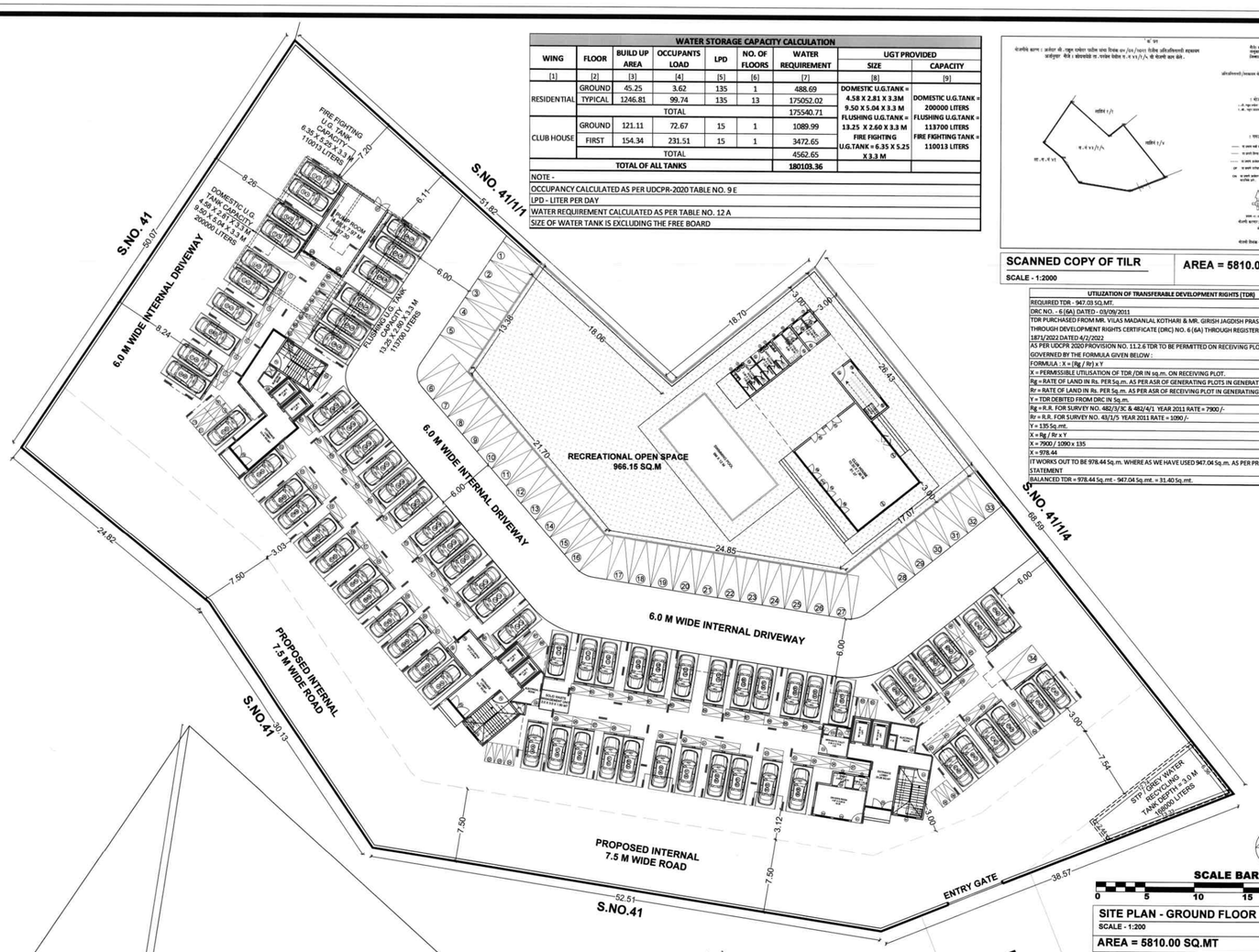
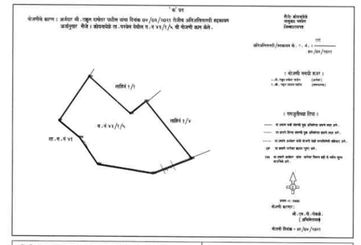
WATER STORAGE CAPACITY CALCULATION								
WING	FLOOR	BUILD UP AREA	OCCUPANTS LOAD	LPD	NO. OF FLOORS	WATER REQUIREMENT	UGT PROVIDED	
							SIZE	CAPACITY
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]
RESIDENTIAL	GROUND	45.25	3.62	135	1	488.69	DOMESTIC U.G.TANK = 4.58 X 2.81 X 3.3M 9.50 X 5.04 X 3.3 M FLUSHING U.G.TANK = 13.25 X 2.60 X 3.3 M FIRE FIGHTING U.G.TANK = 6.35 X 5.25 X 3.3 M	DOMESTIC U.G.TANK = 200000 LITERS FLUSHING U.G.TANK = 113700 LITERS FIRE FIGHTING TANK = 110013 LITERS
	TYPICAL	1246.81	99.74	135	13	175052.02		
TOTAL						175540.71		
CLUB HOUSE	GROUND	121.11	72.67	15	1	1089.99		
	FIRST	154.34	231.51	15	1	3472.65		
TOTAL						4562.65		
TOTAL OF ALL TANKS						180103.36		

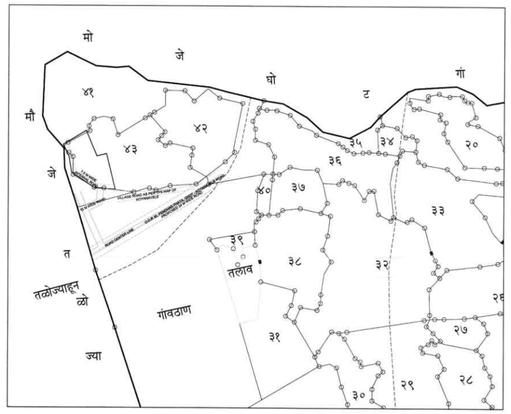
NOTE -
OCCUPANCY CALCULATED AS PER UDCPR-2020 TABLE NO. 9 E
LPD - LITER PER DAY
WATER REQUIREMENT CALCULATED AS PER TABLE NO. 12 A
SIZE OF WATER TANK IS EXCLUDING THE FREE BOARD



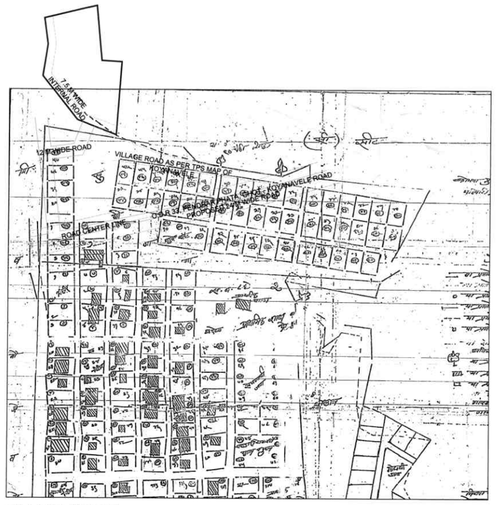


SCANNED COPY OF TILR
SCALE - 1:2000
AREA = 5810.00 SQ.MT

UTILIZATION OF TRANSFERABLE DEVELOPMENT RIGHTS (TDR)
REQUIRED TDR - 947.03 SQ.MT.
DRC NO. - 6 (6A) DATED - 03/09/2011
TDR PURCHASED FROM MR. VILAS MADANLAL KOTHARI & MR. GIRISH JAGDISH PRASAD KASAT THROUGH DEVELOPMENT RIGHTS CERTIFICATE (DRC) NO. 6 (6A) THROUGH REGISTERED DOCUMENT NO. 1871/2022 DATED 4/2/2022
AS PER UDCPR 2020 PROVISION NO. 11.2.6 TDR TO BE PERMITTED ON RECEIVING PLOT SHALL BE GOVERNED BY THE FORMULA GIVEN BELOW :
FORMULA : X = (Rg / Rr) x Y
X = PERMISSIBLE UTILISATION OF TDR /DR IN sq.m. ON RECEIVING PLOT.
Rg = RATE OF LAND IN Rs. PER Sq.m. AS PER ASR OF GENERATING PLOTS IN GENERATING YEAR.
Rr = RATE OF LAND IN Rs. PER Sq.m. AS PER ASR OF RECEIVING PLOT IN GENERATING YEAR.
Y = TDR DEBITED FROM DRC IN Sq.m.
Rg = R.R. FOR SURVEY NO. 482/3/3C & 482/4/1 YEAR 2011 RATE = 7900 /-
Rr = R.R. FOR SURVEY NO. 43/1/5 YEAR 2011 RATE = 1090 /-
Y = 135 Sq.mt.
X = Rg / Rr x Y
X = 7900 / 1090 x 135
X = 978.44
IT WORKS OUT TO BE 978.44 Sq.m. WHERE AS WE HAVE USED 947.04 Sq.m. AS PER PROFORMA 1 : AREA STATEMENT
BALANCED TDR = 978.44 Sq.mt - 947.04 Sq.mt. = 31.40 Sq.mt.



LOCATION PLAN
SCALE - 1:4000



VILLAGE TPS MAP
SCALE - 1:2000

DESCRIPTION OF PROPOSAL & PROPERTY :	01 / 06
RESIDENTIAL DEVELOPMENT AT SURVEY NO., 43/1/5, VILLAGE - KOYANAVELE, TALUKA - PANVEL, DISTRICT - RAIGAD	

STAMP OF APPROVAL :

पनवेल महानगरपालिका
पोच- चेकर -
पोच्ची क्रमांक मु.क्र./म.मु.क्र./पर्वे क्र./क्र.क्र./
मु.क्र. 73/1/5 मधे निवासी/वाणिज्य/
पेलफस्त वापरास/ग्रा.प. परवानाचे नकाशाचे या
कार्यालयाचे जा.क्र. पनवेल/नरि/ 05892 दि.
दि. 31/3/2022 दिनांक 31/03/2022
पोच्ची अटी, शर्तीस अधीन राहून नकाशास सात रंगाने
मुदत केल्यानुसार मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
सहाय्यक संचालक, नगररचना
पनवेल महानगरपालिका
PANVEL MUNICIPAL CORPORATION PANVEL-RAIGAD

PROFORMA - I : AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	5810.00 SQ.MT
(a)As per ownership document (7/12, CTS extract)	5810.00 SQ.MT
(b) as per measurement sheet	5810.00 SQ.MT
(c) as per site	5810.00 SQ.MT
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway	0.00
(b) Any D.P. Reservation area	
(Total a+b)	0.00
3. Balance area of plot (1-2)	5810.00 SQ.MT
4. Amenity Space (if applicable)	
(a) Required -	---
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	---
5. Net Plot Area (3-4 (c))	5810.00 SQ.MT
6. Recreational Open space (if applicable)	
(a) Required -(10%)	581.00 SQ.MT
(b) Proposed -	966.15 SQ.MT.
7. Internal Road area	1105.80 SQ.MT
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	1.1 (6391.00 SQ.MT)
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.5 (2905.00 SQ.MT)
(b) Proposed FSI on payment of premium.	0.5 (2905.00 SQ.MT)
11. In-situ FSI / TDR loading	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
(c) TDR area	
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.163 (947.03 SQ.MT)
12. Additional FSI area under Chapter No. 7	---
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	1.763 (10240.19 SQ.MT)
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	60% (6144.11 SQ.MT)
(c) Total entitlement (a+b)	2.820 (16384.30 sqt.MT)
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width *[(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8]*	3.04
15. Total Built-up Area in proposal *(excluding area at Sr.No.17 b)*	
(a) Existing Built-up Area.	
(b) Proposed Built-up Area (as per 'P-line')	16384.30 SQ.MT
(c) Total (a+b)	
16. F.S.I. Consumed (15/13) *(should not be more than serial No.14 above.)*	2.820
17. Area for Inclusive Housing, if any	
(a) Required *(20% of Sr.No.5)*	
(b) Proposed	

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 11/03/2021 and the dimensions of sides etc. of plot state on plan are as measured on site and the area so worked out allies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records

ARCHITECT ATUL MHATRE COA REG. NO. CA/2009/45829
DEVISE DESIGN

SIGNATURE
AR. ATUL MHATRE

OWNERS' DECLARATION :

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

SIGNATURE
MR. JITESH P. AGRAWAL
AUTHORIZED SIGNATORY / PARTNER AT SHRISHTI DEVELOPERS

SIGNATURE
MR. NAITIK S. GUPTA
AUTHORIZED SIGNATORY / PARTNER AT SHRISHTI DEVELOPERS

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/ LICENSE NO. OF LICENSED ENGINEER/ SUPERVISOR
DATE 29/03/2022	DD/KR/MD/01	AS SHOWN	SHRUTI M.	ATUL M.	CA/2009/45829

CONTENT OF SHEET

SCANNED TILR PLAN
LOCATION PLAN
SCANNED TILR PLAN
SITE PLAN AND SERVICES PLAN
PLOT AREA DIAGRAM & CALCULATION
VILLAGE TPS MAP
RECREATIONAL SPACE & CALCULATION STATEMENT 2
ANCILLARY AREA STATEMENT

NAME OF OWNER'S	SIGNATURE
MR. JITESH P. AGRAWAL AUTHORIZED SIGNATORY / PARTNER AT SHRISHTI DEVELOPERS	MR. JITESH P. AGRAWAL AUTHORIZED SIGNATORY / PARTNER AT SHRISHTI DEVELOPERS
MR. NAITIK S. GUPTA AUTHORIZED SIGNATORY / PARTNER AT SHRISHTI DEVELOPERS	MR. NAITIK S. GUPTA AUTHORIZED SIGNATORY / PARTNER AT SHRISHTI DEVELOPERS
ADDRESS - A/106, Runwal & Omkar Esquare,Eastern Express Highway, Opp-Sion Chunnabhatti Signal, Sion East, Mumbai - 400022.	

NAME OF ARCHITECT	SIGNATURE
ARCHITECT - ATUL MHATRE COA Reg No.- CA/2009/45829 DEVISE DESIGN OFFICE NO. 302, 3RD FLOOR, WING 'B', HERMES ATRIUM, PLOT NO. 57., C.B.D. BELAPUR, NAVI MUMBAI - 400 614, INDIA. E MAIL :- contact@devise.co.in Contact No.- 022 49707393. www.devise.co.in	ARCHITECT ATUL MHATRE COA REG. NO. CA/2009/45829 DEVISE DESIGN AR. ATUL MHATRE COA Reg No.- CA/2009/45829

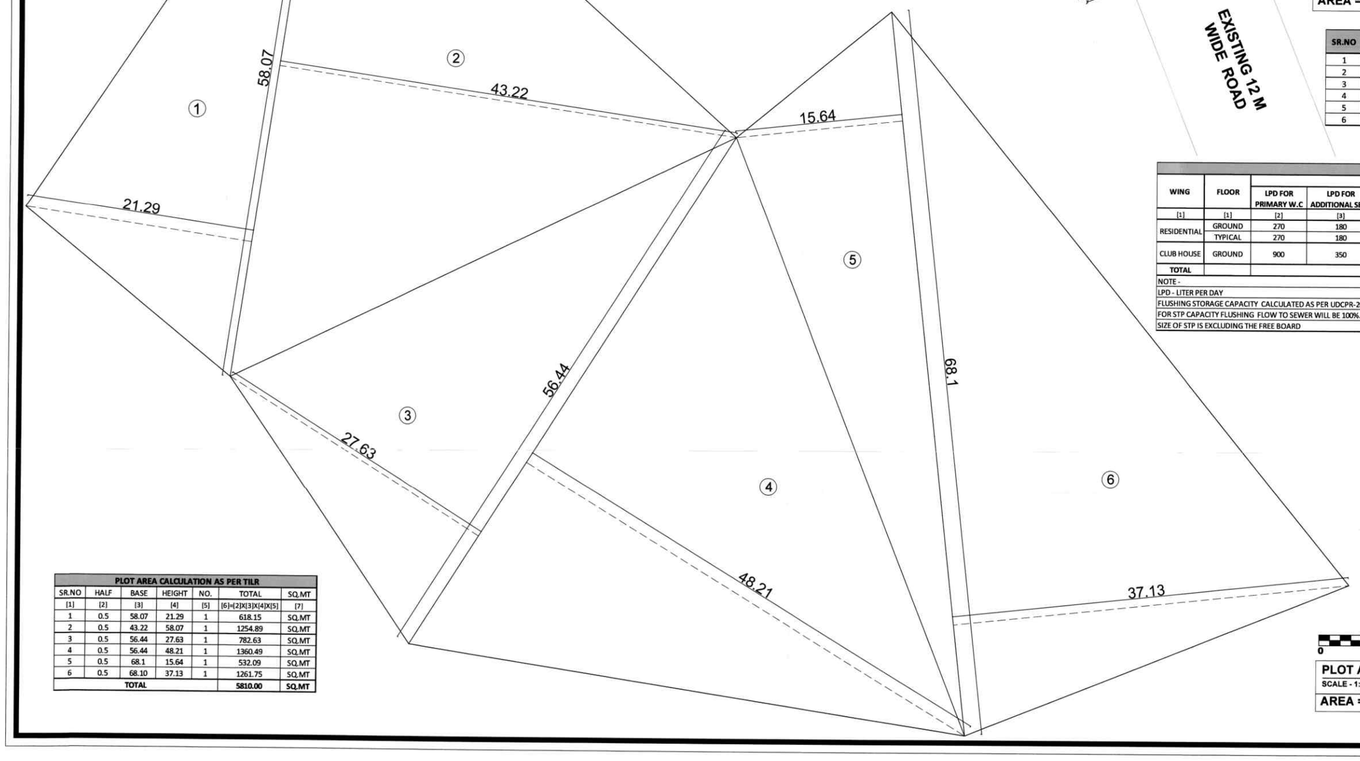
SR.NO	LEGEND	SITE PLAN ON WHITE PAPER
1	PLOT LINE	
2	EXISITING ROAD	
3	PROPOSED ROAD	
4	PERMISSIBLE BUILDING LINE	
5	CARPET AREA	
6	RECREATIONAL GROUND	

FORM OF STATEMENT 2 FOR PROPOSED BUILDING				
WING / BUILDING	FLOOR NAME	BUILT - UP AREA OF FLOOR , AS PER OUTER CONSTRUCTION LINE	NO. OF FLOORS	TOTAL BUILT - UP AREA OF FLOOR , AS PER OUTER CONSTRUCTION LINE
		SQ.MT.		SQ.MT.
RESIDENTIAL	GROUND	45.25	1	45.25
	TYPICAL	1246.81	13	16208.52
CLUB HOUSE	GROUND	24.50	1	24.50
	FIRST	106.03	1	106.03
	TOTAL			16384.30

STP CALCULATION									
WING	FLOOR	FLUSHING STORGE CAPACITY							STP PROVIDED
		LPD FOR PRIMARY W.C	LPD FOR ADDITIONAL SEAT	NO. OF PRIMARY W.C	NO. OF ADDITIONAL W.C	NO .OF FLOORS	TOTAL FOR	TOTAL FOR	TOTAL FLOW TO STP (100%)	
[1]	[1]	[2]	[3]	[4]	[5]	[6]	[7]=[2]X[4]	[8]=[3]X[5]	[9] = [7]+[8]	[10]
RESIDENTIAL	GROUND	270	180	4	-	1	1080	-		HEIGHT OF TANK = 3.0 M
	TYPICAL	270	180	25	25	14	94500	63000		
CLUB HOUSE	GROUND	900	350	5	6	1	4500	2100		
TOTAL							100080	65100	165180	168000 LITRERS

NOTE -
LPD - LITER PER DAY
FLUSHING STORAGE CAPACITY CALCULATED AS PER UDCPR-2020 TABLE NO. 12 B
FOR STP CAPACITY FLUSHING FLOW TO SEWER WILL BE 100%.
SIZE OF STP IS EXCLUDING THE FREE BOARD

AREA CALCULATION OF RECREATIONAL OPEN SPACE						
SR.NO	HALF	BASE	HEIGHT	NO.	TOTAL	SQ.MT
[1]	[2]	[3]	[4]	[5]	[6]=[2]X[3]X[4]X[5]	[7]
1	0.5	28.75	9.87	1	141.99	SQ.MT
2	0.5	28.75	10.34	1	148.64	SQ.MT
3	0.5	26.32	15.52	1	204.24	SQ.MT
4	0.5	31.46	15.62	1	245.70	SQ.MT
5	0.5	31.46	14.34	1	225.57	SQ.MT
TOTAL					966.15	SQ.MT



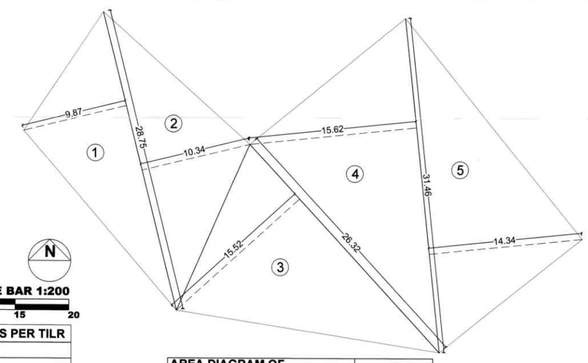
PLOT AREA CALCULATION AS PER TILR						
SR.NO	HALF	BASE	HEIGHT	NO.	TOTAL	SQ.MT
[1]	[2]	[3]	[4]	[5]	[6]=[2]X[3]X[4]X[5]	[7]
1	0.5	58.07	21.29	1	618.15	SQ.MT
2	0.5	43.22	58.07	1	1254.89	SQ.MT
3	0.5	56.44	27.63	1	782.63	SQ.MT
4	0.5	56.44	48.21	1	1360.49	SQ.MT
5	0.5	68.1	15.64	1	532.09	SQ.MT
6	0.5	68.10	37.13	1	1261.75	SQ.MT
TOTAL					5810.00	SQ.MT

SCALE BAR 1:200
0 5 10 15 20

SITE PLAN - GROUND FLOOR
SCALE - 1:200
AREA = 5810.00 SQ.MT

SCALE BAR 1:200
0 5 10 15 20

PLOT AREA DIAGRAM AS PER TILR
SCALE - 1:200
AREA = 5810.00 SQ.MT



AREA DIAGRAM OF RECREATIONAL OPEN SPACE
SCALE - 1:200
AREA = 966.15 SQ.MT