BUA for for Phase B = 13069.53 + 9222.47+ 8031.97 +1111.3+12 = 31435.27 Sq.M.

OVERALL BUILT UP AREA SUMMARY (IN SQ.M.)

SR.NO.	FLOOR	TOWER	TOWER B	TOWER C	TOWER D	TOWER E	TOWER	TOWER G	TOWER H	TOWN HOUSE/ ROW HOUSE (1 TO 10)	CLUB HOUSE	WATCHMAN 'S CABIN
1	GROUND / STILT	476.83	664.89	759.62	524.95	215.94	192.28	360.99	511.73	61.42	392.51	4.00
2	1ST	687.31	853.49	949.65	850.28	655.06	592.00	598.21	500.54	49.71	-	-
3	2nd	726.10	891.86	986.13	953.90	696.24	630.93	638.84	543.06	-	-	-
4	3rd	726.10	891.86	986.13	953.90	696.24	630.93	638.84	543.06	-	-	-
5	4th	-	891.86	986.13	953.90	955.05	972.73	638.84	543.06	-	-	-
6	5th	-	891.86	986.13	953.90	955.05	972.73	638.84	543.06	-	-	-
7	6th	-	891.86	986.13	953.90	955.05	972.73	638.84	543.06	-	-	-
8	7th	-	891.86	986.13	953.90	955.05	972.73	638.84	543.06	-	-	-
9	8th	-	891.86	986.13	953.90	955.05	972.73	638.84	543.06	-	-	-
10	9th Refuge	-	848.83	928.24	906.73	907.16	908.01	597.19	502.98	-	-	-
11	10th	-	891.86	986.13	953.90	955.05	972.73	638.84	543.06	-	-	-
12	11th	-	891.86	986.13	953.90	955.05	972.73	638.84	543.06	-	-	-
13	12th	-	891.86	986.13	953.90	955.05	972.73	638.84	543.06	-	-	-
14	13th	-	891.86	986.13	953.90	955.05	972.73	638.84	543.06	-	-	-
15	14th	-	891.86	986.13	953.90	955.05	972.73	638.84	543.06	-	-	-
16	TOTAL	2616.3	13069.53	14471.07	13728.76	12721.14	12682.2	9222.47	8031.97	111.13	392.51	4.00
17	NO OF BLDG	1	1	1	1	1	1	1	1	10	1	5
18	TOTAL	2616.3	13069.53	14471.07	13728.76	12721.14	12682.2	9222.47	8031.97	1111.3	392.51	20.00
	GRAND TOTAL											88067.21

CLUB HOUSE AREA CALCULATION

SR. NO.	BLDG TYPE	AREA IN SQ.MT.
1	RECREATIONAL OPEN SPACE REQUIRED FOR LAYOUT	3928.83
2	RECREATIONAL OPEN SPACE PROVIDED INCLUDING PART PLINTH OF CLUB HOUSE	3978.07
3	PERMISSIBLE GROUND COVERAGE FOR CLUB HOUSE (10% OF 1)	392.88
4	PROPOSED GROUND COVERAGE AREA OF CLUB HOUSE IN RECREATIONAL OPEN SPACE	324.88
5	PROPOSED GROUND COVERAGE AREA OF CLUB HOUSE OUTSIDE RECREATIONAL OPEN SPACE	392.51
6	TOTAL PROPOSED GROUND COVERAGE AREA OF CLUB HOUSE (4+5)	717.39
7	EXCESS AREA COUNTED IN FSI	392.51

CONSTRUCTION AREA SUMMARY (SQ.M.)

FLOOR	TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWN HOUSE / ROW HOUSE (1 TO 10)	CLUB HOUSE	PODIUM (MLCP)	WATCHMAN'S CABIN
GROUND/STILT	775.00	917.91	1026.66	1003.58	810.72	671.73	655.24	600.98	61.42	717.39	2152.36	20.00
1ST	745.37	871.29	967.17	997.55	713.40	638.94	611.42	515.90	49.71	-	2152.36	-
2nd	740.64	909.66	1003.67	971.66	712.04	648.01	653.25	556.49	-	-	2151.23	-
3rd	740.64	909.66	1003.67	971.66	712.04	648.01	653.25	556.49	-	-		
4th	-	909.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
5th	-	909.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
6th	-	909.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
7th	-	909.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
8th	-	909.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
9th Refuge	-	909.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
10th	-	906.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
11th	-	906.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
12th	-	906.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
13th	-	906.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
14th	-	906.66	1003.67	971.66	972.47	991.03	653.25	556.49	-	-		
OHT & LMR	84.85	79.35	84.85	97.37	84.85	84.85	84.85	84.85	-	-		
TOTAL	3086.50	13679.13	15126.39	14730.08	13730.22	13612.87	9843.76	8436.10	1111.30	717.39	6455.95	20.00
TOTAL	100549.69											



LOCATION PLAN
SCALE - NTS

01 / 35

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, 7-12 AREA STATEMENT, TENEMENT STATEMENT, BUILT UP AREA SUMMARY, PARING AREA STATEMENTS.

STAMP AND DATE OF APPROVAL OF PLAN

PLANS APPROVED (2 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE / AMENDED / REVISED COMMENCEMENT CERTIFICATE BEARING NO.SRO/T/BSNA/2501/BP/ Ranjanoli-18/CC/330/2024. DATED 03/05/2024. AND THE CONDITIONS MENTIONED THEREIN.

Sanjay Pawar
Sub-Regional Officer, Thane.
MMRDA

REQUIRED PARKING STATEMENT

FLOOR	4- WHEELER PARK REQD	NO OF FLATS	4- WHEELER PARKING REQIRED	2- WHEELER PARKING REQIRED	2- WHEELER PARKING REQIRED
BELOW 30.00 SQ.MT	0 FOR 2 FLATS	0	0	2 FOR 2 FLATS	0
30.00 TO 40.00 SQ.MT	1 FOR 2 FLATS	963	482	2 FOR 2 FLATS	963
40.00 TO 80.00 SQ.MT	1 FOR 2 FLATS	447	224	2 FOR 2 FLATS	447
80.00 TO 150.00 SQ.MT	1 FOR 1 FLATS	0	0	1 FOR 1 FLATS	0
TOTAL (A)		1410	705		1410
5% FOR VISITORS PARKING (B)		=	35		71
PARKING REQUIRED FOR RESI.(A+B)		=	740		1481
PARKING REQUIRED AS PER MULTIPLYING FACTOR (0.70)		=	518		1481
PARKING REQUIRED FOR COMMERCIAL		=	18		53
PARKING REQUIRED FOR TOWN HALL		=	10		30
TOTAL PARKING FORCOMMERCIAL		=	28		83
PARKING REQUIRED AS PER MULTIPLYING FACTOR (0.70)			20		58
TOTAL PARKING REQUIRED (RESI + COMM)		=	538		1539
TWO WHEELER PARKING SPACES CONVERTED INTO CAR PARKING SPACES (AS PER 6 TWO WHEELERS TO 1 CAR PARKING)		=	72		432
PARKING PROVIDED		=	538+72=610		1539-432=1107

REQUIRED PARKING FOR CONVENIENT SHOPPING

DESCRIPTION	REQUIREMENT		REQ. NOS.
PROPOSED AREA (IN SQ.M.)	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	2 CAR PARKING FOR 100 SQ.MT.	18
879.26		6 SCOOTER PARKING FOR 100 SQ.M.	53

TENEMENT STATEMENT (IN NOS.)

TOWER	TENANTS HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	TENANTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	COMMERCIAL SHOPS
TOWER - A	37	0	10
TOWER - B	157	59	0
TOWER - C	188	58	0
TOWER - D	207	41	0
TOWER - E	184	49	0
TOWER - F	50	127	0
TOWER - G	70	56	0
TOWER - H	70	57	8
TOTAL	963	447	18
GRAND TOTAL	1410		18

PROPOSED PARKING STATEMENT (IN STILT & OPEN)

BUILDING/ TOWER TYPE	SMALL CAR	BIG CAR	SCOOTER
TOWER - A	7	14	0
TOWER - B	7	10	0
TOWER - C	7	10	0
TOWER - D	21	10	0
TOWER - E	29	27	0
TOWER - F			0
TOWER - G	13	5	0
TOWER - H	5	0	0
PODIUM (MLCP)	85	188	80
OPEN PARKING	80	169	1050
TOTAL	254	433	1110
GRAND TOTAL	687		1110

PROPOSED PARKING IN PODIUM (MLCP)

FLOOR	SMALL CAR	BIG CAR	SCOOTER
GROUND FLOOR	25	53	12
FIRST FLOOR	20	45	16
SECOND FLOOR	20	45	16
THIRD FLOOR	20	45	16
TOTAL	85	188	60

OPEN PARKING

PARKING	NO.
BIG CAR PARK	169
SMALL CAR PARK	80
TOTAL CAR PAR	249
SCOOTER	1050

7/12 AREA SUMMARY (IN SQ.M.)

Sr.No.	Survey No.	Hissa No.	Area As per 7/12	Area Considered For Proposal
1	32	A	34,091.00	34091.00
2	37	-	7,265.00	7265.00
TOTAL			41,356.00	41356.00

OVERALL AREA SUMMARY

	AREA	
TOTAL OVERALL AREA (A)	88067.21	SQ.MT
TOTAL COMMERCIAL AREA (B)	879.26	SQ.MT
TOTAL RESIDENTIAL AREA (A - B)	87187.95	SQ.MT

COMMERCIAL AREA SUMMARY

	AREA	
TOWER - A	283.48	SQ.MT
TOWER - H	203.27	SQ.MT
CLUB HOUSE	392.51	SQ.MT
TOTAL COMMERCIAL AREA	879.26	SQ.MT

PLINTH AREA STATEMENT

TOWER	AREA (IN SQ.M.)
TOWER - A	805.87
TOWER - B	951.88
TOWER - C	1056.83
TOWER - D	1033.14
TOWER - E	1126.10
TOWER - F	1075.50
TOWER - G	674.05
TOWER - H	607.45
CLUB HOUSE	720.30
TOWN HOUSE (1 TO 10)	675.00

PROFORMA - A

A	AREA STATEMENT	AREA IN SQ.MT.
1	TOTAL AREA OF PLOT AS PER 7-12	41356.00
2	AREA AS PER TRIANGULATION	41389.64
3	LEAST AREA CONSIDERD FROM ABOVE	41356.00
4	DEDUCTION FOR	
a	Existing Road Area	0.00
b	Proposed DP Road	0.00
c	Any Reservation	0.00
d	Other Deduction	0.00
	Total (a+b+c+d)	0.00
5	BALANCED AREA OF PLOT (3-4)	41356.00
6	REQUIRED AMENITY OPEN SPACE (5%)	2067.80
7	PROPOSED AMENITY OPEN SPACE	2067.80
8	NET PLOT AREA (5-6)	39288.20
9	REQUIRED RECREATIONAL OPEN SPACE (10% OF 8)	3928.82
10	PROPOSED RECREATIONAL OPEN SPACE	3978.07
11	PERMISSIBLE BASIC FSI ON NET PLOT AREA	1.1
11A	PERMISSIBLE BUILT UP AREA AS PER BASIC FSI (8X11)	43217.02
12	PERMISSIBLE FSI AS PER WAY OF PREMIUM ON NET PLOT	0.30
12A	PERMISSIBLE BUILT UP AREA AS PER WAY OF PREMIUM ON NET PLOT (3X12)	11786.46
13	PERMISSIBLE FSI OF AMENITY PLOT	0.00
14	TOTAL PERMISSIBLE BUILT UP AREA (11A+12A+13)	55003.48
15	RESIDENTIAL BUA	54514.78
16	PERMISSIBLE ANCILLARY FSI FOR RESIDENTIAL USER 60%	32708.87
17	PROPOSED ANCILLARY FSI FOR RESIDENTIAL USER 60%	32673.17
18	PERMISSIBLE RESIDENTIAL BUA	87223.65
19	PROPOSED RESIDENTIAL BUA	87187.95
20	COMMERCIAL BUA	488.70
21	PERMISSIBLE ANCILLARY FSI FOR COMMERCIAL USER 80%	390.96
22	PROPOSED ANCILLARY FSI FOR COMMERCIAL USER 80%	390.56
23	PERMISSIBLE COMMERCIAL BUA	879.66
24	PROPOSED COMMERCIAL BUA	879.26
25	TOTAL PERMISSIBLE BUA (RESI+COMM.)	88103.31
26	TOTAL PROPOSED BUILT UP AREA (RESI+COMM.)	88067.21
27	BALANCE BUA	36.10

ADDITIONAL REQUIREMENT STATEMENNT AS PER CLAUSE NO. 9.31

SR. NO.	DESCRIPTION	AREA REQUIRED (SQ.M.)	AREA PROVIDED
1	FITNESS CENTER		
	AREA FOR 100 TENAMENTS (A)	20	PROPOSED AS PER REQUIREMENT (PROPOSED PARTLY IN CLUB HOUSE & IN BUILDING)
	REMAINING TENAMENTS	1410	
	thereafter additional 20 sq.m. area for every 300Flats.	4.70	
	AREA FOR REMAINING TENANTS (B)	94.00	
	TOTAL AREA	114.00	
2	CRECHE		
	AREA FOR 100 TENAMENTS (A)	20	PROPOSED AS PER REQUIREMENT TOWER - D
	REMAINING TENAMENTS	1410	
	thereafter additional 20 sq.m. area for every 300Flats.	4.70	
	AREA FOR REMAINING TENANTS (B)	94.00	
	TOTAL AREA	114.00	
3	SOCIETY OFFICE CUM LETTER BOX		
	AREA FOR 100 TENAMENTS (A)	20	PROPOSED AS PER REQUIREMENT TOWER D
	REMAINING TENAMENTS	1410	
	thereafter additional 20 sq.m. area for every 300Flats.	4.70	
	AREA FOR REMAINING TENANTS (B)	94.00	
	TOTAL AREA	114.00	
4	SANITARY BLOCK FOR SERVANT		
	AREA FOR 100 TENAMENTS (A)	3	PROPOSED AS PER REQUIREMENT TOWER A TO H
	REMAINING TENAMENTS	1410	
	thereafter additional 3 sq.m. area for every 200Flats.	7.05	
	AREA FOR REMAINING TENANTS (B)	21.15	
	TOTAL AREA	24.15	
5	DRIVERS ROOM		
	AREA FOR 100 TENAMENTS (A)	12	PROPOSED AS PER REQUIREMENT TOWER E
	REMAINING TENAMENTS	1410	
	thereafter additional 20 sq.m. area for every 300Flats.	4.70	
	AREA FOR REMAINING TENANTS (B)	47.00	
	TOTAL AREA	59.00	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/09/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

AR.DEVYANI KHADILKAR
NAME & SIGNATURE OF ARCHITECT

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WEWOULD 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.

M/S. MAHINDRA LIFESPACE DEVELOPERS LIMITED

NAME & SIGNATURE OF OWNER

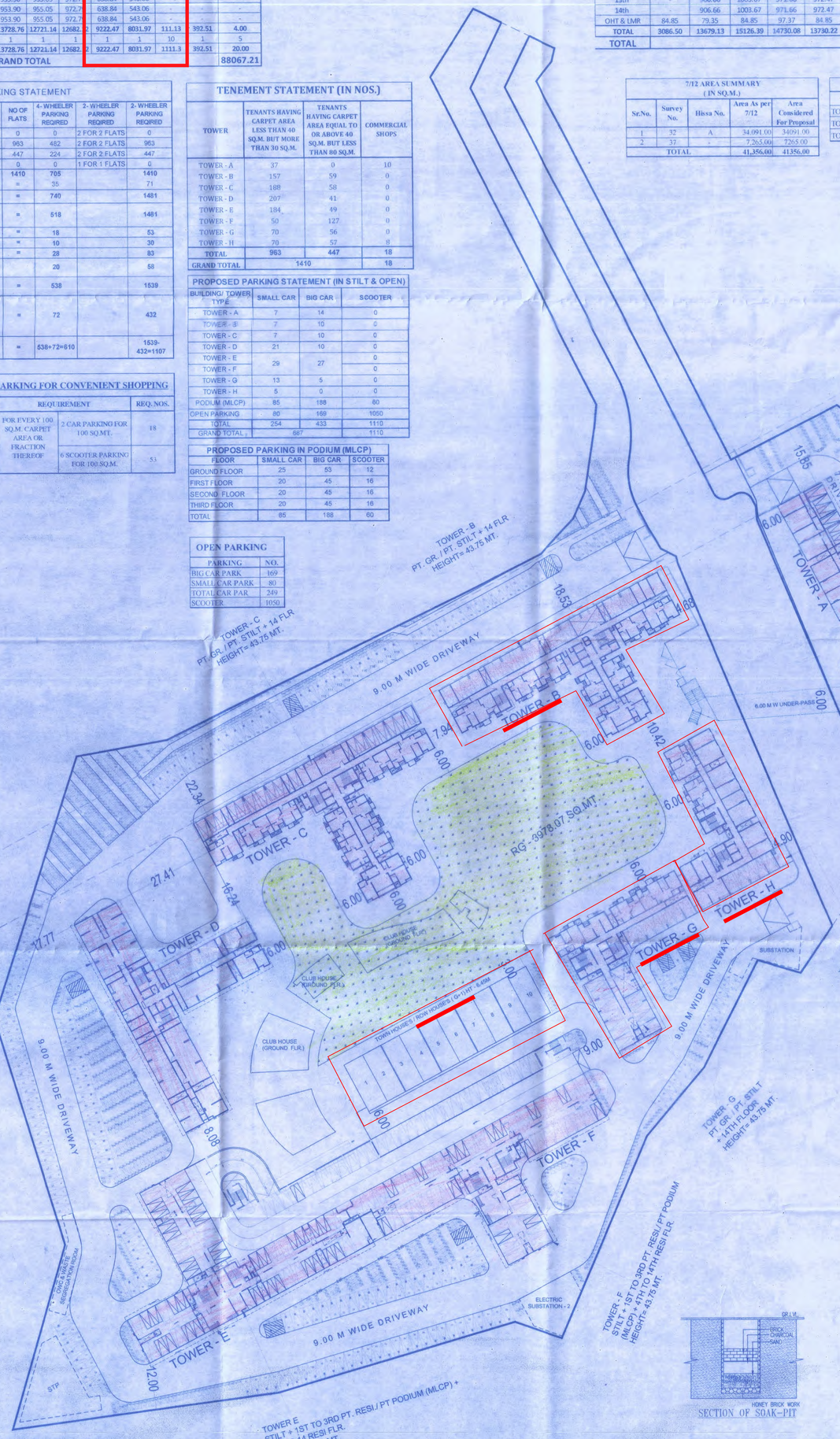
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REVISED LAYOUT ON LAND BEARING S.NO - 32/A & 37 AT VILLAGE RANJANOLI, TAL - BHIWANDI, DIST - THANE.

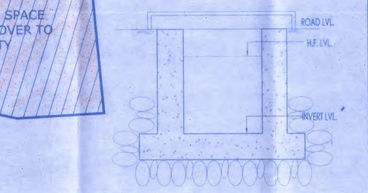
NORTH	JOB. NO.	DRG. NO.	DRAWN BY
		01 / 35	
	SCALE	DATE	CHECKED BY
	1: 500	-	
REVISIONS	DESCRIPTION		
R-0			
NAME OF THE OWNER			

M/S. MAHINDRA LIFESPACE DEVELOPERS LIMITED

NAME OF ARCHITECT	DEVYANI KHADILKAR
LIC. NO	CA/90/13184
ADDRESS	B-105, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai - 400 080



BLOCK PLAN
SCALE - 1:500



SCALE - NTS



SECTION C'

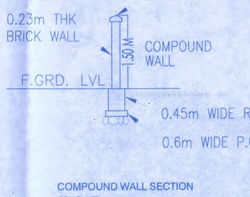


SECTION A'

SECTION B'

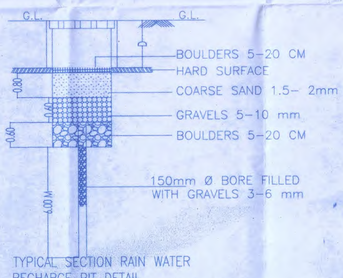


PLAN OF RAIN WATER RECHARGE PIT DETAIL



COMPOUND WALL SECTION
SCALE - NTS

SECTION OF SOAK-PIT



TYPICAL SECTION RAIN WATER RECHARGE PIT DETAIL
SCALE : N.T.S.