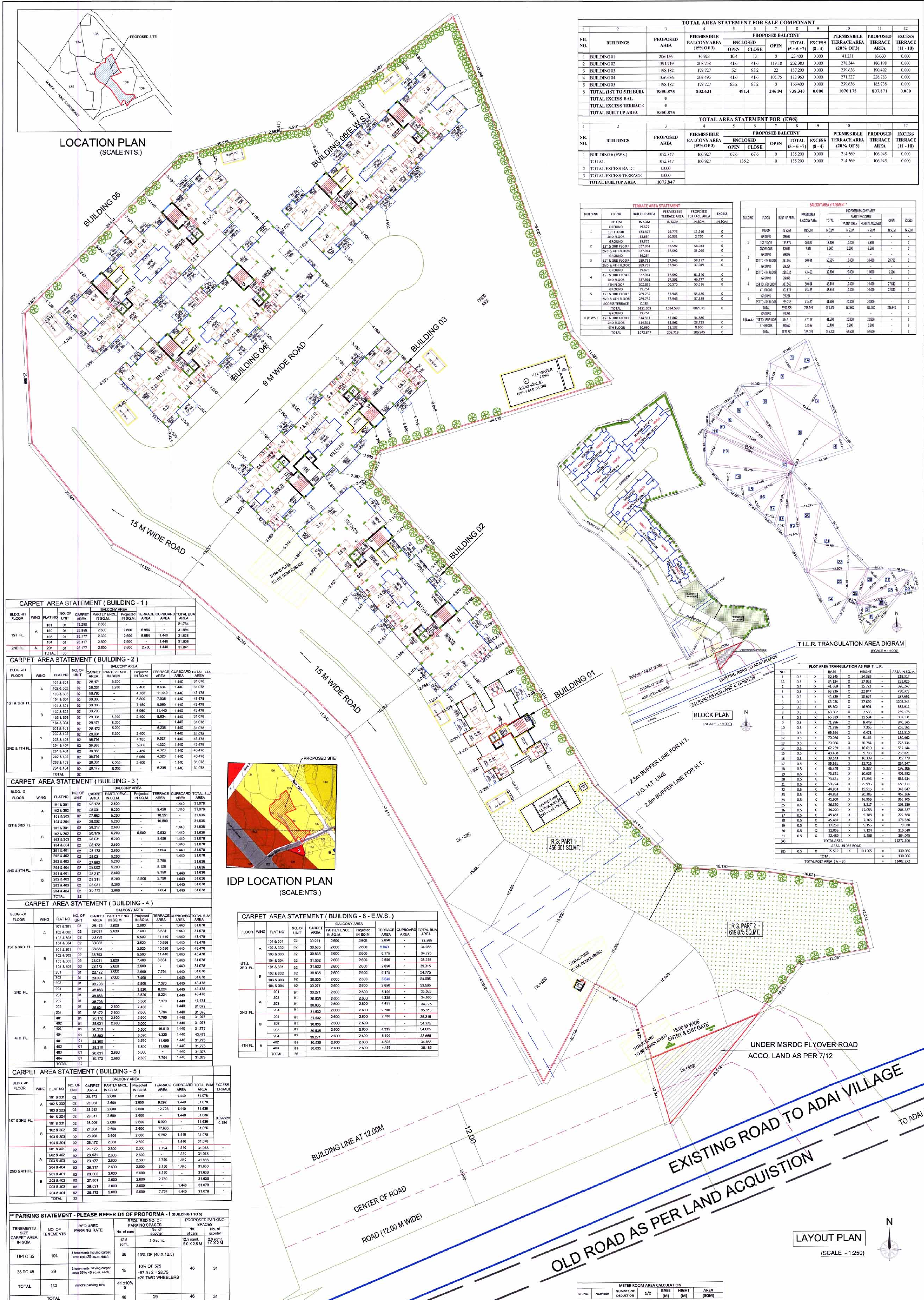
STAMP OF APPROVAL	SHEET NO. 1/9

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel Adai /BP-283 /CC/2019 / 339/ SAP/SP(BP)/47
Date: 26 MAR 2019
Associate Planner (NAINA)



TOTAL AREA STATEMENT FOR SALE COMPONANT

1	2	3	4	5	6	7	8	9	10	11	12
SR. NO.	BUILDINGS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY ENCLOSED OPEN	CLOSE	OPEN	TOTAL (5+6+7)	EXCESS (8-4)	PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (11-10)
1	BUILDING 01	206.156	30.923	10.4	13	0	23.400	0.000	41.231	16.660	0.000
2	BUILDING 02	1391.719	208.758	41.6	41.6	119.18	202.380	0.000	278.344	186.198	0.000
3	BUILDING 03	1198.182	179.727	52	83.2	22	157.200	0.000	239.636	190.492	0.000
4	BUILDING 04	1356.636	203.495	41.6	41.6	105.76	188.960	0.000	271.327	228.783	0.000
5	BUILDING 05	1198.182	179.727	83.2	83.2	0	166.400	0.000	239.636	185.738	0.000
6	TOTAL (1ST TO 5TH BUID.	5350.875	802.631	491.4		246.94	738.340	0.000	1070.175	807.871	0.000
	TOTAL EXCESS BAL.	0									
	TOTAL EXCESS TERRACE	0									
	TOTAL BUILT UP AREA	5350.875									

TOTAL AREA STATEMENT FOR (EWS)

1	2	3	4	5	6	7	8	9	10	11	12
SR. NO.	BUILDINGS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY ENCLOSED OPEN	CLOSE	OPEN	TOTAL (5+6+7)	EXCESS (8-4)	PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (11-10)
1	BUILDING 6 (EWS.)	1072.847	160.927	67.6	67.6	0	135.200	0.000	214.569	106.945	0.000
	TOTAL	1072.847	160.927	135.2		0	135.200	0.000	214.569	106.945	0.000
2	TOTAL EXCESS BALC.	0.000									
3	TOTAL EXCESS TERRACE	0.000									
	TOTAL BUILTUP AREA	1072.847									

TERRACE AREA STATEMENT

BUILDING	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS
	IN SQM	IN SQM	IN SQM	IN SQM	IN SQM
1	GROUND	19.627	-	-	-
	1ST FLOOR	133.875	26.775	13.910	0
	2ND FLOOR	52.654	10.531	2.750	0
2	GROUND	39.875	-	-	-
	1ST & 3RD FLOOR	337.961	67.592	58.043	0
	2ND & 4TH FLOOR	337.961	67.592	35.056	0
3	GROUND	39.254	-	-	-
	1ST & 3RD FLOOR	289.732	57.946	58.197	0
	2ND & 4TH FLOOR	289.732	57.946	37.049	0
4	GROUND	39.875	-	-	-
	1ST & 3RD FLOOR	337.961	67.592	61.340	0
	2ND FLOOR	337.961	67.592	46.777	0
	4TH FLOOR	302.878	60.576	59.326	0
5	GROUND	39.254	-	-	-
	1ST & 3RD FLOOR	289.732	57.946	55.480	0
	2ND & 4TH FLOOR	289.732	57.946	37.389	0
	ACCESS TERRACE	0.184			
	TOTAL	5351.059	1034.598	807.871	0
6 (E.W.S.)	GROUND	39.254	-	-	-
	1ST & 3RD FLOOR	314.311	62.862	34.630	0
	2ND FLOOR	314.311	62.862	28.725	0
	4TH FLOOR	90.660	18.132	8.960	0
	TOTAL	1072.847	206.719	106.945	0

BALCONY AREA STATEMENT *

BUILDING	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA TOTAL	PARTLY ENCLOSED PARTLY OPEN	PARTLY ENCLOSED	OPEN	EXCESS
	IN SQM	IN SQM	IN SQM	IN SQM	IN SQM	IN SQM	IN SQM	IN SQM
1	GROUND	19.627	-	-	-	-	-	-
	1ST FLOOR	133.875	20.081	18.200	10.400	7.800	-	0
	2ND FLOOR	52.654	7.898	5.200	2.600	2.600	-	0
2	GROUND	39.875	-	-	-	-	-	-
	1ST TO 4TH FLOOR	337.961	50.694	50.595	10.400	10.400	29.795	0
3	GROUND	39.254	-	-	-	-	-	-
	1ST TO 4TH FLOOR	289.732	43.460	39.300	20.800	13.000	5.500	0
4	GROUND	39.875	-	-	-	-	-	-
	1ST TO 3RD FLOOR	337.961	50.694	48.440	10.400	10.400	27.640	0
	4TH FLOOR	302.878	45.432	43.640	10.400	10.400	22.840	0
5	GROUND	39.254	-	-	-	-	-	-
	1ST TO 4TH FLOOR	289.732	43.460	41.600	20.800	20.800	-	0
	TOTAL	5350.875	775.949	738.340	262.600	228.800	246.940	0
6 (E.W.S.)	GROUND	39.254	-	-	-	-	-	-
	1ST TO 3RD FLOOR	314.311	47.147	41.600	20.800	20.800	-	0
	4TH FLOOR	90.660	13.599	10.400	5.200	5.200	-	0
	TOTAL	1072.847	155.039	135.200	67.600	67.600	-	0

PROFORMA - I

	AREA STATEMENT		AREA SQM
	a) AREA OF THE PLOT (as per 7/12)		10870.00
	b) AREA OF THE PLOT (as per TILR) by Trangulation at true Scale		11402.272
	c) AREA OF THE PLOT (as per phyical survey)		10975.124
1	Area of Plot considered [least of (a) & (b) (c)]		10870.00
2	DEDUCTION FOR		----
	A EXISTING ROAD WITH WIDENING		
	B PROPOSED ROAD		----
	C ANY RESERVATIONS		----
	E DEDUCTION UNDER MSRDC		130.066
3	GROSS AREA OF THE PLOT (1-2)		10739.934
4	DEDUCTION FOR AMENITY SPACE ,IF ANY		NA
5	A R.G / OPEN SPACES REQUIRED		1073.993
	B R.G / OPEN SPACES PROVIDED		1075.677
6	NET AREA OF PLOT = 100%(3-4)		10739.934
7	FOR SALE COMPONENT		
	A PERMISSIBLE FSI		0.50
	B PERMISSIBLE BUILT UP AREA (7 X 8)		5369.967
8	FOR E.W.S.		
	A PERMISSIBLE FSI (20%) of permissible FSI		0.10
	B PERMISSIBLE BUILT UP AREA (7 X 8)		1073.993
		SALE COMPONENT	E.W.S.
9	PROPOSED BUILT UP AREA	5350.875	1072.847
10	BALANCE BUILT UP AREA	19.092	1.124
11	FSI CONSUMED (10 / 6)	0.498	0.099
12	FSI BALANCED	0.002	0.001
13	NO . OF UNITS PROPOSED (SALE COMPONENT)		133
	a) RESIDENTIAL- BUILDING 1,2,3,4, AND 5		133
	b) COMMERCIAL		NIL
14	NO . OF UNITS PROPOSED (E.W.S.)		26
	a) RESIDENTIAL- BUILDING 6		26
	b) COMMERCIAL		NIL
15	No. of Trees To be Planted		
	(A)Trees to be planted against plot area (at 1 tree per 100 sq.mt.)		108
	(B)Trees to be planted against R.G. (at 5 trees per 100 sq.mt.)		54
	(C)Number of trees required to be planted		162
	(D)Number of existing trees		01
	(E)Number of trees proposed to be planted		163
16	BALCONY AREA STATEMENT		*
17	TDR		NA
18	PARKING STATEMENT		**
19	Loading / Unloading spaces		NA

PROFORMA - II

CONTENT : LAYOUT PLAN, LOCATION PLAN, CARPET AREA STATEMENT, TERRACE & BALCONY AREA STATEMENT, PARKING STATEMENT BUILT UP AREA STATEMENT, LEGENDS, BLOCK PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING SURVEY NO. 123/2+3A, 123/2+3B,135/2, 137/4 AND 138/3 AT VILLAGE - ADAI, TALUKA - PANVEL, DIST- RAIGAD, DATED 10-12 -2014 AND THE DIM. OF SIDES ETC.OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 10975.124

M/s. VIJAY ENTERPRISES
SIGNATURE OF OWNER

Ar. Sheetal P. Nemane CA/2000/25775
AR. SHEETAL NEMANE
SIGNATURE OF ARCHITECT

FORM OF CERTIFICATE

I,(SHEETAL ARCHITECTS) 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 PERSONLLY 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.

Ar. Sheetal P. Nemane CA/2000/25775

ADDRESS:
ADD.Office No.117,Raheja Arcade,
sector 11, CBD Belapur,
NAVI MUMBAI-400614.
sheetaly2k@yahoo.com
Office No: 02241279232

AR. SHEETAL NEMANE
SIGNATURE OF ARCHITECT

PROJECT

PROPOSED RESIDENTIAL BUILDING ON SURVEY NO. 123/2+3A, 123/2+3B, 135/2, 137/4 AND 138/3 AT VILLAGE - ADAI, TALUKA - PANVEL, DIST- RAIGAD

NAME & SIGN. OF ARCHITECT

AR. SHEETAL NEMANE — Ar. Sheetal P. Nemane CA/2000/25775

sanjog	1:100/1:200/1:500/N.T.S.	20.03.2019	
DRAWN BY	SCALE	DATE	DRAWING NO.

Sheetal Architects
ADD.Office No.12,Raheja Arcade,
Sector 11, CBD Belapur,
NAVI MUMBAI-400614.
Office No: 02241279232

PLOT AREA TRANGULATION AS PER T.I.L.R.

NO.			BASE		HEIGHT		AREA IN SQ.M.
1	0.5	X	30.345	X	14.389	=	218.317
1A	0.5	X	34.134	X	17.052	=	291.026
2	0.5	X	41.368	X	15.773	=	326.249
3	0.5	X	63.936	X	22.847	=	730.373
4	0.5	X	44.529	X	10.674	=	237.651
5	0.5	X	63.936	X	37.639	=	1203.244
6	0.5	X	68.602	X	16.994	=	582.911
7	0.5	X	68.602	X	7.556	=	259.178
8	0.5	X	66.839	X	11.584	=	387.131
9	0.5	X	71.996	X	9.449	=	340.145
10	0.5	X	71.996	X	7.366	=	265.161
11	0.5	X	69.564	X	4.471	=	155.510
12	0.5	X	70.086	X	5.164	=	180.962
13	0.5	X	70.086	X	20.784	=	728.334
14	0.5	X	62.269	X	16.610	=	517.144
15	0.5	X	48.458	X	9.733	=	235.821
16	0.5	X	39.143	X	16.339	=	319.779
17	0.5	X	39.991	X	11.715	=	234.247
18	0.5	X	46.349	X	8.337	=	193.206
19	0.5	X	73.651	X	10.905	=	401.582
20	0.5	X	73.651	X	17.296	=	636.934
21	0.5	X	50.724	X	25.996	=	659.311
22	0.5	X	44.863	X	15.516	=	348.047
23	0.5	X	44.863	X	20.385	=	457.266
24	0.5	X	41.909	X	16.956	=	355.305
25	0.5	X	26.350	X	8.217	=	108.259
26	0.5	X	34.220	X	12.053	=	206.227
27	0.5	X	45.487	X	9.786	=	222.568
28	0.5	X	45.487	X	7.766	=	176.626
29	0.5	X	17.263	X	9.156	=	79.030
30	0.5	X	31.055	X	7.124	=	110.618
31	0.5	X	22.489	X	9.253	=	104.045
(A)	TOTAL AREA					=	11272.206
	AREA UNDER ROAD						
(B)	0.5	X	25.512	X	10.1965	=	130.066
	TOTAL					=	130.066
	TOTAL POLT AREA (A + B)					=	11402.272

CARPET AREA STATEMENT (BUILDING - 1)

BLDG. -01 FLOOR	WING	FLAT NO	NO. OF UNIT	CARPET AREA	BALCONY AREA PARTLY ENCL. IN SQ.M.	Projected IN SQ.M.	TERRACE AREA	CUPBOARD AREA	TOTAL BUA AREA
1ST FL.	A	101	01	19.295	2.600	-	-	-	21.784
		102	01	25.859	2.600	2.600	6.954	-	31.694
		103	01	28.177	2.600	2.600	6.954	1.440	31.636
		104	01	28.317	2.600	2.600	-	1.440	31.636
2ND FL.	A	201	01	28.177	2.600	2.600	2.750	1.440	31.841
		TOTAL	05						

CARPET AREA STATEMENT (BUILDING - 2)

BLDG. -01 FLOOR	WING	FLAT NO	NO. OF UNIT	CARPET AREA	BALCONY AREA PARTLY ENCL. IN SQ.M.	Projected IN SQ.M.	TERRACE AREA	CUPBOARD AREA	TOTAL BUA AREA
1ST & 3RD FL.	A	101 & 301	02	28.171	5.200	-	-	1.440	31.078
		102 & 302	02	28.031	5.200	2.400	8.634	1.440	31.078
		103 & 303	02	38.793	-	4.785	11.440	1.440	43.478
		104 & 304	02	38.883	-	5.800	7.935	1.440	43.478
	B	101 & 301	02	38.883	-	7.450	9.960	1.440	43.478
		102 & 302	02	38.793	-	6.960	11.440	1.440	43.478
		103 & 303	02	28.031	5.200	2.400	8.634	1.440	31.078
		104 & 304	02	28.171	5.200	-	-	1.440	31.078
2ND & 4TH FL.	A	201 & 401	02	28.172	5.200	-	6.235	1.440	31.078
		202 & 402	02	28.031	5.200	2.400	-	1.440	31.078
		203 & 403	02	38.793	-	4.785	9.627	1.440	43.478
		204 & 404	02	38.883	-	5.800	4.320	1.440	43.478
	B	201 & 401	02	38.883	-	7.450	4.320	1.440	43.478
		202 & 402	02	38.793	-	6.960	4.320	1.440	43.478
		203 & 403	02	28.031	5.200	2.400	-	1.440	31.078
		204 & 404	02	28.172	5.200	-	6.235	1.440	31.078
		TOTAL	32						

CARPET AREA STATEMENT (BUILDING - 3)

BLDG. -01 FLOOR	WING	FLAT NO	NO. OF UNIT	CARPET AREA	BALCONY AREA PARTLY ENCL. IN SQ.M.	Projected IN SQ.M.	TERRACE AREA	CUPBOARD AREA	TOTAL BUA AREA
1ST & 3RD FL.	A	101 & 301	02	28.172	2.600	-	-	1.440	31.078
		102 & 302	02	28.031	5.200	-	9.456	1.440	31.078
		103 & 303	02	27.862	5.200	-	18.551	-	31.636
		104 & 304	02	28.002	5.200	-	10.800	-	31.636
	B	101 & 301	02	28.317	2.600	-	-	1.440	31.636
		102 & 302	02	28.176	5.200	5.500	9.933	1.440	31.636
		103 & 303	02	28.031	5.200	-	9.456	1.440	31.078
		104 & 304	02	28.172	2.600	-	-	1.440	31.078
2ND & 4TH FL.	A	201 & 401	02	28.172	2.600	-	7.604	1.440	31.078
		202 & 402	02	28.031	5.200	-	-	1.440	31.078
		203 & 403	02	27.862	5.200	-	2.750	-	31.636
		204 & 404	02	28.002	5.200	-	8.150	-	31.636
	B	201 & 401	02	28.317	2.600	-	8.150	1.440	31.636
		202 & 402	02	28.311	5.200	5.500	2.790	1.440	31.636
		203 & 403	02	28.031	5.200	-	-	1.440	31.078
		204 & 404	02	28.172	2.600	-	7.604	1.440	31.078
		TOTAL	32						

CARPET AREA STATEMENT (BUILDING - 4)

BLDG. -01 FLOOR	WING	FLAT NO	NO. OF UNIT	CARPET AREA	BALCONY AREA PARTLY ENCL. IN SQ.M.	Projected IN SQ.M.	TERRACE AREA	CUPBOARD AREA	TOTAL BUA AREA
1ST & 3RD FL.	A	101 & 301	02	28.172	2.600	2.600	-	1.440	31.078
		102 & 302	02	28.031	2.600	7.400	8.634	1.440	31.078
		103 & 303	02	38.793	-	5.500	11.440	1.440	43.478
		104 & 304	02	38.883	-	3.520	10.596	1.440	43.478
	B	101 & 301	02	38.883	-	3.520	10.596	1.440	43.478
		102 & 302	02	38.793	-	5.500	11.440	1.440	43.478
		103 & 303	02	28.031	2.600	7.400	8.634	1.440	31.078
		104 & 304	02	28.172	2.600	2.600	-	1.440	31.078
2ND FL.	A	201	01	28.172	2.600	2.600	7.794	1.440	31.078
		202	01	28.031	2.600	7.400	-	1.440	31.078
		203	01	38.793	-	5.500	7.370	1.440	43.478
		204	01	38.883	-	3.520	8.224	1.440	43.478
	B	201	01	38.883	-	3.520	8.224	1.440	43.478
		202	01	38.793	-	5.500	7.370	1.440	43.478
		203	01	28.031	2.600	7.400	-	1.440	31.078
		204	01	28.172	2.600	2.600	7.794	1.440	31.078
4TH FL.	A	401	01	28.172	2.600	2.600	7.795	1.440	31.078
		402	01	28.031	2.600	5.000	-	1.440	31.078
		403	01	28.210	-	5.500	16.019	1.440	31.779
		404	01	38.883	-	3.520	4.320	1.440	43.478
	B	401	01	28.300	-	3.520	11.699	1.440	31.778
		402	01	28.210	-	5.500	11.699	1.440	31.778
		403	01	28.031	2.600	5.000	-	1.440	31.078
		404	01	28.172	2.600	2.600	7.794	1.440	31.078
		TOTAL	32						

CARPET AREA STATEMENT (BUILDING - 5)

BLDG. -01 FLOOR	WING	FLAT NO	NO. OF UNIT	CARPET AREA	BALCONY AREA PARTLY ENCL. IN SQ.M.	Projected IN SQ.M.	TERRACE AREA	CUPBOARD AREA	TOTAL BUA AREA	EXCESS TERRACE
1ST & 3RD FL.	A	101 & 301	02	28.172	2.600	2.600	-	1.440	31.078	0.092x2= 0.184
		102 & 302	02	28.031	2.600	2.600	9.292	1.440	31.078	
		103 & 303	02	28.324	2.600	2.600	12.723	1.440	31.636	
		104 & 304	02	28.317	2.600	2.600	-	1.440	31.636	
	B	101 & 301	02	28.002	2.600	2.600	5.909	-	31.636	
		102 & 302	02	27.861	2.600	2.600	17.935	-	31.636	
		103 & 303	02	28.031	2.600	2.600	9.292	1.440	31.078	
		104 & 304	02	28.172	2.600	2.600	-	1.440	31.078	
2ND & 4TH FL.	A	201 & 401	02	28.172	2.600	2.600	7.794	1.440	31.078	-
		202 & 402	02	28.031	2.600	2.600	-	1.440	31.078	-
		203 & 403	02	28.177	2.600	2.600	2.750	1.440	31.636	-
		204 & 404	02	28.317	2.600	2.600	8.150	1.440	31.636	-
	B	201 & 401	02	28.002	2.600	2.600	8.150	-	31.636	-
		202 & 402	02	27.861	2.600	2.600	2.750	-	31.636	-
		203 & 403	02	28.031	2.600	2.600	-	1.440	31.078	-
		204 & 404	02	28.172	2.600	2.600	7.794	1.440	31.078	-
		TOTAL	32							

CARPET AREA STATEMENT (BUILDING - 6 - E.W.S.)

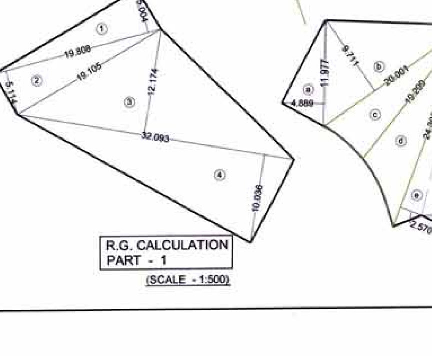
FLOOR	WING	FLAT NO	NO. OF UNIT	CARPET AREA	BALCONY AREA PARTLY ENCL. IN SQ.M.	Projected IN SQ.M.	TERRACE AREA	CUPBOARD AREA	TOTAL BUA AREA
1ST & 3RD FL.	A	101 & 301	02	30.271	2.600	2.600	2.650	-	33.565
		102 & 302	02	30.535	2.600	2.600	5.840	-	34.085
		103 & 303	02	30.835	2.600	2.600	6.175	-	34.775
		104 & 304	02	31.532	2.600	2.600	2.650	-	35.315
	B	101 & 301	02	31.532	2.600	2.600	2.650	-	35.315
		102 & 302	02	30.835	2.600	2.600	6.175	-	34.775
		103 & 303	02	30.535	2.600	2.600	5.840	-	34.085
		104 & 304	02	30.271	2.600	2.600	2.650	-	33.565
2ND FL.	A	201	01	30.271	2.600	2.600	5.100	-	33.565
		202	01	30.535	2.600	2.600	4.335	-	34.085
		203	01	30.835	2.600	2.600	4.455	-	34.775
		204	01	31.532	2.600	2.600	2.700	-	35.315
	B	201	01	31.532	2.600	2.600	2.700	-	35.315
		202	01	30.835	2.600	2.600	-	-	34.775
		203	01	30.535	2.600	2.600	4.335	-	34.085
		204	01	30.271	2.600	2.600	5.100	-	33.565
4TH FL.	A	402	01	30.535	2.600	2.600	4.505	-	34.865
		403	01	30.835	2.600	2.600	4.455	-	35.185
		TOTAL	26						

**** PARKING STATEMENT - PLEASE REFER D1 OF PROFORMA - I (BUILDING 1 TO 5)**

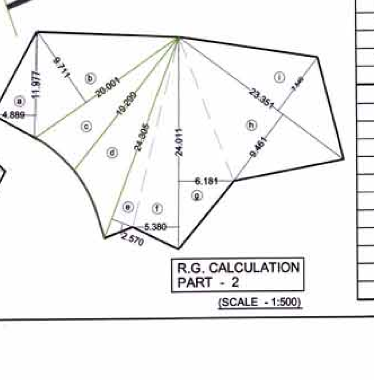
TENEMENTS SIZE CARPET AREA IN SQM.	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES No. of cars 12.5 sqmt.	No. of scooter 2.0 sqmt.	PROPOSED PARKING SPACES No. of cars 12.5 sqmt. 5.0 X 2.5 M	No. of scooter 2.0 sqmt. 1.0 X 2 M
UPTO 35	104	4 tenements having carpet area upto 35 sq.m. each.	26	10% OF (46 X 12.5)	46	31
35 TO 45	29	2 tenements having carpet area 35 to 45 sq.m. each.	15	10% OF 575 =57.5 / 2 = 28.75 =29 TWO WHEELERS		
TOTAL	133	visitor's parking 10%	41 x10% = 5			
TOTAL			46	29	46	31
Out of 46 Cars-	26 cars of size - 2.50X5.00M	C- Car	C.S.- Car (Small Size)			
	20 cars of size - 2.30X4.50M	S- Scooter				

**** PARKING STATEMENT - PLEASE REFER D1 OF PROFORMA - I (BUILDING 6- E.W.S.)**

TENEMENTS SIZE CARPET AREA IN SQM.	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES No. of cars 12.5 sqmt.	No. of scooter 2.0 sqmt.	PROPOSED PARKING SPACES No. of cars 12.5 sqmt. 5.0 X 2.5 M	No. of scooter 2.0 sqmt. 1.0 X 2 M
UPTO 35	26	4 tenements having carpet area upto 35 sq.m. each.	07	10% OF (8 X 12.5)	08	04
35 TO 45	-	2 tenements having carpet area 35 to 45 sq.m. each.	-	10% OF 100 =10 / 2 = 05		
TOTAL	26	visitor's parking 10%	07 x10% = 1			
TOTAL			08	05	08	05
Out of 54 Cars-	07 cars of size - 2.50X5.00M	C- Car	C.S.- Car (Small Size)			
	01 cars of size - 2.30X4.50M	S- Scooter				



R.G. CALCULATION PART - 1
(SCALE - 1:500)



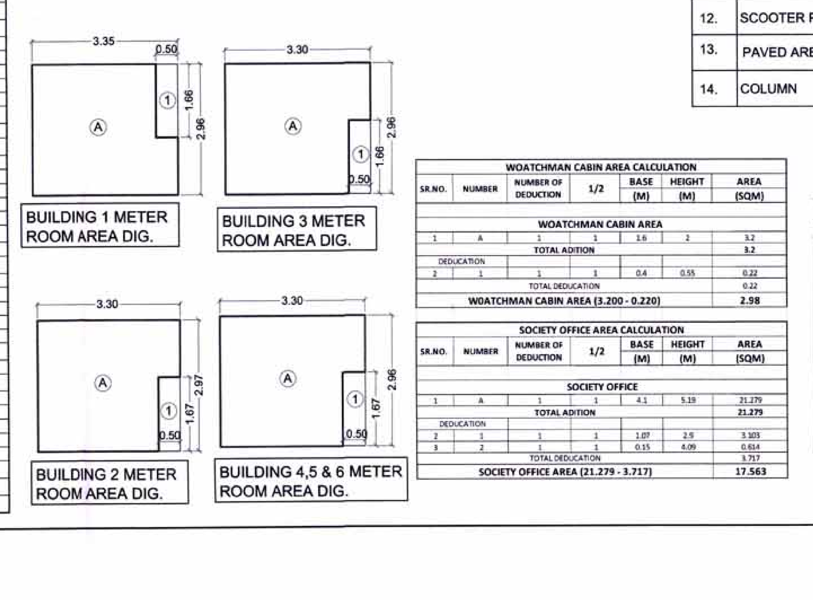
R.G. CALCULATION PART - 2
(SCALE - 1:500)

OPEN SPACES TRANGRULATION AREA (R.G.)

SR. NO	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HIGHT (M)	AREA (SQM)
	R.G. PART 1					
1	1	1	1/2	19.808	5.004	49.560
2	2	1	1/2	19.808	5.114	50.649
3	3	1	1/2	32.093	12.174	195.350
4	4	1	1/2	32.093	10.036	161.043
					TOTAL	456.601
	R.G.PART 2					
1	a	1	1/2	11.977	4.889	29.278
1	b	1	1/2	20.001	9.711	97.115
2	c	1	1/2	AS PER PLOYLINE		54.269
3	d	1	1/2	AS PER PLOYLINE		69.891
4	e	1	1/2	24.305	2.570	31.232
5	f	1	1/2	24.011	5.380	64.590
6	g	1	1/2	24.011	6.181	74.206
7	h	1	1/2	23.351	9.461	110.462
8	i	1	1/2	23.351	7.540	88.033
					TOTAL	619.075
TOTAL R.G.		PART 1 + PART 2				1075.677

METER ROOM AREA CALCULATION

SR.NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HIGHT (M)	AREA (SQM)
	BUILDING 1					
1	A	1	1	3.35	2.96	9.916
	TOTAL ADITION					9.916
	DEDUCATION					
2	1	1	1	0.5	1.66	0.83
	TOTAL DEDUCATION					0.83
	BUILDING 1 METER ROOM AREA (9.916 - 0.830)					9.086
	BUILDING 2					
1	A	1	1	3.3	2.97	9.801
	TOTAL ADITION					9.801
	DEDUCATION					
2	1	1	1	0.5	1.67	0.84
	TOTAL DEDUCATION					0.835
	BUILDING 2 METER ROOM AREA (9.801 - 0.840)					8.965
	BUILDING 3					
1	A	1	1	3.3	2.96	9.768
	TOTAL ADITION					9.768
	DEDUCATION					
2	1	1	1	0.5	1.66	0.83
	TOTAL DEDUCATION					0.83
	BUILDING 3 METER ROOM AREA (9.768 - 0.830)					8.938
	BUILDING NO. 4, 5 & 6					
1	A	1	1	3.3	2.96	9.768
	TOTAL ADITION					9.768
	DEDUCATION					
2	1	1	1	0.5	1.67	0.835
	TOTAL DEDUCATION					0.835
	BUILDING 4,5 & 6 METER ROOM AREA (9.768 - 0.835)					8.933
	8.933 X 3 BUILDINGS					26.799
	BUILDING NO. 1 TO 6 METER ROOM AREA					53.788

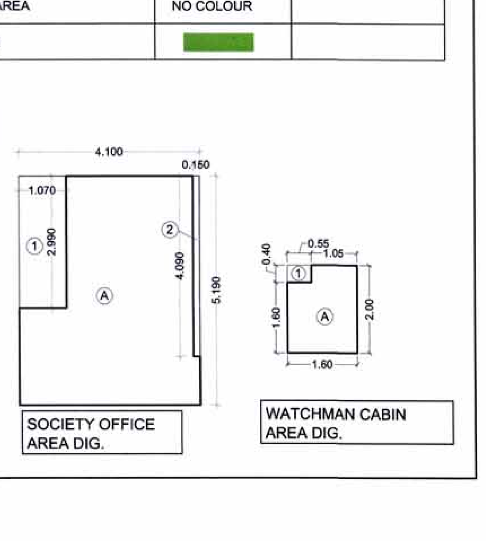


WOATCHMAN CABIN AREA CALCULATION

SR.NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
	WOATCHMAN CABIN AREA					
1	A	1	1	1.6	2	3.2
	TOTAL ADITION					3.2
	DEDUCATION					
2	1	1	1	0.4	0.55	0.22
	TOTAL DEDUCATION					0.22
	WOATCHMAN CABIN AREA (3.200 - 0.220)					2.98

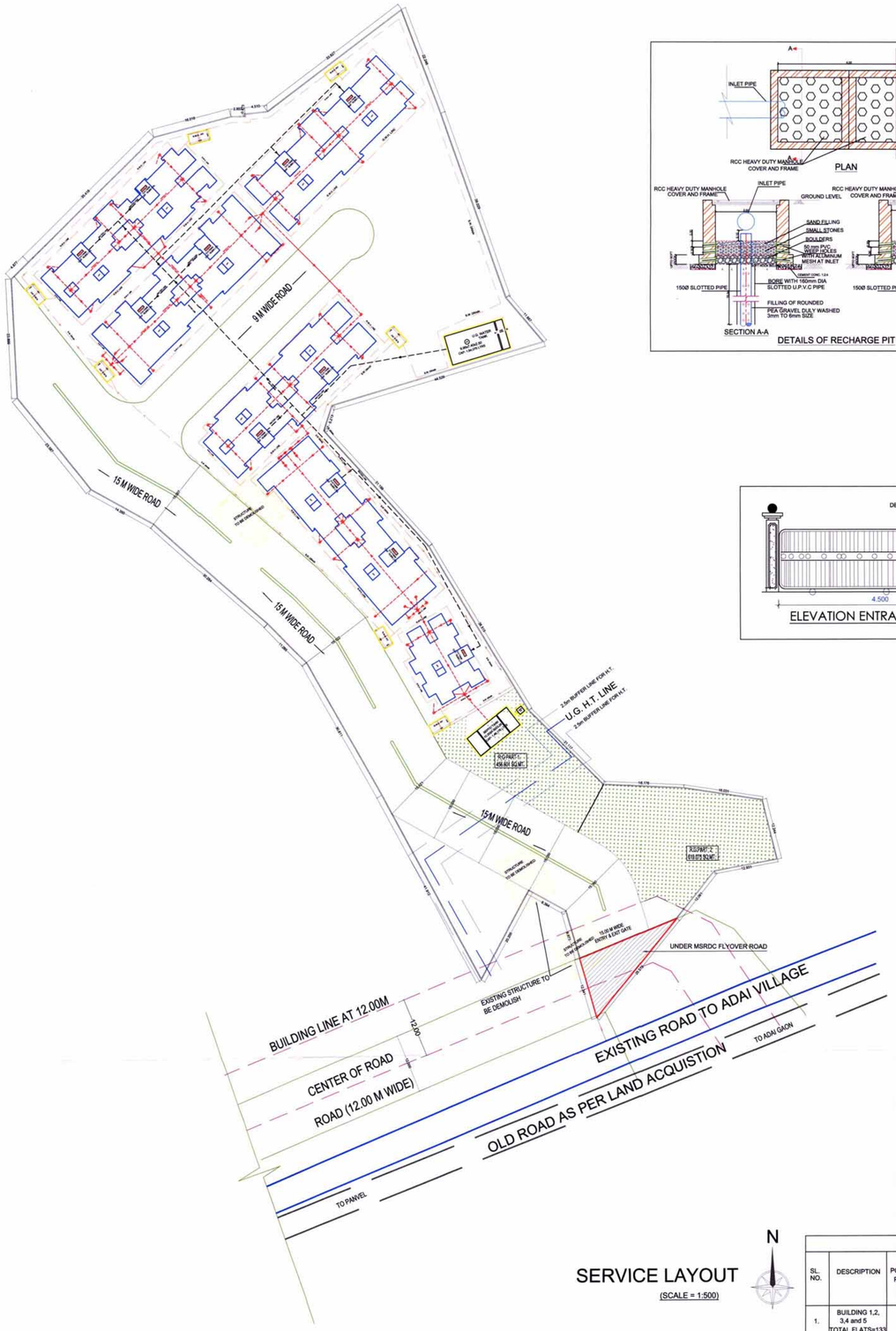
SOCIETY OFFICE AREA CALCULATION

SR.NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
	SOCIETY OFFICE					
1	A	1	1	4.1	5.19	21.279
	TOTAL ADITION					21.279
	DEDUCATION					
2	1	1	1	1.07	2.9	3.103
3	2	1	1	0.15	4.09	0.614
	TOTAL DEDUCATION					3.717
	SOCIETY OFFICE AREA (21.279 - 3.717)					17.563



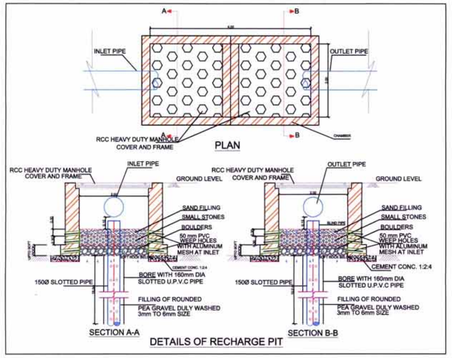
LEGENDS

SR. NO.	ITEM	SITE PLAN ON WHITE PRINT	BUILDING PLAN WHITE PRINT
1.	PLOT LINE		
2.	EXISTING ROAD		
3.	EXISTING ROAD CENTER LINE		
4.	PERMISIBLE BUILDING LINE		
5.	MARGINAL OPEN SPACE	NO COLOUR	
6.	DRAINGE & SEWERAGE WORK		
7.	WATER SUPPLY WORK		
8.	R.W.H PIPE LINE		
9.	SW DRAIN		
10.	R.G. AREA		
11.	CAR PARKING LINE		
12.	SCOOTER PARKING LINE		
13.	PAVED AREA	NO COLOUR	
14.	COLUMN		

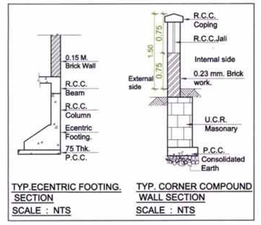


SERVICE LAYOUT

(SCALE = 1:500)

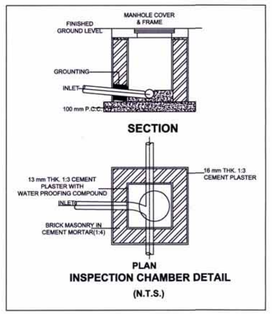


DETAILS OF RECHARGE PIT



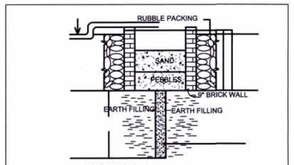
TYP.ECENTRIC FOOTING. SECTION
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS

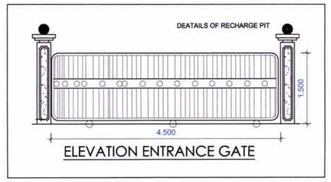


INSPECTION CHAMBER DETAIL

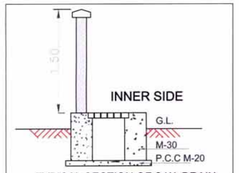
(N.T.S.)



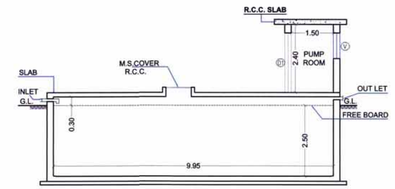
SECTOIN C-C
TYPICAL DETAILS OF RAIN WATER HARVESTING
SCALE : NTS



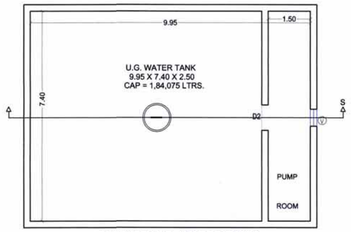
ELEVATION ENTRANCE GATE



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

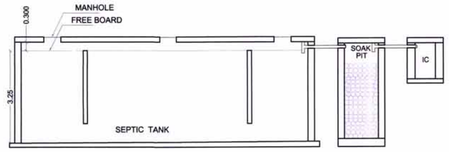


SEC. OF U.G. WATER TANK & PUMP ROOM

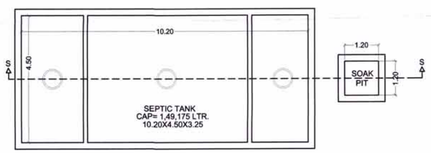


PLAN OF U.G. WATER TANK

(SCALE - 1:100)



SECTION - SS



DETAILS OF SEPTIC TANK & SOAK PIT PLAN

(SCALE - 1:100)

SEPTIC TANK STATEMENT

SL. NO.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT	% FLOW TO SEVER		TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED CAPACITY
				FLUSHING (A)		DOMESTIC (B)		(A + B)	FLUSHING 100 %	DOMESTIC 85 %			
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	KLPD	KLPD
1.	BUILDING 1,2, 3,4 and 5 TOTAL FLATS=133	5	665	54	35,910	135	89,775	1,25,685	35,910	76,309	1,12,219	1,27,137	1,49,175
2.	BUILDING 6 (E.W.S.) TOTAL FLATS=28	5	130	-	-	135	17,550	17,550	-	14,918	14,918		

WATER CAPACITY CALCULATION (U.G. TANK RESIDENTIAL UNITS) BLDG.-1 TO 5

BUILDING	TOTAL FLATS	REQUIRED DOMESTIC 189 LTRS. (135 DOMESTIC + 54 FLUSHING STORAGE)	TOTAL LITRES
BUILDING - 1	5	189 X 5 X 5	4,725
BUILDING - 2	32	189 X 32 X 5	30,240
No. of additional toilets	16	180 X 16	2,880
BUILDING - 3	32	189 X 32 X 5	30,240
No. of additional toilets	01	180 X 1	180
BUILDING - 4	32	189 X 32 X 5	30,240
No. of additional toilets	13	180 X 13	2,340
BUILDING - 5	32	189 X 32 X 5	30,240
BUILDING - 6 (E.W.S.)	26	135 X 26 X 5	17,550
TOTAL REQUIRED CAPACITY			1,48,635
REQUIRED U.G. TANK			1,48,635
PROVIDED U.G. TANK		9.950 X 7.400 X 2.500	1,84,075

BUILDING	WING	PROVIDED O.H. TANK	
BUILDING - 1	WING - A	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
BUILDING - 2	WING - A	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
	WING - B	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
BUILDING - 3	WING - A	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
	WING - B	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
BUILDING - 4	WING - A	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
	WING - B	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
BUILDING - 5	WING - A	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
	WING - B	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
BUILDING - 6 (E.W.S.)	WING - A	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
	WING - B	2.500 X 4.150 X 1.600	CAP. 16,600 LTR.
		TOTAL CAP.	CAP. 1,82,600 LTR.

STAMP OF APPROVAL

SHEET NO. 2/9

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel/ Adai /BP- 283 /CC/2019/ 339/ SAP/SP(BP)/47
Date: 26 MAR 2019
26/3/19
Associate Planner (NAINA)

FORM OF CERTIFICATE

I,(SHEETAL ARCHITECTS) 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 PERSONLLY 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.

Signature of Architect / Licensed Engineer / Structural Engineer / Superviser

CONTENT : SERVICES PLAN, PLAN OF U.G. WATER TANK & SEC. OF U.G. WATER TANK & PUMP ROOM, WATER CAPACITY CALCULATION, DETAILS OF SEPTIC TANK & SOAK PIT PLAN, SECTION - SS & SEPTIC TANK STATEMENT, ENTRANCE GATE,
TYPI. SEC. OF S.W. DRAIN LINE/ COMPOUND WALL, SEC. OF COMPOUND WALL, TYPICAL SECTION OF FOOTING , PLAN INSPECTION CHAMBER DETAIL, TYPICAL DETAILS OF RAIN WATER HARVESTING & SECTOIN C-C,

LEGENDS

SR. NO.	ITEM	SITE PLAN ON WHITE PRINT	BUILDING PLAN WHITE PRINT
1.	PLOT LINE		
2.	EXISTING ROAD		
3.	EXISTING ROAD CENTER LINE		
4.	PERMISIBLE BUILDING LINE		
5.	MARGINAL OPEN SPACE	NO COLOUR	
6.	DRAINGE & SEWERAGE WORK		
7.	WATER SUPPLY WORK		
8.	R.W.H PIPE LINE		
9.	SW DRAIN		
10.	R.G. AREA		
11.	CAR PARKING LINE		
12.	SCOOTER PARKING LINE		
13.	PAVED AREA	NO COLOUR	
14.	COLUMN		

NAME OF THE OWNER & SIGNATURE
M/s. VIJAY ENTERPRISES

ARCHITECT NAME & SIGN
Ar. Sheetal P. Nemane
AR. SHEETAL NEMANE

PROJECT

PROPOSED RESIDENTIAL BUILDING ON SURVEY NO. 123/2+3A, 123/2+3B, 135/2, 137/4 AND 138/3 AT VILLAGE - ADAI, TALUKA - PANVEL, DIST- RAIGAD

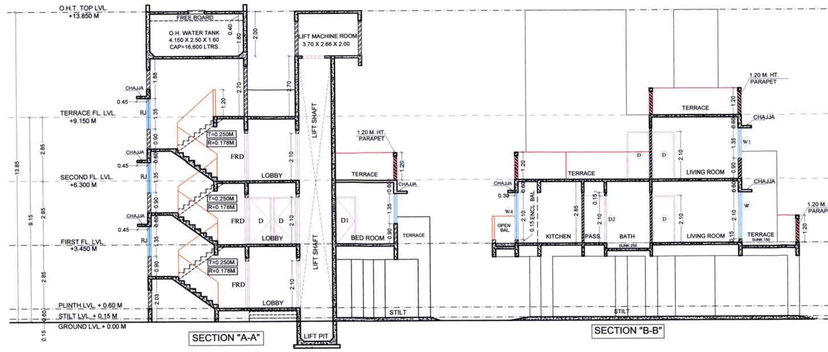
NAME & SIGN. OF ARCHITECT

Ar. Sheetal P. Nemane
CA/2000/25775

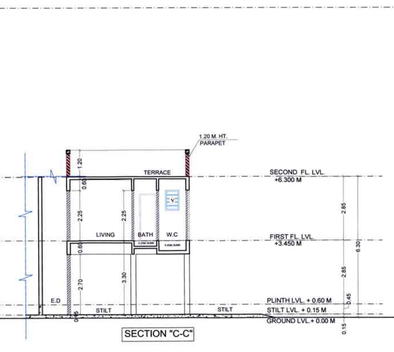
AR. SHEETAL NEMANE

sanjog	1:100/1:500/N.T.S.	20.03.2019	
DRAWN BY	SCALE	DATE	DRAWING NO.

Sheetal Architects
ADD.Office No.117,Raheja Arcade,
sector 11, CBD Belapur,
NAVI MUMBAI-400614.
Office No: 02241279232



SECTION "A-A"

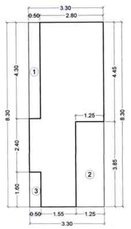


SECTION "B-B"

SECTION "C-C"

FRONT SIDE ELEVATION

(SCALE - 1:100)



GR. FL. AREA STATEMENT

(SCALE - 1:100)

BUILT-UP AREA STATEMENT : FIRST FLOOR
BUILDING 1 (WING-A)

Block- "A" AREA	16.050	x	11.080			=	177.834
DEDUCTION							
1	2.750	x	1.490	x	1	=	4.098
2	2.600	x	0.490	x	2	=	2.548
3	2.650	x	1.490	x	2	=	7.897
4	4.050	x	1.800	x	1	=	7.290
5	2.750	x	1.570	x	1	=	4.318
6	2.650	x	1.568	x	2	=	8.310
7	2.600	x	0.570	x	2	=	2.964
8	1.100	x	1.450	x	1	=	1.595
9	1.300	x	3.800	x	1	=	4.940
TOTAL DECUCTIONS							43.959
NET AREA	177.834 -		43.959			=	133.875

BALCONY AREA STATEMENT : FIRST FLOOR
BUILDING 1 (WING-A)

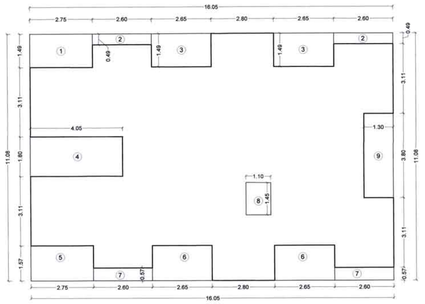
PERMISSIBLE BALCONY AREA			133.875	x 15 %		=	20.081
PROPOSED BALCONY AREA						=	18.200
BALCONY TYPE	NO. OF BALCONY	LENGTH (METER)		BREADTH (METER)		AREA IN SQ.MT. OPEN	PARTLY ENCLOSED	PARTLY OPEN
B1	3	x	2.600	x	2.000	=	-	7.800	7.800
B2	1	x	2.600	x	1.000	=	-	2.600	-
TOTAL						=		18.200	
TOTAL PROPOSED BALCONY AREA AT FIRST FLOOR						=		18.200	

TERRACE AREA STATEMENT : FIRST FLOOR
(WING-A)

PERMISSIBLE TERRACE AREA						=	145.983	x 20 %	=	29.197
PROPOSED TERRACE AREA						=				27.325
T1		2.650	x	1.568	x	2	=			8.310
		2.800	x	1.000	x	2	=			5.600
TOTAL							=			13.910
TOTAL PROPOSED TERRACE AREA AT FIRST FLOOR							=			13.910

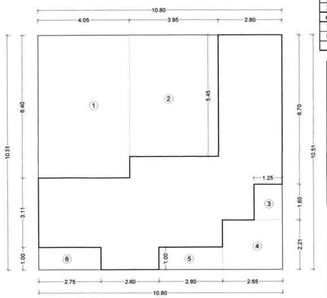
BUILT-UP AREA STATEMENT : GROUND FLOOR
BUILDING 1 (WING-A)

Block- "A" AREA	3.300	x	8.300			=	27.390
DEDUCTION							
1	0.500	x	4.300	x	1	=	2.150
2	1.250	x	3.850	x	1	=	4.813
3	0.500	x	1.600	x	1	=	0.800
TOTAL DECUTIONS							7.763
NET AREA	27.390 -		7.7630			=	19.627



1ST FLOOR AREA DIAGRAM

(SCALE - 1:100)



2ND FLOOR AREA DIAGRAM

(SCALE - 1:100)

FLOOR AREA STATEMENT FOR BUILDING NO. 01

1	2	3	4	5	6	7	8	9	10	11	12
SR. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY ENCLOSED OPEN	ENCLOSED CLOSE	OPEN	TOTAL (5 + 6 +7)	EXCESS (8 - 4)	PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)
1	GROUND	19.627	2.944				0.000	0.000	3.925		0.000
2	FIRST	133.875	20.081	7.8	10.4		18.200	0.000	26.775	13.91	0.000
3	SECOND	52.654	7.898	2.6	2.6		5.200	0.000	10.531	2.75	0.000
4	TOTAL	206.156	30.923	23.400		0.000	23.400	0.000	41.231	16.660	0.000
7	TOTAL EXCESS BALC	0.000									
8	TOTAL EXCESS TERRACE	0.000									
TOTAL BUILTUP AREA		206.156									

BUILT-UP AREA STATEMENT : SECOND FLOOR
BUILDING 1 (WING-A)

Block- "A" AREA	10.800	x	10.510			=	113.508
DEDUCTION							
1	4.050	x	6.400	x	1	=	25.920
2	3.950	x	5.450	x	1	=	21.528
3	1.250	x	1.600	x	1	=	2.000
4	2.650	x	2.210	x	1	=	5.857
5	2.800	x	1.000	x	1	=	2.800
6	2.750	x	1.000	x	1	=	2.750
TOTAL DECUCTIONS							60.854
NET AREA	113.508 -		60.8540			=	52.654

BALCONY AREA STATEMENT : SECOND FLOOR
BUILDING 1 (WING-A)

PERMISSIBLE BALCONY AREA			52.654	x 15 %		=	7.898
PROPOSED BALCONY AREA						=	5.200
BALCONY TYPE	NO. OF BALCONY	LENGTH (METER)		BREADTH (METER)		AREA IN SQ.MT. OPEN	PARTLY ENCLOSED	PARTLY OPEN
B1	1	x	2.600	x	2.000	=		2.600	2.600
TOTAL						=		5.200	
TOTAL PROPOSED BALCONY AREA AT SECOND FLOOR						=		5.200	

TERRACE AREA STATEMENT : SECOND FLOOR
(WING-A,B)

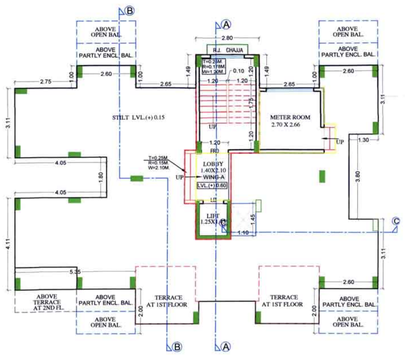
PERMISSIBLE TERRACE AREA						=	52.654	x 20 %	=	10.531
PROPOSED TERRACE AREA						=				2.750
T1		2.750	x	1.000	x	1	=			2.750
TOTAL							=			2.750
TOTAL PROPOSED TERRACE AREA AT SECOND FLOOR							=			2.750

SCHEDULE OF LIGHT & VENTILATION - BUILDING 1

WING	FLAT NO.	ROOM	CARPET AREA	1/6 REQD.	L/V PROV
A	104	LIVING	10.287	1.714	4.410 (W)
		KITCHEN	6.463	1.077	3.150(W4)
		BED	8.706	1.451	2.430 (W3)
		BATH	1.90	0.316	0.54 (V)
		WC	1.08	0.18	0.54(V)

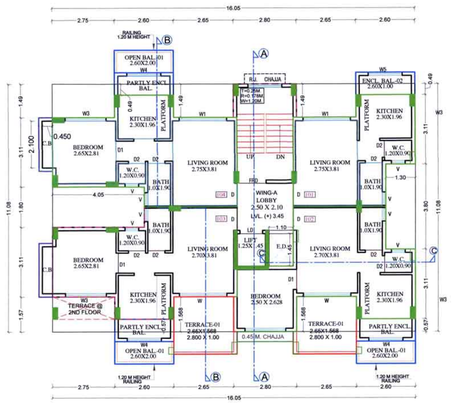
NOTE : ALL DIMENSIONS ARE IN METERS.
INTERNAL WALL THICKNESS IS 0.10M.
EXTERNAL WALL THICKNESS IS 0.15M.

TOTAL UNITS	GR. FL.	1ST FL.	2ND FL.
RESIDENTIAL	00	04	01
COMMERCIAL	00	00	00



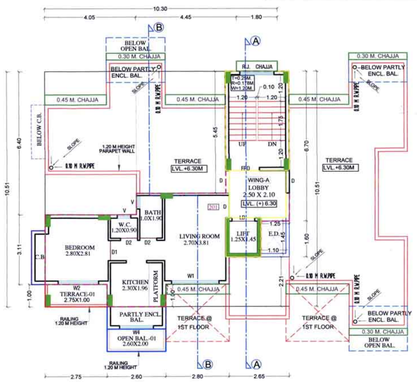
GROUND FLOOR PLAN

(SCALE - 1:100)



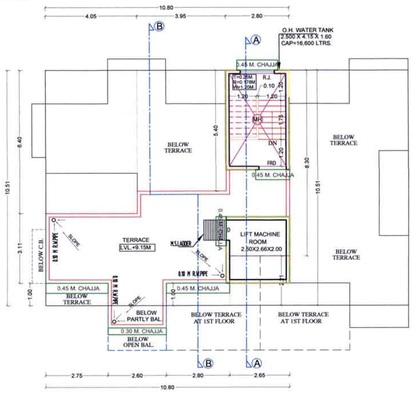
1ST FLOOR PLAN

(SCALE - 1:100)



2ND FLOOR PLAN

(SCALE - 1:100)



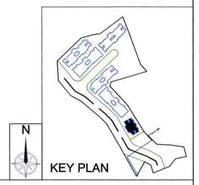
TERRACE FLOOR PLAN

(SCALE - 1:100)

BUILDING-01	SHEET NO. 3 / 9

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel/, Adai /BP-288 /CC/2019 / 339/ SAP/SP(BP)/47
Date: 26 MAR 2019
Associate Planner (NAINA)



KEY PLAN

SCHEDULE OF DOOR & WINDOW				
TYPE	SIZE IN MM	AREA IN SQM.	SILL LVL.	DISCRIPTION
LD	1.000 X 2.100	2.100		COLLAPSIBLE DOOR
FRD	1.200 X 2.100	2.520		DOOR METAL
D	1.000 X 2.100	2.100		T.W PANNEL DOOR
D1	0.900 X 2.100	1.890		T.W PANNEL DOOR
D2	0.750 X 2.100	1.575		T.W PANNEL DOOR
W	2.100 X 2.100	4.410	0.15	AL- SLIDING WINDOW
W1	2.100 X 1.350	2.835	0.90	AL- SLIDING WINDOW
W2	1.800 X 2.100	3.780	0.15	AL- SLIDING WINDOW
W3	1.800 X 1.350	2.430	0.90	AL- SLIDING WINDOW
W4	1.500 X 2.100	3.150	0.15	AL- SLIDING WINDOW
W5	1.500 X 1.350	2.025	0.90	AL- SLIDING WINDOW
V	0.600 X 0.900	0.540	1.350	LOUVERED WINDOW
R.J.	1.500 X 1.350	2.025	0.90	RCC JALI

CONTENT : GROUND, 1ST AND 2TH FLOOR PLAN, GROUND, 1ST AND 2ND FLOOR AREA DIAGRAM & CALCULATION, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT &VENTILATION, FRONT ELEVATION, SECTION A-A, B-B AND C-C

M/S. VIJAY ENTERPRISES
NAME OF THE OWNER
SIGNATURE OF OWNER

AR. SHEETAL NEMANE
Ar. Sheetal P. Nemane
CA/2000/25775
NAME OF ARCHITECT
SIGNATURE OF ARCHITECT

PROJECT

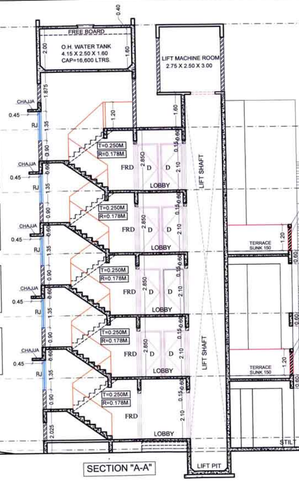
PROPOSED RESIDENTIAL BUILDING ON S. NO. 123/2+3A, 123/2+3B,135/2, 137/4 138/3,MAUJE- ADAI, TAL.- PANVEL, DIST.- RAIGAD

NAME & SIGN. OF ARCHITECT
Ar. Sheetal P. Nemane
CA/2000/25775
AR. SHEETAL NEMANE

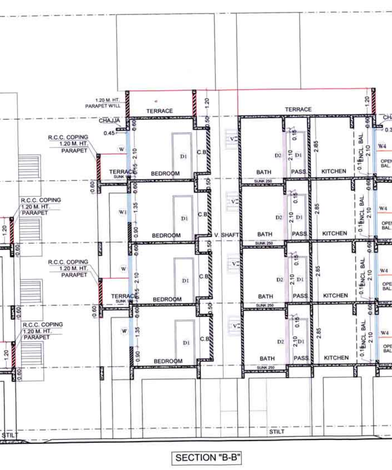
sanjog	1:100	20.03.2019	
DRAWN BY	SCALE	DATE	DRAWING NO.

Sheetal Architects
ADD.Office No.12,Raheja Arcade,
sector 11, CBD Belapur,
NAVI MUMBAI-400614.
Office No: 02241279232

FRONT SIDE ELEVATION
(SCALE - 1:100)



SECTION "A-A"



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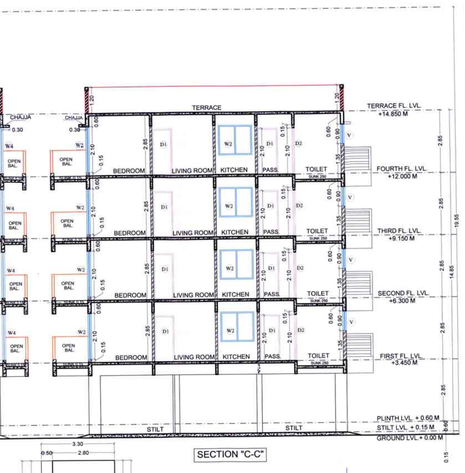


SECTION "C-C"

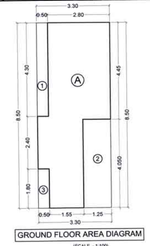
BUILT-UP AREA STATEMENT : FIRST TO FOURTH FLOOR (WING-A,B)							
Block- "A" AREA	39.500	x	11.720			=	462.940
DEDUCTION							
1	2.500	x	2.860	x	2	=	14.300
2	2.800	x	0.360	x	2	=	2.016
3	2.650	x	1.850	x	2	=	9.805
4	10.000	x	0.720	x	2	=	14.400
5	2.400	x	3.600	x	2	=	17.280
6	5.150	x	2.860	x	2	=	29.458
7	1.100	x	1.800	x	2	=	3.960
8	2.800	x	1.850	x	2	=	10.360
9	1.300	x	1.800	x	2	=	4.680
10	4.800	x	3.900	x	1	=	18.720
TOTAL DECUCTIONS							124.979
NET AREA	462.940	-	124.979			=	337.961

TERRACE AREA STATEMENT : FIRST & THIRD FLOOR (WING-A,B)							
PERMISSIBLE TERRACE AREA				=	337.961	x 20 % =	67.592
PROPOSED TERRACE AREA				=			58.043
T1	4.000	x	2.860	x	2	=	22.880
T2	3.950	x	1.850	x	2	=	14.615
	1.150	x	1.010	x	2	=	2.323
	1.100	x	0.150	x	2	=	0.330
T3	2.500	x	2.500	x	1	=	6.250
	2.650	x	0.636	x	1	=	1.685
T4	2.500	x	2.500	x	1	=	6.250
	2.650	x	1.400	x	1	=	3.710
TOTAL						=	58.043

TERRACE AREA STATEMENT : SECOND & FOURTH FLOOR (WING-A,B)							
PERMISSIBLE TERRACE AREA				=	337.961	x 20 % =	67.592
PROPOSED TERRACE AREA				=			35.056
T1	3.050	x	1.740	x	1	=	5.307
T2	2.400	x	1.800	x	4	=	17.280
T3	2.650	x	1.130	x	2	=	5.989
T4	2.400	x	1.350	x	2	=	6.480
TOTAL							35.056
TOTAL PROPOSED TERRACE AREA AT SECOND & FOURTH FLOOR						=	35.056

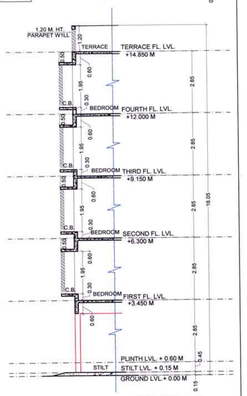
BALCONY AREA STATEMENT : FIRST TO FOURTH FLOOR BUILDING 2 (WING-A,B)									
PERMISSIBLE BALCONY AREA				=	337.961	x 15 % =	50.694		
PROPOSED BALCONY AREA				=			50.595		
BALCONY TYPE	NO. OF BALCONY		LENGTH (METER)		BREADTH (METER)		AREA IN SQ.MT. OPEN	PARTLY ENCLOSED	PARTLY OPEN
B1	1	x	2.750	x	1.740	=	4.785	0.000	-
B2	4	x	2.600	x	2.000	=		10.400	10.400
B3	2	x	2.400	x	1.000	=	4.800	0.000	-
B4	1	x	2.750	x	1.200	=	3.300	0.000	-
B5	1	x	3.050	x	1.200	=	3.660	0.000	-
B6	2	x	3.050	x	1.000	=	6.100	0.000	-
B7	1	x	2.750	x	1.000	=	2.750	0.000	-
B8	1	x	2.750	x	1.600	=	4.400	0.000	-
SUB TOTAL						=	29.795	10.400	10.400
TOTAL PROPOSED BALCONY AREA AT FIRST TO FOURTH						=		50.595	

BUILT-UP AREA STATEMENT : GROUND FLOOR BUILDING 2 (WING-A,B)							
Block- "A" AREA	3.300	x	8.500			=	28.050
DEDUCTION							
1	0.500	x	4.300	x	1	=	2.150
2	1.250	x	4.050	x	1	=	5.0625
3	0.500	x	1.800	x	1	=	0.900
TOTAL DECUCTIONS							8.1125
NET AREA	28.050 -		8.1125			=	19.9375
TOTAL NET AREA	19.9375	x	2			=	39.875



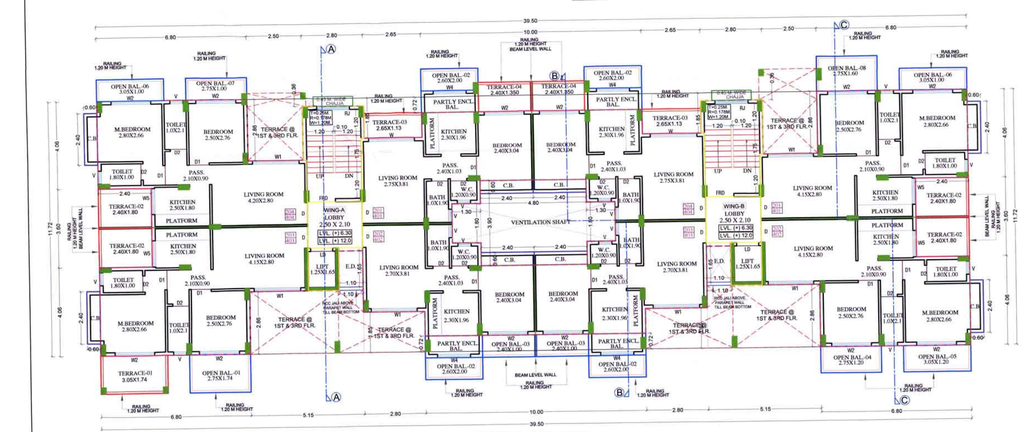
GROUND FLOOR AREA DIAGRAM
(SCALE - 1:100)

SCHEDULE OF LIGHT & VENTILATION - BUILDING 2					
WING	FLAT NO.	ROOM	CARPET AREA	1/6 REQD.	L/V PROV
A	101	LIVING	10.578	1.763	2.835 (W1), 4.410 (W4)
		KITCHEN	6.463	1.077	3.150(W4)
		BED	7.394	1.232	2.430 (W3),3.780(W2)
		BATH	1.900	0.316	0.54 (V)
		WC	1.080	0.18	0.54(V)
A	104	LIVING	11.860	1.976	2.835 (W1),4.410(W4)
		KITCHEN	4.500	0.75	1.62(W6),2.52(W5)
		BEDROOM	6.900	1.150	2.430 (W3),3.780(W2)
		TOILET	2.100	0.35	0.54 (V)
		M. BEDROOM	7.763	1.293	2.430 (W3),3.780(W2)
		TOILET	1.800	0.35	0.54 (V)

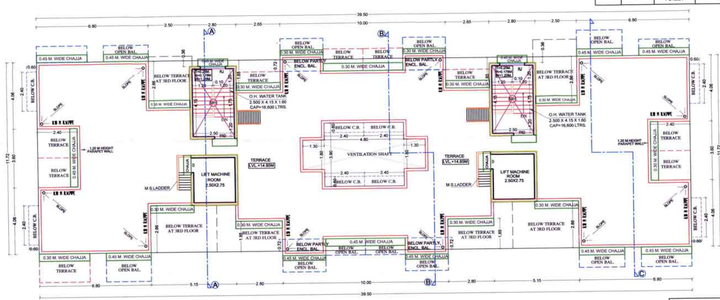


TYPICAL SECTION OF C.B.

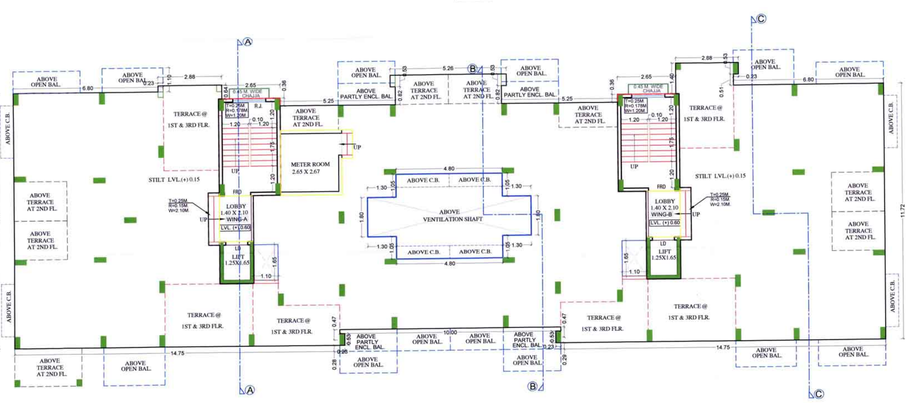
KEY PLAN



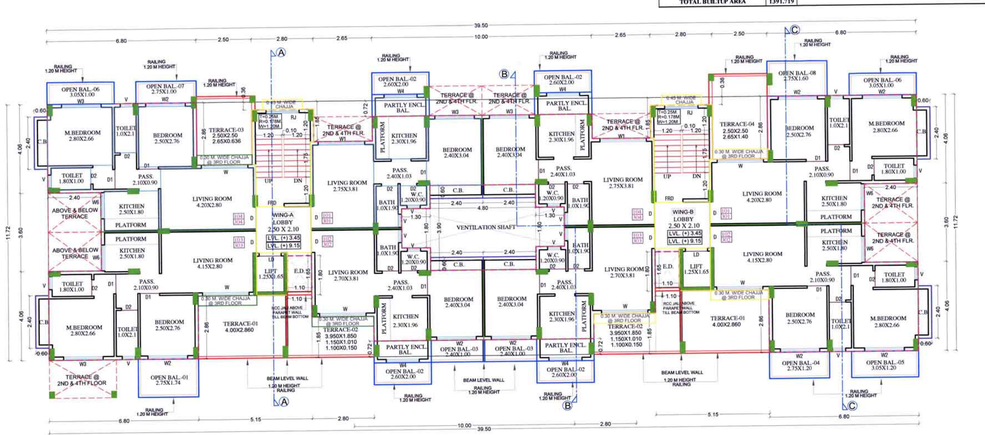
2ND & 4TH FLOOR PLAN
(SCALE - 1:100)



TERRACE FLOOR PLAN
(SCALE - 1:100)



GROUND FLOOR PLAN
(SCALE - 1:100)



1ST & 3RD FLOOR PLAN
(SCALE - 1:100)

FLOOR AREA STATEMENT FOR BUILDING NO. 02											
1	2	3	4	5	6	7	8	9	10	11	12
SR. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	ENCLOSED OPEN	ENCLOSED CLOSE	PROPOSED BALCONY OPEN	TOTAL (5 + 6 +7)	EXCESS (8 - 4)	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)
						0.000	0.000	7.975			0.000
1	GROUND	39.875	5.981								
2	FIRST	337.961	50.694	10.4	10.4	29.795	50.595	0.000	67.592	58.043	0.000
3	SECOND	337.961	50.694	10.4	10.4	29.795	50.595	0.000	67.592	35.056	0.000
4	THIRD	337.961	50.694	10.4	10.4	29.795	50.595	0.000	67.592	58.043	0.000
5	FORTH	337.961	50.694	10.4	10.4	29.795	50.595	0.000	67.592	35.056	0.000
6	TOTAL	1391.719	208.758	83.200		119.180	202.380	0.000	278.344	186.198	0.000
7	TOTAL EXCESS BALC	0.000									
8	TOTAL EXCESS TERRACE	0.000									
TOTAL BUILTUP AREA		1391.719									

NOTE : ALL DIMENSIONS ARE IN METERS.
INTERNAL WALL THICKNESS IS 0.10M.
EXTERNAL WALL THICKNESS IS 0.15M.

TOTAL UNITS	GR. FL.	1ST FL.	2ND FL.	3RD FL.	4TH FL.
RESIDENTIAL	00	08	08	08	08
COMMERCIAL	00	00	00	00	00

CONTENT : GROUND ,1ST TO 4TH FLOOR PLAN, GROUND, 1ST TO 4TH FLOOR AREA DIAGRAM & CALCULATION, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT &VENTILATION, FRONT ELEVATION SECTION A-A, B-B, C-C AND D-D.

M/S. VIJAY ENTERPRISES
NAME OF THE OWNER
SIGNATURE OF OWNER

AR. SHEETAL NEMANE
Ar.Sheetal P. Nemane
CA/2000/25775
NAME OF ARCHITECT
SIGNATURE OF ARCHITECT

PROJECT

PROPOSED RESIDENTIAL BUILDING ON S. NO. 123/2+3A, 123/2+3B,135/2, 137/4 138/3,MAUJE- ADAI, TAL.- PANVEL, DIST.- RAIGAD

NAME & SIGN. OF ARCHITECT

Ar.Sheetal P. Nemane
CA/2000/25775

AR. SHEETAL NEMANE

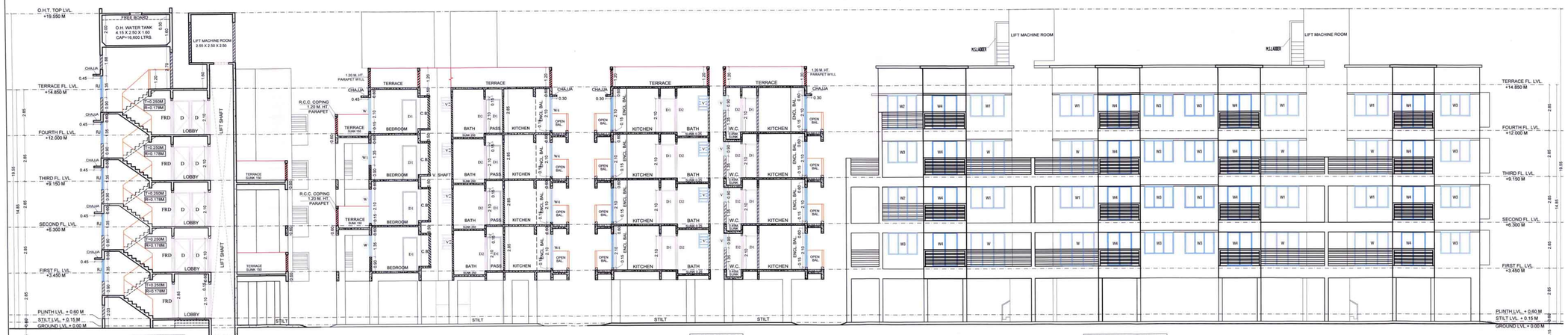
sanjog	1:100	20.03.2019	
DRAWN BY	SCALE	DATE	DRAWING NO.

Sheetal Architects
ADD.Office No.12,Raheja Arcade,
sector 11, CBD Belapur,
NAVI MUMBAI-400614.
Office No: 02241279232

BUILDING-02 | SHEET NO. 4/9

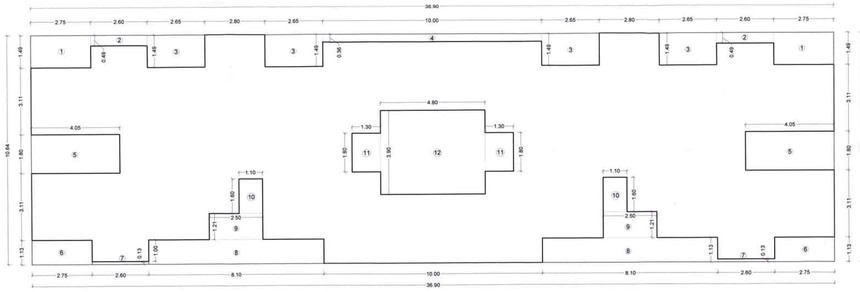
STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel, Adai TP- 123/2/CC/2019 / 339/ SAP/SP(BP)/47
Date: 26 MAR 2019
Associate Planner (NAINA)



SECTION "A-A" SECTION "B-B" SECTION "C-C" FRONT SIDE ELEVATION

(SCALE - 1:100)



1ST TO 4TH FLOOR AREA DIAGRAM

(SCALE - 1:100)

BUILT-UP AREA STATEMENT : FIRST TO FOURTH FLOOR							
BUILDING 3 (WING-A,B)							
Block- "A" AREA	36.900	x	10.640			=	392.616
DEDUCTION							
1	2.750	x	1.490	x	2	=	8.195
2	2.600	x	0.490	x	2	=	2.548
3	2.600	x	1.490	x	4	=	15.794
4	10.000	x	0.360	x	1	=	3.600
5	4.050	x	1.800	x	2	=	14.580
6	2.750	x	1.130	x	2	=	6.215
7	2.600	x	0.130	x	2	=	0.676
8	8.100	x	1.130	x	2	=	18.306
9	2.500	x	1.210	x	2	=	6.050
10	1.100	x	1.600	x	2	=	3.520
11	1.300	x	1.800	x	2	=	4.680
12	4.800	x	3.900	x	1	=	18.720
TOTAL DECUCTIONS							102.884
NET AREA	392.616 -		102.8840			=	289.732

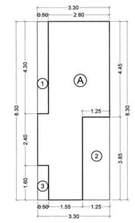
BALCONY AREA STATEMENT : FIRST TO FOURTH FLOOR									
BUILDING 3 (WING-A,B)									
PERMISSIBLE BALCONY AREA			=	289.732	x 15 %	=	43.460		
PROPOSED BALCONY AREA						=	39.300		
BALCONY TYPE	NO. OF BALCONY		LENGTH (METER)		BREADTH (METER)		AREA IN SQ.MT. OPEN	AREA IN SQ.MT. PARTLY ENCLOSED	AREA IN SQ.MT. PARTLY OPEN
B1	5	x	2.600	x	2.000	=	-	13.000	13.000
B2	3	x	2.600	x	1.000	=	-	7.800	
B3	1	x	2.750	x	2.000	=	5.500		
TOTAL						=		39.300	
TOTAL PROPOSED BALCONY AREA AT FIRST TO FOURTH						=		39.300	

BUILT-UP AREA STATEMENT : SOCIETY OFFICE							
Block- "A" AREA	4.100	x	5.190			=	21.279
DEDUCTION							
1	1.070	x	2.990	x	1	=	3.199
2	0.150	x	4.090	x	1	=	0.614
TOTAL DECUCTIONS							3.813
NET AREA	21.279 -		3.8130			=	17.466

TERRACE AREA STATEMENT : FIRST & THIRD FLOOR (WING-A,B)							
PERMISSIBLE TERRACE AREA			=	289.732	x 20 %	=	57.946
PROPOSED TERRACE AREA			=				58.197
T1	4.190	x	2.000	x	2	=	16.600
	1.350	x	1.210	x	2	=	3.267
T2	3.950	x	2.000	x	2	=	15.800
	1.150	x	1.210	x	2	=	2.783
	1.100	x	0.150	x	2	=	0.330
T3	2.050	x	3.110	x	1	=	6.376
	2.200	x	0.470	x	1	=	1.034
	2.280	x	0.530	x	1	=	1.208
T4	2.280	x	0.300	x	1	=	0.684
	2.200	x	1.700	x	1	=	3.740
	2.050	x	3.110	x	1	=	6.376
TOTAL						=	58.197

TERRACE AREA STATEMENT : SECOND & FOURTH FLOOR (WING-A,B)							
PERMISSIBLE TERRACE AREA			=	289.732	x 20 %	=	57.946
PROPOSED TERRACE AREA			=				37.049
T1	2.750	x	1.000	x	1	=	2.750
T2	1.550	x	1.800	x	1	=	2.790
T3	2.750	x	2.000	x	2	=	11.000
T4	2.650	x	1.000	x	2	=	5.300
T5	2.650	x	1.130	x	2	=	5.989
T6	2.400	x	1.000	x	2	=	4.800
	2.500	x	0.320	x	2	=	1.632
	2.630	x	0.530	x	2	=	2.788
TOTAL						=	37.049
TOTAL PROPOSED TERRACE AREA AT SECOND & FOURTH FLOOR						=	37.049

BUILT-UP AREA STATEMENT : GROUND FLOOR							
BUILDING 3 (WING-A,B)							
Block- "A" AREA	3.300	x	8.300			=	27.390
DEDUCTION							
1	0.500	x	4.300	x	1	=	2.150
2	1.250	x	3.850	x	1	=	4.813
3	0.500	x	1.600	x	1	=	0.800
TOTAL DECUCTIONS							7.763
NET AREA	27.390 -		7.7630			=	19.627
TOTAL NET AREA	19.627	x	2			=	39.254



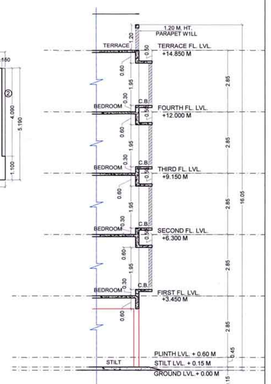
GR. FL. AREA STATEMENT

(SCALE - 1:100)

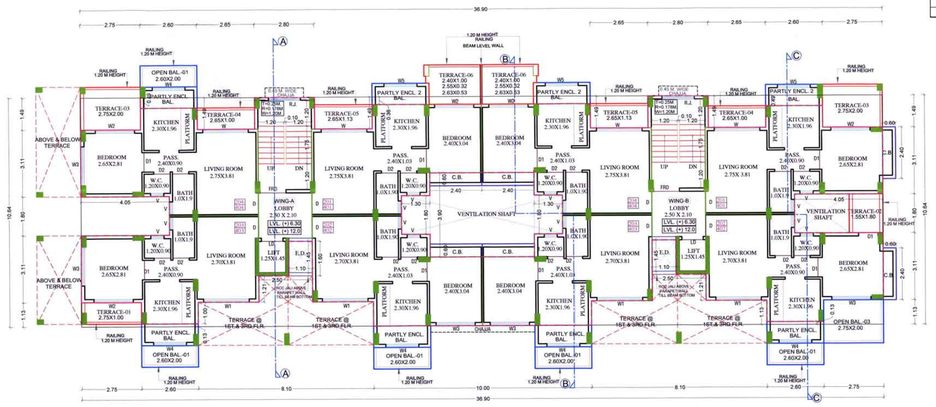
SOCIETY OFFICE AREA STATEMENT

(SCALE - 1:100)

SCHEDULE OF LIGHT & VENTILATION - BUILDING 3			
ROOM	CARPET AREA	1/6 REQD.	L/V PROV
LIVING	10.577	1.762	2.835 (W1), 4.410 (W),
KITCHEN	6.463	1.077	3.150(W4)
BED-1	7.394	1.232	2.430 (W3),3.78(W2)
BED-2	7.851	1.308	2.430 (W3),3.78(W2)
BATH	1.90	0.316	0.54 (V)
WC	1.08	0.18	0.54(V)

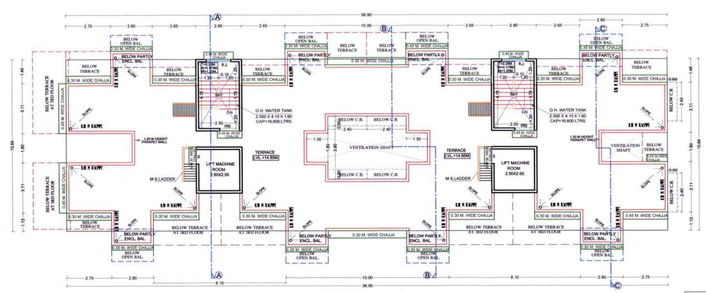


TYPICAL SECTION OF C.B.



2ND & 4TH FLOOR PLAN

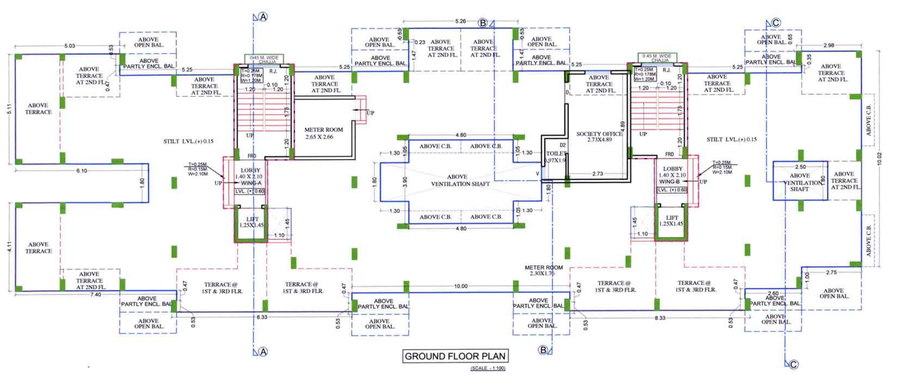
(SCALE - 1:100)



TERRACE FLOOR PLAN

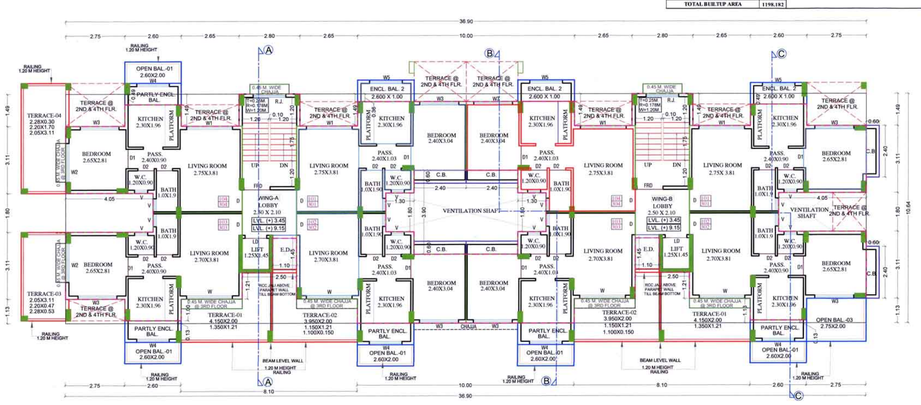
(SCALE - 1:100)

FLOOR AREA STATEMENT FOR BUILDING NO. 03											
1	2	3	4	5	6		8	9	10	11	12
					PROPOSED BALCONY						
S.R. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	ENCLOSED OPEN	ENCLOSED CLOSE	OPEN	TOTAL (5 + 6 +7)	EXCESS (8 – 4)	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)
1	GROUND	39.254	5.888				0.000	0.000	7.851		0.000
2	FIRST	289.732	43.460	13	20.8	5.5	39.300	0.000	57.946	58.197	0.000
3	SECOND	289.732	43.460	13	20.8	5.5	39.300	0.000	57.946	37.049	0.000
4	THIRD	289.732	43.460	13	20.8	5.5	39.300	0.000	57.946	58.197	0.000
5	FORTH	289.732	43.460	13	20.8	5.5	39.300	0.000	57.946	37.049	0.000
6	TOTAL	1198.182	179.727	135.200		22.000	157.200	0.000	239.636	190.492	0.000
7	TOTAL EXCESS BALC	0.00									
8	TOTAL EXCESS TERRACE	0.000									
TOTAL BUILTUP AREA		1198.182									



GROUND FLOOR PLAN

(SCALE - 1:100)



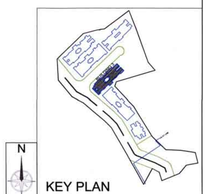
1ST & 3RD FLOOR PLAN

(SCALE - 1:100)

BUILDING-03 | SHEET NO. 5/9

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel/ Adai / 283/CC/2019/339/ SAP/SP(BP)/47
Date: 26 MAR 2019
Associate Planner (NA)



KEY PLAN

SCHEDULE OF DOOR & WINDOW				
TYPE	SIZE IN MM	AREA IN SQM.	SILL LVL	DISCRIPTION
LD	1.000 X 2.100	2.100		COLLAPSIBLE DOOR
FRD	1.200 X 2.100	2.520		DOOR METAL
D	1.000 X 2.100	2.100		T.W PANNEL DOOR
D1	0.900 X 2.100	1.890		T.W PANNEL DOOR
D2	0.750 X 2.100	1.575		T.W PANNEL DOOR
W	2.100 X 2.100	4.410	0.15	AL- SLIDING WINDOW
W1	2.100 X 1.350	2.835	0.90	AL- SLIDING WINDOW
W2	1.800 X 2.100	3.780	0.15	AL- SLIDING WINDOW
W3	1.800 X 1.350	2.430	0.90	AL- SLIDING WINDOW
W4	1.500 X 2.100	3.150	0.15	AL- SLIDING WINDOW
W5	1.500 X 1.350	2.025	0.90	AL- SLIDING WINDOW
V	0.600 X 0.900	0.540	1.350	LOUVERED WINDOW
R.J.	1.500 X 1.350	2.025	0.90	RCC JALI

NOTE : ALL DIMENSIONS ARE IN METERS.
INTERNAL WALL THICKNESS IS 0.10M.
EXTERNAL WALL THICKNESS IS 0.15M.

TOTAL UNITS	GR. FL.	1ST FL.	2ND FL.	3RD FL.	4TH FL.
RESIDENTIAL	00	08	08	08	08
COMMERCIAL	00	00	00	00	00

CONTENT : GROUND ,1ST TO 4TH FLOOR PLAN, GROUND, 1ST TO 4TH FLOOR AREA DIAGRAM & CALCULATION, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT &VENTILATION FRONT ELEVATION SECTION A-A, B-B, C-C AND D-D.

M/S. VIJAY ENTERPRISES
NAME OF THE OWNER
SIGNATURE OF OWNER

AR. SHEETAL NEMANE
Ar. Sheetal P. Nemane
CA/2000/25775
NAME OF ARCHITECT
SIGNATURE OF ARCHITECT

PROJECT

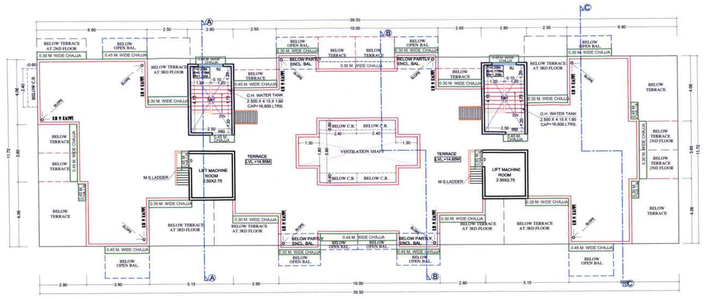
PROPOSED RESIDENTIAL BUILDING ON S. NO. 123/2+3A, 123/2+3B,135/2, 137/4 138/3,MAUJE- ADAI, TAL.- PANVEL, DIST.- RAIGAD

NAME & SIGN. OF ARCHITECT

Ar. Sheetal P. Nemane
CA/2000/25775
AR. SHEETAL NEMANE

sanjog	1:100	20.03.2019	
DRAWN BY	SCALE	DATE	DRAWING NO.

Sheetal Architects
ADD.Office No.12,Raheja Arcade, sector 11, CBD Belapur, NAVI MUMBAI-400614.
Office No: 02241279232



SCHEDULE OF LIGHT & VENTILATION - BUILDING 4					
WING	FLAT NO.	ROOM	CARPET AREA	1/6 REQD.	L/V PROV.
A	101	LIVING	10.578	1.763	2.835 (W1), 4.410 (W),
		KITCHEN	6.463	1.077	3.150(W4)
		BED	7.394	1.232	2.430 (W3),3.78(W2)
		BATH	1.900	0.316	0.54 (V)
		WC	1.080	0.18	0.54(V)
A	104	LIVING	11.860	1.976	2.835 (W1),4.410(W)
		KITCHEN	4.500	0.75	1.62(W6),2.52(W5)
		BEDROOM	6.900	1.150	2.430 (W3),3.78(W2)
		TOILET	2.100	0.35	0.54 (V)
		M. BEDROOM	7.763	1.293	2.430 (W3),3.78(W2)
		TOILET	1.800	0.35	0.54 (V)

FLOOR AREA STATEMENT FOR BUILDING NO. 04											
1	2	3	4	5	6	7	8	9	10	11	12
SR. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY					PERMISSIBLE TERRACE AREA (20% OF	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)
				ENCLOSED							
				OPEN	CLOSE	OPEN	TOTAL (5 + 6 +7)	EXCESS (8 - 4)			
1	GROUND	39.875	5.981				0.000	0.000	7.975		0.000
2	FIRST	337.961	50.694	10.4	10.4	27.64	48.440	0.000	67.592	61.34	0.000
3	SECOND	337.961	50.694	10.4	10.4	27.64	48.440	0.000	67.592	46.777	0.000
4	THIRD	337.961	50.694	10.4	10.4	27.64	48.440	0.000	67.592	61.34	0.000
5	FORTH	302.878	45.432	10.4	10.4	27.64	48.440	0.000	60.576	59.326	0.000
6	TOTAL	1356.636	203.495	83.200		110.560	193.760	0.000	271.327	228.783	0.000
7	TOTAL EXCESS BALC.	0.000									
8	TOTAL EXCESS TERRACE	0.000									
TOTAL BUILTUP AREA		1356.636									

BUILT-UP AREA STATEMENT : FIRST TO THIRD FLOOR							
BUILDING 4 (WING-A,B)							
Block- "A" AREA	39.500	x	11.720			=	462.940
DEDUCTION							
1	2.500	x	2.860	x	2	=	14.300
2	2.800	x	0.360	x	2	=	2.016
3	2.650	x	1.850	x	2	=	9.805
4	10.000	x	0.720	x	2	=	14.400
5	2.400	x	3.600	x	2	=	17.280
6	5.150	x	2.860	x	2	=	29.458
7	1.100	x	1.800	x	2	=	3.960
8	2.800	x	1.850	x	2	=	10.360
9	1.300	x	1.800	x	2	=	4.680
10	4.800	x	3.900	x	1	=	18.720
TOTAL DEDUCTIONS							124.979
NET AREA	462.940	-	124.979			=	337.961

BALCONY AREA STATEMENT : FIRST TO THIRD FLOOR								
BUILDING 4 (WING-A,B)								
PERMISSIBLE BALCONY AREA			=	337.961	x 15 %	=	50.694	
PROPOSED BALCONY AREA			=				48.440	
BALCONY TYPE	NO. OF BALCONY	LENGTH (METER)	BREADTH (METER)			AREA IN SQ.MT.		
						OPEN	PARTLY ENCLOSED	PARTLY OPEN
B1	2	x 2.750	x 2.000	=	11.000	-	-	-
B2	4	x 2.600	x 2.000	=	-	10.400	10.400	-
B3	2	x 2.400	x 2.000	=	9.600	-	-	-
B4	2	x 2.750	x 1.280	=	7.040	-	-	-
SUB TOTAL				=	27.640	10.400	10.400	-
TOTAL PROPOSED BALCONY AREA AT FIRST TO FOURTH				=		48.440		

TERRACE AREA STATEMENT : FIRST & THIRD FLOOR							
(WING-A,B)							
PERMISSIBLE TERRACE AREA				=	337.961	x 20 % =	67.592
PROPOSED TERRACE AREA				=			61.340
T1	4.000	x	2.860	x	2	=	22.880
T2	3.950	x	1.850	x	2	=	14.615
	1.150	x	1.010	x	2	=	2.323
	1.100	x	0.150	x	2	=	0.330
T3	2.650	x	1.640	x	2	=	8.692
	2.500	x	2.500	x	2	=	12.500
TOTAL						=	61.340
TOTAL PROPOSED TERRACE AREA AT FIRST & THIRD FLOOR						=	61.340

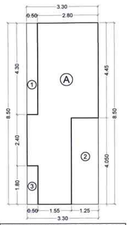
TERRACE AREA STATEMENT : SECOND FLOOR							
(WING-A,B)							
PERMISSIBLE TERRACE AREA				=	337.961	x 20 % =	67.592
PROPOSED TERRACE AREA				=			46.777
T1	3.050	x	1.000	x	2	=	6.100
T2	2.400	x	1.800	x	4	=	17.280
T3	3.050	x	1.280	x	2	=	7.808
T4	2.650	x	1.130	x	2	=	5.989
T5	2.400	x	2.000	x	2	=	9.600
TOTAL						=	46.777

BUILT-UP AREA STATEMENT : FOURTH FLOOR							
BUILDING 4 (WING-A,B)							
Block- "A" AREA	37.100	x	11.720			=	434.812
DEDUCTION							
1	2.900	x	3.910	x	1	=	11.339
2	2.400	x	3.750	x	1	=	9.000
3	2.500	x	2.860	x	2	=	14.300
4	2.800	x	0.360	x	2	=	2.016
5	2.650	x	1.850	x	2	=	9.805
6	10.000	x	0.720	x	2	=	14.400
7	0.500	x	3.910	x	2	=	3.910
8	5.150	x	2.860	x	2	=	29.458
9	1.100	x	1.800	x	2	=	3.960
10	2.800	x	1.850	x	2	=	10.360
11	1.300	x	1.800	x	2	=	4.680
12	4.800	x	3.900	x	1	=	18.720
TOTAL DEDUCTIONS							131.948
NET AREA	434.812	-	131.948			=	302.878

BALCONY AREA STATEMENT : FOURTH FLOOR								
BUILDING 4 (WING-A,B)								
PERMISSIBLE BALCONY AREA			=	302.878	x 15 %	=	45.430	
PROPOSED BALCONY AREA			=				43.640	
BALCONY TYPE	NO. OF BALCONY	LENGTH (METER)	BREADTH (METER)			AREA IN SQ.MT.		
						OPEN	PARTLY ENCLOSED	PARTLY OPEN
B1	2	x 2.750	x 2.000	=	11.000	0.000	-	-
B2	4	x 2.600	x 2.000	=	-	10.400	10.400	-
B3	2	x 2.400	x 2.000	=	4.800	0.000	-	-
B4	2	x 2.750	x 1.280	=	7.040	0.000	-	-
SUB TOTAL				=	22.840	10.400	10.400	-
TOTAL PROPOSED BALCONY AREA AT FOURTH FLOOR				=		43.640		

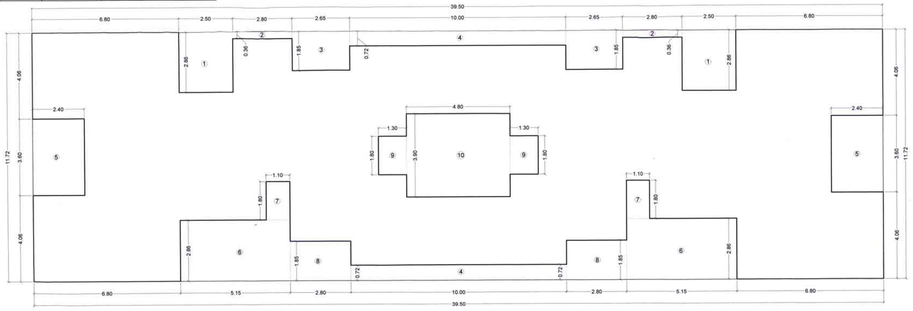
TERRACE AREA STATEMENT : FOURTH FLOOR							
(WING-A,B)							
PERMISSIBLE TERRACE AREA				=	302.878	x 20 % =	60.576
PROPOSED TERRACE AREA				=			59.326
T1	2.400	x	4.000	x	3	=	29.232
	0.500	x	3.910	x	3	=	5.865
T2	2.400	x	1.800	x	2	=	8.640
T3	2.650	x	1.130	x	2	=	5.989
T4	2.400	x	2.000	x	2	=	9.600
TOTAL						=	59.326
TOTAL PROPOSED TERRACE AREA AT FOURTH FLOOR						=	59.326

BUILT-UP AREA STATEMENT : GROUND FLOOR							
BUILDING 4 (WING-A,B)							
Block- "A" AREA	3.300	x	8.500			=	28.050
DEDUCTION							
1	0.500	x	4.300	x	1	=	2.150
2	1.250	x	4.050	x	1	=	5.0625
3	0.500	x	1.800	x	1	=	0.900
TOTAL DECUCTIONS							8.1125
NET AREA	28.050 -		8.1125			=	19.9375
TOTAL NET AREA	19.9375	x	2			=	39.875



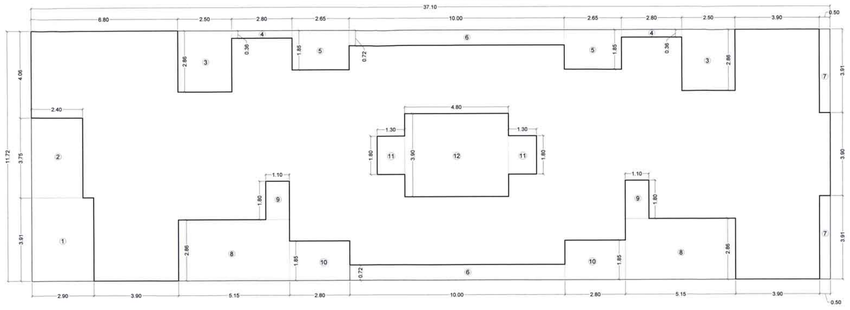
GROUND FLOOR AREA DIAGRAM

SCALE - 1:100



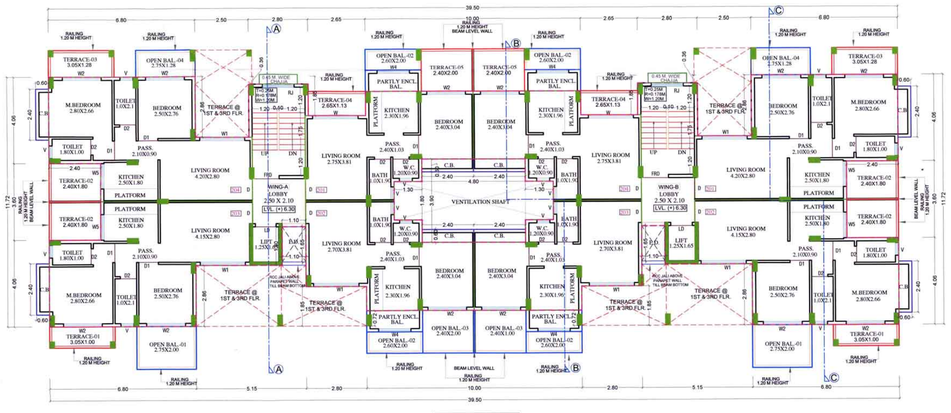
1ST TO 3RD FLOOR AREA DIAGRAM

SCALE - 1:100



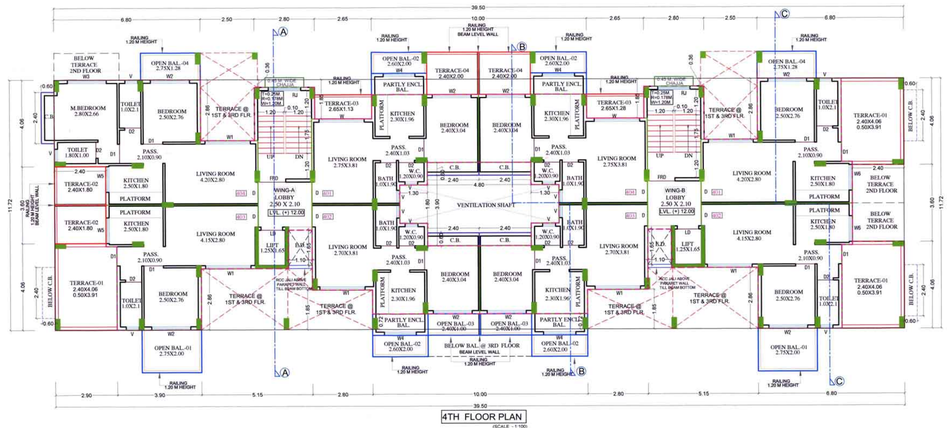
4TH FLOOR AREA DIAGRAM

SCALE - 1:100



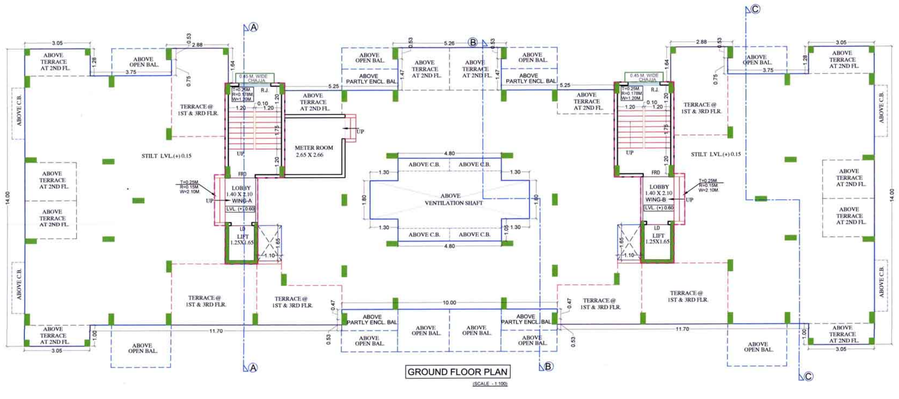
2ND FLOOR PLAN

SCALE - 1:100



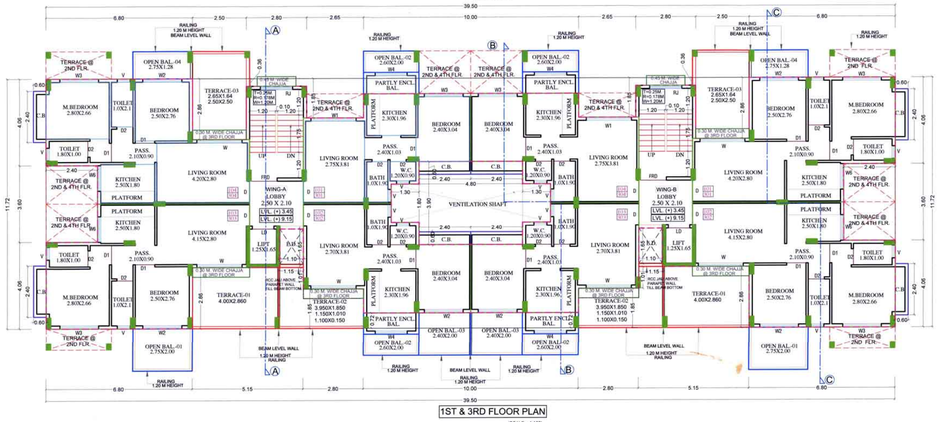
4TH FLOOR PLAN

SCALE - 1:100



GROUND FLOOR PLAN

SCALE - 1:100



1ST & 3RD FLOOR PLAN

SCALE - 1:100

BUILDING-04 | SHEET NO. 6/9

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

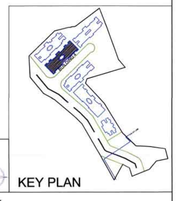
Subject to the conditions mentioned in this office's letter no.:

CIDCO/NAINA/ Panvel/ Adai/ MP-283/CC/2019/339/ SAP/SP(BP)/47

Date: 26 MAR 2019

26/3/19

Associate Planner (NAINA)



KEY PLAN

SCHEDULE OF DOOR & WINDOW				
TYPE	SIZE IN MM	AREA IN SQM.	SILL LVL.	DISCRIPTION
LD	1.000 X 2.100	2.100		COLLAPSIBLE DOOR
FRD	1.200 X 2.100	2.520		DOOR METAL
D	1.000 X 2.100	2.100		T.W PANNEL DOOR
D1	0.900 X 2.100	1.890		T.W PANNEL DOOR
D2	0.750 X 2.100	1.575		T.W PANNEL DOOR
W	2.100 X 2.100	4.410	0.15	AL- SLIDING WINDOW
W1	2.100 X 1.350	2.835	0.90	AL- SLIDING WINDOW
W2	1.800 X 2.100	3.780	0.15	AL- SLIDING WINDOW
W3	1.800 X 1.350	2.430	0.90	AL- SLIDING WINDOW
W4	1.500 X 2.100	3.150	0.15	AL- SLIDING WINDOW
W5	1.200 X 2.100	2.340	0.15	AL- SLIDING WINDOW
W6	1.200 X 1.350	1.620	0.90	AL- SLIDING WINDOW
V	0.600 X 0.900	0.540	1.350	LOUVERED WINDOW
R.J.	1.500 X 1.350	2.025	0.90	RCC JALI

NOTE : ALL DIMENSIONS ARE IN METERS.
INTERNAL WALL THICKNESS IS 0.10M.
EXTERNAL WALL THICKNESS IS 0.15M.

TOTAL UNITS	GR. FL.	1ST FL.	2ND FL.	3RD FL.	4TH FL.
RESIDENTIAL	00	08	08	08	08
COMMERCIAL	00	00	00	00	00

CONTENT : GROUND ,1ST TO 4TH FLOOR PLAN, GROUND, 1ST TO 3RD AND 4TH FLOOR AREA DIAGRAM & CALCULATION, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT &VENTILATION

M/S. VIJAY ENTERPRISES

NAME OF THE OWNER
SIGNATURE OF OWNER

AR. SHEETAL NEMANE

Ar.Sheetal P. Nemane
CA/2000/25775

NAME OF ARCHITECT
SIGNATURE OF ARCHITECT

PROJECT

PROPOSED RESIDENTIAL BUILDING ON S. NO. 123/2+3A, 123/2+3B,135/2, 137/4 138/3,MAUJE- ADAI, TAL.- PANVEL, DIST.- RAIGAD

NAME & SIGN. OF ARCHITECT

Ar. Sheetal P. Nemane
CA/2000/25775

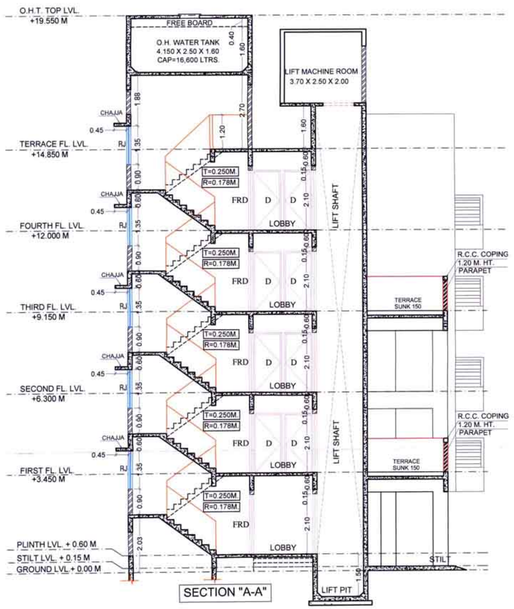
AR. SHEETAL NEMANE

DRAWN BY	SCALE	DATE	DRAWING NO.
sonjog	1:100	20.03.2019	

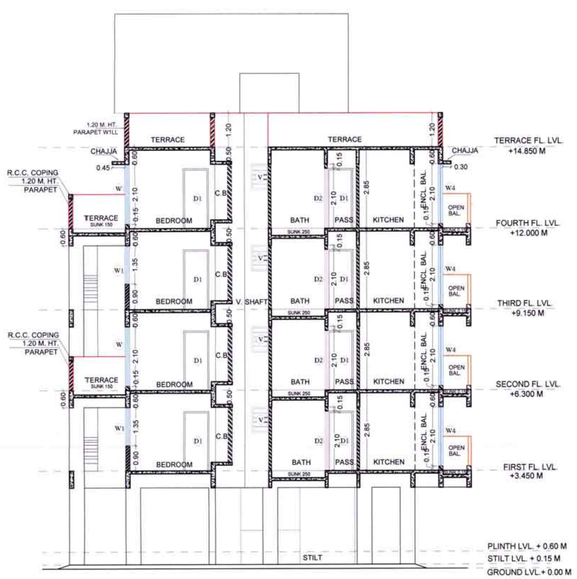
Sheetal Architects
ADD.Office No.12,Raheja Arcade,
sector 11, CBD Belapur,
NAVI MUMBAI-400614.
Office No: 02241279232

FRONT SIDE ELEVATION

(SCALE - 1:100)



SECTION "A-A"



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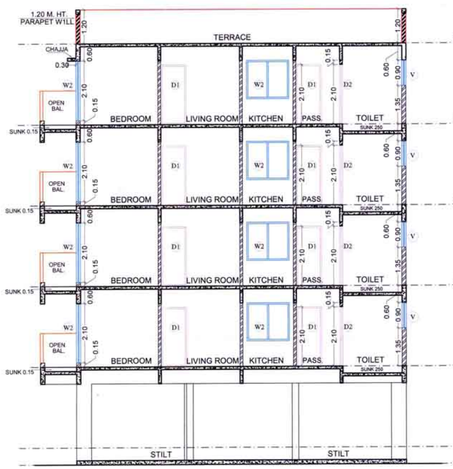
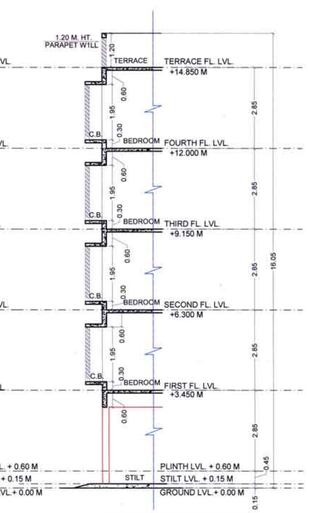


SECTION "C-C"



TYPICAL SECTION OF C.B.

BUILDING-04	SHEET NO. 7/9

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

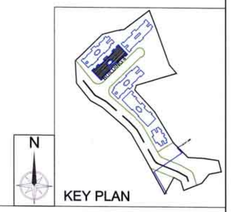
Subject to the conditions mentioned in this office's letter no.:

CIDCO/NAINA/Panvel/ Adai /BP-283 /CC/2019 / 339/ SAP/CP(BP)/47

Date: 26 MAR 2019

26/3/19

Associate Planner (NAINA)



KEY PLAN

CONTENT : FRONT ELEVATION,
SECTION A-A, B-B ,C-C AND TYPICAL SECTION OF C.B.

SCHEDULE OF DOOR & WINDOW

LD	1.000 X 2.100	2.100		COLLAPSIBLE DOOR
FRD	1.200 X 2.100	2.520		DOOR METAL
D	1.000 X 2.100	2.100		T.W PANNEL DOOR
D1	0.900 X 2.100	1.890		T.W PANNEL DOOR
D2	0.750 X 2.100	1.575		T.W PANNEL DOOR
W	2.100 X 2.100	4.410	0.15	AL- SLIDING WINDOW
W1	2.100 X 1.350	2.835	0.90	AL- SLIDING WINDOW
W2	1.800 X 2.100	3.780	0.15	AL- SLIDING WINDOW
W3	1.800 X 1.350	2.430	0.90	AL- SLIDING WINDOW
W4	1.500 X 2.100	3.150	0.15	AL- SLIDING WINDOW
V	0.600 X 0.900	0.540	1.350	LOUVERED WINDOW
R.J.	1.500 X 1.350	2.025	0.90	RCC JALI

NOTE : ALL DIMENSIONS ARE IN METERS.
INTERNAL WALL THICKNESS IS 0.10M.
EXTERNAL WALL THICKNESS IS 0.15M.

M/S. VIJAY ENTERPRISES	AR. SHEETAL NEMANE
NAME OF THE OWNER SIGNATURE OF OWNER	Ar. Sheetal P. Nemane CA/2000/25775 NAME OF ARCHITECT SIGNATURE OF ARCHITECT

PROJECT

PROPOSED RESIDENTIAL BUILDING ON S. NO. 123/2+3A, 123/2+3B,135/2, 137/4 138/3,MAUJE- ADAI, TAL.- PANVEL, DIST.- RAIGAD

NAME & SIGN. OF ARCHITECT

Ar. Sheetal P. Nemane
CA/2000/25775

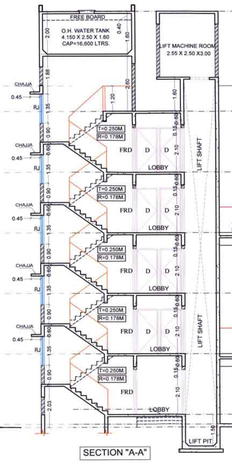
AR. SHEETAL NEMANE

sanjog	1:100	20.03.2019	
DRAWN BY	SCALE	DATE	DRAWING NO.

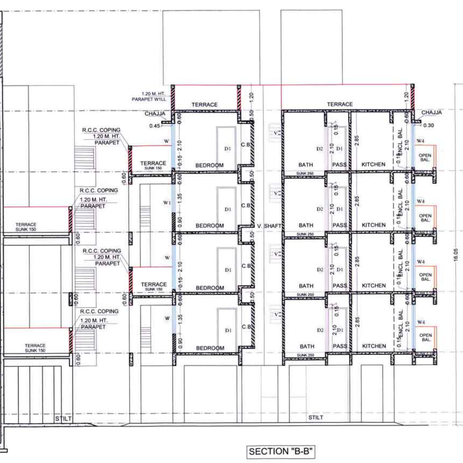
Sheetal Architects
ADD.Office No.12,Raheja Arcade,
sector 11, CBD Belapur,
NAVI MUMBAI-400614.
Office No: 02241279232

FRONT SIDE ELEVATION

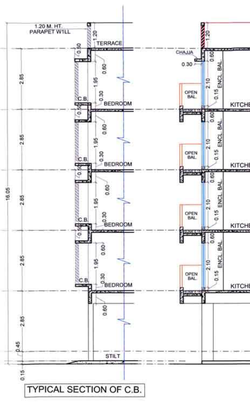
(SCALE - 1:100)



SECTION "A-A"

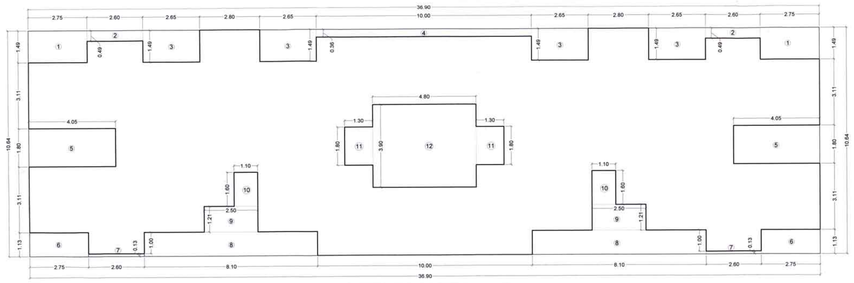


SECTION "B-B"



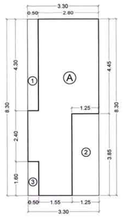
TYPICAL SECTION OF C.B.

SECTION "C-C"



1ST TO 4TH FLOOR AREA DIAGRAM

(SCALE - 1:100)



GROUND FLOOR AREA DIAGRAM

(SCALE - 1:100)

SCHEDULE OF LIGHT & VENTILATION - BUILDING 5			
ROOM	CARPET AREA	1/6 REQD.	L/V PROV
LIVING	10.577	1.762	2.835 (W1), 4.410 (W),
KITCHEN	6.463	1.077	3.150(W4)
BED-1	7.394	1.232	2.430 (W3),3.78(W2)
BED-2	7.851	1.308	2.430 (W3),3.78(W2)
BATH	1.90	0.316	0.54 (V)
WC	1.08	0.18	0.54(V)

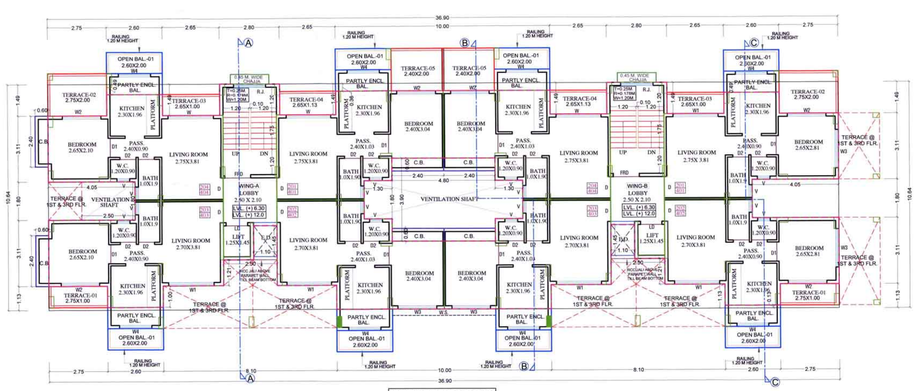
BUILT-UP AREA STATEMENT : GROUND FLOOR							
BUILDING 5 (WING-A,B)							
Block- "A" AREA	3.300	x	8.300			=	27.390
DEDUCTION							
1	0.500	x	4.300	x	1	=	2.150
2	1.250	x	3.850	x	1	=	4.813
3	0.500	x	1.600	x	1	=	0.800
TOTAL DECUCTIONS							7.763
NET AREA	27.390 -		7.7630			=	19.627
TOTAL NET AREA	19.627	x	2			=	39.254

BUILT-UP AREA STATEMENT : FIRST TO FOURTH FLOOR							
BUILDING 5 (WING-A,B)							
Block- "A" AREA	36.900	x	10.640			=	392.616
DEDUCTION							
1	2.750	x	1.490	x	2	=	8.195
2	2.600	x	0.490	x	2	=	2.548
3	2.650	x	1.490	x	4	=	15.794
4	10.000	x	0.360	x	1	=	3.600
5	4.050	x	1.800	x	2	=	14.580
6	2.750	x	1.130	x	2	=	6.215
7	2.600	x	0.130	x	2	=	0.676
8	8.100	x	1.130	x	2	=	18.306
9	2.500	x	1.210	x	2	=	6.050
10	1.100	x	1.600	x	2	=	3.520
11	1.300	x	1.800	x	2	=	4.680
12	4.800	x	3.900	x	1	=	18.720
TOTAL DECUCTIONS							102.884
NET AREA	392.616 -		102.8840			=	289.732

BALCONY AREA STATEMENT : FIRST TO FOURTH FLOOR										
BUILDING 5 (WING-A,B)										
PERMISSIBLE BALCONY AREA				=	289.732	x 15 %	=	43.460		
PROPOSED BALCONY AREA				=				41.600		
BALCONY TYPE	NO. OF BALCONY		LENGTH (METER)		BREADTH (METER)			AREA IN SQ.MT.		
							OPEN	PARTLY ENCLOSED	PARTLY OPEN	
B1	8	x	2.600	x	2.000	=	-	20.800	20.800	
TOTAL						=		41.600		
TOTAL PROPOSED BALCONY AREA AT FIRST TO FOURTH						=		41.600		

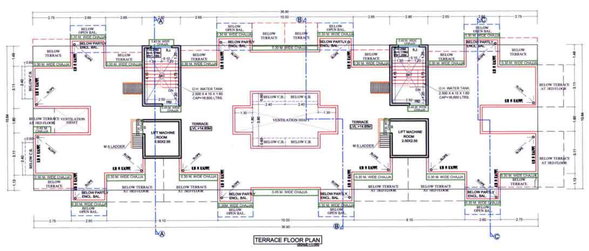
TERRACE AREA STATEMENT : FIRST & THIRD FLOOR								
(WING-A,B)								
PERMISSIBLE TERRACE AREA				=	289.732	x 20% =	57.946	
PROPOSED TERRACE AREA				=			55.480	
T1	4.150	x	2.000	x	2	=	16.600	
	1.350	x	1.210	x	2	=	3.267	
T2	3.950	x	2.000	x	2	=	15.800	
	1.150	x	1.210	x	2	=	2.783	
	1.100	x	0.150	x	2	=	0.330	
T3	1.900	x	3.110	x	1	=	5.909	
	2.050	x	0.470	x	1	=	0.964	
	2.130	x	0.530	x	1	=	1.129	
T4	1.900	x	3.110	x	1	=	5.909	
T5	1.550	x	1.800	x	1	=	2.790	
TOTAL						=	55.480	
TOTAL PROPOSED TERRACE AREA AT FIRST & THIRD FLOOR						=	55.480	

TERRACE AREA STATEMENT : SECOND & FOURTH FLOOR								
(WING-A,B)								
PERMISSIBLE TERRACE AREA				=	289.732	x 20% =	57.946	
PROPOSED TERRACE AREA				=			37.389	
T1	2.750	x	1.000	x	2	=	5.500	
T2	2.750	x	2.000	x	2	=	11.000	
T3	2.650	x	1.000	x	2	=	5.300	
T4	2.650	x	1.130	x	2	=	5.989	
T5	2.400	x	2.000	x	2	=	9.600	
TOTAL							37.389	



2ND & 4TH FLOOR PLAN

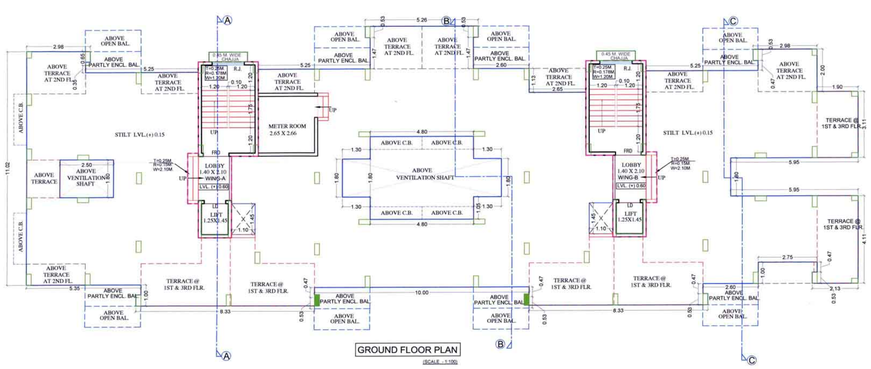
(SCALE - 1:100)



TERRACE FLOOR PLAN

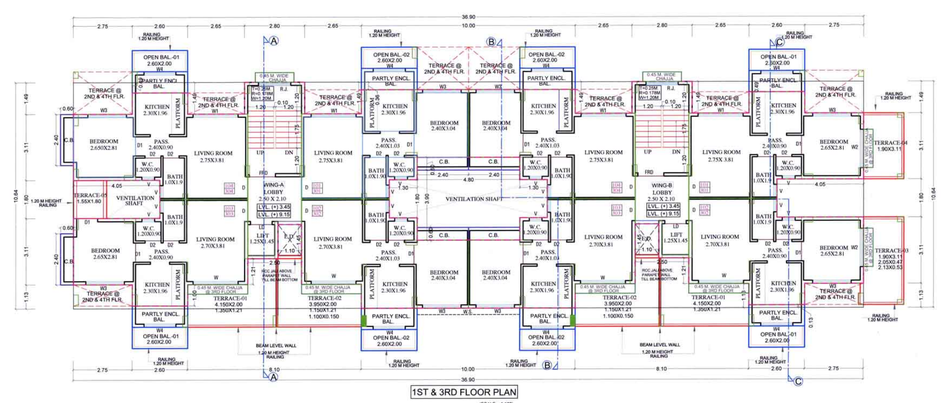
(SCALE - 1:100)

FLOOR AREA STATEMENT FOR BUILDING NO. 05											
1	2	3	4	5	6	7	8	9	10	11	12
SR. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY					PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)
				ENCLOSED		OPEN		EXCESS (8 - 4)			
				OPEN	CLOSE		TOTAL (5 + 6 +7)				
1	GROUND	39.254	5.888				0.000	0.000	7.851		0.000
2	FIRST	289.732	43.460	20.8	20.8	0	41.600	0.000	57.946	55.48	0.000
3	SECOND	289.732	43.460	20.8	20.8	0	41.600	0.000	57.946	37.389	0.000
4	THIRD	289.732	43.460	20.8	20.8	0	41.600	0.000	57.946	55.48	0.000
5	FORTH	289.732	43.460	20.8	20.8	0	41.600	0.000	57.946	37.389	0.000
6	TOTAL	1198.182	179.727	166.400		0.000	166.400	0.000	239.636	185.738	0.000
7	TOTAL EXCESS BALC.	0.000									
8	TOTAL EXCESS TERRACE	0.000									
TOTAL BUILTUP AREA		1198.182									



GROUND FLOOR PLAN

(SCALE - 1:100)



1ST & 3RD FLOOR PLAN

(SCALE - 1:100)

BUILDING-05 | SHEET NO. 8/9

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

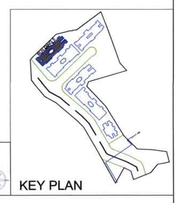
Subject to the conditions mentioned in this office's letter no.:

CIDCO/NAINA/Panvel/ Adai /BP-293 /CC/2019 / 339/ SAP/SP(BP)/47

Date: 26 MAR 2019

26/3/19

Associate Planner (NAINA)



KEY PLAN

SCHEDULE OF DOOR & WINDOW				
LD	1.000 X 2.100	2.100		COLLAPSIBLE DOOR
FRD	1.200 X 2.100	2.520		DOOR METAL
D	1.000 X 2.100	2.100		T.W PANNEL DOOR
D1	0.900 X 2.100	1.890		T.W PANNEL DOOR
D2	0.750 X 2.100	1.575		T.W PANNEL DOOR
W	2.100 X 2.100	4.410	0.15	AL- SLIDING WINDOW
W1	2.100 X 1.350	2.835	0.90	AL- SLIDING WINDOW
W2	1.800 X 2.100	3.780	0.15	AL- SLIDING WINDOW
W3	1.800 X 1.350	2.430	0.90	AL- SLIDING WINDOW
W4	1.500 X 2.100	3.150	0.15	AL- SLIDING WINDOW
V	0.600 X 0.900	0.540	1.350	LOUVERED WINDOW
R.J.	1.500 X 1.350	2.025	0.90	RCC JALI

NOTE : ALL DIMENSIONS ARE IN METERS.
INTERNAL WALL THICKNESS IS 0.10M.
EXTERNAL WALL THICKNESS IS 0.15M.

TOTAL UNITS	GR. FL.	1ST FL.	2ND FL.	3RD FL.	4TH FL.
RESIDENTIAL	00	08	08	08	08
COMMERCIAL	00	00	00	00	00

CONTENT : GROUND ,1ST TO 4TH FLOOR PLAN, GROUND, 1ST TO 4TH FLOOR AREA DIAGRAM & CALCULATION, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT &VENTILATION, FRONT ELEVATION SECTION A-A, B-B, C-C AND TYPICAL SECTION OF C.B.

M/S. VIJAY ENTERPRISES

NAME OF THE OWNER
SIGNATURE OF OWNER

AR. SHEETAL NEMANE
Ar. Sheetal P. Nemane
CA/2000/25775

NAME OF ARCHITECT
SIGNATURE OF ARCHITECT

PROJECT

PROPOSED RESIDENTIAL BUILDING ON S. NO. 123/2+3A, 123/2+3B,135/2, 137/4 138/3,MAUJE- ADAI, TAL.- PANVEL, DIST.- RAIGAD

NAME & SIGN. OF ARCHITECT

AR. SHEETAL NEMANE

Ar. Sheetal P. Nemane
CA/2000/25775

sanjog	1:100	20.03.2019	
DRAWN BY	SCALE	DATE	DRAWING NO.

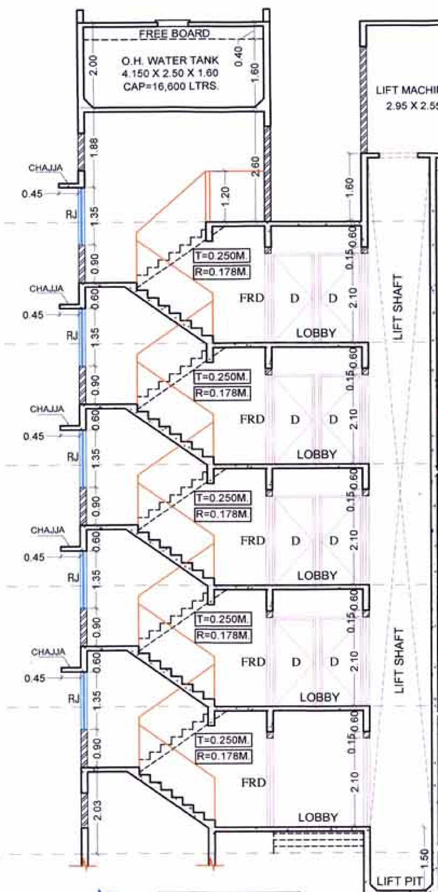
Sheetal Architects
ADD.Office No.117,Raheja Arcade,
sector 11, CBD Belapur,
NAVI MUMBAI-400614.
Office No: 02241279232

BUILDING-06 (E.W.S.) | SHEET NO. 9/9

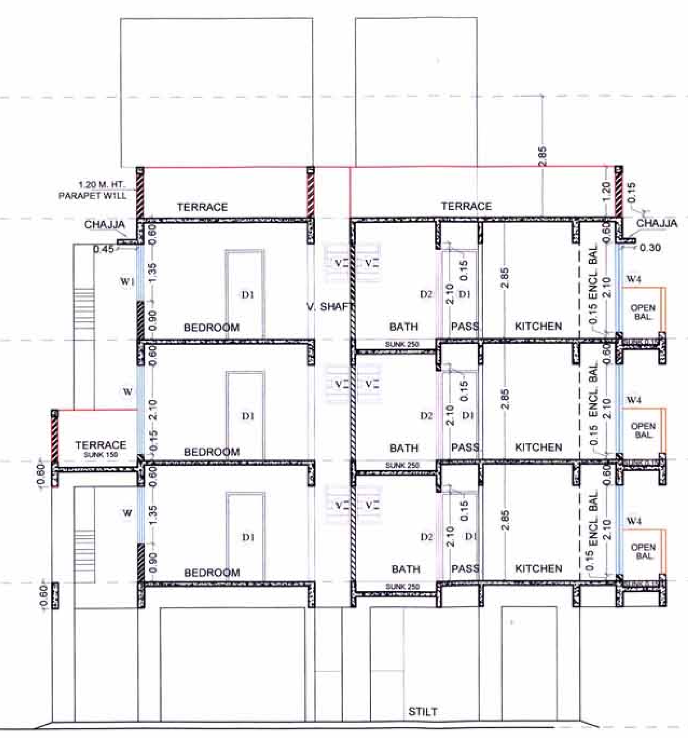
STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel/ Adai 283 /2019/339/ SAP/SP(BP)/47
Date: 26 MAR 2019
Associate Planner (NAINA) 26/3/19

FRONT SIDE ELEVATION
(SCALE - 1:100)



SECTION "A-A"



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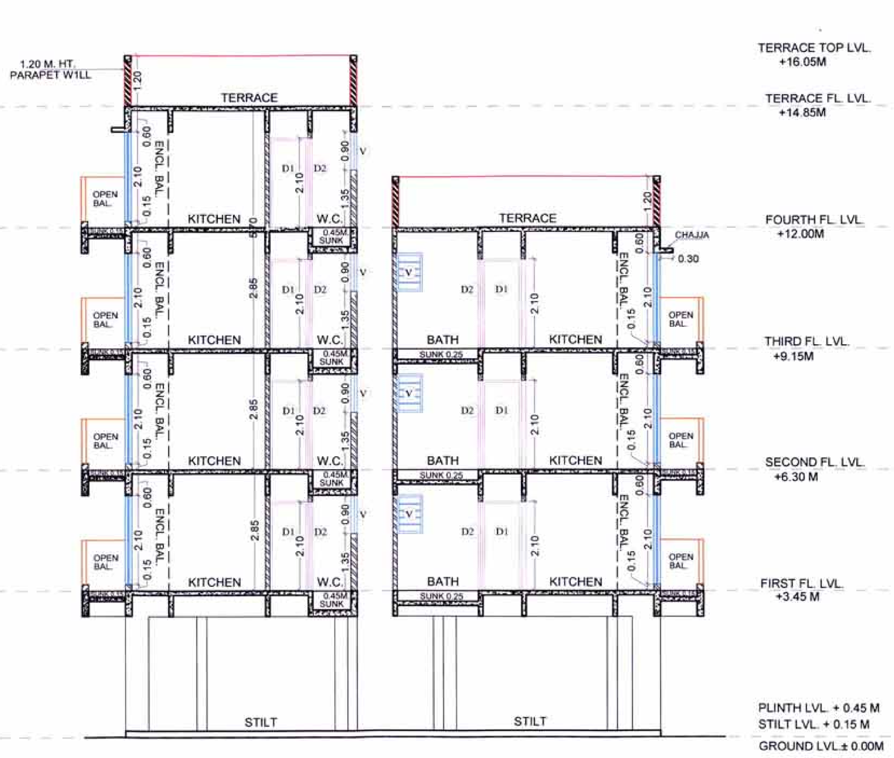

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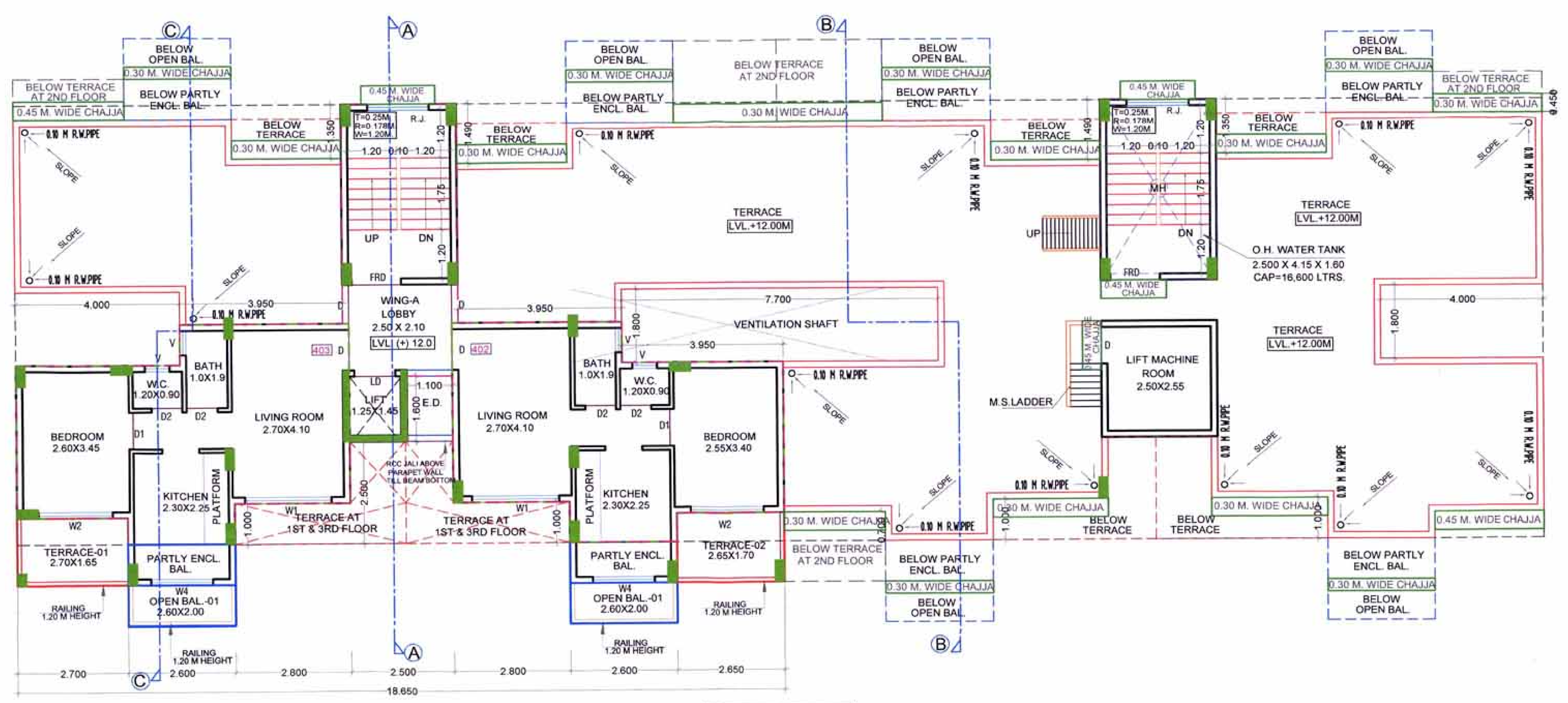
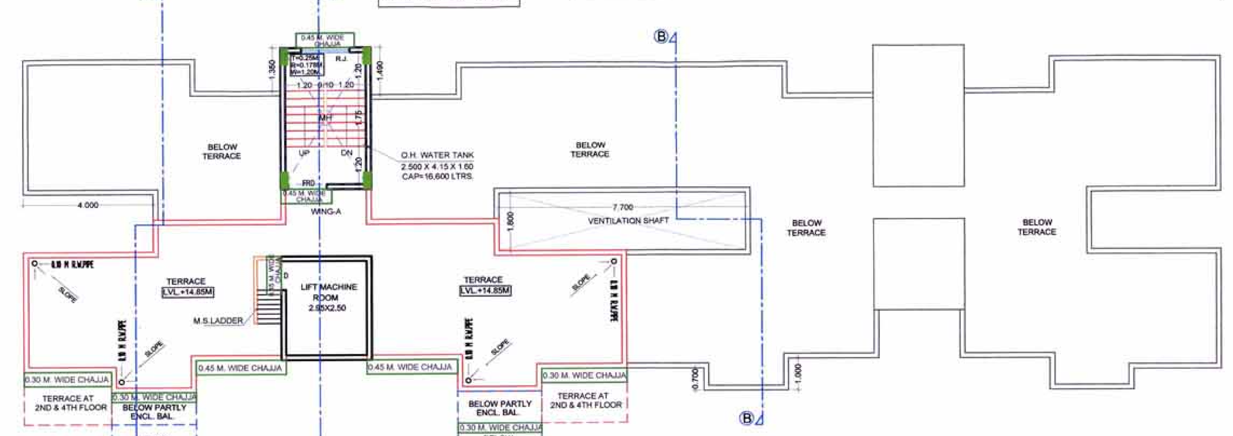


4TH FLOOR PLAN
(SCALE - 1:100)

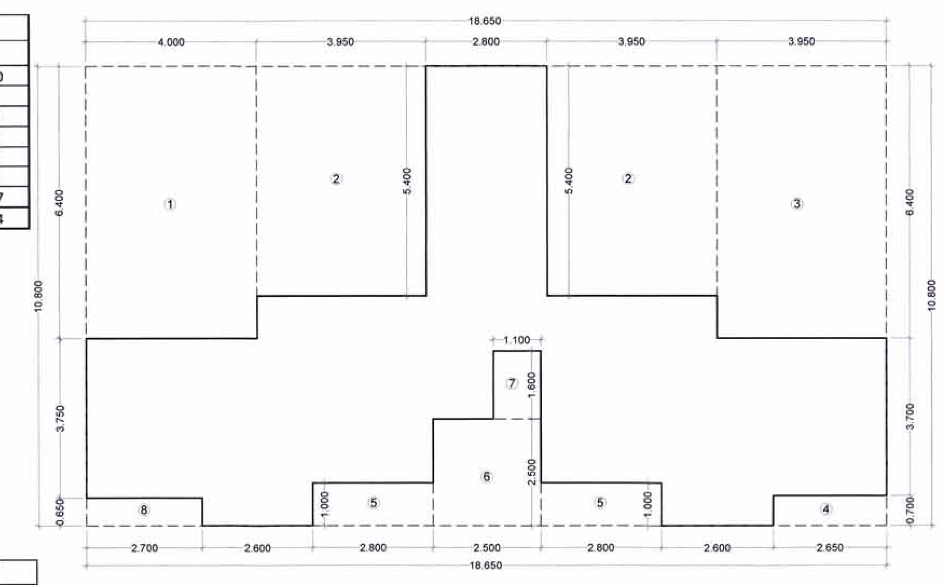


TERRACE FLOOR PLAN
(SCALE - 1:100)

BUILT-UP AREA STATEMENT : GROUND FLOOR

BUILDING 6 (WING-A,B)-E.W.S.

Block- "A" AREA	3.300	x	8.300			=	27.390
DEDUCTION							
1	0.500	x	4.300	x	1	=	2.150
2	1.250	x	3.850	x	1	=	4.813
3	0.500	x	1.600	x	1	=	0.800
TOTAL DECUCTIONS							7.763
NET AREA	27.390 -		7.7630			=	19.627
TOTAL NET AREA	19.627	x	2			=	39.254

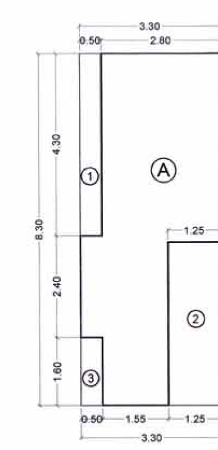

4TH FLOOR AREA DIAGRAM
(SCALE - 1:100)

FLOOR AREA STATEMENT FOR BUILDING NO. 06

1	2	3	4	5	6	7	8	9	10	11	12
SR. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY ENCLOSED OPEN	ENCLOSED CLOSE	OPEN	TOTAL (5+6+7)	EXCESS (8 - 4)	PERMISSIBLE TERRACE AREA (20% OF	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)
1	GROUND	39.254	5.888				0.000	0.000	7.851		0.000
2	FIRST	314.311	47.147	20.8	20.8	0	41.600	0.000	62.862	34.63	0.000
3	SECOND	314.311	47.147	20.8	20.8	0	41.600	0.000	62.862	28.725	0.000
4	THIRD	314.311	47.147	20.8	20.8	0	41.600	0.000	62.862	34.63	0.000
5	FORTH	90.66	13.599	5.2	5.2	0	10.400	0.000	18.132	8.96	0.000
6	TOTAL	1072.847	160.927	135.200		0.000	135.200	0.000	214.569	106.945	0.000
7	TOTAL EXCESS BALC.	0.000									
8	TOTAL EXCESS TERRACE	0.000									
TOTAL BUILTUP AREA		1072.847									

SCHEDULE OF LIGHT & VENTILATION - BUILDING 6 (E.W.S.)

ROOM	CARPET AREA	1/6 REQD.	L/V PROV
LIVING-1	10.578	1.763	2.835 (W1), 4.410 (W),
LIVING-2	11.220	1.870	2.835 (W1), 4.410 (W),
KITCHEN-1	6.463	1.077	3.150(W4)
KITCHEN-2	7.130	1.188	3.150(W4)
BED-1	9.716	1.619	2.430 (W3),3.78(W2)
BED-2	10.270	1.711	2.430 (W3),3.78(W2)
BATH	1.900	0.316	0.54 (V)
WC	1.080	0.180	0.54(V)


GROUND FLOOR AREA DIAGRAM
(SCALE - 1:100)

BUILT-UP AREA STATEMENT : FIRST TO THIRD FLOOR

(WING-A,B)

Block- "A" AREA	37.100	x	10.800			=	400.680
DEDUCTION							
1	5.300	x	0.350	x	2	=	3.710
2	2.650	x	1.350	x	2	=	7.155
3	2.650	x	1.490	x	2	=	7.897
4	10.300	x	0.490	x	1	=	5.047
5	4.000	x	1.800	x	2	=	14.400
6	2.700	x	0.650	x	2	=	3.510
7	2.800	x	1.000	x	4	=	11.200
8	2.500	x	2.500	x	2	=	12.500
9	1.100	x	1.600	x	2	=	3.520
10	5.100	x	0.700	x	1	=	3.570
11	7.700	x	1.800	x	1	=	13.860
TOTAL DECUCTIONS							86.369
NET AREA	400.680	-	86.369			=	314.311

BALCONY AREA STATEMENT : FIRST TO THIRD FLOOR

BUILDING 6 (WING-A,B)

PERMISSIBLE BALCONY AREA		=	314.311	x 15 % =		47.147			
PROPOSED BALCONY AREA		=				41.600			
BALCONY TYPE	NO. OF BALCONY		LENGTH (METER)		BREADTH (METER)		AREA IN SQ.MT. OPEN	PARTLY ENCLOSED	PARTLY OPEN
B1	8.000	x	2.600	x	2.000	=	-	20.800	20.800
				TOTAL		=	41.600		
TOTAL PROPOSED BALCONY AREA AT FIRST TO THIRD FLOOR						=	41.600		

TERRACE AREA STATEMENT : FIRST & THIRD FLOOR

(WING-A,B)

PERMISSIBLE TERRACE AREA				=	314.311	x 20 % =	62.862
PROPOSED TERRACE AREA				=			34.300
T1	4.150	x	1.000	x	2	=	8.300
	1.350	x	1.500	x	2	=	4.050
T2	3.950	x	1.000	x	2	=	7.900
	1.150	x	1.500	x	2	=	3.450
	1.100	x	0.150	x	2	=	0.330
T3	2.650	x	1.000	x	4	=	10.600
				TOTAL		=	34.630

TERRACE AREA STATEMENT : SECOND FLOOR

(WING-A,B)

PERMISSIBLE TERRACE AREA				=	314.311	x 20 % =	62.862
PROPOSED TERRACE AREA				=			28.725
T1	2.700	x	1.650	x	1	=	4.455
T2	2.700	x	1.000	x	2	=	5.400
T3	2.550	x	2.000	x	2	=	10.200
T4	2.550	x	1.700	x	2	=	8.670
					TOTAL		28.725
TOTAL PROPOSED TERRACE AREA AT SECOND FLOOR						=	28.725

BUILT-UP AREA STATEMENT : FOURTH FLOOR

(WING-A,B)

Block- "A" AREA	18.650	x	10.800			=	201.420
DEDUCTION							
1	4.000	x	6.400	x	1	=	25.600
2	3.950	x	5.400	x	2	=	42.660
3	3.950	x	6.400	x	1	=	25.280
4	2.650	x	0.700	x	1	=	1.855
5	2.800	x	1.000	x	2	=	5.600
6	2.500	x	2.500	x	1	=	6.250
7	1.100	x	1.600	x	1	=	1.760
8	2.700	x	0.650	x	1	=	1.755
TOTAL DECUCTIONS							110.760
NET AREA	201.420	-	110.760			=	90.660

BALCONY AREA STATEMENT : FOURTH FLOOR

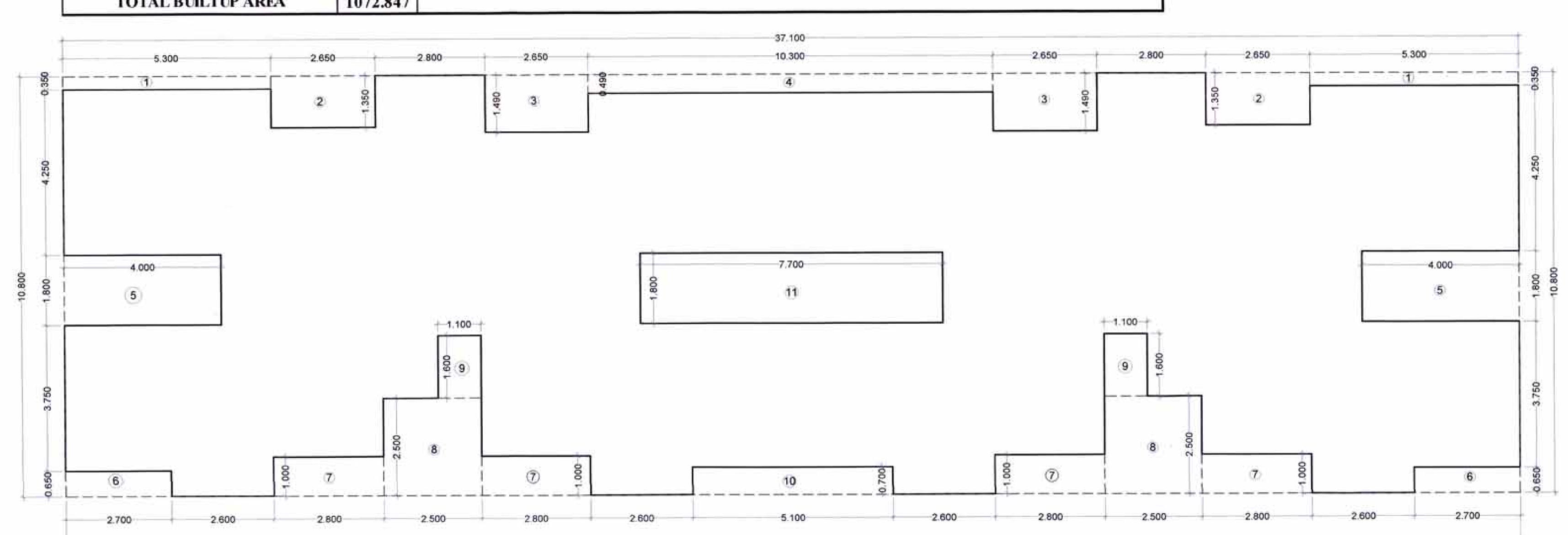
BUILDING 6 (WING-A,B)

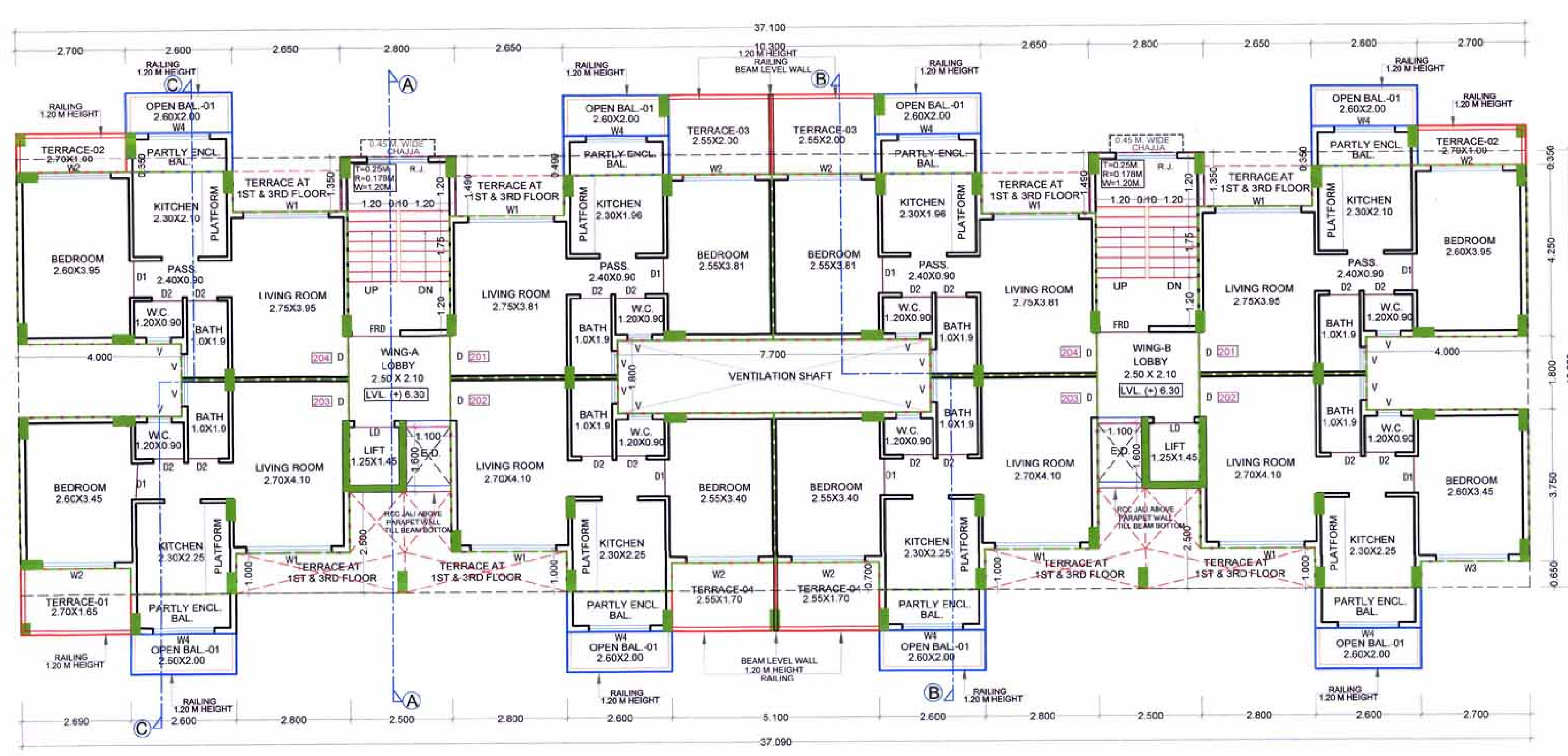
PERMISSIBLE BALCONY AREA		=	90.660	x 15 % =		13.599			
PROPOSED BALCONY AREA		=				10.400			
BALCONY TYPE	NO. OF BALCONY		LENGTH (METER)		BREADTH (METER)		AREA IN SQ.MT. OPEN	PARTLY ENCLOSED	PARTLY OPEN
B1	2	x	2.600	x	2.000	=	-	5.200	5.200
				TOTAL		=	10.400		
TOTAL PROPOSED BALCONY AREA AT FOURTH FLOOR						=	10.400		

TERRACE AREA STATEMENT : FOURTH FLOOR

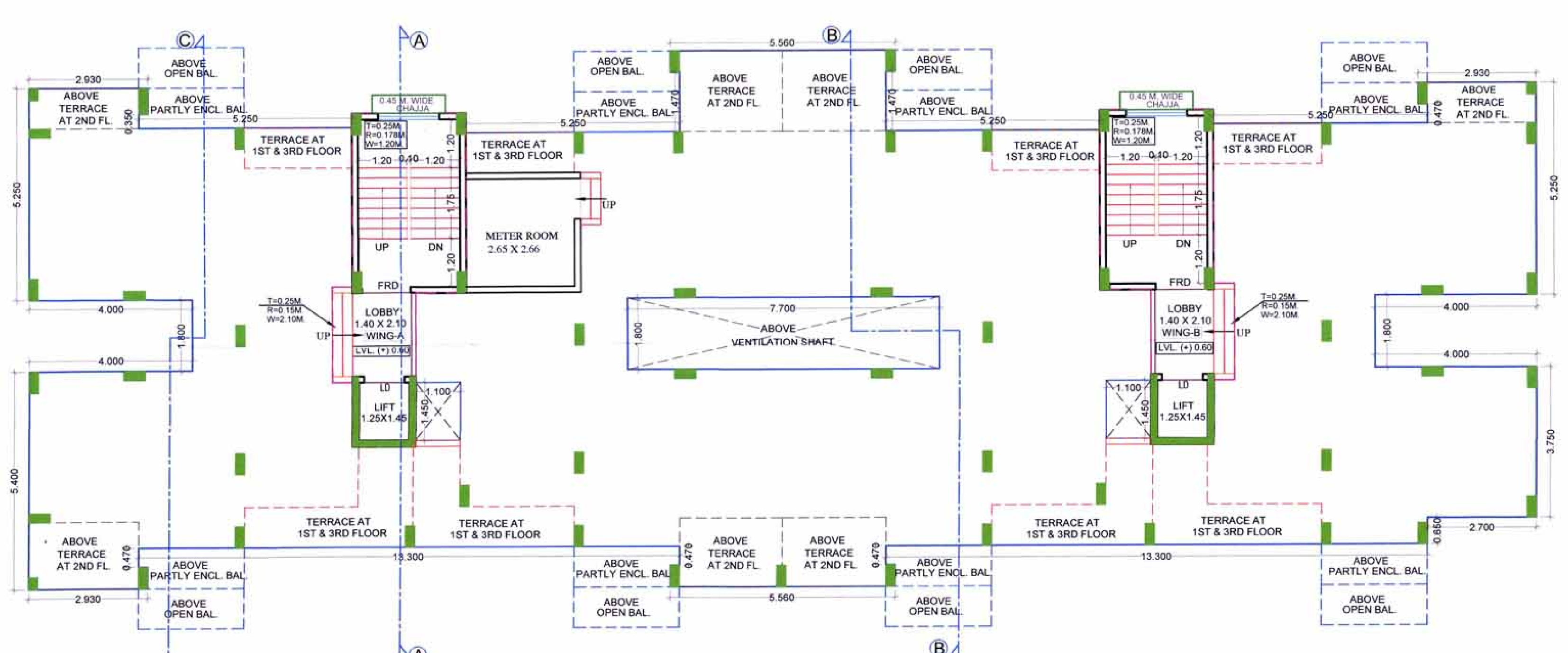
(WING-A,B)

PERMISSIBLE TERRACE AREA				=	90.660	x 20 % =	18.132
PROPOSED TERRACE AREA				=			8.960
T1	2.700	x	1.650	x	1	=	4.455
T2	2.650	x	1.700	x	1	=	4.505
				TOTAL		=	8.960
TOTAL PROPOSED TERRACE AREA AT FOURTH FLOOR						=	8.960

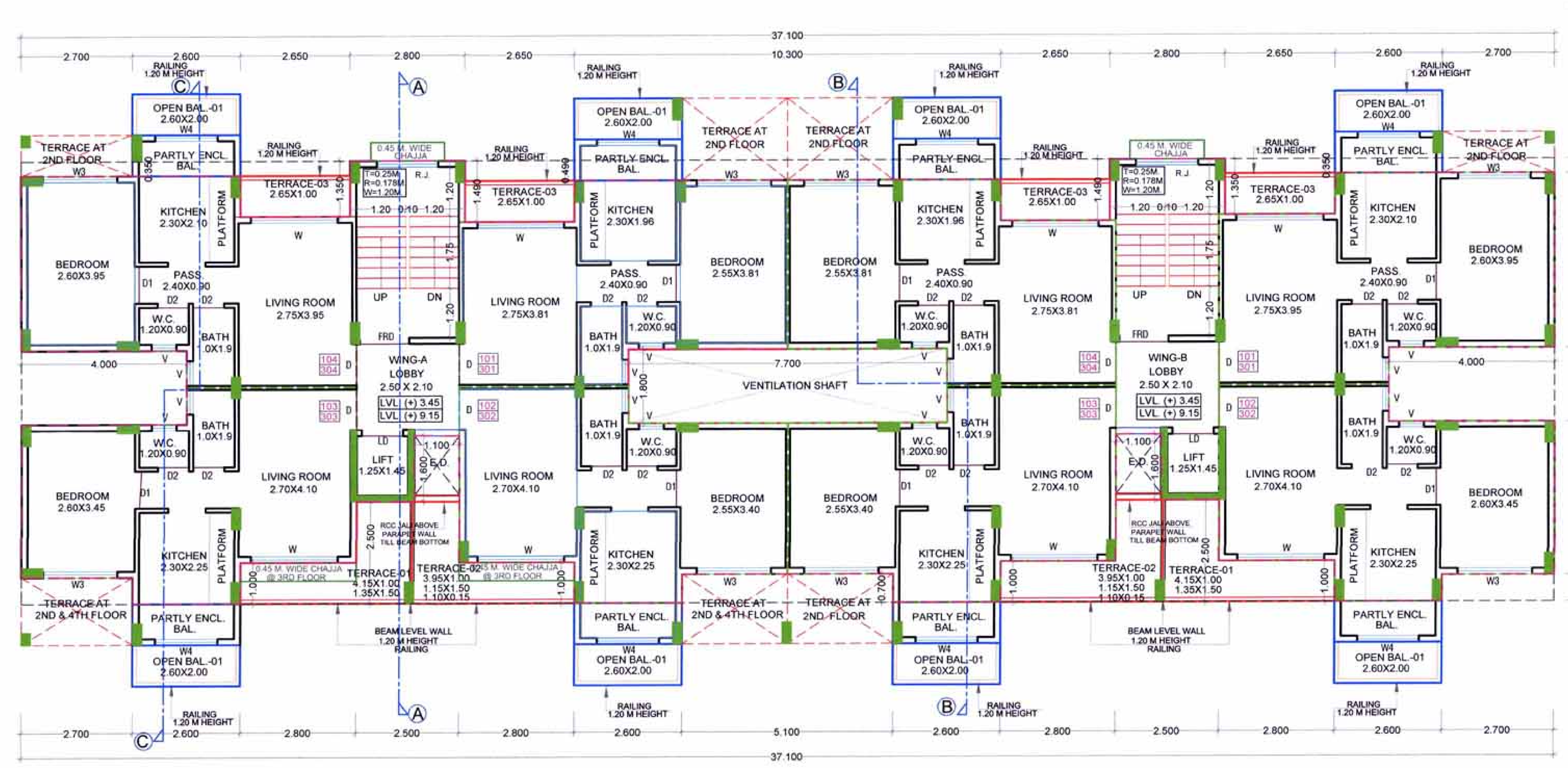

1ST TO 3RD FLOOR AREA DIAGRAM
(SCALE - 1:100)



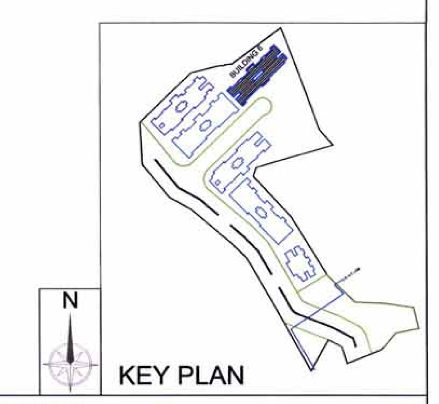
2ND FLOOR PLAN
(SCALE - 1:100)



GROUND FLOOR PLAN



1ST & 3RD FLOOR PLAN



KEY PLAN

SCHEDULE OF DOOR & WINDOW

LD	1.000 X 2.100	2.100		COLLAPSIBLE DOOR
FRD	1.200 X 2.100	2.520		DOOR METAL
D	1.000 X 2.100	2.100		T.W PANNEL DOOR
D1	0.900 X 2.100	1.890		T.W PANNEL DOOR
D2	0.750 X 2.100	1.575		T.W PANNEL DOOR
W	2.100 X 2.100	4.410	0.15	AL- SLIDING WINDOW
W1	2.100 X 1.350	2.835	0.90	AL- SLIDING WINDOW
W2	1.800 X 2.100	3.780	0.15	AL- SLIDING WINDOW
W3	1.800 X 1.350	2.430	0.90	AL- SLIDING WINDOW
W4	1.500 X 2.100	3.150	0.15	AL- SLIDING WINDOW
V	0.600 X 0.900	0.540	1.350	LOUVERED WINDOW
R.J.	1.500 X 1.350	2.025	0.90	RCC JALI

NOTE : ALL DIMENSIONS ARE IN METERS.
INTERNAL WALL THICKNESS IS 0.10M.
EXTERNAL WALL THICKNESS IS 0.15M.

TOTAL UNITS	GR. FL.	1ST FL.	2ND FL.	3RD FL.	4TH FL.
RESIDENTIAL	00	08	08	08	02
COMMERCIAL	00	00	00	00	00

CONTENT : GROUND ,1ST TO 4TH FLOOR PLAN, GROUND, 1ST TO 4TH FLOOR AREA DIAGRAM & CALCULATION, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT &VENTILATION, FRONT ELEVATION SECTION A-A, B-B, C-C AND TYPICAL SECTION OF C.B.

M/S. VIJAY ENTERPRISES

VIJAY ENTERPRISES

NAME OF THE OWNER
SIGNATURE OF OWNER

AR. SHEETAL NEMANE

Ar. Sheetal P. Nemane
CA/2000/25775

NAME OF ARCHITECT
SIGNATURE OF ARCHITECT

PROJECT

PROPOSED RESIDENTIAL BUILDING ON S. NO. 123/2+3A, 123/2+3B,135/2, 137/4 138/3,MAUJE- ADAI, TAL.- PANVEL, DIST.- RAIGAD

NAME & SIGN. OF ARCHITECT

Ar. Sheetal P. Nemane
CA/2000/25775

AR. SHEETAL NEMANE

sanjog	1:100	20.03.2019	
DRAWN BY	SCALE	DATE	DRAWING NO.

Sheetal Architects
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sector 11, CBD Belapur,