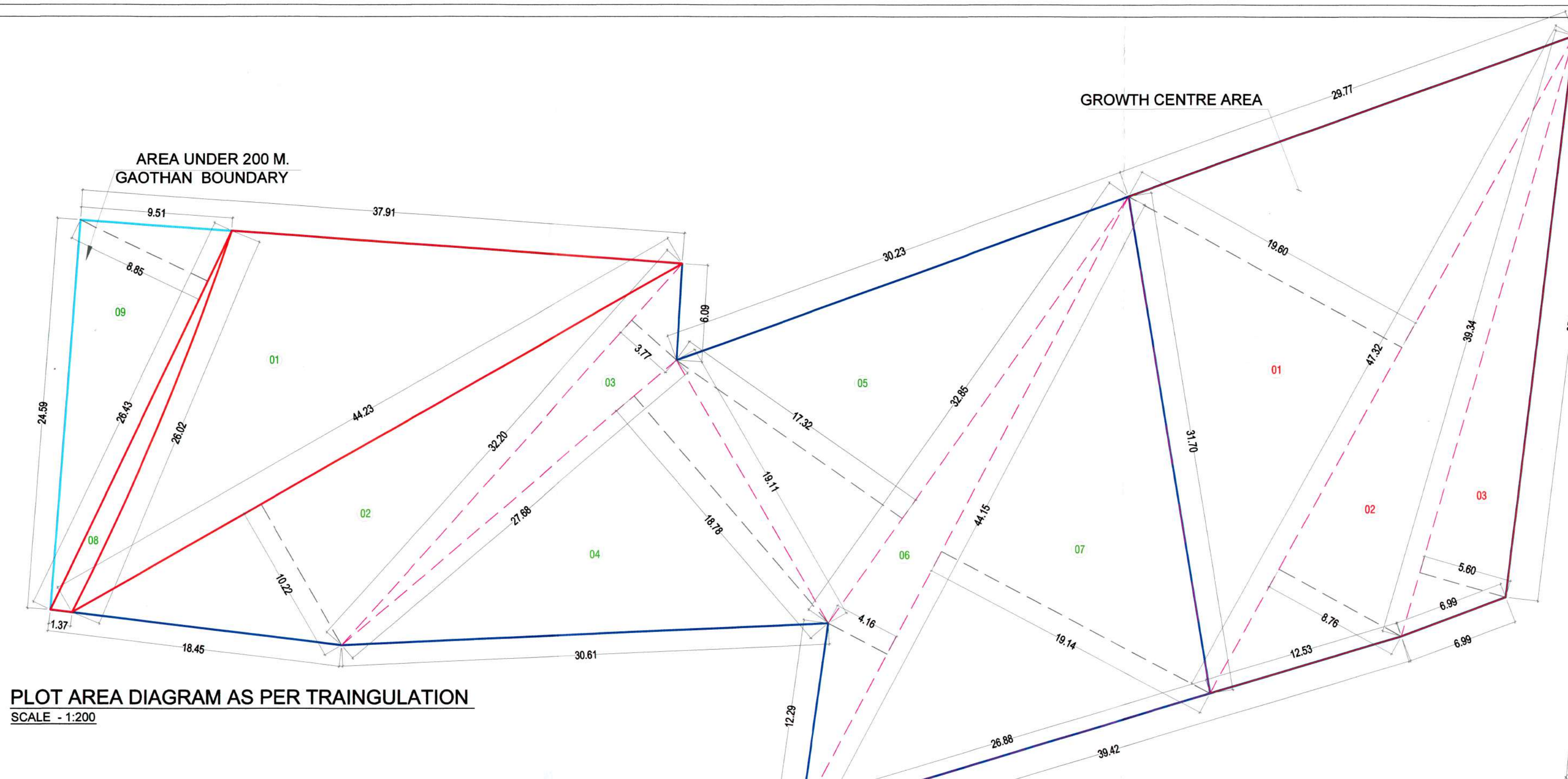


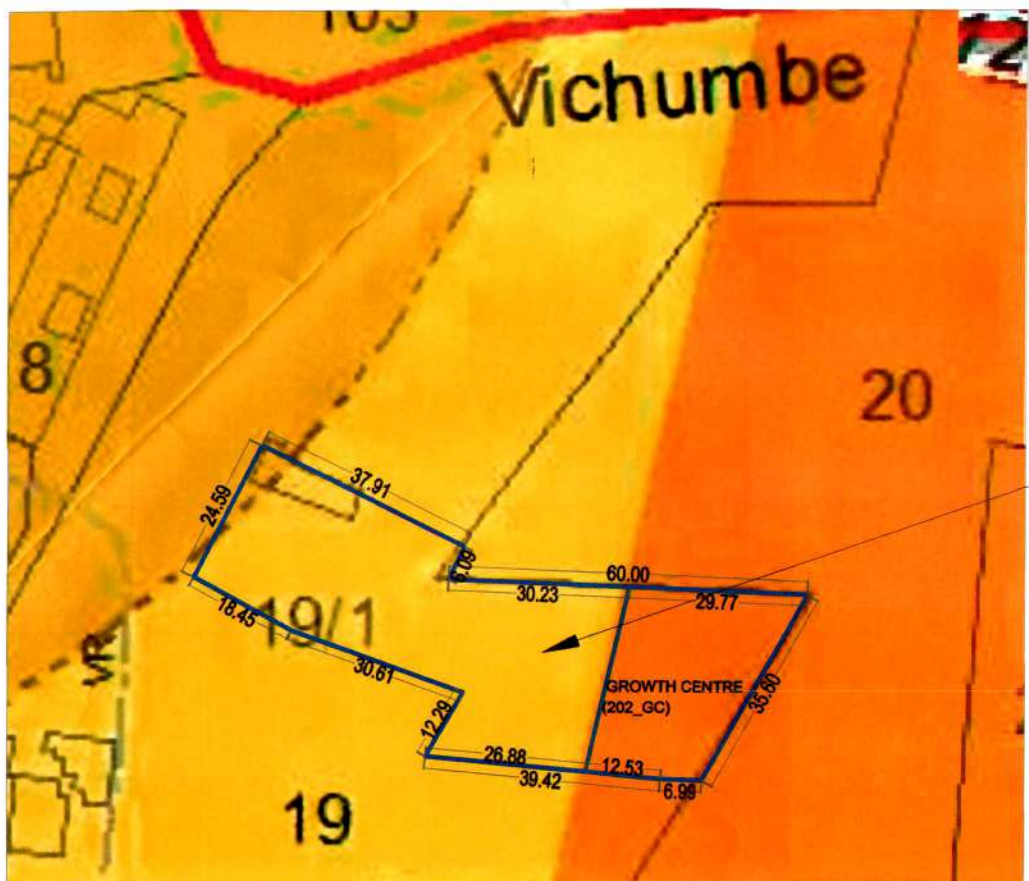


PLOT AREA DIAGRAM AS PER TRIANGULATION
SCALE - 1:200

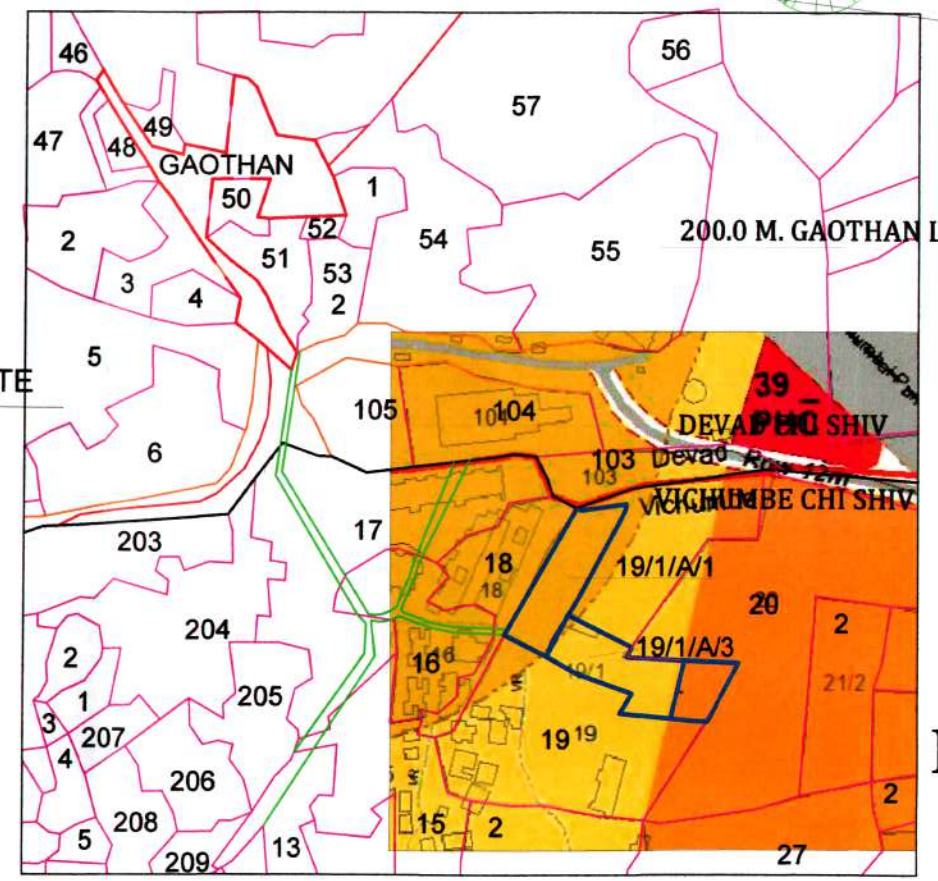
AREA UNDER 200 M. OUT SIDE GAOTHAN					
SR.NO.	TRIANGLE	NUMBER OF	1/2	BASE (M)	HEIGHT (M.)
1	1	1	1/2	44.23	10.22
2	1	1	1/2	32.2	3.77
3	1	1	1/2	27.68	18.78
4	1	1	1/2	32.85	17.32
5	1	1	1/2	44.15	4.16
6	1	1	1/2	44.15	19.14
7	1	1	1/2	44.15	19.14
TOTAL AREA					1687.75
AREA UNDER 200 M. WITHIN GAOTHAN					
8	1	1	1/2	26.43	8.85
9	1	1	1/2	26.43	8.85
TOTAL AREA					142.01
SR.NO.	TRIANGLE	NUMBER OF	1/2	BASE (M)	HEIGHT (M.)
1	1	1	1/2	47.32	19.6
2	2	1	1/2	47.32	8.76
3	3	1	1/2	39.34	5.6
TOTAL AREA UNDER GROWTH CENTRE LINE					1101.15
TOTAL AREA					2610.91

ADJ.G.NO.
19/1.A.1

Development permission for propose Residential building on land bearing S.No-19/1A/1, at village -Vichumbe, Taluka -Panvel, District-Raigad.
CIDCO/NAINA/PANVEL/VICHUMBE/BP-213/CC/2017/1004
DATE-15 DEC 2017
9.00 M. W. EXISTING ROAD

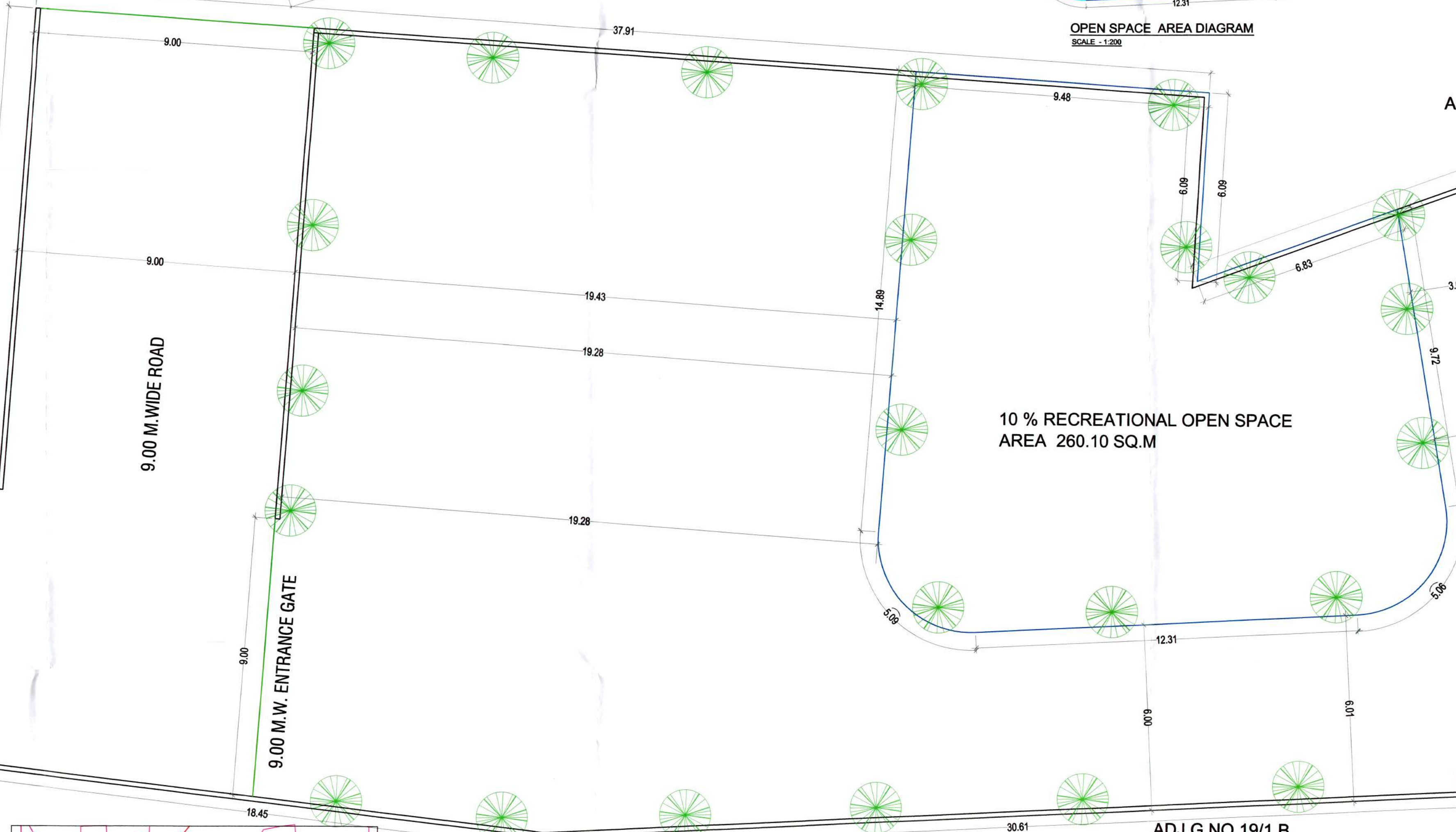


SANCTIONED IDP PLAN (SCALE-N.T.S)



LOCATION PLAN (SCALE-N.T.S)

ADJ.G.NO 19/1 A 2



LAYOUT PLAN
SCALE - 1:100

** PARKING STATEMENT - PLEASE REFER D1 OF PROFORMA - I							
TENEMENTS SIZE CARPET AREA IN SQM	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES		
			No. of cars	No. of scooter	No. of cars	No. of scooter	
			12.5 sqmt.	2.0 sqmt.	12.5 sqmt. 5.0 X 2.5 M	2.0 sqmt. 1.0 X 2 M	
UPTO 35	25	4 tenements having carpet area upto 35 sq.m. each.	06	7 X 10=0.7Nos			
35 TO 45	00	2 tenements having carpet area 35 to 45 sq.m. each.	00				
		visitor's parking 10%	06 x10% = 1				
TOTAL			07	1	07	08	

BLOCK PLAN
SCALE 1:500

OPEN SPACE AREA DIAGRAM
SCALE - 1:200

OPEN SPACE AREA CALCULATION					
SR.NO.	NUMBER	1/2	BASE (M)	HEIGHT (M.)	AREA
1	1	1/2	17.71	7.97	70.57
2	1	1/2	17.71	3.35	29.66
3	1	1/2	13.38	4.37	29.24
4	1	1/2	13.38	10.10	67.57
5	1	1/2	11.93	4.05	24.16
6	1	1/2	10.80	6.04	32.62
7					3.17
8					3.12
TOTAL AREA					260.10

BUILT UP AREA SUMMARY	
BUILDING	BUILDING-1
FLOOR	IN SQ.M.
GROUND	45.130
1ST FLOOR	222.873
2ND FLOOR	222.873
3RD FLOOR	222.873
4TH FLOOR	194.520
TOTAL	908.270

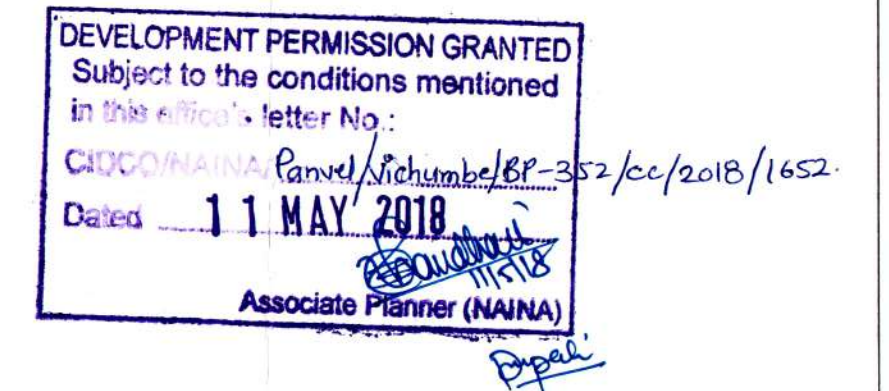
TENEMENT AREA STATEMENT									
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	Carpet Area IN SQ.M.	BALCONY AREA (SQ.M.)		TERRACE AREA (SQ.M.)	CUPBOARD AREA (SQ.M.)	BUILT - UP AREA (SQ.M.)
					ENCLOSED	PROJECTED			
1	A	G-001	1	20.74	0.00	3.00	0.00	0.00	24.52
		101,301	2	27.33	0.00	3.00	0.00	0.00	31.86
		102,302	2	28.08	6.20	0.00	4.13	0.00	31.71
		103,303	2	28.08	6.20	0.00	4.13	0.00	31.71
		104,304	2	27.33	0.00	3.00	6.27	0.00	31.86
		105,305	2	28.08	6.20	0.00	4.13	0.00	31.91
		106,306	2	28.08	6.20	0.00	4.13	0.00	31.91
		201	1	27.33	0.00	3.00	11.17	0.00	31.86
		202	1	28.08	6.20	0.00	2.82	0.00	31.71
		203	1	28.08	6.20	0.00	2.82	0.00	31.71
		204	1	27.33	0.00	3.00	4.90	0.00	31.86
		205	1	28.08	6.20	0.00	2.82	0.00	31.91
		206	1	28.08	6.20	0.00	2.82	0.00	31.91
		401	1	20.87	0.00	3.00	13.39	0.00	24.51
		402	1	21.51	2.60	0.00	0.00	0.00	24.87
		403	1	28.08	6.20	0.00	2.82	0.00	31.91
		404	1	20.87	0.00	3.00	7.13	0.00	24.51
		405	1	28.08	6.20	0.00	2.82	0.00	31.91
		406	1	21.51	2.60	0.00	10.65	0.00	24.87
		TOTAL	25	662.63	92.00	27.00	109.74	0.00	759.92

TERRACE AREA STATEMENT				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
1	GR. FLOOR	45.130	0.00	0.00
	1ST FLOOR	222.873	44.57	22.80
	2ND FLOOR	222.873	44.57	22.80
	3RD FLOOR	222.873	44.57	22.80
	4TH FLOOR	194.520	38.90	36.81
TOTAL		908.270	172.63	109.77

BALCONY AREA STATEMENT						
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA	ENCLOSED	OPEN
1	GR. FLOOR	45.130	6.77	3.00	0	3.00
	1ST FLOOR	222.873	33.43	30.80	24.80	6.00
	2ND FLOOR	222.873	33.43	30.80	24.80	6.00
	3RD FLOOR	222.873	33.43	30.80	24.80	6.00
	4TH FLOOR	194.520	29.18	23.60	17.60	6.00
TOTAL		908.270	136.24	119.00	92.00	27.00

PROFORMA-I		
AREA STATEMENT		Area in Sq.M.
1	Area of Plot as per 7/12 extract	2600.00
2	Area of Plot as per measurement plan (As per triangulation of TILR at true scale)	2610.910
3	Area of plot as per Physical Survey	2652.888
4	Area of plot, considered (least of (a), (b) & (c) above)	2600.000
5	DEDUCTION FOR	
a.	Existing road acquisition area	0
b.	Widening of road (12m wide)	0
c.	GROWTH CENTRE (202_GC) reservation	781.15
d.	Total (A+B+C)	781.15
6	Gross area of the Plot (1-2)	1818.850
7	Deduction for Amenity space if Any	NA
8	Recreational open space required	250.00
9	Net area of plot	1818.850
10	Permissible FSI	0.50
11	Permissible Built up Area = (9) X (10)	909.425
12	Recreational open space Provided	260.10
13	Proposed Built Up Area	908.270
14	Balance Built Up Area ((11) - (13))	1.15
15	FSI Consumed ((13) ÷ (9))	0.499
16	FSI Balanced (10-15)	0.001
17	Number of units Proposed	25
a.	Residential	25
b.	Commercial	0
18	Trees to be planted	
(18A)	Trees to be planted against plot area ((4-12) ÷ 100)	23
(18B)	Trees to be planted against open space ((12) ÷ 100) X 5	13
(18C)	Required Number of trees to be planted ((18A) + (18B))	36
(18D)	Number of trees planted	40
19	Balancing Area Statement	*
20	Parking Statement	**

STAMP OF APPROVAL 1/3



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

I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/ lessee in possession of the plot as in the above form and found them to be correct.

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

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

CONTENT OF THE SHEET
STILT PLAN, PLOT AREA DIAGRAM & CALCULATION, LOCATION PLAN, BLOCK PLAN, PARKING AREA STATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, TENEMENT AREA STATEMENT, BUILT UP AREA STATEMENT, LEGENDS.

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING S. NO.19/1A/1, AT-VICHUMBE, TALUKA-PANVEL, DIST.-RAIGAD, DATED 15-01-2018 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 2652.888 SQ.MT.

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

NAME OF THE OWNERS & SIGNATURE

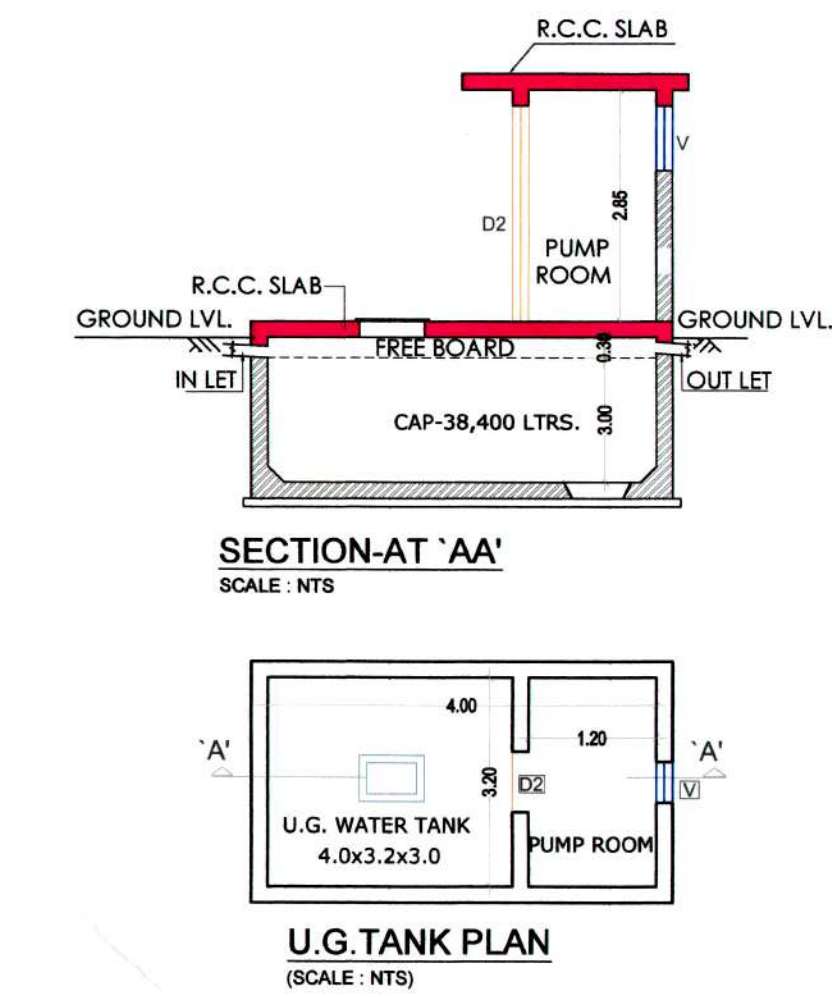
Mr. PRADEEP KRUSHNA BHOPI.
NAME & SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED BUILDING PERMISSION ON S. NO.19/1A/1, AT-VICHUMBE, TALUKA-PANVEL, DIST.-RAIGAD.
JOB NO.
DWG. NO.
DATE 10-05-2018
SCALE 1:100, 1:200, 1:500, 1:5000, N.T.S.
DRN BY KISHOR THAKUR
CHKD BY SWAPNIL KALYANKAR
SKA
SWAPNIL KALYANKAR ARCHITECTS
Swarnil Kalyankar | +91-98675 98001
OFFICE: SECHANT MARKET D. WAKOL, 2ND FLOOR OFFICE PANG. - 410 204
EMAIL: skaplanner@gmail.com

SEPTIC TANK REQUIREMENT											
BUILDING NUMBER	NUMBER OF TENEMENT	NO. OF PERSON PER UNIT	POPULATION	WATER REQUIREMENT			% FLOW TO SEWER		TOTAL FLOW	TOTAL PROVIDED SEPTIC TANK CAPACITY	
				FLUSHING	DOMESTIC	TOTAL	FLUSHING 100%	DOMESTIC 85%		3.5X3.0X3.0	
				LPCD	LPD	LPD					
1	25	5	125	54	6750	135	16875	23625	6750	14343.75	21093.75
											31500

WATER STORAGE CAPACITY CALCULATION								
BUILDING NUMBER	TOTAL NUMBER OF UNITS	NO. OF PERSON PER UNIT	POPULATION	WATER REQUIREMENT (IN LITRE)			UNDER GROUND WATER TANK PROVIDED	
				ADDL. TOILET (180 LITRE)	POPULATION (189 LITRE)	TOTAL	TANK NUMBER	CAPACITY (LITRE)
1	25	5	125	0	23625	23625	1	4.0X3.20X3.0
								38400

OVERHEAD WATER TANK CAPACITY CALCULATION				
BUILDING NUMBER	WATER REQUIRED (LITRE)	COLD WATER REQUIREMENT		
		TANK SIZE (METRE)	NUMBER OF TANK	CAPACITY (LITRE)
1	11340	4.40 X 2.50 X 1.20	1	13200



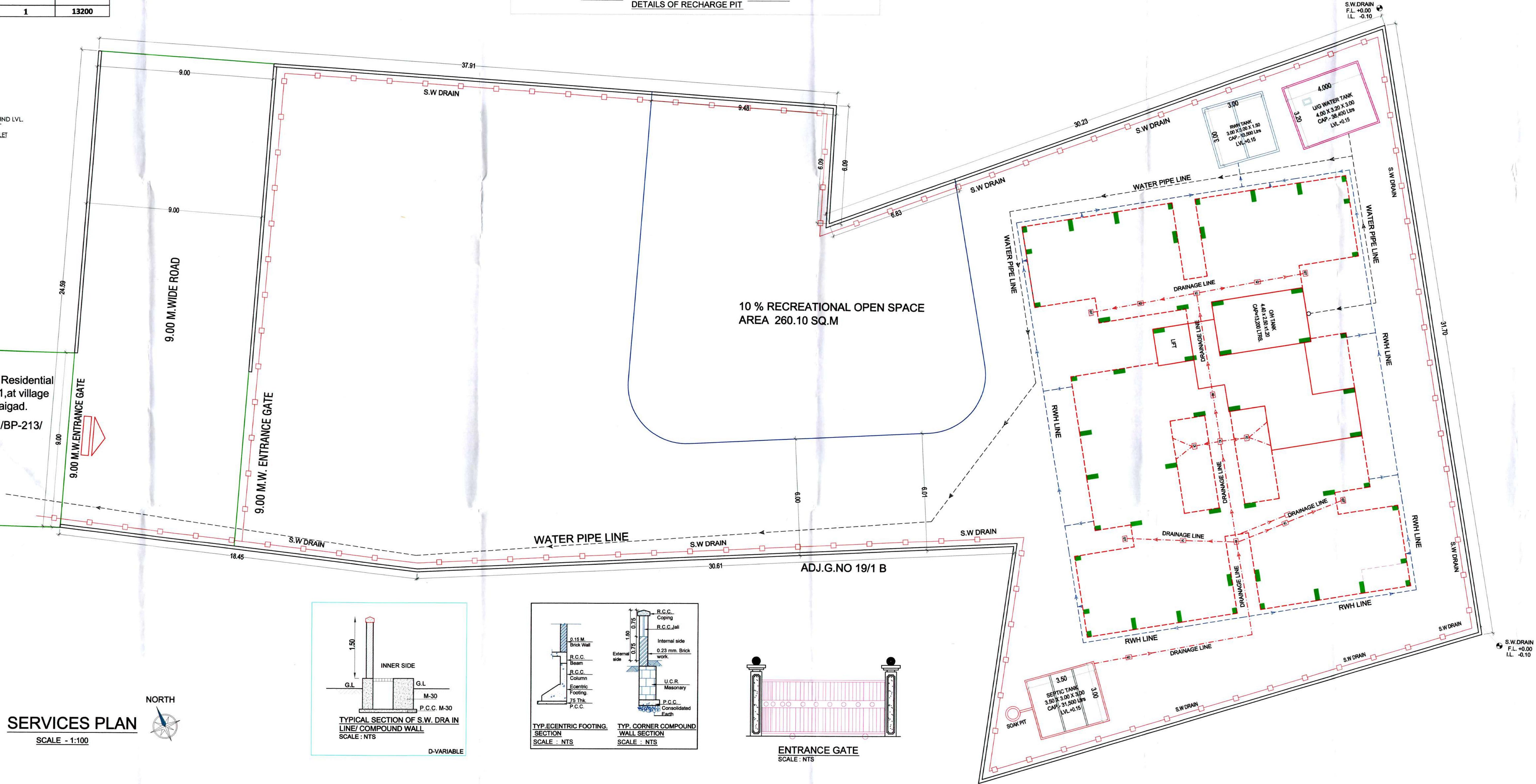
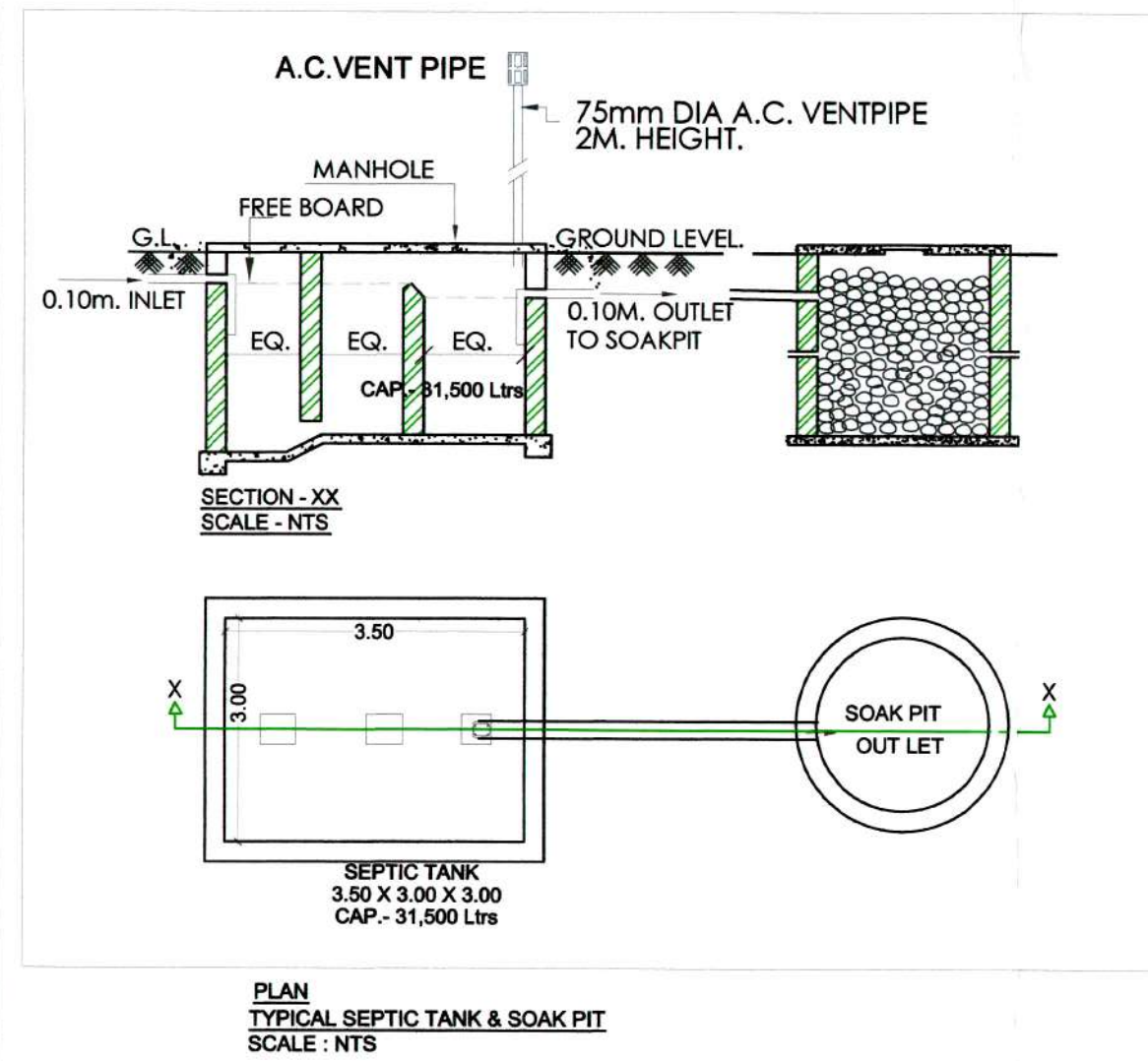
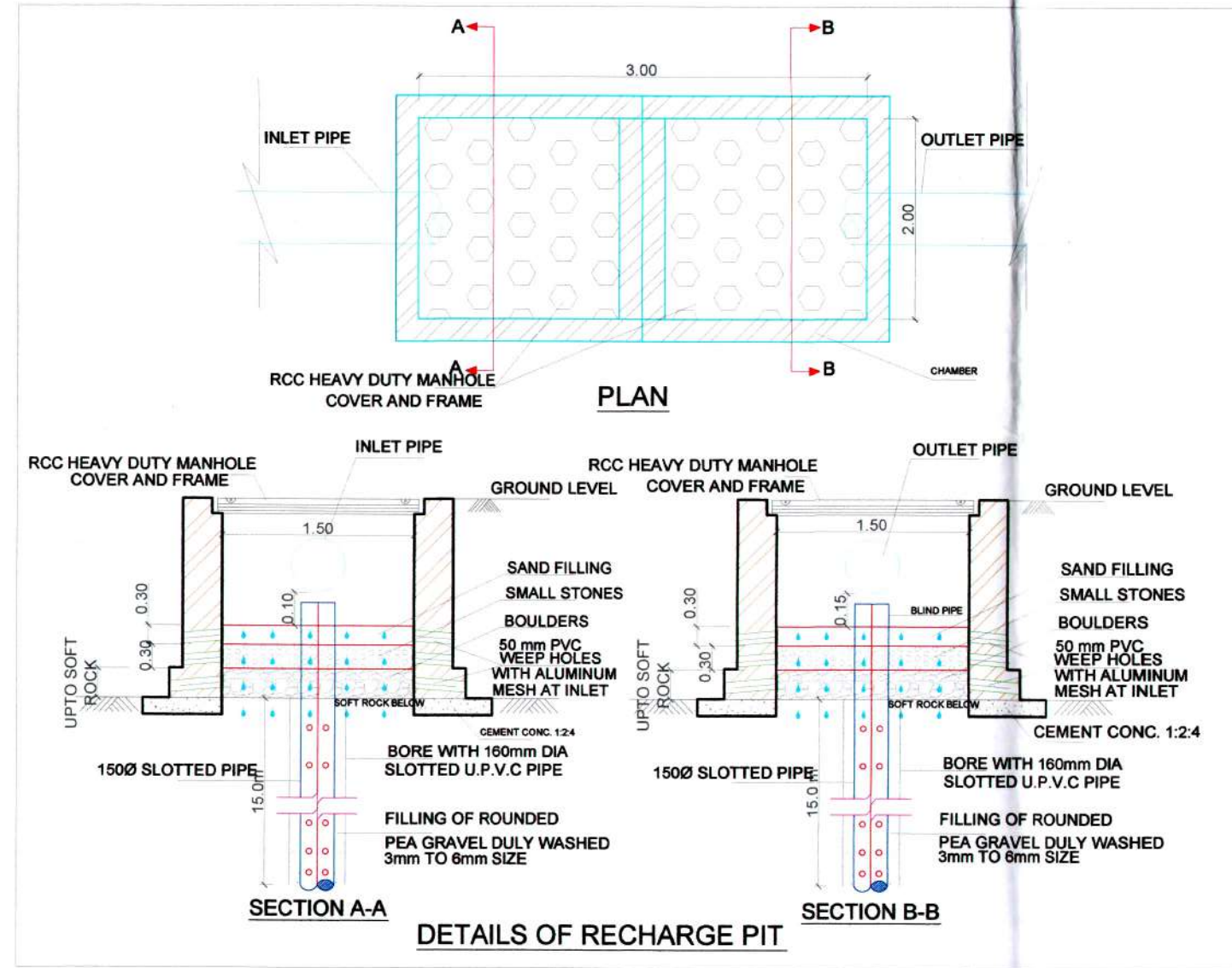
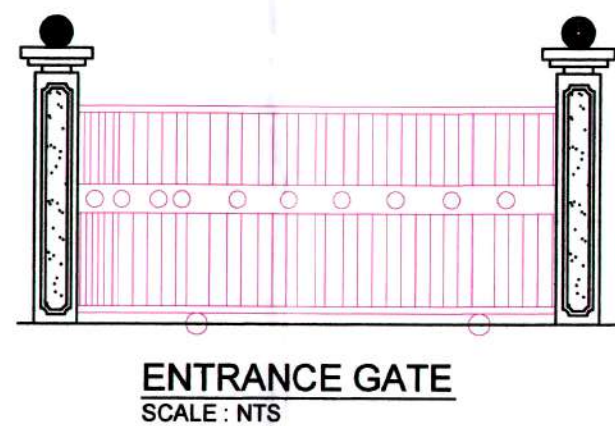
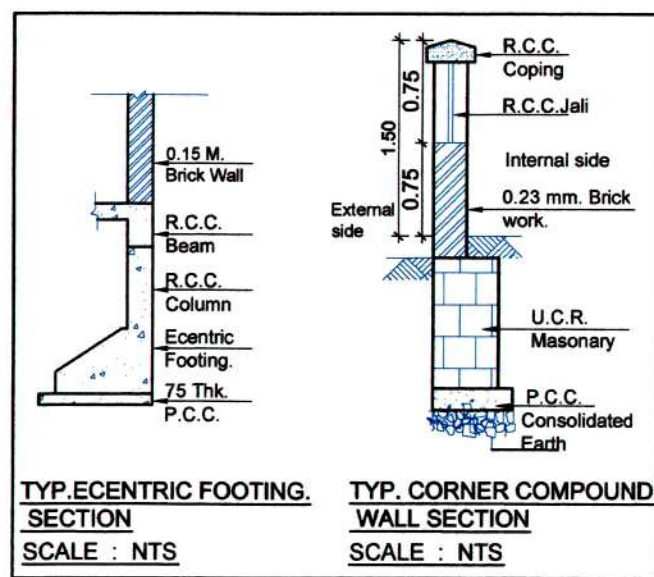
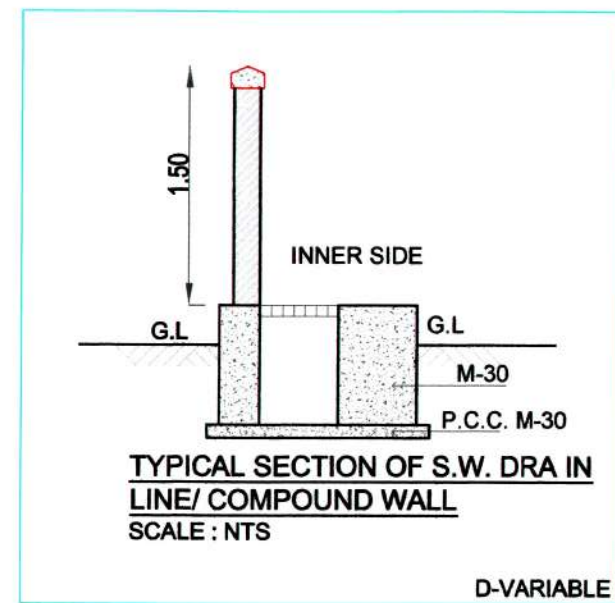
Development permission for propose Residential building on land bearing S.No-19/1A/1,at village -Vichumbe ,Taluka -Panvel,District-Raigad.

CIDCO/NAINA/PANVEL/VICHUMBE/BP-213/ CC/2017/1004

DATE-15 DEC 2017

9.00 M. W. EXISTING ROAD

SERVICES PLAN
SCALE - 1:100



STAMP OF APPROVAL 2/3

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/PANVEL/VICHUMBE/BP-213/CC/2017/1004
Dated 11 MAY 2018
Associate Planner (NAINA)

Legend :-

Sl. No.	Item	Site Plan On White Print	Building Plan On White Print
01	Plot Line	—	—
02	Existing Street	—	—
03	Marginal Open Space	NO COLOUR	—
04	Drainage & Sewerage Work	—	—
05	Water Supply Work	—	—
06	RWH Line	—	—
07	Proposed Work	—	—

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

CONTENT OF THE SHEET

SERVICES PLAN , U/G TANK PLAN ,U/G TANK SECTION , U/G TANK AREAS CALCULATION , SEPTIC TANK & SECTION , SEPTIC TANK AREA CALCULATION , COMPOUND WALL SECTION , ENTRANCE GATE, R.O.H. DRAIN SECTION.

NAME OF THE OWNERS & SIGNATURE

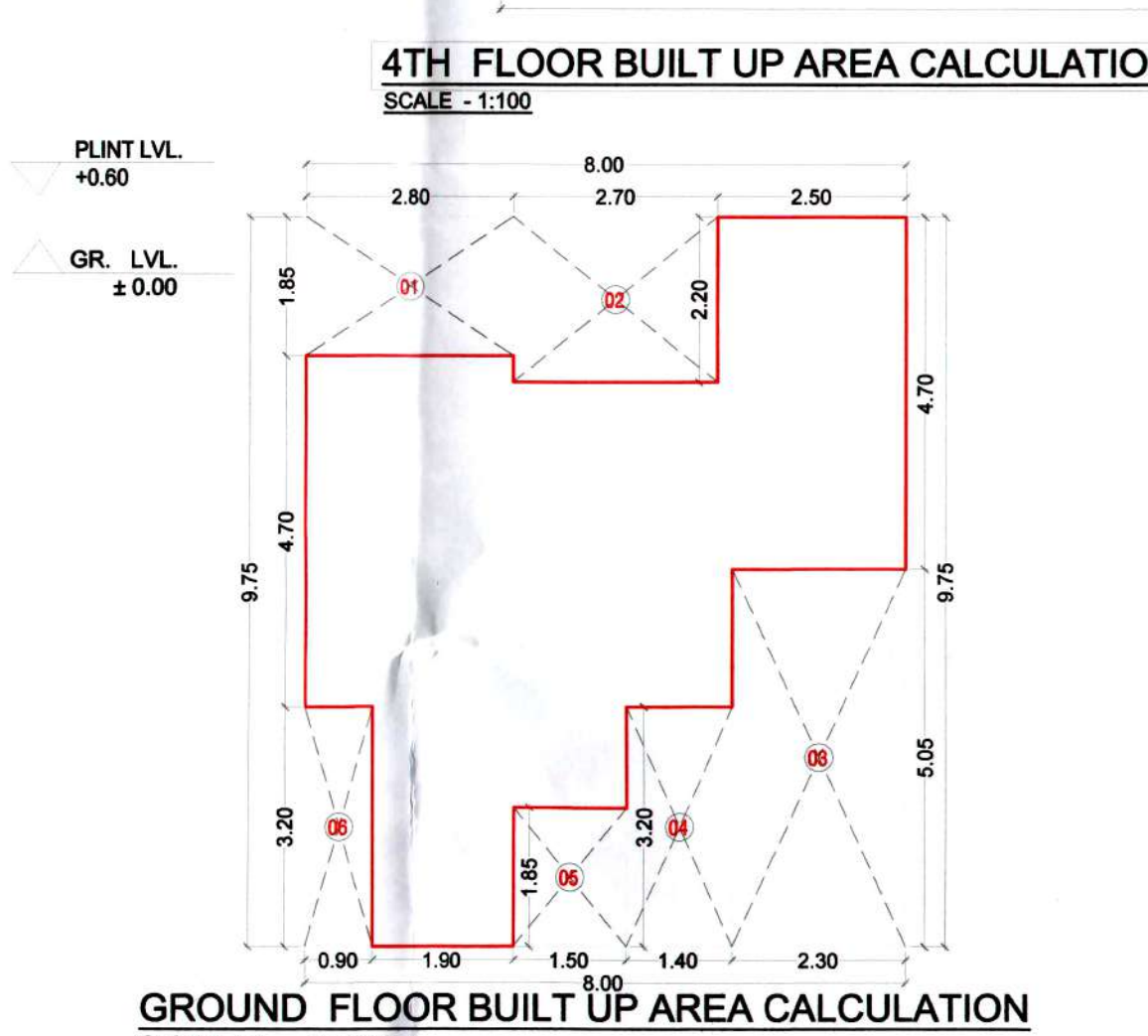
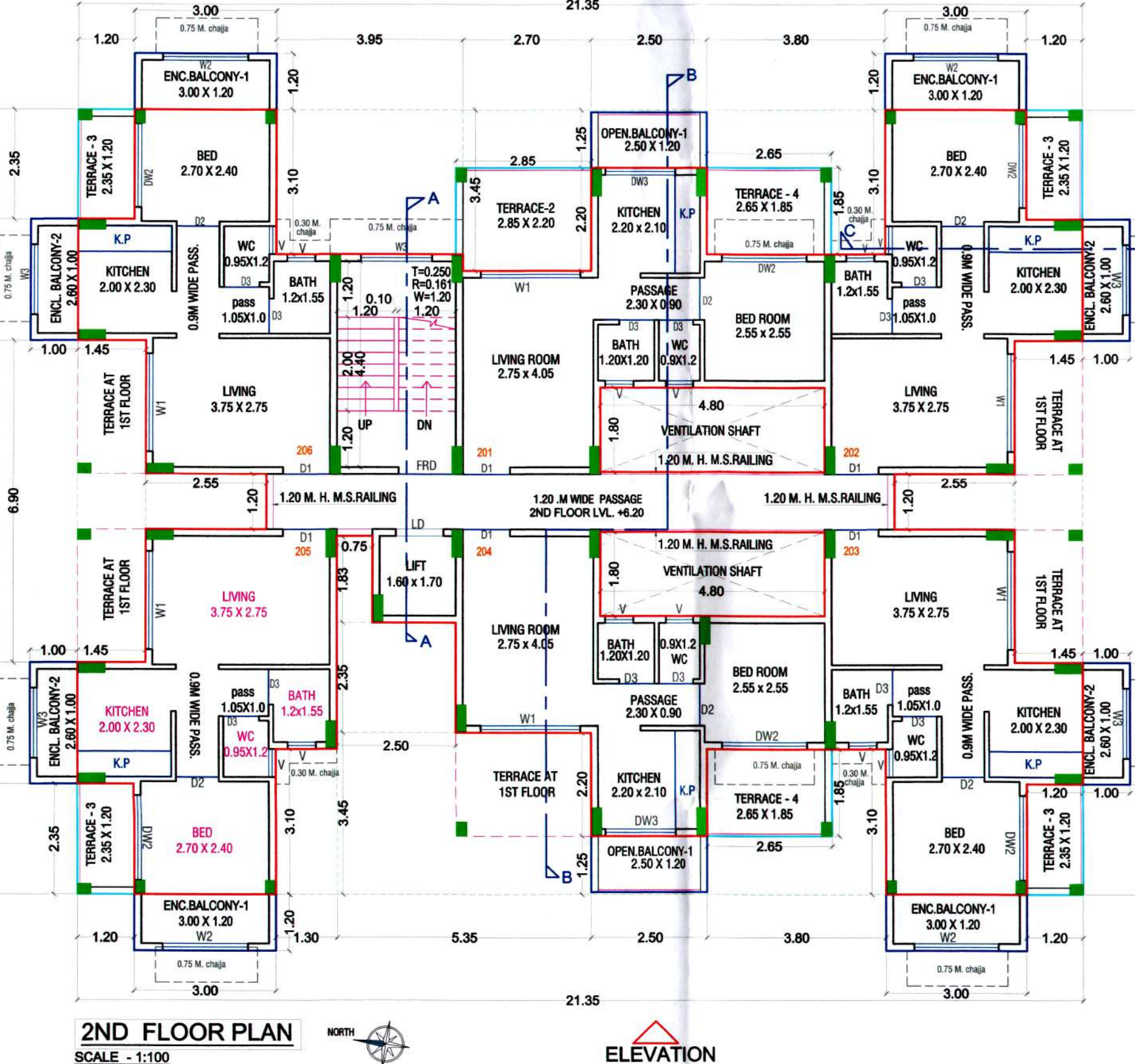
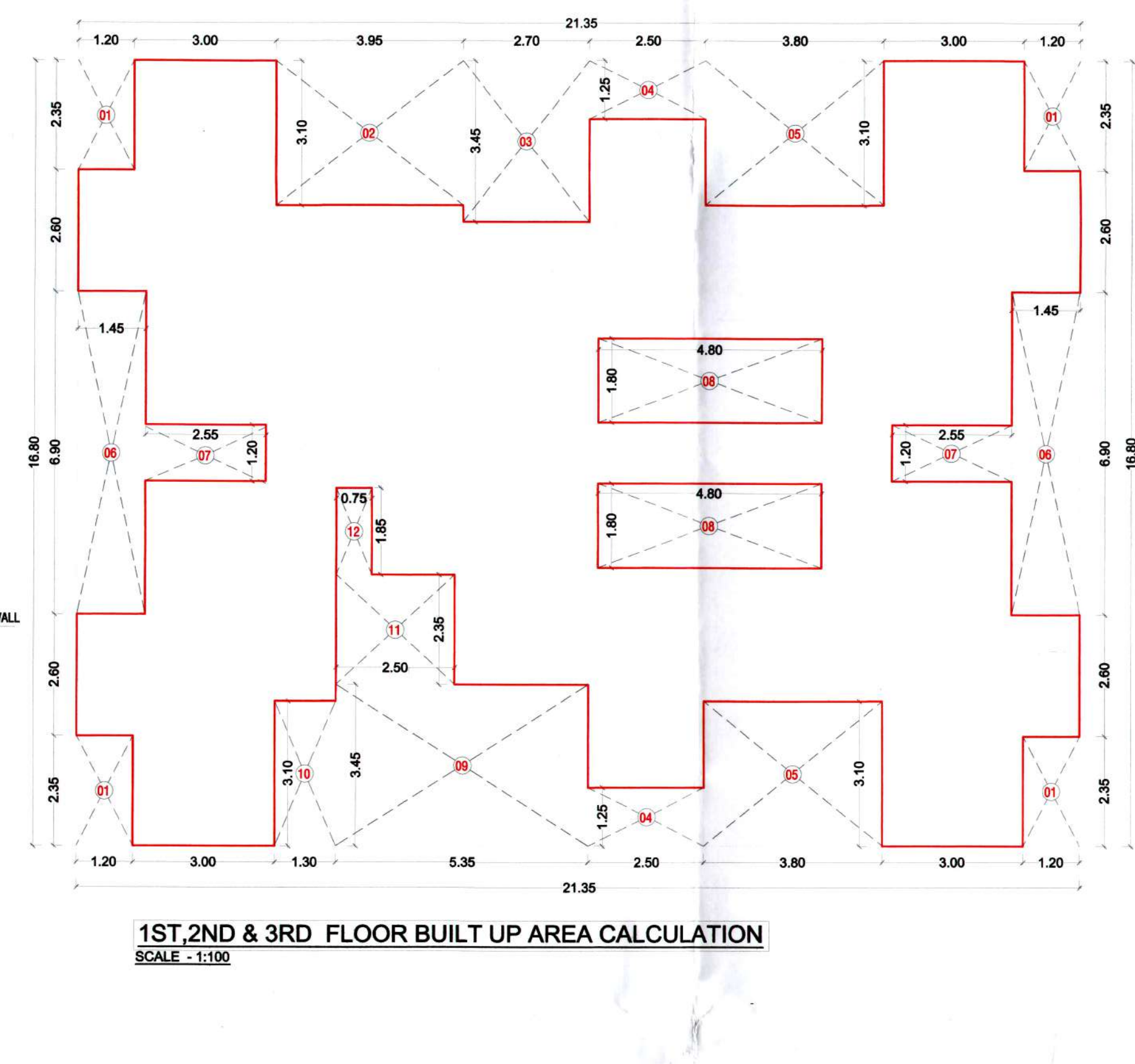
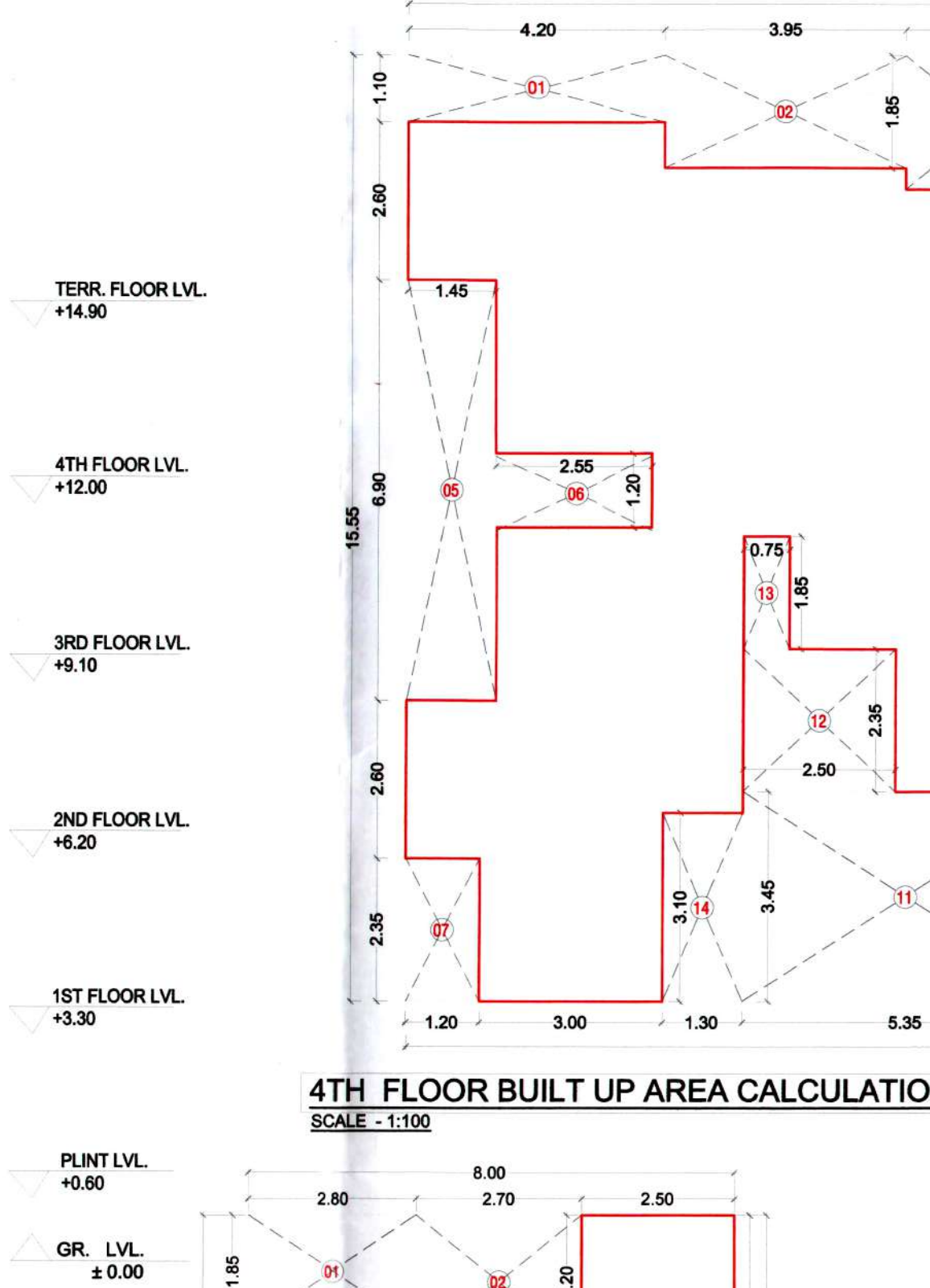
Mr. PRADEEP KRUSHNA BHOPI.
NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

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

JOB NO.	
DWG. NO.	
DATE	10-05-2018
SCALE	1: 100, 1:200, 1: 500, 1: 5000, N.T.S.
DRN BY	KISHOR THAKUR
CHKD BY	SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91-98875 98001
OFFICE : SIDDHANT MARKET D - WING,
2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
EMAIL : skaplanners@gmail.com



GROUND FLOOR BUILT UP AREA CALCULATION					
Block	Number	Length	Breath		Area (sqm.)
	1	8.00	9.75	=	78.00
SUBTOTAL : A					= 78.00
DEDUCTION					
1	1	2.800	1.850	=	5.190
2	1	2.700	2.200	=	5.940
3	1	2.300	5.600	=	14.615
4	1	1.400	3.200	=	4.480
5	1	1.500	1.850	=	2.775
6	1	0.900	3.200	=	2.880
SUBTOTAL : B					= 32.670
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL : B)					= 45.130
BALCONY AREA STATEMENT					
GROUND FLOOR					
BALCONY TYPE	NUMBER OF BALCONY	LENGTH (METER)	BREATH (METER)	AREA IN SQM.	
				OPEN	ENCLOSED
B1	1	2.50	1.20	3.00	0.0
SUBTOTAL				3.00	0.00
TOTAL PROPOSED BALCONY AREA				3.00	
NET BUILT UP AREA OF FLOOR				45.13	
PERMISSIBLE BALCONY AREA = (NET BUILT UP AREA) X 15 %				6.77	
BALANCE BALCONY AREA,IF ANY				3.77	
EXCESS BALCONY AREA,IF ANY				NIL	

4TH FLOOR BUILD UP AREA CALCULATION				
Block	Number	Length	Breadth	Area (sqm)
		21.35	15.55	
SUBTOTAL : A				331.99
DEDUCTION				
1	2	4.20	1.100	9.24
2	1	3.95	1.850	7.31
3	1	2.70	2.200	5.94
4	1	3.80	1.850	7.03
5	2	1.45	6.900	20.01
6	2	2.55	1.200	6.12
7	2	1.20	2.35	5.64
8	3	3.00	3.10	11.70
9	2	2.50	2.85	14.25
10	2	4.80	1.800	17.28
11	1	5.35	3.45	18.46
12	1	2.50	2.35	5.88
13	1	0.75	1.85	1.39
14	1	1.30	3.10	4.03
15	1	2.50	1.25	3.13
SUBTOTAL : B				197.47
NET BUILD UP AREA : (SUBTOTAL - A) - (SUBTOTAL - B)				134.52

BALCONY AREA STATEMENT					
4TH FLOOR					
BALCONY TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQM.	
				OPEN	ENCLOSED
OPEN BAL.1	2	2.50	1.20	6.00	0.00
ENCBAL.1	2	3.00	1.200	0.00	7.20
ENCBAL.2	4	2.60	1.000	0.00	10.40
SUBTOTAL				6.00	17.60
TOTAL PROPOSED BALCONY AREA				23.60	
NET BUILT UP AREA OF FLOOR				194.52	
PERMISSIBLE BALCONY AREA + (NET BUILT UP AREA) X 15 %				29.18	
BALANCE BALCONY AREA/IF ANY				5.578	
EXCESS BALCONY AREA/IF ANY				NIL	
TERRACE AREA STATEMENT					
4TH FLOOR					
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQM.	
T2	1	2.850	2.200	6.27	
T3	2	2.350	1.200	5.64	
NATURAL T-1	2	2.500	2.850	14.25	
NATURAL T-2	1	3.000	3.550	10.65	
TOTAL PROPOSED TERRACE AREA				36.81	
NET BUILT UP AREA OF FLOOR				194.52	
PERMISSIBLE TERRACE AREA + (NET BUILT UP AREA) X 20 %				38.90	

BALANCE TERRACE AREA				
SCHEDULE OF DOOR & WINDOWS				
TYPE	WIDTH (METER)	SIZE HEIGHT (METER)	AREA (SQ.M)	DESCRIPTION
FRD	1.20	2.10	2.52	DOOR METAL
DI	1.50	2.10	3.15	T.W. PANEL DOOR
D2	0.90	2.10	1.89	T.W. PANEL DOOR
W1	0.75	2.10	1.58	T.W. PANEL DOOR
DW1	2.50	2.10	5.25	AL SLIDING FRENCH WINDOW
DW2	1.80	2.10	3.78	AL SLIDING FRENCH WINDOW
DW3	1.50	2.10	3.15	AL SLIDING FRENCH WINDOW
W2	2.50	2.10	5.25	AL SLIDING FRENCH WINDOW
W3	1.80	2.10	3.78	AL SLIDING FRENCH WINDOW
W4	1.50	2.10	3.15	AL SLIDING FRENCH WINDOW

1ST,2ND & 3RD FLOOR BUILT UP AREA CALCULATION				
Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
	1	21.35	16.80	= 358.68
			SUBTOTAL : A	= 358.68
DEDUCTION				
1	4	1.20	2.350	= 11.28
2	1	3.95	3.00	= 12.25
3	1	2.70	3.450	= 9.32
4	2	2.50	1.250	= 6.25
5	2	3.80	3.100	= 23.56
6	2	1.45	6.90	= 20.01
7	2	2.55	1.20	= 6.12
8	2	4.80	1.80	= 17.28
9	1	5.35	3.450	= 18.46
10	1	1.30	3.10	= 4.03
11	1	2.50	2.35	= 5.88
12	1	0.75	1.85	= 1.39
			SUBTOTAL : B	= 135.81
NET BUILT UP AREA = (SUBTOTAL - A) - (SUBTOTAL - B)				= 222.87

NET BUILT UP AREA = (COVERED AREA) - (COVERED AREA)				222.87	
BALCONY AREA STATEMENT					
1ST, 2ND & 3RD FLOOR					
BALCONY TYPE	NUMBER OF BALCONY	LENGTH (METER)	BREATH (METER)	AREA IN SQM.	
				OPEN	ENCLOSED
OPEN-BAL-1	2	2.50	1.20	6.00	0.00
ENCBAL-1	4	3.00	1.200	0.00	14.40
ENCBAL-2	4	2.60	1.000	0.00	10.40
SUBTOTAL				6.00	24.80
TOTAL PROPOSED BALCONY AREA AT EACH FLOOR				30.80	
NET BUILT UP AREA AT EACH FLOOR				222.87	
PERMISSIBLE BALCONY AREA AT EACH FLOOR = (NET BUILT UP AREA) X 15 %				33.43	
BALANCE BALCONY AREA AT EACH FLOOR, IF ANY				2.63	
EXCESS BALCONY AREA AT EACH FLOOR, IF ANY				NIL	

TERRACE AREA STATEMENT				
1ST & 3RD FLOOR				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQ.M.
T1	4	2.850	1.450	16.53
T2	1	2.850	2.200	6.27
TOTAL PROPOSED TERRACE AREA AT 1ST & 3RD FLOOR				22.80
NET BUILT UP AREA AT 1ST & 3RD FLOOR				222.87
PERMISSIBLE TERRACE AREA AT 1ST & 3RD FLOOR				
(- NET BUILT UP AREA)				44.57
BALANCE TERRACE AREA AT 1ST & 3RD FLOOR				21.77
2ND FLOOR				

TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQM.
T2	1	2.850	2.200	6.27
T3	4	2.350	1.200	11.28
T4	2	2.650	1.850	9.81
TOTAL PROPOSED TERRACE AT 2ND FLOOR				27.36
NET BUILT UP AREA AT 2ND FLOOR				222.87
PERMISSIBLE TERRACE AREA AT 2ND FLOOR				44.57
= (NET BUILT UP AREA) X 20 %				
BALANCE TERRACE AREA				17.22

SCHEDULE LIGHT & VENTILATION STATEMENT					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L & V REQUIRED.	L&V PROVIDED
LIVING	1	10.31	DW1/W1	1.72	4.41/2.52
BED	1	9.315	DW2/W2	1.55	3.78/2.16
KITCHEN	1	6.555	DW3/W3	1.09	3.15/1.8
BATH	1	1.86	V	0.31	0.45
W.C.	1	1.139	V	0.19	0.45

CONTENT OF THE SHEET

1ST, 2ND, 3RD & 4TH FLOOR PLAN , TERRACE FLOOR PLAN, SECTION
BB & CC, ELEVATION .

NAME OF THE OWNERS & SIGNATURE

Mr. PRADEEP KRUSHNA BHOPI.
NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT



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

DESCRIPTION OF PROPOSAL & PROPERTY	
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PROPOSED BUILDING PERMISSION ON
NO.19/1/(A)/3, AT- VICHUMBE ,TALUKA -PANVEL,DIST. -RAIGAD.

DB NO.

WG. NO.	
DATE	10-05-2018

SCALE	1: 100, 1:200, 1: 500, 1: 5000, N.T.S.
BY	

RN BY	KISHOR THAKUR
HKD BY	SWAPNIL KALYANKAR



SNA

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OFFICE : SIDDHANT MARKET,D - WING,
2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.

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D FLOOR,OPP.BJP OFFICE,PANVEL - 410 208.