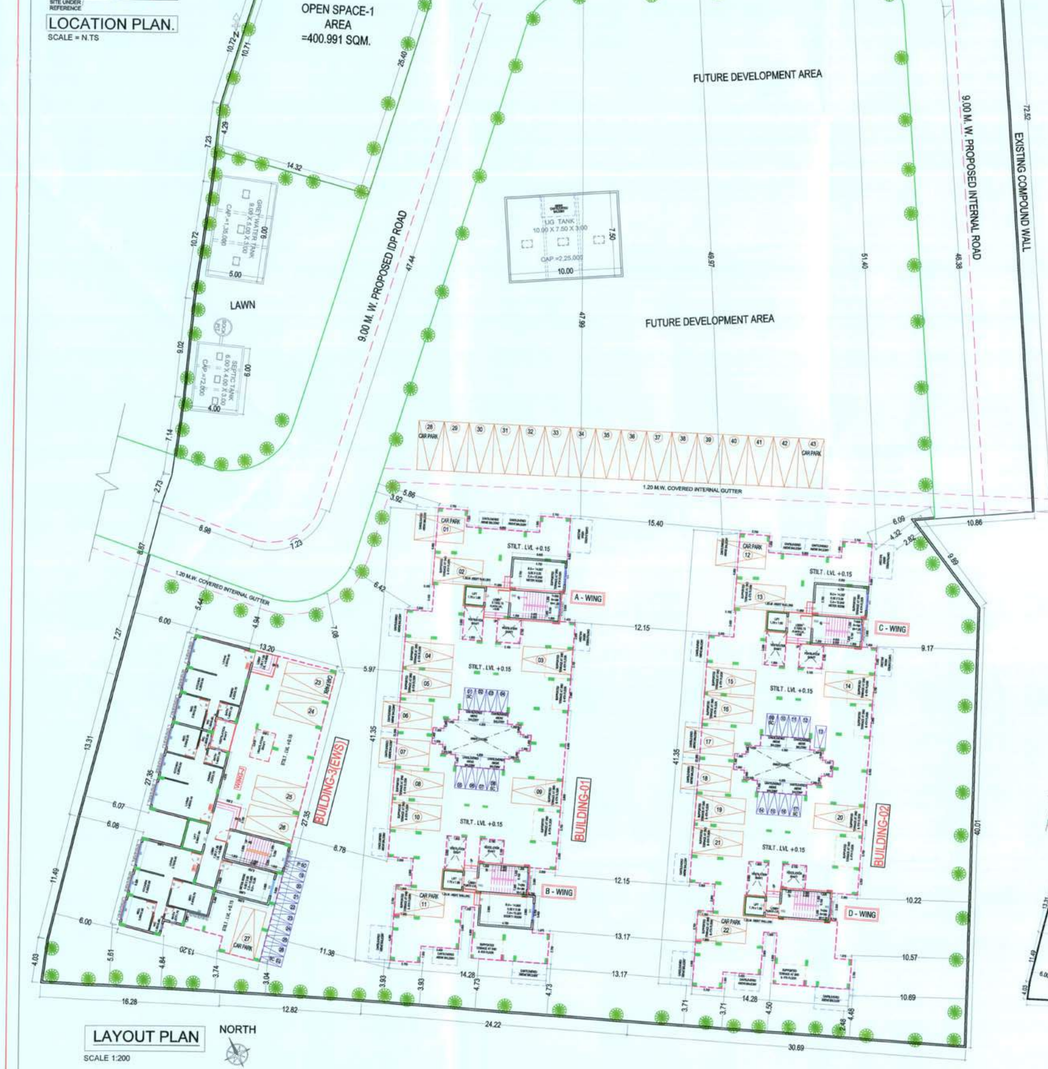
LOCATION PLAN.
SCALE = N.TS

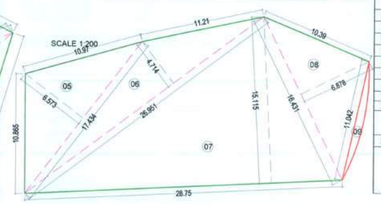


LAYOUT PLAN
SCALE 1:200
NORTH

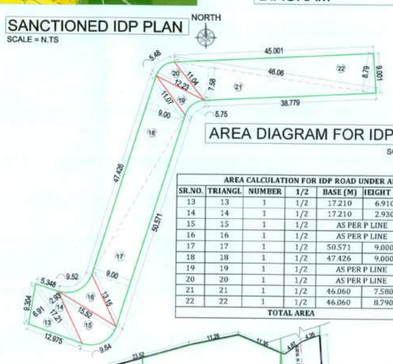
DISTRICT COLLECTOR'S APPROVED
9.00 M. W. LAYOUT ROAD OF
G.NO-88/2,89/7/A & 89/7/B
AT-VILLAGE -VIHIGHAR,TALUKA -PANVEL,DISTRICT-RAIGAD.
VIDE NO- क मसा / एल एन ए १(ब) / एस आर ५०१/ २०१२ अलिबाग
दि 18.02.2013

SANCTIONED IDP PLAN
SCALE = N.TS

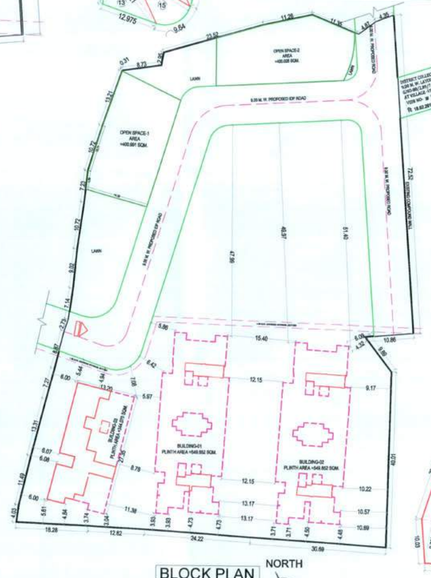
OPEN SPACE-1 AREA DIAGRAM
SCALE 1:200



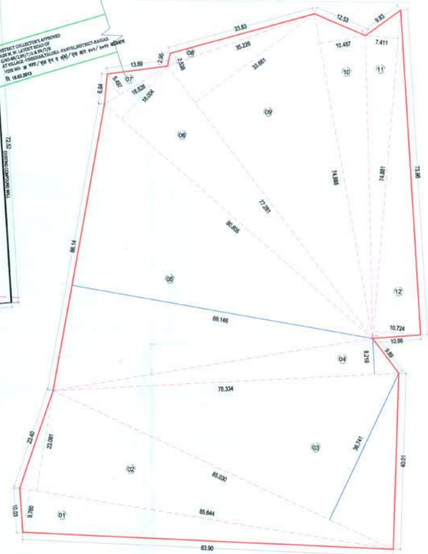
OPEN SPACE-1 AREA DIAGRAM



AREA DIAGRAM FOR IDP ROAD
SCALE = 1:500



BLOCK PLAN
SCALE = 1:500
NORTH



TILR PLOT AREA DIAGRAM FOR CALCULATION PURPOSE
SCALE = 1:500

** PARKING STATEMENT - PLEASE REFER D1 OF PROFORMA - I **

TENEMENTS SUP. CARPET AREA IN SQM.	NO. OF TENEMENTS	REQUIRED PARKING	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES	
			No. of cars	No. of scooter	No. of cars	No. of scooter
			12.5 sqmt.	2.0 sqmt.	12.5 sqmt. 5.0 X 2.5 M	2.0 sqmt. 1.0 X 2 M
UPTO 35	00	4 tenements having carpet area upto 35 sq.m. each.	00	12.5 X 16 =200 200/ 100=2(0.0sqm. 20.00 / 2 = 02 Nos.		
35 TO 45	27	2 tenements having carpet area 35 to 45 sq.m. each.	14			
TOTAL	27	visitor's parking 10%	14 x10% = 2			
EWS	TOTAL		16	10	16	10

** PARKING STATEMENT - PLEASE REFER D1 OF PROFORMA - I **

TENEMENTS SUP. CARPET AREA IN SQM.	NO. OF TENEMENTS	REQUIRED PARKING	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES	
			No. of cars	No. of scooter	No. of cars	No. of scooter
			12.5 sqmt.	2.0 sqmt.	12.5 sqmt. 5.0 X 2.5 M	2.0 sqmt. 1.0 X 2 M
UPTO 35	96	4 tenements having carpet area upto 35 sq.m. each.	24	12.5 X 27 =337.50 337.50/100=4(27.0sqm. 27.0 / 2 = 16.875 Nos.		
35 TO 45	0	2 tenements having carpet area 35 to 45 sq.m. each.	00			
TOTAL	96	visitor's parking 10%	24 x10% = 3			
	TOTAL		27	17	27	17

OPEN SPACE AREA CALCULATION

SR.NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M.)	AREA (SQM.)
OPEN SPACE-1						
1	1	1	1/2	15.611	3.881	30.293
2	2	1	1/2	25.4	15.144	192.329
3	3	1	1/2	26.39	6.141	81.030
4	4	1	1/2	18.658	10.434	97.339
TOTAL AREA						400.991
OPEN SPACE-2						
5	5	1	1/2	17.434	6.573	57.297
6	6	1	1/2	26.951	4.714	63.524
7	7	1	1/2	28.75	15.115	217.278
9	8	1	1/2	16.431	6.878	56.506
10	9	1	AS PER P LINE			5.421
TOTAL AREA						400.026
TOTAL AREA						801.017

SR.	AREA STATEMENT		Area in Sq.M.
1	Area of Plot (as per 7/12)		8660.00
2	Area of Plot as per measurement plan (As per triangulation of TILR at true scale)		8687.253
3	Area of plot as per Physical Survey		8661.068
4	Area of plot considered (least of i,ii&iii)		8660.000
5	Area of plot within 200 m. from gaothan boundary		8660.000
6	Area of plot outside 200 m. from gaothan boundary		0.000
7	DEDUCTIONS FOR		
	a	Existing road acquisition area	NIL
	b	proposed IDP road	1073.623
	c	Any reservations	NA
	Total (a+b+c)		1073.623
8	Gross area of the Plot (4-7)		7586.377
9	Deduction for Amenity space if any		0.00
10	RG/open spaces required (10 % of 8)		758.638
11	RG/open spaces provided		801.017
12	Net area of plot		7586.377
		Sale	EWS
13	Permissible FSI	1	0.2
14	Permissible Built-up area (12 x 13)	7586.377	1517.275
15	Proposed Built-up area	3552.950	1519.060
16	Excess EWS/LIG Built-up area (15-14)	-	1.785
17	Balance Built-up area (14-15-16)	4031.642	-
18	FSI Consumed for Sale [(15 ÷ 16) ÷14]	0.469	-
19	FSI Consumed for EWS (15÷14)	-	0.200
20	FSI Balance (13-18)	0.531	0.00
21	No of units proposed	123	
	a. Residential (SALE)	96	
	b. Residential (EWS)	27	
22	Trees to be planted		
	(a)Trees to be planted against plot Area ((8-11)/100)	68	
	(b)Trees to be planted against open space (((11)/100)x5)	40	
	(c)Required Number of trees to be planted ((a)+(b))	108	
	(d)Number of Trees Proposed To Be planted	142	

* BALCONY AREA STATEMENT

BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY AREA			
				TOTAL	ENCLOSED	OPEN	EXCESS
1 & 2	GROUND FLOOR	44.271	0.000	0.00	0.00	0.00	0.00
	1ST FLOOR	433.051	64.958	64.600	21.275	43.325	0.00
	2ND FLOOR	433.051	64.958	64.600	21.275	43.325	0.00
	3RD FLOOR	433.051	64.958	64.600	21.275	43.325	0.00
	4TH FLOOR	433.051	64.958	64.600	21.275	43.325	0.00
	TOTAL	1776.475	259.831	258.400	85.100	173.300	0.00
GRAND TOTAL		3552.950	519.661	516.800	170.200	346.600	0.000

TERRACE AREA STATEMENT

BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
1 & 2	GROUND FLOOR	44.271	0.000	0.00
	1ST FLOOR	433.051	86.610	0.000
	2ND FLOOR	433.051	86.610	63.000
	3RD FLOOR	433.051	86.610	0.000
	4TH FLOOR	433.051	86.610	63.000
	TOTAL	1776.475	346.44	126.000
GRAND TOTAL		3552.950	692.882	252.000

BUILT UP AREA SUMMARY

FLOOR	BUILDING-1	BUILDING-2	BUILDING - 3(EWS)
GROUND	44.271	44.271	180.364
1ST FLOOR	433.051	433.051	334.674
2ND FLOOR	433.051	433.051	334.674
3RD FLOOR	433.051	433.051	334.674
4TH FLOOR	433.051	433.051	334.674
TOTAL	1776.475	1776.475	1519.060
GRAND TOTAL	3552.950		1519.060

AREA CALCULATION FOR IDP ROAD UNDER AREA

SR.NO.	TRIANGL	NUMBER	1/2	BASE (M)	HEIGHT (M.)	AREA
13	13	1	1/2	17.210	6.910	59.461
14	14	1	1/2	17.210	2.930	25.213
15	15	1	1/2	AS PER P LINE		67.351
16	16	1	1/2	AS PER P LINE		45.671
17	17	1	1/2	50.571	9.000	227.570
18	18	1	1/2	47.426	9.000	213.417
19	19	1	1/2	AS PER P LINE		26.722
20	20	1	1/2	AS PER P LINE		31.218
21	21	1	1/2	46.060	7.580	174.567
22	22	1	1/2	46.060	8.790	202.434
TOTAL AREA						1073.623

BUILDING-1 & 2
TENEMENT STATEMENT

WING NUMBER	FLAT NUMBER	UNITS	Carpet Area IN SQM.	BALCONY AREA (SQM.) ENCLOSED	BALCONY AREA (SQM.) OPEN BALCONY	TERRACE AREA (SQM.)	CUPBOARD AREA (SQM.)	BUILT - UP AREA (SQM.)
A& C	101,	1	22.030	0.000	3.750	0.000	0.000	25.607
	102,	1	28.835	2.250	0.000	0.000	0.000	32.669
	103,	1	28.835	2.250	4.838	0.000	0.000	32.669
	104,	1	29.647	0.000	3.750	0.000	0.000	34.136
	105,	1	27.272	3.050	6.387	0.000	0.945	31.259
	106,	1	27.272	3.050	6.387	0.000	0.945	31.353
	201,	1	22.030	0.000	3.750	6.345	0.000	25.607
	202,	1	28.835	2.250	0.000	4.275	0.000	32.669
	203,	1	28.835	2.250	4.838	4.275	0.000	32.669
	204,	1	29.647	0.000	3.750	6.345	0.000	34.136
	205,	1	27.272	3.050	6.387	5.017	0.945	31.259
	206,	1	27.272	3.050	6.387	5.032	0.945	31.353
	301,	1	22.030	0.000	3.750	0.000	0.000	25.607
	302,	1	28.835	2.250	0.000	0.000	0.000	32.669
	303,	1	28.835	2.250	4.838	0.000	0.000	32.669
	304,	1	29.647	0.000	3.750	0.000	0.000	34.136
	305,	1	27.272	3.050	6.387	0.000	0.945	31.259
	306,	1	27.272	3.050	6.387	0.000	0.945	31.353
	401,	1	22.030	0.000	3.750	6.345	0.000	25.607
	402,	1	28.835	2.250	0.000	4.275	0.000	32.669
	403,	1	28.835	2.250	4.838	4.275	0.000	32.669
	404,	1	29.647	0.000	3.750	6.345	0.000	34.136
	405,	1	27.272	3.050	6.387	5.017	0.945	31.259
	406,	1	27.272	3.050	6.387	5.032	0.945	31.353
TOTAL		24	655.564	42.400	100.448	62.578	7.560	750.772

TENEMENT STATEMENT(BUILDING-1 & 2)

WING NUMBER	FLAT NUMBER	UNITS	Carpet Area IN SQM.	BALCONY AREA (SQM.) ENCLOSED	BALCONY AREA (SQM.) OPEN BALCONY	TERRACE AREA (SQM.)	CUPBOARD AREA (SQM.)	BUILT - UP AREA (SQM.)
B & D	101,	1	27.453	3.125	3.125	0.000	0.641	31.960
	102,	1	27.272	3.050	6.500	0.000	0.945	31.577
	103,	1	29.520	0.000	3.750	0.000	0.000	33.918
	104,	1	28.835	2.250	4.837	0.000	0.000	32.669
	105,	1	28.835	2.250	0.000	0.000	0.000	32.669
	106,	1	22.030	0.000	0.000	0.000	0.000	25.607
	201,	1	27.453	3.125	3.125	5.272	0.641	31.960
	202,	1	27.272	3.050	6.500	5.198	0.945	31.577
	203,	1	29.520	0.000	3.750	6.345	0.000	33.918
	204,	1	28.835	2.250	4.837	4.275	0.000	32.669
	205,	1	28.835	2.250	0.000	4.275	0.000	32.669
	206,	1	22.030	0.000	0.000	6.345	0.000	25.607
	301,	1	27.453	3.125	3.125	0.000	0.641	31.960
	302,	1	27.272	3.050	6.500	0.000	0.945	31.577
	303,	1	29.520	0.000	3.750	0.000	0.000	33.918
	304,	1	28.835	2.250	4.837	0.000	0.000	32.669
	305,	1	28.835	2.250	0.000	0.000	0.000	32.669
	306,	1	22.030	0.000	0.000	0.000	0.000	25.607
	401,	1	27.453	3.125	3.125	5.272	0.641	31.960
	402,	1	27.272	3.050	6.500	5.198	0.945	31.577
	403,	1	29.520	0.000	3.750	6.345	0.000	33.918
	404,	1	28.835	2.250	4.837	4.275	0.000	32.669
	405,	1	28.835	2.250	0.000	4.275	0.000	32.669
	406,	1	22.030	0.000	0.000	6.345	0.000	25.607
TOTAL		24	655.780	42.700	72.848	63.420	6.344	753.600

AREA CALCULATION FOR TILR PLOT

SR.NO.	TRIANGLE	NUMBER OF	1/2	BASE (M)	HEIGHT (M.)	AREA
1	1	1	1/2	85.644	9.760	417.943
2	2	1	1/2	85.644	23.091	988.893
3	3	1	1/2	85.030	36.741	1562.044
4	4	1	1/2	76.334	8.219	321.914
5	5	1	1/2	66.140	69.146	2286.658
6	6	1	1/2	80.895	16.004	646.602
7	7	1	1/2	16.828	5.497	46.252
8	8	1	1/2	35.226	2.538	44.702
9	9	1	1/2	77.281	33.661	1300.678
10	10	1	1/2	74.881	10.487	392.675
11	11	1	1/2	74.881	7.411	277.472
12	12	1	1/2	74.881	10.724	401.512
TOTAL AREA						8687.253

STAMP OF APPROVAL 1/4

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/ Panvel / Vihighar /BP- 331 /CC/2019 / 325/SAP/ 331
Date: 29 JUL 2019
Associate Planner (NAINA)

NOTES :-
1) ALL EXTERNAL WALL ARE 0.15 M. THK BRICK WALLS .
2) ALL INTERNAL WALL ARE 0.10 M. THK BRICK WALLS .

Sr. No.	Item	Site Plan on white Print	Building Plan On White Print
1	Plot Line		
2	Existing Street/ Layout road		
3	FSI lines		
4	Building Line		
5	Recreational Open Spaces	No colour	
6	Trees		
6	Existing Trees		
8	Car Parking		
9	Scooter Parking		

CONTENT OF SHEET
* LAYOUT PLAN *
* PLOT AREA DIAGRAM & CALCULATION * BLOCK PLAN
* LOCATION PLAN
* OPEN SPACE AREA DIAGRAM & CALCULATION
* BUILT UP AREA SUMMARY
* FLOOR WISE CARPET & BUA AREA DETAILS
* PARKING AREA STATEMENT
* BALCONY STATEMENT * SUPPORTED TERRACE AREA STATETMENT
* LOCATION PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G. NO.87/0 & 86/1, AT-VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD., DATED 23.04.2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 8661.068 SQ.MT.

Prayag Builders & Developers
Partner
M/s. Prayag Builders & Devlopers through MR. PRADEEP K. BHOPI
(SIGNATURE OF OWNERS)
(signature of architect)
AR.SWAPNIL KALYANKAR
REGD. NO. CA /2010 / 47491

FROM OF CERTIFICATE

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.

ADD :- SIDDHANT MARKET ,D-WING, 2ND FLOOR ,OPP.BJP OFFICE,PANVEL
E- MAIL ID :- skaplanners@gmail.com
MOBILE NO :- 9987596001
(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

NAME & SIGNATURES OF THE OWNERS

Prayag Builders & Developers
Partner
M/s. Prayag Builders & Devlopers through MR. PRADEEP K. BHOPI

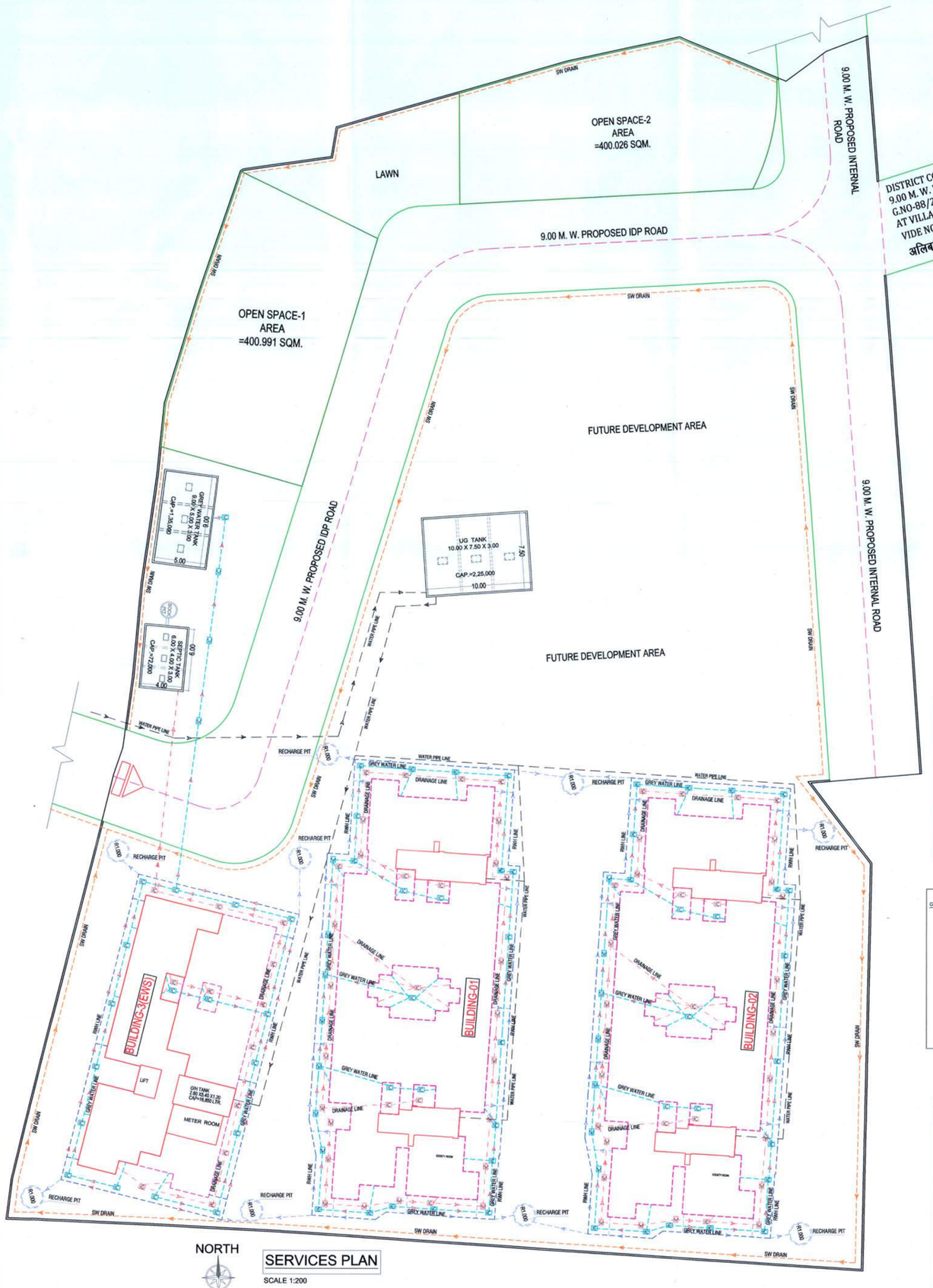
NAME & SIGNATURE OF ARCHITECT

(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED BUILDING PERMISSION ON G.NO. 86/1, 87 , AT- VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD.

JOB NO.	
DWG. NO.	
DATE	24.07.2019
SCALE	1: 100 , N.T.S.
CHKD BY	SWAPNIL KALYANKAR

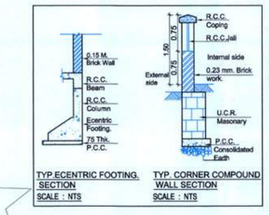
SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : SIDDHANT MARKET,D - WING, 2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
EMAIL : skaplanners@gmail.com



SERVICES PLAN

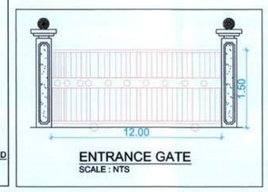
SCALE 1:200

DISTRICT COLLECTOR'S APPROVED
9.00 M. W. LAYOUT ROAD OF
G.NO-88/2,89/7/A & 89/7/B
AT VILLAGE -VIHIGHAR,TALUKA -PANVEL,DISTRICT-RAIGAD.
VIDE NO- क्र मशा / एल एन ए १(ब) / एस आर ४०१ / २०१२
अलिबाग दि 18.02.2013



TYP.ECENTRIC FOOTING. SECTION
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS



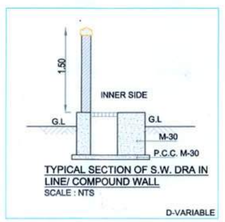
ENTRANCE GATE
SCALE : NTS

OVERHEAD WATER TANK CAPACITY CALCULATION					
BUILDING NUMBER	WATER REQUIRED (LITRE)50 % UG TANK	COLD WATER REQUIREMENT			
		TANK SIZE (METRE)	NUMBER OF TANK	CAPACITY (LITRE)	
BLDG-1 & 2	58117.5	4.40 X 2.50 X 1.20	4	52,800	
BLDG-3	0	2.60 X 5.40 X 1.20	1	16,850	
TOTAL			5	69650	

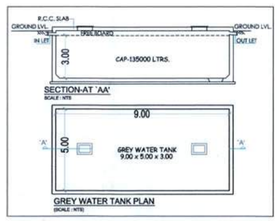
(BUILDING -1 & (BLDG-2 (EWS) SEPTIC TANK REQUIRMENT							
BUILDING	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER FLUSHING (A)		% FLOW TO FLUSHING 100%	TOTAL PROVIDED
				LPCD	LPD	LPD	6.00 X 4.00 X 3.00
BLDG-1 , 2 & 3	FLATS	5	615	54	33210	33210	72000
ADD. TOILET	0			54	0		
CON. SHOP	0			54	0		

(BUILDING -1 & (BLDG-2 (EWS) GREY WATER TANK REQUIRMENT							
BUILDING	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER FLUSHING (A)		% FLOW TO FLUSHING 85%	TOTAL PROVIDED
				LPCD	LPD	LPD	9.00 X 5.00 X 3.00
BLDG-1 ,2 & 3	FLATS	5	615	135	83025	70571.25	135000
ADD. TOILET	0			126	0		
CON. SHOP	0			126	0		

WATER STORAGE CAPACITY CALCULATION										
BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDITIONAL TOILET	POPULATION	WATER REQUIREMENT (IN LITRE)			UNDER GROUND WATER TANK PROVIDED		
				ADDL. TOILET (180 LITRE)	POPULATION (189 LITRE)	TOTAL	TANK NUMBER	SIZE/DIMENSION	CAPACITY (LITRE)
BLDG-1,2 & 3	123	0	615	0	116235	116235	1	10.00X7.50X3.00	225000

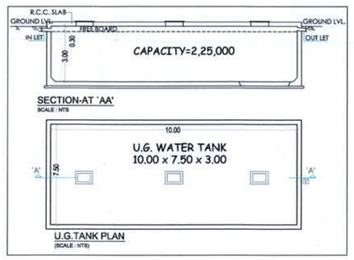


TYPICAL SECTION OF S.W. DRA IN LINE/ COMPOUND WALL
SCALE : NTS



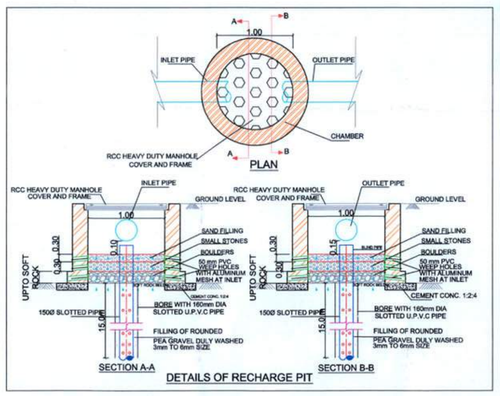
SECTION-AT 'AA'
SCALE : NTS

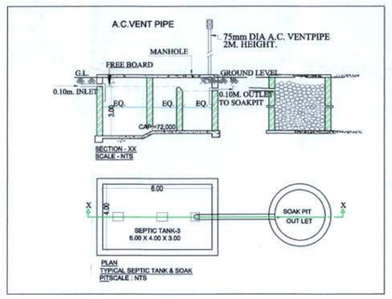
GREY WATER TANK PLAN
(SCALE : NTS)



SECTION-AT 'AA'
SCALE : NTS

U.G.TANK PLAN
(SCALE : NTS)





STAMP OF APPROVAL 2/4

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/ Panvel, Vihighar /BP- 391 /CC/2019 , 921/ 922/ 923
Date: 29 JUL 2019
29/7/19
Associate Planner (NAINA)

NOTES :-
1) ALL EXTERNAL WALL ARE 0.15 M. THK BRICK WALLS .
2) ALL INTERNAL WALL ARE 0.10 M. THK BRICK WALLS .

Sr. No.	Item	Site Plan on white Print	Building Plan On White Print
1	Plot Line		
2	Existing Street/Layout road		
3	FSI lines		
4	Building Line		
5	Recreational Open Spaces	No colour	
6	Drainage & Sewerage Work		
7	Water Supply Work		
8	RWH Line		
9	GREY WATER LINE		
10	SW DRAIN		

CONTENT OF SHEET
* SERVICES PLAN *
* U/G TANK ,U/G TANK SECTION , AREA CALCULATION
* SEPTIC TANK & SECTION , AREA CALCULATION
*GREY WATER TANK & SECTION , AREA CALCULATION
* ENTRANCE GATE,
* COMPOUND WALL SECTION ,
*DETAIL OF RECHARGE PIT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G. NO.87/0 & 86/1, AT-VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD., DATED 23.04.2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 8661.068 SQ.MT.

Prayag Builders & Developers
Partner
M/s. Prayag Builders & Devlopers through
MR. PRADEEP K. BHOPI
(SIGNATURE OF OWNERS)

M/S. SWAPNIL KALYANKAR NAVI MUMBAI ARCHITECTS
(Signature of architect)
AR.SWAPNIL KALYANKAR
REGD. NO. CA /2010 / 47491

FROM OF CERTIFICATE

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.

ADD :- SIDDHANT MARKET ,D-WING, 2ND FLOOR ,OPP.BJP OFFICE,PANVEL
E- MAIL ID :- skaplanners@gmail.com
MOBILE NO :- 9987596001

(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

NAME & SIGNATURES OF THE OWNERS

Prayag Builders & Developers
Partner
M/s. Prayag Builders & Devlopers through
MR. PRADEEP K. BHOPI

NAME & SIGNATURE OF ARCHITECT

(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

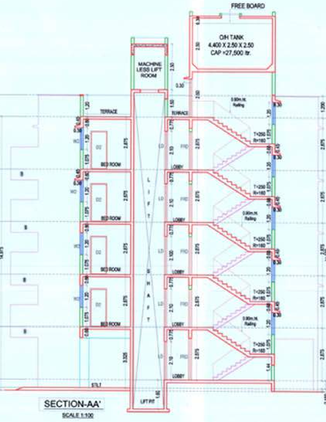
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON
G.NO. 86/1,87 , AT- VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD.

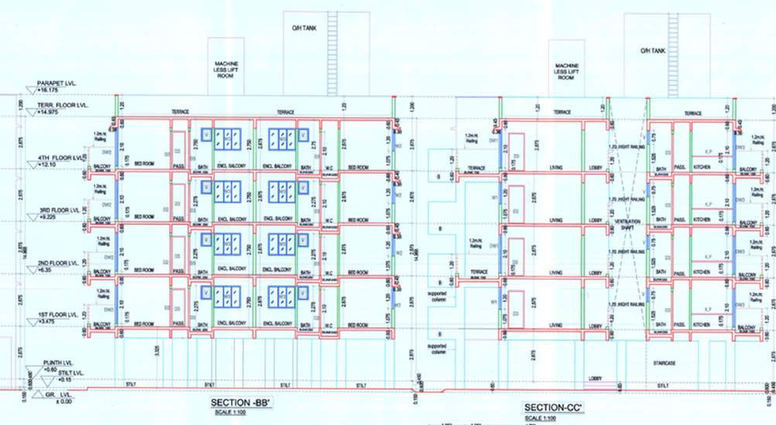
JOB NO.	
DWG. NO.	
DATE	24.07.2019
SCALE	1: 100 , N.T.S.
CHKD BY	SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : SIDDHANT MARKET,D - WING, 2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
EMAIL : skaplanners@gmail.com

ELEVATION

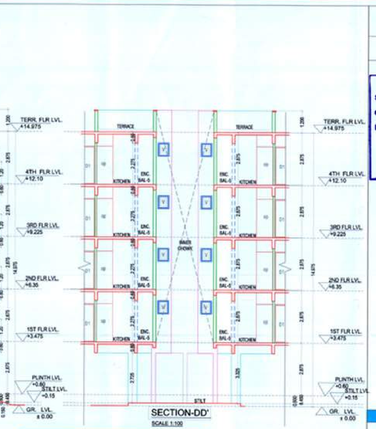


SECTION-AA'
SCALE 1:100



SECTION -BB'
SCALE 1:100

SECTION-CC'
SCALE 1:100



SECTION-DD'
SCALE 1:100

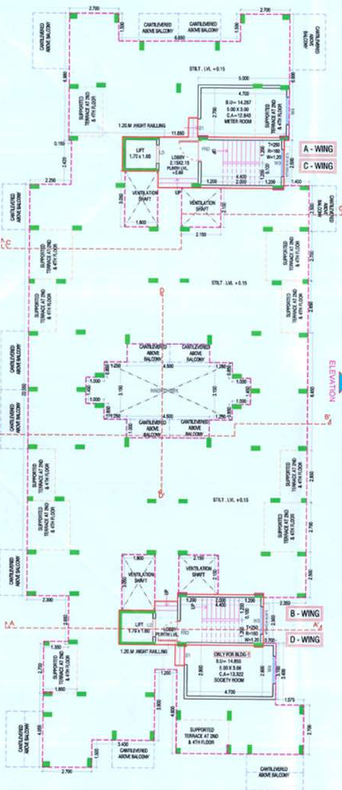
GROUND FLOOR BUILT UP AREA CALCULATION (BLDG-01& 2)

BUILT UP AREA SUMMARY		
FLOOR	BUILDING-1	BUILDING-2
GROUND	44.271	44.271
1ST FLOOR	433.051	433.051
2ND FLOOR	433.051	433.051
3RD FLOOR	433.051	433.051
4TH FLOOR	433.051	433.051
TOTAL	1776.475	1776.475
GRAND TOTAL	3552.950	

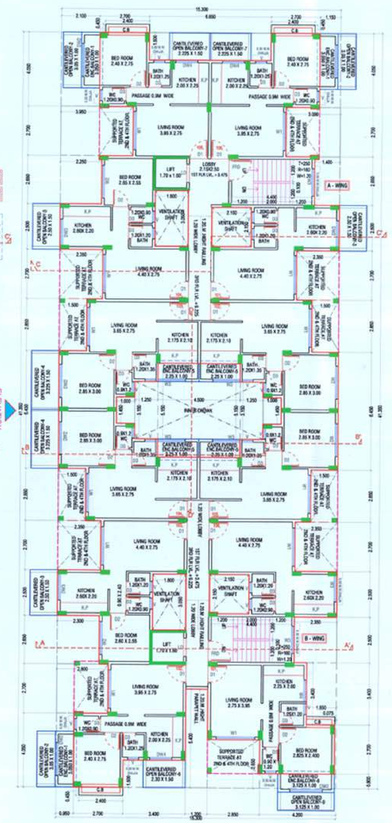
FOR EACH 1ST AND 2ND BUILDING					
1ST,2ND,3RD & 4TH FLOOR BUILT UP AREA CALCULATION					
Block Descript	Number of Blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	15.30	41.35	=	632.655
			SUBTOTAL : A	=	632.655
DEDUCTION					
1	1	2.100	4.050	=	8.505
2	1	6.650	1.500	=	9.975
3	1	1.150	4.050	=	4.658
4	1	3.000	2.700	=	8.100
5	1	1.400	2.650	=	3.710
6	4	2.350	2.70	=	25.380
7	4	1.500	2.85	=	17.100
8	1	4.200	0.80	=	3.360
9	1	2.850	2.650	=	7.553
10	1	0.075	2.70	=	0.203
11	1	2.350	2.50	=	5.875
12	1	1.650	3.400	=	5.610
13	1	1.200	5.400	=	6.480
14	1	3.400	1.500	=	5.100
15	1	0.950	4.050	=	3.848
16	1	2.800	2.700	=	7.560
17	1	2.300	2.650	=	6.095
18	1	3.950	2.700	=	10.665
19	1	2.250	2.650	=	5.963
20	2	1.800	3.050	=	10.980
21	2	2.150	2.150	=	9.245
22	1	4.500	5.150	=	23.175
23	2	1.250	3.150	=	7.875
24	2	1.000	1.450	=	2.900
			SUBTOTAL : B	=	199.913
BUILT UP AREA (C)= (SUBTOTAL : A) - (SUBTOTAL :B) PER FLOOR				=	432.743
ADDITION (D)					
33	18	ASPER POLY LINE		=	0.308
			SUBTOTAL : D	=	0.308
NET BUILT UP AREA = (SUBTOTAL : C) + (SUBTOTAL				=	433.051

BALCONY AREA STATEMENT FOR EACH 1ST AND 2ND BUILDING 1ST,2ND,3RD & 4TH FLOOR						
BALCONY TYPE	LENGTH (METER)	BREATH (METER)	TOTAL	NUMBER OF	AREA IN SQM. OPEN	ENCLOSED
ENCL. B1	3.050	1.000	3.050	3	0.000	9.150
OPEN. B2	3.050	1.000	3.050	3	9.150	0.000
OPEN. B3	2.500	1.500	3.750	3	11.250	0.000
OPEN. B4	3.225	1.500	4.838	2	9.675	0.000
ENCL. B5	2.250	1.000	2.250	4	0.000	9.000
OPEN. B6	2.300	1.500	3.450	1	3.450	0.000
OPEN. B7	2.225	1.500	3.338	2	6.675	0.000
ENCL. B8	3.125	1.000	3.125	1	0.000	3.125
OPEN. B9	3.125	1.000	3.125	1	3.125	0.000
			SUBTOTAL	20	43.325	21.275
TOTAL PROPOSED BALCONY AREA PER FLOOR					64.600	
NET BUILT UP AREA OF PER FLOOR					433.051	
PERMISSIBLE BALCONY AREA PER FLOOR = (NET BUILT UP AREA) X 15 %					64.958	
BALANCE BALCONY AREA PER FLOOR,IF ANY					0.358	
EXCESS BALCONY AREA PER FLOOR,IF ANY					NA	

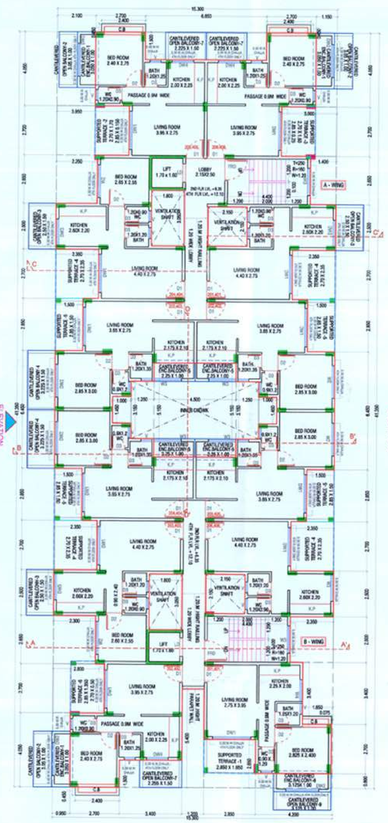
TERRACE AREA STATEMENT FOR EACH 1ST AND 2ND BUILDING 2ND & 4TH FLOOR					
TERRACE TYPE	LENGTH (METER)	BREATH (METER)	TOTAL	NUMBER OF	AREA IN SQM.
T1	2.850	1.850	5.273	1	5.27
T2	2.700	1.700	4.590	1	4.59
	2.850	0.150	0.428		0.43
T3	2.700	1.600	4.320	1	4.32
	2.850	0.250	0.713		0.71
T4	2.700	2.350	6.345	4	25.38
T5	2.850	1.500	4.275	4	17.10
T6	2.700	0.500	1.350	1	1.35
	2.850	1.350	3.848		3.85
SUBTOTAL				12	63.00
TOTAL PROPOSED TERRACE AREA EACH 2ND & 4TH FLOOR					63.000
NET BUILT UP AREA OF PER FLOOR					433.051
PERMISSIBLE TERRACE AREA PER FLOOR = (NET BUILT UP AREA) X 20 %					86.61
BALANCE TERRACE AREA EACH 2ND & 4TH FLOOR					23.61



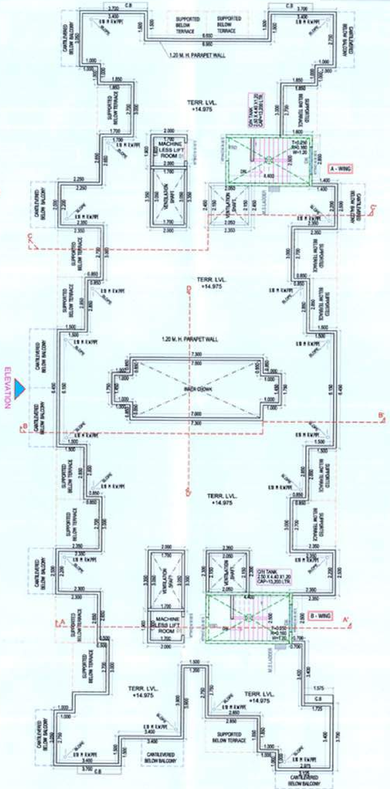
GROUND FLOOR PLAN (BLDG-1& 2)
SCALE - 1:100
NORTH



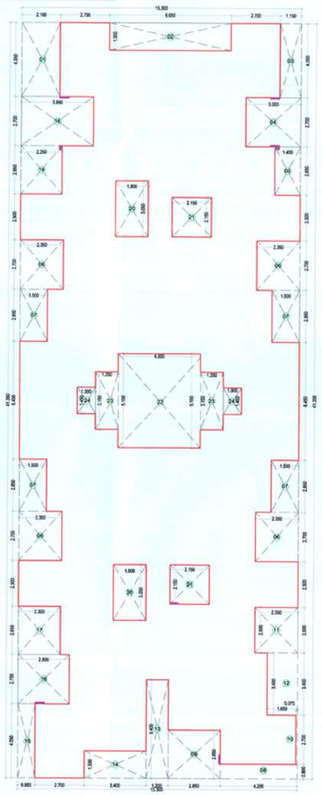
1ST & 3TH FLOOR PLAN (BLDG-1 & 2)
SCALE - 1:100
NORTH



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



TERRACE FLOOR PLAN (BLDG-1 & 2)
SCALE - 1:100
NORTH



1ST TO 4TH FLOOR BUILT UP AREA CALCULATION (BLDG-01& 2)

STAMP OF APPROVAL 3/4

BUILDING NO.1 & 2

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel/ Vihighar /BP-321/CC/2019/595/ dt. 22/04/19
Date: 29 JUL 2019
Associate Planner (NAINA)

BUILDING : 1 & 2					
GROUND FLOOR BUILT UP AREA CALCULATION					
Block Descriptio n	Number of Blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	8.85	3.85	=	34.073
2	1	7.90	3.93	=	31.047
			SUBTOTAL : A	=	65.120
DEDUCTION					
1	1	3.600	1.050	=	3.780
2	1	4.750	1.050	=	4.988
3	1	1.950	0.900	=	1.755
4	1	1.950	0.900	=	1.755
5	1	1.250	0.400	=	0.500
6	1	3.100	1.130	=	3.503
7	1	4.300	1.130	=	4.859
			SUBTOTAL : B	=	21.140
BUILT UP AREA (C) = (SUBTOTAL : A) - (SUBTOTAL :B)				=	43.980
ADDITION (D)					
8	7	AS PER POLYLINE		=	0.291
NET BUILT UP AREA = (SUBTOTAL : C) + (SUBTOTAL				=	44.271

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE IN MM		AREA IN SQM.	DISCRIPTION	SILL LVL.
FRD	1.20	x	2.10	2.52	F/RE RESISTANT DOOR	
D1	1.00	x	2.10	2.10	T.W. PANEL DOOR	
D2	0.90	x	2.10	1.89	T.W. PANEL DOOR	
D3	0.75	x	2.10	1.58	T.W. PANEL DOOR	
DW1	2.10	x	2.10	4.41	AL SLIDING FRENCH WINDOW	0.175
DW2	1.80	x	2.10	3.78	AL SLIDING FRENCH WINDOW	0.175
DW3	1.50	x	2.10	3.15	AL SLIDING FRENCH WINDOW	0.175
DW4	1.20	x	2.10	2.52	AL SLIDING FRENCH WINDOW	0.175
W1	2.10	x	1.20	2.52	AL SLIDING WINDOW	1.075
W2	1.80	x	1.20	2.16	AL SLIDING WINDOW	1.075
W3	1.50	x	1.20	1.80	AL SLIDING WINDOW	1.075
W4	1.20	x	1.20	1.44	AL SLIDING WINDOW	1.075
V	0.60	x	0.75	0.45	AL OUVERED WINDOW	1.525

LIGHT & VENTIRATION STATEMENT					
ROOM	CARPET AREA	L/6 RTQD.	TYPE	AREA IN SQM. PROV.	SILL LVL.
LIVING-1	10.86	1.81	DW1/W1	4.41/2.52	0.175/1.075
LIVING-2	12.10	2.02	DW1/W1	4.41/2.52	0.175/1.075
BED-1	6.60	1.10	DW2/W2	3.78/2.16	0.175/1.075
BED-2	6.63	1.11	DW2/W2	3.78/2.16	0.175/1.075
KITCHEN-1	4.50	0.75	DW3/W3	3.15/1.80	0.175/1.075
KITCHEN-2	5.72	0.95	DW4/W4	2.52/1.44	0.175/1.075
BATH	1.44	0.24	V	0.45	1.525
W.C.	1.08	0.18	V	0.45	1.525

CONTENT OF THE SHEET

GROUND FLOOR PLAN, & AREA CALCULATIONS,ELEVATION , SECTION AA' , BB' & CC'

NAME OF THE OWNERS & SIGNATURE

Prayag Builders & Developers
Partner
M/S PRAYAG BUILDERS & DEVELOPERS THROUGH
MR. PRADEEP K. BHOPI (POA HOLDER)
NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

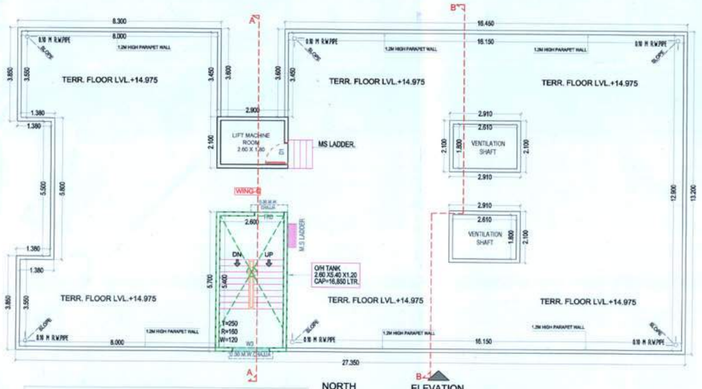
SWAPNIL KALYANKAR STATE REGISTERED ARCHITECT
(Signature of Architect)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

DESCRIPTION OF PROPOSAL & PROPERTY

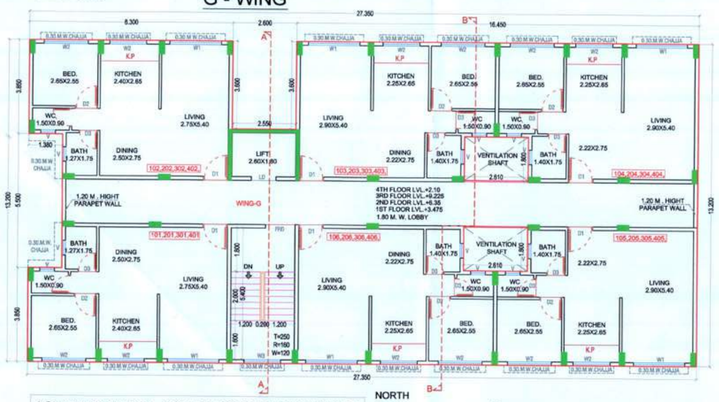
PROPOSED BUILDING PERMISSION ON
G. NO.86/1 & 87, AT-VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD.

DATE	24.07.2019
SCALE	1: 100 /1:200/1: 500/1: 5000, N.T.S.
DRN BY	
CHKD BY	SWAPNIL KALYANKAR

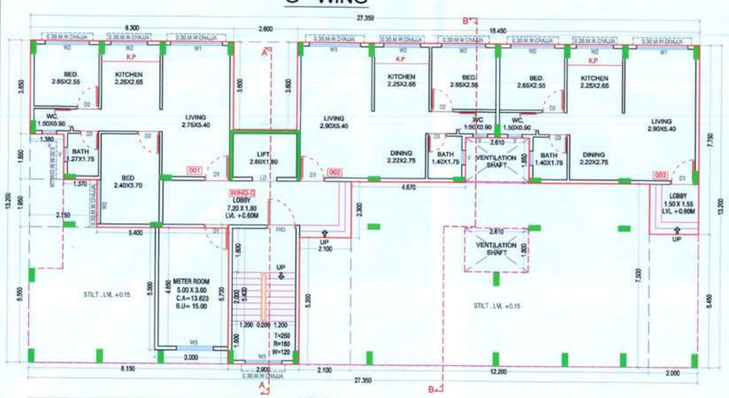
SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 99301
OFFICE : SIDDHANT MARKET,D - WING,
2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
EMAIL : skaplanners@gmail.com



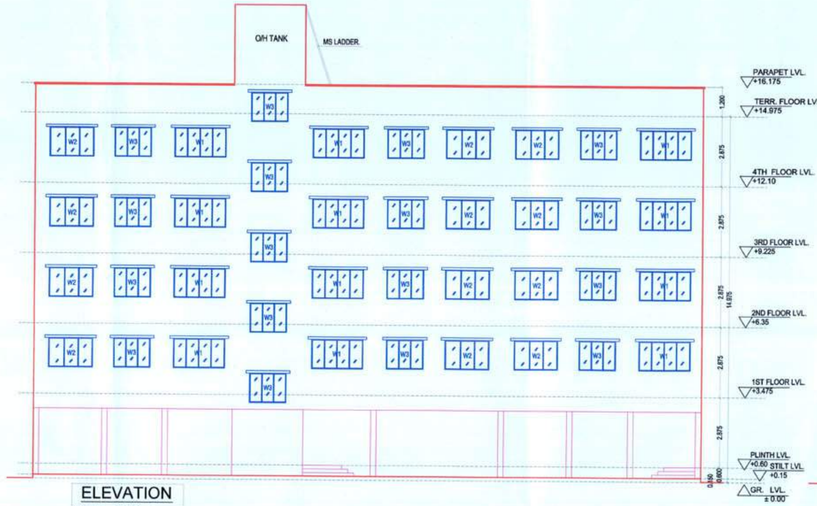
TERRACE FLOOR PLAN (EWS)
SCALE - 1:100
G - WING



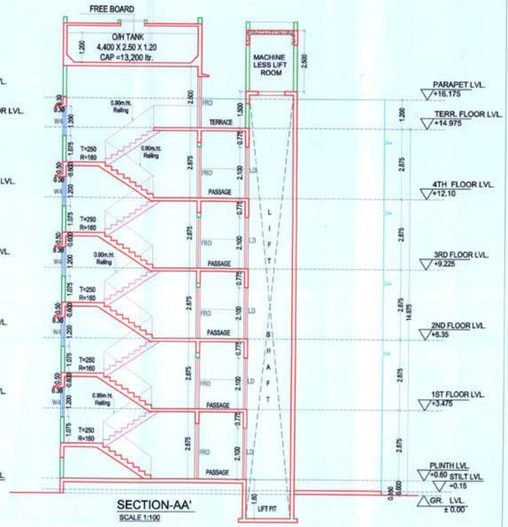
1ST,2ND,3RD & 4TH FLOOR PLAN (EWS)
SCALE - 1:100
G - WING



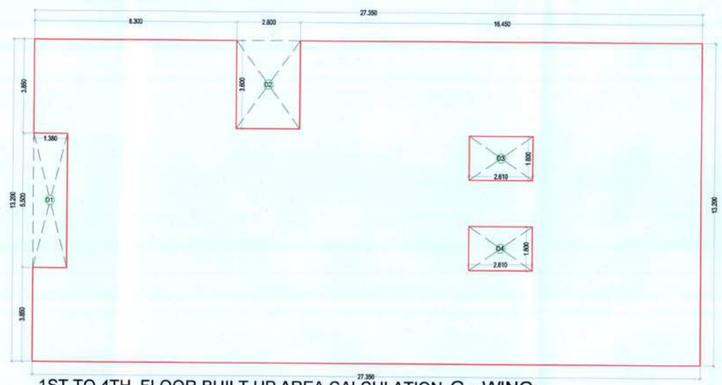
GROUND FLOOR PLAN (EWS)
SCALE - 1:100
G - WING



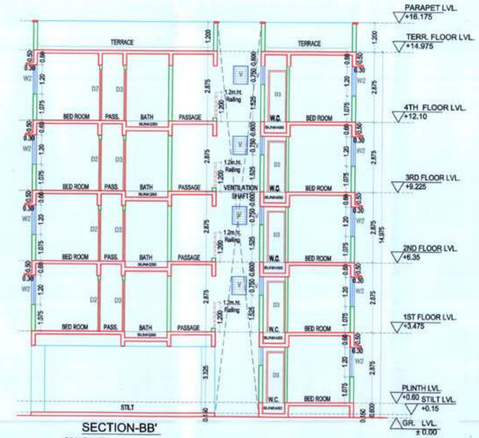
ELEVATION
SCALE - 1:100



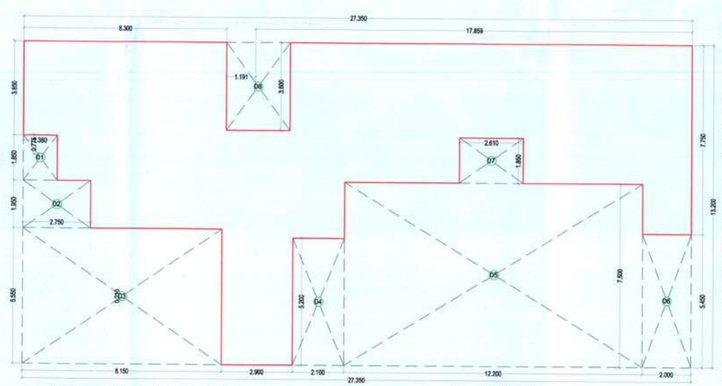
SECTION-AA'
SCALE 1:100



1ST TO 4TH FLOOR BUILT UP AREA CALCULATION G - WING
SCALE - 1:100



SECTION-BB'
SCALE 1:100



GROUND FLOOR BUILT UP AREA CALCULATION G - WING
SCALE - 1:100

GROUND FLOOR BUILT UP AREA CALCULATION					
Block Description	Number of Blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	27.350	13.200	=	361.02
SUBTOTAL : A				=	361.020
DEDUCTION					
1	1	1.380	1.850	=	2.553
2	1	2.750	1.950	=	5.363
3	1	8.150	5.550	=	45.233
4	1	2.100	5.200	=	10.920
5	1	12.200	7.500	=	91.500
6	1	2.000	5.450	=	10.900
7	1	2.610	1.850	=	4.829
8	1	2.600	3.600	=	9.360
SUBTOTAL : B				=	180.657
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B)				=	180.364

1ST TO 4TH FLOOR BUILT UP AREA CALCULATION					
Block Description	Number of Blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	27.350	13.200	=	361.02
SUBTOTAL : A				=	361.020
DEDUCTION					
1	1	1.380	5.500	=	7.590
2	1	2.600	3.600	=	9.360
3	2	2.610	1.800	=	9.396
SUBTOTAL : B				=	26.346
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B) PER FLOOR				=	334.674

TENEMENT AREA STATEMENT (BUILDING EWS)							
WING NUMBER	FLAT NUMBER	UNITS	Carpet Area IN SQM.	BALCONY AREA (SQM.) ENCLOSED	BALCONY AREA (SQM.) PROJECTED	TERRACE AREA (SQM.)	BUILT - UP AREA (SQM.)
I	001.	1	44.185	0.00	0.00	0.00	50.022
	002.	1	39.827	0.00	0.00	0.00	44.468
	003.	1	39.827	0.00	0.00	0.00	44.468
	101,201,301,401.	4	39.840	0.00	0.00	0.00	44.757
	102,202,302,402.	4	39.840	0.00	0.00	0.00	44.757
	103,203,303,403.	4	39.827	0.00	0.00	0.00	44.468
	104,204,304,404.	4	39.827	0.00	0.00	0.00	44.468
	105,205,305,405.	4	39.827	0.00	0.00	0.00	44.468
	106,206,306,406.	4	39.827	0.00	0.00	0.00	44.468
TOTAL		27	1079.79	0.00	0.00	0.00	1208.50

BUILT UP AREA SUMMARY	
FLOOR	BUILDING - 2
	EWS
GROUND	180.364
1ST FLOOR	334.674
2ND FLOOR	334.674
3RD FLOOR	334.674
4TH FLOOR	334.674
TOTAL	1519.060
BUILDING NOS.	1
TOTAL	1519.060

STAMP OF APPROVAL 4/4

(BUILDING-3 (EWS)

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel/ Vihighar /BP- 391 /CC/2019 /721/SAP/991
Date: 29 JUL 2019
Associate Planner (NAINA)

SCHEDULE DOOR & WINDOWS					
TYPE	SIZE WIDTH (METER)	HEIGHT (METER)	AREA (SQM.)	SILL LEVEL (METER)	DESCRIPTOIN
FRD	1.20	2.10	2.52		DOOR METAL
DI	1.00	2.10	2.10		T.W. PANEL DOOR
D2	0.90	2.10	1.89		T.W. PANEL DOOR
D3	0.75	2.10	1.58		T.W. PANEL DOOR
W1	2.10	1.25	2.63	1.075	AL SUDING WINDOW
W2	1.80	1.20	2.160	1.075	AL SUDING WINDOW
W3	1.50	1.20	1.80	1.075	AL SUDING WINDOW
V	0.60	0.75	0.45	1.525	AL. LOUVERD WINDOW
V1	0.40	0.75	0.30	1.525	AL. LOUVERD WINDOW

SCHEDULE LIGHT & VENTILATION STATEMENT					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L & V REQUIRED	L& V PROVIDED
LIVING	1	15.66	W1	2.61	2.63
BED	1	6.76	W2	1.13	2.16
KITCHEN & DINING	1	12.06	W2	2.01	2.16
BATH	1	2.45	V	0.41	0.45
W.C.	1	1.35	V1	0.23	0.30

- ALL DIMENSIONS ARE IN METERS.
- INTERNAL WALL THICKNESS 0.10 M.
- EXTERNAL WALL THICKNESS 0.15 M.

CONTENT OF THE SHEET

GROUND, 1ST, 2ND, 3RD FLOOR PLAN , AREA DIAGRAM & CALCULATION , SUPPORTED TERRACE FLOOR PLAN, SECTION AA & BB ELEVATION, SCHEDULE OF DOOR & WINDOW.

NAME OF THE OWNERS & SIGNATURE

Prayag Builders & Developers
Partner
M/S. PRAYAG BUILDERS & DEVELOPERS THROUGH MR. PRADEEP K. BHOPI (POA HOLDER)

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

SWAPNIL KALYANKAR NAVI MUMBAI ARCHITECTS
(Signature of Architect)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON G. NO.98/1 & 87, AT-VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD. .

JOB NO.	
DWG. NO.	
DATE	24.07.2019
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	
CHKD BY	SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : SIDDHANT MARKET,D - WING, 2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
EMAIL : skaplanners@gmail.com