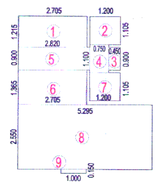
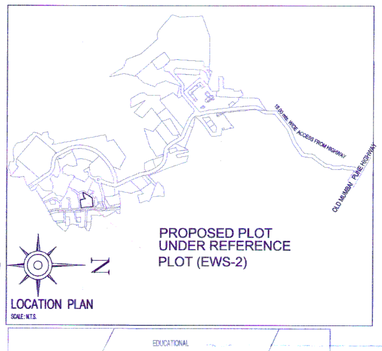
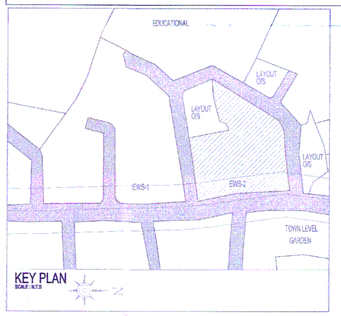
LAYOUT PLAN
SCALE : 1:200



CARPET AREA DIAGRAM OF TYPICAL E.W.S.UNIT
SCALE: 1:100



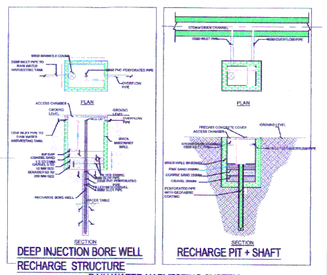
LOCATION PLAN
SCALE: N.T.S



KEY PLAN
SCALE: N.T.S

PLOT AREA CALCULATION DIAGRAM
SCALE: 1:500

TYPICAL SECTION OF S.W1. DRAIN LINE/ COMPOUND W1ALL
SCALE : NTS



DEEP INJECTION BORE WELL RECHARGE STRUCTURE — RECHARGE PIT + SHAFT
RAIN WATER HARVESTING SYSTEM

WATER REQUIREMENT VIS-A-VIS PROVISION

BUILDING	TOTAL FLATS	REQUIRED (LPCD AS PER NBC)		TOTAL LITRES	PROVIDED (LIT.)	
		DOMESTIC	FLUSHING		DOMESTIC	FLUSHING
Tower - 01	136	95x136x5	45x136x5		64500 lts -UG (4.30x5.00x3.00)	33000 lts-UG (2.20x5.00x3.00)
		64600 lts	30600 lts	91700 lts	33219 lts-OH (2.300x3.100x2.248) (2.373 x3.100x2.248)	16.697 lts-OH (2.300x3.100x2.248)
					FIRE TANK	
					75000 lts-UG (5.00 X 5.00 X 3.00)	
					16522 lts-OH (2.373 x 3.100 x 2.248)	

CARPET AREA STATEMENT (E.W.S. UNIT)

ADDITIONS:-								
1	1	x	2.705	x	1.215	=	3.287	SQM.
2	1	x	1.200	x	1.105	=	1.326	SQM.
3	1	x	0.450	x	0.900	=	0.405	SQM.
4	1	x	0.750	x	1.100	=	0.825	SQM.
5	1	x	2.820	x	0.900	=	2.538	SQM.
6	1	x	2.705	x	1.365	=	3.692	SQM.
7	1	x	1.200	x	1.105	=	1.326	SQM.
8	1	x	5.295	x	2.550	=	13.502	SQM.
9	1	x	1.000	x	0.150	=	0.150	SQM.
TOTAL ADDITIONS						=	27.051	SQM.

TENEMENT STATEMENT

SR.NO.	FLOOR	UNITS
1	Gr.	09
2	1st. Floor	10
3	2nd. Floor	10
4	3rd. Floor	10
5	4th. Floor	10
6	5th. Floor	10
7	6th. Floor	10
8	7th. Floor	10
9	8th. Floor	09
10	9th. Floor	10
11	10th. Floor	09
12	11th. Floor	10
13	12th. Floor	09
14	13th. Floor	10
TOTAL TENEMENT		136

EWS- Ground Floor

BUA Area & Carpet Area Statement of Tenaments

Floor No.	Flat No.	TOWER 1	
		BUA AREA	Carpet Area
Ground	1	30.507	27.051
	2	30.291	27.051
	3	30.291	27.051
	4	30.291	27.051
	5	30.505	27.051
	6	30.291	27.051
	7	30.291	27.051
	8	30.291	27.051
	9	30.291	27.051
TOTAL AREA =		273.089	243.459

EWS-TYPICAL FL.

BUA Area & Carpet Area Statement of Tenaments

Floor No.	Flat No.	TOWER 1	
		BUA AREA	Carpet Area
1,2,3,4,5,6,7,9,11 & 13	1	30.507	27.051
	2	30.291	27.051
	3	30.291	27.051
	4	30.291	27.051
	5	30.505	27.051
	6	30.291	27.051
	7	30.291	27.051
	8	30.291	27.051
	9	30.291	27.051
	10	30.505	27.051
TOTAL AREA =		303.554	270.510

EWS-Refuge Floor

BUA Area & Carpet Area Statement of Tenaments

Floor No.	Flat No.	TOWER 1	
		BUA AREA	Carpet Area
8,10 & 12	1	30.507	27.051
	2	30.766	27.051
	3	30.505	27.051
	4	30.505	27.051
	5	30.291	27.051
	6	30.291	27.051
	7	30.291	27.051
	8	30.291	27.051
	9	30.505	27.051
TOTAL AREA =		273.952	243.459

EWS STP TANK CALCULATIUON

BUILDING	TOTAL FLATS	REQUIRED TANK CAPACITY (85 %)	TOTAL (LTS)
Tower - 01	136	119x136x5	80920
TOTAL	136		80920 (LTS)
			SAY 81 KLD
PROVIDED STP TANK CAPACITY 81 KLD			

PLOT AREA STATEMENT

ADDITIONS:-								
	1	0.5	x	36.060	x	19.191	=	346.014 SQM.
	2	0.5	x	67.391	x	12.123	=	408.491 SQM.
	3	0.5	x	67.391	x	26.246	=	884.372 SQM.
	4	0.5	x	31.400	x	13.175	=	206.948 SQM.
	5	0.5	x	56.607	x	13.943	=	394.636 SQM.
	6	0.5	x	41.616	x	14.970	=	311.486 SQM.
	7	0.5	x	36.677	x	6.459	=	118.445 SQM.
	8	0.5	x	35.065	x	4.243	=	74.390 SQM.
	9	0.5	x	39.488	x	1.527	=	30.149 SQM.
	10	0.5	x	46.161	x	13.418	=	309.694 SQM.
	11	0.5	x	52.284	x	9.871	=	258.046 SQM.
TOTAL PLOT AREA							=	3342.585 SQM.

PARKING STATEMENT **

TENEMENTS SIZE B/UP AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES			PROPOSED PARKING SPACES		
			No. of cars	No. of scooter	No. of cycle	No. of cars	No. of scooter	No. of cycle
			12.5 sqmt.	2.0 sqmt.	0.70 sqmt.	12.5 sqmt. 5.0 X 2.5 M	2.0 sqmt. 1.0 X 2 M	0.70 sqmt. 0.5 X 1.4 M
UPTO 50	136	4 TENEMENTS HAVING BU AREA UPTO 50 SQ.MT. 5 SCOOTER & 5 CYCLE	---	170	170	---	170	170
AS PER STANDERDLISED DEVLOPMENT CONTROL & PROMOTION REGULATIONS FOR REGIANAL PLANS IN MAHARASHTRA REGULATION NO. 16.1, REQUIRED NO. OF PARKING SHALL BE INCREASED BY 50%			---	170 x0.5 = 85	170 x0.5 = 85	---	85	85
VISITING PARKING SHALL BE INCREASED BY 10%				170 x0.1 =17	170 x0.1 =17		17	17
TOTAL			---	272	272	---	272	272

BUILT-UP AREA STATEMENT OF TOWER - 1

FLOOR LVL	TOWER - 1 BUA / FLR	TOWER - 1 UNITS / FLR
GR. FLOOR	383.708	9
1ST FLOOR	408.976	10
2ND FLOOR	408.976	10
3RD FLOOR	408.976	10
4TH FLOOR	408.976	10
5TH FLOOR	408.976	10
6TH FLOOR	408.976	10
7TH FLOOR	408.976	10
8TH FLOOR	380.168	9
9TH FLOOR	408.976	10
10TH FLOOR	380.168	9
11TH FLOOR	408.976	10
12TH FLOOR	380.168	9
13TH FLOOR	408.976	10
TOTAL	5613.972	136
TOTAL PROPOSED F.S.I. AREA		
TOWER (1) = 5613.972 SQM.		

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/ STP/BP-79/CC/2018/1647
Dated 11 MAY 2018
Associate Planner (NAINA)

PROFORMA - I

A		SQM
1	Area of STP (as per LC)	435286.00
2	Area of Proposal (as per drawing)	431675.638
3	Area of Plot EWS-2	3343.017
4	Approved area of Purely Residential component in Phase I	54169.576
5	20% Pro-rata EWS built-up area to be provided.	17403.54
6	Approved BUA on plot EWS-1	11846.502
7	Required BUA for EWS	5557.038
8	Proposed BUA for EWS on Plot EWS-2	5613.972
9	Proposed total BUA for EWS on Plot EWS-1 and EWS-2 (6+8)	17460.474
10	Deduction for Amenity Space (if any)	NIL
11	R.G. Open Space Required (10% of 3)	NOT REQUIRED
12	R.G. Open space Provided	NIL
13	No of units Proposed a. residential units	136 units
	BALCONY AREA STATEMENT	N.A.
C	TDR	N.A.
D	PARKING STATEMENT	**
	Loading / Unloading	N.A.

Sr. No.	Item	Site Plan on WhitePrint	Building Plan on White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permissible Building lines		
5	Marginal Open Spaces	No colour	
6	Proposed Work		
7	Drainage & SeWerage Work		
8	Water Supply Work		
9	Recreational open Space/ Ground / Layout Open Space		
10	0.60 m. Wide Internal SWD		
11	0.70 m. Wide External SWD		
12	Rain Water Harvesting		
13	Fresh Water Line		

Proposed Special Township Project (STP) on land bearing Survey Numbers 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2, 68/0, 81/2A, 81/2B,40/0, 47/2, 50/12, 50/13, 69/0, 41/1, 41/2, 44/3, 47/1, 71/0, 36/2, 37/1, 37/2, 78/0 of Village-Khanavale, Taluka-Panvel, District- Raigad, and
Survey Numbers 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B/1, 7/B/2, 7B/3, 7B/4, 7B/5, 7B/6, 7B/7, 7C/1, 7C/2, 7C/3, 7C/4, 7C/5, 7C/6, 7C/7, 7C/8, 8/3A/1, 8/3A/2, 8/3A/3, 8/3A/4, 8/3A/5, 8/3A/6, 8/3A/7, 8/3A/8, 8/3A/9, 8/3A/10,8/D/1, 8/D/2, 8/D/3, 8/D/4, 8/D/5, 8/D/6, 8/D/7, 8/D/8, 8/B/1, 8/B/2, 8/B/3, 8/B/4, 8/B/5, 8/B/6, 8/C/1, 8/C/2, 8/1A/1, 8/1A/2, 8/1A/3, 8/1A/4, 8/1A/5, 8/1A/6, 9/B/1, 9/B/2, 9/B/3, 9/B/4, 9/B/5, 9/B/6, 9/B/7, 9/B/8, 9/D/1, 9/D/2, 9/D/3, 9/D/4, 9/D/5, 9/D/6, 9/D/7, 9/D/8, 9/C/1, 9/C/2, 9/C/3, 9/C/4, 9/C/5, 9/C/6, 9/C/7, 9/C/8, 9/C/9, 7/C/9, 7/C/10 of Village,-Talegaon , Taluka- Khalapur, District- Raigad.
Social Housing on Plot EWS-2, economic activity on Plot CZ-1 and pro-rata Residential component

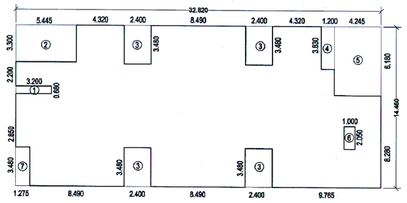
1. Mr. Uraaz Bahl
2. Mr. Santosh Bahl
3. Mr. Ravi Khubchandani
4. Capt. Avtejinder Singh Man
5. Mr. Zahan Batliwala
6. Mr. Riaz Batliwala
7. Mr. Amarjeet Singh

M/s Dinesh Nayak & Associates
ARCHITECTS-ENGINEERS-VALUERS
Trimurty Sahaniwas, Near Vinyaleela Mandir, Shivaji Road, Panvel, 410 206.
Tel: 7452212 e-mail: dnayak@gmail.com

CRED BY	DRAWAN	SCALE	SHEET NO.	DATE	REVISION
AR. DINESH NAYAK	JYOTI	1:100	1 OF 4	21.12.2017	R0

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/ STP/BP-78/CC-215/ 1647
Dated 11 MAY 2018
Associate Planner (NAINA)



BUILT UP AREA DIAGRAM:REFUGE FLOOR (TOWER - 1)

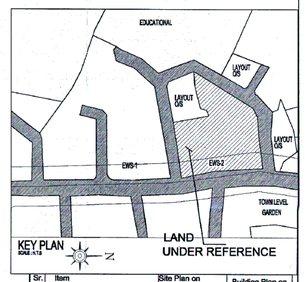
SCALE : 1:200

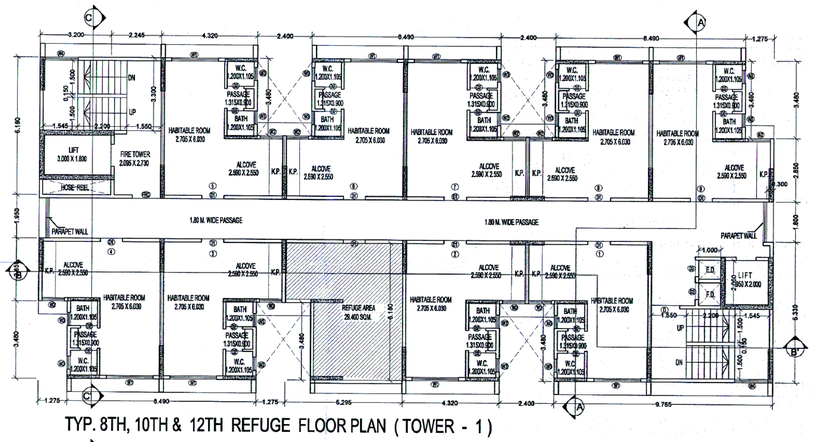
BUILT UP AREA STATEMENT OF GROUND (TOWER - 1)									
BLOCK AREA		A B C D		32.820	x	14.460	=	474.577	SQM.
Deductions	1	1	x	3.200	x	0.680	=	2.176	SQM.
	2	1	x	5.445	x	3.300	=	17.969	SQM.
	3	4	x	2.400	x	3.480	=	33.408	SQM.
	4	1	x	1.200	x	3.830	=	4.596	SQM.
	5	1	x	4.245	x	6.180	=	26.234	SQM.
	6	1	x	1.000	x	2.050	=	2.050	SQM.
	7	1	x	1.275	x	3.480	=	4.437	SQM.
								90.870	SQM.
NET BUILT UP AREA			=	474.577	-	90.870	=	383.708	SQM.

REFUGE AREA STATEMENT : (TOWER - 1)								
ADDITIONS								
1	5.295	x	2.700	x	1	=	14.297	SQM
2	4.170	x	3.622	x	1	=	15.104	SQM
TOTAL ADDITIONS						=	29.400	SQM
NET BUILT UP AREA OF REFUGE						=	29.400	SQM

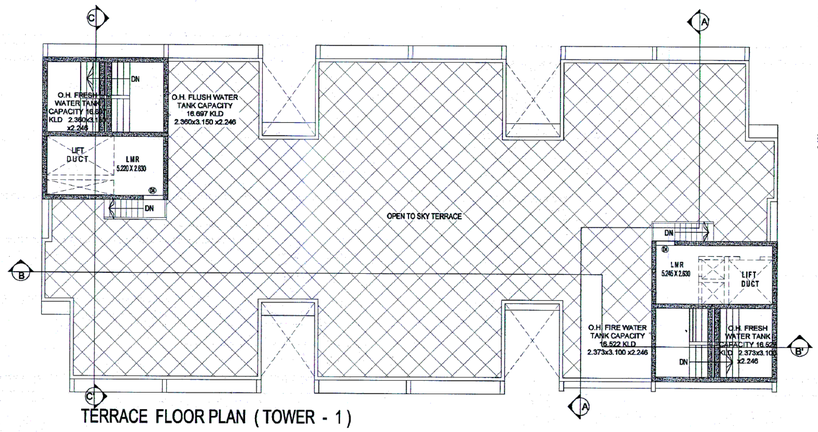
	REQUIRED REFUGE AREA CALCULATION.	
1	NO. OF TENAMENTS (TWO FLOORS.)	(10 X 2) - 1 = 19
2	NO. OF PERSONS (TWO FLOORS.)	19 X 5 = 95
3	TOTAL POPULATION (FOR TWO FLOORS)	95
4	REQUIRED REFUGE AREA / PER PERSON	0.3 SQM / PERSON
		95 X 0.3 = 28.50 SQM
5	ADD 0.90 SQM. AREA FOR WHEEL CHAIR / 200 OCCUPANT	0.90
6	TOTAL REQUIRED REFUGE AREA	28.50 + 0.90 = 29.40 SQM
7	PROPOSED REFUGE AREA.	29.400 SQM
8	EXCESS REFUGE AREA. (7 - 6)	

DOOR & WINDOW SCHEDULE FOR APPROVAL DRAWING						LIGHT AND VENTILATION	
						REQ. OPENING	PROVIDED OPENING
						1/6th of CARPET	
SRNO.	NOMENCLATURE	OPENING SIZE (IN MM)	SILL (IN MM)	LINTEL (IN MM)	LOCATION	SQM	SQM
1	W1	2280 x 1500	900	2400	HABITABLE ROOM	2.718	3.420
2	W2	1120 x 1200	1200	2400	ALCOVE	1.100	1.344
3	W3	600 x 1000	1400	2400	BATH, W.C.	0.270	0.600
4	W4	1500 x 1450	800	2250	STAIRECASE WINDOW	0	2.030
5	Collapcible Gate	1500 x 2100	0	1750	STAIRECASE	0	3.150
APPARMENT DOORS							
1	FRD	1250 x 2250	0	2250	FIRE STAIR DOOR		
2	D	1250 x 2250	0	2250	STAIRCASE		
3	D1	1000 x 2250	0	2250	MAIN DOOR		
4	D2	750 x 2250	0	2250	BATH, WC. DOOR		
5	D3	750 x 1800	450	2250	ELECTRIC, FIRE SHAFT		
6	D4	900 x 2100	150	2250	OHT/LMR ROOM		

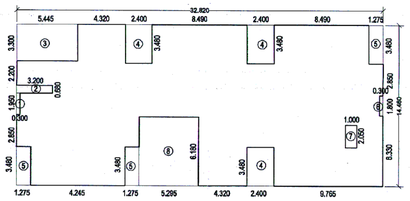




TYP. 8TH, 10TH & 12TH REFUGE FLOOR PLAN (TOWER - 1)



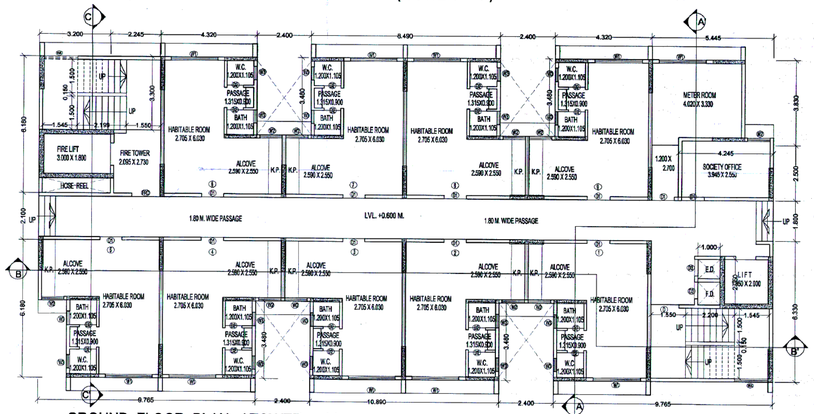
TERRACE FLOOR PLAN (TOWER - 1)



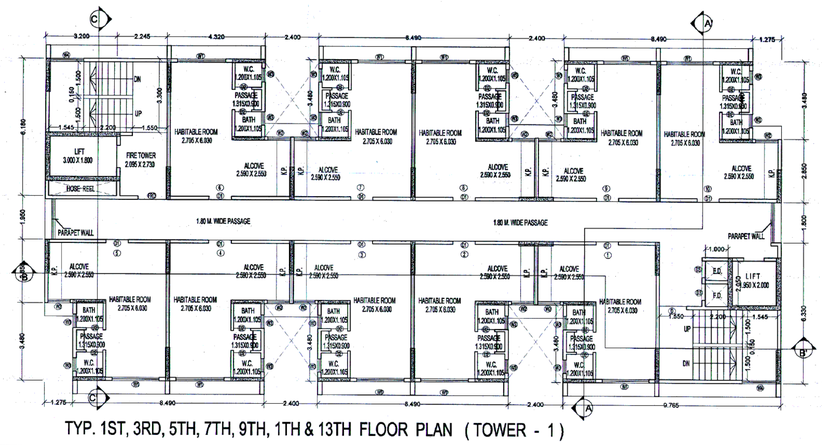
BUILT UP AREA DIAGRAM:REFUGE FLOOR (TOWER -1)
TYP. 8TH, 10TH & 12TH FLOOR

SCALE : 1:200

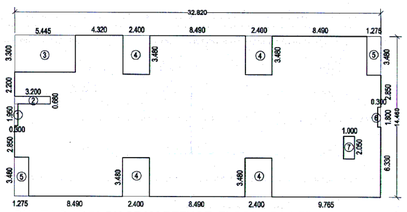
BUILT UP AREA CALCULATIONS OF TYP. 8TH, 10TH, & 12TH REFUGE FLOOR (TOWER - 1)									
BLOCK AREA		A B C D		32.820	x	14.460	=	474.577	SQM.
Deductions	1	1	x	0.300	x	1.950	=	0.585	SQM.
	2	1	x	3.200	x	0.680	=	2.176	SQM.
	3	1	x	5.445	x	3.300	=	17.969	SQM.
	4	3	x	2.400	x	3.480	=	25.056	SQM.
	5	3	x	1.275	x	3.480	=	13.311	SQM.
	6	1	x	0.300	x	1.800	=	0.540	SQM.
	7	1	x	1.000	x	2.050	=	2.050	SQM.
	8	1	x	5.295	x	6.180	=	32.723	SQM.
								94.410	SQM.
NET BUILT UP AREA			=	474.577	-	94.410	=	380.168	SQM.



GROUND FLOOR PLAN (TOWER - 1)



TYP. 1ST, 3RD, 5TH, 7TH, 9TH, 1TH & 13TH FLOOR PLAN (TOWER - 1)



BUILT UP AREA DIAGRAM:REFUGE FLOOR (TOWER - 1)
TYP. 1ST TO 7TH,9TH, 11TH, 13TH FLOOR

SCALE : 1:200

BUILT UP AREA STATEMENT OF TYP. 1ST TO 7TH, 9TH, 11TH & 13TH FLOOR (TOWER - 1)									
BLOCK AREA		A B C D		32.820	x	14.460	=	474.577	SQM.
Deductions	1	1	x	0.300	x	1.950	=	0.585	SQM.
	2	1	x	3.200	x	0.680	=	2.176	SQM.
	3	1	x	5.445	x	3.300	=	17.969	SQM.
	4	4	x	2.400	x	3.480	=	33.408	SQM.
	5	2	x	1.275	x	3.480	=	8.874	SQM.
	6	1	x	0.300	x	1.800	=	0.540	SQM.
	7	1	x	1.000	x	2.050	=	2.050	SQM.
								65.602	SQM.
NET BUILT UP AREA			=	474.577	-	65.602	=	408.976	SQM.

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 lines		
5	Marginal Open Spaces	No colour	
6	Proposed Work		
7	Drainage & SaWerage Work		
8	Water Sappy Work		
9	Recreational open Space/ Ground / Layout Open Space		
10	0.60 m. Wide Internal SWD		
11	0.70 m. Wide External SWD		
12	Rain Water Harvesting		
13	Fresh Water Line		

Proposed Special Township Project (STP) on land bearing Survey Numbers 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2, 68/0, 8/12/A, 81/2B,40/0, 47/2, 50/12, 50/13, 69/0, 41/1, 41/2, 44/2, 47/1, 71/0, 36/2, 37/1, 37/2, 78/0 of Village-Khanavale, Taluka-Panvel, District- Raigad, and
Survey Numbers 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B/1, 7/B/2, 7/B/3, 7B/4, 7/B/5, 7B/6, 7B/7, 7C/1, 7C/2, 7C/3, 7C/4, 7C/5, 7C/6, 7C/7, 7C/8, 8/3A/1, 8/3A/2, 8/3A/3, 8/3A/4, 8/3A/5, 8/3A/6, 8/3A/7, 8/3A/8, 8/3A/9, 8/3A/10,8/D/1, 8/D/2, 8/D/3, 8/D/4, 8/D/5, 8/D/6, 8/D/7, 8/D/8, 8/B/1, 8/B/2, 8/B/3, 8/B/4, 8/B/5, 8/B/6, 8/C/1, 8/C/2, 8/1A/1, 8/1A/2, 8/1A/3, 8/1A/4, 8/1A/5, 8/1A/6, 9/B/1, 9/B/2, 9/B/3, 9/B/4, 9/B/5, 9/B/6, 9/B/7, 9/B/8, 9/D/1, 9/D/2, 9/D/3, 9/D/4, 9/D/5, 9/D/6, 9/D/7, 9/D/8, 9/C/1, 9/C/2, 9/C/3, 9/C/4, 9/C/5, 9/C/6, 9/C/7, 9/C/8, 9/C/9, 7/C/9, 7/C/10 of Village,-Talegaon , Taluka- Khalapur, District- Raigad.
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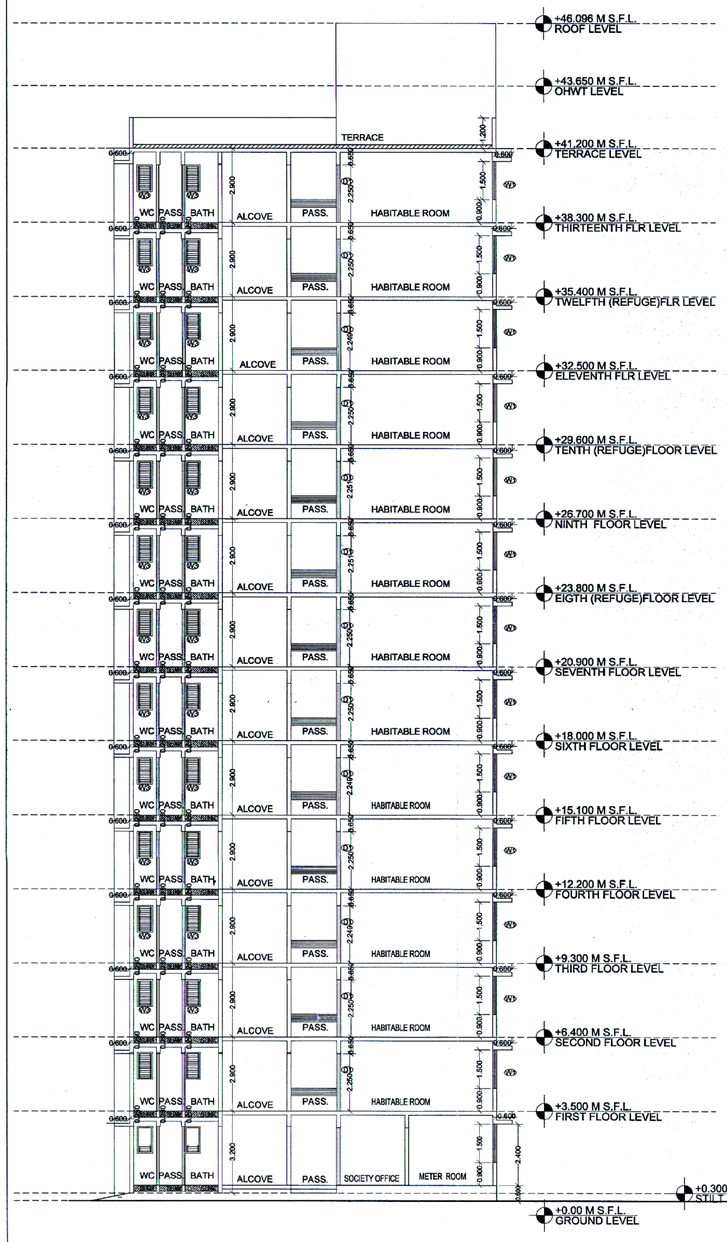
4. Capt. Avtejinder Singh Mann
5. Mr. Zahan Batliwala
6. Mr. Riaz Batliwala
7. Mr. Amarjeet Singh

OWNER'S SIGNATURE

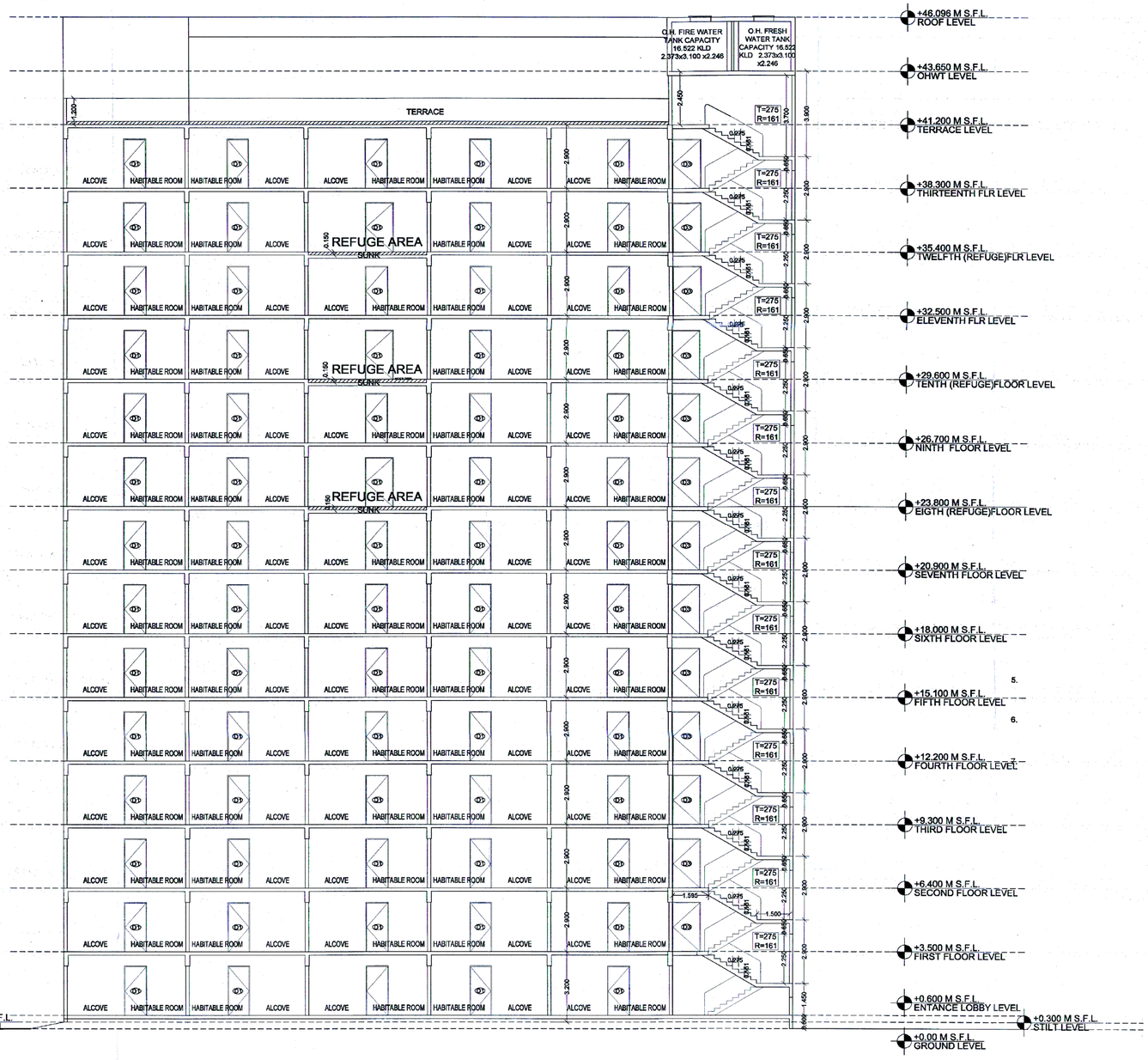
M/s Dinesh Nayak & Associates

ARCHITECTS-ENGINEERS-VALUERS
Trinity Sarovar, Near Vitpadatta Mandir,
Shivaji Road, Panvel, 410 206.
Tel 7452213 e.mail : dna2012@gmail.com

CHKED BY	DRAWN	SCALE	SHEET NO.	DATE	REVISION
AR. DINESH NAYAK	JYOTI	1:100	2 OF 4	21.12.2017	R0



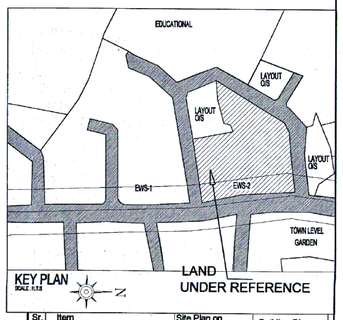
SECTION A - A' (TOWER - 1)



SECTION B - B' (TOWER - 1)

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/ STP/BP-79/CC/2018/647
Dated 11 MAY 2018
Associate Planner (NAINA)



Sr. No.	Item	Site Plan on WhitePrint	Building Plan on White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permisible Building lines		
5	Marginal Open Spaces	No colour	
6	Proposed Work		
7	Drainage & SetWerage Work		
8	Water Supply Work		
9	Recreational open Space/ Ground / Layout Open Space		
10	0.60 m. Wide Internal SWD		
11	0.70 m. Wide External SWD		
12	Rain Water Harvesting		
13	Fresh Water Line		

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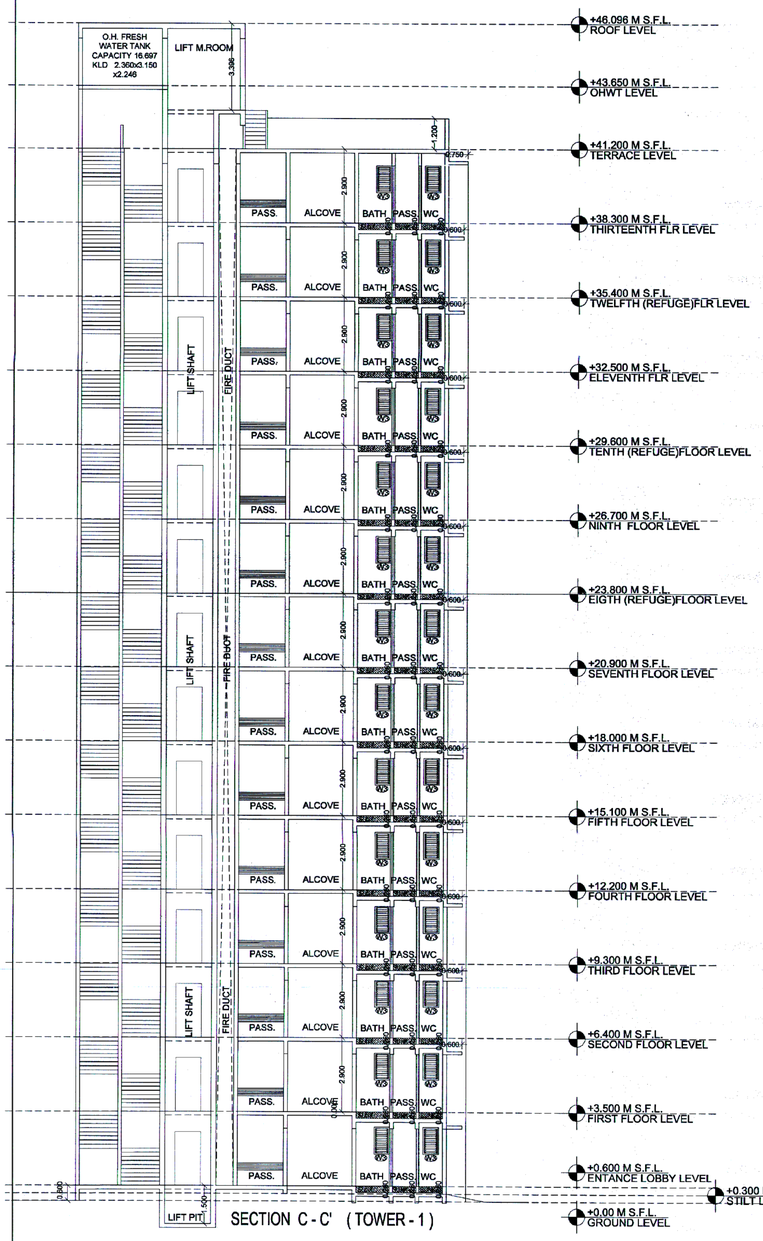
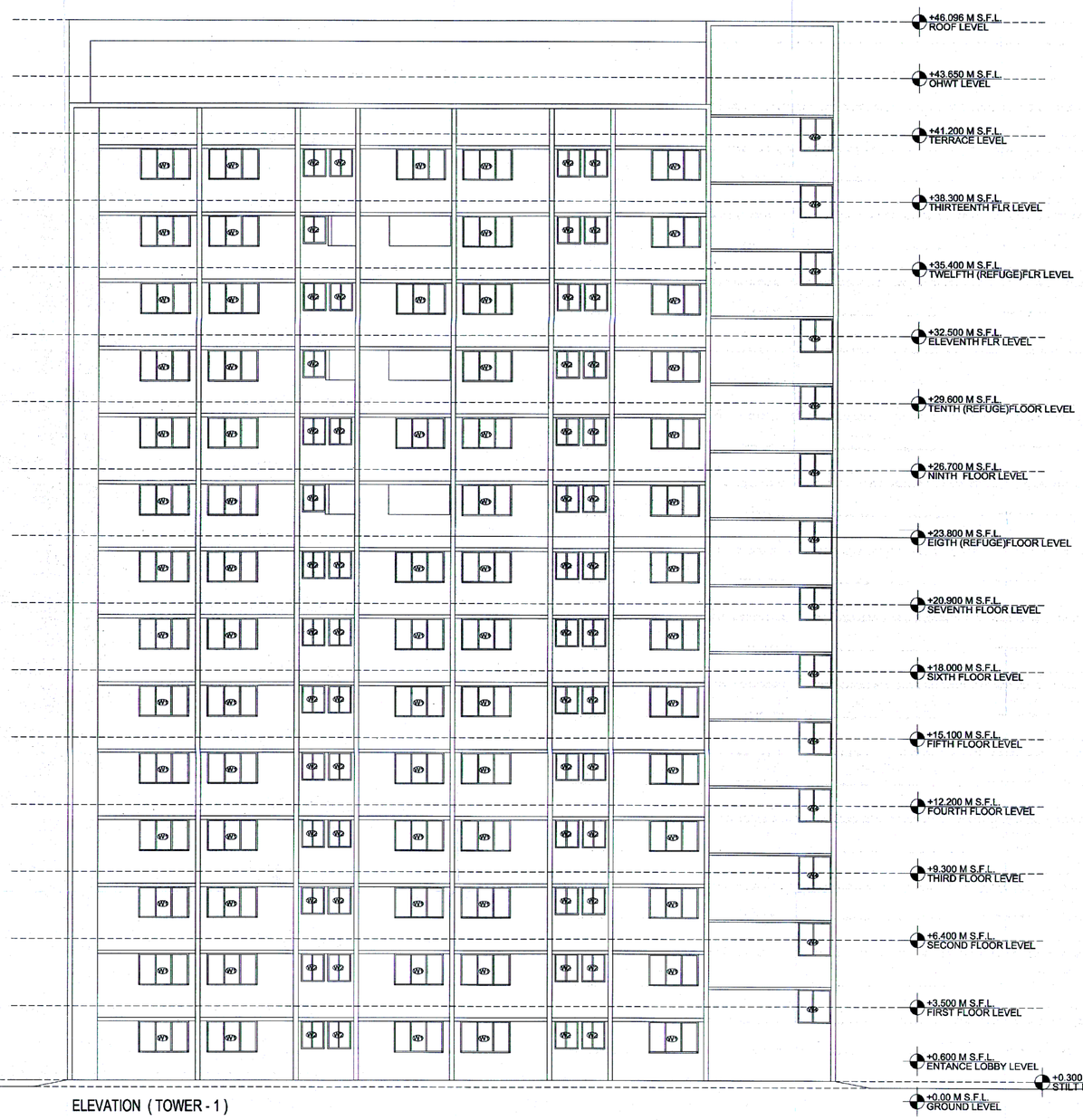
OWNER'S SIGNATURE

M/s Dinesh Nayak & Associates
ARCHITECTS-ENGINEERS-VALUERS
Trimurty Sahaniwas, Near Virupaksha Mandir,
Shivaji Road, Panvel, 410 206.
Tel. 7430212 Fax 27462 E-mail: dnayak@rediffmail.com

CHKED BY	DRAWN	SCALE	SHEET NO.	DATE	REVISION
AR. DINESH NAYAK	JYOTI	1:100	3 OF 4	21.12.2017	R0



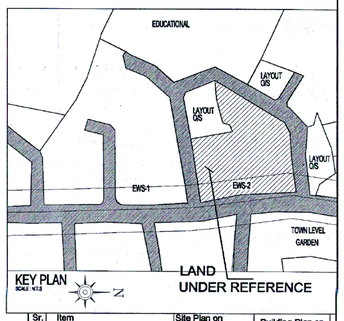
SECTION C - C' (TOWER - 1)



ELEVATION (TOWER - 1)

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/ STP/BP-79/CC/2018/647
Dated 11 MAY 2018
11/5/18
Associate Planner (NAINA)



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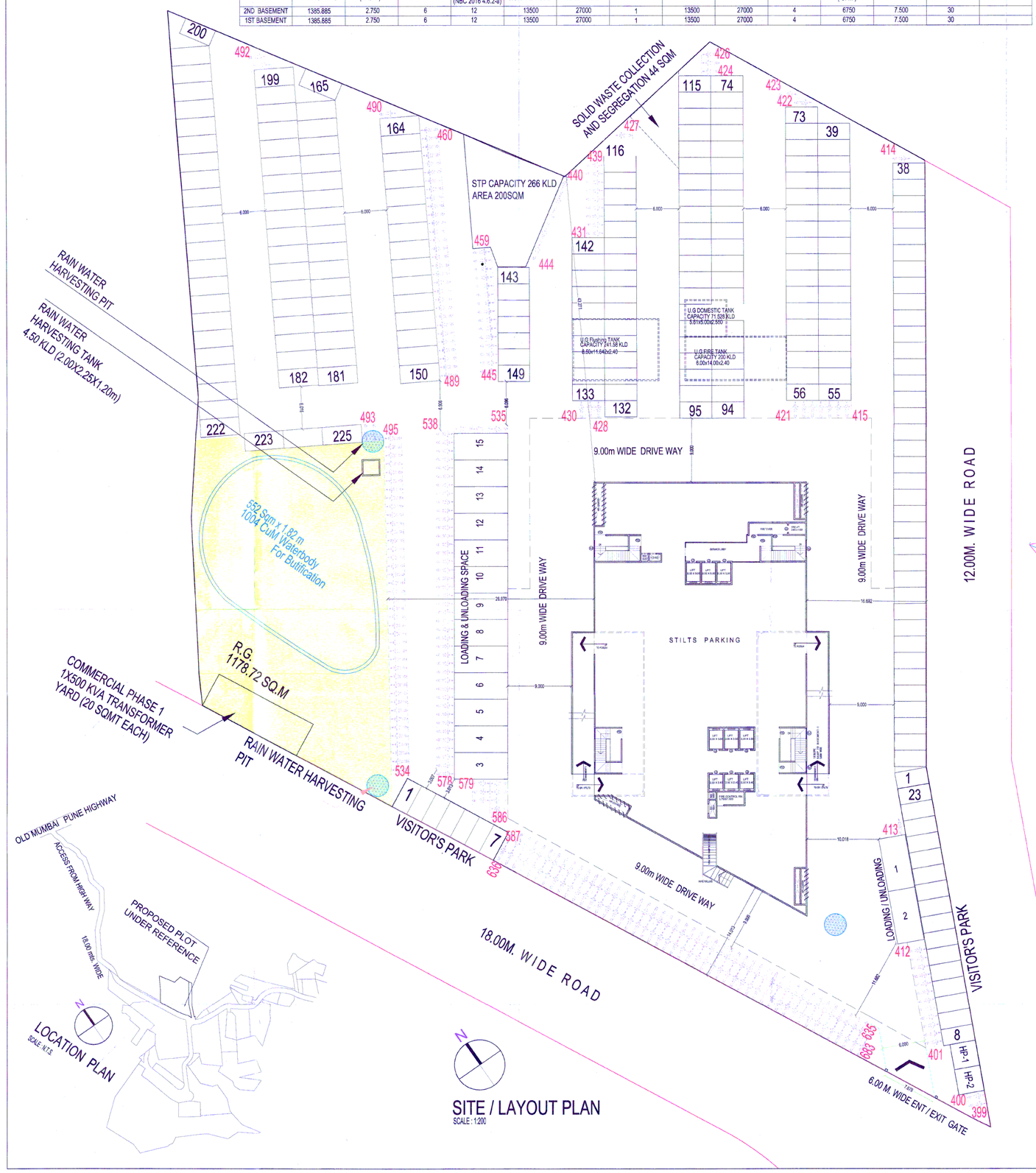
M/s Dinesh Nayak & Associates.
ARCHITECTS-ENGINEERS-VALUERS
Trimurty Sanmanas, Near Vitupakshe Mandir,
Shivaji Road, Panvel, 410 206.
Tel. 022 e.mail - dna2121@rediffmail.com
Architect
DINESH V. NAYAK
B.Arch. (Bom.)
A.I.A.
VALUER
Approved

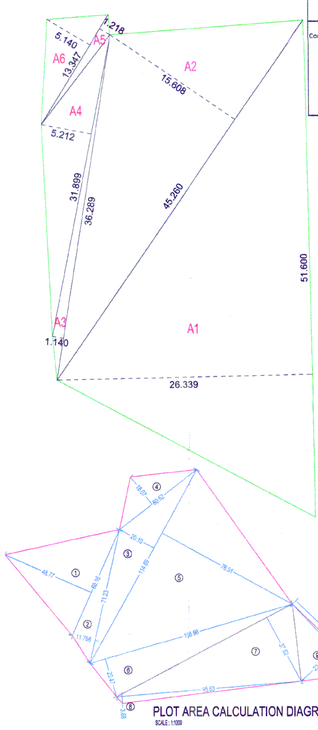
CHKD BY	DRWN	SCALE	SHEET NO.	DATE	REVISION
AR. DINESH NAYAK	JYOTI	1:100	4 OF 4	21.12.2017	R0

FLOOR	VENTILATION AREA (SQM.)	HEIGHT (SQM.)	ACPH		CFM		NO. OF ZONES	CFM / ZONE		NO OF FANS	FAN CAPACITY (CFM)	KW / FAN	TOTAL TOWER CONSUMPTION	REMARK
			NORMAL MODE	FIRE MODE (NBC 2016 4.6.2-a)	NORMAL MODE	FIRE MODE		NORMAL ZONE	FIRE ZONE					
2ND BASEMENT	1385.885	2.750	6	12	13500	27000	1	13500	27000	4	6750	7.500	30	
1ST BASEMENT	1385.885	2.750	6	12	13500	27000	1	13500	27000	4	6750	7.500	30	



R.G. AREA STATEMENT :
ADDITIONS :-

A1.	1 / 2 X 51.600 X 26.339 =	679.546 SQ.M
A2.	1 / 2 X 45.260 X 15.608 =	353.209 SQ.M
A3.	1 / 2 X 36.269 X 1.140 =	20.685 SQ.M
A4.	1 / 2 X 31.899 X 5.212 =	83.129 SQ.M
A5.	1 / 2 X 13.347 X 1.218 =	8.128 SQ.M
A6.	1 / 2 X 13.347 X 5.140 =	34.302 SQ.M
TOTAL ADDITIONS =		1178.999 SQ.M
NET AREA =		1178.999 SQ.M



PLOT AREA CALCULATION DIAGRAM
SCALE : 1:500

PLOT AREA CALCULATION										
1	1/2	X	60.16	X	48.77	X 1 NO	=	1467.00	SQ.MT.
2	1/2	X	71.23	X	11.768	X 1 NO	=	419.12	SQ.MT.
3	1/2	X	114.69	X	20.10	X 1 NO	=	1152.63	SQ.MT.
4	1/2	X	50.52	X	18.07	X 1 NO	=	456.45	SQ.MT.
5	1/2	X	114.69	X	76.91	X 1 NO	=	4410.40	SQ.MT.
6	1/2	X	108.96	X	20.47	X 1 NO	=	1115.21	SQ.MT.
7	1/2	X	102.87	X	37.52	X 1 NO	=	1929.84	SQ.MT.
8	1/2	X	95.63	X	3.68	X 1 NO	=	175.96	SQ.MT.
9	1/2	X	49.73	X	23.91	X 1 NO	=	594.52	SQ.MT.
10	1/2	X	51.51	X	2.50	X 1 NO	=	64.39	SQ.MT.
TOTAL ADDITION							=	11785.52	SQ.MT.

PARKING STATEMENT **

BUILT-UP AREA (COVERED AREA)	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES			PROPOSED PARKING SPACES		
			No. of cars	No. of scooter	No. of cycle	No. of cars	No. of scooter	No. of cycle
			12.5 sqmt.	2.0 sqmt.	0.70 sqmt.	12.5 sqmt. 5.0 X 2.5 M	2.0 sqmt. 1.0 X 2 M	0.70 sqmt. 0.5 X 1.4 M
29977.52 / 2 = 14988.76	--	FOR 100 SQM OF COMMERCIAL AREA OR FRACTION THEREOF 1 CAR 4 SCOOTER, 4 CYCLE	150	600	600			
AS PER STANDERDLISED DEVLOPMENT CONTROL & PROMOTION REGULATIONS FOR REGIANAL PLANS IN MAHARASHTRA REGULATION NO. 16.1. REQUIRED NO. OF PARKING SHALL BE INCREASED BY 50%			150 x.5 = 75	600 x.5 = 300	600 x.5 = 300			
TOTAL			225	900	900	225	900	900
VISITORS CAR PARKING			(10%) 22.5 SAY 23			23		
LOADING / UNLOADING SPACES			1 PARKING / 1000 SQM 14988.760 /1000 = 14.988 SAY 15			15		

PROPOSED PARKING

FLOOR	CAR	SCOOTER	CYCLE
BASEMENT -1	------	01 to 199	------
BASEMENT -2	------	200 to 398	------
GROUND	01 to 248	399 to 683	------
STILT	------	892 to 900	01 to 900
PODIUM	------	684 to 891	------

Solid Waste Generation

		Waste generation at 200 grams / person / Day	Organic Waste in KG (Kg – 60%)	Inorganic Waste, Recyclable in KG (Kg – 24%)	Inorganic Waste, Non-recyclable in KG (Kg – 16%)
Commercial	1570	287	172.2	68.88	45.92

STP Calculation

Building type	Total Population	Water Required (LPCD)		Total Required	Provided	
		Domestic (45 lit./Head)	Flushing (900 lit/WC) (180 lit/Urinal)		Waste Water Generation (KLD) (80%)	STP Capacity (KLD)
Commercial	1570	70650	278100	348750	296.44	266

Water Calculation

Building Type	Total Population	Water Required (LPCD)		Total Required	Provided	
		Domestic (45 lit./Head)	Flushing (900 lit/WC) (180 lit/Urinal)		Domestic	Flushing
Commercial	1570	70650	WC. = 287 Nos. 258300 Urinal = 110Nos. 19800	348750	71528 UGT (5.61x5.00x2.550) 22140 OHT (3.075x3.60x2.0) 22140 OHT (3.075x3.60x2.0)	241580 UGT (8.5x11.842x2.40) 22140 OHT (3.075x3.60x2.0) 45360 OHT (6.300x3.60x2.0) 57834 OHT (3.60x6.30x2.55)
		TOTAL DOMESTIC 70650	TOTAL FLUSHING 278100		Fire Fighting Tank 200000 UGT (6.00x14.00x2.40) 22140 OHT (3.600x3.075x2.00)	

OCCUPANT LOAD PER FLOOR = COVERED AREA / FLOOR / 10
= 1570.374 / 10
= 157.037 PEOPLE / FLOOR
PROPOSED 11 OFFICES / FLOOR

OUT OF 157 PEOPLE / FLOOR, ASSUMPTION FOR MALE - FEMALE RATIO IS 2/3 : 1/3

THEREFORE,
MALE POPULATION = 106
FEMALE POPULATION = 52

WE HAVE PROPOSED STAFF AND VISITORS TOILET WITHIN THE OFFICE UNIT AND PUBLIC TOILETS ARE PROPOSED OUTSIDE OF THE OFFICE UNIT i.e. COMMON TOILETS AS PER DCR, TABLE NO. 18 THE REQUIREMENTS ARE AS UNDER,

DCR TABLE -18

Sr. No	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
i	Main Office Toilets for Staff and Visitor	1 per 25	1 per 15	1 per 25	1 per 15
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet.			
	c) Urinals Add @ 3% for	101-200			
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking Water Fountain.	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor.			

WE HAVE PROPOSED, AS (FOR 157 PEOPLE / FLOOR)

Sr. No	Fixtures		Public Toilets				Staff Toilets			
			Reuired		Provided		Reuired		Provided	
			Male	Female	Male	Female	Male	Female	Male	Female
1	Main Office Toilets for Staff and visitor		0	0	0	0	7	7	7	7
	a) Water-closet		4	4	10	8	1	1	1	1
	b) Ablution tap with each WC.		4	4	10	8	1	1	1	1
	c) Urinals		4	0	10	0	1	0	1	0
	d) Washbasins		4	2	4	4	1	1	1	1
	e) Drinking Water Fountain.		2	1	2	2	1	1	1	1
	f) Cleaner's sink	10								
TOTAL		10	18	11	36	22	12	11	12	11

COMMERCIAL UNIT STATEMENT		
FLOOR	TYPE	NUMBER
GR. FLOOR	------	------
PODIUM FLOOR		------
1ST FLOOR	OFFICE	11
2ND FLOOR	OFFICE	11
3RD FLOOR	OFFICE	11
4TH FLOOR	OFFICE	11
5TH FLOOR	OFFICE	10
6TH FLOOR	OFFICE	11
7TH FLOOR	OFFICE	10
8TH FLOOR	OFFICE	11
9TH FLOOR	OFFICE	10
10TH FLOOR	OFFICE	4
TOTAL		100

SCHEDULE OF DOOR/WINDOW

TYE	SIZE in m.	DESCRIPTION
RS	4.00 x 3.80	ROLLING SHUTTER
FRD	1.50 x 2.10	FIRE RESISTANT DOOR-ENTRANCE
D1	1.25 x 2.10	T.W. PANELLED DOOR-ENTRANCE
D3	0.90 x 2.10	T.W.PANELLED PARTLY GLAZED
D4	0.75 x 2.00	T.W.PANELLED PARTLY GLAZED-Toi
W	7.69 x 2.80	GLAZED ALU.SLIDING WINDOW
W1	2.45 x 2.80	GLAZED ALU.SLIDING WINDOW
W2	5.00 x 2.80	GLAZED ALU.SLIDING WINDOW
W3	3.00 x 2.80	GLAZED ALU.SLIDING WINDOW
W4	0.90 x 1.20	GLAZED ALU.SLIDING WINDOW
W5	0.80 x 0.75	ALU. LOUVERED WINDOW-Toilets
W6	0.50 x 0.90	ALU. LOUVERED WINDOW-Toilets
RJ1	1.50 x 2.55	GLAZED ALU.SLIDING WINDOW
RJ2	2.30 x 2.55	GLAZED ALU.SLIDING WINDOW

LIGHT & VENTILATION STATEMENT

FLOOR	DESCRIPTION OF USER	CARPET AREA OF	L&V REQUIRED 1/6th	L & V PROVIDED
1ST,2ND,3RD,4TH,6TH & 8TH FLOOR	OFFICE 1	118.512	19.752	22.092
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 2	98.112	16.352	16.800
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 3	15.08	2.513	8.400
	OFFICE 4	113.968	18.994	27.440
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 5	127.909	21.302	22.400
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 6	114.414	19.069	22.400
	OFFICE 7	30.619	5.103	15.200
	OFFICE 8	32.137	5.356	15.200
	OFFICE 9	32.137	5.356	15.200
	OFFICE 10	145.322	24.220	41.160
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 11	92.166	15.361	27.440
	TOILET	3.215	0.536	0.540
	TOILET	2.828	0.471	0.540
(REFUGE FLOOR) 5TH,7TH & 9TH FLOOR	OFFICE 1	118.512	19.752	22.092
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 2	98.112	16.352	16.240
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 3	15.08	2.513	8.400
	OFFICE 4	62.643	10.441	13.720
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 5	201.954	33.659	34.860
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 6	30.619	5.103	15.200
	OFFICE 7	32.137	5.356	15.200
	OFFICE 8	32.137	5.356	15.200
	OFFICE 9	145.322	24.220	41.160
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 10	92.166	15.361	27.440
	TOILET	3.215	0.536	0.540
	TOILET	2.828	0.471	0.540
10TH FLOOR	OFFICE 1001	118.512	19.752	22.092
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 1002	98.112	16.352	16.240
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	OFFICE 1003	15.08	2.513	8.400
	OFFICE 1004	145.322	24.220	41.160
	TOILET	3.228	0.538	0.540
	TOILET	2.828	0.471	0.540
	CLEANER'S SINK	2.055		
PUBLIC TOILET	W.C.	1.295	0.216	0.450
	W.C.	1.122	0.187	0.450
	W.C.	1.080	0.180	0.450
	PH TOILET	2.625	0.438	0.450
	PASSAGE(LADIES)	19.635		
	PASSAGE(GENTS)	22.731		

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/ ~~ST/BP-79/CC/2016/647~~
Dated ~~11 MAY 2016~~
Associate Planner (NAINA)

BUILT UP AREA STATEMENT OF COMMERC IAL

FLOOR LVL.	BUA / FLR	UNITS / F LR
GR. FLOOR	416.656	------
PODIUM	393.708	------
1ST FLOOR	3094.312	11
2ND FLOOR	3094.312	11
3RD FLOOR	3094.312	11
4TH FLOOR	3094.312	11
5TH FLOOR	2905.790	10
6TH FLOOR	3094.312	11
7TH FLOOR	2905.790	10
8TH FLOOR	3094.312	11
9TH FLOOR	2905.790	10
10TH FLOOR	1883.914	4
TOTAL	29977.520	100

TOTAL PROPOSED F.S.I. AREA COMMERCIAL = 29977.520 SQM.

PROFORMA - I

A.	AREA STATEMENT	
1.	AREA OF PLOT =	11785.516
2.	Deduction for	NIL
a.	Existing road	NIL
b.	Proposed road	NIL
c.	Area under reservation if any	NIL
	Total (a + b + c)	0.00
3	GROSS AREA of plot (1-2)	11785.516
4	Deduction for Amenity Space	NIL
5	R.G. Open Space Required (10%)	1178.551
6	Net plot area (3-4)	11785.516
7	Permissible F.S.I.	N.A.
8	Permissible BUA	N.A.
9	R.G. Open space Provided	1178.999
10	BUA permitted in the plot as per approved Layout	30400.00
11	Proposed Built up Area	29977.520
12	Balance Built up Area (10-11)	422.48
13	No of units Proposed a. residential units b. commercial units	-- 100 UNITS
B	BALCONY AREA STATEMENT	
C	TDR	N.A.
D	PARKING STATEMENT **	**
E	TREES PROP TO BE PLANTED	47 2

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 lines		
5	Marginal Open Spaces	No colour	
6	Proposed Work		
7	Drainage & Sewerage Work		
8	Water Supply Work		
9	Recreational open Space/ Ground / Layout Open Space		

OWNER'S SIGNATURE

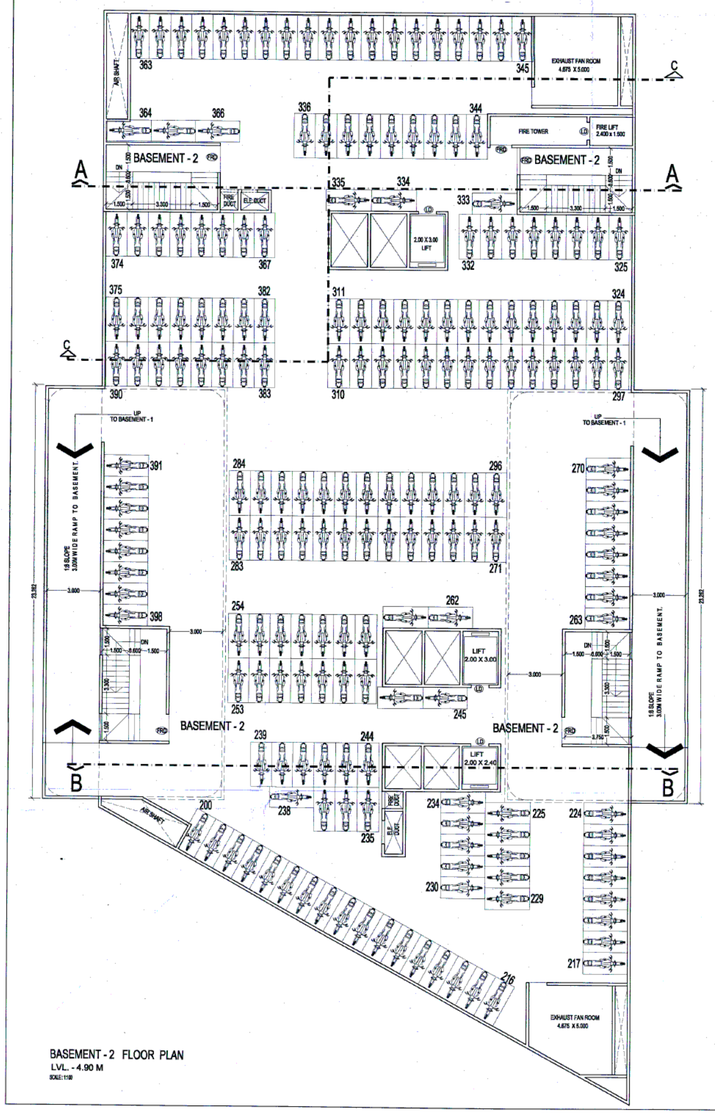
1. Mr. Uraaz Bahl
2. Mr. Santosh Bahl
3. Mr. Ravi Khubchandani
4. Capt. Avtejinder Singh Mann
5. Mr. Zahan Battiwala
6. Mr. Riaz Battiwala
7. Mr. Amarjeet Singh

Proposed Special Township Project (STP) on land bearing Survey Numbers 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2, 68/0, 81/2A, 81/2B.40/0, 47/2, 50/12, 50/13, 69/0, 41/1, 41/2, 44/3, 47/1, 71/0, 35/2, 37/1, 37/2, 78/C of Village-Khanavale, Taluka-Panvel, District- Raigad, and Survey Numbers 8/1, 6/6, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/9, 7/3B, 7/B/1, 7/B/2, 7/B/3, 7/B/4, 7/B/5, 7/B/6, 7/B/7, 7/C/1, 7/C/2, 7/C/3, 7/C/4, 7/C/5, 7/C/6, 7/C/7, 7/C/8, 8/3A/1, 8/3A/2, 8/3A/3, 8/3A/4, 8/3A/5, 8/3A/6, 8/3A/7, 8/3A/8, 8/3A/9, 8/3A/10,8/D/1, 8/D/2, 8/D/3, 8/D/4, 8/D/5, 8/D/6, 8/D/7, 8/D/8, 8/B/1, 8/B/2, 8/B/3, 8/B/4, 8/B/5, 8/B/6, 8/C/1, 8/C/2, 8/1A/1, 8/1A/2, 8/1A/3, 8/1A/4, 8/1A/5, 8/1A/6, 9/B/1, 9/B/2, 9/B/3, 9/B/4, 9/B/5, 9/B/6, 9/B/7, 9/B/8, 9/C/1, 9/D/2, 9/D/3, 9/D/4, 9/D/5, 9/D/6, 9/D/7, 9/D/8, 9/C/1, 9/C/2, 9/C/3, 9/C/4, 9/C/5, 9/C/6, 9/C/7, 9/C/8, 9/C/9, 7/C/9, 7/C/10 of Village-Talegaon , Taluka- Khalapur, District- Raigad. Social Housing on Plot EWS-2, economic activity on Plot CZ-1 and pro-rata Residential component

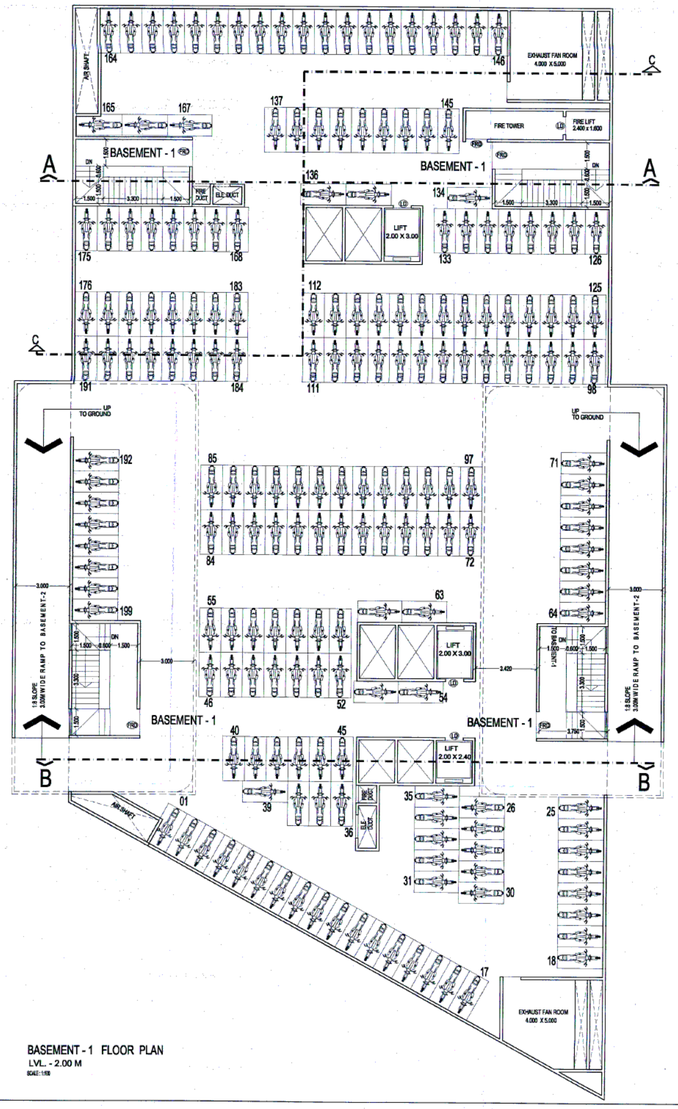
M/s Dinesh Nayak & Associates
ARCHITECTS-INTERIOR-VALUERS
Trinuthi Sahanivas, Near Hanumanta Mandir, Bhirud Road, Panvel, 410 206.

CHECKED BY	DRAWN	SCALE	SHEET NO.	DATE	REVISION
MR. DINESH NAYAK	JAYDI	1:100		21.02.2017	R0

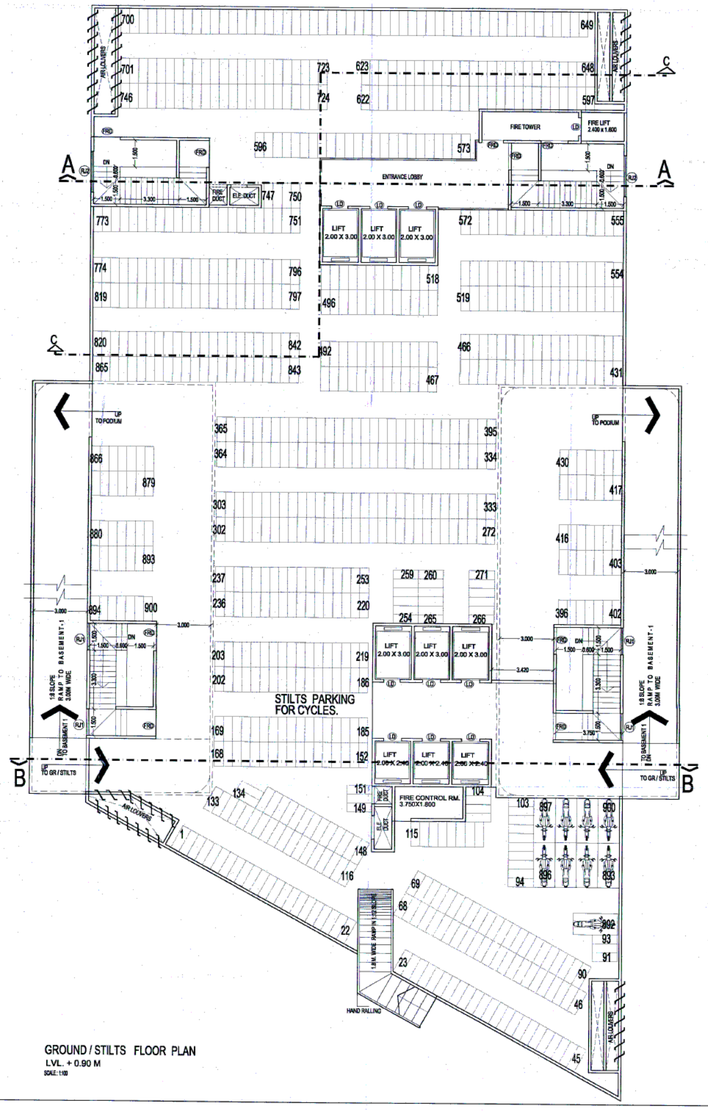
EA / BASEMENT-1 & 2 6/10



BASEMENT - 2 FLOOR PLAN
LVL. - 4.90 M
SCALE: 1:100



BASEMENT - 1 FLOOR PLAN
LVL. - 2.00 M
SCALE: 1:100



GROUND / STILTS FLOOR PLAN
LVL. + 0.90 M
SCALE: 1:100

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/ STP/BP-390/CC/2016/1647
Dated 11 MAY 2016
Associate Planner (NAINA)

OWNER'S SIGNATURE.

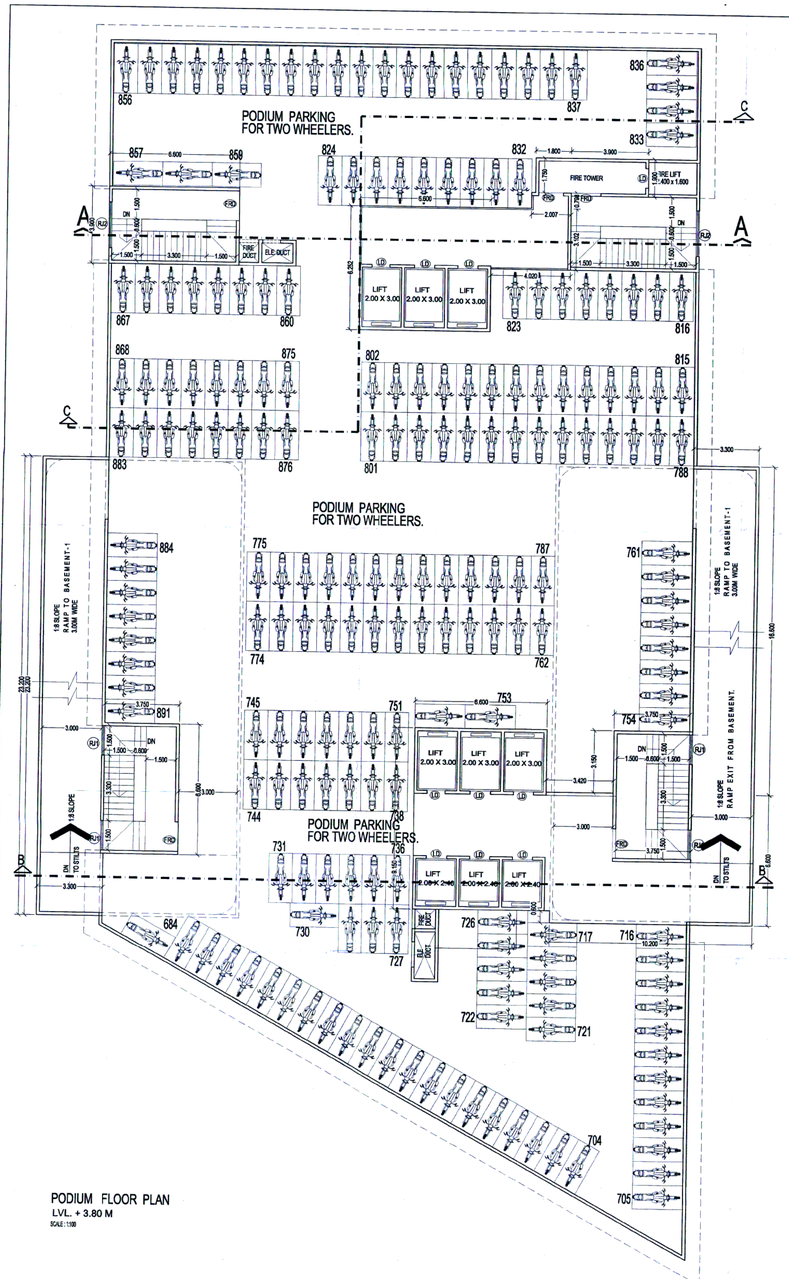
1. Mr. Uraaz Bahl
2. Mr. Santosh Bahl
3. Mr. Ravi Khubchandani
4. Capt. Avtejinder Singh Mann
5. Mr. Zahan Batliwala
6. Mr. Riaz Batliwala
7. Mr. Amarjeet Singh

Proposed Special Township Project (STP) on land bearing Survey Numbers 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 43/3, 32/2, 35/0, 43/0, 44/4, 76/1, 70/2, 72/0, 76/1, 75/2, 68/0, 81/2A, 81/2B,40/0, 47/2, 50/12, 50/13, 68/0, 41/1, 41/2, 44/3, 47/1, 71/0, 36/2, 37/1, 37/2, 78/0 of Village-Khanavale, Taluka-Panvel, District- Raigad, and
Survey Numbers 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B/1, 7/B/2, 7/B/3, 7/B/4, 7/B/5, 7/B/6, 7/B/7, 7/C/1, 7/C/2, 7/C/3, 7/C/4, 7/C/5, 7/C/6, 7/C/7, 7/C/8, 8/3A/1, 8/3A/2, 8/3A/3, 8/3A/4, 8/3A/5, 8/3A/6, 8/3A/7, 8/3A/8, 8/3A/9, 8/3A/10,8/D/1, 8/D/2, 8/D/3, 8/D/4, 8/D/5, 8/D/6, 8/D/7, 8/D/8, 8/B/1, 8/B/2, 8/B/3, 8/B/4, 8/B/5, 8/B/6, 8/C/1, 8/C/2, 8/1A/1, 8/1A/2, 8/1A/3, 8/1A/4, 8/1A/5, 8/1A/6, 9/B/1, 9/B/2, 9/B/3, 9/B/4, 9/B/5, 9/B/6, 9/B/7, 9/B/8, 9/D/1, 9/D/2, 9/D/3, 9/D/4, 9/D/5, 9/D/6, 9/D/7, 9/D/8, 9/C/1, 9/C/2, 9/C/3, 9/C/4, 9/C/5, 9/C/6, 9/C/7, 9/C/8, 9/C/9, 7/C/9, 7/C/10 of Village.-Taloja, Taluka- Khalapur, District- Raigad.
Social Housing on Plot EWS-2, economic activity on Plot CZ-1 and pro-rata Residential component

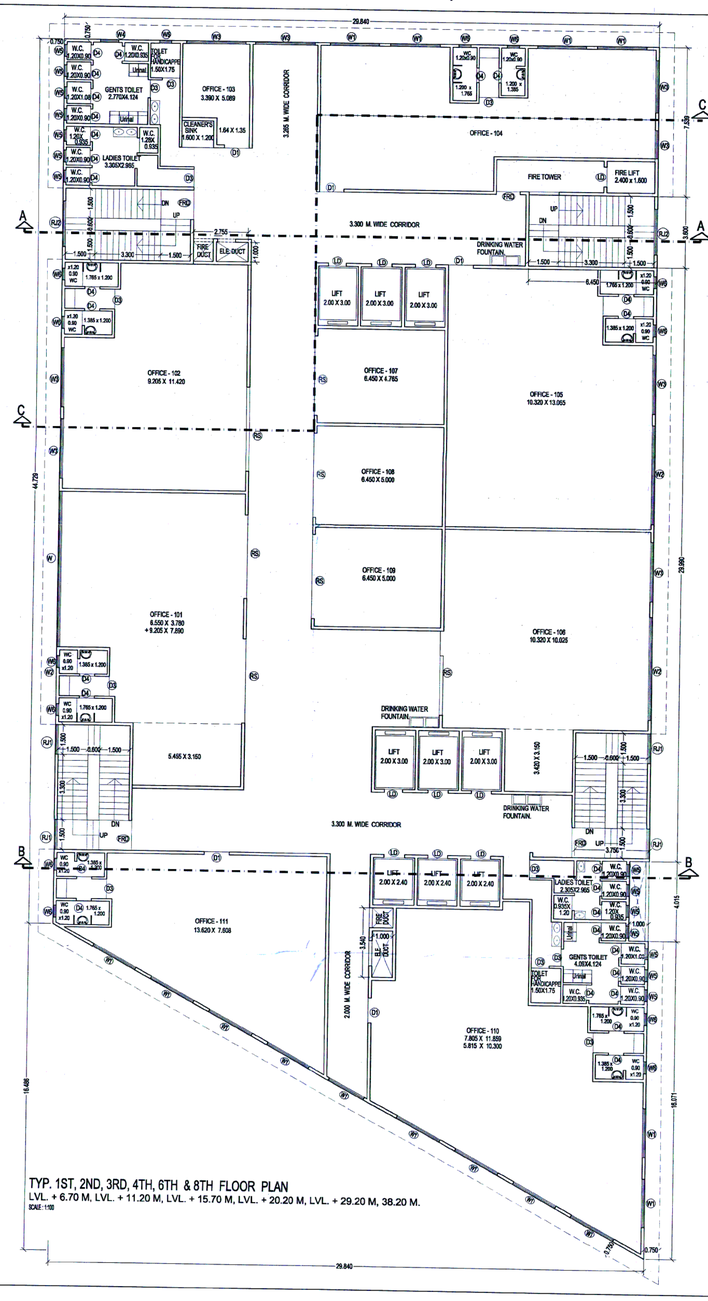
M/s Dinesh Nayak & Associates

ARCHITECTS-ENGINEERS-VALUERS
Trinity Solitaire, Near Vrindavan Nagar,
Sion(E) Road, Powai, 400 22.

CHECKED	DRAWN	SCALE	SHEET NO.	DATE	REVISION
M/s. DINESH NAYAK	JYOTI	1:100		31.12.2007	00



PODIUM FLOOR PLAN
LVL. + 3.80 M
SCALE : 1:100



TYP. 1ST, 2ND, 3RD, 4TH, 6TH & 8TH FLOOR PLAN
LVL. + 6.70 M, LVL. + 11.20 M, LVL. + 15.70 M, LVL. + 20.20 M, LVL. + 29.20 M, 38.20 M.
SCALE : 1:100

BUILT UP AREA CALCULATIONS:
GROUND FLOOR (COMMERCIAL)

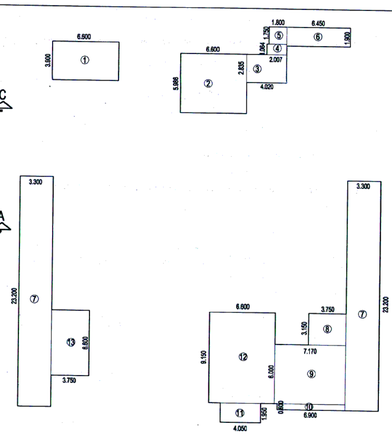
ADDITIONS:

1.	1	X	6.600	X	3.900	=	25.740	SQM.
2.	1	X	6.600	X	5.986	=	39.508	SQM.
3.	1	X	4.020	X	2.835	=	11.397	SQM.
4.	1	X	2.007	X	1.064	=	2.135	SQM.
5.	1	X	1.800	X	1.750	=	3.150	SQM.
6.	1	X	6.450	X	1.900	=	12.255	SQM.
7.	2	X	3.300	X	23.200	=	153.120	SQM.
8.	1	X	3.750	X	3.150	=	11.813	SQM.
9.	1	X	7.170	X	6.000	=	43.020	SQM.
10.	1	X	6.900	X	0.600	=	4.140	SQM.
11.	1	X	4.050	X	1.950	=	7.898	SQM.
12.	1	X	6.600	X	9.150	=	60.390	SQM.
13.	1	X	3.750	X	6.600	=	24.750	SQM.
14.	0.5	X	1.891	X	6.145	=	5.810	SQM.
15.	0.5	X	1.488	X	6.145	=	4.572	SQM.
16.	0.5	X	4.468	X	1.293	=	2.889	SQM.
17.	0.5	X	4.468	X	1.822	=	4.070	SQM.

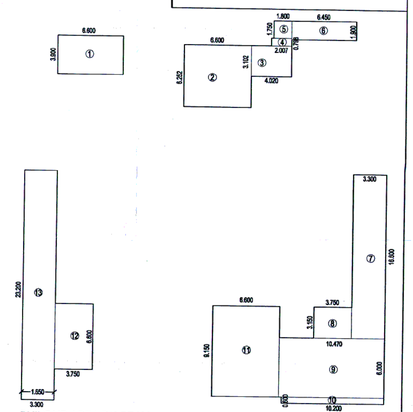
TOTAL ADDITIONS = 416.656 SQM.
NET BUILT UP AREA = 416.656 SQM.

STAMP OF APPROVAL

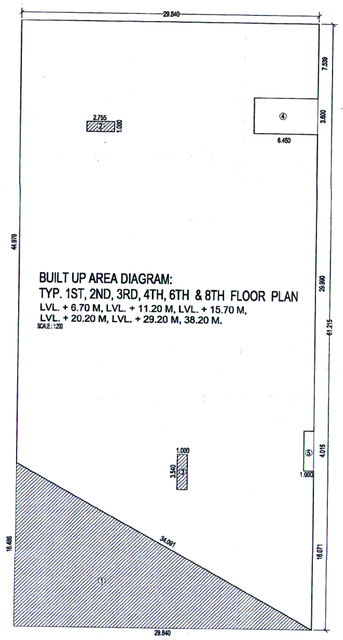
DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/ STP/BP-79/CC/2018/347
Dated 11 MAY 2018
Associate Planner (NAINA)



BUILT UP AREA DIAGRAM:
GROUND FLOOR PLAN
SCALE : 1:200



BUILT UP AREA DIAGRAM:
PODIUM FLOOR
SCALE : 1:200



BUILT UP AREA DIAGRAM:
TYP. 1ST, 2ND, 3RD, 4TH, 6TH & 8TH FLOOR PLAN
LVL. + 6.70 M, LVL. + 11.20 M, LVL. + 15.70 M,
LVL. + 20.20 M, LVL. + 29.20 M, 38.20 M.
SCALE : 1:200

BUILT UP AREA CALCULATIONS OF PODIUM FLOOR (COMMERCIAL)

ADDITIONS:

1.	1	x	6.600	x	3.900	=	25.740	SQM.
2.	1	x	6.600	x	6.252	=	41.263	SQM.
3.	1	x	4.020	x	3.101	=	12.466	SQM.
4.	1	x	2.007	x	0.798	=	1.602	SQM.
5.	1	x	1.800	x	1.750	=	3.150	SQM.
6.	1	x	6.450	x	1.900	=	12.255	SQM.
7.	1	x	3.300	x	16.600	=	54.780	SQM.
8.	1	x	3.750	x	3.150	=	11.813	SQM.
9.	1	x	10.470	x	6.000	=	62.820	SQM.
10.	1	x	10.200	x	0.600	=	6.120	SQM.
11.	1	x	6.600	x	9.150	=	60.390	SQM.
12.	1	x	3.750	x	6.600	=	24.750	SQM.
13.	1	x	3.300	x	23.200	=	76.560	SQM.

TOTAL ADDITIONS = 393.708 SQM.
NET BUILT UP AREA = 393.708 SQM.

BUILT-UP AREA CALCULATIONS OF - TYP.1ST TO 4TH,6TH,8TH FLOOR (COMMERCIAL)

AREA OF BLOCK ABCD= 29.840 x 61.215 = 1826.656 SQM.

DEDUCTIONS

1.	0.5	x	29.840	x	16.486	=	245.971	SQM.
2.	1	x	2.755	x	1.000	=	2.755	SQM.
3.	1	x	1.000	x	3.539	=	3.539	SQM.
4.	1	x	6.450	x	3.600	=	23.220	SQM.
5.	1	x	1.000	x	4.015	=	4.015	SQM.

TOTAL DEDUCTIONS = 279.50 SQM.
NET AREA = 1826.656 - 279.50 = 1547.156 SQM.

HEIGHT OF EACH FLOOR 4.50 M.
BUILT-UP AREA (COVERED AREA) 1547.156 SQ.M.
FOR F.S.I. COMPUTATION 2 x BUILT UP AREA
2 x 1547.156
TOTAL BUA CONSUMED @ TYP. FL. = 3094.312 SQ.M.

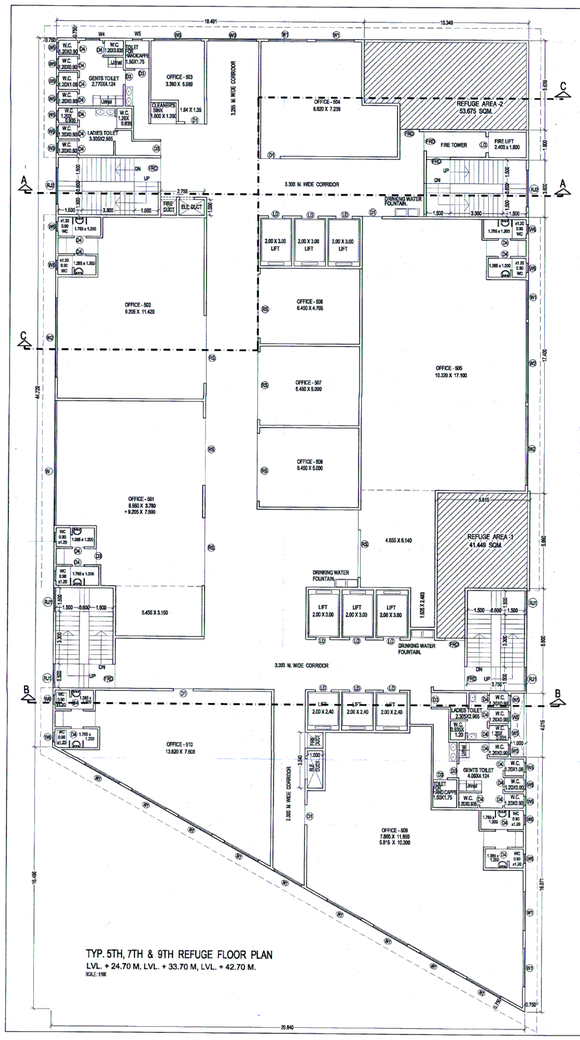
OWNER'S SIGNATURE.

1. Mr. Umaaz Bahl
2. Mr. Santosh Bahl
3. Mr. Ravi Khubchandani
4. Capt. Avtejinder Singh Man
5. Mr. Zahan Batliwala
6. Mr. Riaz Batliwala
7. Mr. Amarjeet Singh

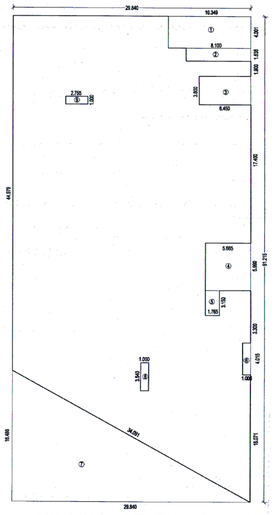
Proposed Special Township Project (STP) on land bearing Survey Numbers 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2, 68/0, 81/2A, 81/2B,40/0, 47/2, 50/12, 50/13, 69/0, 41/1, 41/2, 44/3, 47/1, 71/0, 36/2, 37/1, 37/2, 78/0 of Village-Khanavale, Taluka-Panvel, District- Raigad, and
Survey Numbers 8/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B/1, 7/B/2, 7B/3, 7B/4, 7B/5, 7B/6, 7B/7, 7C/1, 7C/2, 7C/3, 7C/4, 7C/5, 7C/6, 7C/7, 7C/8, 8/3A/1, 8/3A/2, 8/3A/3, 8/3A/4, 8/3A/5, 8/3A/6, 8/3A/7, 8/3A/8, 8/3A/9, 8/3A/10,8/D/1, 8/D/2, 8/D/3, 8/D/4, 8/D/5, 8/D/6, 8/D/7, 8/D/8, 8/B/1, 8/B/2, 8/B/3, 8/B/4, 8/B/5, 8/B/6, 8/C/1, 8/C/2, 8/1A/1, 8/1A/2, 8/1A/3, 8/1A/4, 8/1A/5, 8/1A/6, 9/B/1, 9/B/2, 9/B/3, 9/B/4, 9/B/5, 9/B/6, 9/B/7, 9/B/8, 9/D/1, 9/D/2, 9/D/3, 9/D/4, 9/D/5, 9/D/6, 9/D/7, 9/D/8, 9/C/1, 9/C/2, 9/C/3, 9/C/4, 9/C/5, 9/C/6, 9/C/7, 9/C/8, 9/C/9, 7/C/9, 7/C/10 of Village,-Talegaon , Taluka- Khalapur, District- Raigad.
Social Housing on Plot EWS-2, economic activity on Plot CZ-1 and pro-rata Residential component

M/s Dinesh Nayak & Associates
ARCHITECTS-ENGINEERS-VALUERS
Trinity Sahaniwas, Near Vitrgadshi Mandir,
Sion(E) Road, Panvel 410 206.
THE INDIAN INSTITUTE OF ARCHITECTS

CHKD BY	DRAWN	SCALE	SHEET NO.	DATE	REVISION
AR. DINESH NAYAK	JYOTI	1:100		31.12.2017	00



TYP. 5TH, 7TH & 9TH REFUGE FLOOR PLAN
LVL. + 24.70 M, LVL. + 33.70 M, LVL. + 42.70 M.
SCALE 1:100



BUILT UP AREA DIAGRAM: TYP. 5TH, 7TH & 9TH REFUGE FLOOR
LVL. + 24.70 M, LVL. + 33.70 M, LVL. + 42.70 M.
SCALE 1:300

BUILT UP AREA CALCULATIONS: TYP. 5TH, 7TH, 9TH REFUGE FLOOR (COMMERCIAL)

AREA OF BLOCK (ABCD) = 29.840 X 61.215 = 1826.656 SQM.

DEDUCTIONS

1.	1	X	10.349	X	4.001	=	41.406	SQM.
2.	1	X	8.100	X	1.638	=	13.268	SQM.
3.	1	X	6.450	X	3.600	=	23.220	SQM.
4.	1	X	5.665	X	5.990	=	33.933	SQM.
5.	1	X	1.765	X	3.150	=	5.560	SQM.
6.	1	X	1.000	X	4.015	=	4.109	SQM.
7.	0.5	X	29.840	X	16.486	=	245.971	SQM.
8.	1	X	1.000	X	3.540	=	3.540	SQM.
9.	1	X	2.755	X	1.000	=	2.755	SQM.

TOTAL DEDUCTIONS = 373.762 SQM.

BUILT UP AREA = 1826.656 - 373.762 = 1452.894 SQM.

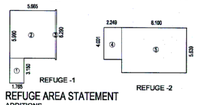
ADD EXCESS REFUGE AREA = 1452.894 + 0.001 =

NET BUILT UP AREA = 1452.894 + 0.001 = 1452.895 SQM.

HEIGHT OF EACH FLOOR 4.50 M.

BUILT-UP AREA (COVERED AREA) FOR F.S.I. COMPUTATION 1452.895 SQ.M. 2 x BUILT UP AREA

TOTAL BUA CONSUMED @ EACH REFUGE FLOOR LEVEL 2 x 1452.895 = 2905.790 SQ.M.



REFUGE AREA STATEMENT

ADDITIONS

1.	1	X	1.765	X	3.150	=	5.560	SQM.
2.	1	X	5.990	X	5.665	=	33.933	SQM.
3.	1	X	0.150	X	6.290	=	0.944	SQM.
4.	1	X	2.249	X	4.001	=	8.998	SQM.
5.	1	X	8.100	X	5.639	=	45.676	SQM.

TOTAL REFUGE AREA = 95.111 SQM.

OCCUPANT LOAD PER FLOOR = COVERED AREA / 10

= 1570.374 / 10

= 157 PEOPLE / FLOOR X 2

= 314.00 PEOPLE / 2 FLOOR

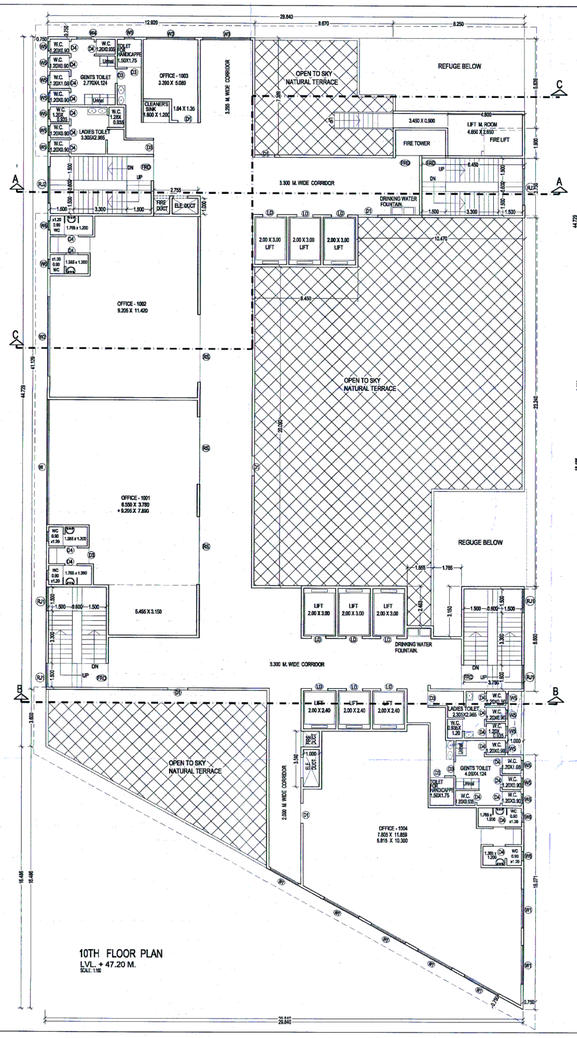
REFUGE REQUIRED = 314 X 0.3

= 94.200 SQ.M

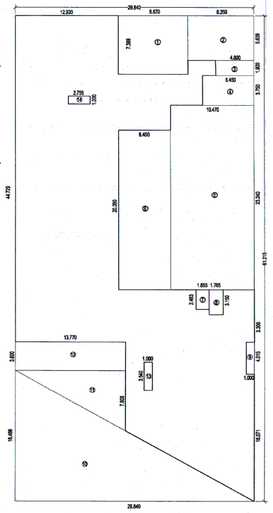
add @ 0.90 sqm for Wheel Chair.

REFUGE REQUIRED (TOTAL) = 95.10

REFUGE PROPOSED = 95.11 SQ.M



10TH FLOOR PLAN
LVL. + 47.20 M.
SCALE 1:100



BUILT UP AREA DIAGRAM: 10TH FLOOR
LVL. + 45.90 M.
SCALE 1:300

BUILT UP AREA CALCULATIONS: 10TH FLOOR (COMMERCIAL)

AREA OF BLOCK (ABCD) = 29.840 X 61.215 = 1826.656 SQM.

DEDUCTIONS:

1.	1	X	8.670	X	7.389	=	64.093	SQM.
2.	1	X	8.250	X	5.639	=	46.522	SQM.
3.	1	X	4.800	X	1.900	=	9.120	SQM.
4.	1	X	6.450	X	3.750	=	24.188	SQM.
5.	1	X	10.470	X	23.240	=	243.323	SQM.
6.	1	X	6.450	X	20.090	=	129.581	SQM.
7.	1	X	1.855	X	2.483	=	4.109	SQM.
8.	1	X	1.765	X	3.150	=	5.560	SQM.
9.	1	X	1.000	X	4.015	=	4.015	SQM.
10.	0.5	X	29.840	X	16.486	=	245.971	SQM.
11.	0.5	X	7.608	X	13.770	=	52.381	SQM.
12.	1	X	3.600	X	13.770	=	49.572	SQM.
13.	1	X	1.000	X	3.540	=	3.540	SQM.
14.	1	X	2.755	X	1.000	=	2.755	SQM.

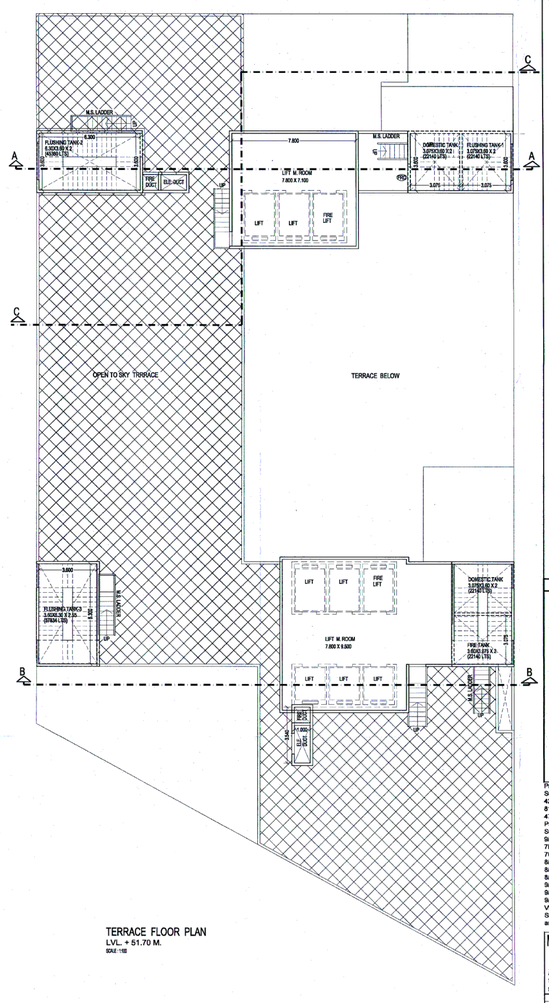
TOTAL DEDUCTIONS = 864.698 SQM.

NET BUILT UP AREA = 1620.656 - 864.698 = 941.957 SQM.

HEIGHT OF EACH FLOOR 4.50 M.

BUILT-UP AREA (COVERED AREA) FOR F.S.I. COMPUTATION 941.957 2 x BUILT UP AREA

TOTAL BUA CONSUMED @ EACH REFUGE FLOOR LEVEL 2 x 941.957 = 1883.914 SQ.M.



TERRACE FLOOR PLAN
LVL. + 51.70 M.
SCALE 1:100

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/ ...
Dated 11 MAY 2018
Associate Planner (Naina)

OWNER'S SIGNATURE.

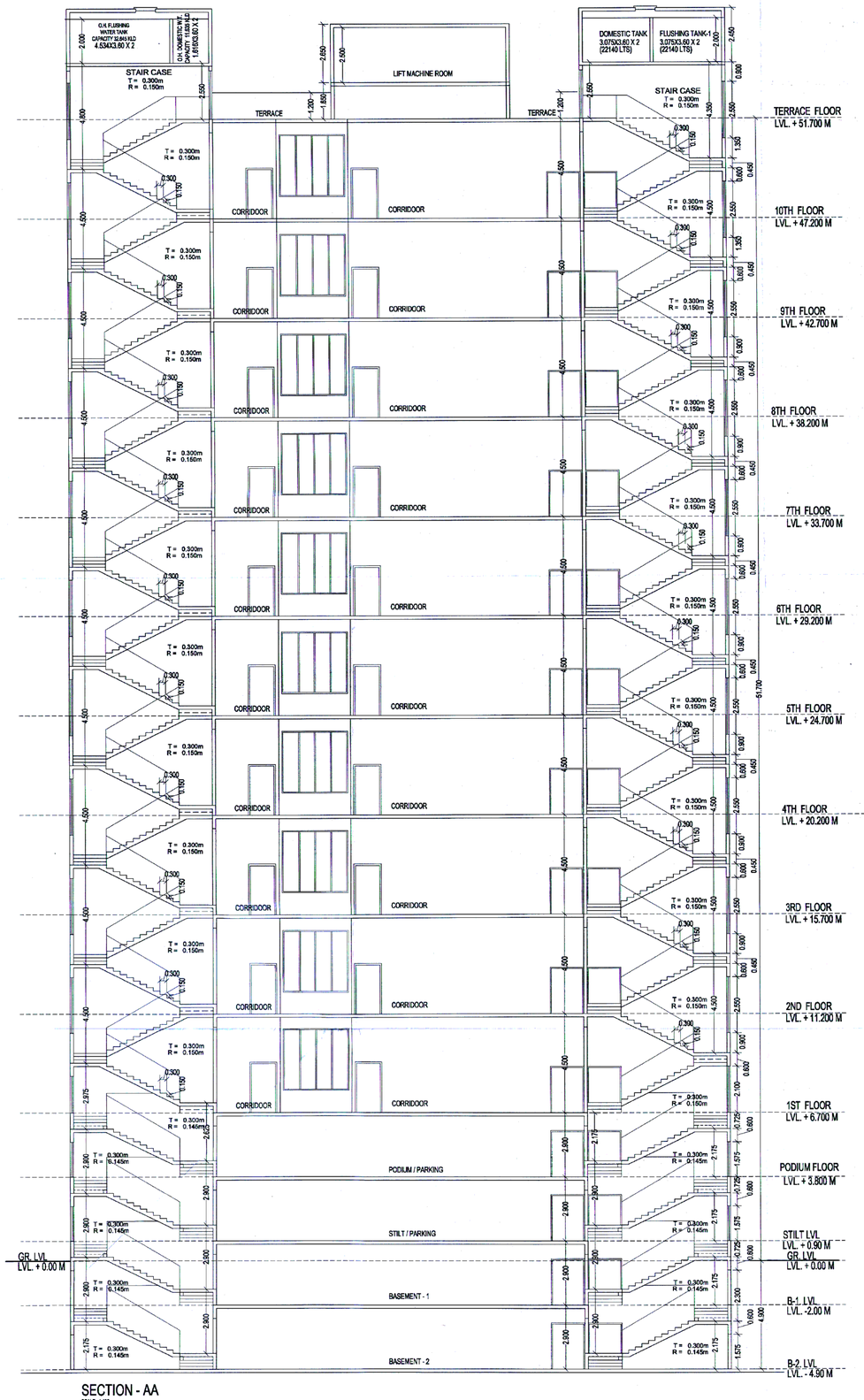
1. Mr. Urmaz Bahl
2. Mr. Santosh Bahl
3. Mr. Ravi Khubchandani
4. Capt. Avtejinder Singh Mann
5. Mr. Zahan Battiwala
6. Mr. Riaz Battiwala
7. Mr. Amarjeet Singh

Proposed Special Township Project (STP) on land bearing Survey Numbers 38/0, 74/6, 35/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 75/1, 76/2, 68/0, 81/2A, 81/2B,45/0, 47/2, 50/12, 50/13, 69/0, 41/1, 41/2, 44/3, 47/1, 71/0, 36/2, 37/1, 37/2, 78/0 of Village-Khanavale, Taluka-Panvel, District- Raigad, and
Survey Numbers 6/1, 6/5, 7/1, 6/8, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B/1, 7/B/2, 7B/3, 7B/4, 7B/5, 7B/6, 7B/7, 7C/1, 7C/2, 7C/3, 7C/4, 7C/5, 7C/6, 7C/7, 7C/8, 8/3A/1, 8/3A/2, 8/3A/3, 8/3A/4, 8/3A/5, 8/3A/6, 8/3A/7, 8/3A/8, 8/3A/9, 8/3A/10,8/D/1, 8/D/2, 8/D/3, 8/D/4, 8/D/5, 8/D/6, 8/D/7, 8/D/8, 8/B/1, 8/B/2, 8/B/3, 8/B/4, 8/B/5, 8/B/6, 8/C/1, 8/C/2, 8/1A/1, 8/1A/2, 8/1A/3, 8/1A/4, 8/1A/5, 8/1A/6, 8/B/1, 9/B/2, 9/B/3, 9/B/4, 9/B/5, 9/B/6, 9/B/7, 9/B/8, 9/D/1, 9/D/2, 9/D/3, 9/D/4, 9/D/5, 9/D/6, 9/D/7, 9/D/8, 9/C/1, 9/C/2, 9/C/3, 9/C/4, 9/C/5, 9/C/6, 9/C/7, 9/C/8, 9/C/9, 7/C/10 of Village,-Talegaon , Taluka- Khalapur, District- Raigad.
Social Housing on Plot EWS-2, economic activity on Plot CZ-1 and pro-rata Residential component

M/s Dinesh Nayak & Associates.

ARCHITECTS-ENGINEERS-VALUERS
Trinity Estates, Near Vrundavan Beach,
Sion(E-West), Panvel-410 206.

CHECK BY	DRAWN	SCALE	SHEET NO.	DATE	REVISION
M. DINESH NAYAK	JAZZ	1:100		21.02.07	02



SECTION - AA
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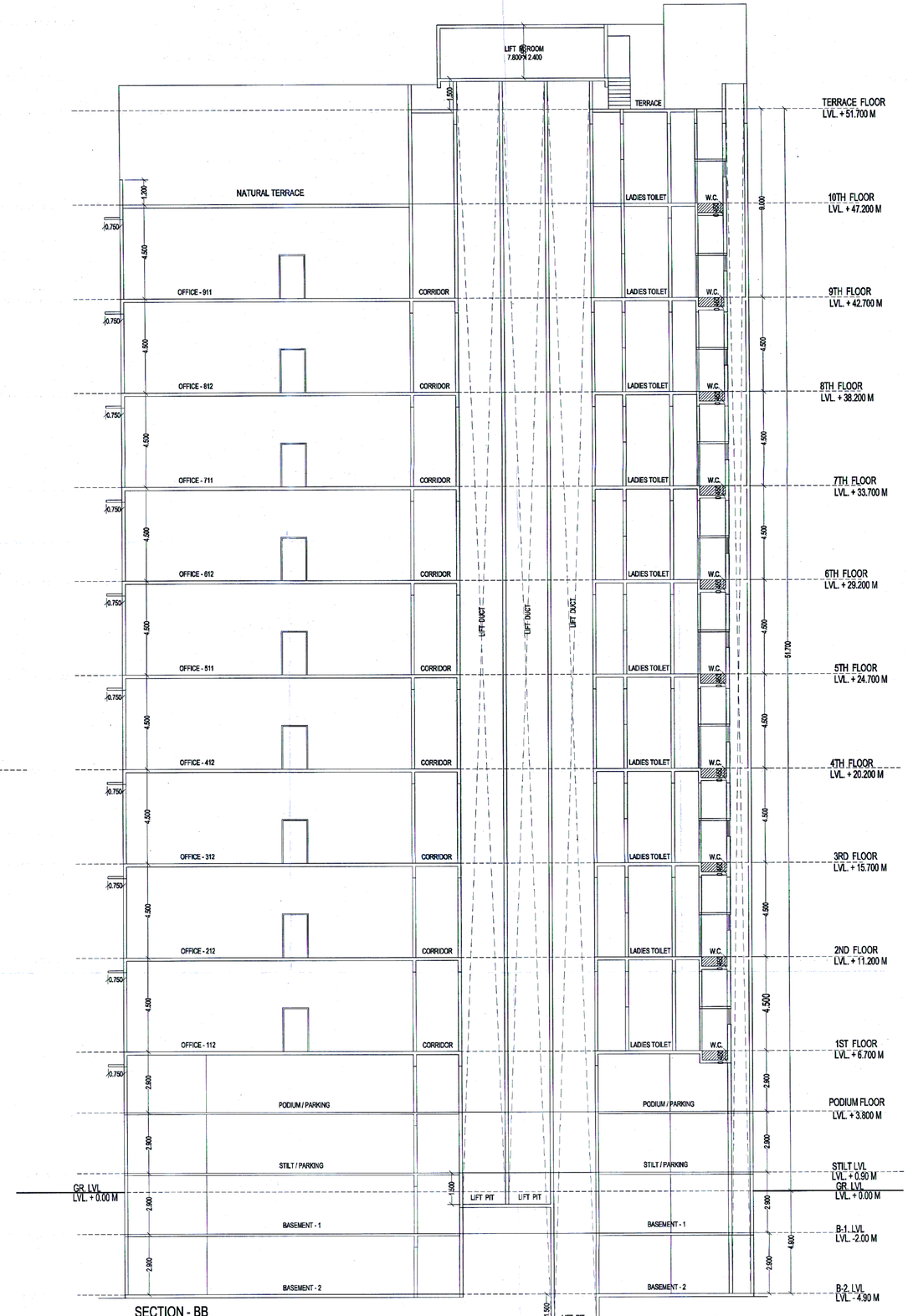

SECTION - BB
SCALE : 1:100

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In this office's letter No.:
CIDCO/NAINA/ STP/BP-79/CC/2018/1047
Dated 11 MAY 2018
Associate Planner (NAINA)

OWNER'S SIGNATURE.

1. Mr. Uraaz Bahl
2. Mr. Santosh Bahl
3. Mr. Ravi Khubchandani
4. Capt. Avtejinder Singh Mann
5. Mr. Zahan Batliwala
6. Mr. Riaz Batliwala
7. Mr. Amarjeet Singh

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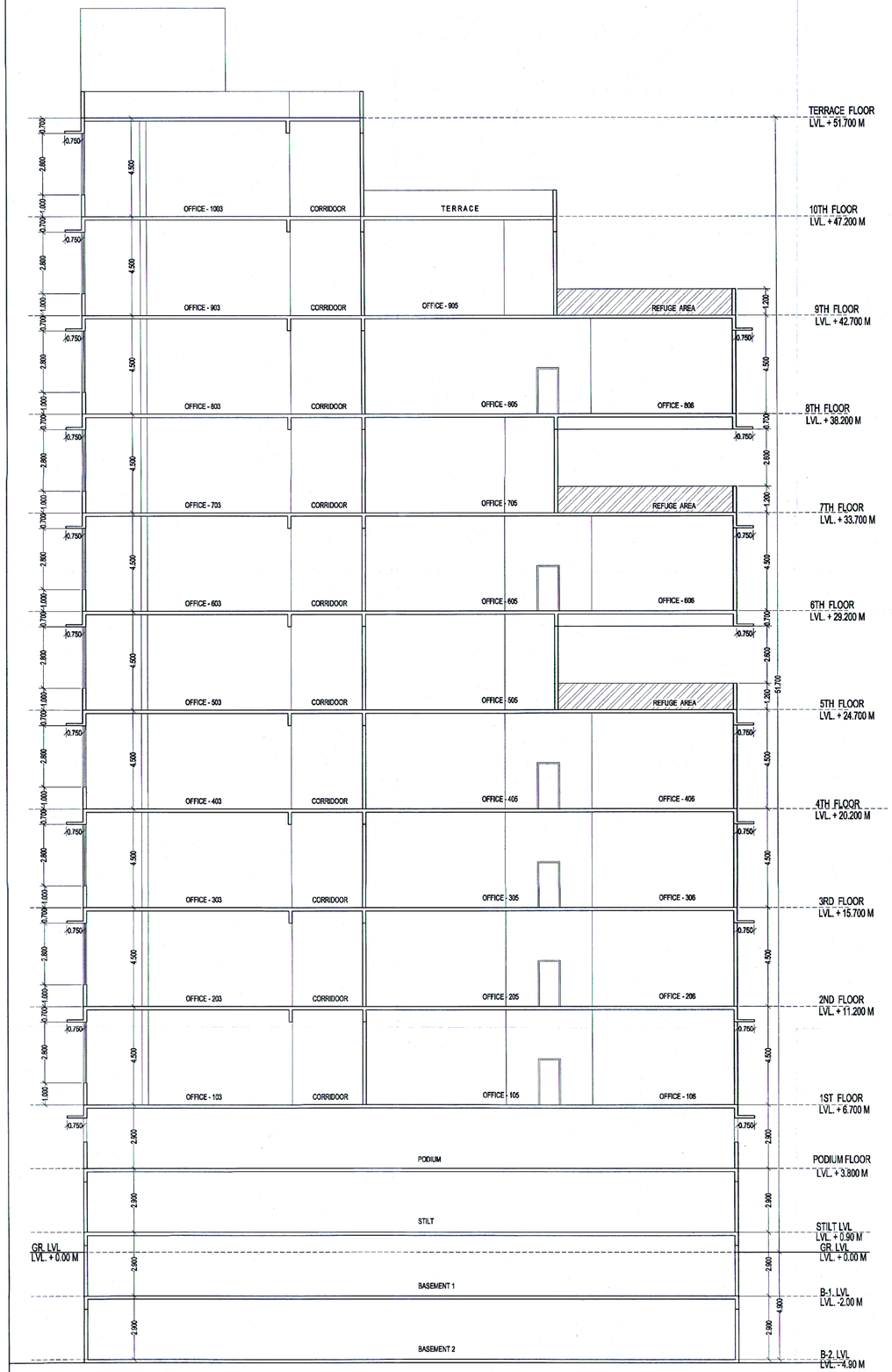
M/s Dinesh Nayak & Associates.
Architects
ARCHITECTS-ENGINEERS-VALUERS
Trinurty Sahaniwas, Near Vinoubsha Mandir,
Shivaji Road, Panvel. 410 206.
Mob. 9869213 E-mail: dineshnayak@gmail.com

CHKED BY	DRAWN	SCALE	SHEET NO.	DATE	REVISION
AR. DINESH NAYAK	JYOTI	1:100	9	21/12/2017	R0



SECTION - CC
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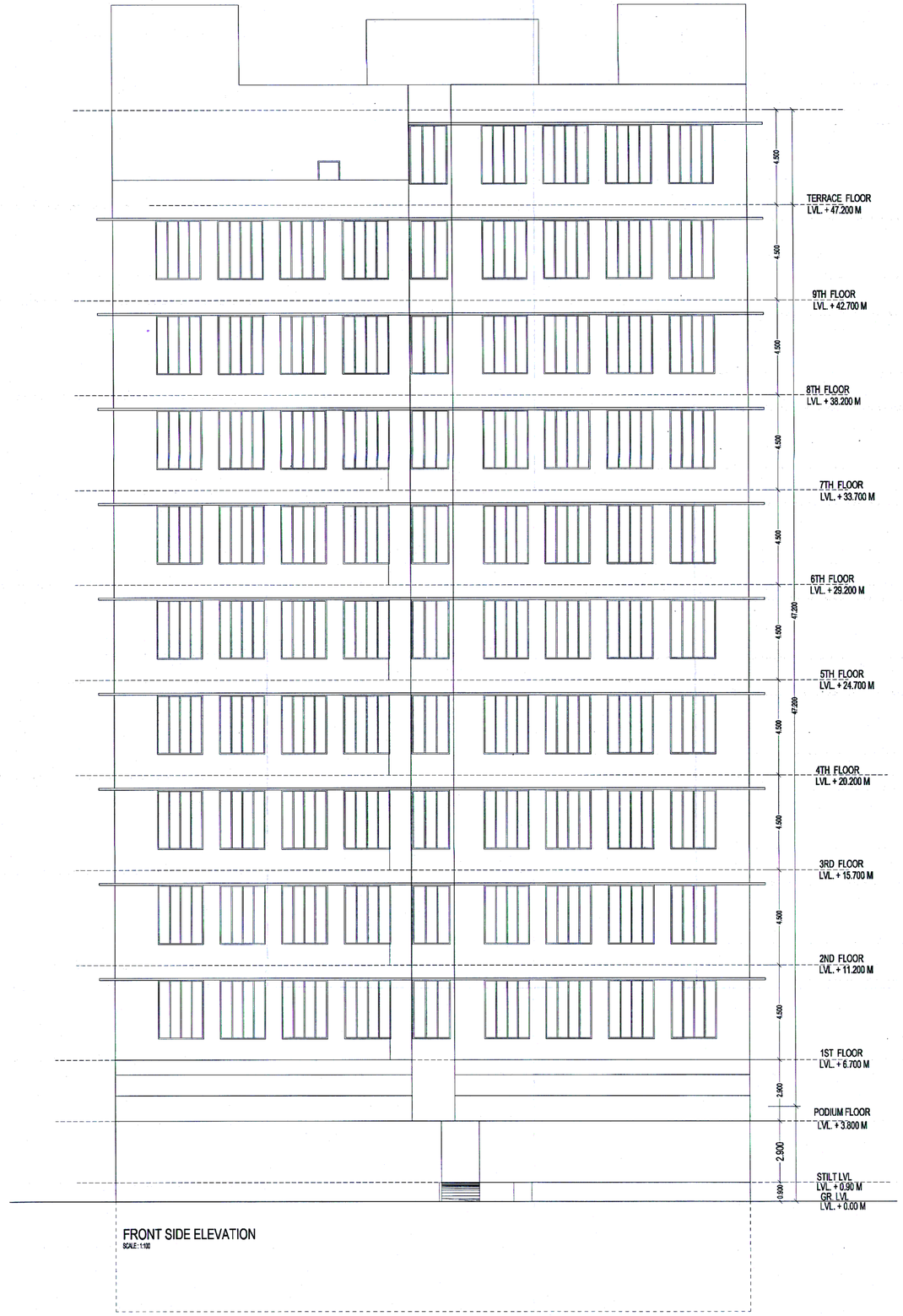

FRONT SIDE ELEVATION
SCALE : 1:100

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Tel. 022-27452 e-mail:- dineshnayak2969@gmail.com

CHKED BY	DRWN	SCALE	SHEET NO.	DATE	REVISION
AR. DINESH NAYAK	JYOTI	1:100	6	21.12.2017	R0