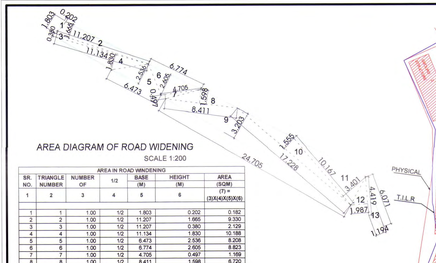
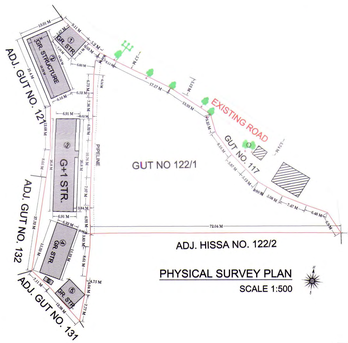
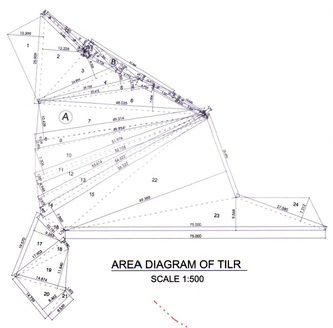


AREA DIAGRAM OF ROAD WIDENING
SCALE 1:200

AREA IN ROAD WINDENING						
SR. NO.	TRIANGLE NUMBER	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQM) (7) = (3)X(4)X(5)X(6)
1	2	3	4	5	6	
1	1	1.00	1/2	1.803	0.202	0.182
2	2	1.00	1/2	11.207	1.665	9.330
3	3	1.00	1/2	11.207	0.380	2.129
4	4	1.00	1/2	11.198	1.830	10.188
5	5	1.00	1/2	6.473	2.536	8.208
6	6	1.00	1/2	6.774	2.605	8.823
7	7	1.00	1/2	4.705	0.497	1.169
8	8	1.00	1/2	8.411	1.598	6.720
9	9	1.00	1/2	24.705	3.203	39.565
10	10	1.00	1/2	17.228	1.555	13.365
11	11	1.00	1/2	10.167	3.401	17.289
12	12	1.00	1/2	4.419	1.987	4.390
13	13	1.00	1/2	6.071	1.194	3.624
					TOTAL AREA	135.012

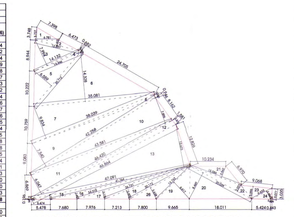


PHYSICAL SURVEY PLAN
SCALE 1:500



AREA DIAGRAM OF TILR
SCALE 1:500

PLOT AREA CALCULATION						
SR. NO.	TRIANGLE NUMBER	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQM) (7) = (3)X(4)X(5)X(6)
1	2	3	4	5	6	
PLOT AB PER TILR (A)						
1	1	1.00	1/2	25.909	10.399	134.714
2	2	1.00	1/2	25.909	12.226	158.362
3	3	1.00	1/2	29.793	12.226	182.152
4	4	1.00	1/2	29.793	4.303	63.989
5	5	1.00	1/2	33.475	2.750	46.028
6	6	1.00	1/2	48.035	7.004	168.267
7	7	1.00	1/2	49.314	10.438	257.123
8	8	1.00	1/2	49.314	2.228	5.652
9	9	1.00	1/2	49.934	2.453	61.244
10	10	1.00	1/2	51.978	7.300	189.678
11	11	1.00	1/2	52.108	1.042	27.147
12	12	1.00	1/2	52.674	4.948	130.736
13	13	1.00	1/2	54.622	2.579	70.435
14	14	1.00	1/2	55.322	1.460	40.316
15	15	1.00	1/2	55.322	7.860	217.215
16	16	1.00	1/2	19.570	5.562	54.408
17	17	1.00	1/2	19.570	3.263	31.935
18	18	1.00	1/2	17.903	2.781	24.885
19	19	1.00	1/2	14.874	11.842	88.054
20	20	1.00	1/2	14.739	5.462	62.361
21	21	1.00	1/2	8.539	1.872	7.993
22	22	1.00	1/2	25.490	49.388	629.400
23	23	1.00	1/2	75.000	8.544	357.900
24	24	1.00	1/2	27.580	7.212	99.453
					TOTAL AREA (A)	3446.978
EXISTING ROAD (B)						
25	25	1.00	1/2	13.487	0.366	2.870
26	26	1.00	1/2	13.487	0.864	5.198
27	27	1.00	1/2	16.427	2.693	20.772
28	28	1.00	1/2	1.554	0.581	0.451
29	29	1.00	1/2	3.682	1.067	1.948
30	30	1.00	1/2	11.200	2.942	16.475
31	31	1.00	1/2	17.729	1.432	12.684
32	32	1.00	1/2	27.890	1.760	24.552
33	33	1.00	1/2	10.377	0.389	2.018
34	34	1.00	1/2	7.347	0.965	3.545
35	35	1.00	1/2	10.535	0.842	4.435
36	36	1.00	1/2	4.398	0.340	0.747
37	37	1.00	1/2	3.160	0.342	1.347
38	38	1.00	1/2	0.751	0.783	0.295
					TOTAL (AB PER TILR)	96.231
					TOTAL (A + B) =	3543.209



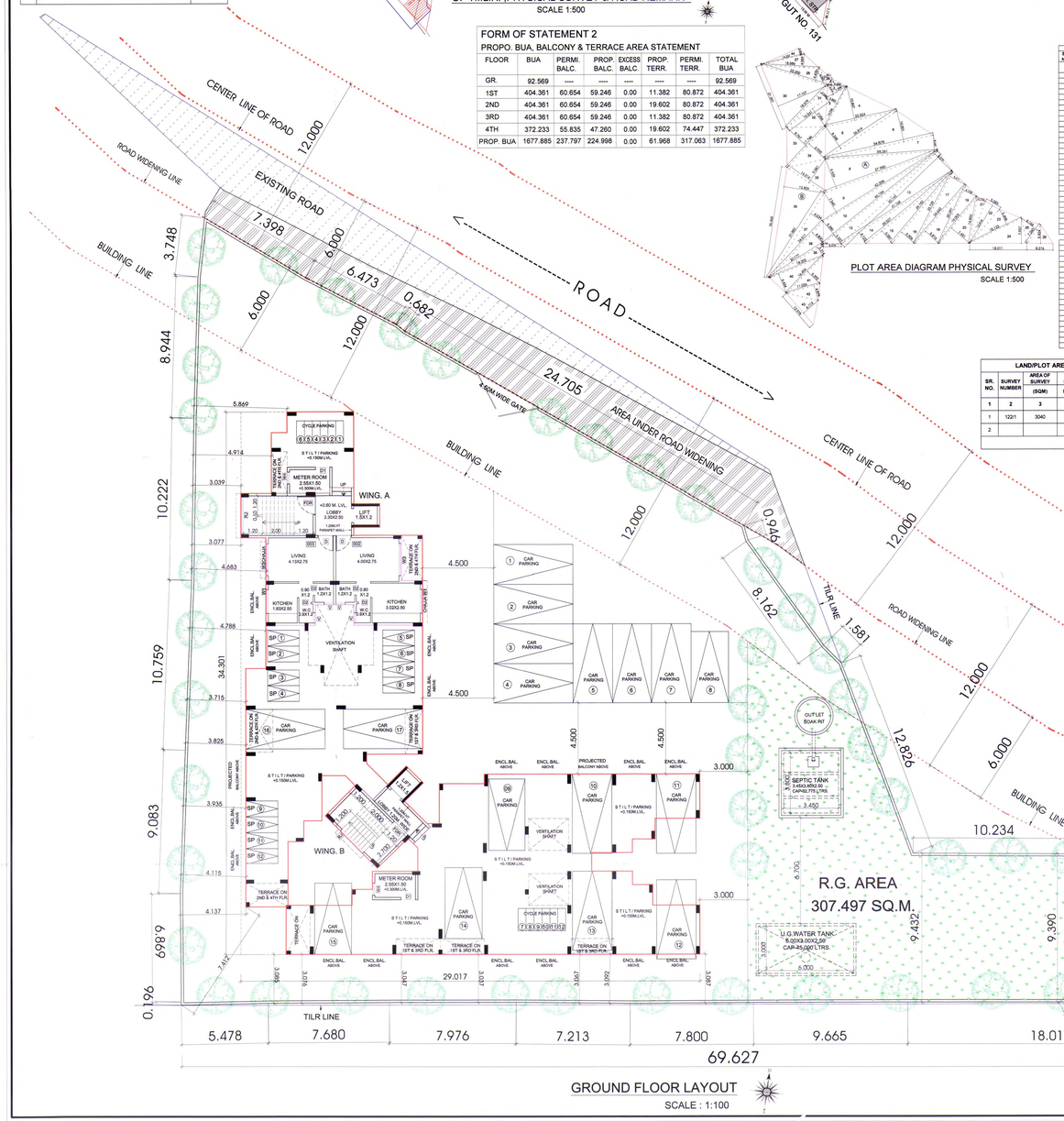
MINIMUM AREA AFTER SUPERIMPOSITION
SCALE 1:500

TENAMENT AREA STATEMENT WING - A								
FLAT NUMBER	UNITS	CARPET AREA (SQM)	BALCONY AREA (SQM)		TERRACE AREA (SQM)	CUP BOARD (SQM)	BUILT-UP AREA (SQM)
			ENCLOSED	PROJECTED			
1	2	3	4	5	6	7	8
2	1.00	22.842	0.000	0.000	0.000	0.000	25.989
3	1.00	20.012	0.000	0.000	0.000	0.000	23.014
101,201	2.00	20.294	0.000	0.000	0.000	0.000	23.746
102,202	2.00	22.642	0.000	0.000	0.000	0.000	25.798
103,203	2.00	20.387	3.442	0.000	0.000	0.000	22.812
201	1.00	20.294	0.000	0.000	2.660	0.000	23.746
202	1.00	22.642	0.000	0.000	3.778	0.000	25.798
203	1.00	20.387	3.442	0.000	0.000	0.000	22.812
401	1.00	20.294	0.000	0.000	2.660	0.000	23.746
402	1.00	22.642	0.000	0.000	3.778	0.000	25.798
403	1.00	20.387	3.538	0.000	7.189	0.000	23.013
	14.00	232.624	10.420	0.000	28.287	0.000	266.382

TENAMENT AREA STATEMENT WING - B								
FLAT NUMBER	UNITS	CARPET AREA (SQM)	BALCONY AREA (SQM)		TERRACE AREA (SQM)	CUP BOARD (SQM)	BUILT-UP AREA (SQM)
			ENCLOSED	PROJECTED			
1	2	3	4	5	6	7	8
101,301	2.00	28.182	8.213	4.275	0.000	0.000	32.436
102,302	2.00	30.607	3.538	0.000	0.000	0.000	34.284
103,303	2.00	28.235	5.611	0.000	3.132	0.000	32.550
104,304	2.00	30.071	7.117	0.000	0.000	0.000	33.937
105,305	2.00	30.341	7.117	3.510	0.000	0.000	33.693
106,306	2.00	28.454	5.475	0.000	2.700	0.000	33.198
107,307	2.00	31.074	5.475	0.000	2.775	0.000	34.629
108,308	2.00	29.708	5.475	0.000	2.775	0.000	33.291
201	1.00	28.182	8.213	4.275	3.942	0.000	32.436
202	1.00	30.607	3.538	0.000	4.574	0.000	34.284
203	1.00	28.235	5.611	0.000	3.132	0.000	32.550
204	1.00	30.071	7.117	0.000	0.000	0.000	33.937
205	1.00	30.341	7.117	3.510	0.000	0.000	33.693
206	1.00	28.454	5.475	0.000	2.700	0.000	33.198
207	1.00	31.074	5.475	0.000	2.775	0.000	34.629
208	1.00	29.708	5.475	0.000	4.650	0.000	33.291
401	1.00	28.182	8.213	4.275	3.942	0.000	32.436
402	1.00	33.758	0.000	0.000	11.743	0.000	28.960
403	1.00	21.312	2.718	0.000	8.226	0.000	24.130
404	1.00	30.071	7.117	0.000	0.000	0.000	33.937
405	1.00	30.341	7.117	3.510	0.000	0.000	33.693
406	1.00	21.460	2.850	0.000	8.757	0.000	24.598
407	1.00	23.060	2.850	0.000	8.334	0.000	26.051
408	1.00	29.708	5.475	0.000	4.650	0.000	33.291
	30.00	698.208	131.976	23.360	70.200	0.000	788.919

MINIMUM AFTER SUPERIMPOSITION AREA CALCULATION						
SR. NO.	TRIANGLE NUMBER	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQM) (7) = (3)X(4)X(5)X(6)
1	2	3	4	5	6	
1	1	1.00	1/2	6.781	3.727	12.636
2	2	1.00	1/2	12.897	1.527	9.847
3	3	1.00	1/2	14.132	7.994	56.466
4	4	1.00	1/2	14.446	0.588	4.319
5	5	1.00	1/2	20.712	6.559	67.925
6	6	1.00	1/2	35.081	14.328	251.320
7	7	1.00	1/2	38.039	9.834	187.038
8	8	1.00	1/2	38.039	0.940	17.875
9	9	1.00	1/2	42.258	7.540	159.313
10	10	1.00	1/2	43.581	7.996	172.058
11	11	1.00	1/2	46.420	6.047	140.351
12	12	1.00	1/2	46.954	1.510	35.362
13	13	1.00	1/2	47.091	12.673	298.392
14	14	1.00	1/2	5.474	0.195	0.534
15	15	1.00	1/2	47.091	1.174	27.642
16	16	1.00	1/2	41.764	1.697	35.437
17	17	1.00	1/2	34.315	2.176	37.325
18	18	1.00	1/2	26.731	2.602	34.777
19	19	1.00	1/2	13.762	6.617	45.532
20	20	1.00	1/2	20.039	8.469	84.855
21	21	1.00	1/2	15.586	3.562	27.759
22	22	1.00	1/2	20.039	2.027	20.310
23	23	1.00	1/2	9.068	3.596	16.304
24	24	1.00	1/2	6.633	2.486	8.245
25	25	1.00	1/2	3.077	0.436	0.671
26	26	1.00	1/2	20.172	3.538	36.693
					TOTAL AREA	1789.039

BUILT-UP AREA STATEMENT	
FLOORS	WING -A & B
GROUND	92.569
1ST FLOOR	404.361
2ND FLOOR	404.361
3RD FLOOR	404.361
4TH FLOOR	372.233
TOTAL	1677.885



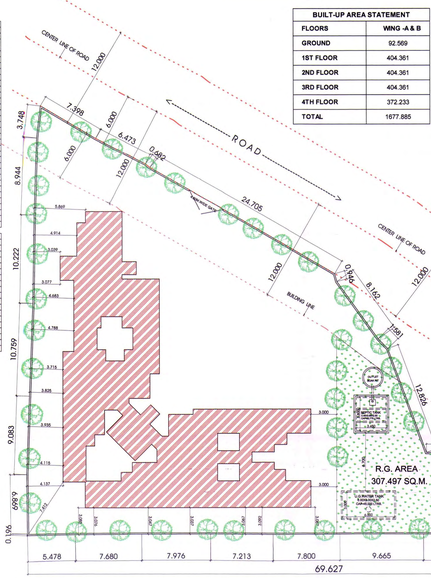
GROUND FLOOR LAYOUT
SCALE : 1:100

FORM OF STATEMENT 2						
PROPO. BUA, BALCONY & TERRACE AREA STATEMENT						
FLOOR	BUA	PERMI. BALC.	PROP. BALC.	EXCESS BALC.	PROP. TERR.	PERMI. TERR.	TOTAL BUA
GR.	92.569	-----	-----	-----	-----	-----	92.569
1ST	404.361	60.654	59.246	0.00	11.382	80.872	404.361
2ND	404.361	60.654	59.246	0.00	19.602	80.872	404.361
3RD	404.361	60.654	59.246	0.00	11.382	80.872	404.361
4TH	372.233	55.835	47.260	0.00	19.602	74.447	372.233
PROP. BUA	1677.885	237.797	224.998	0.00	61.968	317.063	1677.885

PLOT AREA DIAGRAM PHYSICAL SURVEY
SCALE 1:500

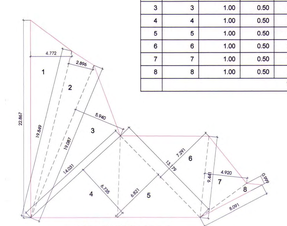
PLOT AREA CALCULATION						
SR. NO.	TRIANGLE NUMBER	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQM) (7) = (3)X(4)X(5)X(6)
1	2	3	4	5	6	
PLOT AB PER PHYSICAL (A)						
1	1	1.00	1/2	5.852	2.189	6.424
2	2	1.00	1/2	7.288	5.127	37.383
3	3	1.00	1/2	14.236	3.886	27.661
4	4	1.00	1/2	22.524	10.947	123.159
5	5	1.00	1/2	26.619	8.346	111.943
6	6	1.00	1/2	24.979	13.001	162.402
7	7	1.00	1/2	25.201	14.945	188.223
8	8	1.00	1/2	30.851	12.131	187.000
9	9	1.00	1/2	42.304	7.540	159.313
10	10	1.00	1/2	46.164	5.380	124.235
11	11	1.00	1/2	5.474	0.195	0.534
12	12	1.00	1/2	46.164	3.521	81.307
13	13	1.00	1/2	46.954	1.510	35.362
14	14	1.00	1/2	47.091	4.122	96.952
15	15	1.00	1/2	36.027	3.057	55.930
16	16	1.00	1/2	29.762	3.508	62.577
17	17	1.00	1/2	20.705	3.611	72.163
18	18	1.00	1/2	24.843	5.818	71.882
19	19	1.00	1/2	20.207	4.759	48.087
20	20	1.00	1/2	14.739	5.462	62.361
21	21	1.00	1/2	14.602	2.770	20.195
22	22	1.00	1/2	5.063	13.918	35.373
23	23	1.00	1/2	16.123	5.498	44.640
24	24	1.00	1/2	18.011	7.937	71.477
25	25	1.00	1/2	7.290	6.308	22.987
26	26	1.00	1/2	8.279	5.924	24.518
					TOTAL AREA (A)	3012.834
ENCROACHMENT (BLOCK-B)						
27	27	1.00	1/2	18.566	4.059	37.720
28	28	1.00	1/2	18.566	4.507	41.888
29	29	1.00	1/2	6.900	1.127	3.893
30	30	1.00	1/2	21.397	17.101	183.018
31	31	1.00	1/2	18.979	2.548	24.213
32	32	1.00	1/2	18.931	7.056	94.760
33	33	1.00	1/2	17.748	8.167	77.967
34	34	1.00	1/2	17.748	5.935	61.924
35	35	1.00	1/2	36.361	12.606	229.000
36	36	1.00	1/2	36.361	12.606	229.000
37	37	1.00	1/2	31.892	4.654	73.871
38	38	1.00	1/2	24.011	4.850	58.628
39	39	1.00	1/2	20.177	3.314	33.453
40	40	1.00	1/2	19.202	4.424	42.482
41	41	1.00	1/2	12.124	4.976	30.156
42	42	1.00	1/2	12.124	4.976	30.156
43	43	1.00	1/2	12.919	8.113	52.392
44	44	1.00	1/2	14.237	2.330	16.429
					TOTAL AREA (B)	1137.027
					TOTAL AREA (A + B) =	3149.863

LAND/PLOT AREA CONSIDERED FOR FSI CALCULATION						
SR. NO.	SURVEY NUMBER	AREA OF SURVEY (SQM)	AREA WITHIN 200M BELT OF GAOTHAN IN SQM	IN %	AREA OF ENCROACHMENT (SQM)	AREA CONSIDERED FOR FSI (SQM)
1	2	3	4	(5) = (4) ÷ (3)	6	7
1	122/1	3040	3040	100	1137.027	1681.730
2						
				TOTAL		1681.730



BLOCK PLAN
SCALE : 1:200

RECREATIONAL OPEN SPACE AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM) (7) = (3)X(4)X(5)X(6)
1	2	3	4	5	6	
RECREATIONAL OPEN SPACE						
1	1	1.00	0.50	4.772	22.867	54.561
2	2	1.00	0.50	2.896	19.849	28.741
3	3	1.00	0.50	5.940	19.087	56.686
4	4	1.00	0.50	6.735	14.031	47.249
5	5	1.00	0.50	6.821	13.179	44.947
6	6	1.00	0.50	7.291	13.179	48.044
7	7	1.00	0.50	4.920	9.441	23.225
8	8	1.00	0.50	8.091	0.999	4.042
					TOTAL ADDITION	307.497

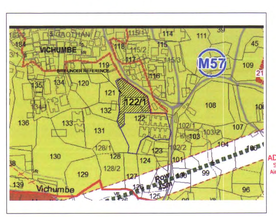


AREA DIAGRAM OF R.G.
SCALE 1:200

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE			SILL LEVEL (METER)	DESCRIPTION
	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)		
1	2	3	4 = 2 X 3	5	
D	1.000	2.100	2.100	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.100	1.890	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.100	1.575	0.000	T.W. FRAMED PANNELED DOOR.
W	2.000	2.100	4.200	0.150	ALUMINIUM SLIDING WINDOW
W1	1.500	1.350	2.025	0.900	ALUMINIUM SLIDING WINDOW
W2	1.800	1.350	2.430	0.900	ALUMINIUM SLIDING WINDOW
W3	2.000	1.350	2.700	0.900	ALUMINIUM SLIDING WINDOW
W4	0.750	0.750	0.563	1.500	ALUMINIUM COVERED WINDOW
V	0.600	0.750	0.450	1.500	ALUMINIUM COVERED WINDOW
V1	0.500	0.750	0.375	1.500	ALUMINIUM COVERED WINDOW
V2	0.700	0.750	0.525	1.500	ALUMINIUM COVERED WINDOW
FD	1.000	2.100	2.520	0.000	FIRE RATED DOOR
RJ	2.500	1.800	4.500	0.450	RCC PRECAST JALI

* BALCONY AREA STATEMENT OF WING-A & WING-B							
SR. NO.	FLOOR	BUILT UP AREA (SQ.M.)	PERMISSIBLE BALCONY AREA (SQ.M.)	PROPOSED BALCONY AREA IN (SQ.M.)			
				TOTAL	ENCLOSED	OPEN	EXCESS
1	2	3	4 = (3) X 15%	5	6	7	IF 5 >4, E = (5)-(6) ELSE (E)=0
1	1st FLOOR	404.361	60.654	59.246	51.461	7.785	0.000
3	2nd FLOOR	404.361	60.654	59.246	51.461	7.785	0.000
4	3rd FLOOR	404.361	60.654	59.246	51.461	7.785	0.000
5	4th FLOOR	372.233	55.835	47.260	39.475	7.785	0.000
TOTAL		1585.316	237.797	224.998	193.858	31.140	0.000

TERRACE AREA STATEMENT OF WING-A & WING-B						
SR. NO.	FLOOR	BUILT UP AREA (SQ.M.)	PERMISSIBLE TERRACE AREA (SQ.M.)	PROPOSED TERRACE AREA (SQ.M.)	PROPOSED TERRACE AREA BLDG. WISE (SQ.M.)	
					WING-A	WING-B
1	2	3	4 = (3) X 20%	5		
1	1st FLOOR	404.361	80.872	11.382	0.000	11.382
3	2nd FLOOR	404.361	80.872	19.602	6.436	13.166
4	3rd FLOOR	404.361	80.872	11.382	0.000	11.382
5	4th FLOOR	372.233	74.447	52.088	6.436	45.652
TOTAL		1585.316	317.063	94.454	12.872	81.582



LOCATION PLAN
SCALE : N.T.S.

ATTESTED BY ME
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Regd. No. 10518
ADVOCATE & NOTARY (Govt. Of India)
Satsangat C.H.S., New House No. 11, Sector-7,
Airoli, Navi Mumbai - 400705, Dist - Thane (Maha.)
07 JUN 2018

LEGENDS		
ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
PEMI. BUILDING LINE		
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
DRAINAGE & SEWERAGE WORK		
WATER SUPPLY WORK		
RWH LINE		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		CP
TWO WHEELER PARKING		2P
CYCLE PARKING		

DRAWING FOR BUILDING PERMISSION SHEET NO. 01/05

CONTENT : GROUND FLOOR LAYOUT, PLOT & R.G.AREA DIA. & CALCULATION,LOCATION PLAN,BUA & TENAMENT AREA STATEMENT

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

Subject to the conditions mentioned in this office's letter no.:

CIDCO/NAINA/ Panvel/ Vichumbe/ BP-312 /CC/2018 /1763

Date: 07 JUN 2018

Associate Planner (NAINA)

PROFORMA - 1	
1 AREA OF PLOT	
(a) AREA OF PLOT AS PER 7/12 EXTRACT	3040.000
(b) AREA OF PLOT AS PER PHYSICAL	3149.828
(c) AREA OF PLOT AS PER TRIANGULATION (TILR)	3143.209
(d) AREA OF PLOT, CONSIDERED LEAST OF (a)(c) & (c) ABOVE)	3040.000
2 DEDUCTION FOR	
A EN(CEIRC)(CIN)MENT AREA	1137.027
B AREA IN EXISTING ROAD	36.231
C AREA IN ROAD WIDENING	125.012
TOTAL = (A + B + C)	1298.270
3 GROSS AREA OF PLOT (1 - 2)	1681.730
4 LAYOUT SPACES	
(4A) LAYOUT AMENITY SPACE REQUIRED, IF ANY	0.000
(4B) LAYOUT AMENITY SPACE PROVIDED, IF ANY	0.000
(4C) RECREATIONAL OPEN SPACE REQUIRED, IF ANY	304.000
(4D) RECREATIONAL OPEN SPACE PROVIDED, IF ANY	307.497
5 NET AREA OF PLOT = 100 % (3 -(4B))	1681.730
(5A) AREA OF PLOT WITHIN GAOTHAN EXPANSION	1681.730
(5B) AREA OF PLOT OUTSIDE GAOTHAN EXPANSION = ((5) – (5A))	0.000
AREA EN'EMENT FOR PLOT WITHIN GAOTHAN EXPANSION	
5A NET PLOT AREA (5A)	1681.730
6 PERMISSIBLE FSI	
(6A) NORMAL FSI PERMISSIBLE	1.000
(6B) FSI PERMISSIBLE WITH PAYMENT OF PREMIUM	0.000
(6C) EQUIVALENT FSI OF TDR UTILISED (22B) * (6A)	0.000
(6D) MAXIMUM PERMISSIBLE FSI = (6A) + (6B) + (6C)	1.000
7 MAXIMUM PERMISSIBLE BUILT-UP AREA = ((6A) X (6D))	1681.730
TOTAL PERMISSIBLE BUILTUP AREA	1681.730
8 EXISTING BUILT-UP AREA	0.000
9 PROPOSED BUILT-UP AREA	1677.885
10 EXCESS BALCONY AREA TAKEN IN FSI (AS PER (19C) BELOW)	0.000
11 TOTAL BUILT-UP AREA [(9) + (11)] = (10)	1677.885
12 FSI CONSUMED [(11) ÷ (5A)]	0.998
13 BALANCE BUILT-UP AREA (8A) – (9)	3.845
14 FSI BALANCE ((6D-12))	0.002
15 NUMBER OF UNITS	
(15A) RESIDENTIAL	40
(15B) COMMERCIAL	0
16 TREES TO BE PLANTED	
(16A) TREES TO BE PLANTED AGAINST PLOT AREA [(1A) × 100]	31.000
(16B) TREES TO BE PLANTED AGAINST TREES FELLED (NUMBER X 5)	0.000
(16C) TREES TO BE PLANTED AGAINST OPEN SPACE [(4D) × 100 X 5]	16.000
(16D) NUMBER OF TREES PROPOSED TO BE PLANTED [(16A) + (16B) + (16C)]	47.000
17 BALCONY AREA STATEMENT (FOR DETAILS REFER BALCONY AREA STATEMENT)	*
18 TDR	
(18A) TDR PERMISSIBLE	0.000
(18B) TDR PROPOSED TO BE UTILISED	0.000
19 PARKING STATEMENT (FOR DETAILS REFER PARKING AREA STATEMENT)	**
20 LOADING / UNLOADING SPACES	
(20A) LOADING/UNLOADING REQUIRED	0.000
(20B) LOADING/UNLOADING PROVIDED	0.000

PROFORMA - II

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE 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 RECORDS.

For VAASTU BUILDERS & DEVELOPERS
PARTNERS
SHRI. UTAM TAKARAM VALMAR — SIGNATURE OF THE OWNERS
AR. DEEPAK THAKARE — SIGNATURE OF LICENSED ARCHITECT
NAME & SIGNATURE OF OWNER

For VAASTU BUILDERS & DEVELOPERS
PARTNERS
SHRI. UTAM TAKARAM VALMAR
M/S. VAASTU BUILDERS & DEVELOPERS

1) SHRI. ARJUN HASHA PATIL
2) SHRI. JOMA HASHA PATIL THROUGH PoA
SHRI. ARJUN HASHA PATIL
3) SMT. BABI DAMU PATIL
4) SMT. SHAILA SHANIVAR CHIMNE
5) SHRI. GANESH NAMDEV PATIL
6) SMT. RAMIBA (PRAMILA) CHANDRAKANT PARDESHI

SHRI. SANDEEP GUNDAJI SAWANT
M/S. PURVA PROPERTIES THROUGH PROP.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
06/06/2018	VEETANAGAR	19	AS SHOWN AS	V.P.	—

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING PERMISSION ON LAND BEARING GUT NO.122/1, AT VILLAGE - VICHUMBE, TALUKA -PANVEL, DIST - RAIGAD.

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS 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 : 06/06/2018

ADDRESS
SHREE NAND-DHAM WING, - A-505/506, PLOT NO.99, SECTOR-11, C.B.D. BELAPUR, NAVI-MUMBAI, 400-614.
vikrant@vistaar.com, vikrant1@gmail.com
Ph. 27580341, 27580342, Fax 27580343

SIGNATURE, NAME OF LICENSED ARCHITECT — AR. DEEPAK THAKARE, CA/92/14485
ADDRESS OF LICENSED ARCHITECT — VISTAAR ARCHITECTS & PLANNERS, SHREE NAND-DHAM WING, - A-505/506, PLOT NO.99, SECTOR-11, C.B.D. BELAPUR, NAVI-MUMBAI

DRAWING FOR BUILDING PERMISSION	SHEET NO. 02/05

CONTENT : SERVICE LAYOUT,WATER CALCULATIONS, TYPICAL SECTIONS.

OVERHEAD WATER TANK CAPACITY CALCULATION

BUILDING NUMBER	WATER REQUIRED (LITER)	OVERHEAD WATER TANK PROVISION		
		TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)
1	2	3	4	5
A	17010.00	4.40 X 2.50 X 1.55	1.00	17050.00
B	26125.00	6.83 X 2.55 X 1.55	1.00	26995.58
TOTAL	43135.00		2.00	44045.58

NOTE:

i. OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT.

ii. SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD.

SEPTIC TANK REQUIREMENT

BUILDING NUMBER	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	METER	LITER
1	2	3 = 2 X 5	4	5 = 3 X 4	6	7 = 3 X 6	8 = 5 + 7	9 = 5 X 100%	10 = 7 X 85%	11 = 9 + 10	12	13	14
1	46.00	230.00	45.00	10350.00	90.00	20700.00	31050.00	10350.00	17595.00	27945.00	27945.00	3.45X3.80X2.50	32775.00
2	0.00	0.00	45.00	0.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

NOTE:

i. LPCD = LITER PER CAPITA PER DAY.

ii. LPD = LITER PER DAY.

iii. FOR SEPTIC TANK CAPACITY FLUSHING & DOMESTIC FLOW TO SEWER WILL BE 100% & 85% RESPECTIVELY.

iv. SIZE OF SEPTIC TANK IS EXCLUDING FREEBOARD.

WATER STORAGE CAPACITY CALCULATION

BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)			UNDERGROUND WATER TANK PROVIDED		
				ADDL. TOILET	POPULATION	TOTAL	TANK NUMBER	SIZE/ DIMENSION	CAPACITY
								METER	LITER
1	2	3	4 = 2 X 5	5 = 3 X 180	6 = 4 X 189	7 = 5 + 6	8	9	10
1	46.00	0.00	230.00	0.00	43470.00	43470.00	1	6.00 x 3.00 x 2.50	45000.000
2									
TOTAL	46.00	0.00	230.00	0.00	43470.00	43470.00	1.00		45000.00

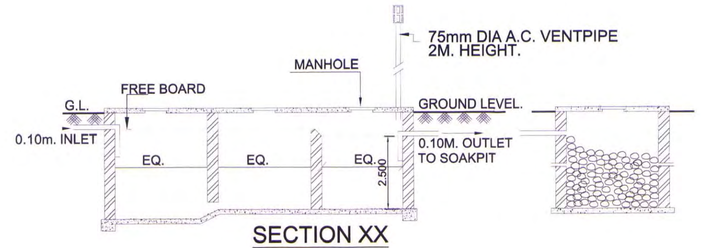
NOTE:

i. FOR RESIDENTIAL UNIT 5 PERSON PER TENEMENT.

ii. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA

iii. WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITER PER TENEMENT

iv. SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.

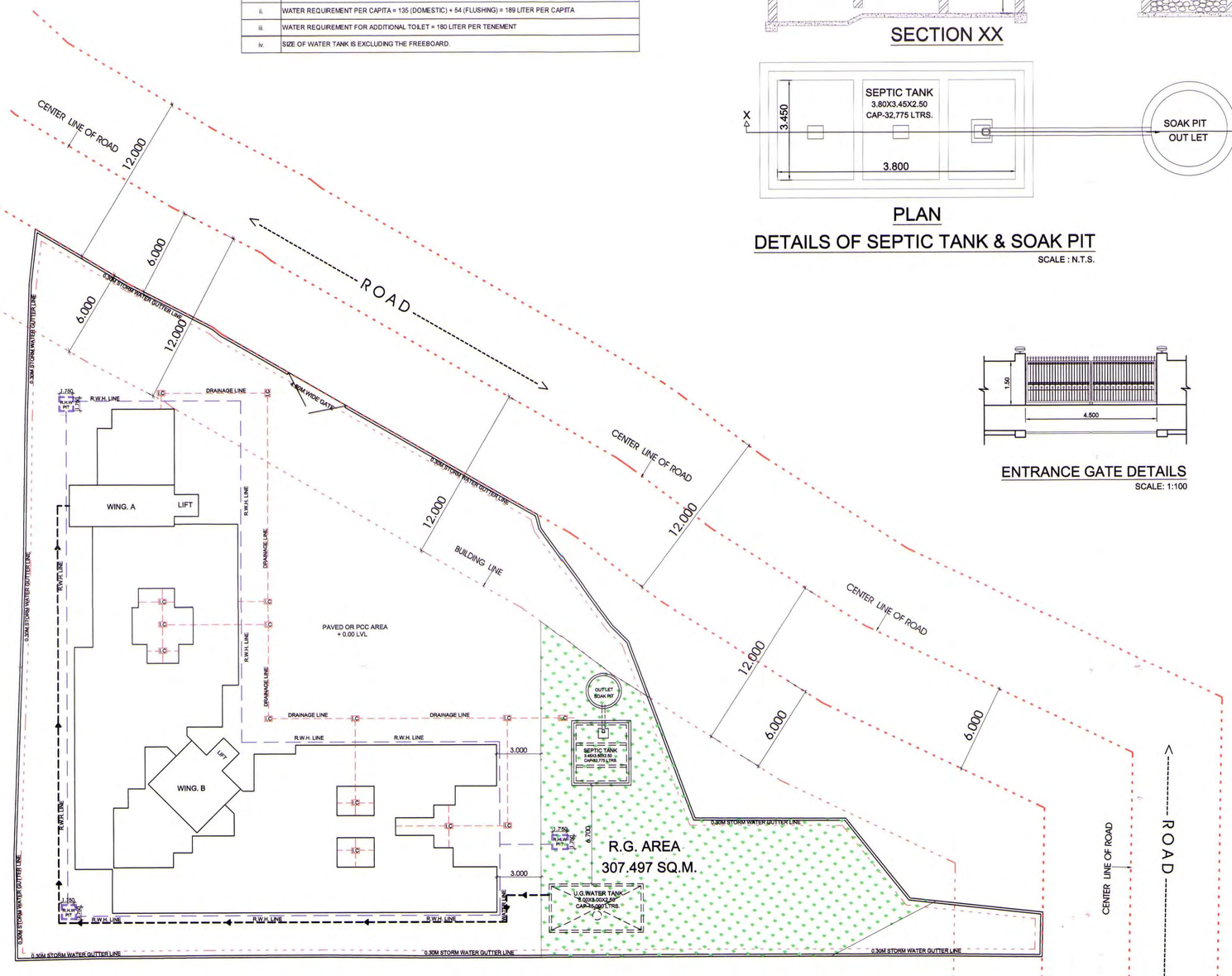


SECTION XX

PLAN

DETAILS OF SEPTIC TANK & SOAK PIT

SCALE : N.T.S.

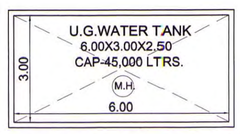


SERVICE LAYOUT

SCALE : 1:200

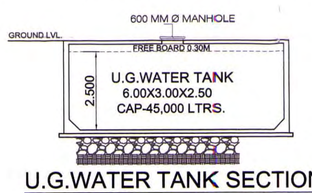
ENTRANCE GATE DETAILS

SCALE: 1:100



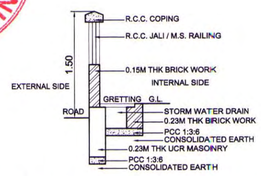
U.G.WATER TANK PLAN

SCALE : 1:100



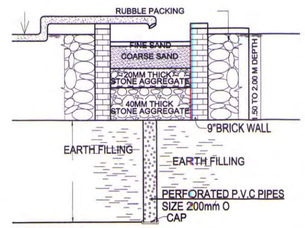
U.G.WATER TANK SECTION

SCALE : 1:100



SECTION THROUGH COMPOUND WALL AND STORM WATER DRAIN

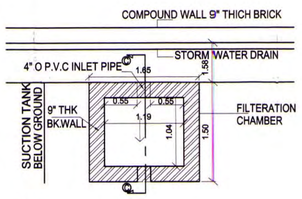
SCALE 1:50



SECTION C-C

TYPICAL DETAILS OF RAIN WATER HARVESTING

SCALE : NTS



PLAN

TYPICAL DETAILS OF RAIN WATER HARVESTING

SCALE : NTS

ATTESTED BY ME

7/06/2018

SUNITA R. MURUDKAR
B.A., LL.M., D.C.L
Regd. No. 10518
ADVOCATE & NOTARY (Govt. Of India)
Sumangal C.H.S., Row House No. 11, Sector-2, Airoli, Navi Mumbai - 400705, Dist - Thane (Mah.)

07 JUN 2018

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

Subject to the conditions mentioned in this office's letter no.:

CIDCO/NAINA/ Panvel, Vichumbe /BP- 318 /CC/2018 /1753

Date: 07 JUN 2018

07/6/18

NAME & SIGNATURE OF Associate Planner (NAINA)

For VAASTU BUILDERS & DEVELOPERS

PARTNERS

SHRI. UTTAM TUKARAM YALMAR

M/S. VAASTU BUILDERS & DEVELOPERS

1) SHRI. ARJUN HASHA PATIL

2) SHRI. JOMA HASHA PATIL THROUGH PoA
SHRI. ARJUN HASHA PATIL

3) SMT. BABI DAMU PATIL

4) SMT. SHAILA SHANIVAR CHIMNE शैला शनिवार चिमणे

5) SHRI. GANESH NAMDEV PATIL

6) SMT. RAMIBAI (PRAMILA) CHANDRAKANT PARDESHI
प्रमिला चंद्रकांत परदेशी

SHRI. SANDEEP GUNDAJI SAWANT

M/S. PURVA PROPERTIES THROUGH PROP.

06/06/2018	JOB NO. VST/NAINA/04	DRG NO. 19	SCALE AS SHOWN AS	DRAWN BY V.P	CHECKED BY —

DESCREPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING PERMISSION ON LAND BEARING GUT NO.122/1, AT VILLAGE - VICHUMBE, TALUKA -PANVEL, DIST - RAIGAD.

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
PEMI. BUILDING LINE		
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
DRAINAGE & SEWERAGE WORK		
WATER SUPPLY WORK		
RWH LINE		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		
TWO WHEELER PARKING		
CYCLE PARKING		

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS 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 : 06/06/2018

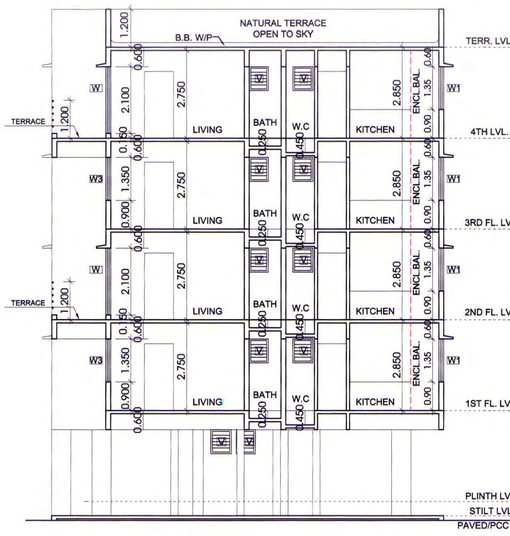
ADDRESS:
SHREE NAND-DHAM BLDG., A-505/506, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614.
vistaar@hotmail.com, vistaar1@gmail.com
PH. 27580241, 27580242, FAX-27580243

AR. DEEPAK THAKARE
SIGNATURE OF LICENSED ARCHITECT

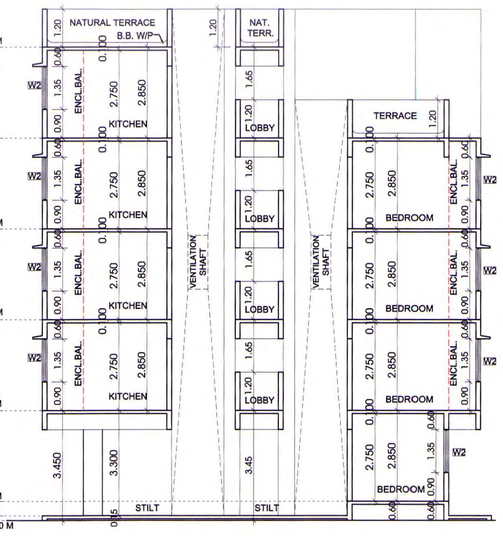
SIGNATURE, NAME OF LICENSED ARCHITECT | ADDRESS OF LICENSED ARCHITECT

AR. DEEPAK THAKARE
CA/92/14485

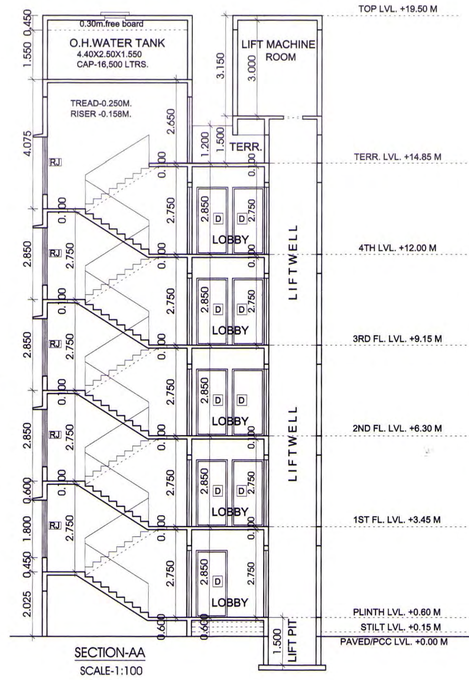
VISTAAR
ARCHITECTS & PLANNERS
SHREE NAND-DHAM BLDG., A-505/506, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400 614.
PH. 27580241, 27580242, FAX-27580243
vistaar@hotmail.com, vistaar1@gmail.com



SECTION-BB



SECTION-DD
SCALE-1:100



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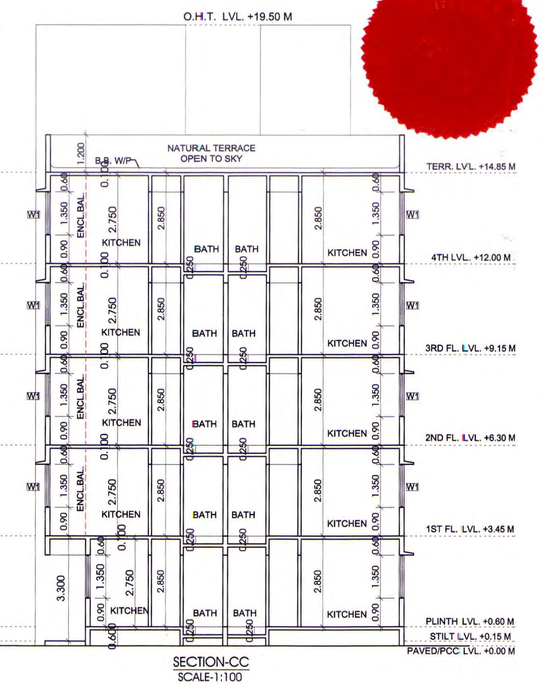
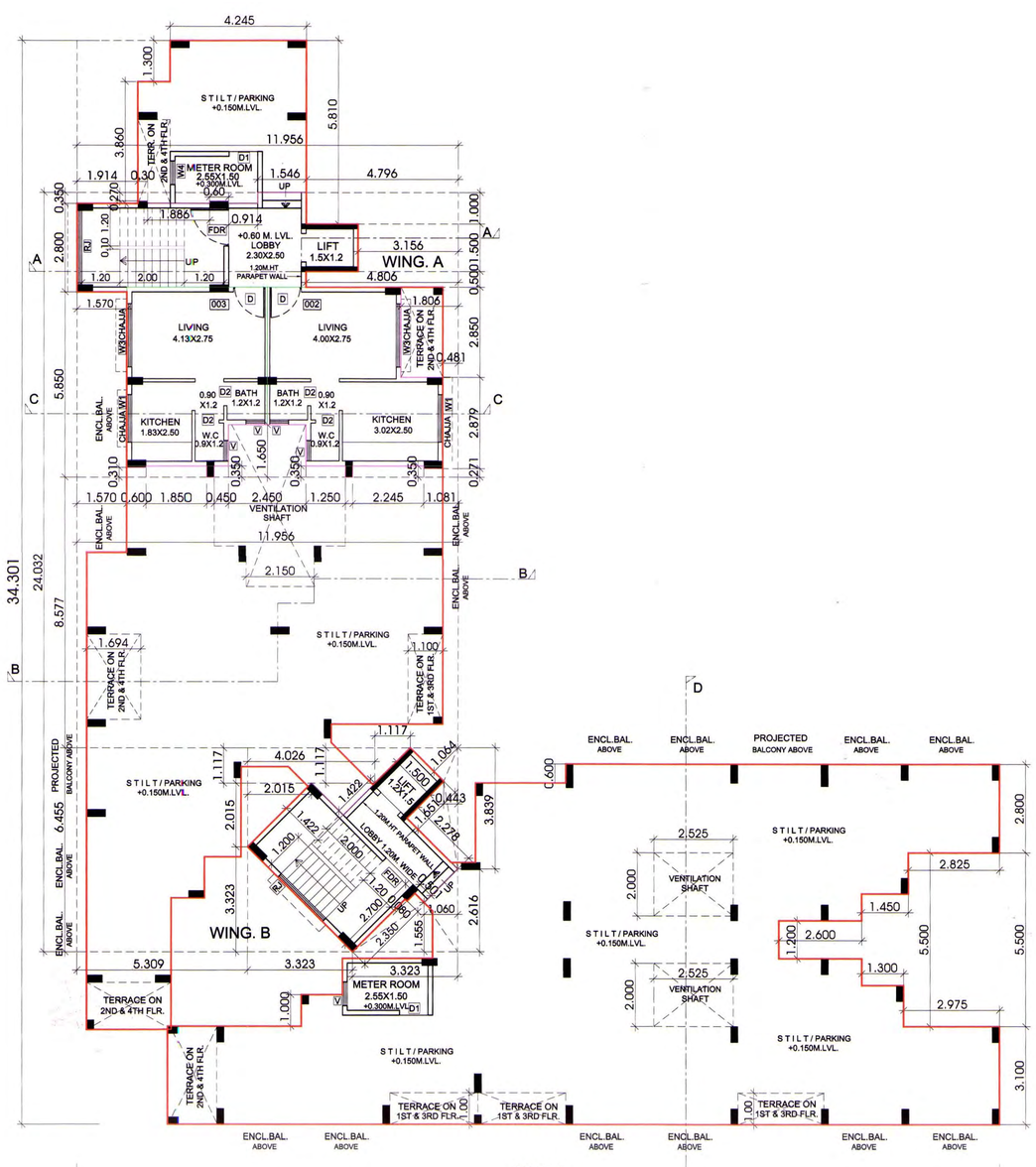
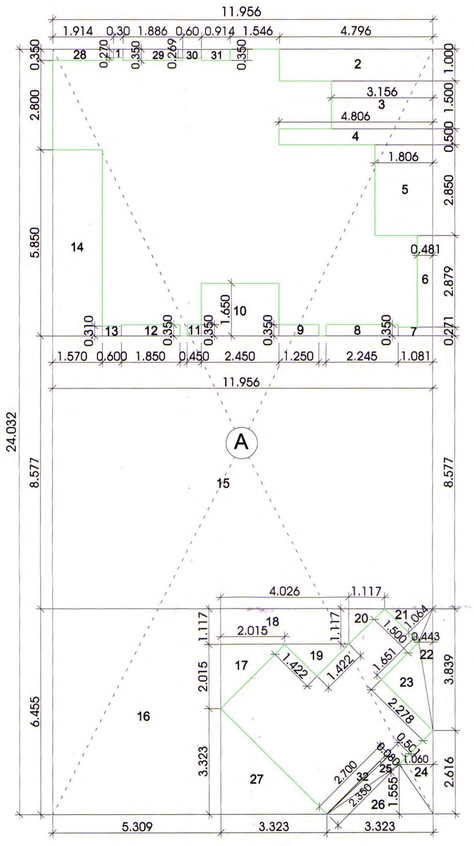
SCALE-1:100



SECTION-CC
SCALE-1:100



GROUND FLOOR PLAN
SCALE : 1:100



GROUND FLOOR AREA DIAGRAM
SCALE : 1:100

GROUND FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
	GROUND FLOOR					
1	A	1.00	1.00	11.956	24.032	287.327
				TOTAL ADDITION		287.327
	DEDUCTION					
2	1	1.00	1.00	0.300	0.270	0.081
3	2	1.00	1.00	4.796	1.000	4.796
4	3	1.00	1.00	3.156	1.500	4.734
5	4	1.00	1.00	4.806	0.500	2.403
6	5	1.00	1.00	1.806	2.850	5.147
7	6	1.00	1.00	0.481	2.879	1.385
8	7	1.00	1.00	1.081	0.271	0.293
9	8	1.00	1.00	2.245	0.350	0.786
10	9	1.00	1.00	1.250	0.350	0.438
11	10	1.00	1.00	2.450	1.650	4.043
12	11	1.00	1.00	0.450	0.350	0.158
13	12	1.00	1.00	1.850	0.350	0.648
14	13	1.00	1.00	0.600	0.310	0.186
15	14	1.00	1.00	1.570	5.850	9.185
16	15	1.00	1.00	11.956	8.577	102.547
17	16	1.00	1.00	5.309	6.455	34.270
18	17	1.00	0.50	2.015	2.015	2.030
19	18	1.00	1.00	4.026	1.117	4.497
20	19	1.00	0.50	1.422	1.422	1.011
21	20	1.00	0.50	1.117	1.117	0.624
22	21	1.00	0.50	1.500	1.064	0.798
23	22	1.00	0.50	3.839	0.443	0.850
24	23	1.00	0.50	2.278	1.651	1.880
25	24	1.00	0.50	2.616	1.060	1.386
26	25	1.00	0.50	2.700	0.501	0.676
27	26	1.00	0.50	3.323	1.555	2.584
28	27	1.00	0.50	3.323	3.323	5.521
29	28	1.00	1.00	1.914	0.350	0.670
30	29	1.00	1.00	1.886	0.269	0.507
31	30	1.00	1.00	0.600	0.350	0.210
32	31	1.00	1.00	0.914	0.350	0.320
33	32	1.00	0.50	2.350	0.080	0.094
				TOTAL DEDUCTION		194.758
				TOTAL BUILT UP AREA GROUND FLOOR		92.569

NOTARY SUNITA R. MURUDKAR DIST. THANE (MAH) Regd. No. 10518 Exp. Dt. 1/11/2018 GOVT. OF INDIA

ATTESTED BY ME
7/06/2018
SUNITA R. MURUDKAR
B.A., LL.M., D.C.L
Regd. No. 10518
ADVOCATE & NOTARY (Govt. Of India)
Sumangal C.H.S., Row House No. 11, Sector-2, Airoli, Navi Mumbai - 400705, Dist - Thane (Mah.)
07 JUN 2018

DRAWING FOR BUILDING PERMISSION | SHEET NO. 03/05

CONTENT : GROUND FLOOR PLAN & CAL'N, SECTION-AA, SECTION-BB, SECTION-CC & SECTION-DD, BALC. & TERR.STATEMENT

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel, Vichumbe /BP-318/CC/2018/1753
Date: 07 JUN 2018
Associate Planner (NAINA)

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	46.000
b) COMMERCIAL	0.000

SCHEDULE OF LIGHT AND VENTILATION

ROOM	BUILDING WING	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5	6 = 4 / 6	6
LIVING	B	208	10.862	W	1.810	4.200
KITCHEN	B	208	4.582	W1	0.764	2.250
BEDROOM	B	208	8.053	W2	1.342	2.430
BATH	B	208	1.440	V	0.240	0.450
W.C.	B	208	1.080	V1	0.180	0.525

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	SIZE AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4 = 2 X 3	5	6
D	1.000	2.100	2.100	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.100	1.890	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.100	1.575	0.000	T.W. FRAMED PANNELED DOOR.
W	2.000	2.100	4.200	0.150	ALUMINIUM SLIDING WINDOW
W1	1.500	1.350	2.025	0.900	ALUMINIUM SLIDING WINDOW
W2	1.800	1.350	2.430	0.900	ALUMINIUM SLIDING WINDOW
W3	2.000	1.350	2.700	0.900	ALUMINIUM SLIDING WINDOW
W4	0.750	0.750	0.563	1.500	ALUMINIUM LOUVERED WINDOW
V	0.600	0.750	0.450	1.500	ALUMINIUM LOUVERED WINDOW
V1	0.500	0.750	0.375	1.500	ALUMINIUM LOUVERED WINDOW
V2	0.700	0.750	0.525	1.500	ALUMINIUM LOUVERED WINDOW
FD	1.200	2.100	2.520	0.000	FIRE RATED DOOR
RJ	2.500	1.800	4.500	0.450	RCC PRECAST JALI

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
PEMI. BUILDING LINE		
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
DRAINAGE & SEWERAGE WORK		
WATER SUPPLY WORK		
RWH LINE		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		
TWO WHEELER PARKING		
CYCLE PARKING		

NAME & SIGNATURE OF OWNER

For VAASTU BUILDERS & DEVELOPERS
PARTNERS
SHRI. UTTAM TUKARAM YALMAR
M/S. VAASTU BUILDERS & DEVELOPERS

1) SHRI. ARJUN HASHA PATIL

2) SHRI. JOMA HASHA PATIL THROUGH PoA
SHRI. ARJUN HASHA PATIL

3) SMT. BABI DAMU PATIL

4) SMT. SHAILA SHANIVAR CHIMNE

5) SHRI. GANESH NAMDEV PATIL

6) SMT. RAMIBAI (PRAMILA) CHANDRAKANT PARDESHI

SHRI. SANDEEP GUNDAJI SAWANT
M/S. PURVA PROPERTIES THROUGH PROP.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
06/06/2018	VST/NAINA/04	19	AS SHOWN AS	V.P	—

DESCREPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING PERMISSION ON LAND BEARING GUT NO.122/1, AT VILLAGE - VICHUMBE, TALUKA -PANVEL, DIST - RAIGAD.

SIGNATURE, NAME OF LICENSED ARCHITECT | ADDRESS OF LICENSED ARCHITECT

AR. DEEPAK THAKARE
CA/92/14485

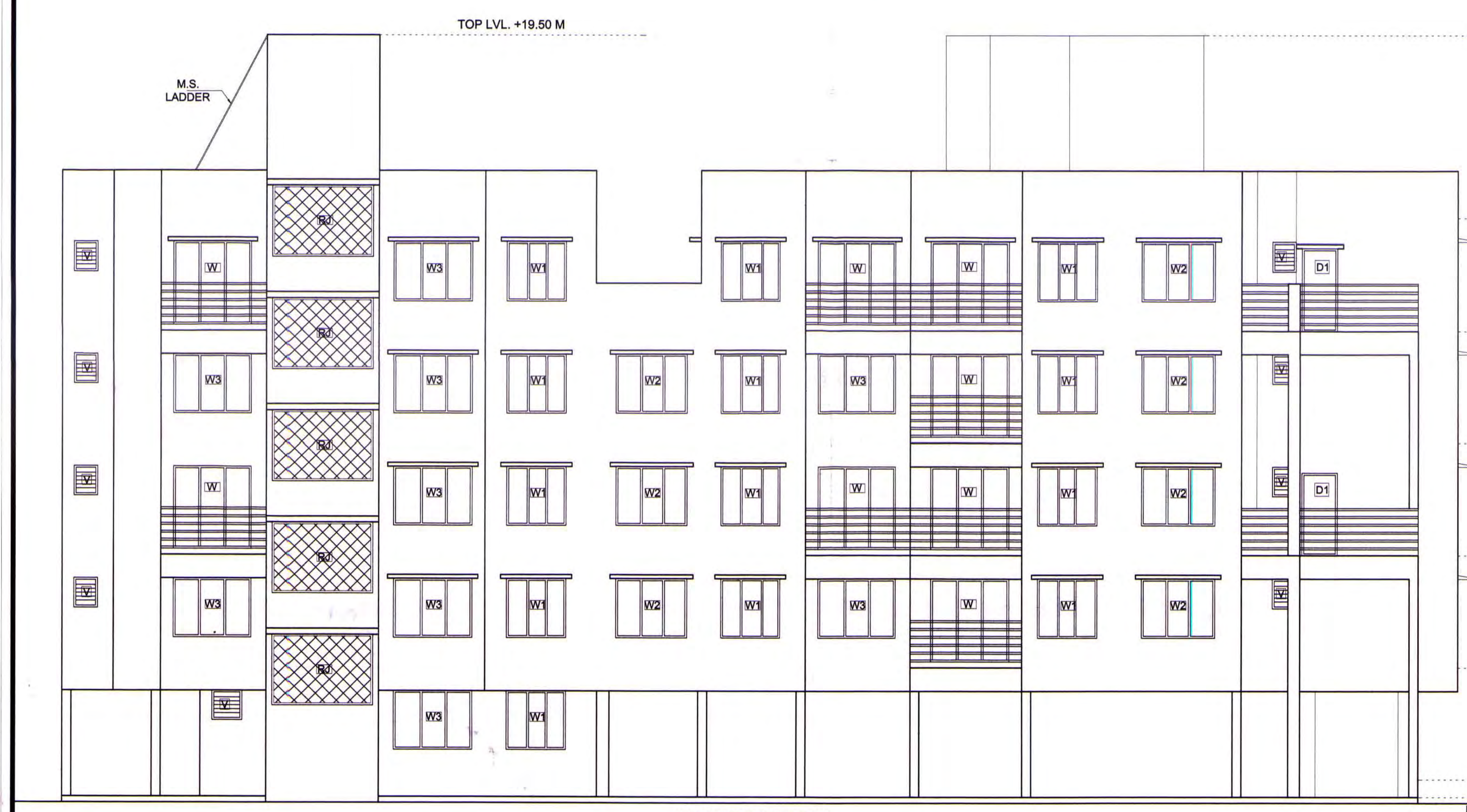
VISTAAR ARCHITECTS & PLANNERS CBD NAVI MUMBAI
VISTAAR
ARCHITECTS & PLANNERS
SHREE NAND-DHAM WING., A-505/506, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400 614.
PH. 27580241, 27580242, FAX-27580243
vistaar@hotmail.com, vistaar1@gmail.com

DRAWING FOR BUILDING PERMISSION | SHEET NO. 04/05

CONTENT : 1ST & 3RD FLOOR PLAN,1ST TO 3RD CAL'N DIAGRAM & STATEMENT,ALL SIDE ELEVATION

FRONT SIDE ELEVATION
SCALE-1:100

EAST SIDE ELEVATION
SCALE-1:100



WEST SIDE ELEVATION
SCALE-1:100

SOUTH SIDE ELEVATION
SCALE-1:100

TYPICAL FLOOR AREA CALCULATION (1ST TO 3RD)

SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
	TYPICAL FLOOR (1ST TO 3RD)					
1	A	1.00	1.00	29.017	34.301	995.312
					TOTAL ADDITION	995.312
	DEDUCTION					
2	1	1.00	1.00	2.915	1.300	3.790
3	2	1.00	1.00	0.307	8.325	2.556
4	3	1.00	1.00	1.914	3.860	7.388
5	4	1.00	1.00	0.300	2.580	0.774
6	5	1.00	1.00	4.315	5.810	25.070
7	6	1.00	1.00	2.675	1.500	4.013
8	7	1.00	1.00	4.325	0.500	2.163
9	8	1.00	1.00	1.325	2.850	3.776
10	9	1.00	1.00	1.570	8.225	12.913
11	10	1.00	1.00	17.542	22.901	401.729
12	11	1.00	1.00	2.450	1.300	3.185
13	12	1.00	1.00	4.150	2.525	10.479
14	13	1.00	1.00	2.150	1.300	2.795
15	14	1.00	1.00	0.307	2.600	0.798
16	15	1.00	1.00	2.000	2.700	5.400
17	16	1.00	1.00	1.099	3.603	3.960
18	17	1.00	1.00	2.425	0.586	1.421
19	18	1.00	0.50	0.167	0.167	0.014
20	19	1.00	1.00	2.258	0.167	0.377
21	20	1.00	0.50	1.650	1.650	1.361
22	21	1.00	0.50	0.513	0.513	0.132
23	22	1.00	1.00	0.511	0.511	0.261
24	23	0.50	1.00	0.774	0.387	0.150
25	24	0.50	1.00	1.650	1.650	1.361
26	25	1.00	0.50	0.238	0.238	0.028
27	26	1.00	1.00	0.238	2.881	0.686
28	27	1.00	1.00	0.767	3.117	2.391
29	28	1.00	1.00	2.850	0.600	1.710
30	29	1.00	1.00	2.525	2.000	5.050
31	30	1.00	1.00	2.525	2.000	5.050
32	31	1.00	1.00	2.825	1.300	3.673
33	32	1.00	1.00	4.275	0.850	3.634
34	33	1.00	1.00	6.875	1.200	8.250
35	34	1.00	1.00	4.275	0.850	3.634
36	35	1.00	1.00	2.975	1.300	3.868
37	36	1.00	1.00	2.700	0.500	1.350
38	37	1.00	1.00	5.550	1.000	5.550
39	38	1.00	1.00	4.342	3.100	13.460
40	39	1.00	1.00	1.392	1.000	1.392
41	40	1.00	1.00	2.692	1.150	3.096
42	41	1.00	1.00	5.542	0.209	1.158
43	42	1.00	0.50	2.534	1.284	1.627
44	43	1.00	0.50	2.842	0.654	0.929
45	44	1.00	0.50	3.007	3.007	4.521
46	45	1.00	1.00	3.975	1.674	6.654
47	46	1.00	1.00	2.675	1.000	2.675
48	47	1.00	0.50	2.700	0.887	1.198
49	48	1.00	0.50	1.282	2.536	1.626
50	49	1.00	1.00	2.852	0.209	0.596
51	50	1.00	1.00	5.625	1.391	7.824
52	51	1.00	1.00	0.700	2.660	1.862
53	52	1.00	0.50	2.350	0.080	0.094
54	53	1.00	0.50	0.877	0.321	0.141
55	54	1.00	1.00	2.620	0.500	1.310
56	55	1.00	0.50	0.447	0.223	0.050
					TOTAL DEDUCTION	590.951
	TOTAL BUILT UP AREA TYPICAL FLOOR (1ST TO 3RD)					404.361

BALCONY AREA STATEMENT OF BLDG-A & BLDG-B

SR. NO.	BALCONY TYPE	NUMBER OF BALCONY	BREATH (M)	HEIGHT (M)	AREA IN SQ.M. OPEN	AREA IN SQ.M. ENCLOSED
1	2	3	4	5	(6) = (3)X(4)X(5)	(7) = (3)X(4)X(5)
	TYPICAL FLOOR (1ST TO 3RD)					
2	B1	1.00	2.725	1.263	0.000	3.442
3	B2	1.00	2.800	1.263	0.000	3.536
4	B3	1.00	2.924	1.025	0.000	2.997
5	B4	1.00	2.550	1.025	0.000	2.614
6	B5	1.00	2.850	1.500	4.275	0.000
7	B6	1.00	2.550	1.500	0.000	3.825
8	B7	1.00	2.925	1.500	0.000	4.388
9	B8	3.00	2.925	1.000	0.000	8.775
10	B9	3.00	2.550	1.000	0.000	7.650
11	B10	2.00	2.925	1.300	0.000	7.605
12	B11	2.00	2.550	1.300	0.000	6.630
13	B12	1.00	2.700	1.300	3.510	0.000
				SUB TOTAL	7.785	51.461
	PROPOSED BALCONY AREA @ TYPICAL FLOOR = (6) + (7)				59.246	
	NET BUILT UP AREA OF TYPICAL FLOOR				404.361	
	PERMISSIBLE BALCONY (15%) AREA OF TYPICAL FLOOR				60.654	
	BALANCE BALCONY AREA OF TYPICAL FLOOR				1.409	
	EXCESS BALCONY AREA OF TYPICAL FLOOR				0.000	
	PERMISSIBLE TERRACE (20%) AREA @ TYPICAL FLOOR					80.872
14	T1	1.00	1.00	3.100	1.500	4.650
15	T2	1.00	1.00	2.644	1.491	3.942
16	T3	1.00	1.00	2.700	1.694	4.574
17	T4	1.00	1.00	2.850	1.325	3.776
18	T5	1.00	1.00	2.660	1.000	2.660
	PROPOSED TERRACE AREA @ 2ND FLOOR					19.602
19	T1	1.00	1.00	2.850	1.099	3.132
20	T2	2.00	1.00	2.775	1.000	5.550
21	T3	1.00	1.00	2.700	1.000	2.700
	PROPOSED TERRACE AREA @ TYPICAL FLOOR (1ST & 3RD)					11.382

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/ Panvel, Vichumbe /BP-318 /CC/2018 /1753
Date: 07 JUN 2018
Associate Planner (NAINA)

NOTARY SUNITA R. MURUDKAR DIST. THANE, (MAH) Regd. No. 10518 Exp. Dt. 1/11/2018 GOVT. OF INDIA

ATTESTED BY ME
7/06/2018.
SUNITA R. MURUDKAR
B.A., LL.M., D.C.L
Regd. No. 10518
ADVOCATE & NOTARY (Govt. Of India)
Sumangal C.H.S., Row House No. 11, Sector-2, Airoli, Navi Mumbai - 400705, Dist - Thane (Mah.)
07 JUN 2018

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	46.000
b) COMMERCIAL	0.000

SCHEDULE OF LIGHT AND VENTILATION

ROOM	BUILDING WING	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5	6 = 4 / 6	6
LIVING	B	208	10.862	W	1.810	4.200
KITCHEN	B	208	4.582	W1	0.764	2.250
BEDROOM	B	208	8.053	W2	1.342	2.430
BATH	B	208	1.440	V	0.240	0.450
W.C.	B	208	1.080	V1	0.180	0.525

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	SIZE AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4 = 2 X 3	5	6
D	1.000	2.100	2.100	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.100	1.890	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.100	1.575	0.000	T.W. FRAMED PANNELED DOOR.
W	2.000	2.100	4.200	0.150	ALUMINIUM SLIDING WINDOW
W1	1.500	1.350	2.025	0.900	ALUMINIUM SLIDING WINDOW
W2	1.800	1.350	2.430	0.900	ALUMINIUM SLIDING WINDOW
W3	2.000	1.350	2.700	0.900	ALUMINIUM SLIDING WINDOW
W4	0.750	0.750	0.563	1.500	ALUMINIUM LOUVERED WINDOW
V	0.600	0.750	0.450	1.500	ALUMINIUM LOUVERED WINDOW
V1	0.500	0.750	0.375	1.500	ALUMINIUM LOUVERED WINDOW
V2	0.700	0.750	0.525	1.500	ALUMINIUM LOUVERED WINDOW
FD	1.200	2.100	2.520	0.000	FIRE RATED DOOR
RJ	2.500	1.800	4.500	0.450	RCC PRECAST JALI

NAME & SIGNATURE OF OWNER

For VAASTU BUILDERS & DEVELOPERS
SHRI. UTTAM TUKARAM YALMAR PARTNERS
M/S. VAASTU BUILDERS & DEVELOPERS

1) SHRI. ARJUN HASHA PATIL
2) SHRI. JOMA HASHA PATIL THROUGH PoA SHRI. ARJUN HASHA PATIL
3) SMT. BABI DAMU PATIL
4) SMT. SHAILA SHANIVAR CHIMNE शैला शनिवार चिमणे
5) SHRI. GANESH NAMDEV PATIL
6) SMT. RAMIBAI (PRAMILA) CHANDRAKANT PARDESHI प्रमिला चंद्रकांत परदेशी

SHRI. SANDEEP GUNDAJI SAWANT
M/S. PURVA PROPERTIES THROUGH PROP.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
15/03/2018	VST/NAINA/04	16	AS SHOWN AS	V.P	—

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
PEMI. BUILDING LINE		
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
DRAINAGE & SEWERAGE WORK		
WATER SUPPLY WORK		
RWH LINE		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		
TWO WHEELER PARKING		
CYCLE PARKING		

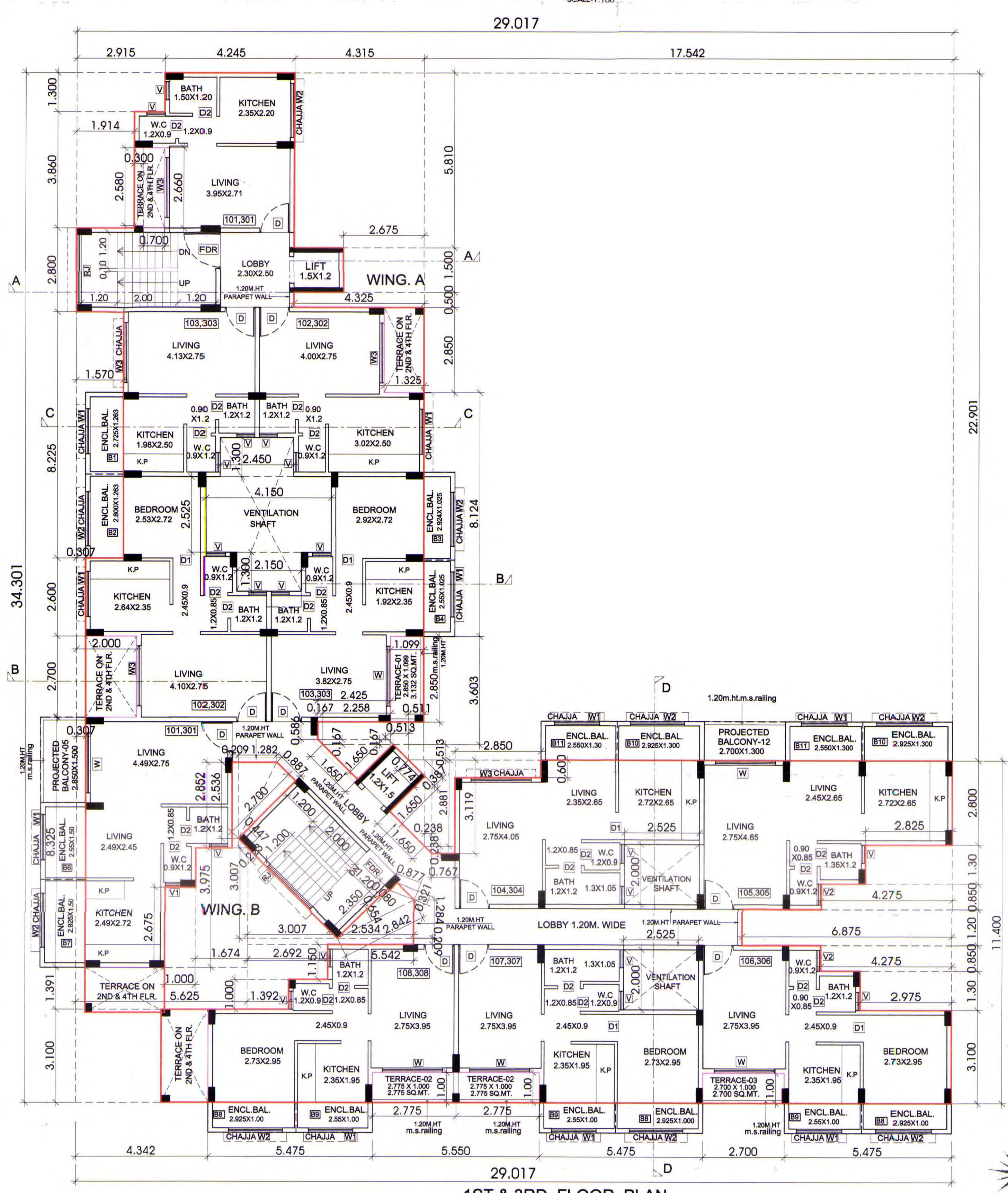
DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
06/06/2018	VST/NAINA/04	19	AS SHOWN AS	V.P	—

DESCRIPTION OF PROPOSAL AND PROPERTY

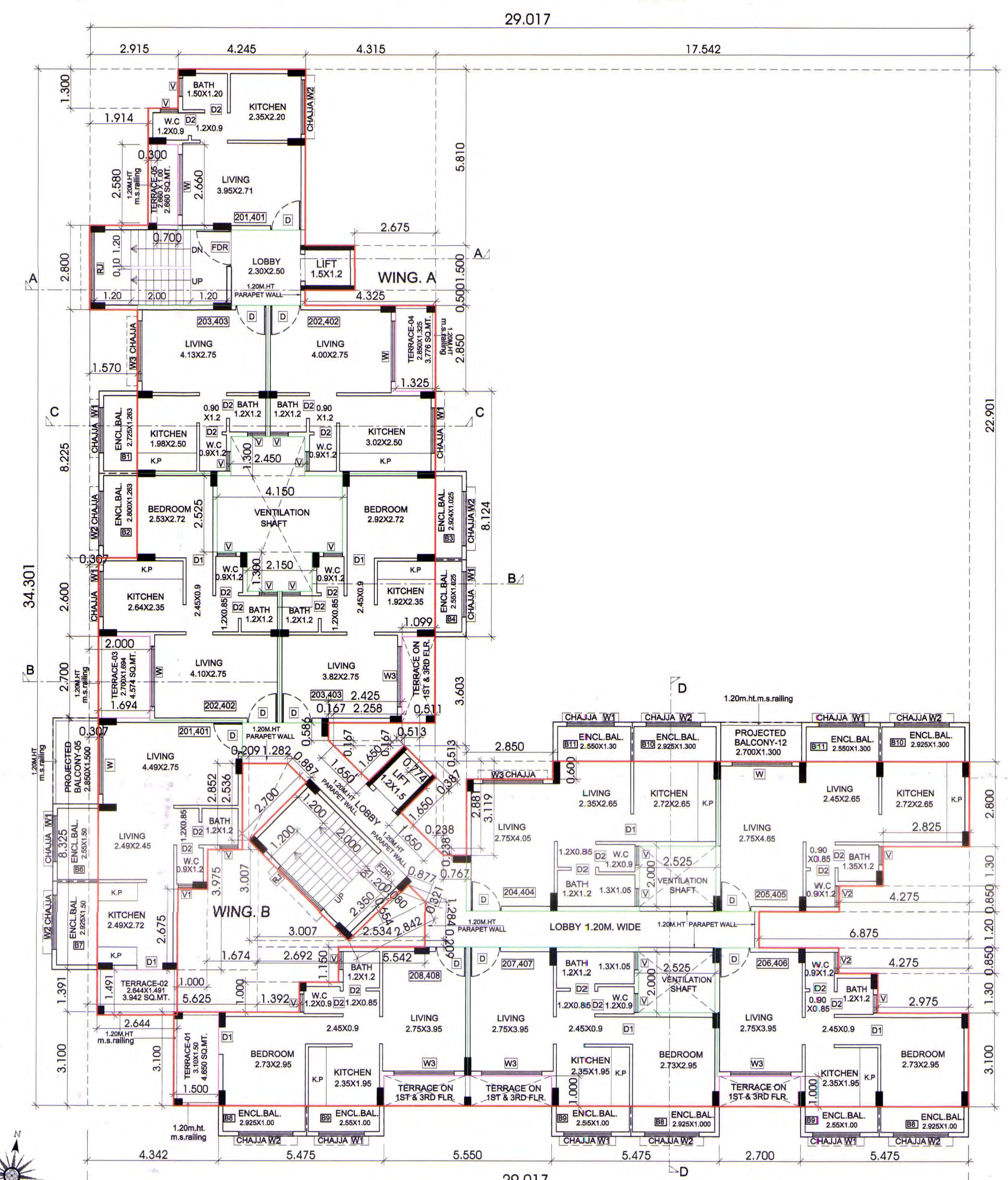
PROPOSED BUILDING PERMISSION ON LAND BEARING GUT NO.122/1, AT VILLAGE - VICHUMBE, TALUKA -PANVEL, DIST - RAIGAD.

SIGNATURE, NAME OF LICENSED ARCHITECT
AR. DEEPAK THAKARE
CA/92/14485

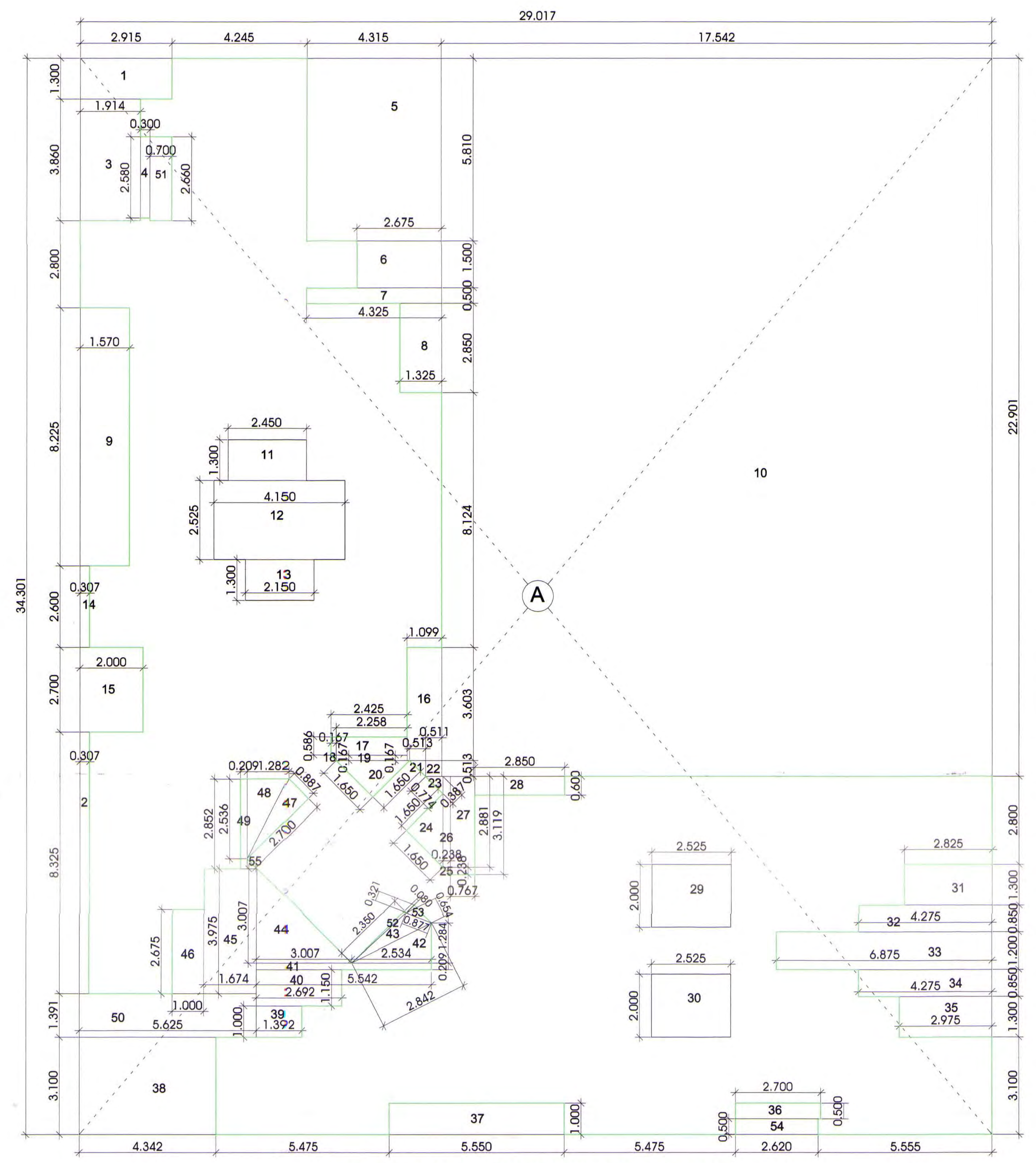
ADDRESS OF LICENSED ARCHITECT
VISTAAR ARCHITECTS & PLANNERS
SHREE NAND-DHAM WING., A-505/506, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 40060014.
PH. 27580241, 27580242, FAX-27580243
vistaar@hotmail.com, vistaar1@gmail.com



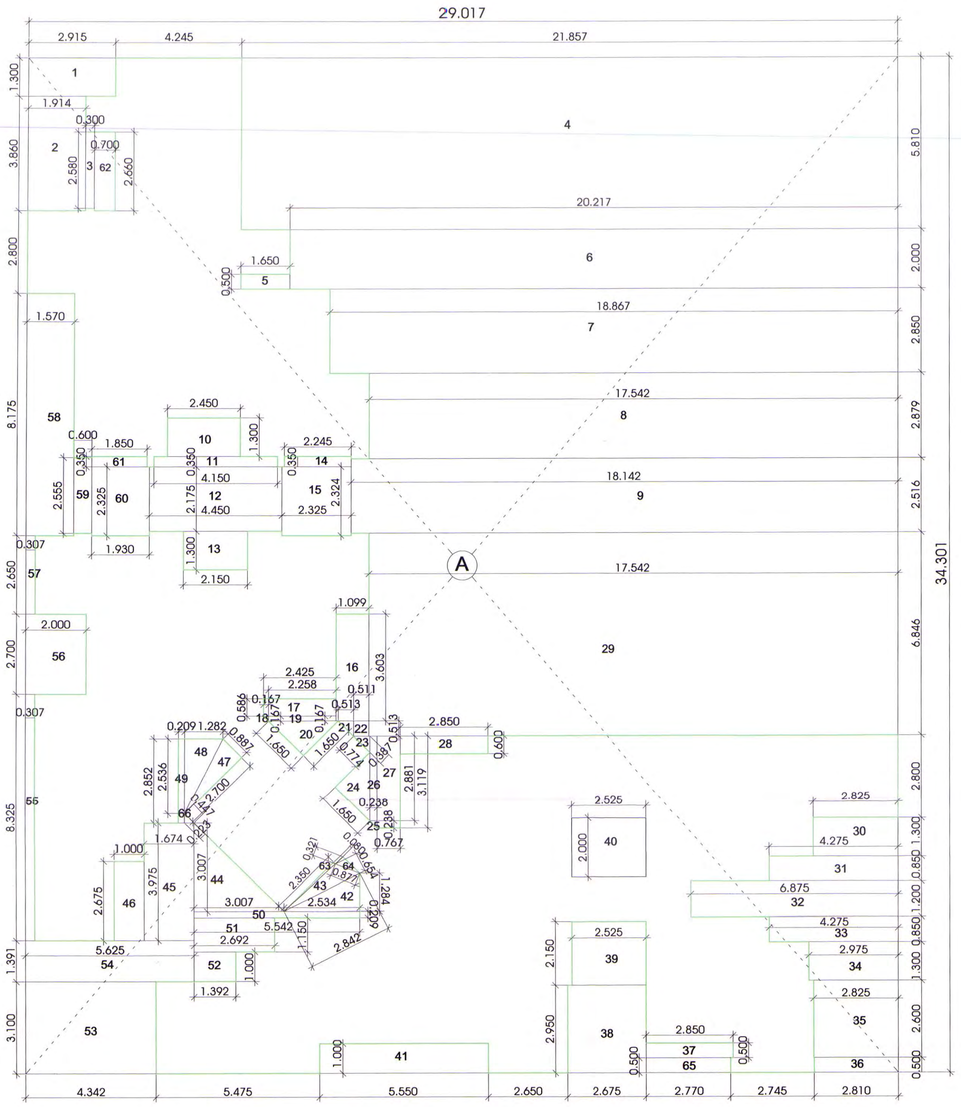
1ST & 3RD FLOOR PLAN
SCALE : 1:100



2ND FLOOR PLAN
SCALE : 1:100



TYPICAL FLOOR (1ST TO 3RD) AREA DIAGRAM
SCALE : 1:100

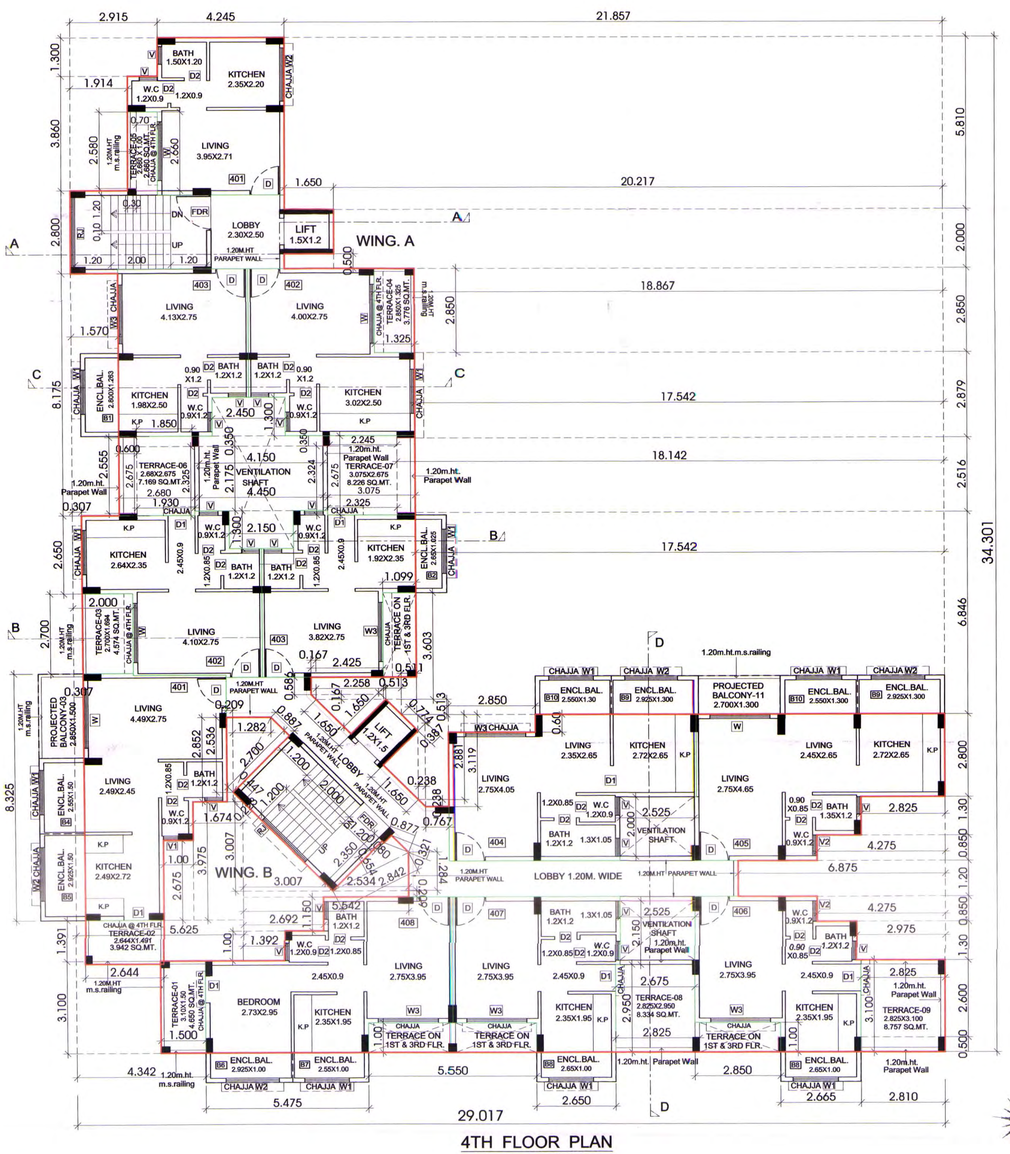


4TH FLOOR AREA DIAGRAM

SCALE : 1:100

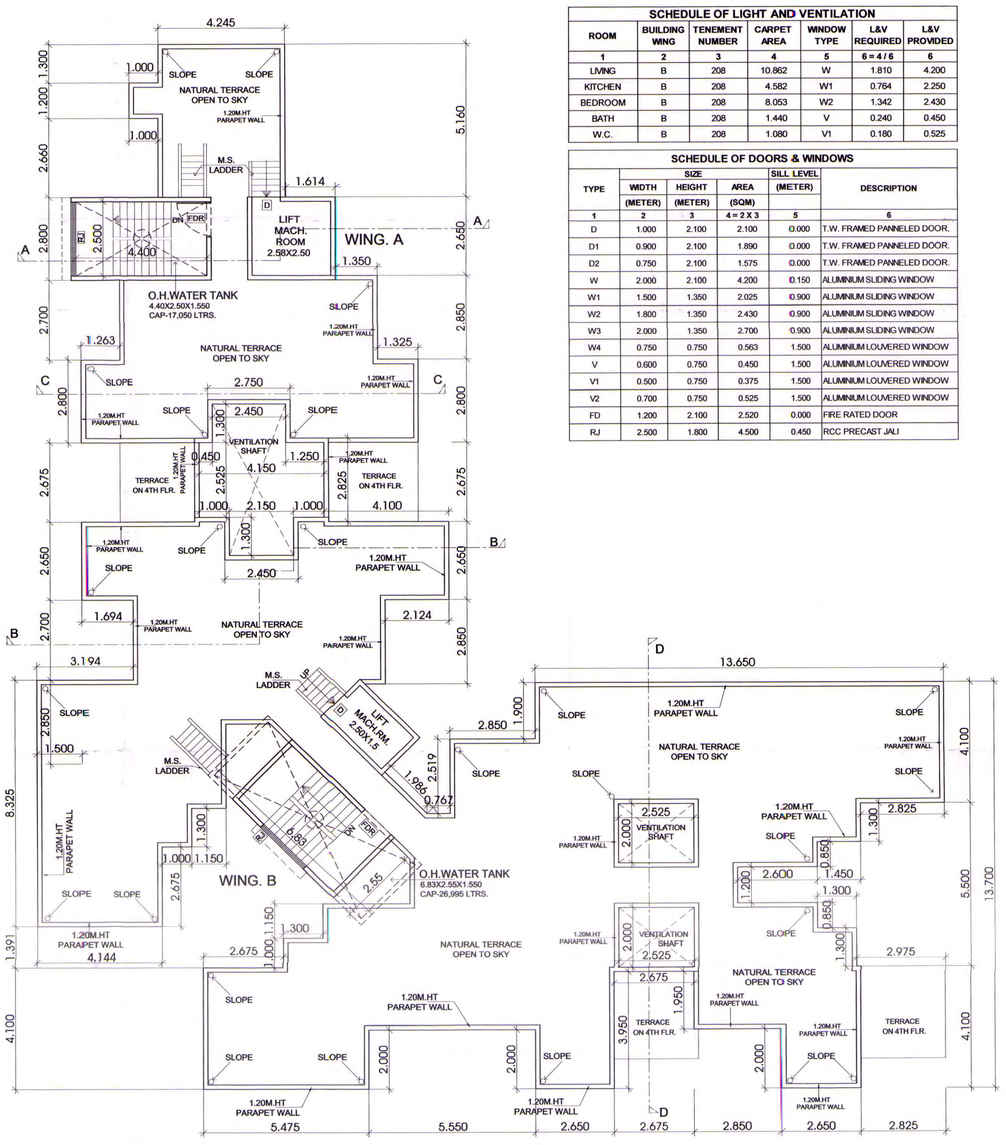
4TH FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
	4TH FLOOR					
1	A	1.00	1.00	29.017	34.301	995.312
					TOTAL ADDITION	995.312
	DEDUCTION					
2	1	1.00	1.00	2.915	1.300	3.790
3	2	1.00	1.00	1.914	3.860	7.388
4	3	1.00	1.00	0.300	2.580	0.774
5	4	1.00	1.00	21.857	5.810	126.989
6	5	1.00	1.00	1.650	0.500	0.825
7	6	1.00	1.00	20.217	2.000	40.434
8	7	1.00	1.00	18.867	2.850	53.771
9	8	1.00	1.00	17.542	2.879	50.504
10	9	1.00	1.00	18.142	2.516	45.645
11	10	1.00	1.00	2.450	1.300	3.185
12	11	1.00	1.00	4.150	0.350	1.453
13	12	1.00	1.00	4.450	2.175	9.679
14	13	1.00	1.00	2.150	1.300	2.795
15	14	1.00	1.00	2.245	0.350	0.786
16	15	1.00	1.00	2.325	2.324	5.403
17	16	1.00	1.00	1.099	3.603	3.960
18	17	1.00	1.00	2.425	0.586	1.421
19	18	1.00	0.50	0.167	0.167	0.014
20	19	1.00	1.00	2.258	0.167	0.377
21	20	1.00	0.50	1.650	1.650	1.361
22	21	1.00	0.50	0.513	0.513	0.132
23	22	1.00	1.00	0.511	0.511	0.261
24	23	0.50	1.00	0.774	0.387	0.150
25	24	0.50	1.00	1.650	1.650	1.361
26	25	1.00	0.50	0.238	0.238	0.028
27	26	1.00	1.00	0.238	2.881	0.686
28	27	1.00	1.00	0.767	3.119	2.392
29	28	1.00	1.00	2.850	0.600	1.710
30	29	1.00	1.00	17.542	6.846	120.093
31	30	1.00	1.00	2.825	1.300	3.673
32	31	1.00	1.00	4.275	0.850	3.634
33	32	1.00	1.00	6.875	1.200	8.250
34	33	1.00	1.00	4.275	0.850	3.634
35	34	1.00	1.00	2.975	1.300	3.868
36	35	1.00	1.00	2.825	2.600	7.345
37	36	1.00	1.00	2.810	0.500	1.405
38	37	1.00	1.00	2.850	0.500	1.425
39	38	1.00	1.00	2.675	2.950	7.891
40	39	1.00	1.00	2.525	2.150	5.429
41	40	1.00	1.00	2.525	2.000	5.050
42	41	1.00	1.00	5.550	1.000	5.550
43	42	1.00	0.50	2.534	1.284	1.627
44	43	1.00	0.50	2.842	0.654	0.929
45	44	1.00	0.50	3.007	3.007	4.521
46	45	1.00	1.00	3.975	1.674	6.654
47	46	1.00	1.00	2.675	1.000	2.675
48	47	1.00	0.50	2.700	0.887	1.198
49	48	1.00	0.50	1.282	2.536	1.626
50	49	1.00	1.00	2.852	0.209	0.596
51	50	1.00	1.00	5.542	0.209	1.158
52	51	1.00	1.00	2.692	1.150	3.096
53	52	1.00	1.00	1.392	1.000	1.392
54	53	1.00	1.00	4.342	3.100	13.460
55	54	1.00	1.00	5.625	1.391	7.824
56	55	1.00	1.00	0.307	8.325	2.556
57	56	1.00	1.00	2.000	2.700	5.400
58	57	1.00	1.00	0.307	2.650	0.814
59	58	1.00	1.00	1.570	8.175	12.835
60	59	1.00	1.00	0.600	2.555	1.533
61	60	1.00	1.00	1.930	2.325	4.487
62	61	1.00	1.00	1.850	0.350	0.648
63	62	1.00	1.00	0.700	2.660	1.862
64	63	1.00	0.50	2.350	0.080	0.094
65	64	1.00	0.50	0.877	0.321	0.141
66	65	1.00	1.00	2.770	0.500	1.385
67	66	1.00	0.50	0.447	0.223	0.050
					TOTAL DEDUCTION	623.079
					TOTAL BUILT UP AREA 4TH FLOOR	372.233

BALCONY AREA STATEMENT OF BLDG-A & BLDG-B						
SR. NO.	BALCONY TYPE	NUMBER OF BALCONY	BREATH (M)	HEIGHT (M)	AREA IN SQ.M. OPEN	AREA IN SQ.M. ENCLOSED
1	2	3	4	5	(6) = (3)X(4)X(5)	(7) = (3)X(4)X(5)
	4TH FLOOR					
2	B1	1.00	2.800	1.263	0.000	3.536
3	B2	1.00	2.650	1.025	0.000	2.716
4	B3	1.00	2.850	1.500	4.275	0.000
5	B4	1.00	2.550	1.500	0.000	3.825
6	B5	1.00	2.925	1.500	0.000	4.388
7	B6	1.00	2.925	1.000	0.000	2.925
8	B7	1.00	2.550	1.000	0.000	2.550
9	B8	2.00	2.650	1.000	0.000	5.300
10	B9	2.00	2.925	1.300	0.000	7.605
11	B10	2.00	2.550	1.300	0.000	6.630
12	B11	1.00	2.700	1.300	3.510	0.000
				SUB TOTAL	7.785	39.475
PROPOSED BALCONY AREA @ 4TH FLOOR = (6) + (7)					47.260	
NET BUILT UP AREA OF 4TH FLOOR					372.233	
PERMISSIBLE BALCONY (15%) AREA OF 4TH FLOOR					55.835	
BALANCE BALCONY AREA OF 4TH FLOOR					8.575	
EXCESS BALCONY AREA OF 4TH FLOOR					0.000	
PERMISSIBLE TERRACE (20%) AREA @ TYPICAL FLOOR						74.447
1	T1	1.00	1.00	3.100	1.500	4.650
2	T2	1.00	1.00	2.644	1.491	3.942
3	T3	1.00	1.00	2.700	1.694	4.574
4	T4	1.00	1.00	2.850	1.325	3.776
5	T5	1.00	1.00	2.660	1.000	2.660
6	T6	1.00	1.00	2.680	2.675	7.169
7	T7	1.00	1.00	3.075	2.675	8.226
8	T8	1.00	1.00	2.825	2.950	8.334
9	T9	1.00	1.00	2.825	3.100	8.758
PROPOSED TERRACE AREA @ 4TH FLOOR						52.088



4TH FLOOR PLAN

SCALE : 1:100



TERRACE FLOOR PLAN

SCALE : 1:100

SCHEDULE OF LIGHT AND VENTILATION						
ROOM	BUILDING WING	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5	6 = 4 / 6	6
LIVING	B	208	10.862	W	1.810	4.200
KITCHEN	B	208	4.582	W1	0.764	2.250
BEDROOM	B	208	8.053	W2	1.342	2.430
BATH	B	208	1.440	V	0.240	0.450
W.C.	B	208	1.080	V1	0.180	0.525

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	SIZE AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4 = 2 X 3	5	6
D	1.000	2.100	2.100	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.100	1.890	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.100	1.575	0.000	T.W. FRAMED PANNELED DOOR.
W	2.000	2.100	4.200	0.150	ALUMINIUM SLIDING WINDOW
W1	1.500	1.350	2.025	0.900	ALUMINIUM SLIDING WINDOW
W2	1.800	1.350	2.430	0.900	ALUMINIUM SLIDING WINDOW
W3	2.000	1.350	2.700	0.900	ALUMINIUM SLIDING WINDOW
W4	0.750	0.750	0.563	1.500	ALUMINIUM LOUVERED WINDOW
V	0.600	0.750	0.450	1.500	ALUMINIUM LOUVERED WINDOW
V1	0.500	0.750	0.375	1.500	ALUMINIUM LOUVERED WINDOW
V2	0.700	0.750	0.525	1.500	ALUMINIUM LOUVERED WINDOW
FD	1.200	2.100	2.520	0.000	FIRE RATED DOOR
RJ	2.500	1.800	4.500	0.450	RCC PRECAST JALI

DRAWING FOR BUILDING PERMISSION | SHEET NO. 05/05

CONTENT : 4TH FLOOR PLAN & CAL'N, TERRACE FLOOR PLAN

STAMP OF APPROVAL

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARY SUNITA R. MURUDKAR DIST. THANE (MAH) Regd. No. 10518 Exp. Dt. 1/11/2018 GOVT. OF INDIA

ATTESTED BY ME

7/06/2018

SUNITA R. MURUDKAR
B.A., LL.M., D.C.L
Regd. No. 10518
ADVOCATE & NOTARY (Govt. Of India)
Sumangal C.H.S., Row House No. 11, Sector-2, Airoli, Navi Mumbai - 400705, Dist - Thane (Mah.)

07 JUN 2018

DEVELOPMENT PERMISSION GRANTED

Subject to the conditions mentioned in this office's letter no.:

CIDCO/NAINA/Panvel, Vichumbe /BP-318 /CC/2018 / 1753

Date: 07 JUN 2018

07/6/18

Associate Planner (NAINA)

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	46.000
b) COMMERCIAL	0.000

NAME & SIGNATURE OF OWNER

For VAASTU BUILDERS & DEVELOPERS

PARTNERS

SHRI. UTTAM TUKARAM YALIMAR

M/S. VAASTU BUILDERS & DEVELOPERS

1) SHRI. ARJUN HASHA PATIL

2) SHRI. JOMA HASHA PATIL THROUGH PoA SHRI. ARJUN HASHA PATIL

3) SMT. BABI DAMU PATIL

4) SMT. SHAILA SHANIVAR CHIMNE शैला शनिवार चिमणे

5) SHRI. GANESH NAMDEV PATIL

6) SMT. RAMIBAI (PRAMILA) CHANDRAKANT PARDESHI प्रमिला चंद्रकांत परदेशी

SHRI. SANDEEP GUNDAJI SAWANT

M/S. PURVA PROPERTIES THROUGH PROP.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
15/03/2018	VST/NAINA/04	16	AS SHOWN AS	V.P	—

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
PEMI. BUILDING LINE		
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
DRAINAGE & SEWERAGE WORK		
WATER SUPPLY WORK		
RWH LINE		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		
TWO WHEELER PARKING		
CYCLE PARKING		

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
06/06/2018	VST/NAINA/04	19	AS SHOWN AS	V.P	—

DESCREPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING PERMISSION ON LAND BEARING GUT NO.122/1, AT VILLAGE - VICHUMBE, TALUKA -PANVEL, DIST - RAIGAD.

SIGNATURE, NAME OF LICENSED ARCHITECT | ADDRESS OF LICENSED ARCHITECT

AR. DEEPAK THAKARE
CA/92/14485

CBD NAVI MUMBAI

VISTAAR
ARCHITECTS & PLANNERS
SHREE NAND DHAM WING., A-505/506, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614.
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