

SHEET NO.

1  
5

THIS PLANS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN COMMENCEMENT CERTIFICATE ISSUED BY THIS OFFICE BEARING CERTIFICATE NO CIDCO/NAINA/Panvel/Vihghar/BP-00387/ACC/2024/0527 Dated 04 Jul 2024

SL.No.	PARTICULARS	AREA (Sq. M.)			
1	Area of survey no.				
	a Area of Plot (as per 7/12) and M.A order	3890.000			
	b Area of Plot as per TILR (By triangulation method at true scale)	3878.018			
	c Area of Plot as per Physical Survey	3912.526			
	d Final area of plot as per TPS-5	3318.000			
e Area of plot considered (least of (a), (b), (c) and (d))	3318.000				
2	Deduction for:				
	a Existing road (ROW)	0.000			
	b Proposed widening of existing road	0.000			
	c Proposed road as per TILR/IDP/TPS-5 ROAD RESERVATION	482.000			
	d Area under reservation, if any	0.000			
Total (a+b+c+d)	482.000				
3	Balance area of Plot (1-2)/Area of Plot No-37 of TPS-5	3318.000			
4	Amenity Space, if any				
	a Required Amenity Space (5% of 3)	0.00			
5	b Proposed Amenity Space	0.00			
	Net Plot Area (3-4b)	3318.00			
6	Recreational Open Space (If applicable)				
	a Required RG/Open Space (10% of 5)	331.800			
7	b Proposed RG/Open Space	339.025			
	Total Entitlement of FSI in the proposal				
8	a Base FSI permissible	0.70			
	b Permissible FSI with payment of premium (0.3)	0.30			
	c TDR/In-situ FSI	0.00			
	d Ancillary FSI to sale BUA (60% on a+b+c)	0.60			
	Total Permissible Built up area (7a+7b+c+d)	1.60			
	e Permissible EWS FSI (20% of permissible FSI(a+b+c))	0.00			
	f Ancillary FSI to EWS BUA (60% on e)	0.00			
Total Permissible EWS Built up area (7e+f)	0.00				
9	Permissible Built up area				
	a Permissible Built up area with reference to Basic FSI, Premium FSI, TDR	3318.00			
	b Permissible Sale Built up Area (with reference to Basic FSI, Premium FSI, TDR)	3308.80			
	c Permissible EWS Built up area of EWS component (20% of 8b) including ancillary (P line area)	0.00			
10	Proposed Built up area				
	a Proposed Sale Built up Area (P line)	5073.170			
11	b Proposed Sale Built up Area (with reference to Basic FSI, Premium FSI, TDR)	3318.000			
	c Consumed Ancillary FSI (Max 60% or 80%) (9a-9b)	1755.170			
12	EWS flats details				
	a Required EWS Built up area (20% of base & premium consume FSI) (0.2X)	0.000			
	b Proposed EWS Built up area	0.000			
13	c Proposed Built up area of EWS component (P-line)	0.000			
	Built up area Details				
14	Built up area	Comm	Resi	Total sale	EWS
	a Total Proposed BUA (P line)	0.000	5073.170	5073.170	0.000
	b Net Proposed BUA (excluding	0.000	3318.000	3318.000	0.000
	c Consume Ancillary BUA	0.000	1755.170	1755.170	0.000
15	Proposed Built up Area Details				
	a Sale component (P line area)			5073.170	
16	b EWS component (P line area)			0	
	Balance Built up Area (P Line Area)				
17	a Sale component (12a-8b)			235.63	
	b EWS component (12b-8c)			0.00	
18	Excess Built up Area of EWS flat (12b-8c)			0.00	
	a Total Built up sale Area including excess EWS BUA (12a+14)			5073.170	
19	b EWS Built up area after deducting excess EWS area (12b-8c)			0.000	
	Total Ancillary area including ancillary of EWS BUA (sum of 11c)			1755.17	
20	Total FSI consumed				
	a Sale component (15/5)			1.529	
21	b EWS component (10a/5)			0.000	
	Balance FSI				
22	a Sale component (7a+7b+c+d)-7a			0.071	
	b EWS component (7e+7f)-7b			0.000	
23	No. of units proposed				
	a Residential - Sale component			88	
24	b Residential - EWS component			0	
	c Commercial			0	
25	a Trees to be planted against plot area (1 tree for every 100 Sq. M.)			33	
	b Trees to be planted against RG/open space (5 tree for every 100 Sq. M.)			17	
26	c Existing trees			0	
	d Trees to be cut			0	
27	e Trees to be planted against tree fell (5 tree for every 1 tree fell) (d x 5)			0	
	f Total required trees (a-b+c)			50	
28	g Existing Number of trees to be retain (c-d)			0	
	h Req. Number of trees to be planted (f-g)			50	

## CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.NO. 16/22/3 AT VILLAGE - VIHGHAR, TAL - PANVEL DATED :13-11-2018 AND THAT THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 3312.526 SQ.M.

MR. TEJAS RAJNIKANT SHAH.

JEETENDRA PARMAR  
STATE/R/2622/NPL/02047

## FORM OF CERTIFICATE

I Jeetendra Parmar have been employed 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.

JEETENDRA PARMAR  
STATE/R/2022/NPL/02047

PROJECT:  
PLAN OF A PROPOSED RESIDENTIAL BUILDINGS 1 AND 2, IN G. NO. 16/22/3, AT VILLAGE - VIHGHAR, TAL - PANVEL, DIST. - RAIGAD.

OWNER:

MR. TEJAS RAJNIKANT SHAH.

JEETENDRA PARMAR

AND ASSOCIATES

ARCHITECTURE

ENGINEERING

JOB NO.

JPA/C+R/019/2004

FILE NAME

pratham/sub

DRG. NO.

1

SCALE

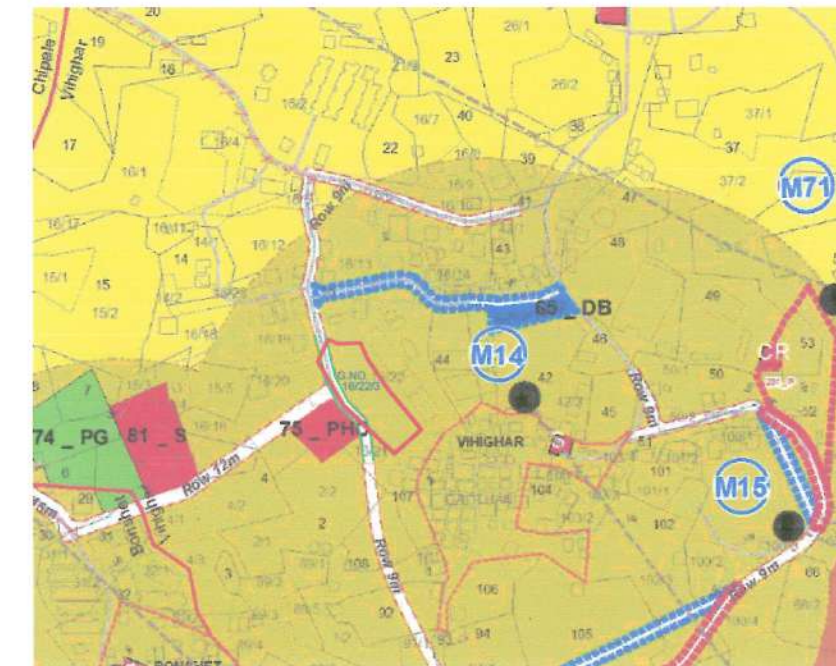
AS SHOWN

DRN. BY

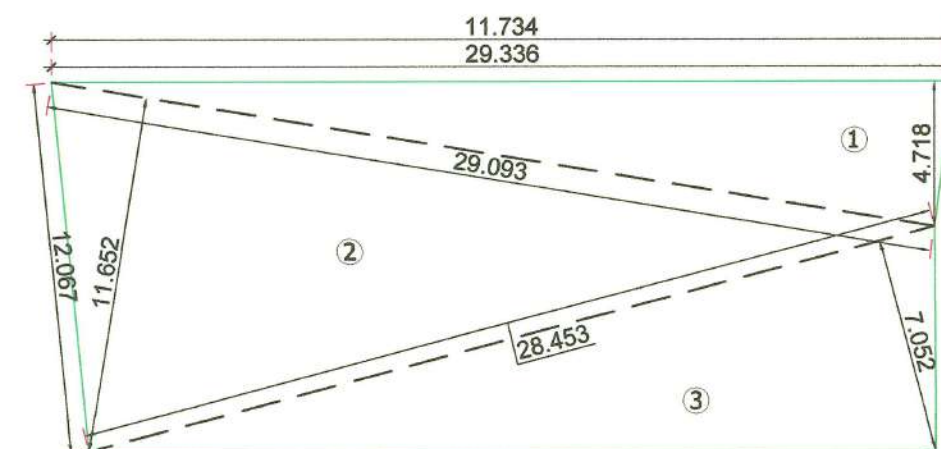
Ar. Rutviya

A-101, "KANDPILE RESIDENCY",  
NEAR M.S.E.B. & FOREST OFFICE,  
TAKKA, PANVEL - 410205  
Email : jeetendra\_parmar2000@yahoo.com

** PARKING REQUIREMENT									
TENEMENTS SIZE CARPET AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES		NO. OF CAR	NO. OF TWO WHEELER	NO. OF TWO WHEELER
			NO. OF CAR	NO. OF TWO WHEELER	NO. OF CAR	NO. OF TWO WHEELER			
35 SQ.M. - 45 SQ.M.	40	2 TENEMENTS HAVING CARPET AREA UP TO 35 SQ.M. & NOT EXCEEDING 45 SQ.M.	20	20	20	20	20	20	20
UP TO 35 SQ.M.	48	4 TENEMENTS HAVING CARPET AREA UP TO 35 SQ.M. EACH	12	12	12	12	12	12	12
TOTAL			32	32	32	32	32	32	32
ADD 18% VISITORS PARKING FOR RESIDENTIAL AREA			3.2	3.2	3.2	3.2	3.2	3.2	3.2
TOTAL			35.2	35.2	35.2	35.2	35.2	35.2	35.2

SANCTION IDP MAP  
(SCALE : NTS)

AREA DETAILS OF OPEN SPACE				
S.NO.	BASE	X	HEIGHT	AREA (SQ.M.)
1	0.5	29.336	X	4.718
2	0.5	29.093	X	11.652
3	0.5	28.453	X	7.082
TOTAL AREA OF THE OPEN SPACE				339.025

OPEN SPACE  
(SCALE 1:250)BUILT UP AREA STATEMENT  
(BLDG NO:- 1)

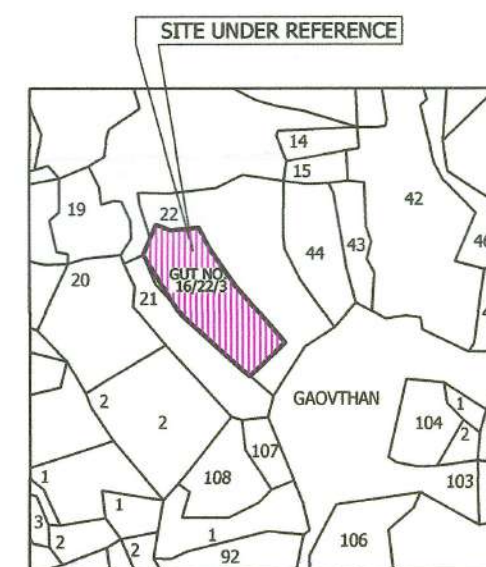
FLOOR	BUA IN SQ.M.
FIRST FLOOR	504.96
SECOND FLOOR	504.96
THIRD FLOOR	504.96
FOURTH FLOOR	504.96
FIFTH FLOOR	504.96
TOTAL	2524.800

BUILT UP AREA STATEMENT  
(BUILDING NO.2)

FLOOR	BUA IN SQ.M.
BUA GR FL - A	40.01
BUA GR FL - B	28.99
BUA GR FL - C	28.75
FIRST FLOOR	605.57
SECOND FLOOR	619.74
THIRD FLOOR	605.57
FOURTH FLOOR	619.74
TOTAL	2548.37

TOTAL BUILT UP AREA  
STATEMENT

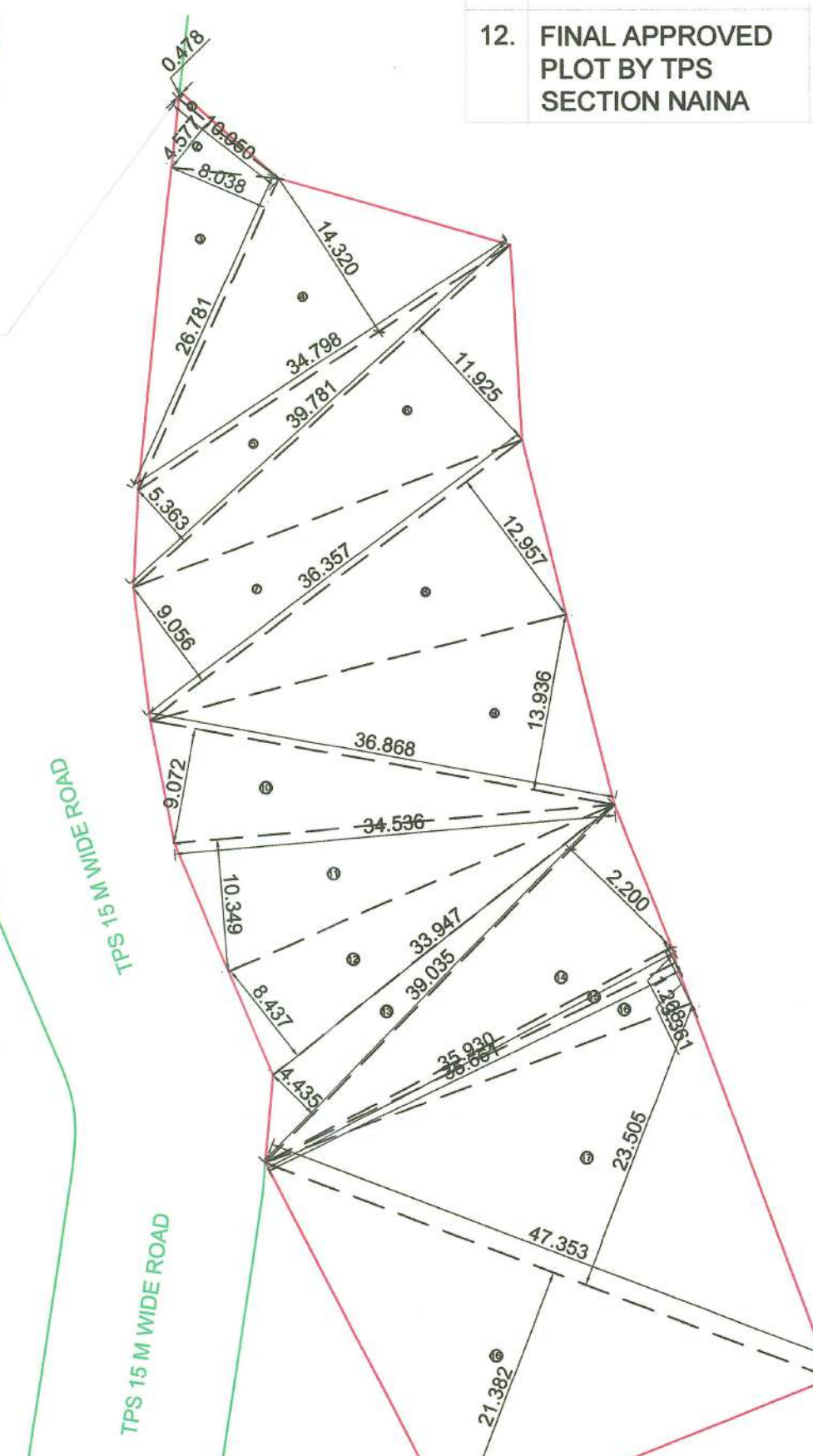
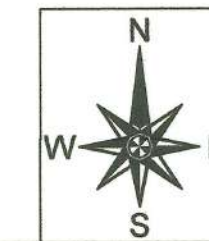
BUILDING	BUA IN SQ.M.
1	2524.800
2	2548.370
TOTAL	5073.170

VILLAGE MAP  
(SCALE 1 : 5000)

TPS FINAL PLOT NO 37 AREA CALCULATION									
1	0.5	X	10.050	X	0.478	=	2.402		
2	0.5	X	10.05	X	4.577	=	22.999		
3	0.5	X	26.781	X	8.038	=	107.633		
4	0.5	X	34.798	X	14.32	=	249.154		
5	0.5	X	39.781	X	5.363	=	106.673		
6	0.5	X	11.925	X	39.781	=	237.194		
7	0.5	X	36.357	X	9.056	=	164.626		
8	0.5	X	36.357	X	12.963	=	235.648		
9	0.5	X	36.868	X	13.936	=	256.896		
10	0.5	X	36.868	X	9.072	=	167.233		
11	0.5	X	34.536	X	10.349	=	178.707		
12	0.5	X	33.947	X	8.437	=	143.205		
13	0.5	X	39.035	X	4.435	=	86.560		
14	0.5	X	39.035	X	10.999	=	214.673		
15	0.5	X	35.93	X	1.208	=	21.702		
16	0.5	X	35.661	X	3.361	=	59.928		
17	0.5	X	47.353	X	23.505	=	506.251		
18	0.5	X	47.353	X	21.382	=	3317.999		
TOTAL AREA OF PLOT							3318.000	SAY =	3318.000

Legend :-

Sr.No.	Item	Site Plan On White Print
01.	Plot Line	
02.	Proposed TPS-5 Road	
03.	Internal Layout Road	
04.	Building Line	
05.	FSI /Built up Line	
06.	TILR Map	
07.	Car Parking	
08.	Two Wheeler Parking	
09.	Future tree	
10.	Open space	
11.	PLOT BOUNDRY AS PER ACC IN 2021 AREA=3318 SQ.M	
12.	FINAL APPROVED PLOT BY TPS SECTION NAINA	

TPS F P NO 37 CALCULATION BY TRIANGULATION  
AREA = 3318.00 SQ.M.  
(SCALE 1 : 500)

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

LAYOUT PLAN  
SCALE 1 : 250



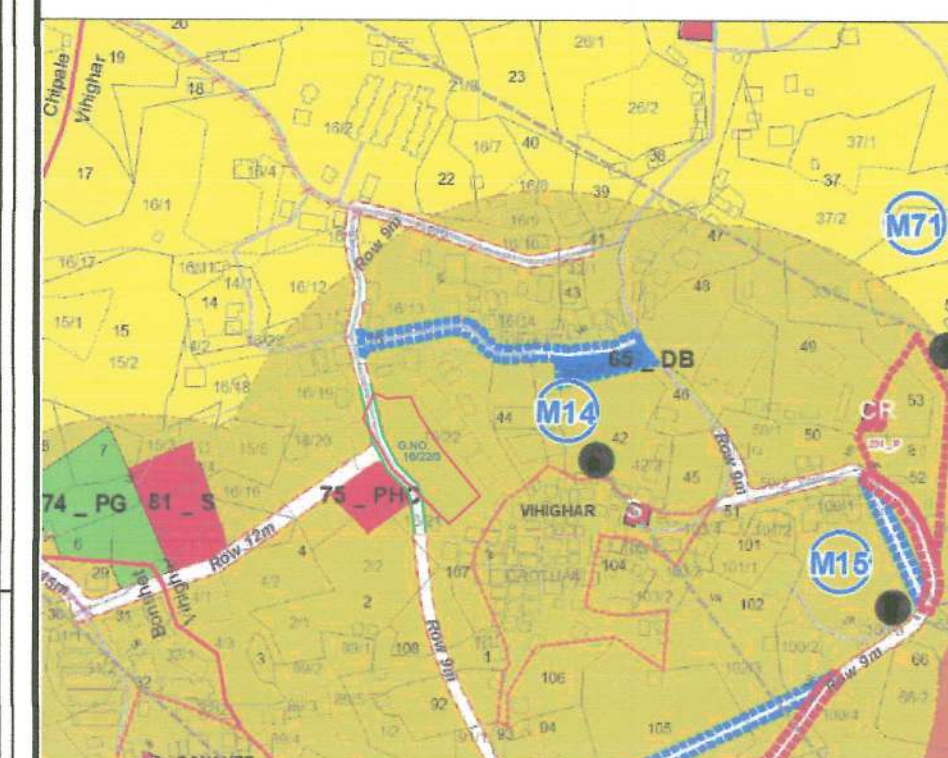
SHEET NO.

2  
5

STAMP OF APPROVAL

THIS PLANS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN COMMENCEMENT CERTIFICATE ISSUED BY THIS OFFICE BEARING CERTIFICATE NO CIDCO/NAINA/Parvel/Vihigar/BP-00387/ACC/2024/0527 Dated 04 Jul 2024

SANCTION IDP MAP



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

CONTENT OF SHEET

LAYOUT PLAN, PARKING REQUIREMENT, BLOCK PLAN, PLOT AREA CALCULATION BY TRIANGULATION.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.NO. 16/22/3 AT VILLAGE - VIHIGAR, TAL- PANVEL DATED :13-11-2018 AND THAT THE DIMENSIONS OF SIDE

ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 3912.526 SQ.M.

MR. TEJAS RAJNIKANT SHAH.

*Signature*

JEETENDRA PARMAR  
STATE/R/2022/APL/02047  
(SIGN. OF LICENSED ENGINEER)

FORM OF CERTIFICATE.

I, Jeetendra Parmar have been employed 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.

MR. TEJAS RAJNIKANT SHAH.

*Signature*

JEETENDRA PARMAR  
STATE/R/2022/APL/02047  
(SIGN. OF LICENSED ENGINEER)

PROJECT:

PLAN OF A PROPOSED RESIDENTIAL BUILDINGS IN G. NO. 16/22/3, AT VILLAGE - VIHIGAR, TAL- PANVEL, DIST.- RAIGAD.

ARCHITECT / ENGINEER NAME & SIGN



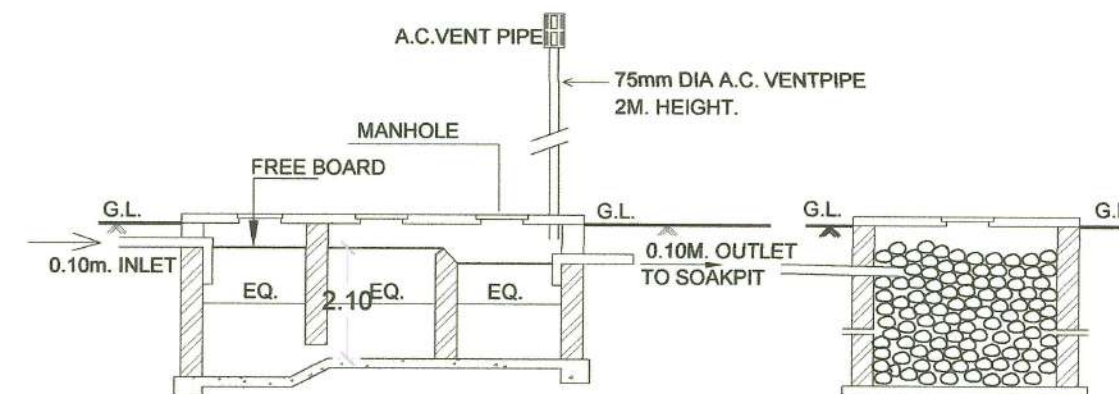
JEETENDRA PARMAR  
AND ASSOCIATES

ARCHITECTURE  
ENGINEERING

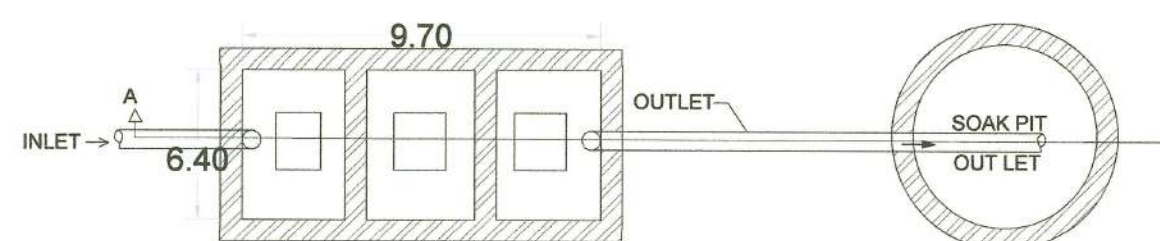
A-101, "KANDPILE RESIDENCY",  
NEAR M.S.E.B. & FOREST OFFICE,  
TAKKA, PANVEL- 410206  
Email : jeetendra\_parmar2000@yahoo.com

DETAILS OF SEPTIC TANK & SOAK PIT

BLDG NO. 1 & 2 SEPTIC TANK REQUIREMENT														
SR. NO.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION APPROX.	ADD. TOILET	COLD WATER REQUIREMENT					GROSS WATER	% FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK	TOTAL PROPOSED SEPTIC TANK CAPACITY
					FLUSHING	ADD. TOILET	DOMESTIC	A+B	FLUSHING A 100 %	DOMESTIC C X 85 %				
					A	B	C	O						
					LPD	LPD	LPD	LPD			LPD	LPD		
1	FLATS(88)	5	440	88	54	23760	380	15840	135	59400	39600	50490	80090	130368



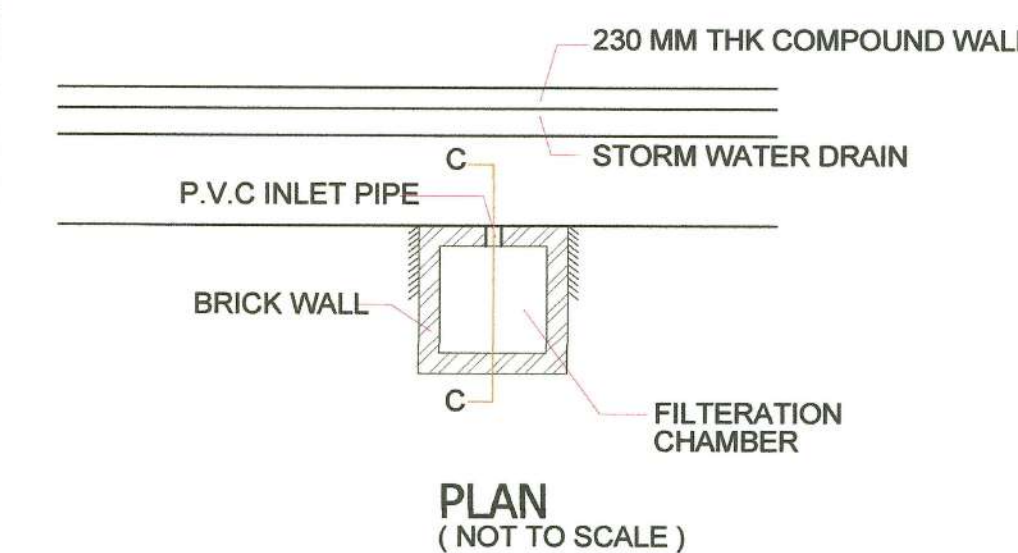
SECTION - A-A  
(NOT TO SCALE)



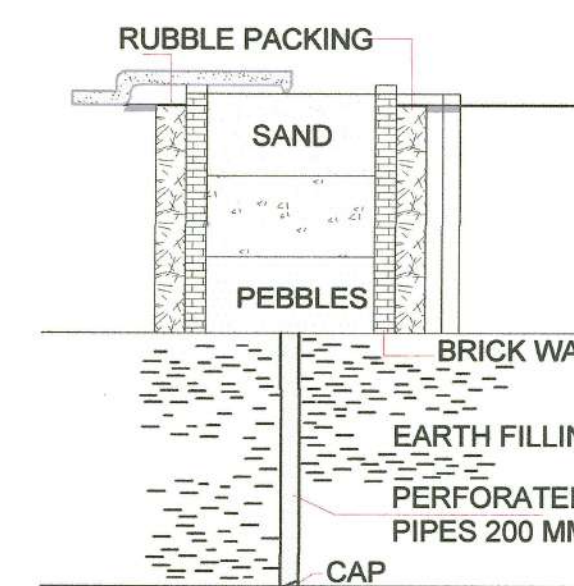
PLAN OF BUILDING NO 1&2  
SEPTIC TANK & SOAK PIT  
SIZE = 9.70 X 6.40 X 2.10  
CAPACITY-130368 LTR.

(NOT TO SCALE)

DETAILS OF RAIN WATER HARVESTING

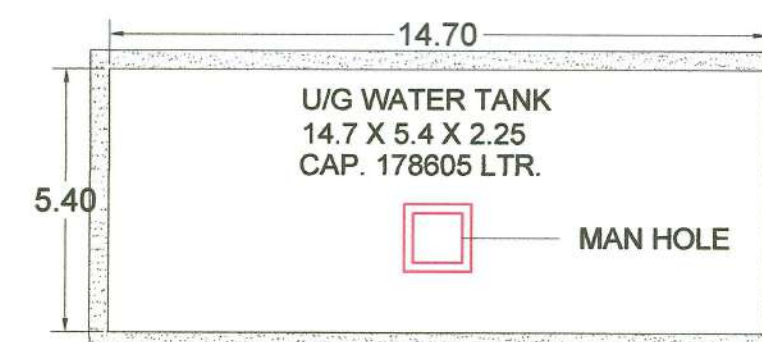


PLAN  
(NOT TO SCALE)

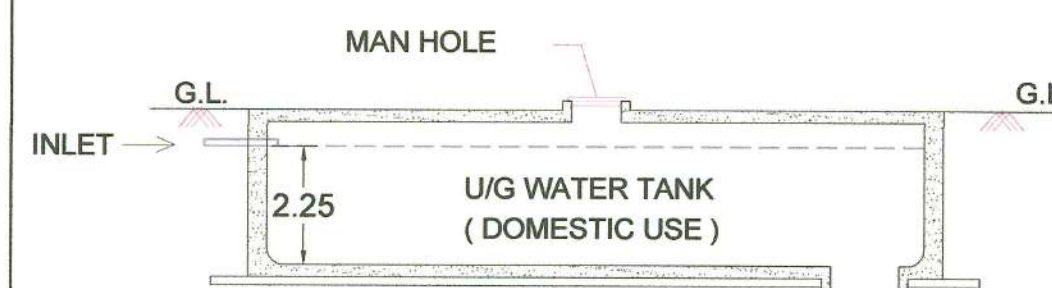


SECTION C-C  
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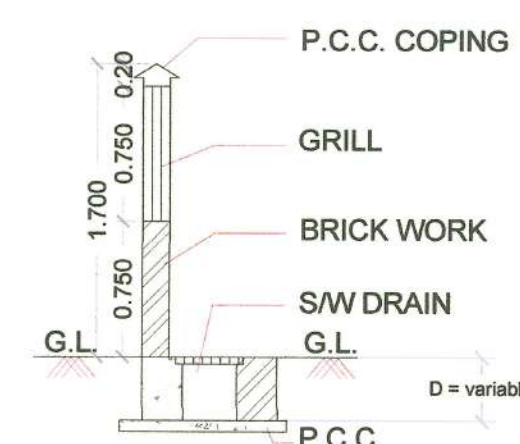
DETAILS OF U/G WATER TANK



PLAN  
(NOT TO SCALE)



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



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

BLDG NO.1 & 2 WATER STORAGE CAPACITY CALCULATION (UG TANK)									
BUILDING / WING	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)			UNDER GROUND WATER TANK PROVIDED		
				ADDL. TOILET	CAPACITY PER HEAD	TOTAL	TANK NUMBER	SIZE / DIMENSION	CAPACITY LITER
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
= [2] X [5] + [3] X [100] + [4] X [180] = [5] + [10]									
BUILDING NO. 1									
1-C	20	20	100	3600	18000	22500	1	14.70 X 5.40 X 2.25	178.605
1-D	20	20	100	3600	18000	22500			
BUILDING NO. 2									
2-A	24	16	120	2880	22680	25560	1	FREE BOARD 0.20 METER	178.605
2-B	24	16	120	2880	22680	25560			
TOTAL	88	72	440	12960	83160	96120	CAPACITY		178605

BLDG NO.1 OVER HEAD WATER TANK CAPACITY CALCULATION					
BUILDING	WATER REQUIRED (LITRE)	OVERHEAD WATER TANK PROVISION			PROPOSED CAPACITY (LITRES)
		TANK SIZE (METER)		NUMBER OF TANK	
[1]	[2]	[3]	[4]	[5]	[6]
C	15750	4.40 X 2.50	3.25	1	35750
D	15750	4.40 X 2.50	3.25	1	35750
TOTAL					71500

NOTE 1:- REQUIRED OHT CAP. = 50% OF U.G. TANK CAPACITY  
NOTE 2:- PROPOSED FIRE TANK FOR C AND D WING. = 17500 + 17500 = 35000 LITRES.

BLDG NO.2 OVER HEAD WATER TANK CAPACITY CALCULATION					
BUILDING	WATER REQUIRED (LITRE)	OVERHEAD WATER TANK PROVISION			PROPOSED CAPACITY (LITRES)
		TANK SIZE (METER)		NUMBER OF TANK	
[1]	[2]	[3]	[4]	[5]	[6]
A	12780	4.15 X 2.50	2.05	1	21269
B	12780	4.15 X 2.50	2.05	1	21269
TOTAL					42538

NOTE:- REQUIRED OHT CAP. = 50% OF U.G. TANK CAPACITY



LEGEND		
SR.	ITEM	SITE PLAN ON WHITE PRINT
1.	PLOT LINE	—
2.	PROPOSED TPS ROAD	—
3.	INTERNAL LAYOUT ROAD	—
4.	BUILDING LINE	—
5.	DRAINAGE & SEWERAGE	—
6.	WATER SUPPLY LINE	—
7.	R.W.H LINE	—
8.	S. W. DRAIN LINE	—
9.	TREE	—
10.	RAIN WATER HARVESTING PIT	—
11.	INSPECTION CHAMBER	—
12.	OPEN SPACE (R.G.)	—
13.	FINAL APPROVED PLOT BY TPS-NAINA	—

SERVICE LAYOUT  
SCALE 1 : 250



SHEET NO.

STAMP OF APPROVAL

THIS PLANS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN COMMENCEMENT CERTIFICATE ISSUED BY THIS OFFICE BEARING CERTIFICATE NO CIDCO/NAINA/Panel/Vihghar/BP-00387/ACC/2024/0627 Dated 04 Jul 2024

## SPECIFICATIONS

External wall thk	0.150 M.
Internal wall thk	0.100 M.

## SCHEDULE OF DOOR / WINDOW

TYPE	SIZE IN MM	AREA IN SQ.M	SILL HEIGHT	DESCRIPTION
FRD	1.200X2.100	2.520	0.000	FIRE RESISTING DOOR
D	1.000X2.100	2.100	0.000	TEAK WOOD PANELED DOOR
D1	0.500X2.100	1.050	0.000	TEAK WOOD PANELED DOOR
D2	0.750X1.800	1.350	0.000	TEAK WOOD PANELED DOOR
SD	2.400X2.200	5.280	0.000	ALL SLIDING DOOR WINDOW
W	1.800X1.850	3.330	0.450	ALL SLIDING WINDOW
W1	1.500X1.200	1.800	1.100	ALL SLIDING WINDOW
W2	2.400X2.200	5.280	0.200	ALL SLIDING WINDOW
W3	2.400X1.850	4.440	0.450	ALL SLIDING WINDOW
V	0.600X0.500	0.300	1.400	ALL LOUVERED VENTILATOR
V1	0.500X0.300	0.150	1.400	ALL LOUVERED VENTILATOR
RJ	1.500X1.200	1.800	1.000	R.C.C. JALI

## LIGHT / VENTILATION STATEMENT

TYPE	CARPET AREA IN SQ.MT	1/6 VENTI REQD.IN SQ.MT	TYPE OF WINDOW	AREA OF WINDOW PROPOSED IN SQ
LIVING	14.664	2.444	W2	5.280
BEDROOM1	9.845	1.641	W	3.330
BEDROOM2	10.659	1.777	W	3.330
KITCHEN	7.452	1.242	W1	1.800
TOILET	2.175	0.363	V	0.540
WC	1.995	0.333	V	0.540

## CONTENT OF THE SHEET:

PLAN OF BUILDING NO. 1 (STILT, 1ST & 2ND FLOOR PLAN), ELEVATION, SECTIONS, BUILT UP AREA DIAGRAM OF GROUND FLOOR, TYPICAL 1ST & 2ND FLOOR & CALCULATION, BALCONY AREA OF 1ST & 2ND FLOOR, TERRACE AREA OF 1ST & 2ND FLOOR, FLAT CARPET / BUILT UP AREA STATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, BUILT UP AREA DIAGRAM OF METER ROOM CALCULATION, SCHEDULE OF DOOR / WINDOW, AREA STATEMENT, LIGHT / VENTILATION STATEMENT.

## CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.NO. 16/27/3 AT VILLAGE - VIHGHAR, TAL - PANVEL, DATED 13-11-2018 AND THAT THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 3912.526 SQ.M.

MR. TEJAS RAJNIKANT SHAH.

JEETENDRA PARMAR  
STATE R/2021/AP/00417  
(SIGN. OF LICENSED ENGINEER)

## FORM OF CERTIFICATE

I, Jeetendra Parmar have been employed by the applicant as Licensed engineer, have examined the boundaries and the area of the plot and 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.

MR. TEJAS RAJNIKANT SHAH.

JEETENDRA PARMAR  
CARP/R/2021/AP/00416  
(SIGN. OF LICENSED ENGINEER)

## DESCRIPTION OF PROPOSAL &amp; PROPERTY

PLAN OF PROPOSED RESIDENTIAL BUILDINGS IN G. NO. 16/27/3 AT VILLAGE VIHGHAR, TAL - PANVEL, DIST. - RAIGAD.

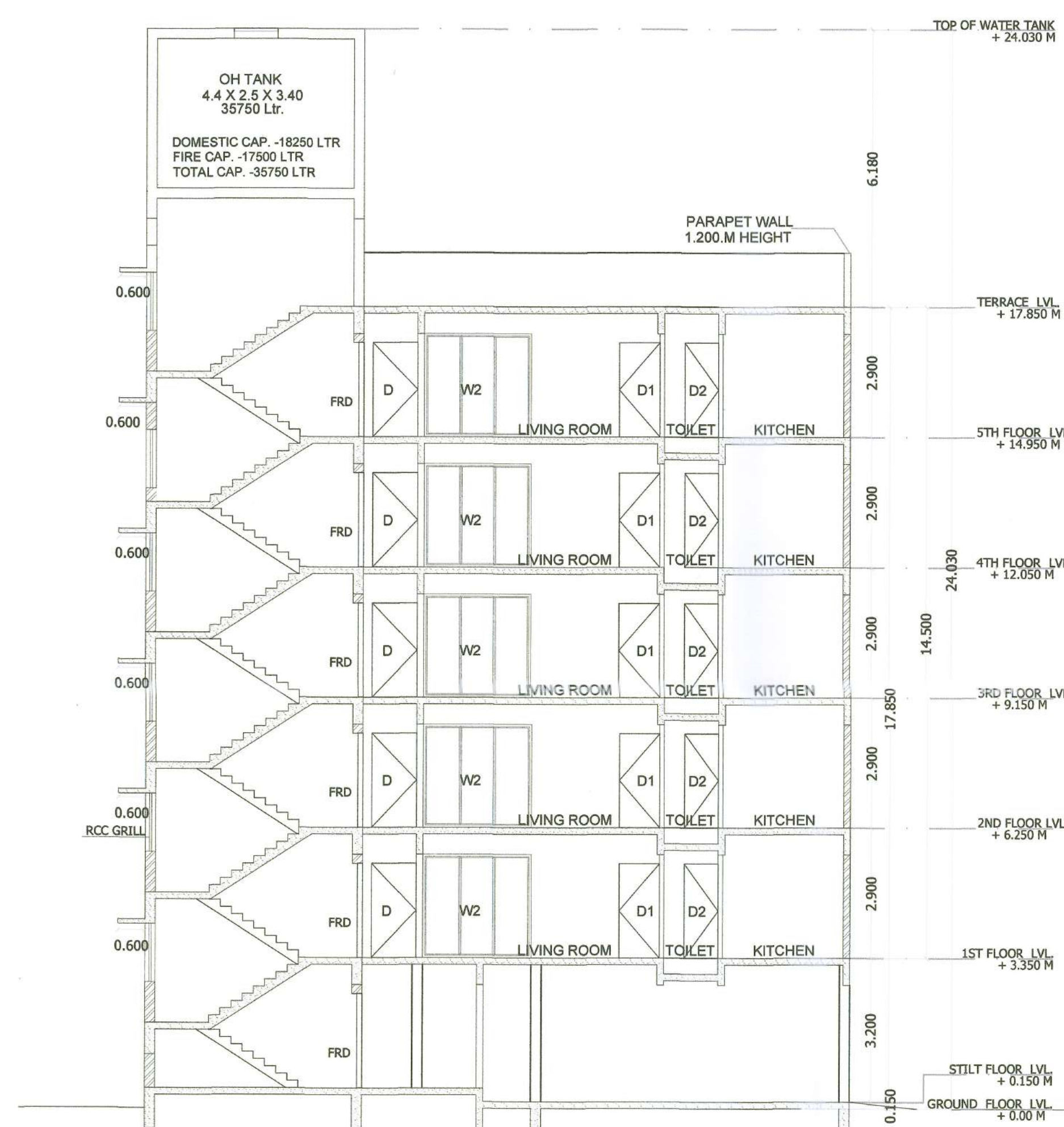
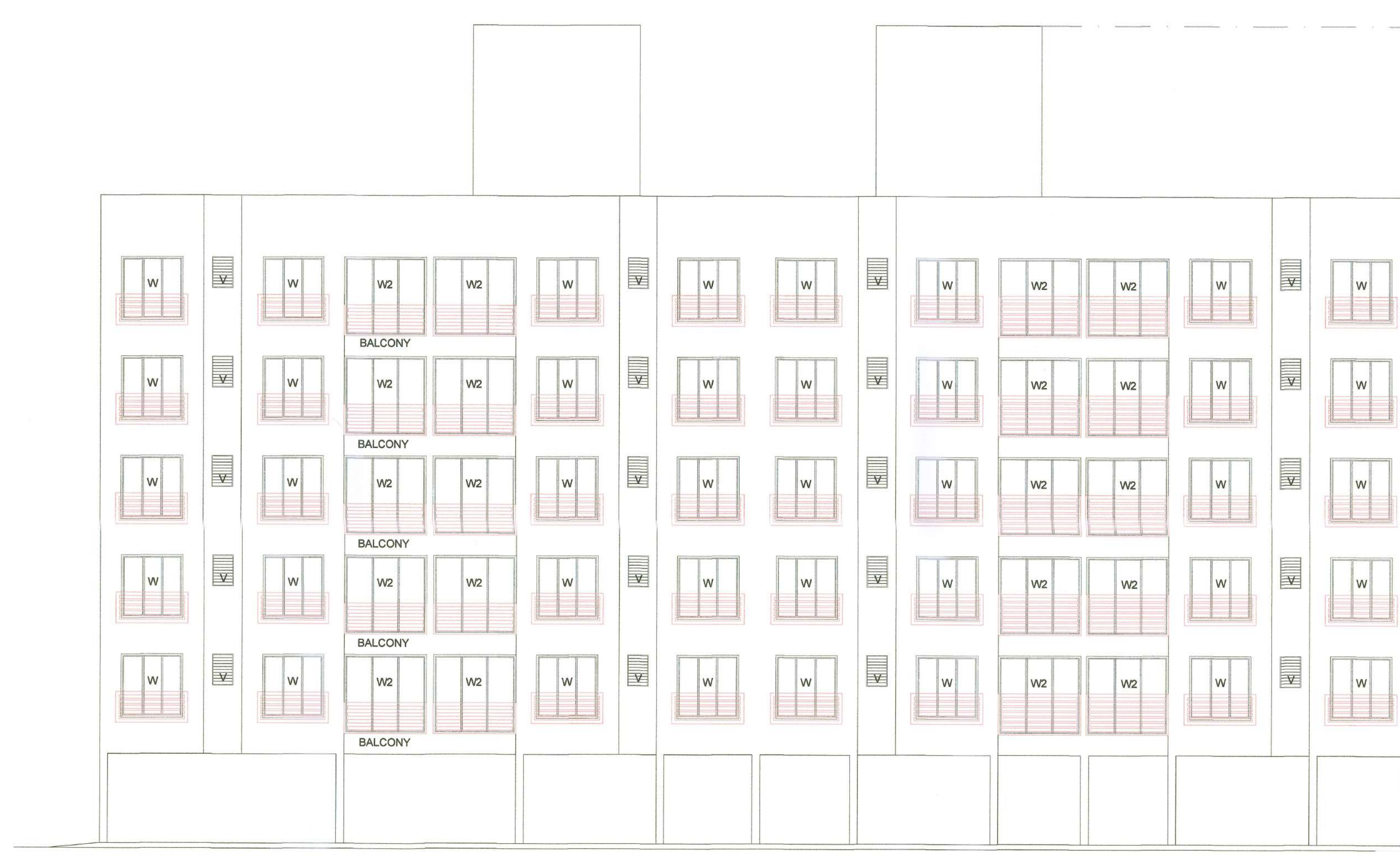
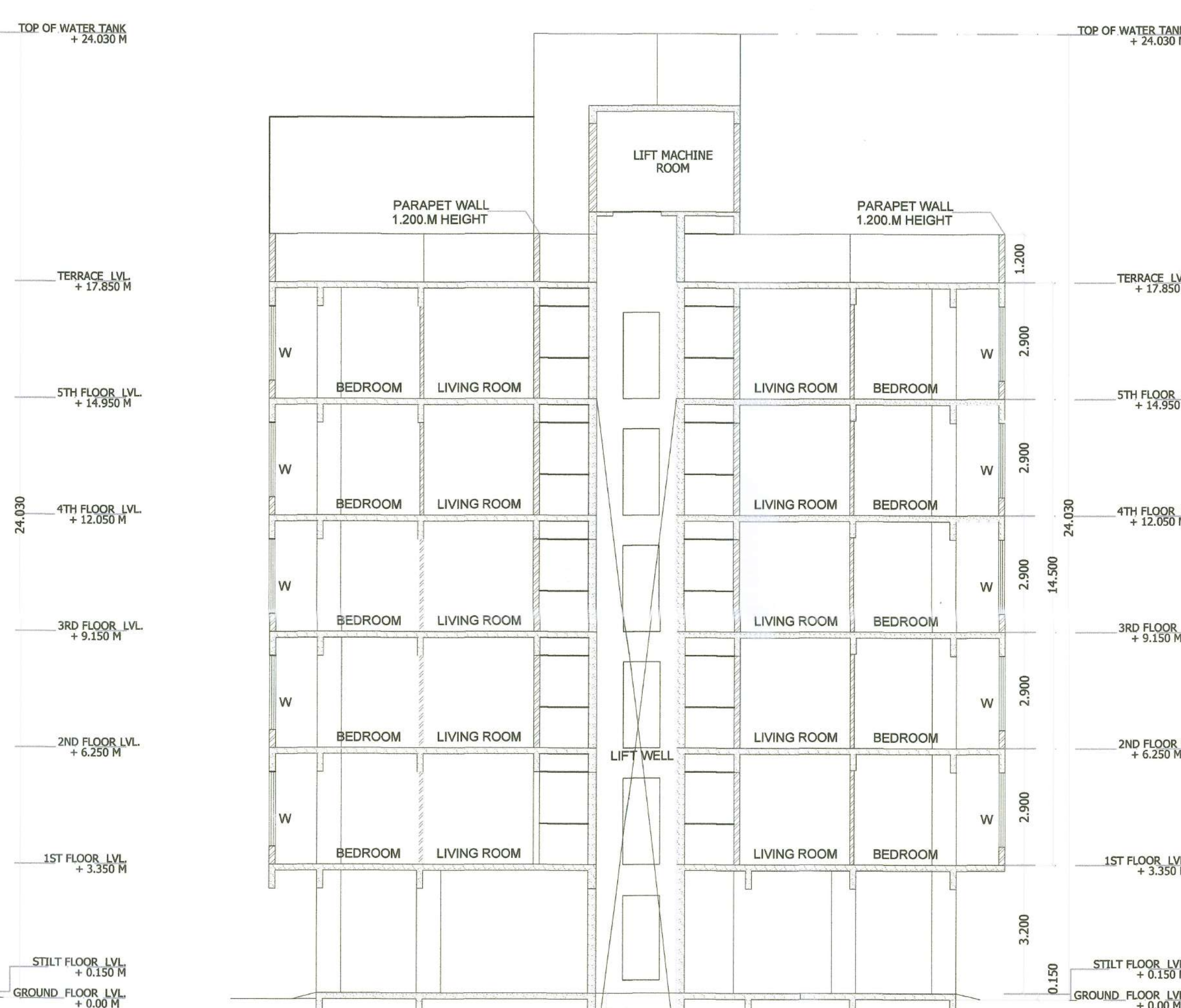
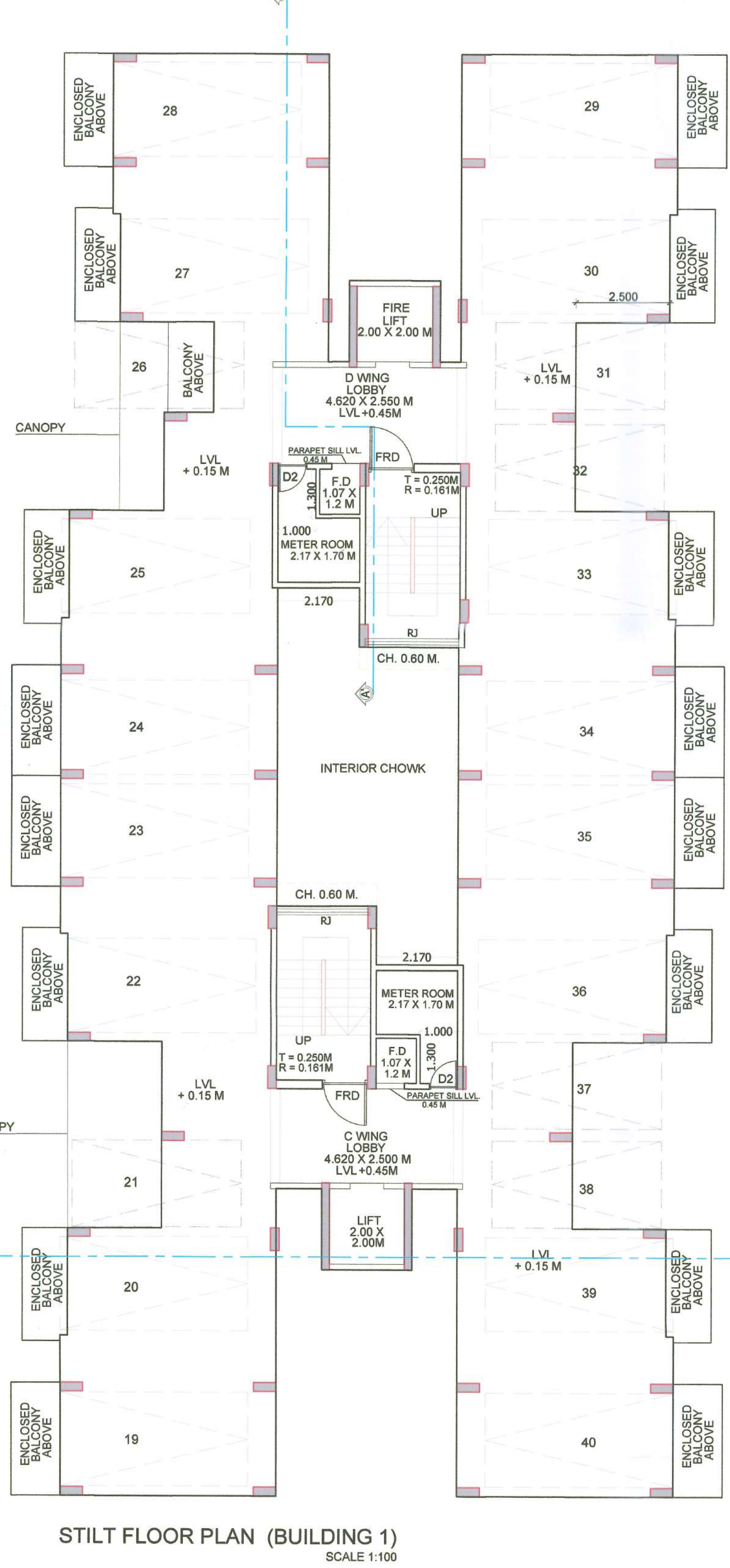
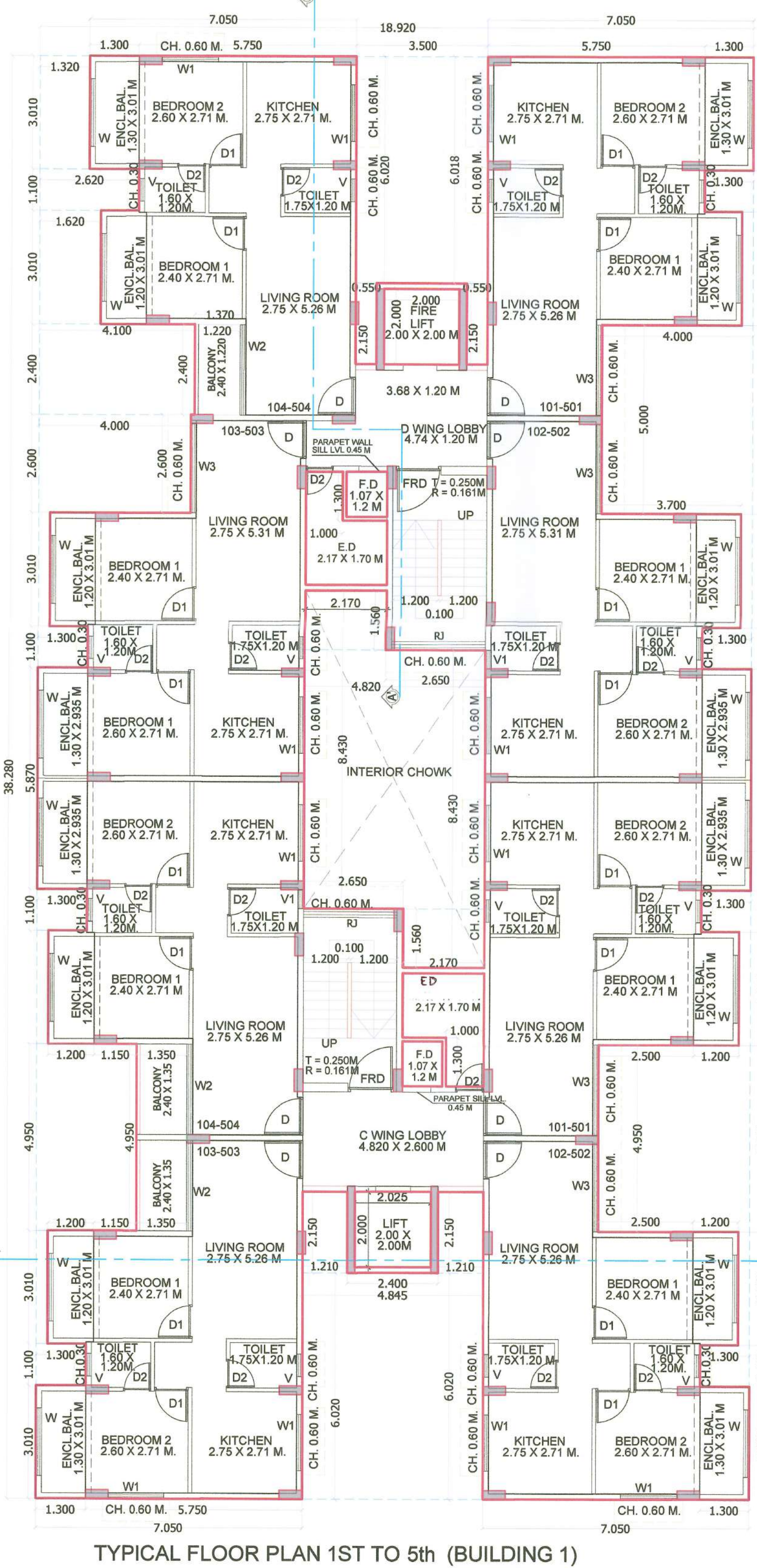
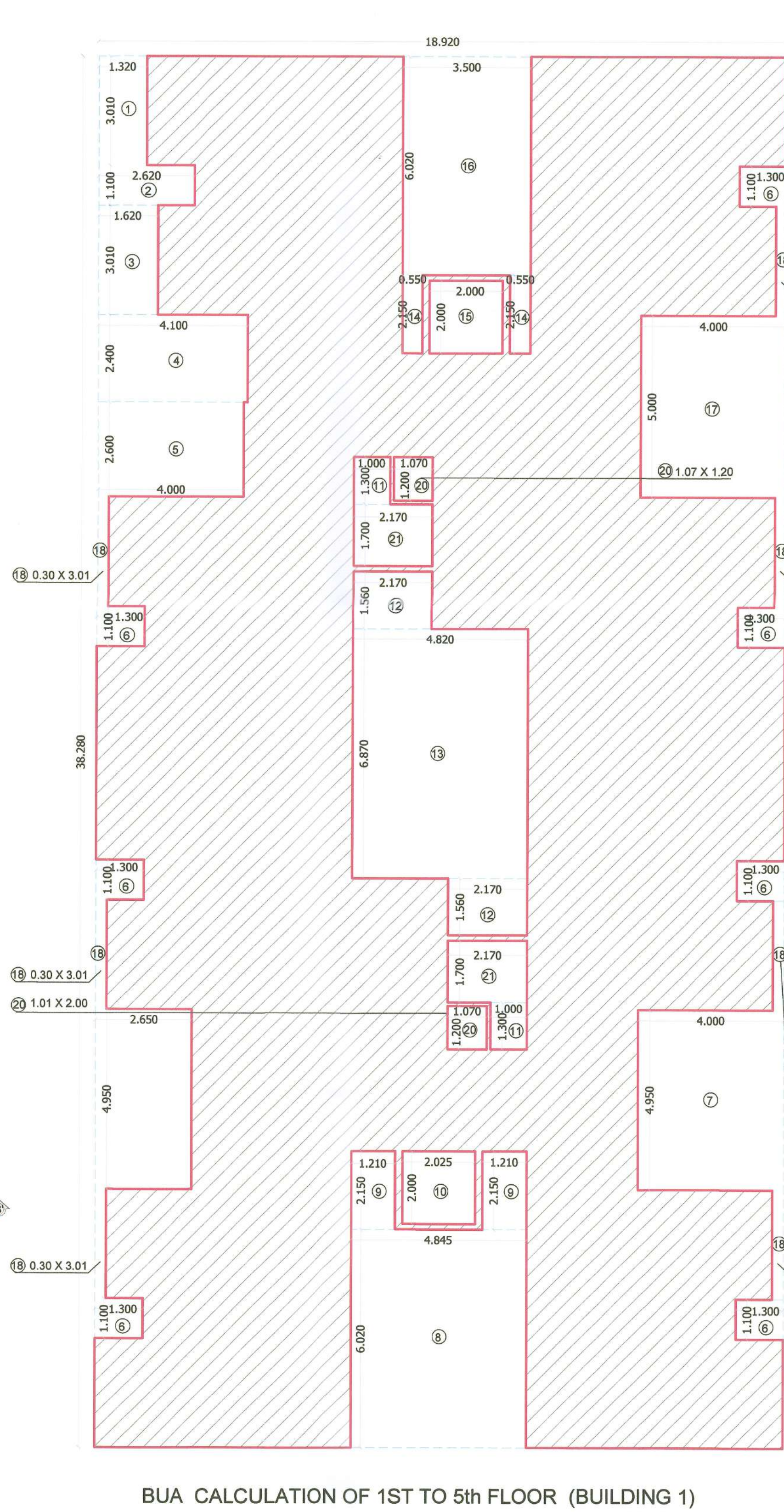
**JEETENDRA PARMAR AND ASSOCIATES**  
ARCHITECTURE ENGINEERING  
A-101, "KANDPILE RESIDENCY", NEAR M.S.E.B. & FOREST OFFICE, TAKKA, PANVEL - 410206.  
TELEPHONE NO. 022-27462594.  
jeetendra\_parmar2000@yahoo.com



JOB NO.  
3PA/R9/06/2021  
FILE NAME  
VIHGHAR / SUB  
DRG. NO.  
3/5  
SCALE  
AS SHOWN  
DRN. BY  
AR.KSHETDA

DRG. NO.  
3/5  
SCALE  
AS SHOWN  
DRN. BY  
AR.KSHETDA

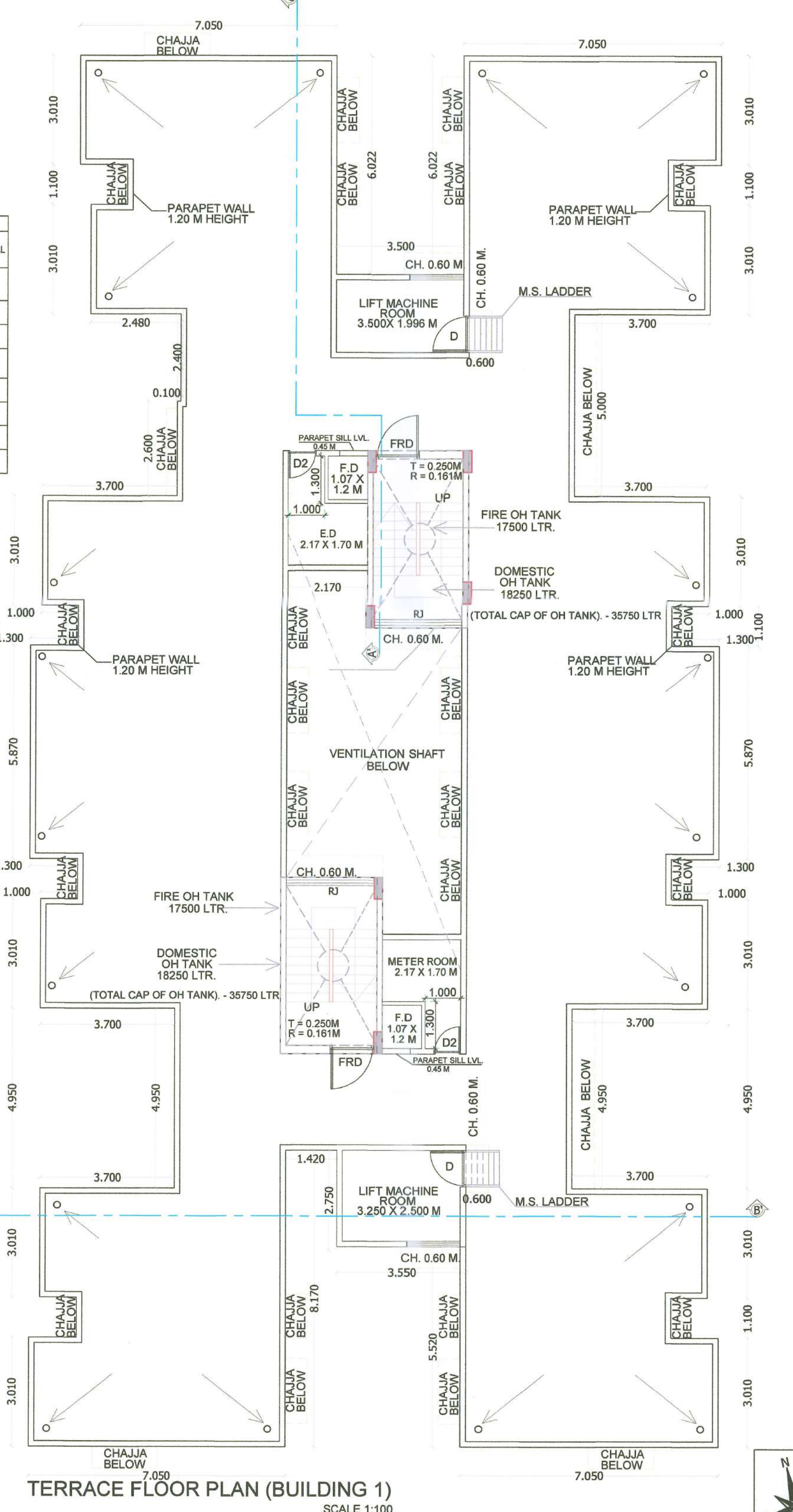
BLDG NO - 1

SECTION A-A' (BUILDING 1)  
SCALE 1:100ELEVATION (BUILDING 1)  
SCALE 1:100SECTION B-B' (BUILDING 1)  
SCALE 1:100STILT FLOOR PLAN (BUILDING 1)  
SCALE 1:100TYPICAL FLOOR PLAN 1ST TO 5th (BUILDING 1)  
SCALE 1:100BUA CALCULATION OF 1ST TO 5th FLOOR (BUILDING 1)  
SCALE 1:100

FLOOR	WING	FLAT NO.	TYPE	CARPET AREA	BAL. AREA	OPEN BAL.	TOTAL
FIRST TO FIFTH FLOOR	C	101, 201, 301, 401, 501	2BHK	44.792	7.418	0.000	52.210
		302, 402, 502	2BHK	44.792	7.515	0.000	52.307
		103, 203, 303, 403, 503	2BHK	44.792	7.515	3.240	55.547
		104, 204, 304, 404, 504	2BHK	44.792	7.418	3.240	55.450
		101, 201, 301, 401, 501	2BHK	44.792	7.515	0.000	52.307
		302, 402, 502	2BHK	44.792	7.418	0.000	52.210
		103, 203, 303, 403, 503	2BHK	44.932	7.418	0.000	52.350
		104, 204, 304, 404, 504	2BHK	44.792	7.515	2.927	55.234

BLOCK NO.	LENGTH	BREADTH	AREA IN SQ.M
1	1.300	3.010	3.913
2	1.300	3.010	3.913
3	1.300	3.010	3.913
4	1.300	3.010	3.913
5	1.300	3.010	3.913
6	1.300	3.010	3.913
7	1.300	3.010	3.913
8	1.300	3.010	3.913
9	1.300	3.010	3.913
10	1.300	3.010	3.913
11	1.300	3.010	3.913
12	1.300	3.010	3.913
13	1.300	3.010	3.913
14	1.300	3.010	3.913
15	1.300	3.010	3.913
16	1.300	3.010	3.913
17	1.300	3.010	3.913
18	1.300	3.010	3.913
19	1.300	3.010	3.913
20	1.300	3.010	3.913
21	1.300	3.010	3.913
22	1.300	3.010	3.913
23	1.300	3.010	3.913
24	1.300	3.010	3.913
25	1.300	3.010	3.913
26	1.300	3.010	3.913
27	1.300	3.010	3.913
28	1.300	3.010	3.913
29	1.300	3.010	3.913
30	1.300	3.010	3.913
31	1.300	3.010	3.913
32	1.300	3.010	3.913
33	1.300	3.010	3.913
34	1.300	3.010	3.913
35	1.300	3.010	3.913
36	1.300	3.010	3.913
37	1.300	3.010	3.913
38	1.300	3.010	3.913
39	1.300	3.010	3.913
40	1.300	3.010	3.913

FLOOR	WING	FLAT NO.	TYPE	CARPET AREA	BAL. AREA	OPEN BAL.	TOTAL
FIRST FLOOR	C	101, 201, 301, 401, 501	2BHK	44.792	7.418	0.000	52.210
SECOND FLOOR		302, 402, 502	2BHK	44.792	7.515	0.000	52.307
THIRD FLOOR		103, 203, 303, 403, 503	2BHK	44.792	7.515	3.240	55.547
FOURTH FLOOR		104, 204, 304, 404, 504	2BHK	44.792	7.418	3.240	55.450
FIFTH FLOOR		101, 201, 301, 401, 501	2BHK	44.792	7.515	0.000	52.307
TOTAL				224.160	30.166	9.480	263.806

TERRACE FLOOR PLAN (BUILDING 1)  
SCALE 1:100

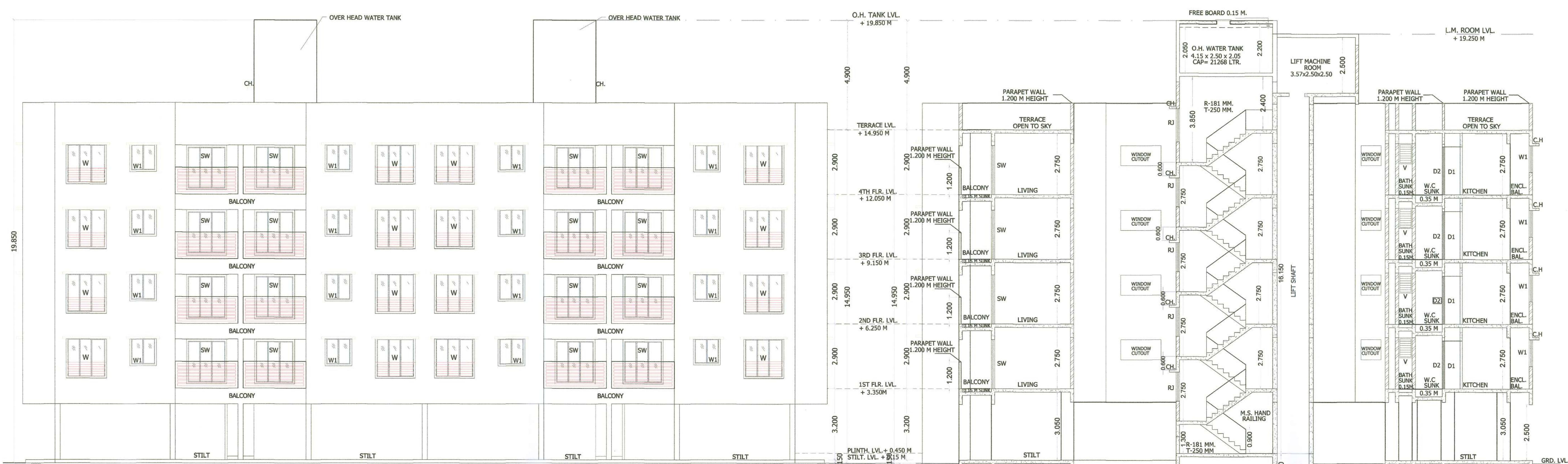
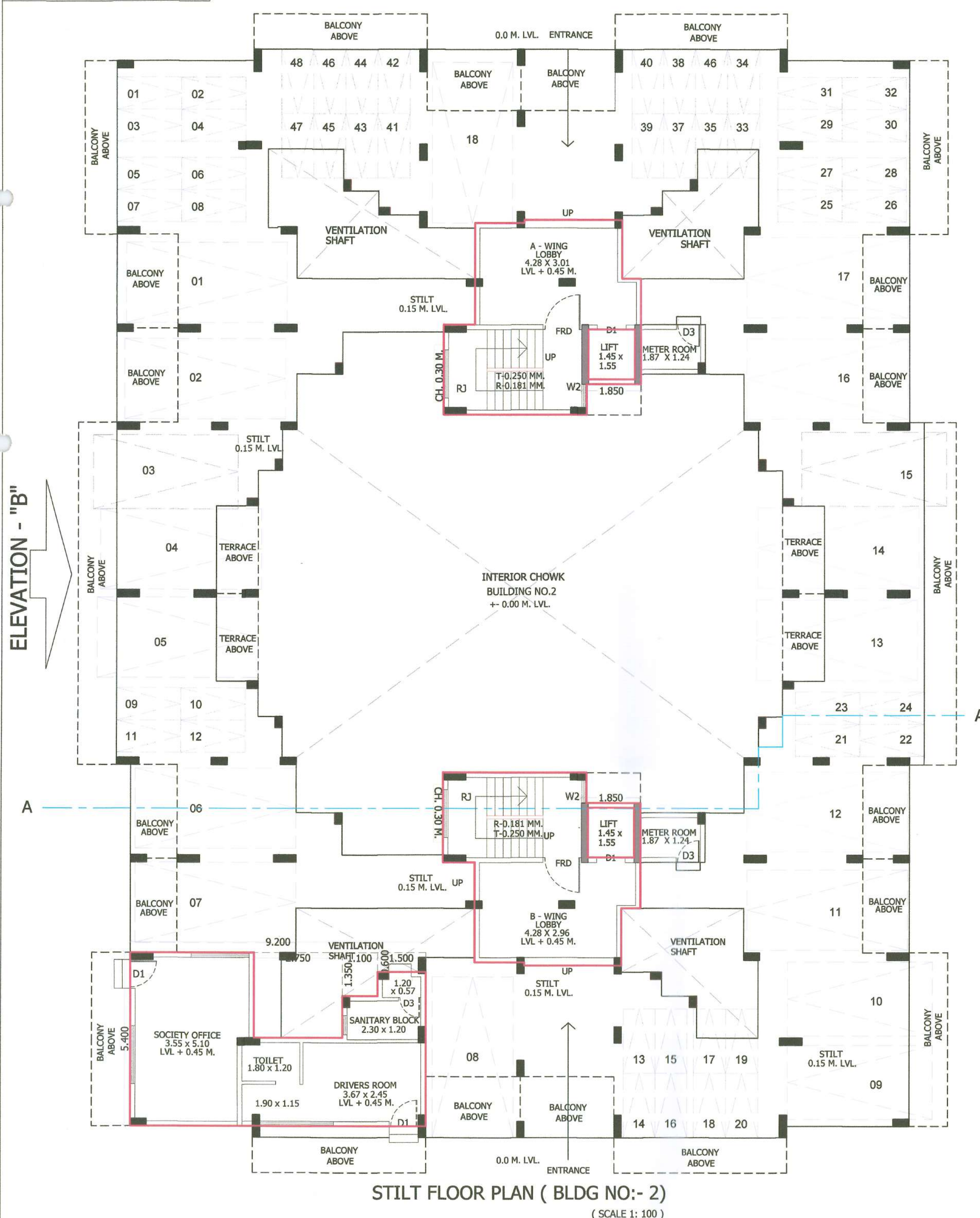


SHEET NO.

STAMP OF APPROVAL

THIS PLANS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN COMMENCEMENT CERTIFICATE ISSUED BY THIS OFFICE BEARING CERTIFICATE NO CIDCO/NAINA/Panel/Vihghar/BP-00387/ACC/2024/0527 Dated 04 Jul 2024

BLDG NO - 2



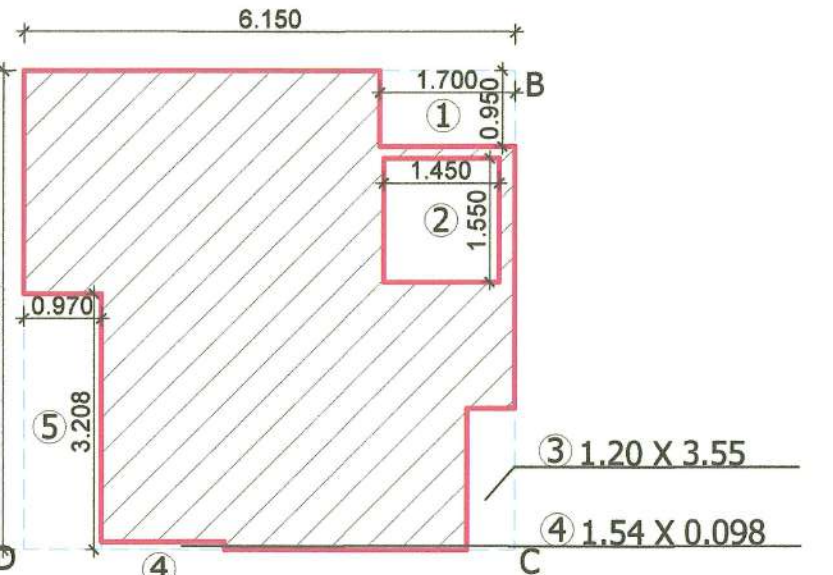
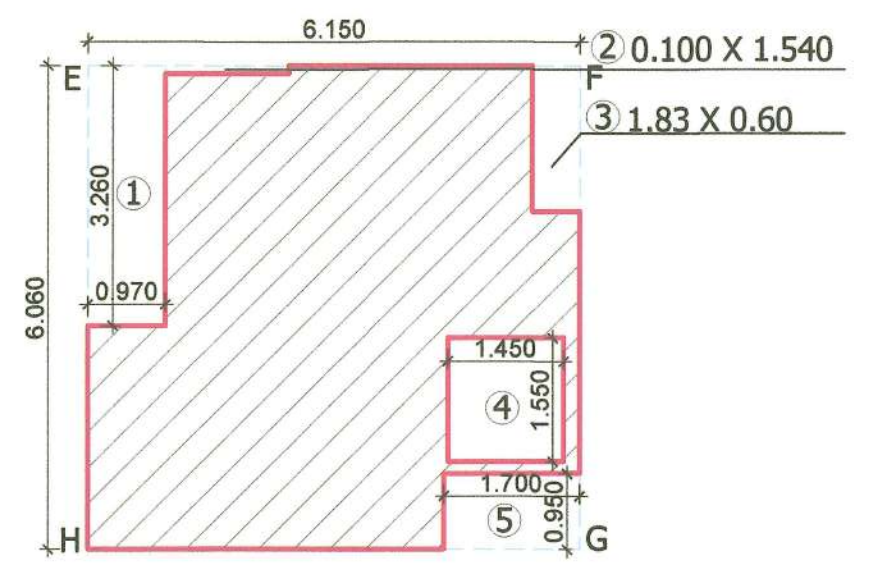
ELEVATION - "B" (BLDG NO.- 2)

(SCALE 1:100)

BUA CALCULATION FOR GROUND FLOOR					
DESCRIPTION	LENGTH	X	BASE	NO.	AREA IN SQ.M.
BLOCK (PQRS)	9.200	X	5.400	1	49.68
(A)	TOTAL				
					49.68
NO.	LENGTH	X	BREATH	NO.	AREA IN SQ.M.
1	2.750	X	2.650	1	7.288
2	1.100	X	1.350	1	1.485
3	1.500	X	0.600	1	0.900
(B)	TOTAL DEDUCTIONS				
(A-B)	49.68		9.67		40.01
PROPOSED GROUND FLOOR BUILT UP AREA = 40.01					

BUA CALCULATION FOR A WING LOBBY-B					
DESCRIPTION	LENGTH	X	BASE	NO.	AREA IN SQ.M.
BLOCK (FGH)	6.150	X	6.060	1	37.27
(A)	TOTAL				
					37.27
NO.	LENGTH	X	BREATH	NO.	AREA IN SQ.M.
1	0.970	X	3.360	1	3.260
2	1.540	X	0.100	1	0.154
3	0.600	X	1.830	1	1.098
4	1.450	X	1.550	1	2.248
5	1.700	X	0.950	1	1.615
(B)	TOTAL DEDUCTIONS				
(A-B)	37.27		8.28		28.99
PROPOSED GROUND FLOOR BUILT UP AREA = 28.99					

BUA CALCULATION FOR B WING LOBBY-C					
DESCRIPTION	LENGTH	X	BASE	NO.	AREA IN SQ.M.
BLOCK (MNO)	6.150	X	6.060	1	36.96
(A)	TOTAL				
					36.96
NO.	LENGTH	X	BREATH	NO.	AREA IN SQ.M.
1	1.700	X	0.950	1	1.615
2	1.450	X	1.550	1	2.248
3	0.600	X	1.778	1	1.067
4	1.540	X	0.099	1	0.152
5	0.970	X	3.310	1	3.194
(B)	TOTAL DEDUCTIONS				
(A-B)	36.96		8.30		28.75
PROPOSED GROUND FLOOR BUILT UP AREA = 28.75					



BUA CALCULATION OF 1ST & 3RD FLOOR (BLDG NO-2)					
DESCRIPTION	LENGTH	X	BASE	NO.	AREA IN SQ.M.
BLOCK (PQRS)	27.150	X	35.950	1	976.04
(A)	TOTAL				
					976.04
NO.	LENGTH	X	BREATH	NO.	AREA IN SQ.M.
1	2.250	X	1.450	2	16.225
2	3.850	X	1.100	1	4.235
3	0.250	X	5.400	1	1.350
4	1.900	X	2.420	1	4.598
5	1.450	X	1.610	2	4.669
6	1.100	X	2.730	4	12.012
7	1.270	X	1.980	2	5.029
8	1.770	X	1.500	2	5.317
9	2.350	X	2.420	1	5.687
10	1.000	X	5.850	1	5.850
11	1.450	X	5.850	3	25.448
12	1.750	X	1.240	2	4.389
13	1.450	X	1.550	2	4.495
14	3.150	X	1.310	2	8.253
15	1.580	X	1.750	2	13.847
16	4.450	X	0.470	2	4.183
17	1.700	X	1.420	2	4.828
18	3.220	X	1.730	2	11.141
19	14.800	X	1.270	2	37.719
20	16.350	X	1.100	2	35.970
21	18.950	X	5.450	1	103.278
22	1.450	X	1.580	2	4.582
23	1.300	X	1.980	2	5.148
24	1.700	X	1.930	2	5.202
25	3.900	X	2.450	2	9.310
26	0.350	X	5.400	1	1.890
27	0.450	X	5.400	1	2.430
28	5.250	X	1.350	2	14.175
29	5.850	X	1.000	1	5.850
(B)	TOTAL DEDUCTIONS				
(A-B)	976.04		370.51		605.53
NET BUILT UP AREA ON EACH FLOOR = 605.53					

SECTION AT: A-A (BLDG NO - 2)

(SCALE 1:100)

BLDG NO.- 2 TENEMENT AREA STATEMENT					
FLOOR	WING	FLAT NO.	TYPE	CARPET AREA (SQ.M.)	BALCONY BUA AREA (SQ.M.)
FIRST AND THIRD FLOOR	A	1,01,301	1BHK	29.980	5.335
		1,02,302	1BHK	33.425	5.401
		1,03,303	1BHK	30.096	5.665
		1,04,304	1BHK	30.096	5.665
		1,05,305	1BHK	32.752	5.927
		1,06,306	1BHK	29.912	5.334
		1,01,301	1BHK	29.912	5.334
		1,02,302	1BHK	32.732	5.401
		1,03,303	1BHK	29.981	5.400
		1,04,304	1BHK	29.981	5.400
SECOND AND FOURTH FLOOR	A	1,05,305	1BHK	32.500	5.665
		1,06,306	1BHK	29.831	5.327
		2,03,403	1BHK	30.096	5.665
		2,04,404	1BHK	30.096	5.665
		2,05,405	1BHK	32.752	5.927
		2,06,406	1BHK	29.912	5.334
		2,01,401	1BHK	29.912	5.334
		2,02,402	1BHK	32.732	5.401
		2,03,403	1BHK	29.981	5.400
		2,04,404	1BHK	29.981	5.400
	B	2,05,405	1BHK	32.500	5.665
		2,06,406	1BHK	29.831	5.327

## SPECIFICATION

EXTERNAL WALL THICKNESS 0.150 M.

INTERNAL WALL THICKNESS 0.100 M.

## SCHEDULE OF DOOR / WINDOW

TYPE	SIZE IN MM	AREA IN SQ.MT	STILL HEIGHT	DESCRIPTION
FRD	1.200X2.100	2.520	0.000	FIRE RESISTING DOOR
D	1.050X2.100	2.100	0.000	TEAK WOOD PANELED DOOR
D1	0.900X2.100	1.890	0.000	TEAK WOOD PANELED DOOR
D2	0.750X1.800	1.350	0.000	TEAK WOOD PANELED DOOR
D3	0.700X1.800	1.260	0.000	TEAK WOOD WATER PROOFING FLUSH DOOR
SW	2.800X2.100	5.880	0.000	ALSLIDING WINDOW
W	1.800X1.850	3.330	0.450	ALSLIDING WINDOW(FRENCH WINDOW)
W1	1.200X1.250	1.500	1.150	ALSLIDING WINDOW
W2	0.720X1.000	0.720	0.900	FIXED ALU. GLASS WINDOW
W3	2.800X2.050	5.740	0.150	ALSLIDING WINDOW
W4	1.200X2.100	2.520	0.150	ALSLIDING WINDOW
W5	0.900X2.000	1.800	0.150	ALSLIDING WINDOW
V	0.600X0.900	0.540	1.400	AL LOUVERED VENTILATOR

## LIGHT / VENTILATION STATEMENT

TYPE	CARPET AREA IN SQ.MT	V/S VENTI REQD. IN SQ.MT	TYPE OF WINDOW	AREA OF WINDOW PROPOSED IN SQ.MT
LIVING	9.860	1.643	SW/W	3.782/43
BEDROOM	12.124	2.020	W	3.330
KITCHEN	7.499	1.249	W	3.300
BATH	1.762/2.34	0.293/0.300	V	0.540
W.C.	1.225	0.204	V	0.540

## CONTENT OF THE SHEET:

PLAN OF BUILDING NO. 2 (STILT, 1ST & 3RD, 2ND & 4TH FLOOR), ELEVATION, SECTIONS BUILT UP AREA DIAGRAM OF GROUND FLOOR, TYPICAL FLOOR & CALCULATION, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, SCHEDULE OF DOOR / WINDOW, AREA STATEMENT, LIGHT / VENTILATION STATEMENT.

## CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.NO. 16/22/3 AT VILLAGE - VIHGHAR, TAL. PANVEL DATED 13-11-2018 AND THAT THE DIMENSIONS OF SITE ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 3912.528 SQ.M.

MR. TEJAS RAJNIKANT SHAH.

JEETENDRA PARMAR  
STATE R/2022/APL/02047  
(SIGN. OF LICENSED ENGINEER)

## FORM OF CERTIFICATE.

I, Jeetendra Parmar have been employed by the applicant as Licensed engineer. I have examined the boundaries and the area of the plot and I 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.

MR. TEJAS RAJNIKANT SHAH.

JEETENDRA PARMAR  
STATE R/2022/APL/02047  
(SIGN. OF LICENSED ENGINEER)

## DESCRIPTION OF PROPOSAL &amp; PROPERTY

PLAN OF PROPOSED RESIDENTIAL BUILDING IN G. NO. 16/22/3 AT VILLAGE - VIHGHAR, TALUKA - PANVEL, DIST. - RAIGAD.

**JEETENDRA PARMAR AND ASSOCIATES**

ARCHITECTURE  
ENGINEERING  
AS SHOWN

FILE NAME  
VHGHAR/SUB

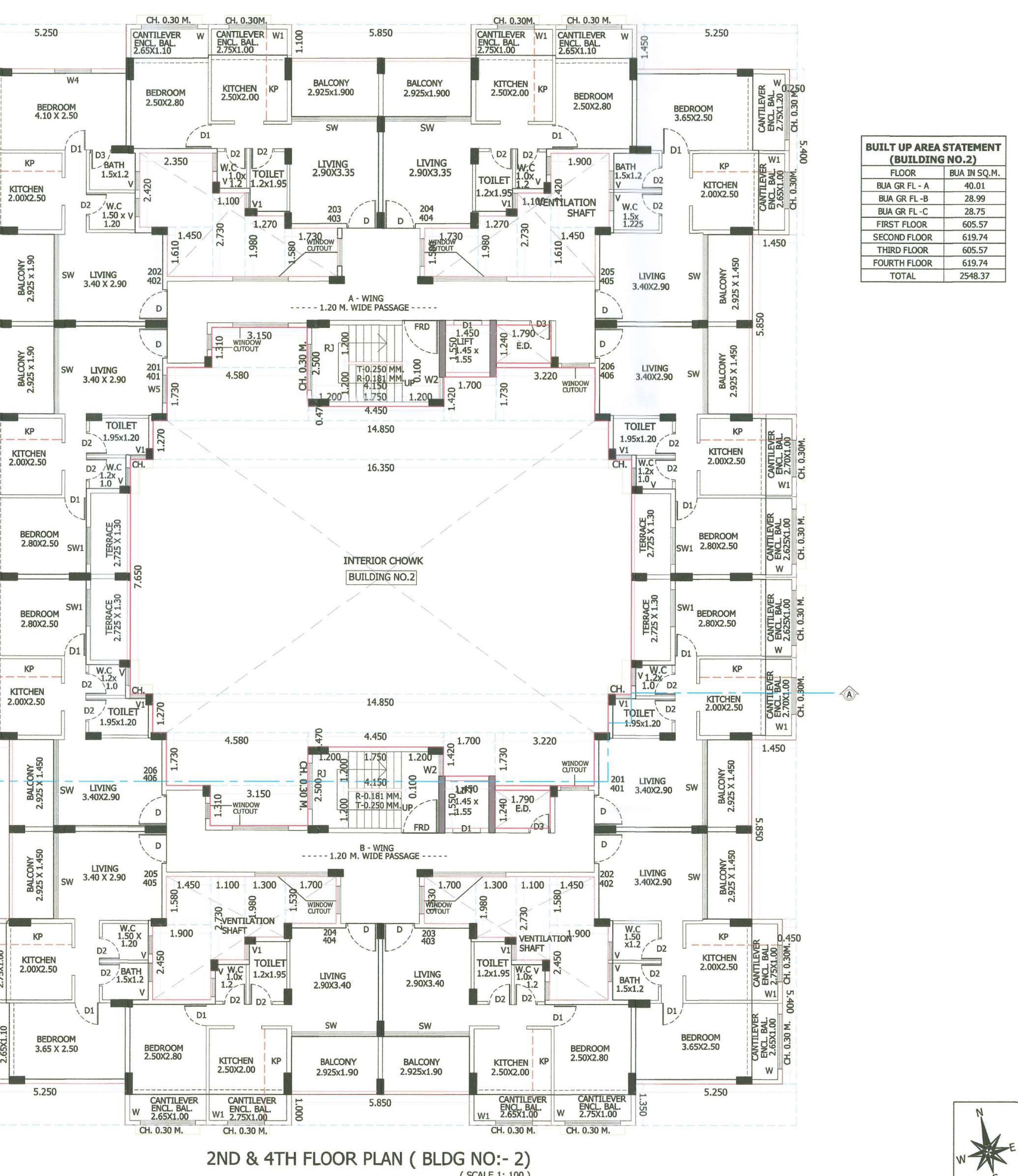
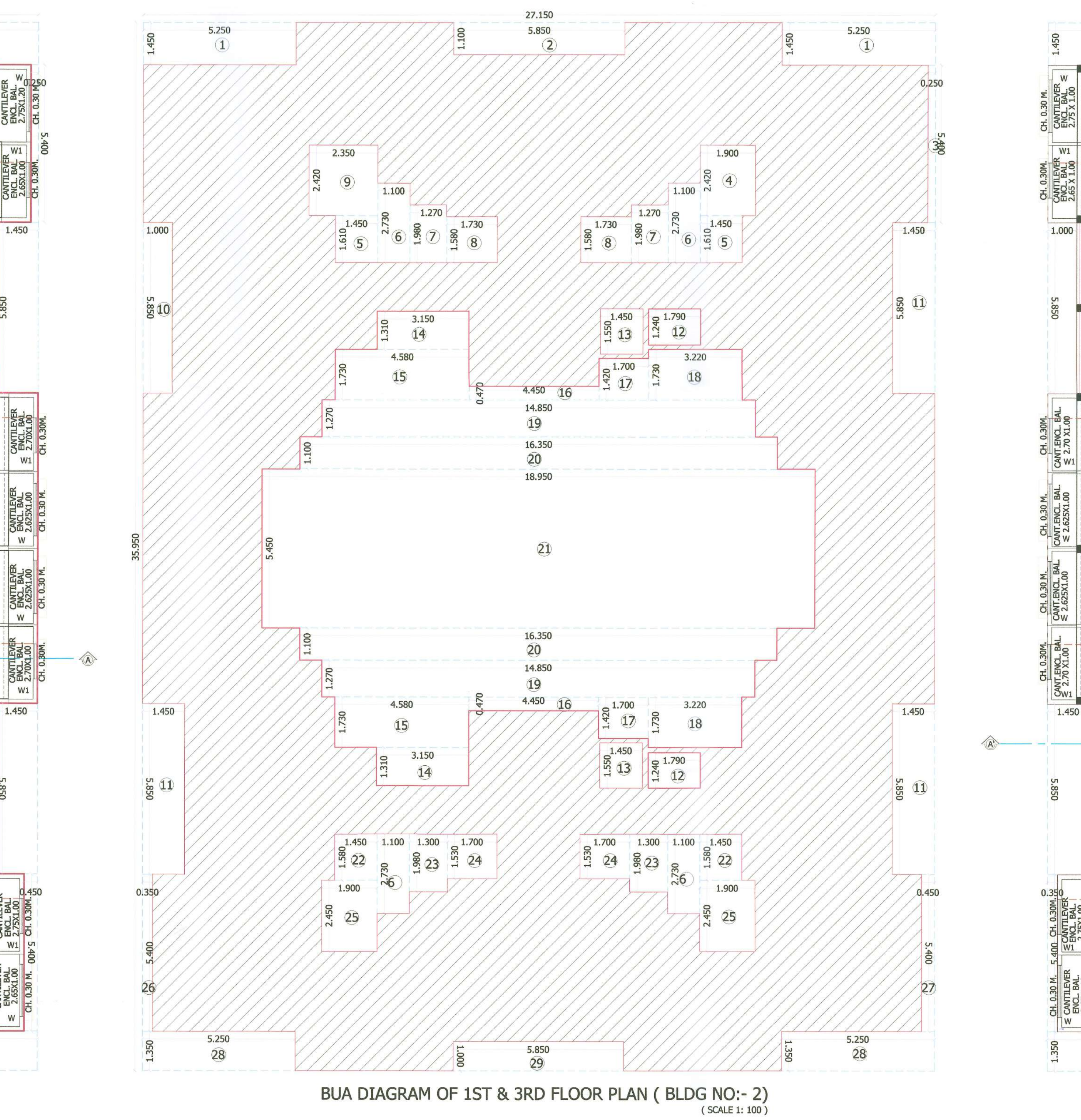
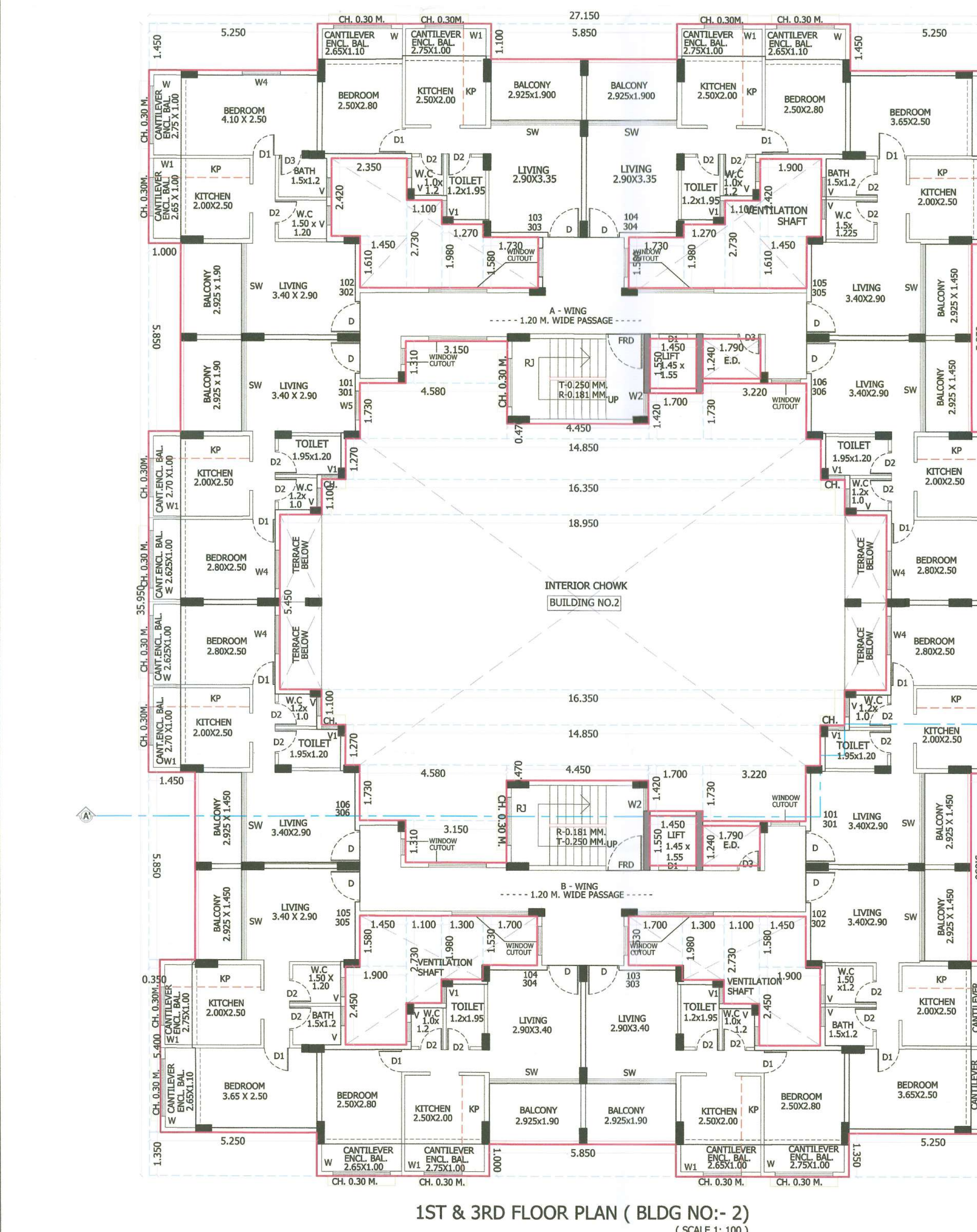
DRG. NO.  
4/5

SCALE  
AS SHOWN

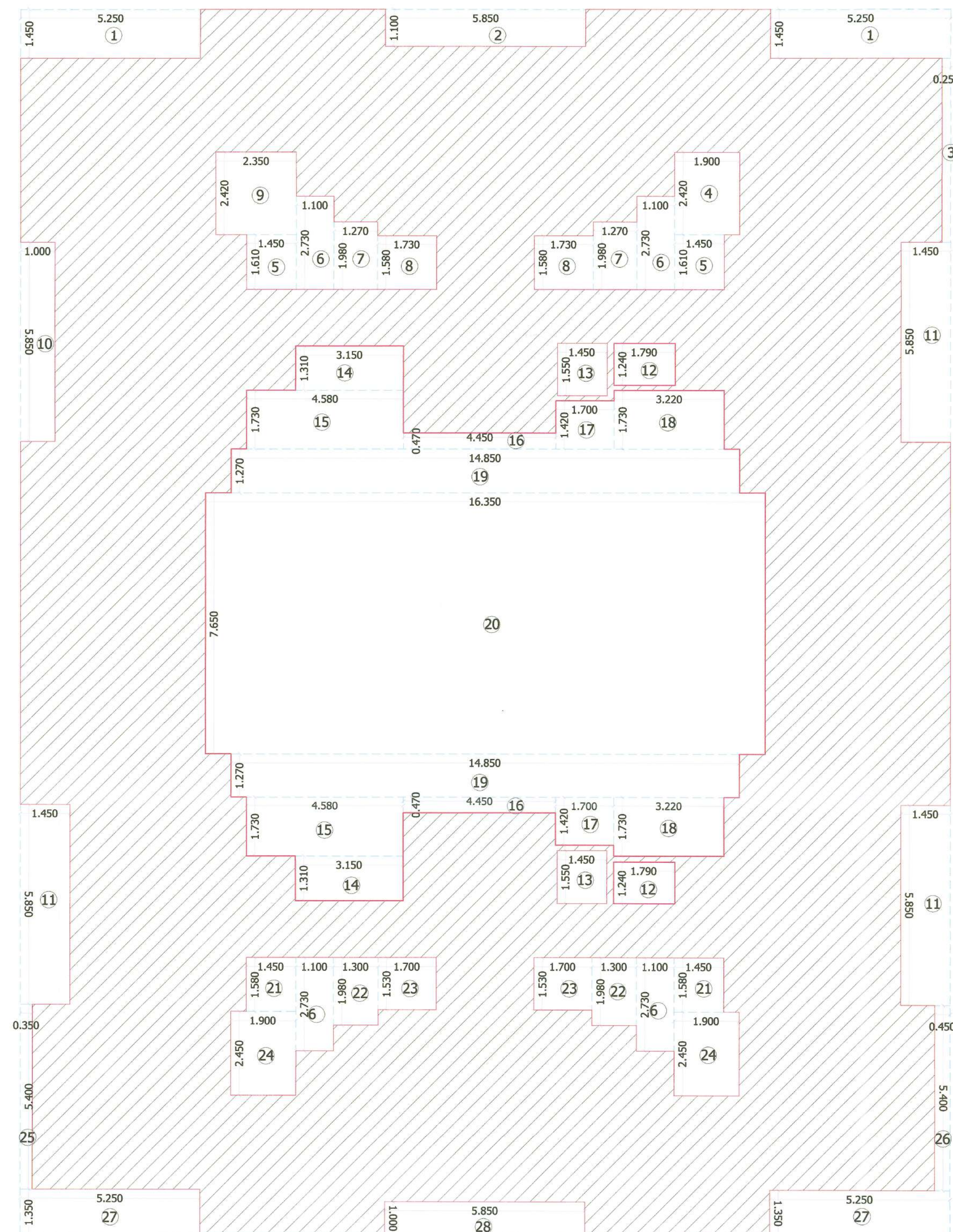
DRN. BY  
AKSHITJIA

JOB. NO.  
JPA/01/06/2021

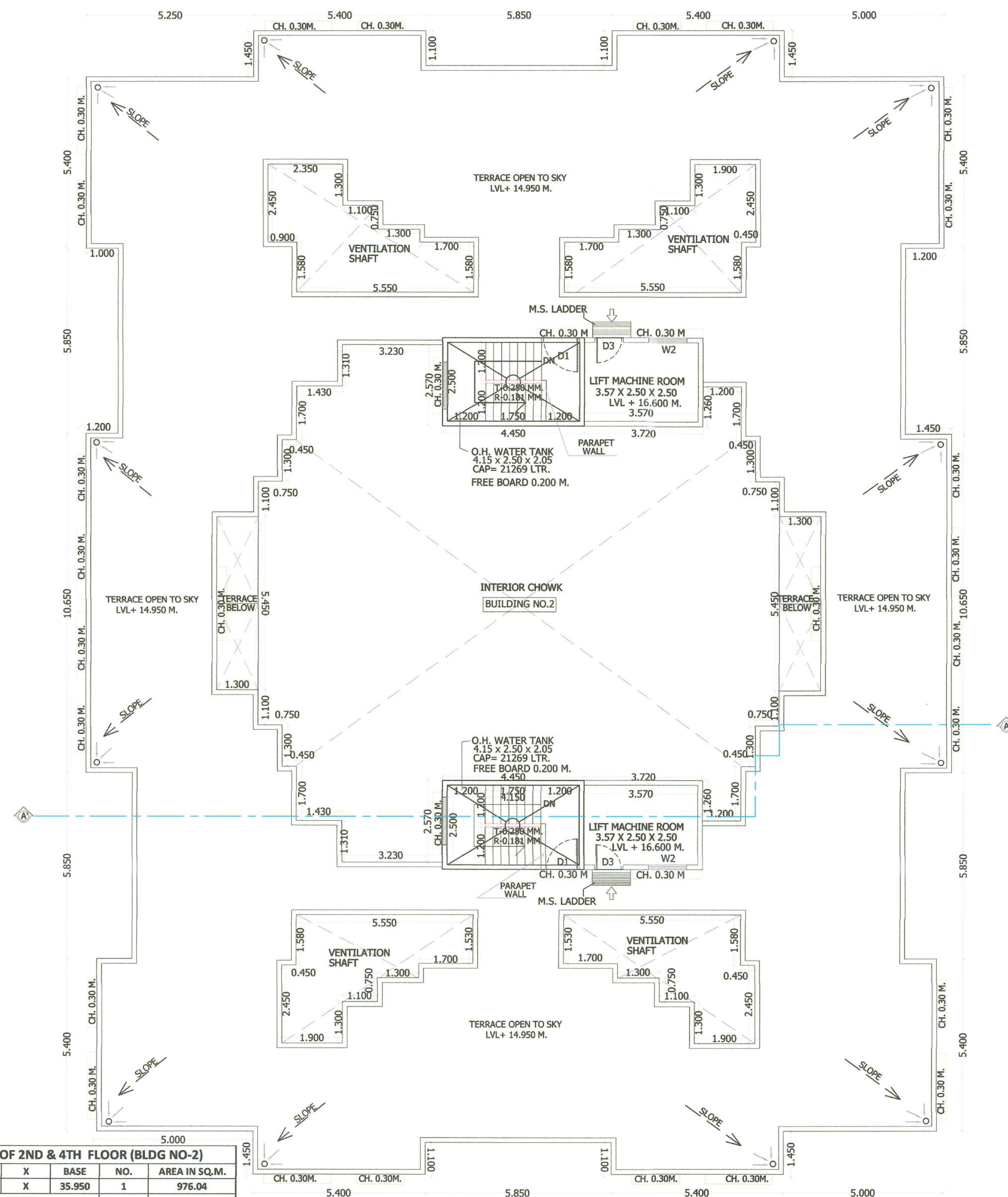
NEAR M.S.E.B. & FOREST OFFICE,  
TAKKA, PANVEL - 410206  
TELEPHONE. NO. 022-27482594.  
CALL NO. 9324727593  
jeetendra\_parmar2009@yahoo.com







BUA DIAGRAM OF 2ND & 4TH FLOOR PLAN ( BLDG NO:- 2 )  
( SCALE 1: 100 )



TERRACE PLAN OF BUILDING NO. 2  
( SCALE 1: 100 )

5.000

BUA CALCULATION OF 2ND & 4TH FLOOR (BLDG NO-2)						
DESCRIPTION BLOCK (PQRS)	LENGTH 27.150	X	BASE 35.950	NO.	1.	AREA IN SQ.M.
( A )	TOTAL			=		976.04
DEDUCTION						
NO.	LENGTH	X	BREATH	NO.	=	AREA IN SQ.M.
1	5.250	X	1.450	2	=	15.225
2	5.850	X	1.100	1	=	6.435
3	0.250	X	5.400	1	=	1.350
4	1.900	X	2.420	1	=	4.598
5	1.450	X	1.610	2	=	4.669
6	1.100	X	2.730	4	=	12.012
7	1.270	X	1.980	2	=	5.029
8	1.730	X	1.580	2	=	5.467
9	2.350	X	2.420	1	=	5.687
10	1.000	X	5.850	1	=	5.850
11	1.450	X	5.850	3	=	25.448
12	1.790	X	1.240	2	=	4.439
13	1.450	X	1.550	2	=	4.495
14	3.150	X	1.310	2	=	8.253
15	4.580	X	1.730	2	=	15.847
16	4.450	X	0.470	2	=	4.183
17	1.700	X	1.420	2	=	4.828
18	3.220	X	1.730	2	=	11.141
19	14.850	X	1.270	2	=	37.719
20	16.350	X	7.650	1	=	125.078
22	1.450	X	1.580	2	=	4.582
23	1.300	X	1.980	2	=	5.148
24	1.700	X	1.530	2	=	5.202
25	1.900	X	2.450	2	=	9.310
26	0.350	X	5.400	1	=	1.890
27	0.450	X	5.400	1	=	2.430
28	5.250	X	1.350	2	=	14.175
29	5.850	X	1.000	1	=	5.850
( B )	TOTAL DEDUCTIONS			=		356.34
(A - B)	976.04	-	356.34		=	619.70
NET BUILT UP AREA ON EACH FLOOR						= 619.70

STAMP OF APPROVAL

THIS PLANS APPROVED SUBJECT TO THE CONDITIONS  
MENTIONED IN COMMENCEMENT CERTIFICATE ISSUED  
BY THIS OFFICE BEARING CERTIFICATE NO  
CIDCO/NAINA/Panvel/Vihigar/BP-00387/ACC/2024/0527  
Dated 04 Jul 2024

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

CONTENT OF THE SHEET:

PLAN OF BUILDING NO. 2 ( 2ND & 4TH FLOOR PLAN),  
TYPICAL FLOOR & CALCULATION,  
BALCONY AREA STATEMENT, TERRACE AREA STATEMENT,  
SCHEDULE OF DOOR / WINDOW, AREA STATEMENT, LIGHT / VENTILATION STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.NO. 16/22/3 AT VILLAGE VIHIGHAR , TAL- PANVEL DATED :13-11-2018 AND THAT THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SC WORKED OUT IS 3912.526 SQ.M.

  
MR. TEJAS RAJNIKANT SHAH.

JEETENDRA PARMAR  
STATE/R/2022/APL/02047  
( SIGN. OF LICENSED ENGINEER

## FORM OF CERTIFICATE

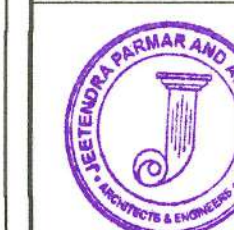
I Jetendra Parmar have been employed by the applicant as Licensed engineer. I have examined the boundaries and the area of the plot and i do hereby certify that ,I have personally verified and checked all the statements made by the applicant who is the owner /Developer in possession of the plot in the above form and found them to be correct.

  
MR. TEJAS RAJNIKANT SHAH.

JEETENDRA PARMAR  
STATE/R/2022/APL/02047  
( SIGN. OF LICENSED ENGINEER )

## DESCRIPTION OF PROPOSAL &amp; PROPERTY

PLAN OF PROPOSED RESIDENTIAL BUILDING IN G. NO. 16/22/3  
AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST.- RAIGAD.



**JEETENDRA PARMAR  
AND ASSOCIATES**

JOB. NO.  
JPA/R0/06/2021

FILE NAME  
VTHIGHAR/SUI

DRG. NO.  
5/5

SCALE  
AS SHOWNDRN. BY  
AR.KSHITIARCHITECTURE  
ENGINEERING

NEAR M.S.E.B. & FOREST OFFICE,  
TAKKA, PANVEL- 410206  
TELEPHONE. NO. 022-27482594.  
CALL NO. 9322472593  
jeetendra\_parmar2000@yahoo.com