

LAND/PLOT AREA CONSIDERED FOR FSI CALCULATION						
SR. NO.	SURVEY NUMBER	AREA OF SURVEY (SQM)	AREA WITHIN 200M BELT OF GAOTHAN IN SQM	AREA OF ENCROACHMENT IN %	AREA CONSIDERED FOR FSI (SQM)	AREA CONSIDERED FOR FSI (SQM)
1	2	3	4	(5) = (4) ÷ (3)	6	7
1	42/2/2B/1	2760	2760	100	179.201	2580.799
2						
TOTAL						2580.799

FORM OF STATEMENT 2							
PROPO. BUA, BALCONY & TERRACE AREA STATEMENT							
FLOOR	BUA	PERMI. BALC.	ENCL. BALC.	EXCESS BALC.	TOTAL BUA	PERMI. TERR.	PROP. TERR.
GR.	127.789	---	---	---	127.789	---	---
1ST	713.384	107.008	106.498	0.000	713.384	142.677	15.660
2ND	713.384	107.008	106.498	0.000	713.384	142.677	0.000
3RD	713.384	107.008	106.498	0.000	713.384	142.677	15.660
4TH	293.325	42.673	41.830	0.000	293.325	58.665	0.000
PROP. BUA	2561.266	363.697	361.324	0.000	2561.266	486.696	31.320

LEGENDS		
ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES	---	---
EXISTING STREET	---	---
FUTURE STREET	---	---
PERMI. 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	---	---

BUILT UP AREA STATEMENT

BUILT UP AREA SUMMARY	
BUILDING	BUILDING 1
FLOORS	IN SQM
GROUND	127.789
1ST FLOOR	713.384
2ND FLOOR	713.384
3RD FLOOR	713.384
4TH FLOOR	293.325
TOTAL	2561.266
NO. OF BLDG.	1.000
TOTAL B/U AREA	2561.266

RECREATIONAL OPEN SPACE AREA CALCULATION						
SR. NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
1	1	1.00	1/2	23.574	7.942	93.612
2	2	1.00	1/2	23.574	16.154	190.407
TOTAL OF RECREATIONAL OPEN SPACE						284.019

AREA DIAGRAM RECREATIONAL OPEN SPACE (R.G.)

SCALE 1:500

PLOT AREA CALCULATION AS PER TILR						
SR. NO.	TRIANGLE NUMBER	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
BLOCK A - AS PER TILR PLOT IN POSSESSION						
1	1	1.00	0.50	83.774	10.417	436.337
2	2	1.00	0.50	83.774	15.119	633.290
3	3	1.00	0.50	60.674	4.739	143.767
4	4	1.00	0.50	60.674	15.333	465.157
5	5	1.00	0.50	23.492	5.834	68.526
6	6	1.00	0.50	12.488	2.840	17.733
7	7	1.00	0.50	16.656	5.799	48.294
8	8	1.00	0.50	16.656	0.351	2.923
9	9	1.00	0.50	45.536	14.007	318.911
10	10	1.00	0.50	39.447	0.572	11.282
11	11	1.00	0.50	38.921	15.033	292.550
12	12	1.00	0.50	23.010	1.217	14.002
13	13	1.00	0.50	26.234	0.833	10.926
14	14	1.00	0.50	25.877	2.018	26.110
15	15	1.00	0.50	25.476	4.234	53.933
16	16	1.00	0.50	23.242	0.878	10.203
17	17	1.00	0.50	23.242	1.361	15.816
18	18	1.00	0.50	16.645	1.503	12.509
19	19	1.00	0.50	12.330	4.261	26.269
TOTAL OF BLOCK A						2608.538
BLOCK B - AS PER TILR ENCROACHMENT						
20	20	1.00	0.50	13.210	5.955	39.333
21	21	1.00	0.50	11.657	9.808	56.000
22	22	1.00	0.50	11.657	7.364	42.921
TOTAL OF BLOCK B						138.254
BLOCK C - AS PER TILR EXISTING ROAD						
23	23	1.00	0.50	9.965	1.156	5.760
24	24	1.00	0.50	10.443	1.185	6.187
TOTAL OF BLOCK C						11.947
TOTAL OF BLOCK A + B + C						2758.739

TENEMENT AREA STATEMENT										
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA	BALCONY AREA		TERRACE AREA	CUP BOARD AREA	BUILT-UP AREA	
				(SQM)	(SQM)		(SQM)	(SQM)	(SQM)	
					ENCLOSED	PROJECTED				
1	2	3	4	5	6	7	8	9	10	
1	A	101, 201, 301	3.00	26.330	6.098	0.000	0.000	0.000	29.847	
		102, 202, 302	3.00	18.450	3.248	0.000	0.000	0.000	20.861	
		103, 203, 303	3.00	18.450	3.335	0.000	0.000	0.000	21.267	
	B	101, 201, 301	3.00	26.145	6.281	0.000	0.000	0.000	29.216	
		102, 202, 302	3.00	26.107	6.356	0.000	0.000	0.000	29.252	
		103, 203, 303	3.00	26.150	6.306	0.000	0.000	0.000	29.260	
	C	104, 204, 304	3.00	26.155	6.281	0.000	0.000	0.000	29.148	
		101, 201, 301, 401	4.00	26.940	5.575	0.000	0.000	0.000	30.136	
		102, 202, 302, 402	4.00	26.427	6.074	0.000	0.000	0.000	29.493	
		103, 303	2.00	26.382	6.149	0.000	8.840	0.000	29.586	
		203, 403	2.00	26.382	6.149	0.000	0.000	0.000	29.586	
		104, 204, 304, 404	4.00	25.135	6.149	0.000	0.000	0.000	28.279	
		105, 305	2.00	29.275	3.249	0.000	6.820	0.000	33.088	
		205, 405	2.00	29.275	3.249	0.000	0.000	0.000	33.088	
		D	101, 201, 301, 401	4.00	25.547	5.650	0.000	0.000	0.000	28.713
			102, 202, 302, 402	4.00	26.815	3.162	0.000	0.000	0.000	30.129
			103, 203, 303, 403	4.00	25.180	6.085	0.000	0.000	0.000	28.475
		E	101, 201, 301	3.00	19.550	2.750	0.000	0.000	0.000	22.542
			102, 202, 302	3.00	19.550	2.900	0.000	0.000	0.000	22.636
			103, 203, 303	3.00	19.592	2.850	0.000	0.000	0.000	22.453
104, 204, 304	3.00		25.822	6.149	0.000	0.000	0.000	29.102		
105, 205, 305	3.00		25.867	6.149	0.000	0.000	0.000	28.832		
		106, 206, 306	3.00	26.840	5.650	0.000	0.000	0.000	30.043	
TOTAL			71.00	572.266	115.844	0.000	15.660	0.000	---	

DRAWING FOR BUILDING PERMISSION SHEET NO. 01/07

CONTENT : GROUND FLOOR LAYOUT, BLOCK PLAN, LOCATION PLAN & CARPET AREA STATEMENT.

STAMP OF APPROVAL

Subject to the conditions mentioned in this office letter no.

CIDCO/NAINA/Panvel/Vihighar/SP-220/0C/2020/56

Date: 30 JAN 2020

Associate Planner (NAINA)

PROFORMA - 1

1	AREA OF PLOT	2760.000
(a)	AREA OF PLOT AS PER 7/12 EXTRACT	2758.739
(b)	AREA OF PLOT AS PER MEASUREMENT PLAN (TILR TRIANGULATION)	2809.838
(c)	AREA OF PLOT AS PER PHYSICAL SURVEY	2758.739
(d)	AREA OF PLOT, CONSIDERED (LEAST OF (A/C) & (C) ABOVE)	179.201
2	DEDUCTION FOR	192.366
A	EXISTING ROAD ACQUISITION AREA	0.000
B	EXISTING ROAD	13.165
C	PROPOSED ROAD	0.000
C	ENCROACHMENT	179.201
TOTAL = (A + B + C)		192.366
3	GROSS AREA OF PLOT (1 - 2)	2566.373
4	LAYOUT SPACES	0.000
(4A)	LAYOUT AMENITY SPACE REQUIRED, IF ANY	0.000
(4B)	LAYOUT AMENITY SPACE PROVIDED, IF ANY	0.000
(4C)	RECREATIONAL OPEN SPACE REQUIRED, IF ANY	256.637
(4D)	RECREATIONAL OPEN SPACE PROVIDED, IF ANY	284.019
5	NET AREA OF PLOT = 100% (3 - (4B))	2566.373
(5A)	AREA OF PLOT WITHIN GAOTHAN EXPANSION	2568.373
(5B)	AREA OF PLOT OUTSIDE GAOTHAN EXPANSION = ((5) - (5A))	0.000
6	NET AREA OF PLOT WITHIN GAOTHAN EXPANSION	2568.373
7	PERMISSIBLE FSI	1.000
(7A)	NORMAL FSI PERMISSIBLE	1.000
(7B)	FSI PERMISSIBLE WITH PAYMENT OF PREMIUM	0.000
(7C)	EQUIVALENT FSI OF TDR UTILISED ((20B) ÷ (5A))	0.000
(7D)	MAXIMUM PERMISSIBLE FSI = ((7A) + (7B) + (7C))	1.000
8	MAXIMUM PERMISSIBLE BUILT-UP-AREA = ((6A) X (7D))	2568.373
9	EXISTING BUILT-UP-AREA	2561.266
10	PROPOSED BUILT-UP-AREA	2561.266
11	EXCESS BALCONY AREA TAKEN IN FSI (AS PER (19C) BELOW)	0.000
12	TOTAL BUILT-UP-AREA ((10) + (11) + (12))	2561.266
13	FSI CONSUMED ((12) ÷ (6A))	0.998
14	BALANCE BUILT-UP-AREA ((8) - (13))	6.107
15	FSI BALANCED ((8D) - (14))	0.002
16	NUMBER OF UNITS	71.000
(16A)	RESIDENTIAL	71.000
(16B)	COMMERCIAL	0.000
17	TREES TO BE PLANTED	0.000
(17A)	TREES TO BE PLANTED AGAINST PLOT AREA ((1A) + 100)	28.000
(17B)	TREES TO BE PLANTED AGAINST TREES FELLING (NUMBER X 5)	0.000
(17C)	TREES TO BE PLANTED AGAINST OPEN SPACE ((4D) + 100) X 5	15.000
(17D)	NUMBER OF TREES PROPOSED TO BE PLANTED ((17A) + (17B) + (17C))	43.000
18	BALCONY AREA STATEMENT (FOR DETAILS REFER BALCONY AREA STATEMENT)	0.000
(18A)	PERMISSIBLE BALCONY AREA PER FLOOR	0.000
(18B)	PROPOSED BALCONY AREA PER FLOOR	0.000
(18C)	EXCESS BALCONY AREA (TOTAL)	0.000
19	TDR	0.000
(19A)	TDR PERMISSIBLE	0.000
(19B)	TDR PROPOSED TO BE UTILISED	0.000
20	PARKING STATEMENT (FOR DETAILS REFER PARKING AREA STATEMENT)	0.000
(20A)	LOADING/UNLOADING SPACES	0.000
(20B)	LOADING/UNLOADING REQUIRED	0.000

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. I HAVE RECORDED LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SHRI. PRAKASH GAJANAN POTE
SIGNATURE OF THE OWNERS

AR. DEEPAK THAKARE
SIGNATURE OF LICENSED ARCHITECT

DATE: 18/09/2018 JOB NO. DRG NO. SCALE DRAWN BY CHECKED BY
VST/NAINA/04 06 AS SHOWN AS RAHNI RAHNI

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMENDMENT OF RESIDENTIAL USE ON LAND BEARING GUT NO. 42/2/2B/1 AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST - RAIGAD.

NAME OF OWNER

SHRI. PRAKASH GAJANAN POTE
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: 18/09/2018

ADDRESS: SHREE NAND-CHAM BLDG., A-505/506, PLOT NO. 59, SECTOR-11, C.B.D.-REAR, NAVA-MUMBAI, 400614.

design@vstaarch.com, vstaarch@gmail.com

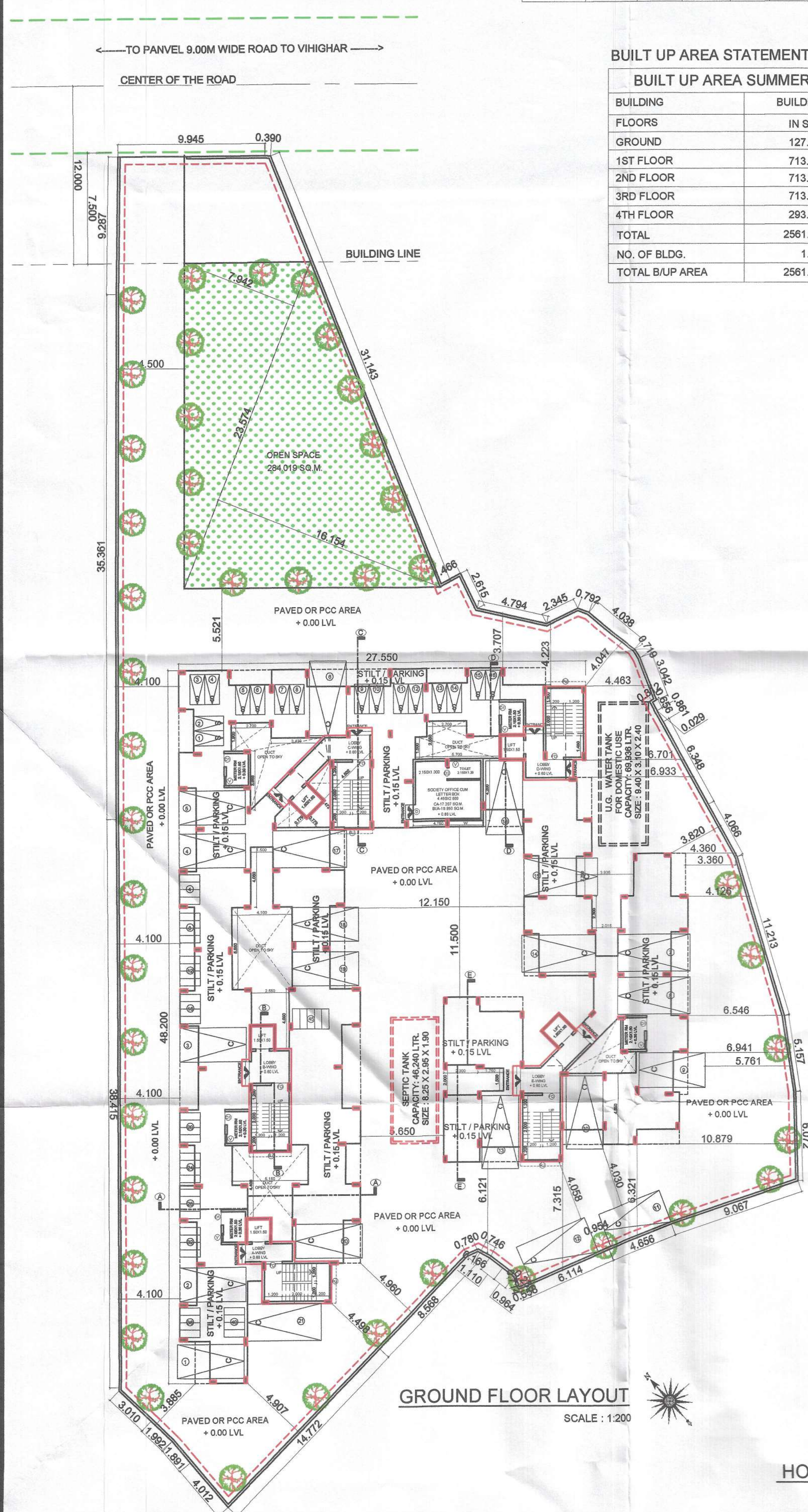
PH: 27580241, 27580242, FAX: 27580243

SIGNATURE, NAME OF LICENSED ARCHITECT ADDRESS OF LICENSED ARCHITECT

AR. DEEPAK THAKARE
CA/92/14485

VISTAAR ARCHITECTS & PLANNERS
SHREE NAND-CHAM BLDG., A-505/506, PLOT NO. 59, SECTOR-11, C.B.D.-REAR, NAVA-MUMBAI, 400614.

PH: 27580241, 27580242, FAX: 27580243
design@vstaarch.com, vstaarch@gmail.com



GROUND FLOOR LAYOUT

SCALE: 1:200

HOLDING AREA DIAGRAM AS PER TILR

SCALE 1:500

CONTENT : GROUND FLOOR PLAN, FLOOR AREA DIAGRAM & AREA CALCULATION, SECTION A-A, SECTION B-B, & SECTION E-E.

STAMP OF APPROVAL

AS BUILT DRAWINGS APPROVED

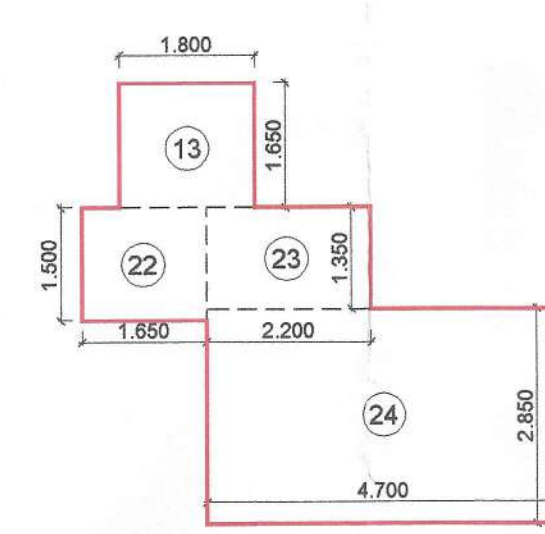
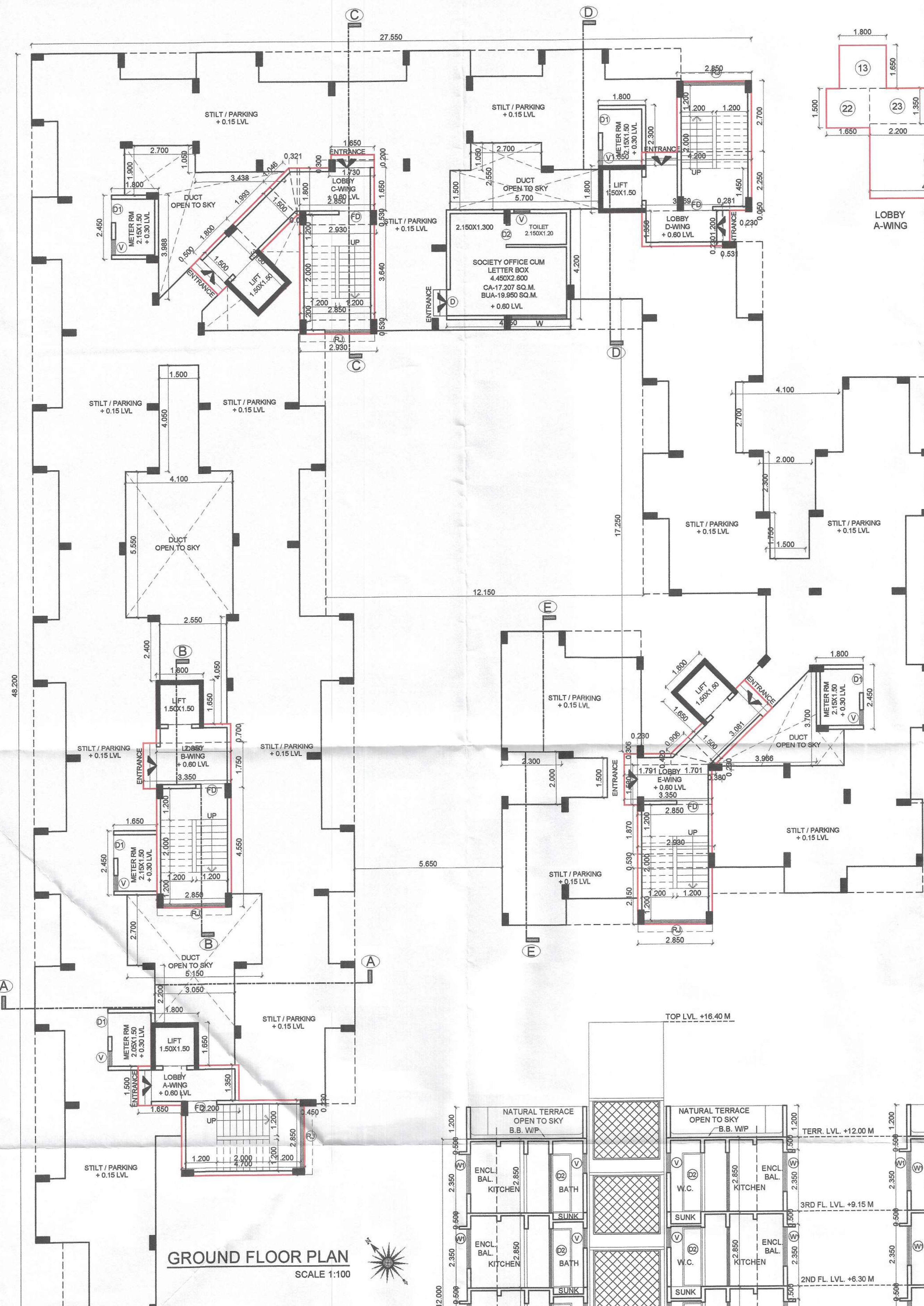
Subject to the conditions mentioned in this office letter no.

CIDCO/NAINA/Panvel/Vihighar/BP-220/OC/2020/561
SAP/1796

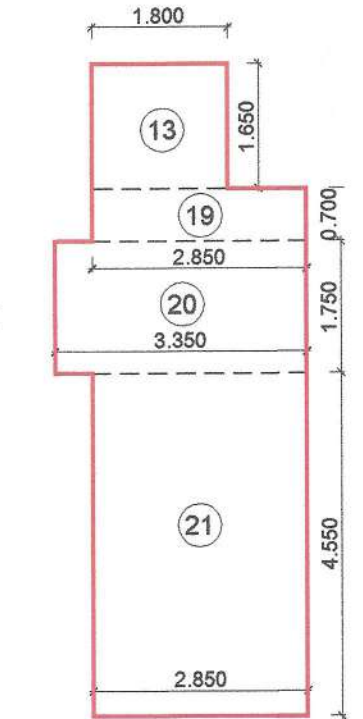
Date.: 30 JAN 2020

Associate Planner (NAINA)

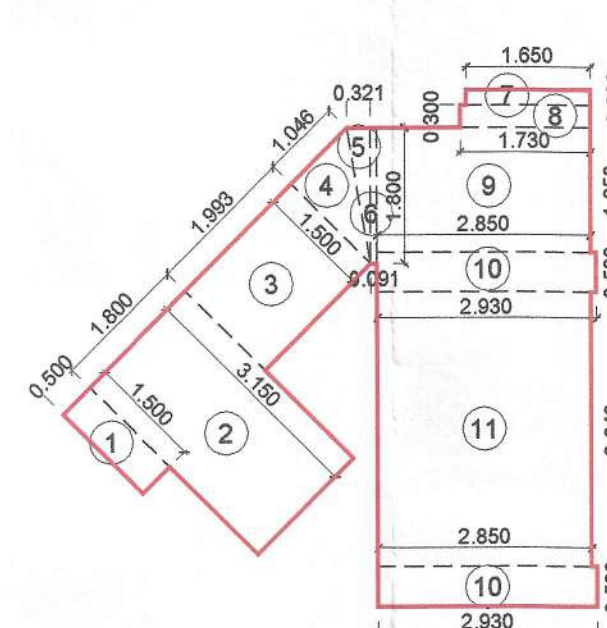
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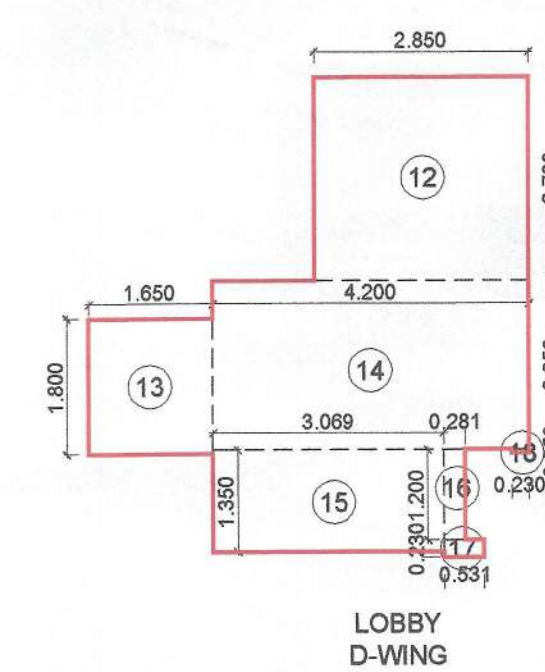
LOBBY A-WING



LOBBY B-WING



LOBBY C-WING

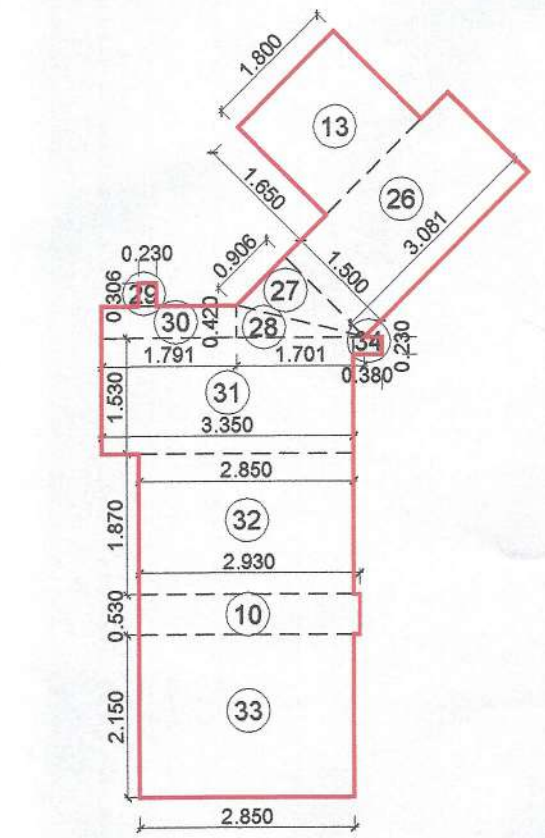


LOBBY D-WING

GROUND FLOOR AREA DIAGRAM

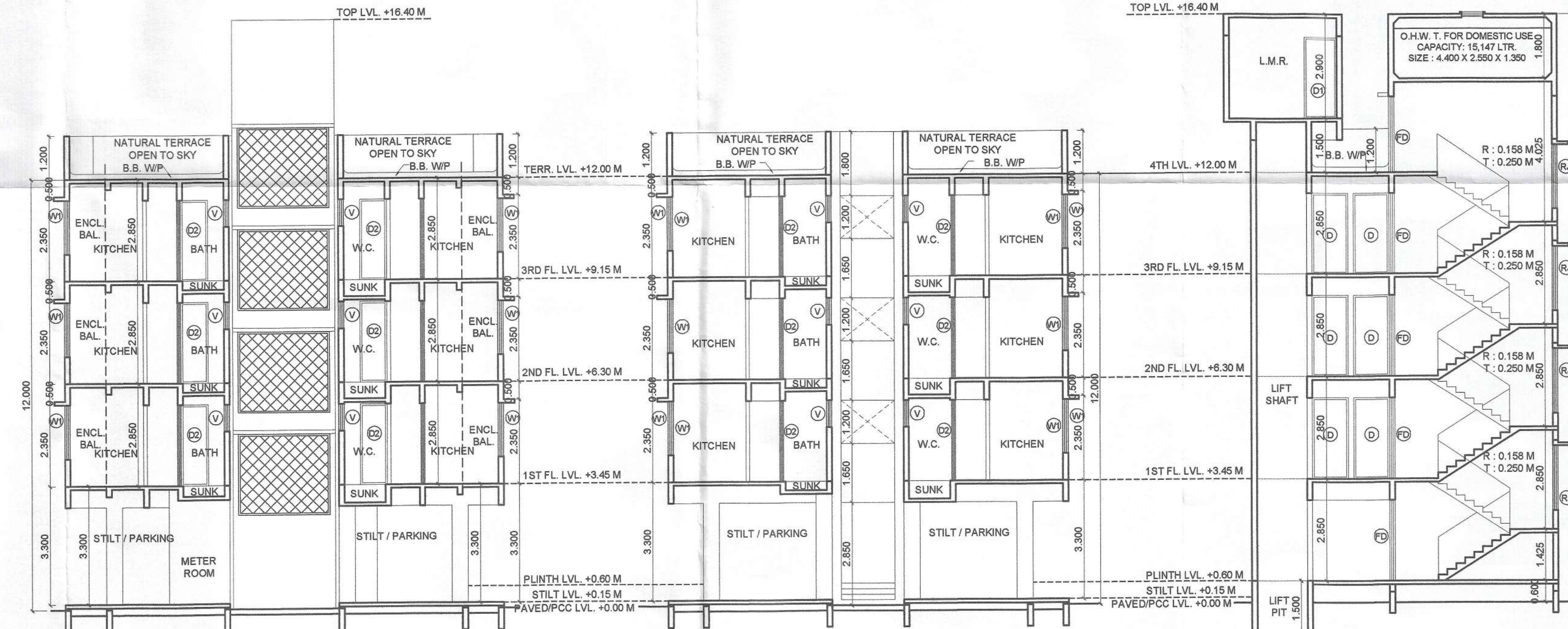
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TYPICAL FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M)
1	2	3	4	5	6	7 = (3)X(4)X(5)X(6)
GROUND FLOOR						
2	1	1.00	1.00	1.500	0.500	0.750
3	2	1.00	1.00	3.150	1.800	5.670
4	3	1.00	1.00	1.500	1.993	2.990
5	4	1.00	0.50	1.500	1.046	0.785
6	5	1.00	0.50	1.800	0.321	0.289
7	6	1.00	1.00	1.800	0.091	0.164
8	7	1.00	1.00	1.650	0.200	0.330
9	8	1.00	1.00	1.730	0.300	0.519
10	9	1.00	1.00	2.850	1.650	4.703
11	10	3.00	1.00	2.930	0.530	4.659
12	11	1.00	1.00	2.850	3.640	10.374
13	12	1.00	1.00	2.850	2.700	7.695
14	13	4.00	1.00	1.650	1.800	11.880
15	14	1.00	1.00	4.200	2.250	9.450
16	15	1.00	1.00	3.069	1.350	4.143
17	16	1.00	1.00	0.281	1.200	0.337
18	17	1.00	1.00	0.531	0.230	0.122
19	18	1.00	1.00	0.230	0.050	0.012
20	19	1.00	1.00	2.850	0.700	1.995
21	20	1.00	1.00	3.350	1.750	5.863
22	21	1.00	1.00	2.850	4.550	12.968
23	22	1.00	1.00	1.650	1.500	2.475
24	23	1.00	1.00	2.200	1.350	2.970
25	24	1.00	1.00	4.700	2.850	13.395
26	25	1.00	1.00	0.450	0.230	0.104
27	26	1.00	1.00	3.081	1.500	4.622
28	27	1.00	0.50	0.906	1.500	0.680
29	28	1.00	0.50	1.701	0.420	0.357
30	29	1.00	1.00	0.230	0.306	0.070
31	30	1.00	1.00	1.791	0.420	0.752
32	31	1.00	1.00	3.350	1.530	5.128
33	32	1.00	1.00	2.850	1.670	5.330
34	33	1.00	1.00	2.850	2.150	6.128
35	34	1.00	1.00	0.380	0.230	0.087
TOTAL ADDITION						127.789



LOBBY E-WING

GROUND FLOOR PLAN
SCALE 1:100



SECTION A-A
SCALE 1:100

SECTION E-E
SCALE 1:100

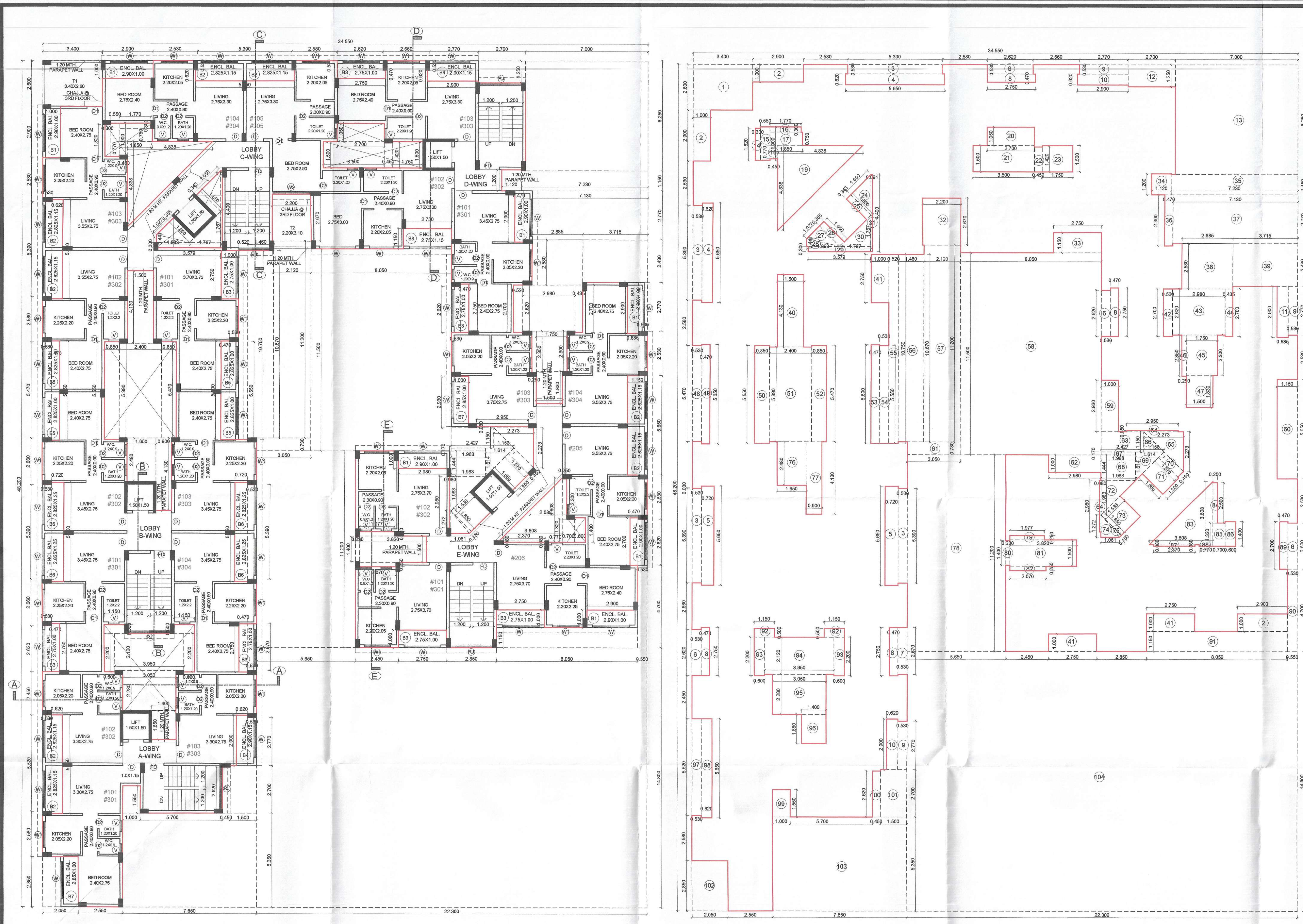
SECTION B-B
SCALE 1:100

SCHEDULE OF DOORS & WINDOWS						
TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M)	SILL LEVEL (METER)	DESCRIPTION	
1	2	3	4	5	6	7
D	1.000	2.250	2.250	0.000	T.W.	FRAMED PANNELED DOOR
D1	0.800	2.250	2.025	0.000	T.W.	FRAMED PANNELED DOOR
D2	0.750	2.250	1.688	0.000	T.W.	FRAMED PANNELED DOOR
W	2.100	1.500	3.150	0.750	ALUMINUM	SLIDING WINDOW
W1	1.500	1.500	2.250	0.750	ALUMINUM	SLIDING WINDOW
W2	2.100	2.100	4.410	0.150	ALUMINUM	SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINUM	LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FRAMED	DOOR
RJ	2.550	1.800	4.590	0.450	RC	PRECAST JALI

SCHEDULE OF LIGHT AND VENTILATION						
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED	
1	2	3	4	5	6	
LIVING	A-101	13.125	W	2.188	3.150	
BED	A-101	8.937	W	1.450	3.150	
KITCHEN	A-101	4.510	W1	0.752	2.250	
TOILET	B-104	2.840	V	0.440	0.450	
BATH	A-101	1.440	V	0.240	0.450	
W.C.	A-101	1.080	V	0.180	0.450	

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
18/09/2018	VST/NAINA/04	06	AS SHOWN AS	RAKHI	RAKHI
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED AMENDMENT OF RESIDENTIAL USE ON LAND BEARING GUT NO.42/2B/14AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST - RAIGAD.					
NAME OF OWNER					
SHRI. PRAKASH GAJANAN POTE					
SIGNATURE, NAME OF LICENSED ARCHITECT			ADDRESS OF LICENSED ARCHITECT		
AR. DEEPAK THAKRE			VISTAAR ARCHITECTS & PLANNERS		
CA/92/14488			SHREE HANDESHI RDG. A-505/506, PLOT NO 59, SECTOR 11, C.B.D. RAIPUR, NAYAGUMMAL ROAD, PH. 27580241, 27580242, FAX: 27580243, design@vistaararchi.com, vistaar1@gmail.com		



1ST & 3RD FLOOR PLAN
SCALE 1:100

1ST TO 3RD FLOOR AREA DIAGRAM
SCALE 1:100

TYPICAL FLOOR AREA CALCULATION (1st, 2nd & 3rd FLOOR)						
SR. NO.	NUMBER	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(3)(4)(5)(6)
1ST, 2ND & 3RD FLOOR						
1	A	1.00	1.00	34.550	48.200	1665.310
TOTAL ADDITION						1665.310
DEDUCTION						
2	1	1.00	1.00	3.400	2.600	8.840
3	2	3.00	1.00	2.900	1.000	8.700
4	3	4.00	1.00	5.390	0.530	11.427
5	4	2.00	1.00	5.650	0.620	7.006
6	5	2.00	1.00	5.650	0.720	8.136
7	6	4.00	1.00	2.620	0.530	5.554
8	7	1.00	1.00	2.670	0.530	1.415
9	8	4.00	1.00	2.750	0.470	5.170
10	9	3.00	1.00	2.770	0.530	4.404
11	10	2.00	1.00	2.900	0.620	3.596
12	11	1.00	1.00	2.900	0.635	1.842
13	12	1.00	1.00	2.700	1.250	3.375
14	13	1.00	1.00	7.000	6.250	43.750
15	14	1.00	1.00	0.300	1.820	0.546
16	15	1.00	1.00	0.550	1.900	1.045
17	16	1.00	1.00	1.770	0.300	0.531
18	17	1.00	1.00	1.850	0.750	1.388
19	18	1.00	1.00	0.450	0.770	0.347
20	19	1.00	0.50	4.838	4.838	11.703
21	20	1.00	1.00	2.700	1.050	2.835
22	21	1.00	1.00	3.500	1.500	5.250
23	22	1.00	1.00	0.450	1.420	0.639
24	23	1.00	1.00	1.750	1.500	2.625
25	24	1.00	0.50	1.650	1.850	1.381
26	25	1.00	1.00	1.650	0.343	0.566
27	26	1.00	1.00	1.650	0.355	0.586
28	27	1.00	0.50	1.027	1.650	0.847
29	28	1.00	0.50	1.893	0.441	0.417
30	29	1.00	1.00	3.579	0.300	1.074
31	30	1.00	0.50	1.767	1.767	1.581
32	31	1.00	1.00	4.400	0.091	0.400
33	32	1.00	1.00	2.200	2.670	5.874
34	33	1.00	1.00	2.750	1.150	3.163
35	34	1.00	1.00	1.120	1.200	1.344
36	35	1.00	1.00	7.230	1.150	8.315
37	36	1.00	1.00	0.470	2.900	1.363
38	37	1.00	1.00	7.130	2.770	19.750
39	38	1.00	1.00	2.885	2.580	7.443
40	39	1.00	1.00	3.715	2.430	9.028
41	40	1.00	1.00	1.500	4.130	6.195
42	41	3.00	1.00	1.000	2.750	8.250
43	42	1.00	1.00	0.520	2.700	1.404
44	43	1.00	1.00	2.980	2.620	7.808
45	44	1.00	1.00	0.435	2.700	1.175
46	45	1.00	1.00	1.750	2.300	4.025
47	46	1.00	1.00	0.250	2.350	0.588
48	47	1.00	1.00	1.500	1.830	2.745
49	48	1.00	1.00	0.530	5.470	2.899
50	49	1.00	1.00	0.470	5.650	2.656
51	50	1.00	1.00	0.850	5.550	4.718
52	51	1.00	1.00	2.400	5.390	12.936
53	52	1.00	1.00	0.850	5.470	4.650
54	53	1.00	1.00	0.470	5.600	2.632
55	54	1.00	1.00	0.530	5.550	2.942
56	55	1.00	1.00	0.520	10.750	5.590
57	56	1.00	1.00	1.460	10.670	15.578
58	57	1.00	1.00	2.120	11.200	23.744
59	58	1.00	1.00	8.050	11.500	92.575
60	59	1.00	1.00	1.000	2.930	2.930
61	60	1.00	1.00	1.150	5.650	6.498
62	61	1.00	1.00	3.050	0.730	2.227
63	62	1.00	1.00	2.980	1.000	2.980
64	63	1.00	1.00	2.427	1.150	2.791
65	64	2.00	1.00	2.950	0.080	0.472
66	65	1.00	0.50	2.273	2.273	2.583
67	66	1.00	0.50	1.150	1.150	0.661
68	67	1.00	1.00	1.963	0.170	0.334
69	68	1.00	1.00	1.983	1.444	2.864
70	69	1.00	0.50	1.614	1.614	1.303
71	70	1.00	1.00	1.570	0.450	0.707
72	71	1.00	1.00	1.650	1.300	2.145
73	72	1.00	0.50	1.983	1.983	1.966
74	73	1.00	1.00	1.650	1.538	2.538
75	74	1.00	0.50	1.061	1.272	0.675
76	75	1.00	0.50	1.150	1.650	0.124

77	76	1.00	1.00	1.650	2.480	4.092
78	77	1.00	1.00	0.900	4.130	3.717
79	78	1.00	1.00	5.650	11.200	63.280
80	79	1.00	1.00	1.977	0.250	0.494
81	80	1.00	1.00	0.230	1.400	0.322
82	81	1.00	1.00	3.820	1.500	5.730
83	82	1.00	1.00	2.070	0.250	0.518
84	83	1.00	0.50	3.608	3.608	6.509
85	84	1.00	1.00	0.250	2.300	0.575
86	85	1.00	1.00	0.700	1.320	0.924
87	86	1.00	1.00	0.800	1.400	0.840
88	87	1.00	1.00	2.370	0.080	0.190
89	88	1.00	1.00	0.770	0.080	0.062
90	89	1.00	1.00	0.470	2.700	1.269
91	90	1.00	1.00	0.550	4.700	2.585
92	91	1.00	1.00	8.050	1.150	9.258
93	92	2.00	1.00	1.150	0.500	1.150
94	93	2.00	1.00	0.600	2.200	2.640
95	94	1.00	1.00	3.950	2.120	8.374
96	95	1.00	1.00	3.050	2.280	6.954
97	96	1.00	1.00	1.400	1.650	2.310
98	97	1.00	1.00	0.530	5.520	2.926
99	98	1.00	1.00	0.620	5.650	3.503
100	99	1.00	1.00	1.000	1.550	1.550
101	100	1.00	1.00	0.450	2.620	1.179
102	101	1.00	1.00	1.500	2.700	4.050
103	102	1.00	1.00	2.050	2.850	5.843
104	103	1.00	1.00	7.650	5.350	40.928
105	104	1.00	1.00	22.300	14.800	330.040
TOTAL DEDUCTION						
TOTAL BUILT UP AREA @ 1ST, 2ND & 3RD FLOOR						713.384
PERMISSIBLE BALCONY (15%) AREA @ 1ST, 2ND & 3RD FLOOR						107.008
106	B1	7.00	1.00	2.900	1.000	20.300
107	B2	8.00	1.00	2.825	1.150	25.990
108	B3	7.00	1.00	2.750	1.000	19.250
109	B4	2.00	1.00	2.900	1.150	6.670
110	B5	4.00	1.00	2.825	1.000	11.300
111	B6	4.00	1.00	2.825	1.250	14.125
112	B7	2.00	1.00	2.850	1.000	5.700
113	B8	1.00	1.00	2.750	1.150	3.163
TOTAL						106.498
EXCESS BALCONY AREA @ 1ST, 2ND & 3RD FLOOR						0.000
NET BUILT UP AREA @ 1ST, 2ND & 3RD FLOOR						713.384
PROPOSED TERRACE AREA @ 1ST & 3RD FLOOR						0.000
PERMISSIBLE TERRACE (20%) AREA @ 1ST & 3RD FLOOR						142.677
114	T1	1.00	1.00	3.400	2.600	8.840
115	T2	1.00	1.00	2.200	3.100	6.820
PROPOSED TERRACE AREA @ 1ST & 3RD FLOOR						15.660
PROPOSED TERRACE AREA @ 2ND FLOOR						0.000

DRAWING FOR BUILDING PERMISSION SHEET NO. 04/07

CONTENT : 1ST & 3RD TYPICAL FLOOR PLAN, 1ST TO 3RD FLOOR AREA DIAGRAM & AREA CALCULATION.

STAMP OF APPROVAL

AS BUILT DRAWINGS APPROVED
Subject to the conditions mentioned in this office letter no.
CIDCO/NAINA/Panvel/Vihighar/BP-220/02/2020/567
Date: 30 JAN 2020
Associate Planner (NAINA)

30/01/2020

TYPE		SIZE		SILL LEVEL		DESCRIPTION
1	2	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	8	
D	1.000	2.250	4.523.9	0.000	T.W. FRAMED PANNELED DOOR	
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR	
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR	
W	2.100	1.500	3.150	0.750	ALUMINUM SLIDING WINDOW	
W1	1.500	1.500	2.250	0.750	ALUMINUM SLIDING WINDOW	
W2	2.100	2.100	4.410	0.150	ALUMINUM SLIDING WINDOW	
V	0.900	0.750	0.450	1.500	ALUMINUM LOUVERED WINDOW	
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR	
RJ	2.500	1.800	4.500	0.450	ROCC PRECAST JALI	

ROOM		TENEMENT NUMBER		CARPET AREA		WINDOW TYPE		L&V REQUIRED		L&V PROVIDED	
1	2	3	4	5	6	7	8	9	10	11	12
LIVING	A-101	13.125	W	5	3/4	6	3.150				
BED	A-101	8.937	W	1	4.90	1.490	3.150				
KITCHEN	A-101	4.510	W1	0.752	2.250						
TOILET	B-104	2.640	V	0.440	0.450						
BATH	A-101	1.440	V	0.240	0.450						
W.C.	A-101	1.080	V	0.180	0.450						

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 18/09/2018 JOB NO. VSTINAINA/04 DRG NO. 08 SCALE AS SHOWN BY RAHII CHECKED BY RAHII

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMENDMENT OF RESIDENTIAL USE ON LAND BEARING GUT NO.42/2/28/AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST - RAIGAD.

NAME OF OWNER

SHRI. PRAKASH GAJANAN POTE

SIGNATURE, NAME OF LICENSED ARCHITECT ADDRESS OF LICENSED ARCHITECT

VITTAAR ARCHITECTS & PLANNERS
SHREE NAND-DHAM BLDG., A-505/506, PLOT NO.59, SECTOR-11, C.S.D. REJUR, NAWA MUMBAI, 400014.
PH: 07880241, 07880242, FAX: 07880243
design@vittaararch.com, vttaar@gmail.com

STAMP OF APPROVAL

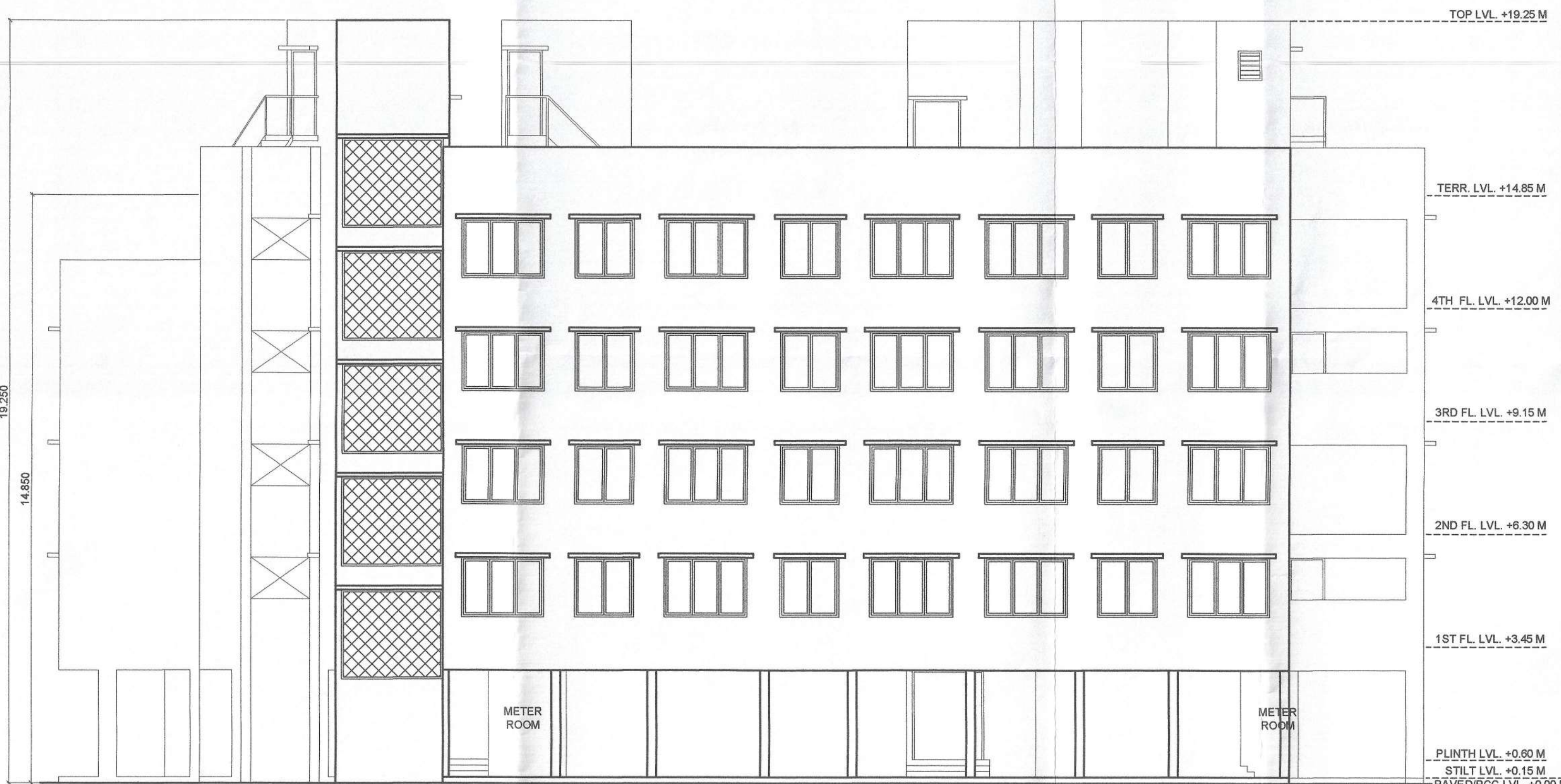
AS BUILT DRAWINGS APPROVED

Subject to the conditions mentioned in this office letter
no.

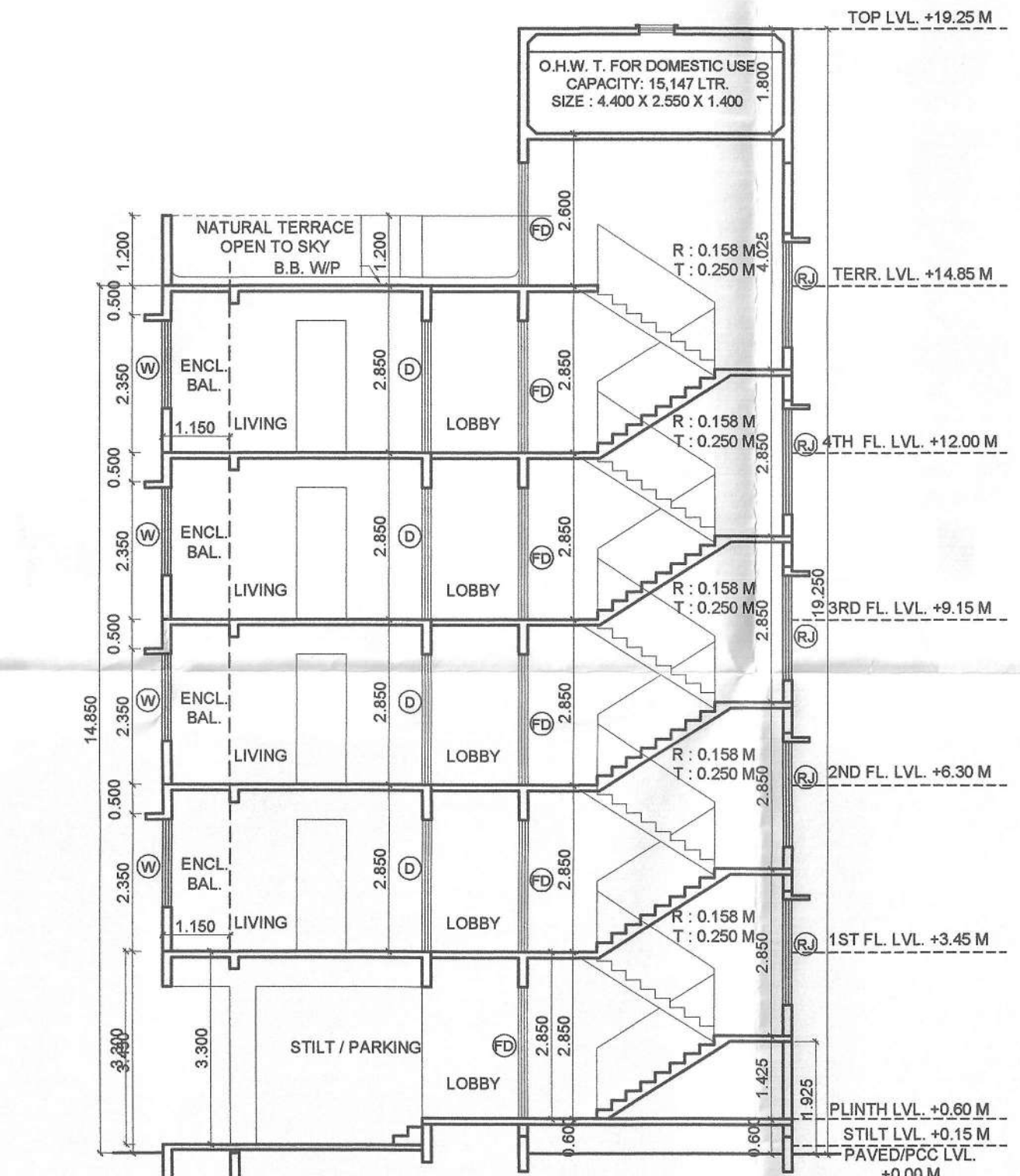
CIDCO/NAINA/ Panvel/Vihighar/BR-22/OC/2024/56
Date: 30 JAN 2020 SAP/1796

Associate Planner (NAINA)

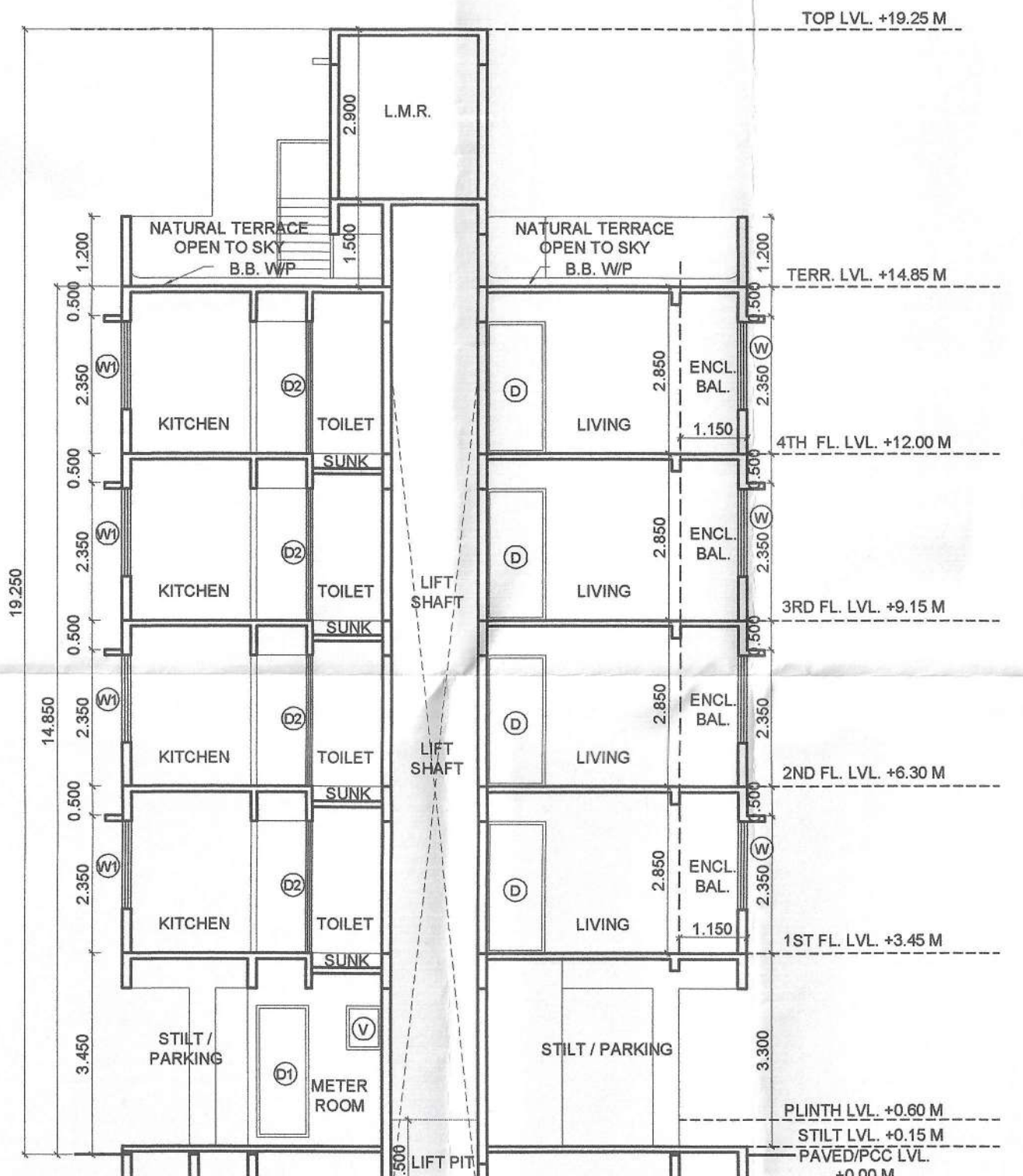
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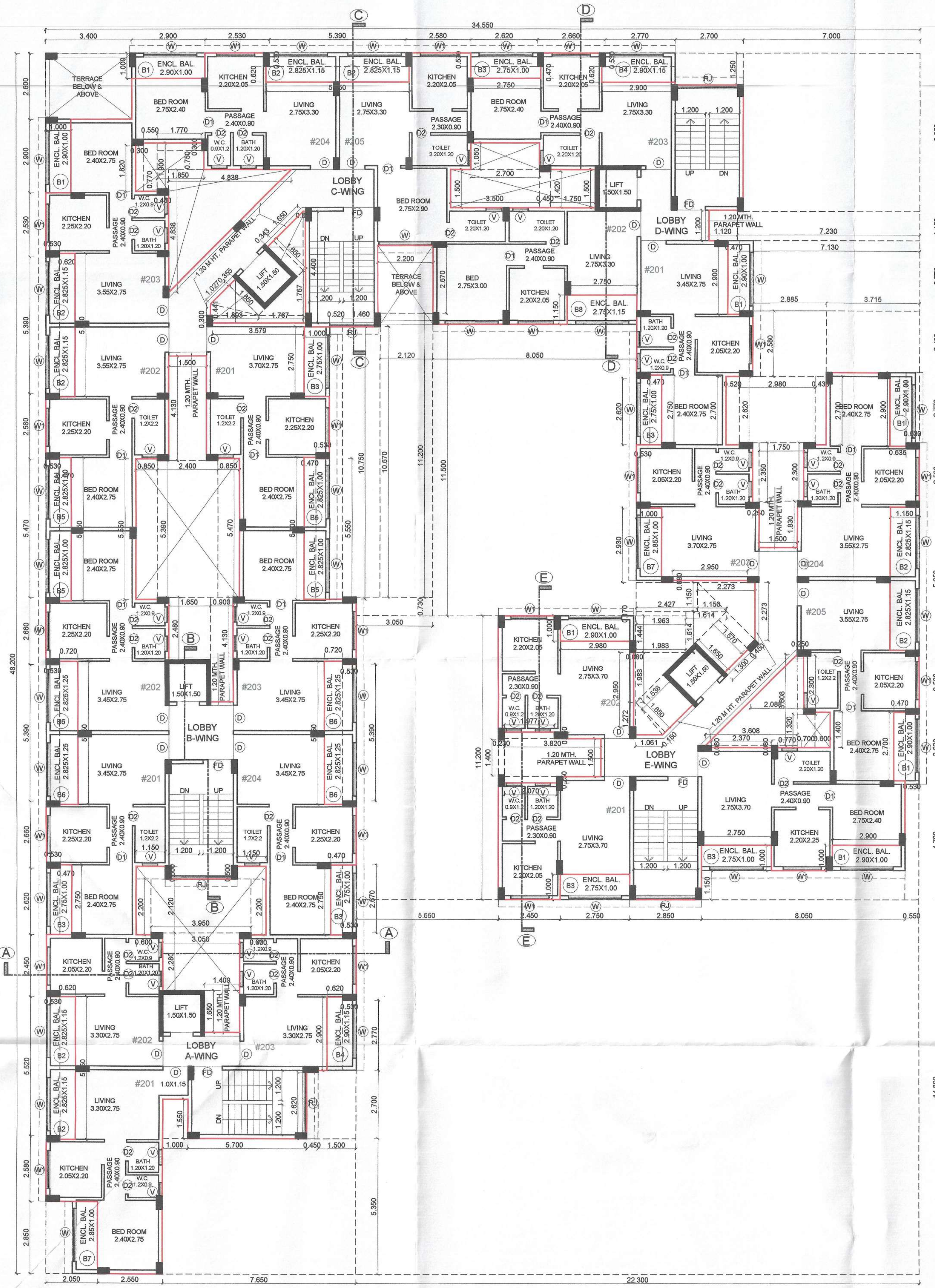
FRONT ELEVATION (NORTH-EAST SIDE) SCALE 1:100



SECTION C-C SCALE 1:100



SECTION D-D SCALE 1:100



SECOND FLOOR PLAN SCALE 1:100

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE		AREA	BILL LEVEL	
	WIDTH (METER)	HEIGHT (METER)		(SQM)	DESCRIPTION
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	2.100	1.500	3.150	0.750	ALUMINIA SLIDING WINDOW
W1	1.500	1.500	2.250	0.750	ALUMINIA SLIDING WINDOW
W2	2.100	2.100	4.410	0.150	ALUMINIA SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINIA LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR
RJ	2.550	1.800	4.590	0.450	RCC PRECAST JALI

SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5=3/4	6
LIVING	A-101	13.125	W	2.188	3.150
BED	A-101	8.937	W	1.490	3.150
KITCHEN	A-101	4.510	W1	0.752	2.250
TOILET	B-104	2.640	V	0.440	0.450
BATH	A-101	1.440	V	0.240	0.450
W.C.	A-101	1.080	V	0.180	0.450

LEGENDS		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
18/09/2018	VST/NAINA/04	06	AS SHOWN AS	RAKHI	RAKHI

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMENDMENT OF RESIDENTIAL USE ON LAND
BEARING GUT NO.42/2/28/10AT VILLAGE - VIHIGHAR, TALUKA
-PANVEL, DIST - RAIGAD.

NAME OF OWNER

SHRI. PRAKASH GAJANAN POTE

SIGNATURE, NAME OF LICENSED ARCHITECT ADDRESS OF LICENSED ARCHITECT

AR. DEEPAK THAKRE
CA/92/14485

VISTAAR
ARCHITECTS & PLANNERS
SHRI NANO DHAM BDC, A-505/506, R/O NO. 99,
SECTOR-11, C.B.D. BEAPUR, NAVI-MUMBAI, 400014.
PH: 27580241, 27580242; FAX: 27580243
deepa@vistsaarch.com, vistsa@vistsaarch.com

STAMP OF APPROVAL

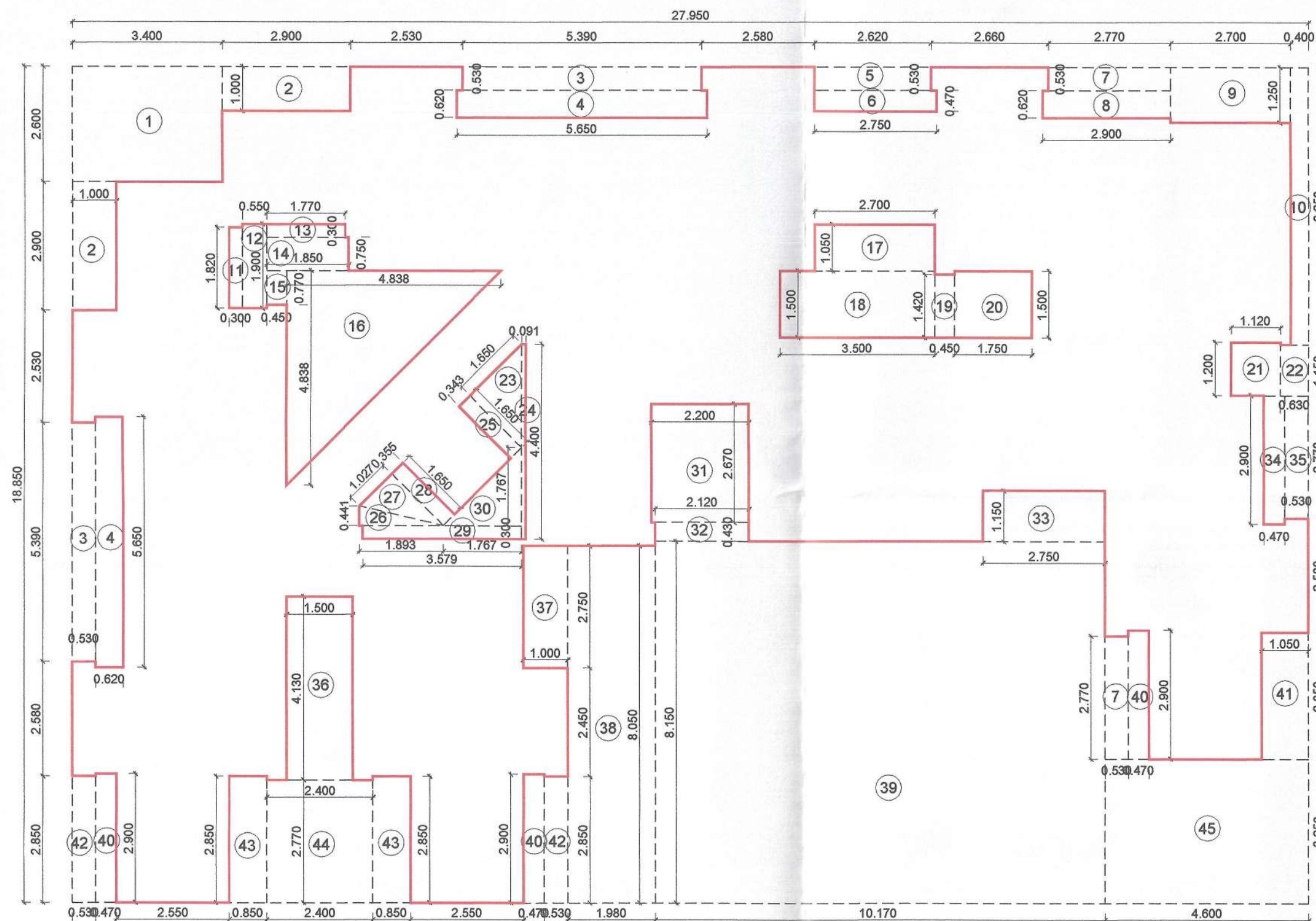
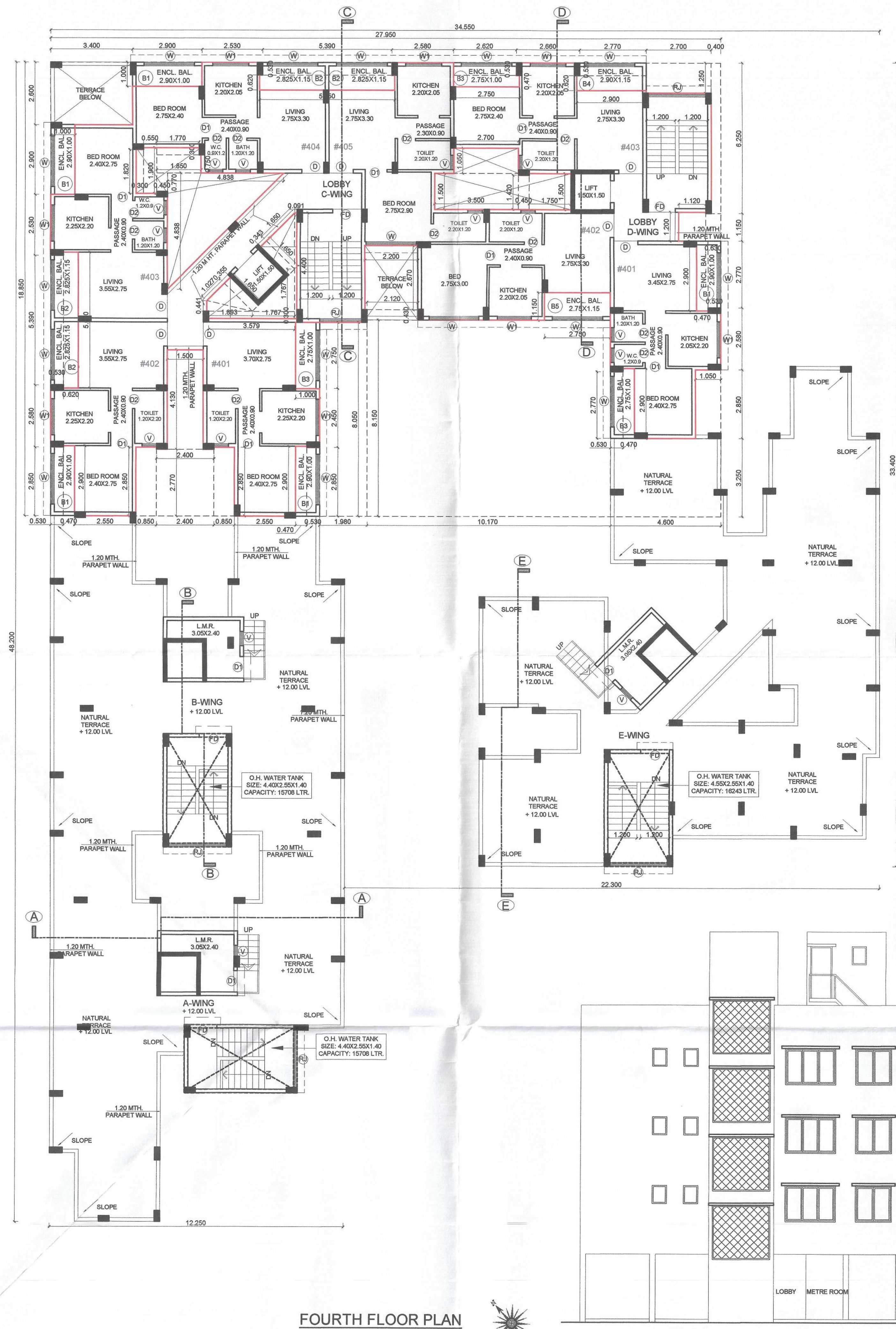
AS BUILT DRAWINGS APPROVED

Subject to the conditions mentioned in this office letter
no.

CIDCO/NAINA/Panvel/Vihighar/B.P.22/04/2020/55/

Date: 30 JAN 2020

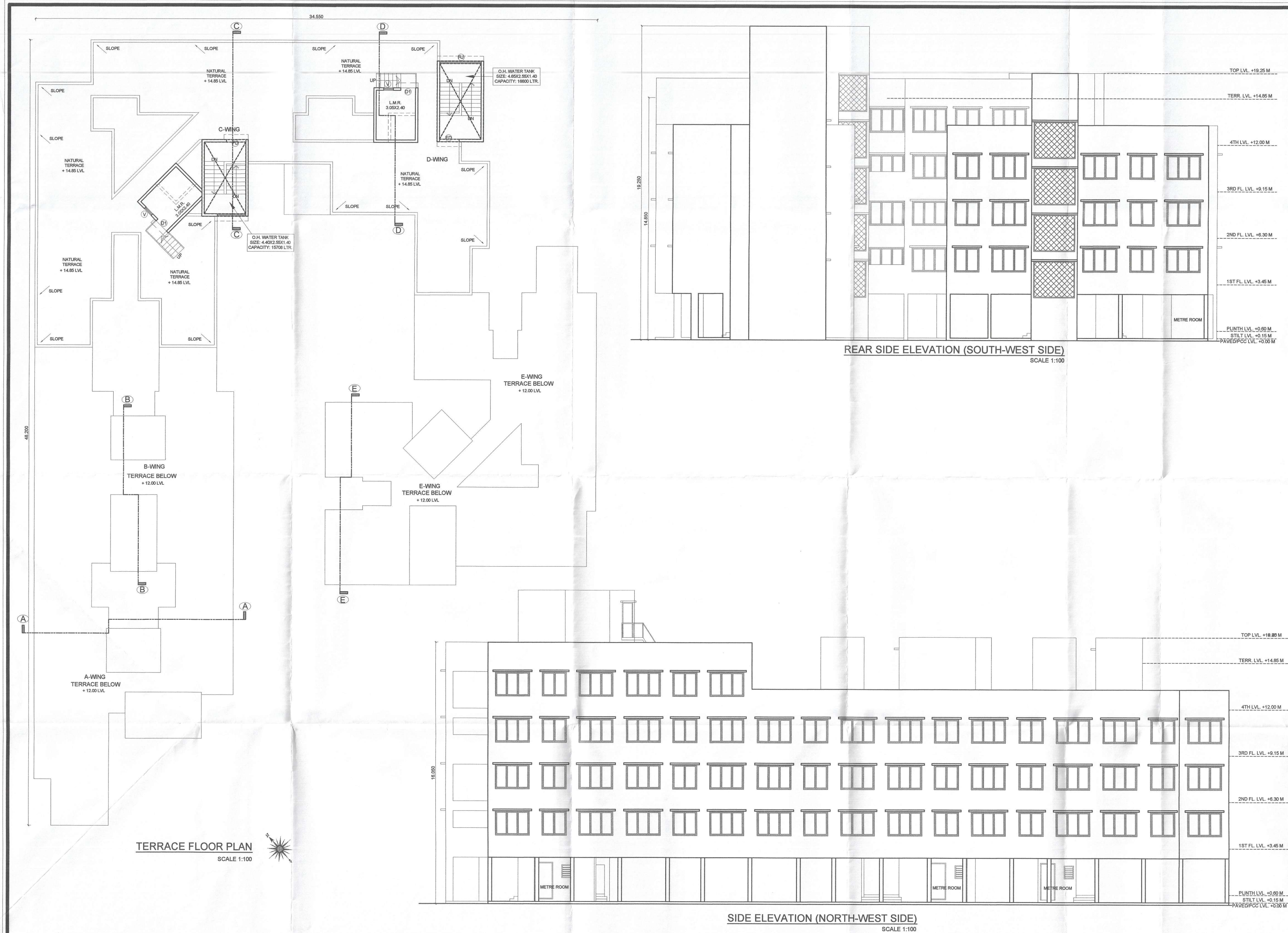
Associate Planner (NAINA)



FOURTH FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M)
1	2	3	4	5	6	(7) = (3)X(4)X(5) X(6)
4TH FLOOR						
1	A	1.00	1.00	27.950	18.850	526.858
TOTAL ADDITION						526.858
DEDUCTION						
2	1	1.00	1.00	3.400	2.800	8.840
3	2	2.00	1.00	2.900	1.000	5.800
4	3	2.00	1.00	5.390	0.530	5.713
5	4	2.00	1.00	5.650	0.620	7.008
6	5	1.00	1.00	2.620	0.530	1.389
7	6	1.00	1.00	2.750	0.470	1.293
8	7	2.00	1.00	2.770	0.530	2.936
9	8	1.00	1.00	2.900	0.620	1.798
10	9	1.00	1.00	2.700	1.250	3.375
11	10	1.00	1.00	0.400	6.250	2.500
12	11	1.00	1.00	0.300	1.820	0.546
13	12	1.00	1.00	0.550	1.900	1.045
14	13	1.00	1.00	1.770	0.300	0.531
15	14	1.00	1.00	1.850	0.750	1.388
16	15	1.00	1.00	0.450	0.770	0.347
17	16	1.00	0.50	4.838	4.838	11.703
18	17	1.00	1.00	2.700	1.050	2.835
19	18	1.00	1.00	3.500	1.500	5.250
20	19	1.00	1.00	0.450	1.420	0.639
21	20	1.00	1.00	1.750	1.500	2.625
22	21	1.00	1.00	1.120	1.200	1.344
23	22	1.00	1.00	0.630	1.150	0.725
24	23	1.00	0.50	1.650	1.650	1.361
25	24	1.00	1.00	4.400	0.091	0.400
26	25	1.00	1.00	1.650	0.343	0.568
27	26	1.00	0.50	1.893	0.441	0.417
28	27	1.00	0.50	1.027	1.650	0.847
29	28	1.00	1.00	1.650	0.355	0.586
30	29	1.00	1.00	3.579	0.300	1.074
31	30	1.00	0.50	1.767	1.767	1.561
32	31	1.00	1.00	2.200	2.670	5.874
33	32	1.00	1.00	2.120	0.430	0.912
34	33	1.00	1.00	2.750	1.150	3.163
35	34	1.00	1.00	0.470	2.900	1.363
36	35	1.00	1.00	0.530	2.770	1.468
37	36	1.00	1.00	1.500	4.130	6.195
38	37	1.00	1.00	1.000	2.750	2.750
39	38	1.00	1.00	1.980	8.050	15.939
40	39	1.00	1.00	10.170	8.150	82.888
41	40	3.00	1.00	0.470	2.900	4.089
42	41	1.00	1.00	1.050	2.850	2.993
43	42	2.00	1.00	0.530	2.850	3.021
44	43	2.00	1.00	0.850	2.850	4.845
45	44	1.00	1.00	2.400	2.770	6.648
46	45	1.00	1.00	4.600	3.250	14.950
TOTAL DEDUCTION						233.534
TOTAL BUILT UP AREA @ 4TH FLOOR						293.325
PERMISSIBLE BALCONY (15%) AREA @ 4TH FLOOR						43.999
47	B1	5.00	1.00	2.900	1.000	14.500
48	B2	4.00	1.00	2.825	1.150	12.995
49	B3	3.00	1.00	2.750	1.000	8.250
50	B4	1.00	1.00	2.900	1.150	3.335
51	B5	1.00	1.00	2.750	1.000	2.750
TOTAL						41.830
EXCESS BALCONY AREA @ 4TH FLOOR						0.000
NET BUILT UP AREA @ 4TH FLOOR						293.325
PROPOSED TERRACE AREA @ 4TH FLOOR						0.000
PERMISSIBLE TERRACE (20%) AREA @ 4TH FLOOR						58.665
PROPOSED TERRACE AREA @ 4TH FLOOR						0.000

SIDE ELEVATION (SOUTH-EAST SIDE)
SCALE 1:100

LEGENDS		SITE PLAN	BUILDING PLAN
ITEM			
PLOT LINES			
EXISTING STREET			
FUTURE STREET			
PERM. 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
18/09/2018	VST/NAINA/04	06	AS SHOWN AS
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED AMENDMENT OF RESIDENTIAL USE ON LAND BEARING GUT NO.42/22/11 AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST - RAIGAD.			
NAME OF OWNER			
SHRI. PRAKASH GAJANAN POTE			
SIGNATURE, NAME OF LICENSEE/ARCHITECT		ADDRESS OF LICENSED ARCHITECT	
AR. DEEPAK THAKARE		VISTAAR ARCHITECTS & PLANNERS	
CA/92/14485		SHREE NAND CHAM BLDG., A-505/606, PLOT NO.59, SECTOR-11, CHD-BEAPUR, NAWANIMAL, 40014, PH 27580241, 27580242, FAX 27580243, design@vistaarch.com, vistaar1@gmail.com	



CONTENT : TERRACE FLOOR PLAN,
SIDE ELEVATION & REAR SIDE ELEVATION.

STAMP OF APPROVAL

AS BUILT DRAWINGS APPROVED

Subject to the conditions mentioned in this office letter no.

CIDCO/NAINA/ Panvel/vihighar/BP-220/06/2020/56
Date: 30 JAN 2020 SAP/1796

Associate Planner (NAINA)

30/01/2020

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE		AREA	BILL LEVEL	
	WIDTH	HEIGHT		(METER)	DESCRIPTION
(METER)	(METER)	(METER)	(SQM)	(METER)	
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.800	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	2.100	1.500	3.150	0.750	ALUMINUM SLIDING WINDOW
W1	1.500	1.500	2.250	0.750	ALUMINUM SLIDING WINDOW
W2	2.100	2.100	4.410	0.150	ALUMINUM SLIDING WINDOW
V	0.800	0.750	0.450	1.500	ALUMINUM LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR
RJ	2.550	1.800	4.590	0.450	RCC PRECAST JALI

SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	3	4	5=3/4	6	
LIVING	A-101	13.125	W	2.168	3.150
BED	A-101	8.037	W	1.460	3.150
KITCHEN	A-101	4.510	W1	0.752	2.250
TOILET	B-104	2.640	V	0.440	0.450
BATH	A-101	1.440	V	0.240	0.450
W.C.	A-101	1.080	V	0.180	0.450

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
18/09/2018	VST/NAINA/04	08	AS SHOWN AS	RAKHI	RAKHI

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMENDMENT OF RESIDENTIAL USE ON LAND BEARING GUT NO.42/2/B/14 AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST - RAIGAD.

NAME OF OWNER

SHRI. PRAKASH GAJANAN POTE

SIGNATURE, NAME OF LICENSED ARCHITECT

ADDRESS OF LICENSED ARCHITECT

AR. DEEPAK THAKARE CA/92/14485

VISTAAR ARCHITECTS & PLANNERS

SHREE NAND CHAM BLDG., A-505/506, FLOT NO 59, SECTOR 11, C.B.D.-REAR, NAWA-MUMBAI, 4006014. PH: 27860241, 27860242, FAX: 27860243 design@vistaarch.com, vistaar1@gmail.com