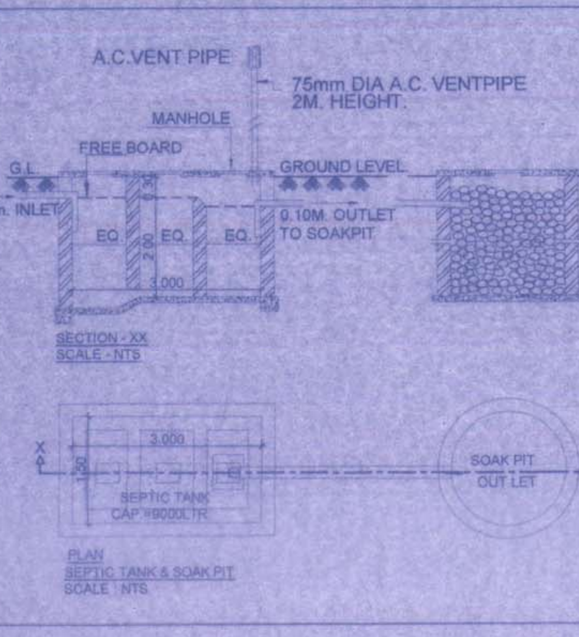
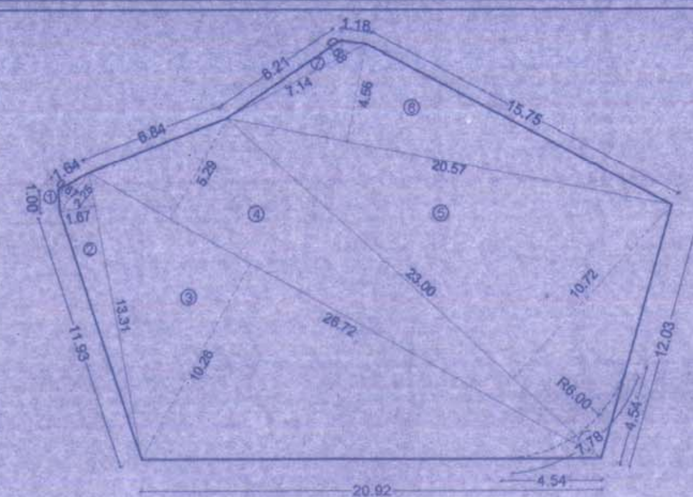
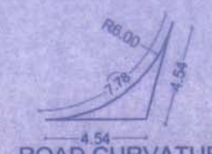


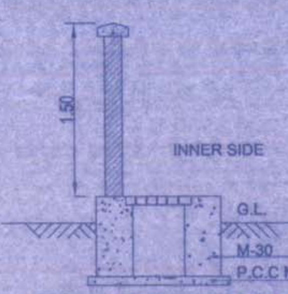


PLOT AREA CALCULATION
(SCALE 1 : 200)

PLOT AREA CALCULATION						
A. Area under plot						
1	0.50	x	2.25	x	0.67	0.754
2	0.50	x	13.31	x	1.67	11.114
3	0.50	x	26.72	x	10.26	137.074
4	0.50	x	26.72	x	5.29	70.674
5	0.50	x	23.00	x	10.72	123.280
6	0.50	x	20.57	x	4.56	46.900
7	0.50	x	7.14	x	0.68	2.428
						392.223
B. Area under road curvature						3.925
NET PLOT AREA (A - B)						388.298



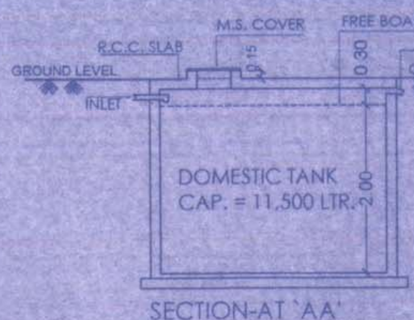
ROAD CURVATURE
(SCALE 1 : 200)



TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE : NTS

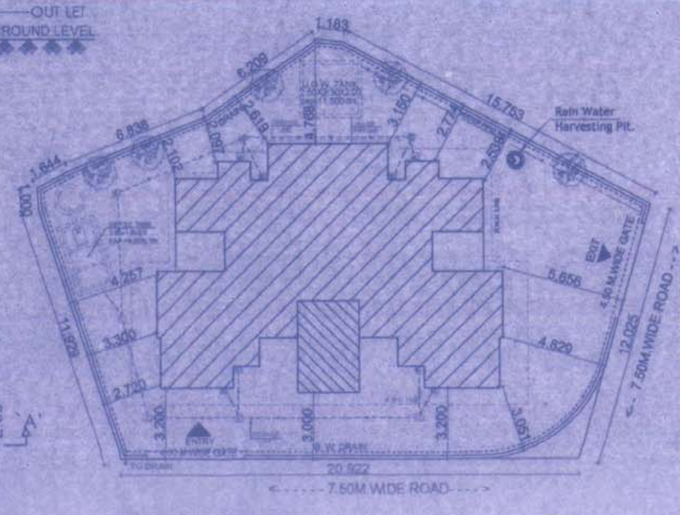
WATER CAPACITY CALCULATION			
TOTAL FLATS	REQUIRED FOR DOMESTIC 189 LTRS.	USE	TOTAL LITERS (RES.)
12	189 x 5 x 12		11340.00
REQUIRED CAPACITY			11340.00
PROPOSED U.G. TANK (2.50 x 2.30 x 2.00)			11500.00
PROPOSED O.H. TANK (2.54 x 2.80 x 1.35)			9601.20

SEPTIC TANK CALCULATION			
BUILDING	TOTAL FLATS	REQUIRED SEPTIC TANK	TOTAL CAPCITY IN LTRS.
1	12	141.6 x 12 x 5	8496
TOTAL	12		8496
SEPTIC TANK PROVIDED			
SEPTIC TANK		3.00x1.5x2.00	9000
TOTAL			9000

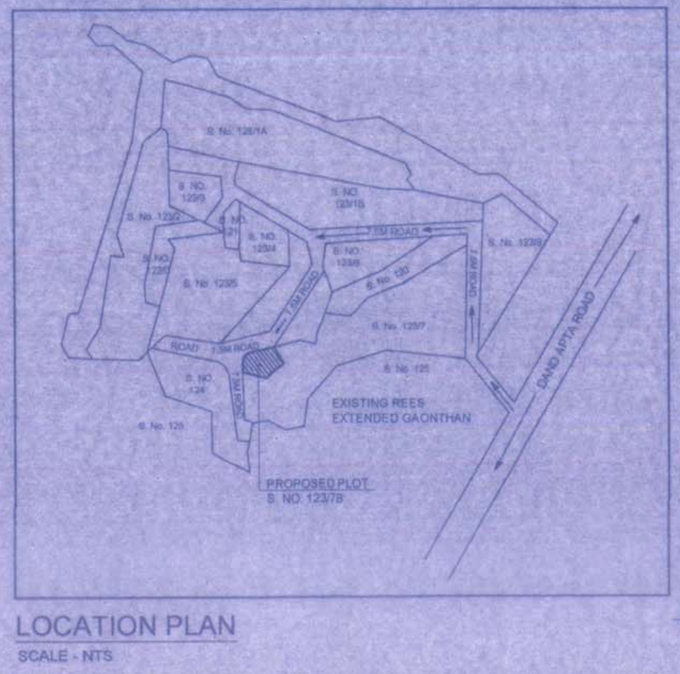


SECTION-AT 'AA'

PLAN
U.G.TANK SCALE : NTS



BLOCK PLAN
(SCALE 1 : 200)



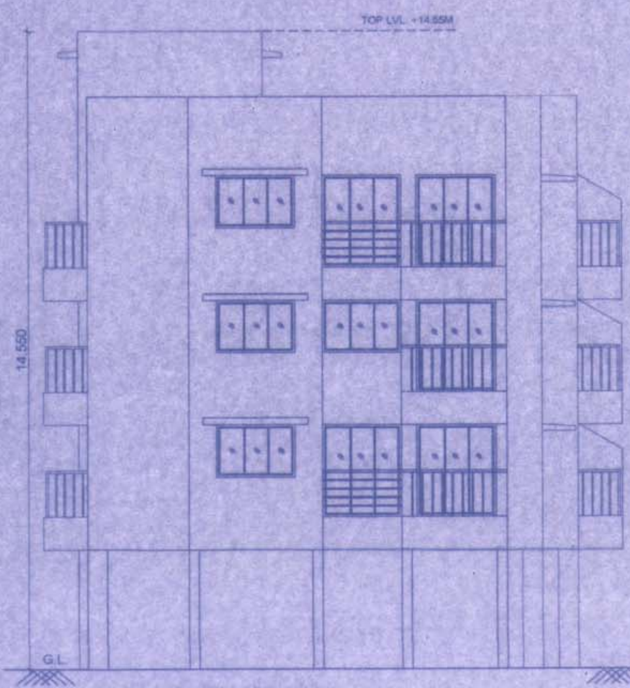
LOCATION PLAN
SCALE - NTS

SPECIFICATIONS			
External wall thk		0.15M	
Internal wall thk		0.10M	
SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE IN MM	AREA IN SQM	DISCREPTION
D	1.2 X 2.10	2.520	T.w Panel door
D1	1.0 X 2.10	2.100	T.w Panel door
D2	0.9 X 2.10	1.890	T.w Panel door
D3	0.75 X 2.10	1.575	T.w Panel door
W	1.80 X 2.10	3.780	Al.Sliding French window
W1	1.75 X 2.10	3.675	Al.Sliding French window
W2	1.50 X 2.10	3.150	Al.Sliding French window
W3	1.80 X 1.20	2.160	Al.Sliding French window
W4	1.75 X 1.20	2.100	Al.Sliding French window
RJ	1.90 X 1.35	2.565	R.C.C. Jali
V	0.60 X 0.75	0.45	Al.Louverd Window
V1	0.75 X 0.90	0.675	Al.Louverd Window

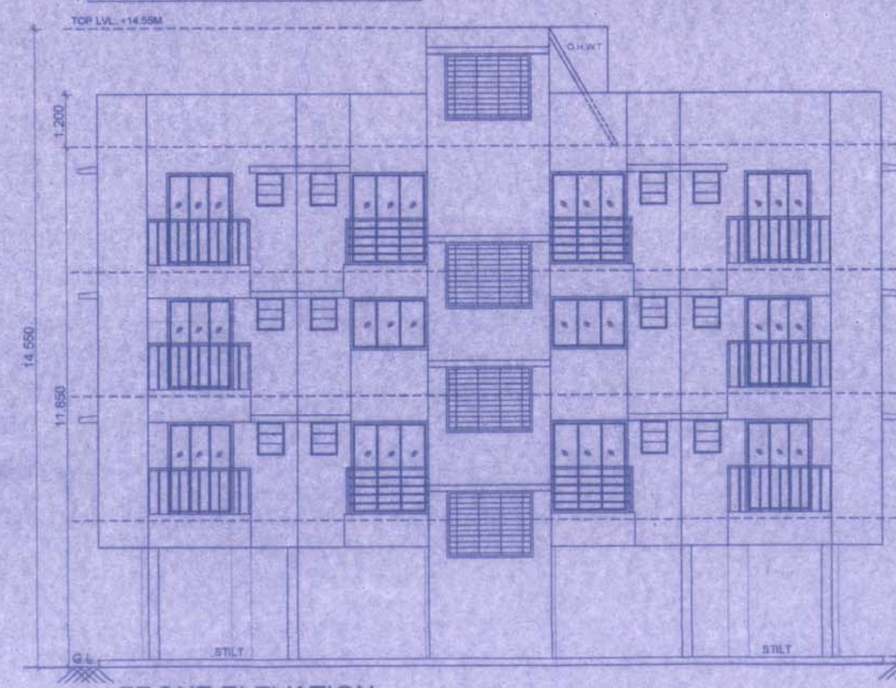
LIGHT & VENTILATION STATMENT :-				
Room	Carpet Area sqm	1/6 Reqd.	Type	Area sqm.
LIVING	12.150	2.025	W W3	3.780 2.160
KITCHEN	4.620	0.770	W2	3.150
BED ROOM	8.937	1.489	W3	2.160
BATH	1.380	0.230	V	0.45
W.C	1.080	0.180	V	0.45

STAMP OF APPROVAL 1/1

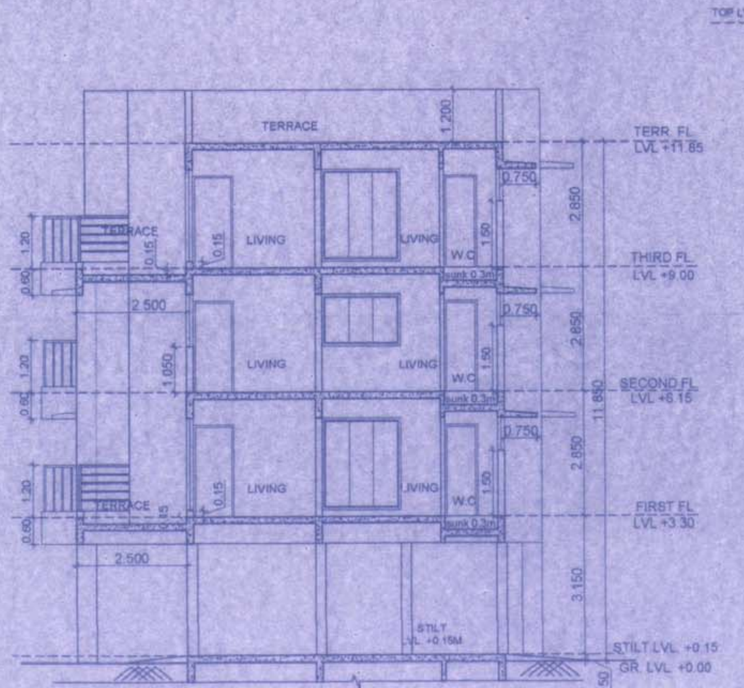
DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/ Khalapur/Rees/ B.P.-82/ C.C./2014/ 1614
Dated 21 NOV 2014
Associate Planner (NAINA)



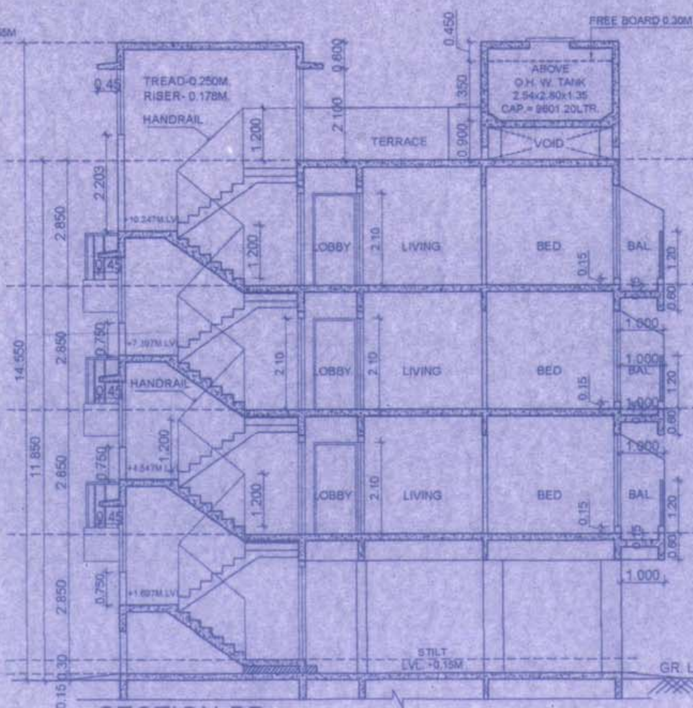
SIDE ELEVATION
(SCALE 1 : 100)



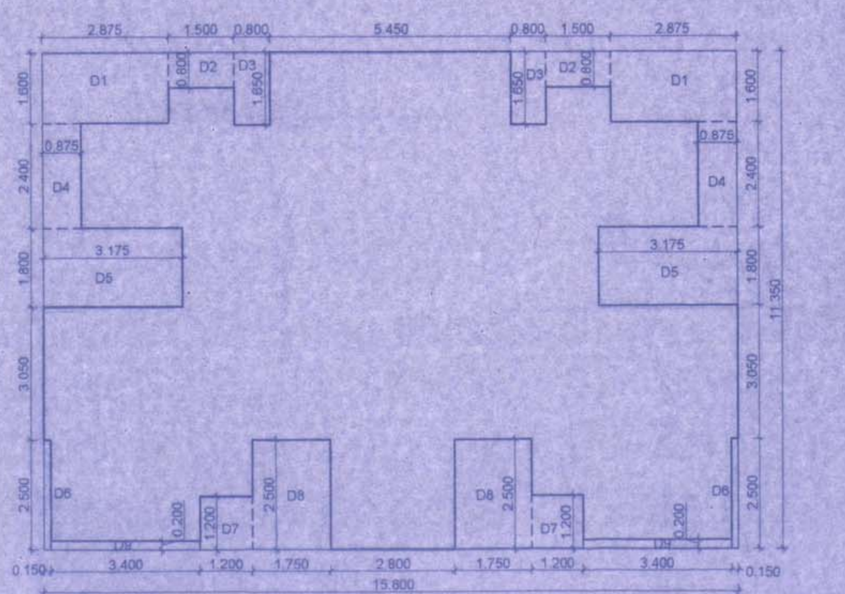
FRONT ELEVATION
(SCALE 1 : 100)



SECTION-AA
(SCALE 1 : 100)



SECTION-BB
(SCALE 1 : 100)



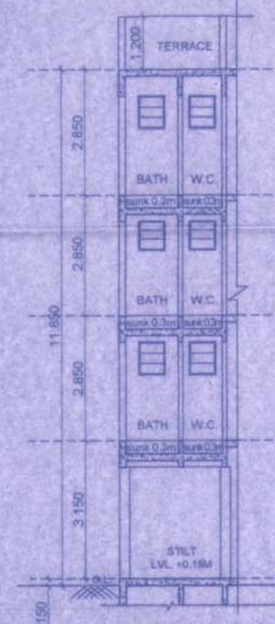
1st TO 3rd FLOOR AREA DIAGRAM
(SCALE 1 : 100)

1ST TO3RD FLOOR AREA CALCULATION					
Discription	Length		Breath	No.	Area in sqm
(A) Block	15.800	X	11.350	1	179.330
(A)	Total				179.330
Deductions					
D1	2.875	X	1.600	2	9.200
D2	1.500	X	0.800	2	2.400
D3	0.800	X	1.650	2	2.640
D4	0.875	X	2.400	2	4.200
D5	3.175	X	1.800	2	11.430
D6	0.150	X	2.500	2	0.750
D7	1.200	X	1.200	2	2.880
D8	1.750	X	2.500	2	8.750
D9	3.400	X	0.200	2	1.360
(B)	Total				43.610
Net Area (A-B)	179.330	-	43.610		135.720
Permissible Balcony	135.720 x 15/100				20.358
Proposed Balcony Area					
ENCL BAL-1	3.050	X	1.000	2	6.100
BAL-1	2.350	X	1.000	2	4.700
BAL-2	2.400	X	1.000	2	4.800
BAL-3	2.150	X	1.000	2	4.300
Total					19.900

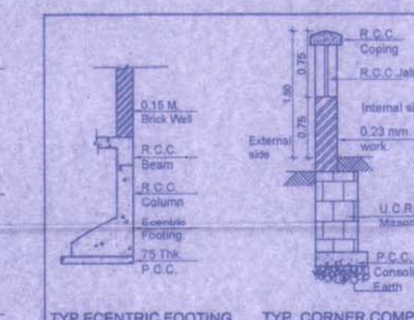
Permissible Balcony Area On Each Floor (135.720X 15/100)	20.358
Proposed Balcony Area On Each Floor (First To Third Floor)	19.900
Permissible Terrace Area On Each Floor (135.720 X 20/100)	27.144
Proposed Terrace Area (1st Floor)	17.030
Proposed Terrace Area (3rd Floor)	17.030

BUILT UP AREA STATEMENT	
FLOOR	AREA IN SQM.
GROUND	11.760
FIRST	135.720
SECOND	135.720
THIRD	135.720
TOTAL	418.920

	Area Statement		Area Sq.M.
1	(a) Area of Plot (as per 7/12) and NA order		400.000
	(b) Area of Plot as per triangulation		392.223
	Area of plot considered (least of (a) and (b))		392.223
2	Deduction for		
	a	Existing road with widening	3.925
	b	Proposed road	NIL
	c	Area under reservations, if any	NA
		Total (a+b+c)	3.925
3	Gross area of the Plot (1-2)		388.298
4	Deduction for Amenity space, if any		NA
5	RG/open spaces required		NA
6	Net area of Plot = (388.298 * 90%)		349.4682
7	Permissible FSI (Base FSI 1.0 + Additional FSI with premium 0.2)		1.2
8	Permissible Built up Area (6x7)		419.362
9	RG/open spaces provided		NIL
10	Proposed Built Up Area		418.920
11	Balance Built Up Area		0.442
12	FSI Consumed (10/6)		1.199
13	FSI Balanced (7-12)		0.001
14	No of units proposed		12
	a. Residential		12
	b. Commercial		NIL
15	No of trees proposed to be planted		5

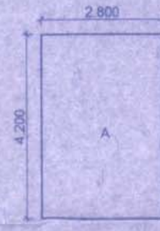


SECTION-CC
(SCALE 1 : 100)



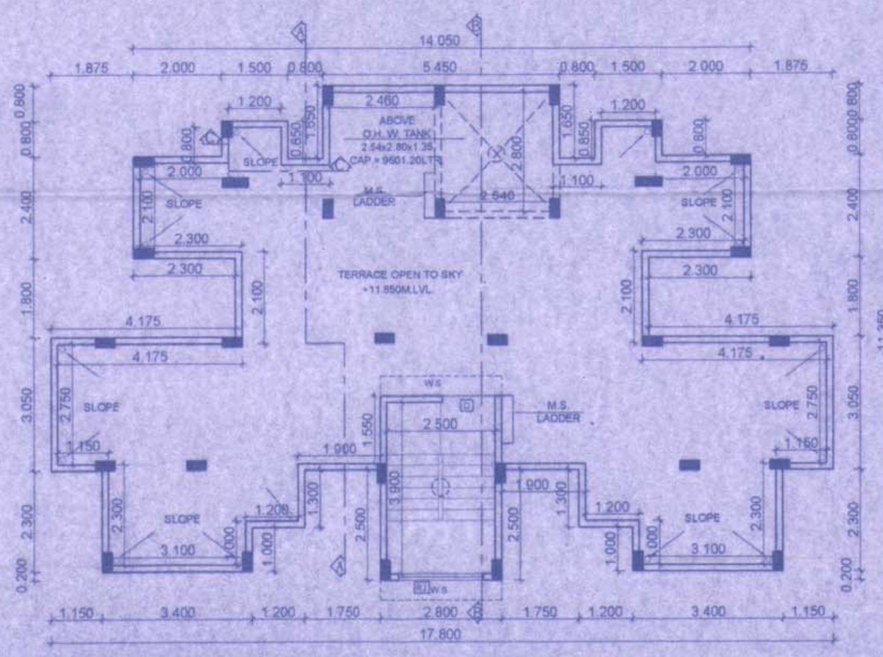
TYP.ECENTRIC FOOTING. SECTION
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS

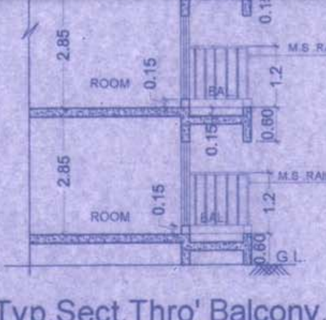


GROUND FLOOR AREA DIAGRAM
(SCALE 1 : 100)

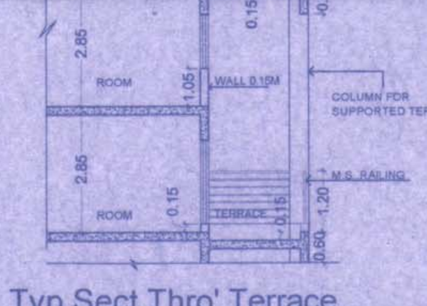
GROUND FLOOR AREA CALCULATION					
Discription	Length		Breath	No.	Area in sqm
Block - A	4.200	X	2.800	1	11.760
(A)	Total				11.760



TERRACE FLOOR PLAN
(SCALE 1 : 100)



Typ.Sect.Thro' Balcony.
(NTS)

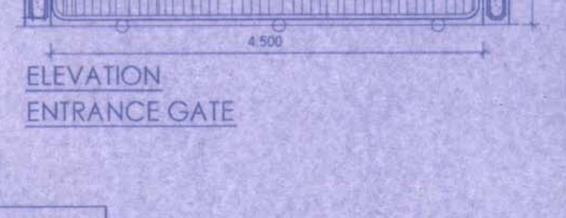


Typ.Sect.Thro' Terrace.
(NTS)

PARKING REQUIREMENT								
TENEMENTS SIZE B/UP AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES			PROPOSED PARKING SPACES		
			No. of cars	No. of scooter	No. of cycle	No. of cars	No. of scooter	No. of cycle
			12.5 sqmt	2.0 sqmt	0.70 sqmt	12.5 sqmt 5.0 X 2.5 M	2.0 sqmt 1.0 X 2 M	0.70 sqmt 0.5 X 1.4 M
UPTO 50	12	4 TENEMENTS HAVING BU AREA UPTO 50SQ.MT 5 SCOOTER & 5 CYCLE		15	15	---	15	15
AS PER STANDARDIZED DEVELOPMENT CONTROL & PROMOTION REGULATIONS FOR REGIONAL PLANS IN MAHARASHTRA REGULATION NO. 16.1, REQUIRED NO OF PARKING SHALL BE INCREASED BY 50% IN METROPOLITAN AREA			---	15 x 1.5 = 22.5	15 x 1.5 = 22.5	---	23	23
TOTAL			---	23	23	---	23	23

TERRACE AREA STATEMENT										
FLOOR	BU AREA IN SQM.	PERMISSIBLE TERR. 20%	PROVIDED TERRACE IN SQM.							TOTAL
FIRST	135.720	27.144	T-1	2.500	x	1.750	x	2		8.750
			T-2	2.300	x	1.800	x	2		8.280
TOTAL										17.030
THIRD	135.720	27.144	T-1	2.500	x	1.750	x	2		8.750
			T-2	2.300	x	1.800	x	2		8.280
TOTAL										17.030

CARPET AREA STATEMENT				
FLAT No.	CARPET AREA	BALCONY AREA		B/U AREA
		ENCL.	PROJECTED	
101, 104, 201, 204, 301, 304	28.337	3.05	2.350	32.452
102, 103, 202, 203, 302, 303	27.500	-	4.550	31.333



ELEVATION
ENTRANCE GATE

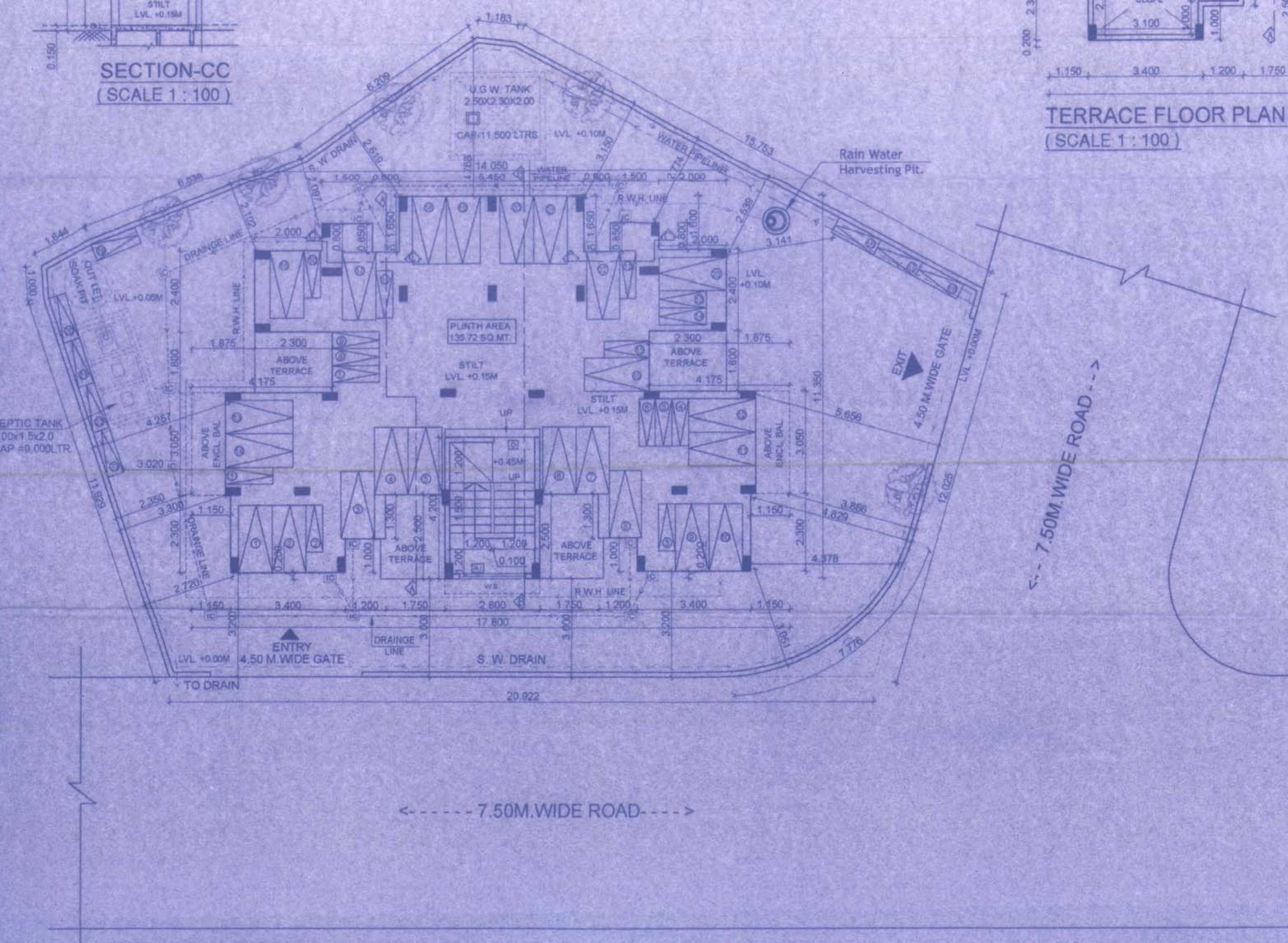
NOTE:- All Dimensions Are in Meter.

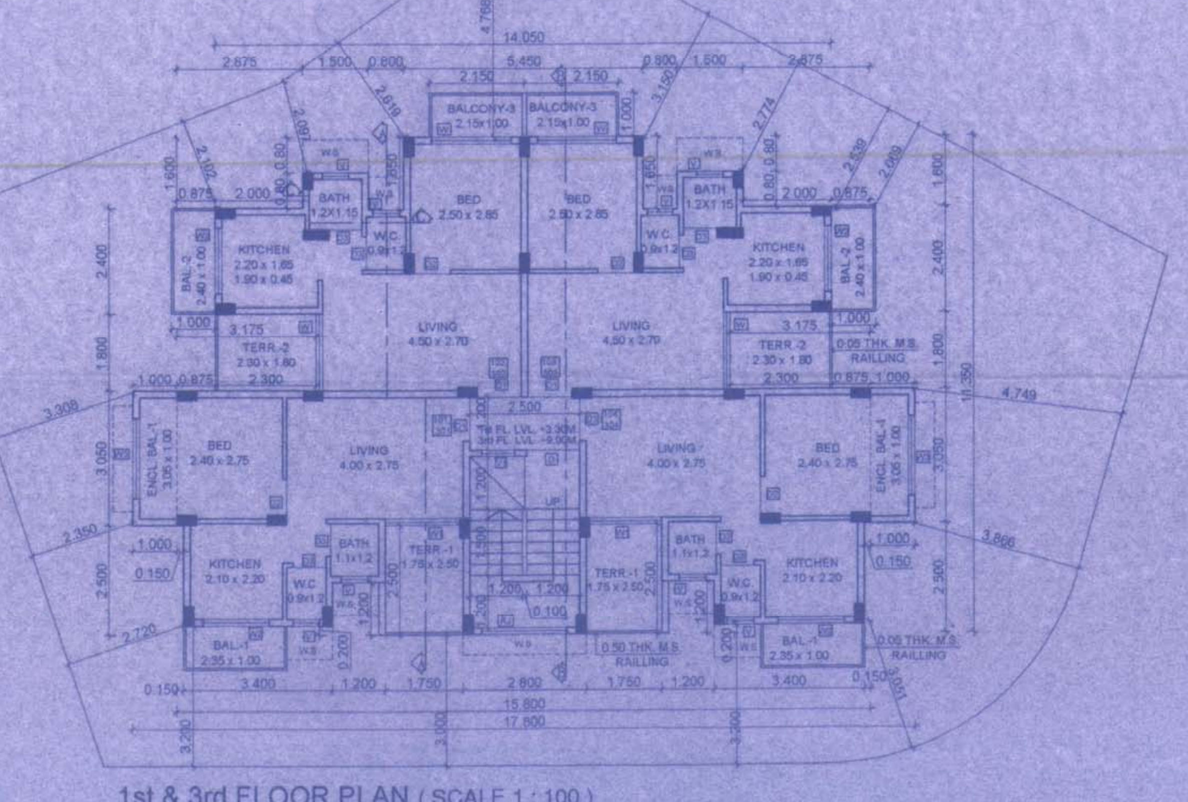
SHEET CONTENT :-
Ground, 1st, 2nd, 3rd & Terrace Floor Plan, Area Diagram, Location Plan , Block Plan, Plot Area Calculation, Section Thro' Balcony & Terrace, Detail Of Compound Wall & Septic Tank & Soakpit Section, Details of U.G. Tank, Entrance Gate Corner Compound Wall Section, Eccentric Footing Section

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 04.12.2013 and the dimensions of side etc. of plot stated on plan area 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 record.

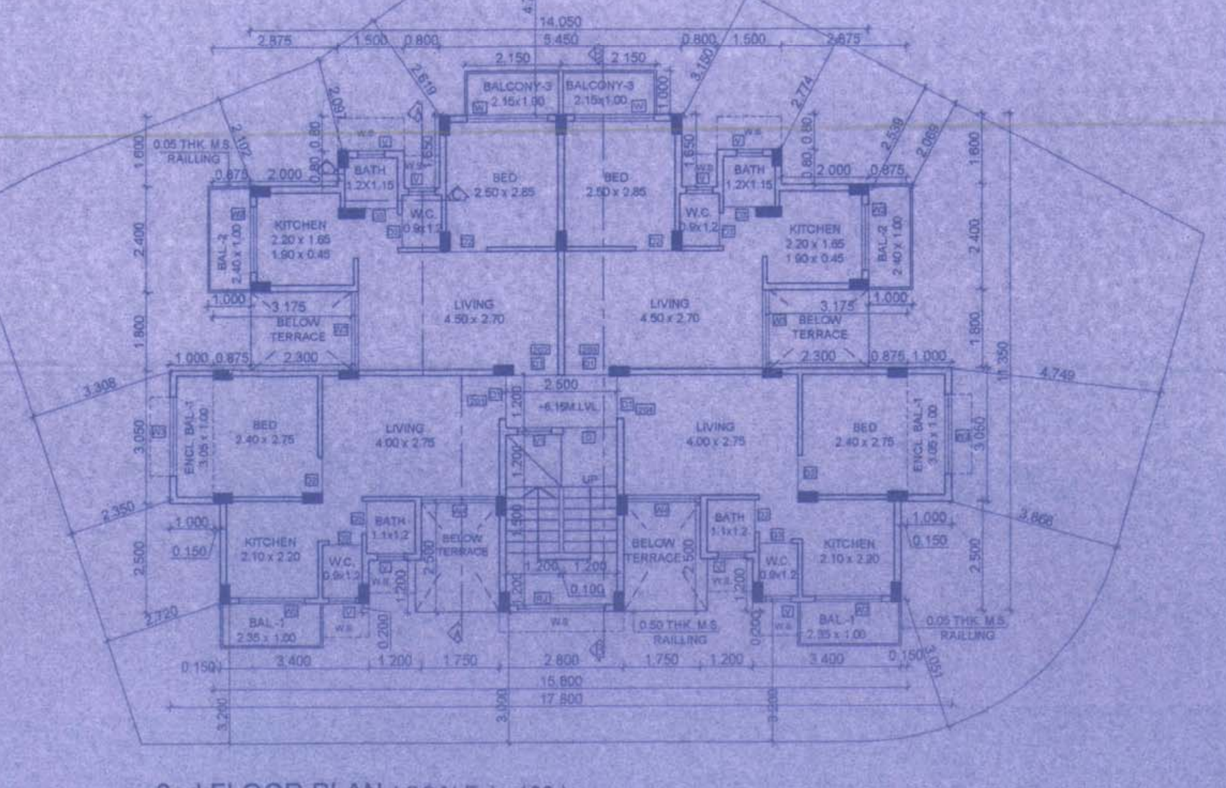
Signature of Owner
(MILIND R. SHINDE)

Signature of Architect.
AR.NEHA JAIN
(REG NO : CA/2008/43603)





1st & 3rd FLOOR PLAN (SCALE 1 : 100)



2nd FLOOR PLAN (SCALE 1 : 100)

NAME OF THE OWNER & SIGNATURE

MILIND R. SHINDE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON SURVEY NO.- 123/7B, VILLAGE-REES, TAL.- KHALAPUR, DISTRICT - RAIGAD.

ARCHITECT NAME & SIGN

AN. ARCH Architect & Interior Designer Reg. No. CA/2008-43603

AR.NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE
29.09.14	VAIBHAV	MAZHAR	1:100

AN.ARCH
ARCHITECT & PLANNERS
Office no.201-GAURI COMPLEX, Sec-11, Plot no.19, CBD Belapur-400614, cntct no.022-27563419, mail i.d-anarch.architect@gmail.com

DESIGN WITH A DIFFERENCE