LAYOUT PLAN 1/3

**		PARKING AREA STATEMENT				
TENEMENTS SIZE BUA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACE		PROPOSED NO. OF PARKING SPACE	
			NO. OF CARS	NO. OF SCOOTER	NO. OF CARS	NO. OF SCOOTER
			12.5 sq.mts.	2.0 sq. mts.	12.5 sq.mts.	2.0 sq.mts.
UPTO 35 SQ.MTS.	8	4 tenements having carpet area upto 35 sq.mt each	2	10% of car parking = 1		
Car parking shall be provided to the extent of 10%of the number stipulated above, as visitor car parking subject to the minimum one. (10% visitors)			1			
TOTAL CAR PARKING SPACE			3	1	8	29

Legend			
Sr. no.	Item	Site plan on white print	Building plan on white print
(1)	(2)	(3)	(4)
1	Plot line		
2	Existing street		
3	Future street		
4	Permissible building line		
5	Marginal open spaces		
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		

Area under existing road
= 50.06 sq.mts.
Scale 1:500

AREA UNDER EXISTING ROAD						
	Area Calculation					
Sr. no.	Triangle number	Number of triangle	1/2.	Base (m)	Height (m)	Area (sqm)
[1]	[2]	[3]	[4]	[5]	[6]	[7] = [3]x[4]x[5]x[6]
1	1	1	0.50	19.29	3.33	32.12
2	2	1	0.50	19.29	1.86	17.94
					Total	50.06

BUILT- UP AREA STATEMENT	
FLOORS	BUA IN SQ.MTS.
GROUND	41.58
FIRST	247.48
TOTAL	289.06

PLOT UNDER REFERENCE

LOCATION PLAN
SCALE : NTS

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/PANVEL/SHIVKAR/BP-244/cc/2017/634
Dated 30 AUG 2017
Associate Planner (NAINA)

LAYOUT PLAN
SCALE 1:100

Minimum of TILR & Physical Survey
= 1675.56 sq.mts.
Scale 1:500

B) AREA OF PLOT - MINIMUM OF TILR & PHYSICAL SURVEY						
	Area Calculation					
Sr. no.	Triangle number	Number of triangle	1/2.	Base (m)	Height (m)	Area (sqm)
[1]	[2]	[3]	[4]	[5]	[6]	[7] = [3]x[4]x[5]x[6]
1	1	1	0.50	5.36	2.99	8.01
2	2	1	0.50	39.11	3.88	75.88
3	3	1	0.50	51.29	4.35	111.59
4	4	1	0.50	53.62	3.95	105.98
5	5	1	0.50	56.42	11.13	313.91
6	6	1	0.50	56.42	8.56	241.60
7	7	1	0.50	54.99	1.86	51.03
8	8	1	0.50	54.51	2.56	69.83
9	9	1	0.50	54.44	4.03	109.70
10	10	1	0.50	54.44	11.96	325.65
11	11	1	0.50	52.97	9.91	262.39
					Total	1675.56

Area calculation of open space
= 253.13 sq.mts.
Scale 1:200

B) AREA OF OPEN SPACE						
	Area Calculation					
Sr. no.	Triangle number	Number of triangle	1/2.	Base (m)	Height (m)	Area (sqm)
[1]	[2]	[3]	[4]	[5]	[6]	[7] = [3]x[4]x[5]x[6]
1	1	1	0.50	18.45	0.30	2.77
2	2	1	0.50	27.57	13.91	191.75
3	3	1	0.50	27.57	0.91	12.54
4	4	1	0.50	23.75	0.73	8.68
5	5	1	0.50	21.34	0.86	9.18
6	6	1	0.50	19.66	2.87	28.21
					Total	253.13

Land/Plot considered for FSI calculation					
Sr.no.	Gut number	Area of gut number (Sqmts.)	Area withing 200mt belt of gaothan		Area considered for FSI calculation
			In sqmt	In %	
[1]	[2]	[3]	[4]	[5]=[4]/[3]	[6]
1	113/1B	1800	0	0	325.10
Total					325.10

TENEMENT AREA STATEMENT							
Wing no.	Flat no.	Carpet area	Balcony area Sqmts		Terrace area	Cupboard area	Built-up area
		Sqmts	Enclosed	Projected	Sqmts	Sqmts	Sqmts
A	101	25.48	2.80	2.70	3.75	1.03	29.28
	102	26.26	2.875	2.70	5.00	0.00	30.85
	103	27.77	2.825	0.00	5.00	1.17	32.62
	104	18.65	2.80	2.30	3.75	0.00	21.91
B	101	17.865	2.80	2.35	3.75	0.00	20.99
	102	27.41	2.725	2.85	5.00	1.17	32.20
	103	17.66	2.975	0.00	5.00	0.00	20.73
	104	17.48	2.80	0.00	3.75	0.00	20.53
Total		178.57	22.60	12.90	35.00	3.37	209.11

TERRACE AREA STATEMENT				
FLOOR (A & B WINGS)	Built-up area (Sq.mt.)	Permissible terrace (Sq.mt.)	Proposed terrace area (Sq.mt.)	Total terrace area Building wise (Sq.mt.)
[1]	[2]	[3]	[4]	[5]
1st	247.48	49.50	35.00	35.00
		49.50		35.00

BALCONY AREA STATEMENT							
WING NO.	FLOORS	Built-up area	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA Sq.mts.			EXCESS
				TOTAL	ENCLOSED	OPEN	
		(Sq.mt.)					
[1]	[2]	[3]	[4]	[5]	[6]	[7]	If (5) > (4) (8)=(5) - (4)
A & B	1	247.48	37.12	35.50	22.60	12.90	0.00
TOTAL		247.48	37.12		22.60	12.90	0.00

NOTE : ALL DIMENSIONS ARE IN MTS.

PROFORMA I

A	PARTICULARS	Area in sq.mts
	a) Area of plot as per 7/12 extract	1800.00
1	b) Area of plot as per measurement plan	1800.00
	c) Area of plot as per triangulation	1675.56
	d) Area of plot considered (least of (a) (b) & (c)) above	1675.56
	Deduction for	
	a) Existing road acquisition area	50.06
2	b) Proposed road	0.00
	c) Any reservations	N.A.
	Total (a+b+c)	50.06
3	Gross area of the plot (1-2)	1625.50
4	Layout spaces	
	(4A) Layout amenity space required	N.A.
	(4B) Layout amenity space provided	N.A.
	(4C) Recreational open space required	250.00
	(4D) Recreational open provided	253.13
5	Net area of plot =	1625.50
	(5A) Area of plot within Urban village(N4)	0.00
	(5B) Area of plot outside Urban village[5 - (5A)]	1625.50
	Area statement for plot outside Urban village(N4)	
6	Permissible FSI	
	(6A) Normal FSI permissible at this stage	0.20
	(6B) FSI permissible with payment of FLP	0.30
	(6C) Maximum permissible FSI = ((6A) +(6B))	0.50
7	~~Maximum~~ permissible Built-up area (5B x 6A) at this stage	325.10
8	Existing Built-up area	0.00
9	Proposed Built-up area	289.06
10	Excess balcony area taken into FSI (as per (17C) below)	0.00
11	Total Built-up area ((8) + (9) + (10))	289.06
12	Balance Built-up area ((7) - (11))	36.04
13	FSI consumed ((11) / (5))	0.178
14	FSI balance ((6A) - (13))	0.022
15	Number of units	
	(15A) Residential	8 nos.
	(15B) Commercial	nil
16	Trees to be planted	
	(16A) Trees to be planted against plot area ((5A/100))	18 nos.
	(16B) Trees to be planted against trees felled (Numbenx5)	0.00
	(16C) Trees to be planted against open space ((4D/100 x 5))	13 nos.
	(16D) Number of trees proposed to be planted((16A)+(16B)+(16C))	31 nos.
17	Balcony area statement(For details refer Balcony area statement)	
	(17A) Permissible balcony area per floor	37.12
	(17B) Proposed balcony area per floor	35.50
	(17C) Excess balcony area total	0.00
18	TDR	N.A.
19	Parking statement(For details refer parking area statement)	**
20	Loading/Unloading spaces	N.A.

FORM OF CERTIFICATE

I Meenakhi Shrivastav have been employed by the applicant as his architect, I have examined the boundaries and the area of the plot and I d hereby certify that I have personally verified and checked all the statements made by the applicant who is the developer of the plot as in the above form and found them to be correct.
Date: 06/01/2016

Shop 6A, Aadishakti CHSL, Sector-17, New Panvel(e)
meenakshi2001@hotmail.com, 9820082293.

Signature of architect
(Ar. Meenakshi Shrivastav)

SHEET CONTENTS:

LAYOUT PLAN, TERRACE AREA STATEMENT,
TENEMENT AREA STATEMENT, BALCONY AREA STATEMENT
AREA CALCULATION FOR TILR SURVEY PLAN

Description Of Proposal & Proeperty

PROPOSED RESIDENTIAL BUILDING ON GUT NO. 113/1B,
AT VILLAGE - SHIVKAR,
TAL. - PANVEL, DIST. - RAIGAD.

Certified that the plot under reference was surveyed by me on 01/11/2015 and the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of ownership/ T.P. scheme records/ land records/ City survey records.

SIGNATURE OF OWNER
Mr VILAS SANDIPAN CHAWAN

SIGNATURE OF ARCHITECT
(AR. MEENAKSHI SHRIVASTAV)
(REG. NO. CA/1998/22946)

Subject:

DEVELOPMENT PERMISSION

Name & Reg no. of Architect: Ar. Meenakshi Shrivastav CA/98/22946

Architects: Meenakshi & Associates
S6A, Aadishakti CHSL,
plot#15C, sector-17,
new panvel(e), 410206
phone: +91-22-27491079
email: meenakshi2001@hotmail.com

JOB NO.	P340/2016
DATE	29/08/2017
SCALE	1:100
DEALT	
DRG. NO.	01/03

SERVICES PLAN 2/3

SECTION - XX
SCALE - NTS.

SEPTIC TANK - 7.20 X 1.50 X 1.50
16200 LTRS. CAPACITY

SEPTIC TANK REQUIREMENT													
Wing nos.	Number of tenement	Population	Water requirement					Flow to sewer			Total flow to septic tank	Septic tank provided	
			Flushing		Domestic		Total	Flushing(100%)	Domestic(85%)	Total		Size	Capacity
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	LPD		
[1]	[2]	[3] = [2] X 5 nos.	[4]	[5]=[3]X[4]	[6]	[7]=[3]X[6]	[8]=[5]+[7]	[9]=[5]X100%	[10]=[7]X85%	[11]=[9]+[10]	[12]	[13]	[14]
A&B	8	40	45	1800	90	3600	5400	1800	3060.00	4860.00	7920.00	7.20x1.50x1.50	16200

Note:
1) LPCD = Litre per capita per day
2) LPD = Litre per day
3) For septic tank capacity flushing & domestic flow to sewer will be 100% & 85% respectively
4) Size of septic tank is exclusing the free board.

SCALE : N.T.S.

ELEVATION OF GATE

SECTION-AT 'AA'

RAIN WATER HARVESTING TANK
SCALE : 1:100

WATER STORAGE CAPACITY CALCULATION									
Wing no.	Total no.	Addl. Toilet	Population	Water requirements (in litre)			UGT provided		
	of units	135 LITRES		Addl toilet	Population	Total	Tank number	Size/dimension	Capacity(lit)
[1]	[2]	[3]	[4]=[2]x[5]	[5]=[3]x180	[6]=[4]x189	[7]=[5]+[6]	[8]	[9]	[10]
A&B	8	0	40	0	7560	7560	1	4.00x2.00x1.50	12000
Total	8	0	40			7560			12000

Note:
1) For Residential unit 5 persons per tenement
2) Water requirement per capita = 135(Domestic) + 54(Flushing) = 189 litres per capita
3) Water requirement for addl. Toilet = 180 litre per tenement
4) Size of water tank is exclusing the free board.

OVERHEAD WATER TANK CAPACITY CALCULATION				
Wing no.	Water required	Overhead water tank provision		
	ltrs.	Tank size(meter)	Number of tank	Capacity (litre)
[1]	[2]	[3]	[4]	[5]
A&B	3780	2.50x4.40x1.00	2	22000
Total			2	22000

Note:
1) OHT capcity should be minimum 50% of water requirement
2) Size of overhead water tank is exclusing the free board.

SECTION-AT 'AA'

U.G.TANK- SCALE : NTS

SERVICES PLAN
SCALE 1:100

DRAINAGE LINE PLAN
(SCALE 1:100)

TYP.ECENTRIC FOOTING. SECTION
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS

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

Legend			
Sr. no.	Item	Site plan on white print	Building plan on white print
(1)	(2)	(3)	(4)
1	Plot line		
2	Existing street		
3	Future street		
4	Permissible building line		
5	Marginal open spaces		
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		

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/ PANVEL/SHIVKAR/BP-244/CC/2017/634
Dated 30 AUG 2017
Associate Planner (NAINA)

FORM OF CERTIFICATE

I Meenakhi Shrivastav have been employed by the applicant as his architect. I have examined the boundaries and the area of the plot and I d hereby certify that I have personally verified and checked all the statements made by the applicant who is the developer of the plot as in the above form and found them to be correct.
Date: 06/01/2016

Shop 6A, Aadishakti CHSL, Sector-17, New Panvel(e)
meenakshi2001@hotmail.com, 9820082293.

Signature of architect
(Ar. Meenakshi Shrivastav)

SHEET CONTENTS:

SERVICES PLAN, UGT PLAN & SECTION & CAP. CAL., GATE ELECATION, OHT CAP. CALCULATION, SEPTIC TANK & SOAK PIT PLAN & SECTION, & CAP. CAL., S.W.DRAIN TYP. SECTION, COUMPOUND WALL SECTION, ECCENTRIC FOOTING SECTION

Description Of Proposal & Proeperty

PROPOSED RESIDENTIAL BUILDING ON GUT NO. 113/1B,
AT VILLAGE - SHIVKAR,
TAL. - PANVEL, DIST. - RAIGAD.

Certified that the plot under reference was surveyed by me on 01/11/2015 and the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of ownership/ T.P. scheme records/ land records/ City survey records.

SIGNATURE OF OWNER
Mr VILAS SANDIPAN CHAWAN

SIGNATURE OF ARCHITECT
(AR. MEENAKSHI SHRIVASTAV)
(REG. NO. CA/1998/22946)

Subject:

DEVELOPMENT PERMISSION

Name & Reg no. of Architect: Ar. Meenakshi Shrivastav CA/98/22946

Architects: Meenakshi & Associates
S6A, Aadishakti CHSL,
plot#15C, sector-17,
new panvel(e), 410206
phone: +91-22-27491079
email: meenakshi2001@hotmail.com

JOB NO.	P540/2016
DATE	29/08/2017
SCALE	1:100
DEALT	
DRG. NO.	02/03

BUILDING PLAN 3/3

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/PANVEL/SHIVKAR/BP 244/cc/2017/634
Dated 30 AUG 2017
Associate Planner (NAINA)

SIDE ELEVATION
(SCALE 1:100)

SECTION A-A
(SCALE 1:100)

SECTION B-B
(SCALE 1:100)

FRONT ELEVATION
(SCALE 1:100)

Balcony area statement for wing A & B					
Balcony type	Number of balcony	Length	Breadth	Area in sq.mts	
				Open	Enclosed
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]	[6]=[2]x[3]x[4]
B1	4	2.800	1.00	-	11.200
B2	1	2.725	1.00	-	2.725
B3	1	2.975	1.00	-	2.975
B4	1	2.875	1.00	-	2.875
B5	1	2.825	1.00	-	2.825
B6	1	2.350	1.00	2.35	-
B7	1	2.850	1.00	2.85	-
B8	2	2.700	1.00	5.40	-
B8	1	2.300	1.00	2.30	-
TOTAL	13		Subtotal	12.90	22.600
Total proposed balcony area = [5] + [6]				35.50	
Net BUA of floor				247.48	
Permissible balcony area = (Net BUA) x 15%				37.12	
Balance, balcony area if any				1.62	
Excess balcony area if any				0.00	

Terrace area statement for wing A & B - 1st floor				
Terrace type	Number of terrace	Length	Breadth	Area in sq.mts
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]
T1	4	2.50	1.50	15.00
T2	4	2.50	2.00	20.00
TOTAL	8		Subtotal	35.00
Net BUA of floor				247.48
Permissible terrace area = (Net BUA) x 20%				49.50
Balance, terrace area if any				14.50
Excess, terrace area if any				0.00

BUA Statement of 1st Floor				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area in sq.mts
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]
A	1	30.25	12.10	366.03
			Subtotal : A	366.03
		DEDUCTIONS:		
1	1	0.75	4.65	3.49
2	4	2.80	1.95	21.84
3	2	2.80	0.60	3.36
4	2	2.70	0.60	3.24
5	1	0.30	1.30	0.39
6	1	1.00	1.30	1.30
7	1	2.30	0.35	0.81
8	1	4.15	1.35	5.60
9	1	4.30	0.50	2.15
10	1	3.30	1.30	4.29
11	1	0.45	3.65	1.64
12	2	2.85	0.60	3.42
13	2	2.50	0.30	1.50
14	2	5.70	1.95	22.23
15	1	2.85	1.30	3.71
16	1	3.85	0.65	2.50
17	1	4.90	1.20	5.88
18	1	3.05	0.65	1.98
19	1	2.30	2.15	4.95
20	1	2.70	3.45	9.32
21	1	1.30	3.15	4.10
22	1	1.00	2.15	2.15
23	2	1.00	0.65	1.30
24	1	2.70	1.95	5.27
25	1	1.30	1.65	2.15
TOTAL	34		Subtotal : B	118.54
Net Built-up area = (Subtotal :A) - (Subtotal : B)				247.48

Schedule of light & ventilation					
Room	Tenement number	Carpet area	Window type	L&V required	L&V provided
[1]	[2]	[3]	[4]	[5]=[3] / 6	[6]
Living	A-101	9.12	W	1.52	2.16
Bedroom		6.738	W1	1.12	2.925
Kitchen		4.51	W3	0.75	2.34
Bath		1.44	V	0.24	0.45
W.C.		1.08	V	0.18	0.45

Schedule of Doors & Windows					
Type	Width (meter)	Height (meter)	Area (sq.mtr)	Sill lvl. (meter)	Description
[1]	[2]	[3]	[4]=[2]x[3]	[5]	[6]
D	1.00	2.10	2.10	0.00	T.W.40 mm thk. Frame door
D1	0.90	2.10	1.89	0.00	T.W.40 mm thk. Frame door
D2	0.75	2.10	1.58	0.00	35mm sintex door
D3	1.20	2.10	2.52	0.00	Fire resistance door
W	1.80	1.20	2.16	0.90	Aluminium frame sliding window
W1	1.50	1.95	2.93	0.15	Aluminium frame sliding window
W2	1.20	1.20	1.44	0.90	Aluminium frame sliding window
W3	1.20	1.95	2.34	0.15	Aluminium frame sliding window
W4	1.50	1.20	1.80	0.90	Aluminium frame sliding window
RJ	1.20	1.20	1.44	0.60	RCC jali
V	0.60	0.75	0.45	1.35	Glass louvered ventilator
V1	0.50	0.75	0.38	1.35	Glass louvered ventilator

TYPICAL FIRST FLOOR PLAN
(SCALE 1:100)

AREA DIAGRAM FOR FIRST FLOOR PLAN
(SCALE 1:100)

GROUND FLOOR PLAN
(SCALE 1:100)

AREA DIAGRAM FOR GROUND FLOOR PLAN
(SCALE 1:100)

BUA Statement of ground floor of A&B wings				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area in sq.mts
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]
1	2	2.80	4.70	26.32
2	2	1.35	1.65	4.46
3	2	3.00	1.80	10.80
			Subtotal : A	41.58
Net Built-up area =				41.58

TERRACE FLOOR PLAN
(SCALE 1:100)

NOTE : ALL DIMENSIONS ARE IN MTS.

GROUND FLOOR PLAN
FIRST FLOOR PLAN, AREA DIAGRAM & CALCULAITON,
TERRACE FLOOR PLAN & TERRACE AREA STATEMENT
BALCONY AREA STATEMENT
ELEVATIONS & SECTIONS A-A, B-B
LIGHT & VENTITALTION STATEMENT
BUILT UP AREA STATEMENT

Description Of Proposal & Proeperty

PROPOSED RESIDENTIAL BUILDING ON GUT NO. 113/1B,
AT VILLAGE - SHIVKAR,
TAL. - PANVEL, DIST. - RAIGAD.

SIGNATURE OF OWNER
Mr VILAS SANDIPAN CHAWAN

SIGNATURE OF ARCHITECT
(AR. MEENAKSHI SHRIVASTAV)
(REG. NO. CA/1998/22946)

Subject:

DEVELOPMENT PERMISSION

Name & Reg no. of Architect: Ar. Meenakshi Shrivastav CA/98/22946

Architects: Meenakshi & Associates
S6A, Aadishakti CHSL,
plot#15C, sector-17,
new panvel(e), 410206
phone: +91-22-27491079
email: meenakshi2001@hotmail.com

JOB NO.	P340/2016
DATE	29/08/2017
SCALE	1:100
DEALT	
DRG. NO.	03/03