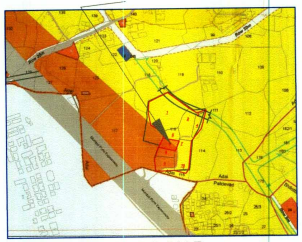
9503

SITE UNDER REFRANCE

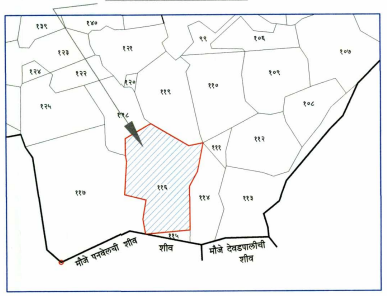


SANCTIONED IDP MAP
SCALE : NTS

***Parking Area Statement						
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Parking type Car	Parking type Scooter
(1)	(2)	(3)	(4)	(5)=(3)x(4)	(6)	(7)
1	4 tenements having carpet area upto 35 sq.m. each.	0.25	16	4	4	
	1 tenements with carpet area exceeding 60 sq.m.	2	1	2	2	
	Subtotal Parking required				6	
	Visitor Parking 10% of above (17 X 10%)				1	
	Total Parking Required				7	9
	Total Parking Provided				7	9

Note : No. of Scooter Parking = (No. of Car) X (12.5 i.e. area of parking) X (10%) / (2 i.e. Area of Scooter Parking)

SITE UNDER REFRANCE



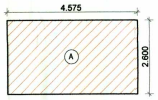
Location Plan
SCALE 1 : 2000

PROFORMA - I		
	AREA STATEMENT	Area In Sq.M.
i	Area Of Plot (as per 7/12)	1470.000
ii	Area Of Plot as Per N.A. T.I.L.R.	1495.440
ii	Area Of Plot As Per Physical Survey	1481.763
iv	Area Of Plot Considered (Least of i, ii & iii)	**1470.000**
v	Area Of Plot Outside 200m. Gaothan Boundary	1470.000
[A]		
1	**Area of Plot (Least of i, ii & iii)**	**1470.000**
2	Deductions For	
	a Exisiting Road	37.887
	b Area under Road Widening	0
	c Area Under Reservations, If any	0
	Total (a+b+c)	37.887
3	Gross Area of Plot (1 - 2a)	1432.113
4	Gross Area for FSI computation (1 - 2a)	1432.113
5	Required Amenity Space [5% OF 1 (iv)]	NA
6	Proposed Amenity Space	NA
7	Required RG / Open Spaces [10% OF 1(iv)]	NA
8	Proposed RG/Open Spaces	NA
9	Net Area of Plot = (4-6)	1432.113
10	Permissible FSI.	0.50
11	Permissible Built up Area (9 x 10)	716.057
12	Proposed Built Up Area	714.130
13	Excess Balcony Area	0.000
14	Excess Terrace Area	0.963
15	**Total Proposed Built Up Area**	**715.097**
16	Balance Built Up Area (11-14)	0.960
17	FSI Consumed (14/9)	0.499
18	FSI Balanced (10-16)	0.001
19	No Of Units Proposed	
	a. Residential	17
	b. Commercial	0
20	No of Trees Proposed To be Planted	15
21	Balcony Area Statement	*
22	Terrace Area Statement	**
23	TDR.	NA
24	Parking Statement	***
25	Loading / Unloading Spaced	NA

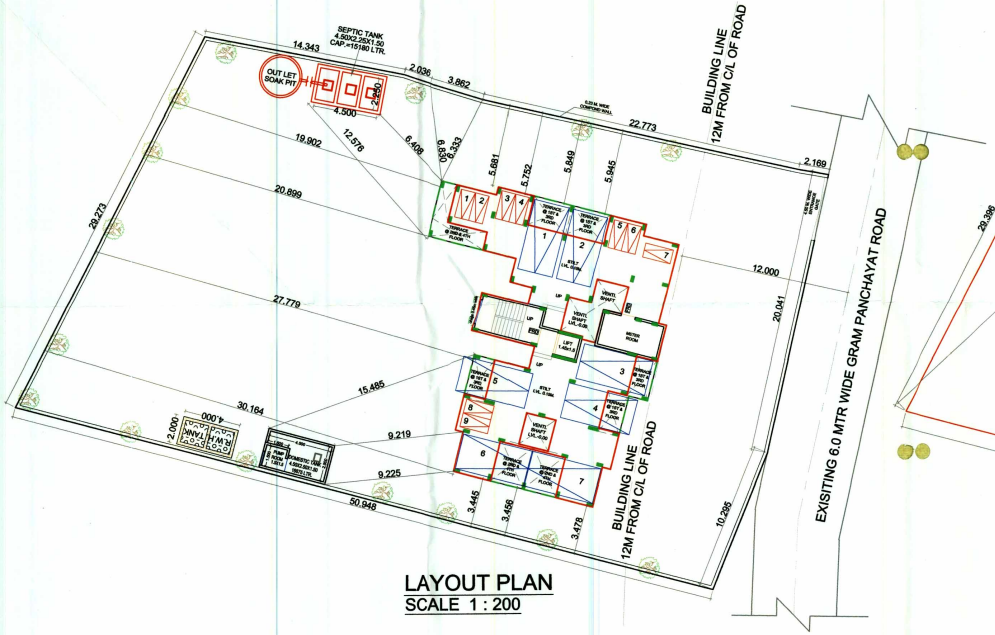
TOTAL AREA STATEMENT											
1	2	3	4	5	6	7	8	9	10	11	12
SR. NO.	BUILDINGS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY ENCLOSED OPEN	PROPOSED BALCONY ENCLOSED CLOSE	PROPOSED BALCONY OPEN	PROPOSED BALCONY TOTAL (5 + 6 +7)	PROPOSED BALCONY EXCESS (8 - 4)	PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)
1	GROUND	19.163	2.874	0.000	0.000	0.000	0.000	0.000	3.832	0.000	0.000
2	FIRST	184.603	27.690	0.000	27.300	0.000	27.300	0.000	36.920	24.116	0.000
3	SECOND	184.603	27.690	0.000	27.300	0.000	27.300	0.000	36.920	21.500	0.000
4	THIRD	184.603	27.690	0.000	27.300	0.000	27.300	0.000	36.920	24.116	0.000
5	FORTH	141.162	21.174	0.000	16.350	0.000	16.350	0.000	28.232	29.195	0.963
6	TOTAL	714.134	107.118	98.250		0.000	98.250	0.000	142.824	98.927	0.963
7	TOTAL EXCESS BALC.	0.000									
8	TOTAL EXCESS TERRACE	0.963									
TOTAL BUILTUP AREA		715.097									

PLOT AREA CALCULATION OF TILR						
AREA UNDER PLOT						
Sr. No.	Triangle Number	Number of triangle	1/2	Base (M)	Height (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=(3)X(4)X(5)X(6)
1	1	1	1/2	52.880	27.627	730.458
2	2	1	1/2	52.880	9.319	246.394
3	3	1	1/2	49.371	19.473	480.701
TOTAL = (A)						1457.553
AREA UNDER EXISITING ROAD						
4	4	1	1/2	21.687	3.494	37.887
TOTAL = (B)						37.887
TOTAL AREA OF PLOT AS PER (A+B) =						1495.440

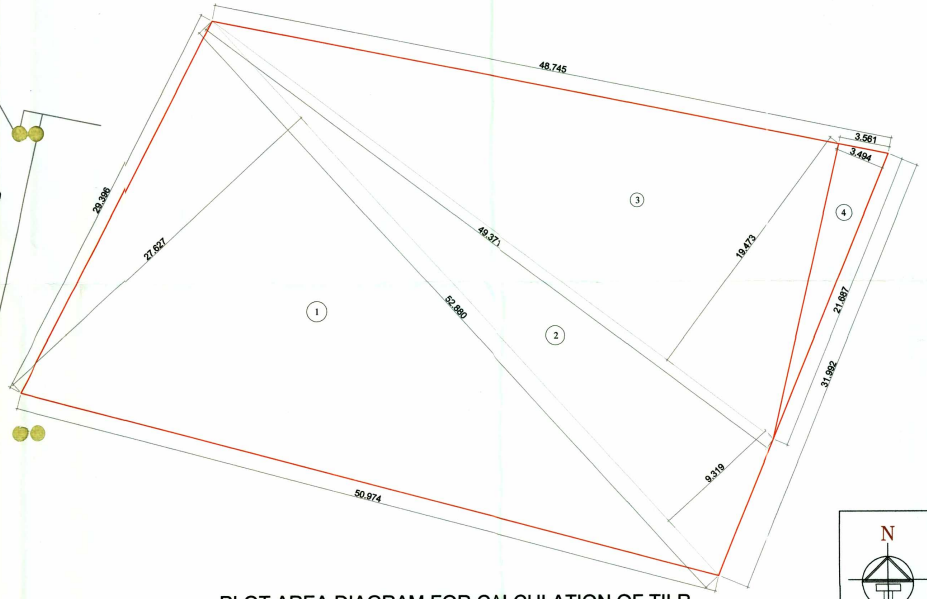
METER ROOM AREA CALCULATION					
Sr. No.	NUMBER	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)=3X4X5
1	1	1	4.575	2.600	11.895
TOTAL BUILT UP AREA OF METER ROOM					11.895



AREA DIAGRAM FOR METER ROOM
SCALE 1:100



LAYOUT PLAN
SCALE 1 : 200



PLOT AREA DIAGRAM FOR CALCULATION OF TILR
(SCALE 1 : 200)

N

STAMP OF APPROVAL 1/3

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel/ Adai /BP- 399 /CC/2019 / 924 /SAP/1001
Date: 31 JUL 2019
01/08/19
Associate Planner (NAINA)

LEGENDS

Sr. No.	Item	Site Plan on white Print	Building Plan On White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permisible Building lines		
5	Marginal Open Spaces	No colour	
6	Drainage & Sewerage Work		
7	Water Supply Work		
8	RWH Line		
9	S. W. Drain		
10	Two wheeler parking		
11	Big car parking		
12	Small car parking		
13	cycile parking		

SHEET CONTENT :-

LOCATION PLAN, LAYOUT PLAN, PLOT AREA, PLOT AREA CALCULATION BUILTUP AREA STATEMENT, TENEMENT AREA STATEMENTS, PARKING AREA STATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 08/08/2018 and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T.P. Scheme Records/ Land Records Department /city survey record.

NAME OF THE OWNER & SIGNATURE

ARCHITECT NAME & SIGN

Ar. Parag Mehetar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. - CA/2013/58335

NAME OF THE OWNER & SIGNATURE

MR.BINOJ MATHEW

(SIGNATURE OF OWNER)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON, SURVEY.NO.116/6, AT VILLAGE - ADAI,TAL.- PANVEL, DIST .- RAIGAD.

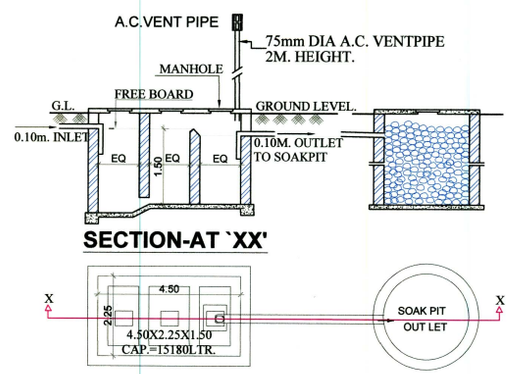
ARCHITECT NAME & SIGN

Ar. Parag Mehetar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. - CA/2013/58335

(Signature of Architect)

NIRMAAN ARCHITECTS
SHOP NO.12, GROUND FLOOR, GODREJ PLAZA, TILAK ROAD, PANVEL - 410 206, NAVI MUMBAI
E - nirmaan_architect@yahoo.in T. 9819595299, 9029804082

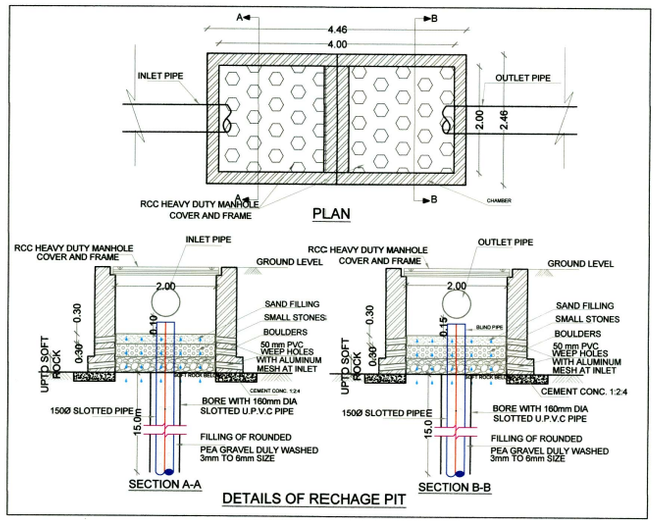
WORK				
JOB NO.	SHEET NO.	DRN. BY	DATE	SCALE
	1	MAZHAR	26-07-19	1:100



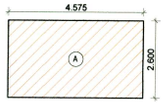
SECTION-AT `XX'

PLAN OF SEPTIC TANK-1 & SOAK PIT

(SCALE-NTS)



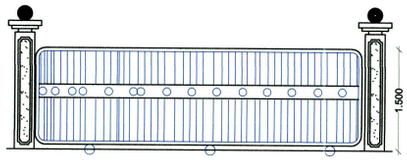
DETAILS OF RECHAGE PIT



AREA DIAGRAM FOR METER ROOM

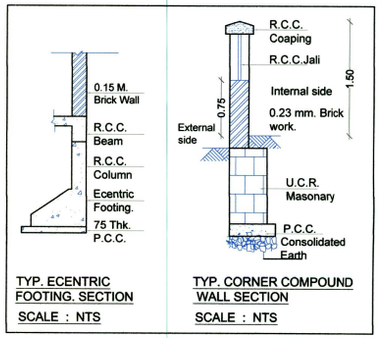
SCALE 1:100

METER ROOM AREA CALCULATION					
Sr. No.	NUMBER	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)=3X4X5
1	1	1	4.575	2.600	11.895
TOTAL BUILT UP AREA OF METER ROOM					11.895



ELEVATION ENTRANCE GATE

SCALE :- (NTS)



TYP. ECENTRIC FOOTING. SECTION

SCALE : NTS

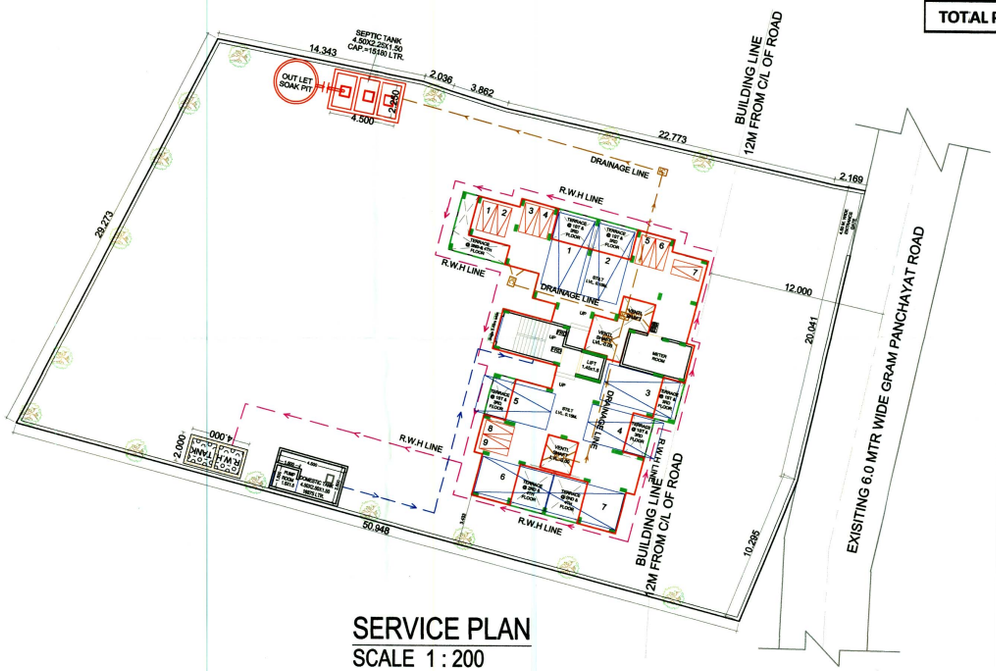
TYP. CORNER COMPOUND WALL SECTION

SCALE : NTS

SEPTIC TANK CALCULATION													
BUILDING No.	NUMBER OF TENEMENT	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT	% FLOW TO SEWER		TOTAL FLOW	TOTAL FLOW TO SEPTIC TANK	TOTAL PROVIDED SEPTIC TANK SIZE	TOTAL PROVIDED SEPTIC TANK CAPACITY
				FLUSHING (A)		DOMESTIC (B)		(A+B)	FLUSHING 100%	DOMESTIC 85%				
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	KLD	IN M.	KLD
1	FLATS (17)	5	85	54	4590	135	11475	16065	4590	9753.75	14343.75	14.34	4.50X2.25X1.50	15.18
TOTAL REQUIRED CAPACITY OF SEPTIC TANK											14343.75	14.34		15.18
TOTAL PROVIDED SEPTIC TANK														15180 LTRS

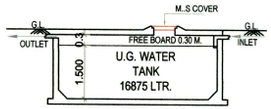
PROPOSED O.H. WATER TANK			
(DOM. TANK)	2.50X2.50X1.50	9.375	CAPACITY-9,375 LTRS
(FLUS. TANK)	2.50X1.50X1.50	5.625	CAPACITY- 5,625 LTRS
TOTAL PROPOSED O. H. WATER TANK		15.000	15,000 LTRS

WATER STORAGE CAPACITY CALCULATION								
BLDG. NO.	TOTAL NO. OF UNITS	ADD. TOILET	POPULATION	WATER REQUIREMENTS (IN LITER)			UGT PROVIDED	
				ADD. TOILET	POPULATION	TOTAL	SIZE/ DIMENSION	CAPACITY (LTR.)
[1]	[2]	[3]	[4]=[2]X5	[5]=[3]X180	[6]=[4]X189	[7]=[5]+[6]	[9]	[10]
	17	1	85	180	16065	16245	4.50X2.50X1.50	16,875
TOTAL	17	1	85	180	16065	16245		
NOTE;								
1) FOR RESIDENTIAL UNIT 5 PERSONS PER TENEMENT.								
2) WATER REQUIREMENT PER CAPITA = 135(DOMESTIC)+54(FLUSHING)=189 LTRS. PER CAPITA.								
3) WATER REQUIREMENT FOR ADD. TOILET = 180 LTRS. PER TENEMENT.								
4) SIZE OF WATER TANK IS EXCLUSING THE FREE BOARD.								



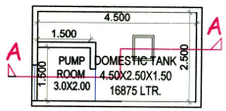
SERVICE PLAN

SCALE 1 : 200



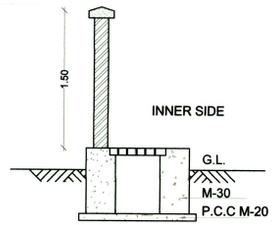
SECTION A-A'

(SCALE - 1:100)



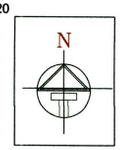
PLAN OF U.G.WATER TANK

(SCALE - 1:100)



TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL

SCALE : NTS



STAMP OF APPROVAL 2/3

DEVELOPMENT PERMISSION GRANTED

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

CIDCO/NAINA/ Panvel, Adai /BP- 399 /CC/2019 / 929/ SAP/1001

Date: 31 JUL 2019

31/07/19

Associate Planner (NAINA)

LEGENDS

Sr. No.	Item	Site Plan on white Print	Building Plan On White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permissible Building lines		
5	Marginal Open Spaces	No colour	
6	Drainage & Sewerage Work		
7	Water Supply Work		
8	RWH Line		
9	S. W. Drain		
10	Two wheeler parking		
11	Big car parking		
12	Small car parking		
13	cycle parking		

SHEET CONTENT :-

RAIN WATER HARVESTING DETAILS
SERVICES LAYOUT PLAN,
SEPTIC TANK REQUIREMENT,
WATER STORAGE CAP. CALCULATION
WATER SUPPLY & SANITATION DETAILS.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 08/08/2018 and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T.P. Scheme Records/ Land Records Department /city survey record.

Ar. Parag Mehetar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. - CA/2013/58335

NAME OF THE OWNER & SIGNATURE

ARCHITECT NAME & SIGN

NAME OF THE OWNER & SIGNATURE

MR.BINOJ MATHEW

(SIGNATURE OF OWNER)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON, SURVEY.NO.116/6, AT VILLAGE - ADAI,TAL.- PANVEL, DIST .- RAIGAD.

ARCHITECT NAME & SIGN

Ar. Parag Mehetar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. - CA/2013/58335

(Signature of Architect)

NIRMAAN ARCHITECTS
SHOP NO.12, GROUND FLOOR, GODREJ PLAZA, TILAK ROAD, PANVEL - 410 206, NAVI MUMBAI
E - nirmaan_architect@yahoo.in T. 9819595299, 9029804082

WORK

JOB NO.	SHEET NO.	DRN. BY	DATE	SCALE
	1	MAZHAR	26-07-19.	1:100

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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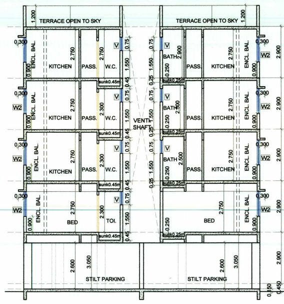
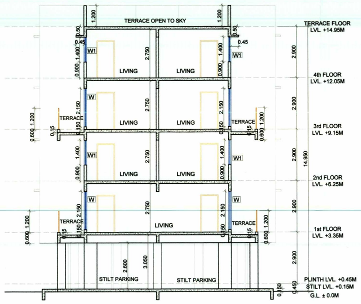
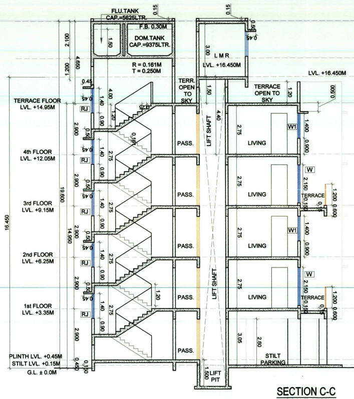


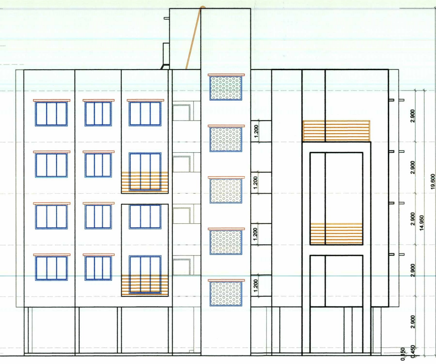
SECTION A-A
(SCALE 1:100)



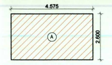
SECTION B-B
(SCALE 1:100)



SECTION C-C
(SCALE 1:100)



ELEVATION
(SCALE 1:100)



AREA DIAGRAM FOR METER ROOM
SCALE 1:100

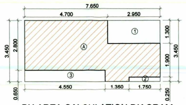
METER ROOM AREA CALCULATION					
Sr. No.	NUMBER	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)=3X4X5
1	1	1	4.575	2.600	11.895
TOTAL BUILT UP AREA OF METER ROOM					11.895

STAMP OF APPROVAL 3/3

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel, Adai /BP- 399 /CC/2019 / 924/ SAP/ 1001
Date: 31 JUL 2019
Associate Planner (NAINA)

TOTAL AREA STATEMENT

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	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	19.163	2.874	0.000	0.000	0.000	0.000	0.000	3.832	0.000	0.000
2	FIRST	184.603	27.690	0.000	27.300	0.000	27.300	0.000	36.920	24.116	0.000
3	SECOND	184.603	27.690	0.000	27.300	0.000	27.300	0.000	36.920	21.500	0.000
4	THIRD	184.603	27.690	0.000	27.300	0.000	27.300	0.000	36.920	24.116	0.000
5	FORTH	141.162	21.174	0.000	16.350	0.000	16.350	0.000	28.232	29.195	0.963
6	TOTAL	714.134	107.118	98.250		0.000	98.250	0.000	142.824	98.927	0.963
7	TOTAL EXCESS BALC.	0.000									
8	TOTAL EXCESS TERRACE	0.963									
	TOTAL BUILTUP AREA	715.097									



BU AREA CALCULATION DIAGRAM
(GROUND FLOOR)
(SCALE 1:100)

GROUNDFLOOR BUILT UP AREA CALCULATION							
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)		HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)		(6)	(7)=3X4X5X6
GROUND FLOOR BUILT UP AREA CALCULATION							
1	A	1	1	7.650	X	3.450	26.393
						TOTAL ADDITION	26.393
2	1	1	1	2.950	X	1.300	3.835
3	2	1	1	1.750	X	0.250	0.438
4	3	1	1	4.550	X	0.650	2.958
TOTAL DEDUCTION							7.230
TOTAL NET BUILT UP AREA PER FLOOR							19.163

TETEMENT AREA STATEMENT

FLAT /SHOP Nos.	UNITS	CARPET AREA IN SQ.M	BALCONY AREA ENCLOSED	BALCONY AREA PROJECTED	TERRACE AREA IN SQ.M	C.B. AREA IN SQ.M	BUILT AREA IN SQ.M
WING-A							
101	1	86.967	16.275	0.000	12.600	2.160	98.339
102	1	27.345	5.575	0.000	5.758	0.000	31.418
103	1	27.147	5.450	0.000	5.758	0.000	31.585
201	1	27.290	5.450	0.000	6.698	1.080	31.556
202	1	27.290	5.450	0.000	6.698	1.080	31.342
203	1	27.147	5.375	0.000	0.000	0.000	31.311
204	1	27.480	5.575	0.000	0.000	0.000	31.418
205	1	27.282	5.450	0.000	8.105	0.000	31.585
301	1	27.155	5.450	0.000	4.275	1.080	31.556
302	1	27.155	5.450	0.000	4.050	1.080	31.342
303	1	27.147	5.375	0.000	4.275	0.000	31.311
304	1	27.345	5.575	0.000	5.758	0.000	31.418
305	1	27.147	5.450	0.000	5.758	0.000	31.585
401	1	27.290	5.450	0.000	6.698	1.080	31.556
402	1	27.290	5.450	0.000	6.698	1.080	31.342
403	1	20.457	5.450	0.000	0.000	0.000	30.504
404	1	22.785	5.450	0.000	12.736	0.000	26.805
TOTAL	17	511.719	103.700	0.000	95.865	8.640	595.973

4TH FLOOR BUILT UP AREA CALCULATION							
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)		HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)		(6)	(7)=3X4X5X6
4TH FLOOR BUILT UP AREA CALCULATION							
1	A	1	1	16.725	X	19.600	327.810
						TOTAL ADDITION	327.810
2	1	1	1	4.575	X	6.000	27.450
3	2	1	1	0.975	X	8.400	8.190
4	3	1	1	1.600	X	8.200	13.120
5	4	1	1	1.275	X	5.550	7.076
6	5	1	1	5.250	X	1.500	7.875
7	6	1	1	2.850	X	1.300	3.705
8	7	1	1	5.250	X	1.700	8.925
9	8	1	1	6.900	X	1.200	8.280
10	9	1	1	3.525	X	2.800	9.870
11	10	1	1	8.075	X	1.600	12.920
12	11	1	1	5.625	X	2.850	16.031
13	12	1	1	4.125	X	2.600	10.725
14	13	2	1	4.700	X	2.850	26.790
15	14	1	1	2.100	X	2.250	4.725
16	15	1	1	1.925	X	2.850	5.486
17	16	1	1	1.350	X	2.600	3.510
18	17	1	1	2.850	X	2.700	7.695
19	18	1	1	1.500	X	2.850	4.275
						TOTAL DEDUCTION	186.649
TOTAL NET BUILT UP AREA PER FLOOR							141.162
TOTAL NET BUILT UP AREA 4TH FLOOR							141.162

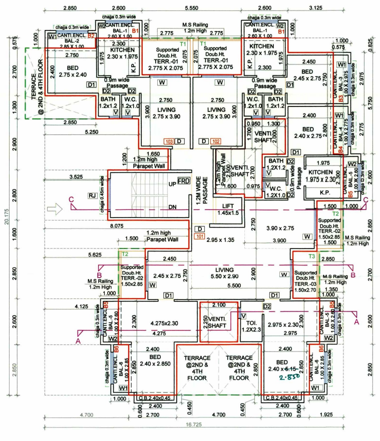
BALCONY AREA STATEMENT 4TH FLOOR						
BALCONY TYPE	Number of Balcony	Length (Meter)	Breadth (Meter)		Area In Sq.M. OPEN	Area In Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	=	(5)=(2)x(3)x(4)	(6)=(2)x(3)x(4)
B1	1	2.850	1.000	=	0.000	2.850
B2	3	1.000	2.600	=	0.000	7.800
B3	2	1.000	2.850	=	0.000	5.700
SUBTOTAL=				=	0.000	16.350
Total Proposed Balcony Area = (5) + (6)				=	16.350	
NET B.U.A. OF FLOOR				=	141.162	
Permissible Balcony Area =(Net Built Up Area) X15%				=	21.174	
Balance Balcony Area, if any				=	4.824	
Excess Balcony Area, if any				=	0.000	
Total Proposed Balcony Area 4th Floor				=	16.350	

TERRACE AREA STATEMENT 4TH FLOOR					
TERRACE TYPE	Number of Terrace	Length (Meter)	Breadth (Meter)		Area In Sq.M.
(1)	(2)	(3)	(4)	=	(5)=(2)x(3)x(4)
T1	1	1.100	2.700	=	2.970
		3.950	1.300	=	5.135
T2	2	2.350	2.850	=	13.395
T3	1	2.400	1.500	=	3.600
T4	1	2.600	1.575	=	4.095
SUBTOTAL=				=	29.195
Total Proposed Terrace Area = (5)				=	29.195
NET B.U.A. OF FLOOR				=	141.162
Permissible Terrace Area =(Net Built Up Area) X20%				=	28.232
Balance Terrace Area, if any				=	0.000
Excess Terrace Area, if any				=	0.963
Total Proposed Terrace Area 4th Floor				=	29.195
Total Proposed Terrace Area 4th Floor				=	29.20

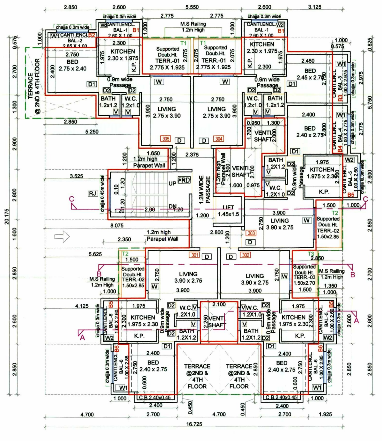
SCHEDULE OF DOORS & WINDOWS					
TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (Sq.M.)	SILL LEVEL (METER)	DESCRIPTION
(1)	(2)	(3)	(4) = (2)x(3)	(5)	(6)
FRD	1.200	2.100	2.520	0.000	FIRE RESISTANCE DOOR
D1	1.000	2.100	2.100	0.000	T.W. FRAMED PANEL DOOR
D2	0.900	2.100	1.890	0.000	T.W. FRAMED PANEL DOOR
D3	0.750	2.100	1.575	0.000	T.W. FRAMED PANEL DOOR
W	1.800	2.150	3.870	0.150	ALUMINIUM SLIDING WINDOW
W1	1.800	1.400	2.520	0.900	ALUMINIUM SLIDING WINDOW
W2	1.500	1.400	2.100	0.900	ALUMINIUM SLIDING WINDOW
V	0.600	0.750	0.450	1.550	ALUMINIUM LOUVERED WINDOW
V1	0.600	0.900	0.540	1.400	ALUMINIUM LOUVERED WINDOW
RJ	1.500	1.400	2.100	0.900	R.C.C. JALI

(Columns 2–4 are under the heading TENEMENT NUMBER.)

SCHEDULE OF LIGHT & VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L & V PROVIDED
(1)	(2)	(3)	(4)	(5)=(3)/6	(6)
LIVING	204	10.725	W	1.788	3.870
			W1		2.520
BED.	204	9.712	W1	1.619	2.520
KITCHEN	204	7.142	W2	1.000	2.100
BATH	204	1.440	V	0.240	0.450
W.C.	204	1.200	V	0.200	0.450
TOILET	101	2.760	V1	0.460	0.540



FIRST FLOOR PLAN
(SCALE 1:100)



THIRD FLOOR PLAN
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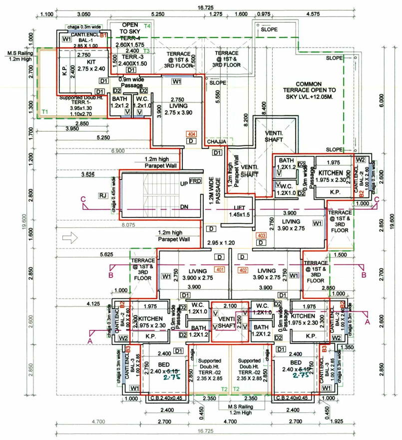
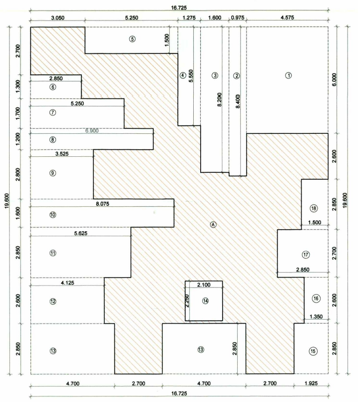


FOURTH FLOOR PLAN
(SCALE 1:100)



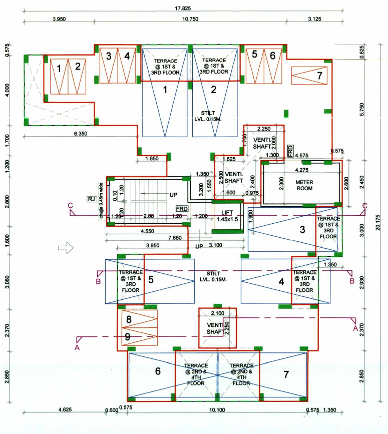
BU AREA CALCULATION DIAGRAM (4th floor)
(SCALE 1:100)

1ST TO 3RD FLOOR BUILT UP AREA CALCULATION							
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)		HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)		(6)	(7)=3X4X5X6
1ST TO 3rd FLOOR BUILT UP AREA CALCULATION							
1	A	1	1	16.725	X	20.175	337.427
						TOTAL ADDITION	337.427
2	1	1	1	3.125	X	0.825	2.578
3	2	1	1	5.550	X	2.075	11.516
4	3	1	1	2.850	X	0.575	1.639
5	4	1	1	0.575	X	5.750	3.306
6	5	1	1	1.300	X	2.000	2.600
7	6	1	1	0.950	X	1.700	1.615
8	7	1	1	0.975	X	2.700	2.633
9	8	1	1	1.600	X	2.500	4.000
10	9	1	1	2.850	X	1.300	3.705
11	10	1	1	5.250	X	2.900	15.225
12	11	1	1	1.650	X	1.200	1.980
13	12	1	1	3.525	X	2.800	9.870
14	13	1	1	8.075	X	1.600	12.920
15	14	1	1	5.625	X	2.850	16.031
16	15	1	1	4.125	X	2.600	10.725
17	16	1	1	4.700	X	2.850	13.395
18	17	1	1	4.700	X	2.850	13.395
19	18	1	1	2.100	X	2.250	4.725
20	19	1	1	1.925	X	2.850	5.486
21	20	1	1	1.350	X	2.600	3.510
22	21	1	1	2.850	X	2.700	7.695
23	22	1	1	1.500	X	2.850	4.275
						TOTAL DEDUCTION	152.824
TOTAL NET BUILT UP AREA PER FLOOR							184.603
TOTAL NET BUILT UP AREA 1ST TO 3RD FLOOR (184.603x3)							553.809

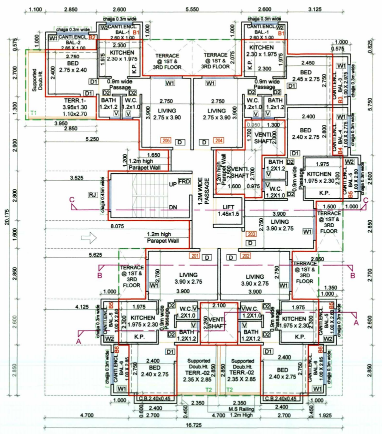
BALCONY AREA STATEMENT 1ST TO 3RD FLOOR						
BALCONY TYPE	Number of Balcony	Length (Meter)	Breadth (Meter)		Area In Sq.M. OPEN	Area In Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	=	(5)=(2)x(3)x(4)	(6)=(2)x(3)x(4)
B1	2	2.600	1.000	=	0.000	5.200
B2	1	2.850	1.000	=	0.000	2.850
B3	1	1.000	2.975	=	0.000	2.975
B4	1	1.000	2.775	=	0.000	2.775
B5	3	1.000	2.600	=	0.000	7.800
B6	2	1.000	2.850	=	0.000	5.700
SUBTOTAL=				=	0.000	27.300
Total Proposed Balcony Area = (5) + (6)				=	27.300	
NET B.U.A. OF FLOOR				=	184.603	
Permissible Balcony Area =(Net Built Up Area) X15%				=	27.690	
Balance Balcony Area, if any				=	0.390	
Excess Balcony Area, if any				=	0.000	
Total Proposed Balcony Area 1st to 3RD Floor(27.300x3)				=	81.900	

TERRACE AREA STATEMENT 1ST & 3RD FLOOR PLAN					
TERRACE TYPE	Number of Terrace	Length (Meter)	Breadth (Meter)		Area In Sq.M.
(1)	(2)	(3)	(4)	=	(5)=(2)x(3)x(4)
T1	2	2.775	2.075	=	11.516
T2	2	1.500	2.850	=	8.550
T3	1	1.500	2.700	=	4.050
SUBTOTAL=				=	24.116
Total Proposed Terrace Area = (5)				=	24.116
NET B.U.A. OF FLOOR				=	184.603
Permissible Terrace Area =(Net Built Up Area) X20%				=	36.921
Balance Terrace Area, if any				=	12.804
Excess Terrace Area, if any				=	NIL
Total Proposed Terrace Area 1st & 3rd Floor(24.116X2)				=	48.233

2ND FLOOR PLAN					
TERRACE TYPE	Number of Terrace	Length (Meter)	Breadth (Meter)		Area In Sq.M.
(1)	(2)	(3)	(4)	=	(5)=(2)x(3)x(4)
T1	1	1.100	2.700	=	2.970
		3.950	1.300	=	5.135
T2	2	2.350	2.850	=	13.395
SUBTOTAL=				=	21.500
Total Proposed Terrace Area = (5)				=	21.500
NET B.U.A. OF FLOOR				=	184.603
Permissible Terrace Area =(Net Built Up Area) X20%				=	36.921
Balance Terrace Area, if any				=	15.421
Excess Terrace Area, if any				=	NIL
Total Proposed Terrace Area 2nd Floor				=	21.500
Total Proposed Terrace Area 2nd Floor(21.500x1)				=	21.500



GROUND FLOOR PLAN
(SCALE 1:100)



SECOND FLOOR PLAN
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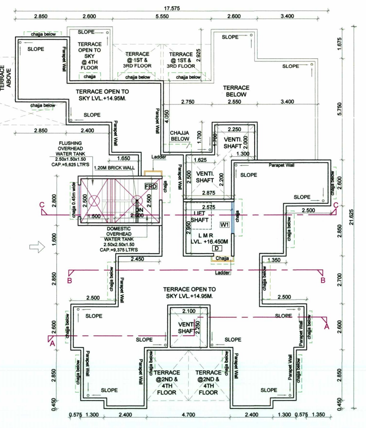
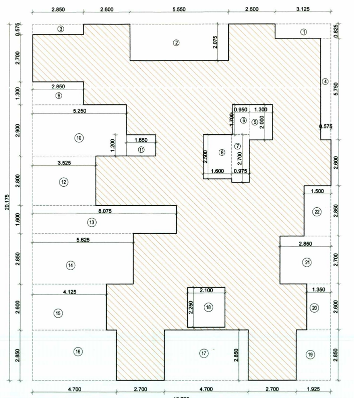


TERRACE FLOOR PLAN
(SCALE 1:100)



BU AREA CALCULATION DIAGRAM (1st to 3rd floor)
(SCALE 1:100)

SPECIFICATIONS	
External wall thk	0.15M
Internal wall thk	0.10M
TOTAL NO. OF UNITS	
COMMERCIAL UNITS	00
RESIDENTAL UNITS	17

SHEET CONTENT

GROUND FLOOR PLAN,
TYPICAL 1ST & 3RD FLOOR PLAN,
ELEVATION & SECTIONS,
BUILT UP AREA DIAGRAM & CALCULATION,
BALCONY AREA STATEMENT,
TERRACE AREA STATEMENT,
SCHEDULE OF DOOR & WINDOW,
SCHEDULE OF LIGHT & VENTILATION.

NAME OF THE OWNER & SIGNATURE

MR.BINOJ MATHEW

(SIGNATURE OF OWNER)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON
SURVEY. NO.116/6, AT VILLAGE - ADAI,TAL.- PANVEL, DIST .- RAIGAD.

ARCHITECT NAME & SIGN

Ar. Parag Mehetar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. - CA/2013/58335

(Signature of Architect)

NIRMAAN ARCHITECTS

SHOP NO.12, GROUND FLOOR, GODREJ PLAZA,
TILAK ROAD, PANVEL - 410 206, NAVI MUMBAI
E - nirmaan_architect@yahoo.in T. :9819595299, 9029804082

WORK

JOB NO.	SHEET NO.	DRN. BY	DATE	SCALE
	1	MAZHAR	26-07-19	1:100

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