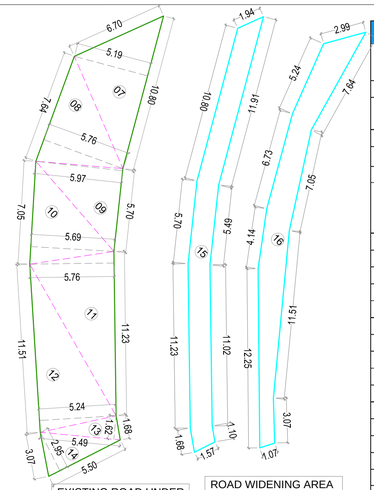
TENEMENT AREA STATEMENT											
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	Carpet Area IN SQM.	BALCONY AREA (SQM.) ENCLOSED	PROJECTED	PARTLY ENCLOSED	TERRACE AREA (SQM.)	CUPBOARD AREA (SQM.)	BUILT - UP AREA (SQM.)
1	A	SHOP-1	1	8.450	0.000	0.000	0.000	0.000	0.000	9.556
		SHOP-2	1	9.923	0.000	0.000	0.000	0.000	0.000	11.344
		101,	1	30.448	0.000	3.335	5.500	4.089	0.000	32.629
		102,	1	29.683	0.000	2.700	0.000	5.540	0.000	32.261
		103,	1	34.000	0.000	4.840	0.000	2.992	0.000	36.108
		104,	1	32.140	0.000	2.500	0.000	6.470	0.000	35.070
		201,	1	29.810	0.000	3.335	5.500	0.000	0.000	32.629
		202,	1	29.655	0.000	2.700	0.000	2.742	0.000	32.261
		203,	1	33.416	0.000	4.840	0.000	0.000	0.000	36.108
		204,	1	31.860	0.000	2.500	0.000	3.395	0.000	35.070
		301,	1	30.448	0.000	3.335	5.500	4.089	0.000	32.629
		302,	1	29.683	0.000	2.700	0.000	5.540	0.000	32.261
		303,	1	34.000	0.000	4.840	0.000	2.992	0.000	36.108
		304,	1	32.140	0.000	2.500	0.000	6.470	0.000	35.070
		401,	1	29.810	0.000	3.335	5.500	0.000	0.000	32.629
		402,	1	29.655	0.000	2.700	0.000	2.742	0.000	32.261
		403,	1	33.416	0.000	4.840	0.000	0.000	0.000	36.108
		404,	1	31.860	0.000	2.500	0.000	3.395	0.000	35.070
TOTAL			18	520	0.00	53.50	22.00	50.46	0.00	565

TENEMENT AREA STATEMENT											
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	Carpet Area IN SQM.	BALCONY AREA (SQM.) ENCLOSED	PROJECTED	PARTIALLY ENCLOSED	TERRACE AREA (SQM.)	CUPBOARD AREA (SQM.)	BUILT - UP AREA (SQM.)
1	B	101,	1	32.969	0.000	5.350	0.000	0.000	0.000	36.031
		102,	1	34.000	0.000	7.832	0.000	0.000	0.000	36.055
		103,	1	22.804	0.000	4.724	0.000	0.000	0.000	24.954
		104,	1	22.152	0.000	5.619	0.000	0.000	0.000	24.093
		105,	1	30.655	0.000	2.800	0.000	4.137	0.000	33.125
		201,	1	33.554	0.000	5.350	0.000	3.395	0.000	36.031
		202,	1	34.000	0.000	7.832	0.000	0.000	0.000	36.055
		203,	1	22.804	0.000	4.726	0.000	0.000	0.000	24.954
		204,	1	22.445	0.000	5.617	0.000	2.314	0.000	24.093
		205,	1	30.535	0.000	2.800	0.000	3.189	0.000	33.125
		301,	1	32.969	0.000	5.350	0.000	0.000	0.000	36.031
		302,	1	34.000	0.000	7.832	0.000	0.000	0.000	36.055
		303,	1	22.804	0.000	4.724	0.000	0.000	0.000	24.954
		304,	1	22.152	0.000	5.619	0.000	0.000	0.000	24.093
		305,	1	30.655	0.000	2.800	0.000	4.137	0.000	33.125
		401,	1	33.554	0.000	5.350	0.000	3.395	0.000	36.031
		402,	1	34.000	0.000	7.832	0.000	0.000	0.000	36.055
		403,	1	22.804	0.000	4.726	0.000	0.000	0.000	24.954
		404,	1	22.445	0.000	5.617	0.000	2.314	0.000	24.093
		405,	1	30.535	0.000	2.800	0.000	3.189	0.000	33.125
TOTAL			20	572	0.00	105.30	0.00	26.07	0.00	617

TERRACE AREA STATEMENT				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
1	GROUND FLOOR	36.653	0.000	0.000
	CON. SHOP	23.976	0.000	0.000
	1ST FLOOR	307.360	61.472	23.227
	2ND FLOOR	307.360	61.472	15.035
	3RD FLOOR	307.360	61.472	23.227
	4TH FLOOR	307.360	61.472	15.035
	TOTAL	**1290.069**	**245.888**	**76.524**

BUILT UP AREA SUMMARY	
BUILDING	BUILT UP AREA
FLOOR	IN SQM.
GROUND	36.653
CON. SHOP	23.976
1ST FLOOR	307.360
2ND FLOOR	307.360
3RD FLOOR	307.360
4TH FLOOR	307.360
NUMBER OF BUILDING	1
TOTAL BUILT UP AREA	**1290.069**

BALCONY AREA STATEMENT *							
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA TOTAL	ENCLOSED	OPEN	PARTLY ENCLOSED
1	GROUND FLOOR	36.653	0.000	0.000	0.000	0.000	0.000
	CON. SHOP	23.976	0.000	0.000	0.000	0.000	0.000
	1ST FLOOR	307.360	46.104	45.203	0.000	39.703	5.500
	2ND FLOOR	307.360	46.104	45.203	0.000	39.703	5.500
	3RD FLOOR	307.360	46.104	45.203	0.000	39.703	5.500
	4TH FLOOR	307.360	46.104	45.203	0.000	39.703	5.500
	TOTAL	**1290.069**	**184.416**	**180.812**	**0.000**	**158.812**	22.000



EXISTING ROAD UNDER AREA DIAGRAM
SCALE 1:200

ROAD WIDENING AREA DIAGRAM
SCALE 1:200

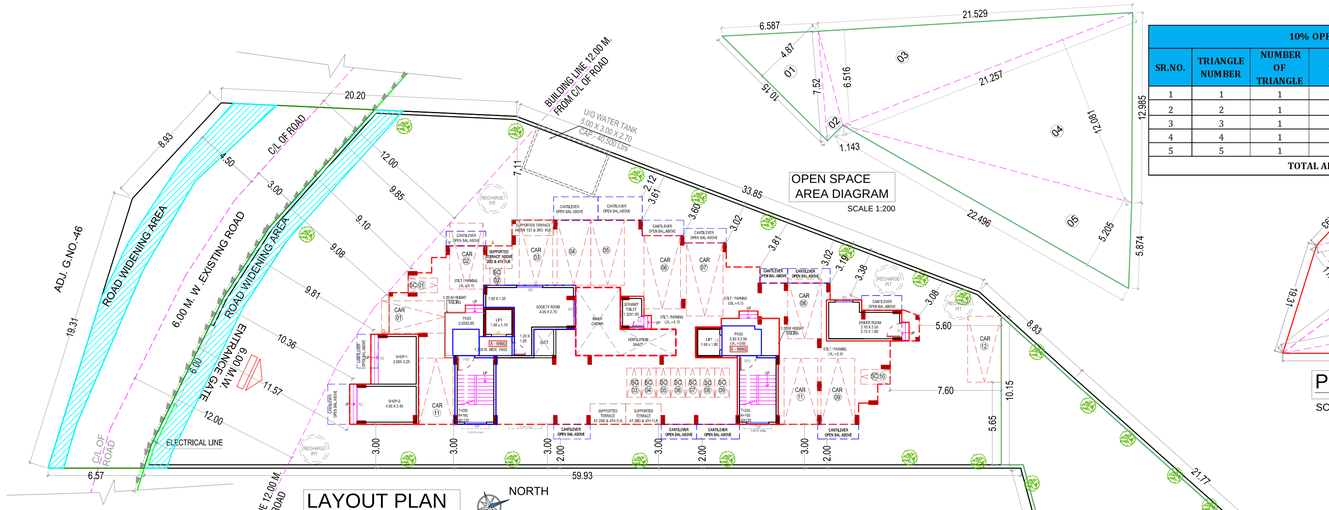
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Sr no	FLOOR	IN SQM.	PERMISSIBLE BALCONY AREA (15% of 3)	ENCLOSED	PART ENCLOSED BALCONY	OPEN BALCONY	PROPOSED BALCONY (5+6+7)	EXCESS BALCONY	PERMISSIBLE TERRACE AREA (20% of 3)	PROPOSED TERRACE AREA	EXCESS TERRACE	STAIRCASE & LIFT LOBBY AREA	SOCIETY OFFICE	LIFT WELL	P-LINE AREA AS PER MODOFICATION UNDER SECTION 37 OF NAINA DCR (3+8+11+13+14)-(15)
1	GROUND CONV.SHOPS	23.976	0.000	0.000	0.000	0.000	0.000	nil	0.000	0.000	nil	0.000	0.000	0.000	23.976
2	GROUND + servant Toi.+ Driver's room	36.653	0.000	0.000	0.000	0.000	0.000	nil	0.000	0.000	nil	37.760	18.18	5.760	86.833
3	1st FLOOR	307.360	46.104	0.000	5.500	39.703	45.203	nil	61.472	23.227	nil	35.469		5.760	405.499
4	2nd FLOOR	307.360	46.104	0.000	5.500	39.703	45.203	nil	61.472	15.035	nil	35.469		5.760	397.307
5	3rd FLOOR	307.360	46.104	0.000	5.500	39.703	45.203	nil	61.472	23.277	nil	35.469		5.760	405.549
6	4th FLOOR	307.360	46.104	0.000	5.500	39.703	45.203	nil	61.472	15.035	nil	35.469		5.760	397.307
7	**TOTAL BUILT UP AREA**	**1290.069**	184.416	0.000	22.000	158.812	**180.812**	0.000	245.888	**76.574**	0.000	**179.636**	**18.180**	**28.800**	**1716.471**

PROFORMA-I

	AREA STATEMENT	Area in Sq.M.
1	Area of Plot as per 7/12 extract	1600.000
2	Area of Plot as per measurement plan(As per trangulation of TILR at true scale)	1579.929
3	Area of plot as per Physical Survey	1796.932
4	Area of plot, considered {least of (a) , (b) & (c) above }	1579.929
5	DEDUCTION FOR	
	a. Existing road acquisition area	162.159
	b. Widening of road (12m wide)	90.029
	C. Any reservation	0
6	Gross area of the Plot (4-5)	1327.741
7	Deduction for Amenity space if Any	NA
8	Recreational open space required	250.00
9	Recreational open space provided	286.10
10	Net area of plot	1327.741
11	Permissible FSI	1.00
12	Permissible Built up Area = { (10) X (11) }	1327.741
13	Proposed Built Up Area	1290.069
14	Balance Built Up Area { (12) - (13) }	37.67
15	FSI Consumed { (13) ÷ (10) }	0.972
16	FSI Balanced (11-15)	0.028
17	Number of units Proposed	38
	a. Residential	36
	b. Commercial	2
18	Trees to be planted	
	(18A) Trees to be planted against plot area { (6-9) ÷ 100 }	12
	(18B)Trees to be planted against open space {(9) ÷ 100)x 5 }	14
	(18C)Required Number of trees to be planted { (18A) + (18B) }	26
	(18D)Number of trees planted	30
19	Balacony Area Statement	*
20	Parking Statement	**

TLIR AREA CALCULATION						
CALCULATION						
1	1/2	X	22.70	X	17.600	199.760
2	1/2	X	31.06	X	7.200	111.816
3	1/2	X	66.50	X	12.060	400.995
4	1/2	X	64.80	X	17.680	572.832
5	1/2	X	40.05	X	11.270	225.682
6	1/2	X	26.84	X	5.130	68.845
TOTAL						1579.929
AREA UNDER ROAD						
7	1/2	X	10.80	X	5.190	28.026
8	1/2	X	7.64	X	5.760	22.003
9	1/2	X	5.70	X	5.970	17.015
10	1/2	X	7.05	X	5.690	20.057
11	1/2	X	11.23	X	5.760	32.342
12	1/2	X	11.51	X	5.240	30.156
13	1/2	X	5.49	X	1.620	4.447
14	1/2	X	5.50	X	2.950	8.113
TOTAL						162.159
WIDENING OF ROAD						
15	AS PER P LINE					44.199
16	AS PER P LINE					45.830
TOTAL						90.029

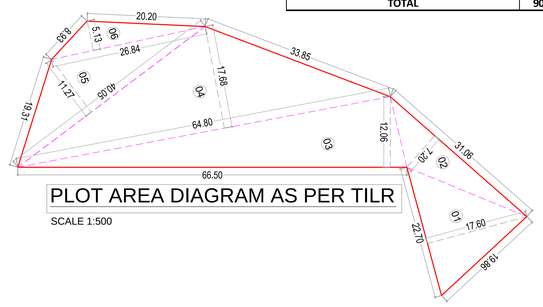
10% OPEN SPACE AREA						
SR.NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M.)	AREA (SQM.)
1	1	1	1/2	10.15	4.87	24.72
2	2	1	1/2	7.52	1.14	4.30
3	3	1	1/2	21.53	6.52	70.14
4	4	1	1/2	21.26	12.08	128.40
5	5	1	1/2	22.50	5.21	58.55
TOTAL AREA						286.10



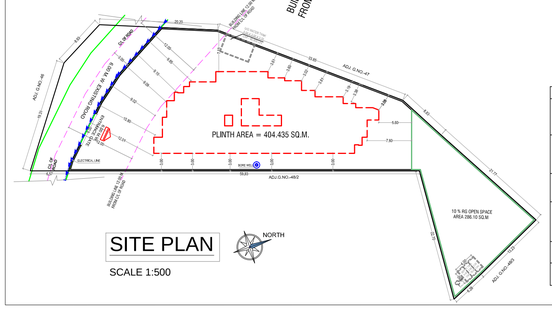
LAYOUT PLAN
SCALE 1:200

OPEN SPACE AREA DIAGRAM
SCALE 1:200

RG OPEN SPACE AREA 286.10 SQ.M



PLOT AREA DIAGRAM AS PER TILR
SCALE 1:500

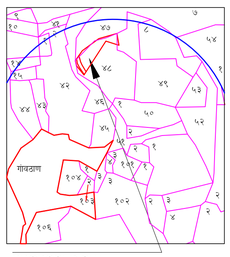


SITE PLAN
SCALE 1:500

** PARKING STATEMENT - PLEASE REFER D1 OF PROFORMA - 1 **(FREE SALE)						
TENEMENTS SIZE CARPET AREA IN SQM.	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING NO. OF CARS 12.50 SQM.	NO. OF SCOOTER 2.00 SQM.T.	PROPOSED PARKING SPACES NO. OF CARS 12.50 SQM.	NO. OF SCOOTER 2.00 SQM.T.
UPTO 35	36	4 tenements having carpet area upto 35 sq.m. each.	9.0	12.50 X 11.66X 10% /2	12	8
35 TO 45	0	2 tenements having carpet area 35 to 45 sq.m. each.	0.00			
CONV. SHOPING AREA	23.976	One car parking space for every 40 sq.mt. of floor area upto 800 sq.mt.	0.6			
TOTAL	36	visitor's parking 10%	0.96			
TOTAL			10.56	7.287	12	8

PROPOSED SITE

SANCTIONED IDP PLAN
SCALE = NTS



PROPOSED SITE

LOCATION PLAN
SCALE = NTS

STAMP OF APPROVAL 1/3

Approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Vihighar/BP-00501/ACC/2022/0226 dated 03.08.2022

RAJA BHAGUJI WAGHMARE

Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2022.08.03 17:11:57 +05'30'

Legend :-

Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Road Widening		
04.	Marginal Open Space	NO COLOUR	
05.	Drainage & Sewerage Work		
06.	Water Supply Work		
07.	RWH Line		
08.	Proposed Work		
09.	Building Line		

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.

A.R. SWAPNIL KALYANKAR NAVI MUMBAI ARCHITECTS

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

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

CONTENT OF THE SHEET

LAYOUT PLAN,STILT PLAN , PLOT AREA DIAGRAM & CALCULATION, LOCATION PLAN,BLOCK PLAN, PARKING AREA STATEMENT, BALCONY AREA STATEMENT,TERRACE AREA STATEMENT, EXISTING ROAD UNDER AREA DIAGRAM & CALCULATION,TENEMENT AREA STATEMENT, BUILT UP AREA,TENAMENT AREA STATEMENT,LEGENDS.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.T NO.48/1, AT- VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD., DATED 22.02.2019 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 **1796.932 SQ.MT**.

A.R. SWAPNIL KALYANKAR NAVI MUMBAI ARCHITECTS

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

NAME OF THE OWNERS & SIGNATURE

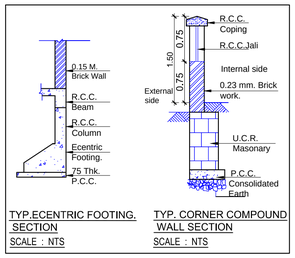
.HITANSH DEVELOPERS
Proprietor
M/s. HITANSH DEVELOPERS THROUGH
Mr.JITENDRA A. PHADAKE
(POA HOLDEROF TULSHIRAM SHANTARAM PATIL)
NAME & SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON G. NO.48/1 , AT- VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD.

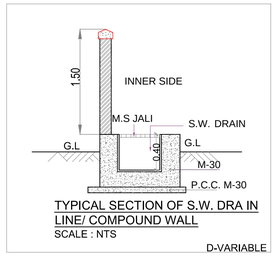
JOB NO.	
DWG. NO.	
DATE	19.05.2022
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	IMRAN
CHKD BY	SWAPNIL KALYANKAR

SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : A - 101, NEEL EMERALD, OPP.TAHSILDAR OFFICE PANVEL 410206.
EMAIL : skaplanners@gmail.com

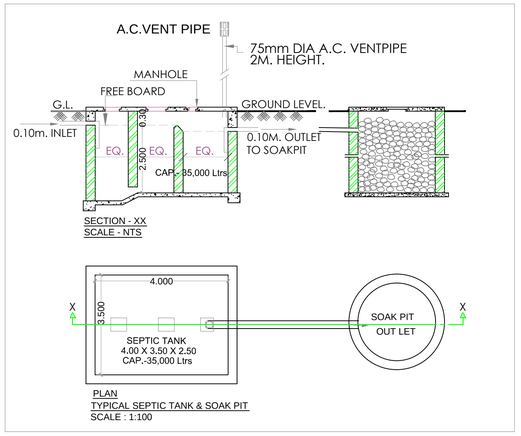


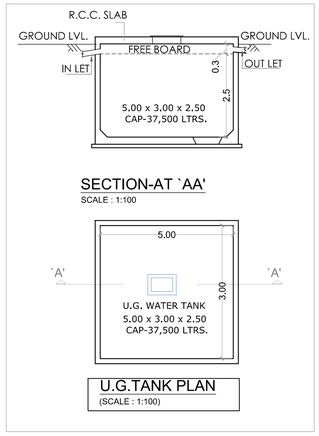
TYP.ECENTRIC FOOTING. SECTION
SCALE : NTS

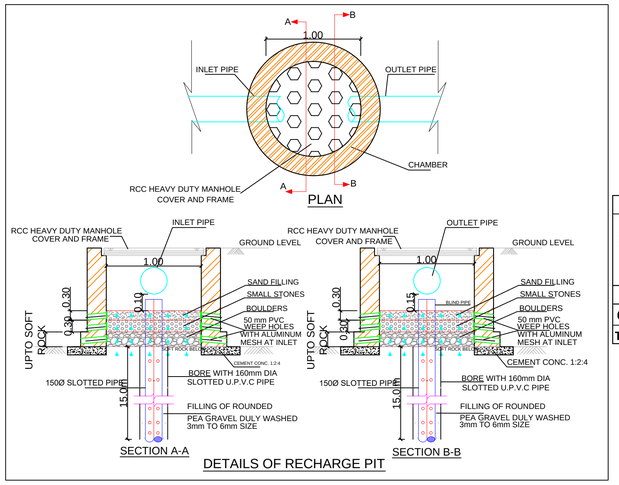
TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS



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



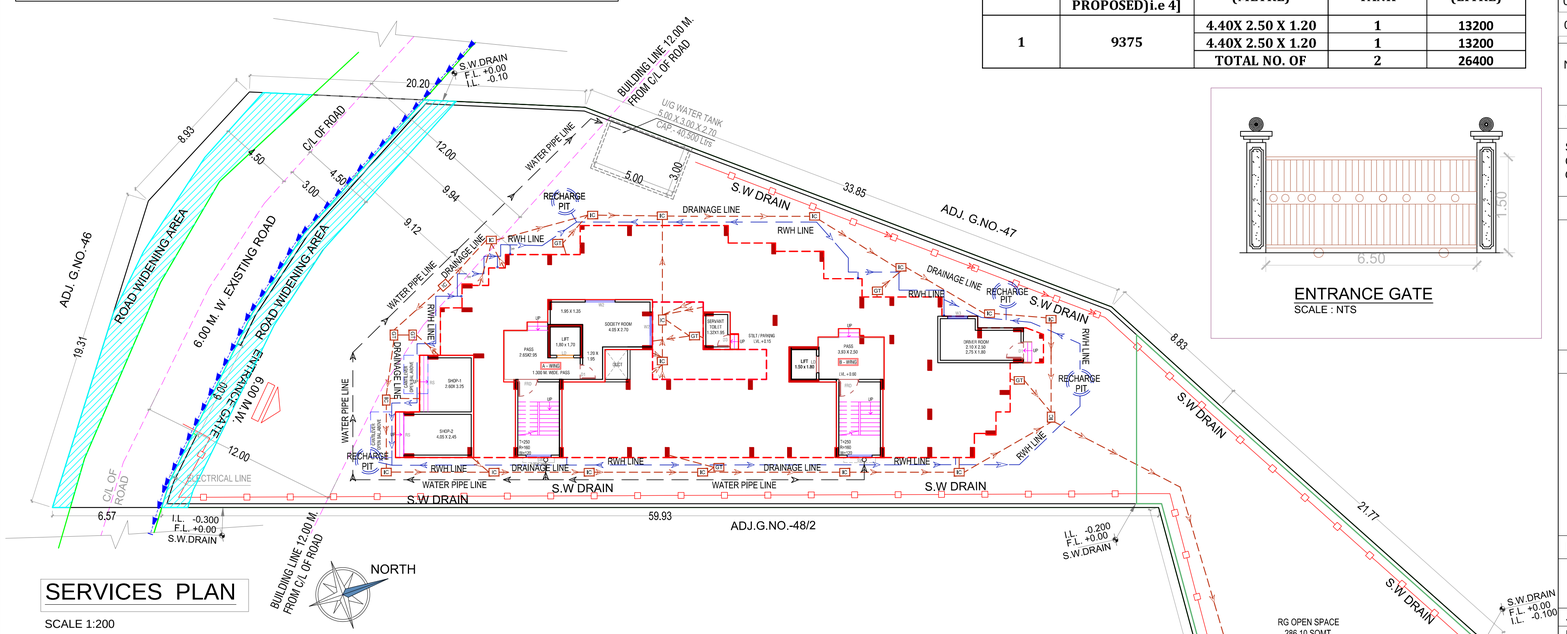




DETAILS OF RECHARGE PIT

WATER STORAGE CAPACITY CALCULATION									
BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDITIONAL TOILET	POPULATION	WATER REQUIREMENT (IN LITRE)			UNDER GROUND WATER TANK		
				ADDL. TOILET (180 LITRE)	POPULATION (189 LITRE)	TOTAL	TANK NUMBER	SIZE /DIMENSION	CAPACITY (LITRE)
1	36	0	180	0	34020	34020	1	5.00 X 3.00 X2.70	40500
COV. SHOP	2	1	6	180	1134	1314			
TOTAL	38	1	186	180	35154	35334			

OVERHEAD WATER TANK CAPACITY CALCULATION				
BUILDING NUMBER	WATER REQUIRED (LITRE) [TOTAL UG TANK PROPOSED/2/ (TOTAL O.H.T PROPOSED)i.e 4]	COLD WATER REQUIREMENT		
		TANK SIZE (METRE)	NUMBER OF TANK	CAPACITY (LITRE)
1	9375	4.40X 2.50 X 1.20	1	13200
		4.40X 2.50 X 1.20	1	13200
		TOTAL NO. OF	2	26400



SERVICES PLAN
SCALE 1:200

ENTRANCE GATE
SCALE : NTS

SEPTIC TANK REQUIRMENT											
BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT					% FLOW TO SEWER		TOTAL FLOW	SIZE/ DIMENSION	TOTAL PROVIDED SEPTIC TANK CAPACITY
			FLUSHING		DOMESTIC		TOTAL	FLUSHING 100%	DOMESTIC 85%			
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD		
1	36	180	54	9720	135	24300	34020	9720	20655.00	30375.00	4.00X3.50X2.50	35000
ADD. TOILETS	1	1	54	54	126	126	180	54	107.10	161.10		
COV.SHOP	2	6	54	324	126	756	1080	324	642.60	966.60		
TOTAL	38	187	-	10098	-	25182	35280	10098	21404.70	31502.70		

STAMP OF APPROVAL 2/3

Approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Vihighar/BP-00501/ACC/2022/0226 dated 03.08.2022

RAJA BHAGUJI WAGHMARE
Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2022.08.03 17:13:06 +05'30'

Legend :-

S.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Road Widening		
04.	Marginal Open Space	NO COLOUR	
05.	Drainage & Sewerage Work		
06.	Water Supply Work		
07.	RWH Line		
08.	Proposed Work		
09.	Building Line		

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

CONTENT OF THE SHEET

SERVICES PLAN, U.G.TANK PLAN,SEPTIC TANK & SOAK PIT & CALCULATION,OVER HEAD WATER TANK CALCULATION, ENTRANCE GATE,DETAILS OF RECHARGE PIT,LEGENDS.

NAME & SIGNATURE OF ARCHITECT

M/S. SWAPNIL KALYANKAR NAVI MUMBAI ARCHITECTS

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

NAME OF THE OWNERS & SIGNATURE

HITANSH DEVELOPERS
Proprietor

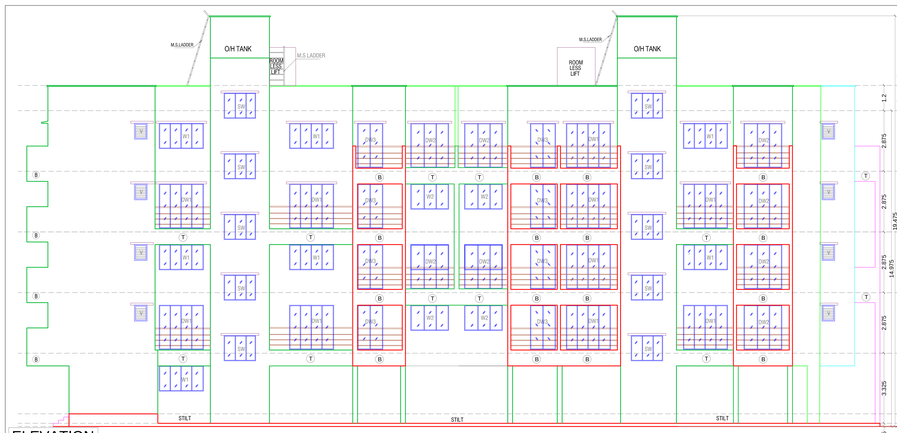
M/s. HITANSH DEVELOPERS THROUGH
Mr.JITENDRA A. PHADAKE
(POA HOLDEROF TULSHIRAM SHANTARAM PATIL)
NAME & SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON
G. NO.48/1 , AT- VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD.

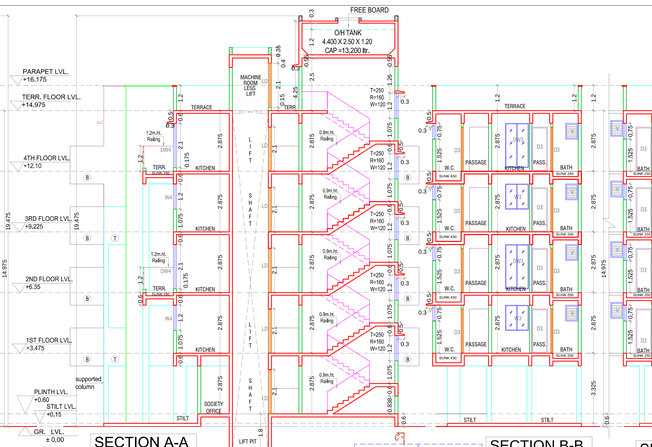
JOB NO.	
DWG. NO.	
DATE	19.05.2022
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	IMRAN
CHKD BY	SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : A - 101, NEEL EMERALD, OPP.TAHSILDAR OFFICE , PANVEL 410206.
EMAIL : skaplanners@gmail.com



ELEVATION

SCALE 1:100



SECTION A-A

SCALE 1:100

SECTION B-B

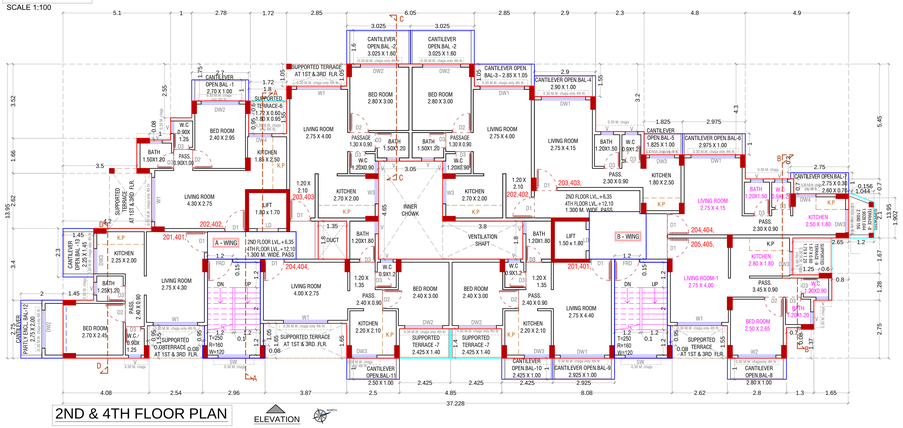
SCALE 1:100

SECTION C-C

SCALE 1:100

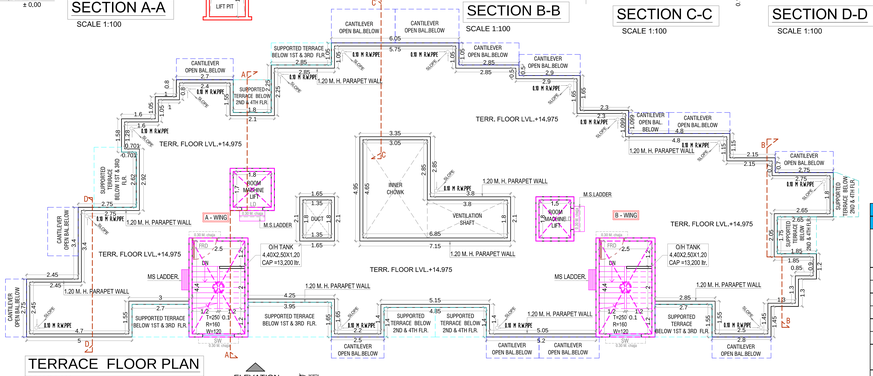
SECTION D-D

SCALE 1:100



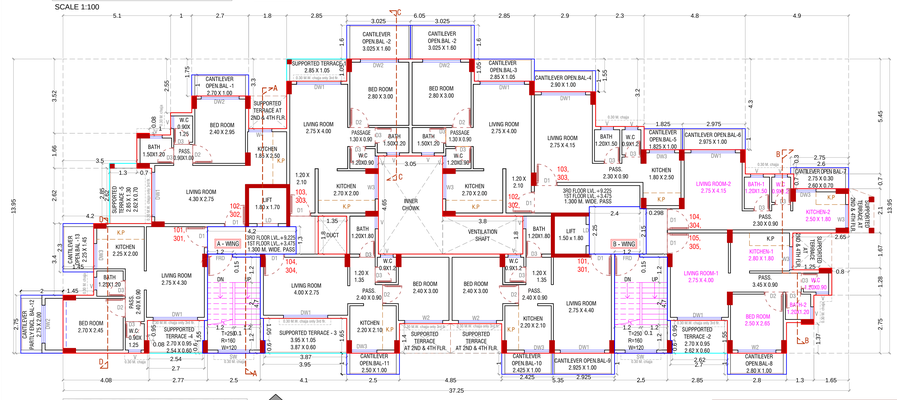
2ND & 4TH FLOOR PLAN

SCALE 1:100



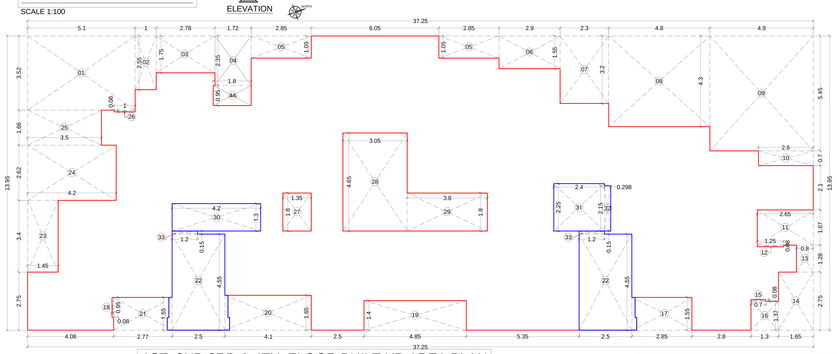
TERRACE FLOOR PLAN

SCALE 1:100



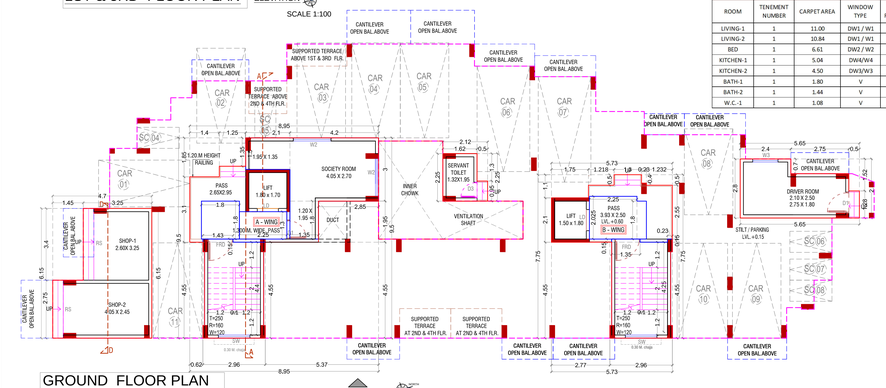
1ST & 3RD FLOOR PLAN

SCALE 1:100



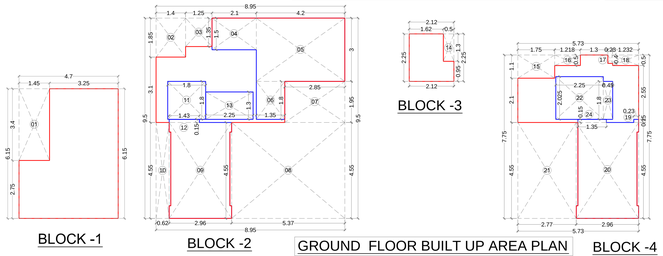
1ST, 2ND,3RD & 4TH FLOOR BUILT UP AREA PLAN

SCALE - 1:100



GROUND FLOOR PLAN

SCALE 1:100



GROUND FLOOR BUILT UP AREA PLAN

SCALE - 1:100

BLOCK -1

BLOCK -2

BLOCK -3

BLOCK -4

BLOCK -5

1ST,2ND ,3RD & 4TH FLOOR BUILT UP AREA CALCULATION					
Block Description	Number of Blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	37.25	13.95	=	519.638
SUBTOTAL : A				=	519.638
DEDUCTION					
1	1	5.100	3.520	=	17.952
2	1	1.000	2.550	=	2.550
3	1	2.780	1.750	=	4.865
4	1	1.720	2.350	=	4.042
4A	1	1.800	0.950	=	1.710
5	2	2.850	1.050	=	5.985
6	1	2.900	1.550	=	4.495
7	1	2.300	3.200	=	7.360
8	1	4.800	4.300	=	20.640
9	1	4.900	5.450	=	26.705
10	1	2.600	0.700	=	1.820
11	1	2.650	1.670	=	4.426
12	1	1.250	0.080	=	0.100
13	1	0.800	1.280	=	1.024
14	1	1.650	2.750	=	4.538
15	1	0.700	0.080	=	0.056
16	1	1.300	1.370	=	1.781
17	1	2.850	1.550	=	4.418
18	1	0.080	0.950	=	0.076
19	1	4.850	1.400	=	6.790
20	1	4.100	1.650	=	6.765
21	1	2.770	1.550	=	4.294
22	2	2.500	4.550	=	22.750
23	1	1.450	3.400	=	4.930
24	1	4.200	2.620	=	11.004
25	1	3.500	1.660	=	5.810
26	1	1.000	0.080	=	0.080
27	1	1.350	1.800	=	2.430
28	1	3.050	4.650	=	14.183
29	1	3.800	1.800	=	6.840
30	1	4.200	1.300	=	5.460
31	1	2.400	2.250	=	5.400
32	1	0.298	2.150	=	0.641
33	2	1.200	0.150	=	0.360
SUBTOTAL : B				=	212.277
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B)				=	307.360

BALCONY AREA STATEMENT 1ST,2ND,3RD & 4TH FLOOR							
BALCONY TYPE	LENGTH (METER)	BREATH (METER)	TOTAL	NUMBER OF BALCONY	AREA IN SQM. OPEN	ENCLOSED	PARTLY ENCLOSED
OPEN.BAL-1	2.700	1.00	2.700	1	2.700	0.000	0.000
OPEN.BAL-2	3.025	1.60	4.840	2	9.680	0.000	0.000
OPEN.BAL-3	2.850	1.05	2.993	1	2.993	0.000	0.000
OPEN. BAL-4	2.900	1.00	2.900	1	2.900	0.000	0.000
OPEN. BAL-5	1.825	1.00	1.825	1	1.825	0.000	0.000
OPEN. BAL-6	2.975	1.00	2.975	1	2.975	0.000	0.000
OPEN. BAL-7	2.750	0.30	0.825	1	0.825	0.000	0.000
	2.600	0.70	1.820		1.820	0.000	0.000
OPEN. BAL-8	2.800	1.00	2.800	1	2.800	0.000	0.000
OPEN. BAL-9	2.925	1.00	2.925	1	2.925	0.000	0.000
OPEN. BAL-10	2.425	1.00	2.425	1	2.425	0.000	0.000
OPEN. BAL-11	2.500	1.00	2.500	1	2.500	0.000	0.000
PAR. ENCL. BAL-12	2.750	2.00	5.500	1	0.000	0.000	5.500
OPEN. BAL-13	2.300	1.45	3.335	1	3.335	0.000	0.000
SUBTOTAL				14	39.703	0.000	5.500
TOTAL PROPOSED BALCONY AREA PER FLOOR				45.203			
NET BUILT UP AREA OF PER FLOOR				307.360			
PERMISSIBLE BALCONY AREA PER FLOOR = (NET BUILT UP AREA) X 15 %				46.104			
BALANCE BALCONY AREA PER FLOOR,IF ANY				0.902			
EXCESS BALCONY AREA PER FLOOR,IF ANY				NA			

BUILDING-1 GROUND FLOOR BUILT UP AREA CALCULATION					
Block Description	Number of Blocks	Length (meter)	Breath (meter)		Area (sqm.)
BLOCK -1	1	4.700	6.150	=	28.905
BLOCK -2	1	8.950	9.500	=	85.025
BLOCK -3	1	2.120	2.250	=	4.770
BLOCK -4	1	5.730	7.750	=	44.408
BLOCK -5	1	5.650	2.800	=	15.820
SUBTOTAL : A				=	178.928
DEDUCTION					
1	1	1.450	3.400	=	4.930
2	1	1.400	1.850	=	2.590
3	1	1.250	1.350	=	1.688
4	1	2.100	1.500	=	3.150
5	1	4.200	3.000	=	12.600
6	1	1.350	1.800	=	2.430
7	1	2.850	1.950	=	5.558
8	1	5.370	4.550	=	24.434
9	1	2.960	4.550	=	13.468
10	1	0.620	4.550	=	2.821
11	1	1.800	1.800	=	3.240
12	1	1.430	0.150	=	0.215
13	1	2.250	1.300	=	2.925
14	1	0.500	1.300	=	0.650
15	1	1.750	1.100	=	1.925
16	1	1.218	0.500	=	0.609
17	1	0.230	0.400	=	0.092
18	1	1.232	0.500	=	0.616
19	1	0.230	0.150	=	0.035
20	1	2.960	4.550	=	13.468
21	1	2.770	4.550	=	12.604
22	1	2.250	2.025	=	4.556
23	1	0.450	1.800	=	0.810
24	1	1.350	0.150	=	0.203
25	1	2.750	0.700	=	1.925
26	1	0.500	1.520	=	0.760
SUBTOTAL : B				=	118.299
NT BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL : B)				=	60.629

2ND & 4TH FLOOR					
TERRACE TYPE	LENGTH (METER)	BREATH (METER)	TOTAL	NUMBER OF TERRACE	REA IN SQM
T6	1.720	0.600	1.032	1	1.032
	1.800	0.950	1.710		1.710
T7	2.425	1.400	3.395	2	6.790
T8	1.902	1.044	1.986	1	1.986
	2.100	0.156	0.328		0.328
T9	1.750	1.250	2.188	1	2.188
	1.670	0.600	1.002		1.002
SUBTOTAL				5	15.035
TOTAL PROPOSED TERRACE AREA EACH 2ND & 4TH FLOOR					15.035
NET BUILT UP AREA OF PER FLOOR					307.360
PERMISSIBLE TERRACE AREA PER FLOOR = (NET BUILT UP AREA) X 20 %					61.472
BALANCE TERRACE AREA EACH 2ND & 4TH FLOOR					46.44

TERRACE AREA STATEMENT 1ST & 3RD FLOOR					
TERRACE TYPE	LENGTH (METER)	BREATH (METER)	TOTAL	NUMBER OF TERRACE	REA IN SQM
T1	2.850	1.050	2.993	1	2.993
T2	2.700	0.950	2.565	1	2.565
	2.620	0.600	1.572		1.572
T3	3.950	1.050	4.148	1	4.148
	3.870	0.600	2.322		2.322
T4	2.700	0.950	2.565	1	2.565
	2.540	0.600	1.524		1.524
T5	2.850	1.300	3.705	1	3.705
	2.620	0.700	1.834		1.834
SUBTOTAL				5	23.227
TOTAL PROPOSED TERRACE AREA EACH 1ST & 3RD FLOOR					23.227
NET BUILT UP AREA OF PER FLOOR					307.360
PERMISSIBLE TERRACE AREA PER FLOOR = (NET BUILT UP AREA) X 20 %					61.472
BALANCE TERRACE AREA EACH 1ST & 3RD FLOOR					38.25

SCHEDULE DOOR & WINDOWS					
TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	AREA (SQM.)	SILL LEVEL (METER)	DESCRIPTION
FRD	1.20	2.10	2.52		DOOR METAL
D1	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
SW	2.10	2.10	4.41	0.175	AL. SLIDING WINDOW
DW1	2.50	2.10	4.41	0.175	AL.SLIDING FRENCH WINDOW
DW2	1.80	2.10	3.78	0.175	AL.SLIDING FRENCH WINDOW
DW3	1.20	2.10	2.52	0.175	AL.SLIDING FRENCH WINDOW
DW4	1.10	2.10	2.31	0.175	AL.SLIDING FRENCH WINDOW
W1	2.50	1.20	2.52	1.075	AL. SLIDING WINDOW
W2	1.80	1.20	2.160	1.075	AL. SLIDING WINDOW
W3	1.20	1.20	1.44	1.075	AL. SLIDING WINDOW
W4	1.10	1.20	1.32	1.075	AL. SLIDING WINDOW
V	0.60	0.75	0.45	1.525	AL. LOUVERED WINDOW

SCHEDULE LIGHT & VENTILATION STATEMENT					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L & V REQUIRED	L& V PROVIDED
LIVING-1	1	11.00	DW1 / W1	1.83	4.41 / 2.52
LIVING-2	1	10.84	DW1 / W1	1.81	4.41 / 2.52
BED	1	6.61	DW2 / W2	1.10	3.78 / 2.16
KITCHEN-1	1	5.04	DW4/W4	0.84	2.31/1.32
KITCHEN-2	1	4.50	DW3/W3	0.75	2.52/1.44
BATH-1	1	1.80	V	0.30	0.45
BATH-2	1	1.44	V	0.24	0.45
W.C.-1	1	1.08	V	0.18	0.45

STAMP OF APPROVAL 3/3

Approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Vihighar/BP-00501/ACC/2022/0226 dated 03.08.2022

RAJA BHAGUJI WAGHMARE

Digitally signed by RAJA BHAGUJI WAGHMARE
Date: 2022.08.03 17:13:28 +05'30'

CONTENT OF THE SHEET

GROUND,1ST,2ND,3RD & 4TH FLOOR PLAN & BUILT UP AREA CALCULATIONS & PLAN,TERRACE FLOOR PLAN, SECTION AA ,BB & CC, ELEVATION ,DOOR & WINDOW SCHEDULE, LIGHT & VENTILATION SCHEDULE.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON G. NO.48/1 ,AT- VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD.

DATE	19.05.2022
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	IMRAN
CHKD BY	SWAPNIL KALYANKAR

NAME OF THE OWNERS & SIGNATURE

HITANSH DEVELOPERS
Proprietor
M/s. HITANSH DEVELOPERS THROUGH Mr.JITENDRA A. PHADAKE
(POA HOLDEROF TULSHIRAM SHANTARAM PATIL)

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

SWAPNIL KALYANKAR ARCHITECTS NAVI MUMBAI

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

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : A – 101, NEEL EMERALD, OPP.TAHSILDAR OFFICE PANVEL 410206.
EMAIL : skaplanners@gmail.com