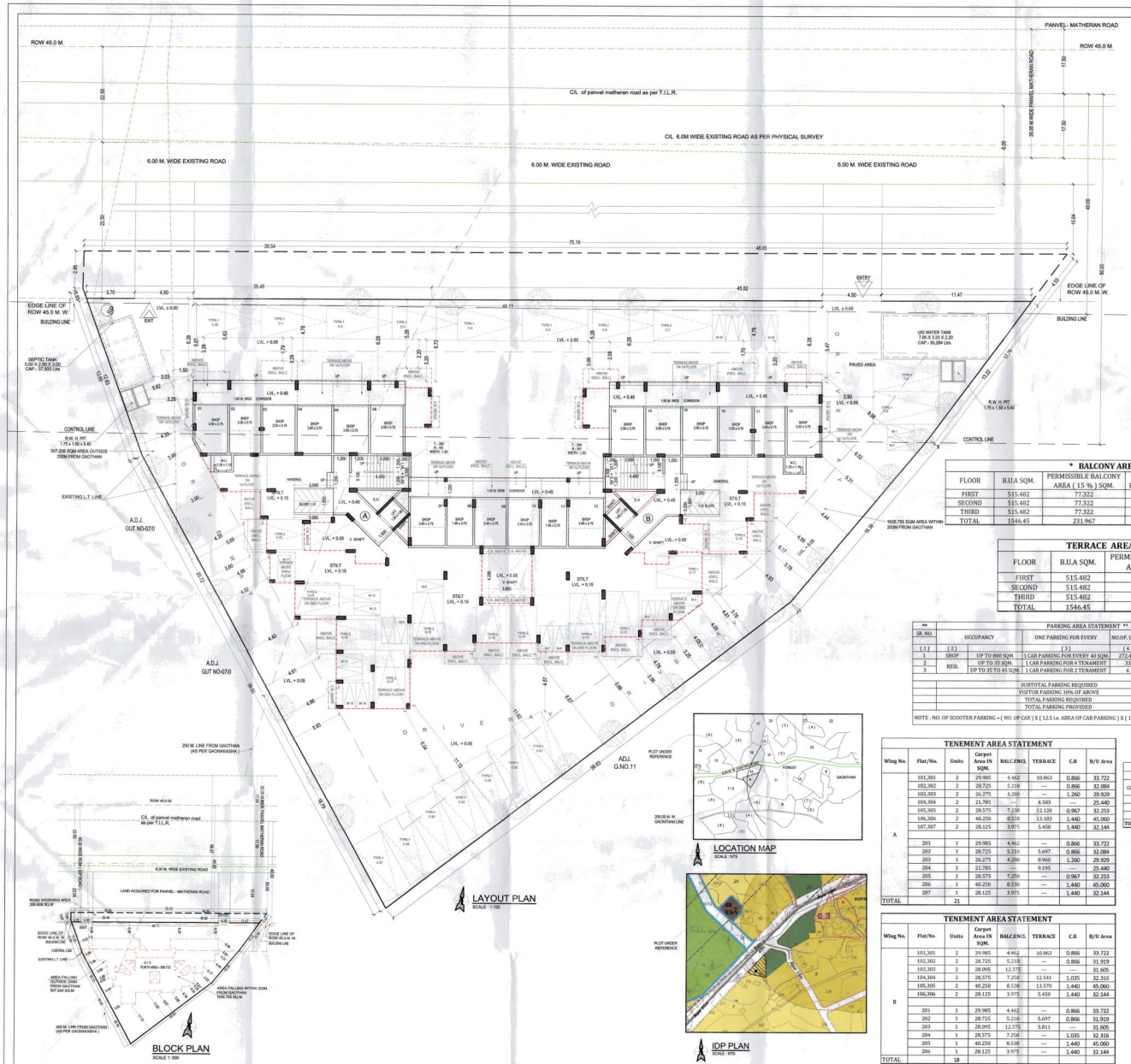
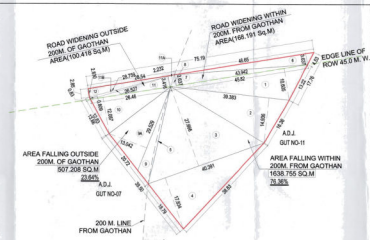


LAYOUT PLAN
SCALE : 1:100

LOCATION MAP
SCALE : NTS

IDP PLAN
SCALE : NTS

BLOCK PLAN
SCALE : 1:500



PLOT AREA DIAGRAM AS PER TILR
SCALE : 1:500

Sr. No.	Area Calculation As Per TILR					
	AREA FALLING WITHIN 200M. FROM GAONTHAN					
	Triangle Number	Number of Triangle	1/2	Base (m)	Height (m)	Area (Sqm)
	(1)	(2)	(3)	(4)	(5)	(7) = (3)x(4)x(5)/(6)
1	1	1	0.500	45.820	10.605	242.961
2	2	1	0.500	39.383	14.936	294.112
3	3	1	0.500	40.391	27.666	558.729
4	4	1	0.500	40.391	17.834	360.167
5	5	1	---	AREA BY P LINE		14.506
6	6	1	0.500	46.650	3.637	84.833
7	7	1	0.500	43.942	3.637	79.909
8	8	1	---	AREA BY P LINE		3.449
A	TOTAL					1638.755
	AREA FALLING OUTSIDE 200M. OF GAONTHAN					
9	9	1	---	AREA BY P LINE		54.321
10	9A	1	0.500	25.929	13.042	192.559
11	10	1	0.500	26.460	12.087	159.911
12	11A	1	---	AREA BY P LINE		3.800
13	11	1	0.500	26.460	3.416	45.194
14	11B	1	0.500	26.527	0.809	10.730
15	12	1	0.500	28.759	2.830	40.694
B	TOTAL					507.208
	DEDUCTION FOR ROAD WIDENING WITHIN 200M. FROM GAONTHAN					
15	6	1	0.500	46.650	3.637	84.833
16	7	1	0.500	43.942	3.637	79.909
17	8	1	---	AREA BY P LINE		3.449
C	TOTAL					168.191
	DEDUCTION FOR ROAD WIDENING OUTSIDE 200M. OF GAONTHAN					
18	11A	1	---	AREA BY P LINE		3.800
19	11	1	0.500	26.460	3.416	45.194
20	11B	1	0.500	26.527	0.809	10.730
21	12	1	0.500	28.759	2.830	40.694
D	TOTAL					100.418
E	TOTAL PLOT AREA (A + B)					2145.963
F	NET AREA (E-C-D)					1877.355

* BALCONY AREA STATEMENT

FLOOR	B.U.A SQM.	PERMISSIBLE BALCONY AREA (15 %) SQM.	PROPOSED BALCONY ENCL.	PROPOSED BALCONY PROJ.	TOTAL BALC	BALANCE SQM.
FIRST	515.482	77.322	75.445	---	75.445	1.877
SECOND	515.482	77.322	75.445	---	75.445	1.877
THIRD	515.482	77.322	75.445	---	75.445	1.877
TOTAL	1546.45	231.967	226.335	---	226.335	5.632

TERRACE AREA STATEMENT

FLOOR	B.U.A SQM.	PERMISSIBLE TERRACE AREA (20 %)	PROPOSED TERRACE AREA
FIRST	515.482	103.096	88.622
SECOND	515.482	103.096	33.361
THIRD	515.482	103.096	88.622
TOTAL	1546.45	309.289	210.605

**	PARKING AREA STATEMENT **						
SR. NO.	OCCUPANCY		ONE PARKING FOR EVERY	NO.OF. UNITS	STANDARD CAR	PARKING TYPE CAR	PARKING TYPE SCOOTER
(1)	(2)		(3)	(4)	(5) = (3)X(4)	(6)	(7)
1	SHOP	UP TO 800 SQM.	1 CAR PARKING FOR EVERY 40 SQM.	272.444	7	7	5
2	RESI.	UP TO 35 SQM.	1 CAR PARKING FOR 4 TENAMENT	33	9	9	6
3		UP TO 35 TO 45 SQM.	1 CAR PARKING FOR 2 TENAMENT	6	3	3	2
			SUBTOTAL PARKING REQUIRED			19	13
			VISITOR PARKING 10% OF ABOVE			2	2
			TOTAL PARKING REQUIRED			21	15
			TOTAL PARKING PROVIDED			28	22

NOTE : NO. OF SCOOTER PARKING = (NO. OF CAR) X (12.5 i.e. AREA OF CAR PARKING) X (10 %) / 2 (i.e. AREA OF SCOOTER PARKING)

TENEMENT AREA STATEMENT

Wing No.	Flat/No.	Units	Carpet Area IN SQM.	BALC.ENCL.	TERRACE	C.B	B/U Area
A	101,301	2	29.985	4.462	10.863	0.866	33.722
	102,302	2	28.725	5.210	---	0.866	32.084
	103,303	2	26.275	4.280	---	1.260	29.929
	104,304	2	21.785	---	4.583	---	25.440
	105,305	2	28.575	7.250	12.120	0.967	32.253
	106,306	2	40.250	8.538	13.183	1.440	45.060
	107,307	2	28.125	3.975	5.450	1.440	32.144
	201	1	29.985	4.462	---	0.866	33.722
	202	1	28.725	5.210	5.697	0.866	32.084
	203	1	26.275	4.280	8.960	1.260	29.929
	204	1	21.785	---	9.195	---	25.440
	205	1	28.575	7.250	---	0.967	32.253
	206	1	40.250	8.538	---	1.440	45.060
	207	1	28.125	3.975	---	1.440	32.144
TOTAL		21					

TENEMENT AREA STATEMENT

Wing No.	Flat/No.	Units	Carpet Area IN SQM.	BALC.ENCL.	TERRACE	C.B	B/U Area
B	101,301	2	29.985	4.462	10.863	0.866	33.722
	102,302	2	28.725	5.210	---	0.866	31.919
	103,303	2	28.095	12.375	---	---	31.605
	104,304	2	28.575	7.250	12.541	1.035	32.316
	105,305	2	40.250	8.538	13.570	1.440	45.060
	106,306	2	28.125	3.975	5.450	1.440	32.144
	201	1	29.985	4.462	---	0.866	33.722
	202	1	28.725	5.210	5.697	0.866	31.919
	203	1	28.095	12.375	3.811	---	31.605
	204	1	28.575	7.250	---	1.035	32.316
	205	1	40.250	8.538	---	1.440	45.060
	206	1	28.125	3.975	---	1.440	32.144
TOTAL		18					

BUILT UP AREA SUMMARY

FLOORS		BU AREA	
GROUND FLOOR	SHOP	272.444	330.456
	RESI.	58.012	
1st FLOOR			515.482
2nd FLOOR			515.482
3rd FLOOR			515.482
TOTAL			1876.903

TENEMENT AREA STATEMENT

SHOPS	Carpet Area IN SQM.	OTLA	B/U Area
1	9.099	5.041	10.287
2	9.000	4.718	9.945
3	9.375	4.902	10.335
4	9.937	5.180	10.920
5	9.938	5.180	10.920
6	9.375	4.902	10.627
7	9.937	4.054	11.212
8	7.312	3.150	8.190
9	9.000	3.825	9.945
10	9.000	3.825	9.945
11	7.312	3.150	8.190
12	9.937	4.088	11.212
13	9.375	4.902	10.628
14	9.937	5.180	10.920
15	9.937	5.180	10.920
16	9.375	4.902	10.335
17	9.000	4.717	9.945
18	9.375	5.041	10.628
TOTAL	166.221	81.938	185.104

PROFORMA-I

	AREA STATEMENT	Area in Sq.M.
1	AREA OF PLOT	
	i) Area of Plot as per 7/12 extract	2150.00
	ii) Area of Plot as per Measurement plan (TILR Trangulation)	2145.963
	iii) Area of plot Within 200 m. from Gaothan (76.36 % of ii)	1638.755
	iv) Area of plot outside 200 m. from Gaothan (23.64 % of ii)	507.208
	v) Area of Plot As per Physical Survey	2226.150
	vi) Area of plot considered (least of i, ii & v) (including more than 50% area within urban village & rest of area as per urban village as per Resjma. 2.124 of sanction IDP DCPRS	2145.963
2	DEDUCTION FOR	
	2A. Existing road acquisition area	NIL
	2B. proposed 45.00 m. wide road as sanction IDP	268.608
	B1 - Proposed 45 m. w. IDP road falling with in 200 m. from gaonthan	168.191
	B2 - Proposed 45 m. w. IDP road falling out side 200 m. from gaonthan	100.418
	2C. Any reservation	NA
	Total (A+B+C)	268.608
3	Gross area of the Plot After Deduction Of Road (1 -2)	1877.355
4	LAYOUT SPACES	
	(4A) Amenity space Required, if Any	NA
	(4B) Amenity space Provided, if Any	NA
	(4C) Recreational open space required , if Any	NA
	(4D) Recreational open space Provided , if Any	NA
5	Net area of plot (3 - 4B)	1877.355
6	Permissible FSI	
	(6A) Basic FSI Permissible	1.00
	(6B) FSI Permissible with payment of premium	NA
7	Maximum Permissible Built up Area = [(5) X (6A)] at this stage	1877.355
8	Proposed Built Up Area	1876.903
9	Existing built up area	0.000
10	Excess Balcony Area taken in FSI (As per 17C) below)	0.00
11	Total Proposed built up area Consumed at this stage ((8)+(9)+ (10))	1876.903
12	Balance Built Up Area ((7) - (11))	0.452
13	FSI Consumed at this stage (11 ÷ 7)	0.9998
14	FSI Balanced (12 ÷ 7)	0.0002
15	Number of units	57
	(15A) Residential	39
	(15B) Commercial	18
16	Trees to be planted	
	(16A) Trees to be planted against plot area ((iv) ÷ 80)	27
	(16B) Trees to be planted against Trees felled (Number x 5)	0
	(16C) Trees to be planted against open space ((4D) ÷ 100)x 5)	NA
	(16D)Number of trees proposed to be planted ((16A) + (16B)+(16C))	27
17	Balcony area Statement (For Detailes refer Balcony area statement)	
	(17A) Permissible Balcony area per Floor	
	(17B) Proposed Balcony area per Floor	*
	(17C) Excess Balcony area (Total)	N.A
18	Parking statement (For details refer Parking Area statement)	**
19	Loading / Unloading spaces	
	(19A) Loading / Unloading Required	
	(19B) Loading / Unloading Provided	N.A

STAMP OF APPROVAL 1/5

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA PANVEL / BP-106/2017/
Dated 12 JAN 2018
Associate Planner (NAINA)

Legend :-

Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Future Street		
04.	Permissible Building Line		
05.	Marginal Open Space	NO COLOUR	
06.	Drainage & Sewerage Work		
07.	Water Supply Work		
08.	RWH Line		
09.	Proposed Work		
10.	S.W. Drain		
11.	EXISTING L.T. LINE		
12.	Car Parking	TYPE-I 5.5 x 2.5 / TYPE-2 4.5 x 2	
13.	Two Wheeler Parking	1.0 x 2.0	

NOTE:
1) ALL DIMENSIONS ARE IN METERS
2) INTERNAL WALL THICKNESS 0.15 M.
3) EXTERNAL WALL THICKNESS 0.15 M.

CONTENT OF THE SHEET

1) LAYOUT PLAN
2) PLOT AREA DIAGRAM & CALCULATION
3) LOCATION MAP
4) IDP MAP
5) BLOCK PLAN
6) PARKING AREA STATEMENT
7) BALCONY AREA STATEMENT
8) TERRACE AREA STATEMENT
9) TENEMENT AREA STATEMENT
10) BUILT UP AREA STATEMENT
11) PROFORMA
12) LEGEND

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 11 / 07/2017 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.

MR.SUDAM MAHUTTI (HOR. P.O.A.H.)
through: Kiran Deber Units & 8 others
(Signature of Owners)

(Signature of Architect)
MRS. GEETA KATNE
REGD. NO. CA / 2006 / 43586

(Mrs. Sleeps Dinesh Vakve) have been employed by the applicant as his Architect . I have examined the boundaries and the area of the plot and I do hereby certify that I have personally and verified and checked all the statement made by the applicant who is the owner / lessee in possession of the plot as in the above form and found them to be correct.
Date : 11-07-2017

Address : office no - 1308-137, first floor,Nagar-palika Complex, old panvel
E-mail id : designconcept.arch@gmail.com
Mobile No : 9930023588

(Signature of Architect)
MRS. GEETA KATNE
REGD. NO. CA / 2006 / 43586

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Residential Cum Commercial Complex On Land Bearing Gut No-12/0, At Village Koproli Tal- Panvel, Dist Raigad, Maharastra.

ARCHITECT NAME & SIGNATURE

DESIGN CONCEPT
A WORK OF ARCHITECTS
Mrs. GEETA KATNE
Reg. No. CA/2006/43586

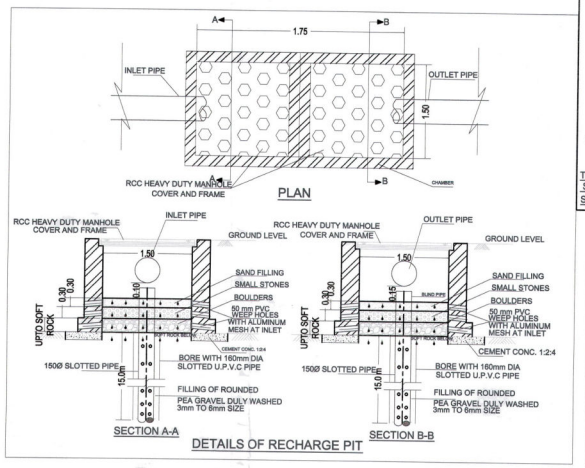
MRS. GEETA KATNE
REGD. NO. CA / 2006 / 43586

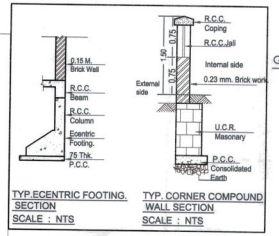
डिझाईन कन्सेप्ट
DESIGN CONCEPT

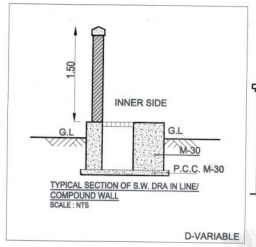
- ARCHITECTS
- ENGINEERS
- PROJECT & LAND CONSULTANT
- GOVT. APPROVED VALUERS

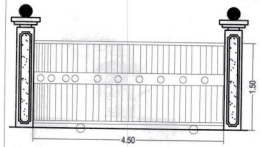
OFFICE NO. 1308-137 FIRST FLOOR, NAGAPIPALA COMPLEX, OLD PANVEL, TAL. PANVEL, DIST. RAIGAD, PIN - 410206
TEL. - 022 - 27463742 EMAIL - designconcept.arch@gmail.com

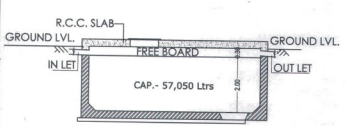
SCALE	DATE	JOB NO	DWG NO	REVISION	DRN BY	CHECKED BY
AS GIVEN	11-01-18	DC - 66	1	R0	Pratik G.	GEETA K.

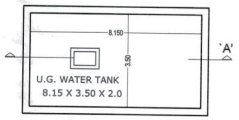


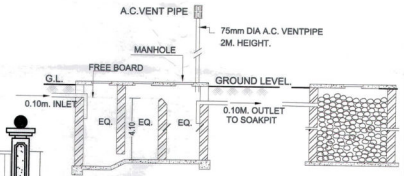


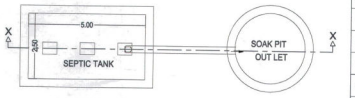


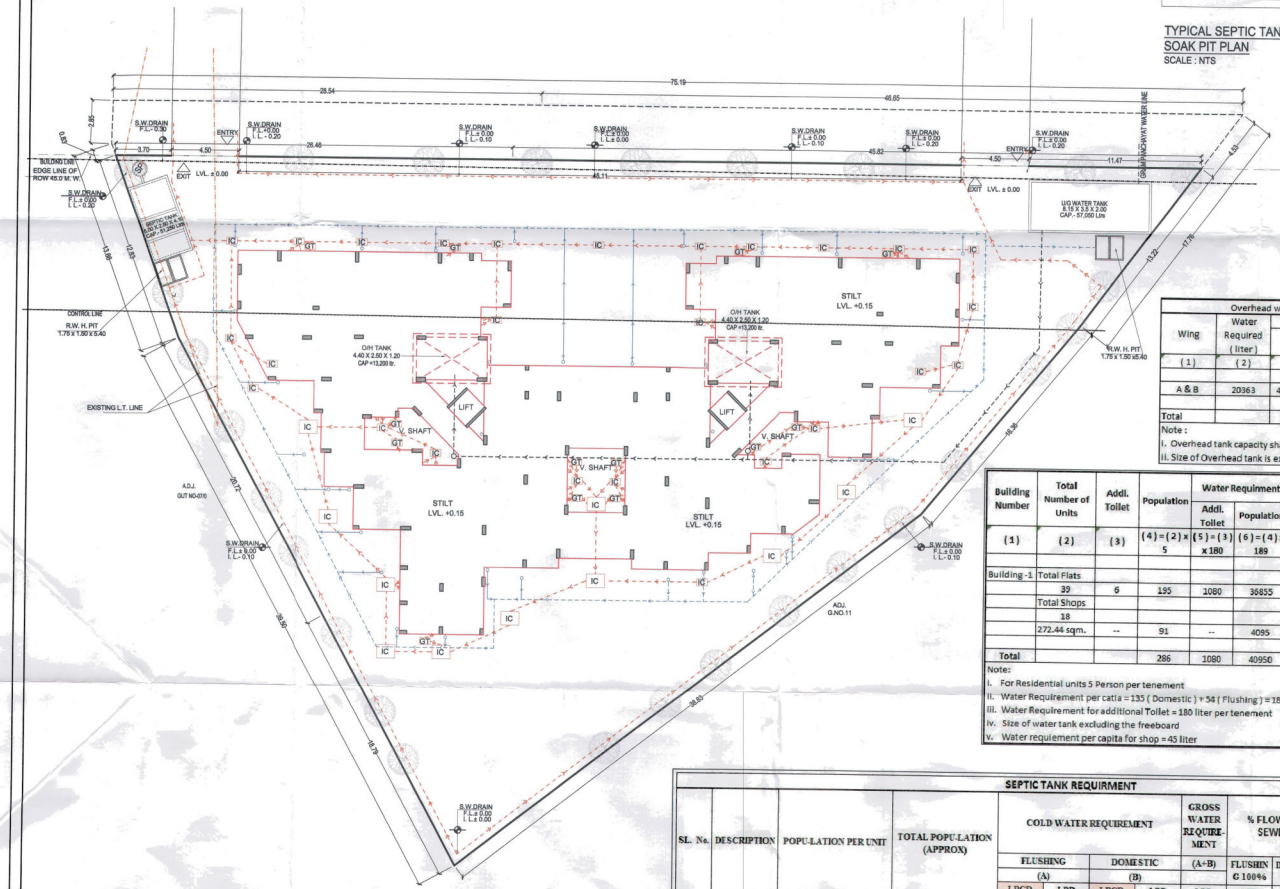












Overhead water tank capacity calcutation				
Wing	Water Required (liter)	Overhead water tank provision		
		Tank size (Meter)	Number of tank	capacity (liter)
(1)	(2)	(3)	(4)	(5)
A & B	20363	4.40 X 2.50 X 1.20	2	26400
Total			2	26400

Note :
I. Overhead tank capacity shall be minimum 50 % of water requirment
II. Size of Overhead tank is excluding freeboard

Building Number	Total Number of Units	Addl. Toilet	Population	Water Requirment (In Liter)			Underground Water Tank provided		
				Addl. Toilet	Population	Total	Tank Number	Size / Dimension	Capacity (liter)
(1)	(2)	(3)	(4) = (2) x 5	(5) = (3) x 180	(6) = (4) x 189	(7) = (5) + (6)	(8)	(9)	(10)
Building -1	Total Flats								
	39	6	195	1080	36855	37935	1	8.15 x 3.50 x 2.00	57050
	Total Shops								
	18								
	272.44 sqm.	--	91	--	4095	4095			
Total			286	1080	40950	42030			57050

Note:
I. For Residential units 5 Person per tenement
II. Water Requirement per catia = 135 (Domestic) + 54 (Flushing) = 189 Liter capita
III. Water Requirement for additional Toilet = 180 liter per tenement
iv. Size of water tank excluding the freeboard
v. Water requirement per capita for shop = 45 liter

SEPTIC TANK REQUIRMENT													
SL. No.	DESCRIPTION	POPU-LATION PER UNIT	TOTAL POPU-LATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIRE-MENT	% FLOW TO SEWER		TOTAL FLOW	TOTAL FLOW TO SEPTIC TANK	TOTAL PROVIDED SEPTIC TANK CAPACITY
				FLUSHING (A)		DOMESTIC (B)		(A+B)	FLUSHING 100%	DOMESTIC 85%			
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD		
1	FLATS (39)	5	195	54	10530	135	26325	36855	10530	22376.250	32907	37821	51250
2	SHOPS (18) 272.44 SQM.	3 SQM. PER PERSON	91	54	4914	-	-	4914	4914	-	4914		

STAMP OF APPROVAL 2/5

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/PANVEL/KOPROLI/BP-171/CC/2018/5805
Dated 12 ... 2018
Associate Planner (NAINA)

Legend :-

Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Future Street		
04.	Marginal Open Space	NO COLOUR	
05.	Drainage & Sewerage Work		
06.	Water Supply Work		
07.	RWH Line		
08.	Proposed Work		

1) CONTENT OF THE SHEET

1)SERVICES PLAN
2)DETAIL OF COMPOUND WALL
3) SEPTIC TANK & SOAKPIT PLAN & SECTION & CALCULATION
4)DETAILS OF RECHARGE PIT
5)ENTRANCE GATE
6) U/G WATER TANK PLAN, SECTION & CALCULATION .

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 11 / 07/2017 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.

MR.SUDAM NIVRUTTI BHOR (P.O.A.H.)
through Kisan Baban Unde & 6 others
(Signature of Owners)

(Signature of Architect.)
MRS. GEETA KATWE
REGD. NO. CA / 2008 / 43846

I, (Mrs. Geeta Dinesh Katwe) have been employed by the applicant as his Architect . I have examined the boundaries and the area of the plot and I do hereby certify that I have personally and verified and checked all the statement made by the applicant who is the owner / lessee in possession of the plot as in the above form and found them to be correct.
Date : 11-07-2017

Adderss : office no - 136& 137, first floor,Nagerpalika Complex, old panvel
E- mail id : designconcept.arch@gmail.com
Mobile No : 9930032006

(Signature of Architect.)
MRS. GEETA KATWE
REGD. NO. CA / 2008 / 43846

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Residential Cum Commercial Complex On Land Bearing Gut N0-12/0, At Village Koproli Tal- Panvel, Dist Raigad, Maharastra.

ARCHITECT NAME & SIGNATURE

MRS. GEETA KATWE
REGD. NO. CA / 2008 / 43846

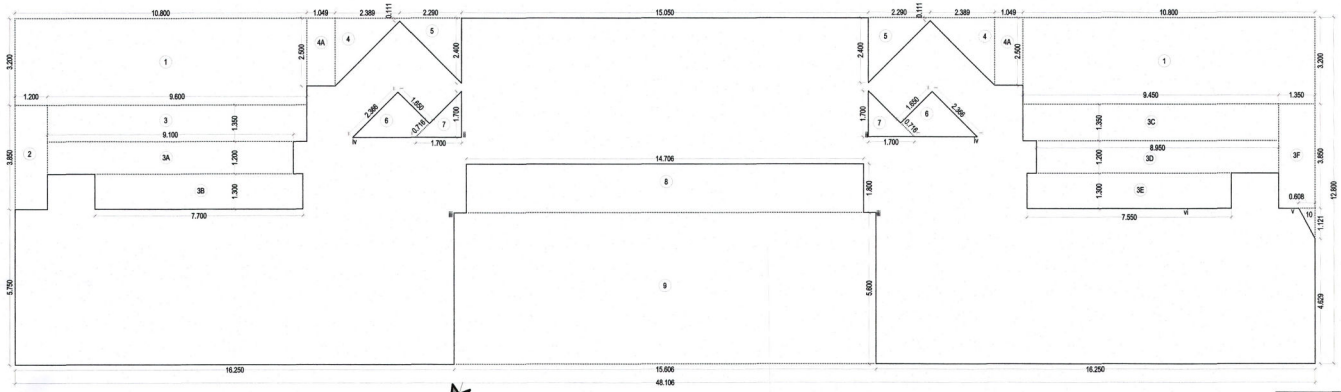
DESIGN CONCEPT
ARCHITECTS ENGINEERS INTERIOR
LANDSCAPE DESIGNER
GOVT. APPROVED VALUER
CAT/I-A-1974 CA/2008/43846
Office No. 25, 1st Floor, Nagar Pallika Complex, Nr. City Police Stn. Panvel - 410206.

डिझाईन कन्सेप्ट
DESIGN CONCEPT

- ARCHITECTS
- ENGINEERS
- PROJECT & LAND CONSULTANT
- GOVT. APPROVED VALUERS

OFFICE NO. 136,137 FIRST FLOOR, NAGARPALIKA COMPLEX, NEAR CITY POLICE STATION, OLD PANVEL - 410206
TEL : 022 - 27462182 EMAIL : designconcept.arch@gmail.com

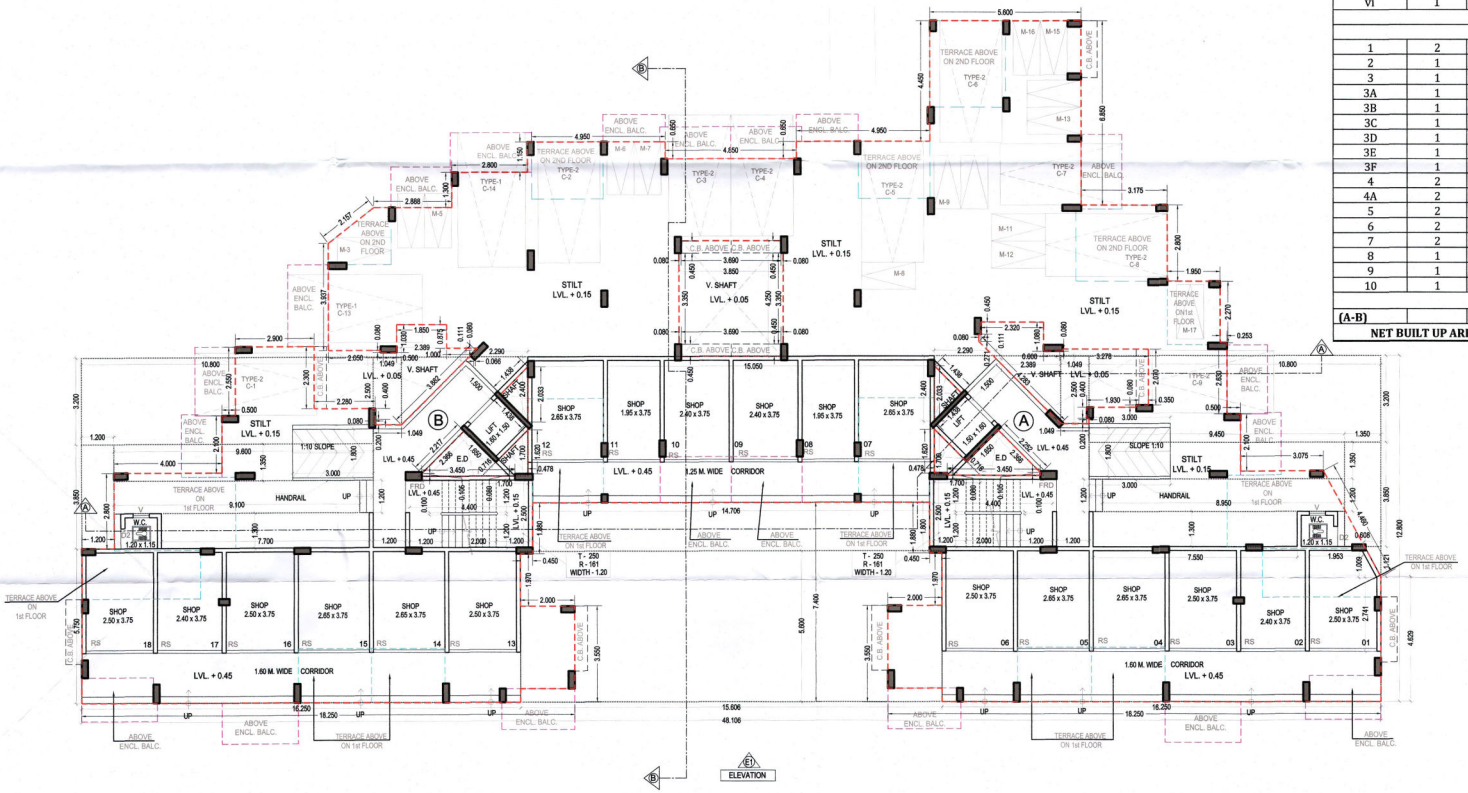
SCALE	DATE	JOB NO	DRG NO	REVISION	DRN BY	CHEKED BY
AS GIVEN	11-01-2018	DC - 66	2	R0	Pratik G.	GEETA K.



GROUND FLOOR BUILT UP AREA DIAGRAM

SCALE 1: 100

Built Up Area Statement of Ground Floor					
Block Description	Number of blocks	Length (meter)	Breath (meter)		Area (sqm)
(1)	(2)	(3)	(4)	(5)	(6)=(2)x (3)x(4)x(5)
i	1	48.106	12.800	--	615.757
ii	2	0.478	0.080	--	0.076
iii	2	0.450	0.080	--	0.072
iv	2	0.105	0.105	0.500	0.011
v	1	AS PER P LINE			0.042
vi	1	0.600	0.080	--	0.048
				Subtotal : A	616.006
Deductions					
1	2	10.800	3.200	--	69.120
2	1	1.200	3.850	--	4.620
3	1	9.600	1.350	--	12.960
3A	1	9.100	1.200	--	10.920
3B	1	7.700	1.300	--	10.010
3C	1	9.450	1.350	--	12.758
3D	1	8.950	1.200	--	10.740
3E	1	7.550	1.300	--	9.815
3F	1	1.350	3.850	--	5.198
4	2	(0.111+2.500)/2	2.389		6.236
4A	2	1.049	2.500	--	5.245
5	2	(0.111+2.400)/2	2.290		5.750
6	2	(0.716+2.366)/2	1.650		5.084
7	2	1.700	1.700	0.500	2.890
8	1	14.706	1.800	--	26.471
9	1	15.606	5.600	--	87.394
10	1	0.608	1.121	0.500	0.341
				Subtotal : B	285.550
(A-B)		616.006	-	285.550	330.456
NET BUILT UP AREA FOR GROUND FLOOR					330.456



GROUND FLOOR PLAN

SCALE : 1:100

STAMP OF APPROVAL 3/5

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/PANVELI/KOPRELI/BP-121/
CC/2018/5805
Dated 12 JAN 2018
Associate Planner (N.A.)

NOTE: 1) ALL DIMENSIONS ARE IN METERS.
2) INTERNAL WALL THICKNESS 0.10 M.
3) EXTERNAL WALL THICKNESS 0.15 M.

CONTENT OF THE SHEET

1)GROUND FLOOR PLAN
2) BUILT AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Residential Cum Commercial Complex On Land Bearing Gut N0-12/0, At Village Koproli Tal- Panvel, Dist Raigad, Maharastra.

NAME & SIGNATURE OF OWNERS

MR.SUDAM NIVRUTTI BHOR (P.O.A.H.)
through Kisan Baban Unde & 6 others
(Signature of Owners)

ARCHITECT NAME & SIGNATURE

MRS. GEETA KATWE
REGD. NO. CA / 2008 / 43846

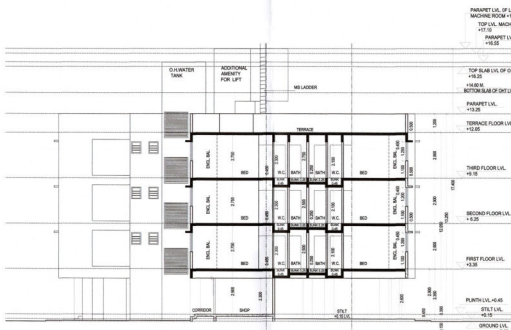
CERTIFICATE OF ARCHITECT
ARCHITECTS ENGINEERS & INTERIOR
LANDSCAPE DESIGNER
GOVT. APPROVED VALUER
CAT/I-A-1176 CE/I-3368/I-3846
Office No. 25, 1st Floor, Nagar Parishad Complex, Nr. City Police Stn. Panvel - 410206

डिझाईन कन्सेप्ट
DESIGN CONCEPT

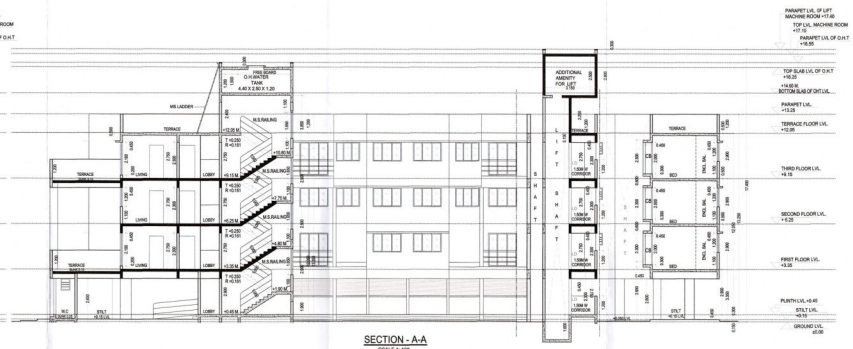
- ARCHITECTS
- ENGINEERS
- PROJECT & LAND CONSULTANT
- GOVT. APPROVED VALUERS

OFFICE NO. 106,1ST FIRST FLOOR, NAGANPHALKA COMPLEX, NEAR CITY POLICE STATION, OLD PANVEL - 410206
TEL.: 022 - 27462162 EMAIL : designconcept.arch@gmail.com

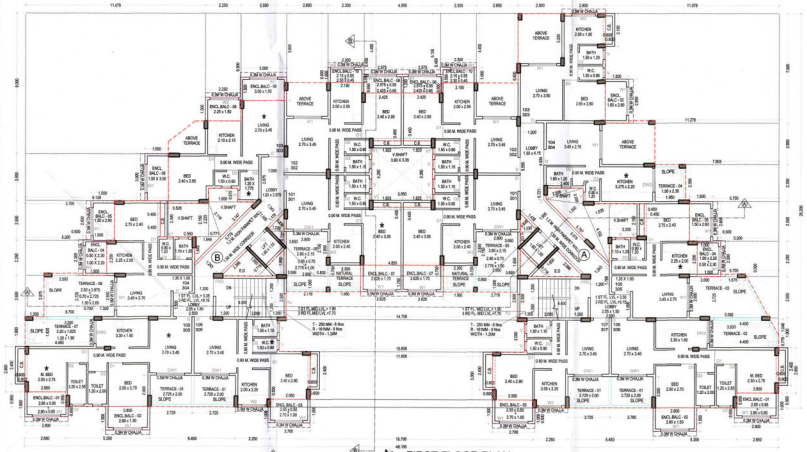
SCALE	DATE	JOB NO	DRG NO	REVISION	DRN BY	CHEKED BY
AS GIVEN	11-01-2018	DC - 68	3	R0	Pratik G.	GEETA K.



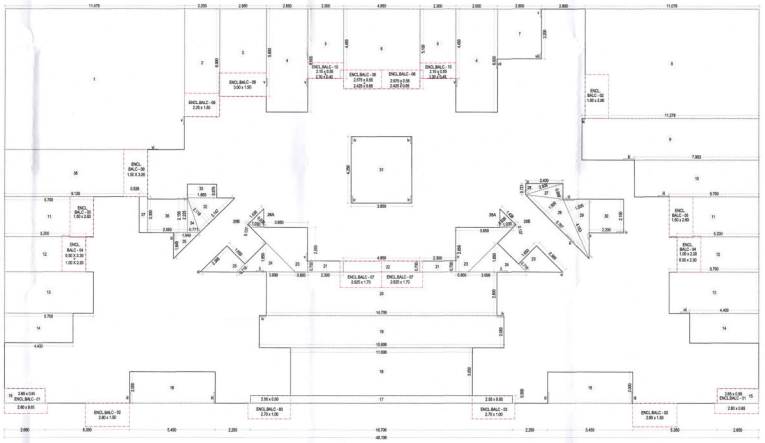
SECTION - B-B
SCALE 1: 100



SECTION - A-A
SCALE 1: 100



FIRST FLOOR PLAN
SCALE 1: 100



TYPICAL FLOOR AREA DIAGRAM & CALCULATION
SCALE 1: 100

TERRACE TYPE	NUMBER OF TERRACE	LENTH	BREATH	AREA
TERRACE-1	4	2.725	2.000	21.800
TERRACE-2	1	AS PER F LINE		7.733
TERRACE-3	1	AS PER F LINE		12.120
TERRACE-4	1	1.950	2.350	4.583
TERRACE-5	2	2.800	2.150	12.040
		2.950	0.700	4.130
		2.778	1.000	5.556
TERRACE-6	1	2.500	2.875	7.188
		0.700	2.725	1.908
		1.300	2.650	3.445
TERRACE-7	1	3.200	1.825	5.840
		1.200	1.900	2.280
SUBTOTAL				88.622
NET BUILT UP AREA OF FLOOR				515.482
PERMISSIBLE TERR. AREA = NET BUILT UP AREA X 20 %				103.096
BALANCE TERRACE AREA				14.475

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH (METER)	HEIGHT METER	AREA SQM	SILL LEVEL METER	DESCRIPTION
D	1.00	2.10	2.10	0.00	T.W PANEL DOOR
D1	0.90	2.10	1.89	0.00	T.W PANEL DOOR
D2	0.75	1.80	1.35	0.00	AL FRAMED DOOR
W	1.50	1.35	2.03	0.900	AL SLIDING WINDOW
W1	1.80	1.35	2.43	0.900	AL SLIDING WINDOW
DW2	1.50	2.10	3.15	0.000	AL SLIDING FRENCH WINDOW
W2	1.50	1.35	1.80	1.150	AL SLIDING FRENCH WINDOW
W3	1.20	1.65	1.98	1.150	B.E.C. WU
V	0.60	0.75	0.45	1.150	AL LOUVERED WINDOW
V1	0.4	0.75	0.30	1.150	AL LOUVERED WINDOW
V2	0.75	0.75	0.56	1.150	AL LOUVERED WINDOW
FRD	1.20	2.1	2.52	0.00	FIRE RESISTANT PLY DOOR

SCHEDULE OF LIGHT AND VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	LAV REQUIRED	LAV PROVIDED
LIVING	100/200/300	12.96	W1	2.16	2.16
LIVING	106/305	9.32	DW2	1.55	3.78
M BED	105/205/305	10.50	W1	1.75	2.16
BED	106/206/306	16.49	W1	2.75	2.16
KITCHEN	----------	7.14	W2	1.19	1.80
KITCHEN	106/206/305	7.2	W2	1.20	2.19
BATH	100/200/300	2.13	V	0.36	0.45
W.C	106/206/306	1.35	V(W)	0.23	0.45(0.30)
TOILET	106/206/306	3.06	V2	0.51	0.36
STAIRCASE	----------	11	W	1.83	1.98

BALCONY AREA STATEMENT OF TYPICAL FLOOR

ENCL. BALCONY TYPE	NUMBER OF BALCONY	LENTH METER	BREATH METER	AREA IN SQM ENCLOSED
ENCL. BALCONY-1	2	2.800	0.650	3.640
		2.650	0.950	5.035
ENCL. BALCONY-2	3	2.800	1.500	12.600
ENCL. BALCONY-3	2	2.700	1.000	5.400
		2.550	0.500	2.550
ENCL. BALCONY-4	2	1.000	2.200	4.400
		0.500	2.300	2.300
ENCL. BALCONY-5	2	1.500	2.600	7.800
ENCL. BALCONY-6	2	2.575	0.550	2.833
		3.425	0.650	3.153
ENCL. BALCONY-7	2	2.625	1.700	8.925
ENCL. BALCONY-8	2	1.500	3.000	9.000
ENCL. BALCONY-9	2	2.250	1.500	3.375
ENCL. BALCONY-10	2	2.150	0.550	2.365
		2.300	0.450	2.070
SUBTOTAL				75.445
NET BUILT UP AREA OF FLOOR				515.482
PERMISSIBLE BAL.AREA = (NET BUILT UP AREA)X 15 %				77.322
BALANCE BALCONY AREA, IF ANY				1.877
EXCESS BALCONY AREA, IF ANY				----------

Built Up Area Statement of Typical Floor

Block Description	Number of Blocks	Length (meter)	Breath (meter)		Area (sqm)
(1)	(2)	(3)	(4)	(5)	(6)=(2)x (3)x(4)x(5)
I	1	48.106	25.200	--	1212.271
II	2	0.475	0.880	--	0.076
III	9	0.880	0.700	--	0.504
IV	8	0.450	0.880	--	0.288
V	7	0.880	0.500	--	0.280
VI	1	0.700	0.030	--	0.021
VII	2	0.080	0.660	--	0.096
VIII	1	0.080	0.350	--	0.028
IX	1	0.200	0.080	--	0.016
X	1	0.080	0.460	--	0.037
XI	2	0.105	0.105	0.500	0.011
				Subtotal : A)	1213.624
Deductions					
1	1	11.478	5.000	--	103.302
2	1	2.250	6.900	--	15.525
3	1	2.950	3.600	--	10.620
4	2	2.650	6.600	--	34.980
5	2	3.300	4.450	--	29.470
6	1	4.850	5.100	--	24.735
7	1	2.800	3.200	--	8.960
8	1	11.078	7.000	--	77.546
9	1	11.278	2.650	--	29.897
10	1	7.903	2.350	--	18.572
11	2	5.798	2.550	--	29.070
12	2	5.200	2.250	--	23.400
13	2	5.798	2.650	--	30.210
14	2	4.400	1.900	--	16.720
15	2	2.650	0.950	--	5.035
16	2	5.450	2.000	--	21.800
17	1	16.706	0.500	--	8.353
18	1	11.606	3.050	--	35.398
19	1	10.606	2.050	--	21.992
20	1	14.706	2.800	--	41.177
21	2	2.300	0.700	--	3.220
22	1	4.850	0.700	--	3.395
23	2	(0.8+0.5)/2	2.850	--	12.682
24	2	3.699	1.850	0.500	6.843
25	2	(0.75+0.36)/2	1.650	--	3.684
26	1	5.757	1.500	0.500	4.323
26A	2	1.438	0.876	0.500	1.252
26B	2	1.030	0.137	0.500	0.141
27	2	2.506	0.958	0.500	1.200
28	1	2.400	0.721	0.500	0.865
29	1	4.113	1.533	0.500	3.187
30	1	3.200	2.150	--	4.730
31	1	3.850	2.250	--	16.363
32	1	3.147	2.119	0.500	3.334
33	1	3.850	0.875	--	3.619
34	1	0.771	2.225	0.500	0.858
35	1	1.649	1.649	0.500	1.360
36	1	3.550	2.150	--	5.485
37	1	0.528	2.300	--	1.214
38	1	9.128	3.000	--	27.384
				Subtotal : B)	698.142
(A-B)		1213.624	-	698.142	515.482
NET BUILT UP AREA FOR TYPICAL FLOOR					515.482

STAMP OF APPROVAL 4/5

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CDCO/BUA/PV/ 0000/ 000/ 1819/ 0000/ 0000
Dated 02 JAN 2019
Associate Planner (Regional)

NOTE: 1) ALL DIMENSIONS ARE IN METERS.
2) INTERNAL WALL THICKNESS IS 10 M.
3) EXTERNAL WALL THICKNESS IS 15 M.

1) CONTENT OF THE SHEET

TYPICAL FIRST FLOOR
TYPICAL FLOOR AREA DIAGRAM & CALCULATION
SECTION A-A, SECTION B-B
INTERFACE & BALCONY AREA STATEMENT
SUCHEDULE OF DOOR & WINDOW
ELIGHT & VENTILATION SCHEDULE

2) DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Residential Cum Commercial Complex On Land Bearing Gut No 120, At Village Kharadi Tal- Parvati, Dist Raigad, Maharashtra.

3) NAME & SIGNATURE OF OWNERS

MR.SUDAM MARUTI BHOR (P.O.A.H.)
through Khan Babar Urdu & 6 others
(Signature of Owners)

4) ARCHITECT NAME & SIGNATURE

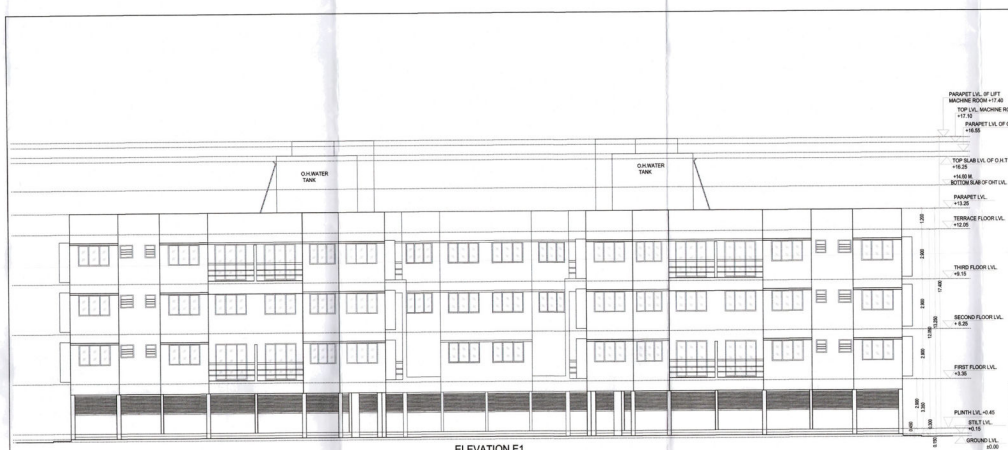
MR. ABER KHAN
REGN NO CA/1986/ 28496

Property Point DESIGN CONCEPT

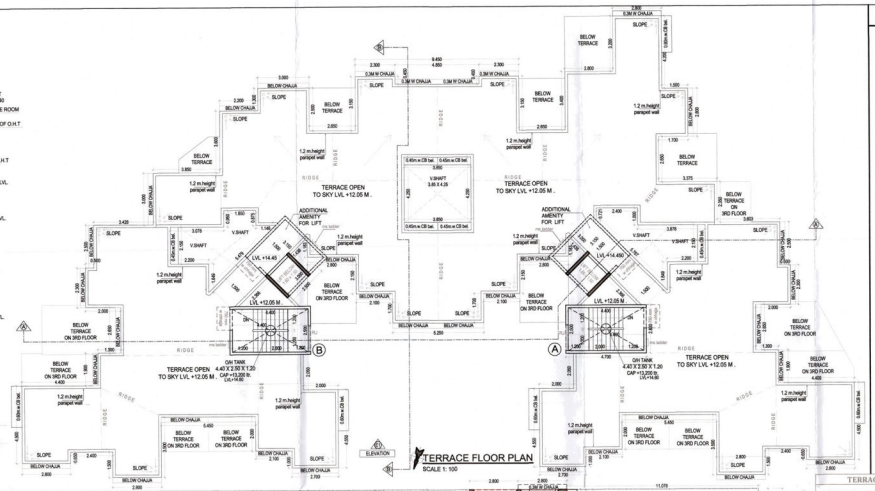
- ARCHITECTS
- ENGINEERS
- PROJECT & LAND CONSULTANT
- GOVT. APPROVED VALUERS

OFFICE: 101,102 FIRST FLOOR, ANSHTRAN CORPOR. NEAR CITY PRIDE CINEMA, KOTHRUD, PUNE - 411038
CONTACT PERSON : MR. ABER KHAN - 9890606026

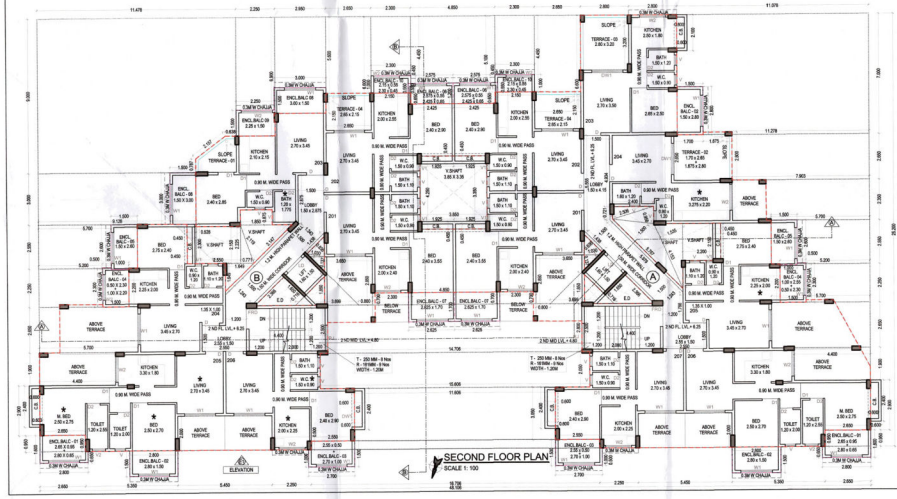
SCALE	DATE	DRAWN	DESIGNED	CHECKED	SHEET	REVISION
AS STATED	12-01-2018	S.K.P.M.	ABER	ABER	4/5	00



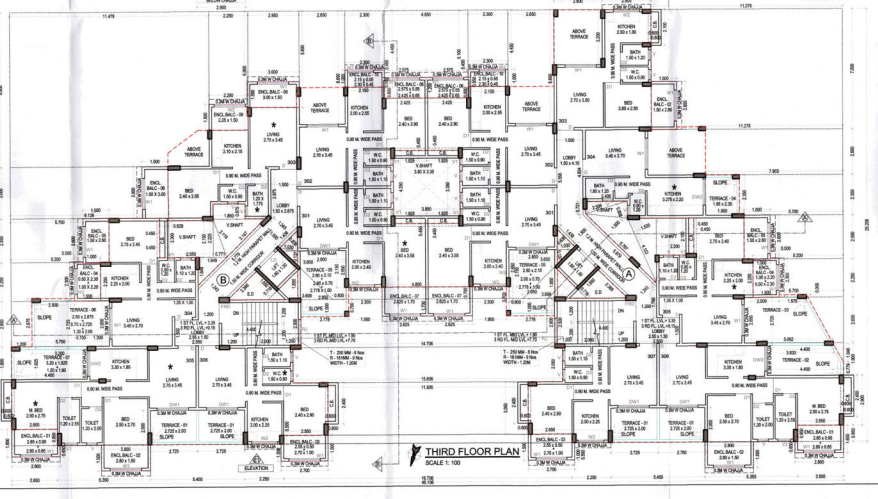
ELEVATION E1
SCALE 1: 100



TERRACE FLOOR PLAN
SCALE 1: 100



SECOND FLOOR PLAN
SCALE 1: 100



THIRD FLOOR PLAN
SCALE 1: 100

STAMP OF APPROVAL 5/5

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in BH attached herewith
CFCO/NA/BP- PANVEL/KOPROLI/BP-134/CC/2018/595/CFO
Date: 12 JAN 2018
Assistant Director of Town Planning

TERRACE AREA STATEMENT OF 2ND FLOOR

TERRACE TYPE	NUMBER OF TERRACE	LENTH	BREATH	AREA
TERRACE-1	1	AS PER P LINE		3.811
TERRACE-2	1	1.700	2.650	4.505
TERRACE-3	1	2.800	3.200	8.960
TERRACE-4	2	2.650	2.150	11.395
SUBTOTAL				33.361
NET BUILT UP AREA OF FLOOR				515.482
PERMISSIBLE TERR. AREA = NET BUILT UP AREA X 20 %				103.096
BALANCE TERRACE AREA				69.735

NOTE:
1) ALL DIMENSIONS ARE IN METERS.
2) INTERNAL WALL THICKNESS 0.10 M.
3) EXTERNAL WALL THICKNESS 0.15 M.

1) CONTENT OF THE SHEET

1)SECOND FLOOR PLAN
2)THIRD FLOOR PLAN
3)TERRACE FLOOR PLAN
4) ELEVATION - E1
5) SECOND FLOOR TERRACE AREA STATEMENT

2) DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Residential Cum Commercial Complex On Land Bearing Gut No-125, at Village Koproli Tal- Panvel, Dist Raigad, Maharashtra.

3) NAME & SIGNATURE OF OWNERS

MR.SUDAM MARUTI BHOR (P.O.A.H.)
through Kisan Baban Urale & 6 others
(Signature of Owners)

4) ARCHITECT NAME & SIGNATURE

DESIGN CONCEPT
+ ARCHITECTS + ENGINEERS + INTERIOR + PROJECT & LAND CONSULTANT
+ GOVT. APPROVED VALUER
(CAT/I/A-1974) (CA/2108/44040)
Office No. 25, 1st Floor, Nagar Parishad Complex, Nr. City Bazar, Dist. Panvel - 410206

MRS. GEETA MEPANI
REGD. NO. CA / 2108 / 44040

ARCHITECTS
ENGINEERS
PROJECT & LAND CONSULTANT
GOVT. APPROVED VALUERS

डिझाईन कॉन्सेप्ट
DESIGN CONCEPT
OFFICE NO. 105,1ST FIRST FLOOR, NAGARPALIKA COMPLEX, NEAR CITY BAZAR PANVEL, RAIGAD DIST., 410206
TEL. NO. 27451 55 FAX.: 2745155 E-MAIL: designconcept.mepani@gmail.com

REVISED	DATE	REVISED	DATE	REVISED	DATE	REVISED	DATE
DRAWN	12.01.2018	SCALE	1:100	SHEET	5	OF	5