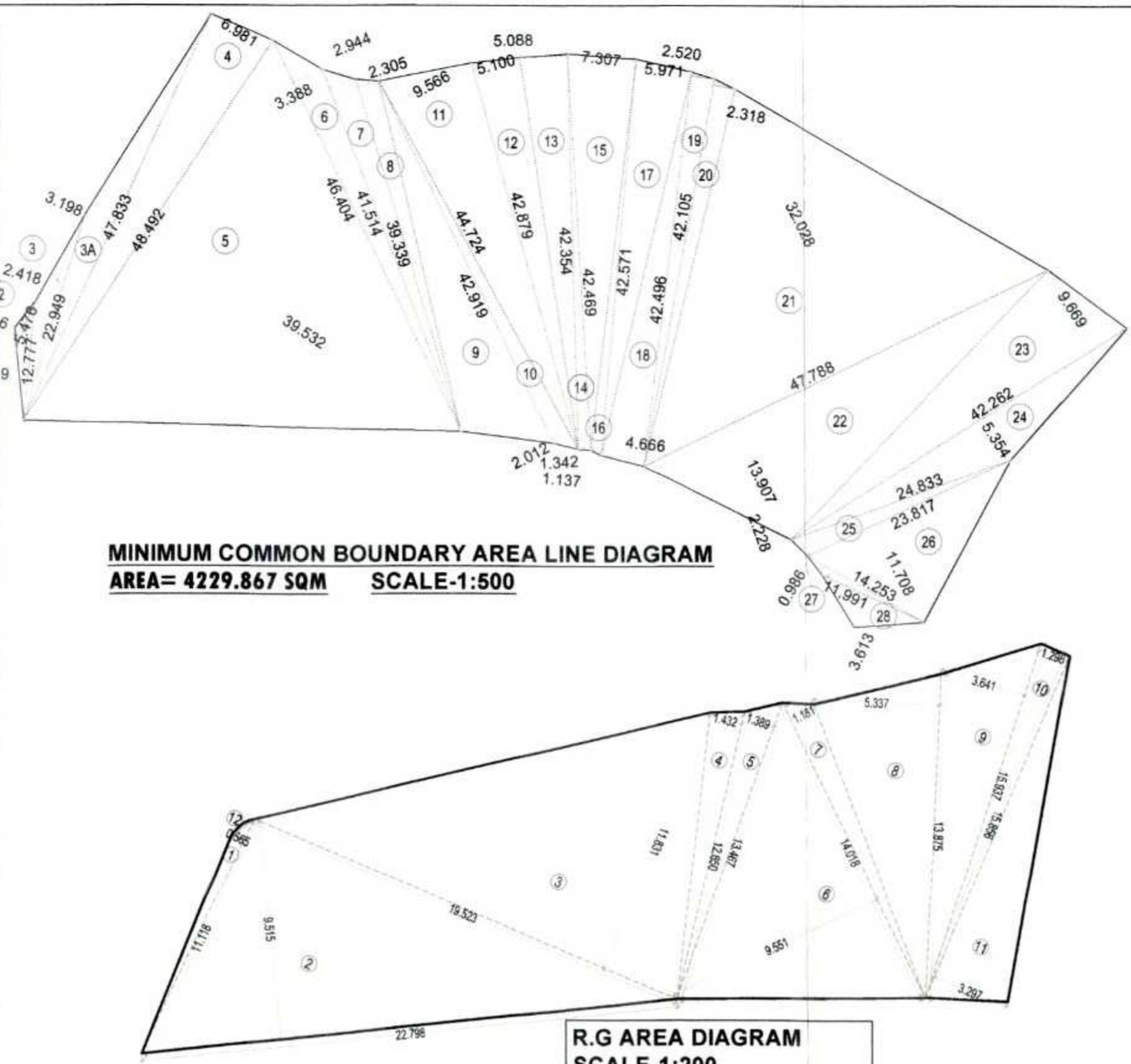
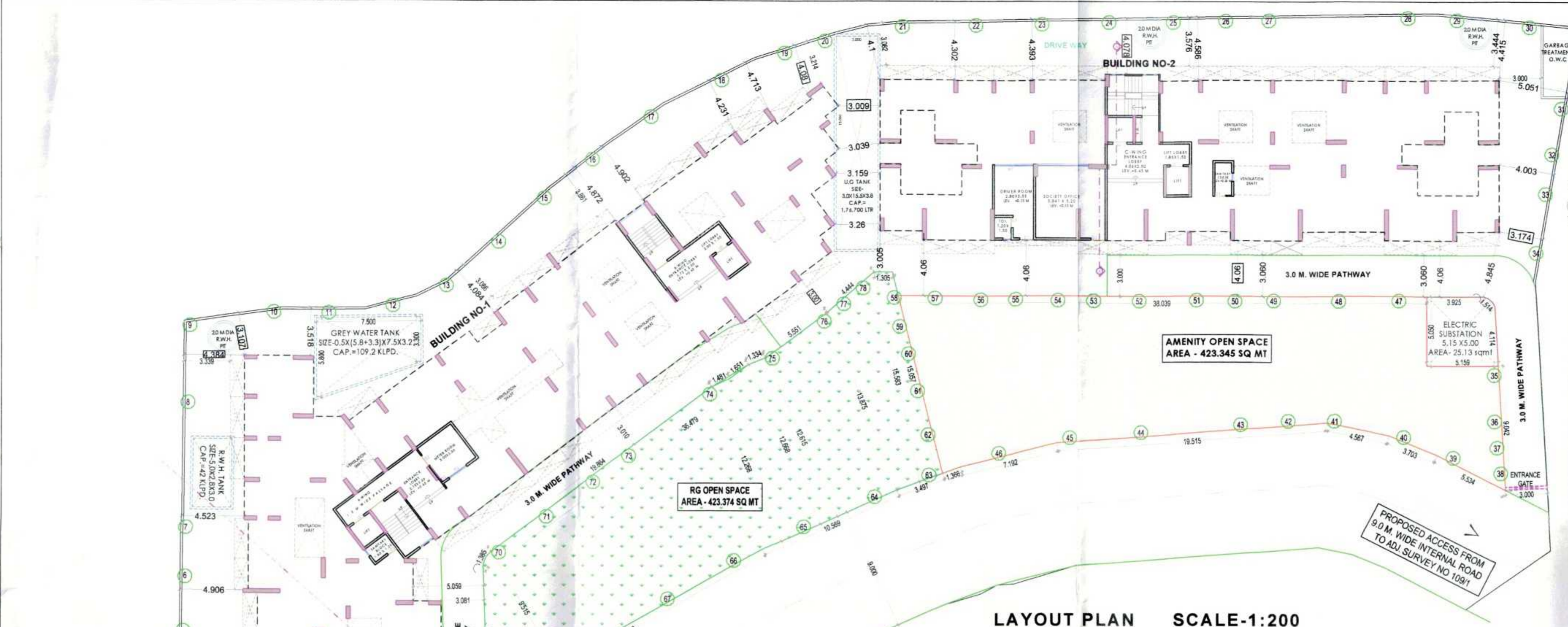


LAYOUT SHEET

SPECIAL PLANNING AUTHORITY,
MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.
 DEVELOPMENT PERMISSION APPROVED UNDER
 Section 45 of Maharashtra Regional & Town Planning Act, 1966 subject to conditions mentioned in this office's
 Letter No. MSRDC/SPA/Genral/DP-335/1
 Dated 21/02/2023
 Associate Planner, SPA, MSRDC



MINIMUM COMMON BOUNDARY AREA CALCULATION

| | | | | | | | | | | |
|-------------------------------------|-----|---|--------|---|--------|---|------|---|---------|--------|
| 1 | 1/2 | X | 5.476 | X | 1.016 | X | 1 NO | = | 2.782 | SQ.MT. |
| 2 | 1/2 | X | 12.777 | X | 1.519 | X | 1 NO | = | 9.704 | SQ.MT. |
| 3 | 1/2 | X | 22.949 | X | 2.418 | X | 1 NO | = | 27.745 | SQ.MT. |
| 3A | 1/2 | X | 47.833 | X | 3.198 | X | 1 NO | = | 76.485 | SQ.MT. |
| 4 | 1/2 | X | 48.492 | X | 6.981 | X | 1 NO | = | 169.271 | SQ.MT. |
| 5 | 1/2 | X | 48.492 | X | 39.532 | X | 1 NO | = | 958.475 | SQ.MT. |
| 6 | 1/2 | X | 46.404 | X | 3.388 | X | 1 NO | = | 78.608 | SQ.MT. |
| 7 | 1/2 | X | 41.514 | X | 2.944 | X | 1 NO | = | 61.109 | SQ.MT. |
| 8 | 1/2 | X | 39.339 | X | 2.305 | X | 1 NO | = | 45.338 | SQ.MT. |
| 9 | 1/2 | X | 42.919 | X | 8.315 | X | 1 NO | = | 178.435 | SQ.MT. |
| 10 | 1/2 | X | 44.724 | X | 2.012 | X | 1 NO | = | 44.988 | SQ.MT. |
| 11 | 1/2 | X | 44.724 | X | 9.566 | X | 1 NO | = | 213.920 | SQ.MT. |
| 12 | 1/2 | X | 42.879 | X | 5.100 | X | 1 NO | = | 109.341 | SQ.MT. |
| 13 | 1/2 | X | 42.354 | X | 5.088 | X | 1 NO | = | 107.749 | SQ.MT. |
| 14 | 1/2 | X | 42.354 | X | 1.346 | X | 1 NO | = | 28.504 | SQ.MT. |
| 15 | 1/2 | X | 42.469 | X | 7.246 | X | 1 NO | = | 153.863 | SQ.MT. |
| 16 | 1/2 | X | 42.571 | X | 1.137 | X | 1 NO | = | 24.202 | SQ.MT. |
| 17 | 1/2 | X | 42.571 | X | 5.971 | X | 1 NO | = | 127.096 | SQ.MT. |
| 18 | 1/2 | X | 42.131 | X | 4.706 | X | 1 NO | = | 99.143 | SQ.MT. |
| 19 | 1/2 | X | 42.496 | X | 2.520 | X | 1 NO | = | 53.545 | SQ.MT. |
| 20 | 1/2 | X | 42.105 | X | 2.318 | X | 1 NO | = | 48.800 | SQ.MT. |
| 21 | 1/2 | X | 47.788 | X | 32.028 | X | 1 NO | = | 785.269 | SQ.MT. |
| 22 | 1/2 | X | 47.788 | X | 13.907 | X | 1 NO | = | 332.278 | SQ.MT. |
| 23 | 1/2 | X | 42.262 | X | 9.669 | X | 1 NO | = | 204.316 | SQ.MT. |
| 24 | 1/2 | X | 42.262 | X | 5.354 | X | 1 NO | = | 113.128 | SQ.MT. |
| 25 | 1/2 | X | 24.833 | X | 2.228 | X | 1 NO | = | 27.864 | SQ.MT. |
| 26 | 1/2 | X | 23.817 | X | 11.708 | X | 1 NO | = | 139.425 | SQ.MT. |
| 27 | 1/2 | X | 14.253 | X | 0.986 | X | 1 NO | = | 7.027 | SQ.MT. |
| 28 | 1/2 | X | 11.991 | X | 3.613 | X | 1 NO | = | 21.860 | SQ.MT. |
| TOTAL AREA = 4229.867 SQ.MT. | | | | | | | | | | |

R.G AREA CALCULATION

| | | | | | | | | | | |
|------------------------------------|-------------------------------------|---|--------|---|--------|---|------|---|---------|--------|
| 1 | 1/2 | X | 11.118 | X | 0.565 | X | 1 NO | = | 3.141 | SQ.MT. |
| 2 | 1/2 | X | 22.798 | X | 9.515 | X | 1 NO | = | 108.460 | SQ.MT. |
| 3 | 1/2 | X | 19.523 | X | 11.831 | X | 1 NO | = | 115.488 | SQ.MT. |
| 4 | 1/2 | X | 12.851 | X | 1.432 | X | 1 NO | = | 3.958 | SQ.MT. |
| 5 | 1/2 | X | 13.467 | X | 1.389 | X | 1 NO | = | 9.352 | SQ.MT. |
| 6 | 1/2 | X | 14.018 | X | 9.551 | X | 1 NO | = | 66.942 | SQ.MT. |
| 7 | 1/2 | X | 14.018 | X | 1.181 | X | 1 NO | = | 8.277 | SQ.MT. |
| 8 | 1/2 | X | 13.875 | X | 5.337 | X | 1 NO | = | 37.025 | SQ.MT. |
| 9 | 1/2 | X | 15.937 | X | 3.641 | X | 1 NO | = | 29.010 | SQ.MT. |
| 10 | 1/2 | X | 15.937 | X | 1.298 | X | 1 NO | = | 10.340 | SQ.MT. |
| 11 | 1/2 | X | 15.898 | X | 3.297 | X | 1 NO | = | 26.139 | SQ.MT. |
| 12 | AREA OF WEDGE = 0.142 SQ.MT. | | | | | | | | | |
| TOTAL AREA = 423.374 SQ.MT. | | | | | | | | | | |

PROFORMA - I - Regional Area

| | | |
|----|---|-----------------|
| 1 | Area of plot (Minimum area of a, b, c to be considered) | 4233.445 |
| 2 | (a) As per ownership document (7/12, CTS extract) | 4700.000 |
| 3 | (b) As per D/S.R Map Measurement Sheet | 4748.344 |
| 4 | (c) As per Physical Site Survey | 4233.445 |
| 5 | (d) Superposition of D/S.R & Physical survey | 4233.445 |
| 6 | Proposed Road widening Area | 0.000 |
| 7 | Proposed Reservation Area | 0.000 |
| 8 | (Total a-b) | 0.000 |
| 9 | Balance area of plot (1-2) | 4233.445 |
| 10 | Area of Plot (7 applicable) | 4233.445 |
| 11 | (a) Required (Clause no.3.5.2 & 5.1.8 - 10% on 3) | 423.345 |
| 12 | (b) Adjustment of 2(a), if any | 0.000 |
| 13 | (c) Balance Proposed | 423.345 |
| 14 | Net Flat Area (3-4 (c)) | 3810.100 |
| 15 | Proposed Open space | 0.000 |
| 16 | (a) Required (Clause no.3.4.1 - 10% on 1) | 423.345 |
| 17 | Proposed - | 423.374 |
| 18 | Internal Road area | 930.739 |
| 19 | Proposed area (if applicable) | 0.000 |
| 20 | Basic FSI on plot based on width (Str. No. 5 x basic FSI 1.10) | 4191.110 |
| 21 | Addition of FSI on payment of premium (Maximum permissible premium FSI - (D)) | 1270.034 |
| 22 | (b) Proposed FSI on payment of premium - (0.817) | 1192.541 |
| 23 | Area of FSI on plot (as per regulation) | 0.000 |
| 24 | (a) FSI area against D.P. road (20 x Str. No. 2 (a)) if any | 0.000 |
| 25 | (b) FSI area against Amenity space (if provided over 200 or 185 x Str. No. 4 (land) or (c)) | 0.000 |
| 26 | (c) FSI area - | 0.000 |
| 27 | (d) Total In-situ / Total loading proposed (11 (a)-(b)-(c)) | 0.000 |
| 28 | Proposed FSI area under Chapter No. 7 | N/A |
| 29 | Total entitlement of FSI in the proposal (a) (19 + 10(a) + 11 (a)) or 12 whichever is applicable | 5383.671 |
| 30 | (b) Ancillary Area FSI upto 40% with payment of charges (130 x 40%) | 3290.203 |
| 31 | (c) Total entitlement (a-b) | 8613.874 |
| 32 | Maximum utilization limit of FSI (Building potential Permissible (As per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8) | 2.240 |
| 33 | Total Built-up Area in proposal (excluding area of Str.No.17 b) | 0.000 |
| 34 | (a) Existing Built-up Area | 8613.137 |
| 35 | (b) Proposed Built-up Area (as per Plan) | 8613.137 |
| 36 | (c) Total (a+b) | 8613.137 |
| 37 | Area for inclusive Housing (applicable only to Municipal Corporation) | N/A |
| 38 | (a) Proposed | 0.000 |
| 39 | (b) No FSI limit Proposed | 0.000 |
| 40 | Marginal Open Space Statement | 154 |
| 41 | Residential | 0 |
| 42 | Commercial | 0 |
| 43 | Trees to be planted | 34 |
| 44 | (a) Trees to be planted against plot area (111+66) / 100 | 15 |
| 45 | (b) Trees to be planted against 'Tree Fed' (18x3) | 15 |
| 46 | (c) Trees to be planted against R.G. open space (168/100x5) | 21 |
| 47 | Total no. of Trees to be planted (19a + 19b + 19c) | 70 |



BUILT UP AREA STATEMENT

| FLOOR'S | BUILDING NO - 1 (A & B WING) | BUILDING NO - 2 (C WING) | TOTAL AREA |
|----------------------------|------------------------------|--------------------------|-----------------|
| GROUND FLOOR BUILT UP AREA | 30.529 | 77.524 | 108.053 |
| 1ST FLOOR BUILT UP AREA | 713.255 | 501.757 | 1215.012 |
| 2nd FLOOR BUILT UP AREA | 713.255 | 501.757 | 1215.012 |
| 3rd FLOOR BUILT UP AREA | 713.255 | 501.757 | 1215.012 |
| 4th FLOOR BUILT UP AREA | 713.255 | 501.757 | 1215.012 |
| 5th FLOOR BUILT UP AREA | 713.255 | 501.757 | 1215.012 |
| 6th FLOOR BUILT UP AREA | 713.255 | 501.757 | 1215.012 |
| 7th FLOOR BUILT UP AREA | 713.255 | 501.757 | 1215.012 |
| TOTAL AREA | 5023.314 | 3589.823 | 8613.137 |

MARGINAL OPEN SPACE

| Sr No | Bldg No | Building Side (Light & ventilation or Dead Wall) | Height of building (excluding parking floor upto 6 m. height) | Req. Open Space shall be minimum H/5 OR 3.0 M. (except front side) whichever is more | Min. Proposed | Deficiency | Remarks |
|-------|-----------|--|---|--|---------------|------------|---------|
| 1 | Bldg No.1 | Front side (South) [Road side] | 20.3 | 3.00 | 3.044 | 0.00 | |
| | | Front side (South) [R.G side] | | 3.00 | 3.00 | 0.00 | |
| | | Rear side (North) (L&V) | | 4.06 | 4.080 | 0.00 | |
| | | Rear side (North) (D.W) | | 3.00 | 3.107 | 0.00 | |
| | | Right side (East) (D.W) | | 3.00 | 3.009 | 0.00 | |
| | | Left side (West) (L&V) | | 4.06 | 4.384 | 0.00 | |
| | | Front side (South) [R.G side] | | 3.00 | 3.000 | 0.00 | |
| | | Front side (South) [Amenity side] | | 4.06 | 4.060 | 0.00 | |
| | | Right side (East) (D.W) | | 3.00 | 3.006 | 0.00 | |
| | | Left side (West) (L&V) | | 4.06 | 4.078 | 0.00 | |
| | | Left side (West) (D.W) | | 3.00 | 3.009 | 0.00 | |
| | | Right side (East) (D.W) | | 3.00 | 3.174 | 0.00 | |

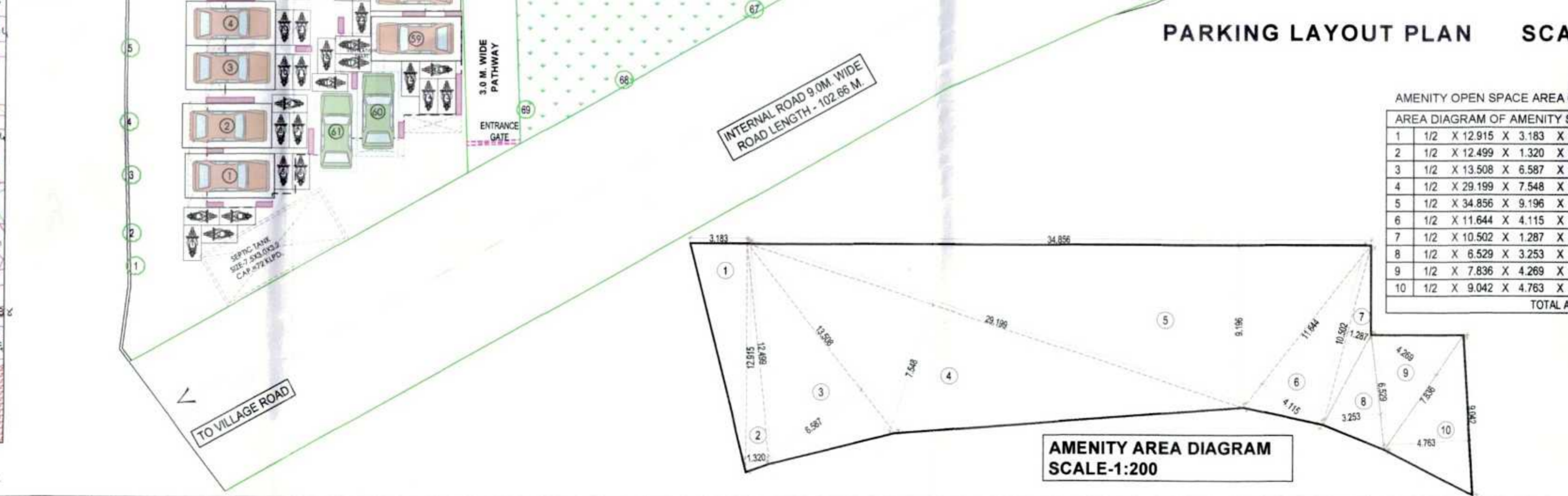
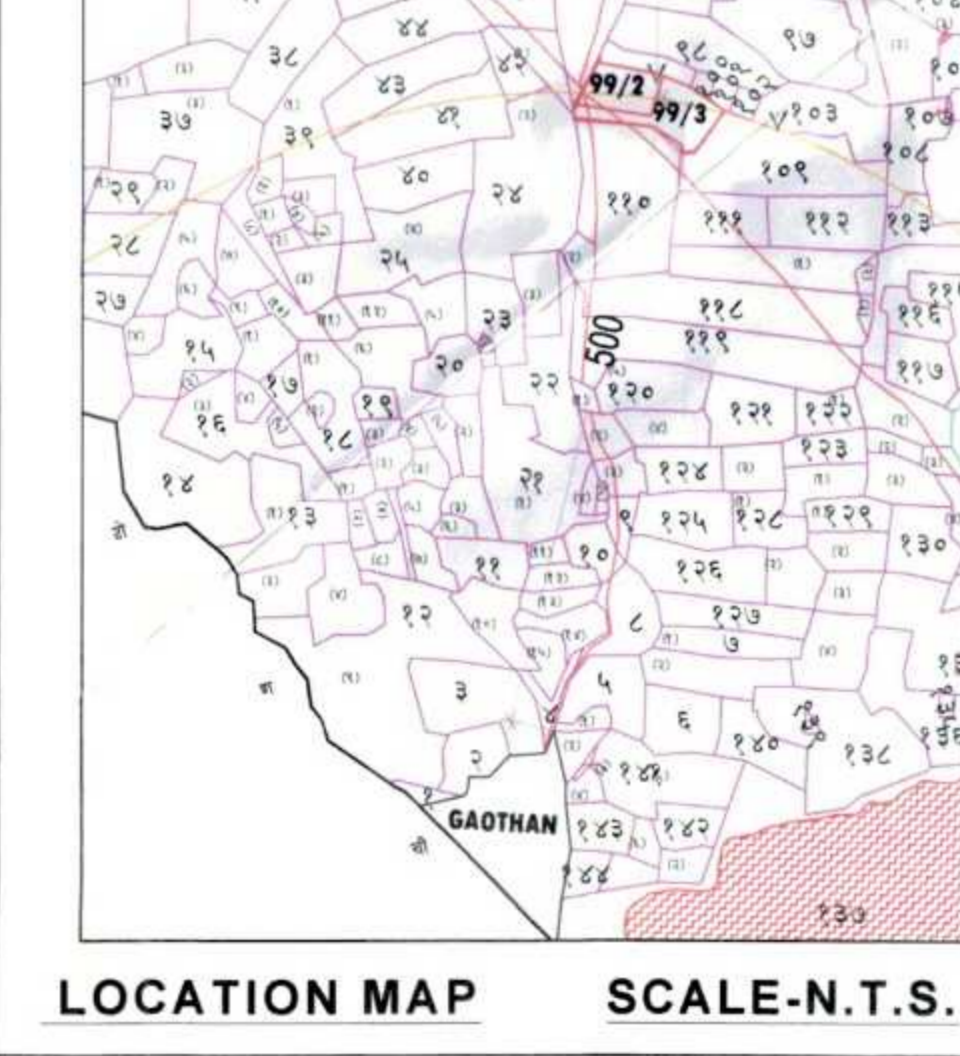
TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL

As per Notice published u/s 37(1A)(c) & 20 (4) No. CR 236/18 (Part 4), dt. 28th December 2022.

| SR. NO. | REQUIRED PARKING RATE | BUILDING NO | TOTAL NO OF FLAT | PARKING SPACE PROP. | | | |
|--|--|---------------|------------------|---|-----------------------|-----------|------------|
| | | | | NON CONGESTED CAR | NON CONGESTED SCOOTER | CAR | SCOOTER |
| 1 | For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. | BUILDING NO-1 | 35 | 1 | 2 | 18 | 35 |
| | | BUILDING NO-2 | 28 | | | 14 | 28 |
| 2 | For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m. | BUILDING NO-1 | 56 | 1 | 2 | 28 | 56 |
| | | BUILDING NO-2 | 35 | | | 18 | 35 |
| TOTAL flats | | | | | | 78 | 154 |
| Parking Requirement (quantum) | | | | Residential | | 0 | 0 |
| | | | | Commercial | | 4 | 8 |
| TOTAL | | | | | | 82 | 162 |
| With Multiplying Factor on total parking as per Table 8C - 0.7 | | | | Multiplying Factor Not applicable for scooter parking | | 57 | 162 |
| PARKING REQUIREMENT | | | | | | 57 | 162 |
| COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED. | | | | | | 0 | 0 |
| SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING | | | | | | 4 | 8 |
| TOTAL REQUIRED PARKING (After Conversion) | | | | | | 61 | 138 |
| TOTAL PROPOSED PARKING | | | | BIG CAR | SMALL CAR | 61 | 145 |

TEENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT

| FLOOR | FLAT NO. | NO'S OF FLATS | CARPET AREA OF PER FLAT | PROJ. BAL AREA | | | |
|---------------------------------------|-----------------------------------|---------------|-------------------------|----------------|------------|---------------|--------------|
| BUILDING NO-1 | | | | | | | |
| WING - A | | | | | | | |
| 1ST TO 7TH | 101, 201, 301, 401, 501, 601, 701 | 7 | 52.635 | 5.921 | | | |
| | 102, 202, 302, 402, 502, 602, 702 | 7 | 51.746 | 6.090 | | | |
| | 103, 203, 303, 403, 503, 603, 703 | 7 | 51.522 | 3.045 | | | |
| | 104, 204, 304, 404, 504, 604, 704 | 7 | 53.562 | 6.089 | | | |
| | 105, 205, 305, 405, 505, 605, 705 | 7 | 33.519 | 2.888 | | | |
| | 106, 206, 306, 406, 506, 606, 706 | 7 | 33.414 | 2.887 | | | |
| WING - B | | | | | | | |
| 1ST TO 7TH | 101, 201, 301, 401, 501, 601, 701 | 7 | 33.677 | 2.750 | | | |
| | 102, 202, 302, 402, 502, 602, 702 | 7 | 31.469 | 2.750 | | | |
| | 103, 203, 303, 403, 503, 603, 703 | 7 | 51.616 | 3.049 | | | |
| | 104, 204, 304, 404, 504, 604, 704 | 7 | 33.465 | 2.750 | | | |
| | 105, 205, 305, 405, 505, 605, 705 | 7 | 33.414 | 2.750 | | | |
| | 106, 206, 306, 406, 506, 606, 706 | 7 | 33.519 | 2.888 | | | |
| TOTAL FLAT BUILDING NO - 1 (A) | | | | | 91 | 33.465 | 2.888 |
| BUILDING NO-2 | | | | | | | |
| WING - C | | | | | | | |
| 1ST TO 7TH | 101, 201, 301, 401, 501, 601, 701 | 7 | 33.465 | 2.887 | | | |
| | 102, 202, 302, 402, 502, 602, 702 | 7 | 33.465 | 2.888 | | | |
| | 103, 203, 303, 403, 503, 603, 703 | 7 | 33.465 | 2.888 | | | |
| | 104, 204, 304, 404, 504, 604, 704 | 7 | 51.234 | 3.045 | | | |
| | 105, 205, 305, 405, 505, 605, 705 | 7 | 51.234 | 3.045 | | | |
| | 106, 206, 306, 406, 506, 606, 706 | 7 | 51.234 | 3.045 | | | |
| TOTAL FLAT BUILDING NO - 2 (B) | | | | | 63 | 33.465 | 2.888 |
| TOTAL FLATS (A+B) | | | | | 154 | | |



AMENITY OPEN SPACE AREA CALCULATION

| | | | | | | | | | | |
|--|-----|---|--------|---|-------|---|------|---|---------|--------|
| 1 | 1/2 | X | 12.915 | X | 3.183 | X | 1 NO | = | 20.554 | SQ.MT. |
| 2 | 1/2 | X | 12.499 | X | 1.320 | X | 1 NO | = | 8.249 | SQ.MT. |
| 3 | 1/2 | X | 13.908 | X | 6.587 | X | 1 NO | = | 44.489 | SQ.MT. |
| 4 | 1/2 | X | 29.199 | X | 7.548 | X | 1 NO | = | 110.186 | SQ.MT. |
| 5 | 1/2 | X | 34.856 | X | 9.196 | X | 1 NO | = | 160.283 | SQ.MT. |
| 6 | 1/2 | X | 11.644 | X | 4.115 | X | 1 NO | = | 23.958 | SQ.MT. |
| 7 | 1/2 | X | 10.502 | X | 1.287 | X | 1 NO | = | 6.798 | SQ.MT. |
| 8 | 1/2 | X | 6.529 | X | 3.253 | X | 1 NO | = | 10.619 | SQ.MT. |
| 9 | 1/2 | X | 7.836 | X | 4.269 | X | 1 NO | = | 16.726 | SQ.MT. |
| 10 | 1/2 | X | 9.042 | X | 4.763 | X | 1 NO | = | 21.533 | SQ.MT. |
| TOTAL ADDITION = 423.345 SQ.MT. | | | | | | | | | | |

LEGEND

| | | |
|----|---------------------------|-----|
| 01 | PLOT BOUNDARY | --- |
| 02 | INTERNAL ROAD CENTER LINE | --- |
| 03 | VILLAGE ROAD LINE | --- |
| 04 | BUILDING LINE | --- |
| 05 | CONTROL LINE | --- |
| 06 | ROAD LINE | --- |
| 07 | WATER SUPPLY WORK | --- |
| 08 | R.W.H. LINE | --- |
| 09 | PROPOSED WORK | --- |
| 10 | SEWAGE LINE | --- |
| 11 | GREY WATER LINE | --- |
| 12 | S.W. DRAIN | --- |
| 13 | BIG CAR PARKING | --- |
| 14 | SMALL CAR PARKING | --- |
| 15 | SCOOTER PARKING | --- |
| 16 | TREE | --- |

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL

As per Notice published u/s 37(1A)(c) & 20 (4) No. CR 236/18 (Part 4), dt. 28th December 2022.

| SR. NO. | REQUIRED PARKING RATE | BUILDING NO |
|---------|-----------------------|-------------|
|---------|-----------------------|-------------|