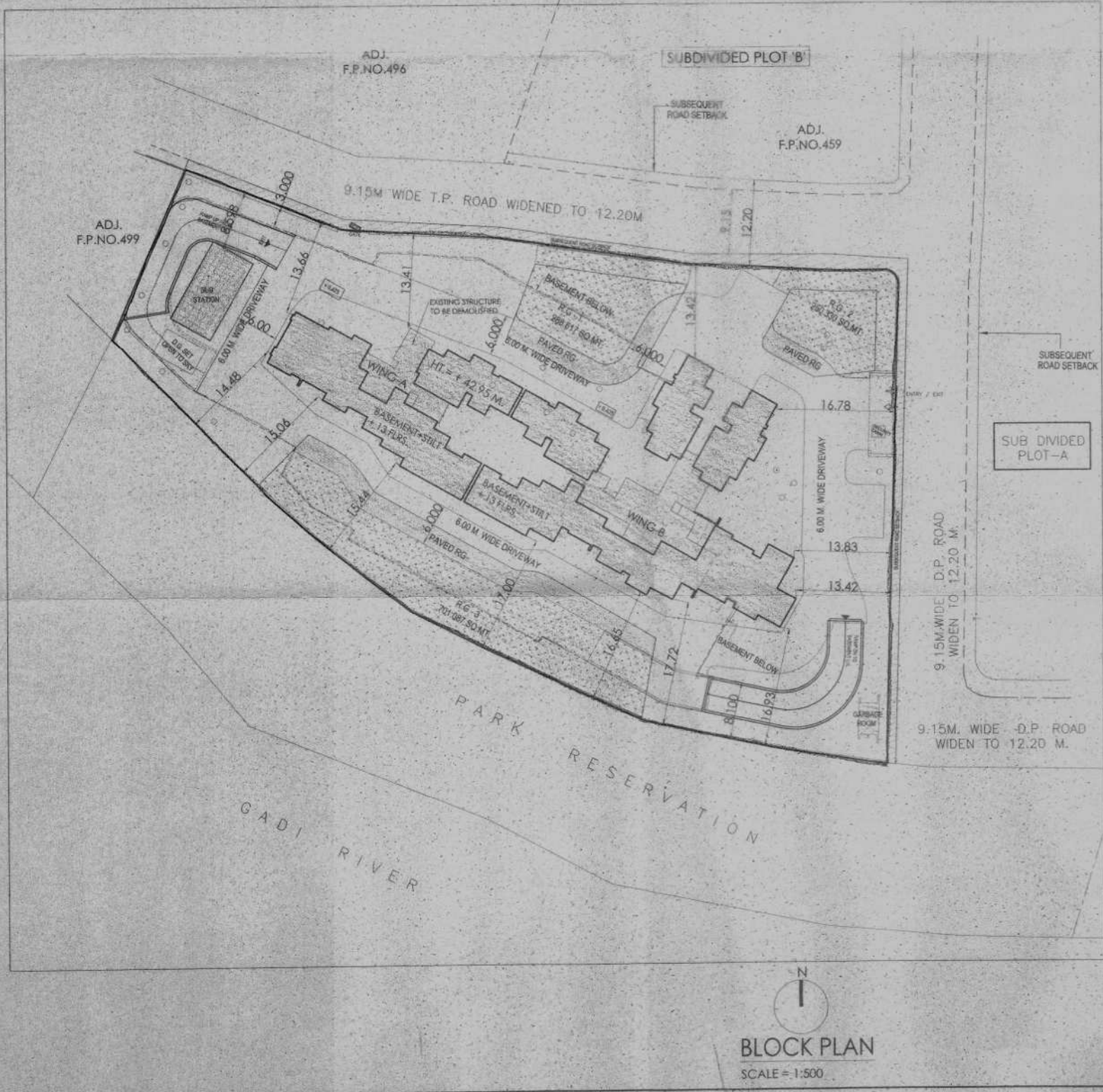
R.G. 1 AREA	= 288.617 SQ.MT.
R.G. 2 AREA	= 250.330 SQ.MT.
R.G. 3 AREA	= 701.087 SQ.MT.
TOTAL R.G. AREA	= 1240.034 SQ.MT.

PARKING AREA STATEMENT FOR EVERY 4 TENEMENTS HAVING CARPET AREA BETWEEN 40 TO 100 SQ.MT.

WING	FLAT No.	CARPET AREA/ FLAT	No. OF FLATS	No. OF FLATS WITH CARPET AREA ABOVE 40 SQ.MT.	CAR PARK	SCOOTER PARK	CYCLE PARK	
A	1	91.57	13	39	9.75	19.50	39	
	2	66.97	13					
	3	90.57	13					
B	1	90.11	13	78	19.50	39.00	78	
	2	66.50	13					
	3	63.94	13					
	4	63.88	13					
	5	92.15	13					
	6	63.87	13					
PARKING REQUIRED FOR WING 'A' + WING 'B'					29.25	58.50	117	
ADD. PARKING REQUIRED VISITORS = 10% OF					03	—	—	
TOTAL PARKING REQUIRED					33	59	117	
PARKING PROPOSED					61	15	117	
					BASEMENT	117	44	—
TOTAL					178	59	117	

BUILT UP AREA SUMMARY

WING	FLOOR	B.U. AREA/ FLOOR	No. OF FLRS./WING	BUILT UP AREA/ WING (SQ.MTS.)	TOTAL B.U. AREA PROPOSED
A	TYPICAL (1st to 13th)	282.966	13	3678.558	10189.595
B	TYPICAL (1st to 13th)	500.849	13	6511.037	
TOTAL (Wing A + Wing B)					10189.595



PROFORMA - A

A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT BEARING F.P.NO. 497(P.T.) & 498(P.T.)	5783.00
2	DEDUCTION FOR	
a	SUBSEQUENT RD. SETBACK OF 9.15 M. (30' WIDE ROAD (NOT TO BE DEDUCTED))	267.28
TOTAL DEDUCTION (a+b)		—
3	NET GROSS AREA OF PLOT	5783.00
4	LAYOUT R.G. (20% OF (3) NOT TO BE DEDUCTED)	1156.60
5	BALANCE AREA OF PLOT	5783.00
6	F.S.I PERMISSIBLE = 1.00 - (0.20X0.15)	0.97
7 A	POTENTIAL OF PLOT (5x6 ABOVE)	5.609.51
B	TOTAL PERMISSIBLE D.R. (40% OF 3 ABOVE)	2.313.20
B	TOTAL PERMISSIBLE F.S.I (40% OF 3 ABOVE)	2.313.20
TOTAL PERMISSIBLE B.U. AREA FOR DEVELOPMENT		10,235.91
8	ADDITIONS FOR D.R.	
i	PART OF 30' WIDE D.P. ROAD [3,590.99-1,320.50 utilized in plot A]	2,270.49
ADDITIONS FOR T.D.R.		
ii	PARK RESERVATION (PART) [11,411.68 - 9,101.49 utilized in plot A]	2,310.00
TOTAL PROPOSED T.D.R.		4,580.49
9	TOTAL PERMISSIBLE B.U. AREA WITH T.D.R (7A + 8 ABOVE)	10,190.00
10	PROPOSED B.U. AREA FOR BUILDING NO. 5	10189.595
EXCESS BALCONY AREA TAKEN IN F.S.I AS PER B(c) BELOW		—
11	TOTAL BUILT UP AREA PROPOSED	10189.595
12	F.S.I CONSUMED	1.762
B	BALCONY AREA STATEMENT	AS PER STATEMENT
a	PERMISSIBLE BALCONY AREA PER FLOOR	—
b	PROPOSED BALCONY AREA PER FLOOR	—
c	EXCESS BALCONY AREA	—
C	TENEMENT STATEMENT	
a	NET AREA OF PLOT ITEM A ABOVE	5783.00
b	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS, ETC)	—
c	AREA OF TENEMENT (a-b)	10189.595
d	TENEMENTS PERMISSIBLE = 350/hectare	357
e	TENEMENTS PROPOSED	117
f	TENEMENTS EXISTING	—
TOTAL TENEMENTS (e+f)		117
D	PARKING STATEMENT	
PARKING REQUIRED		
g	CAR	30
b	SCOOTER / MOTOR CYCLE	59
c	CYCLE	117
d	OUTSIDER	03
e	GARAGES PERMISSIBLE	—
PARKING PROPOSED		
a	CAR	163
b	SCOOTER / MOTOR CYCLE	59
c	CYCLE	117
d	GARAGES PROPOSED	—

LEGEND

- BOUNDARY OF THE PLOT BOUNDED THICK BLACK
- PROPOSED WORK SHOWN RED FILLED
- AREA UNDER SET BACK SHOWN IN HATCH BURNT SIENNA
- AREA UNDER ROAD SHOWN AS BURNT SIENNA
- STRUCTURES TO BE DEMOLISHED SHOWN IN HATCHED YELLOW
- RECREATION SHOWN IN GREEN
- EXISTING WELL SHOWN AS

PANVEL MUNICIPAL CORPORATION

Approved Subject to the Condition mentioned
 In this office letter No. P/MC/B/P/ 67-8-9
 Dtd. 26 JUL 2017
 City Engineer
 Panvel Municipal Corporation

PROFORMA - B

CONTENTS OF THE SHEET

BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION, ROAD SET BACK AREA DIAGRAM AND CALCULATION, R.G. AREADIAGRAM AND CALCULATION, BUILT UP AREA SUMMARY AND PARKING AREA CALCULATION AND STATEMENT.

STAMP OF PROPOSAL OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT ON SUBDIVIDED PLOT C BEARING F.P. NO. 497 (PT.) & 498 (PT.) AT PANVEL, RAIGAD, MAHARASHTRA.

NAME OF OWNER: M/S KALPATARU + SHARYANS
 SIGNATURE OF OWNER: [Signature]

NORTH

AS SHOWN

SIGNATURE, NAME AND ADDRESS OF ARCHITECT: ALOK DESAI, UNIT NO. F-6, PLOT NO. 4-B, 1ST FLOOR, SHANTINAGAR CO-OP. INDUSTRIAL ESTATE LIMITED, SHANTINAGAR, VAKOLA, SANTACRUZ(E), MUMBAI - 55

JOB NO. 39, DRG. NO. 2/11, PROPOSAL PLOT - C B + ST + 13 FLRS., DRN. BY MEGHANA, CHKD. BY MANISHA, SCALE AS SHOWN