DRAWING FOR BUILDING PERMISSION

SHEET NO. 01/05

CONTENT : LAYOUT PLAN, BLOCK PLAN, LOCATION PLAN, R.G. AREA DIAGRAM & AREA CALCULATION, PLOT AREA DIAGRAM & AREA CALCULATION.

TENEMENT AREA STATEMENT

BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA (SQM)	BALCONY AREA (SQM) ENCLOSED	BALCONY AREA (SQM) PROJECTED	TERRACE AREA (SQM)	CUP BOARD AREA (SQM)	BUILT-UP AREA (SQM)
1	2	3	4	5	6	7	8	9	10
1	C	SHOP-1	1.00	9.909	0.000	0.000	0.000	0.000	11.173
		SHOP-2	1.00	8.624	0.000	0.000	0.000	0.000	9.550
		SHOP-3	1.00	8.909	0.000	0.000	0.000	0.000	10.887
		SHOP-4	1.00	8.909	0.000	0.000	0.000	0.000	10.887
		SHOP-5	1.00	8.624	0.000	0.000	0.000	0.000	9.550
		SHOP-6	1.00	9.909	0.000	0.000	0.000	0.000	11.173
	A	101, 201, 301, 401	4.00	27.645	5.500	0.000	0.000	0.000	31.656
		102, 202, 302, 402	4.00	24.892	8.275	0.000	0.000	0.000	28.881
		103, 203, 303, 403	4.00	24.892	8.275	0.000	0.000	0.000	28.881
		104, 204, 304, 404	4.00	22.065	2.650	0.000	0.000	0.000	25.226
		105, 205, 305, 405	4.00	27.645	5.500	0.000	0.000	0.000	31.656
		106, 206, 306, 406	4.00	27.645	5.500	0.000	0.000	0.000	31.656
1	B	101, 201, 301, 401	4.00	27.645	5.500	0.000	0.000	0.000	31.656
		102, 202, 302, 402	4.00	27.645	5.500	0.000	0.000	0.000	31.656
		103, 203, 303, 403	4.00	27.645	5.500	0.000	0.000	0.000	31.656
		104, 204, 304, 404	4.00	24.892	8.275	0.000	0.000	0.000	28.881
		105, 205, 305, 405	4.00	24.892	8.275	0.000	0.000	0.000	28.881
		106, 206, 306, 406	4.00	27.645	5.500	0.000	0.000	0.000	31.656
	C	101, 201, 301, 401	4.00	20.742	2.650	0.000	0.000	0.000	25.226
		102, 202, 302, 402	4.00	27.645	5.500	0.000	0.000	0.000	31.656
		103, 203, 303, 403	4.00	27.645	5.500	0.000	0.000	0.000	31.656
		104, 204, 304, 404	4.00	28.755	5.500	0.000	0.000	0.000	32.904
		105, 205, 305, 405	4.00	33.855	0.000	0.000	12.705	0.000	36.415
		106, 206, 306, 406	4.00	33.855	0.000	0.000	0.000	0.000	36.095
		107, 207, 307, 407	4.00	27.930	5.500	0.000	0.000	0.000	32.088
	TOTAL		92.00	572.459	98.900	0.000	12.705	0.000	----

FORM OF STATEMENT 2
PROPOSED BUA, BALCONY & TERRACE AREA STATEMENT

SR. NO.	FLOOR	BUA	PERMI. BALCONY	PROPO. BALCONY	EXCESS BALCONY	TOTAL BUA	PERMI. TERR.	PROPO. TERR.
		BUILDING 1						
1	2	3	4	5	6	7	8	9
1	GR. FLOOR	135.695	0.000	0.000	0.000	135.695	0.000	0.000
2	1ST FLOOR	698.345	104.752	98.600	0.000	698.345	139.669	25.410
3	2ND FLOOR	698.345	104.752	98.600	0.000	698.345	139.669	0.000
4	3RD FLOOR	698.345	104.752	98.600	0.000	698.345	139.669	0.000
5	4TH FLOOR	698.345	104.752	98.600	0.000	698.345	139.669	0.000
	TOTAL	2929.075	419.007	394.400	0.000	2929.075	558.676	25.410
	NO OF BUILDING	1.000	1.000	1.000	1.000	1.000	1.000	1.000
	TOTAL	2929.075	419.007	394.400	0.000	2929.075	558.676	25.410

PARKING AREA STATEMENT

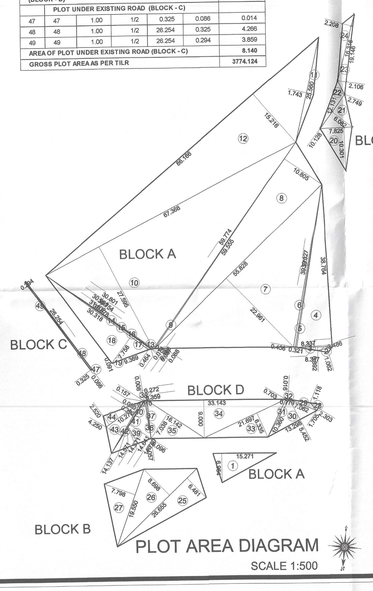
SR. NO.	OCCUPANCY	PARKING FOR EVERY	NUMBER OF UNITS	STANDARD CAR	PARKING TYPE CAR (B) = (R)/(E)	PARKING TYPE SCOOTER (T) = (R)/(E)X50
1	2	3	4	5		
1	COMMERCIAL (B)(221 / 45.00)			2.00	2.00	1.00
2	UPTO 35 SQM	0.25	76	19.00	19.00	12.00
3	> 35 SQM & < 45 SQM	0.50	0	0.00	0	0
4	> 45 SQM & < 60 SQM	1.00	0	0.00	0	0
5	MORE THAN 60 SQM	2.00	0	0.00	0	0
	SUBTOTAL PARKING REQUIRED			21.00	13.00	
	VISITOR PARKING 10% OF ABOVE			2.00	1.00	
	TOTAL PARKING REQUIRED			23.00	14.00	
	TOTAL PARKING PROVIDED			27.00	14.00	

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

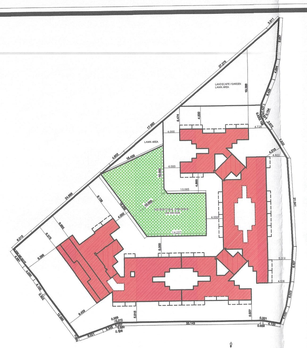
LAYOUT PLAN
SCALE 1:200

PLOT AREA CALCULATION (AS PER TILR)

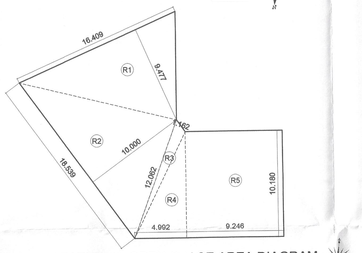
SR. NO.	NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M) (7) = (3)X(4)X(5)X(6)
1	2	3	4	5	6	
	PLOT UNDER POSSESION (BLOCK - A)					
1	1	1.00	1/2	15.271	6.954	53.097
2	2	1.00	1/2	3.488	1.062	1.851
3	3	1.00	1/2	8.347	0.892	3.723
4	4	1.00	1/2	38.764	8.337	161.588
5	5	1.00	1/2	39.270	0.321	6.303
6	6	1.00	1/2	39.327	0.456	8.967
7	7	1.00	1/2	55.828	22.961	640.933
8	8	1.00	1/2	59.555	10.805	321.746
9	9	1.00	1/2	59.774	0.286	8.548
10	10	1.00	1/2	67.368	27.595	928.510
11	11	1.00	1/2	25.560	1.743	22.276
12	12	1.00	1/2	86.166	15.216	655.551
13	13	1.00	1/2	31.102	0.188	2.924
14	14	1.00	1/2	30.905	0.088	1.360
15	15	1.00	1/2	30.801	0.057	0.878
16	16	1.00	1/2	30.754	0.074	1.138
17	17	1.00	1/2	30.678	0.464	7.117
18	18	1.00	1/2	30.318	7.758	117.604
19	19	1.00	1/2	9.369	0.091	0.426
	AREA OF PLOT UNDER POSSESION (BLOCK - A)					2945.538
	PLOT UNDER ENCROACHMENT (BLOCK - B)					
20	20	1.00	1/2	7.825	10.301	40.303
21	21	1.00	1/2	10.128	6.082	30.799
22	22	1.00	1/2	12.131	2.749	16.674
23	23	1.00	1/2	19.146	2.106	20.161
24	24	1.00	1/2	16.316	2.208	18.013
25	25	1.00	1/2	26.655	6.481	86.376
26	26	1.00	1/2	26.655	8.698	115.923
27	27	1.00	1/2	19.550	7.798	76.225
	AREA OF PLOT UNDER ENCROACHMENT (BLOCK - B)					404.474
	PLOT UNDER IDP RESERVATION - 9.00M WIDE ROAD (BLOCK - D)					
28	28	1.00	1/2	1.705	2.303	1.963
29	29	1.00	1/2	7.062	1.118	3.948
30	30	1.00	1/2	13.298	5.452	36.250
31	31	1.00	1/2	10.360	0.703	3.642
32	32	1.00	1/2	0.779	0.016	0.006
33	33	1.00	1/2	21.697	6.335	68.725
34	34	1.00	1/2	33.143	9.000	149.144
35	35	1.00	1/2	16.142	7.038	56.804
36	36	1.00	1/2	9.057	0.359	1.626
37	37	1.00	1/2	9.057	0.272	1.232
38	38	1.00	1/2	0.210	0.008	0.001
39	39	1.00	1/2	14.780	6.066	45.049
40	40	1.00	1/2	14.748	0.157	1.158
41	41	1.00	1/2	14.641	0.080	0.586
42	42	1.00	1/2	14.571	0.362	2.856
43	43	1.00	1/2	14.137	4.250	30.041
44	44	1.00	1/2	10.272	2.520	12.943
	AREA OF PLOT UNDER IDP RESERVATION - 9.00M WIDE ROAD (BLOCK - D)					415.972
	PLOT UNDER EXISTING ROAD (BLOCK - C)					
47	47	1.00	1/2	0.325	0.088	0.014
48	48	1.00	1/2	26.254	0.325	4.266
49	49	1.00	1/2	26.254	0.294	3.859
	AREA OF PLOT UNDER EXISTING ROAD (BLOCK - C)					8.140
	GROSS PLOT AREA AS PER TILR					3774.124



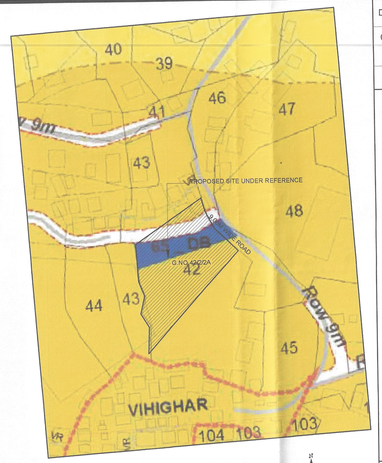
PLOT AREA DIAGRAM
SCALE 1:500



BLOCK PLAN
SCALE 1:500



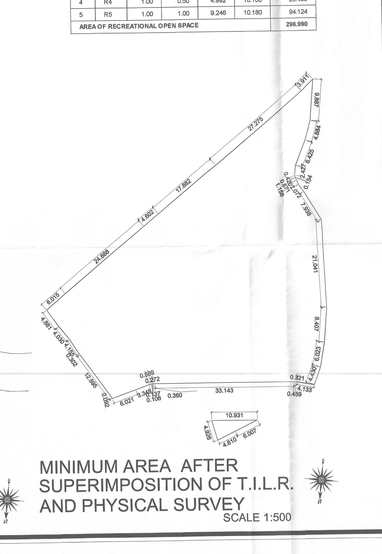
RECREATIONAL OPEN SPACE AREA DIAGRAM
SCALE 1:200



LOCATION PLAN
SCALE N.T.S.

RECREATIONAL OPEN SPACE AREA CALCULATION

SR. NO.	NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M) (7) = (3)X(4)X(5)X(6)
1	2	3	4	5	6	
	RECREATIONAL OPEN SPACE					
1	R1	1.00	0.50	16.409	9.477	77.754
2	R2	1.00	0.50	18.539	10.000	92.695
3	R3	1.00	0.50	12.062	1.162	7.008
4	R4	1.00	0.50	4.992	10.180	25.409
5	R5	1.00	1.00	9.246	10.180	94.124
	AREA OF RECREATIONAL OPEN SPACE					296.990



HOLDING AREA DIAGRAM AS PER TILR
SCALE 1:500

MINIMUM AREA AFTER SUPERIMPOSITION OF T.I.L.R. AND PHYSICAL SURVEY
SCALE 1:500

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel/Vihighar/BP-341/CC/2019/1960
SAP/1620
Date: 02/12/2019
Associate Planner (NAINA)
02/12/19

PROFORMA - 1

1	AREA OF PLOT	
	(a) AREA OF PLOT AS PER 7/12 EXTRACT	3800.000
	(b) AREA OF PLOT AS PER TILR (ENCHROACHEMENT+WELL AREA)	3774.124
	(c) AREA OF PLOT AS PER PHYSICAL SURVEY(ENCHROACHEMENT+WELL AREA)	3806.920
	(d) AREA OF PLOT, CONSIDERED (LEAST OF (A)(B) & (C) ABOVE)	3774.124
2	DEDUCTION FOR	
	A. EXISTING ROAD	8.140
	B. PROPOSED ROAD WIDENING	0.000
	C. ENCROACHMENT AREA + WELL AERA	404.474
	D. NAINA IDP RESERVATION (9.00M WIDE ROAD)	415.972
	TOTAL = (A + B + C + D)	828.586
3	GROSS AREA OF PLOT (1 – 2)	2945.538
4	LAYOUT SPACES	
	(4A) LAYOUT AMENITY SPACE REQUIRED, IF ANY	0.000
	(4B) LAYOUT AMENITY SPACE PROVIDED, IF ANY	0.000
	(4C) RECREATIONAL OPEN SPACE REQUIRED, IF ANY	294.554
	(4D) RECREATIONAL OPEN SPACE PROVIDED, IF ANY	296.990
5	NET AREA OF PLOT = (3 – (4B))	2945.538
	(5A) AREA OF PLOT WITHIN GAOTHAN EXPANSION	2945.538
	(5B) AREA OF PLOT OUTSIDE GAOTHAN EXPANSION = ((5) – (5A))	0.000
5A	NET PLOT AREA ((5A))	2945.538
6	PERMISSIBLE FSI	1.000
7	MAXIMUM PERMISSIBLE BUILT-UP-AREA= ((5A) X (6))	2945.538
8	EXISTING BUILT-UP-AREA	0.000
9	PROPOSED BUILT-UP-AREA	2929.075
10	EXCESS BALCONY AREAT-AKEN IN FSI	0.000
11	TOTAL BUILT-UP-AREA ((8) + (9) + (10))	2929.075
12	FSI CONSUMED ((11) ÷ (5A))	0.994
13	BALANCE BUILT UP AREA ((7) – (11))	16.463
14	FSI BALANCED ((6) – (12))	0.006
15	NUMBER OF UNITS PROPOSED	
	(15A) RESIDENTIAL	76.000
	(15B) COMMERCIAL	6.000
16	TREES TO BE PLANTED	
	(A) TREES TO BE PLANTED AGAINST PLOT AREA ((1A) ÷ 100))	38.000
	(B) TREES TO BE PLANTED AGAINST TREES FELLED (NUMBER X 5)	0.000
	(C) TREES TO BE PLANTED AGAINST OPEN SPACE ((4D) ÷ 100) X 5)	15.000
	(D) TOTAL NUMBER OF TREES PROPOSED TO BE PLANTED ((A)+(B)+(C))	53.000
17	BALCONY AREA STATEMENT (FOR DETAILS REFER BALCONY AREA STATEMENT)	*
18	PARKING STATEMENT (FOR DETAILS REFER PARKING AREA STATEMENT)	**

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
BUILDING LINE		
FSI LINE		
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		
TWO WHEELER PARKING		
CYCLE PARKING		

NO. OF UNIT PROPOSED
a) RESIDENTIAL 76.000
b) COMMERCIAL 6.000

PROFORMA - II
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON_____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE OF THE OWNERS

AR. DEEPAK THAKARE
SIGNATURE OF LICENSED ARCHITECT

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
27/09/2019	VST/NAINA/71	03	AS SHOWN AS	RAKHI	RAKHI

DESCREPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO.42/2/2A, AT VILLAGE - VIHIGHAR, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

SHRI. PRATIK PRAKASH POTE

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADIn E BY THE APPLICANT WHO IS THE OWNER/LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE : 27/09/2019

ADDRESS:
SHREE NAND-DHAM BLDG., A-505/506, PLOT NO.59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400600/1-4.
vistaar@yahoo.com, vistaar1@gmail.com
Ph. 7582041, 7582042, FAX-27580348

SIGNATURE, NAME OF LICENSED ARCHITECT

AR. DEEPAK THAKARE
CA/92/14485

CBD NAVI MUMBAI

SIGNATURE OF LICENSED ARCHITECT

ADDRESS OF LICENSED ARCHITECT

VISTAAR
ARCHITECTS & PLANNERS
SHREE NAND-DHAM BLDG., A-505/506, PLOT NO.59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400600/1-4.
Ph. 7582041, 7582042, FAX-27580348
vistaar@yahoo.com, vistaar1@gmail.com

WATER STORAGE CAPACITY CALCULATION

BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)			UNDERGROUND WATER TANK PROVIDED		
				ADDL. TOILET	POPULATION	TOTAL	TANK NUMBER	SIZE/ DIMENSION	CAPACITY
								METER	LITER
1	2	3	4 = 2 X 5	6 = 3 X 180	6 = 4 X 189	7 = 6 + 6	8	9	10
1	76.00	0.00	380.00	0.00	71820.00	71820.00	1	4.75 X 6.60 X 2.40	75240.00
2	6.00	2.00	18.00	0.00	3402.00	3402.00			
TOTAL	82.00	2.00	398.00	0.00	75222.00	75222.00	1		75240.00

NOTE:
i. FOR RESIDENTIAL UNIT 5 PERSON PER TENEMENT.
ii. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA
iii. WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITER PER TENEMENT
iv. SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.

SEPTIC TANK REQUIREMENT

BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT					FLOW TO SEWER			TOTAL FLOW TO SEPTIC TANK	SEPTIC TANK PROVIDED	
			FLUSHING		DOMESTIC		TOTAL	FLUSHING 100%	DOMESTIC 85%	TOTAL		SIZE	CAPACITY
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	LPD	METER	LITER
1	2	3 = 2 X 5	4	5 = 3 X 4	6	7 = 3 X 6	8 = 5 + 7	9 = 5 X 100%	10 = 7 X 85%	11 = 9 + 10	12	13	14
1	76.00	380.00	54.00	20520.00	135.00	51300.00	71820.00	20520.00	43605.00	64125.00	64125.00	8.00 X 3.50 X 2.40	67200.00
2	CONVENIENT SHOPS	18.00	54.00	972.00	126.00	2268.00	3240.00	972.00	1927.80	2899.80	2899.80		
	6.00												
TOTAL	82.00	398.00	108.00	21492.00	261.00	53568.00	75060.00	21492.00	45532.80	67024.80	67024.80		

NOTE:
i. LPCD = LITER PER CAPITA PER DAY.
ii. LPD = LITER PER DAY.
iii. FOR SEPTIC TANK CAPACITY FLUSHING & DOMESTIC FLOW TO SEWER WILL BE 100% & 85% RESPECTIVELY.

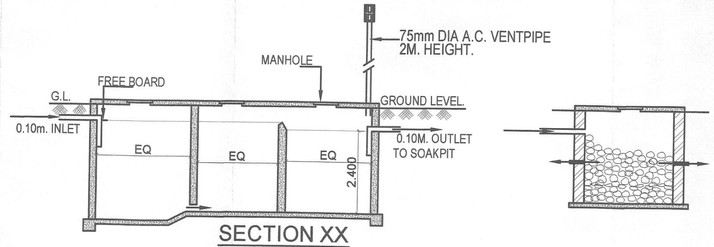
OVERHEAD WATER TANK CAPACITY CALCULATION

BUILDING NUMBER	WATER CAPACITY (LITER)	WATER REQUIRED (LITER)	OVERHEAD WATER TANK PROVISION		
			TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)
1	2	3	4	5	6
1	75240.00	37620.00	4.40 X 2.55 X 2.25	3.00	75735.00
TOTAL	75240.00	37620.00		3.00	75735.00

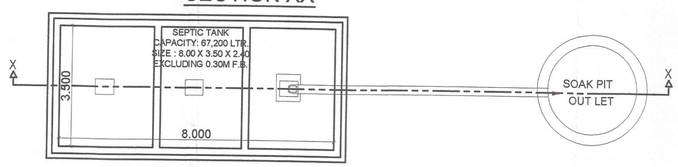
NOTE:
i. OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT.
ii. SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD.

SECTION THROUGH COMPOUND WALL AND STORM WATER DRAIN
SCALE 1:50

ENTRANCE GATE DETAILS
SCALE: 1:100

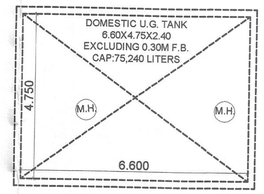


SECTION XX



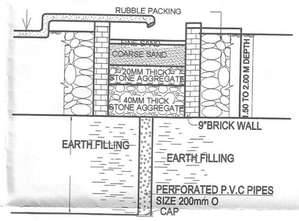
PLAN

DETAILS OF SEPTIC TANK & SOAK PIT
SCALE : N.T.S.

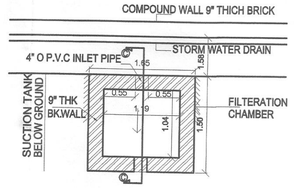


U.G.WATER TANK PLAN
SCALE : 1:100

U.G.WATER TANK SECTION
SCALE : 1:100



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



PLAN
TYPICAL DETAILS OF RAIN WATER HARVESTING
SCALE : NTS

SERVICES PLAN
SCALE 1:200

DRAWING FOR BUILDING PERMISSION | SHEET NO. 02/05

CONTENT : SERVICES PLAN, UNDER GROUND WATER TANK & SEPTIC TANK DETAILS.

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel / Vihighar BP-341/CC/2019 / 1468/ SAP/1620
Date: 02/12/2019
2/12/2019
Associate Planner (NAINA)
02/12/19

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	76.000
b) COMMERCIAL	6.000

LEGENDS

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

PROFORMA - II

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON_____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE OF THE OWNERS

AR. DEEPAK THAKARE
SIGNATURE OF LICENSED ARCHITECT

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
27/09/2019	VST/NAINA/71	03	AS SHOWN AS	RAKHI	RAKHI

DESCREPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO.42/2/2A, AT VILLAGE - VIHIGHAR, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

SHRI. PRATIK PRAKASH POTE

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

DATE : 27/09/2019

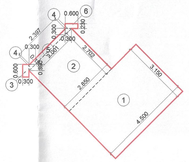
ADDRESS:
SHREE NAND-DHAM BLDG., A-505/506, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 40060014.
vistaar@hotmail.com, vistaar1@gmail.com
PH. 7580241, 7580242, FAX-27580243

SIGNATURE OF LICENSED ARCHITECT

SIGNATURE, NAME OF LICENSED ARCHITECT	ADDRESS OF LICENSED ARCHITECT
AR. DEEPAK THAKARE CA/92/14485	VISTAAR ARCHITECTS & PLANNERS SHREE NAND-DHAM BLDG., A-505/506, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 40060014. PH. 7580241, 7580242, FAX-27580243 vistaar@hotmail.com, vistaar1@gmail.com

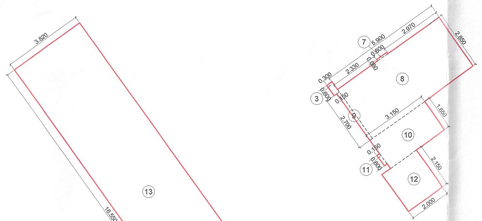
GROUND FLOOR A - WING STAIRCASE, LIFT & LOBBY AREA DIAGRAM

SCALE 1:100



GROUND FLOOR B - WING STAIRCASE, LIFT & LOBBY AREA DIAGRAM

SCALE 1:100



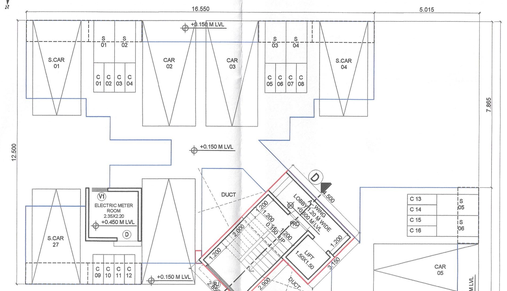
GROUND FLOOR C - WING STAIRCASE, LIFT & LOBBY AREA DIAGRAM

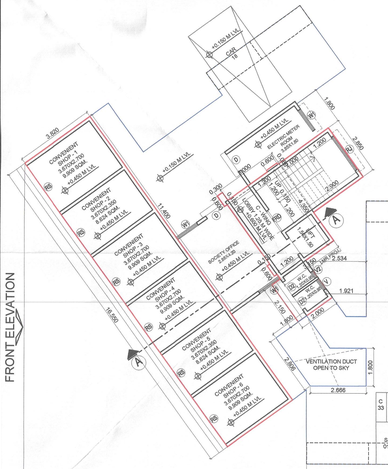
SCALE 1:100

GROUND FLOOR CONVENIENT SHOPPING AREA DIAGRAM

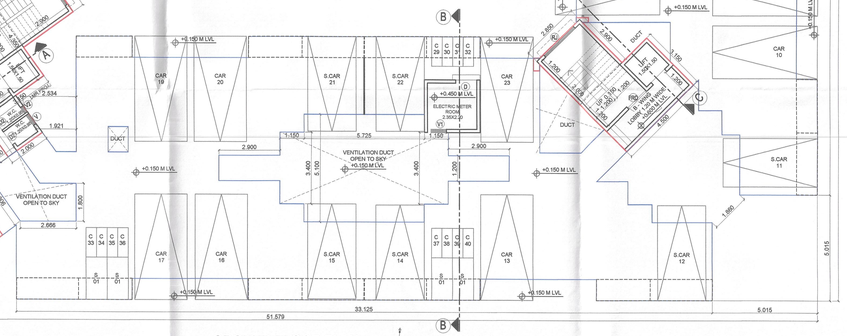
SCALE 1:100

GROUND FLOOR AREA CALCULATION						
BR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM) (7) = (3)X(4)X(5)X(6)
1	2	3	4	5	6	
GROUND FLOOR						
1	1	2.00	1.00	4.500	3.150	28.350
2	2	2.00	1.00	2.850	2.702	15.401
3	3	3.00	1.00	0.300	0.600	0.540
4	4	4.00	0.50	0.300	0.300	0.180
5	5	2.00	0.50	4.398	0.198	0.871
6	6	2.00	1.00	0.600	0.230	0.276
7	7	1.00	1.00	0.600	0.080	0.048
8	8	1.00	1.00	5.900	2.850	16.815
9	9	1.00	1.00	2.700	0.150	0.405
10	10	1.00	1.00	3.150	1.650	5.198
11	11	1.00	1.00	0.600	0.150	0.090
12	12	1.00	1.00	2.150	2.000	4.300
13	13	1.00	1.00	16.550	3.820	63.221
NET BUILT UP AREA @ GROUND FLOOR						135.698
PERMISSIBLE / PROPOSED BALCONY (15% OF TOTAL BA/P AREA)						0.000
PERMISSIBLE / PROPOSED TERRACE @ GROUND FLOOR (20% OF NET BUA)						0.000



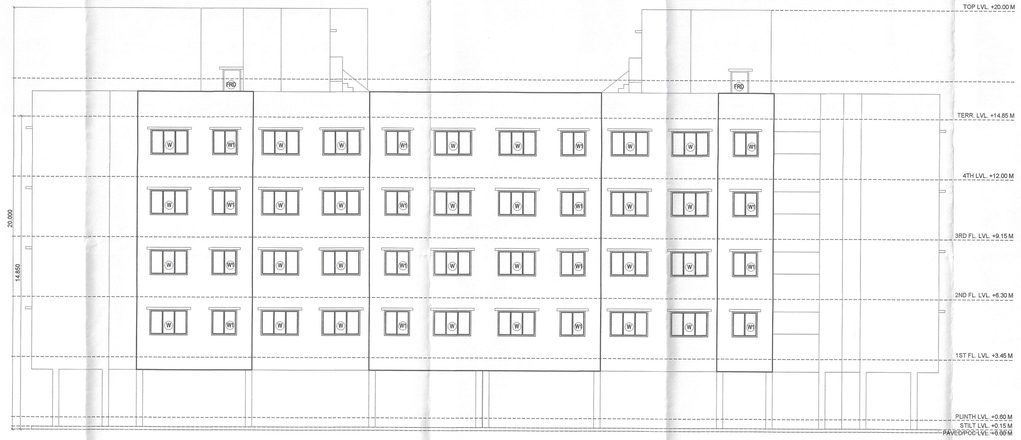


FRONT ELEVATION



GROUND FLOOR PLAN

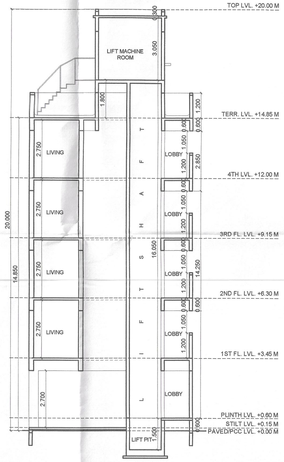
SCALE 1:100



REAR ELEVATION

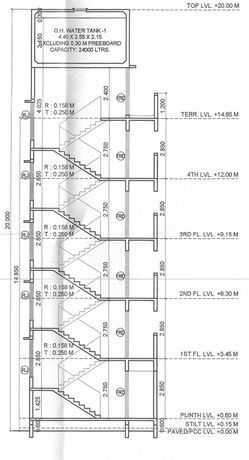
SCALE 1:100

SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5 = 3 / 4	6
LIVING	A-102,202 302,402.	11.963	W	1.994	2.160
BED ROOM	A-102,202 302,402.	9.350	W	1.558	2.160
KITCHEN	A-102,202 302,402.	7.168	W1	1.195	1.440
BATH	A-102,202 302,402.	1.740	V	0.290	0.450
W.C.	A-104,204 304,404.	1.418	V	0.236	0.450
W.C.	GROUND FLOOR	1.140	V2	0.190	0.263
SOCIETY OFFICE	GROUND FLOOR C WING	12.096	W1	2.016	1.440
			W1		1.440
METER ROOM	GROUND FLOOR A & B WING	5.170	V1	0.862	1.013
METER ROOM	GROUND FLOOR C WING	6.930	W1	1.155	1.440



SECTION C - C

SCALE 1:100



SECTION D - D

SCALE 1:100

SECTION B - B

SCALE 1:100

DRAWING FOR BUILDING PERMISSION | SHEET NO. 03/05

CONTENT : GROUND FLOOR PLAN, GROUND FLOOR AREA DIAGRAM & AREA CALCULATION, REAR ELEVATION SECTION B-B, SECTION C-C & SECTION D-D.

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

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

CIDCO/NAINA/ Panvel / Vihighar /BP-341/CC/2019 /1460/ SAP-1620

Date: 02/12/2019

Associate Planner (NAINA)

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	SIZE AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4 = 2 X 3	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.200	2.160	1.050	ALUMINIUM SLIDING WINDOW
W1	1.200	1.200	1.440	1.050	ALUMINIUM SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINIUM LOUVERED WINDOW
V1	0.750	1.350	1.013	0.900	ALUMINIUM LOUVERED WINDOW
V2	0.350	0.750	0.263	1.500	ALUMINIUM LOUVERED WINDOW
SD	1.800	2.100	3.780	0.150	ALUMINIUM SLIDING WINDOW
SD1	1.200	2.100	2.520	0.150	ALUMINIUM SLIDING WINDOW
FRD	1.200	2.250	2.700	0.000	T.W. FRAMED PANNELED DOOR.
RJ	2.550	1.800	4.590	0.450	T.W. FRAMED PANNELED DOOR.

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	76.000
b) COMMERCIAL	6.000

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
BUILDING LINE		
FSI LINE		

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
27/08/2019	VST/NAINA/71	03	AS SHOWN AS	RAKHI	RAKHI

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO.42/2/A, AT VILLAGE - VIHIGHAR, TALUKA -PANVEL, DIST - RAIGAD.

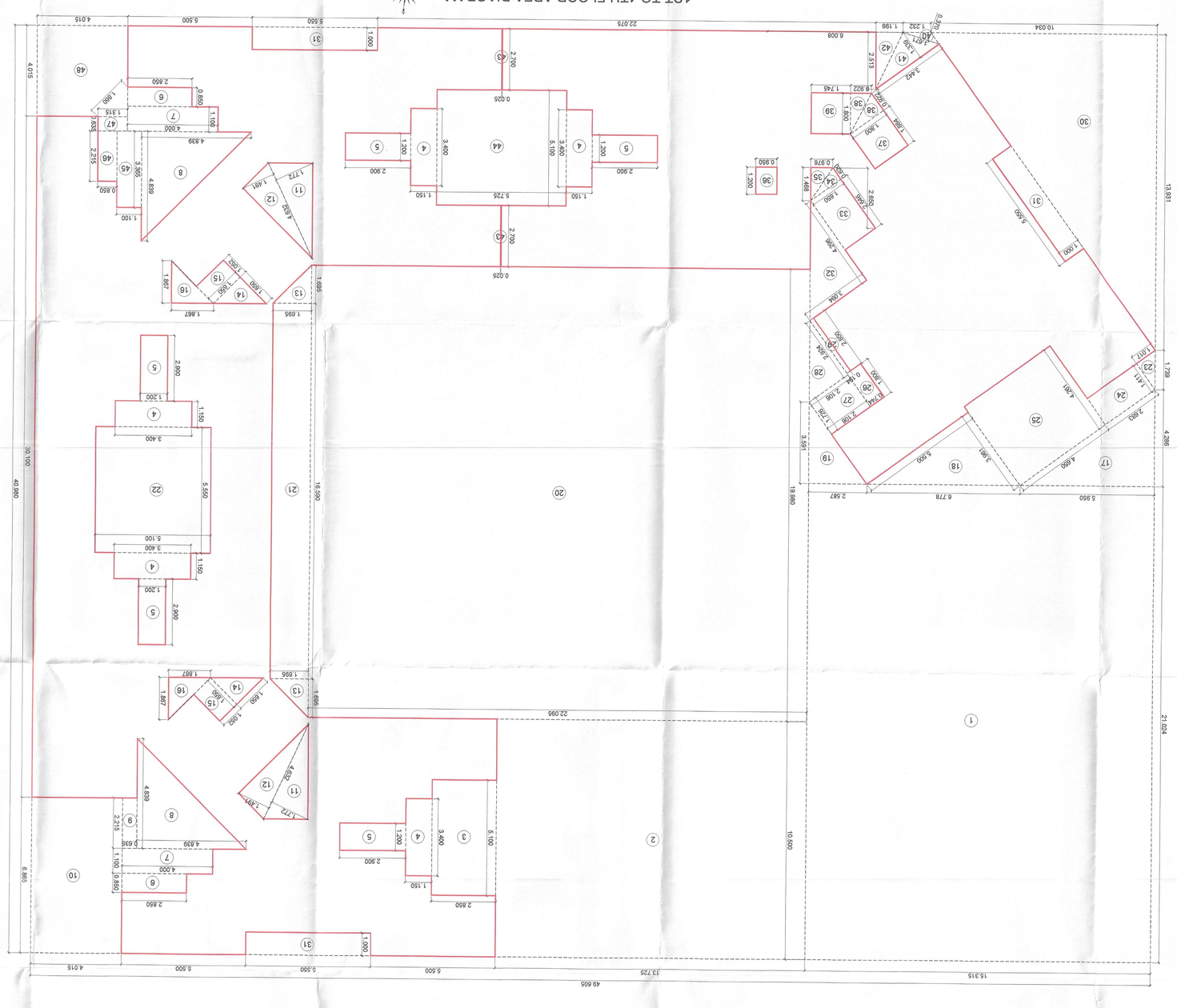
NAME OF OWNER

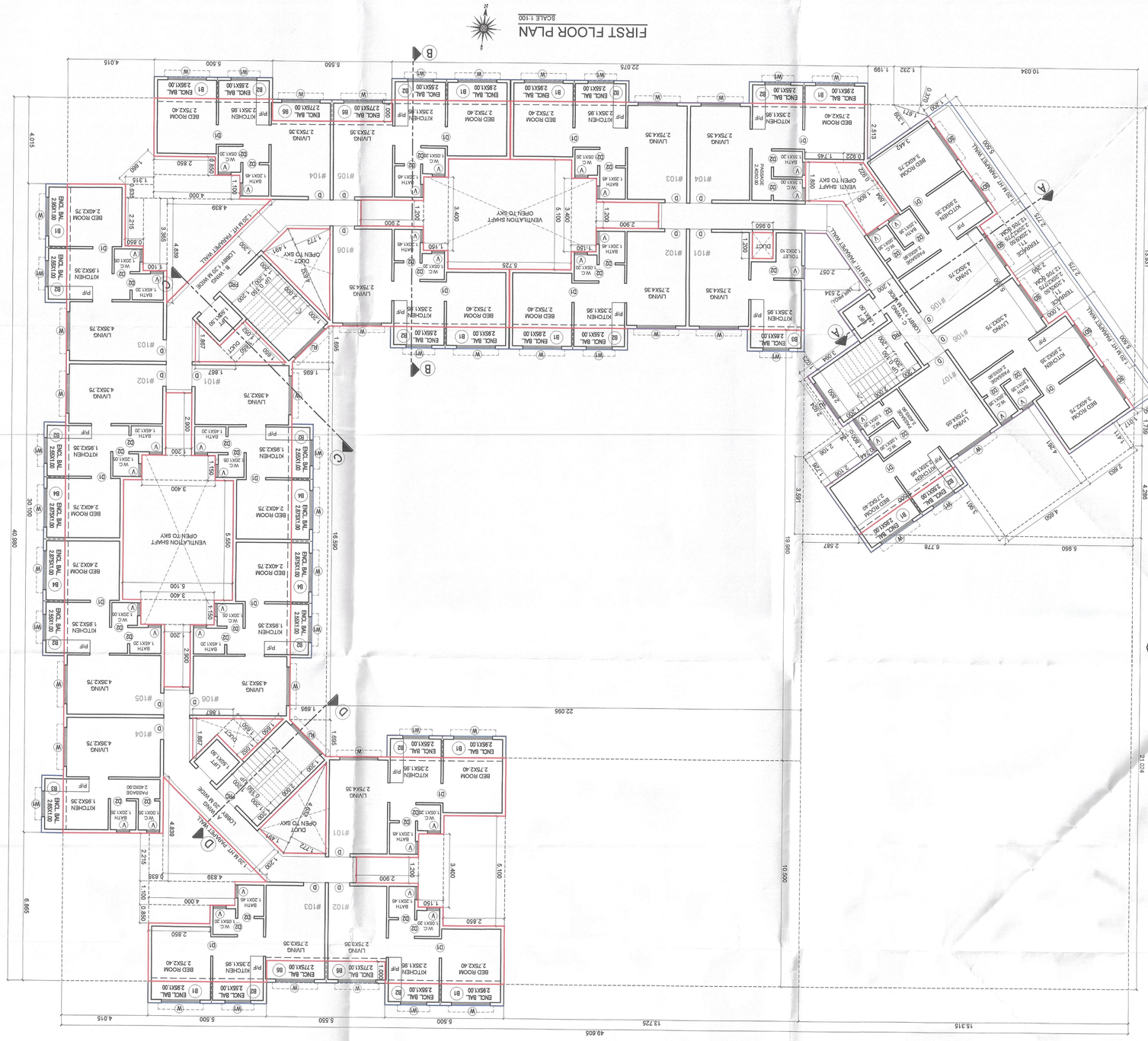
SHRI. PRATIK PRAKASH POTE

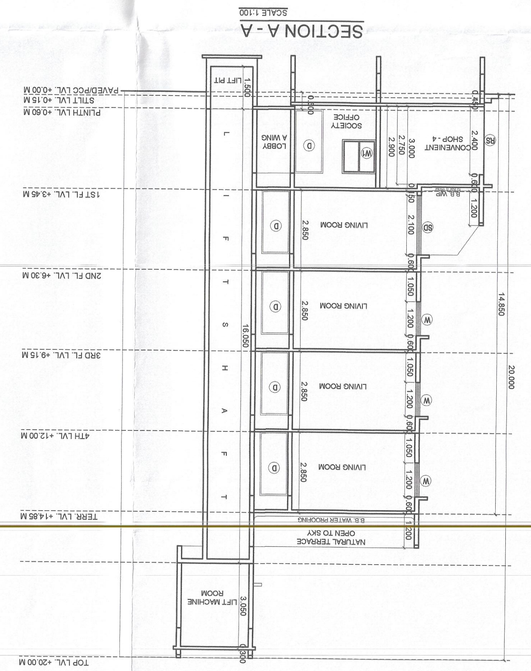
SIGNATURE, NAME OF LICENSED ARCHITECT | ADDRESS OF LICENSED ARCHITECT

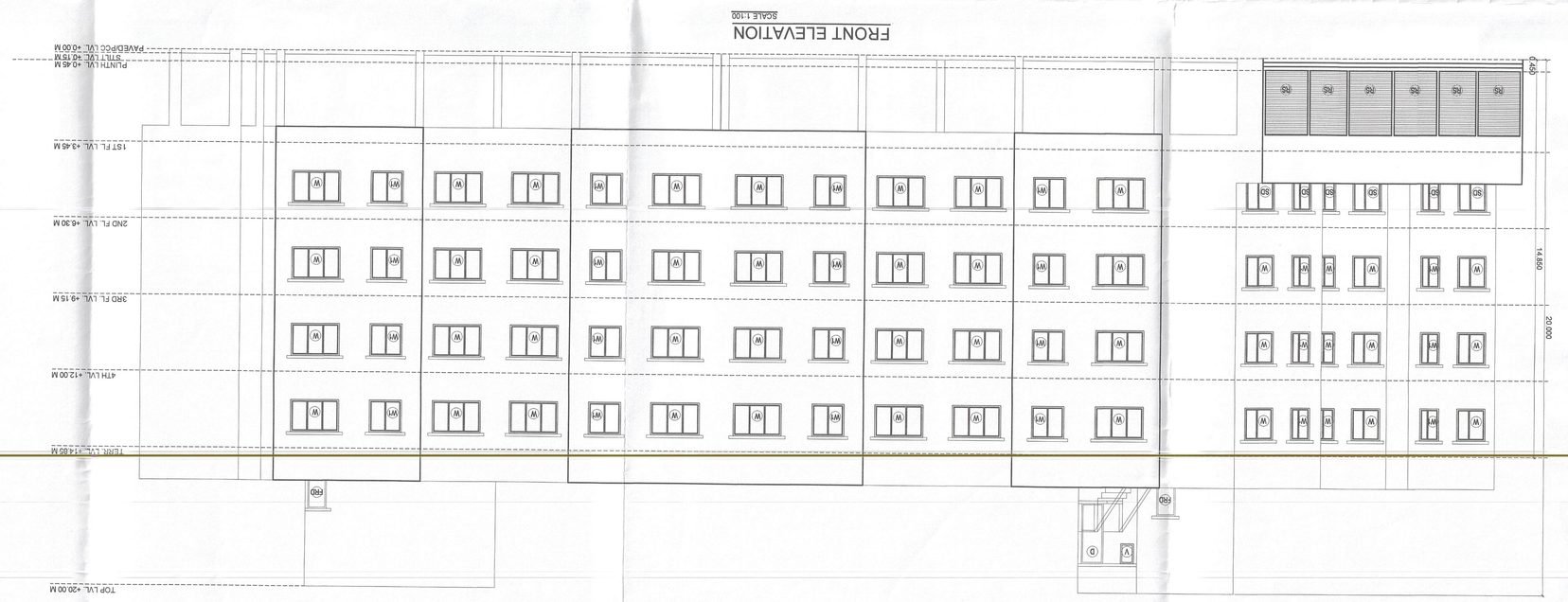
AR. DEEPAK THAKARE
CA/92/14485

VISTAAR
ARCHITECTS & PLANNERS
OFFICE NAND-DHAM BLDG., A-505/506, PLOT NO.55, SECTOR 19, NERUL NAVI MUMBAI - 400706.
TEL. PH. 7506314 / 7506315 FAX-27680.MOBILE-
vistaar@hotmail.com, vistaar1.3@mail.com









SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA	SILL LEVEL (METER)	DESCRIPTION
	SIZE				
1	2	3	4=2 X 3	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR
W	1.600	1.200	2.160	1.050	ALUMINIUM SLIDING WINDOW
W1	1.200	1.200	1.440	1.050	ALUMINIUM SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINIUM LOUVERED WINDOW
V1	0.750	1.350	1.013	0.900	ALUMINIUM LOUVERED WINDOW
V2	0.350	0.750	0.263	1.500	ALUMINIUM LOUVERED WINDOW
SD	1.600	2.100	3.780	0.150	ALUMINIUM SLIDING WINDOW
SD1	1.200	2.100	2.520	0.150	ALUMINIUM SLIDING WINDOW
FRD	1.200	2.250	2.700	0.000	T.W. FRAMED PANNELED DOOR
RJ	2.550	1.800	4.590	0.450	T.W. FRAMED PANNELED DOOR

SCHEDULE OF LIGHT AND VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	LAV REQUIRED	LAV PROVIDED
1	2	3	4	5=3/4	6
LIVING	A-102,202 302,402	11.963	W	1.994	2.160
BED ROOM	A-102,202 302,402	9.350	W	1.558	2.160
KITCHEN	A-102,202 302,402	7.168	WV	1.195	1.440
BATH	A-102,202 302,402	1.740	V	0.290	0.450
W.C.	GROUND FLOOR A-104,204 304,404	1.418	V2	0.236	0.450
SOCIETY OFFICE	GROUND FLOOR C WING	12.096	WV	2.016	1.440
		1.140	WV	0.190	0.263
METER ROOM	GROUND FLOOR A & B WING	5.170	V1	0.862	1.013
METER ROOM	GROUND FLOOR C WING	6.930	WV	1.155	1.440

LEGENDS

ITEM	
PLOT LINES	SITE PLAN BUILDING PLAN
EXISTING STREET	
FUTURE STREET	
BUILDING LINE	
FSI LINE	

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
27/09/2019	V5/TAMAN/71	03	AS SHOWN AS	RAHIL	RAHIL

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO 422/2A/, AT VILLAGE - VIHIGHAR, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

SHRI. PRATIK PRAVINSH POTE

SIGNATURE, NAME OF LICENSED ARCHITECT | ADDRESS OF LICENSED ARCHITECT

AR. DEEPAK THAKKAR
COA/ARCHITECT REGISTRATION NO. CA/92/14485

VITAAR
ARCHITECTS & PLANNERS
WEST WING CHAMBER BLDG., A WING, R.O.NO.18
SECTION 11, C.B.D. BELAPUR, NAVI MUMBAI, 400614.
PH. 7506241, 7506242, 8422-274024
vitaarpvtltd@yahoo, vaastu1@gmail.com

BUILDING - 1
FIRST TO FOURTH FLOOR AREA CALCULATION

SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	
BUILDING - 1 FIRST TO FOURTH FLOOR						
1	A	1.00	1.00	49.605	40.980	3032.813
TOTAL ADDITION						3032.813
DEDUCTION						
2	1	1.00	1.00	15.315	21.024	321.982
3	2	1.00	1.00	13.725	10.500	144.113
4	3	1.00	1.00	2.850	5.100	14.535
5	4	5.00	1.00	1.150	3.400	19.550
6	5	5.00	1.00	2.900	1.200	17.400
7	6	2.00	1.00	2.850	0.850	4.845
8	7	2.00	1.00	4.000	1.100	8.800
9	8	2.00	0.50	4.839	4.839	23.415
10	9	1.00	1.00	0.635	2.215	1.406
11	10	1.00	1.00	4.015	6.865	27.563
12	11	2.00	0.50	4.632	1.772	8.207
14	13	2.00	0.50	1.695	1.695	2.873
15	14	2.00	0.50	1.650	1.650	2.723
16	15	2.00	1.00	1.650	1.052	3.472
17	16	2.00	0.50	1.987	1.987	3.485
18	17	2.00	0.50	5.950	4.286	12.751
19	18	1.00	0.50	5.500	3.861	10.862
20	19	1.00	0.50	2.587	3.591	4.644
21	20	1.00	22.005	19.960	16.550	441.458
22	21	1.00	1.00	1.695	16.550	28.120
23	22	1.00	1.00	5.100	5.550	28.305
24	23	1.00	0.50	1.017	1.411	0.717
25	24	1.00	1.00	2.663	1.411	3.756
26	25	1.00	1.00	4.650	4.251	19.813
27	26	1.00	1.00	1.600	0.244	1.339
28	27	1.00	1.00	2.106	1.726	3.635
29	28	1.00	0.50	2.524	2.106	3.078
30	29	1.00	1.00	2.850	0.194	0.553
31	30	1.00	0.50	10.024	13.351	69.891
32	31	3.00	1.00	5.550	1.000	16.650
33	32	1.00	0.50	4.296	2.094	6.645
34	33	1.00	1.00	2.646	1.650	4.366
35	34	1.00	0.50	0.620	1.650	0.512
36	35	1.00	0.50	0.926	1.468	0.716
37	36	1.00	1.00	0.950	1.200	1.140
38	37	1.00	1.00	1.884	1.800	3.391
39	38	2.00	0.50	0.622	1.800	1.660
40	39	1.00	1.00	1.745	1.800	3.141
41	40	1.00	0.50	1.671	0.370	0.309
42	41	1.00	0.50	3.442	1.339	2.304
43	42	1.00	0.50	1.189	2.515	1.607
44	43	2.00	1.00	0.025	2.700	0.135
45	44	1.00	1.00	5.725	5.100	29.187
46	45	1.00	1.00	1.100	3.365	3.702
47	46	1.00	1.00	0.850	2.215	1.882
48	47	1.00	1.00	1.315	0.635	0.835
49	48	1.00	1.00	4.015	4.015	16.120
TOTAL DEDUCTION						1334.468
TOTAL BUILT UP AREA @ FIRST TO FOURTH FLOOR						698.345
PERMISSIBLE BALCONY 15% OF TOTAL B/UP AREA						104.752
47	B1	11.00	1.00	2.950	1.000	32.450
48	B2	15.00	1.00	2.550	1.000	38.250
49	B3	2.00	1.00	2.650	1.000	5.300
50	B4	4.00	1.00	2.875	1.000	11.500
51	B5	4.00	1.00	2.775	1.000	11.100
PROPOSED BALCONY AREA @ FIRST TO FOURTH FLOOR						98.600
EXCESS BALCONY AREA @ FIRST TO FOURTH FLOOR						0.000
NET BUILT UP AREA @ FIRST TO FOURTH FLOOR						698.345
PERMISSIBLE TERRACE @ FIRST FLOOR (20% OF NET BUA)						139.669
51	T1	2.00	1.00	5.500	1.200	13.200
52	T1	2.00	1.00	2.775	2.200	12.210
PROPOSED TERRACE AREA @ FIRST FLOOR						25.410
PERMISSIBLE TERRACE @ 2ND, 3RD & 4TH FLOOR (20% OF NET BUA)						139.669
PROPOSED TERRACE @ 2ND, 3RD & 4TH FLOOR						0.000

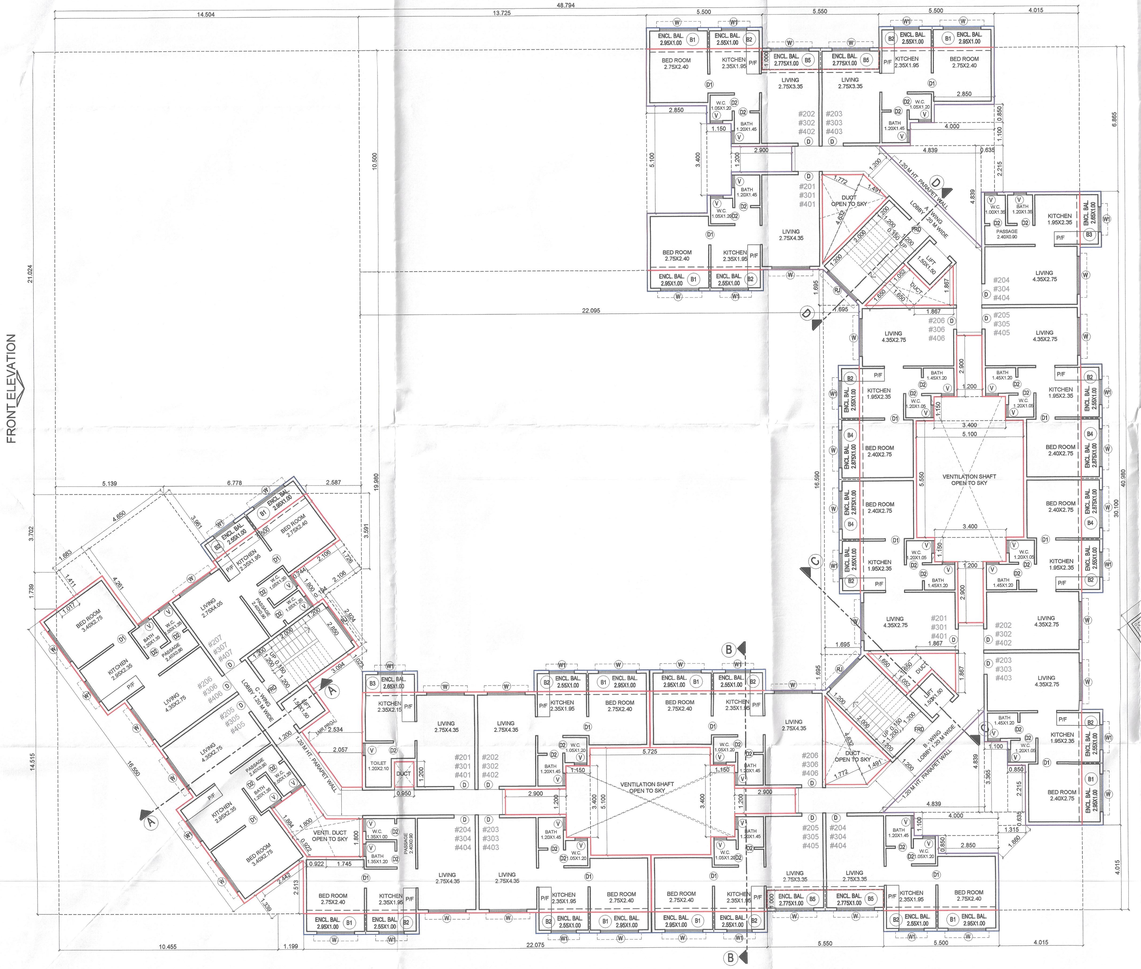
TOTAL ADDITION	3032.813
TOTAL DEDUCTION	2334.468
TOTAL BUILT UP AREA @ FIRST TO FOURTH FLOOR	698.345
PERMISSIBLE BALCONY 15% OF TOTAL B/UP AREA	104.752
PROPOSED BALCONY AREA @ FIRST TO FOURTH FLOOR	98.600
EXCESS BALCONY AREA @ FIRST TO FOURTH FLOOR	0.000
NET BUILT UP AREA @ FIRST TO FOURTH FLOOR	698.345
PERMISSIBLE TERRACE @ FIRST FLOOR (20% OF NET BUA)	139.669
PROPOSED TERRACE AREA @ FIRST FLOOR	25.410
PERMISSIBLE TERRACE @ 2ND, 3RD & 4TH FLOOR (20% OF NET BUA)	139.669
PROPOSED TERRACE @ 2ND, 3RD & 4TH FLOOR	0.000

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
जा.क्र.पनवेल/ | ५४१/२०१९
Date: 02/12/2019
Assistant Town Planner (MMR)

STAMP OF APPROVAL

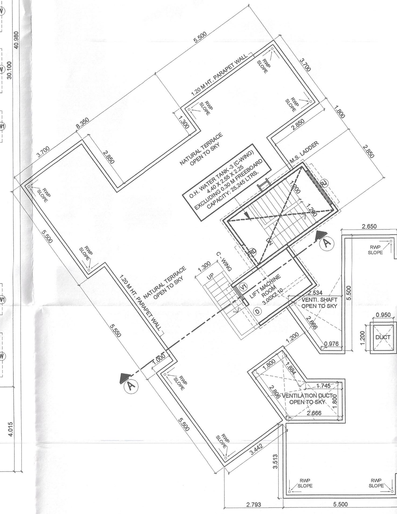
DRAWING FOR BUILDING PERMISSION | SHEET NO. 04/05

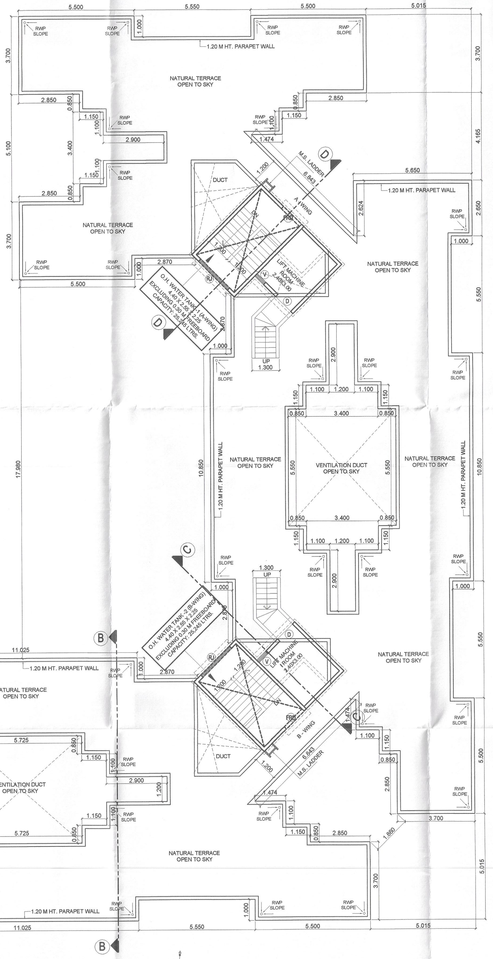
CONTENT : FIRST FLOOR PLAN, 1ST TO 4TH FLOOR AREA DIAGRAM & AREA CALCULATION, SECTION A-A & FRONT ELEVATION.



2ND TO 4TH TYPICAL FLOOR PLAN

SCALE 1:100





TERRACE FLOOR PLAN

SCALE 1:100

FRONT ELEVATION

SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5 = 3 / 4	6
LIVING	A-102,202 302,402.	11.963	W	1.994	2.160
BED ROOM	A-102,202 302,402.	9.350	W	1.558	2.160
KITCHEN	A-102,202 302,402.	7.168	W1	1.195	1.440
BATH	A-102,202 302,402.	1.740	V	0.290	0.450
W.C.	A-104,204 304,404.	1.418	V	0.236	0.450
W.C.	GROUND FLOOR	1.140	V2	0.190	0.263
SOCIETY OFFICE	GROUND FLOOR C WING	12.096	W1	2.016	1.440
			W1		1.440
METER ROOM	GROUND FLOOR A & B WING	5.170	V1	0.862	1.013
METER ROOM	GROUND FLOOR C WING	6.930	W1	1.155	1.440

DRAWING FOR BUILDING PERMISSION | SHEET NO. 05/05

CONTENT : SECOND TO 4TH FLOOR PLAN, SECOND TO 4TH FLOOR AREA DIAGRAM & AREA CALCULATION, SECTION C-C, D-D & REAR ELEVATION.

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

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

CIDCO/NAINA/ Panvel / Vihighar /BP-341 /CC/2019 / 1468/ SAP/1620

Date: 02/12/2019

2/12/2019

Associate Planner (NAINA)

02/12/19

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	SIZE AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4 = 2 X 3	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.200	2.160	1.050	ALUMINIUM SLIDING WINDOW
W1	1.200	1.200	1.440	1.050	ALUMINIUM SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINIUM LOUVERED WINDOW
V1	0.750	1.350	1.013	0.900	ALUMINIUM LOUVERED WINDOW
V2	0.350	0.750	0.263	1.500	ALUMINIUM LOUVERED WINDOW
SD	1.800	2.100	3.780	0.150	ALUMINIUM SLIDING WINDOW
SD1	1.200	2.100	2.520	0.150	ALUMINIUM SLIDING WINDOW
FRD	1.200	2.250	2.700	0.000	T.W. FRAMED PANNELED DOOR.
RJ	2.550	1.800	4.590	0.450	T.W. FRAMED PANNELED DOOR.

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
BUILDING LINE		
FSI LINE		

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
27/09/2019	VSTI/NAINA/71	03	AS SHOWN AS	RAKHI	RAKHI

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO.42/2/2/A, AT VILLAGE - VIHIGHAR, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

SHRI. PRATIK PRAKASH POTE

SIGNATURE, NAME OF LICENSED ARCHITECT

AR. DEEPAK THAKARE
CA/92/14485

ADDRESS OF LICENSED ARCHITECT

VISTAAR ARCHITECTS & PLANNERS
B-802 NAND DHAM BLDG., A-606/606, PLOT NO 59, SECTOR 11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614.
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vistaar@hotmail.com, vistaar1@gmail.com