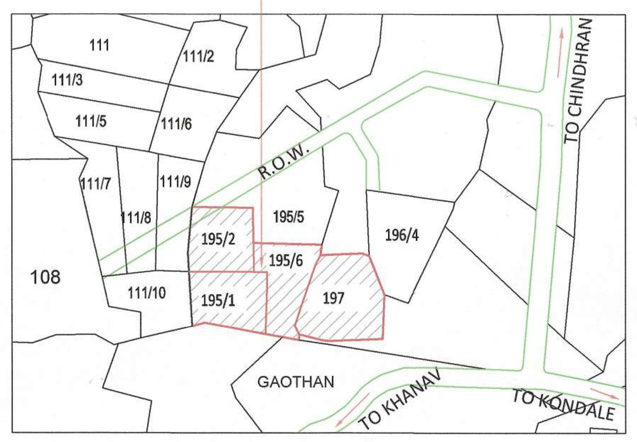
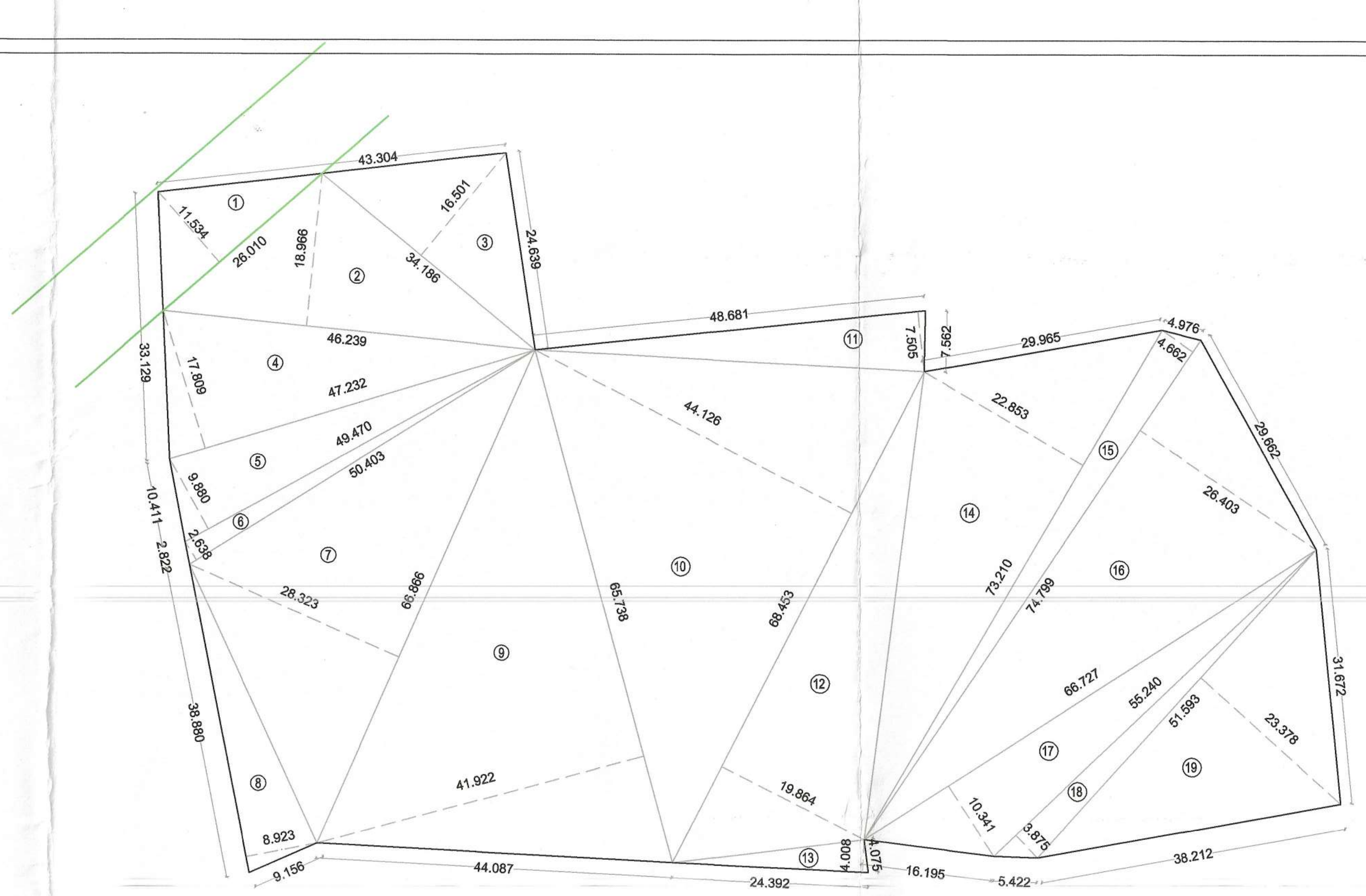
PROPOSED SITE
UNDER REFERENCE

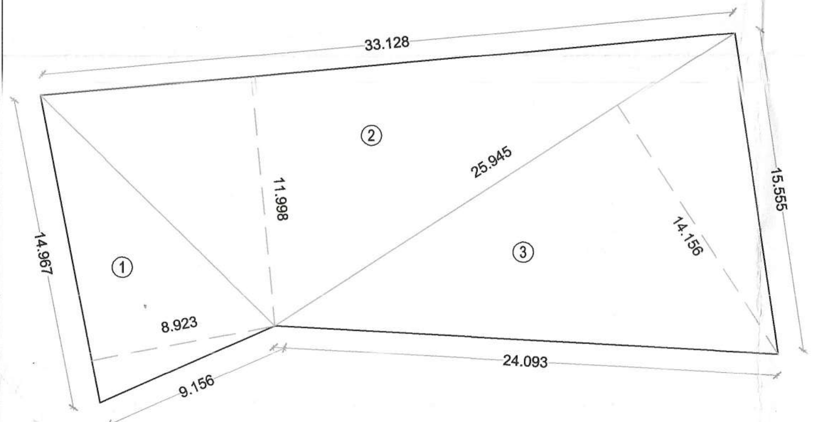


LOCATION PLAN
SCALE : NTS

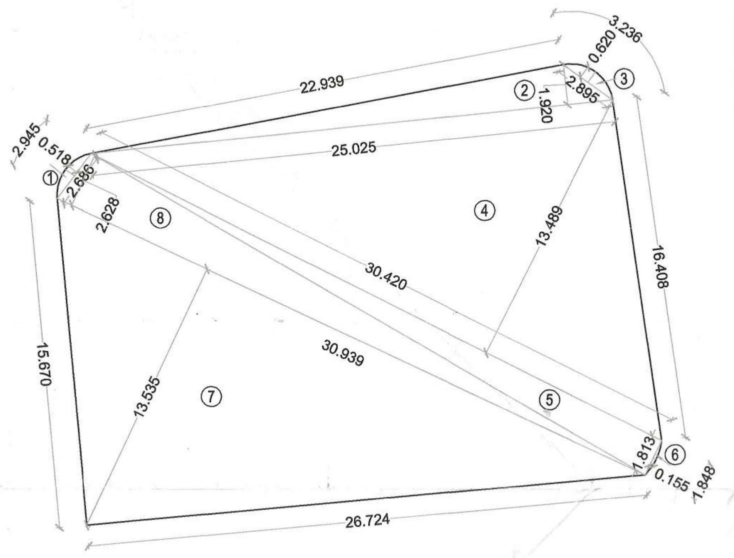
SR. NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=(3)X(4)X(5)X(6)
R.G. AREA CALCULATION						
R.G. 1 AREA CALCULATION						
1	1	1	1/2	14.967	8.923	66.775
2	2	1	1/2	33.128	11.998	198.735
3	3	1	1/2	25.945	14.156	183.639
TOTAL AREA OF R.G. 1 =						449.149
R.G.2 AREA CALCULATION						
4	1	1	2/3	2.686	0.518	0.928
5	2	1	1/2	25.025	1.920	24.024
6	3	1	2/3	2.895	0.620	1.197
7	4	1	1/2	30.420	13.489	205.168
8	5	1	1/2	30.420	1.813	27.576
9	6	1	2/3	0.155	1.813	0.187
10	7	1	1/2	30.939	13.535	209.380
11	8	1	1/2	30.939	2.628	40.654
TOTAL AREA OF R.G. 2						509.112
TOTAL AREA OF R.G.= (R.G.1 + R.G.2)=						958.261



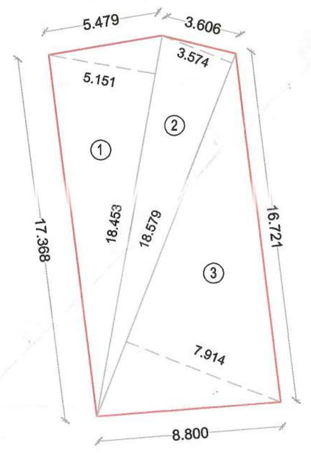
PLOT AREA CALCULATION DIAGRAM
SCALE 1 : 500



R / G AREA CALCULATION DIAGRAM (R.G. - 1)
(SCALE 1 : 200)

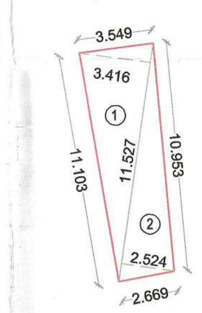


R / G AREA CALCULATION DIAGRAM (R.G. - 2)
(SCALE 1 : 200)

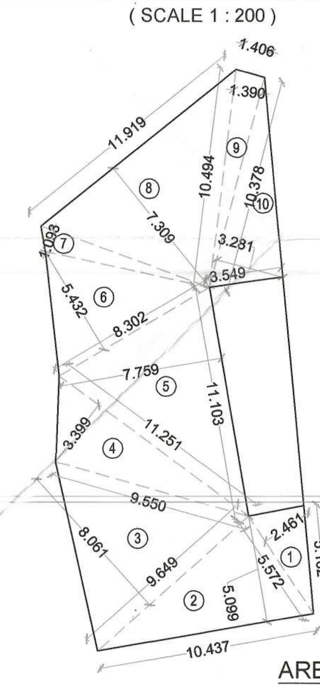


AREA UNDER EXISTING STRUCTURE-1
(SCALE 1 : 200)

SR. NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=(3)X(4)X(5)X(6)
AREA UNDER EXISTING STRUCTURE CALCULATION						
STRUCTURE - 1 AREA CALCULATION						
1	1	1	1/2	18.453	5.151	47.526
2	2	1	1/2	18.579	3.574	33.201
3	3	1	1/2	18.579	7.914	73.517
TOTAL AREA OF STRUCTURE 1 =						154.243
STRUCTURE - 2 AREA CALCULATION						
1	1	1	1/2	11.527	3.416	19.688
2	2	1	1/2	11.527	2.524	14.547
TOTAL AREA OF STRUCTURE 2						34.235
TOTAL AREA OF EXISTING STRUCTURE = (STRUCURE 1 + 2)=						188.479



AREA UNDER EXISTING STRUCTURE-2
(SCALE 1 : 200)

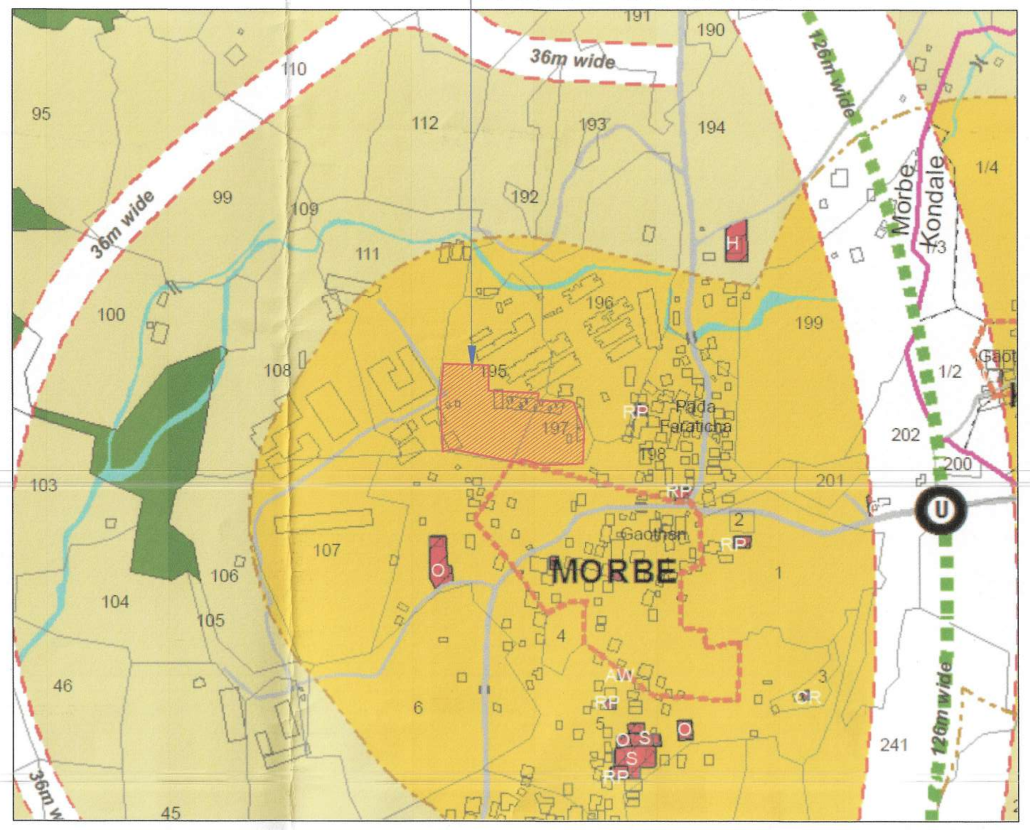


AREA NOT IN POSSESSION
(SCALE 1 :200)

SR. NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)= (3)X(4)X(5)X(6)
PLOT AREA NOT IN POSSESSION CALCULATION						
2	1	1	1/2	5.572	2.461	6.856
3	2	1	1/2	10.437	5.099	26.609
4	3	1	1/2	9.649	8.061	38.890
5	4	1	1/2	11.251	3.399	19.121
6	5	1	1/2	7.759	11.103	43.074
7	6	1	1/2	8.302	5.432	22.548
8	7	1	1/2	8.525	1.093	4.659
9	8	1	1/2	11.919	7.309	43.558
10	9	1	1/2	1.390	10.494	7.293
11	10	1	1/2	3.281	10.378	17.025
TOTAL AREA OF PLOT NOT IN POSSESSION						229.635

SR. NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)= (3)X(4)X(5)X(6)
PLOT AREA CALCULATION						
A)	AREA UNDER ROAD					
1	1	1	1/2	26.010	11.534	150.000
B)	AREA UNDER PLOT					
2	2	1	1/2	46.239	18.966	438.484
3	3	1	1/2	34.186	16.501	282.052
4	4	1	1/2	47.232	17.809	420.577
5	5	1	1/2	49.470	9.880	244.382
6	6	1	1/2	50.403	2.638	66.482
7	7	1	1/2	66.866	28.323	946.923
8	8	1	1/2	38.880	8.923	173.463
9	9	1	1/2	65.738	41.922	1377.934
10	10	1	1/2	68.453	44.126	1510.279
11	11	1	1/2	48.681	7.505	182.675
12	12	1	1/2	68.453	19.864	679.875
13	13	1	1/2	24.392	4.008	48.882
14	14	1	1/2	73.210	22.853	836.534
15	15	1	1/2	74.799	4.662	174.356
16	16	1	1/2	74.799	26.403	987.459
17	17	1	1/2	66.727	10.341	345.012
18	18	1	1/2	55.240	3.875	107.028
19	19	1	1/2	51.593	23.378	603.071
TOTAL AREA OF (B)						9425.467
TOTAL AREA OF PLOT (A) + (B)						9575.467

PROPOSED PLOT
UNDER REFERANCE



PROPOSED NAINA DDP 2034

BUILDING NO.	NORMS/ REQ. AS PER DCPR OF REGIONAL PLANS (ACT 1966)	FLAT NOS.	REQ. PARKING CAR	REQ. PARKING SCOOTER	REQ. PARKING CYCLE	PROV. PARKING CAR	PROV. PARKING SCOOTER	PROV. PARKING CYCLE
PARKING STATEMENT FOR PART OCCUPANCY								
AS PER EARLIER APPROVAL (G+2)								
1	4 TENEMENTS WITH CARPET AREA UP TO 50 SQ.M. EACH	36	-	45	45			
2	4 TENEMENTS WITH CARPET AREA UP TO 50 SQ.M. EACH	24	-	30	30			
3	4 TENEMENTS WITH CARPET AREA UP TO 50 SQ.M. EACH	24	-	30	30			
4	4 TENEMENTS WITH CARPET AREA UP TO 50 SQ.M. EACH	17	-	22	22			
	TOTAL	101		127	127			
AS PER STATNDARDIZED DEVELOPMENT CONTROL & PROMOTION REGULATIONS FOR REGIONAL PLANS IN MAHARASHTRA REGULATION NO. 16.1, REQUIRED NO. OF PARKING SHALL BE INCREASED BY 50% IN METROPOLITAN AREA		-	-	127 X1.5 =191	127 X1.5 =191			

BUILDING NO.		FLAT NOS.	REQ. PARKING CAR	PROV. PARKING CAR
AS PER EARLIER APPROVAL (3RD & 4TH FLOOR)				
1	4 TENEMENTS WITH CARPET AREA UP TO 35 SQ.M. EACH	24	6	6
2	4 TENEMENTS WITH CARPET AREA UP TO 35 SQ.M. EACH	16	4	4
3	4 TENEMENTS WITH CARPET AREA UP TO 35 SQ.M. EACH	8	2	2
4	4 TENEMENTS WITH CARPET AREA UP TO 35 SQ.M. EACH	16	4	4
	TOTAL	64	16	16
REQUIRED VISITOR PARKING 10%			2	2
TOTAL PROPOSED CARS			18	
REQUIRED TWO WHEELER PARKING 10%			2	2
TOTAL CYCLE PARKING FOR BLDG. NO. 1ST TO 4TH BLDG.			191	191
TOTAL SCOOTER PARKING FOR BLDG. NO. 1ST TO 4TH BLDG.			193	193
TOTAL CAR PARKING FOR BLDG. NO. 1ST TO 4TH BLDG.			18	18

BUILDING NUMBER	FLOOR	BUILT UP AREA (SQ.M.)	PERMISSIBLE BALCONY AREA (SQ.M.)	PROPOSED BALCONY AREA (IN SQ.M.) TOTAL	ENCLOSED	OPEN	EXCESS
BALCONY AREA STATEMENT							
(1)	(2)	(3)	(4)=(3)X15%	(5)	(6)	(7)	IF (5)>(4), (8)=(5)-(4)
1	GROUND	363.833	54.575	50.408	0.000	50.408	0.000
	1ST FLR.	363.833	54.575	72.408	0.000	72.408	17.833
	2ND FLR.	363.833	54.575	50.408	0.000	50.408	0.000
	3RD FLR.	375.173	56.276	72.408	0.000	72.408	16.132
	4TH FLR.	375.173	56.276	50.408	0.000	50.408	0.000
2	GROUND	185.493	27.824	23.830	0.000	23.830	0.000
	1ST FLR.	185.493	27.824	23.830	0.000	23.830	0.000
	2ND FLR.	185.493	27.824	23.830	0.000	23.830	0.000
	3RD FLR.	193.053	28.958	23.830	0.000	23.830	0.000
	4TH FLR.	193.053	28.958	23.830	0.000	23.830	0.000
3	GROUND	185.493	27.824	23.830	0.000	23.830	0.000
	1ST FLR.	185.493	27.824	23.830	0.000	23.830	0.000
	2ND FLR.	185.493	27.824	23.830	0.000	23.830	0.000
	3RD FLR.	193.053	28.958	23.830	0.000	23.830	0.000
4	GROUND	51.960	7.794	3.900	0.000	3.900	0.000
	1ST FLR.	242.144	36.322	48.550	0.000	48.550	12.228
	2ND FLR.	242.144	36.322	33.150	0.000	33.150	0.000
	3RD FLR.	249.704	37.456	48.550	0.000	48.55	11.094
	4TH FLR.	249.704	37.456	33.150	0.000	33.15	0.000
TOTAL	--------	4569.618	685.443	677.81	0.000	677.81	57.287

BUILDING NUMBER	FLOOR	BUILT UP AREA (SQ.M.)	PERMISSIBLE TERRACE AREA (SQ.M.)	PROPOSED TERRACE AREA (SQ.M.)	TOTAL TERRACE AREA BUILDING WISE (SQ.M.)
TERRACE AREA STATEMENT					
(1)	(2)	(3)	(4)=(3) X 20%	(5)	(6)
1	1ST FLOOR	363.833	72.767	51.090	102.180
	3RD FLOOR	375.173	75.035	51.090	
2	1ST FLOOR	185.493	37.099	28.520	57.040
	3RD FLOOR	193.053	38.611	28.520	
3	1ST FLOOR	185.493	37.099	28.520	57.040
	3RD FLOOR	193.053	38.611	28.520	
4	1ST FLOOR	242.144	48.429	34.710	69.420
	3RD FLOOR	249.704	49.941	34.710	
TOTAL	-------------	1987.946	397.589	285.680	285.680

BUILDING NO.	WING	B.U.A. AREA	EXCESS BAL. AREA	TOTAL
BUILT UP AREA SUMMARY IN SQ.MT. FOR PART OCCUPANCY				
1	A-B-C	1841.845	33.965	1875.81
2	A-B	942.585	0.000	942.585
3	A-B	749.532	0.000	749.532
4	A-B	1035.656	23.322	1058.978
TOTAL BUILT UP AREA =		4569.618	57.287	4626.905
TOTAL B.U.A. OF 1ST TO 4TH BLDG. =		(4569.618 + 57.287)		4626.905

BLDG. NO.	FLOOR	WING	NO. OF FLATS	TOTAL NO. OF FLAT
SUMMARY OF BLDG. WISE TENEMENT FOR PART OCCUPANCY (BLDG. NO. 1,2,3 & 4)				
1	(G+ 4)	A	20	60
		B	20	
		C	20	
2	(G+4)	A	20	40
		B	20	
3	(G+4)	A	16	32
		B	16	
4	(PART STILT+4)	A	16	33
		B	17	
TOTAL			165	165

Sr. No.	Item	Site Plan on white Print	Building Plan on White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permisible Building line		
5	Marginal Open Spaces	No colour	
6	Exisiting Work		
7	Proposed Work		
8	Drainage & Sewerage Work		
9	Water Supply Work		
10	Recreational open Space/ Ground / Layout Open Space		
11	RWH Line		
12	S. W. drain		
13	2 Wheeler parking		
14	Cycle parking		
15	Car parking		

STAMP OF APPROVAL 1/7

AS BUILT DRAWING APPROVED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/PANVEL/MORBE/BP-103/PARTOC/2016/2216
Dated 10 OCT 2018
Associate Planner (NAINA)

AREA GIVEN BELOW AS PER AMENDED VIDE CC NO. CIDCO/NAINA/ PANVEL/MORBE/ BP-103/CC/2017/235 DATED 13/04/2017

PROFORMA - I

	AREA STATEMENT	Area Sq.M.
1	(a) Area of Plot (as per 7/12) and NA order	9580.000
	(b) Area of Plot as per Triangulation	9575.467
	(c) Area of the Plot considered (least of above)	9575.467
	(d) Area falling outside 200.00 M of Gaothan boundary	NIL
	(e) Area falling within 200.00 M of Gaothan boundary	9575.467
[A]	Area Statement For Plot Within 200 M of Gaothan Boundary	
2	Area of Plot	9575.467
3	Deductions For	
	a Area under 12m wide road (As per N.A. TILR)	150.000
	b Area under proposed road	NIL
	c Area under reservations, if any	NIL
	d Area under exisiting structure	188.479
	e Area not in possession	229.635
	Total (a+b+c+d+e)	568.114
4	Gross area of the Plot (2-3)	9007.353
5	Deduction for Amenity space, if any	NA
6	RG/open spaces required (10% of 1(a))	958.000
7	RG/open spaces provided	958.261
8	Net area of Plot = (4-5)	9007.353
9	Permissible FSI	1
10	Permissible Built up Area (8x9)	9007.353
11	Proposed Built Up Area	8998.977
12	Balance Built Up Area (10-11)	8.376
13	FSI Consumed (11/8)	0.999
14	FSI Balanced (9-13)	0.001
15	No of units proposed	333
	a. Residential	333
	b. Commercial	0
16	No of trees proposed to be planted	96
[a]	BALCONY AREA STATEMENT	*
[b]	TDR	NA
[c]	PARKING STATEMENT	**
[d]	LOADING/ UNLOADING SPACES	NA

AREA STATEMENT GIVEN BELOW FOR PART OCCUPANCY (BUILDING. NO. 1ST TO 4TH)

SR. NO.	REVISED AREA STATEMENT	BUA IN SQ.M.
B. AREA DETAILS FOR PART OCCUPANCY (1ST TO 4TH BLDG.)		
1	BUA FOR WHICH PART OCCUPANCY IS APPLIED FOR 4 BLDGS.(NO. 1,2,3 & 4)	4626.905
2	BUA AS PER SITE INSPECTION AND AS BUILT DRAWING (INCL. EXCESS BAL. AREA)	4626.905
3	FSI CONSUMED IN PART OC	0.514
4	TOTAL NOS. OF UNIT CONSTRUCTED	
	a)Residential	165
	b)Commercial	
5	Additional R.G./ Open Space Proposed	NIL

SR. NO.	BLDG. NO.	PREDOMINANT USE	NO. OF FLOOR	BUA IN SQ.M.
C. DETAILS OF BUILDING FOR PART OCCUPANCY BLDG. NO. 1ST,2ND,3RD & 4TH				
1	BLDG. NO. 1	RESIDENTIAL	GROUND + 4TH FLR.	1875.81
2	BLDG. NO. 2	RESIDENTIAL	GROUND + 4TH FLR.	942.585
3	BLDG. NO. 3	RESIDENTIAL	GROUND + 3RD FLR.	749.532
4	BLDG. NO. 4	RESIDENTIAL	PART STILT + 4TH FLR.	1058.978
			TOTAL =	4626.905

SHEET CONTENT :-

Location Plan, Plot Area Calculation, Built up area statement, Tenement area statement, Balcony area statement, Terrace area statement, Parking statement, Layout plan, R. G. area calculation diagram, Typ. section Thro' Terrace & Balcony.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 04/03/2014 and the dimensions of side 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 record.

Signature of Owner
MR. SURYAKANT S. WADKAR

Signature of Architect.
Ar. NEHA JAIN

AN. ARCH Architect & Planner

NAME OF THE OWNER & SIGNATURE

MR. SURYAKANT S. WADKAR

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILD DRAWING FOR RESIDENTIAL BUILDINGS NO. 1,2,3 & 4 ON LAND BEARING S. No. 195/1, 2 & 6; 197/1 & 197/2, AT VILL:- MORBE; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA

ARCHITECT NAME & SIGN

AN. ARCH Architect & Planner

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
12-06-18	SACHIN	PANERKAR	1:100	N

AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27562410,
mail i.d-anarch.architect@gmail.com
DESIGN WITH A DIFFERENCE

LAYOUT PLAN
(SCALE 1 : 200)

SEPTIC TANK REQUIREMENT

BUILDING NUMBER	NUMBRE OF TENEMENT	POPULATION	WATER REQUIREMENT					FLOW TO SEWER			TOTAL FLOW TO SEPTIC TANK	SEPTIC TANK PROVIDED	
			FLUSHING		DOMESTIC		TOTAL	FLUSHING (100%)	DOMESTIC (85%)	TOTAL		SIZE	CAPACITY
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	LPD	IN M.	LN LTR.
(1)	(2)	(3)=(2)X5	(4)	(5)=(3)X(4)	(6)	(7)=(3)X(6)	(8)=(5)+(7)	(9)=(5)X100%	(10)=(7)X85%	(11)=(9)+(10)	(12)	(13)	(14)
1	60	300	54	16200	135	40500	56700	16200	34425.00	50625.00	50625.00	15.00X5.50X2.20	181500
2	40	200	54	10800	135	27000	37800	10800	22950.00	33750.00	33750.00		
3	32	160	54	8640	135	21600	30240	8640	18360.00	27000.00	27000.00		
4	33	165	54	8910	135	22275	31185	8910	18933.75	27843.75	27843.75		
	165	825	54	44550	135	111375	155925	44550	94668.75	139218.75	139218.75		181500

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.

WATER STORAGE CAPACITY CALCULATION

BLDG. NO.	TOTAL NO. OF UNITS	ADD. TOILET 135 LITER	POPULATION	WATER REQUIREMENTS (IN LITER)			UNDERGROUND WATER TANK PROVIDED		
				ADD. TOILET	POPULATION	TOTAL	TANK NUMBER	SIZE / DIMENSION	CAPACITY
[1]	[2]	[3]	[4]=[2]X5	[5]=[3]X180	[6]=[4]X189	[7]=[5]+[6]	(8)	(9)	(10)
1	60	0	300	0.000	56700	56700	1	37.00X3.60X2.40	319680 LTR.
2	40	0	200	0.000	37800	37800			
3	32	0	160	0.000	30240	30240			
4	33	0	165	0.000	31185	31185			
TOTAL	**165**	**0**	**825**	0.000	**155925**	**155925**			
GRAND TOTAL	**165**	**0**	**825**	0.000	**155925**	**155925**	**TOTAL**		**319680 LTR.**

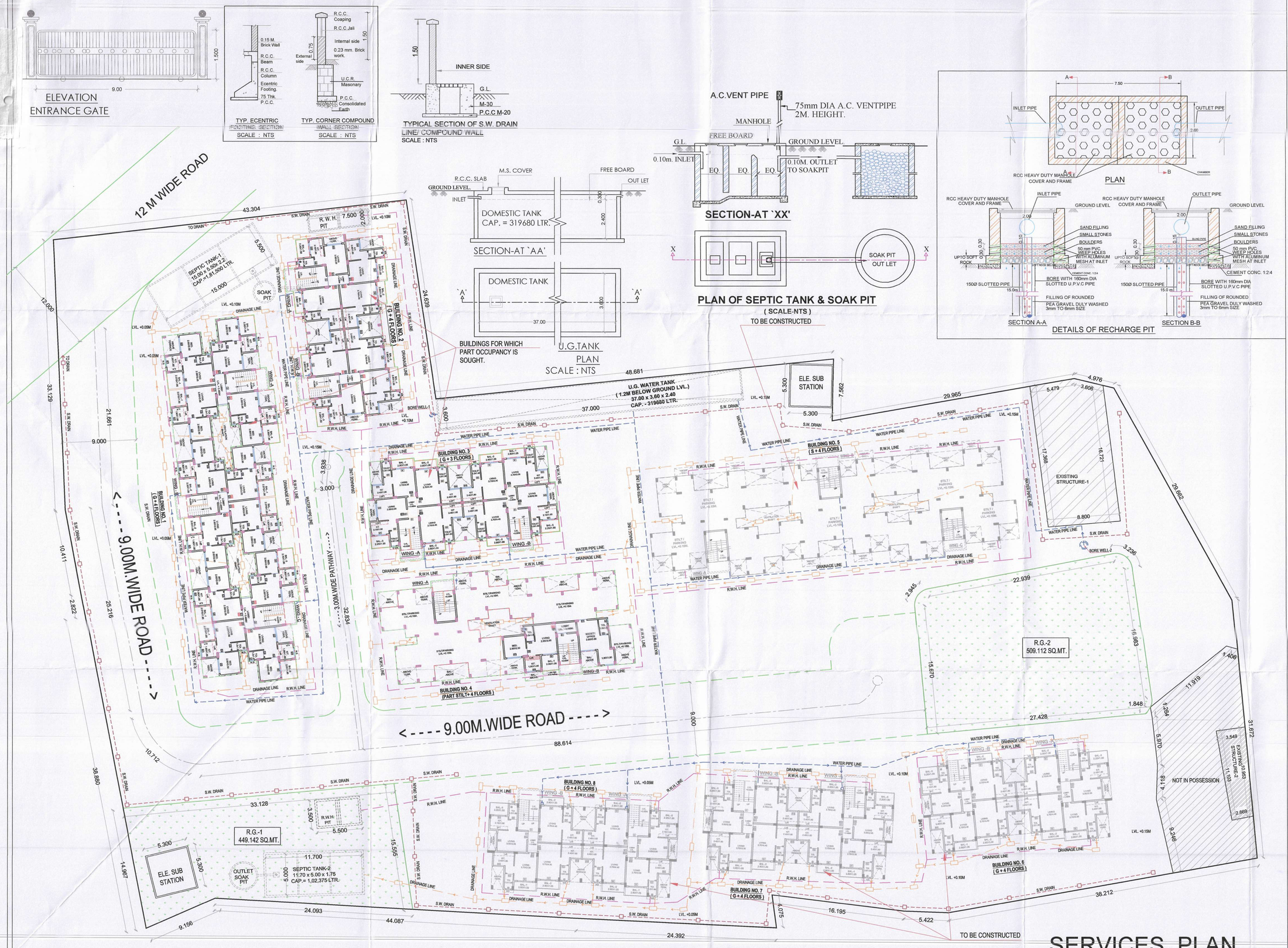
NOTE;
1) FOR RESIDENTIAL UNIT 5 PERSONS PER TENEMENT.
2) WATER REQUIREMENT PER CAPITA = 135(DOMESTIC)+54(FLUSHING)=189 LITER PER CAPITA.
3) WATER REQUIREMENT FOR ADD. TOILET = 180 LTRS. PER TENEMENT.
4) SIZE OF WATER TANK IS EXCLUDING THE FREE BOARD.

BUILDING NUMBER	WATER REQUIRED (LITER)	OVERHEAD WATER TANK PROVISION		
		TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)
(1)	(2)	(3)	(4)	(5)
1	56700	4.90X2.50X1.50	3	55125
2	37800	4.90X2.50X1.50	2	36750
3	30240	4.90X2.50X1.50	2	36750
4	31185	4.90X2.50X1.50	2	36750

STAMP OF APPROVAL

2/7

AS BUILT DRAWING APPROVED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/PANVEL/MORBE/BP-163/PRTOL/2016/22216
Dated 10 OCT 2018
Associate Planner (NAINA)



SERVICES PLAN

(SCALE 1 : 200)

Sr. No.	Item	Site Plan on white Print	Building Plan on White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permissible Building line		
5	Marginal Open Spaces	No colour	
6	Exisiting Work		
7	Proposed Work		
8	Drainage & Sewerage Work		
9	Water Supply Work		
10	Recreational open Space/ Ground / Layout Open Space		
11	RWH Line		
12	S. W. drain		
13	2 Wheeler parking		
14	Cycle parking		
15	Car parking		

SHEET CONTENT

Services Plan, Details of recharge pit, Details of U.G. Tank, Typ. design of septic tank & section, Septic tank requirement, Water capacity calculation, Typ. eccentric footing section, Elevation of entrance gate, Typical section of s.w. drain line/ compound wall.

NAME OF THE OWNER & SIGNATURE

MR. SURYAKANT S. WADKAR

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILD DRAWING FOR RESIDENTIAL BUILDINGS NO. 1,2,3 & 4 ON LAND BEARING S. NO. 195/1, 2 & 6; 197/1 & 197/2, AT VILL:- MORBE; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA

ARCHITECT NAME & SIGN

AN.ARCH Architect & Planner

NEHA JAIN
REG NO : CA/2008/43603

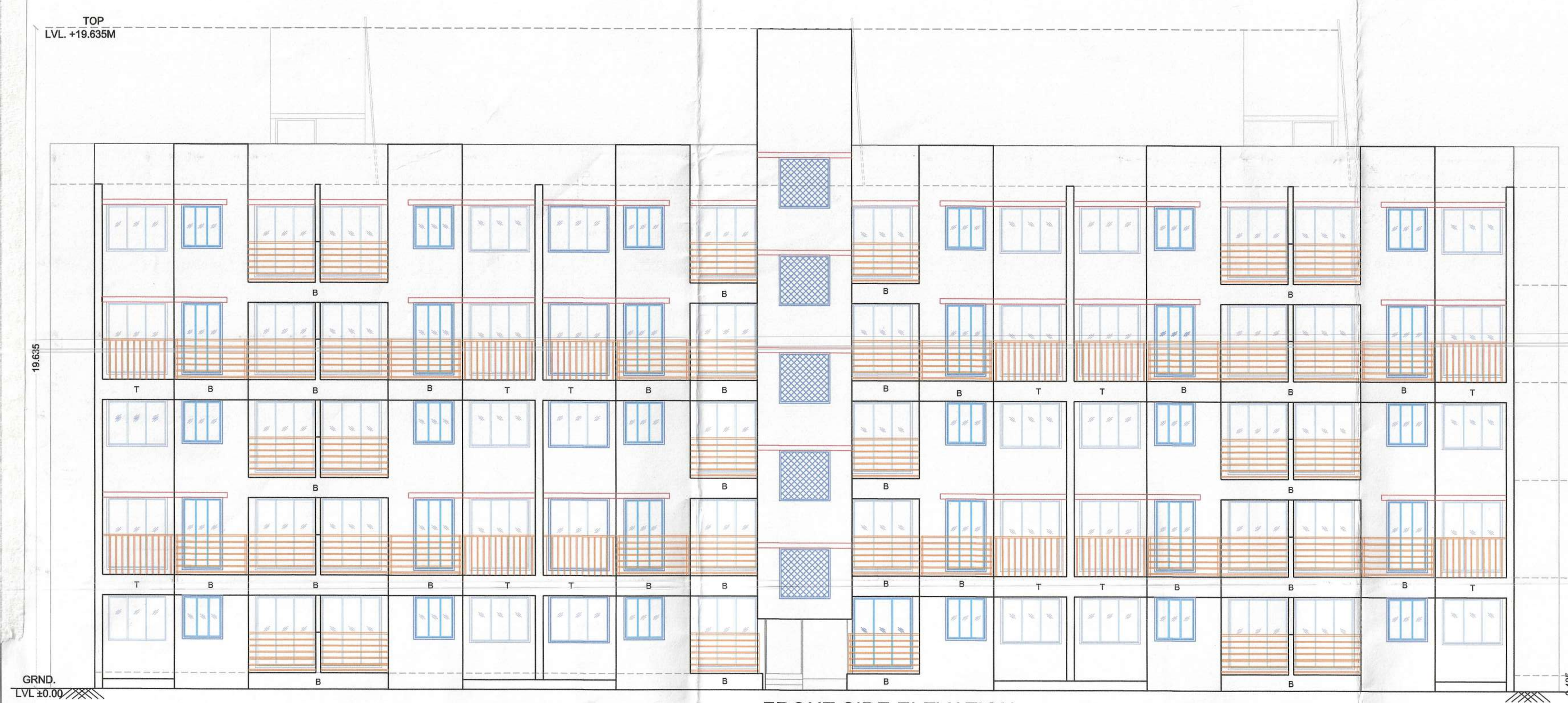
DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
12-06-18	SACHIN	PANERKAR	1:100	N

AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27562410,
mail i.d-anarch.architect@gmail.com

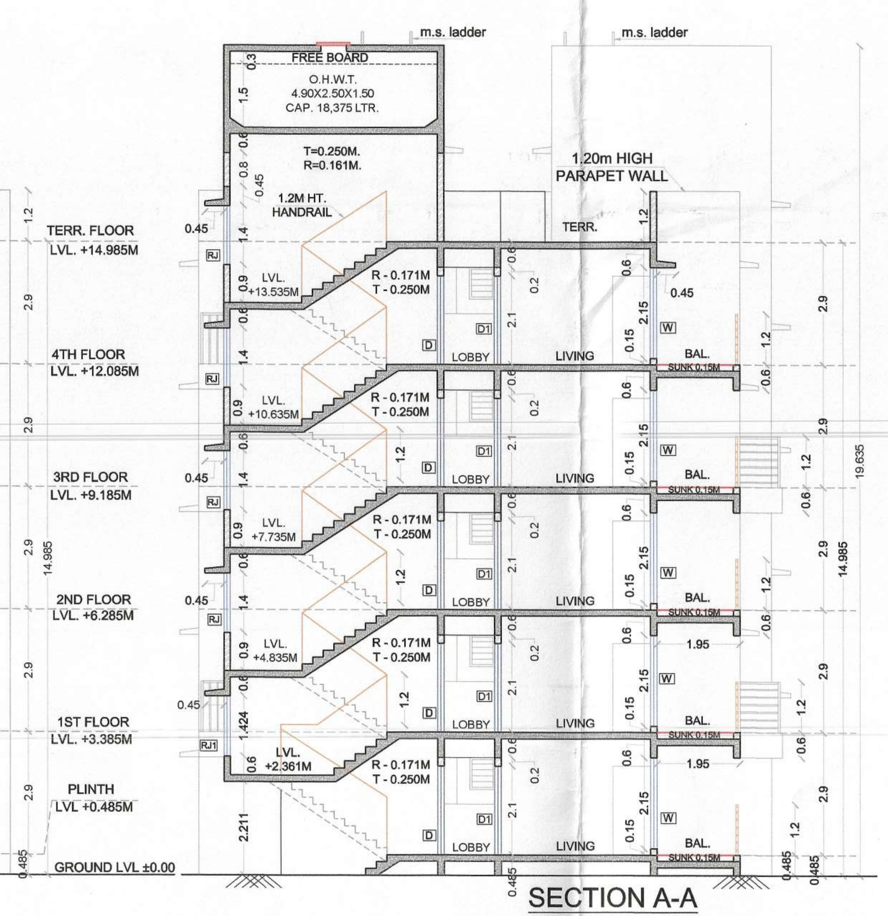
DESIGN WITH A DIFFERENCE

BUILDING No. 1

AS BUILT DRAWING APPROVED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/PANVEL/MORBE/BP-103/PART 06/2018/2216
Dated 10 OCT 2018
Associate Planner (NAINA)



FRONT SIDE ELEVATION
(SCALE 1 : 100)



SECTION A-A
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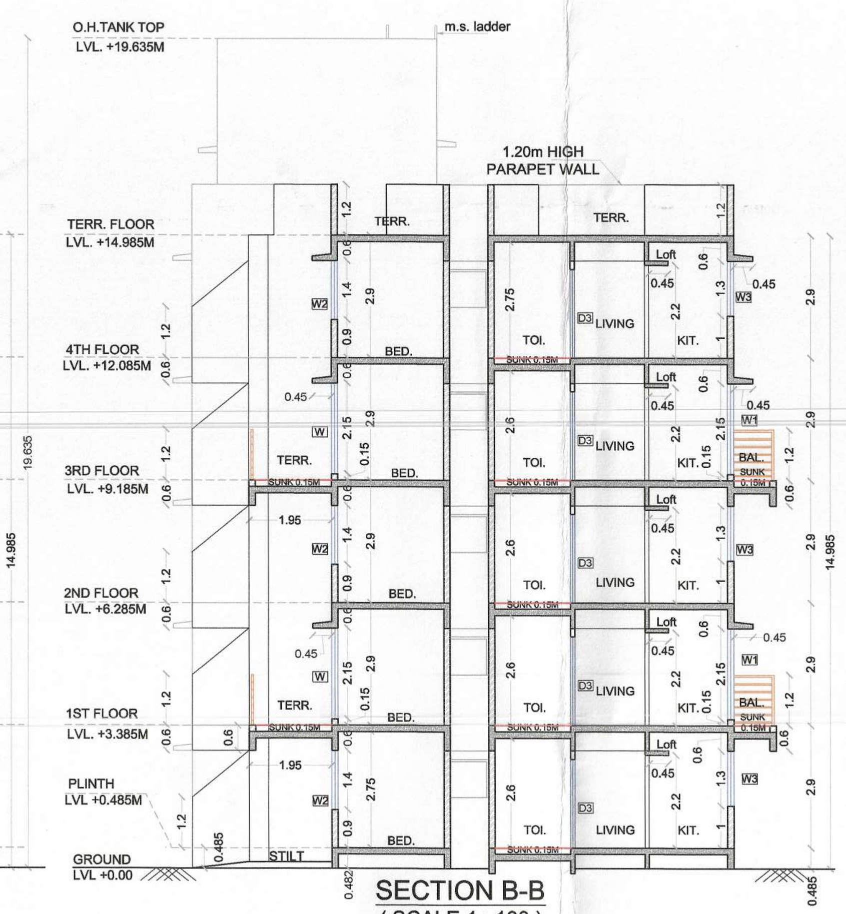

SECTION B-B
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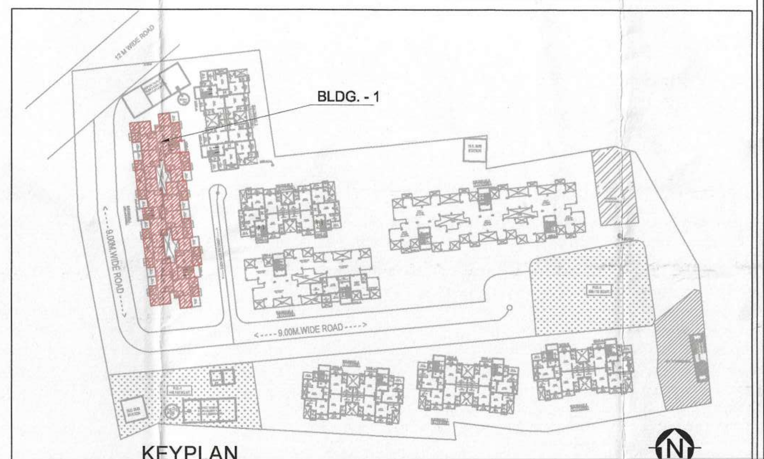


KEYPLAN
(SCALE : NTS)

TERRACE AREA STATEMENT 1ST FLOOR				
TERRACE TYPE	Number Of Terrace	Length (meter)	Breath (meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)
T-1	2	2.35	1.950	9.165
T-2	4	2.275	1.950	17.745
T-3	4	2.000	1.950	15.600
T-4	2	2.200	1.950	8.580
SUBTOTAL				51.090
TOTAL PROPOSED TERRACE AREA = (5)				51.090
NET BUILT UP AREA OF FLOOR				363.833
PERMISSIBLE TERRACE AREA=(NET BUA)X 20%				72.767
BALANCE TERRACE AREA, IF ANY				21.677
EXCESS TERRACE AREA, IF ANY				NIL

TERRACE AREA STATEMENT 3RD FLOOR				
TERRACE TYPE	Number Of Terrace	Length (meter)	Breath (meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)
T-1	2	2.35	1.950	9.165
T-2	4	2.275	1.950	17.745
T-3	4	2.000	1.950	15.600
T-4	2	2.200	1.950	8.580
SUBTOTAL				51.090
TOTAL PROPOSED TERRACE AREA = (5)				51.090
NET BUILT UP AREA OF FLOOR				375.173
PERMISSIBLE TERRACE AREA=(NET BUA)X 20%				75.035
BALANCE TERRACE AREA, IF ANY				23.945
EXCESS TERRACE AREA, IF ANY				NIL
TOTAL PROPOSED TERRACE AREA 1ST & 3RD FLOOR				102.180

3RD & 4TH FLOOR AREA CALCULATION				
Block Description	Number of Blocks	Length (meter)	Breath (meter)	Area (sq.m.)
(1)	(2)	(3)	(4)	(1)
SUB TOTAL (A)	1	44.750	13.550	606.363
Deductions				
1	2	2.350	3.300	15.510
2	4	2.200	1.350	11.880
3	2	2.000	3.300	13.200
4	2	2.800	0.600	3.360
5	2	2.000	1.950	7.800
6	2	2.350	1.950	9.165
7	2	2.200	3.300	14.520
8	1	4.150	3.300	13.695
9	2	2.750	1.050	5.775
10	2	4.075	0.900	7.335
11	2	1.325	2.800	7.420
12	2	3.675	2.700	19.845
13	6	2.200	0.750	9.900
14	2	4.150	2.700	22.410
15	2	4.550	2.700	24.570
16	2	2.000	2.700	10.800
17	2	2.600	1.050	5.460
18	2	1.225	1.200	2.940
19	2	3.925	2.250	17.663
20	2	2.750	0.900	4.950
21	2	1.425	1.050	2.993
SUB TOTAL (B) =				231.190
NET BUA =	SUB TOTAL (A) - SUB TOTAL (B)			375.173
Prop. Net Area on 3rd & 4th Floor			=	375.173

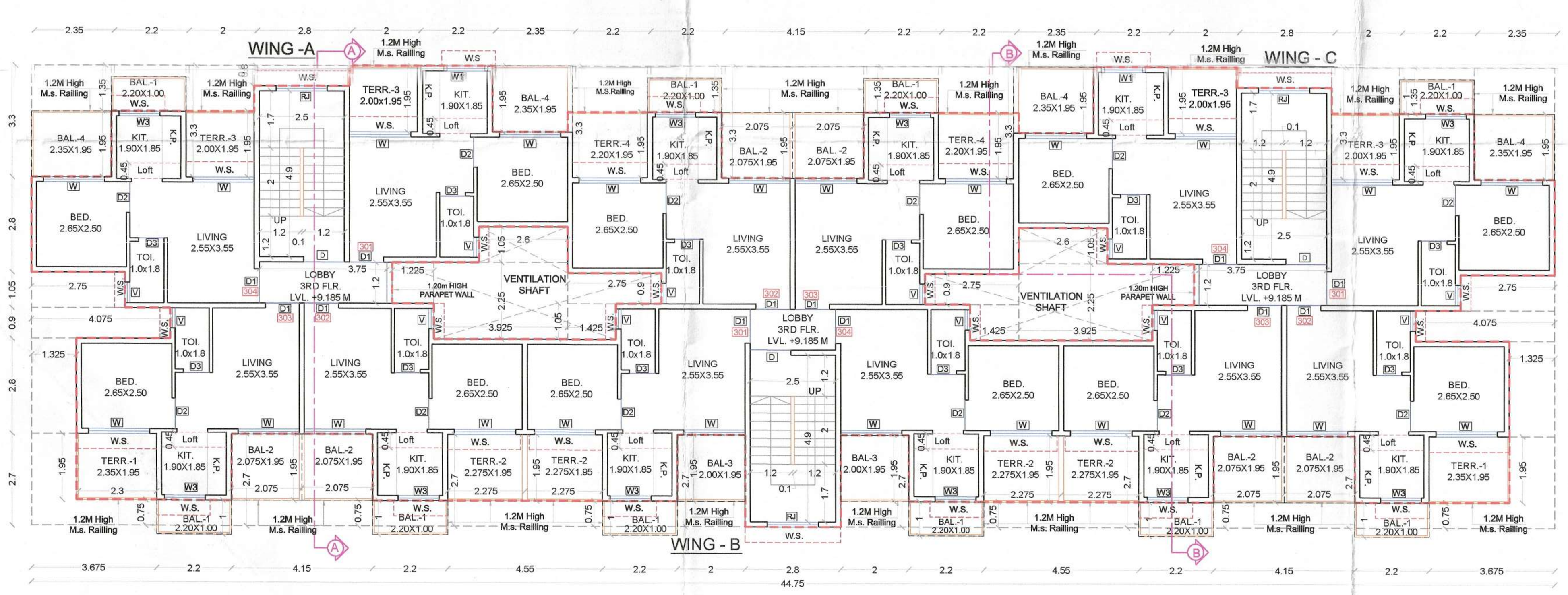
BALCONY AREA STATEMENT 3RD FLOOR					
BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M.	
				OPEN	ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	10	2.200	1.000	22.000	
OPEN BAL. -2	6	2.075	1.950	24.278	
OPEN BAL. -3	2	2.000	1.950	7.800	
OPEN BAL. -4	4	2.350	1.950	18.330	
SUBTOTAL				72.408	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				72.408	
NET BUILT UP AREA OF FLOOR				375.173	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				56.276	
BALANCE BALCONY AREA, IF ANY				NIL	
EXCESS BALCONY AREA, IF ANY				16.132	
NET BUA OF 3RD FLOOR =375.173+16.132				391.305	

BALCONY AREA STATEMENT FOURTH FLOOR					
BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M.	
				OPEN	ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	6	2.075	1.950	24.278	
OPEN BAL. -2	2	2.000	1.950	7.800	
OPEN BAL. -3	4	2.350	1.950	18.330	
SUBTOTAL				50.408	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				50.408	
NET BUILT UP AREA OF FLOOR				375.173	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				56.276	
BALANCE BALCONY AREA, IF ANY				5.868	
EXCESS BALCONY AREA, IF ANY				NIL	

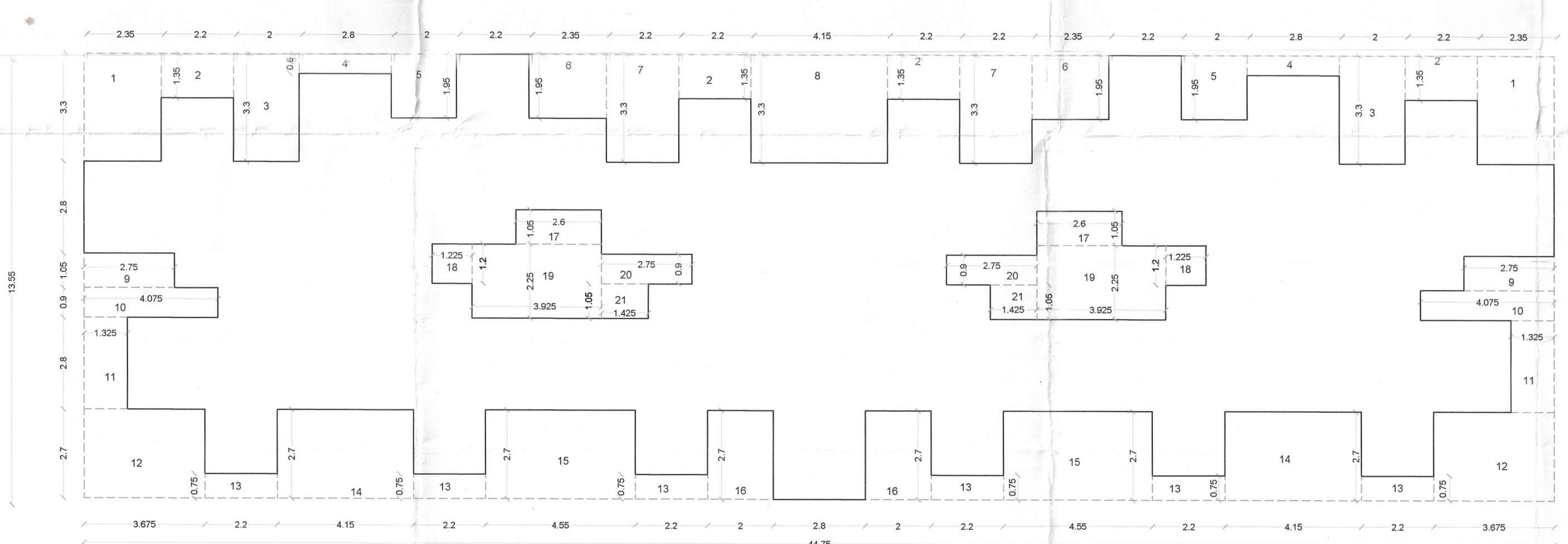
GROUND, 1ST & 2ND FLOOR AREA CALCULATION				
Block Description	Number of Blocks	Length (meter)	Breath (meter)	Area (sq.m.)
(1)	(2)	(3)	(4)	(1)
SUB TOTAL (A)	1	44.750	13.050	583.988
Deductions				
1	2	2.350	3.300	15.510
2	4	2.200	1.350	11.880
3	2	2.000	3.300	13.200
4	2	4.800	1.950	18.720
5	2	2.350	1.950	9.165
6	2	2.200	3.300	14.520
7	1	4.150	3.300	13.695
8	2	2.750	1.050	5.775
9	2	4.075	0.900	7.335
10	2	1.325	2.800	7.420
11	2	3.675	2.200	16.170
12	2	4.150	2.200	18.260
13	2	4.550	2.200	20.020
14	2	2.000	2.200	8.800
15	6	2.200	0.250	3.300
16	2	2.600	1.050	5.460
17	2	1.225	1.200	2.940
18	2	3.925	2.250	17.663
19	2	2.750	0.900	4.950
20	2	1.425	1.050	2.993
21	1	2.800	0.850	2.380
SUB TOTAL (B) =				220.155
NET BUA =	SUB TOTAL (A) - SUB TOTAL (B)			363.833
Prop. Net Area on Ground, 1st & 2nd Floor			=	363.833

BALCONY AREA STATEMENT GROUND & SECOND FLOOR					
BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M.	
				OPEN	ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	6	2.075	1.950	24.278	
OPEN BAL. -2	2	2.000	1.950	7.800	
OPEN BAL. -3	4	2.350	1.950	18.330	
SUBTOTAL				50.408	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				50.408	
NET BUILT UP AREA OF FLOOR				363.833	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				54.575	
BALANCE BALCONY AREA, IF ANY				4.167	
EXCESS BALCONY AREA, IF ANY				NIL	

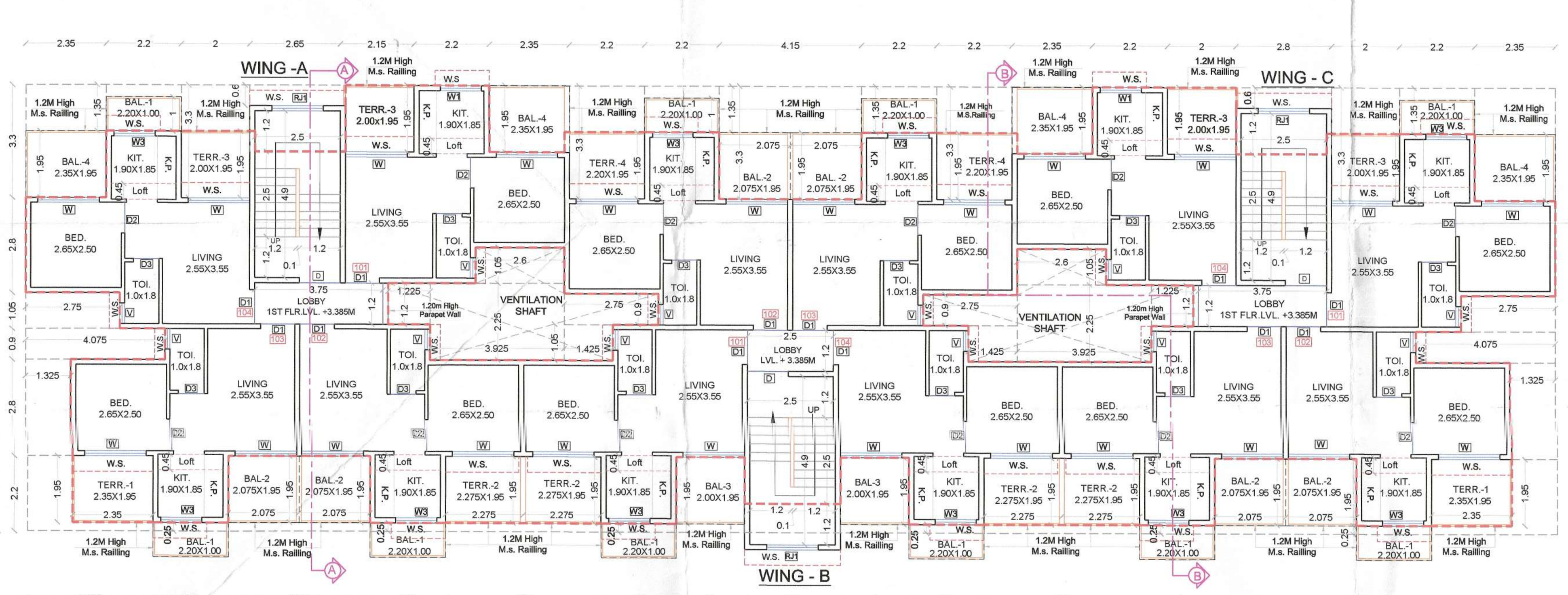
BALCONY AREA STATEMENT 1ST FLOOR					
BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M.	
				OPEN	ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	10	2.200	1.000	22.000	
OPEN BAL. -2	6	2.075	1.950	24.278	
OPEN BAL. -3	2	2.000	1.950	7.800	
OPEN BAL. -4	4	2.350	1.950	18.330	
SUBTOTAL				72.408	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				72.408	
NET BUILT UP AREA OF FLOOR				363.833	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				54.575	
BALANCE BALCONY AREA, IF ANY				NIL	
EXCESS BALCONY AREA, IF ANY				17.833	
NET BUA OF 1ST FLOOR =363.833+17.833				381.666	



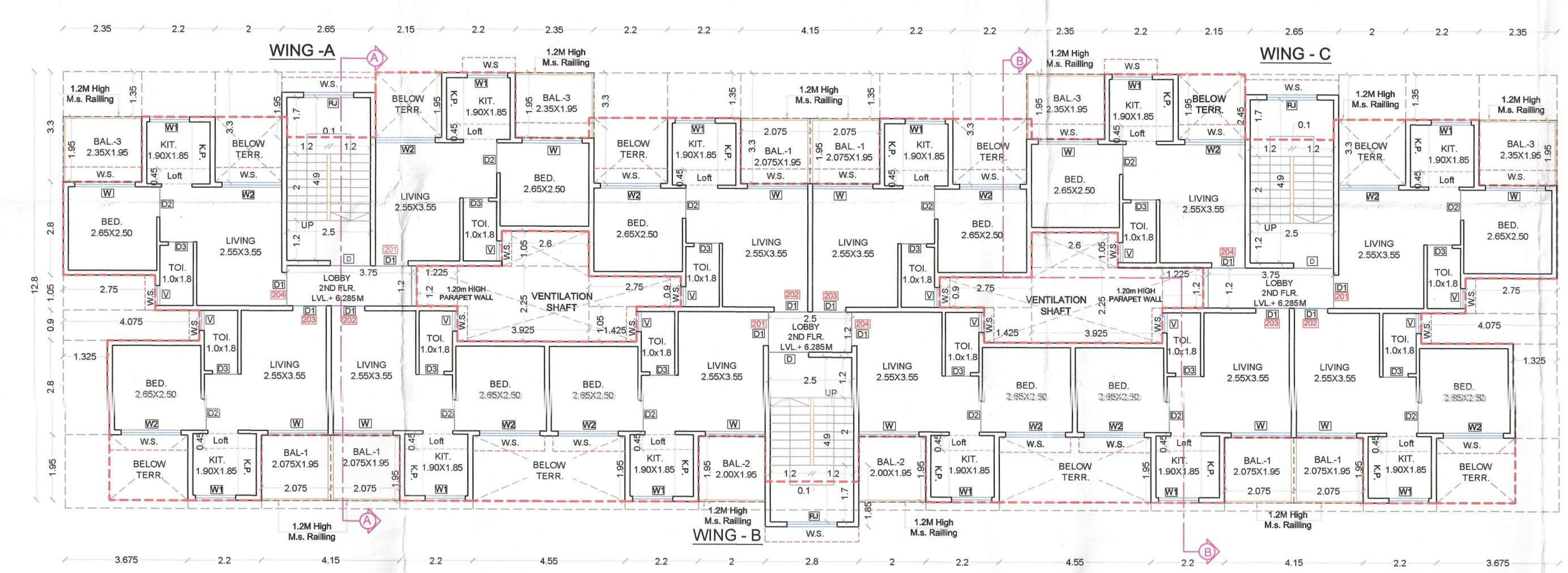
3RD FLOOR PLAN
(SCALE 1 : 100)



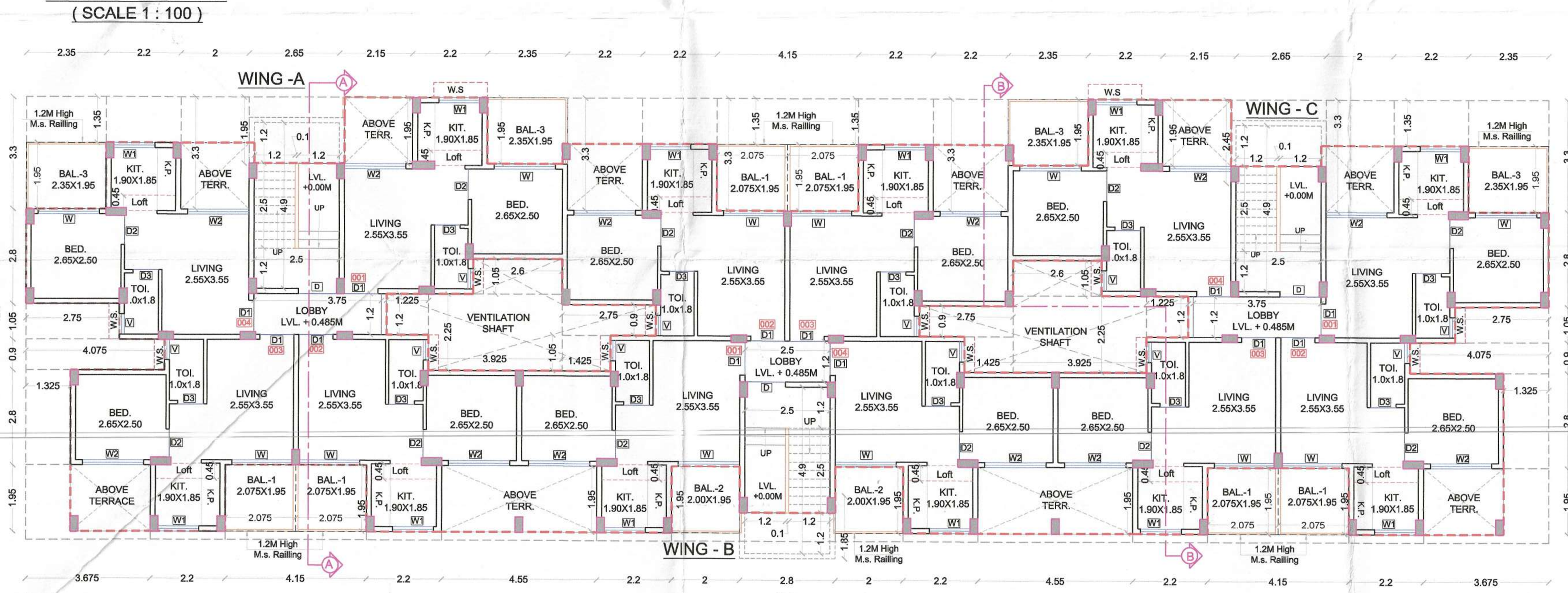
AREA CALCULATION BLOCK PLAN (3RD & 4TH FLOOR)
(SCALE 1 : 100)



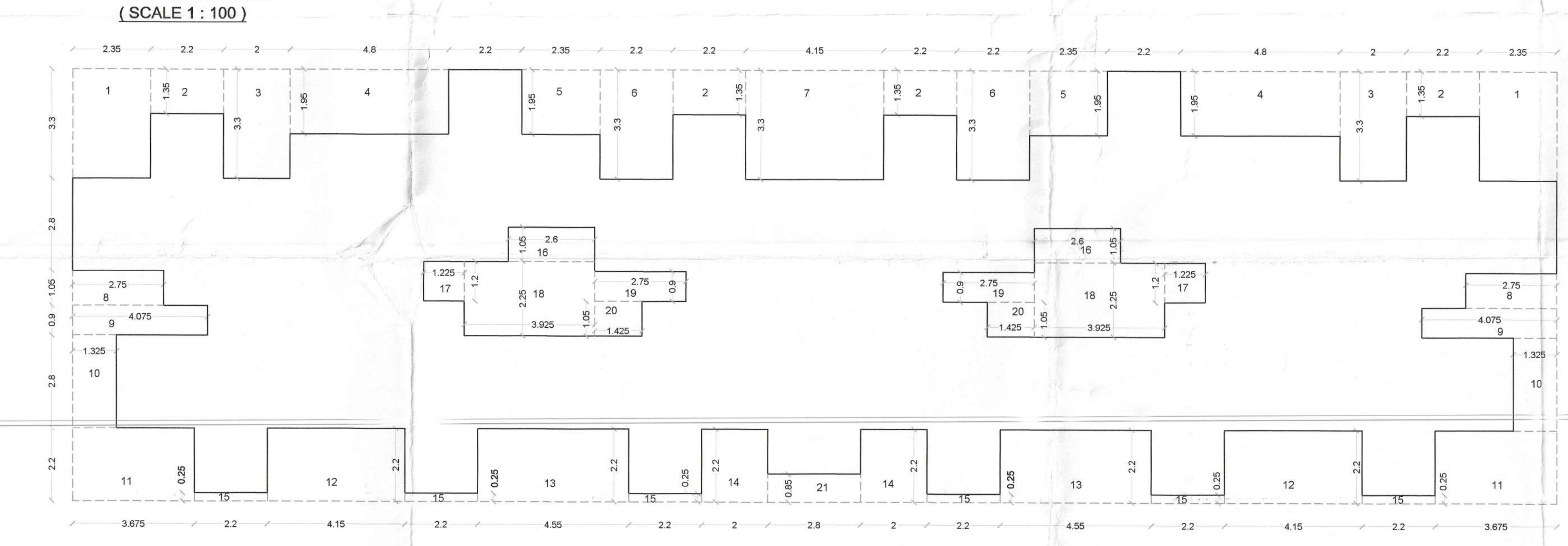
1ST FLOOR PLAN
(SCALE 1 : 100)



2ND FLOOR PLAN
(SCALE 1 : 100)



GROUND FLOOR PLAN
(SCALE 1 : 100)



AREA CALCULATION BLOCK PLAN (GROUND, 1ST & 2ND FLOOR)
(SCALE 1 : 100)

TOTAL UNITS	
RESIDENTIAL	60
COMMERCIAL	0

SPECIFICATIONS	
External wall thk	0.15M
Internal wall thk	0.10M

SHEDULE OF DOORS AND WINDOWS					
TYPE	Width (meter)	Height (meter)	Area (sq.m.)	Sill Level (meter)	Description
(1)	(2)	(3)	(4)=(2)x(3)	(5)	(6)
D	1.20	2.10	2.52	0	T.W. PANEL DOOR
D1	1.00	2.10	2.1	0	T.W. PANEL DOOR
D2	0.90	2.10	1.89	0	T.W. PANEL DOOR
D3	0.75	2.10	1.58	0	T.W. PANEL DOOR
W	1.8	2.15	3.87	0.15	Al. Sliding French Window
W1	1.2	1.3	1.56	1.00	Al. Sliding French Window
W2	1.8	1.4	2.52	0.90	Al. Sliding French Window
W3	1.2	2.15	2.58	0.15	Al. Sliding French Window
RJ	1.5	1.4	2.1	0.90	R.C.C. JALI
RJ1	1.5	1.424	2.136	0.45	R.C.C. JALI
V	0.6	0.75	0.45	1.55	Al. Louverd Window

SHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L & V REQUIRED	L & V PROVIDED
LIVING	A-101	9.053	W / W2	1.509	3.870/ 2.520
BED	A-103	6.625	W / W2	1.104	3.870/ 2.520
KITCHEN	A-103	3.515	W1 / W3	1.000	1.560/ 2.580
TOILET	A-101	1.800	V	0.300	0.45

SHEET CONTENT :-

GROUND, 1ST, 2ND & 3RD FLOOR PLAN, AREA DIAGRAM, SECTION, ELEVATION, AREA CALCULATION & KEY PLAN, TERRACE AREA STATEMENT.

NAME OF THE OWNER & SIGNATURE

MR. SURYAKANT S. WADKAR

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILD DRAWING FOR RESIDENTIAL BUILDINGS NO. 1 ON LAND BEARING S. No. 195/1, 2 & 6; 197/1 & 197/2, AT VILL:- MORBE; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

ARCHITECT NAME & SIGN

AN. ARCH Architect & Planner

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
29-06-18	SACHIN	PANERKAR	1:100	

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cntct no.022-27562410,
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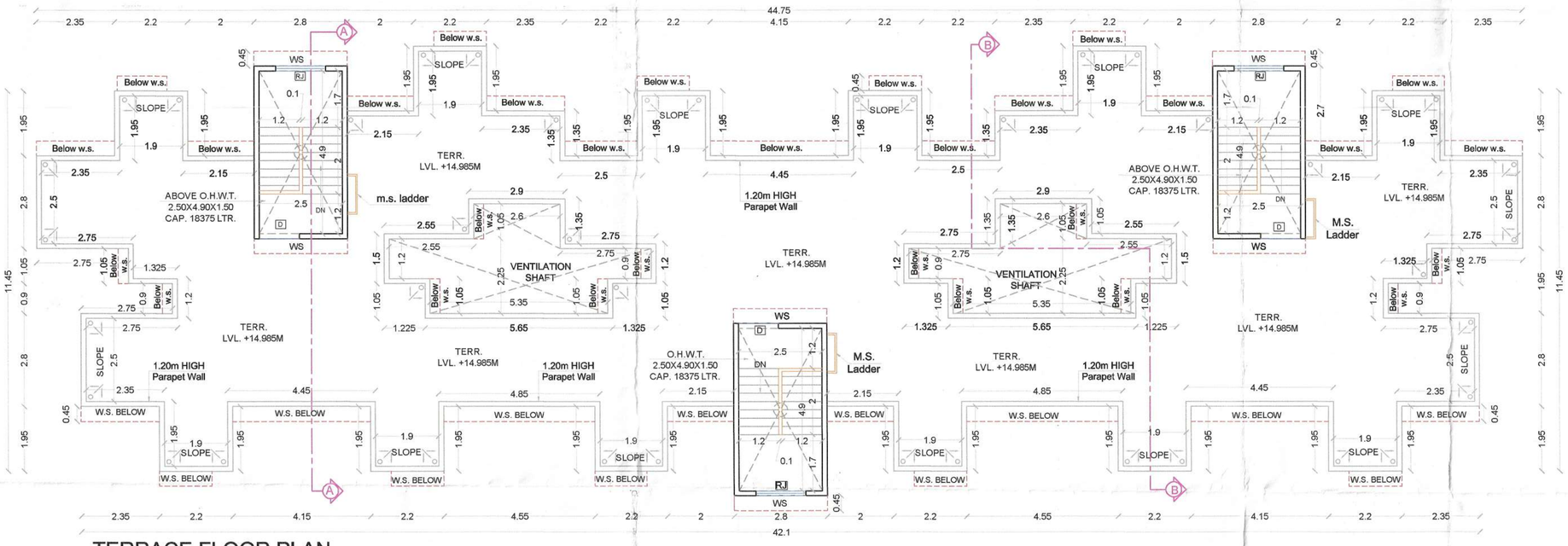
DESIGN WITH A DIFFERENCE

Tenement Area Statement

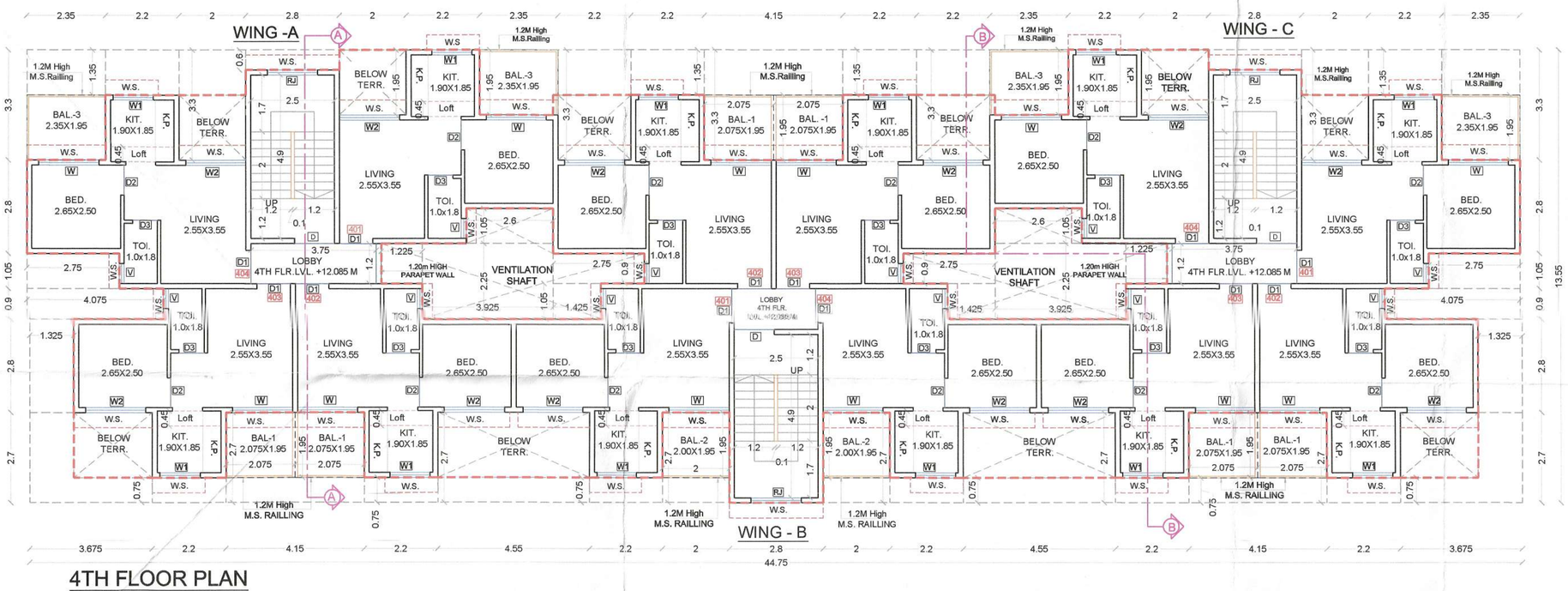
Building Number	Wing Number	Flat Number	Units	Carpet Area (Sqm)	Balcony Area (Sqm) Enclosed	Balcony Area (Sqm) Projected	Terrace Area (Sqm)	Cupboard Area (Sqm)	Built-Up Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	A	001	1	23.213	0.000	4.583	0.000	0.000	27.089
		002	1	23.213	0.000	4.046	0.000	0.000	26.699
		003	1	23.213	0.000	4.046	0.000	0.000	26.712
		004	1	23.213	0.000	4.583	0.000	0.000	27.001
		101	1	23.213	0.000	4.583	3.900	0.000	27.089
		102	1	23.213	0.000	6.246	4.436	0.000	26.699
		103	1	23.213	0.000	6.246	4.583	0.000	26.712
		104	1	23.213	0.000	6.783	3.900	0.000	27.001
		201	1	23.213	0.000	4.583	0.000	0.000	27.089
		202	1	23.213	0.000	4.046	0.000	0.000	26.699
		203	1	23.213	0.000	4.046	0.000	0.000	26.712
		204	1	23.213	0.000	4.583	0.000	0.000	27.001
		301	1	23.213	0.000	4.583	3.900	0.000	27.089
		302	1	23.213	0.000	6.246	4.436	0.000	26.699
		303	1	23.213	0.000	6.246	4.583	0.000	26.712
		304	1	23.213	0.000	6.783	3.900	0.000	27.001
		401	1	23.213	0.000	4.583	0.000	0.000	27.089
		402	1	23.213	0.000	4.046	0.000	0.000	26.699
		403	1	23.213	0.000	4.046	0.000	0.000	26.712
		404	1	23.213	0.000	4.583	0.000	0.000	27.001
TOTAL WING A			20	464.260	0	99.49	33.638	0.000	537.505

Building Number	Wing Number	Flat Number	Units	Carpet Area (Sqm)	Balcony Area (Sqm) Enclosed	Balcony Area (Sqm) Projected	Terrace Area (Sqm)	Cupboard Area (Sqm)	Built-Up Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	B	001	1	23.213	0.000	3.900	0.000	0.000	26.791
		002	1	23.218	0.000	4.046	0.000	0.000	26.603
		003	1	23.218	0.000	4.046	0.000	0.000	26.603
		004	1	23.213	0.000	3.900	0.000	0.000	26.791
		101	1	23.213	0.000	6.100	4.436	0.000	26.791
		102	1	23.218	0.000	6.246	4.290	0.000	26.603
		103	1	23.218	0.000	6.246	4.290	0.000	26.603
		104	1	23.213	0.000	6.100	4.436	0.000	26.791
		201	1	23.213	0.000	3.900	0.000	0.000	26.791
		202	1	23.218	0.000	4.046	0.000	0.000	26.603
		203	1	23.218	0.000	4.046	0.000	0.000	26.603
		204	1	23.213	0.000	3.900	0.000	0.000	26.791
		301	1	23.213	0.000	6.100	4.436	0.000	26.791
		302	1	23.218	0.000	6.246	4.290	0.000	26.603
		303	1	23.218	0.000	6.246	4.290	0.000	26.603
		304	1	23.213	0.000	6.100	4.436	0.000	26.791
		401	1	23.213	0.000	3.900	0.000	0.000	26.791
		402	1	23.218	0.000	4.046	0.000	0.000	26.603
		403	1	23.218	0.000	4.046	0.000	0.000	26.603
		404	1	23.213	0.000	3.900	0.000	0.000	26.791
TOTAL WING B			20	464.310	0	97.060	34.904	0.000	533.940

Building Number	Wing Number	Flat Number	Units	Carpet Area (Sqm)	Balcony Area (Sqm) Enclosed	Balcony Area (Sqm) Projected	Terrace Area (Sqm)	Cupboard Area (Sqm)	Built-Up Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	C	001	1	23.213	0.000	4.583	0.000	0.000	27.001
		002	1	23.213	0.000	4.046	0.000	0.000	26.712
		003	1	23.213	0.000	4.046	0.000	0.000	26.699
		004	1	23.213	0.000	4.583	0.000	0.000	27.089
		101	1	23.213	0.000	6.783	3.900	0.000	27.001
		102	1	23.213	0.000	6.246	4.583	0.000	26.712
		103	1	23.213	0.000	6.246	4.436	0.000	26.699
		104	1	23.213	0.000	4.583	3.900	0.000	27.089
		201	1	23.213	0.000	4.583	0.000	0.000	27.001
		202	1	23.213	0.000	4.046	0.000	0.000	26.712
		203	1	23.213	0.000	4.046	0.000	0.000	26.699
		204	1	23.213	0.000	4.583	0.000	0.000	27.089
		301	1	23.213	0.000	6.783	3.900	0.000	27.001
		302	1	23.213	0.000	6.246	4.583	0.000	26.712
		303	1	23.213	0.000	6.246	4.436	0.000	26.699
		304	1	23.213	0.000	4.583	3.900	0.000	27.089
		401	1	23.213	0.000	4.583	0.000	0.000	27.001
		402	1	23.213	0.000	4.046	0.000	0.000	26.712
		403	1	23.213	0.000	4.046	0.000	0.000	26.699
		404	1	23.213	0.000	4.583	0.000	0.000	27.089
TOTAL WING C			20	464.260	0	99.490	33.638	0.000	537.505
TOTAL WING A+B+C			60	1392.830	0.000	296.040	102.180	0.000	1608.950



TERRACE FLOOR PLAN
(SCALE 1 : 100)



4TH FLOOR PLAN
(SCALE 1 : 100)

STAMP OF APPROVAL | 4/7

BUILDING No. 1

AS BUILT DRAWING APPROVED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/PANVEL/MORBE/BP-103/PART OC/2018/2216
Dated 10 OCT 2018
10/10/18
Associate Planner (NAINA)

TOTAL UNITS	
RESIDENTIAL	60
COMMERCIAL	0

SPECIFICATIONS	
External wall thk	0.15M
Internal wall thk	0.10M

SHEDULE OF DOORS AND WINDOWS

TYPE	Width (meter)	Height (meter)	Area (sq.m.)	Sill Level (meter)	Description
(1)	(2)	(3)	(4)=(2)x(3)	(5)	(6)
D	1.20	2.10	2.52	0	T.W. PANEL DOOR
D1	1.00	2.10	2.1	0	T.W. PANEL DOOR
D2	0.90	2.10	1.89	0	T.W. PANEL DOOR
D3	0.75	2.10	1.58	0	T.W. PANEL DOOR
W	1.8	2.15	3.87	0.15	Al. Sliding French Window
W1	1.2	1.3	1.56	1.00	Al. Sliding French Window
W2	1.8	1.4	2.52	0.90	Al. Sliding French Window
W3	1.2	2.15	2.58	0.15	Al. Sliding French Window
RJ	1.5	1.4	2.1	0.90	R.C.C. JALI
RJ1	1.5	1.424	2.136	0.45	R.C.C. JALI
V	0.6	0.75	0.45	1.55	Al. Louverd Window

SHEDULE OF LIGHT AND VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L & V REQUIRED	L & V PROVIDED
LIVING	A-101	9.053	W / W2	1.509	3.870/ 2.520
BED	A-103	6.625	W / W2	1.104	3.870/ 2.520
KITCHEN	A-103	3.515	W1 / W3	1.000	1.560/ 2.580
TOILET	A-101	1.800	V	0.300	0.45

SHEET CONTENT :-

4TH FLOOR PLAN ,TENEMENT AREA STATEMENT & TERRACE FLOOR PLAN

NAME OF THE OWNER & SIGNATURE

MR. SURYAKANT S. WADKAR

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILD DRAWING FOR RESIDENTIAL BUILDINGS NO. 1 ON LAND BEARING S. No. 195/1, 2 & 6; 197/1 & 197/2, AT VILL:- MORBE;TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA

ARCHITECT NAME & SIGN

AN. ARCH Architect & Planner

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
29-06-18	SACHIN	PANERKAR	1:100	N

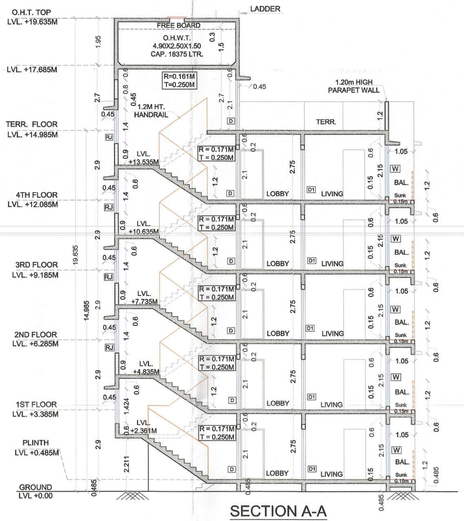
AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27562410,
mail i.d-anarch.architect@gmail.com
DESIGN WITH A DIFFERENCE

STAMP OF APPROVAL	5/7

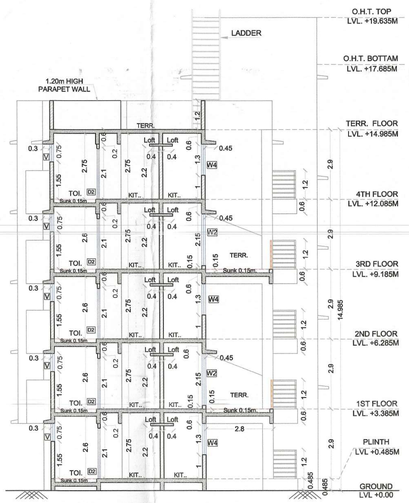
BUILDING - 2

AS BUILT DRAWING APPROVED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/PANVEL/MORBE/BP-109/PART00/2016/2216
Dated 10 OCT 2018
Associate Planner (NAINA)

FRONT ELEVATION
(SCALE 1 : 100)

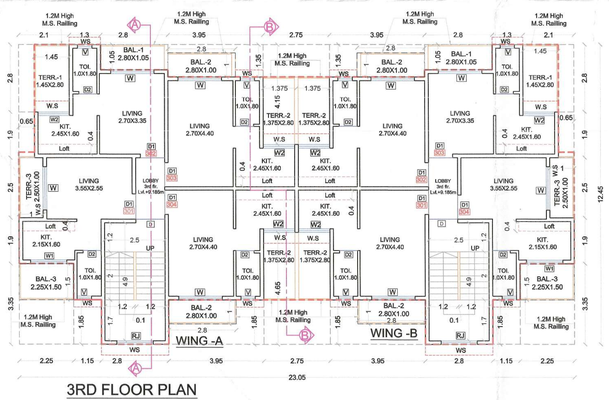


SECTION A-A
(SCALE 1 : 100)

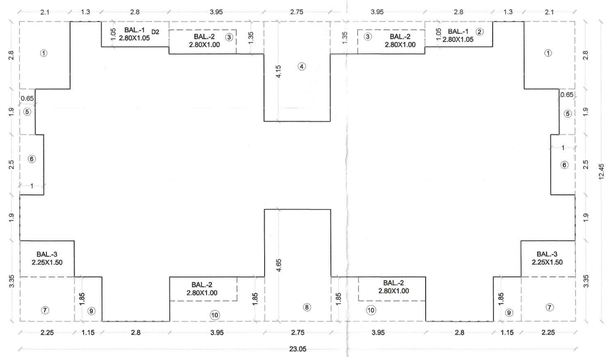


SECTION B-B
(SCALE 1 : 100)

Tenement Area Statement									
Building Number	Wing Number	Flat Number	Units	Carpet Area (Sqm)	Balcony Area (Sqm) Enclosed	Balcony Area (Sqm) Projected	Terrace Area (Sqm)	Cupboard Area (Sqm)	Built-Up Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
2	A	001	1	15.945	0.000	3.375	0.000	0.000	18.869
		002	1	15.980	0.000	2.940	0.000	0.000	18.545
		003	1	18.815	0.000	2.800	0.000	0.000	21.221
		004	1	18.815	0.000	2.800	0.000	0.000	21.472
		101	1	15.945	0.000	3.375	2.500	0.000	18.869
		102	1	15.980	0.000	2.940	4.060	0.000	18.545
		103	1	18.815	0.000	2.800	3.850	0.000	21.221
		104	1	18.815	0.000	2.800	3.850	0.000	21.472
		201	1	15.945	0.000	3.375	0.000	0.000	18.869
		202	1	15.980	0.000	2.940	0.000	0.000	18.545
		203	1	18.815	0.000	2.800	0.000	0.000	21.221
		204	1	18.815	0.000	2.800	0.000	0.000	21.472
		301	1	15.945	0.000	3.375	2.500	0.000	18.869
		302	1	15.980	0.000	2.940	4.060	0.000	18.545
		303	1	18.815	0.000	2.800	3.850	0.000	21.221
		304	1	18.815	0.000	2.800	3.850	0.000	21.472
		401	1	15.945	0.000	3.375	0.000	0.000	18.869
		402	1	15.980	0.000	2.940	0.000	0.000	18.545
		403	1	18.815	0.000	2.800	0.000	0.000	21.221
		404	1	18.815	0.000	2.800	0.000	0.000	21.472
TOTAL WING A			20	347.775	0.000	59.575	28.520	0.000	400.535
2	B	001	1	18.815	0.000	2.800	0.000	0.000	21.472
		002	1	18.815	0.000	2.800	0.000	0.000	21.221
		003	1	15.980	0.000	2.940	0.000	0.000	18.545
		004	1	15.945	0.000	3.375	0.000	0.000	18.869
		101	1	18.815	0.000	2.800	3.850	0.000	21.472
		102	1	18.815	0.000	2.800	3.850	0.000	21.221
		103	1	15.980	0.000	2.940	4.060	0.000	18.545
		104	1	15.945	0.000	3.375	2.500	0.000	18.869
		201	1	18.815	0.000	2.800	0.000	0.000	21.472
		202	1	18.815	0.000	2.800	0.000	0.000	21.221
		203	1	15.980	0.000	2.940	0.000	0.000	18.545
		204	1	15.945	0.000	3.375	0.000	0.000	18.869
		301	1	18.815	0.000	2.800	3.850	0.000	21.472
		302	1	18.815	0.000	2.800	3.850	0.000	21.221
		303	1	15.980	0.000	2.940	4.060	0.000	18.545
		304	1	15.945	0.000	3.375	2.500	0.000	18.869
		401	1	18.815	0.000	2.800	0.000	0.000	21.472
		402	1	18.815	0.000	2.800	0.000	0.000	21.221
		403	1	15.980	0.000	2.940	0.000	0.000	18.545
		404	1	15.945	0.000	3.375	0.000	0.000	18.869
TOTAL WING B			20	347.775	0.000	59.575	28.520	0.000	400.535
TOTAL WING A+B			40	695.550	0.000	119.150	57.040	0.000	801.070



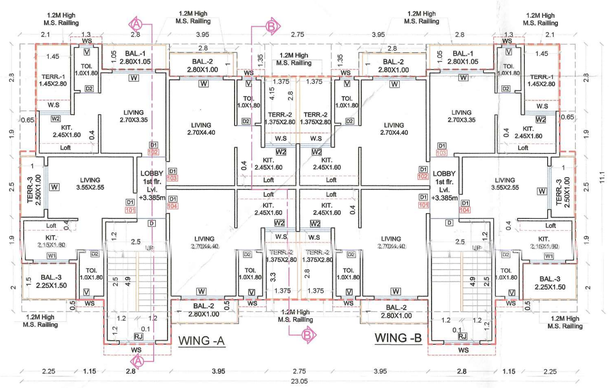
3RD FLOOR PLAN
(SCALE 1 : 100)



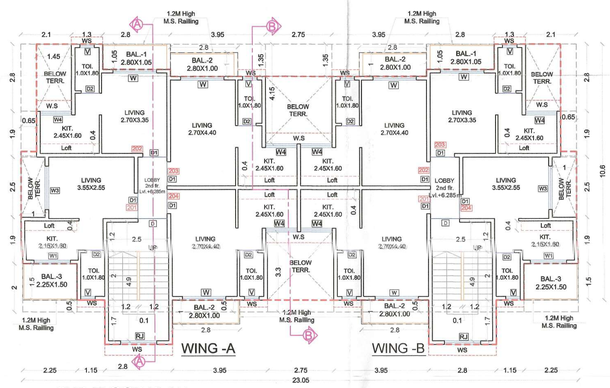
AREA CALCULATION BLOCK PLAN (3RD & 4TH FLOOR)
(SCALE 1 : 100)

3RD & 4TH FLOOR AREA CALCULATION				
Block Description	Number of Blocks	Length (meter)	Breath (meter)	Area (sq.m.)
(1)	(2)	(3)	(4)	(1)
SUB TOTAL (A)	1	23.050	12.450	286.973
Deductions				
1	2	2.100	2.800	11.760
2	2	2.800	1.050	5.880
3	2	3.950	1.350	10.665
4	1	2.750	4.150	11.413
5	2	0.650	1.900	2.470
6	2	1.000	2.500	5.000
7	2	3.350	2.250	15.075
8	1	2.750	4.650	12.788
9	2	1.150	1.850	4.255
10	2	3.950	1.850	14.615
SUB TOTAL (B) =				93.920
NET BUA =	SUB TOTAL (A) - SUB TOTAL (B)			193.053
Prop. Net Area on 3rd & 4th Floor			=	193.053

BALCONY AREA STATEMENT 3RD & 4TH FLOOR					
BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M. OPEN	Area in Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	2	2.800	1.050	5.880	0.000
OPEN BAL. -2	4	2.800	1.000	11.200	0.000
OPEN BAL. -3	2	2.250	1.500	6.750	0.000
SUBTOTAL				23.830	0.000
TOTAL PROPOSED BALCONY AREA = (5) +(6)				23.830	
NET BUILT UP AREA OF FLOOR				193.053	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				28.958	
BALANCE BALCONY AREA, IF ANY				5.128	
EXCESS BALCONY AREA, IF ANY				NIL	



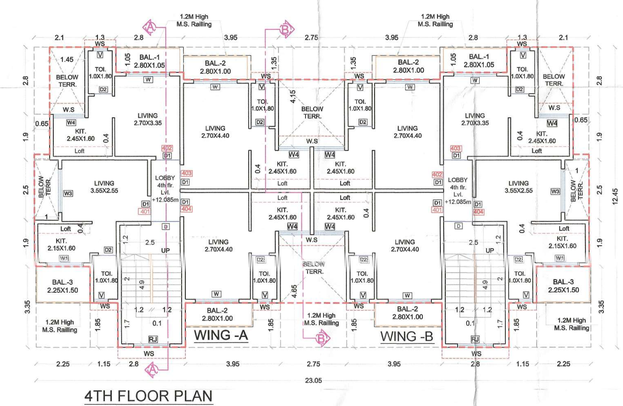
1ST FLOOR PLAN
(SCALE 1 : 100)



2ND FLOOR PLAN
(SCALE 1 : 100)

GROUND, 1ST & 2ND FLOOR AREA CALCULATION				
Block Description	Number of Blocks	Length (meter)	Breath (meter)	Area (sq.m.)
(1)	(2)	(3)	(4)	(1)
SUB TOTAL (A)	1	23.050	11.100	255.855
Deductions				
1	2	2.100	2.800	11.760
2	2	2.800	1.050	5.880
3	2	3.950	1.350	10.665
4	1	2.750	4.150	11.413
5	2	0.650	1.900	2.470
6	2	1.000	2.500	5.000
7	2	2.250	2.000	9.000
8	1	2.750	3.300	9.075
9	2	1.150	0.500	1.150
10	2	3.950	0.500	3.950
SUB TOTAL (B) =				70.363
NET BUA =	SUB TOTAL (A) - SUB TOTAL (B)			185.493
Prop. Net Area on Ground, 1st & 2nd Floor			=	185.493

BALCONY AREA STATEMENT GROUND, 1ST & SECOND FLOOR					
BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M. OPEN	Area in Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	2	2.8	1.050	5.880	0.000
OPEN BAL. -2	4	2.800	1.000	11.200	0.000
OPEN BAL. -3	2	2.250	1.500	6.750	0.000
SUBTOTAL				23.830	0.000
TOTAL PROPOSED BALCONY AREA = (5) +(6)				23.830	
NET BUILT UP AREA OF FLOOR				185.493	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				27.824	
BALANCE BALCONY AREA, IF ANY				3.994	
EXCESS BALCONY AREA, IF ANY				NIL	



4TH FLOOR PLAN
(SCALE 1 : 100)

TOTAL UNITS	
RESIDENTIAL	40
COMMERCIAL	0

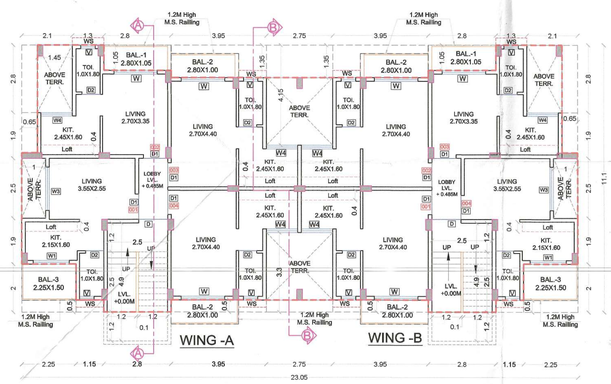
SPECIFICATIONS	
External wall thk	0.15M
Internal wall thk	0.10M

SHEDULE OF DOORS AND WINDOWS

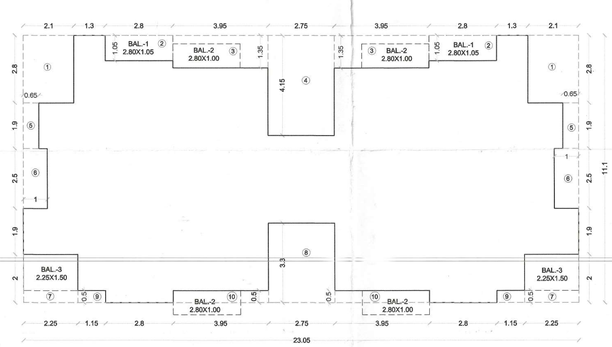
TYPE	Width (meter)	Height (meter)	Area (sq.m.)	Sill Level (meter)	Description
(1)	(2)	(3)	(4)=(2)x(3)	(5)	(6)
D	1.20	2.10	2.52	0	T.W. PANEL DOOR
D1	1.00	2.10	2.1	0	T.W. PANEL DOOR
D2	0.75	2.10	1.575	0	T.W. PANEL DOOR
W	1.8	2.15	3.87	0.15	Al. Sliding French Window
W1	1.5	2.15	3.225	0.15	Al. Sliding French Window
W2	1.3	2.15	2.795	0.15	Al. Sliding French Window
W3	1.8	1.2	2.16	1.10	Al. Sliding French Window
W4	1.3	1.3	1.69	1.00	Al. Sliding French Window
RJ	1.5	1.5	2.25	0.85	R.C.C. JALI
RJ1	1.5	1.425	2.137	0.60	R.C.C. JALI

SHEDULE OF LIGHT AND VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L & V REQUIRED	L & V PROVIDED
LIVING	A-103	11.88	W	1.509	3.87
KITCHEN	A-103	3.92	W2 / W4	1.000	2.795/ 1.690
TOILET	A-103	1.800	V	0.300	0.45



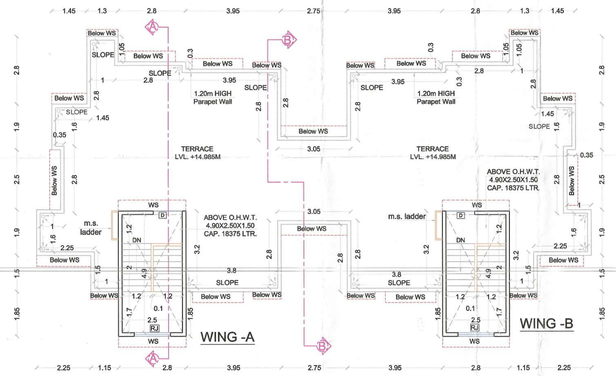
GROUND FLOOR PLAN
(SCALE 1 : 100)



AREA CALCULATION BLOCK PLAN (GROUND, 1ST & 2ND FLOOR)
(SCALE 1 : 100)

TERRACE AREA STATEMENT 1ST FLOOR				
TERRACE TYPE	Number Of Terrace	Length (meter)	Breath (meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)
T-1	2	1.450	2.800	8.120
T-2	4	1.375	2.800	15.400
T-3	2	2.500	1.000	5.000
SUBTOTAL				28.520
TOTAL PROPOSED TERRACE AREA = (5)				28.520
NET BUILT UP AREA OF FLOOR				185.493
PERMISSIBLE TERRACE AREA=(NET BUA)X 20%				37.099
BALANCE TERRACE AREA, IF ANY				8.579
EXCESS TERRACE AREA, IF ANY				NIL

TERRACE AREA STATEMENT 3RD FLOOR				
TERRACE TYPE	Number Of Terrace	Length (meter)	Breath (meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)
T-1	2	1.450	2.800	8.120
T-2	4	1.375	2.800	15.400
T-3	2	2.500	1.000	5.000
SUBTOTAL				28.520
TOTAL PROPOSED TERRACE AREA = (5)				28.520
NET BUILT UP AREA OF FLOOR				193.053
PERMISSIBLE TERRACE AREA=(NET BUA)X 20%				38.611
BALANCE TERRACE AREA, IF ANY				10.091
EXCESS TERRACE AREA, IF ANY				NIL
TOTAL PROPOSED TERRACE AREA 1ST & 3RD FLOOR				57.040



TERRACE FLOOR PLAN
(SCALE 1 : 100)

NAME OF THE OWNER & SIGNATURE

MR. SURYAKANT S. WADKAR

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILD DRAWING FOR RESIDENTIAL BUILDINGS NO. 2 ON LAND BEARING S. No. 195/1, 2 & 6; 197/1 & 197/2, AT VILL.- MORBE; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA

ARCHITECT NAME & SIGN

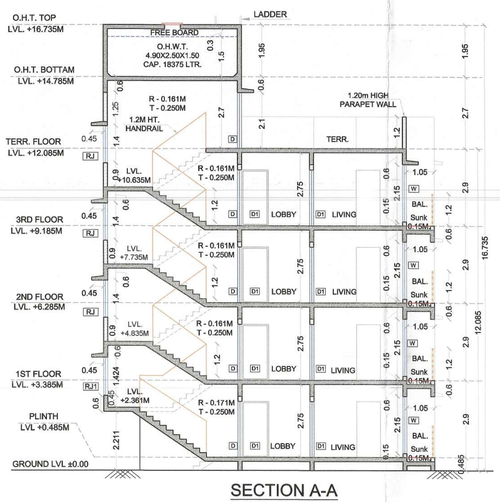
AN. ARCH Architect & Planner

NEHA JAIN
REG NO :- CA/2008/43603

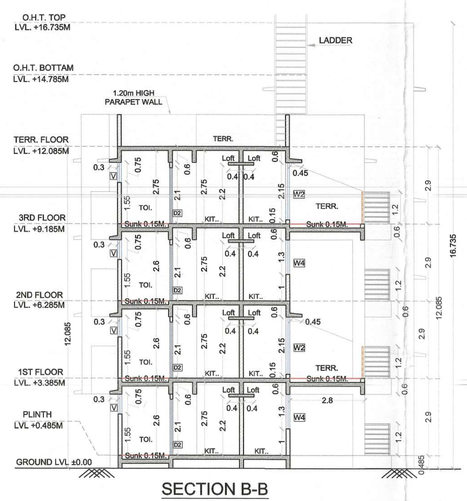
DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
29-06-18	Rajeshree	Gharat	1:100	N

AN.ARCH
ARCHITECT & PLANNERS
Office no.208-21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27562410,
mail i.d-anarch.architect@gmail.com
DESIGN WITH A DIFFERENCE

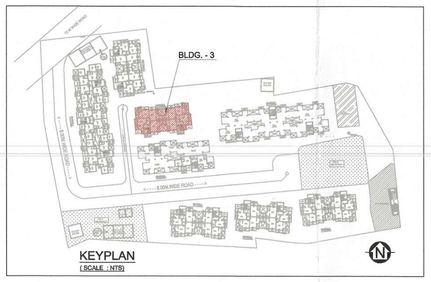
FRONT ELEVATION
(SCALE 1 : 100)



SECTION A-A
(SCALE 1 : 100)



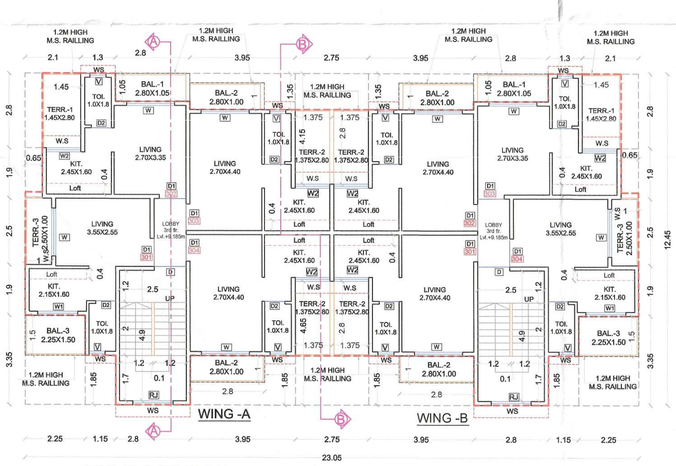
SECTION B-B
(SCALE 1 : 100)



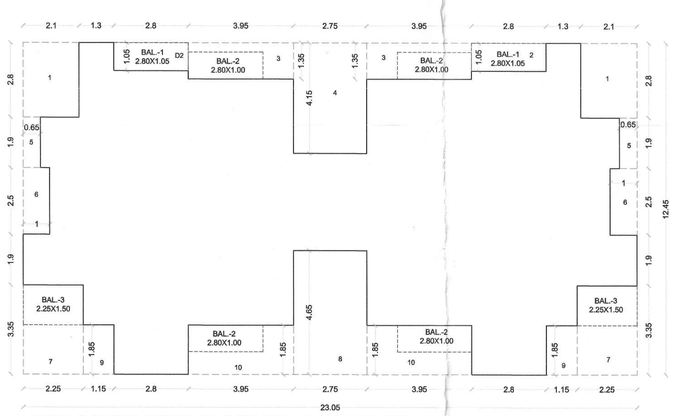
STAMP OF APPROVAL | 6/7

BUILDING - 3

AS BUILT DRAWING APPROVED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/PANVEL/MORBE/BP-103/PA/TOC/2018/2216
Dated 10 OCT 2018
Associate Planner (NAINA)



3RD FLOOR PLAN
(SCALE 1 : 100)

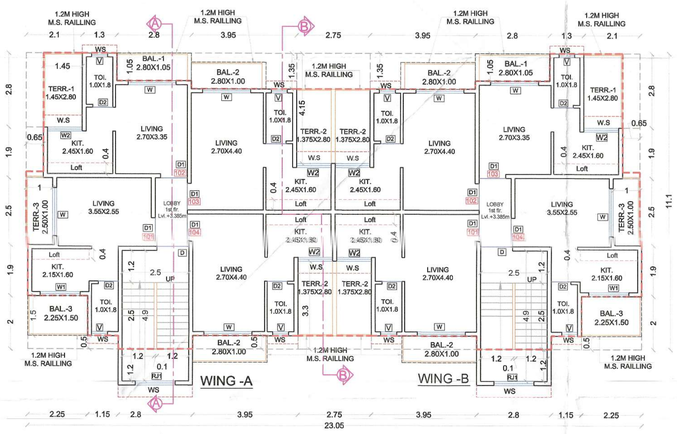


AREA CALCULATION BLOCK 3RD FLOOR PLAN (SCALE 1 : 100)

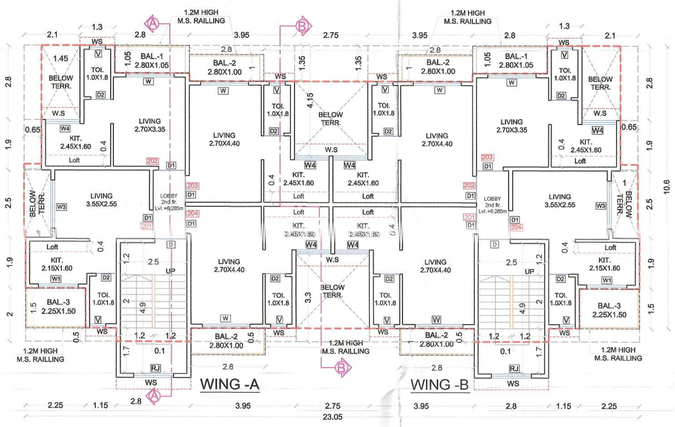
3RD FLOOR AREA CALCULATION				
Block Description	Number of Blocks	Length (meter)	Breath (meter)	Area (sq.m.)
(1)	(2)	(3)	(4)	(1)
SUB TOTAL (A)	1	23.050	12.450	286.973
Deductions				
1	2	2.100	2.800	11.760
2	2	2.800	1.050	5.880
3	2	3.950	1.350	10.665
4	1	2.750	4.150	11.413
5	2	0.650	1.900	2.470
6	2	1.000	2.500	5.000
7	2	3.350	2.250	15.075
8	1	2.750	4.650	12.788
9	2	1.150	1.850	4.255
10	2	3.950	1.850	14.615
SUB TOTAL (B) =				93.920
NET BUA =	SUB TOTAL (A) - SUB TOTAL (B)			193.053
Prop. Net Area on 3rd Floor			=	193.053

BALCONY AREA STATEMENT THIRD FLOOR					
BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M.	
				OPEN	ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	2	2.800	1.050	5.880	
OPEN BAL. -2	4	2.800	1.000	11.200	
OPEN BAL. -3	2	2.250	1.500	6.750	
SUBTOTAL				23.830	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				23.830	
NET BUILT UP AREA OF FLOOR				193.053	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				28.958	
BALANCE BALCONY AREA, IF ANY				5.128	
EXCESS BALCONY AREA, IF ANY				NIL	

Tenement Area Statement									
Building Number	Wing Number	Flat Number	Units	Carpet Area	Balcony Area (Sqm)		Terrace Area	Cupboard Area	Built-Up Area
				(Sqm)	Enclosed	Projected	(Sqm)	(Sqm)	(Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
3	A	001	1	15.945	0.000	3.375	0.000	0.000	18.869
		002	1	15.980	0.000	2.940	0.000	0.000	18.545
		003	1	18.815	0.000	2.800	0.000	0.000	21.221
		004	1	18.815	0.000	2.800	0.000	0.000	21.472
		101	1	15.945	0.000	3.375	2.500	0.000	18.869
		102	1	15.980	0.000	2.940	4.060	0.000	18.545
		103	1	18.815	0.000	2.800	3.850	0.000	21.221
		104	1	18.815	0.000	2.800	3.850	0.000	21.472
		201	1	15.945	0.000	3.375	0.000	0.000	18.869
		202	1	15.980	0.000	2.940	0.000	0.000	18.545
		203	1	18.815	0.000	2.800	0.000	0.000	21.221
		204	1	18.815	0.000	2.800	0.000	0.000	21.472
		301	1	15.945	0.000	3.375	2.500	0.000	18.869
		302	1	15.980	0.000	2.940	4.060	0.000	18.545
		303	1	18.815	0.000	2.800	3.850	0.000	21.221
		304	1	18.815	0.000	2.800	3.850	0.000	21.472
TOTAL WING A			16	278.220	0.000	47.66	28.520	0.000	320.428
3	B	001	1	18.815	0.000	2.800	0.000	0.000	21.472
		002	1	18.815	0.000	2.800	0.000	0.000	21.221
		003	1	15.980	0.000	2.940	0.000	0.000	18.545
		004	1	15.945	0.000	3.375	0.000	0.000	18.869
		101	1	18.815	0.000	2.800	3.850	0.000	21.472
		102	1	18.815	0.000	2.800	3.850	0.000	21.221
		103	1	15.980	0.000	2.940	4.060	0.000	18.545
		104	1	15.945	0.000	3.375	2.500	0.000	18.869
		201	1	18.815	0.000	2.800	0.000	0.000	21.472
		202	1	18.815	0.000	2.800	0.000	0.000	21.221
		203	1	15.980	0.000	2.940	0.000	0.000	18.545
		204	1	15.945	0.000	3.375	0.000	0.000	18.869
		301	1	18.815	0.000	2.800	3.850	0.000	21.472
		302	1	18.815	0.000	2.800	3.850	0.000	21.221
		303	1	15.980	0.000	2.940	4.060	0.000	18.545
		304	1	15.945	0.000	3.375	2.500	0.000	18.869
TOTAL WING B			16	278.220	0.000	47.660	28.520	0.000	320.428
TOTAL WING A+B			32	556.440	0.000	95.320	57.040	0.000	640.856



1ST FLOOR PLAN
(SCALE 1 : 100)



2ND FLOOR PLAN
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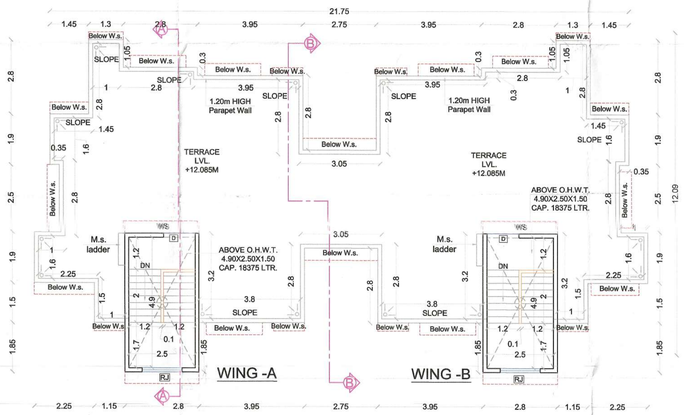
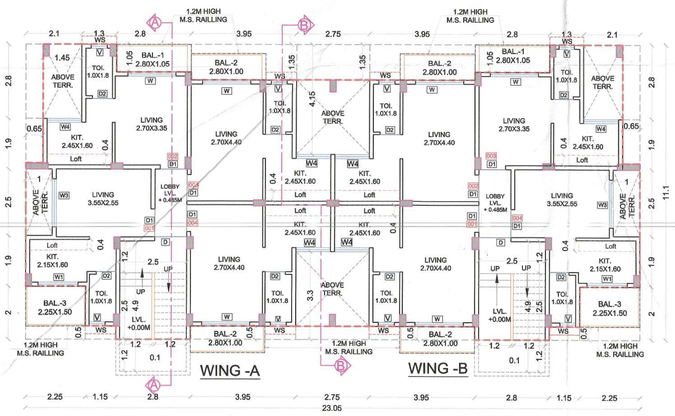
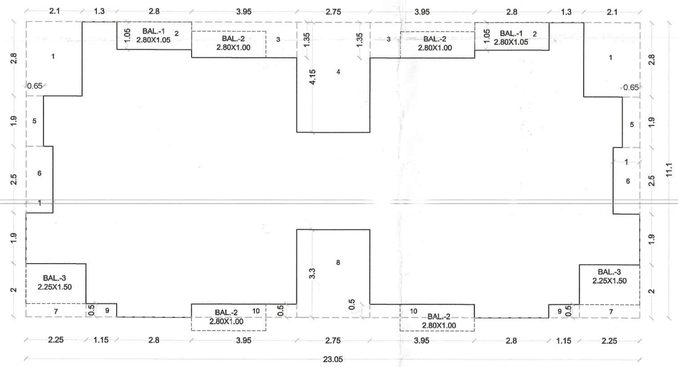


TERRACE FLOOR PLAN
(SCALE 1 : 100)



GROUND FLOOR PLAN
(SCALE 1 : 100)



AREA CALCULATION BLOCK PLAN (GROUND, 1ST & 2ND FLOOR)
(SCALE 1 : 100)

GROUND, 1ST & 2ND FLOOR AREA CALCULATION				
Block Description	Number of Blocks	Length (meter)	Breath (meter)	Area (sq.m.)
(1)	(2)	(3)	(4)	(1)
SUB TOTAL (A)	1	23.050	11.100	255.855
Deductions				
1	2	2.100	2.800	11.760
2	2	2.800	1.050	5.880
3	2	3.950	1.350	10.665
4	1	2.750	4.150	11.413
5	2	0.650	1.900	2.470
6	2	1.000	2.500	5.000
7	2	2.250	2.000	9.000
8	1	2.750	3.300	9.075
9	2	1.150	0.500	1.150
10	2	3.950	0.500	3.950
SUB TOTAL (B) =				70.363
NET BUA =	SUB TOTAL (A) - SUB TOTAL (B)			185.493
Prop. Net Area on Ground, 1st & 2nd Floor			=	185.493

BALCONY AREA STATEMENT GROUND, FIRST & SECOND FLOOR					
BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M.	
				OPEN	ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	2	2.800	1.050	5.880	
OPEN BAL. -2	4	2.800	1.000	11.200	
OPEN BAL. -3	2	2.250	1.500	6.750	
SUBTOTAL				23.830	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				23.830	
NET BUILT UP AREA OF FLOOR				185.493	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				27.824	
BALANCE BALCONY AREA, IF ANY				3.994	
EXCESS BALCONY AREA, IF ANY				NIL	

TERRACE AREA STATEMENT 1ST FLOOR				
TERRACE TYPE	Number Of Terrace	Length (meter)	Breath (meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)
T-1	2	1.45	2.800	8.120
T-2	4	1.375	2.800	15.400
T-3	2	2.500	1.000	5.000
SUBTOTAL				28.520
TOTAL PROPOSED TERRACE AREA = (5)				28.520
NET BUILT UP AREA OF FLOOR				185.493
PERMISSIBLE TERRACE AREA=(NET BUA)X 20%				37.099
BALANCE TERRACE AREA, IF ANY				8.579
EXCESS TERRACE AREA, IF ANY				NIL

TERRACE AREA STATEMENT 3RD FLOOR				
TERRACE TYPE	Number Of Terrace	Length (meter)	Breath (meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)
T-1	2	1.45	2.800	8.120
T-2	4	1.375	2.800	15.400
T-3	2	2.500	1.000	5.000
SUBTOTAL				28.520
TOTAL PROPOSED TERRACE AREA = (5)				28.520
NET BUILT UP AREA OF FLOOR				193.053
PERMISSIBLE TERRACE AREA=(NET BUA)X 20%				38.611
BALANCE TERRACE AREA, IF ANY				10.091
EXCESS TERRACE AREA, IF ANY				NIL
TOTAL PROPOSED TERRACE AREA 1ST & 3RD FLOOR				57.040

TOTAL UNITS	
RESIDENTIAL	32
COMMERCIAL	0
SPECIFICATIONS	
External wall thk	0.15M
Internal wall thk	0.10M

SHEDULE OF DOORS AND WINDOWS

TYPE	Width (meter)	Height (meter)	Area (s.q.m.)	Sill Level (meter)	Description
(1)	(2)	(3)	(4)=(2)x(3)	(5)	(6)
D	1.20	2.10	2.52	0	T.W. PANEL DOOR
D1	1.00	2.10	2.1	0	T.W. PANEL DOOR
D2	0.75	2.10	1.575	0	T.W. PANEL DOOR
W	1.8	2.15	3.87	0.15	Al. Sliding French Window
W1	1.5	2.15	3.225	0.15	Al. Sliding French Window
W2	1.3	2.15	2.795	0.90	Al. Sliding French Window
W3	1.8	1.2	2.16	1.10	Al. Sliding French Window
W4	1.3	1.3	1.69	1.00	Al. Sliding French Window
RJ	1.5	1.4	2.1	0.90	R.C.C. JALI
RJ1	1.5	1.424	2.136	0.45	R.C.C. JALI
V	0.6	0.75	0.45	1.55	Al. Louverd Window

SHEDULE OF LIGHT AND VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L & V ... REQUIRED	L& V ... PROVIDED
LIVING	A-103	11.880	W	1.98	3.87
KITCHEN	A-102	3.920	W2 / W4	1.000	2.795/ 1.690
TOILET	A-102	1.800	V	0.300	0.45

SHEET CONTENT :-

GROUND, 1ST TO 3RD FLOOR & TERRACE FLOOR PLAN, SECTIONS, ELEVATION , TERRACE AREA STATEMENT, TENEMENTAREA STATEMENT, AREA CALCULATION & KEY PLAN.

NAME OF THE OWNER & SIGNATURE

MR.SURYAKANT S. WADKAR

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILD DRAWING FOR RESIDENTIAL BUILDINGS NO. 3 ON LAND BEARING S. No. 195/1, 2 & 6; 197/1 & 197/2, AT VILL:- MORBE; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA

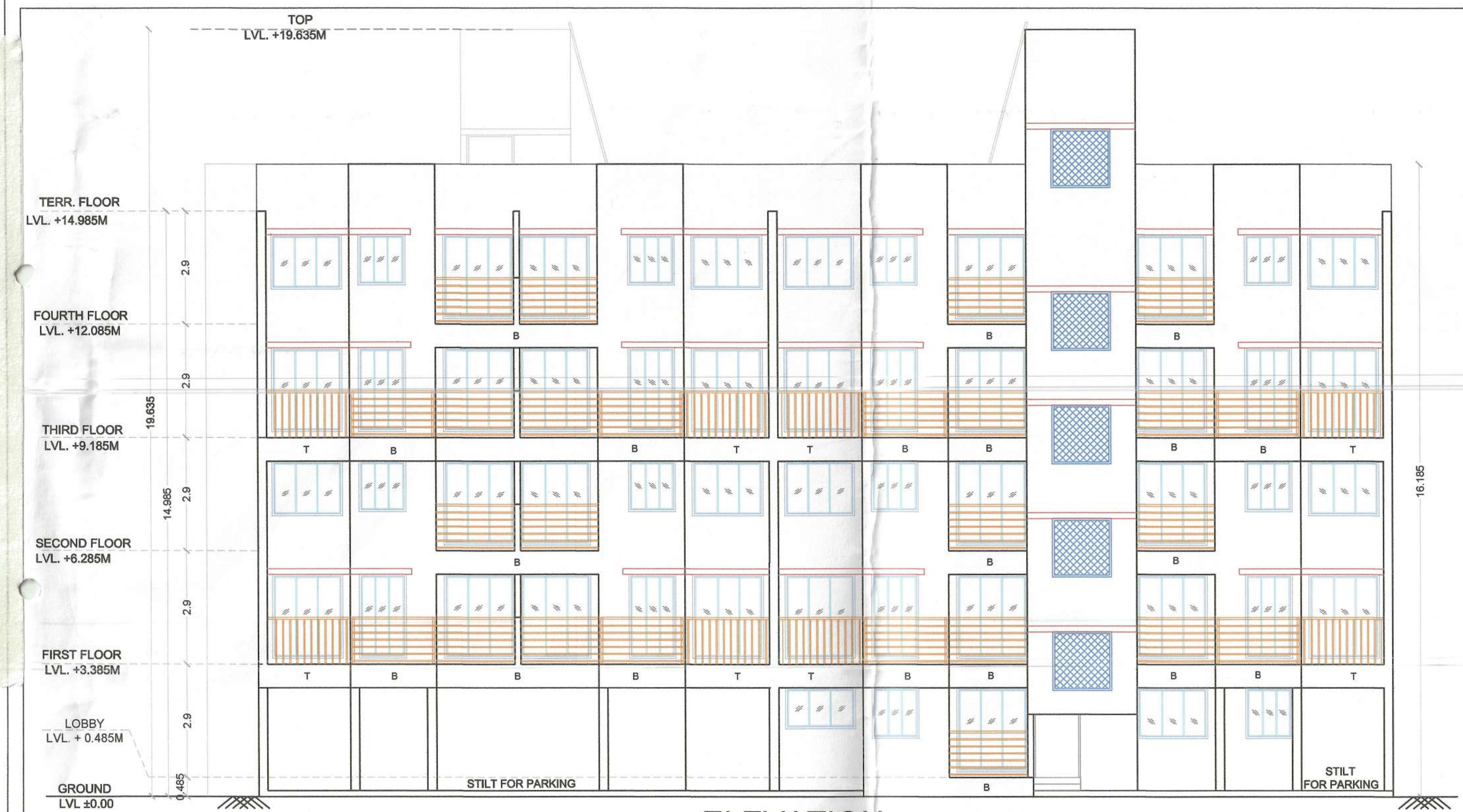
ARCHITECT NAME & SIGN

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN BY	CHKD. BY	SCALE	NORTH
29-06-18	SACHIN	PANERKAR	1:100	N

DESIGN WITH A DIFFERENCE

AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21,-Raheja Arcade,
Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27562410,
mail i.d-anarch.architect@gmail.com



ELEVATION
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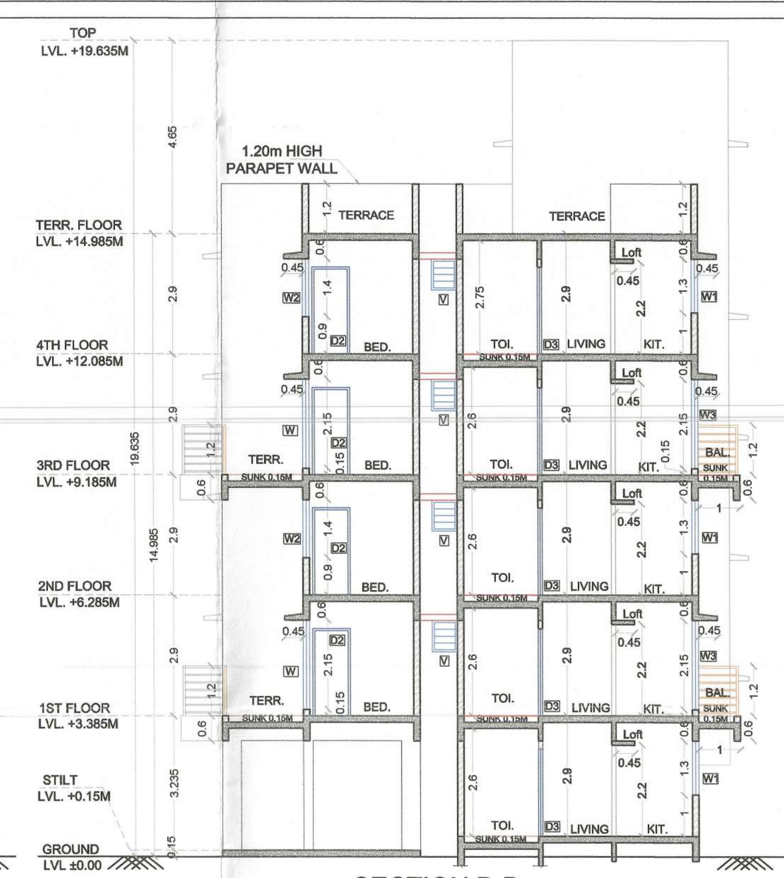

SECTION B-B
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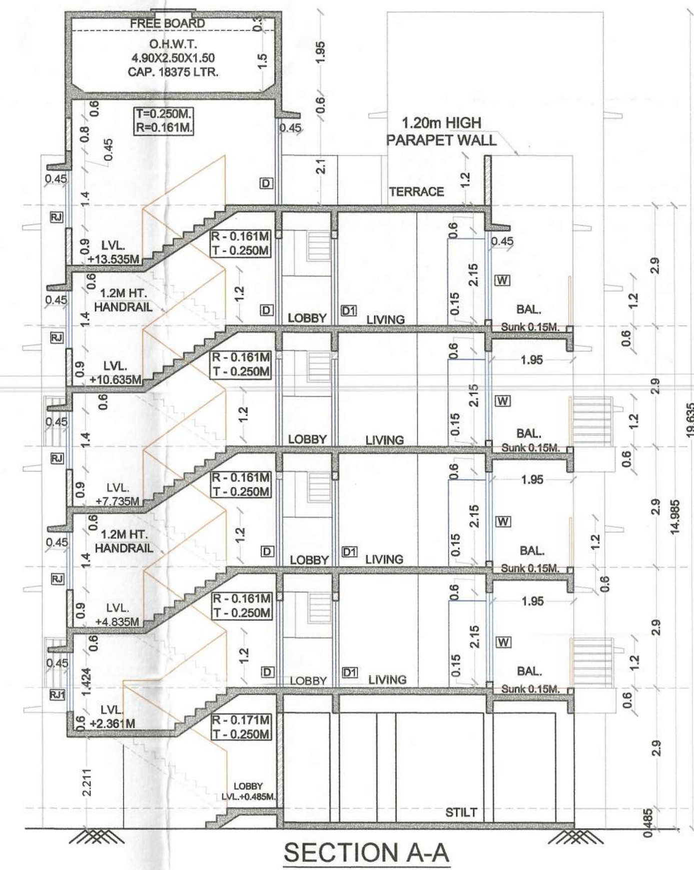
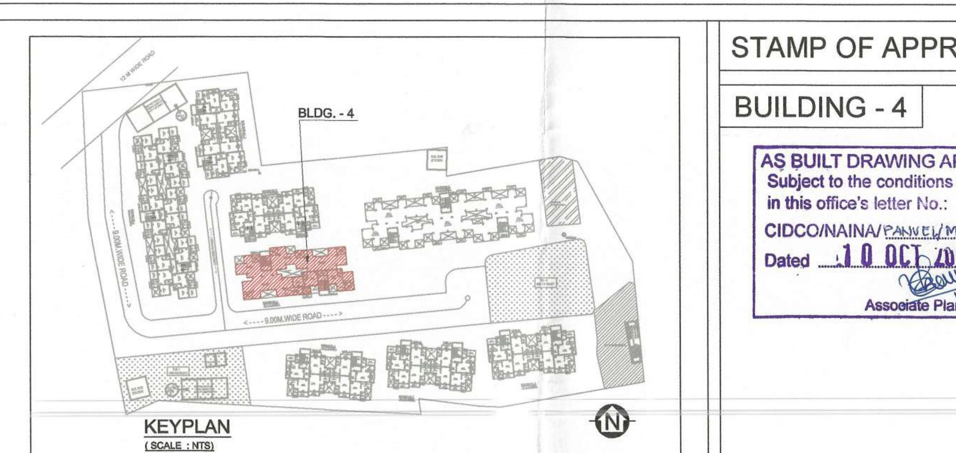


SECTION A-A
(SCALE 1 : 100)

Tenement Area Statement

Building Number	Wing Number	Flat Number	Units	Carpet Area (Sqm)	Balcony Area (Sqm) Enclosed	Balcony Area (Sqm) Projected	Terrace Area (Sqm)	Cupboard Area (Sqm)	Built-Up Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
4	A	101	1	23.213	0.000	4.583	3.900	0.000	27.089
		102	1	23.213	0.000	6.246	4.436	0.000	26.699
		103	1	23.213	0.000	6.246	4.583	0.000	26.712
		104	1	23.213	0.000	6.783	3.900	0.000	27.001
		201	1	23.213	0.000	4.583	0.000	0.000	27.089
		202	1	23.213	0.000	4.046	0.000	0.000	26.699
		203	1	23.213	0.000	4.046	0.000	0.000	26.712
		204	1	23.213	0.000	4.583	0.000	0.000	27.001
		301	1	23.213	0.000	4.583	3.900	0.000	27.089
		302	1	23.213	0.000	6.246	4.436	0.000	26.699
		303	1	23.213	0.000	6.246	4.583	0.000	26.712
		304	1	23.213	0.000	6.783	3.900	0.000	27.001
		401	1	23.213	0.000	4.583	0.000	0.000	27.089
		402	1	23.213	0.000	4.046	0.000	0.000	26.699
		403	1	23.213	0.000	4.046	0.000	0.000	26.712
		404	1	23.213	0.000	4.583	0.000	0.000	27.001
TOTAL WING A			16	371.408	0.000	82.232	33.638	0.000	430.004
4	B	001	1	23.213	0.000	3.900	0.000	0.000	27.198
		101	1	23.213	0.000	6.100	4.436	0.000	26.791
		102	1	23.213	0.000	6.246	4.290	0.000	26.603
		103	1	23.213	0.000	6.246	4.583	0.000	26.712
		104	1	23.213	0.000	6.100	4.583	0.000	27.001
		201	1	23.213	0.000	3.900	0.000	0.000	26.791
		202	1	23.213	0.000	4.046	0.000	0.000	26.603
		203	1	23.213	0.000	4.046	0.000	0.000	26.712
		204	1	23.213	0.000	3.900	0.000	0.000	27.001
		301	1	23.213	0.000	6.100	4.436	0.000	26.791
		302	1	23.213	0.000	6.246	4.290	0.000	26.603
		303	1	23.213	0.000	6.246	4.583	0.000	26.712
		304	1	23.213	0.000	6.100	4.583	0.000	27.001
		401	1	23.213	0.000	3.900	0.000	0.000	26.791
		402	1	23.213	0.000	4.046	0.000	0.000	26.603
		403	1	23.213	0.000	4.046	0.000	0.000	26.712
		404	1	23.213	0.000	3.900	0.000	0.000	27.001
TOTAL WING B			17	394.621	0.000	85.068	35.784	0.000	455.626
TOTAL WING A+B			33	766.029	0.000	167.300	69.422	0.000	885.630



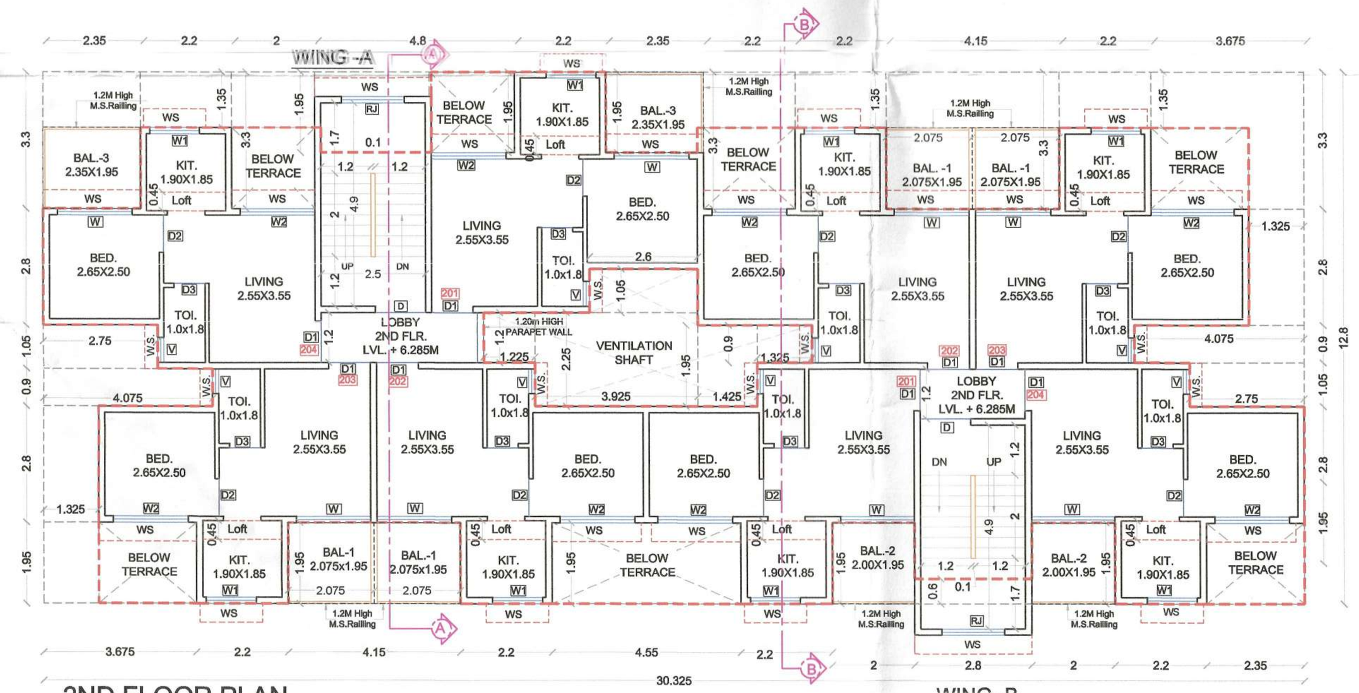
KEYPLAN
(SCALE : NTS)

TERRACE AREA STATEMENT 1ST FLOOR

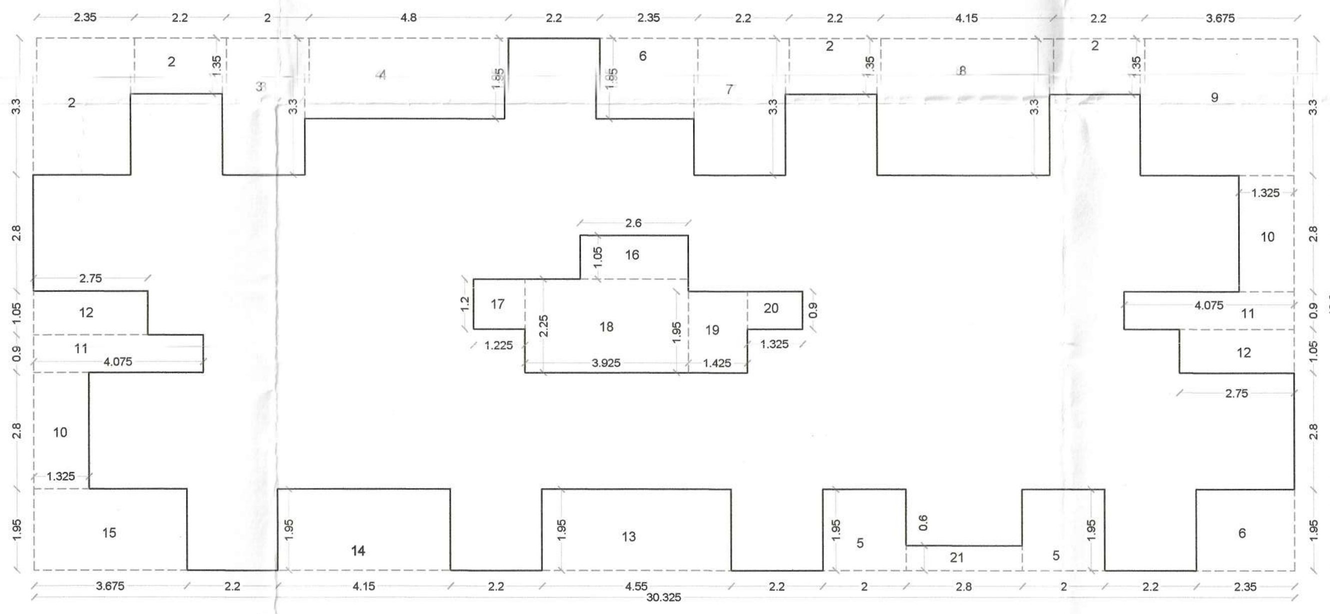
TERRACE TYPE	Number Of Terrace	Length (meter)	Breath (meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)
T-1	3	2.35	1.950	13.749
T-2	2	2.275	1.950	8.872
T-3	1	2.200	1.950	4.290
T-4	2	2.000	1.950	7.800
SUBTOTAL				34.711
TOTAL PROPOSED TERRACE AREA = (5)				34.711
NET BUILT UP AREA OF FLOOR				242.144
PERMISSIBLE TERRACE AREA=(NET BUA)X 20%				48.429
BALANCE TERRACE AREA, IF ANY				13.718
EXCESS TERRACE AREA, IF ANY				NIL

TERRACE AREA STATEMENT 3RD FLOOR

TERRACE TYPE	Number Of Terrace	Length (meter)	Breath (meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)
T-1	3	2.35	1.950	13.749
T-2	2	2.275	1.950	8.872
T-3	1	2.200	1.950	4.290
T-4	2	2.000	1.950	7.800
SUBTOTAL				34.711
TOTAL PROPOSED TERRACE AREA = (5)				34.711
NET BUILT UP AREA OF FLOOR				249.704
PERMISSIBLE TERRACE AREA=(NET BUA)X 20%				49.941
BALANCE TERRACE AREA, IF ANY				15.230
EXCESS TERRACE AREA, IF ANY				NIL
TOTAL PROPOSED TERRACE AREA 1ST & 3RD FLOOR				69.422



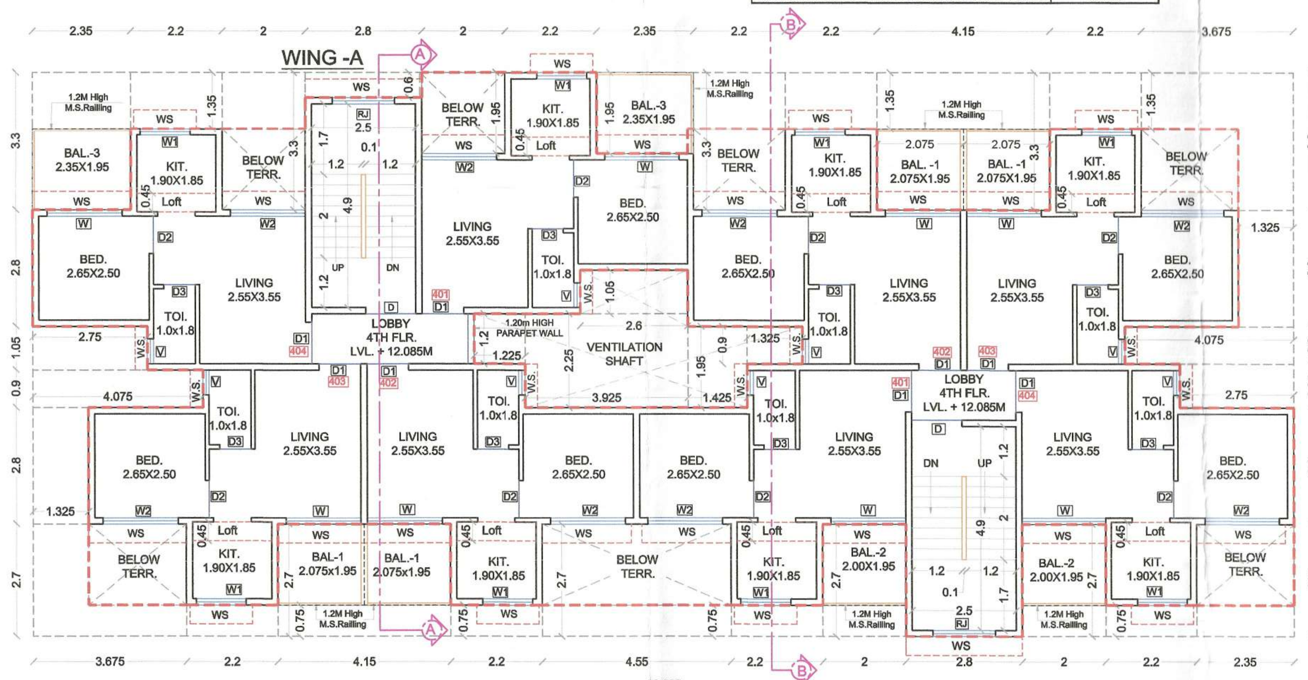
2ND FLOOR PLAN
(SCALE 1 : 100)



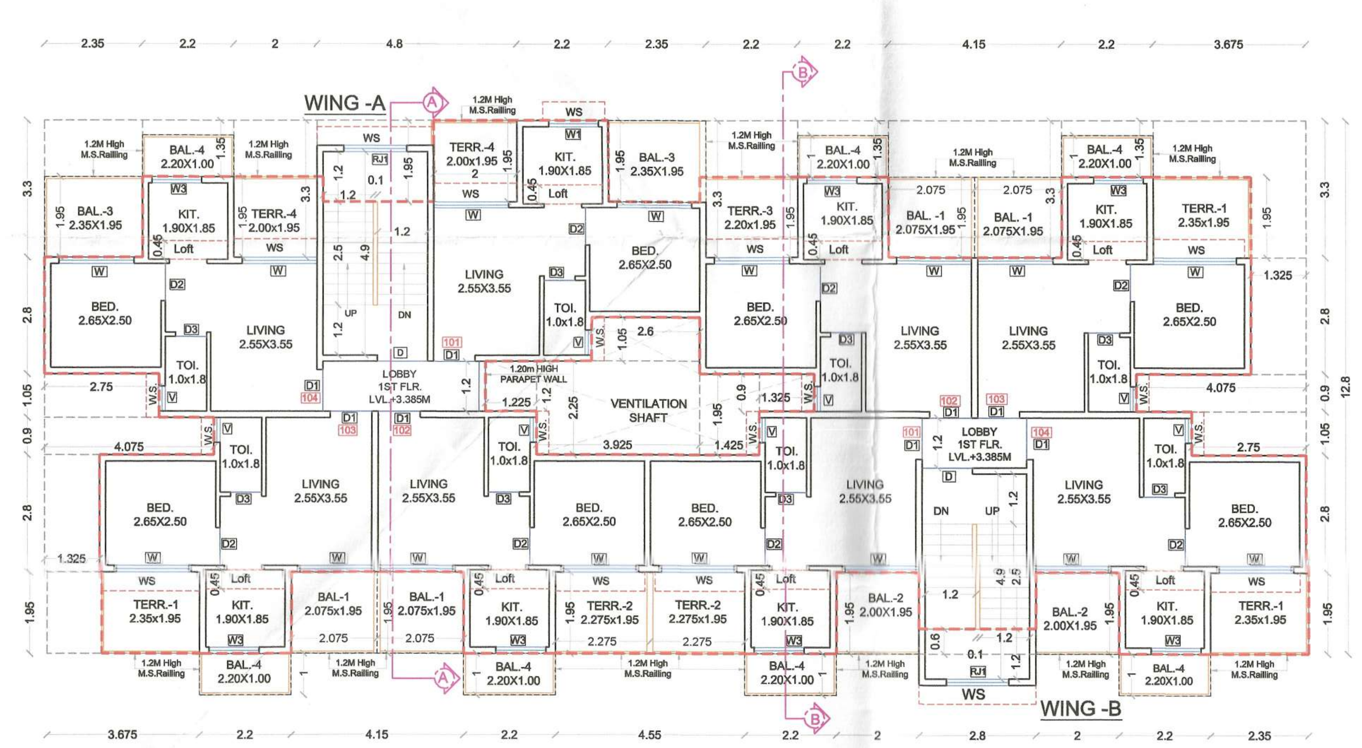
AREA CALCULATION BLOCK PLAN (1ST & 2ND FLOOR)
(SCALE 1 : 100)

3RD & 4TH FLOOR AREA CALCULATION

Block Description	Number of Blocks	Length (meter)	Breath (meter)	Area (sq.m.)
(1)	(2)	(3)	(4)	(1)
SUB TOTAL (A)	1	30.325	13.550	410.904
Deductions				
1	1	2.350	3.300	7.755
2	3	2.200	1.350	8.910
3	1	2.000	3.300	6.600
4	1	2.800	0.600	1.680
5	1	2.000	1.950	3.900
6	1	2.350	1.950	4.583
7	1	2.200	3.300	7.260
8	1	4.150	3.300	13.695
9	1	3.675	3.300	12.128
10	2	1.325	2.800	7.420
11	2	4.075	0.900	7.335
12	2	2.750	1.050	5.775
13	1	2.350	2.700	6.345
14	2	2.200	0.750	3.300
15	2	2.000	2.700	10.800
16	2	2.200	0.750	3.300
17	1	4.550	2.700	12.285
18	1	4.150	2.700	11.205
19	1	3.675	2.700	9.923
20	1	1.225	1.200	1.470
21	1	2.600	1.050	2.730
22	1	3.925	2.250	8.831
23	1	1.425	1.950	2.779
24	1	1.325	0.900	1.193
SUB TOTAL (B) =				161.200
NET B.U.A. =	SUB TOTAL (A) - SUB TOTAL (B)			249.704
3Rd & 4Th Floor			=	249.704
EXCESS BALCONY AREA ON 3RD FLR. (TAKEN IN FSI)				11.094
PROP. NET B.U.A . ON 3RD FLOOR (249.704 +11.094)				260.798



4TH FLOOR PLAN
(SCALE 1 : 100)



1ST FLOOR PLAN
(SCALE 1 : 100)

1ST & 2ND FLOOR AREA CALCULATION

Block Description	Number of Blocks	Length (meter)	Breath (meter)	Area (sq.m.)
(1)	(2)	(3)	(4)	(1)
SUB TOTAL (A)	1	30.325	12.800	388.160
Deductions				
1	1	2.350	3.300	7.755
2	3	2.200	1.350	8.910
3	1	2.000	3.300	6.600
4	1	4.800	1.950	9.360
5	2	2.000	1.950	7.800
6	2	2.350	1.950	9.165
7	1	2.200	3.300	7.260
8	1	4.150	3.300	13.695
9	1	3.675	3.300	12.128
10	2	1.325	2.800	7.420
11	2	4.075	0.900	7.335
12	2	2.750	1.050	5.775
13	1	4.550	1.950	8.873
14	1	4.150	1.950	8.093
15	1	3.675	1.950	7.166
16	1	2.600	1.050	2.730
17	1	1.225	1.200	1.470
18	1	3.925	2.250	8.831
19	1	1.425	1.950	2.779
20	1	1.325	0.900	1.193
21	1	2.800	0.600	1.680
SUB TOTAL (B) =				146.016
NET B.U.A. =	SUB TOTAL (A) - SUB TOTAL (B)			242.144
1st & 2nd Floor			=	242.144
EXCESS BALCONY AREA ON 1ST FLR. (TAKEN IN FSI)				12.228
PROP. NET B.U.A . ON 1ST FLOOR (242.144 + 12.228)				254.372

BALCONY AREA STATEMENT 1ST FLOOR

BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M. OPEN	Area in Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	4	2.075	1.950	16.185	
OPEN BAL. -2	2	2.000	1.950	7.800	
OPEN BAL. -3	2	2.350	1.950	9.165	
OPEN BAL. -4	7	2.200	1.000	15.400	
SUBTOTAL				48.550	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				48.550	
NET BUILT UP AREA OF FLOOR				242.144	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				36.322	
BALANCE BALCONY AREA, IF ANY				NIL	
EXCESS BALCONY AREA, IF ANY				12.228	

BALCONY AREA STATEMENT 2ND FLOOR

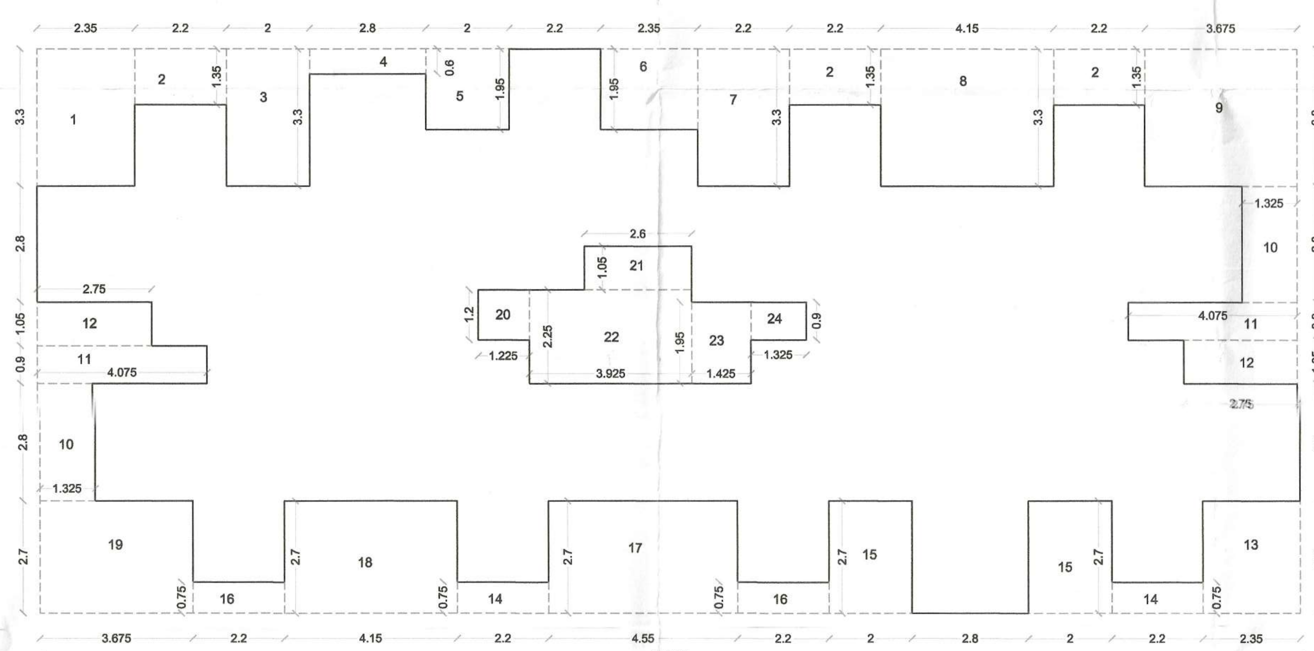
BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M. OPEN	Area in Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	4	2.075	1.950	16.185	
OPEN BAL. -2	2	2.000	1.950	7.800	
OPEN BAL. -3	2	2.350	1.950	9.165	
SUBTOTAL				33.150	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				33.150	
NET BUILT UP AREA OF FLOOR				242.144	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				36.322	
BALANCE BALCONY AREA, IF ANY				3.172	
EXCESS BALCONY AREA, IF ANY				NIL	

BALCONY AREA STATEMENT 3RD FLOOR

BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M. OPEN	Area in Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	4	2.075	1.950	16.185	
OPEN BAL. -2	2	2.000	1.950	7.800	
OPEN BAL. -3	2	2.350	1.950	9.165	
OPEN BAL. -4	7	2.200	1.000	15.400	
SUBTOTAL				48.550	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				48.550	
NET BUILT UP AREA OF FLOOR				249.704	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				37.456	
BALANCE BALCONY AREA, IF ANY				NIL	
EXCESS BALCONY AREA, IF ANY				11.094	

BALCONY AREA STATEMENT 4TH FLOOR

BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M. OPEN	Area in Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	4	2.075	1.950	16.185	
OPEN BAL. -2	2	2.000	1.950	7.800	
OPEN BAL. -3	2	2.350	1.950	9.165	
SUBTOTAL				33.150	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				33.150	
NET BUILT UP AREA OF FLOOR				249.704	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				37.456	
BALANCE BALCONY AREA, IF ANY				4.306	
EXCESS BALCONY AREA, IF ANY				NIL	



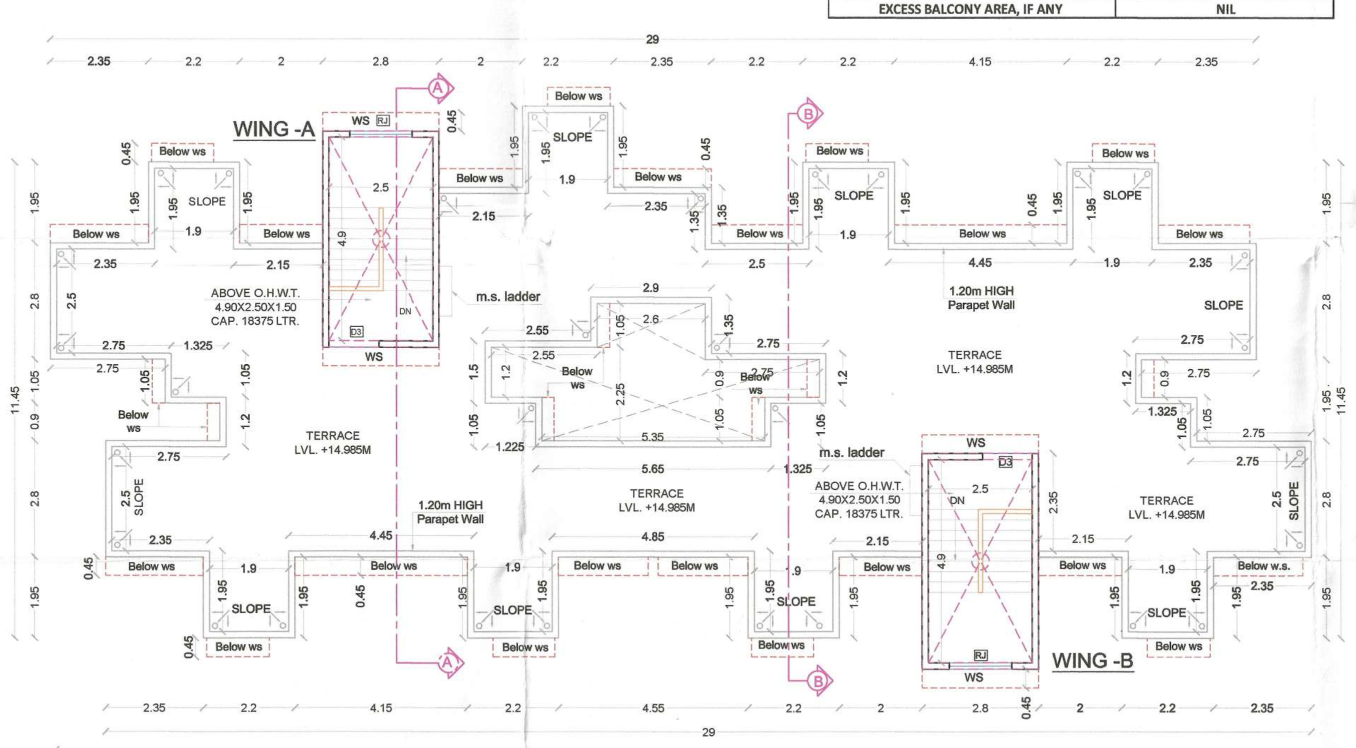
AREA CALCULATION BLOCK PLAN (3RD & 4TH FLOOR)
(SCALE 1 : 100)

GROUND FLOOR AREA CALCULATION

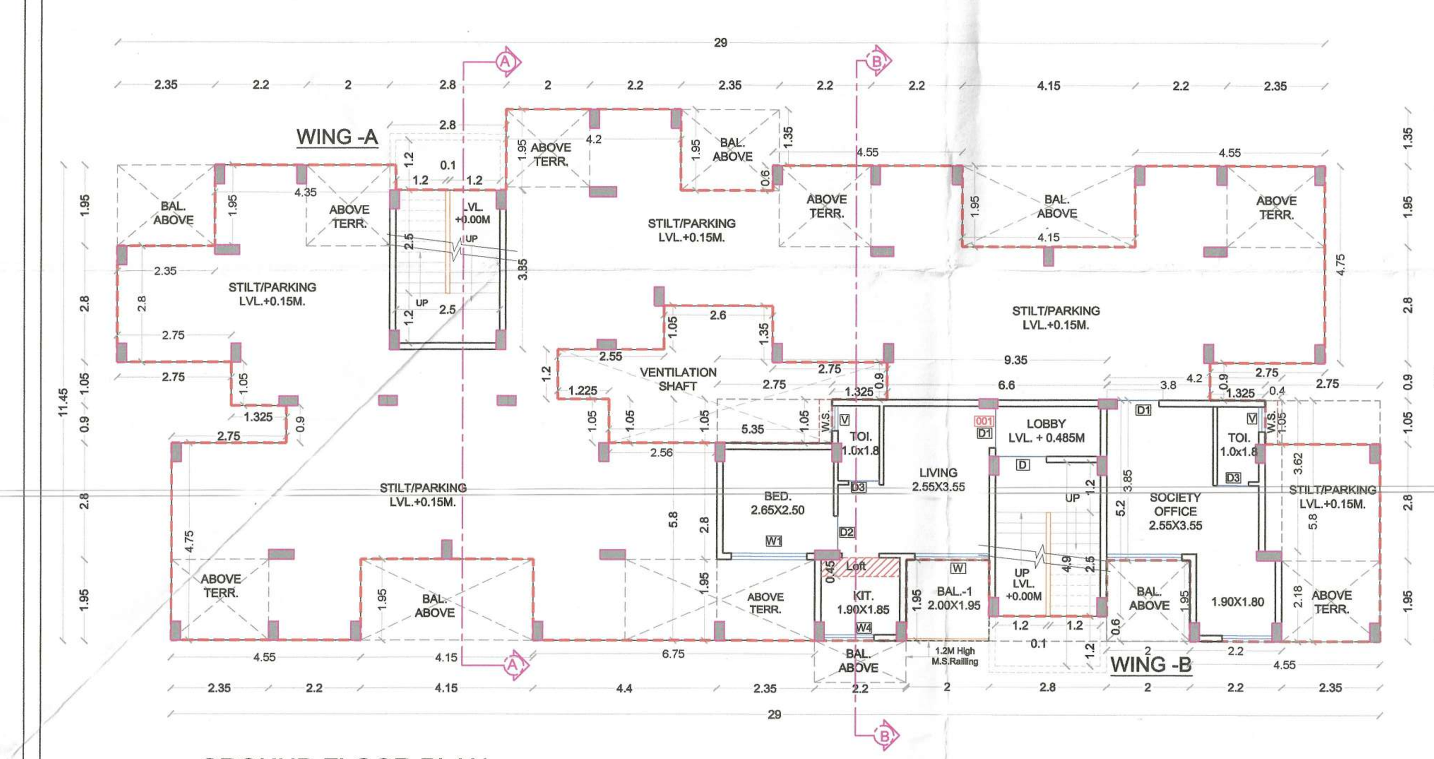
Block Description	Number of Blocks	Length (meter)	Breath (meter)	Area (sq.m.)
(1)	(2)	(3)	(4)	(1)
SUB TOTAL (A)	1	2.800	3.850	10.780
SUB TOTAL (B)	1	9.350	5.800	54.230
Deductions				
1	1	2.750	1.050	2.888
2	1	2.800	0.600	1.680
3	1	2.000	1.950	3.900
4	1	2.350	1.950	4.583
SUB TOTAL (C) =				13.050
NET BUA =	(A) + (B) - (C)			51.960
TOTAL PROPOSED B.U.A. ON GROUND FLR. =				51.960

BALCONY AREA STATEMENT ON GROUND FLOOR

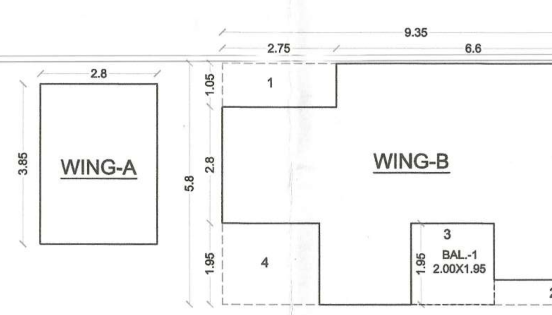
BALCONY TYPE	Number Of Balcony	Length (meter)	Breath (meter)	Area in Sq.M. OPEN	Area in Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)X(3)X(4)	(6) = (2)X(3)X(4)
OPEN BAL. -1	1	2	1.950	3.900	
SUBTOTAL				3.900	
TOTAL PROPOSED BALCONY AREA = (5) +(6)				3.900	
NET BUILT UP AREA OF FLOOR				51.96	
PERMISSIBLE BALCONY AREA=(NET BUA)X 15%				7.794	
BALANCE BALCONY AREA, IF ANY				3.894	
EXCESS BALCONY AREA, IF ANY				NIL	



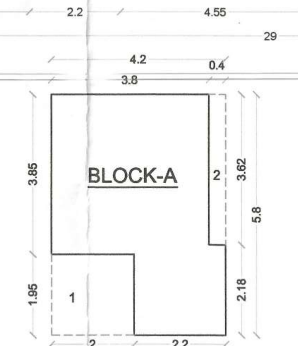
TERRACE FLOOR PLAN
(SCALE 1 : 100)



GROUND FLOOR PLAN
(SCALE 1 : 100)



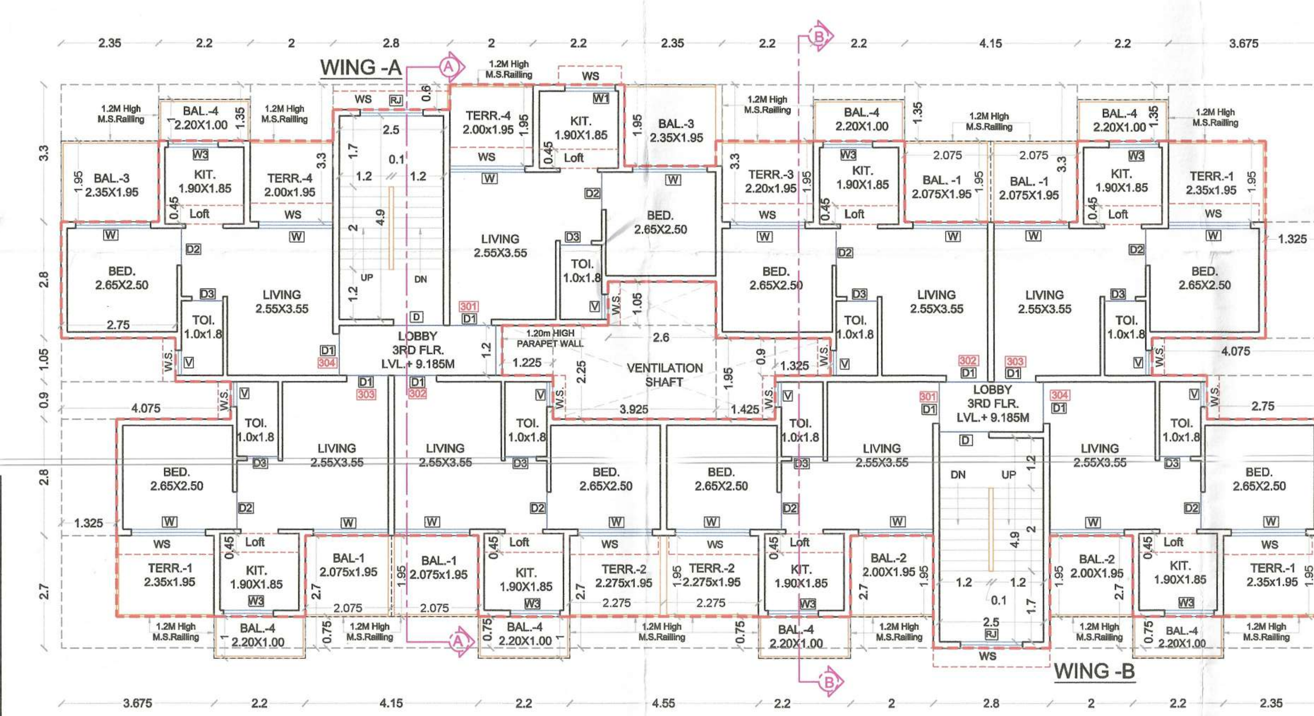
GROUND FLOOR PLAN AREA DIAGRAM
(SCALE 1 : 100)



AREA DIAGRAM OF SOCIETY OFFICE
(SCALE 1 : 100)

SOCIETY OFFICE

Block Description	Number of Blocks	Length (meter)	Breath (meter)	Area (sq.m.)
(1)	(2)	(3)	(4)	(1)
SUB TOTAL (A)	1	4.200	5.800	24.360
Deductions				
1	1	2.000	1.950	3.900
2	1	0.400	3.620	1.448
SUB TOTAL (B) =				5.348
NET B.U.A. =	SUB TOTAL (A) - SUB TOTAL (B)			19.012
TOTAL PROPOSED NET B.U.A. OF SOCIETY OFFICE				19.012
PERMISSIBLE SOCITY OFFICE AREA =				20.000



3RD FLOOR PLAN
(SCALE 1 : 100)

STAMP OF APPROVAL | 7/7

BUILDING - 4

AS BUILT DRAWING APPROVED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/PANVEL/MORBE/BP-103/PART01/2018/2216
Dated 10 OCT 2018
Associate Planner (NAINA)

TOTAL UNITS		
RESIDENTIAL	33	
COMMERCIAL	0	

SPECIFICATIONS

External wall thk	0.15M
Internal wall thk	0.10M

SHEDULE OF DOORS AND WINDOWS

TYPE	Width (meter)	Height (meter)	Area (sq.m.)	Sill Level (meter)	Description
(1)	(2)	(3)	(4)=(2)x(3)	(5)	(6)
D	1.20	2.10	2.52	0	T.W. PANEL DOOR
D1	1.00	2.10	2.1	0	T.W. PANEL DOOR
D2	0.90	2.10	1.89	0	T.W. PANEL DOOR
D3	0.75	2.10	1.58	0	T.W. PANEL DOOR
W	1.8	2.15	3.87	0.15	Al. Sliding French Window
W1	1.2	1.3	1.56	1.00	Al. Sliding French Window
W2	1.8	1.4	2.52	0.90	Al. Sliding French Window
W3	1.2	2.15	2.58	0.15	Al. Sliding French Window
RJ	1.5	1.4	2.1	0.90	R.C.C. JALI
RJ1	1.5	1.424	2.136	0.45	R.C.C. JALI
V	0.6	0.75	0.45	1.55	Al. Louverd Window

SHEDULE OF LIGHT AND VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L & V REQUIRED	L & V PROVIDED
LIVING	A-101	9.053	W / W2	1.509	3.870/ 2.520
BED	A-103	6.625	W / W2	1.104	3.870/ 2.520
KITCHEN	A-103	3.515	W1 / W3	1.000	1.560/ 2.580
TOILET	A-101	1.800	V	0.300	0.45

SHEET CONTENT :-

GROUND,1ST TO 4TH FLOOR PLAN & TERR. FLOOR PLAN, AREA DIAGRAM & CALCULATIONS, TERR. AREA STATEMENT,CARPET AREA STATEMENT,SECTION, ELEVATION,

NAME OF THE OWNER & SIGNATURE

MR. SURYAKANT S. WADKAR

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILD DRAWING FOR RESIDENTIAL BUILDINGS NO. 4 ON LAND BEARING S. No. 195/1, 2 & 6; 197/1 & 197/2, AT VILL:- MORBE;TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA

ARCHITECT NAME & SIGN

AN.ARCH Architect & Planner

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
29-06-18	SACHIN	PANERKAR	1:100	

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DESIGN WITH A DIFFERENCE