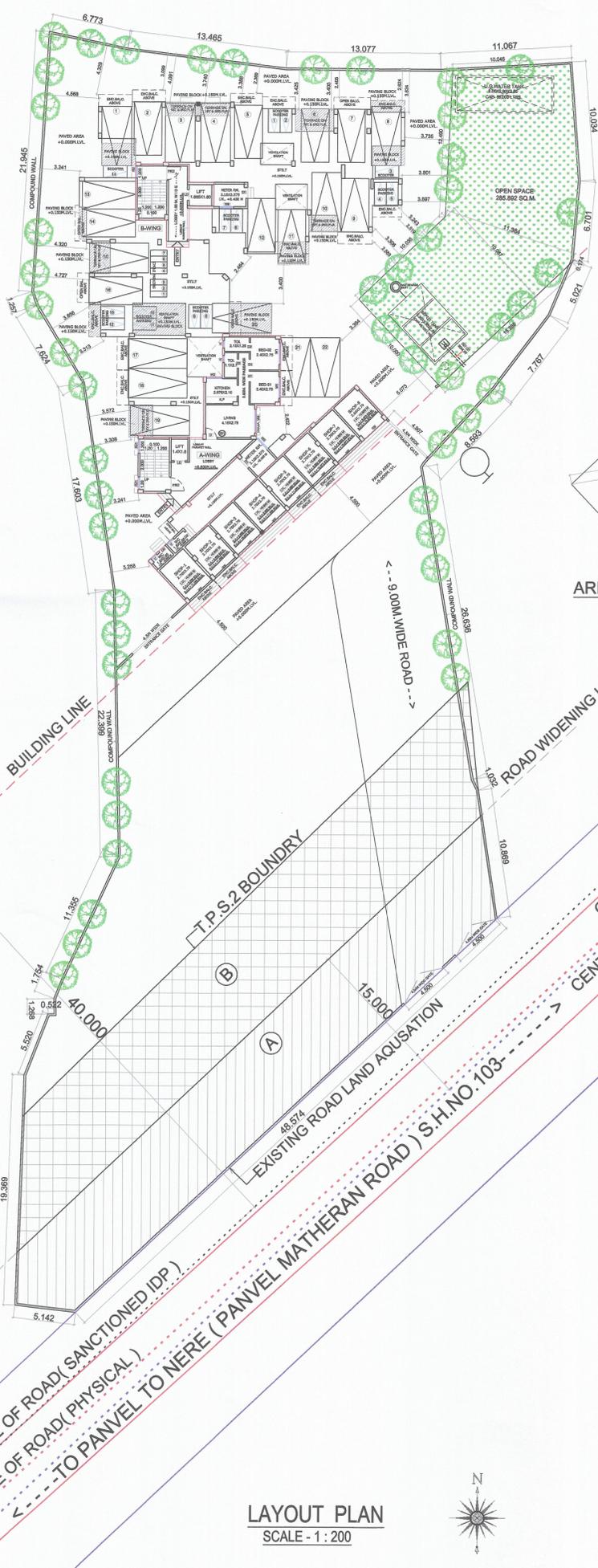
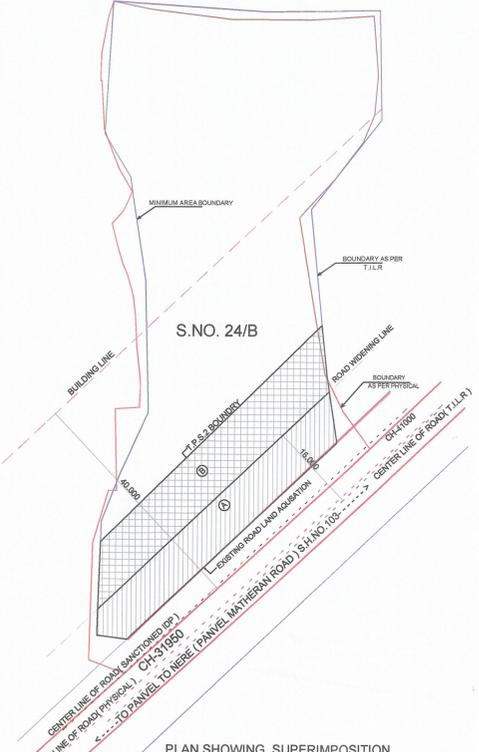


STAMP OF APPROVAL

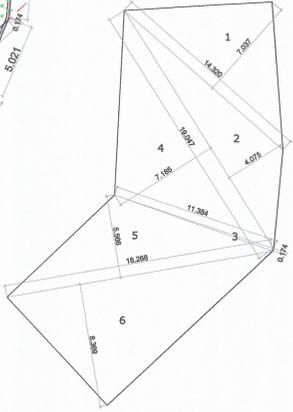
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subject to condition mentioned in  
this office Certificate No.  
CIDCO/NAINA/PANVEL/CHIPALE/  
BP-00503/OC/FULL/2023/0353  
Dated 17 April 2023



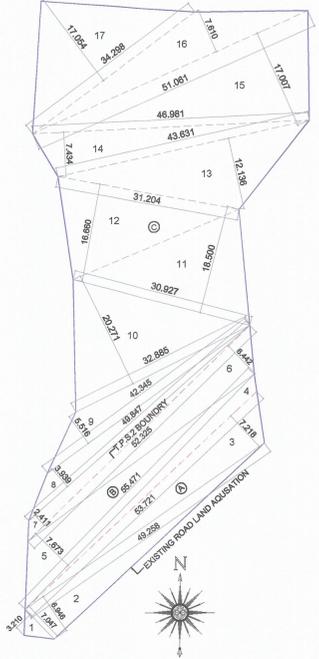
LAYOUT PLAN  
SCALE - 1 : 200



PLAN SHOWING SUPERIMPOSITION  
OF T.I.L.R., PHYSICAL SURVEY & T.P.S.2  
SCALE 1:500



AREA DIAGRAM OF R.G.  
SCALE 1:200



CALCULATION AS PER T.I.L.R.  
SCALE 1:500

BALCONY AREA STATEMENT

SR. NO.	FLOOR	BUILT UP AREA (SQ.M.)	PERMISSIBLE BALCONY AREA (SQ.M.)	PROPOSED BALCONY AREA (SQ.M.)	TOTAL ENCLOSED	OPEN	EXCESS
1	2	3	4 = (3) X 15%	5	6	7	8 = (6)-(7)
2	1st FLOOR	523.701	78.555	61.332	48.605	12.727	0.000
3	2nd FLOOR	523.701	78.555	61.332	48.605	12.727	0.000
4	3rd FLOOR	523.701	78.555	61.332	48.605	12.727	0.000
5	4th FLOOR	523.701	78.555	61.332	48.605	12.727	0.000
TOTAL		2094.804	314.221	245.328	194.420	50.908	0.000

BUILT UP AREA STATEMENT

FLOORS	TOTAL
GROUND	219.760
1ST FLOOR	523.701
2ND FLOOR	523.701
3RD FLOOR	523.701
4TH FLOOR	523.701
TOTAL	2314.564

TERRACE AREA STATEMENT

SR. NO.	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE	PROPOSED TERRACE
1	2	3	4 = (3) X 20%	5
WING-A & WING-B				
2	1st FLOOR	523.701	104.740	55.174
3	2nd FLOOR	523.701	104.740	0.000
4	3rd FLOOR	523.701	104.740	34.747
5	4th FLOOR	523.701	104.740	0.000
TOTAL		2094.804	418.960	89.921

RECREATIONAL OPEN SPACE AREA CALCULATION

SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	1	1.00	0.50	14.320	7.037	50.385
2	2	1.00	0.50	4.075	19.047	38.808
3	3	1.00	0.50	11.384	0.174	0.990
4	4	1.00	0.50	7.185	19.047	68.426
5	5	1.00	0.50	18.268	5.586	50.840
6	6	1.00	0.50	18.268	8.369	76.442
TOTAL =						285.892

PARKING AREA STATEMENT

SR. NO.	OCCUPANCY	ONE PARKING FOR EVERY	NUMBER OF UNITS	STANDARD CAR	PARKING TYPE	
1	2	3	4	5	6	
1	UPTO 35 SQM	TENEMENTS	32	8	5	
2	> 35 SQM & < 45 SQM	TENEMENTS	17	9	5	
TOTAL PARKING REQUIRED RESIDENTIAL						17
MERCANTILE BUA UPTO CA 40						105.227
SUBTOTAL PARKING REQUIRED						20
VISITOR PARKING 10% OF ABOVE						2
TOTAL PARKING REQUIRED						22
TOTAL PARKING PROVIDED						22

T.I.L.R. AREA CALCULATION

SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	7
BLOCK A (EXISTING ROAD LAND ACQUISITION)						
1	1	1.00	0.50	3.210	7.047	11.311
2	2	1.00	0.50	49.258	6.946	171.073
3	3	1.00	0.50	53.721	7.218	193.879
TOTAL						376.263
BLOCK B (LAND OF T.P.S. 2)						
4	4	1.00	0.50	55.471	2.373	65.815
5	5	1.00	0.50	55.471	7.573	213.815
6	6	1.00	0.50	52.325	6.442	165.539
TOTAL						445.170
BLOCK C						
7	7	1.00	0.50	52.325	2.411	63.078
8	8	1.00	0.50	49.447	3.539	95.174
9	9	1.00	0.50	42.345	5.518	116.788
10	10	1.00	0.50	32.885	20.271	333.306
11	11	1.00	0.50	30.927	18.500	288.075
12	12	1.00	0.50	31.204	16.680	259.928
13	13	1.00	0.50	43.631	12.136	284.763
14	14	1.00	0.50	46.981	7.404	174.028
15	15	1.00	0.50	51.061	17.007	434.197
16	16	1.00	0.50	51.061	7.610	194.287
17	17	1.00	0.50	34.298	17.054	292.459
AREA UNDER REFERENCE						2617.674
TOTAL AREA OF T.I.L.R. (BLOCK (A)+BLOCK (B)+BLOCK (C)) =						3341.107

TENEMENT AREA STATEMENT

SHOP/PLOT NUMBER	UNITS	CARPET AREA (SQM)	BALCONY AREA (SQM)	TERRACE AREA (SQM)	BUILT UP AREA (SQM)	
A-WING (CONVENIENT SHOP)						
SHCP-1	1.00	9.969	0.000	0.000	11.990	
SHCP-2	1.00	9.969	0.000	0.000	11.098	
SHCP-3	1.00	9.969	0.000	0.000	10.972	
SHCP-4	1.00	9.969	0.000	0.000	11.098	
SHCP-5	1.00	9.969	0.000	0.000	11.098	
SHCP-6	1.00	9.969	0.000	0.000	10.972	
SHCP-7	1.00	9.969	0.000	0.000	10.972	
SHCP-8	1.00	9.969	0.000	0.000	10.972	
SHCP-9	1.00	9.969	0.000	0.000	10.972	
TOTAL						88.356
A-WING (GROUND FLOOR RESIDENTIAL)						
CO1	1.00	36.593	0.000	0.000	44.678	
B-WING						
101.301	2.00	39.596	5.750	0.000	44.940	
102.302	2.00	39.593	5.900	0.000	44.948	
103.303	2.00	29.932	3.875	3.100	34.605	
104.304	2.00	27.227	5.425	0.000	33.800	
105.305	2.00	28.883	2.900	0.000	34.735	
106.306	2.00	32.576	0.000	2.850	37.125	
107.307	2.00	28.882	2.900	2.450	34.164	
108.308	2.00	20.912	0.000	2.900	24.193	
B-WING						
201.401	2.00	29.274	5.950	0.000	33.813	
202.402	2.00	29.096	5.408	0.000	33.335	
203.403	2.00	29.932	3.875	3.100	34.605	
204.404	2.00	27.227	5.425	0.000	33.207	
205.405	2.00	28.883	2.900	0.000	34.735	
206.406	2.00	32.576	0.000	2.850	37.215	
207.407	2.00	28.882	2.900	2.450	34.164	
208.408	2.00	20.912	0.000	2.900	24.193	
TOTAL						1900.899

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES	---	---
EXISTING STREET	---	---
FUTURE STREET	---	---
PEMI BUILDING LINE	---	---
PEMI FSI LINE	---	---
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK	---	---
DRAINAGE & SEWERAGE WORK	---	---
WATER SUPPLY WORK	---	---
R/W LINE	---	---
S.W DRAIN	---	---
RECREATIONAL OPEN SPACES	---	---
CAR PARKING	---	---
TWO WHEELER PARKING	---	---
CYCLE PARKING	---	---

PROFORMA - 1

1	AREA OF PLOT	3340.000
(A)	AREA OF PLOTS PER T.I.L.R	3341.129
(B)	AREA OF PLOTS AS PER T.I.L.R	3685.160
(C)	AREA OF PLOTS AS PER PHYSICAL SURVEY	3340.000
(D)	AREA OF PLOT, CONSIDERED (LEAST OF (A) & (C) ABOVE)	3340.000
2	DEDUCTION FOR	
A	EXISTING ROAD	0.000
B	PROPOSED ROAD WIDENING AREA	376.263
C	AREA UNDER T.P.S. 2	447.170
TOTAL = (A + B + C)		823.433
3	GROSS AREA OF PLOT	2516.567
4	LAYOUT SPACES	
(A)	LAYOUT AMENITY SPACE REQUIRED, IF ANY	0.000
(B)	LAYOUT AMENITY SPACE PROVIDED, IF ANY	0.000
(C)	RECREATIONAL OPEN SPACE PROVIDED, IF ANY	251.657
(D)	RECREATIONAL OPEN SPACE REQUIRED, IF ANY	285.892
5	NET AREA OF PLOT = (3) - (4)	2516.567
(SA)	AREA OF PLOT WITHIN GAUGHAN EXPANSION	2516.567
5A	NET PLOT AREA (SA)	2516.567
6	PERMISSIBLE FSI	1.000
7	PERMISSIBLE BUILT-UP-AREA = (SA) X (BA)	2516.567
8	EXISTING BUILT-UP-AREA	0.000
9	AS BUILT AREA	2314.564
10	EXCESS BALCONY AREA TAKEN IN FSI (AS PER (19C) BELOW)	0.000
11	TOTAL BUILT-UP-AREA (8) + (9) + (10)	2314.564
12	FSI CONSUMED ((11) + (7))	0.920
13	BALANCE BUILT UP AREA ((7) - (11))	202.003
14	FSI BALANCED ((8A) - (12))	0.080
15	NUMBER OF UNITS	
(15A)	RESIDENTIAL	49.000
(15B)	COMMERCIAL	8.000
16	TREES TO BE PLANTED	
(16A)	TREES PLANTED AGAINST PLOT AREA ((1A) - 100)	34.000
(16B)	TREES PLANTED AGAINST TREES FELLED (NUMBER X 5)	0.000
(16C)	TREES PLANTED AGAINST OPEN SPACE ((4D) - 100) X 5	15.000
(16D)	NUMBER OF TREES PLANTED ((16A) + (16B) + (16C))	49.000
17	BALCONY AREA STATEMENT (FOR DETAILS REFER BALCONY AREA STATEMENT)	
18	PARKING STATEMENT (FOR DETAILS REFER PARKING AREA STATEMENT)	

CONTENT : LAYOUT PLAN, TENEMENT AREA STATEMENT, BALCONY & TERRACE AREA STATEMENT, T.I.L.R., PHYSICAL SUPERIMPOSITION, R.G. & BUILT UP AREA STATEMENT, LOCATION PLAN

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. 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.

DATE: 12/02/2018

ADDRESS:  
SHREE NAND-DHAM BLDG., A-505/00A, PLOT NO. 59, SECTOR-11, C.B.D. RESERVE, NAINA-MANJRA, 400014, MUMBAI (INDIA).  
PH: 27560241, 27560242, FAX: 27560243

AR. DEEPAK THAKARE  
SIGNATURE OF LICENSED ARCHITECT

NAME & SIGNATURE OF OWNER

M/S. MARVEL PROPERTIES

SHRI. ASHOKKUMAR G. BAPNA *For M/s MARVEL PROPERTIES*

SHRI. KIRAN H. BAGAD *Partner*

SHRI. RAVINDRA S. RAUT *Partner*

SMT. ARUNA RAMGOPAL SOMANI *Partner*

SMT. REENA MUKESH GARG *Partner*

PROFORMA - II

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON \_\_\_\_\_ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

AR. DEEPAK THAKARE  
SIGNATURE OF LICENSED ARCHITECT

NAME & SIGNATURE OF OWNER

M/S. MARVEL PROPERTIES

SHRI. ASHOKKUMAR G. BAPNA *For M/s MARVEL PROPERTIES*

SHRI. KIRAN H. BAGAD *Partner*

SHRI. RAVINDRA S. RAUT *Partner*

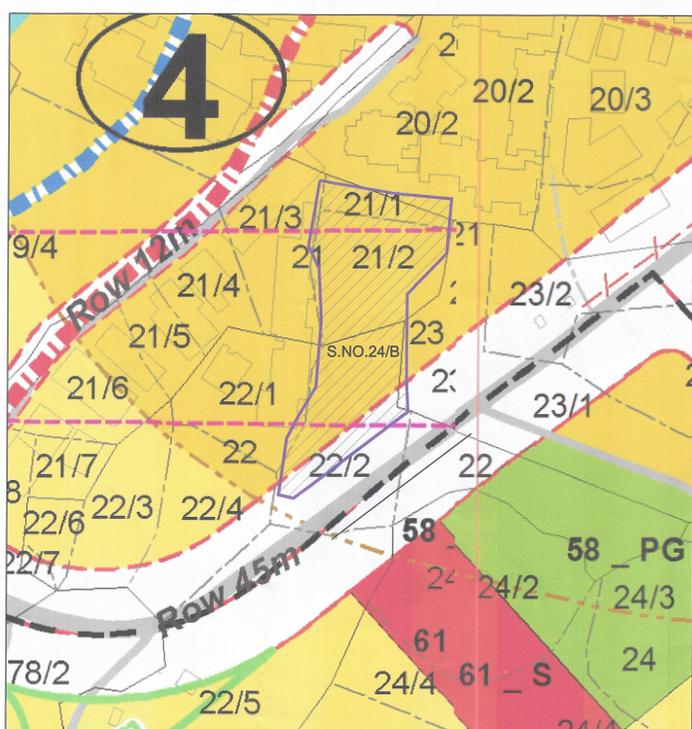
SMT. ARUNA RAMGOPAL SOMANI *Partner*

SMT. REENA MUKESH GARG *Partner*

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
10/02/2023	VBT/NAINA/04	1	AS SHOWN AS	V.P	

DESCRIPTION OF PROPOSAL AND PROPERTY

AS BUILT DRAWING FOR BUILDING ON SURVEY NO.24/B, AT- VILLAGE-CHIPLE, TALUKA-PANVEL, DIST - RAIGAD.



LOCATION PLAN  
SCALE 1:1000

STAMP OF APPROVAL

AS BUILT DRAWING APPROVED  
 subject to condition mentioned in  
 this office Certificate No.  
 CIDCO/NAINA/PANVEL/CHIPALE/  
 BP-00503/OC/FULL/2023/0353  
 Dated 17 April 2023

CONTENT : SERVICE LAYOUT, WATER CALCULATIONS, ENTRANCE GATE,  
 COMPOUND WALL, U.G. TANK & SEPTIC TANK SECTIONS.

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. 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.  
 DATE : 12/02/2018

ADDRESS:  
 SHREE NAND-DHAM BLDG., A-505/506, PLOT NO 59,  
 SECTOR-11, C.B.D.-RAIGAD, NAINA-MUMBAI, 400614.  
 veltaar@hotmail.com, veltaar1@gmail.com  
 PH. 27580241, 27580242, FAX:27580243

AR. DEEPAK THAKARE  
 SIGNATURE OF LICENSED ARCHITECT

NAME & SIGNATURE OF OWNER	
M/S. MARVEL PROPERTIES	
SHRI. ASHOKKUMAR G. BAPNA	For M/s. MARVEL PROPERTIES
SHRI. KIRAN H. BAGAD	Partners
SHRI. RAVINDRA S. RAUT	
SMT. ARUNA RAMGOPAL SOMANI	Aruna Somani
SMT. REENA MUKESH GARG	Reena Garg

PROFORMA - II  
 CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON \_\_\_\_\_ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

AR. DEEPAK THAKARE  
 SIGNATURE OF LICENSED ARCHITECT

NAME & SIGNATURE OF OWNER	
M/S. MARVEL PROPERTIES	
SHRI. ASHOKKUMAR G. BAPNA	For M/s. MARVEL PROPERTIES
SHRI. KIRAN H. BAGAD	Partners
SHRI. RAVINDRA S. RAUT	
SMT. ARUNA RAMGOPAL SOMANI	Aruna Somani
SMT. REENA MUKESH GARG	Reena Garg

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES	---	---
EXISTING STREET	---	---
FUTURE STREET	---	---
PEMI. BUILDING LINE	---	---
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
DRAINAGE & SEWERAGE WORK		
WATER SUPPLY WORK		
RWH LINE		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		
TWO WHEELER PARKING		
CYCLE PARKING		

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
10/02/2023	VST/NAINA/04	2	AS SHOWN AS	V.P	

DESCRIPTION OF PROPOSAL AND PROPERTY  
 AS BUILT DRAWING FOR BUILDING ON SURVEY NO.24/B,  
 AT- VILLAGE-CHIPLE, TALUKA -PANVEL, DIST - RAIGAD.

SIGNATURE, NAME OF LICENSED ARCHITECT  
 ADDRESS OF LICENSED ARCHITECT  
 AR. DEEPAK THAKARE  
 CA/92/14485

VISTAAR  
 ARCHITECTS & PLANNERS  
 SHREE NAND-DHAM WING., A-505/506, PLOT NO 59,  
 SECTOR-11, C.B.D.-RAIGAD, NAINA-MUMBAI, 400614.  
 PH. 27580241, 27580242, FAX:27580243  
 veltaar@hotmail.com, veltaar1@gmail.com

BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT					FLOW TO SEWER			TOTAL FLOW TO SEPTIC TANK	SEPTIC TANK PROVIDED	
			FLUSHING		DOMESTIC		TOTAL	FLUSHING 100% LPD	DOMESTIC 85% LPD	TOTAL LPD		SIZE METER	CAPACITY LITER
			LPCD	LPD	LPCD	LPD							
1	2	3 = 2 X 8	4	5 = 3 X 4	6	7 = 3 X 6	8 = 5 + 7	9 = 6 X 100%	10 = 7 X 85%	11 = 9 + 10	12	13	14
RESIDENTIAL	49.00	245.00	54.00	13230.00	135.00	33075.00	46305.00	13230.00	28113.75	41343.75	41343.75	5.50X3.50X2.50	48125.00
CONVENIENCE SHOP	8.00	24.00	54.00	1296.00	135.00	3240.00	4536.00	1296.00	2754.00	4050.00	4050.00		

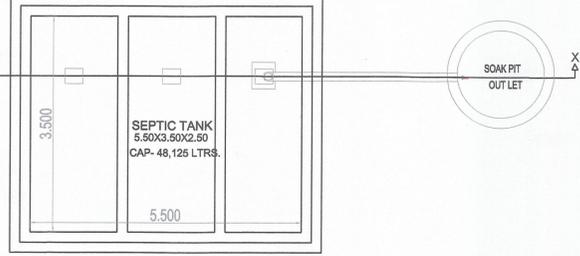
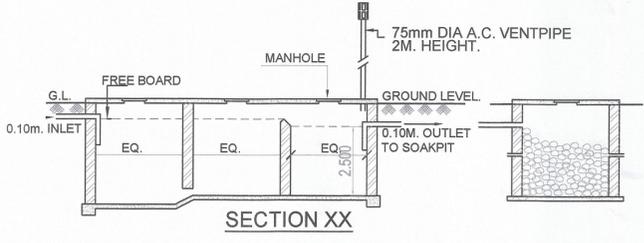
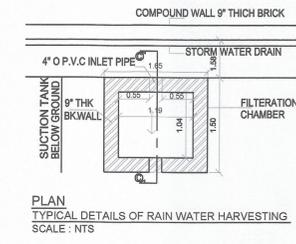
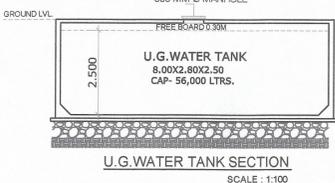
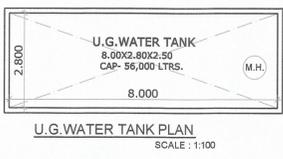
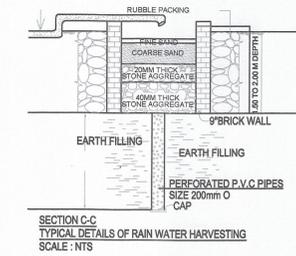
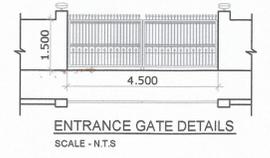
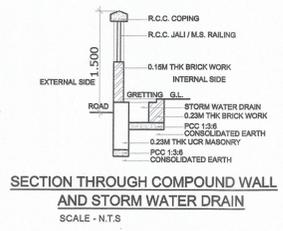
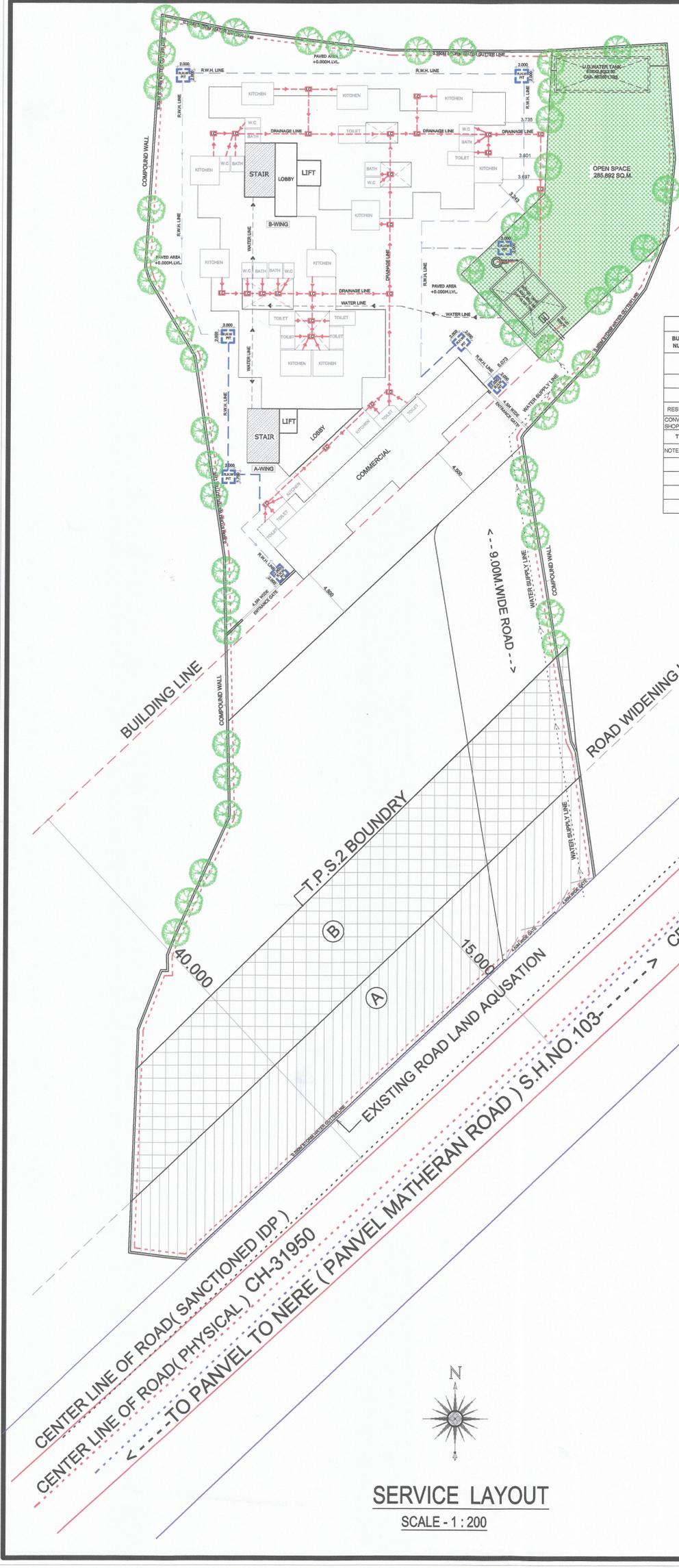
NOTE:  
 I. LPCD = LITER PER CAPITA PER DAY.  
 II. LPD = LITER PER DAY.  
 III. FOR SEPTIC TANK CAPACITY FLUSHING & DOMESTIC FLOW TO SEWER WILL BE 100% & 85% RESPECTIVELY.  
 IV. SIZE OF SEPTIC TANK IS EXCLUDING FREEBOARD.

BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)					UNDERGROUND WATER TANK PROVIDED		
				ADDL. TOILET		POPULATION		TOTAL	TANK NUMBER	SIZE/ DIMENSION METER	CAPACITY LITER
				5 = 3 X 5	6 = 4 X 180	7 = 5 + 6	8				
RESIDENTIAL	49.00	17.00	245.00	3000.00	46320.00	49320.00					
CONVENIENCE SHOP	8.00	2.00	24.00	360.00	4536.00	4896.00	1	8.00 X 2.80 X 2.50	56000.00		
TOTAL	57.00	19.00	269.00	3420.00	50841.00	54216.00	1.00		56000.00		

NOTE:  
 I. FOR RESIDENTIAL UNIT 5 PERSON PER TENEMENT.  
 II. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA  
 III. WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITER PER TENEMENT  
 IV. SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.

BUILDING NUMBER	WATER REQUIRED (60% OF REQD. U.G. TANK WATER CAPACITY) (LITER)	OVERHEAD WATER TANK PROVISION			
		TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)	
		1	2	3	4
A	14000.00	2.50 X 4.40 X 1.30	1.00	14300.00	
B	14000.00	2.50 X 4.40 X 1.30	1.00	14300.00	
TOTAL	28000.00		2.00	28600.00	

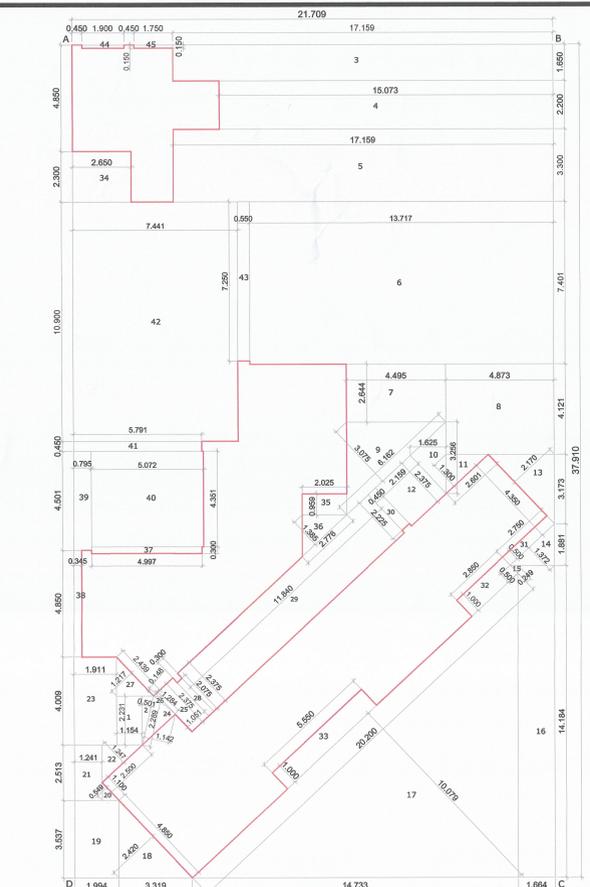
NOTE:  
 I. OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT.  
 II. SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD.



SERVICE LAYOUT  
 SCALE - 1 : 200

PLAN  
 DETAILS OF SEPTIC TANK & SOAK PIT  
 SCALE : N.T.S.

AS BUILT DRAWING APPROVED  
subject to condition mentioned in  
this office Certificate No.  
CIDCO/NAINA/PANVEL/CHIPALE/  
BP-00503/OC/FULL/2023/0353  
Dated 17 April 2023



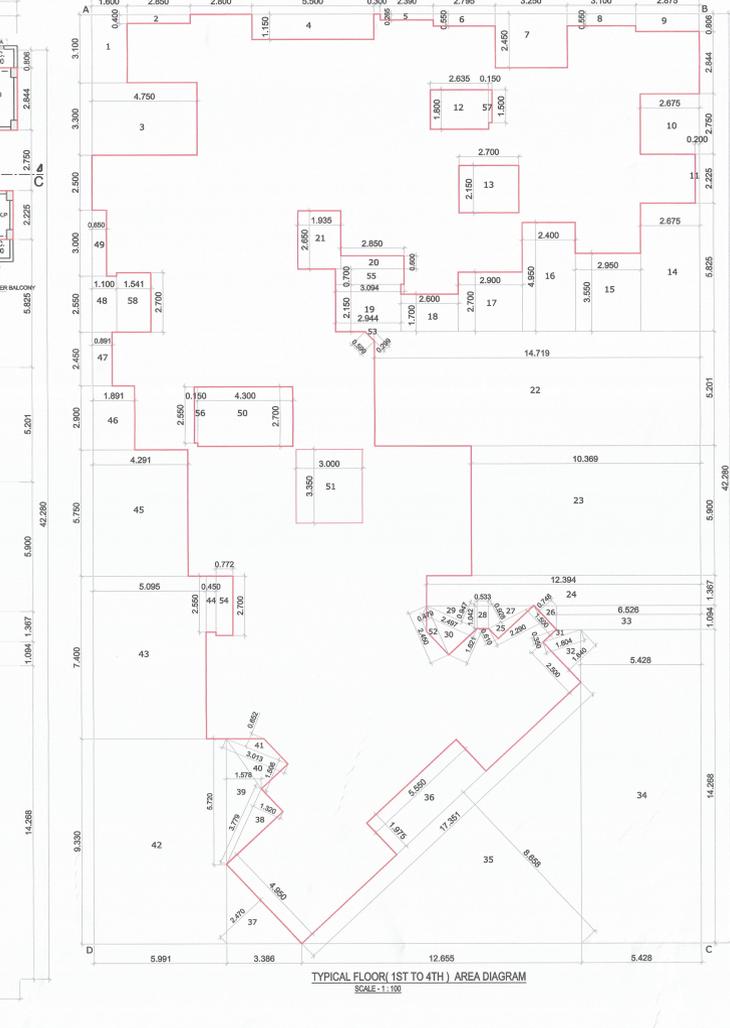
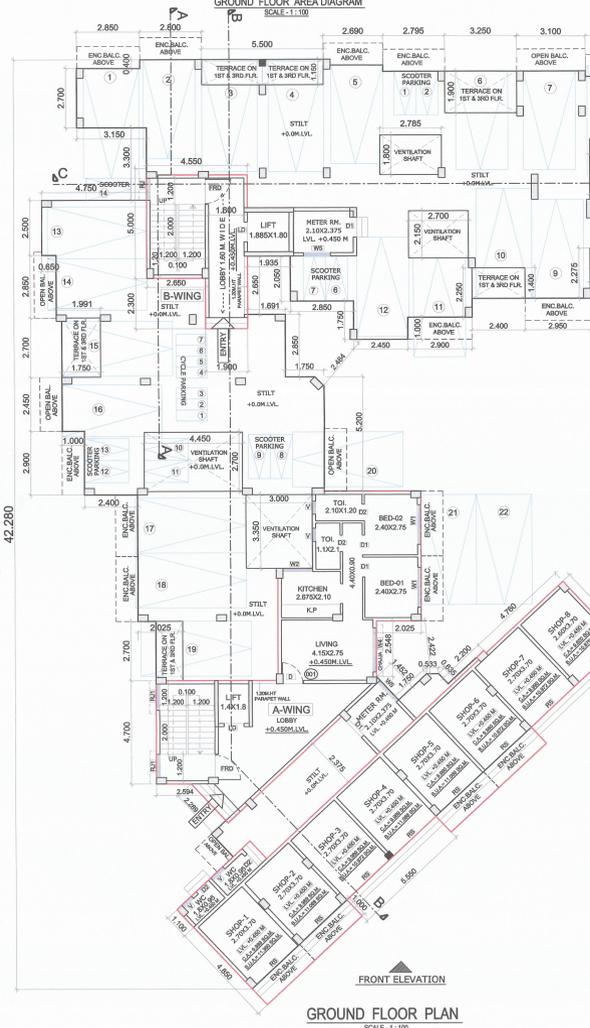
GROUND FLOOR AREA CALCULATION						
Sr. No.	Number	Number of Deduction	1/2	Base (M)	Height (M)	Area (SQM)
1	ABCD	1.00	1.00	21.709	37.910	822.988
TOTAL ADDITION 822.988						
DEDUCTION						
2	1	1.00	1.00	1.154	2.231	2.575
3	2	1.00	0.50	0.501	2.289	0.573
4	3	1.00	1.00	17.159	1.850	28.332
5	4	1.00	1.00	15.073	2.200	33.161
6	5	1.00	1.00	17.159	3.200	55.028
7	6	1.00	1.00	13.717	7.401	101.530
8	7	1.00	1.00	4.465	2.844	11.885
9	8	1.00	1.00	4.873	4.121	20.082
10	9	1.00	0.50	0.162	3.075	9.474
11	10	1.00	0.50	1.625	3.296	2.649
12	11	1.00	0.50	2.691	1.300	1.691
13	12	1.00	1.00	2.159	2.375	5.128
14	13	1.00	0.50	2.170	4.350	4.720
15	14	1.00	0.50	2.750	1.372	1.887
16	15	1.00	0.50	0.249	0.500	0.092
17	16	1.00	1.00	1.664	14.184	23.602
18	17	1.00	0.50	20.200	10.079	101.798
19	18	1.00	0.50	4.850	2.420	5.889
20	19	1.00	1.00	1.994	3.537	7.053
21	20	1.00	0.50	0.549	1.100	0.302
22	21	1.00	1.00	1.241	2.513	3.119
23	22	1.00	0.50	2.500	1.247	1.599
24	23	1.00	1.00	1.911	4.209	7.981
25	24	1.00	1.00	1.142	2.289	1.907
26	25	1.00	1.00	1.051	2.375	2.446
27	26	1.00	0.50	0.148	1.284	0.095
28	27	1.00	0.50	1.217	2.438	1.484
29	28	1.00	1.00	0.300	2.075	0.623
30	29	1.00	1.00	11.840	2.375	28.100
31	30	1.00	1.00	0.450	2.225	1.001
32	31	1.00	1.00	2.750	0.500	1.375
33	32	1.00	1.00	2.850	1.000	2.850
34	33	1.00	1.00	5.550	1.000	5.550
35	34	1.00	1.00	2.850	2.300	6.095
36	35	1.00	1.00	2.025	0.959	1.942
37	36	1.00	0.50	2.776	1.385	1.922
38	37	1.00	1.00	4.997	0.300	1.499
39	38	1.00	1.00	0.345	4.850	1.673
40	39	1.00	1.00	0.795	4.501	3.578
41	40	1.00	1.00	5.072	4.351	22.088
42	41	1.00	1.00	5.791	0.450	2.606
43	42	1.00	1.00	7.441	10.800	81.107
44	43	1.00	1.00	0.500	7.250	3.625
45	44	1.00	1.00	1.500	0.150	0.225
46	45	1.00	1.00	1.750	0.150	0.263
TOTAL DEDUCTION 603.238						
TOTAL BUILT UP AREA GROUND FLOOR 219.750						

LIGHT AND VENTILATION FROM GROUND TO 4TH FLOOR						
SCHEDULE OF MINIMUM AREA LIGHT AND VENTILATION						
ROOM	BUILDING WING	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	LAV REQUIRED	LAV PROVIDED
LIVING	B	101	10.783	W	1.784	4.200
KITCHEN	B	101	4.500	W2	0.750	2.025
BEDROOM	B	101	6.500	W1	1.100	2.400
TOILET	A	104	2.415	V	0.403	0.450
BATH	B	101	1.440	V	0.240	0.450
W.C.	A	101	1.080	V	0.300	0.450

SCHEDULE OF MAXIMUM AREA LIGHT AND VENTILATION						
ROOM	BUILDING WING	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	LAV REQUIRED	LAV PROVIDED
LIVING	A	104	11.275	W	1.879	4.200
KITCHEN	A	104	5.407	W2	0.901	2.025
BEDROOM	B	106	9.350	W1	1.558	3.780
TOILET	B	102	3.375	V	0.583	0.450
BATH	A	106	1.440	V	0.240	0.450
W.C.	A	106	1.080	V	0.300	0.450

DOOR WINDOW SCHEDULE						
TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	DESCRIPTION		
D	1.000	2.100	2.100	T/W FRAMED PANELLED DOOR		
D1	0.800	2.100	1.680	T/W FRAMED PANELLED DOOR		
D2	0.700	2.100	1.470	T/W FRAMED PANELLED DOOR		
LD	0.900	2.100	1.890	AS PER LIFT CALCULATION		
W	2.000	2.100	4.200	ALUMINUM SLIDING WINDOW		
W1	1.800	1.950	3.510	ALUMINUM SLIDING WINDOW		
W2	1.900	1.950	3.705	ALUMINUM SLIDING WINDOW		
W3	1.500	1.950	2.925	ALUMINUM SLIDING WINDOW		
W4	2.000	2.100	4.200	ALUMINUM SLIDING WINDOW		
W5	1.800	2.100	3.780	ALUMINUM SLIDING WINDOW		
W6	1.275	2.100	2.678	ALUMINUM SLIDING WINDOW		
W7	1.800	2.100	3.780	ALUMINUM SLIDING WINDOW		
V	0.900	0.900	0.810	ALUMINUM LOUVERED WINDOW		
V1	0.450	0.900	0.405	ALUMINUM LOUVERED WINDOW		
V2	1.200	3.100	3.720	FIRE RATED DOOR		
RJ	1.000	1.800	1.800	RCC PRECAST JALI		
RJ1	1.200	1.500	1.800	RCC PRECAST JALI		

PERMISSIBLE TERRACE AREA @ PER FLOOR						
FLOOR	PERMISSIBLE TERRACE AREA (SQM)	EXCESS TERRACE AREA (SQM)				
1ST FLOOR	10.000	0.000				
2ND FLOOR	10.000	0.000				
3RD FLOOR	10.000	0.000				
4TH FLOOR	10.000	0.000				
TOTAL PERMISSIBLE TERRACE AREA (1ST TO 4TH)	40.000	0.000				



TYPICAL FLOOR AREA CALCULATION (1ST TO 4TH)						
Sr. No.	Number	Number of Deduction	1/2	Base (M)	Height (M)	Area (SQM)
1	ABCD	1.00	1.00	27.400	42.280	1161.009
TOTAL ADDITION 1161.009						
DEDUCTION						
2	1	1.00	1.00	1.800	3.100	4.980
3	2	1.00	1.00	2.850	0.400	1.140
4	3	1.00	1.00	4.780	3.300	15.875
5	4	1.00	1.00	5.500	1.150	6.325
6	5	1.00	1.00	2.390	0.285	0.633
7	6	1.00	1.00	2.795	0.500	1.397
8	7	1.00	1.00	3.250	2.450	7.963
9	8	1.00	1.00	3.100	0.550	1.705
10	9	1.00	1.00	2.875	0.900	2.537
11	10	1.00	1.00	2.875	2.750	7.936
12	11	1.00	1.00	0.200	2.225	0.445
13	12	1.00	1.00	2.635	1.800	4.743
14	13	1.00	1.00	2.700	2.150	5.805
15	14	1.00	1.00	2.675	5.825	15.582
16	15	1.00	1.00	2.950	3.550	10.473
17	16	1.00	1.00	2.400	4.950	11.880
18	17	1.00	1.00	2.900	2.700	7.830
19	18	1.00	1.00	2.800	1.700	4.420
20	19	1.00	1.00	2.944	2.150	6.330
21	20	1.00	1.00	2.850	0.600	1.710
22	21	1.00	1.00	6.550	2.850	18.562
23	22	1.00	1.00	14.710	0.201	70.554
24	23	1.00	1.00	10.380	5.800	61.177
25	24	1.00	1.00	12.384	1.367	16.943
26	25	1.00	0.50	2.200	0.610	0.699
27	26	1.00	0.50	0.748	1.500	0.561
28	27	1.00	0.50	2.290	0.928	1.063
29	28	1.00	1.00	0.533	1.042	0.555
30	29	1.00	0.50	2.497	0.947	1.182
31	30	1.00	0.50	2.497	1.621	2.024
32	31	1.00	0.50	1.804	0.350	0.636
33	32	1.00	0.50	2.500	1.640	2.050
34	33	1.00	1.00	6.528	1.094	7.140
35	34	1.00	1.00	5.428	14.288	77.447
36	35	1.00	0.50	1.731	8.658	75.113
37	36	1.00	1.00	6.550	1.975	10.981
38	37	1.00	0.50	2.370	4.650	6.113
39	38	1.00	0.50	1.320	3.779	2.484
40	39	1.00	0.50	1.578	5.720	4.513
41	40	1.00	0.50	3.013	1.508	2.289
42	41	1.00	0.50	3.013	0.852	0.982
43	42	1.00	1.00	5.991	9.330	55.696
44	43	1.00	1.00	5.095	7.400	37.703
45	44	1.00	1.00	0.450	2.550	1.148
46	45	1.00	1.00	4.291	5.750	24.673
47	46	1.00	1.00	1.891	2.900	5.484

BALCONY AREA STATEMENT OF 1ST TO 4TH FLOOR						
Sr. No.	Balcony Type	Number of Balcony	Length (M)	Breadth (M)	Area in Sq.M.	
1	B1	2	2.950	1.000	2.950	
2	B2	200	2.900	1.000	5.800	
3	B3	1	2.690	0.735	0.000	
4	B4	1	2.390	0.265	0.000	
5	B5	1	3.100	1.000	3.100	
6	B6	1	2.975	1.000	0.000	
7	B7	1	2.475	1.000	0.000	
8	B8	800	2.950	1.000	0.000	
9	B9	1	1.425	1.000	1.425	
10	B10	1	2.450	1.000	2.450	
11	B11	200	2.900	1.000	0.000	
12	B12	1	0.350	3.000	1.050	
13	B13	1	0.650	2.650	1.852	
SUB TOTAL 12.727						
TOTAL PERMISSIBLE BALCONY AREA (1ST TO 4TH) = 77.553						
NET BUILT UP AREA OF 1ST TO 4TH FLOOR 223.701						
PERMISSIBLE BALCONY AREA (IF ANY) 77.553						
EXCESS BALCONY AREA, IF ANY 0.000						

CONTENT : GROUND & 1ST FLOOR PLAN, AREA DIAGRAM & CALCULATION, TERRACE FLOOR PLAN, FRONT ELEVATION.

NAME & SIGNATURE OF OWNER  
M/S. MARVEL PROPERTIES

SHRI. ASHOKKUMAR G. BAPNA  
SHRI. KIRAN H. BAGAD  
SHRI. RAVINDRA S. RAUT  
SMT. ARUNA RAMGOPAL SOMANI  
SMT. REENA MIKESH GARG

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
EXISTING STREET	---	---
FUTURE STREET	---	---
PEM. BUILDING LINE	---	---
PEM. FS LINE	---	---
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK	---	---
CHANGING & SEWERAGE WORK	---	---
WATER SUPPLY WORK	---	---
R/W LINE	---	---
S.W. DRAIN	---	---
RECREATIONAL OPEN SPACES	---	---
CAR PARKING		

STAMP OF APPROVAL

AS BUILT DRAWING APPROVED subject to condition mentioned in this office Certificate No. CIDCO/NAINA/PANVEL/CHIPALE/ BP-00503/OC/FULL/2023/0353 Dated 17 April 2023



CONTENT : 2ND, 3RD, 4TH FLOOR PLAN, SECTION-AA, SECTION-BB & SECTION-CC.

- NAME & SIGNATURE OF OWNER: MS. MARVEL PROPERTIES
SHRI. ASHOKKUMAR G. BAPNA
SHRI. KIRAN H. BAGAD
SHRI. RAVINDRA S. RAUT
SMT. ARUNA RAMGOPAL SOMANI
SMT. REENA MUKESH GARG

Table with 3 columns: ITEM, SITE PLAN, BUILDING PLAN. Includes entries for Plot Lines, Existing Street, Future Street, Pencil Building Line, Marginal Open Spaces, Proposed Work, Drainage & Sewerage Work, Water Supply Work, R/W Line, S.W. Drain, Recreational Open Spaces, Car Parking, Two Wheeler Parking, Cycle Parking.

DESCRIPTION OF PROPOSAL AND PROPERTY: AS BUILT DRAWING FOR BUILDING ON SURVEY NO.24/B, AT- VILLAGE-CHIPLE, TALUKA -PANVEL, DIST - RAIGAD.

SIGNATURE, NAME OF LICENSED ARCHITECT: AR. DEEPAK THAKRE
ADDRESS OF LICENSED ARCHITECT: VISTAAR ARCHITECTS & PLANNERS