

DYSLR BOUNDARY AREA CALCULATION					
Sr.	NO.	FRACTION	BASE	HEIGHT	AREA IN SQ. M.
1	0.5	x	23.665	4.596	= 54.411
2	0.5	x	30.561	1.298	= 172.613
3	0.5	x	40.102	14.932	= 298.726
4	0.5	x	40.015	18.125	= 369.598
5	0.5	x	39.620	16.650	= 387.375
6	0.5	x	39.620	10.954	= 216.988
7	0.5	x	38.495	7.364	= 141.744
8	0.5	x	46.720	20.033	= 481.978
9	0.5	x	46.720	8.549	= 159.111
10	0.5	x	36.769	10.021	= 184.206
11	0.5	x	34.190	7.619	= 130.241
12	0.5	x	48.504	13.729	= 319.078
13	0.5	x	138.5	5.436	= 111.111
14	0.5	x	85.390	7.594	= 248.171
15	0.5	x	65.360	12.461	= 407.207
16	0.5	x	61.605	7.941	= 244.615
17	0.5	x	64.571	33.801	= 1091.276
18	0.5	x	57.571	10.125	= 111.111
19	0.5	x	55.285	20.246	= 559.579
20	0.5	x	38.464	5.664	= 108.930
21	0.5	x	27.827	7.094	= 98.697
22	0.5	x	19.180	9.928	= 94.251
TOTAL					94.251

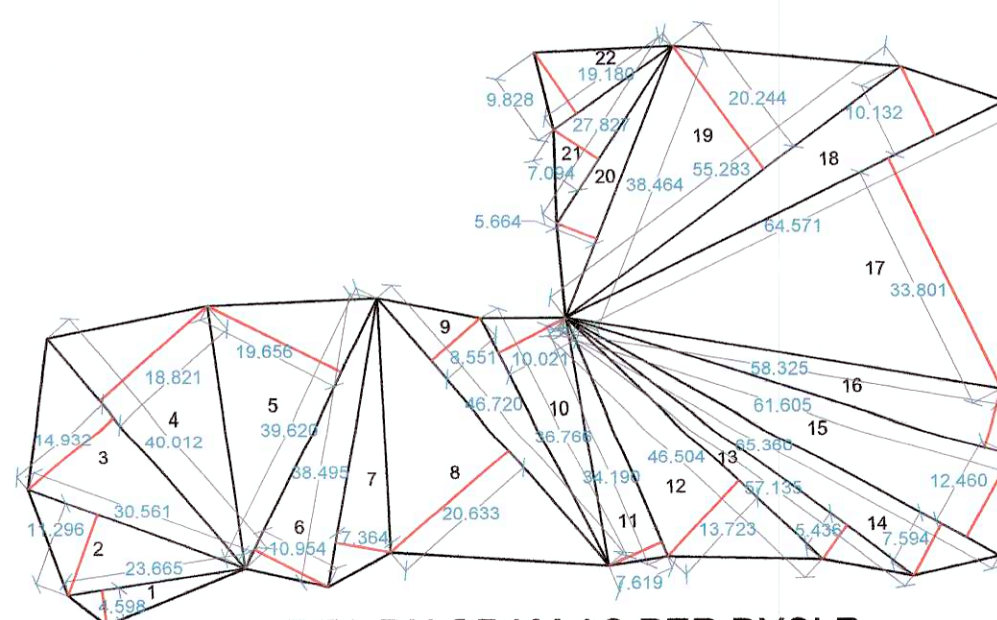
AREA CALCULATION (AREA UNDER 18M ROAD WIDENING)					
SR.NO			BASE	HEIGHT	AREA IN SQ.M
1	0.5	X	13.346	X	5.937 = 39.618
2	0.5	X	10.733	X	3.051 = 16.373
3	0.5	X	5.574	X	3.224 = 8.987
TOTAL AREA					64.978

RECREATIONAL OPEN SPACE AREA CALCULATION				
Sr. No.	FRACTION	BASE	HEIGHT	AREA IN SQ.M.
1	0.5	x 20.356	x 7.762	= 79.004
2	0.5	x 25.462	x 4.565	= 58.111
3	0.5	x 25.462	x 9.516	= 121.153
4	0.5	x 26.902	x 5.9578	= 80.139
5	0.5	x 20.3443	x 6.5439	= 66.566
6	0.5	x 26.921	x 15.8436	= 213.113
7	0.5	x 21.236	x 3.029	= 32.160
8		BY P-LINE		= 4.013
TOTAL AREA				= 654.258

AREA CALCULATION OF ROAD DEDUCTION (AS PER DYSLR)							
SR.NO			BASE		HEIGHT		AREA IN SQ.M
1	0.5	X	19.208	X	2.606	=	25.028
2	0.5	X	19.127	X	3.481	=	33.291
3	0.5	X	14.932	X	3.722	=	27.792
4	0.5	X	12.242	X	3.766	=	23.055
5	0.5	X	20.027	X	1.467	=	14.690
6	0.5	X	8.654	X	2.136	=	9.248
TOTAL AREA							133.104

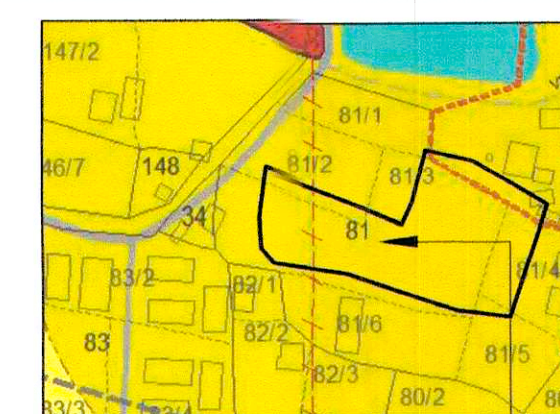
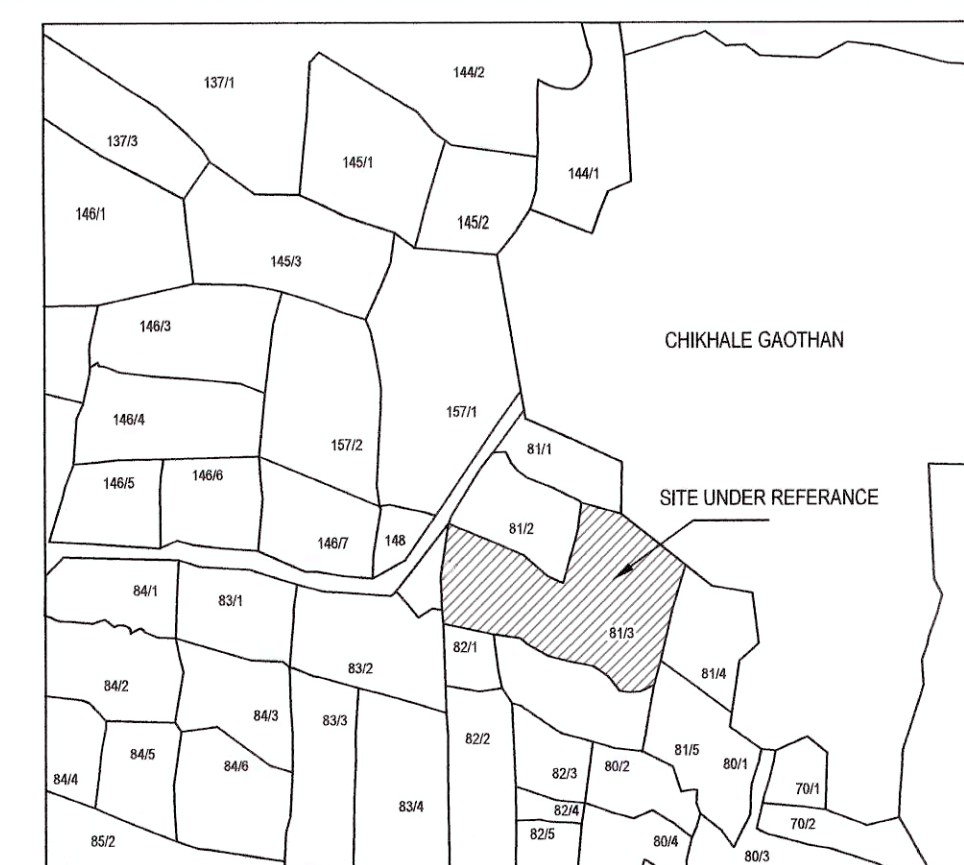
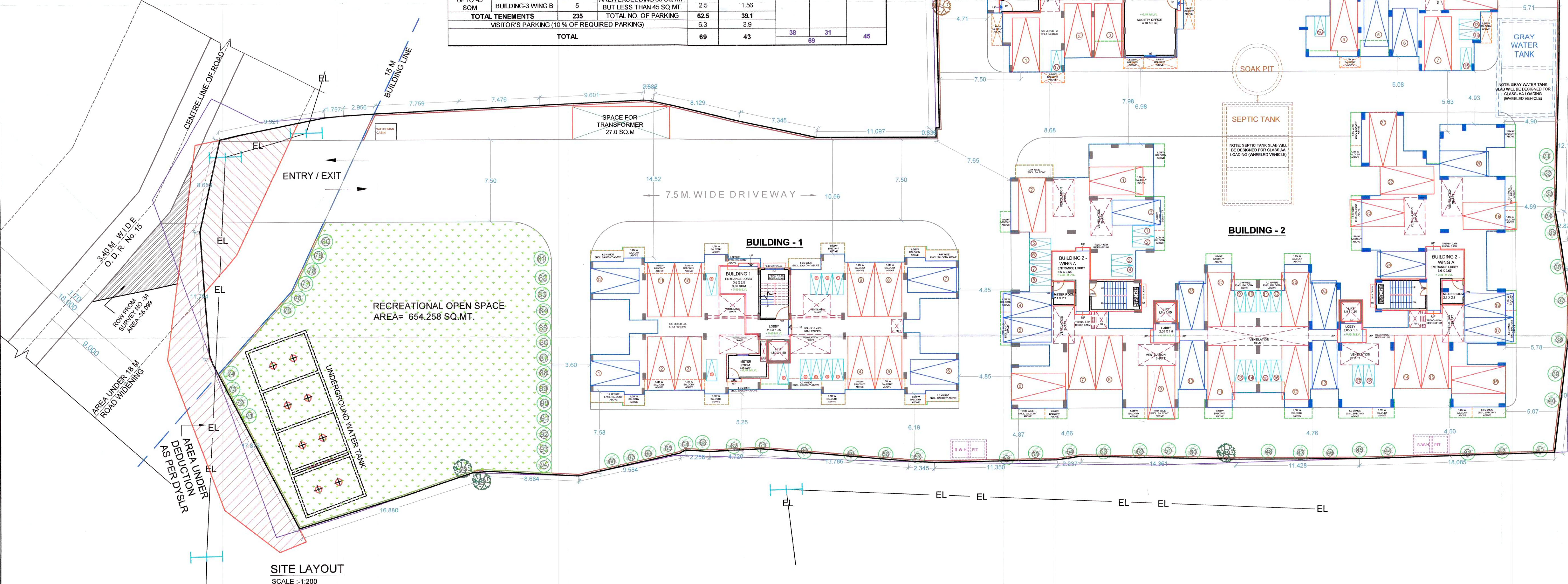
ROAD DEDUCTION AREA
= 133.104 SQ.MT.

RECREATIONAL OPEN
SPACE AREA DIAGRAM
SCALE 1 : 200
AREA = 654.258 SQ.MT.



SIDE MARGINS & ROAD SET BACK STATEMENT						
BUILDING NO.	BUILDING SIDE	HEIGHT OF BUILDING (IN M.)	MIN. REQUIRED MARGINAL DISTANCE (IN M.)	MIN. PROPOSED MARGINAL DISTANCE (IN M.)	DEFICIENCY	REMARK
BUILDING-1	NORTH SIDE (L/V)	17.40	3.48	10.55	NIL	ADEQUATE AS PER REG. NO 22.1, 22.2, 22.3.
	SOUTH SIDE (L/V)			5.10	NIL	
	EAST SIDE (DEAD WALL)			4.85	NIL	
	WEST SIDE (L/V)			3.6	NIL	
BUILDING-2	NORTH SIDE (DEAD WALL)	17.40	3.48	3.78	NIL	
	SOUTH SIDE (L/V)			4.35	NIL	
	EAST SIDE (L/V)			4.69	NIL	
	WEST SIDE (L/V)			4.85	NIL	
BUILDING-3	NORTH SIDE (L/V)	17.85	3.57	3.89	NIL	
	SOUTH SIDE (L/V)			3.78	NIL	
	EAST SIDE (L/V)			5.48	NIL	













PARKING STATEMENT									
TENEMENTS SIZE CARPET AREA IN SQM		NO. OF TENEMENTS	REQUIRED PARKING RATE- ONE CAR PARKING FOR EVERY	REQUIRED NO. OF PARKING		PROPOSED PARKING SPACES			
				NO OF CARS	NO OF SCOOTERS (NO OF CARS X 12.5 x 10%) / 2	BIG CAR 2.5 x 5.0 M (12.5 sqm)	SMALL CAR 2.3 x 4.5 M (10.35 sqmt.)	NO OF SCOOTERS 1.0 x 2.0 M (2.0 sqmt.)	
RESIDENTIAL UPTO 35 SQM	BUILDING-1	48	4 TENEMENT HAVING CARPET AREA UPTO 35 SQ.M. EACH	12	7.50	8	4	10	
	BUILDING-2 WING A	48		12	7.50	17	11	18	
	BUILDING-2 WING B	54		13.5	8.44				
	BUILDING-3 WING A	40		10	6.25				
	BUILDING-3 WING B	30		7.5	4.69	13	16	17	
RESIDENTIAL UPTO 45 SQM	BUILDING-3 WING A	10	2 TENEMENTS WITH CARPET AREA EXCEEDING 35 SQ.MT. BUT LESS THAN 45 SQ.MT.	5	3.13				
	BUILDING-3 WING B	5	2.5	1.56					
TOTAL TENEMENTS		235	TOTAL NO. OF PARKING	62.5	39.1				
VISITOR'S PARKING (10 % OF REQUIRED PARKING)				6.3	3.9				
TOTAL				69	43	38	31	45	



SITE UNDER REFERENCE

IDP IMAGE FOR REFERENCE

SCALE: NTS

LEGEND:	
DRAFT PLOT BOUNDARY IN TFS	
PLOT LINE	
EXISTING STREET	
PROPOSED STREET	
PERMISSIBLE BUILDING LINE	
BUILDUP LINE	
MARGINAL OPEN SPACE	NO COLOUR
RECREATIONAL OPEN SPACE	
DYSLR ROAD	
EXITING TREE	
NATURALLY DECAYED TREE	
PROPOSED TREE	
LT ELECTRIC LINE	

BUILT UP AREA STATEMENT		
BUILDING	BUILT UP AREA	
	EWS	SAL
BUILDING 1	0	2244.3
BUILDING 2	0	4549.9
BUILDING 3	1238.619	2601.3
TOTAL	1238.619	9395.5

	STAMP OF APPROVAL	1/7
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This plans are approved subject to the conditions mentioned in commencement certificate issued by this office bearing certificate No.:
CIDCO/NAINA/Panvel/Chikhale/BP-00510/
ACC/2025/0786
Dated: 14 February 2025

A. J. VAN KIL, A. J. VAN KIL, A. J. VAN KIL, A. J. VAN KIL, A. J. VAN KIL

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



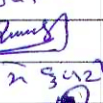

CONTENTS OF SHEET :

CONTENTS OF SHEET :	
1.	SITE PLAN
2.	LOCATION PLAN
3.	IDF IMAGE FOR REFERENCE
4.	SIDE MARGINS & ROAD SET BACK STATEMENT
5.	PARKING STATEMENT
6.	AREA DIAGRAM & AREA CALCULATION AS PER DYSLR
7.	AREA DIAGRAM & AREA CALCULATION UNDER 18 M ROAD WIDENING
8.	BUILT UP AREA STATEMENT
9.	ROAD DEDUCTION AREA & DIAGRAM
10.	RECREATIONAL OPEN SPACE AREA DIAGRAM & AREA CALCULATION
11.	LEGEND - 1
12.	AREA STATEMENT

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10-07-2024 AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE IS 6317.397 SQ.M. & THE AREA SO WORKED TALLIES, WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ P. SCH RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORD.


M. V. Bodhankar
 CA/2005/35295
 Architect Planner
 AR. MANDAR V. BODHANKAR
 CA/2005/35295

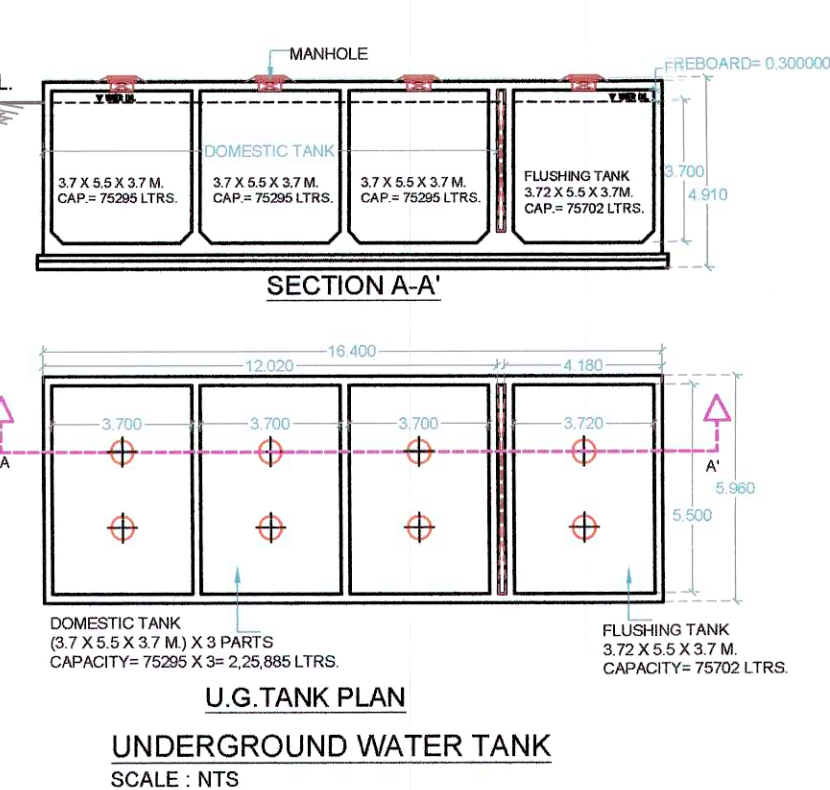
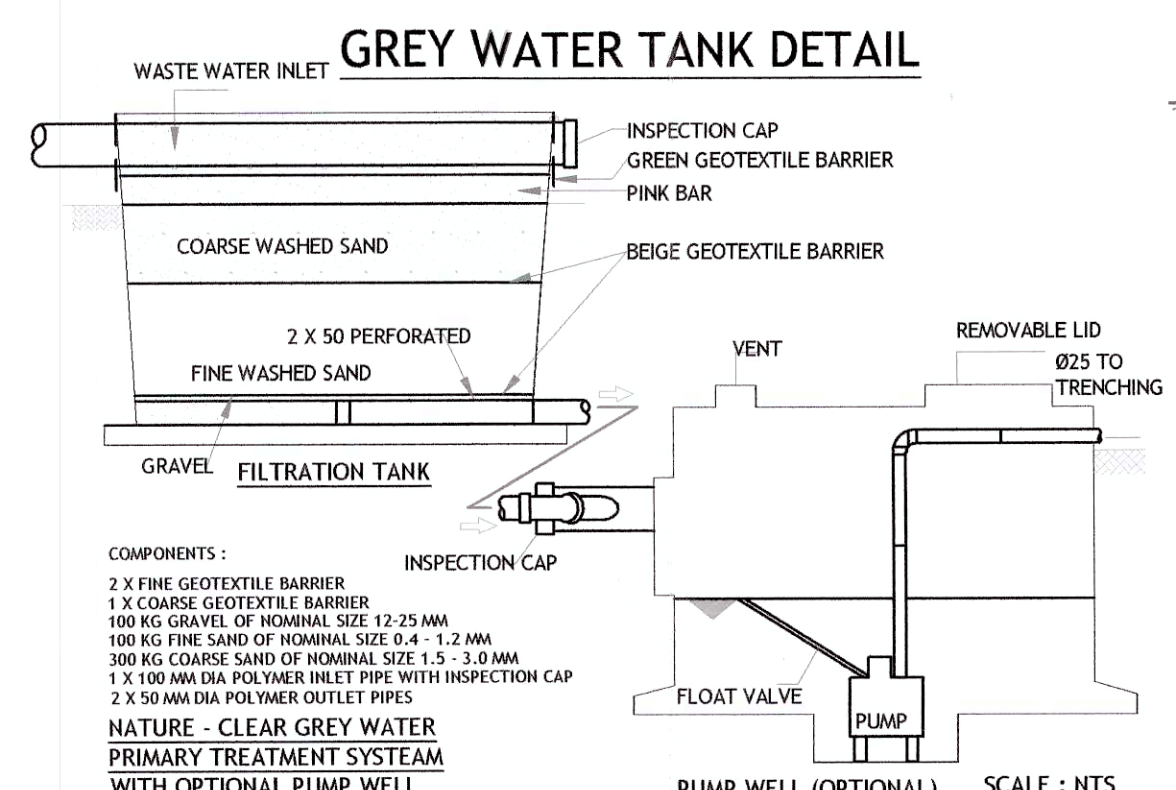
PROJECT	
<p>AMENDED DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO- 81/3, VILLAGE CHIKHALE , TAL-PARVEL, DIST-RAIGAD.</p>	
<p>OWNER'S DECLARATION -- I/WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PL APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE TH STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS ENSURE THE QUALITY AND SAFETY AT THE WORK SITE</p>	

NAME & SIGN. OF OWNER MR. NARAYAN DHANU DUBAYTIA  MR. RAMENDR SHIBRA DUBAYTIA  MR. LALITA DHANU DUBAYTIA  MR. VEERAA AVISHA BHATESHWAR  MR. ANILKUMAR SACHINLAL, SINGHAR 		NAME & SIGN. OF ARCHITECT  M. V. Bodhanekar CA/2003/5355 Architect Plot 1	
DATE 25.09.2004 DRAWN BY ARD CHECK BY MVB SCALE AS SHOWN		REGISTERED  SHRI. MANDAR V. BODHANekar BARAKH. M. TECH HY-802458119 MASTER PLANNING	
ATD 24.09.09 1619			

WATER STORAGE CAPACITY CALCULATION												
BUILDING NUMBER	TOTAL NO. OF FLATS	NO. OF ADD. TOILET	SANITARY BLOCK			TOTAL POPULATION 2 X 5 PERSONS	WATER REQUIREMENTS (IN LITER)			UGT PROVIDED (IN LITER)		
			NO. OF SANITARY BLOCK	SANITARY BLOCK REQ. 270 (LTR)	TOTAL 4(X)5		ADD. TOILET (3 X 180)	POPULATION 7(X)189	TOTAL 6(X)189	TANK NUMBER	SIZE/ DIMENSION	CAPACITY (LTR)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]	[11]	[12]	[13]
B1	48	48	0	270	0	240	8640	45360	54000		(3.7 X 5.5 X 3.7 M) X 3 (domestic)	2,25,885
B2 WING B	48	30	0	270	0	240	5400	45360	50760	TANK NO -1	3.72 X 5.5 X 3.7 (flushing)	75,702
B2 WING B	54	36	0	270	0	270	6180	51030	55710			
B3 WING A	50	45	3	270	810	250	9400	47250	56160			
B3 WING B	36	30	0	270	0	175	5400	23275	39475			
TOTAL	235	189	3	810	1175	34020	222075	258965				3,01,587
1)	For residential unit 5 Person per tenement											
2)	Water Requirement per capita = 135 (Domestic) + 54 (Flushing) = 189 Litre per capita											
3)	Water Requirement for additional Toilet = 180 Litre per Tenement											












SEPTIC TANK REQUIREMENT							SEPTIC TANK PROVIDED	
BUILDING NUMBER	TOTAL NO. OF FLATS	POPULATION	WATER REQUIREMENT		FLOW TO SEWER FLUSHING			TOTAL FLOW TO SEPTIC TANK (LPM)
			FLUSHING		LPM			
			LP/CD	LP/CD	LPD	LPD		
1	2	(3)=(2) X 5	4	(5)=(3) X (4)	(6)=(5) X 100%	7	8	
B1	48	240	54	12960	12960	12960	(6.75 X 2.7 X 4) X	
B2 WING A	48	240	54	12960	12960	12960		
B2 WING B	54	270	54	14580	14580	14580		
B3 WING A	50	250	54	13500	13500	13500		
B3 WING B	35	175	54	9450	9450	9450		
ADD TOILETS			189	54	10206	10206		
SANITARY DUCT			3		270	810		
TOTAL					74665	74665	1.86 MGD (1.86 X 10 ⁶ LTR)	





GREY-WATER TANK REQUIREMENT							
BUILDING NUMBER	TOTAL NO. OF FLATS	POPULATION	WATER REQUIREMENT		FLOW TO SEWER	TOTAL FLOW TO GREY WATER TANK	GREY WATER TANK PROVIDED
			DOMESTIC		DOMESTIC (85%)		
			LPCD	LPD	LPCD	LPD	
1	2	(3)=(2)X 5	4	5)=(3)X4	(6)=(5)x85%	7	8
B2 WING A	48	240	135	32400	27540	27540	
B2 WING B	48	240	135	32400	27540	27540	
B2 WING B	54	270	135	36450	30963	30963	
B3 WING A	50	250	135	33750	28868	28868	(4.75 X 4.05 X 4.5) X
B3 WING B	35	175	135	23625	20081.25		
ADD TOILETS	189	135	25515	21687.75	21687.75		
TOTAL							473157.5 LTR DS

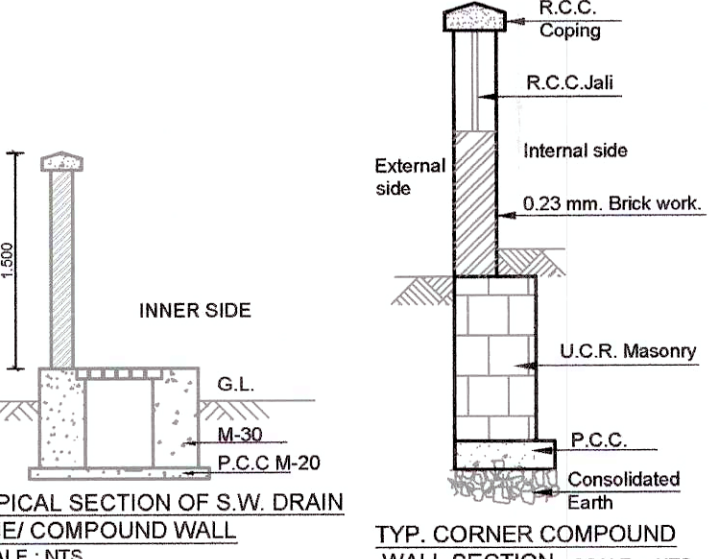
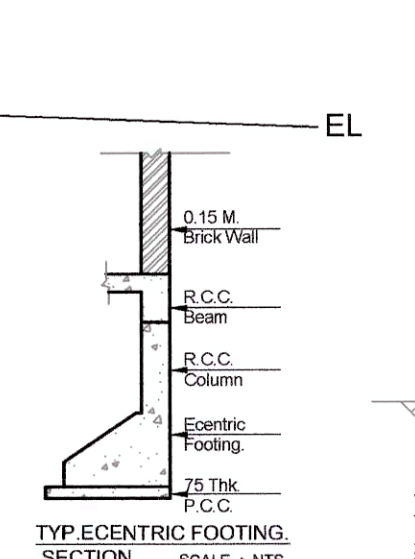
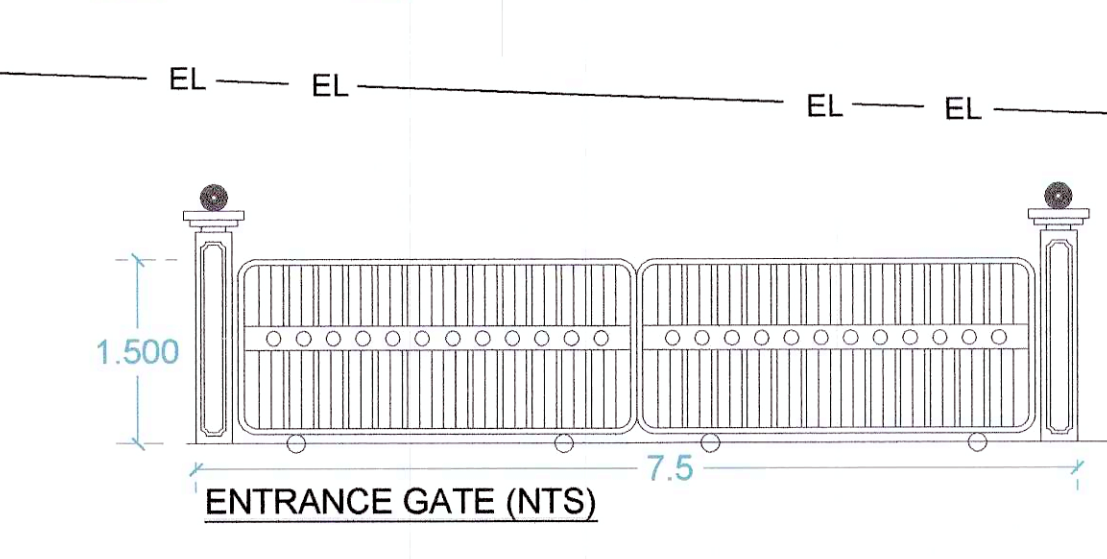
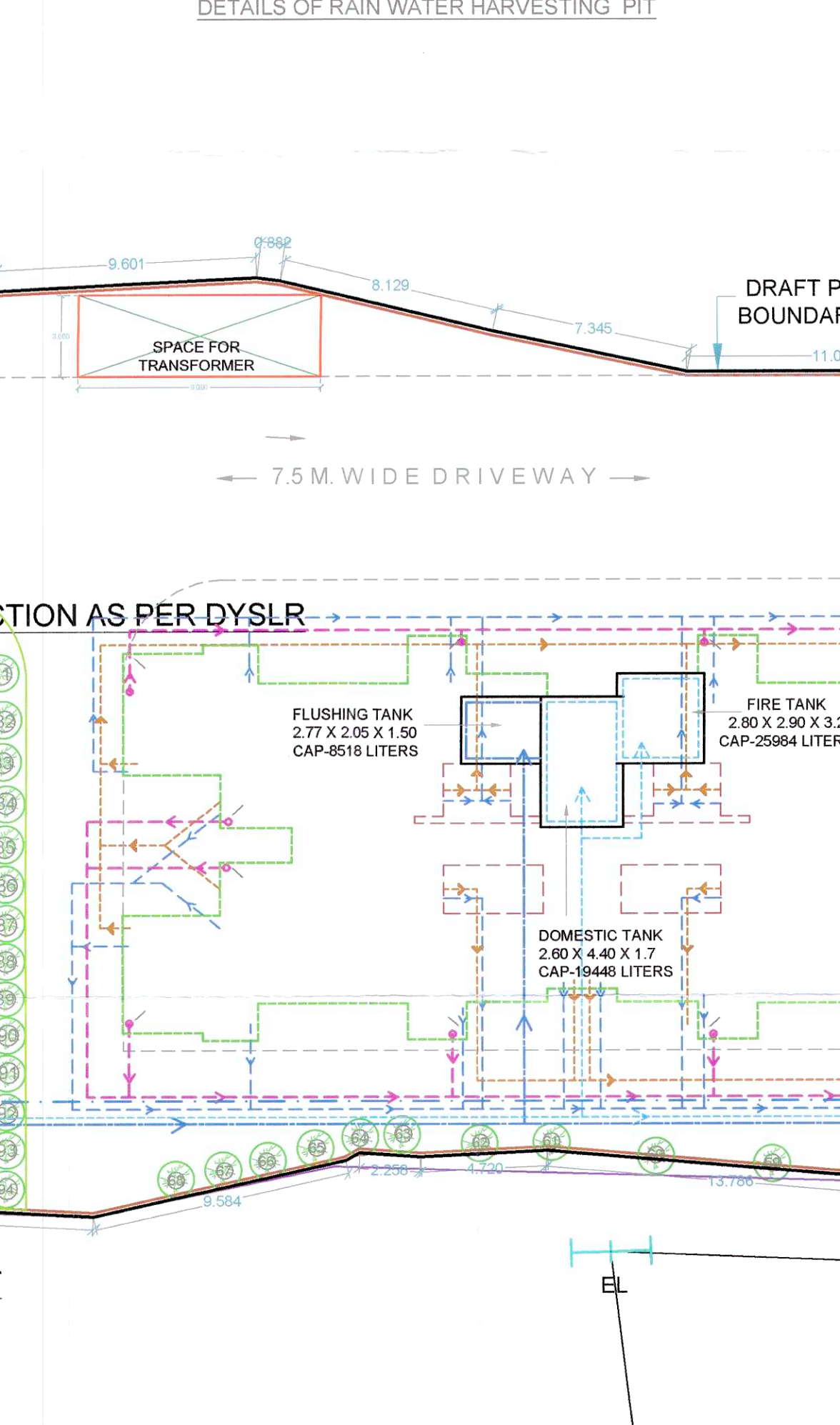
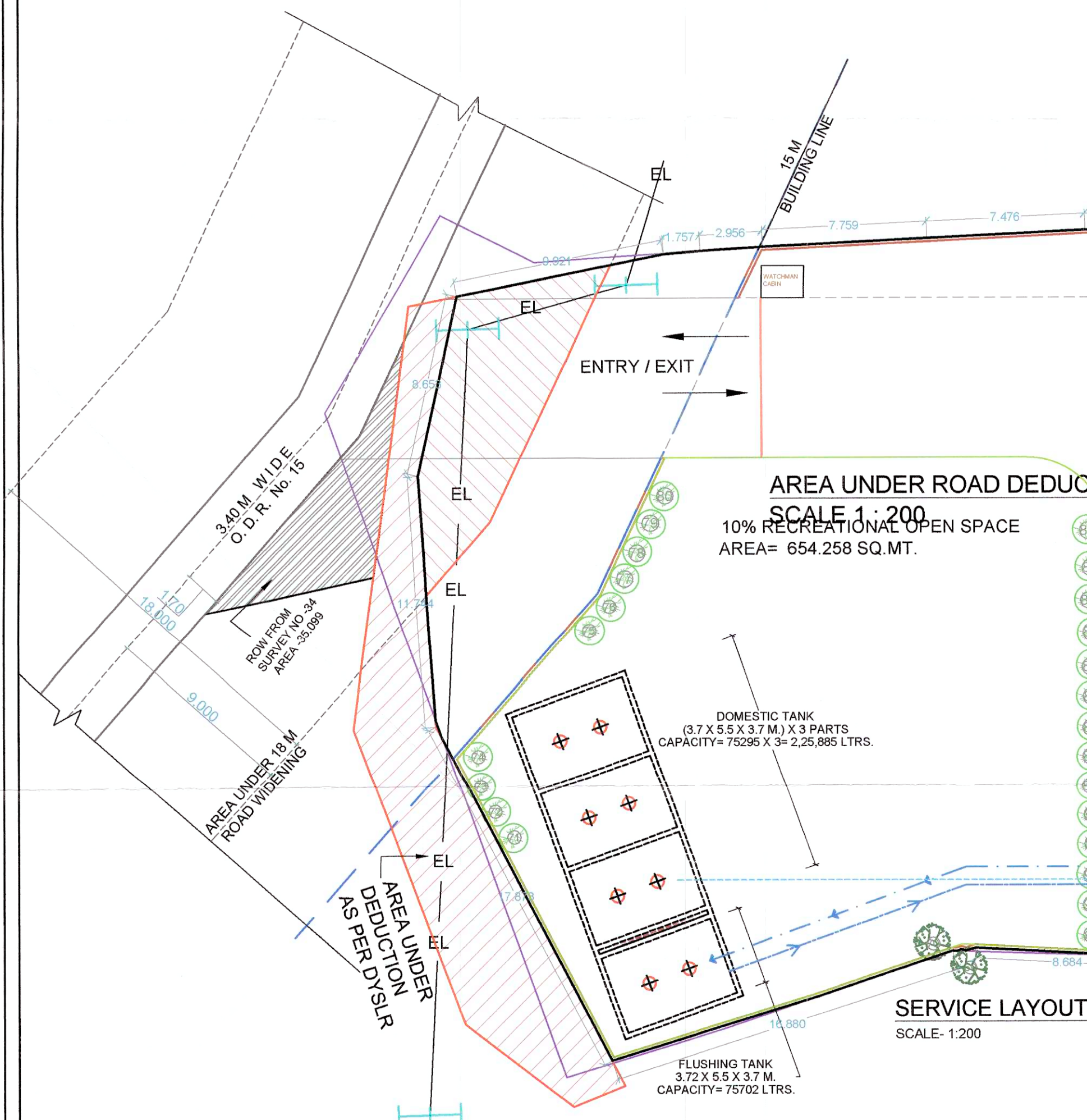
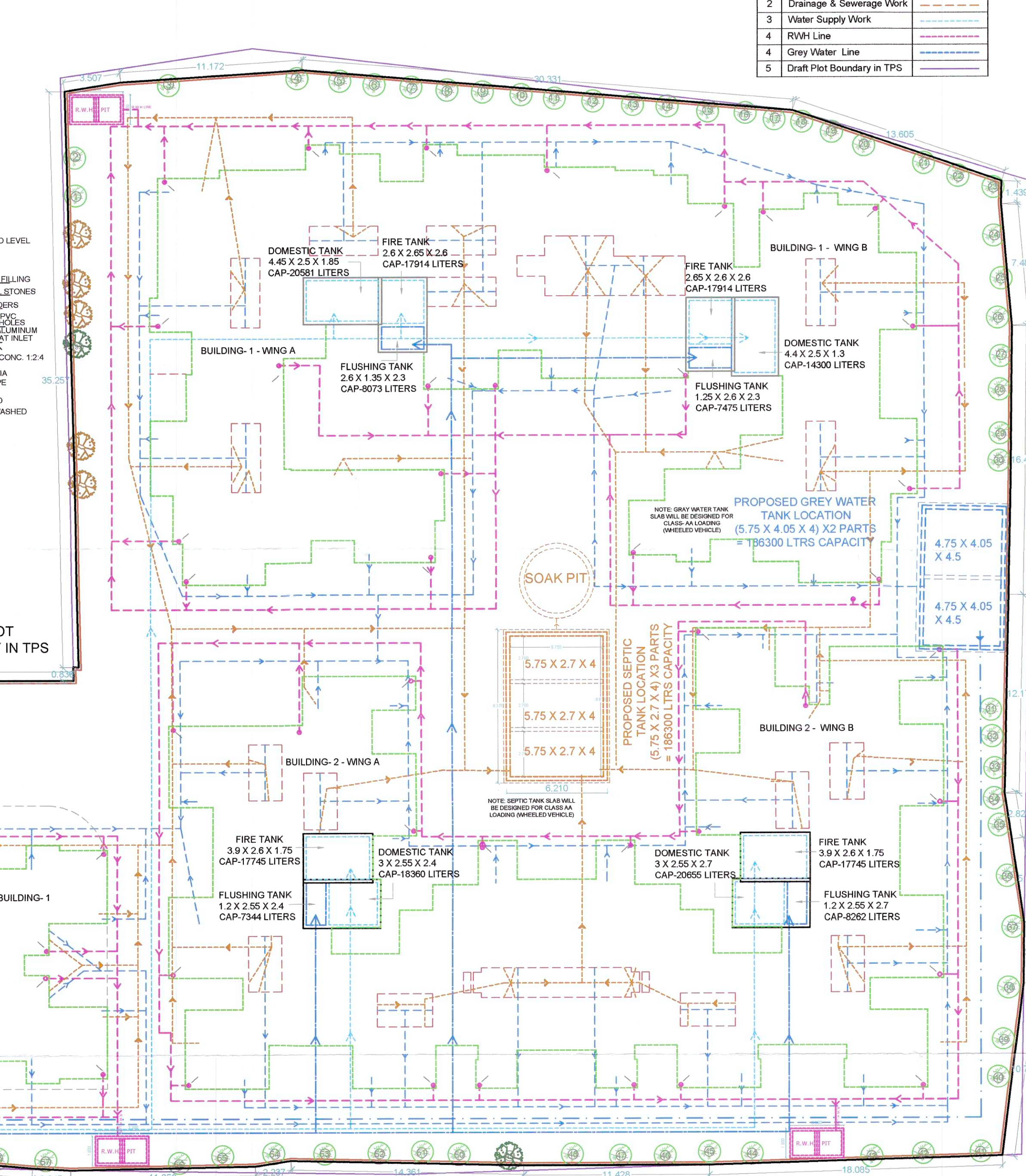
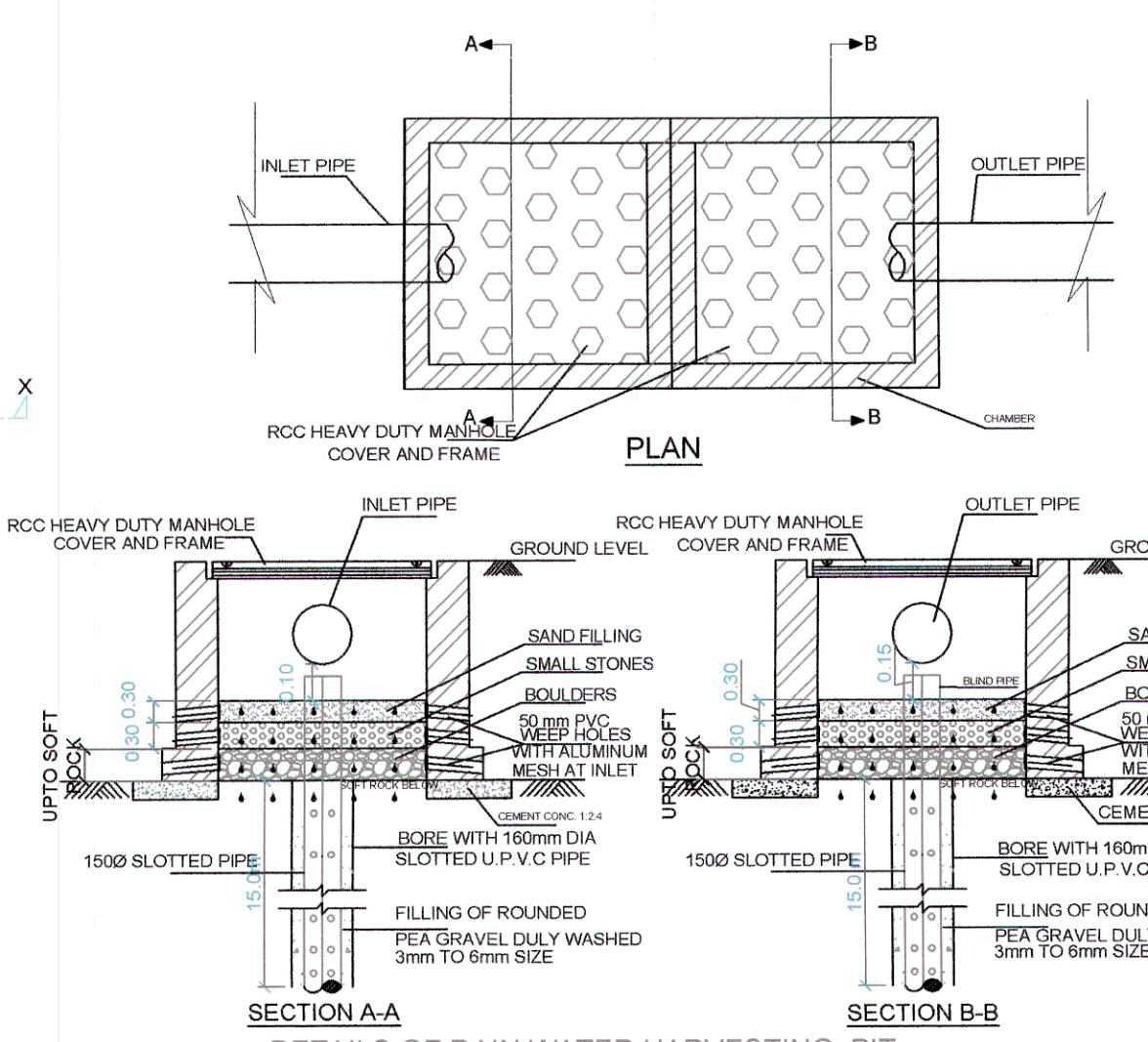
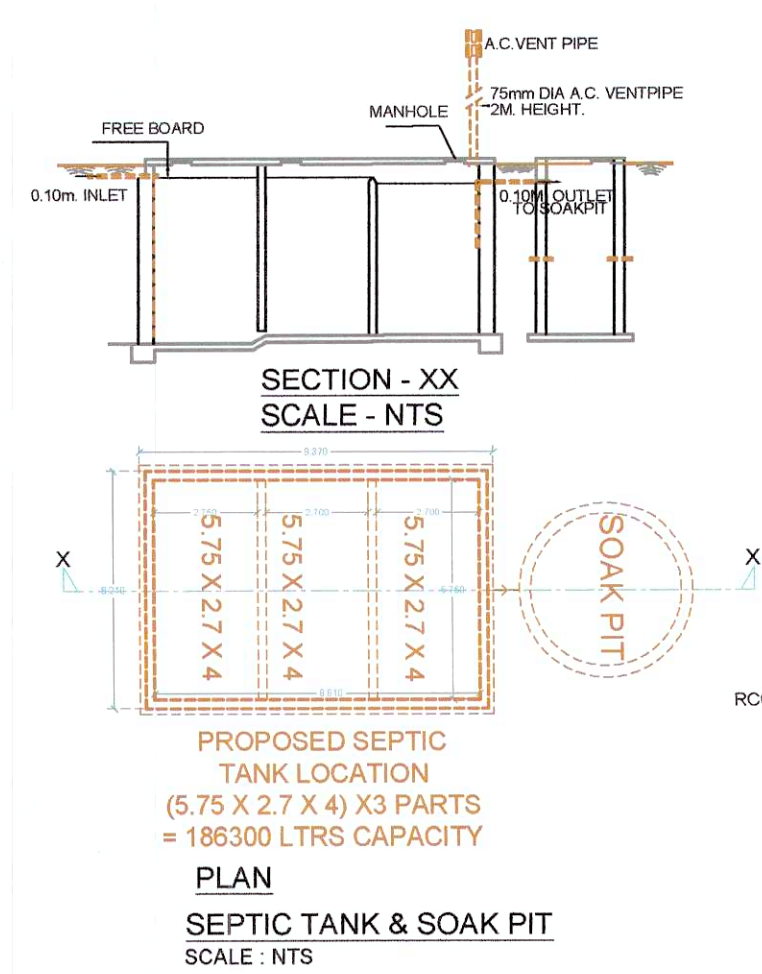


OVERHEAD WATER TANK CAPACITY CALCULATION					
FLUID	WATER REQUIRED (LITER) S/D OF UG TANK	UGT PRODUCTION	NUMBER OF	CAPACITY (LITER)	
B1	DOMESTIC 19320	4.4 X 2.6 X 1.7	1	19448	
	FUELING 7890	2.7 X 2.05 X 1.5	1	8518	
	FIRE 25000	2.8 X 2.9 X 3.2	1	25994	
B2 WING A	DOMESTIC 18150	3.0 X 2.55 X 2.4	1	18360	
	FUELING 7230	1.2 X 2.55 X 2.4	1	7344	
	FIRE 17500	3.9 X 2.6 X 1.75	1	17745	
B2 WING B	DOMESTIC 20565	3.0 X 2.55 X 2.7	1	20655	
	FUELING 8190	1.2 X 2.55 X 2.7	1	8262	
	FIRE 17500	3.9 X 2.6 X 1.75	1	17745	
B3 WING A	DOMESTIC 20205	4.45 X 2.5 X 1.85	1	20581	
	FUELING 7875	2.6 X 1.35 X 2.3	1	8073	
	FIRE 17500	2.6 X 2.65 X 2.6	1	17914	
B3 WING B	DOMESTIC 13763	3 X 2.5 X 1.85	1	14300	
	FUELING 5475	1.2 X 2.5 X 1.85	1	15847	
	FIRE 17500	2.6 X 2.65 X 2.6	1	17914	
TOTAL		223453		523890	

Note:-
 1. Overhead Water Tank Capacity shall be minimum 50% of UGT
 2. Size of Overhead Water Tank is equivalent to Fire-Proof

LEGEND:	
DRAFT PLOT BOUNDARY IN T/P'S PLOT LINE	
EXISTING STREET	
PROPOSED STREET	
PERMISSIBLE BUILDING LINE	
BUILDUP LINE	
MARGINAL OPEN SPACE	NO COLOUR
RECREATIONAL OPEN SPACE	
DYSUR ROAD	
EXITING TREE	
NATURALLY DECAYED TREE	
PROPOSED TREE	
LT ELECTRIC LINE	

Sr.	Item	LEGEND-2
1	Plot Line	
2	Drainage & Sewerage Work	
3	Water Supply Work	
4	RWH Line	
5	Grey Water Line	
6	Draft Plot Boundary in TPS	



This plans are approved subject to the conditions mentioned in commencement certificate issued by this office bearing certificate No.:
CIDCO/NAINA/Panvel/Chikhale/BP-00510/
ACC/2025/0786
Dated: 14 February 2025

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CONTENTS OF SHEET :	
1.	SERVICE LAYOUT
2.	DETAILS OF RAIN WATER HARVESTING PIT
3.	GREY WATER TANK DETAIL
4.	UNDERGROUND WATER TANK DETAIL
5.	SEPTIC TANK & SOAK PIT DETAIL
6.	WATER STORAGE CAPACITY CALCULATION
7.	SEPTIC TANK REQUIREMENT

8. GREY WATER TANK REQUIREMENT
9. OVERHEAD WATER TANK CAPACITY CALCULATION
10. LEGEND - 1
11. LEGEND - 2
12. ENTRANCE GATE
13. TYPICAL ECENTRIC FOOTING - SECTION
14. TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
15. TYPICAL CORNER COMPOUND WALL SECTION

PROJECT			
AMENDED DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO.- 81/3, VILLAGE - CHIKHALE , TAL.-PANVEL, DIST.-RAIGAD.			
NAME & SIGN. OF OWNER			

MR. NARAYAN DHANU DUBARIYA	<i>Nandu</i>
MR. RAMESH SHIMA DUBARIYA	<i>Ramesh</i>
MR. LAJLI AMBAVI DUBARIYA	<i>LAJLI AMBAVI</i>
MR. VEERA AVCHAR BHATESARA	<i>B</i>
MR. ANILKUMAR SACHANLAL SINGHVI	<i>30th June 2018</i>
DATE	<i>NAME & SIGN OF ARCHITECT</i>

25.04.2024

DRAWN BY
ARD

CHECK BY
MR.

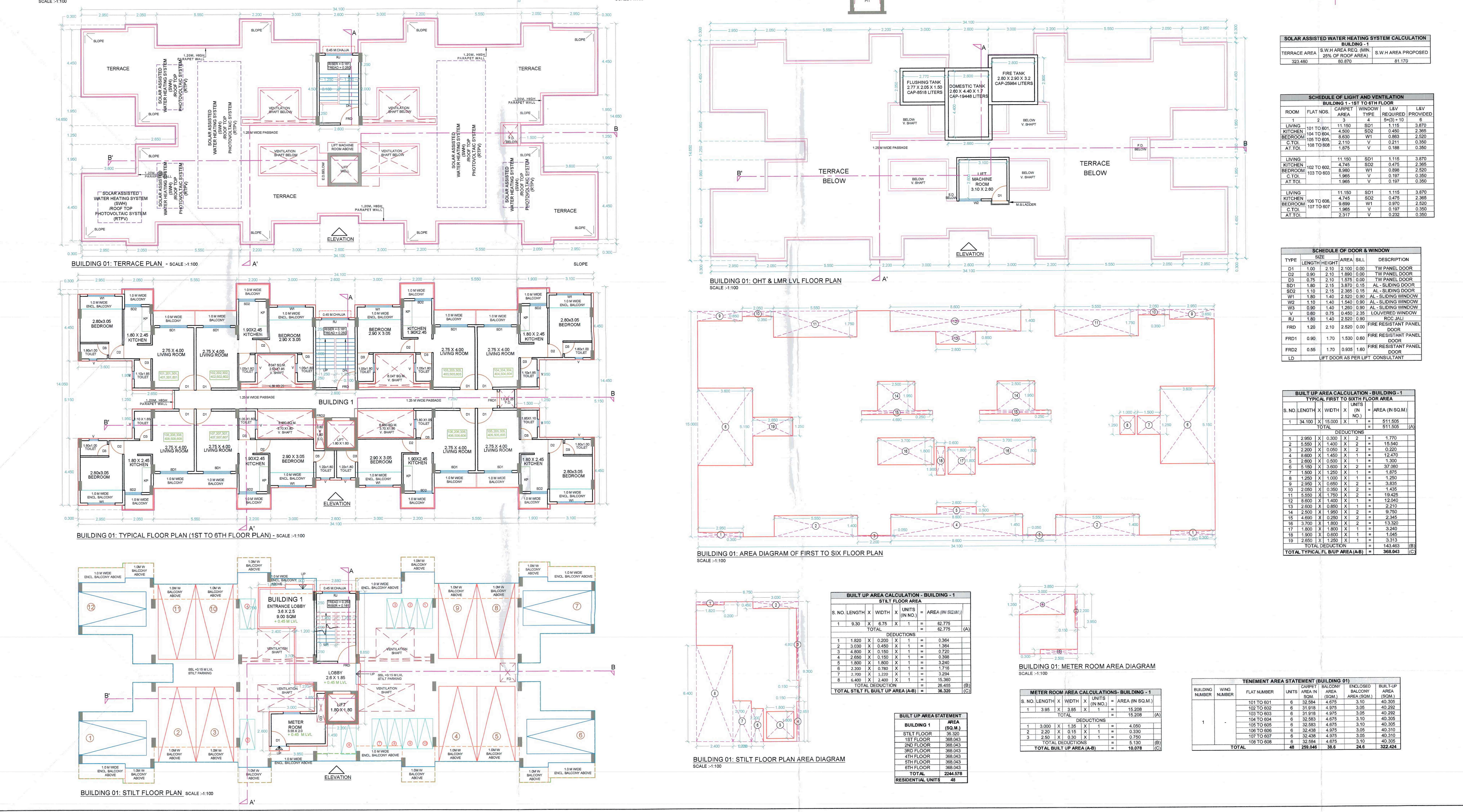
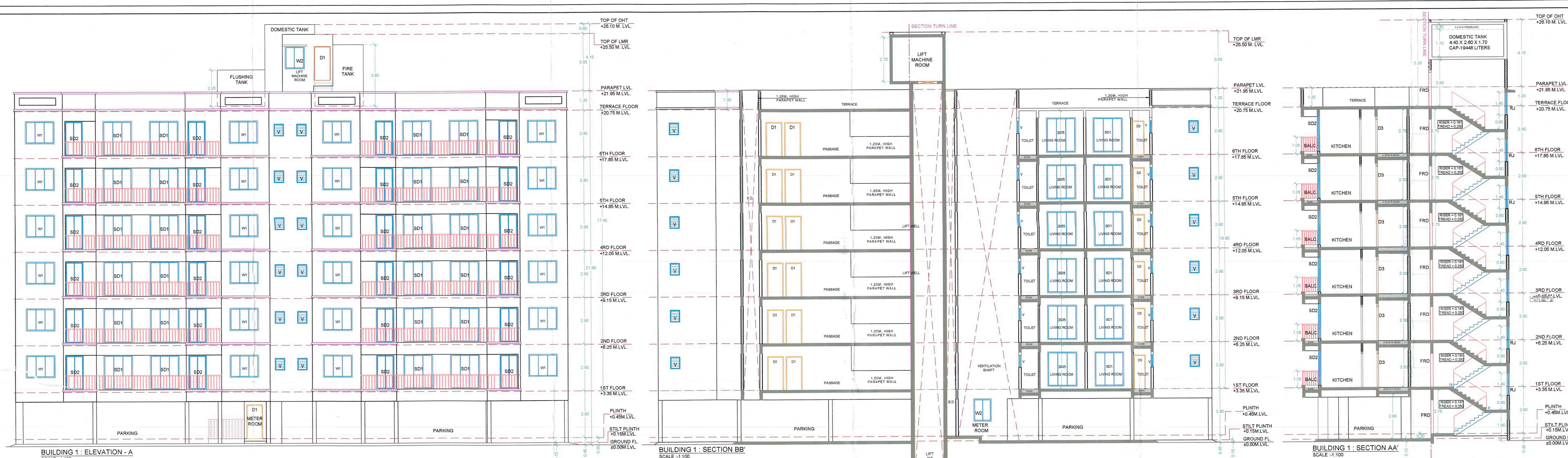
SCALE AS
SHOWN

AYD.24.04/0820

M. V. Bodhankar
CA/2005/35295
Architect Planning

SHRI. MANDAR V. BODHANKAR
B.A.R.C. M. TECH
+91-93254396116

ARCHITECTURE
INTERIOR
MASTER PLANNING
AAYADI ARCHITECTS AND PLANNERS



BUILDING NO. - 1

STAMP OF APPROVAL

3/7

This plans are approved subject to the conditions mentioned in commencement certificate issued by this office bearing certificate No.: CIDCO/NA/NA/Panvel/Chikhale/BP-00510/ACC/2025/0786
Dated: 14 February 2025

PROJECT

AMENDED DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO- 8174, VILLAGE - CHIKHALE, TAL-PANVEL, DIST-RAIGAD.

NAME & SIGN. OF OWNER

MR. NARAYAN DHANUJI DUBARIYA

MR. RAMESH BHIMA DUBARIYA

MR. LALJI AMBAVI DUBARIYA

MR. VEERA AVCHAR BHATEBARA

MR. ANILKUMAR SONANLAL SINGHI

DATE

25.09.2024

DRAWN BY

ARD

CHDS BY

MVB

SCALE AS SHOWN

AYD.24.0V.0821

SHRI. MANDAR V. BODHANKAR

BARCH. M. TECH

+91-9325436116

NAME & SIGN. OF ARCHITECT

M. V. Bodhankar

CA/2005/35295

Architect Planner

INTERIOR DESIGN

ARCHITECTURE

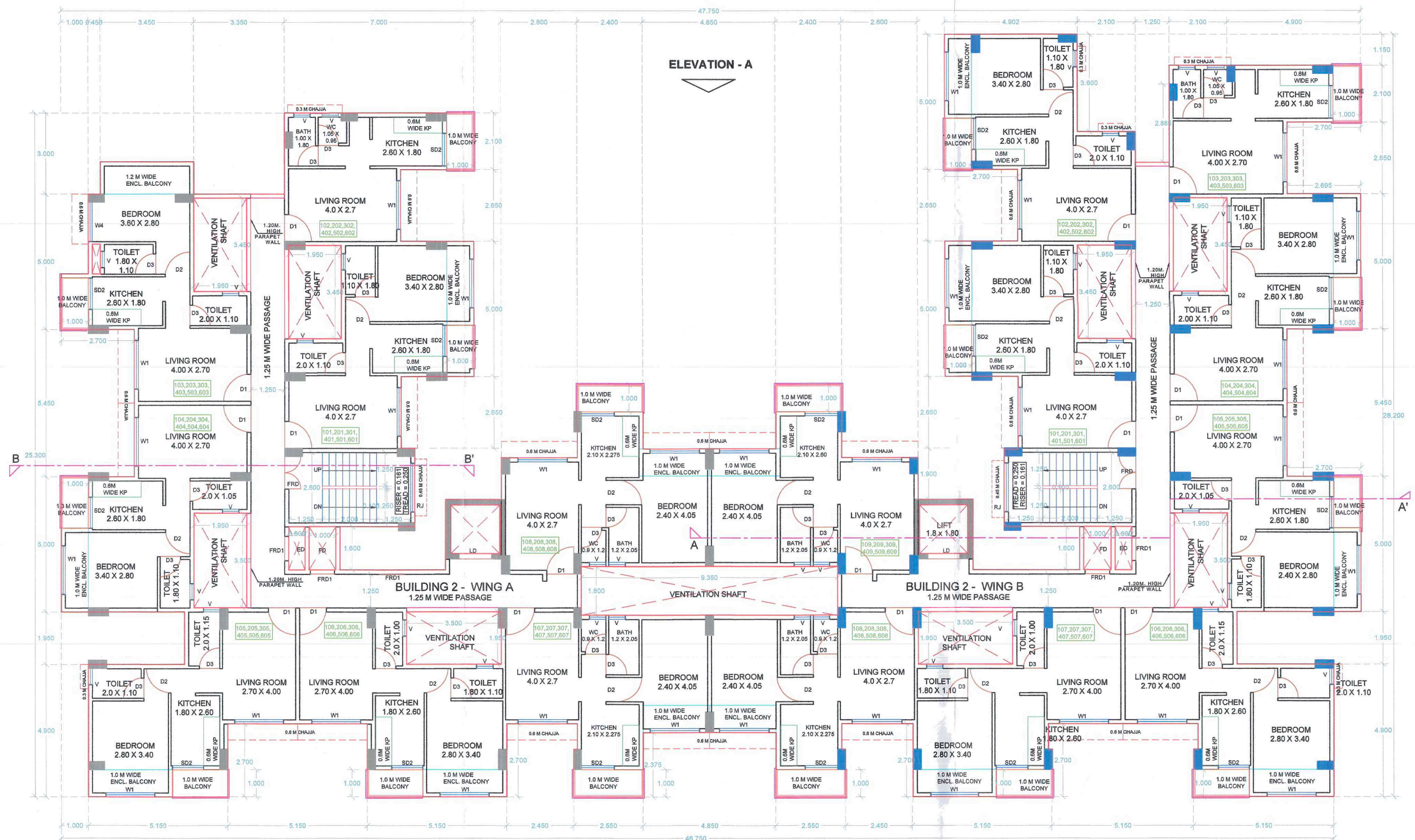
LANDSCAPE DESIGN

MASTER PLANNING

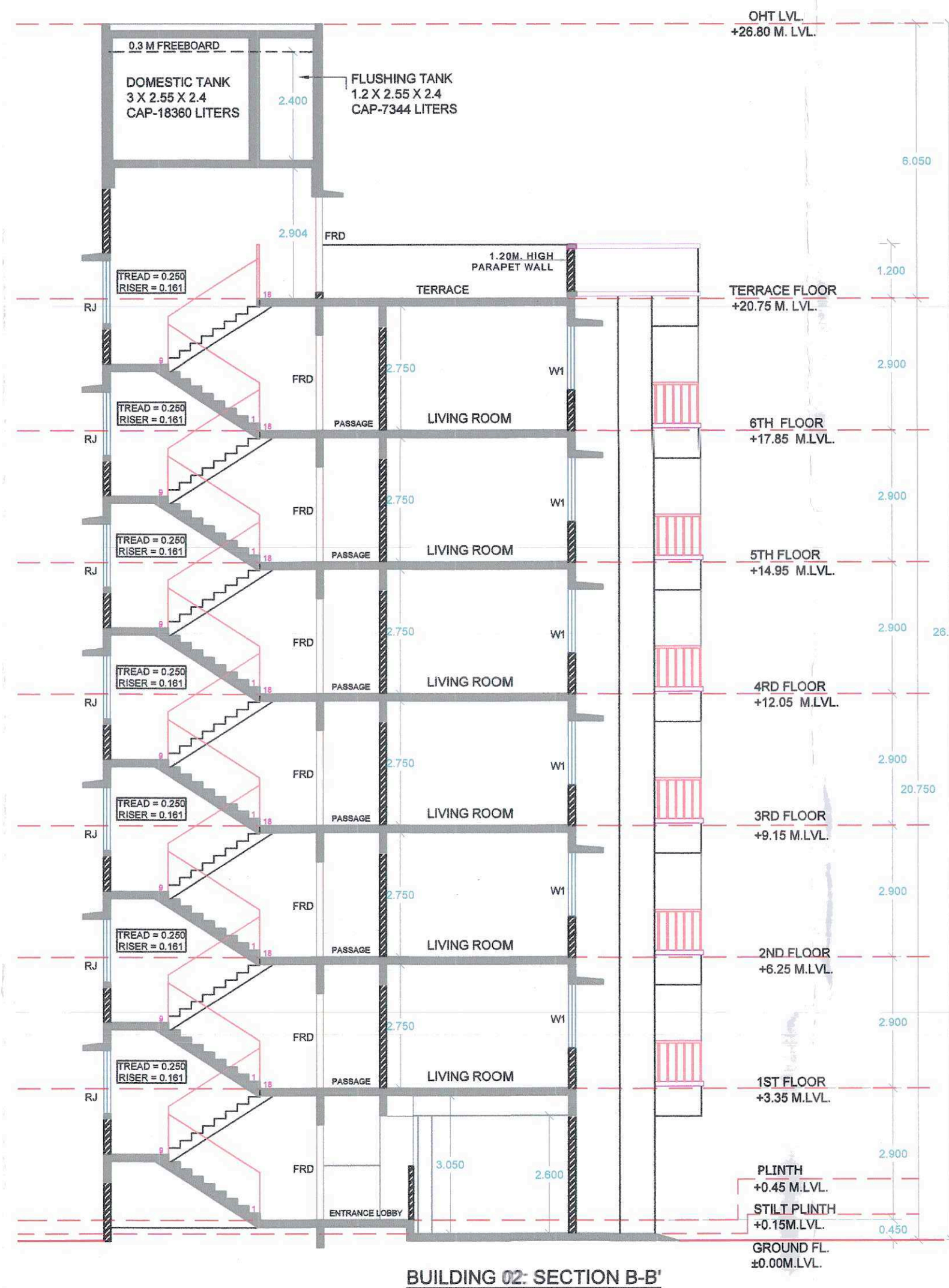
AYADY ARCHITECTS AND PLANNERS

STUDIO - C-13, SWAGAT, OPP. GOKHALE HIGH SCHOOL, SECTOR 12, WAHARHAR - 410210

C/147



BUILDING 02: TYPICAL FLOOR PLAN (1ST TO 6TH FLOOR)
SCALE: 1:100



BUILDING 02: SECTION B-B
SCALE: 1:100

SCHEDULE OF LIGHT AND VENTILATION									
WING	ROOM	NO.	AREA	TYPE	REQD.	PROV.	WING	ROOM	NO.
BUILDING 2 - 1ST TO 6TH FLOOR	DOMESTIC TANK	1	3.2 X 2.6 X 2.4	CAP-1000 LITERS			BUILDING 2 - 1ST TO 6TH FLOOR	LIVING	101
	FLUSHING TANK	2	1.2 X 2.6 X 2.4	CAP-750 LITERS				KITCHEN	102
								BEDROOM	103
								BATH	104
								TOILET	105
								TOILET	106
								TOILET	107
								TOILET	108
								TOILET	109
								TOILET	110
BUILDING 2 - 1ST TO 6TH FLOOR	LIVING	101	10.950	WI	1.095	2.500	BUILDING 2 - 1ST TO 6TH FLOOR	LIVING	101
	KITCHEN	102	4.770	SD2	0.477	2.475		KITCHEN	102
	BEDROOM	103	10.660	WI	1.066	2.500		BEDROOM	103
	BATH	104	2.270	V	0.227	0.350		BATH	104
	TOILET	105	2.270	V	0.227	0.350		TOILET	105
	TOILET	106	2.270	V	0.227	0.350		TOILET	106
	TOILET	107	2.270	V	0.227	0.350		TOILET	107
	TOILET	108	2.270	V	0.227	0.350		TOILET	108
	TOILET	109	2.270	V	0.227	0.350		TOILET	109
	TOILET	110	2.270	V	0.227	0.350		TOILET	110

BUILDING NO. -2 (WING NO. A & B)

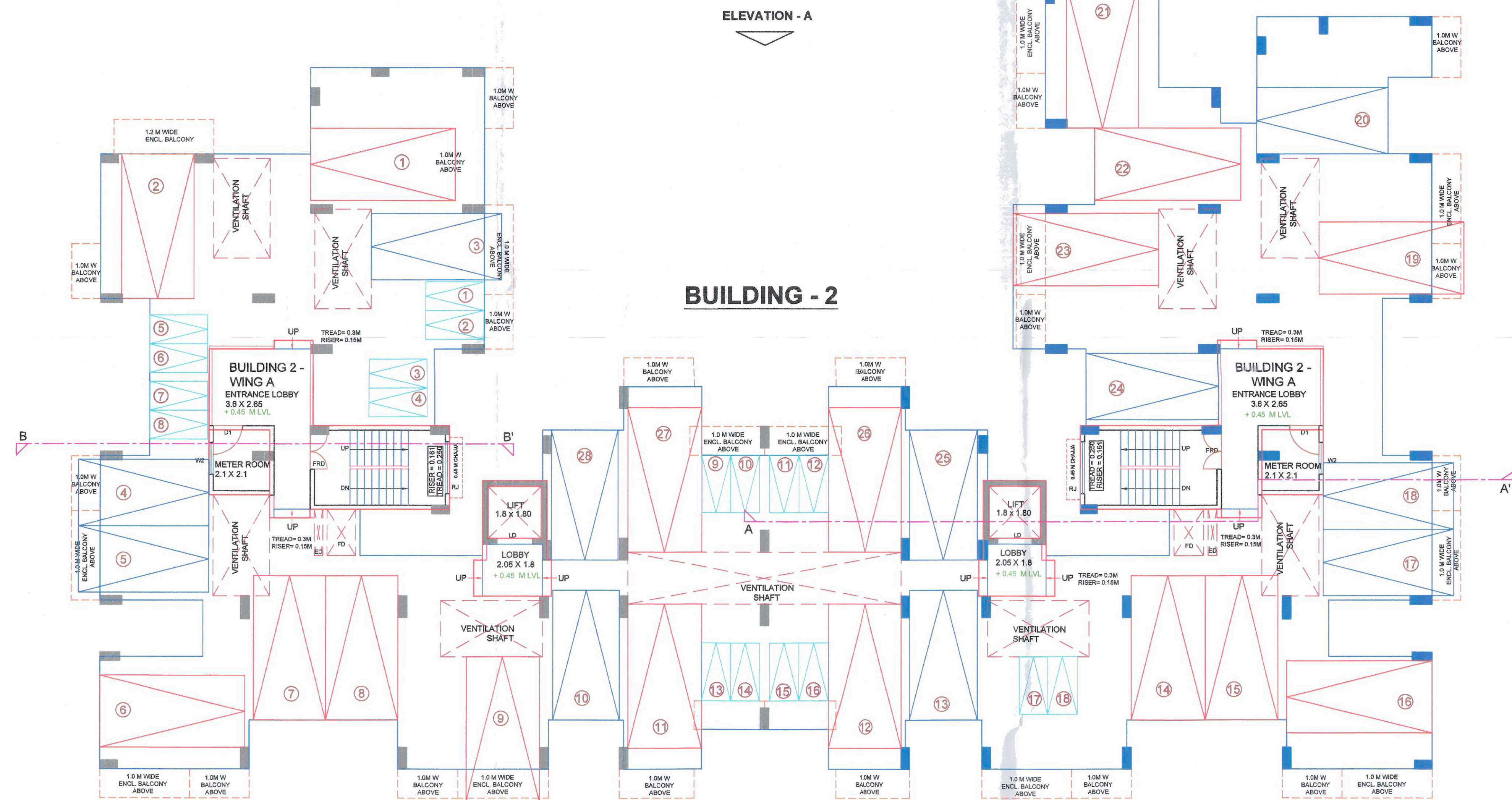
STAMP OF APPROVAL

4/7

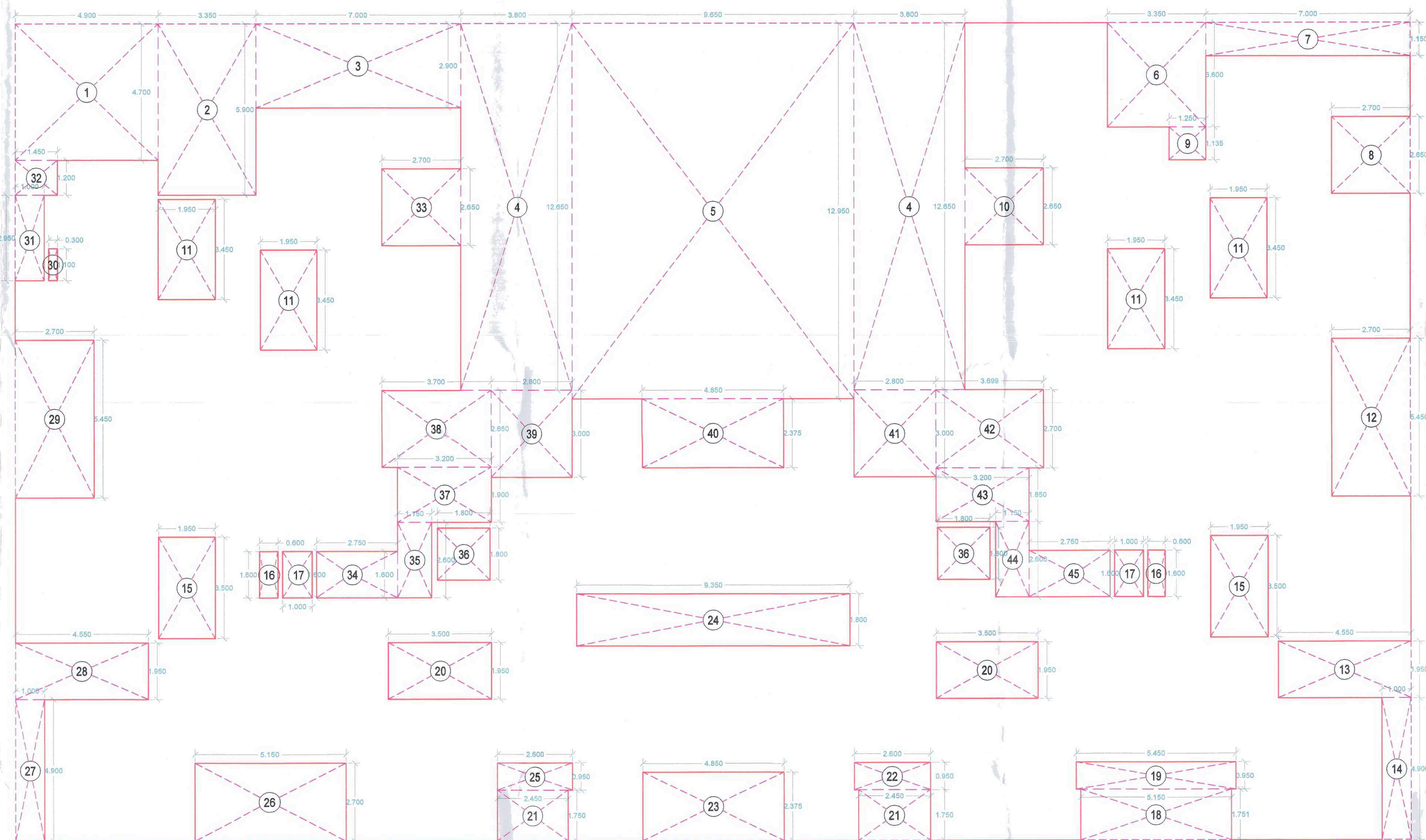
This plans are approved subject to the conditions mentioned in commencement certificate issued by this office bearing certificate No.: CDDO/NA/NA/Panel/Chikahale/BP-00510/ACC/2025/0786
Dated: 14 February 2025

CONTENTS OF SHEET :

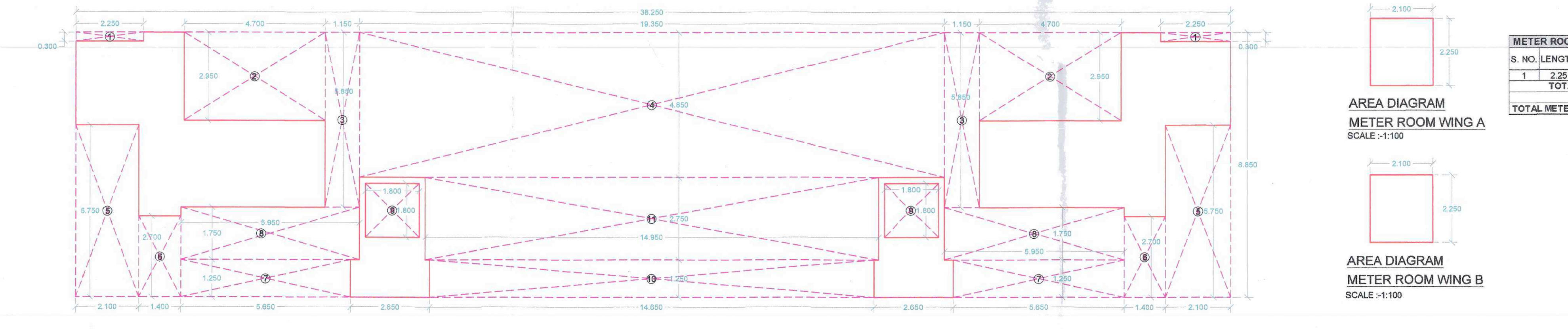
1. BUILDING NO. 2 - STILT FLOOR PLAN
2. TYPICAL FLOOR PLAN (1ST TO 6TH FLOOR)
3. SECTION B-B
4. AREA DIAGRAM & AREA CALCULATION OF FIRST TO SIX FLOOR PLAN
5. AREA DIAGRAM & AREA CALCULATION OF STILT FLOOR PLAN
6. AREA DIAGRAM & AREA CALCULATION OF METER ROOM WING A & B
7. BUILT UP AREA STATEMENT
8. SCHEDULE OF DOOR & WINDOW
9. SCHEDULE OF LIGHT AND VENTILATION



BUILDING 02: STILT FLOOR PLAN
SCALE: 1:100



BUILDING 02: TYPICAL FLOOR AREA DIAGRAM (1ST TO 6TH FLOOR)
SCALE: 1:100



AREA DIAGRAM
METER ROOM WING A
SCALE: 1:100



AREA DIAGRAM
METER ROOM WING B
SCALE: 1:100

METER ROOM A & B AREA CALCULATIONS - BUILDING - 2			
S. NO.	LENGTH X WIDTH X HEIGHT	AREA (IN SQ.M.)	UNIT
1	2.25 X 2.10 X 1.8	4.725	(A)
2	2.25 X 2.10 X 1.8	4.725	(A)
TOTAL METER ROOM (A & B) UP AREA (A & B) = 9.450			

BUILT UP AREA CALCULATION - BUILDING - 2			
AREA DIAGRAM OF STILT FLOOR			
S. NO.	LENGTH X WIDTH X HEIGHT	AREA (IN SQ.M.)	UNIT
1	38.250 X 8.850 X 1	338.513	(A)
TOTAL			
1	2.250 X 0.300 X 2	1.350	
2	4.700 X 2.800 X 2	27.720	
3	1.150 X 5.850 X 2	13.455	
4	10.350 X 4.800 X 1	49.680	
5	5.700 X 2.100 X 2	24.180	
6	2.700 X 1.400 X 2	7.560	
7	5.650 X 1.200 X 2	14.125	
8	5.650 X 1.200 X 2	20.520	
9	1.800 X 1.800 X 2	6.480	
10	14.650 X 1.200 X 1	17.580	
11	14.650 X 2.700 X 1	41.113	
TOTAL GROUND FLOOR BUILT UP AREA = 588.545 (B)			

BUILT UP AREA STATEMENT			
BUILDING	AREA (IN SQ.M.)	UNIT	REMARKS
BUILDING 2	588.545	(B)	
STILT FLOOR	338.513	(A)	
1ST FLOOR	746.715	(B)	
2ND FLOOR	746.715	(B)	
3RD FLOOR	746.715	(B)	
4TH FLOOR	746.715	(B)	
5TH FLOOR	746.715	(B)	
6TH FLOOR	746.715	(B)	
TOTAL	588.545	(B)	
RESIDENTIAL UNITS - 108			

PROJECT
AMENDED DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO- 83/3, VILLAGE - CHIKHALE, TAL-PANVEL, DIST-RAIGAD.

NAME & SIGN. OF OWNER
MR. NARAYAN DHAMJI DUBARIYA
MR. RAMESH BHIMA DUBARIYA
MR. LALJI AMBARI DUBARIYA
MR. VEERA AVCHAR BHATBARA
MR. ANILKUMAR SONWALAL SINGHI

NAME & SIGN. OF ARCHITECT
M. V. Bodhankar
CA/2005/35295
Architect Planner
SHRI. MANDAR V. BODHANKAR
B.Arch, M. Tech
+91-9325436118

DATE
25.09.2024

DRAWN BY
ARD

CHECKED BY
MVB

SCALE AS SHOWN

AYD-24.09.0822

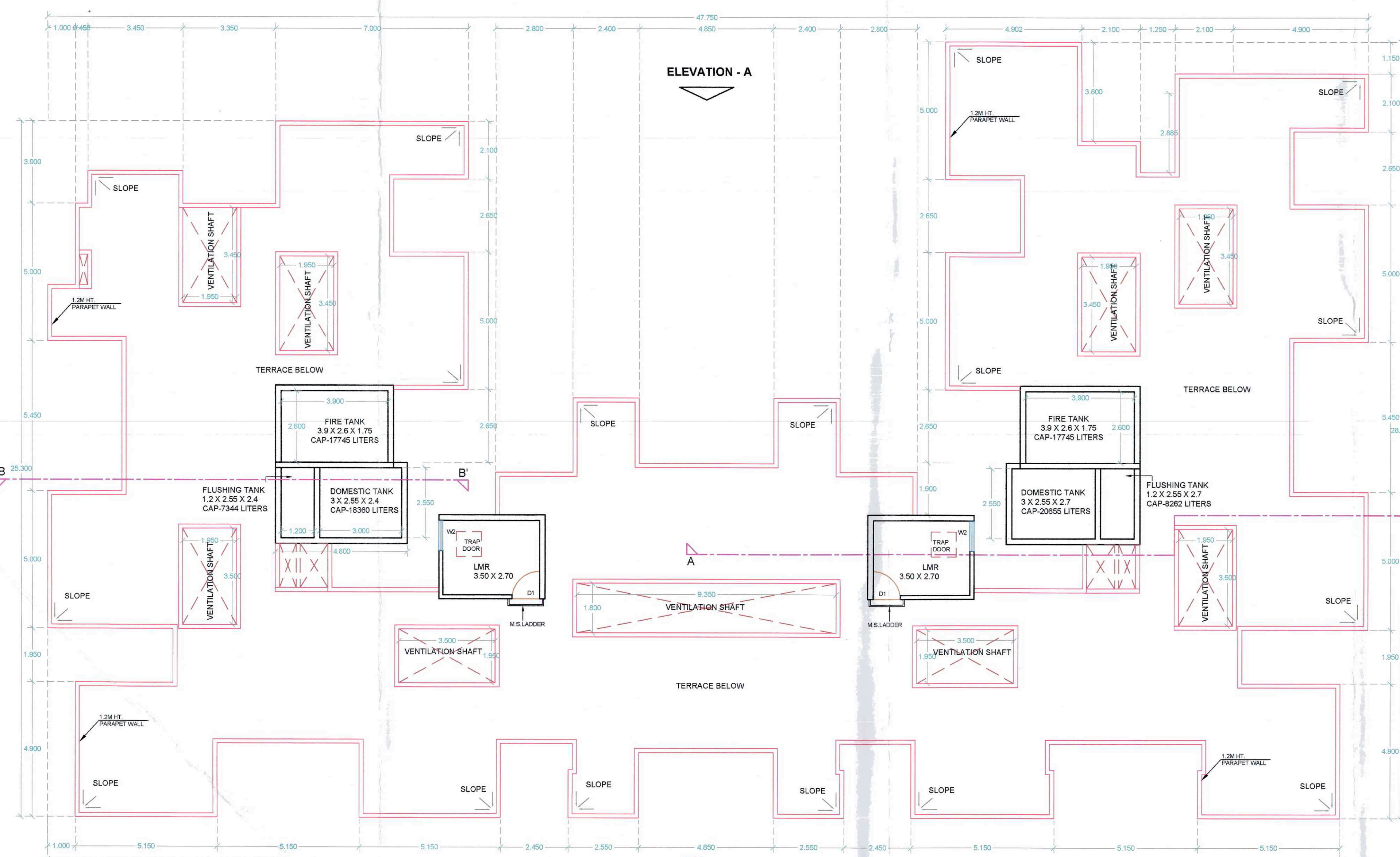
NORTH

INTERIOR DESIGN
ARCHITECTURE
LANDSCAPE DESIGN
MASTER PLANNING

AYADY ARCHITECTS AND PLANNERS
STUDIO - C-13, RVWAKAT OPP. GOSWAMI HIGH SCHOOL, SECTOR 12, JAWAHAR - 410110

This plans are approved subject to the conditions mentioned in commencement certificate issued by this office bearing certificate No.: CIDCO/NA/NA/Panvel/Chikhale/BP-00510/ACC/2025/0786
Dated: 14 February 2025

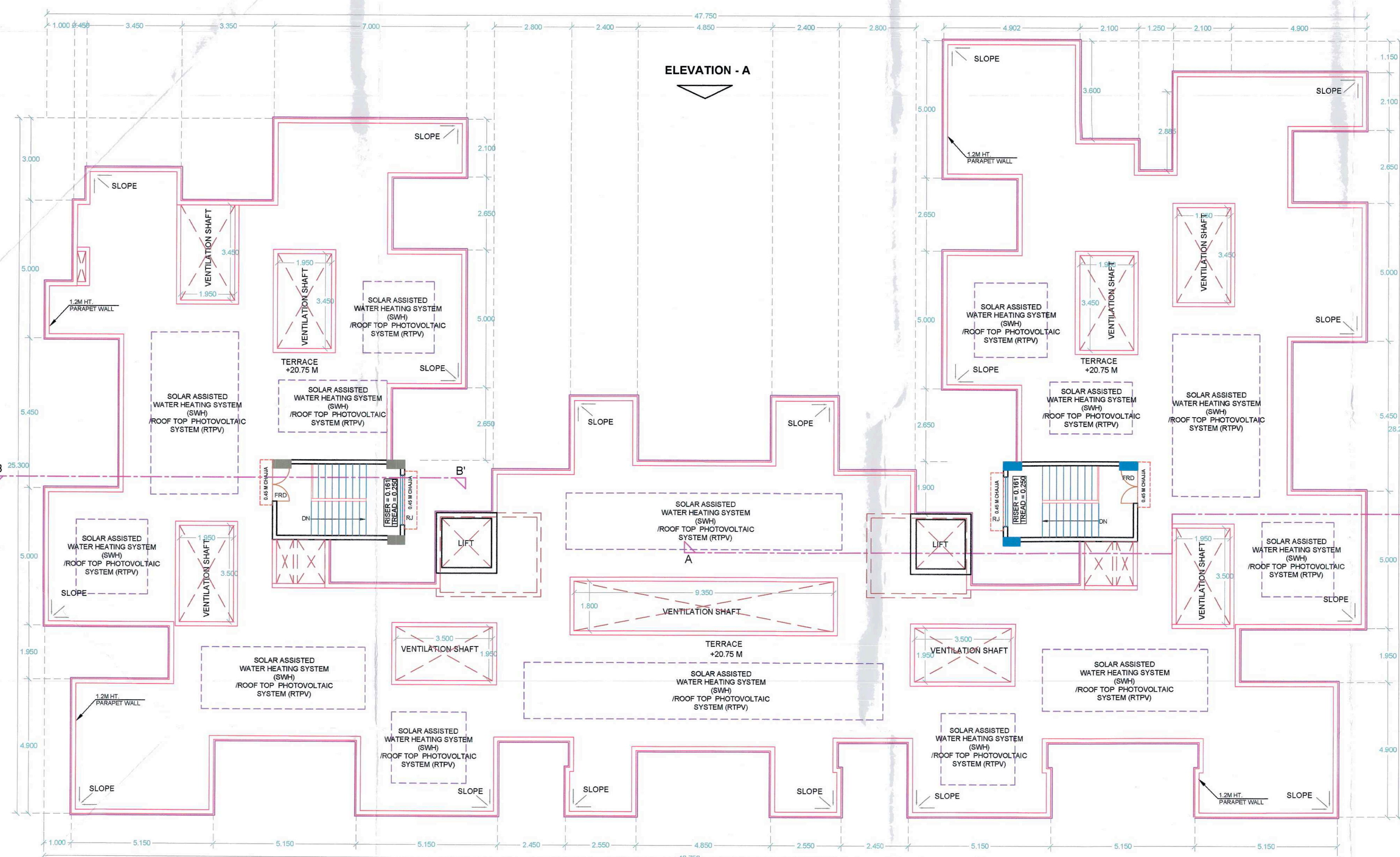
TENEMENT AREA STATEMENT (BUILDING 02)						
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA (SQM)	BALCONY AREA (SQM)	BUILT-UP AREA (SQM)
A		101 TO 801	6	33,855	1,900	35,755
		102 TO 802	6	21,880	2,100	23,980
		103 TO 803	6	34,445	1,900	36,345
		104 TO 804	6	33,560	1,900	35,460
		105 TO 805	6	33,770	2,050	35,820
		106 TO 806	6	33,770	2,050	35,820
		107 TO 807	6	33,153	2,050	35,203
		108 TO 808	6	33,105	2,400	35,505
		SUBTOTAL FOR WING A			48	256,958
B		101 TO 801	6	33,855	1,900	35,755
		102 TO 802	6	33,855	1,900	35,755
		103 TO 803	6	21,880	2,100	23,980
		104 TO 804	6	33,855	1,900	35,755
		105 TO 805	6	33,560	1,900	35,460
		106 TO 806	6	33,770	2,050	35,820
		107 TO 807	6	33,455	2,050	35,505
		108 TO 808	6	33,153	2,050	35,203
		109 TO 809	6	33,105	2,400	35,505
		SUBTOTAL FOR WING B			54	289,913
TOTAL			102	546,871	33,600	580,471



BUILDING 02: LMR, OHT LEVEL PLAN
SCALE: 1:100

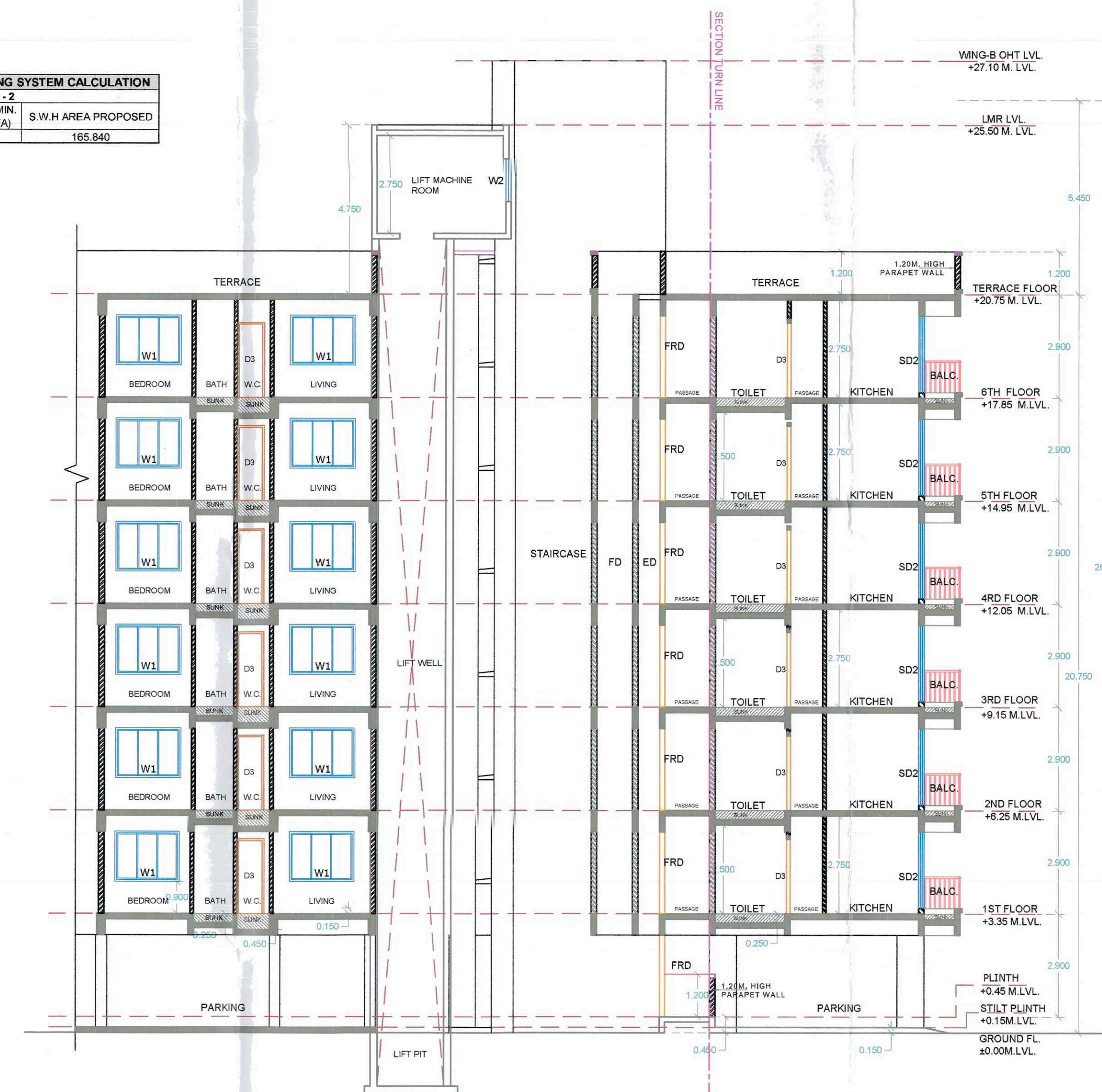


BUILDING 02: ELEVATION A
SCALE: 1:100



BUILDING 02: TERRACE FLOOR PLAN
SCALE: 1:100

SOLAR ASSISTED WATER HEATING SYSTEM CALCULATION			
BUILDING - 2	S.W.H AREA REQ. (MIN. 25% OF ROOF AREA)	S.W.H AREA PROPOSED	
TERRACE AREA	836.070	159.018	185.840



BUILDING 02: SECTION A-A
SCALE: 1:100

- CONTENTS OF SHEET :
1. BUILDING NO 2 - TERRACE PLAN
 2. OHT & LMR LVL FLOOR PLAN
 3. ELEVATION - A
 4. SECTION A-A
 5. TENEMENT AREA STATEMENT
 6. SOLAR ASSISTED HEATING SYSTEM CALCULATION

PROJECT
AMENDED DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO- 89/3, VILLAGE - CHIKHALE, TAL-PANVEL, DIST-RAIGAD.

NAME & SIGN OF OWNER
MR. NARAYAN DHANU DUBARIYA
MR. RAMESH BHIMA DUBARIYA
MR. LALJI AMBAY DUBARIYA
MR. VEERA AVCHAR BHATESARA
MR. ANILKUMAR SOHANLAL SINGHI

NAME & SIGN OF ARCHITECT
DATE: 25.09.2024
DRAWN BY: ARD
CHKD BY: MVB
SCALE AS SHOWN
AYD:24.09.0823
SHRI. MANDAR V. BODHANKAR
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AAYADI ARCHITECTS AND PLANNERS
STUDIO - C-13, SWAGAT OPP. GODHALE HIGH SCHOOL, SECTOR 12, KHARSHI - 410101

M. V. Bodhankar
CA/2005/35295
Architect Planner

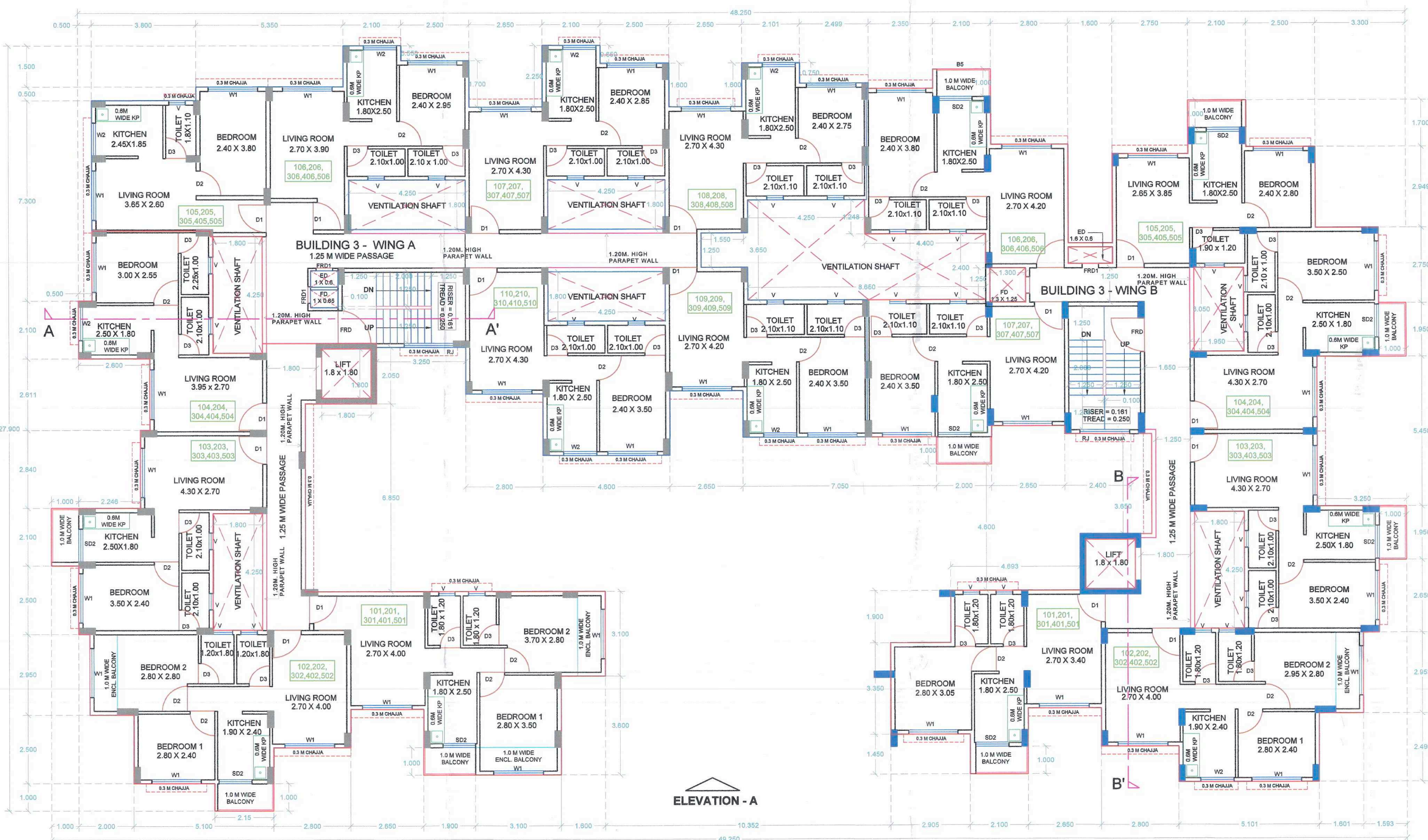
ARCHITECTURE
LANDSCAPE DESIGN
MASTER PLANNING

BUILDING NO. - 3 (WING NO. A & B)

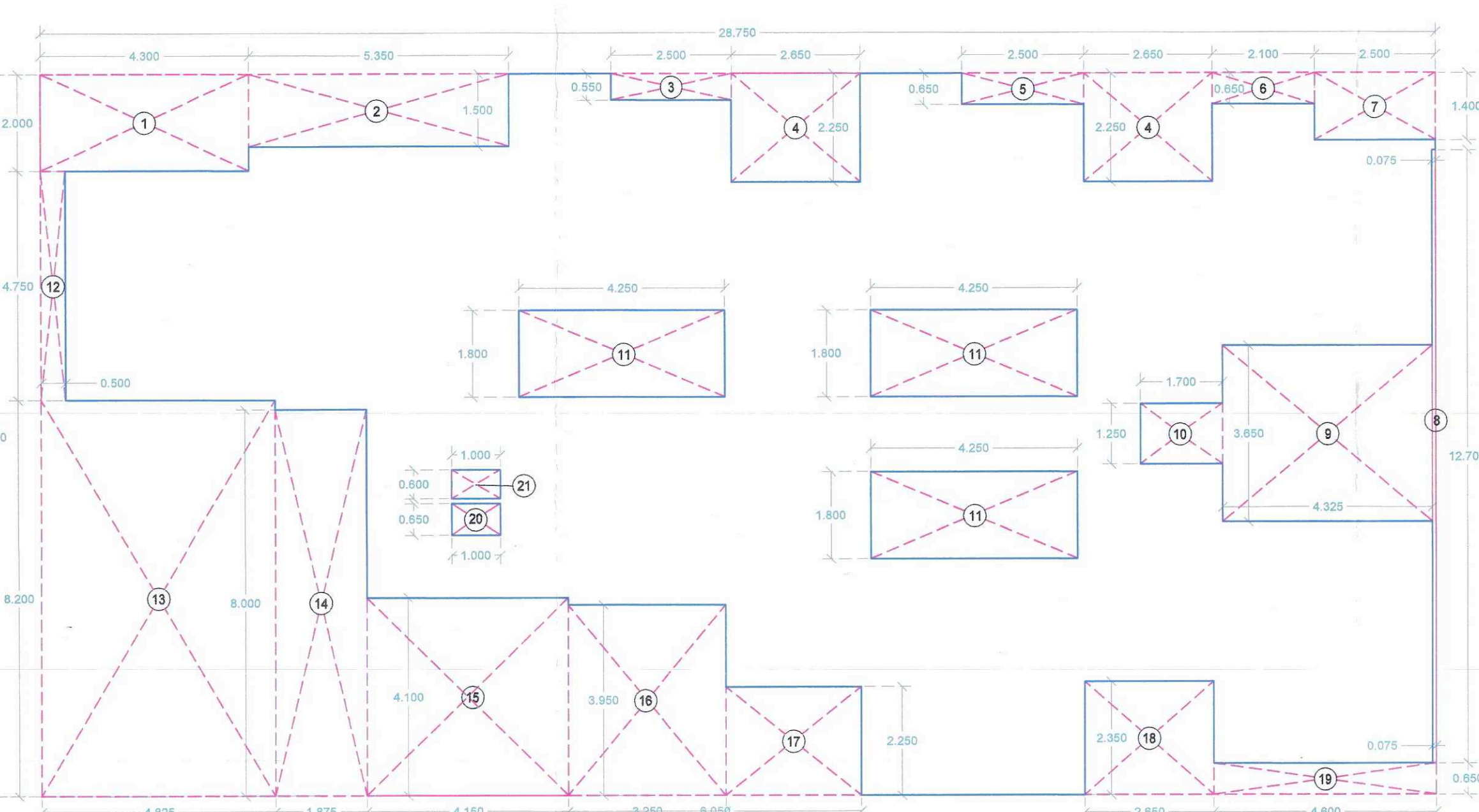
STAMP OF APPROVAL

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This plan is approved subject to the conditions mentioned in commencement certificate issued by this office bearing certificate No.:
C/OCCO/NA/Panel/Chikale/BP-00510/ACC/2025/0786
Dated: 14 February 2025

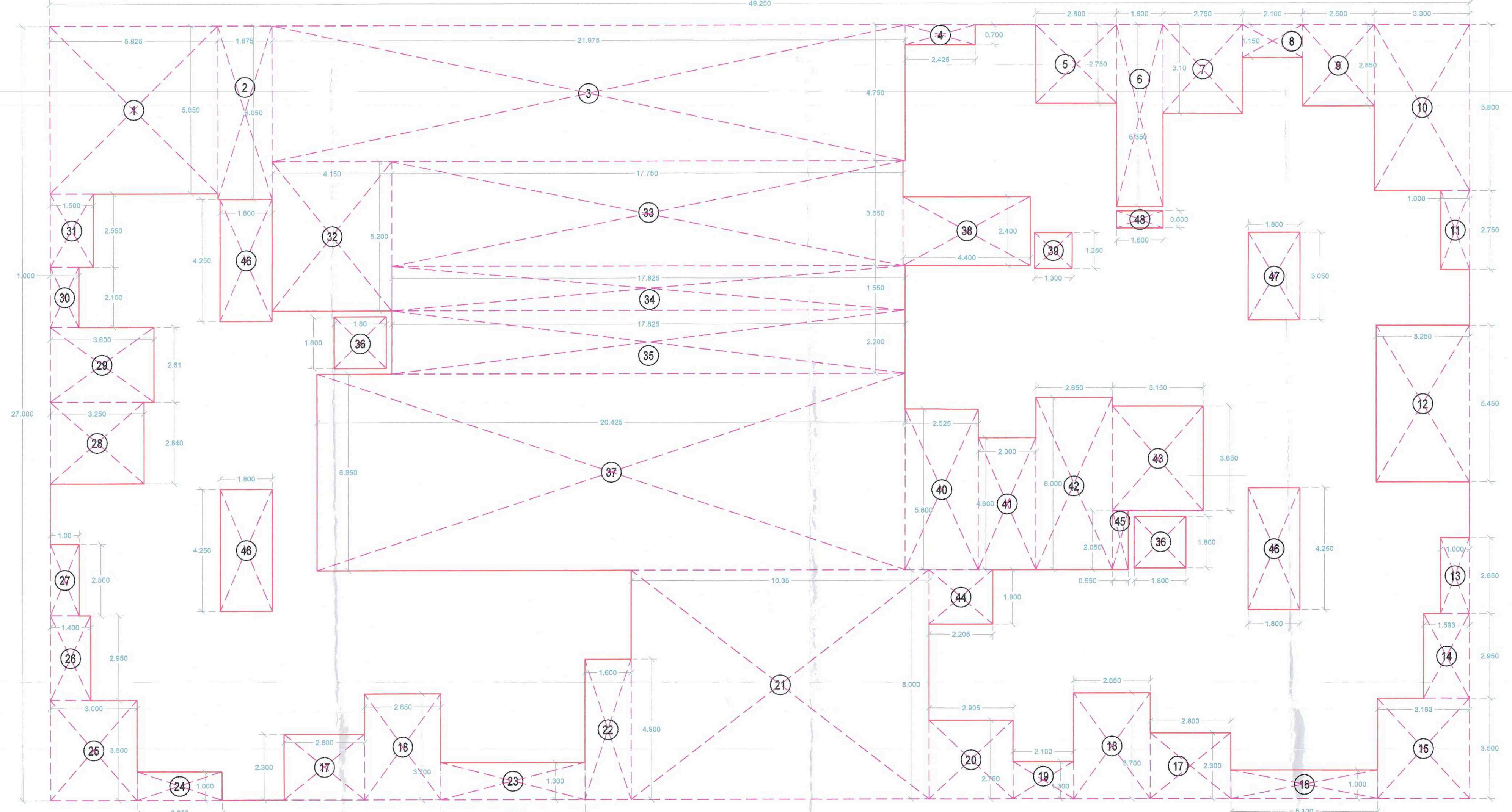


BUILDING 03 : TYPICAL FLOOR PLAN (1ST TO 5TH FLOOR PLAN)
SCALE : 1:100



BUILDING 03 : AREA DIAGRAM OF TYPICAL FLOOR (1st TO 5th FLOOR PLAN - EWS)
SCALE : 1:100

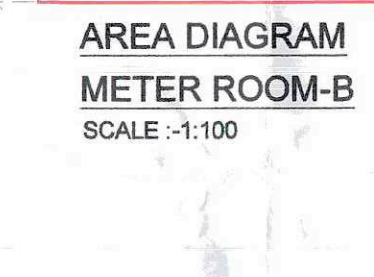
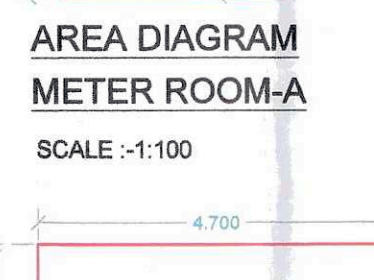
S. NO.	LENGTH (X)	WIDTH (Y)	UNITS (IN NO.)	AREA (IN SQ. M.)
1	28.750	14.960	1	429.813
TOTAL				429.813
DEDUCTIONS				
2	4.900	1.800	1	8.820
3	2.500	0.950	1	2.375
4	2.500	0.950	1	2.375
5	2.500	0.950	1	2.375
6	2.500	0.950	1	2.375
7	2.500	0.950	1	2.375
8	2.500	0.950	1	2.375
9	2.500	0.950	1	2.375
10	2.500	0.950	1	2.375
11	2.500	0.950	1	2.375
12	2.500	0.950	1	2.375
13	2.500	0.950	1	2.375
14	2.500	0.950	1	2.375
15	2.500	0.950	1	2.375
16	2.500	0.950	1	2.375
17	2.500	0.950	1	2.375
18	2.500	0.950	1	2.375
19	2.500	0.950	1	2.375
20	2.500	0.950	1	2.375
21	2.500	0.950	1	2.375
TOTAL DEDUCTIONS				188.365
TOTAL EWS (1ST TO 5TH FL. BUILT UP AREA)				241.448



BUILDING 03 : AREA DIAGRAM OF TYPICAL FLOOR (1st TO 5th FLOOR PLAN - SALE)
SCALE : 1:100

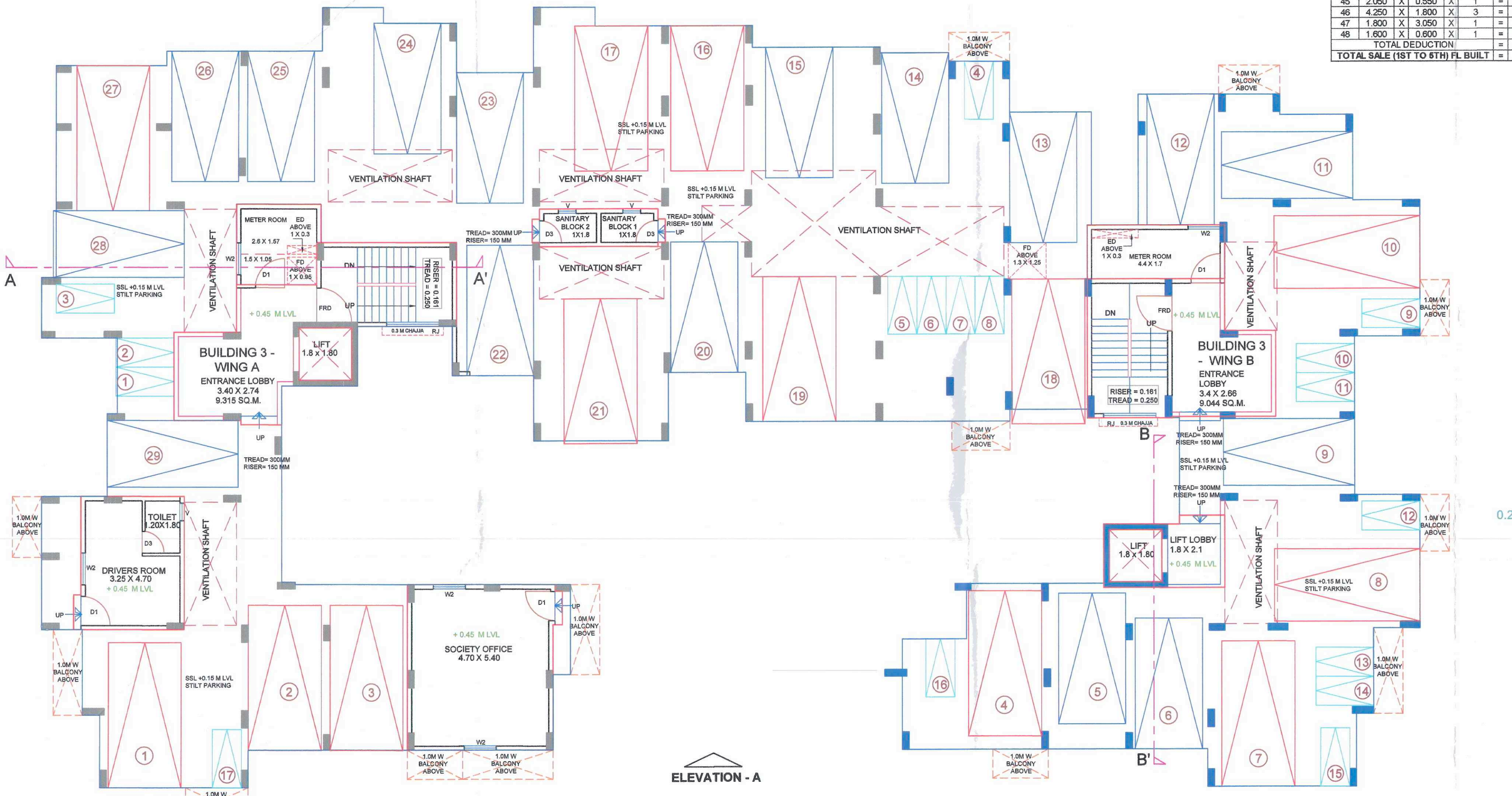
S. NO.	LENGTH (X)	WIDTH (Y)	UNITS (IN NO.)	AREA (IN SQ. M.)
1	48.250	27.600	1	1330.750
TOTAL				1330.750
DEDUCTIONS				
2	1.625	1.600	1	2.600
3	1.625	1.600	1	2.600
4	1.625	1.600	1	2.600
5	1.625	1.600	1	2.600
6	1.625	1.600	1	2.600
7	1.625	1.600	1	2.600
8	1.625	1.600	1	2.600
9	1.625	1.600	1	2.600
10	1.625	1.600	1	2.600
11	1.625	1.600	1	2.600
12	1.625	1.600	1	2.600
13	1.625	1.600	1	2.600
14	1.625	1.600	1	2.600
15	1.625	1.600	1	2.600
16	1.625	1.600	1	2.600
17	1.625	1.600	1	2.600
18	1.625	1.600	1	2.600
19	1.625	1.600	1	2.600
20	1.625	1.600	1	2.600
21	1.625	1.600	1	2.600
22	1.625	1.600	1	2.600
23	1.625	1.600	1	2.600
24	1.625	1.600	1	2.600
25	1.625	1.600	1	2.600
26	1.625	1.600	1	2.600
27	1.625	1.600	1	2.600
28	1.625	1.600	1	2.600
29	1.625	1.600	1	2.600
30	1.625	1.600	1	2.600
31	1.625	1.600	1	2.600
32	1.625	1.600	1	2.600
33	1.625	1.600	1	2.600
34	1.625	1.600	1	2.600
35	1.625	1.600	1	2.600
36	1.625	1.600	1	2.600
37	1.625	1.600	1	2.600
38	1.625	1.600	1	2.600
39	1.625	1.600	1	2.600
40	1.625	1.600	1	2.600
41	1.625	1.600	1	2.600
42	1.625	1.600	1	2.600
43	1.625	1.600	1	2.600
44	1.625	1.600	1	2.600
45	1.625	1.600	1	2.600
46	1.625	1.600	1	2.600
47	1.625	1.600	1	2.600
48	1.625	1.600	1	2.600
TOTAL DEDUCTIONS				125.819
TOTAL SALE (1ST TO 5TH FL. BUILT UP AREA)				1204.931

BUILDING	WING	AREA (IN SQ. M.)
BUILDING 3	WING A	116.892
BUILDING 3	WING B	116.892
TOTAL		233.784

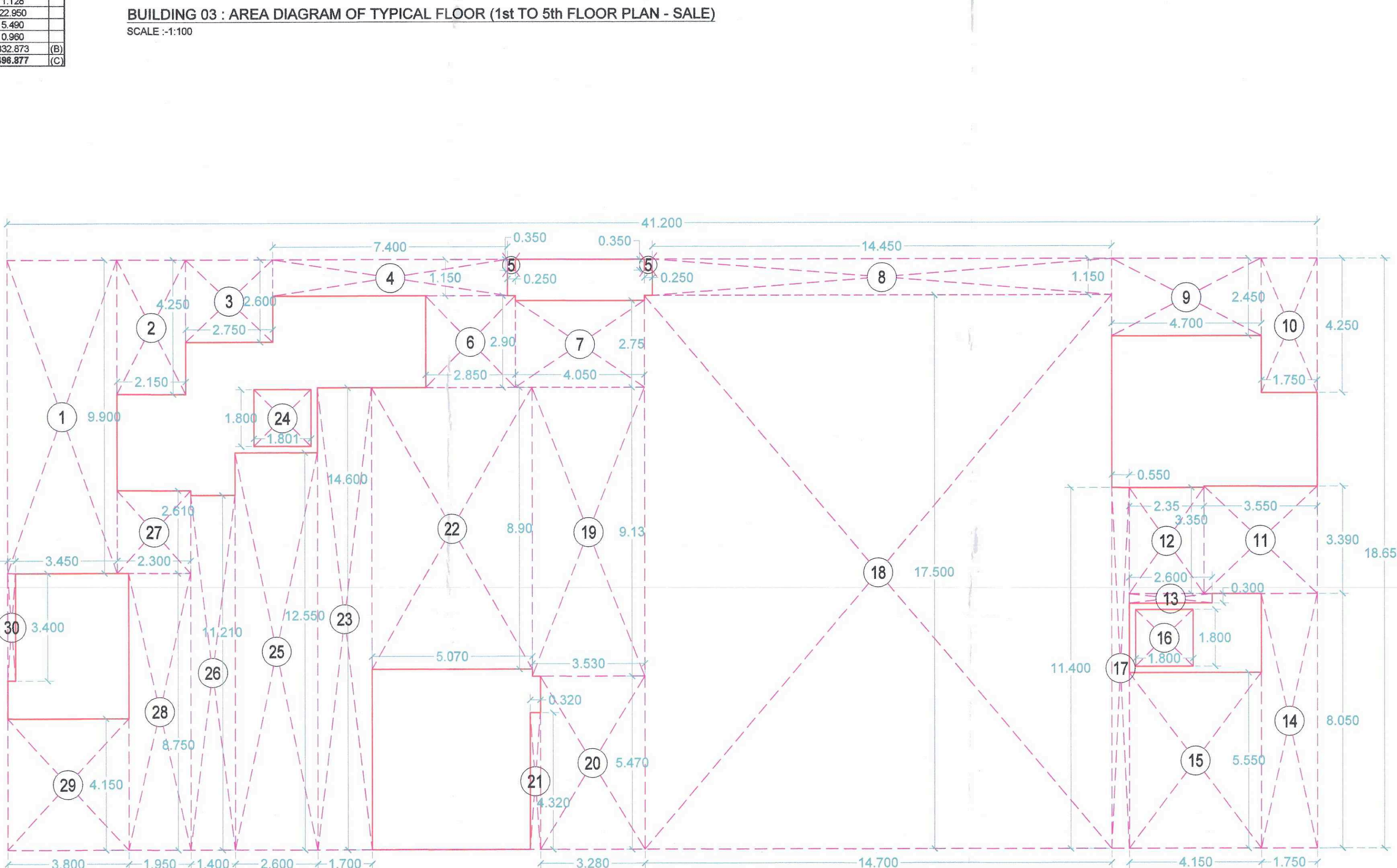


S. NO.	LENGTH (X)	WIDTH (Y)	UNITS (IN NO.)	AREA (IN SQ. M.)
1	4.100	1.800	1	7.380
TOTAL				7.380

S. NO.	LENGTH (X)	WIDTH (Y)	UNITS (IN NO.)	AREA (IN SQ. M.)
1	4.100	1.800	1	7.380
TOTAL				7.380



BUILDING 03 : STILT FLOOR PLAN
SCALE : 1:100



STILT FLOOR AREA DIAGRAM
SCALE : 1:100

- CONTENTS OF SHEET :
1. BUILDING NO 3 - STILT FLOOR PLAN
 2. TYPICAL FLOOR PLAN (1ST TO 5TH FLOOR)
 3. AREA DIAGRAM & AREA CALCULATION OF 1ST TO 5TH FLOOR PLAN (SALE)
 4. AREA DIAGRAM & AREA CALCULATION OF 1ST TO 5TH FLOOR PLAN (EWS)
 5. AREA DIAGRAM & AREA CALCULATION OF STILT FLOOR PLAN
 6. AREA DIAGRAM & AREA CALCULATION OF METER ROOM A & B
 7. BUILT UP AREA STATEMENT
 8. SOCIETY OFFICE AREA CALCULATION
 9. SANITARY BLOCK AREA CALCULATION
 10. DRIVERS ROOM AREA CALCULATION

PROJECT
AMENDED DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO- 81/3, VILLAGE - CHIKHALE, TAL-PANVEL, DIST-RANGAD.

NAME & SIGN. OF OWNER
MR. NARAYAN DHANU DUBARIYA
MR. RAMESH BHIMA DUBARIYA
MR. LALJI AMBARI DUBARIYA
MR. VEERA AVCHAR BHATESARA
MR. ANIL KUMAR SOHANLAL SINGHVI

DATE
25.09.2024

DRAWN BY
ARD

CHECKED BY
MVB

SCALE AS SHOWN

AYD 24.0W/0824

NAME & SIGN. OF ARCHITECT
M. V. Bodhankar
CA/2005/35295
Architect Planner
SHRI. MANDAR V. BODHANKAR
BARCH. M. TECH
+91-9325436116
AAYADI ARCHITECTS AND PLANNERS
STUDIO - C-13, SWAGAT OPP. GOKULAM HIGH SCHOOL, SECTOR 12, KHARJAN, 410010

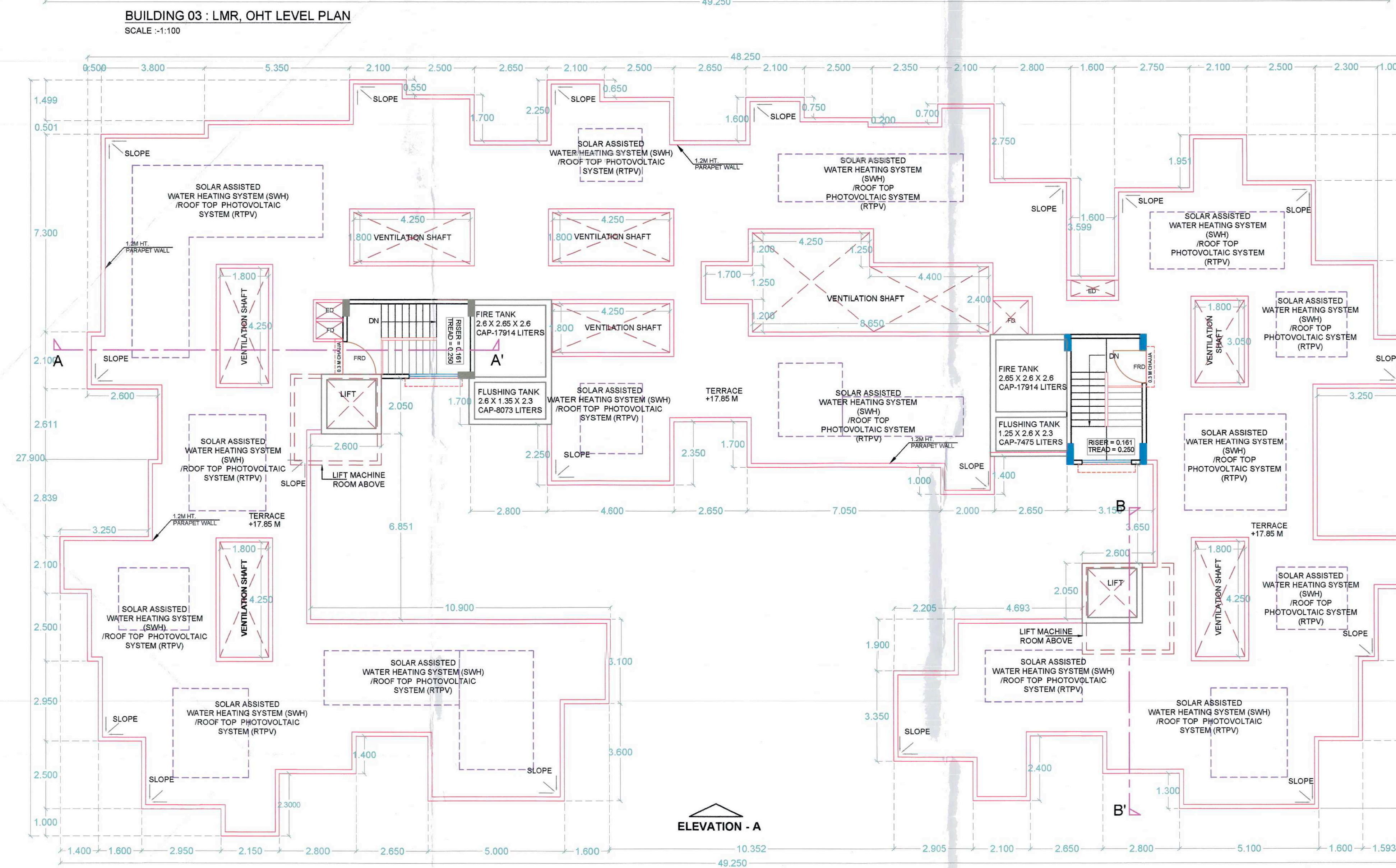
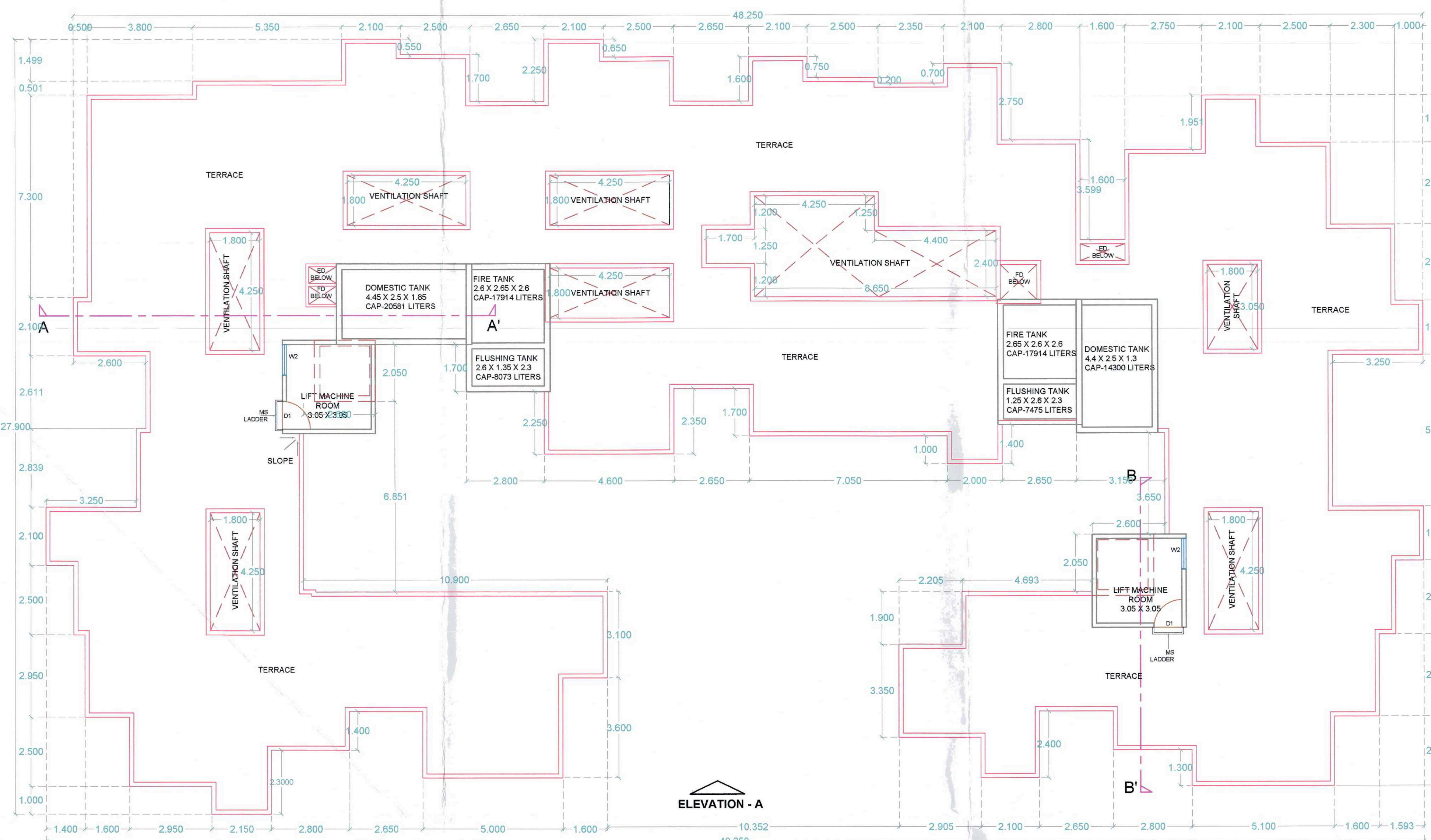
INTERIOR DESIGN
LANDSCAPE DESIGN

This plan is approved subject to the conditions mentioned in commencement certificate issued by this office bearing certificate No. CIDCO/NA/NA/Panel/Chikhale/BP-00510/ACC/2025/0786
Dated: 14 February 2025

TENEMENT AREA STATEMENT (BUILDING 03)									
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	AREA IN SQM	CARPET AREA IN SQM	BALCONY AREA IN SQM	ENCLOSED BALCONY AREA IN SQM	BUILT-UP AREA IN SQM	REMARKS
A (SALE)	1	101, 201, 301, 401, 501	5	45.60	1.90	0.00	0.00	52.27	52.27
		102, 202, 302, 402, 502	5	41.58	2.10	0.00	0.00	47.68	47.68
		103, 203, 303, 403, 503	5	30.00	2.10	0.00	0.00	37.20	37.20
		104, 204, 304, 404, 504	5	30.40	0.00	0.00	0.00	30.40	30.40
		SUBTOTAL FOR SALE	20	149.70	7.00	0.00	0.00	45.75	82.95
A (RENT)	1	101, 201, 301, 401, 501	5	32.61	0.00	0.00	0.00	32.61	32.61
		102, 202, 302, 402, 502	5	30.50	0.00	0.00	0.00	30.50	30.50
		103, 203, 303, 403, 503	5	30.00	0.00	0.00	0.00	30.00	30.00
		104, 204, 304, 404, 504	5	31.70	0.00	0.00	0.00	31.70	31.70
		SUBTOTAL FOR WING A	20	124.81	0.00	0.00	0.00	124.81	124.81
B (RENT)	2	101, 201, 301, 401, 501	5	31.26	0.00	0.00	0.00	37.83	37.83
		102, 202, 302, 402, 502	5	30.00	0.00	0.00	0.00	36.00	36.00
		103, 203, 303, 403, 503	5	30.00	0.00	0.00	0.00	37.02	37.02
		104, 204, 304, 404, 504	5	30.00	0.00	0.00	0.00	36.00	36.00
		SUBTOTAL FOR WING B	20	121.26	0.00	0.00	0.00	146.85	146.85
TOTAL				272.39	7.00	0.00	0.00	292.34	292.34

SCHEDULE OF LIGHT AND VENTILATION									
BUILDING 3 - 1ST TO 5TH FLOOR									
WING	ROOM	FLAT NO.	AREA	TYPE	WIND	LAV REQUIRED	LAV PROVIDED	WING	ROOM
1	2	3	4	5	6	7	8	9	10
A	LIVING		12.630	W1		2.105	2.520		
	KITCHEN	101	4.950	S02		0.765	0.945		
	BEDROOM 1	101	9.885	W1		1.647	2.520		
	BEDROOM 2	101	10.150	W1		1.692	2.520		
	C.T.O.	101	2.235	V		0.373	0.450		
	AT.T.O.	101	2.235	V		0.373	0.450		
	LIVING		10.960	W1		1.826	2.520		
	KITCHEN	102	4.940	S02		0.775	0.945		
	BEDROOM 1	102	6.810	W1		1.135	2.520		
	BEDROOM 2	102	10.400	W1		1.707	2.520		
LIVING		10.450	W1		1.833	2.520			
LIVING		11.768	W1		1.961	2.520			
KITCHEN	103	4.950	S02		0.765	0.945			
BEDROOM 1	103	8.495	W1		1.415	2.520			
BEDROOM 2	103	10.330	W1		1.724	2.520			
C.T.O.	103	2.235	V		0.363	0.450			
AT.T.O.	103	2.235	V		0.363	0.450			
LIVING		10.814	W1		1.802	2.520			
KITCHEN	104	4.955	W2		0.794	1.540			
BEDROOM 1	104	7.741	W1		1.290	2.520			
BEDROOM 2	104	10.405	W1		1.708	2.520			
C.T.O.	104	2.235	V		0.380	0.450			
AT.T.O.	104	2.235	V		0.380	0.450			
LIVING		12.498	W1		2.082	2.520			
KITCHEN	105	4.923	W2		0.771	1.540			
BEDROOM 1	105	8.485	W1		1.410	2.520			
BEDROOM 2	105	10.071	V		0.345	0.450			
LIVING		11.480	W1		1.915	2.520			
KITCHEN	106	4.960	W2		0.765	1.540			
BEDROOM 1	106	7.770	W1		1.295	2.520			
BEDROOM 2	106	10.375	V		0.383	0.450			
C.T.O.	106	2.175	V		0.363	0.450			
AT.T.O.	106	2.175	V		0.363	0.450			
LIVING		11.772	W1		1.962	2.520			
KITCHEN	107	4.950	W2		0.765	1.540			
BEDROOM 1	107	8.500	W1		1.420	2.520			
BEDROOM 2	107	10.375	V		0.363	0.450			
C.T.O.	107	2.175	V		0.363	0.450			
AT.T.O.	107	2.175	V		0.363	0.450			
LIVING		11.963	W1		1.980	2.520			
KITCHEN	108	4.960	W2		0.765	1.540			
BEDROOM 1	108	8.695	W1		1.515	2.520			
BEDROOM 2	108	10.385	V		0.388	0.450			
C.T.O.	108	2.382	V		0.399	0.450			
AT.T.O.	108	2.382	V		0.399	0.450			
LIVING		11.490	W1		1.915	2.520			
KITCHEN	109	4.960	W2		0.765	1.540			
BEDROOM 1	109	8.695	W1		1.515	2.520			
BEDROOM 2	109	10.385	V		0.388	0.450			
C.T.O.	109	2.385	V		0.398	0.450			
AT.T.O.	109	2.385	V		0.398	0.450			
LIVING		12.760	W1		1.990	2.520			
KITCHEN	110	4.967	W2		0.765	1.540			
BEDROOM 1	110	8.480	W1		1.400	2.520			
BEDROOM 2	110	10.215	V		0.383	0.450			
C.T.O.	110	2.175	V		0.363	0.450			
AT.T.O.	110	2.175	V		0.363	0.450			

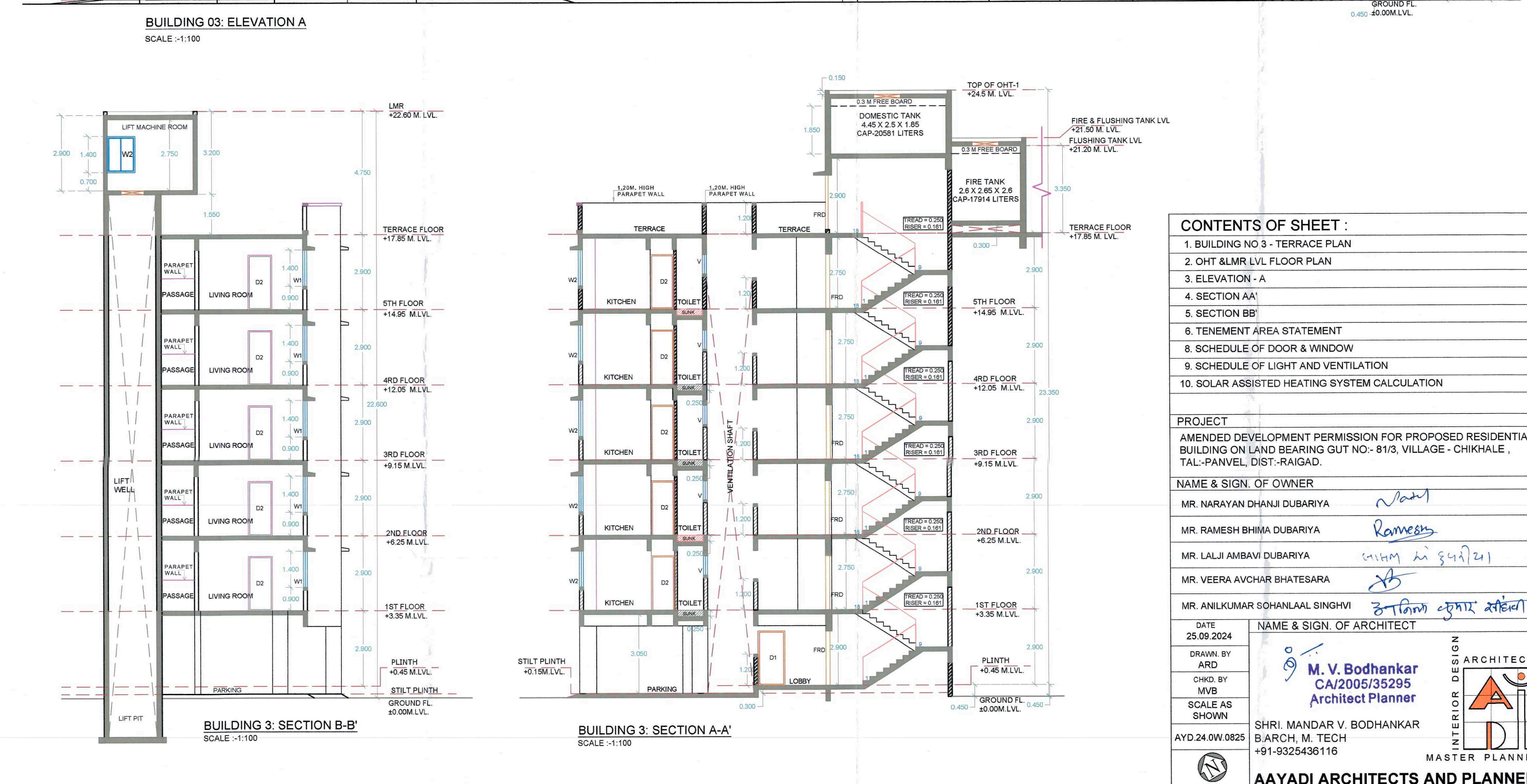
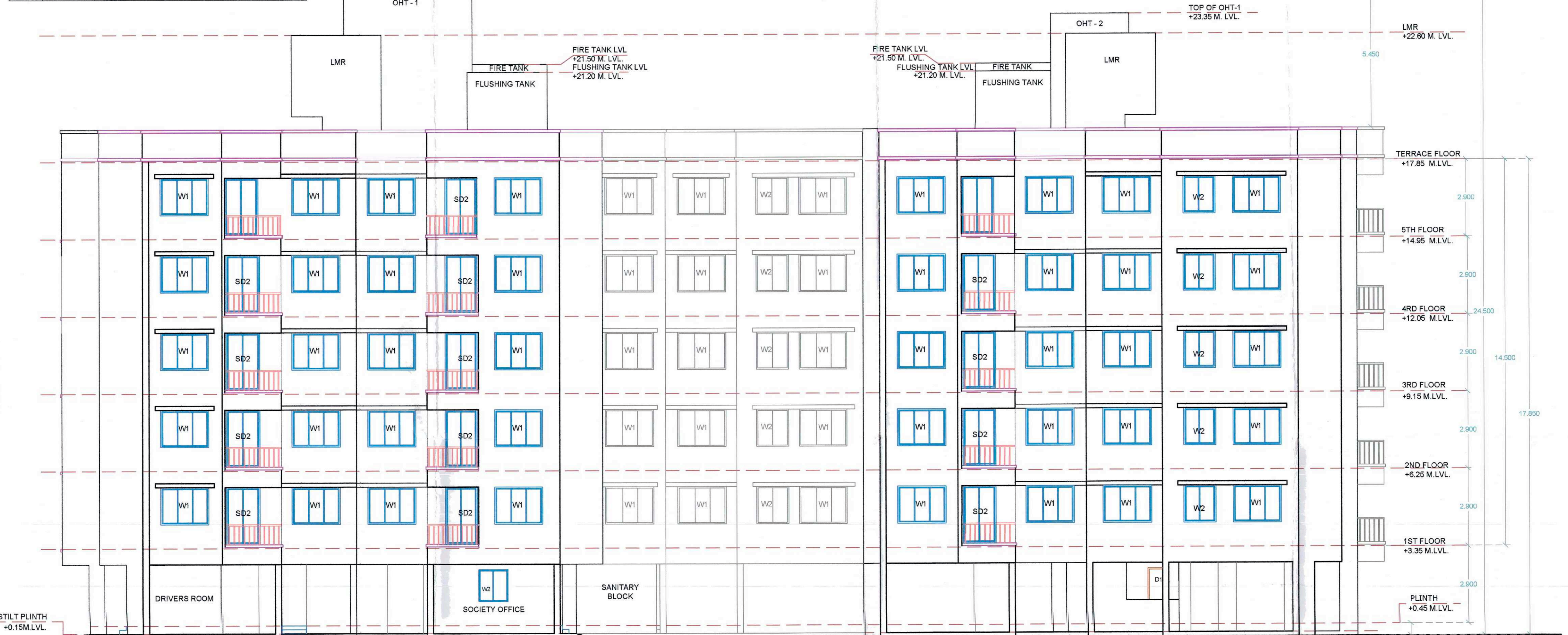
SCHEDULE OF DOOR & WINDOW									
TYPE	SIZE	AREA IN SQM	DESCRIPTION	TYPE	SIZE	AREA IN SQM	DESCRIPTION	TYPE	SIZE
D1	1.80 X 2.10	3.780	0.00	W1	1.80 X 2.10	3.780	0.00	W1	1.80 X 2.10
D2	0.90 X 2.10	1.890	0.00	W2	0.90 X 2.10	1.890	0.00	W2	0.90 X 2.10
D3	0.75 X 2.10	1.575	0.00	W3	0.75 X 2.10	1.575	0.00	W3	0.75 X 2.10
D4	1.80 X 2.10	3.780	0.15	W4	1.80 X 2.10	3.780	0.15	W4	1.80 X 2.10
D5	1.10 X 2.10	2.310	0.15	W5	1.10 X 2.10	2.310	0.15	W5	1.10 X 2.10
D6	0.90 X 2.10	1.890	0.00	W6	0.90 X 2.10	1.890	0.00	W6	0.90 X 2.10
D7	0.90 X 2.10	1.890	0.00	W7	0.90 X 2.10	1.890	0.00	W7	0.90 X 2.10
D8	0.90 X 2.10	1.890	0.00	W8	0.90 X 2.10	1.890	0.00	W8	0.90 X 2.10
D9	0.90 X 2.10	1.890	0.00	W9	0.90 X 2.10	1.890	0.00	W9	0.90 X 2.10
D10	0.90 X 2.10	1.890	0.00	W10	0.90 X 2.10	1.890	0.00	W10	0.90 X 2.10



BUILDING 03 : TERRACE FLOOR PLAN

SCALE : 1:100

SOLAR ASSISTED WATER HEATING SYSTEM CALCULATION		
BUILDING - 3		
TERRACE AREA	S.W.H AREA REQ. (MIN. 25% OF ROOF AREA)	S.W.H AREA PROPOSED
631.300	157.825	181.730



CONTENTS OF SHEET :

1. BUILDING NO 3 - TERRACE PLAN
2. OHT & LMR LVL FLOOR PLAN
3. ELEVATION - A
4. SECTION AA'
5. SECTION BB'
6. TENEMENT AREA STATEMENT
7. SCHEDULE OF DOOR & WINDOW
8. SCHEDULE OF LIGHT AND VENTILATION
9. SOLAR ASSISTED HEATING SYSTEM CALCULATION

PROJECT
AMENDED DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING OUT NO- 813, VILLAGE - CHIKHALE, TAL-PAWEL, DIST.-RAIGAD.

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MR. LALJI AMBAVI DUBARIYA
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