

SECTION IDP LOCATION MAP

FLOOR	WING	FLAT NO.	TYPE	CARPET AREA (SQ.M.)	BALCONY AREA BUA ENCL. BAL. PRODI. BAL. (SQ.M.)	TERRACE BUA AS PER POLYLINE (SQ.M.)	BUA AS PER POLYLINE (SQ.M.)
GROUND FLOOR	A	1	1BHK	26.499	---	---	33.661
FLOOR	A	2	1BHK	29.637	---	---	33.400

SR. NO.	FLOORS	BUILT UP AREA		PERMISSIBLE BALCONY AREA (10% OF 2)	PROPOSED BALCONY		PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS TERRACE (11-10)
		EXISTING	PROPOSED		ENCLOSED	OPEN			
1	GROUND	---	77.321	11.628	0	0	0.000	0.000	0.000
2	FIRST	329.216	---	49.382	0	0.000	49.228	49.228	0.000
3	SECOND	329.216	---	49.382	0	0.000	49.228	49.228	0.000
4	THIRD	329.216	---	49.382	0	0.000	49.228	49.228	0.000
5	FOURTH	329.216	---	49.382	0	0.000	49.228	49.228	0.000
6	TOTAL	1316.866	77.321	209.116	0.000	0.000	196.911	196.911	0.000
7	TOTAL EXCESS BALC.	---	---	---	---	---	---	263.27	91.89
8	TOTAL EXCESS TERRACE	---	---	---	---	---	---	---	0.00
9	TOTAL BUILT UP AREA	---	---	---	---	---	---	---	1394.38

TENEMENTS SIZE	NO. OF CARPETS AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES	
				NO. OF CAR	NO. OF TWO WHEELER	NO. OF CAR	NO. OF TWO WHEELER
UPTO 35 SQ.M.	34	4	TENEMENTS HAVING CARPET AREA UP TO 35 SQ.M.EACH	9	12.5 X 10=125	12.5 SQ.M.	2.0 SQ.M.
					12.5X 10=125	25MX 5.0M	1.0MX2.0M
				1	1	1	2
			ADD 10% VISITORS PARKING FOR RESIDENTIAL AREA	1	1	1	2
			TOTAL	10	8	10	10

AREA OF THE PLOT			
S.NO.	BREADTH	X	HEIGHT = AREA (SQ.M.)
1	0.5	7.815	X 26.314 = 102.822
2	0.5	7.267	X 28.038 = 101.876
3	0.5	6.09	X 28.348 = 86.320
4	0.5	9.705	X 19.444 = 94.352
5	0.5	20.631	X 10.302 = 106.270
6	0.5	26.108	X 12.642 = 165.029
7	0.5	26.108	X 10.263 = 133.973
8	0.5	16.171	X 32.382 = 261.825
9	0.5	12.412	X 32.382 = 200.963
10	0.5	6.151	X 29.064 = 89.386
11	0.5	7.609	X 2.381 = 9.099
12	0.5	2.365	X 6.533 = 7.725
13	0.5	11.178	X 2.284 = 12.765
14	0.5	5.549	X 1.903 = 5.280
15	0.5	1.684	X 6.309 = 5.312
16	0.5	6.653	X 3.716 = 12.295
17	0.5	4.04	X 0.498 = 1.006
TOTAL AREA OF THE PLOT = 1396.357			
AREA UNDER ROAD WIDENING			
S.NO.	BREADTH	X	HEIGHT = AREA (SQ.M.)
18	---	---	1.109
19	0.5	7.397	X 3.095 = 11.447
20	0.5	2.782	X 11.083 = 15.416
21	0.5	2.257	X 18.545 = 18.671
TOTAL AREA OF THE ROAD WIDENING = 46.643			
NET AREA OF THE PLOT (A + B) = 1443.000			

Sr. No.	Particulars	Area (In Sq. M.)
1	a Area of Plot (as per 7/12) and NA order	1510.00
	b Area of Plot as per TILR (by triangulation method at true scale)	1443.00
	c Area of Plot as per Physical Survey	1666.36
	d Area of plot considered (least of (a), (b) and (c))	1443.00
II	Area within 200 m. from Gaathan	1443.00
	Area outside 200 m. from Gaathan	0.00
Deduction for		
a	Existing road	0.00
b	widening of existing road	46.64
c	Proposed IDP/DP road	0.00
d	Area under reservation, if any	0.00
	Total (a+b+c+d)	46.64
3	Gross area of Plot (1d-2)	1396.36
Deduction for Amenity Space, if any		
a	Required Amenity Space (5% of 3)	NA
b	Proposed Amenity Space	NA
5	Net Plot area (3-4a)	1396.36
6	a Required RG/Open Space (10% of 5 or 250.0 Sq. M., whichever is more)	250.00
	b Proposed RG/Open Space	255.73
Permissible FSI (a+b)		
7	a Base FSI permissible	0.70
	b Permissible FSI with payment of premium	0.30
	c Permissible EWS FSI (20% of permissible FSI (a+b))	0.00
8	Permissible Built Up Area ((7a+7b)x5)	1396.36
9	Permissible Built up area of EWS component (20% of 8)	NA
10	Earlier approved SALE builtup area as per CC vide no.	1396.20
11	Earlier approved EWS builtup area	NA
12	Area to be retained as per earlier approved SALE builtup area, CC dated	1316.86
13	Area to be retained as per earlier approved EWS builtup area	NA
14	Balance potential of the plot (8-11)	79.50
Proposed Built Up Area		
a	Sale component	77.52
b	EWS component	NA
Total Proposed Built Up Area		
16	a Sale component (12+15a)	1394.38
	b EWS component	NA
17	Existing Built Up Area, if any	0.00
18	Excess Balcony area counted in FSI	0.00
19	Excess Terrace area counted in FSI	0.00
Balance Built Up Area		
20	a Sale component (8-16a)	1.98
	b EWS component (8-16b)	NA
Total FSI consumed		
21	a Sale component (16a/8)	0.999
	b EWS component (16b/9 x 7c)	NA
Balance FSI		
22	a Sale component (7(a+b)-21a)	0.001
	b EWS component (7c-21b)	NA
No. of units proposed		
23	a Residential - Sale component	34
	b commercial	NA
	c Trees to be planted against plot area (1 tree for every 100 Sq. M.)	15
24	b Trees to be planted against RG/open space (5 tree for every 100 Sq. M.)	13
	c Trees to be planted against tree fall (5 tree for every 1 tree fall)	0
	d Existing Number of trees to be retained	0
	e Req. Number of trees to be planted ((19a+19b+19c)-(19d))	28
	f Total proposed number of trees to be planted	29
25	Parking requirement	+
26	Balcony Area Statement	**

Approved subject to the conditions mentioned in this office letter / Certificate vide no. CIDCO/NAINA/Panvel/Usarli Khurd/00280/ACC/2020/0066 dated 10.12.2020

FORM OF CERTIFICATE .
I, Jetendra Parmar have been Appointed by the applicant as Licensed engineer. 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/Developer in possession of the plot in the above form and found them to be correct.

CONTENT OF SHEET
LAYOUT PLAN, PARKING STATEMENT, BLOCK PLAN, PLOT AREA CALCULATION BY TRIANGULATION, HOLDING AREA DIAGRAM AS PER TILR. (BINSHETI) & CALCULATION, FLAT CARPET / BUA STATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, BUILT UP AREA STATEMENT

CERTIFICATE OF AREA
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME 13/01/2017 AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED IS 1666.360 SQ.M.

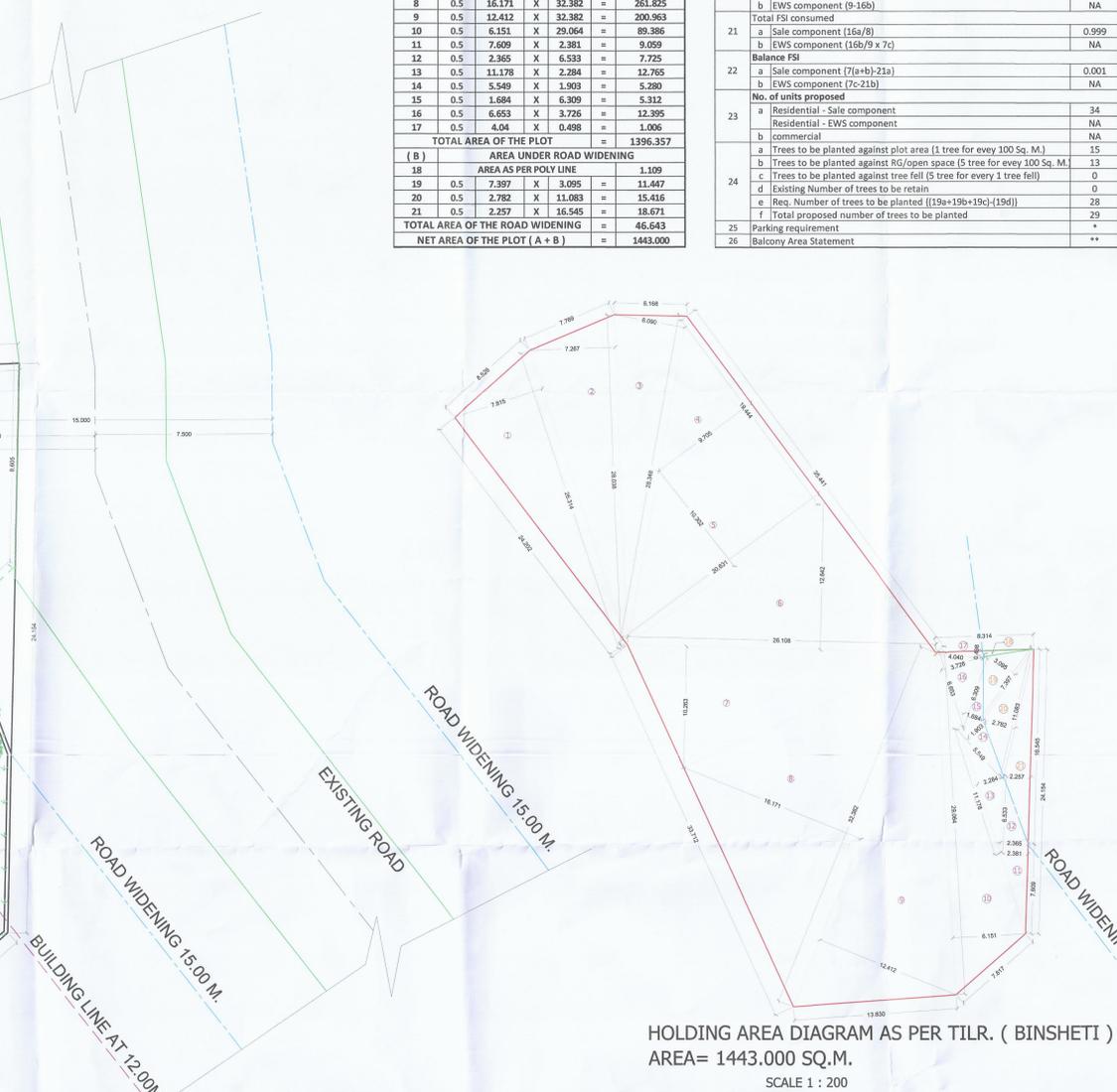
NAME OF POA HOLDERS & SIGN
MR. SUNIL KRUSHNATH PRANPE, MR. MADANNMOHAN BALDEV INGANLE, MR. SUNIL GAJANAN GADGE, MR. BHOLMIK BHARAT SHAH.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING IN G. NO. -10/4/A/2 AT VILLAGE - USARLI KHURD, TAL. - PANVEL, DIST. - RAIGAD.

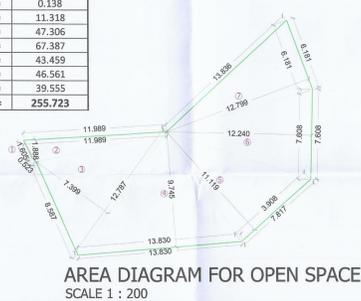
JEETENDRA PARMAR AND ASSOCIATES
ARCHITECTURE ENGINEERING
A-103, 'KARNI' RESIDENCY, NEAR M.S.E.B. & FOREST OFFICE, TAKKA, PANVEL- 410206, DRN. BY MANOJ PANERKAR

FILE NAME: LAYOUT PLAN, DRG. NO.: 1/2, SCALE: AS SHOWN, DRN. BY: MANOJ PANERKAR

2016 NO. 39A/R/11/01/2019, 02-27462594



(A)	AREA OF THE OPEN SPACE		
S.NO.	BREADTH	X	HEIGHT = AREA (SQ.M.)
1	---	---	0.138
2	0.5	11.989	X 1.888 = 11.318
3	0.5	12.787	X 7.399 = 47.306
4	0.5	13.83	X 9.745 = 67.387
5	0.5	7.817	X 11.119 = 43.459
6	0.5	7.608	X 12.24 = 46.561
7	0.5	6.181	X 12.799 = 39.555
TOTAL AREA OF THE OPEN SPACE = 255.723			



AREA DIAGRAM FOR OPEN SPACE SCALE 1 : 200

NOTE * ALL DIMENSIONS ARE IN METERS.
* INTERNAL WALL THICKNESS 0.10 MM.
* EXTERNAL WALL THICKNESS 0.15 MM.

Approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Usarli Khurd/00280/ACC/2020/0066 dated 10.12.2020

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I Jetendra Parmar have been Appointed by the applicant as Licensed engineer. 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 /Developer in possession of the plot in the above form and found them to be correct.



CONTENT OF THE SHEET

SERVICES PLAN, U.G WATER TANK PLAN, SECTION & CAPACITY CALCULATION, SEPTIC TANK PLAN, SECTION & CALCULATION, DETAIL OF RAIN WATER HARVESTING SECTION OF S.W. DRAIN LINE / COMPOUND WALL, LEGENDS.

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME 13/01/2017 AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED IS 1666.360 SQ.M.



M/s. MAITREE ASSOCIATES.

MR. SUNIL KRUSHNAJI PRANJPE. *[Signature]* PARTNER
 MR. MADANMOHAN BALDEV INGAVLE. *[Signature]*
 MR. SUNIL GAJANAN GADGIL. *[Signature]*
 MR. BHOUMIK BHARAT SHAH. *[Signature]*
 (SIGNATURE OF POA HOLDERS) (SIGN. OF ARCHITECT/ENGINEER)

NAME OF POA HOLDERS & SIGN

M/s. MAITREE ASSOCIATES. **MAITREE ASSOCIATES**
 MR. SUNIL KRUSHNAJI PRANJPE. *[Signature]* PARTNER
 MR. MADANMOHAN BALDEV INGAVLE. *[Signature]*
 MR. SUNIL GAJANAN GADGIL. *[Signature]*
 MR. BHOUMIK BHARAT SHAH. *[Signature]*

DESCRIPTION OF PROPOSAL AND PROPERTY

PLAN OF PROPOSED RESIDENTIAL BUILDINGS IN G. NO. 10/4/A/2, AT VILLAGE - USARLI KHURD, TAL.- PANVEL, DIST.- RAIGAD.

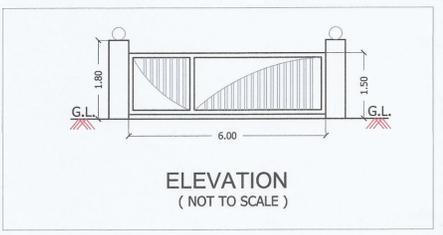


JEETENDRA PARMAR AND ASSOCIATES

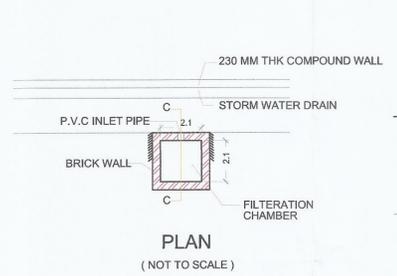
JOB. NO. JPA/R11/01/2019
 FILE NAME SERVICE PLAN
 DRG. NO. 2/3
 SCALE AS SHOWN
 DRN. BY MANOJ PANERKAR

ARCHITECTURE ENGINEERING
 A-101, "KANDPILE RESIDENCY", NEAR M.S.E.B. & FOREST OFFICE, TAKKA, PANVEL- 410206
 TL. NO. (OFF) 022-32058876. 022-27482594.

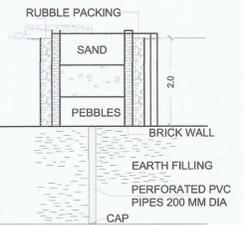
DETAILS OF RAIN WATER HARVESTING



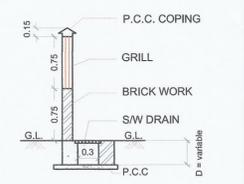
DETAILS OF ENTRANCE GATE



PLAN (NOT TO SCALE)



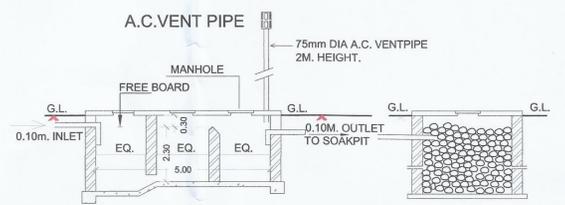
SECTION C-C (NOT TO SCALE)



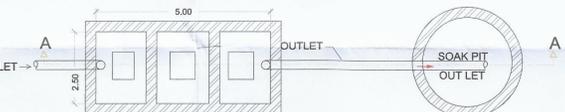
TYPICAL SECTION OF COMPOUND WALL / S.W. DRAIN LINE (NOT TO SCALE)

LEGEND		
SR.	ITEM	SITE PLAN ON WHITE PRINT
1.	PLOT LINE	—
2.	EXISTING STREET	—
3.	FUTURE STREET	---
4.	ROAD WIDENING LINE	---
5.	BUILDING LINE	---
6.	DRAINAGE & SEWERAGE	—○—○—
7.	WATER SUPPLY LINE	—●—●—
8.	R.W.H LINE	—○—○—
9.	S. W. DRAIN LINE	—○—○—
10.	TREE	○
11.	RAIN WATER HARVESTING PIT	□
12.	INSPECTION CHAMBER	□
13.	OPEN SPACE	□

DETAILS OF SEPTIC TANK & SOAK PIT



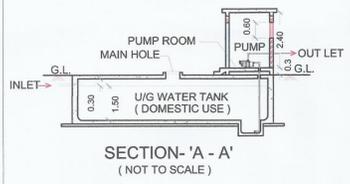
SECTION - A-A (NOT TO SCALE)



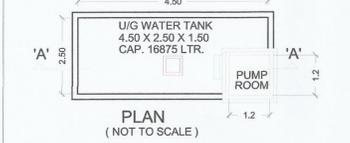
PLAN SEPTIC TANK & SOAK PIT SIZE = 5.00 X 2.50 X 2.30 = 28750 (NOT TO SCALE)

SEPTIC TANK REQUIREMENT													
SR. NO.	DESCRIPTION	POPULATION PER UNIT	TOATL POPULATION APPROX	GROSS WATER REQUIREMENT				% FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK	TOTAL PROPOSED SEPTIC TANK CAPACITY		
				FLUSHING		DOMESTIC		FLUSING	DOMESTIC				
				A	B	A+B	100 %					85 %	
1	FLATS	34	5	54	9180	135	22950	32130	9180	19508	28688	27844	28750

DETAILS OF U/ G WATER TANK & PUMP ROOM



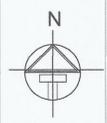
SECTION - 'A - A' (NOT TO SCALE)



PLAN (NOT TO SCALE)

WATER CAPACITY CALCULATION FOR DOMESTIC								
WING NO.	TOTAL FLAT	REQUIRED FOR DOMESTIC USE (135 LTRS.)			TOTAL LITERS (RESIDENTIAL)			
(A)	18	18	X	135	X	5	12150	
(B)	16	16	X	135	X	5	10800	
TOTAL REQUIRED CAPACITY					22950			
REQUIRED U. G. TANK					22950			
PROPOSED U. G. TANK	4.5	X	2.5	X	1.5	X	1000	16875
PROPOSED A - WING O. H. TANK	4.4	X	2.5	X	1.3	X	1000	14300
PROPOSED B - WING O. H. TANK	4.4	X	2.5	X	1.3	X	1000	14300
PROPOSED TOTAL WATER PROVIDE	16875	+	14300	+	14300	+	45475	

NOTE * ALL DIMENSIONS ARE IN METERS.
 * INTERNAL WALL THICKNESS 0.10 MM.
 * EXTERNAL WALL THICKNESS 0.15 MM.



SERVICE PLAN 1:200

STAMP OF APPROVAL

Approved subject to the conditions mentioned in this office letter / Certificate vide no. CIDCO/NAINA/Panvel/Usarli Khurd/00280/ACC/2020/0066 dated 10.12.2020

SPECIFICATIONS

EXTERNAL WALL THICKNESS	0.150 M.
INTERNAL WALL THICKNESS	0.100 M.

LEGEND

	RAILING
--	---------

SCHEDULE OF D/W

TYPE	SIZE IN MM	AREA IN SQ.M	BILL LEVEL	DESCRIPTION
FRD	1,200 x 2,100	2,520	0.00 M.	FIRE RESISTING DOOR
D	0,900 x 2,100	1,890	0.00 M.	TEAK WOOD PANELLLED DOOR
D1	0,900 x 2,100	1,890	0.00 M.	TEAK WOOD PANELLLED DOOR
D2	0,750 x 2,100	1,575	0.00 M.	TEAK WOOD PANELLLED DOOR
D3	0,900 x 2,100	1,890	0.00 M.	TEAK WOOD PANELLLED DOOR
W	1,800 x 2,100	3,780	0.15 M.	AL. SLIDING WINDOW
W1	1,200 x 2,100	2,520	0.15 M.	AL. SLIDING WINDOW
W1A	1,800 x 1,500	2,700	0.90 M.	AL. SLIDING WINDOW
W2	1,200 x 1,350	1,620	0.90 M.	AL. SLIDING WINDOW
W3	0,900 x 1,350	1,215	0.90 M.	AL. SLIDING WINDOW
W4	0,900 x 0,900	0,810	1.30 M.	AL. SLIDING WINDOW
V	0,600 x 0,900	0,540	1.35 M.	AL. LOUVERED VENTILATOR
RJ	1,500 x 1,500	2,250	0.90 M.	R.C.C. JALI

LIGHT / VENTILATION STATEMENT

ROOM	CARPET AREA IN SQ.M	1/5 VENTI RECD. IN SQ.M	TYPE OF WINDOW	AREA OF WINDOW PROPOSED IN SQ.M
LIVING	12,300	2,050	W1 + W2	4,140
BED RM.	7,950	1,325	W	3,780
KITCHEN	4,600	0,766	W1	2,520
BATH	1,725	0,288	V	0,540
W.C.	1,200	0,200	V	0,540

FORM OF CERTIFICATE

I, Jeetendra Parmar have been appointed by the applicant as Licensed engineer. 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 / Developer in possession of the plot in the above form and found them to be correct.

(Signature)
 JEETENDRA PARMAR
 CARPENTER/2019/00054
 SIGN. OF LICENSED ENGINEER

CONTENT OF THE SHEET:

PLAN OF BUILDING (GROUND, FIRST TO FOURTH FLOOR) ELEVATIONS, SECTIONS, G.F. & TYPICAL FLOOR BUA DIAGRAM & CALCULATION, BALCONY AREA STATEMENT, FLAT CARPET & BUA AREA STATEMENT, BUILT UP AREA STATEMENT, TERRACE AREA STATEMENT, SCHEDULE OF D/W, AREA STATEMENT, LIGHT/VENTILATION STATEMENT.

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME 13/01/2017 AND THE DIMENSIONS OF SITE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED IS 1666.300 SQ.M.

M/S. HAITREE ASSOCIATES

MR. SUNIL KRUSHNAJI PRANPE *(Signature)* PARTNER

MR. MADANMOHAN BALDEV INGALE *(Signature)*

MR. SUNIL GAJANAN GADGIL *(Signature)*

MR. BHOUNIK BHARAT SHAH *(Signature)* PARTNER

(SIGNATURE OF POA HOLDERS) (SIGN. OF ARCHITECT/ENGINEER)

NAME OF POA HOLDERS & SIGN

M/S. HAITREE ASSOCIATES

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DESCRIPTION OF PROPOSAL AND PROPERTY

PLAN OF PROPOSED RESIDENTIAL BUILDINGS IN G. NO. 10/4/A/2, AT VILLAGE - USARLI KHURD, TAL - PANVEL, DIST. - RAIGAD.

JEETENDRA PARMAR AND ASSOCIATES

ARCHITECTURE ENGINEERING

M-101, NANDRILE RESIDENCY, NEAR M.S.E.B. & FOREST OFFICE, TAKKA, PANVEL-410206.

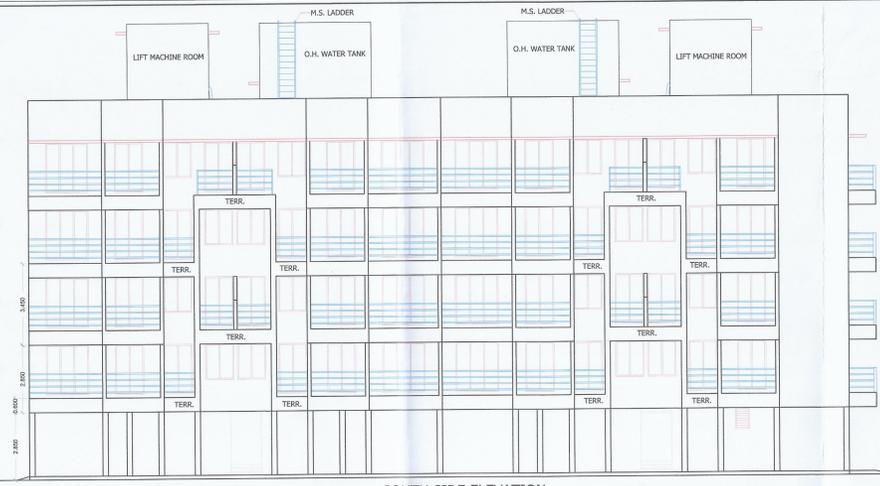
SCALE AS SHOWN

DRN. BY MANOJ PANERKAR

FILE NAME SUBMISSION DWG

DRG. NO. 3/3

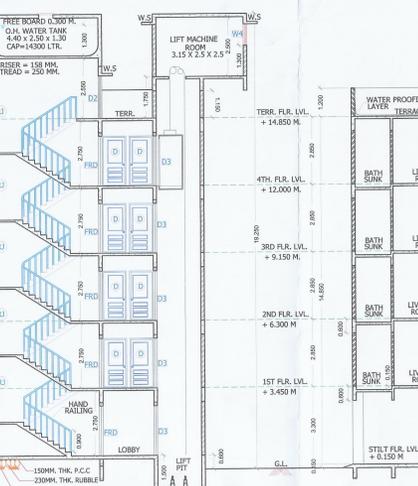
DATE 10/11/2019



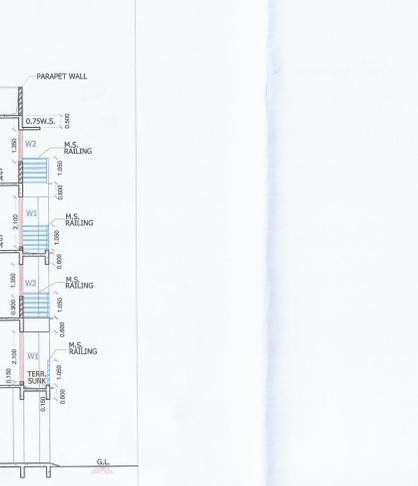
SOUTH SIDE ELEVATION (SCALE 1:100)



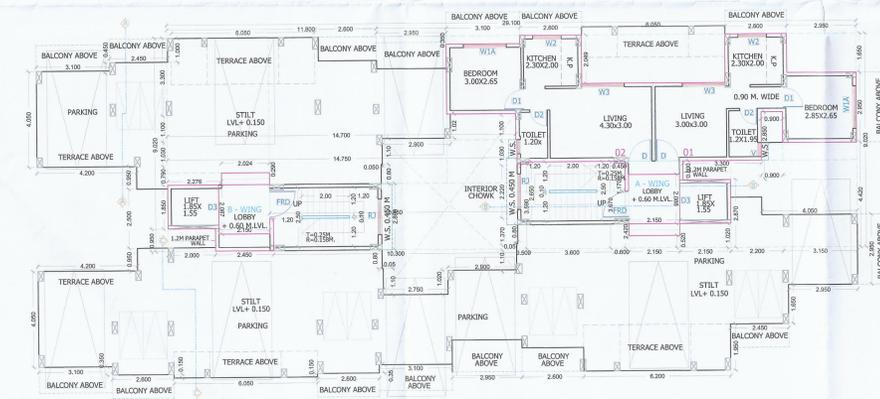
SECTION AT - A-A' (SCALE 1:100)



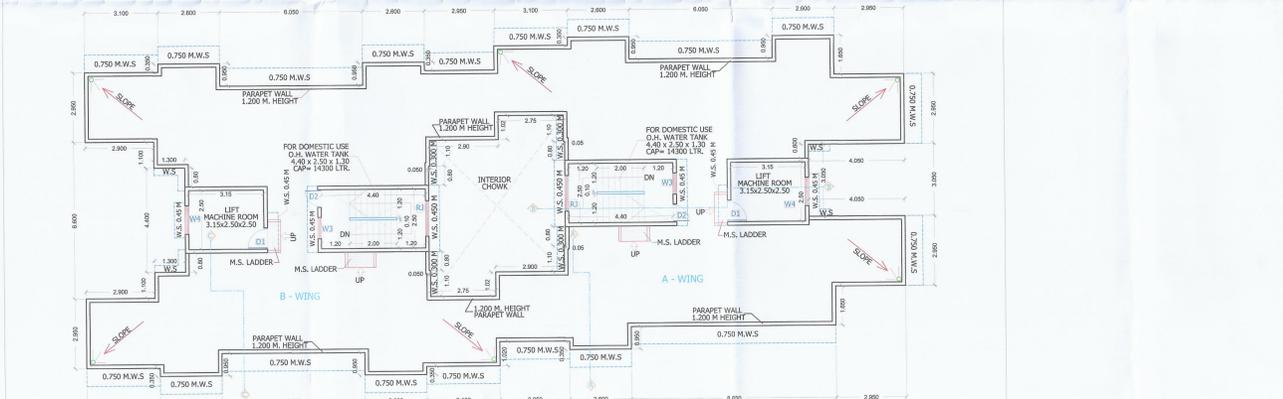
SECTION AT - B-B' (SCALE 1:100)



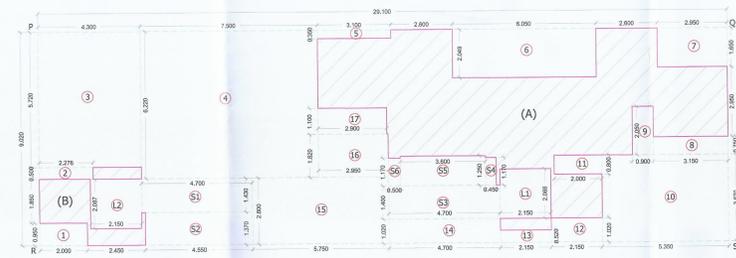
SECTION AT - C-C' (SCALE 1:100)



GROUND FLOOR PLAN (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



BUILT UP AREA DIAGRAM OF GROUND FLOOR (SCALE 1:100)

DESCRIPTION	LENGTH	X	BREATH	NO.	AREA IN SQ.M.
1	2.900	X	0.950	1	= 2.755
2	0.500	X	2.276	1	= 1.138
3	4.300	X	5.720	1	= 24.596
4	7.500	X	6.220	1	= 46.650
5	3.100	X	0.350	1	= 1.085
6	6.000	X	2.049	1	= 12.296
7	2.950	X	1.650	1	= 4.868
8	3.150	X	0.750	1	= 2.363
9	0.900	X	2.050	1	= 1.845
10	5.350	X	3.670	1	= 19.635
11	7.000	X	0.800	1	= 5.600
12	2.150	X	1.000	1	= 2.150
13	2.150	X	0.520	1	= 1.118
14	4.700	X	1.020	1	= 4.794
15	5.750	X	2.800	1	= 16.100
16	2.950	X	1.820	1	= 5.369
17	2.900	X	1.100	1	= 3.190
18	2.150	X	2.088	1	= 4.489
19	2.150	X	2.087	1	= 4.487
20	4.700	X	1.430	1	= 6.721
21	4.550	X	1.370	1	= 6.234
22	4.700	X	1.400	1	= 6.580
23	0.450	X	1.170	1	= 0.527
24	3.600	X	1.250	1	= 4.500
25	0.500	X	1.170	1	= 0.585
(A)	TOTAL				184.961
(B)	TOTAL DEDUCTIONS				107.231
PROPOSED BUILT UP AREA EACH FLOOR	(A) - (B)				77.730
NET BUILT UP AREA OF GROUND FLOOR					77.730

FLOOR	WING	FLAT NO.	TYPE	CARPET AREA (SQ.M)	BALCONY AREA BUA (SQ.M)	TERRACE AREA BUA (SQ.M)	PER POLYLINE (SQ.M)	BUA AS PER (SQ.M)
GROUND	A	1	1BHK	26.499	---	---	---	30.601
GROUND	A	2	1BHK	29.637	---	---	---	33.400

TYPE	FLOOR	BUILT-UP AREA (SQ.M)	FIRMSIBLE BALCONY AREA (SQ.M)	PROPOSED BALCONY AREA (SQ.M)	FIRMSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS TERRACE AREA
PROPOSED BUILDING AREA	GROUND FLOOR	77.521	11.428	---	15.504	---	NIL
TOTAL		77.52	11.63	---	15.50	---	NIL

TYPE	FLOOR	BUILT-UP AREA (SQ.M)	FIRMSIBLE BALCONY AREA (SQ.M)	PROPOSED BALCONY AREA (SQ.M)	FIRMSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS TERRACE AREA
APPROVED VIDE CC NO. CIDCO/NAINA/PANVEL/USARLI KHURD/00280/ACC/2020/0066 DATED 10.12.2020	FIRST FLOOR	329.216	49.382	49.378	65.843	25.778	NIL
	SECOND FLOOR	329.216	49.382	49.378	65.843	25.778	NIL
	THIRD FLOOR	329.216	49.382	49.378	65.843	25.778	NIL
	FOURTH FLOOR	329.216	49.382	49.378	65.843	25.778	NIL
TOTAL		1316.86	197.53	196.91	263.37	91.80	NIL

NOTE :- ALL DIMENSION ARE IN METERS