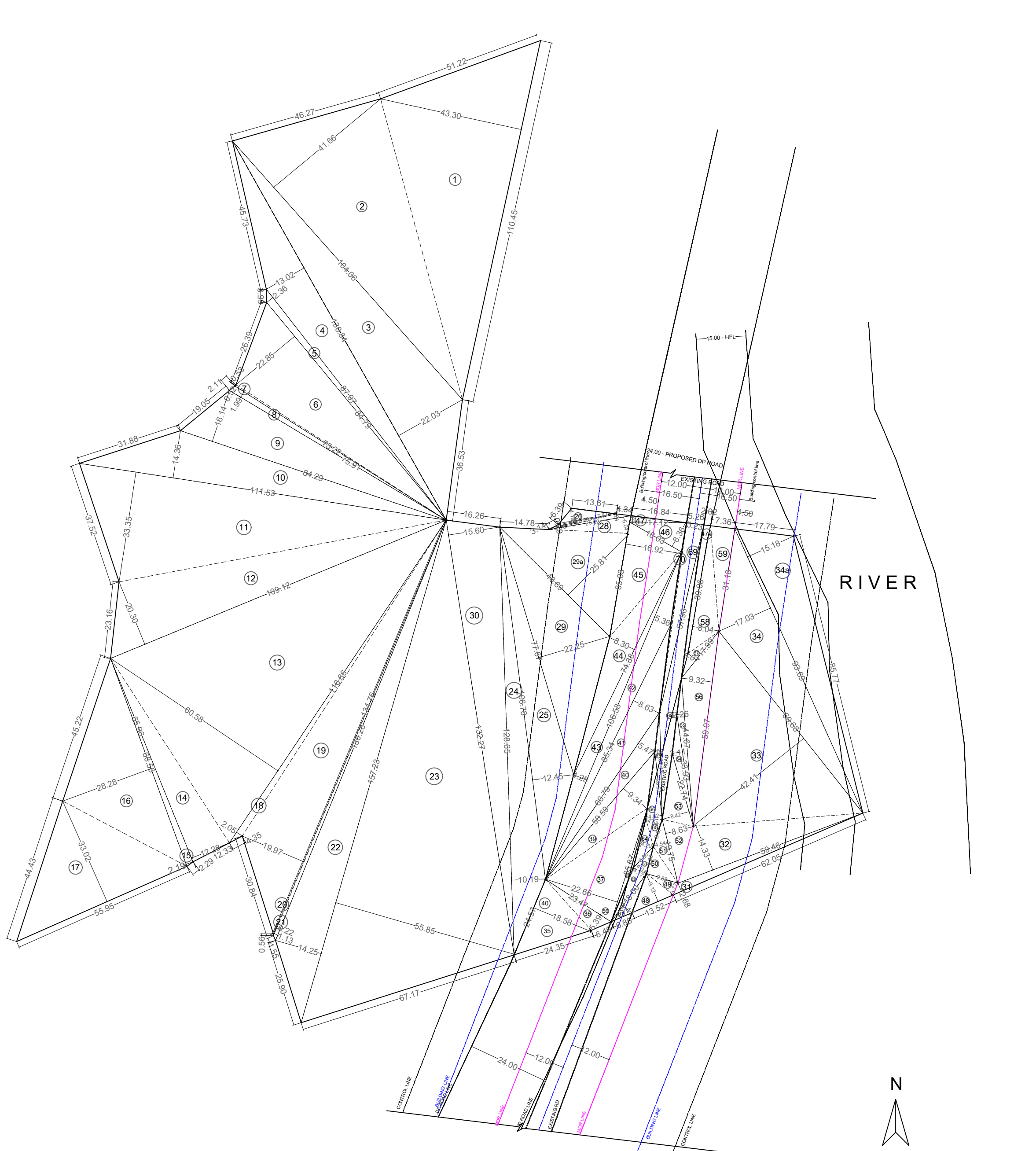




T.I.L.R. AREA CALCULATION									
AREA OF LAND (A)									
1	110.45	X	43.30	X	0.5	=	2391.24		
2	104.06	X	41.66	X	0.5	=	2167.57		
3	130.84	X	22.03	X	0.5	=	1441.20		
4	130.84	X	13.02	X	0.5	=	851.77		
5	87.97	X	2.36	X	0.5	=	103.80		
6	94.79	X	22.85	X	0.5	=	968.73		
7	75.22	X	0.52	X	0.5	=	19.56		
8	75.91	X	1.99	X	0.5	=	75.53		
9	84.29	X	16.14	X	0.5	=	680.22		
10	111.53	X	14.36	X	0.5	=	800.79		
11	111.53	X	33.35	X	0.5	=	1859.76		
12	109.12	X	20.30	X	0.5	=	1107.57		
13	116.86	X	60.58	X	0.5	=	3539.69		
14	65.96	X	12.28	X	0.5	=	404.99		
15	66.56	X	2.19	X	0.5	=	7.28		
16	66.56	X	28.28	X	0.5	=	941.16		
17	55.95	X	33.02	X	0.5	=	923.73		
18	116.86	X	2.05	X	0.5	=	119.78		
19	134.76	X	19.97	X	0.5	=	1345.58		
20	135.28	X	0.22	X	0.5	=	14.88		
21	136.34	X	1.13	X	0.5	=	77.03		
22	157.23	X	14.25	X	0.5	=	1120.26		
23	157.23	X	55.85	X	0.5	=	4390.65		
24	128.65	X	10.19	X	0.5	=	655.47		
25	106.78	X	12.45	X	0.5	=	664.71		
26	17.87	X	4.10	X	0.5	=	36.63		
27	25.02	X	1.24	X	0.5	=	15.51		
27a	20.89	X	0.79	X	0.5	=	8.25		
28	25.02	X	5.04	X	0.5	=	63.05		
29	77.67	X	22.25	X	0.5	=	864.08		
29a	46.69	X	25.81	X	0.5	=	602.53		
30	132.27	X	15.60	X	0.5	=	1031.71		
31	62.05	X	2.68	X	0.5	=	83.15		
32	59.46	X	14.33	X	0.5	=	426.03		
33	69.68	X	42.41	X	0.5	=	1477.56		
34	93.69	X	17.03	X	0.5	=	797.77		
34a	93.69	X	15.18	X	0.5	=	711.11		
TOTAL AREA (A)							32855.95		
AREA OF LAND UNDER PROPOSED DP (B)									
35	24.57	X	18.58	X	0.5	=	228.26		
36	23.47	X	5.39	X	0.5	=	63.25		
37	35.87	X	22.66	X	0.5	=	406.41		
38	AS PER PLINE						19.94		
39	50.59	X	9.34	X	0.5	=	236.26		
40	60.79	X	5.47	X	0.5	=	166.24		
41	85.34	X	8.63	X	0.5	=	368.22		
42	106.58	X	5.36	X	0.5	=	285.63		
43	106.58	X	4.25	X	0.5	=	226.48		
44	74.38	X	8.30	X	0.5	=	308.68		
45	35.03	X	16.92	X	0.5	=	296.35		
46	180.03	X	8.36	X	0.5	=	75.37		
47	17.12	X	1.87	X	0.5	=	16.01		
47a	AS PER PLINE						64.65		
TOTAL AREA (B)							2760.88		
AREA OF LAND UNDER MDR ROAD WIDENING (C)									
48	13.52	X	9.12	X	0.5	=	61.65		
49	3.77	X	9.88	X	0.5	=	18.62		
50	9.88	X	8.36	X	0.5	=	41.30		
51	19.75	X	4.54	X	0.5	=	44.83		
52	19.75	X	8.63	X	0.5	=	85.22		
53	22.74	X	8.42	X	0.5	=	95.74		
54	33.93	X	3.11	X	0.5	=	52.76		
55	44.67	X	2.26	X	0.5	=	50.48		
56	59.07	X	9.32	X	0.5	=	275.27		
57	17.99	X	3.07	X	0.5	=	27.61		
58	AS PER PLINE						159.42		
59	7.36	X	31.18	X	0.5	=	114.74		
60	AS PER PLINE						9.84		
TOTAL AREA (C)							1037.48		
AREA OF LAND UNDER EXISTING ROAD (D)									
61	18.00	X	3.47	X	0.5	=	31.23		
62	18.00	X	4.17	X	0.5	=	37.53		
63	8.80	X	4.03	X	0.5	=	17.73		
64	15.24	X	4.20	X	0.5	=	32.00		
65	8.57	X	4.68	X	0.5	=	20.05		
66	20.52	X	4.82	X	0.5	=	49.45		
67	32.17	X	1.69	X	0.5	=	27.18		
68	AS PER PLINE						224.69		
69	57.90	X	5.23	X	0.5	=	151.41		
70	AS PER PLINE						13.64		
TOTAL AREA (D)							604.93		
TOTAL LAND AREA (A+B+C+D)							37259.24		

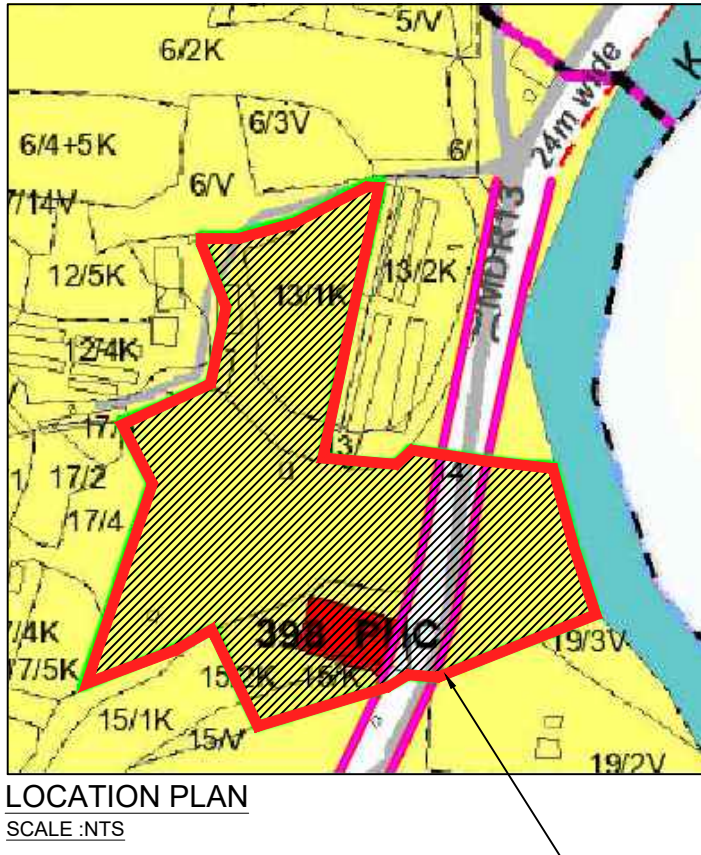
NOTE : ALL DIMENSIONS ARE IN MTS.

REQUIRED PARKING RATE	BUA (classrooms to be excluded)	NO. OF STUDENTS	PARKING STATEMENT - PLEASE REFER TO OF PROFORMA 1 (Regulation no. 23.34a)					
			REQUIRED NO OF PARKING SPACES			PROPOSED PARKING SPACES		
			No. of cars	No. of bus	No. of scooter	No. of cars (CP)	No. of bus (BP)	No. of scooter (SP)
			12.5 sq.mts	37.50 sq.mts.	2 sq.mts.	12.5 sqmts 2.50 x 5.00	37.50 sqmts 10.00 x 3.75	2 sqmts 1.00 x 2.00

1 car parking space for every 35 m ² BUA (classrooms upto 10th standard to be excluded from BUA)	1261.01		36			45	5	25
1 bus parking space for 100 students. 30% area of car parking for 2 wheelers		450		5	23			

BUILT-UP AREA STATEMENT	
FOR BLOCK A	
FLOORS	BUA
GROUND FLOOR	2235.64
TOTAL	2235.64

OPEN SPACE AREA CALCULATION AS PER Regulation no. 20.3.2			
Sr. NO.	Area of land	% of playground	AREA of playground (SQ.M.)
1	Upto 1 hectare ~ 10000 sq.mts	40%	4000.00
2	Above 1 hectare and upto 2 hectare	area as per 1 + 35% of remaining area	4000 + 3500 = 7500
3	Above 2 hectare and upto 3 hectare	area as per 2 + 30% of remaining area	4000 + 3500 + 3000 = 10500
4	Above 3 hectare and upto 4 hectare	area as per 3 + 25% of remaining area	4000 + 3500 + 3000 + 412 = 10912
TOTAL OPEN SPACE AREA			10912.00 sq.mts



PLAYGROUND 1 - AREA CALCULATION									
AREA OF LAND (A)									
1	AS PER PLINE						=	39.96	
2	52.17	X	6.82	X	0.50	=	177.90		
3	93.89	X	41.32	X	0.50	=	1939.77		
4	71.59	X	3.80	X	0.50	=	136.02		
5	104.30	X	12.57	X	0.50	=	655.53		
6	104.30	X	3.84	X	0.50	=	200.26		
7	91.60	X	13.65	X	0.50	=	625.17		
8	90.89	X	2.88	X	0.50	=	108.16		
9	90.89	X	22.34	X	0.50	=	1015.24		
10	87.44	X	6.43	X	0.50	=	281.12		
11	88.30	X	6.15	X	0.50	=	271.52		
12	94.73	X	23.09	X	0.50	=	1093.66		
13	95.82	X	2.53	X	0.50	=	121.21		
14	95.82	X	15.45	X	0.50	=	740.21		
15	AS PER PLINE						=	98.59	
16	AS PER PLINE						=	35.93	
17	AS PER PLINE						=	27.64	
TOTAL AREA (A)								7567.88	

PLAYGROUND 2 - AREA CALCULATION									
1	59.20	X	2.68	X	0.50	=	79.33		
2	56.62	X	14.39	X	0.50	=	407.38		
3	69.00	X	40.70	X	0.50	=	1404.15		
4	88.78	X	13.94	X	0.50	=	618.80		
5	88.78	X	17.07	X	0.50	=	757.74		
6	2.18	X	0.28	X	0.50	=	0.31		
7	16.75	X	3.76	X	0.50	=	31.49		
8	16.75	X	5.39	X	0.50	=	45.15		
TOTAL OPEN SPACE AREA (B)							3344.34		

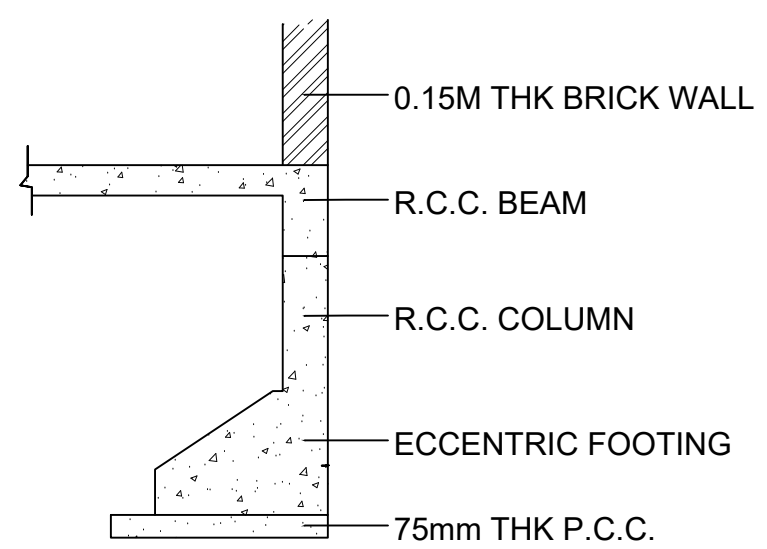
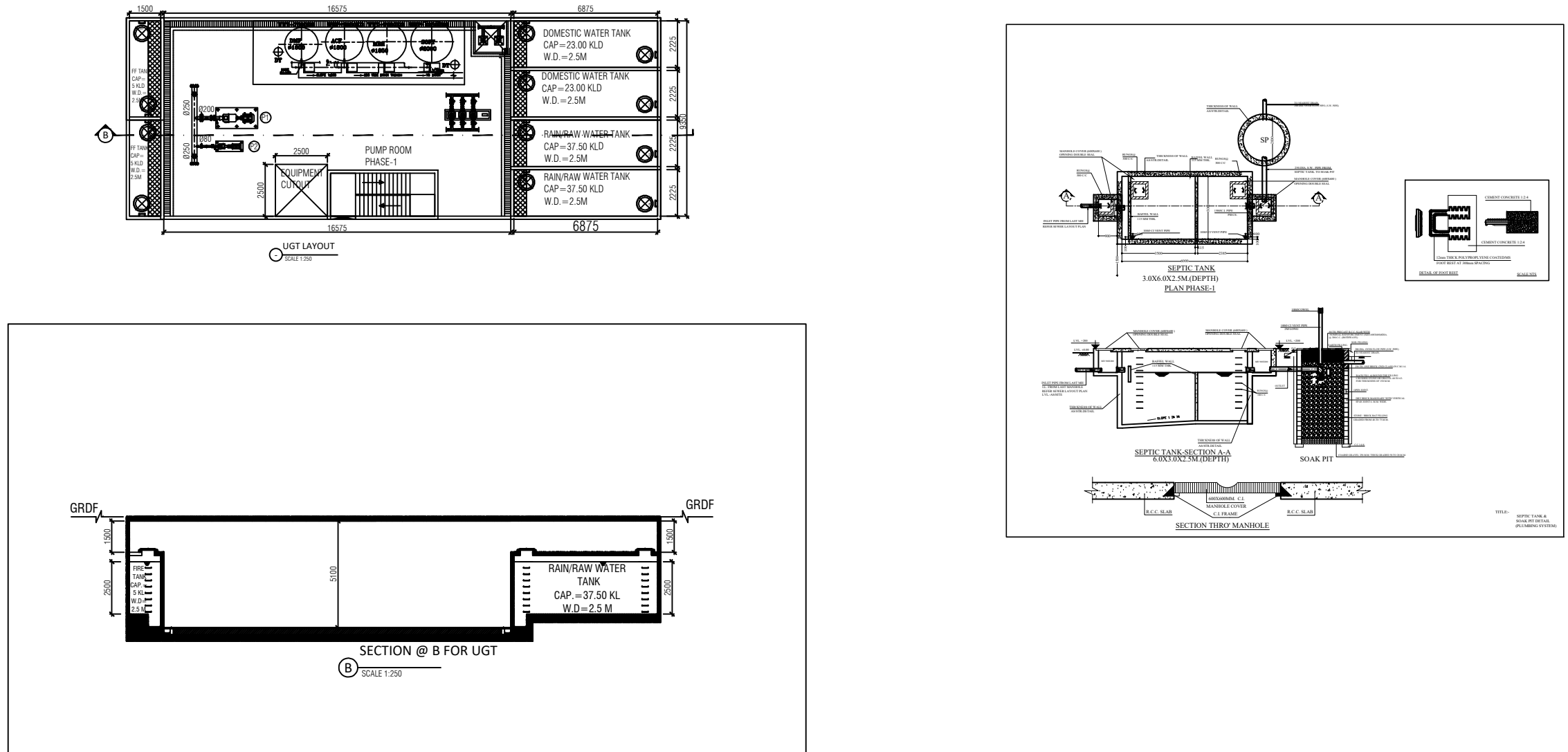
TOTAL OPEN SPACE= 1+2
= 7567.88 + 3344.34
= 10912.22 Sq Mts.

PROFORMA -B			01 / 03
CONTENTS OF SHEET			LAYOUT, 7/12 AREA SUMMARY, BUILT UP & CONSTRUCTION AREA SUMMARY, PARKING AREA STATEMENTS, R.G.AREA STATEMENTS & AMENITY AREA STATEMENT.LAYOUT PLAN.LOCATION PLAN
STAMP AND DATE OF APPROVAL OF PLAN			This Plan Approved Subject to The Conditions Mentioned In Commencement Certificate Issued By This Office Bearing Certificate No. CIDCO/NAINA/Panvel/Harigram/ BP-00703/CC/2025/0774 Dated 15.01.2025

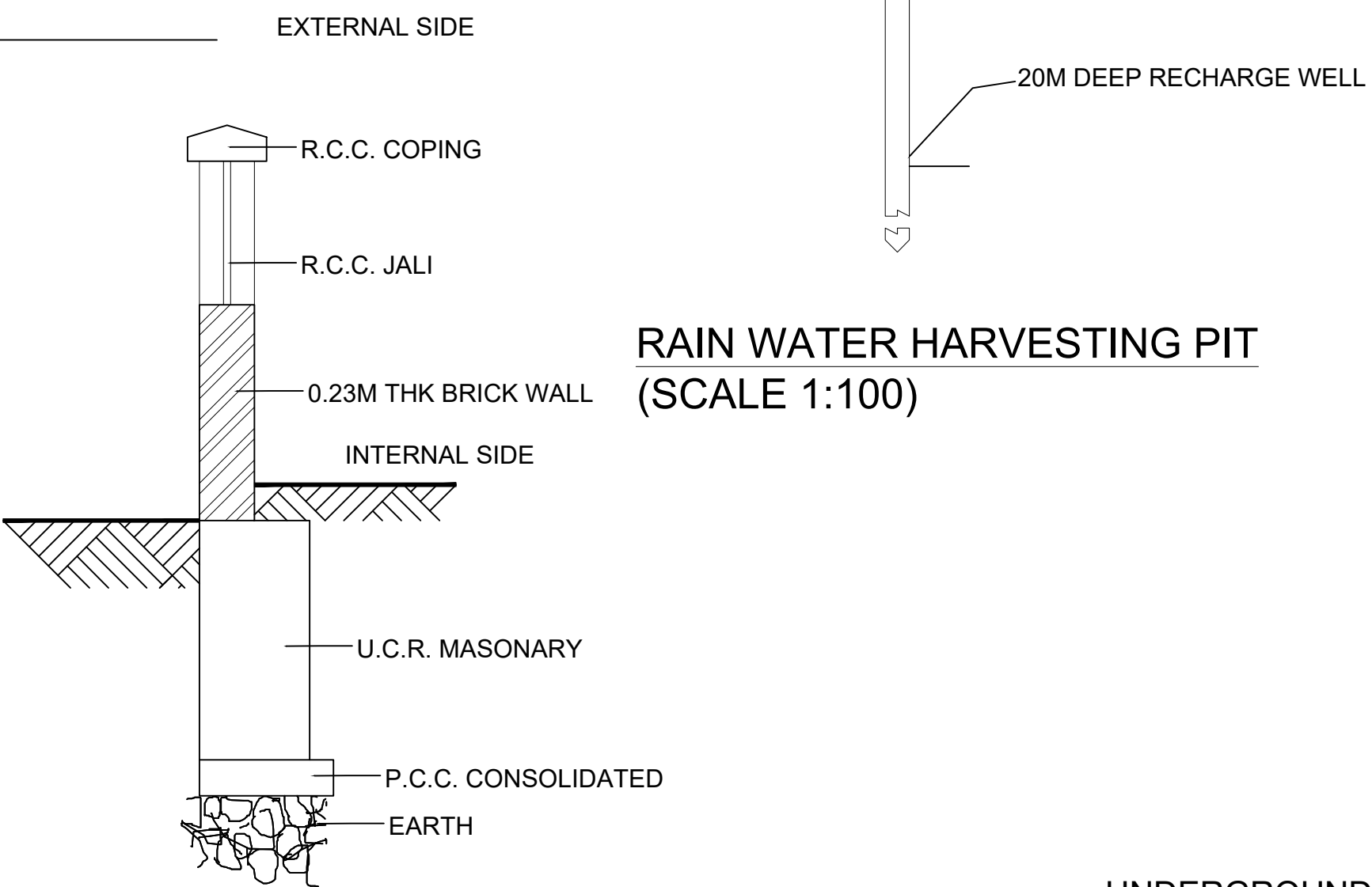
Sr. No.	Particulars	Area (In Sq. M.)
1	a. Area of survey no. 13/1/A, 13/1/B, 14/2, 15/2	
	b. Area of Plot (as per 7/12) and NA order	35890.000
	c. Area of Plot as per TLR (by triangulation method at true scale)	37259.240
	d. Area of Plot as per Physical Survey	37328.270
	e. Area of plot considered (least of (a), (b) and (c))	35890.000
Deduction for		
2	a. Existing road	604.930
	b. Area of land under proposed DP road	2760.880
	c. Area under PHC	1484.930
	d. Area under reservation - Area under MDR road widening	1037.480
	Total (a+b+c+d)	5888.220
3	Balance area of Plot (1-2)	30001.780
Amenity Space, if any		
4	a. Required Amenity Space (5% of 3)	0.00
	b. Proposed Amenity Space	0.00
5	Net Plot Area (3-4b)	30001.78
Recreational Open Space (If applicable)		
6	a. Required RG/Open Space	10912.000
	b. Proposed RG/Open Space	10912.220
	Total Entitlement of FSI in the proposal	
	a. Base FSI permissible	0.20
	b. Permissible FSI with payment of premium	0.30
	c. TDR (in-situ) FSI	0.00
	d. Ancillary FSI to sale BUA (80% on a+b+c)	0.40
	Total Permissible sale Built up area (7a+7b+7c+7d)	0.90
Permissible Built up area		
8	a. Permissible Built up area with reference to Basic FSI (5 X 7a)	6000.36
Proposed Built Up area		
9	a. Proposed Built Up Area (P-Line)	2235.640
	b. Proposed Built Up Area (with reference to Premium FSI, TDR)	0.000
	c. Consumed Ancillary FSI (Max 60% or 80%)	0.000
Built up area Details		
	Built up area	Comm. School Total sale
10	a. Total Proposed BUA (P-line)	0.000 2235.640 2235.640
	b. Net Proposed BUA (Excluding Ancillary)	0.000 0.000 0.000
	c. Consume Ancillary BUA	0.000 0.000 0.000
Proposed Built Up Area Details		
11	a. Sale component (P-Line area)	2235.640
Balance Built Up Area (P-Line Area)		
12	a. Balance Built Up Area (8a-11a)	3764.72
Total FSI consumed		
13	a. Sale component (11/5)	0.07

This Plan Approved Subject To The Conditions Mentioned In Commencement Certificate Issued By This Office Bearing Certificate No. CIDCO/NAINA/Panvel/Harigram/BP-00703/CC/2025/0774 Dated 15.01.2025

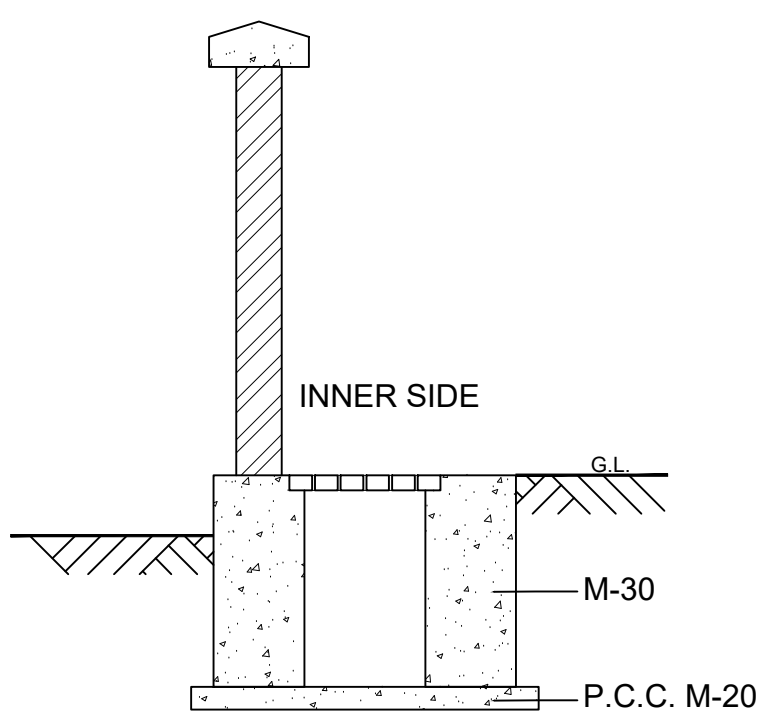
LEGEND			
Sr.No.	ITEM	SITE PLAN ON WHITE PRINT	BLDG. PLAN ON WHITE PRINT
(1)	(2)	(3)	(4)
1	PLOT LINE		
2	EXISTING STREET		
3	FUTURE STREET		
4	PERMISSIBLE BUILDING LINE		
5	MARGINAL OPEN SPACE		
6	DRAINAGE & SEWERAGE WORK		
7	WATER SUPPLY WORK		
8	RWH LINE		
9	PROPOSED WORK		
10	S. W. DRAIN		
11	CAR PARKING		
12	TWO WHEELER PARKING		
13	CYCLE PARKING		



TYP. ECCENTRC FOOTING SECTION (SCALE 1:25)



RAIN WATER HARVESTING PIT (SCALE 1:100)



TYP. SECTION OF S.W. DRAIN LINE / COMPOUND WALL (SCALE 1:50)

UNDERGROUND WATER TANK (RWH+DOMESTIC) (SCALE 1:200)

UNDERGROUND WATER TANK CALCULATION								
Sr. No.	Total No. Of classrooms	Population	UGT Capacity required (In Litres)			UGT Capacity provided (In Litres)		
			Population x 45 Lit.	Total	Tank No.	Size in Cu. M.	Capacity in Litres for 1day	Capacity in Litres for 1.5days
1	2	3	4 = 3 X 45	5= 4	6	7	8	9
Students	16	604	27180	27180	1	AREA 19 SQ.M X 2.5 M (W/D)	30500	45750
Teaching/Non Teaching Staffs	-	73	3285	3285				
Total		677	30465	30465	1	Grand Total	30500	46000

Sanitation requirements for Educational Building (Regulation no. 38.11)						
Occupant load for Primary Section considered @40 pupils in one class +18x25=450 pupils						
Sr.no.	Fixtures	Requirement	Required Boys	Proposed Boys	Required Girls	Proposed Girls
1	Water closet	1 for 40 pupils or part thereof	6	7	9	11
2	Ablution tap	1 for 25 pupils or part thereof	6	7	9	11
		1 in each water closet				
		1 water tap with draining facility shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals	5	7	5	11
3	Urinals	1 for 20 pupils or part thereof	11	15		
4	Washbasins	1 for 60 pupils or part thereof	4	6		
5	Cleaner's Sink	1 for 40 pupils or part thereof			6	8
		1 per floor	1			

SEPTIC TANK REQUIREMENT AND CALCULATION																
Sr. No.	Total No. Of classrooms	Population	Water Requirement in Liters				Flow To Sewer			All Building Total Flow To Septic Tank	Sludge production, S [0.15% of LPCD]	365 days between desludging, D[volume]	All Building Total Flow To Septic Tank	Septic tank		
			Flushing	Domestic	Total	Flushing (100%)	Domestic (85%)	Total flow	Size in SQ. M.					Capacity in Litres		
1	2	3	4	5 = 3 X 4	6	7 = 3 X 5	8 = 5 + 7	9 = 5 X 100%	10 = 7 X 85%	11 = 9 + 10	12	13	14	15	16	17
Students	16	604	20	12080	25	15100	27180	12080	12835	24915	27926	0.038	9266	37193	18	45000
Teaching/Non Teaching Staffs	-	73	20	1460	25	1825	3285	1460	1551	3011						
Total		677														

SERVICES PLAN
SCALE 1 :500



DESCRIPTION OF PROPOSAL & PROPERTY

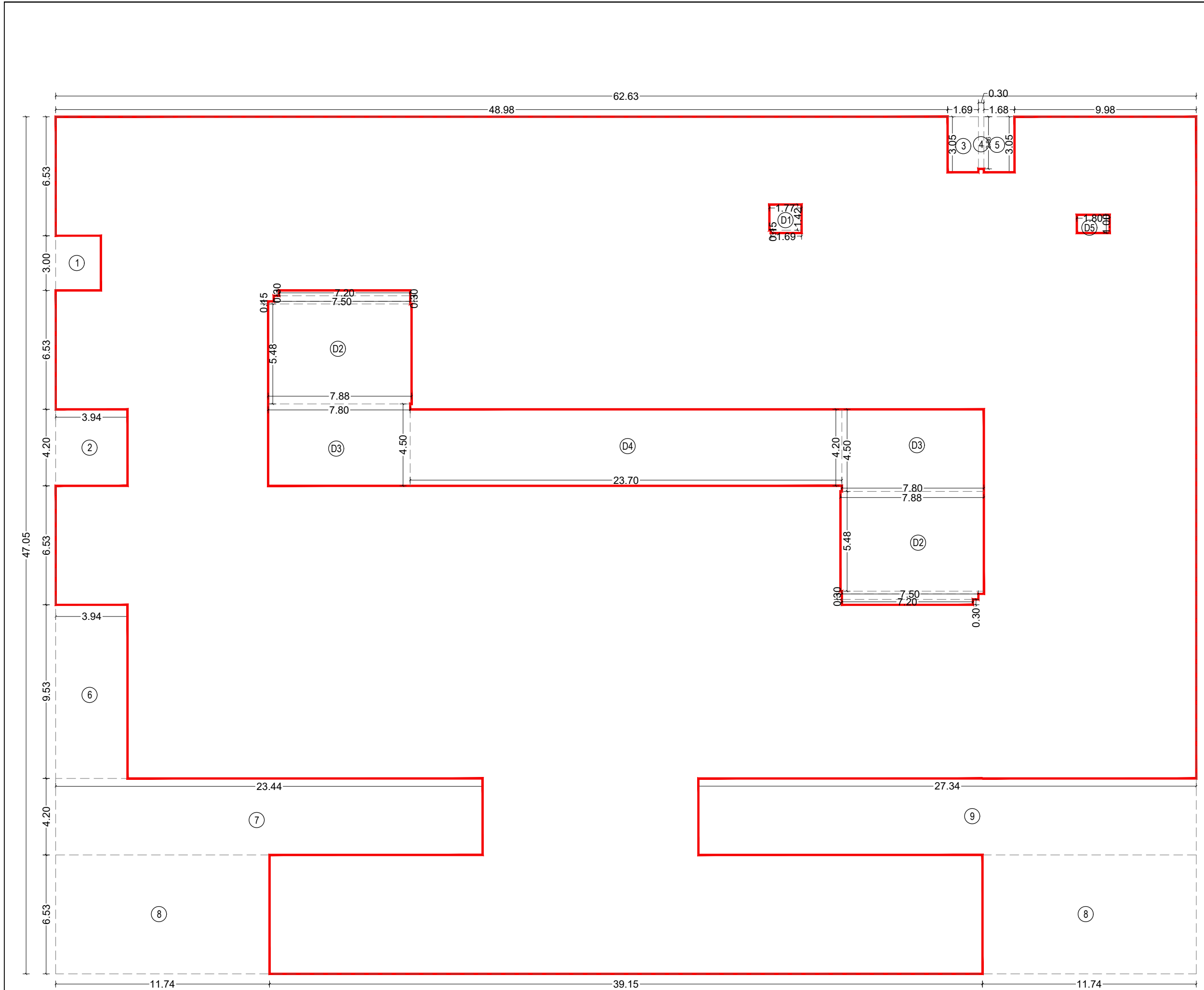
PROPOSED EDUCATIONAL BUILDING ON LAND BEARING GUT No. AT 13/1/A, 13/1/B, 14/2, 15/2, VILLAGE: HARIGRAM, TAL.-PANVEL, DIST.-RAIGAD.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
N	02/03		
SCALE	DATE	CHECKED BY	
1:500			

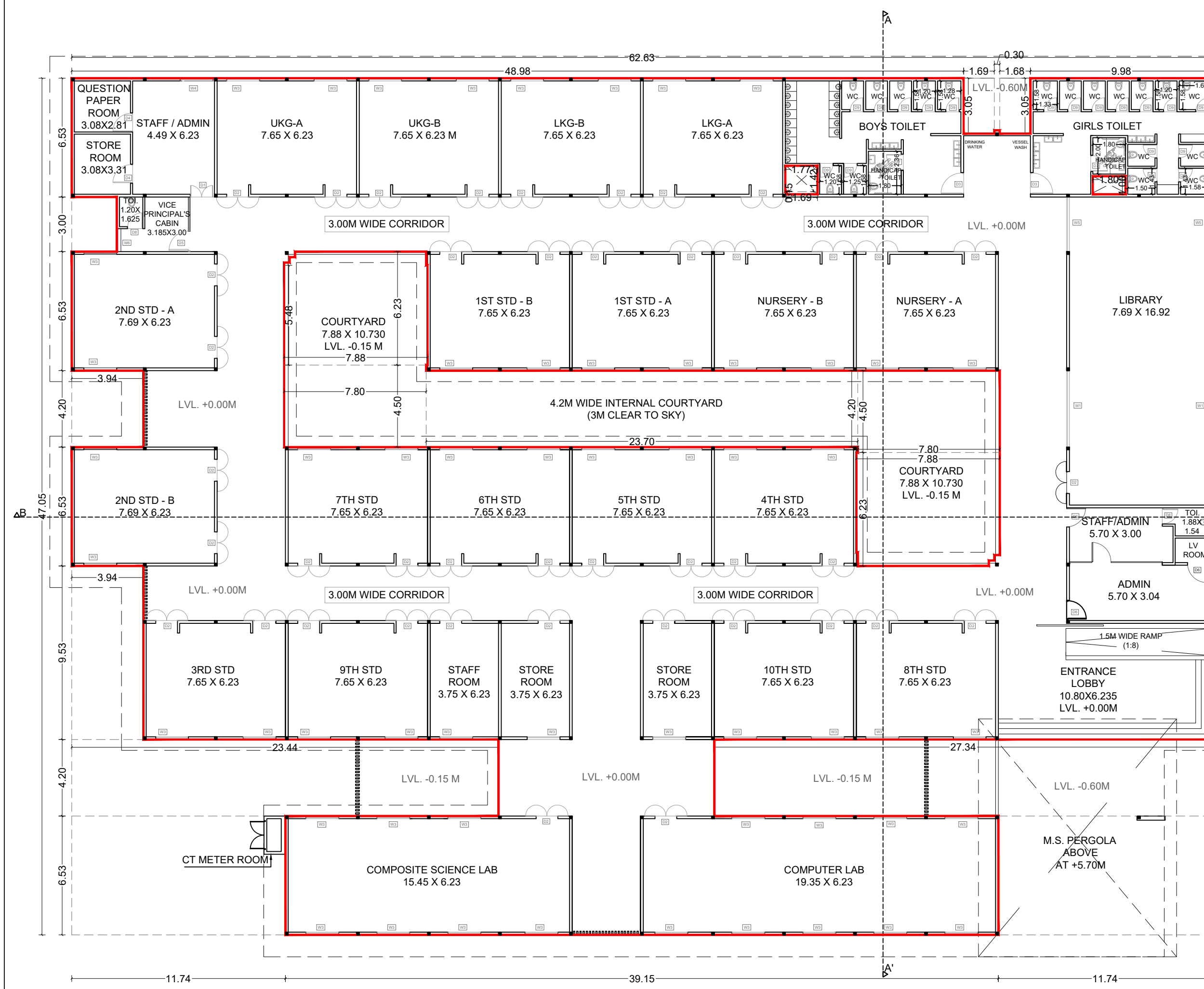
REVISIONS	DESCRIPTION :
R-0	
NAME OF THE OWNER	

EVERGREEN SCHOLARS CHARITABLE TRUST THROUGH TRSUTEE NAMITA P. JATIA	
NAME OF ARCHITECT	DEVIYANI KHADILKAR
LIC. NO.	CA/90/13184

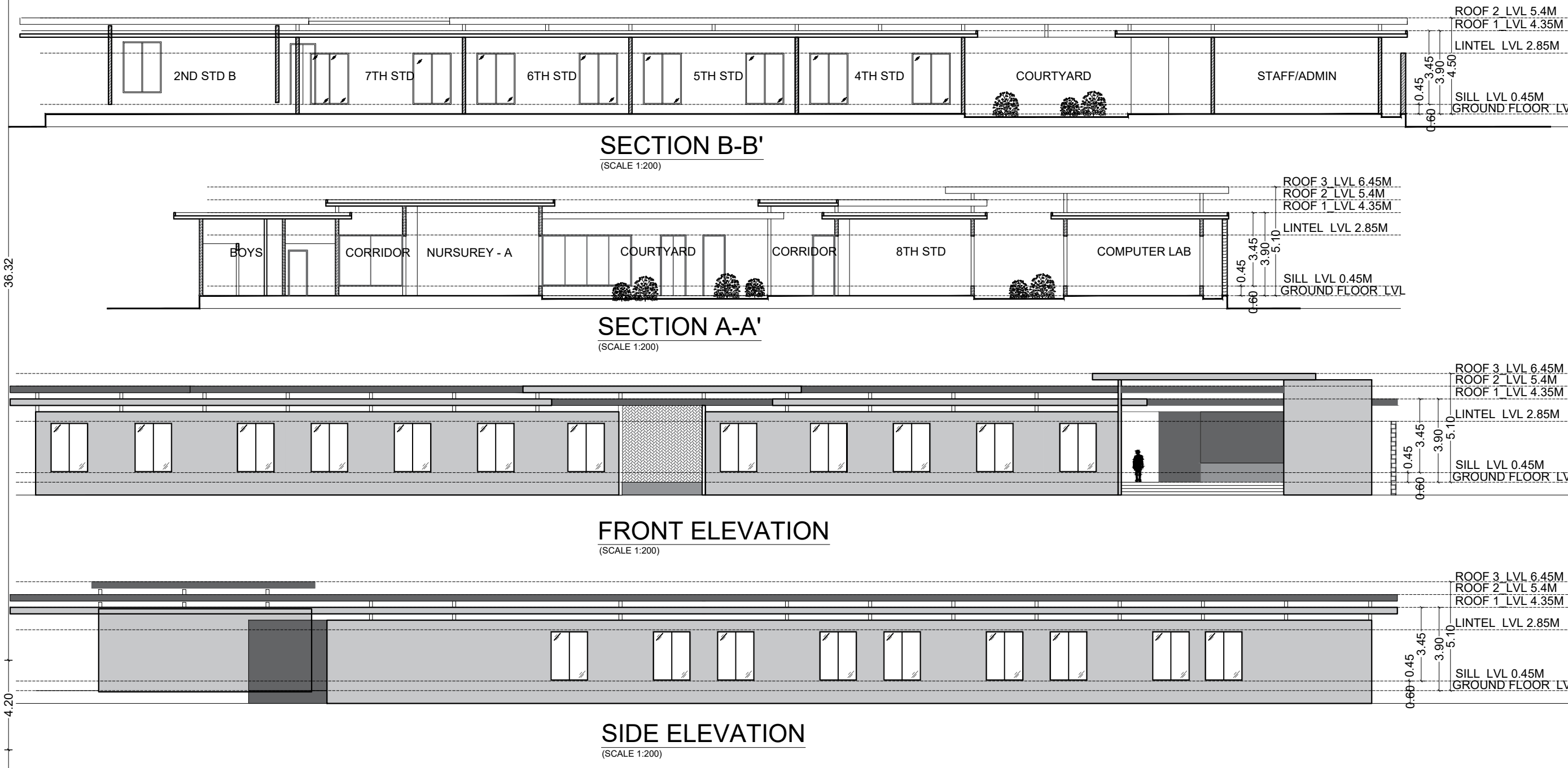
ADDRESS	B-196, Natraj Building, Muband Goregaon Link Road Muband P.V. Mumbai - 400 600
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LINE AREA DIAGRAM PLAN GROUND FLOOR
(SCALE 1:200)



GROUND FLOOR PLAN
(SCALE 1:200)



TERRACE LAYOUT
(SCALE 1:200)

STAMP AND DATE OF APPROVAL OF PLAN 03/03

CONTENTS OF SHEET
FLOOR PLAN LINE AREA DIAGRAM FOR GROUND FLOOR,ELEVATIONS,SECTIONS,ROOF
LAYOUT,DOOR-WINDOW SCHEDULE

This Plan Approved Subject to The Conditions Mentioned in
Commencement Certificate Issued By This Office Bearing
Certificate No. CIDCO/NAINA/Panvel/Harigram/BP-00703/
CC/2025/0774 Dated 15.01.2025

SCHEDULE OF DOOR & WINDOW					
Type	Width	Height	Area	Sill Lvl.	Description
(1)	(2)	(3)	(4)	(5)	(6)
D1	1.25	2.10	2.63	0.00	DOUBLE PANEL DOOR
D2	1.20	2.10	2.52	0.00	DOUBLE PANEL DOOR
D3	1.20	2.10	2.52	0.00	FRAME DOOR
D4	1.05	2.10	2.21	0.00	FRAME DOOR
D5	1.05	2.10	2.21	0.00	GLASS DOOR
D6	0.90	2.10	1.89	0.00	GLASS DOOR
D7	0.90	2.10	1.89	0.00	FRAME DOOR
D8	0.65	2.10	1.37	0.00	FRAME DOOR
D9	0.75	2.10	1.58	0.00	SINTEX DOOR
W1	2.40	2.40	5.76	0.45	SLIDING WINDOW
W2	2.10	2.40	5.04	0.45	SLIDING WINDOW
W3	1.80	2.40	4.32	0.45	SLIDING WINDOW
W4	1.50	2.40	3.60	0.45	SLIDING WINDOW
W5	1.50	2.40	3.60	0.45	SLIDING WINDOW
W6	1.35	2.40	3.24	0.45	FIXED WINDOW
ARTIFICIAL VENTILATION					

BUILT-UP AREA CALCULATION FOR GROUND FLOOR	
ADDITION (X)	
A	62.63 X 47.05 X 1 X 1 = 2946.74 SQ.MT.
TOTAL ADDITION AREA = 2946.74 SQ.MT.	
STANDARD DEDUCTION (Y1)	
1	2.48 X 3.00 X 1.00 X 1 = 7.44 SQ.MT.
2	3.94 X 4.20 X 1.00 X 1 = 16.55 SQ.MT.
3	1.69 X 3.05 X 1.00 X 1 = 5.15 SQ.MT.
4	0.30 X 2.86 X 1.00 X 1 = 0.86 SQ.MT.
5	1.68 X 3.05 X 1.00 X 1 = 5.12 SQ.MT.
6	3.94 X 9.53 X 1.00 X 1 = 37.55 SQ.MT.
7	23.44 X 4.20 X 1.00 X 1 = 98.45 SQ.MT.
8	11.74 X 6.53 X 1.00 X 2 = 153.32 SQ.MT.
9	27.34 X 4.20 X 1.00 X 1 = 114.83 SQ.MT.
TOTAL DEDUCTION AREA (Y1) = 439.27 SQ.MT.	
DUCT DEDUCTION (Y2)	
D1	1.77 X 1.42 X 1.00 X 1 = 2.51 SQ.MT.
+	1.69 X 0.15 X 1.00 X 1 = 0.25 SQ.MT.
D2	7.88 X 5.48 X 1.00 X 2 = 86.36 SQ.MT.
+	7.80 X 0.15 X 1.00 X 2 = 2.34 SQ.MT.
+	7.50 X 0.30 X 1.00 X 2 = 4.50 SQ.MT.
+	7.20 X 0.30 X 1.00 X 2 = 4.32 SQ.MT.
D3	7.80 X 4.50 X 1.00 X 2 = 70.20 SQ.MT.
D4	23.70 X 4.20 X 1.00 X 1 = 99.54 SQ.MT.
D5	1.80 X 1.00 X 1.00 X 1 = 1.80 SQ.MT.
TOTAL DUCT DEDUCTION AREA (Y2) = 271.83 SQ.MT.	
TOTAL DEDUCTION AREA Y4 (Y1+Y2) = 711.10 SQ.MT.	
NET BUILT-UP AREA Y5 (X - Y4) = 2235.64 SQ.MT.	

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED EDUCATIONAL BUILDING ON LAND BEARING GUT No. AT 13/1/A ,
13/1/B ,14/2 ,15/2, VILLAGE: HARIGRAM , TAL- PANVEL, DIST- RAIGAD.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
		03/03	
	SCALE	DATE	CHECKED BY
	1:200		

REVISIONS DESCRIPTION :
R-0

NAME OF THE OWNER

EVERGREEN SCHOLARS CHARITABLE TRUST THROUGH TRSUTEE NAMITA P. JATIA	
NAME OF ARCHITECT	DEVYANI KHADILKAR
LIC. NO	CA/98/13184
ADDRESS	B-106, Natraj Building, Melund Georgian Link Road Melund (vs), Mumbai - 400 080