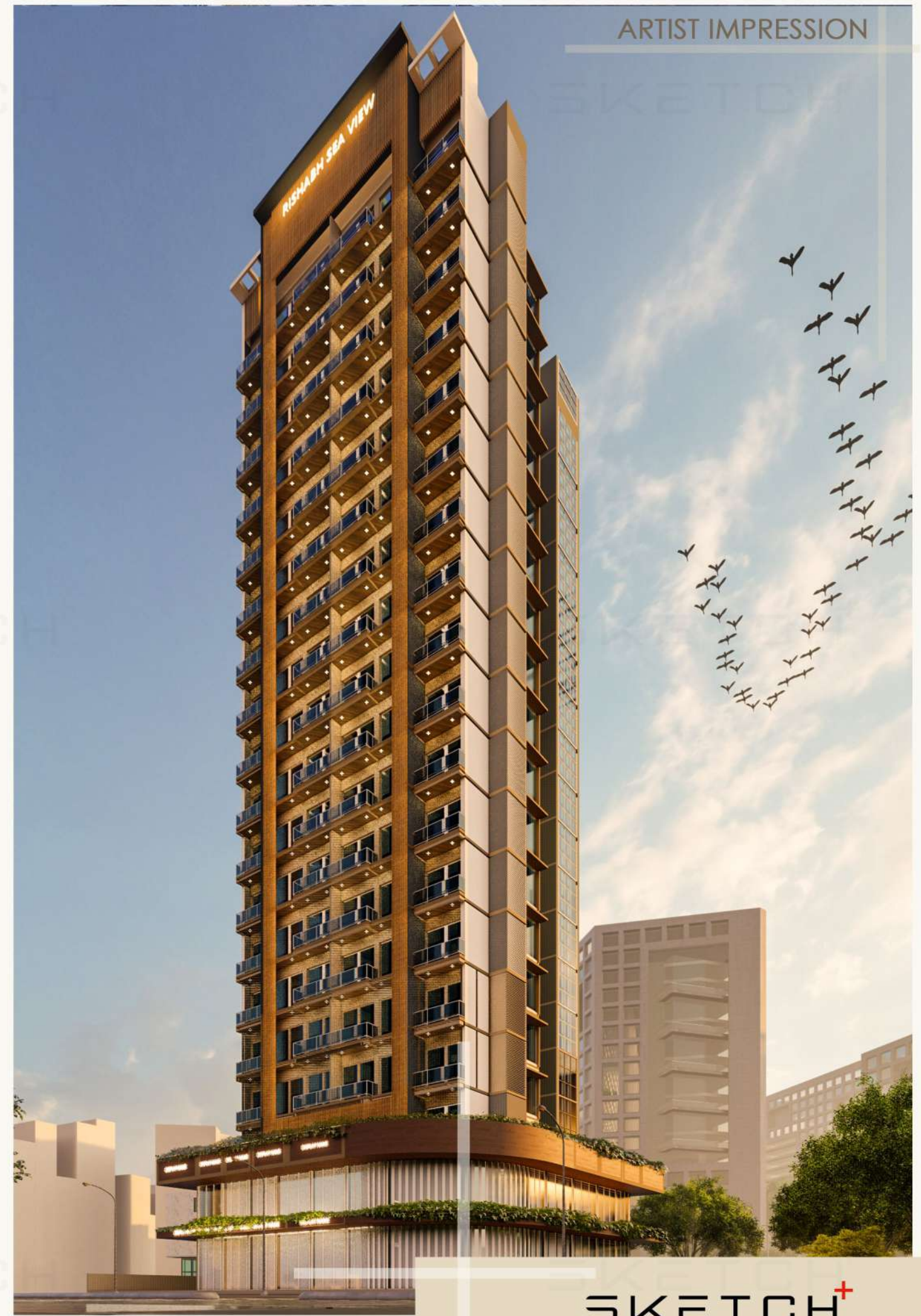
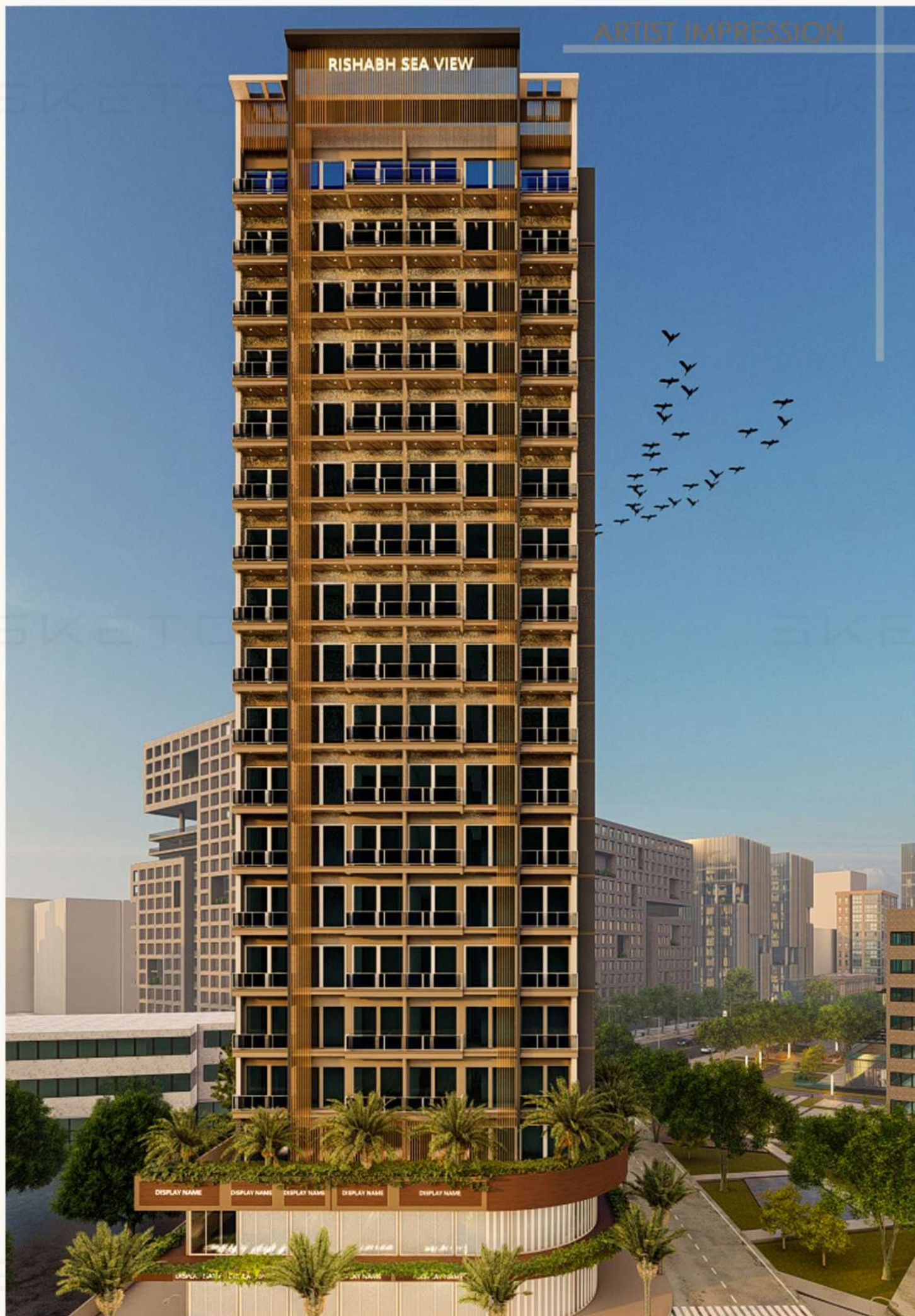
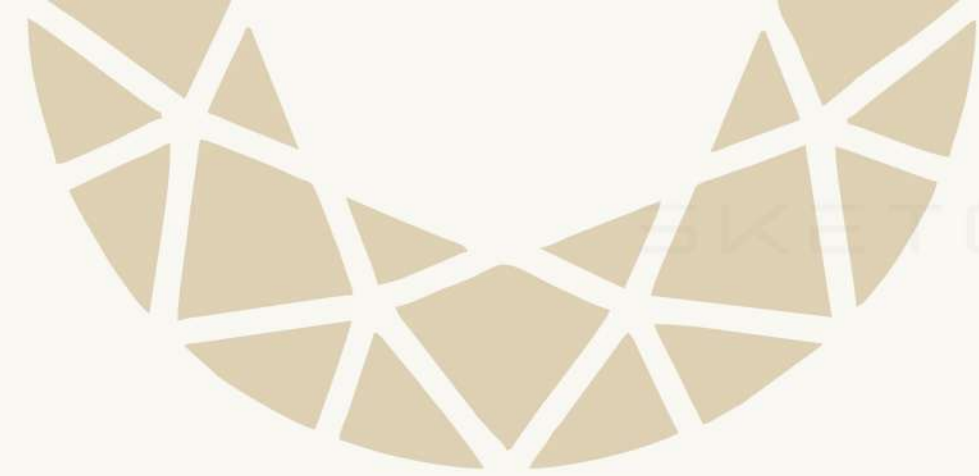








REQUIRED DETAILS FROM RISHABH CHS.

- PLOT NO.
- WARD NO.
- HISSA NO.
- PLOT AREA.
- SURVEY NO.
- CTS NO.
- CONVEYANCE IN FAVOUR OF SOCIETY.
- DATE OF CONVEYANCE.
- INDENTURE OF CONVEYANCE DATE.
- LODGE FOR REGISTRATION UNDER SERIAL NO.
- USEABLE AREA.
- STRUCTURE DETAILS.
- FLAT CATEGORIES WITH CARPET AREA.

REQUIRED DETAILS FROM RISHABH CHS.

- SOCIETY REGISTRATION CERTIFICATE.
- ORIGINAL BUILDING PLAN.
- CONVEYANCE DEED/ LEASE DEED / SALE DEED.
- COPY OF RESOLUTION.
- DOCUMENTS / DEED / AGREEMENTS ETC. WHATSOEVER IN NATURE RELATED TO THE SOCIETY'S PLOT.

PROCEDURE FOR CC AND OCCUPANCY CERTIFICATE.

1. STRUCTURAL AUDIT REPORT SHOWING DILAPIDATED BUILDING (FROM APPROVED AGENCIES)
2. CIDCO NOC FOR DEMOLITION.
3. DEMOLITION CERTIFICATE.
4. PROVISIONAL FIRE NOC.
5. C.C. | SANCTIONED PLAN.
6. FINAL FIRE NOC.
7. DRAINAGE COMPLETION CERTIFICATE.
8. OCCUPANCY CERTIFICATE.



SKETCH PLUS							
FEASIBILITY REPORT			DATE OF REPORT : 28.03.2024				
			RECONSTRUCTION PROPOSAL BY :		SKETCH PLUS		
PROJECT: PROPOSED RECONSTRUCTION FOR RISHABH CHS.			SCHEME REFERENCE : UDCPR 2023				
			EXISTING ROAD WIDTH		14M		
			PROPOSED ROAD WIDTH		18M		
			READY RECKNOR RATE/ SQ.MT		₹ 54,800.00		
			CONSTRUCTION RATE / SQ.MT		₹ 26,620.00		
			RATE MULTIPLYING FACTOR		₹ 1,00,00,000.00		
NOTE: ALL CURRENCY IS IN INR							
SR. NO.	PARTICULAR	FACTOR		AREA	UNIT	AREA	UNIT
A	PLOT ANALYSIS / DP & UDCPR 2021						
A.1	PLOT AREA AS PER 7/12			1121.92	SQ.MT	12076.23	SQ.FT
A.2	ROAD WIDEING			66.74	SQ.MT	718.38	SQ.FT
A.3	NET PLOT AREA			1055.18	SQ.MT	11357.85	SQ.FT
A.4	R.G (10 %)	0		0.00	SQ.MT	0.00	SQ.FT
A.5	BALANCE PLOT AREA (DEDUCTION OF R.G AND ROAD WIDEING AREA)			1055.18	SQ.MT	11357.85	SQ.FT
B	FSI						
B.1	BASIC FSI :	1.1		1234.112	SQ.MT	13283.86	SQ.FT
B.2	PREMIUM	0.5		560.96	SQ.MT	6038.12	SQ.FT
B.3	TDR (as per Road Width 18 mtrs)	0.9		1009.728	SQ.MT	10868.61	SQ.FT
B.4	TOTAL (BASIC + PREMIUM + TDR)	2.5		2804.8	SQ.MT	30190.59	SQ.FT
	TENDER PLOT	0.5		560.96		6038.12	SQ.FT
B.4	ANCILARY FSI						
B.4.1	60 % ANCILARY FSI FOR RESIDENTIAL	1.5		1682.88	SQ.MT		SQ.FT
B.4.2	80 % ANCILARY FSI FOR COMMERCIAL & OTHER BUILDING	0			SQ.MT		SQ.FT
B.5	OTHER STRUCTURE						
B.6	MAXIMUM POTENTIAL FSI OF PLOT INCLUDING ANCILLARY :	4.5		5048.64	SQ.MT	54343.06	SQ.FT
B.7	TOTAL PERMISSIBLE BUILT UP AREA			5048.64	SQ.MT	54343.06	SQ.FT
B.7	TOTAL CONSTRUCTION AREA (FSI + NON FSI AREA)			0	SQ.MT	0.00	SQ.FT

THE ABOVE AREA IS SUBJECT TO PLANNING , STATUTORY APPROVALS , STRUCTURAL FEASIBILITY AND CIVIL AVIATION NOC. THE ADDITIONAL 0.5 FSI IS SUBJECT TO TENDER PLOT DOCUMENT / AGREEMENT AND PERMISSION FROM MUNICIPAL AUTHORITIES.

ANCILLARY ENTITLEMENT.

COMMERCIAL - 80%

RESIDENTIAL - 60%.

WE SHALL PROVIDE ALL THE CURRENT 1BHK UNIT HOLDRES WITH 2 BHK UNITS MEASURING 668.76 SQ.FT. AREA WITH 10FT CLEAR HIEGHT (EXCLUDING CHAJJA/WEATHER SHADE AND SERVICE SLAB)

SHOPS SHALL BE ENTITLED 20% INCREASE IN THE CARPET AREA. ALONG WITH INDIVIDUAL TOILET FACILITY INSIDE THE SHOP.

COMMERCIAL SHALL BE G+1 STRUCTURE WITH SEPERATE LIFT AND STAIRCASE FOR VERTICAL MOMENT.

GROUND FLOOR WITH 14.70FT AND FIRST FLOOR WITH 12.00FT HIEGHT.



AMENITIES



Elevation: Attractive elevation



Lobby: Grand entrance lobby



Gymnasium: Air-conditioned hi-tech gymnasium



Parking: Ample space for car parking



Security: Video door camera and intercom integrated system



Grill: Invisible grill on windows



INDOOR GAMES



GYMNASIUM



ENTRANCE LOBBY



CHILDREN'S PLAY AREA



LANDSCAPED GARDEN



Lifts: Automatic lifts of ThyssenKrupp / Johnson Schindler or similar make



Staircase: Moulded staircase till top floor



Flooring: Vitrified tiles by a reputed brand for the entire apartment



Wall: Complete apartment gypsum plumb finish with 100% plastic paint



Electrical: Concealed copper wiring with modular switches and circuit breaker



External: Texture paint on dead walls and full acrylic paint



RCC: Earthquake resistant RCC structure

GROUND FLOOR PLAN



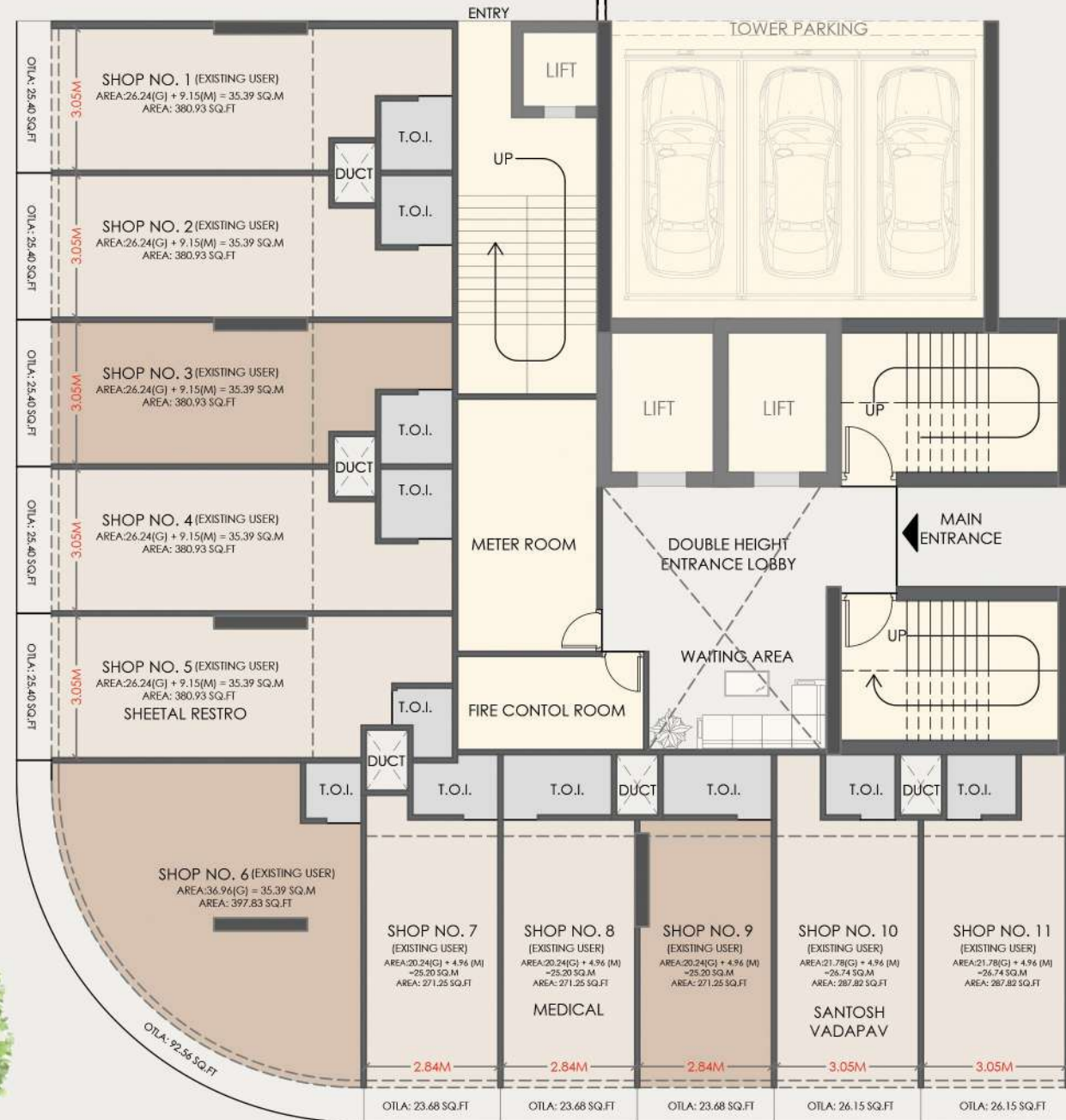
SEA VIEW



PROPOSED 18.00 M WIDE ROAD
TOWARDS ST MARY'S HIGH SCHOOL

ROAD EXTENSION

ROAD EXTENSION



18.00 M WIDE ROAD

A compass rose with a circle. The letter 'N' is at the top. A shaded sector starts from the bottom (180 degrees) and goes clockwise to 45 degrees.

SEA VIEW

ROAD EXTENSION

ROAD EXTENSION

6.00M WIDE GALE

TOWER PARKING

6.00M WIDE EXIT GATE

18.00 M W I D E R O A D

AMENITY DECK FLOOR PLAN



SEA VIEW



PROPOSED 18.00 M W I D E R O A D
TOWARDS ST MARY'S HIGH SCHOOL

ROAD EXTENSION

ROAD EXTENSION



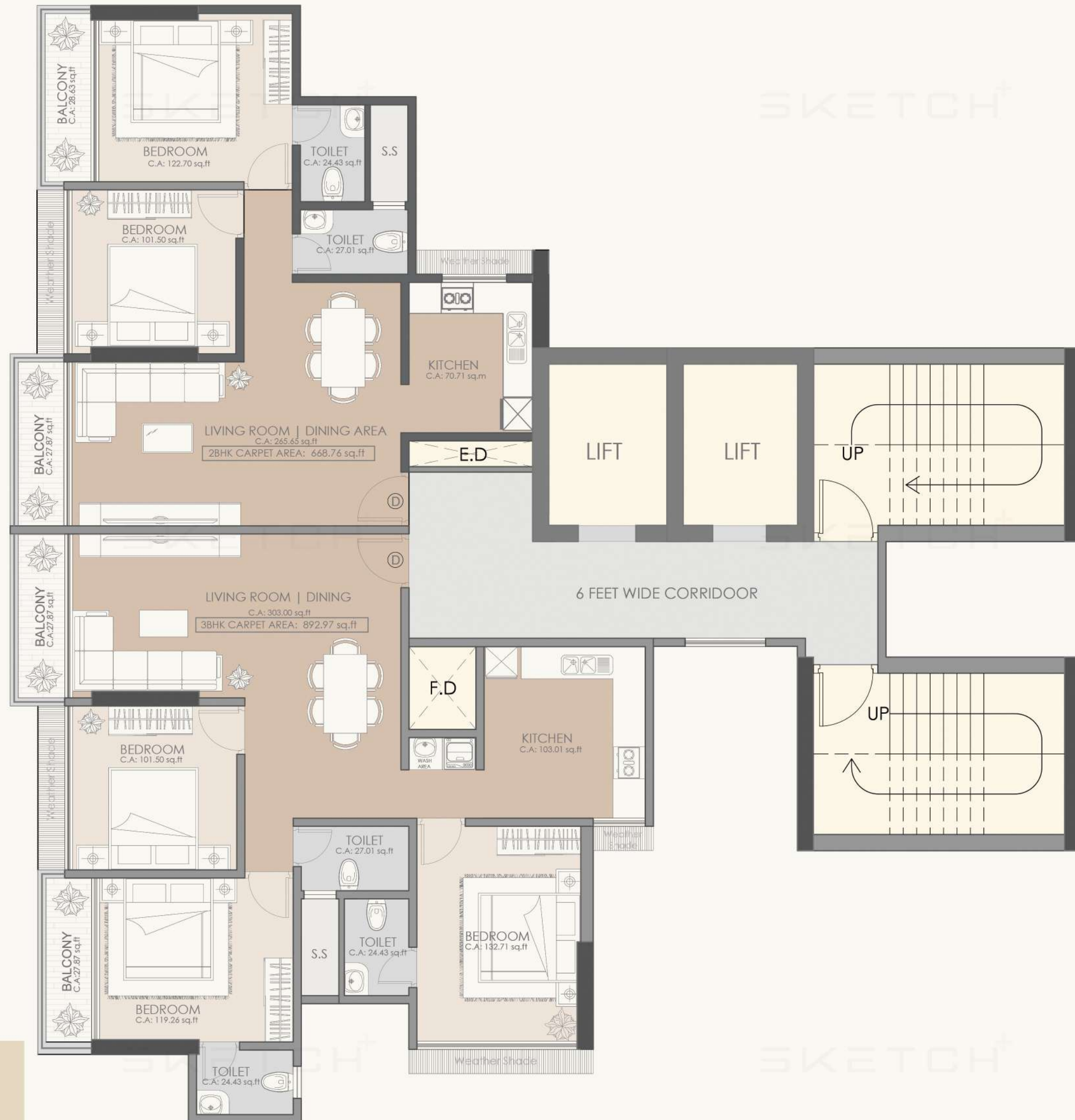
18.00 M W I D E R O A D

TOWARDS JAIN MANDIR

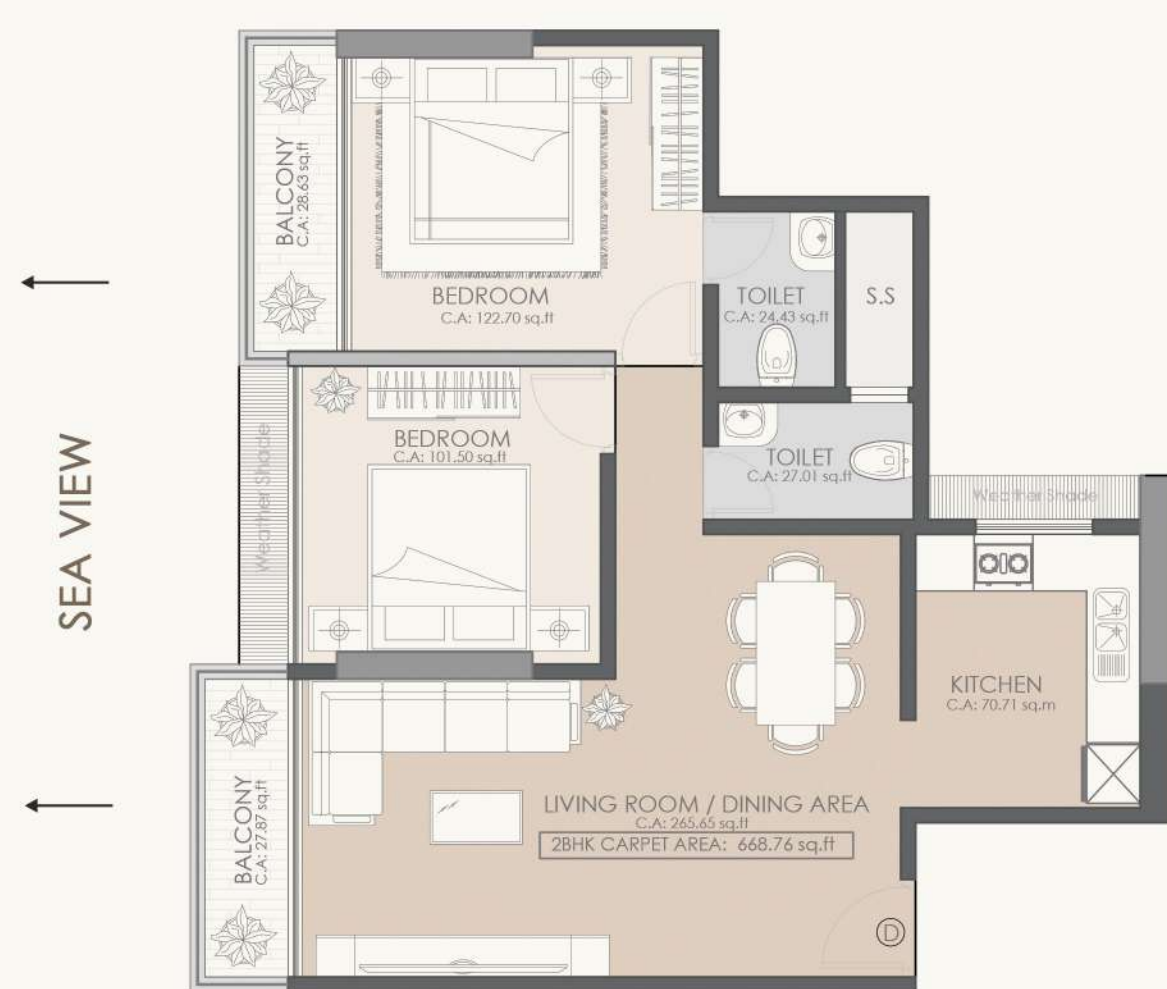
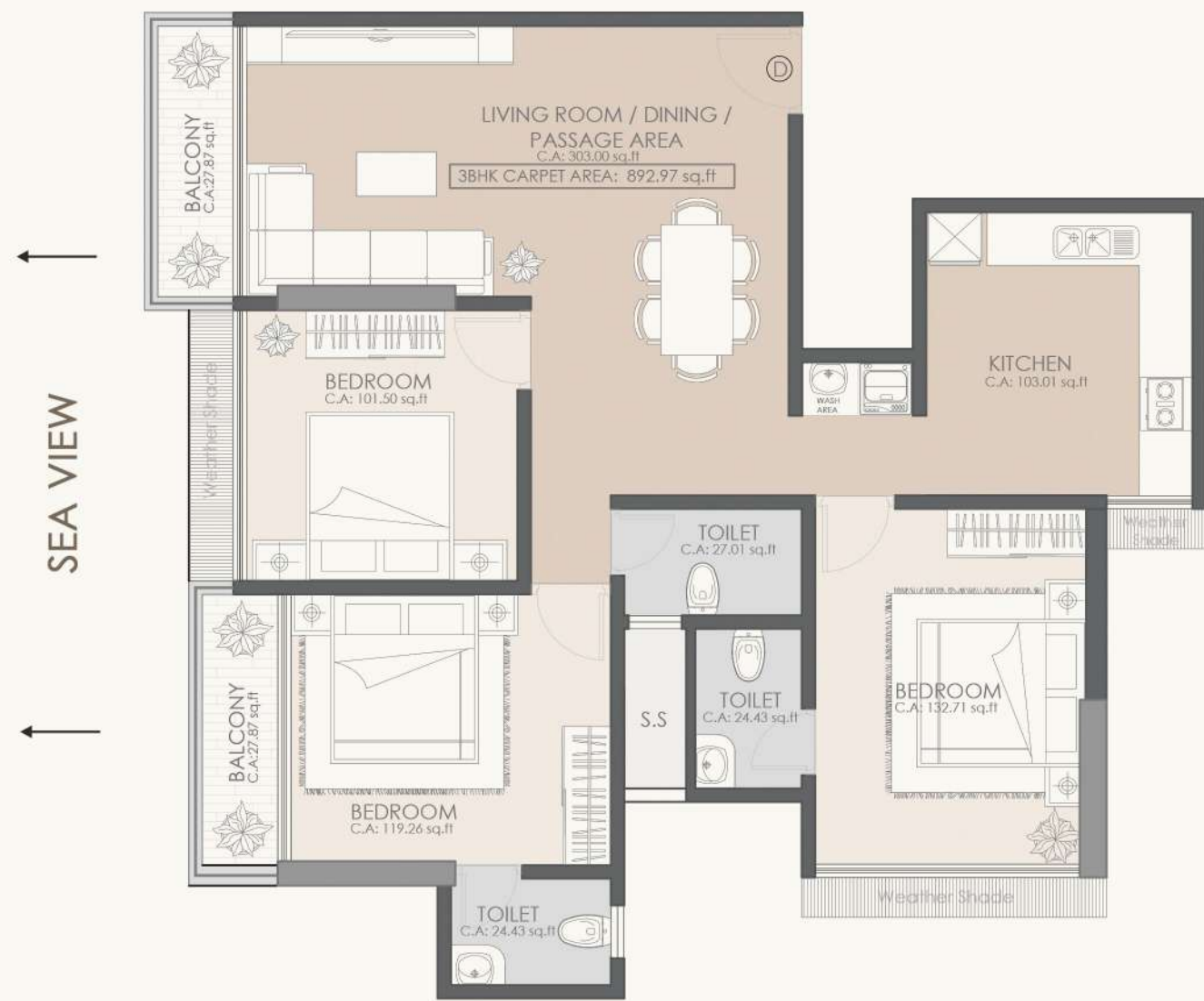
TYPICAL FLOOR PLAN



SEA VIEW



2 AND 3 BHK APARTMENT



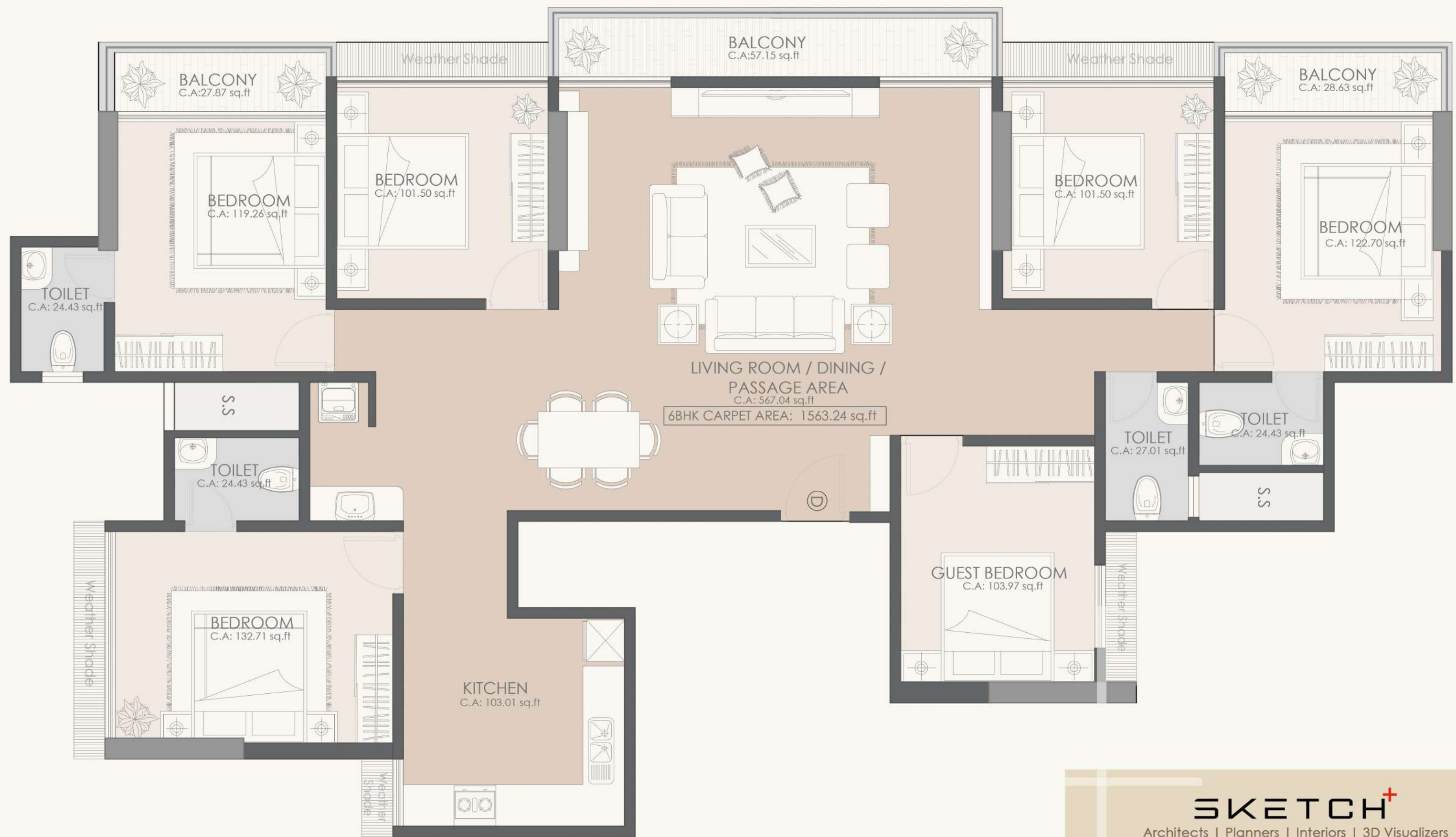
5 BHK COMBINED APARTMENT



6 BHK COMBINED APARTMENT



SEA VIEW



THANK YOU

SKETCH⁺

Architects | Planners | Interiors | 3D Visualizers

C - 345 , BIG SPLASH , SECTOR - 17 , VASHI . NAVIMUMBAI - 400703.