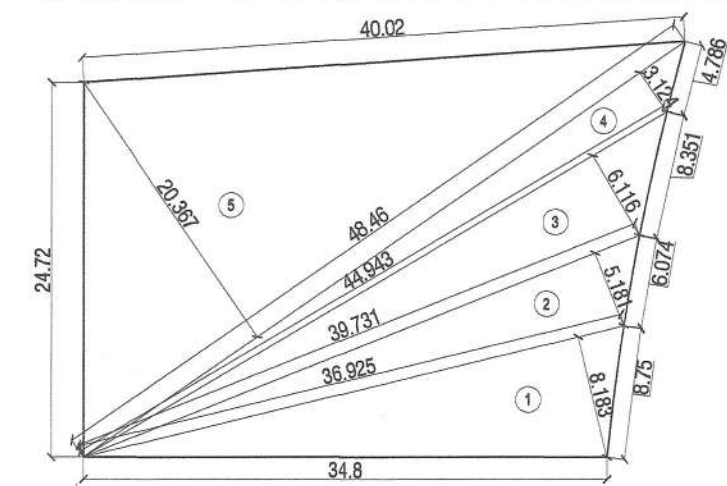
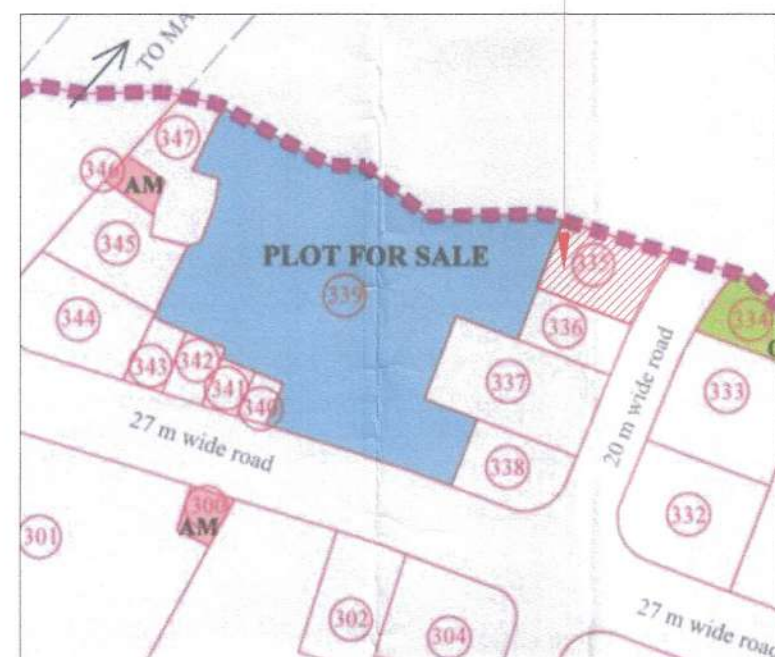
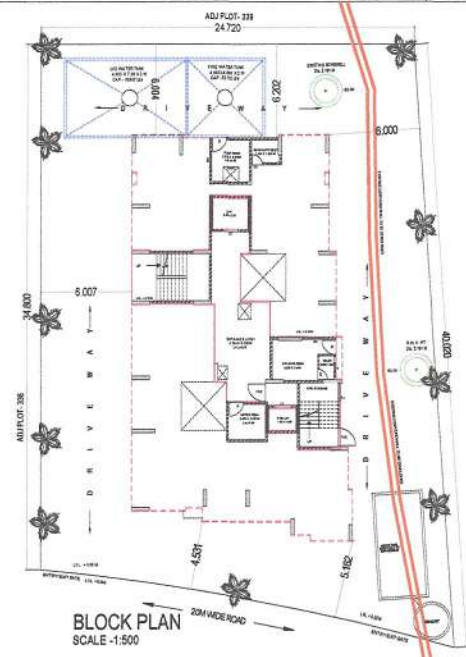




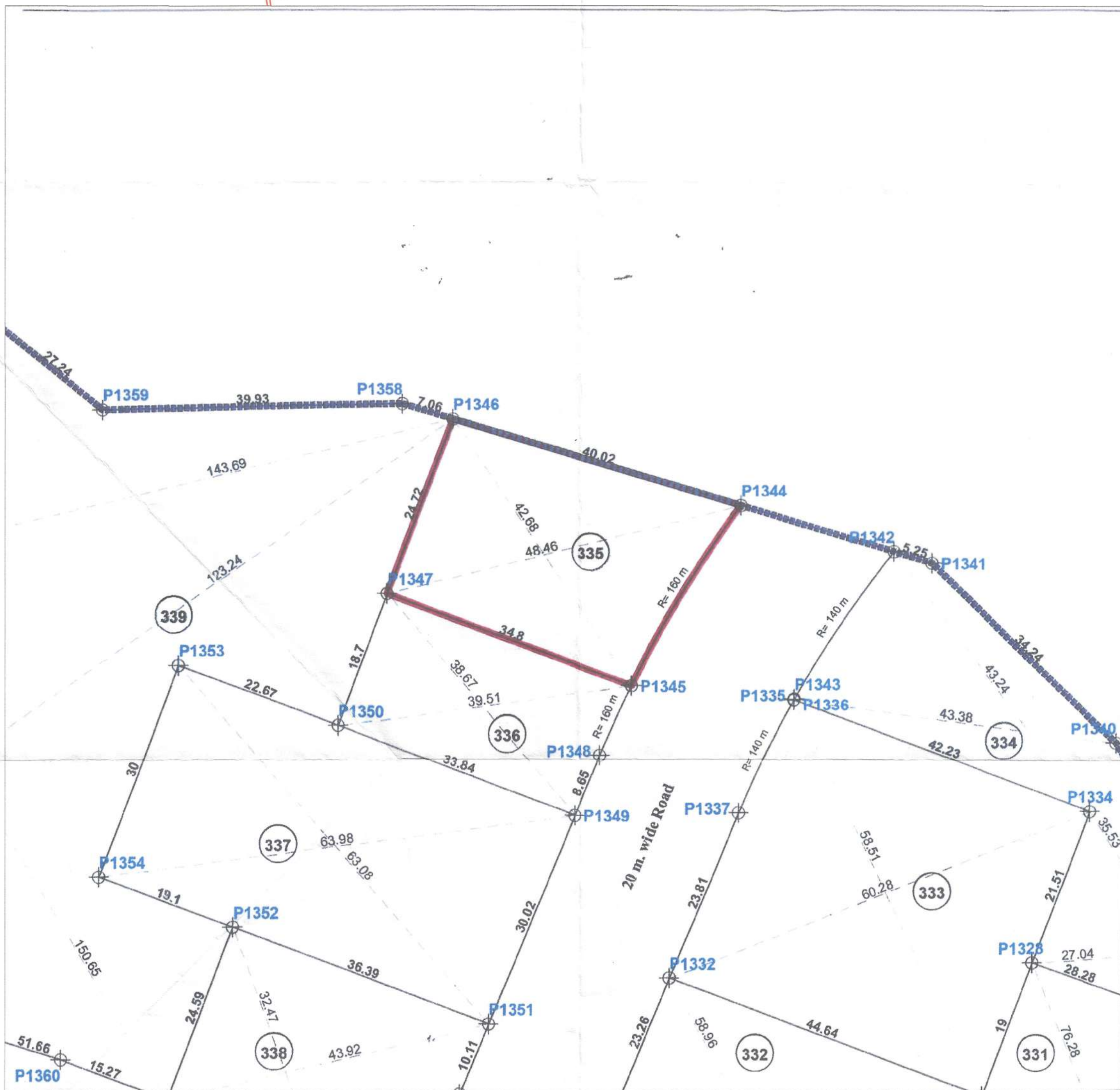
PLOT AREA CALCULATION												
1	1/2	X	36.925	X	8.183	X	1	NO	=	151.078	SQ.	
2	1/2	X	39.731	X	5.181	X	1	NO	=	102.923	SQ.	
3	1/2	X	44.943	X	6.116	X	1	NO	=	137.435	SQ.	
4	1/2	X	48.460	X	3.124	X	1	NO	=	75.694	SQ.	
5	1/2	X	48.460	X	20.387	X	1	NO	=	493.492	SQ.	
TOTAL										=	960.622	SQ.



PARKING AREA STATEMENT (RESIDENTIAL)			
AREA (CARPET AREA)	PARKING REQD	NO OF FLATS	NO OF CARS
UPTO 35.00 SQMT	1 FOR 4 FLATS	59	15
10% VISITORS PARKING			1
PARKING REQUIRED (A)			16
TWO WHEELER PARKING REQUIRED (X)			10
4 WHEELER PROVIDED	BIG CAR	22	
	SMALL CAR	1	
	TOTAL	23	
TOTAL 2WHEELER PROVIDED		0	
NOTE : NO. OF SCOOTER PARKING = (NO. OF CAR) X (12.5 i.e. AREA OF CAR PARKING) X (10%) / 2 (i.e. AREA OF SCOOTER PARKING)			
COMPOSITE PARKING RESIDENTIAL extra 5 car X equivalent 6 scooters = 30 scooters Therefore , No scooters required.			

TENEMANT AREA STATEMENT						
FLOOR	FLAT NO.	RERA CARPET AREA INCL.DOOR JAM, INT.WALL & STRUCTURAL MEMBER (SQ MT)	CARPET AREA ENCL.BALCONY (SQ MT)	CARPET AREA BALCONY (SQ MT)	ROOM TYPE	NO OF FLATS
1ST TO 7TH	101-701	34.623	5.000	2.635	1BHK	7
	102-702	34.623	5.000	2.635	1BHK	7
	103-703	31.414	4.402	0.000	1BHK	7
	104-704	33.169	2.826	2.486	1BHK	7
	105-705	33.632	3.080	2.337	1BHK	7
	106-706	31.600	4.583	0.000	1BHK	7
8TH	801	34.623	5.000	2.635	1BHK	1
	802	34.623	5.000	2.635	1BHK	1
	REFUGEE AREA AND SOCIETY OFFICE					
	804	33.169	2.862	2.486	1BHK	1
	805	33.632	3.080	2.337	1BHK	1
	806	31.600	4.583	0.000	1BHK	1
9TH TO 10TH	901-1001	34.623	5.000	2.635	1BHK	2
	902-1002	34.623	5.000	2.635	1BHK	2
	903-1003	31.414	4.402	0.000	1BHK	2
	904-1004	33.169	2.862	2.486	1BHK	2
	905-1005	33.632	3.080	2.337	1BHK	2
	906-1006	31.600	4.583	0.000	1BHK	2
TOTAL						59

GROSS AREA STATEMENT				
FLOOR	BUILT UP AREA (A)	CONSTRUCTION AREA NOT CONSIDERED IN F.S.I. (B)	CHHAIJA (C)	GROSS BUILT UP AREA TOTAL A+B+C
STILT FLOOR	PARKING	0	238.679	238.679
	STAIRCASE, LIFT & ENTRANCE LOBBY	84.138	0.000	84.138
	SERVANTS TOILET	3.87	0.000	3.870
	SOCIETY OFFICE	23.567	0.000	23.567
	1st	322.845	0.000	322.845
	2nd	322.845	0.000	322.845
8TH	3rd	322.845	0.000	322.845
	4th	322.845	0.000	322.845
	5th	322.845	0.000	322.845
	6th	322.845	0.000	322.845
	7th	322.845	0.000	322.845
	8th	282.969	0.000	282.969
9TH	REFUGEE AREA	0.000	15.818	15.818
	9th	322.845	0.000	322.845
	10th	322.845	0.000	322.845
	O/H TANK FLUSHING		164.086	164.086
	O/H TANK DOMESTIC		36.254	36.254
	LIFT MACHINE RM		70.401	70.401
GROUND	U/G TANK DOMESTIC		6.900	6.900
	METER RM		16.886	16.886
	PUMP ROOM		16.886	16.886
	TOTAL	3300.149	549.024	3849.173
	Miscellaneous area			50.827
	TOTAL			3900.000



NAINA Town Planning Scheme No.2

Chipale, Vihighar, Devad, Bhokarpada, Belavali, Sangade
Preliminary Scheme Sanctioned by the Govt on 03.11.2021

Co-ordinate Plan for Final Plot No. 335 of Town Planning Scheme No. 2

Landowner Name: Jai Hind Sahakari Grukha Nirman Sanstha Maryadi

Final Plot no. 335 Area: 960 Sq.m.

Co-ordinates:

Point	Latitude	Longitude
P1344	19.007518	73.155981
P1345	19.007301	73.155846
P1346	19.007618	73.155616
P1347	19.007408	73.155535

Notes:
1. The dimensions, area and co-ordinates of final plots are in accordance with Preliminary TPS-2 sanctioned by the Govt. vide Notification no. TPS-1221/54/CR-102/UD-12 dated 03.11.2021
2. The co-ordinates are in WGS-1984, 43 N system
3. The co-ordinates are in decimal degrees
4. The areas and dimensions of Final Plot are verified and accepted by Owners on while taking possession of the Final Plot.
(Signature of Owner/Representative:)

Signature:

Landowner / Representative

Prepared in accordance with Sanctioned TPS-2:

Senior Planner, (DP), NAINA Associate Planner, (DP), NAINA Junior Planner, (DP), NAINA

Demarcated on site:

CLASD, NAINA Surveyor

Certified & Acknowledged:

DY.SLR., Panvel

Date: Scale: 1: 500

Navi Mumbai Airport Influence Notified Area (NAINA)
8th Floor, Tower no. 10, CBD Belpur, Navi Mumbai - 400614
City & Industrial Development Corporation of Maharashtra LTD (CIDCO)
CIDCO Bhavan, CBD, Belpur, Navi Mumbai - 400614

BUILT UP AREA SUMMARY	
FLOORS	RESI BUA
STAIRCASE, LIFT & ENTRANCE LOBBY	84.138
SERVANTS TOILET (STILT)	3.87
SOCIETY OFFICE (8TH FLOOR)	23.567
1ST FLOOR	322.845
2ND FLOOR	322.845
3RD FLOOR	322.845
4TH FLOOR	322.845
5TH FLOOR	322.845
6TH FLOOR	322.845
7TH FLOOR	322.845
8TH FLOOR	282.969
9TH FLOOR	322.845
10TH FLOOR	322.845
TOTAL	3300.149

AREA STATEMENT			
SR NO	PARTICULARS	PLOT NO	AREA IN SQMT
1	ORIGINAL PLOT (OP)	330 A	2400
2	FINAL PLOT	335	960
3	PERMISSIBLE FSI OF FINAL PLOT (AREA OF ORIGINAL PLOT/AREA OF FINAL PLOT)		2.5
4	PERMISSIBLE BUILT UP AREA AS PER BASE FSI (2X3)		2400
AREA STATEMENT			
5	FINAL PLOT (FP)		960
6	PERMISSIBLE BASE FSI (OP/FP)		2.5
7	PERMISSIBLE BUILT UP AREA WITH REFERENCE TO BASIC FSI		2400
PROPOSED BUILT UP AREA			
8	A) PROPOSED BASIC BUILT UP AREA (P-LINE)		2400
	B) CONSUMED ANCILLARY FSI (MAX 60% OR 80%)		900.149
	C) TOTAL PROPOSED BUILT UP AREA (A+B)		3300.149
PROPOSED BUILT UP AREA DETAILS			
			RESI
			TOTAL BUA
9	A) TOTAL PROPOSED BUA (P-LINE)		3300.149
	B) NET PROPOSED BASIC BUA EXCLUDING ANCILLARY		2400.000
	C) PERMISSIBLE ANCILLARY AREA (MAX 60% OR 80%)		1440.000
	D) PERMISSIBLE (P-LINE) AREA (98+9C)		3840.000
	E) CONSUME ANCILLARY AREA (98+9B)		900.149
	F) BALANCE ANCILLARY AREA (9C-9E)		539.851
10	PROPOSED BUILT UP AREA (P-LINE AREA)		3300.149
11	BALANCE BUILT UP AREA (P-LINE AREA) (98+9C)-10		539.851
12	TOTAL BASE FSI CONSUMED (98/5)		2.500
13	BALANCE BASE FSI (12-6)		0.000
NO OF UNITS PROPOSED			
14	A) RESIDENTIAL		59
	B) COMMERCIAL		0
15	A) TREES TO BE PLANTED AGAINST PLOT AREA (1 TREE FOR EVERY 100 SQMT)		10
	B) EXISTING TREES		0
	C) TREES TO BE CUT		0
	D) TREES TO BE PLANTED AGAINST TREE FELLIS TREE FOR EVERY 1 TREE FELL (15DX5)		0
	E) TOTAL REQUIRED TREES (15A+15B+15D)=		10
	F) EXISTING NUMBER OF TREES TO BE RETAIN (15B-15C)		0
	G) REQ NUMBER OF TREES TO BE PLANTED (15E-15F)		10

STAMP OF APPROVAL 1/5

This Commencement Certificate is approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Chipale/BP-00711/CC/2025/1148
Dated: 27 May 2025

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

CONTENT OF THE SHEET

- DEMARCATION PLAN
- DP PLAN
- PLOT AREA DIAGRAM & CALCULATION
- GROSS AREA STATEMENT
- BUILT UP AREA SUMMARY
- PARKING AREA STATEMENT
- BLOCK PLAN

NAME & SIGNATURE OF OWNERS

जय हिंद सहकारी गृहनिर्माण संस्था मर्या.
Jai Hind Sahakari Gruha Nirman Sanstha Maryadi

PROPERTY DESCRIPTION

PROJECT
PROPOSED GROUND+10TH RESIDENTIAL BUILDING ON FINAL PLOT NO.335, TPS 2, VILLAGE--CHIPALE TAL.-PANVEL, DIS.-RAIGAD

AR.. GEETA DINESH KATWE
REGD. NO. CA / 2008 / 43846

NAME & SIGN OF ARCHITECT

GEETA DINESH KATWE

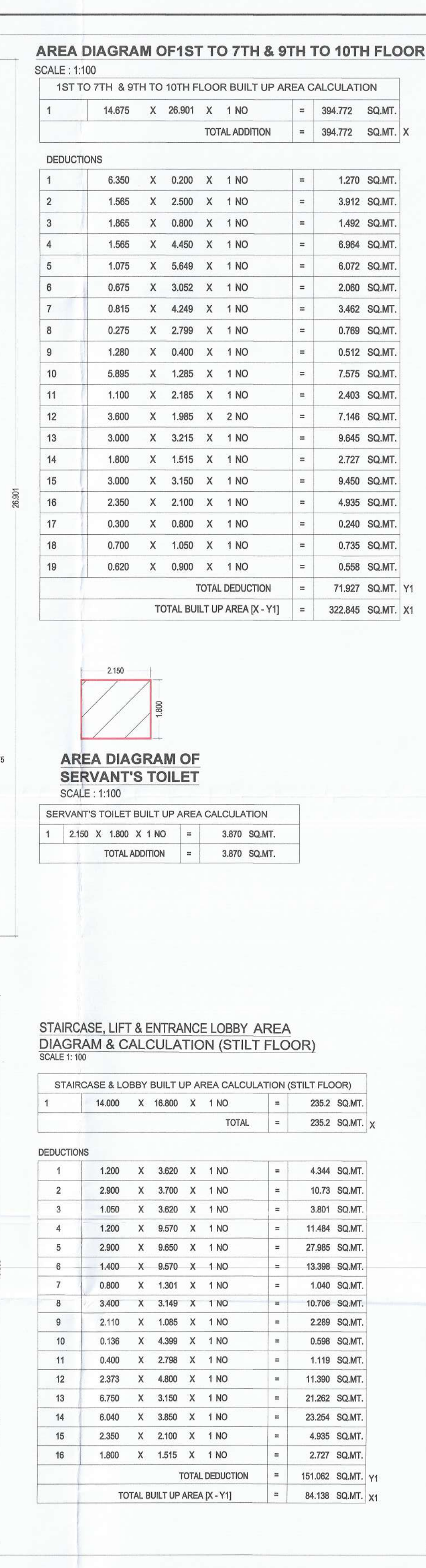
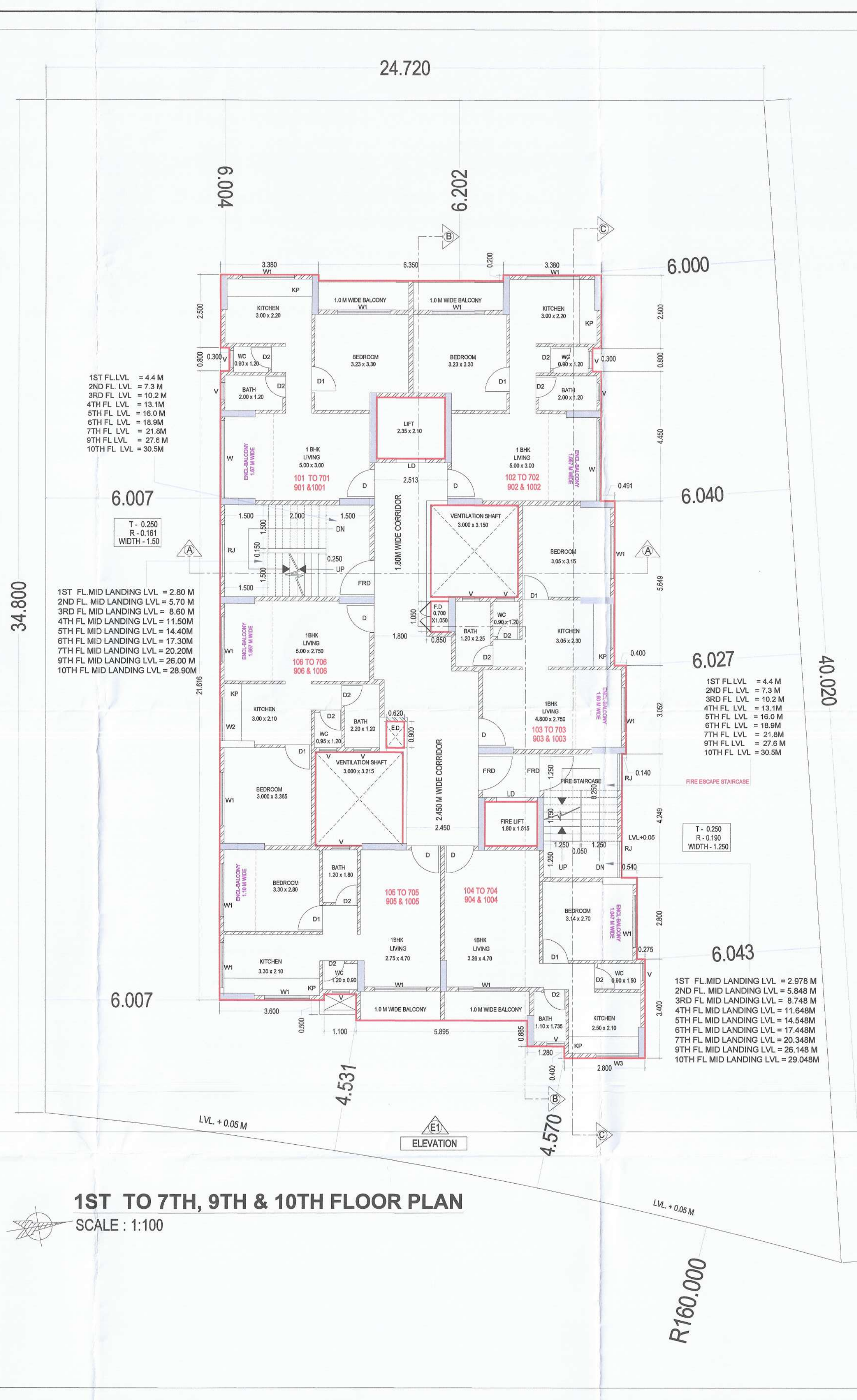
AR. GEETA KATWE DESIGN CONCEPT
REG. NO : CA/2008/43846 CAT-A-1974
ARCHITECTS • ENGINEERS • GOVT. APPROVED VALUER

डिजाइन कंसेप्ट
DESIGN CONCEPT

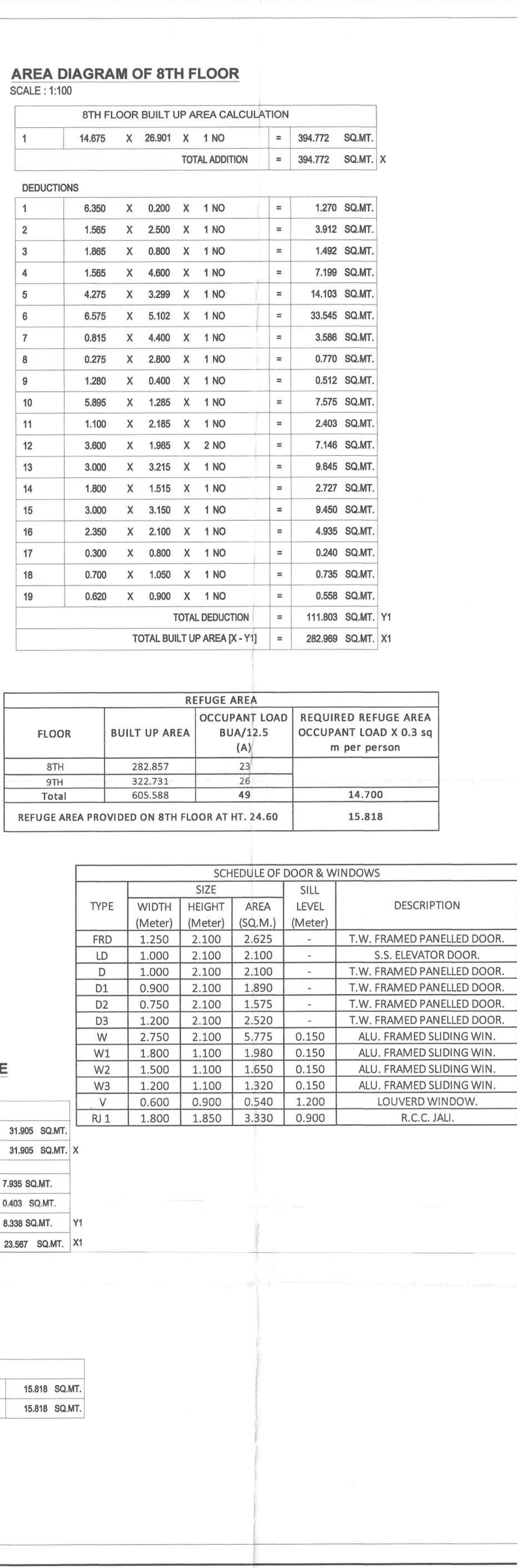
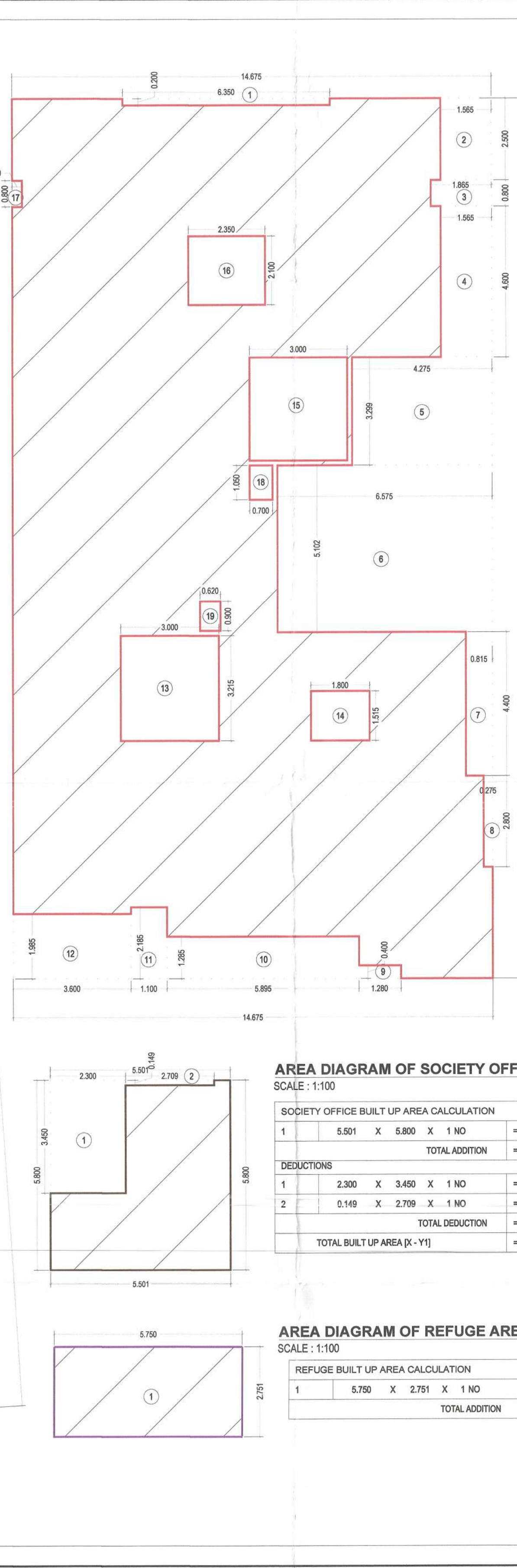
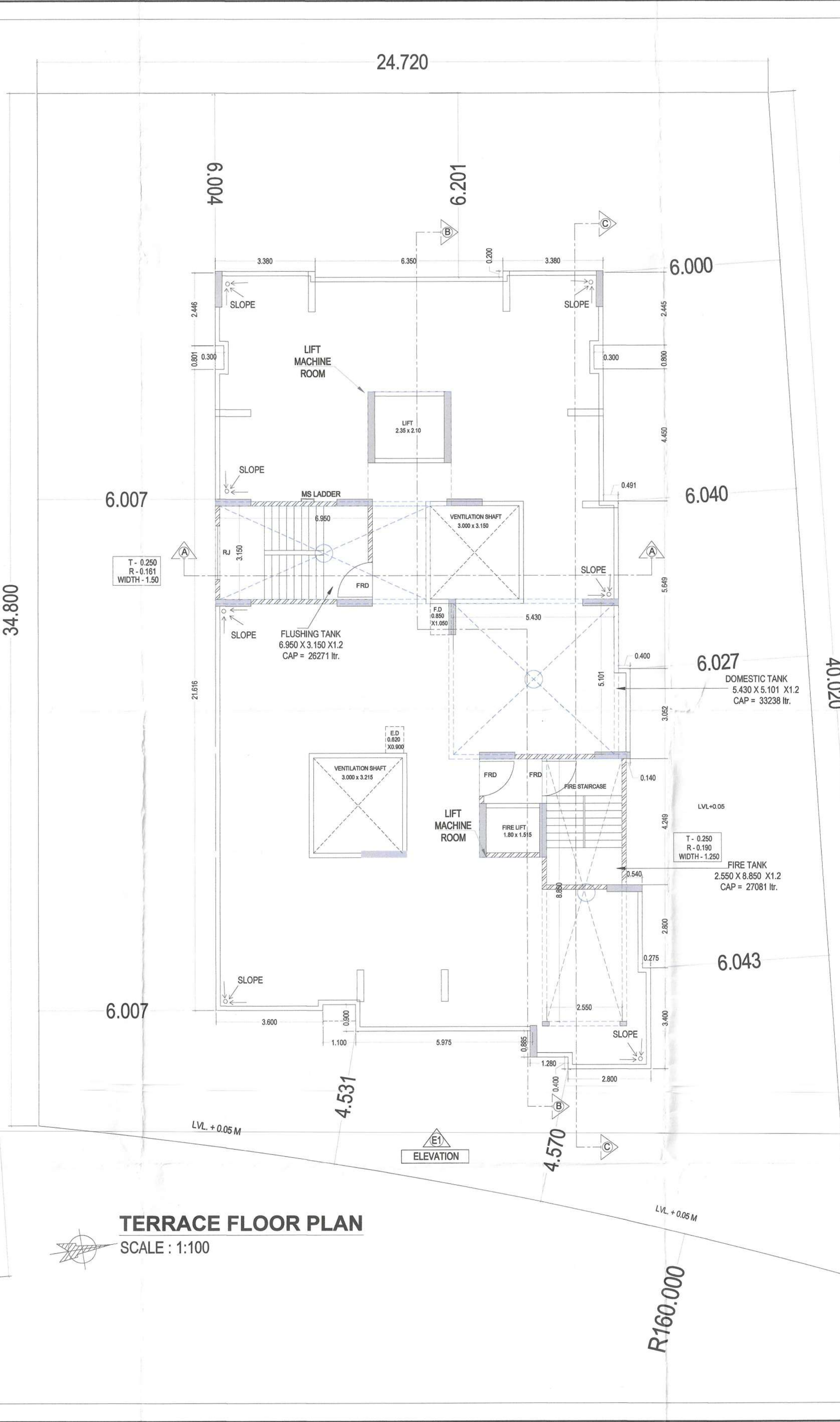
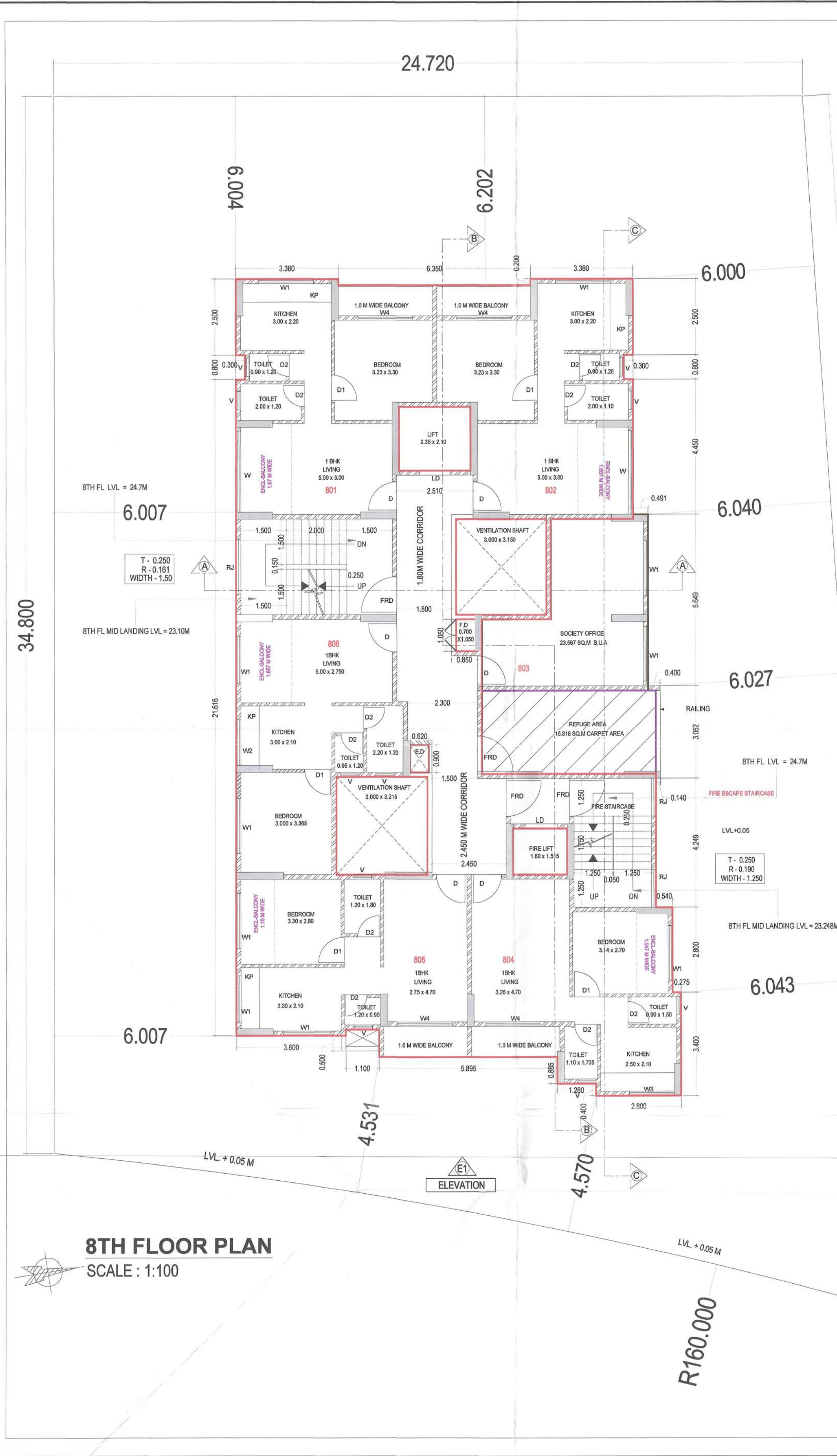
- ARCHITECTS
- ENGINEERS
- PROJECT & LAND CONSULTANT
- GOVT. APPROVED VALUERS

OFFICE NO. 28, FIRST FLOOR, NAGAPALNKA COMPLEX, NEAR CITY POLICE STATION, OLD PANVEL - 400068
TEL : 022 - 27482162 EMAIL: designconcept@gmail.com

SCALE	DATE	JOB NO	DRG NO	REVISION	DRN BY	CHECKED BY
1:150	03-04-2025	DC - 170	01/01	R1	KETAG T	GEETA K



STAMP OF APPROVAL		2/5
This Commencement Certificate is approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Chipale/BP-00711/CC/2025/1148 Dated: 27 May 2025		
- ALL DIMENSIONS ARE IN METERS. - INTERNAL WALL THICKNESS 210 MM. - EXTERNAL WALL THICKNESS 0.15 M.		
CONTENT OF SHEETS		
1. STILT PLAN 2. 1ST TO 7TH, 9TH & 10TH FLOOR PLAN 3. AREA DIAGRAM & CALCULATIONS OF 1ST TO 7TH 9TH & 10TH 4. SERVANTS TOILET AREA DIAGRAM AND CALCULATION 5. STAIRCASE & LIFT LOBBY AREA DIAGRAM AND CALCULATION		
NAME & SIGNATURE OF OWNERS		
 जय हिंद सहकारी ग्रुहनिर्माण संस्था मर्यादित जय हिंद सहकारी ग्रुहनिर्माण संस्था मर्यादित जय हिंद सहकारी ग्रुहनिर्माण संस्था मर्यादित		
PROPERTY DESCRIPTION		
PROPOSED GROUND+10TH RESIDENTIAL BUILDING ON FINAL PLOT NO.335, TPS 2, VILLAGE-CHIPALE TAL-PANVEL, DIS-RAIGAD		
AR. GEETA DINESH KATWE REGD. NO. CA / 2008 / 43846 NAME & SIGN OF ARCHITECT Geeta GEETA DINESH KATWE AR. GEETA KATWE DESIGN CONSULTANT REG. NO. : CA2008043846 CATI-A-1974 *ARCHITECTS * ENGINEERS * GOVT. APPROVED VALUERS Digitally signed by AR. GEETA DINESH KATWE DN: cn=AR. GEETA DINESH KATWE, o=AR. GEETA DINESH KATWE, email=geeta.dinesh.katwe@gmail.com, c=IN Date: 2025.05.27 14:56:30 +05'30' Reason: I have signed this document.		
 डिशाईन कसेट DESIGN CONCEPT • ARCHITECTS • ENGINEERS • PROJECT & LAND CONSULTANT • GOVT. APPROVED VALUERS OFFICE NO. 301, FIRST FLOOR, ANANDWADI COMPLEX, NEW CITY POLICE STATION OLD PANVEL, RAIGAD TEL: 020-2767676 EMAIL: geeta.dinesh.katwe@gmail.com		
SCALE	DATE	JOB NO
1:100	24-04-2025	DC - 178
DWG NO		REVISION
		REVISED BY
		CHECKED BY
		GEETA K



STAMP OF APPROVAL3/5

This Commencement Certificate is approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Chipale/BP-00711/CC/2025/1148 Dated: 27 May 2025

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

CONTENT OF SHEETS
1. 8TH FLOOR PLAN, AREA DIAGRAM AND CALCULATION
2. REFUGE AREA AREA DIAGRAM AND CALCULATION
3. SOCIETY ROOM AREA DIAGRAM AND CALCULATION
4. SCHEDULE OF DOOR AND WINDOW

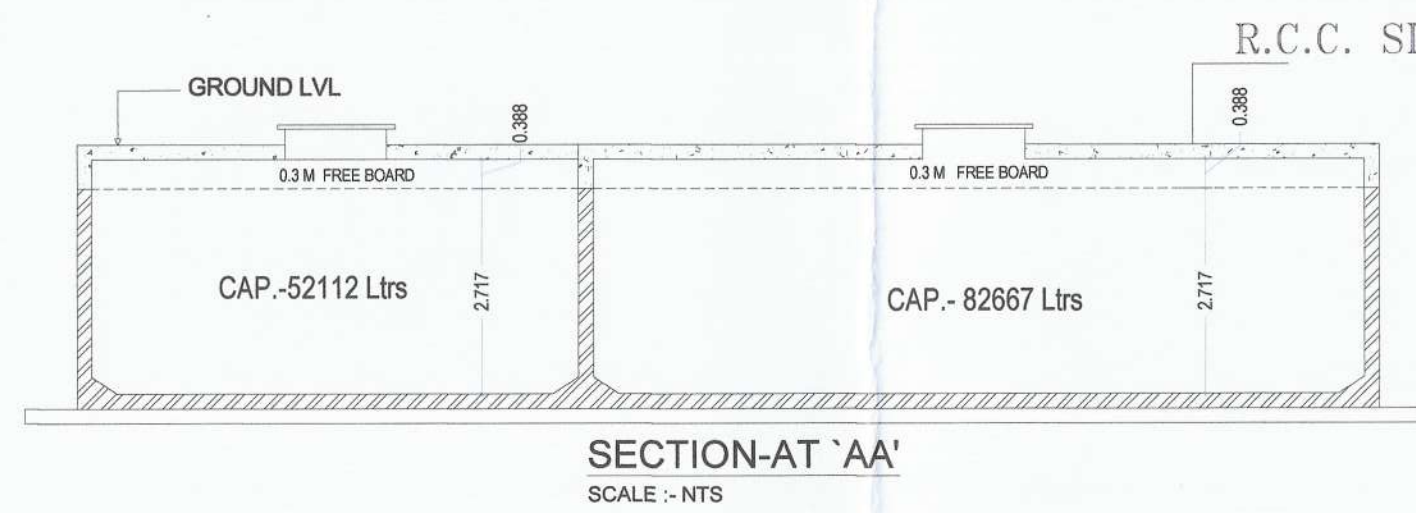
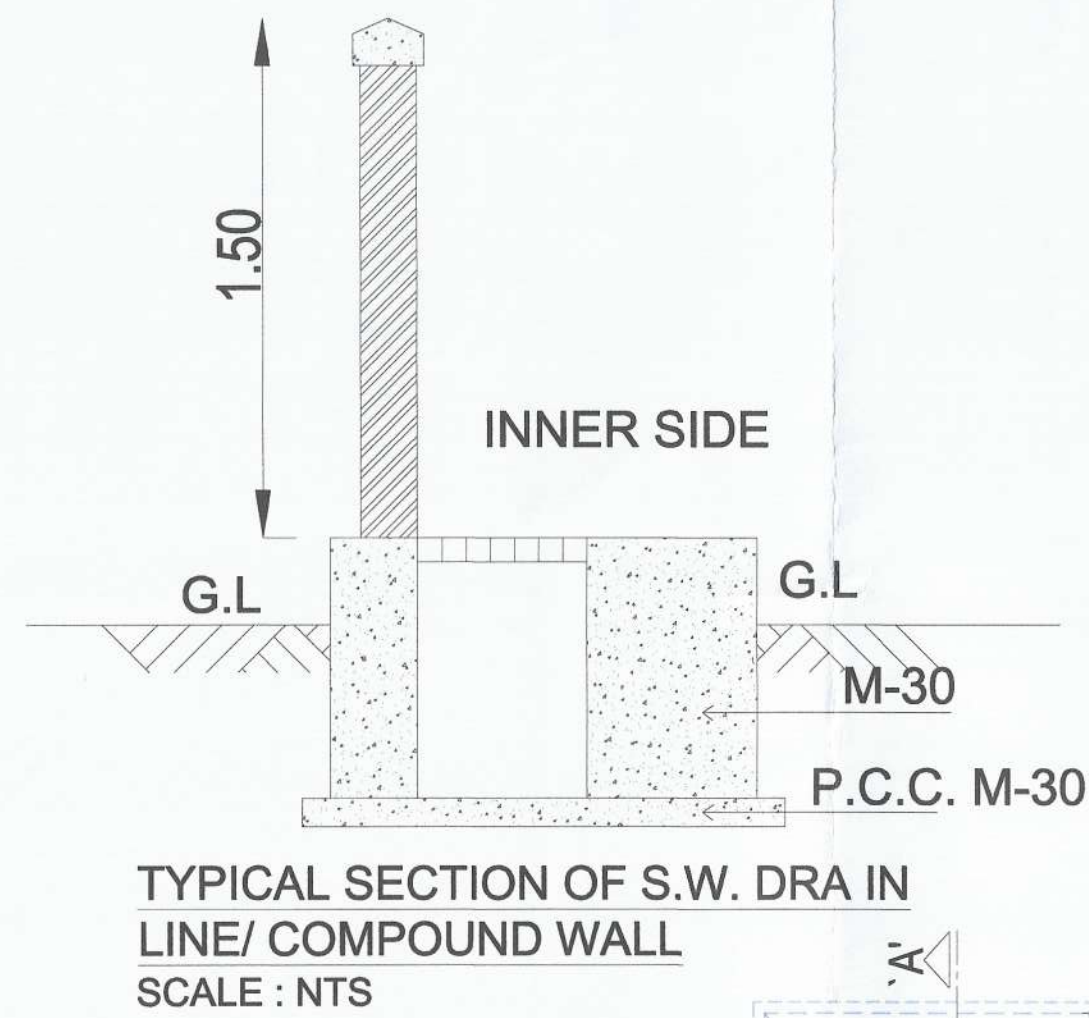
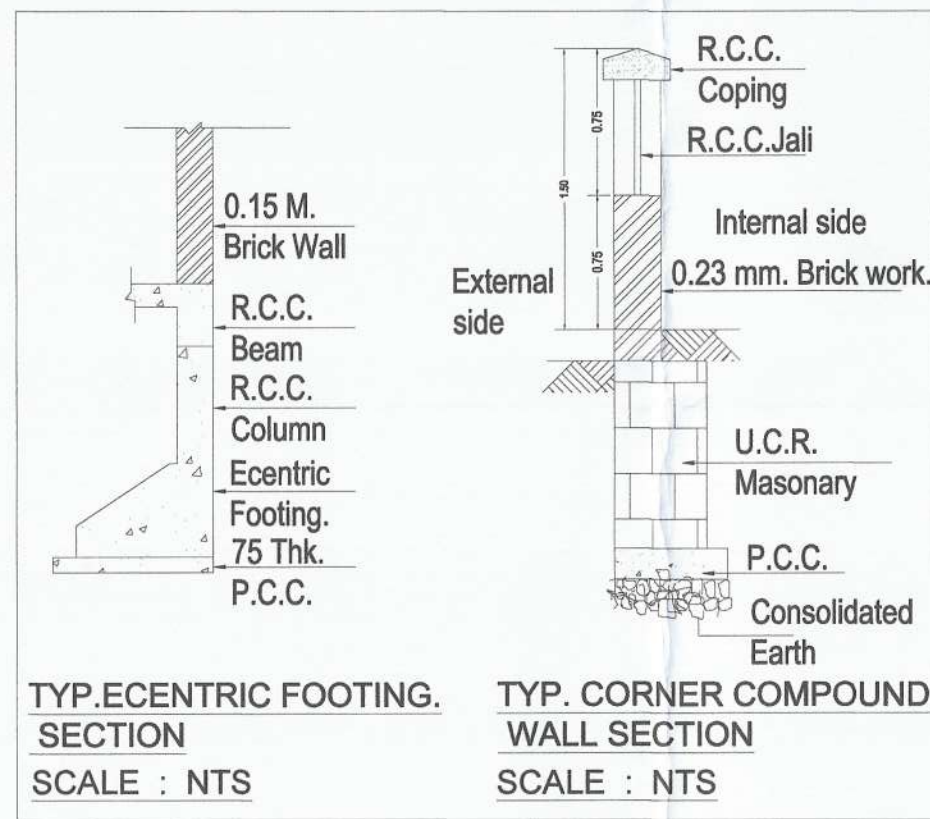
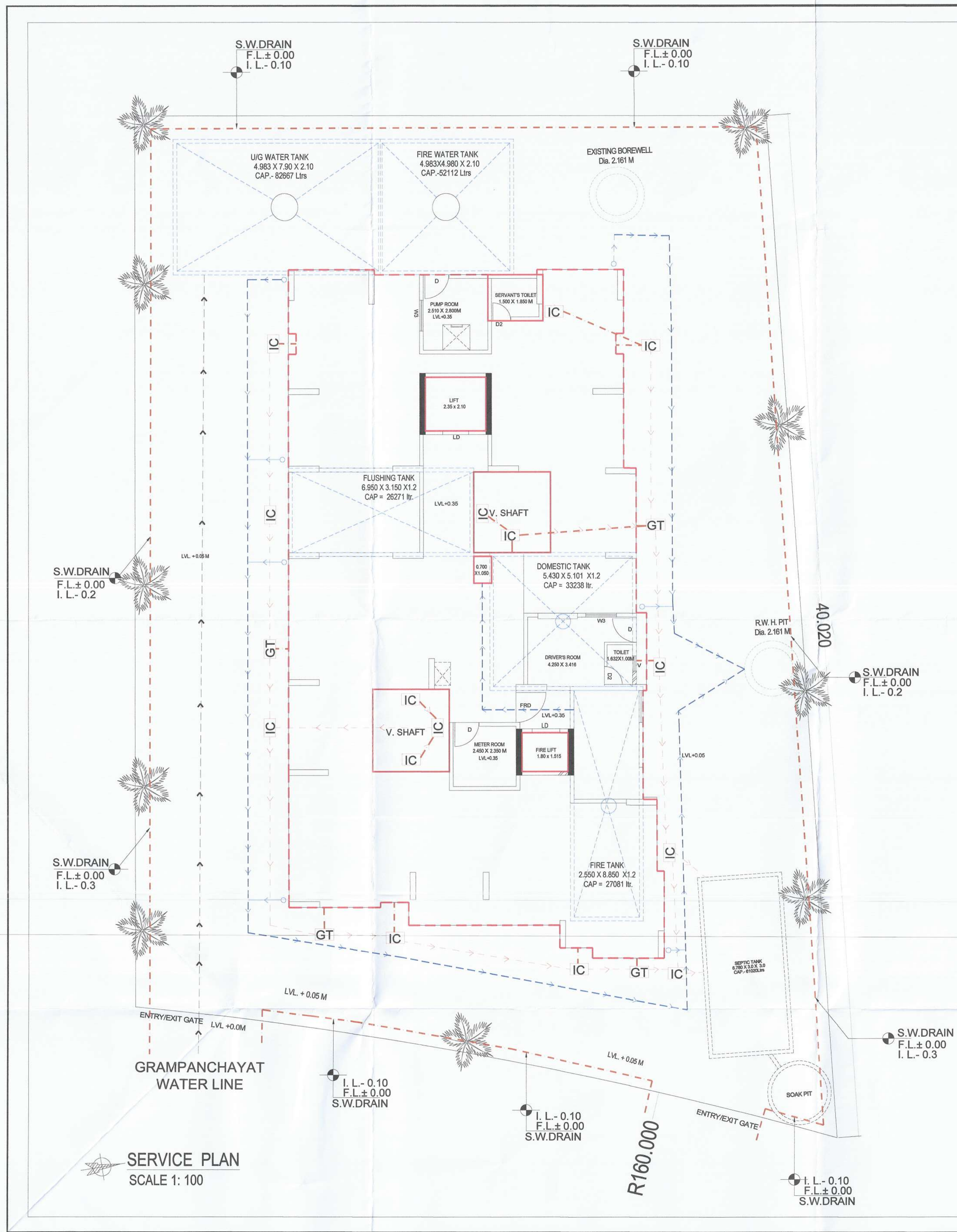
NAME & SIGNATURE OF OWNERS
JAI HIND SAHAKARI GRUKHA NIRMAN SANSTHA MARYADIT

PROPERTY DESCRIPTION
PROPOSED GROUND+10TH RESIDENTIAL BUILDING ON FINAL PLOT NO.335, TPS 2, VILLAGE--CHIPALE TAL--PANVEL, DIS--RAIGAD

AR. GEETA DINESH KATWE
REGD. NO. CA / 2008 / 43846
NAME & SIGN OF ARCHITECT
GEETA DINESH KATWE
AR. GEETA DINESH KATWE
REG. NO : CA/2008/43846 CATI-A-1974
ARCHITECTS • ENGINEERS • GOVT. APPROVED VALUER

ARCHITECTS
ENGINEERS
PROJECT & LAND CONSULTANT
GOVT. APPROVED VALUERS
OFFICE NO. 25, FIRST FLOOR, MARATHI MANDAL COMPLEX, NEAR CITY COURT STATION, OLD PANVEL - 410208
TEL: 020-27858181, 27858182, 27858183, 27858184

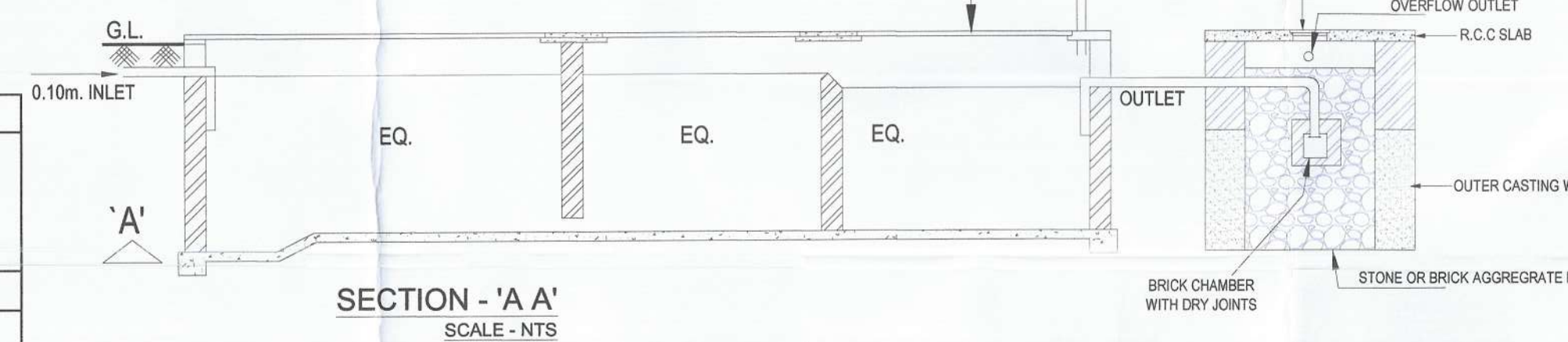
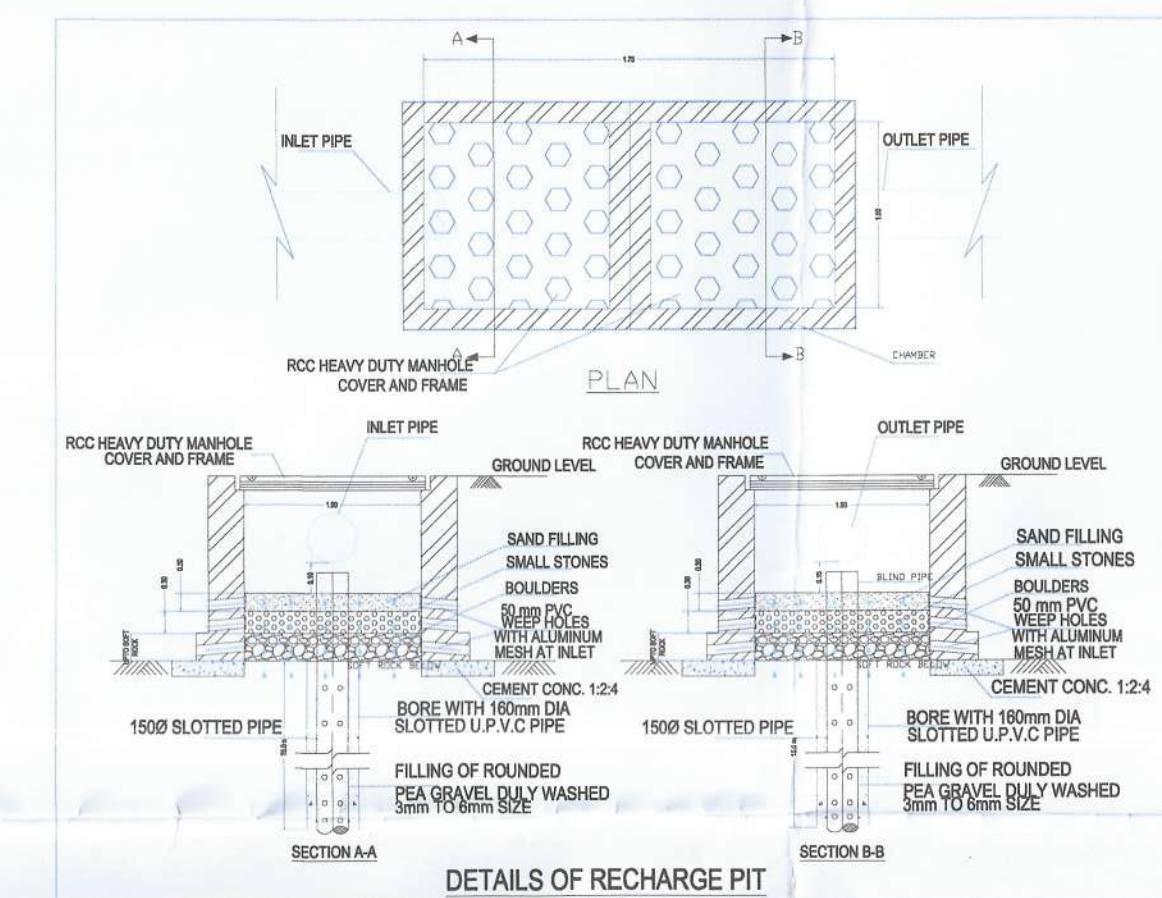
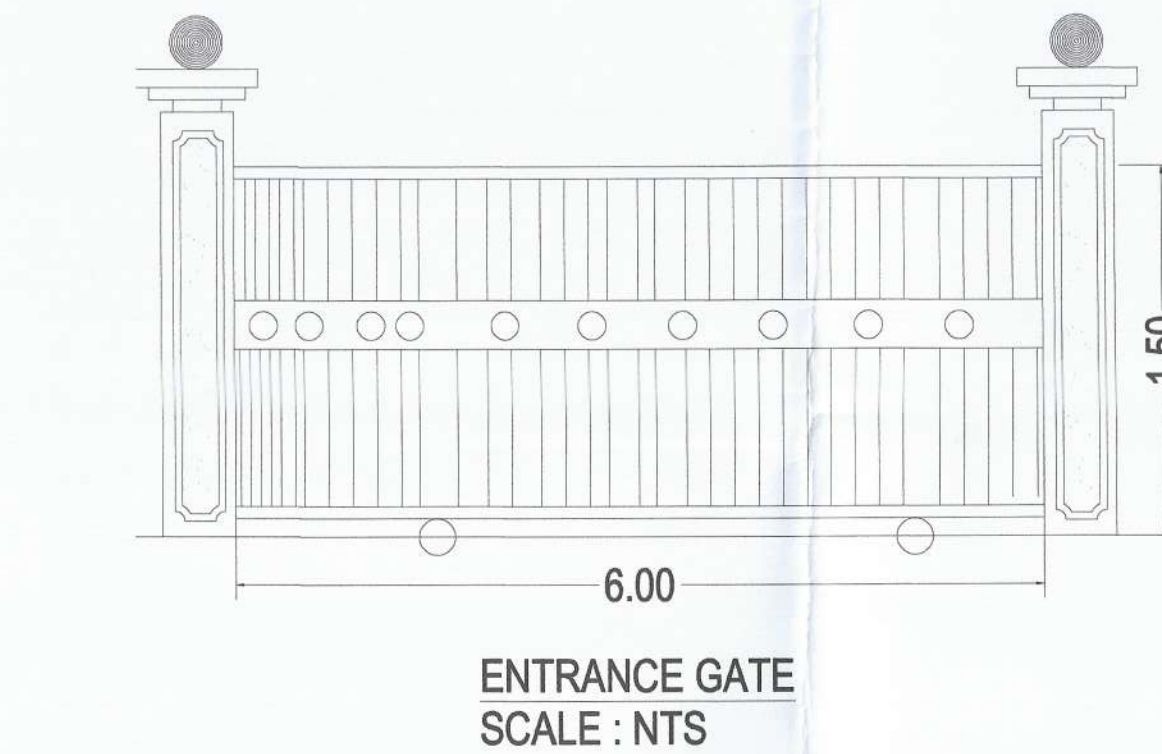
SCALE: 1:100
DATE: 03-04-2025
JOB NO: DC - 170
DWG NO: 03
REVISION: R1
DWG BY: KETAGI T
CHECKED BY: GEETA K



UGT TANK CALCULATION									
Building Number	Total Number of Units	Addl. Toilet	Population	Water Requirement (In Ltrs)			Underground Water Tank provided		
				Addl. Toilet	Population	Total	Tank Number	Size / Dimension	capacity (Ltrs)
(1)	(2)	(3)	(4) = (2) x 5 PERSON	(5) = (4) x 180	(6) = (4) x 189	(7) = (5) + (6)	(8)	(9)	(10)
1	Total Flats	59	295	180	55755	55935	1	4.983 X 7.90 X 2.10	82667
REQUIRED FIRE WATER TANK							50000 LTRS		
PROVIDED FIRE WATER TANK							4.983 X 4.980 X 2.10 52112		

OHT WATER TANK CAPACITY CALCULATION				
UGT TANK PROVIDED	OHT CAPACITY REQUIRED (DOMESTIC+ FLUSHING) (50% OF UGT)	TANK SIZE IN Cu.M (Domestic) 75%	TANK SIZE IN Cu.M (Flushing) 25%	TANK SIZE IN Cu.M (Fire)
55935 ltrs	27968 ltrs	20976	6942	25000 ltrs
REQUIRED OHT		5.430 X 5.101 X 1.2 33238 ltrs	6.950 X 3.150 X 1.2 26271 ltrs	2.550 X 8.850 X 1.2 27081 ltrs
PROVIDED OHT				

SEPTIC TANK REQUIREMENT													
SL. No.	DISCRPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT	% FLOW TO SEWER		TOTAL FLOW	TOTAL FLOW TO SEPTIC TANK	TOTAL PROVIDED SEPTIC TANK CAPACITY
				FLUSHING		DOMESTIC		(A+B)	FLUSHING	DOMESTIC			
				(A)		(B)			100%	85%			
				LPD	LPD	LPD	LPD	LPD	LPD	LPD			
1	FLATS(59)	5	295	54	15930	135	39825	55755	15930	33851	49781	49781	61020 LTR



STAMP OF APPROVAL 4/5

This Commencement Certificate is approved subject to the conditions mentioned in this office letter / Certificate vide no. CIDCO/NAINA/Panvel/Chipale/BP-00711/CC/2025/1148 Dated: 27 May 2025

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

- CONTENT OF THE SHEET
1. DETAIL OF COMPOUND WALL
 2. SEPTIC TANK & SOAK PIT PLAN CALCULATION & SECTION
 3. ENTRANCE GATE
 4. DETAILS OF RECHARGE PIT
 5. U.G.T & FIRE TANK PLAN & SECTION 'A-A'
 6. OHT & UGT CALCULATION
 7. SERVICE PLAN

NAME & SIGNATURE OF OWNERS

JAI HIND SAHAKARI GRUKHA NIRMAN SANSTHA MARYADIT

PROPERTY DESCRIPTION

PROPOSED GROUND+10TH RESIDENTIAL BUILDING ON FINAL PLOT NO.335, TPS 2, VILLAGE -CHIPALE TAL.-PANVEL, DIS.-RAIGAD

AR. GEETA DINESH KATWE
REGD. NO. CA / 2008 / 43846

NAME & SIGN OF ARCHITECT

GEETA DINESH KATWE
AR. GEETA KATWE DESIGN CONCEPT
REG. NO : CA/2008/43846 CATIN-A-1974
ARCHITECTS + ENGINEERS + GOVT. APPROVED VALUER

डिजाइन कन्सेप्ट
DESIGN CONCEPT

SCALE 1:100 DATE 05-04-2025 JOB NO DC-119 DRG NO R1 REVISION R1 DRAWN BY KETAN T CHECKED BY GEETA K



- जय हिंद सहकारी गृहनिर्माण संस्था मर्या.
- अध्यक्ष सचिव Bankikar
होजनगिर

ELEVATION E1

- ELEVATION E1
SECTION AA
SECTION BB
SECTION CC

JAI HIND SAHAKARI GRUKHA NIRMAN SANSTHA MARYADIT	
PROPERTY DESCRIPTION	

PROPOSED GROUND+10TH RESIDENTIAL BUILDING ON FINAL
PLOT .NO.335, TPS 2, VILLAGE- -CHIPALE
TAL.-PANVEL, DIS.-RAIGAD

DR. GEETA DINESH KATWE

REGD. NO. CA / 2006 / 43846

NAME & SIGN OF ARCHITECT

1. Time

Harmon

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11

डिझाइन कन्सेप्ट

DESIGN CONCE

SCALE	DATE	JOB NO
1-100	03-04-2025	DC - 120

1.000	00-04-0000	00-110
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