

SITE PLAN

SCALE 1:500

BALCONY AREA STATEMENT *							
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	AS BUILT BALCONY AREA			
				TOTAL	ENCLOSED	OPEN	PARTLY ENCLOSED
1	GROUND FLOOR	72.679	0.000	0.000	0.000	0.000	0.000
	CON. SHOP	23.981	0.000	0.000	0.000	0.000	0.000
	1ST FLOOR	307.360	46.104	45.203	0.000	39.703	5.500
	2ND FLOOR	307.360	46.104	45.203	0.000	39.703	5.500
	3RD FLOOR	307.360	46.104	45.203	0.000	39.703	5.500
	4TH FLOOR	307.360	46.104	45.203	0.000	39.703	5.500
	TOTAL	1326.100	184.416	180.812	0.000	158.812	22.000

LAYOUT PLAN

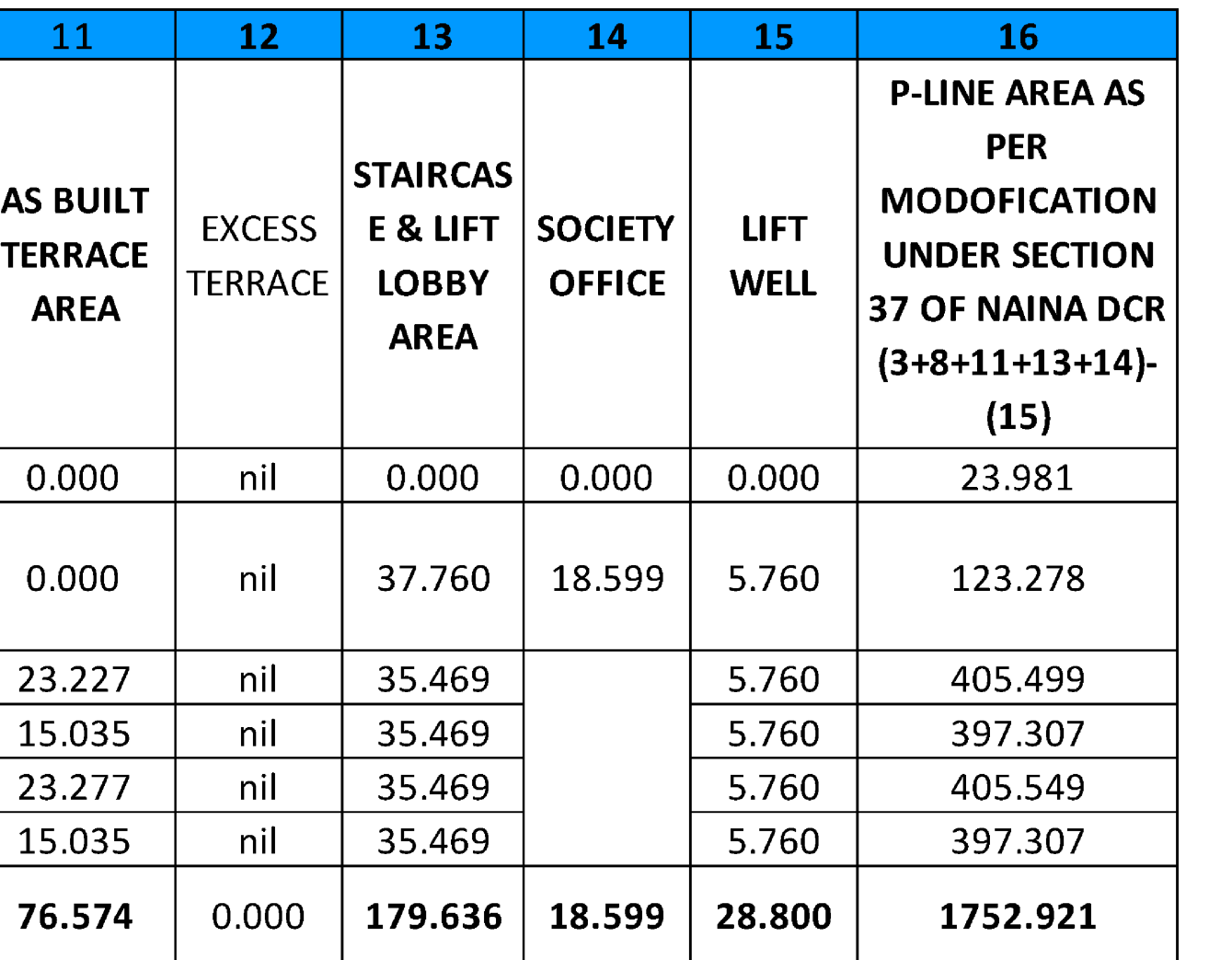
SCALE 1:200

**** PARKING STATEMENT - PLEASE REFER D1 OF PROFORMA - I ** (FREE SALE)**

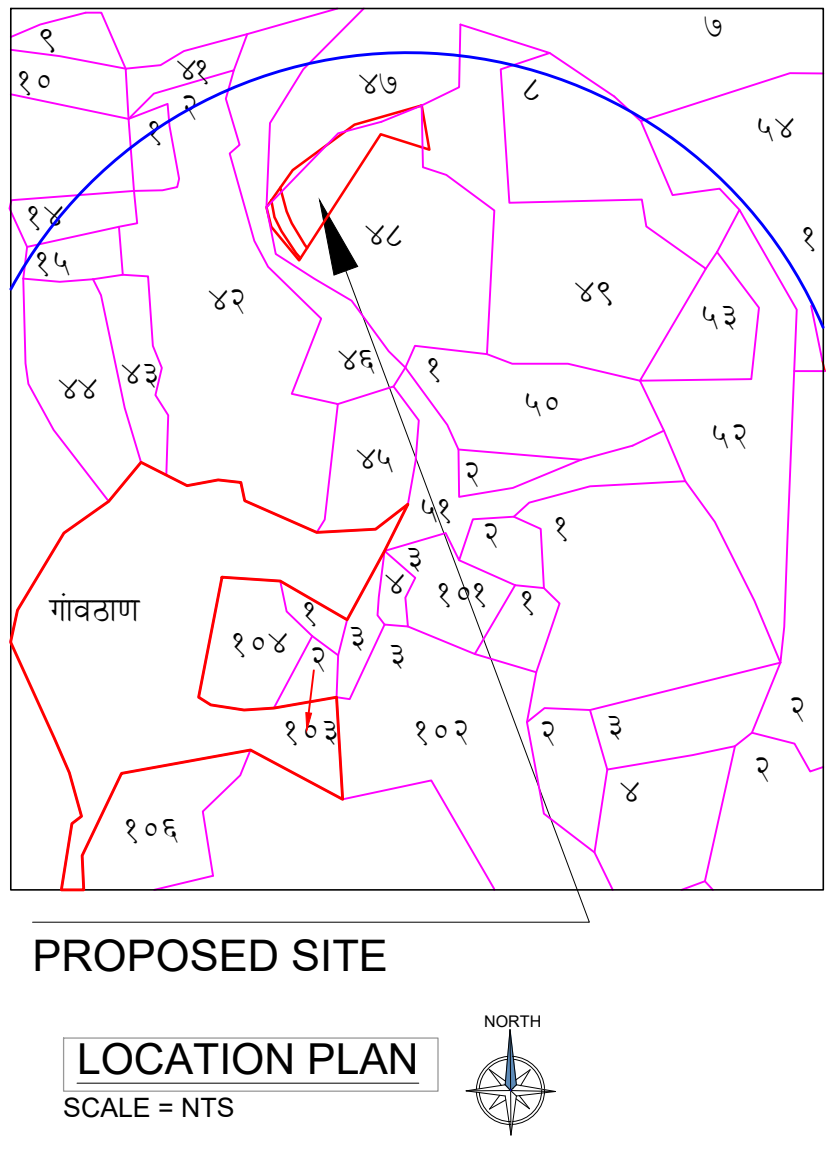
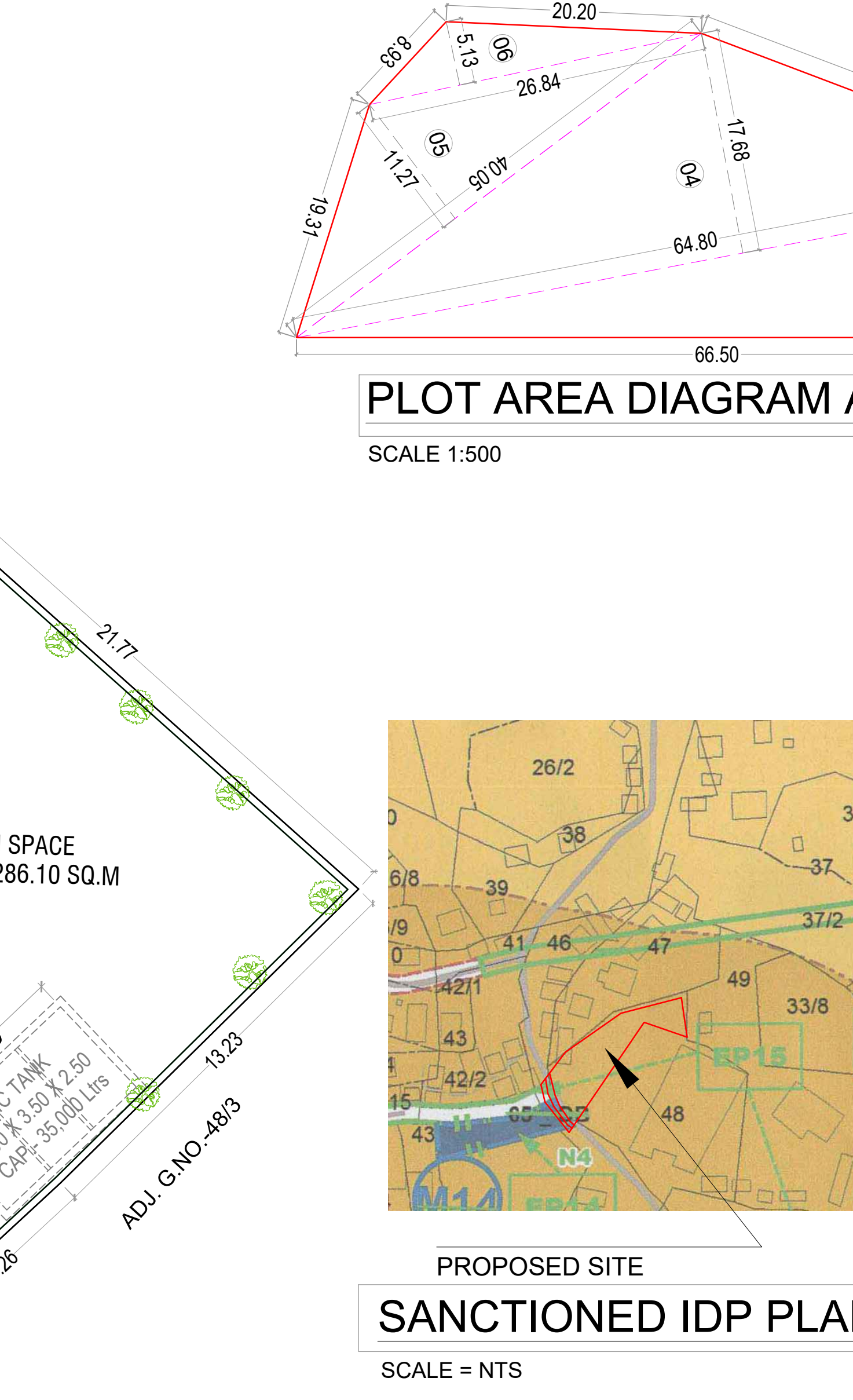
TENEMENTS SIZE CARPET AREA IN SQ.M.	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING		AS BUILT PARKING SP	
			NO. OF CARS 12.50 SQ.M.	NO. OF SCOOTER 2.00 SQMT.	NO. OF CARS 12.50 SQ.M.	NO. OF SCOOTER 2.00 SQ
UPTO 35	37	4 tenements having carpet area upto 35 sq.m. each.	9.3	12.50 X 10.83X 10% /2	11	7
35 TO 45	0	2 tenements having carpet area 35 to 45 sq.m. each.	0.00			
CONV. SHOPING AREA	23.976	One car parking space for every 40 sq.mt. of floor area upto 800 sq.mt.	0.6			
TOTAL	37	visitor's parking 10%	0.98			
TOTAL			11	7	11	7

FORMA - 1 ** (FREE SALE)

NO. OF SCOOTER 2.00 SQMT.	AS BUILT PARKING SPACES NO. OF CARS 12.50 SQM.	NO. OF SCOOTER 2.00 SQMT.
2.50 X 10.83X 10% /2	11	7
7	11	7



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



Approved subject to the conditions mentioned
in Occupancy Certificate issued by this office
bearing certificate no:
CIDCO/NAINA/Panvel/Vihighar/BP-00501
/OC/Full/2023/0433 dated 18 Sept 2023

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.


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

NOTE:

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

CONTENT OF THE SHEET

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

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.T NO 48/1 AT- VIHIGHAR ,TALUKA -PANVEL, DIST. -RAIGAD., DATED 22.02.2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS **1796.932 SQ.MT.**

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

NAME OF THE OWNERS & SIGNATURE

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

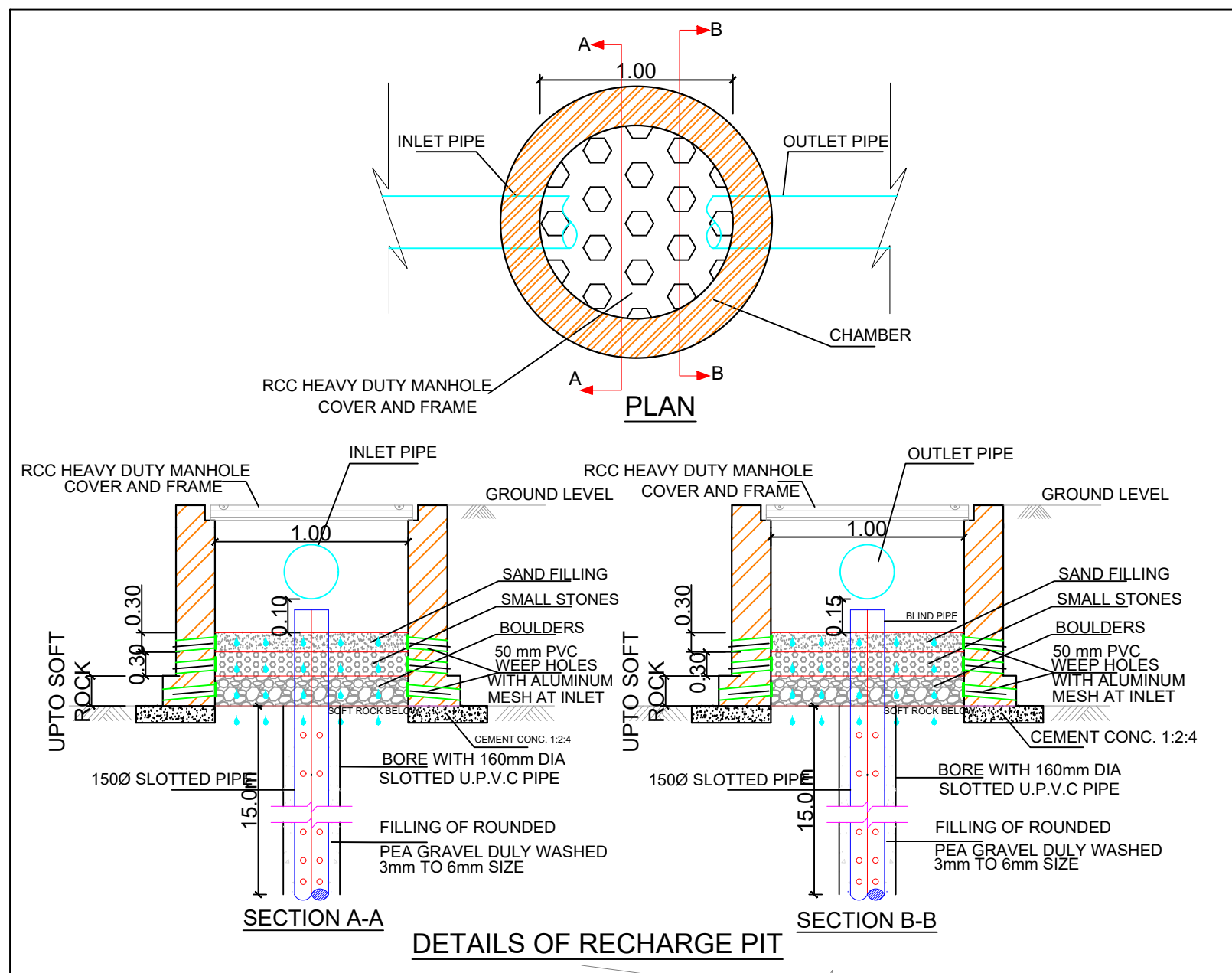
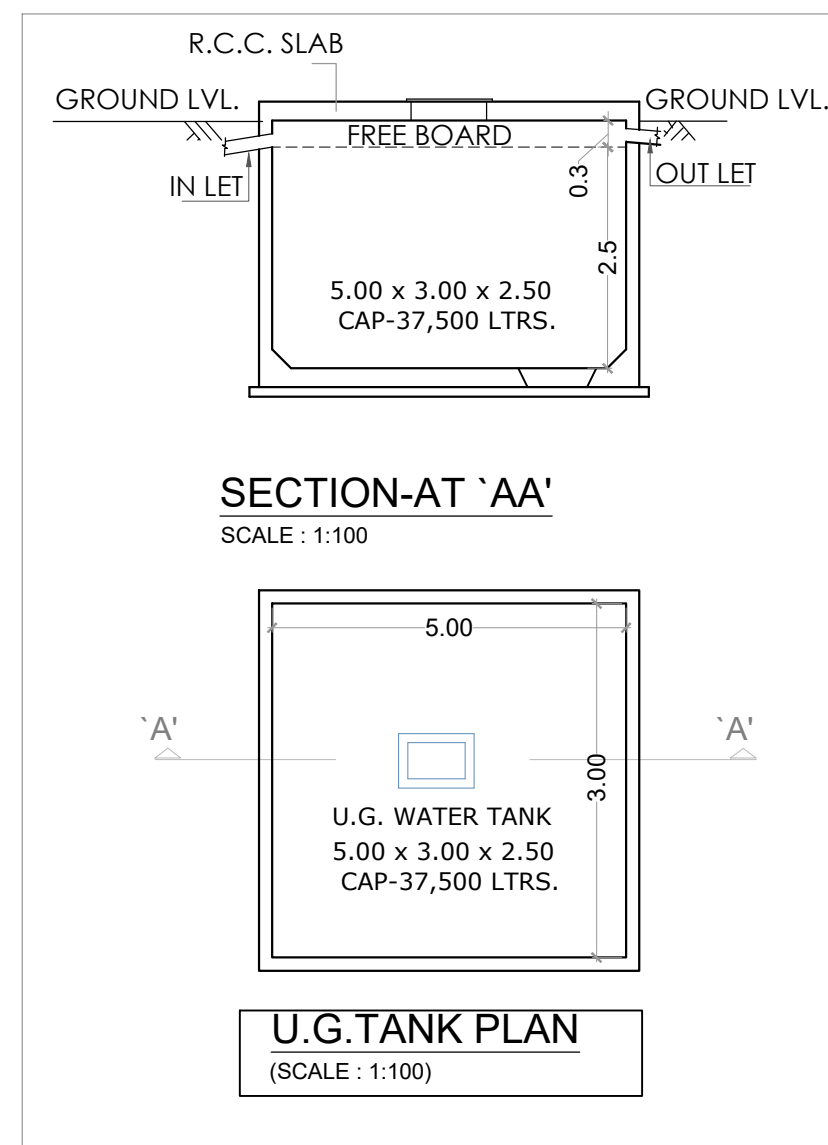
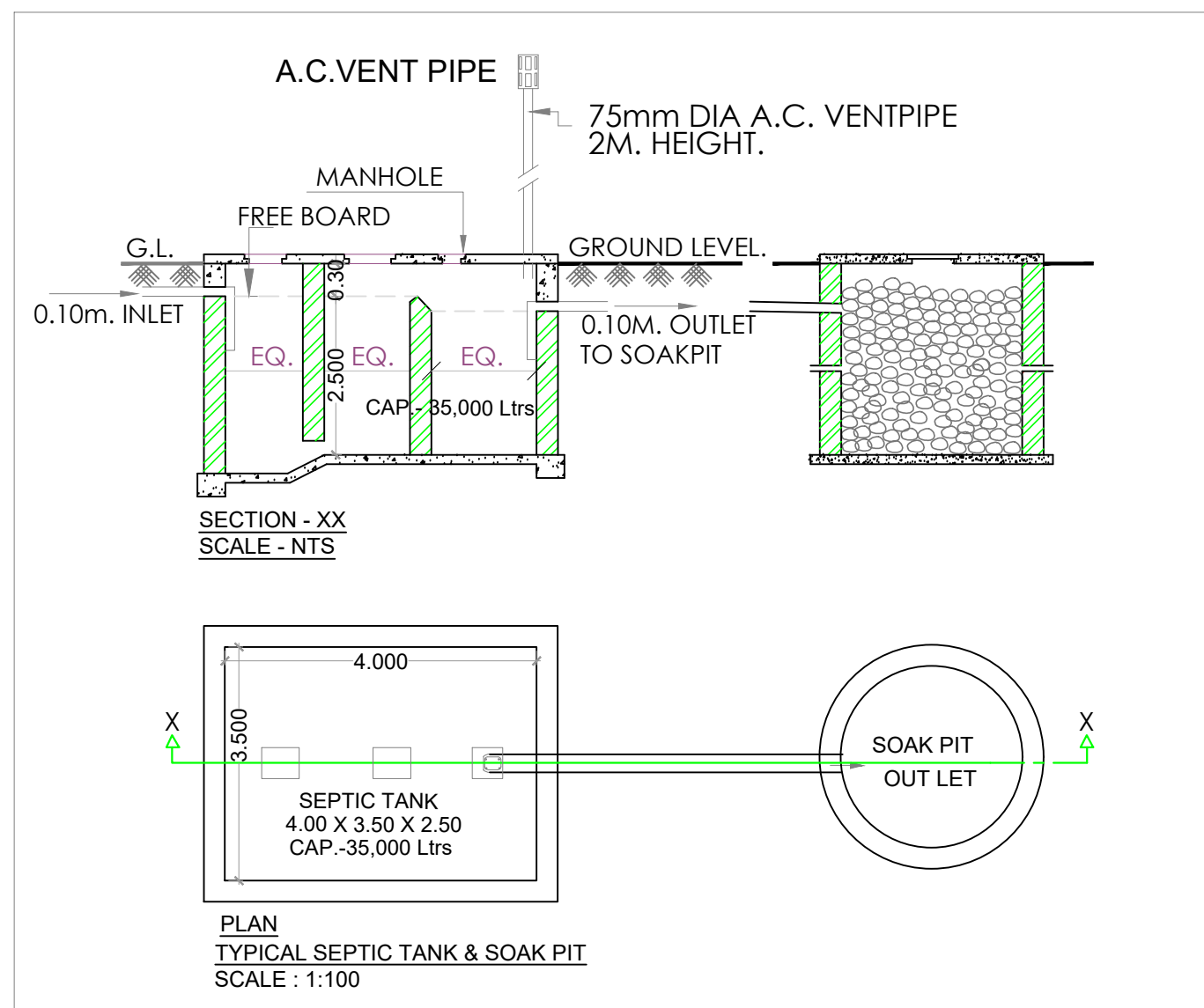
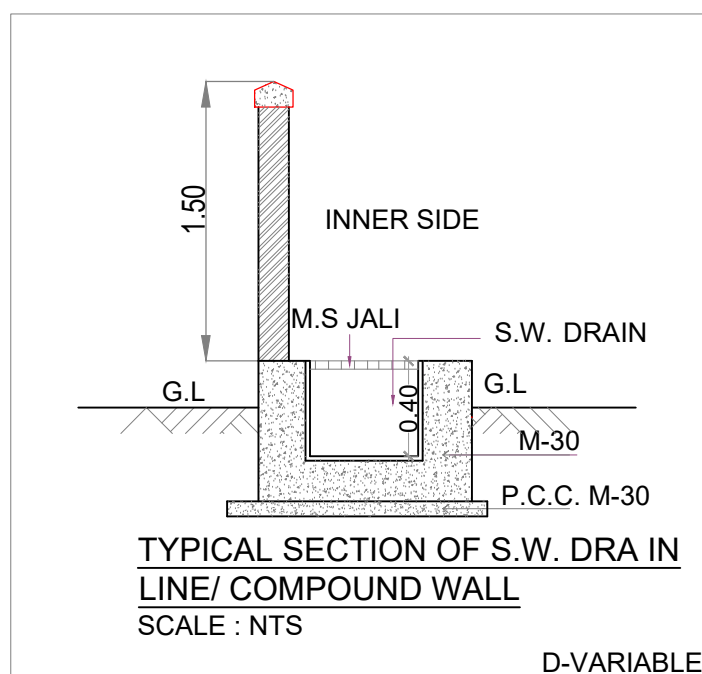
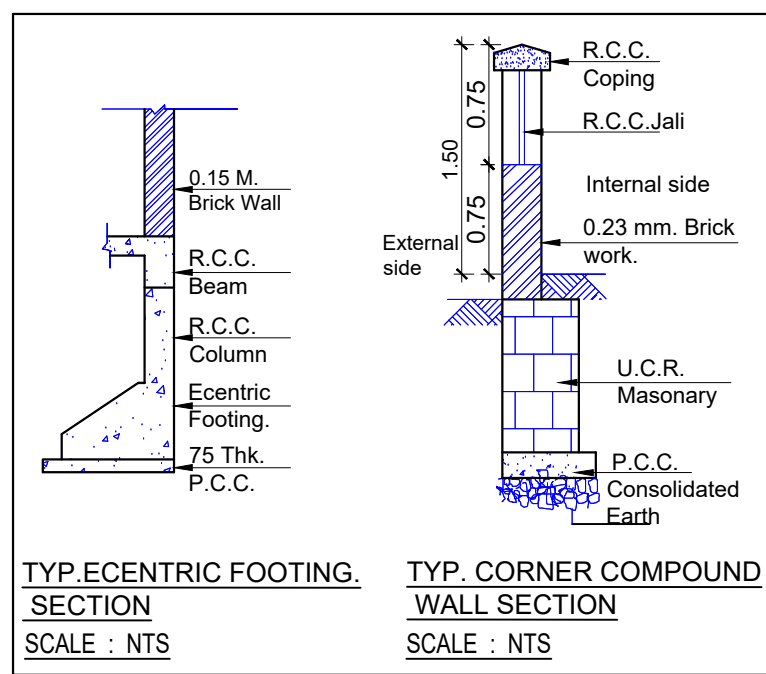
DESCRIPTION OF PROPOSAL & PROPERTY

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

JOB NO.	
DWG. NO.	
DATE	11.09.2023
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	IMRAN
CHKD BY	SWAPNIL KALYANKAR

SKA
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OFFICE : A - 101, NEEL EMERALD, OPP.TAHSILDAR OFFICE
, PANVEL 410206.
EMAIL : skaplanners@gmail.com

Approved subject to the conditions mentioned in Occupancy Certificate issued by this office bearing certificate no: CIDCO/NAINA/Panvel/Vihigar/BP-00501 /OC/Full/2023/0433 dated 18 Sept 2023



WATER STORAGE CAPACITY CALCULATION						
BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDITIONAL TOILET	POPULATION	WATER REQUIREMENT (IN LITRE)		
				ADDL. TOILET (180 LITRE)	POPULATION (189 LITRE)	TOTAL
1	37	0	185	0	34965	34965
COV. SHOP	2	1	6	180	1134	1314
TOTAL	39	1	191	180	36099	36279

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

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

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

CONTENT OF THE SHEET

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

NAME & SIGNATURE OF ARCHITECT

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

NAME OF THE OWNERS & SIGNATURE

HITANSH DEVELOPERS
Proprietor

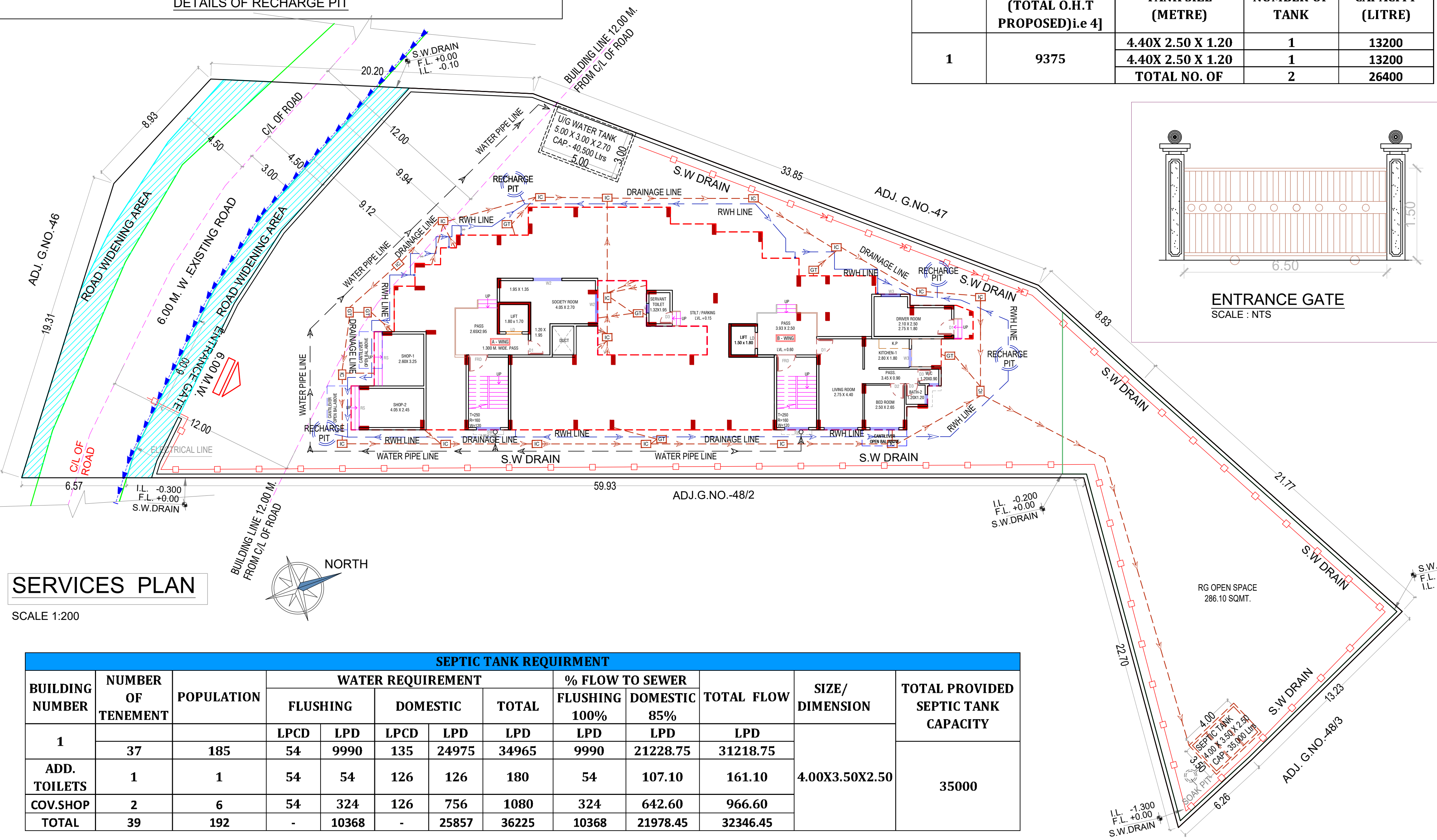
M/s. HITANSH DEVELOPERS THROUGH
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(POA HOLDER OF TULSHIRAM SHANTARAM PATIL)
NAME & SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY

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G. NO.48/1, AT- VIHIGAR, TALUKA -PANVEL, DIST. -RAIGAD.

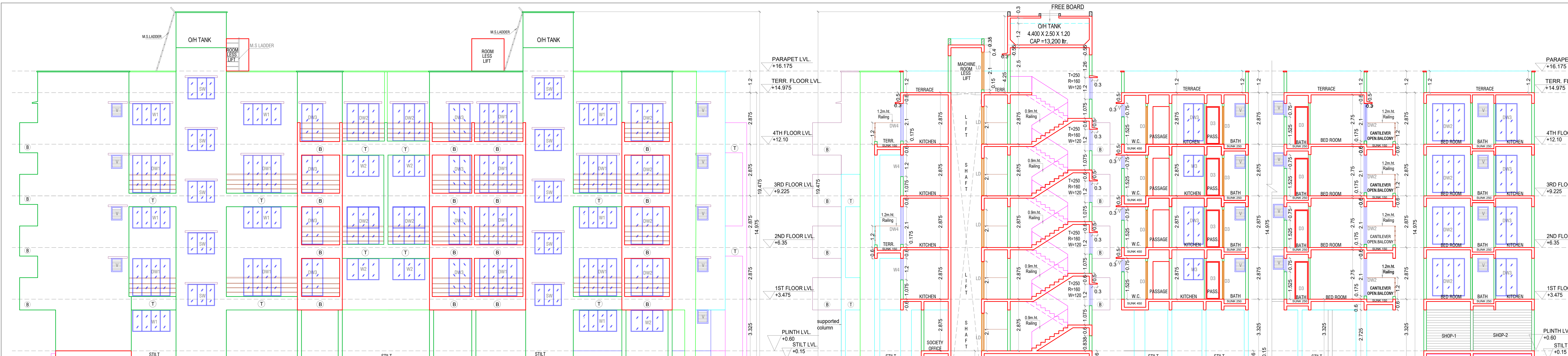
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DRN BY	IMRAN
CHKD BY	SWAPNIL KALYANKAR

SKA
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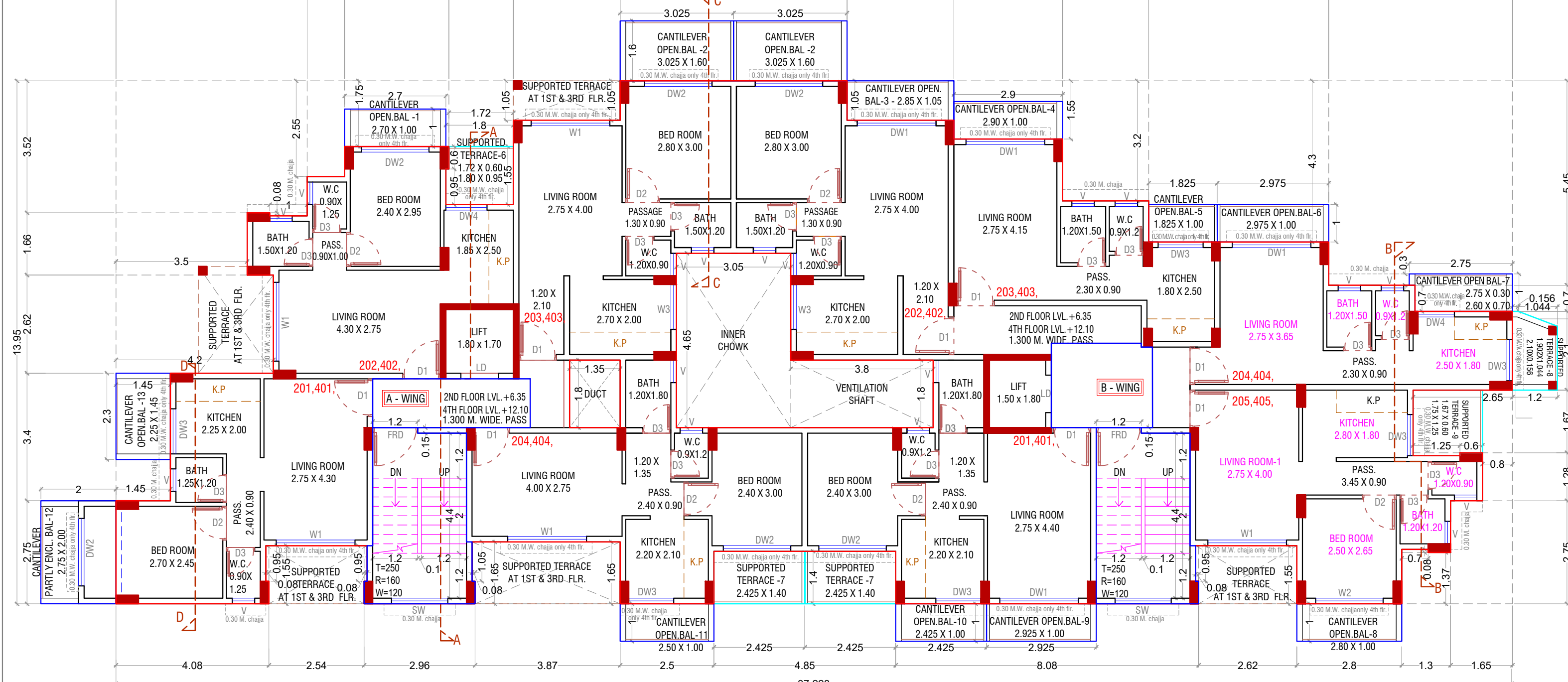


SEPTIC TANK REQUIRMENT										
BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT			% FLOW TO SEWER		TOTAL FLOW	SIZE/ DIMENSION	TOTAL PROVIDED SEPTIC TANK CAPACITY
			FLUSHING	DOMESTIC	TOTAL	FLUSHING 100%	DOMESTIC 85%			
1	37	185	LPCD	LPD	LPCD	LPD	LPD	LPD	4.00X3.50X2.50	35000
ADD. TOILETS	1	1	54	9990	135	24975	34965	9990		
COV.SHOP	2	6	54	324	126	756	1080	324		
TOTAL	39	192	-	10368	-	25857	36225	10368		

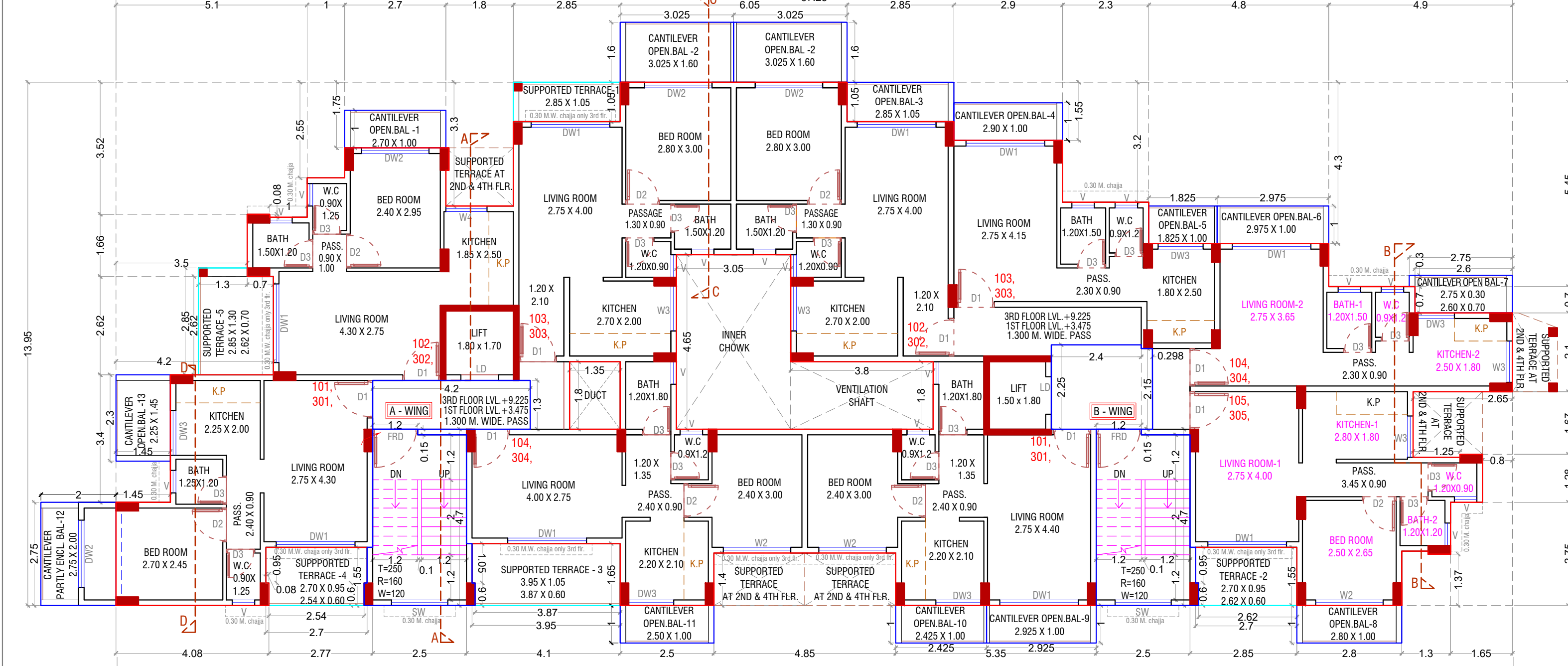
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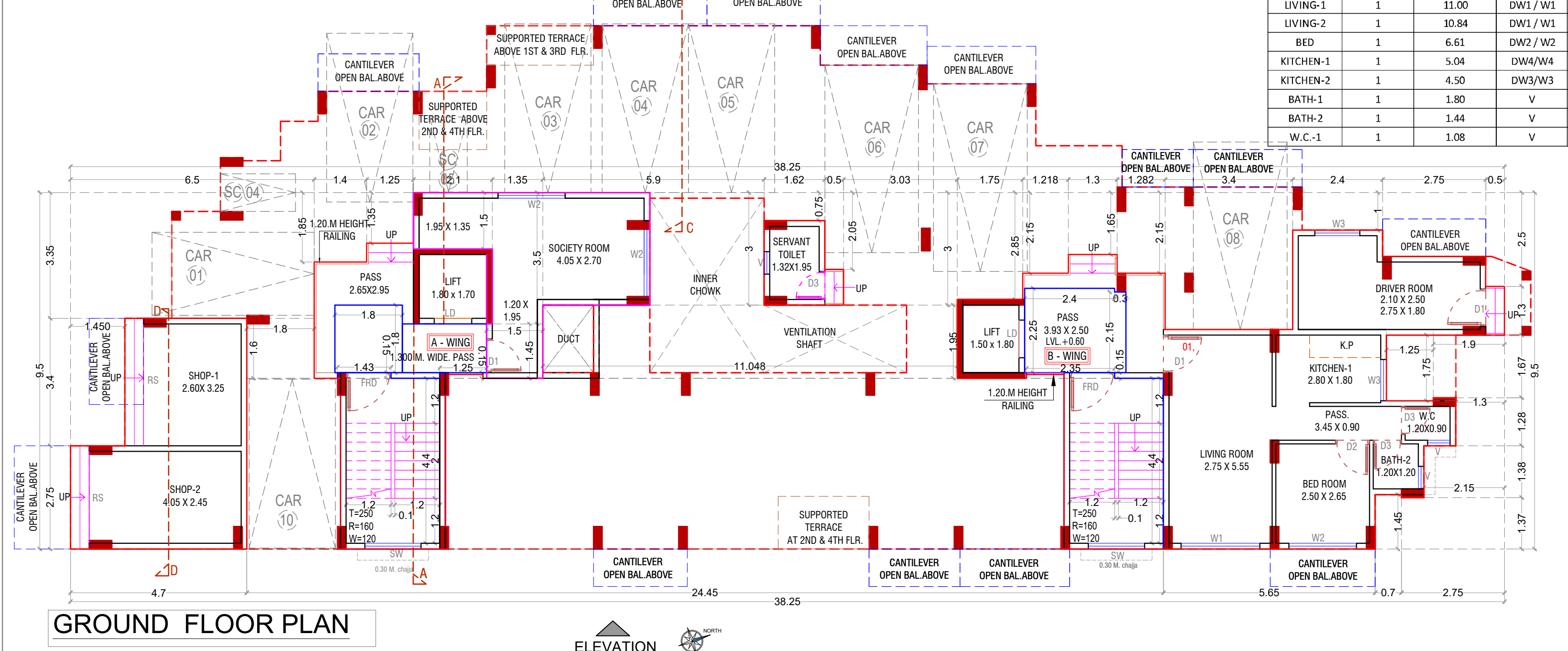
ELEVATION SCALE 1:100 SECTION A-A SCALE 1:100 SECTION B-B SCALE 1:100 SECTION C-C SCALE 1:100 SECTION D-D SCALE 1:100



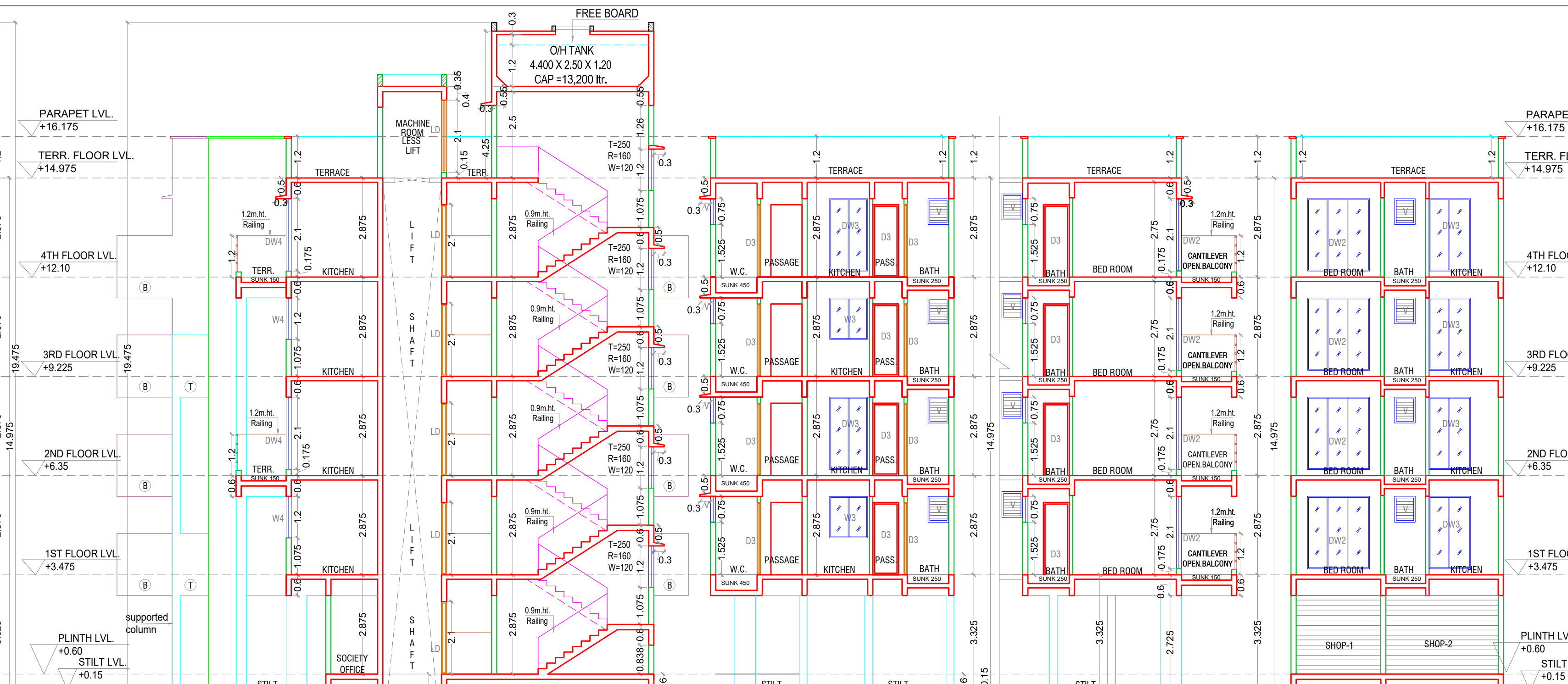
2ND & 4TH FLOOR PLAN SCALE 1:100



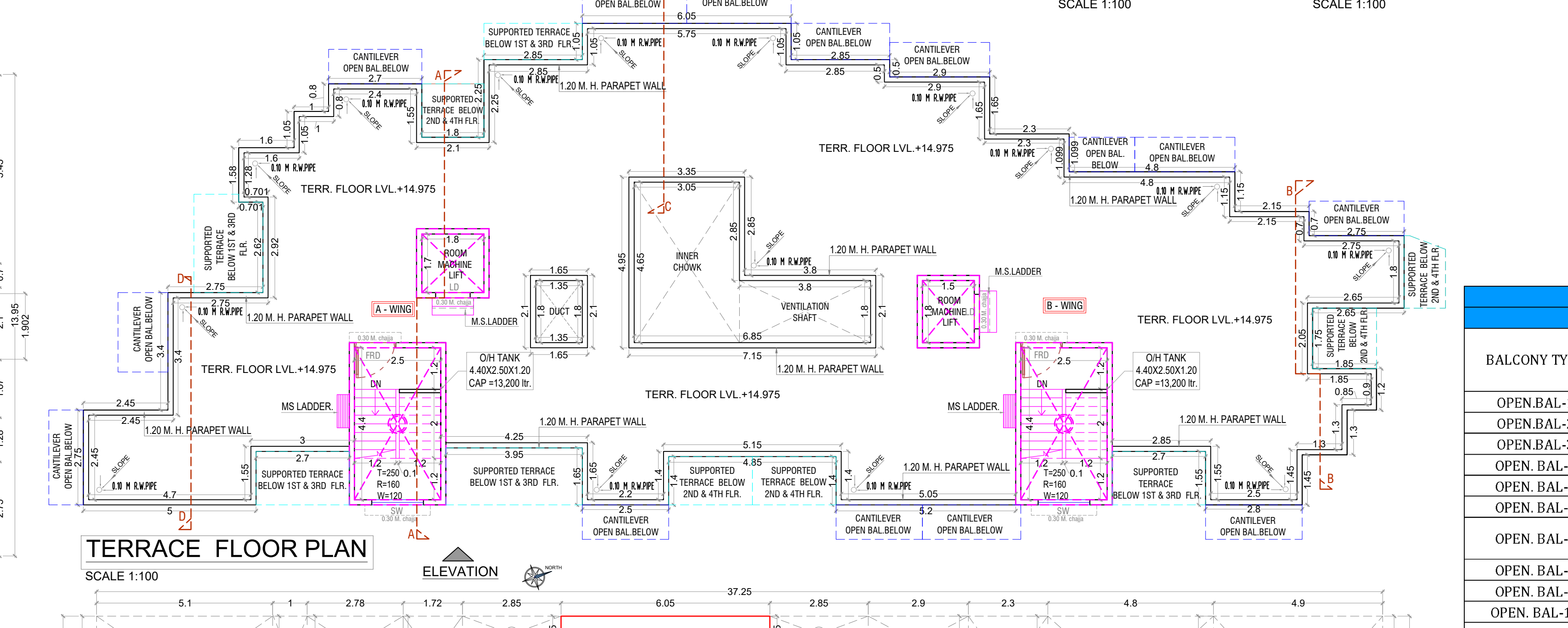
1ST & 3RD FLOOR PLAN SCALE 1:100



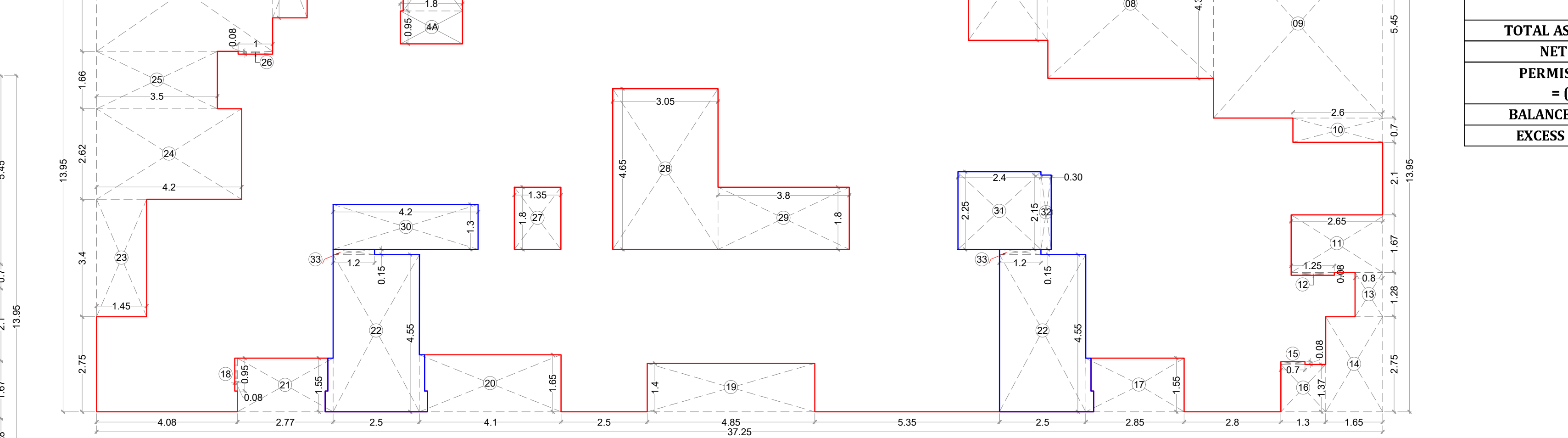
GROUND FLOOR PLAN SCALE 1:100



TERRACE FLOOR PLAN SCALE 1:100

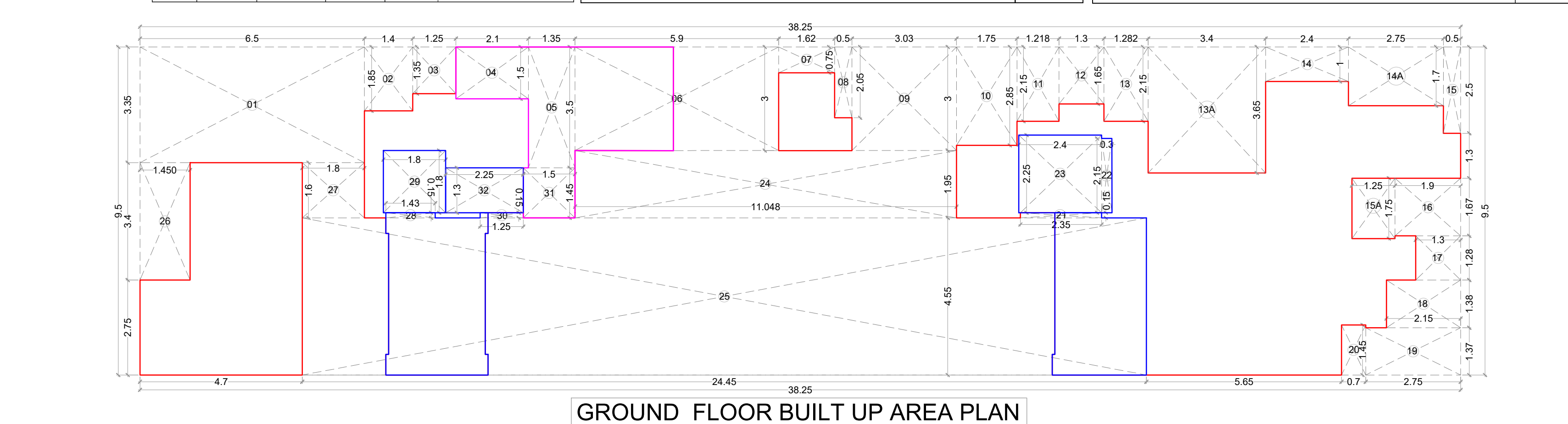


1ST, 2ND, 3RD & 4TH FLOOR BUILT UP AREA PLAN SCALE 1:100



TERRACE AREA STATEMENT 1ST & 3RD FLOOR

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



GROUND FLOOR BUILT UP AREA PLAN SCALE 1:100

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

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

BUILDING-1					
GROUND FLOOR BUILT UP AREA CALCULATION					
Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)	
1	1	38.250	9.500	=	363.375
SUBTOTAL : A					363.375
DEDUCTION					
1	1	6.500	3.350	=	21.775
2	1	1.400	1.850	=	2.590
3	1	1.250	1.350	=	1.688
4	1	2.100	1.500	=	3.150
5	1	1.350	3.500	=	4.725
6	1	5.900	3.000	=	17.700
7	1	1.620	0.750	=	1.215
8	1	0.500	2.050	=	1.025
9	1	3.030	3.000	=	9.090
10	1	1.750	2.850	=	4.988
11	1	1.218	2.150	=	2.619
12	1	1.300	1.650	=	2.145
13	1	1.282	2.150	=	2.756
13A	1	3.400	3.650	=	12.414
14	1	2.400	1.000	=	2.400
14A	1	2.750	1.700	=	4.675
15	1	0.500	2.500	=	1.250
15A	1	1.250	1.750	=	2.188
16	1	1.900	1.670	=	3.173
17	1	1.300	1.280	=	1.664
18	1	2.150	1.380	=	2.967
19	1	2.750	1.370	=	3.768
20	1	0.700	1.450	=	1.015
21	1	2.350	0.150	=	0.353
22	1	0.300	2.150	=	0.645
23	1	2.400	2.250	=	5.400
24	1	11.048	1.950	=	21.544
25	1	24.450	4.550	=	111.248
26	1	1.450	3.400	=	4.930
27	1	1.800	1.600	=	2.880
28	1	1.430	0.150	=	0.215
29	1	1.800	1.800	=	3.240
30	1	1.250	0.150	=	0.188
31	1	1.500	1.450	=	2.175
32	1	2.250	1.300	=	2.925
SUBTOTAL : B					266.715
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL : B)				=	96.660

CONTENT OF THE SHEET

GROUND, 1ST, 2ND, 3RD & 4TH FLOOR PLAN & BUILT UP AREA CALCULATIONS & PLAN, TERRACE FLOOR PLAN, SECTION A-A, B-B & C-C, ELEVATION, DOOR & WINDOW SCHEDULE, LIGHT & VENTILATION SCHEDULE.

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILT BUILDING PERMISSION ON G. NO. 48/1, AT-VIHHAR, TALUKA-PANVEL, DIST.-RAIGAD.

DATE 11.09.2023

SCALE 1:100, 1:200, 1:500, 1:500, N.T.S.

DRN BY IMRAN

CHKD BY SWAPNIL KALYANKAR

NAME OF THE OWNERS & SIGNATURE

NAME & SIGNATURE OF ARCHITECT

NAME & SIGNATURE OF OWNER

SKA SWAPNIL KALYANKAR ARCHITECTS

REGD. NO. CA-2018-4746

OFFICE A-101, NEEL ENERAL, OPP. TABLADAR OFFICE, PANVEL, VIHAR

EMAIL: skapanel@gmail.com

(Signature of Architect)