

STAMP OF APPROVAL

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.
CIPCON/NA/2018/173
Dated 29 MAY 2018
Associate Planner (NA/NA)

Sr. No.	Area Statement	Area Sq.M.
1.	i. Area of plot (As per 7/12 extract)	2550.000
	ii. Area as per NA Measurement Plan	2550.000
	iii. Area of plot as per NA Measurement Plan (Triangulation Method)	2664.196
	iv. Area of plot within 200m Gaolhan boundary	NA
	v. Area of plot as per Physical survey	2629.892
	vi. Area of plot considered (Least of i, ii, iii & iv)	2550.000
2.	Deduction for	
	2A. Area under Existing Road	182.932
	2B. Proposed Road widening Area	NIL
	2C. Area under reservation, if any	NIL
	Total (2A + 2B + 2C)	182.932
3.	Gross area of the Plot (1 - 2)	2367.068
4.	Deduction for Amenity space, if any	NA
	4A. Amenity space required, if any	NA
	4B. Amenity space proposed, if any	NA
	4C. If/G open space required (10%), if any	NA
	4D. If/G open space provided, if any	NA
5.	Net area of Plot (3 - 4)	2367.068
6.	Minimum Permissible FSI	1.000
7.	Max. Permissible Built up Area (5x6)	2367.068
8.	Existing Built up Area (CC Approved Building no.1)	1132.992
9.	Proposed Built up Area Building no. 2	1051.229
10.	Excess Terrace Area Taken in FSI	40.835
11.	Total Built up Area Consumed (8 + 9 + 10)	2224.656
12.	Balance Built up Area (7 - 11)	142.412
13.	FSI Consumed (11/7)	0.940
14.	FSI Balance (6 - 13)	0.060
15.	Number of Units	
	15A. Residential Existing Unit (CC Approved Building no.1)	27
	15B. Residential Proposed Unit (in Building no.2)	17
	15C. Commercial (No. of convt. Shops Proposed in Building no.2)	20
16.	Trees to be planted	
	16A. Trees to be planted against Plot area (1) (v x 8)	32
	16B. Trees to be planted against Trees felled (no x 5)	10
	16C. Trees to be planted against Open Space (40 / 100 x 5)	NA
	16D. Total no. of Trees proposed to be planted (16A + 16B + 16C)	42

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

CONTENT OF THE SHEET:

- 1) LAYOUT PLAN
- 2) PLOT AREA CALCULATION DIAGRAM
- 3) LOCATION PLAN
- 4) BLOCK PLAN
- 5) BUILTUP AREA STATEMENT
- 6) TERRACE AREA STATEMENT
- 7) BALCONY AREA STATEMENT
- 8) FLAT/SHOP CARPET AREA STATEMENT
- 9) PARKING REQUIREMENT
- 10) LEGEND
- 11) PROFORMA - I.

FORM OF CERTIFICATE.

I, Jeetendra Parmar have been employed by the applicant as Licensed engineer.
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/Developer in possession of the plot in the above form
and found them to be correct.
Date: 01-01-2015

JEETENDRA PARMAR
CARPC/R/2018/APL/00009
(SIGN. OF LICENSED ENGINEER)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01-01-2015 AND
THE DIMENSIONS OF SITE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON
SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF
OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY
RECORD.

FOR M/S. KAIZEN INDIA REALTY

MR. BABASAHEB KISAN SANAP

MR. YASHWANT VITTHALRAO TIDKE

(SIGNATURE OF POA HOLDERS)

POWER OF ATTORNEY HOLDERS:

FOR M/S. KAIZEN INDIA REALTY

MR. BABASAHEB KISAN SANAP

MR. YASHWANT VITTHALRAO TIDKE

(SIGNATURE OF POA HOLDERS)

NAME & SIGNATURE OF THE OWNERS:

MR. GANU MAHADU PATIL

MR. ANANTA MAHADU PATIL

(SIGNATURE OF OWNERS)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING ON LAND BEARING
S. NO. 141/2+4A, AT VILLAGE - ADAI, TAL. - PANVEL, DIST. - RAIGAD.

ARCHITECT / ENGINEER NAME & SIGN

JEETENDRA PARMAR
CARPC/R/2018/APL/00009

JEETENDRA PARMAR
AND ASSOCIATES
ARCHITECTS
ENGINEERS

JOB NO.
JPA/R/15/05/2018
FILE NAME
ADAU/SUB
4/4
SCALE
AS SHOWN
DRN. BY
MANOJ

A-101, "KANPIL" RESIDENCY,
NEAR M.S.E.B. & FOREST OFFICE,
TAKKA, PANVEL - 410206
TL. NO. (OFF) 022-27482594

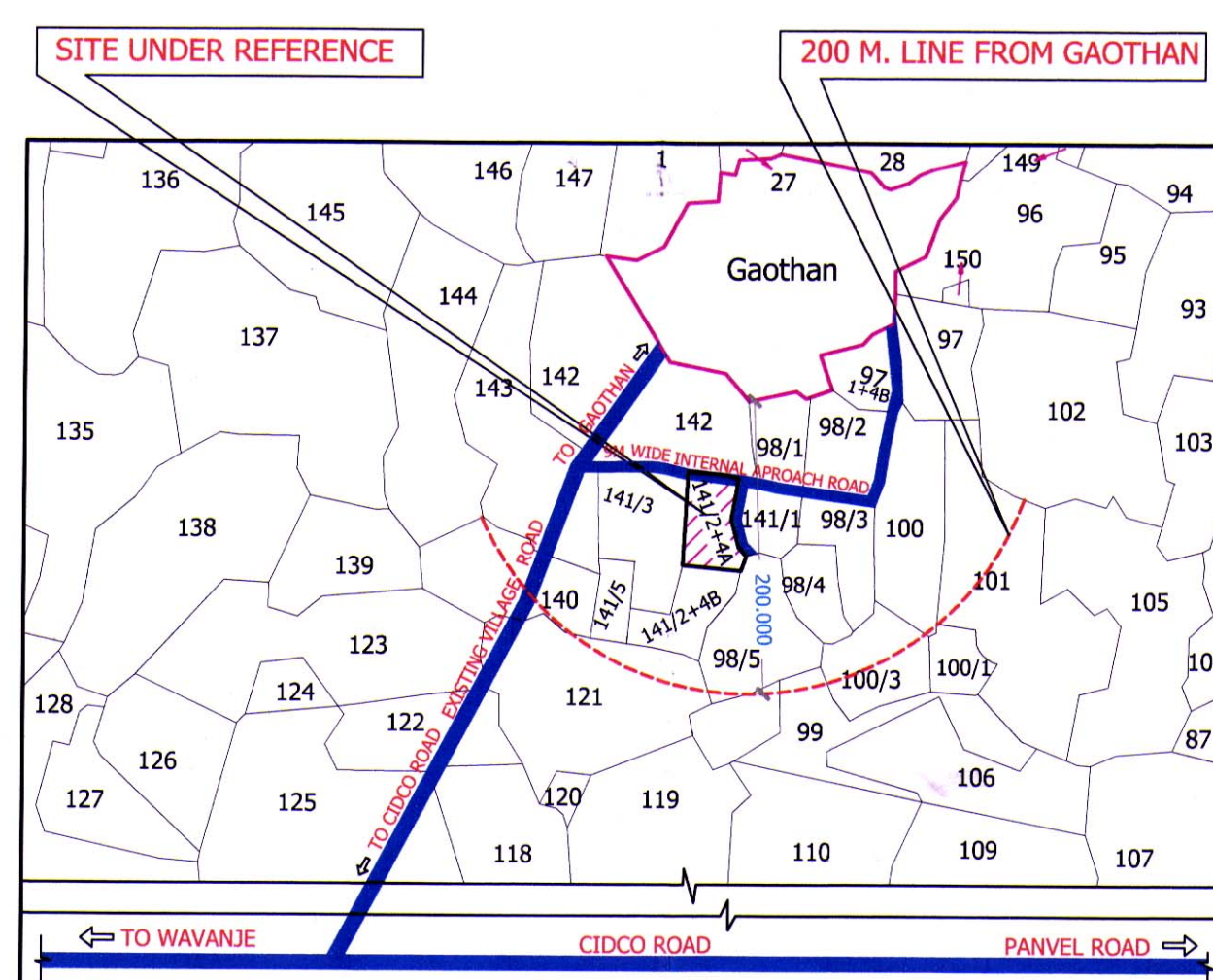
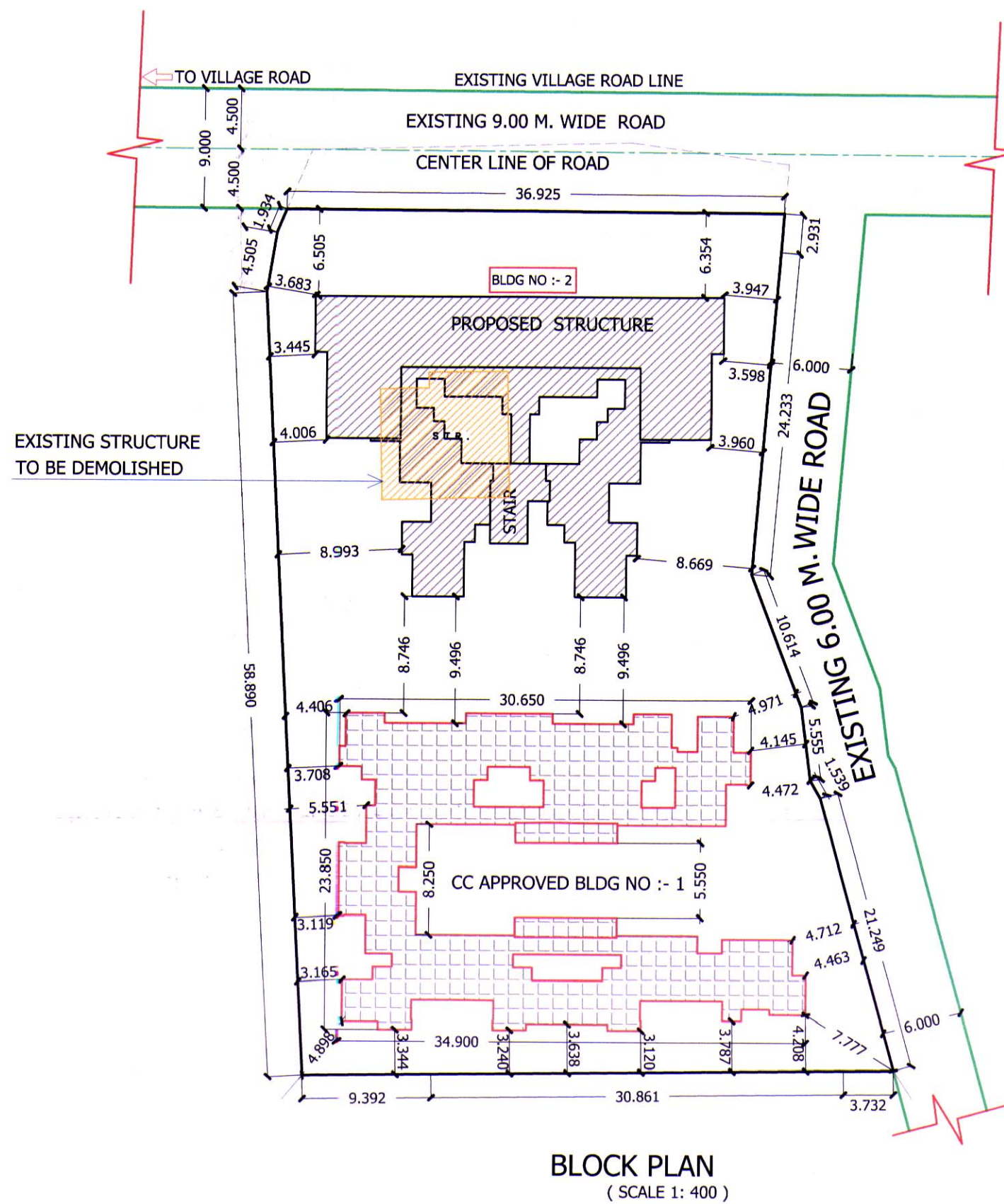
AREA DETAILS FOR S.NO. 141/2+4A				
A	ARE OF THE PLOT = (L) X (B) = AREA IN SQ.M.			
1	0.5	X	3.453	X 22.236 = 38.390
2	0.5	X	4.541	X 21.107 = 47.923
3	0.5	X	16.189	X 33.325 = 269.749
4	0.5	X	4.704	X 41.12 = 96.714
5	0.5	X	18.02	X 43.744 = 394.133
6	0.5	X	2.774	X 22.236 = 30.841
7	0.5	X	1.341	X 3.010 = 2.018
8	0.5	X	5.543	X 38.688 = 107.224
9	0.5	X	10.462	X 38.688 = 202.377
10	0.5	X	14.278	X 38.35 = 273.781
11	0.5	X	18.565	X 45.147 = 419.077
12	0.5	X	19.411	X 29.703 = 288.282
13	0.5	X	7.829	X 38.294 = 149.902
14	0.5	X	3.179	X 38.294 = 60.868
15	0.5	X	1.215	X 37.644 = 22.869
16	0.5	X	2.986	X 37.711 = 56.303
17	0.5	X	1.748	X 37.711 = 32.959
TOTAL AREA OF PLOT = 2493.412				
B	AREA UNDER EXISTING ROAD			
18	0.5	X	4.509	X 36.925 = 83.247
19	0.5	X	3.703	X 28.923 = 53.551
20	0.5	X	3.104	X 6.753 = 10.481
21	0.5	X	3.212	X 7.408 = 11.897
22	0.5	X	3.134	X 7.408 = 11.608
AREA UNDER EXISTING ROAD				
TOTAL AREA OF THE LAND (A+B) = (2493.412+170.784) = 2664.196				

BUILT UP AREA STATEMENT		
SR.NO	FLOORS	BUA IN SQ.M.
1	GROUND	235.879
2	FIRST	285.526
3	SECOND	285.526
4	THIRD	244.298
TOTAL BUILT UP AREA		1051.229

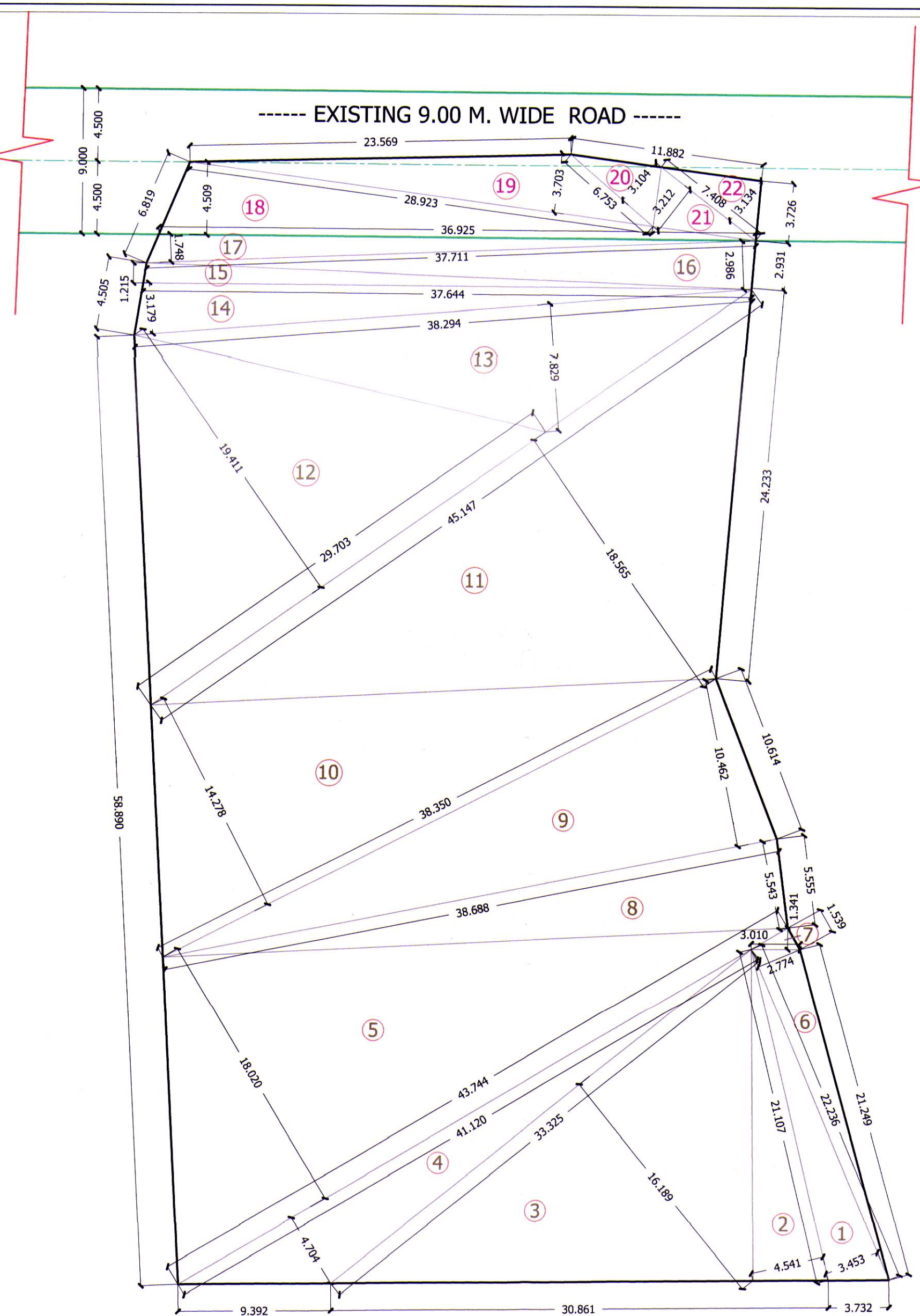
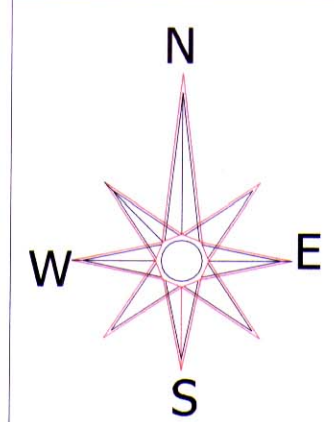
TERRACE AREA STATEMENT			
FLOORS	PERMISSIBLE TERR. AREA	PROPOSED TERR. AREA	EXCESS TERR. AREA
GROUND	0.000	0.000	0.000
FIRST	57.105	97.940	40.835
SECOND	57.105	8.060	0.000
THIRD	48.86	45.170	0.000
TOTAL	163.070	151.170	40.835

BALCONY AREA STATEMENT			
FLOOR	PERMISSIBLE BAL.	ENCLOSED BAL.	PROJECTED BAL.
GROUND	0.000	0.000	0.000
FIRST	42.829	22.560	19.965
SECOND	42.829	22.560	19.965
THIRD	36.645	19.380	15.098
TOTAL	122.303	64.500	55.028

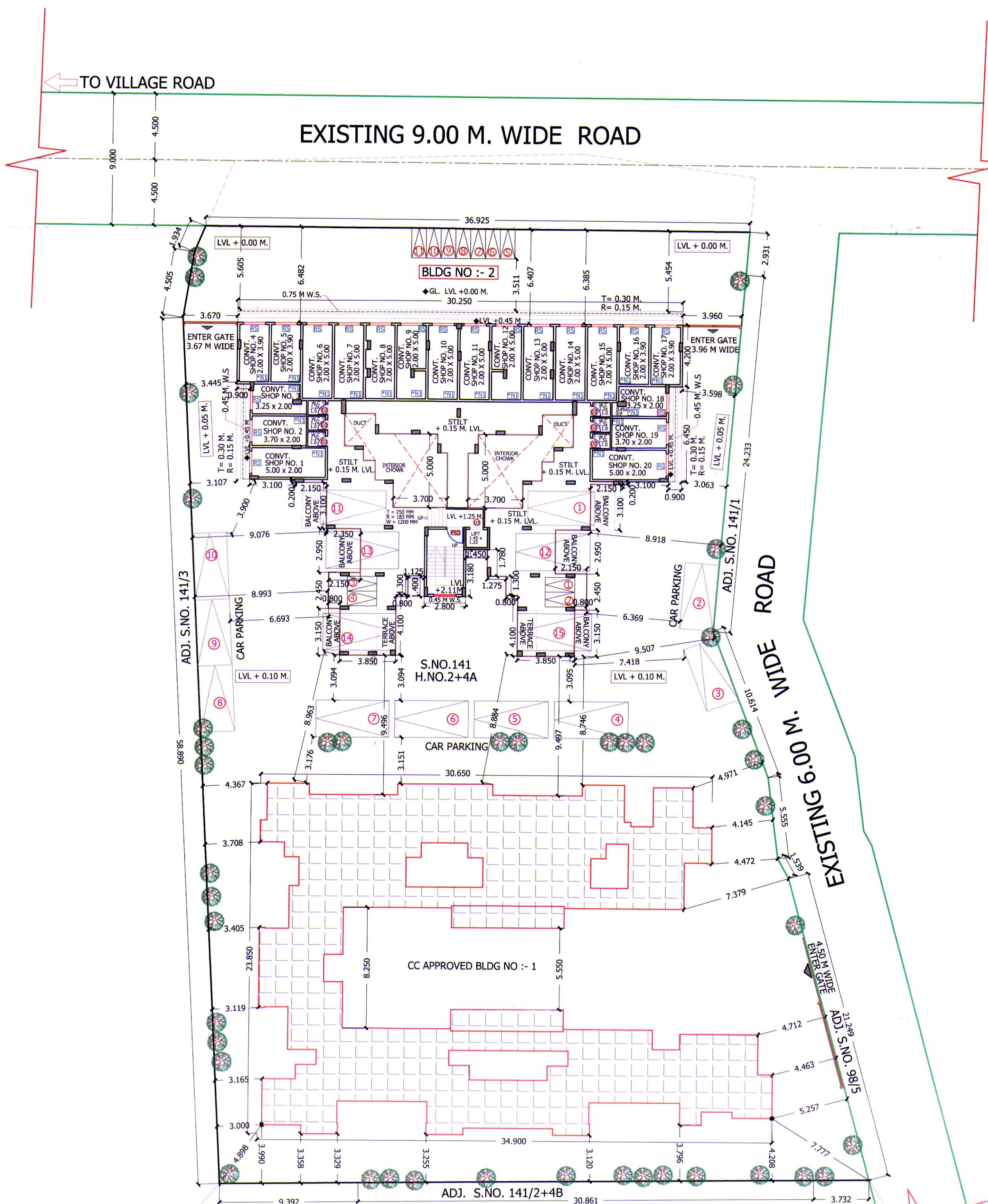
PARKING REQUIREMENT						
TENEMENTS SIZE CARPET AREA	NO. OF TENEMENT TS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES	
			NO. OF CAR	NO. OF TWO WHEELER	NO. OF CAR	NO. OF TWO WHEELER
			12.5 SQ.M.	2.0SQ.M.	12.5 SQ.M. 25MX5.0M	2.0 SQ.M. 1.0MX2.0M
UPTO 35 SQ.M.	11	4 TENEMENTS HAVING CARPET AREA UP TO 35 SQ.M.EACH	3	12.5X3=37.5 37.5X 10%=3.75 SQ.M. 3.75/2= 2NOS.	3	2
ABOVE 35 TO 45 SQ.M.	2	2 TENEMENTS HAVING CARPET AREA EXCEEDING 35-45 SQ.M.EACH	1	12.5X 10%=1.25 SQ.M. 1.25/2= 1 NOS.	1	1
ABOVE 45 TO 60 SQ.M.	4	1 TENEMENTS HAVING CARPET AREA EXCEEDING 45-60SQ.M.EACH	4	12.5X4=50.0 50.0X 10%=5.00 SQ.M. 5.0/2= 3NOS.	4	3
COMMERCIAL/SHOP	20(215.29 5 SQ.M.)	1 CAR EVERY 40 SQ.M. OF FLOOR BUILT UP AREA UPTO 800 SQ.M.	6	75.0X 10%=7.50SQ.M. 7.5/2= 4 NOS.	6	4
PER MODIFIWD DRAFT DEVELOPMENT CONTROL & PROMOTION REGULATIONS FOR INTERIM DEVELOPMENT PLAN OF NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA) (23 VILLAGES IN PANVEL TALUKA),.... REGULATION NO. 23			-----	-----	-----	-----
TOTAL			14	10	14	10
ADD 10% VISITORS PARKING FOR RESIDENTIAL AREA			1	12.5X1=12.5 12.5X 10%=1.25SQ.M 1/2= 1 NOS.	1	1
TOTAL			15	11	15	11

LOCATION PLAN
(SCALE 1:5000)

LEGEND	
1.	PLOT BOUNDARY
2.	EXISTING ROAD
3.	CAR PARKING
4.	TWO WHEELER PARKING
5.	TREE

PLOT AREA CALCULATION DIAGRAM
AREA = 2664.196 SQ. M.

(SCALE 1: 250)

LAYOUT PLAN
(SCALE 1: 200)

STAMP OF APPROVAL

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:C/DO/NAINA/Amended/Adm/Amended CC/BP-126/
Dated 29 MAY 2018
Associate Planner (NAINA)

CONTENT OF THE SHEET

- 1) SERVICES PLAN
2) DETAIL OF COMPOUND WALL
3) DETAILS OF ENTRANCE GATE
4) DETAILS OF SEPTIC TANK & SOAK PIT & CALCULATION.
- 5) U/G WATER TANK & CALCULATION
6) LEGEND & DETAILS OF RECHARGE PIT

FORM OF CERTIFICATE

I Jeetendra Parmar have been employed by the applicant as Licensed engineer. 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 /Developer in possession of the plot in the above form and found them to be correct.
Date :- 01-01-2015

JEETENDRA PARMAR
CARPC/R/2018/APL/00009
(SIGN. OF LICENSED ENGINEER)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01-01-2015 AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY OFFICE.

FOR M/S. KAIZEN INDIA REALTY

MR. BABASAHEB KISAN SANAP

MR. YASHWANT VITTHALRAO TIDKE

(SIGNATURE OF POA HOLDERS)

JEETENDRA PARMAR
CARPC/R/2018/APL/00009
(SIGN. OF LICENSED ENGINEER)

POWER OF ATTORNEY HOLDERS :

FOR M/S. KAIZEN INDIA REALTY For KAIZEN INDIA REALTY

MR. BABASAHEB KISAN SANAP

PARTNER

MR. YASHWANT VITTHALRAO TIDKE

(SIGNATURE OF POA HOLDERS)

NAME & SIGNATURE OF THE OWNERS :

MR. GANU MAHADU PATIL गणु महादु पाटील

MR. ANANTA MAHADU PATIL अनंता महादु पाटील

(SIGNATURE OF OWNERS)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL/ COMMERCIAL BUILDING ON LAND BEARING
S. NO. 141/2+4A, AT VILLAGE - ADAI, TAL- PANVEL, DIST.-RAIGAD.

ARCHITECT / ENGINEER NAME & SIGN

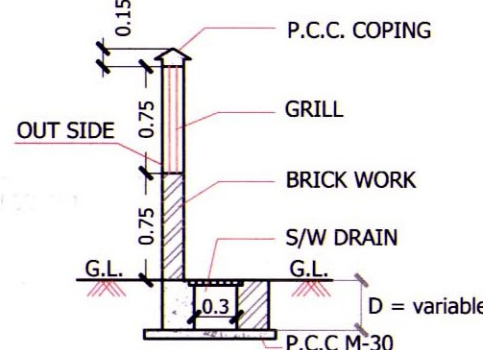
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CARPC/R/2018/APL/00009

JEETENDRA PARMAR
AND ASSOCIATES

ARCHITECTS
ENGINEERS

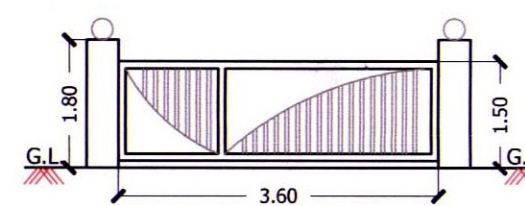
JOB. NO.
JPA/R15/05/2018
FILE NAME
ADAI/SUB
DRG. NO.
2/4
SCALE
AS SHOWN
DRN. BY
MANOJ

A-101, "KANDPILE RESIDENCY",
NEAR M.S.E.B. & FOREST OFFICE,
TAKKA, PANVEL- 410206
TL. NO. (OFF) 022-27482594.



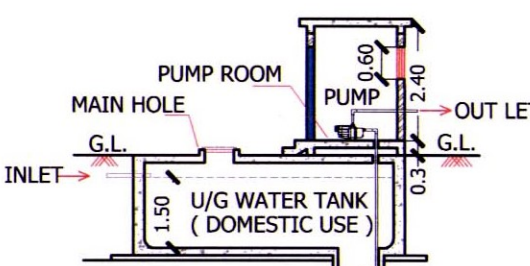
TYPICAL SECTION OF COMPOUND
WALL / S.W. DRAIN IN LINE
(NOT TO SCALE)

DETAILS OF ENTRANCE GATE

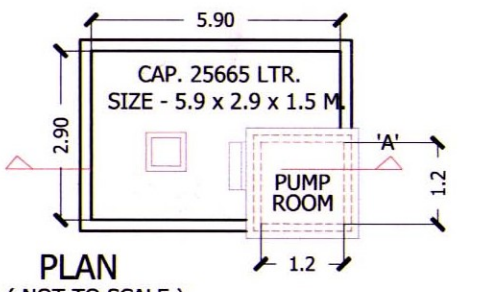


ELEVATION
(NOT TO SCALE)

DETAILS OF U/ G WATER TANK & PUMP ROOM



SECTION- 'A - A'
(NOT TO SCALE)



PLAN
(NOT TO SCALE)

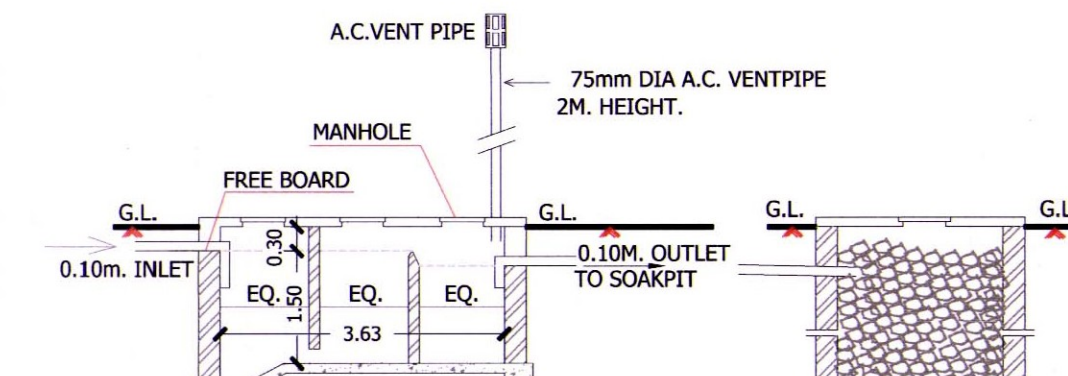
OVERHEAD WATER TANK CAPACITY CALCULATION

BUILDING	WATER REQUIRED (LITER)	OVERHEAD WATER TANK PROVISION			
		TANK SIZE (METER)		NUMBER OF TANK	CAPACITY (LITER)
[1]	[2]	[3]	[4]	[5]	[6]
1	9113	4.40 X 2.50 X 1.20	1	13,200	13,200
TOTAL					13200

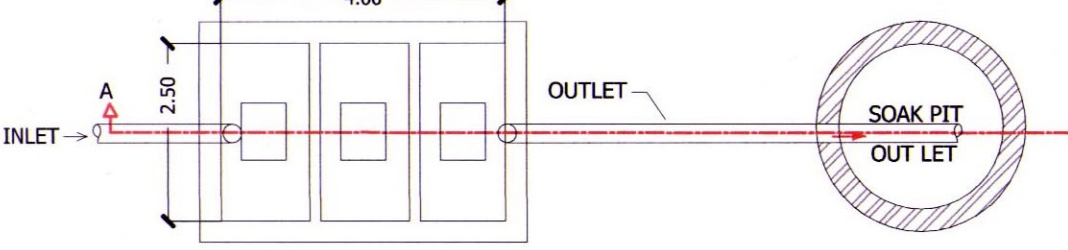
WATER STORAGE CAPACITY CALCULATION

BUILDING	TOTAL NUMBER OF UNITS	ADDL TOILET	POPULATION	WATER REQUIREMENT (IN LITER)			UNDER GROUND WATER TANK PROVIDED		
				ADDL TOILET	CAPACITY PERHEAD	TOTAL	TANK NUMBER	SIZE / DIMENSION	CAPACITY LITER
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
1	17	12	85	12	180	180	1	5.90 X 2.90 X 1.50	25,665
TOTAL		12	85	12	180	180	1	+ 0.30 FREE BOARD	25665

DETAILS OF SEPTIC TANK & SOAK PIT



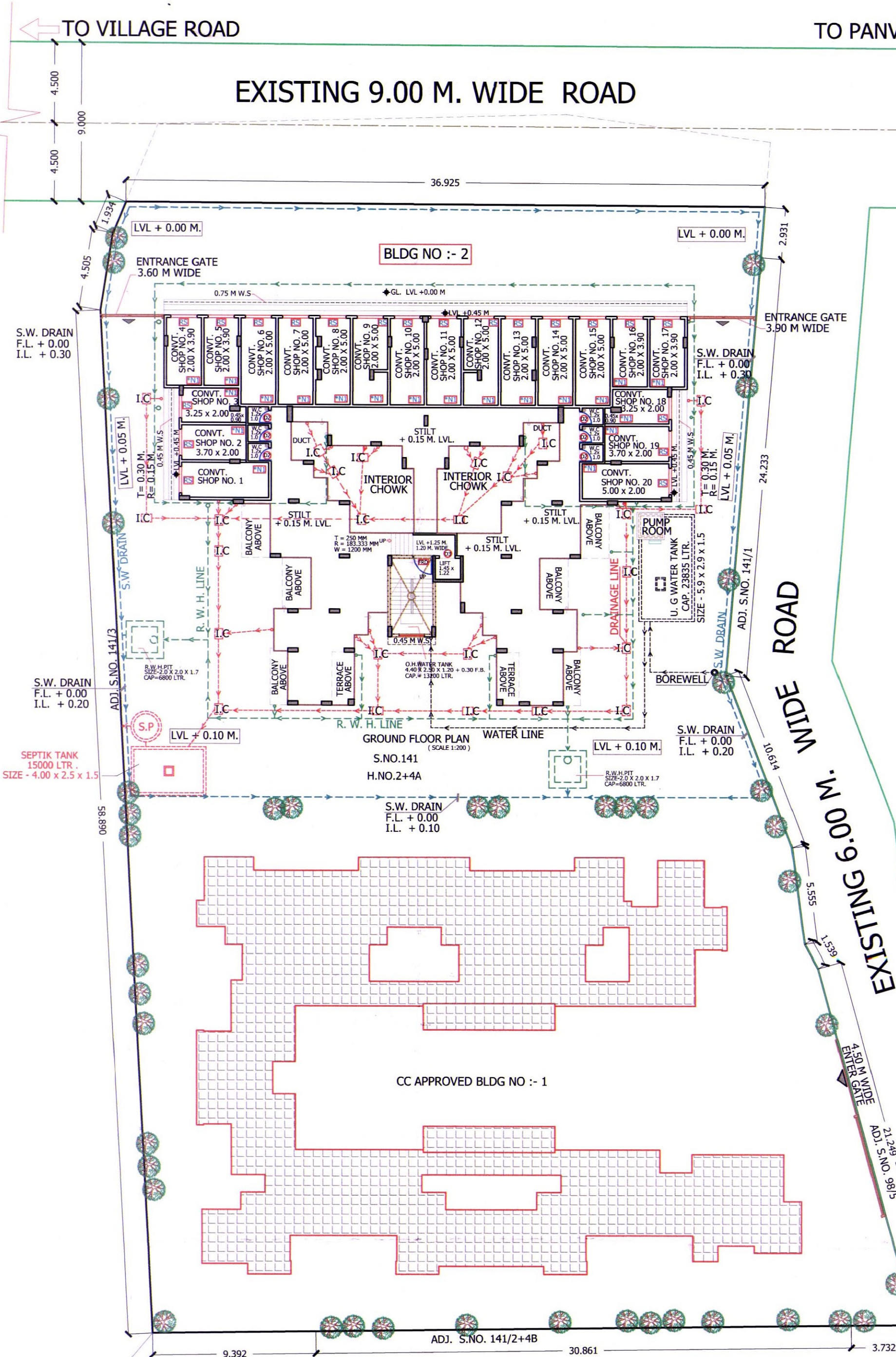
SECTION - A-A
(NOT TO SCALE)



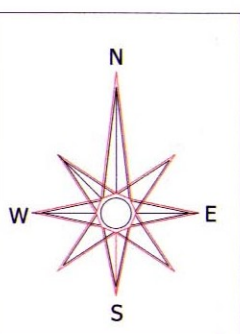
PLAN
SEPTIC TANK & SOAK PIT
(NOT TO SCALE)

SEPTIC TANK REQUIREMENT

SR. NO.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION APPROX.	COLD WATER REQUIREMENT		GROSS WATER A+B	% FLOW TO SEWER		TOTAL FLOW	TOTAL FLOW REQUIRED TO SEPTIC	TOTAL PROPOSED SEPTIC TANK CAPACITY
				FLUSHING	DOMESTIC		FLUSHING	DOMESTIC			
				A	B	0	100%	85%	LPD	0	0
1	FLATS (17)	5	85	45	3825	90	7650	11475	3825	6503	10328
2	COMMERCIAL AREA=215M2	3M2/PERSON	215/3=72	45	3240	-----	-----	3240	3240	3240	10328+3240 = ROUNDED = 15000 LITERS



SERVICES PLAN
(SCALE 1 : 200)



STAMP OF APPROVAL

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Subject to the conditions mentioned
in this office's letter No. :
CIPCON/NA/PA/Res/Adm/Record/CC/6P/126/
Dated 29 MAY 2018
2018/1713
Associate Planner (NA/PA)

ROAD SIDE ELEVATION
(SCALE 1:100)

BUA CALCULATION OF GROUND FLOOR					
SHOP BUILT UP AREA					
S.NO.	LENGTH	X	BREADTH	X	NO. = AREA IN SQ.M.
1	30.250	X	10.850	X	1 = 328.213
DEDUCTIONS					
1	17.850	X	5.500	X	1 = 99.068
2	5.900	X	6.850	X	2 = 11.470
3	3.100	X	0.300	X	2 = 1.240
4	1.600	X	0.850	X	2 = 0.640
TOTAL					122.915
PROPOSED SHOP BUA					328.213
STAIRCASE & LIFT BUILT UP AREA					26.400
DEDUCTIONS					
1	0.300	X	1.300	X	1 = 0.390
2	0.300	X	1.300	X	1 = 0.468
3	1.600	X	3.100	X	1 = 5.088
TOTAL					5.946
PROPOSED STAIRCASE & LIFT BUA					26.400
TOTAL PROPOSED GROUND FLOOR AREA (A+B)					355.879

A

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B

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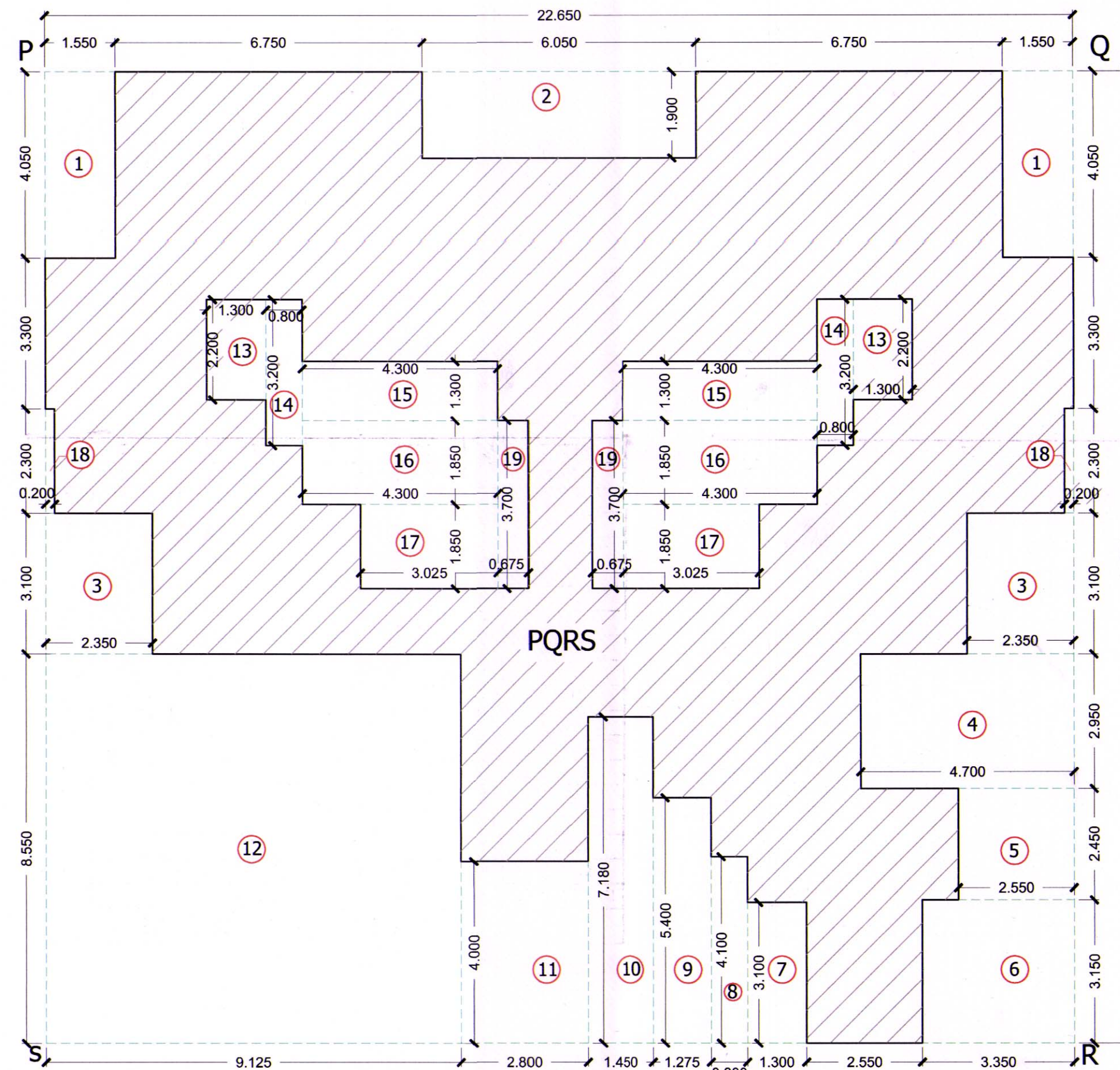
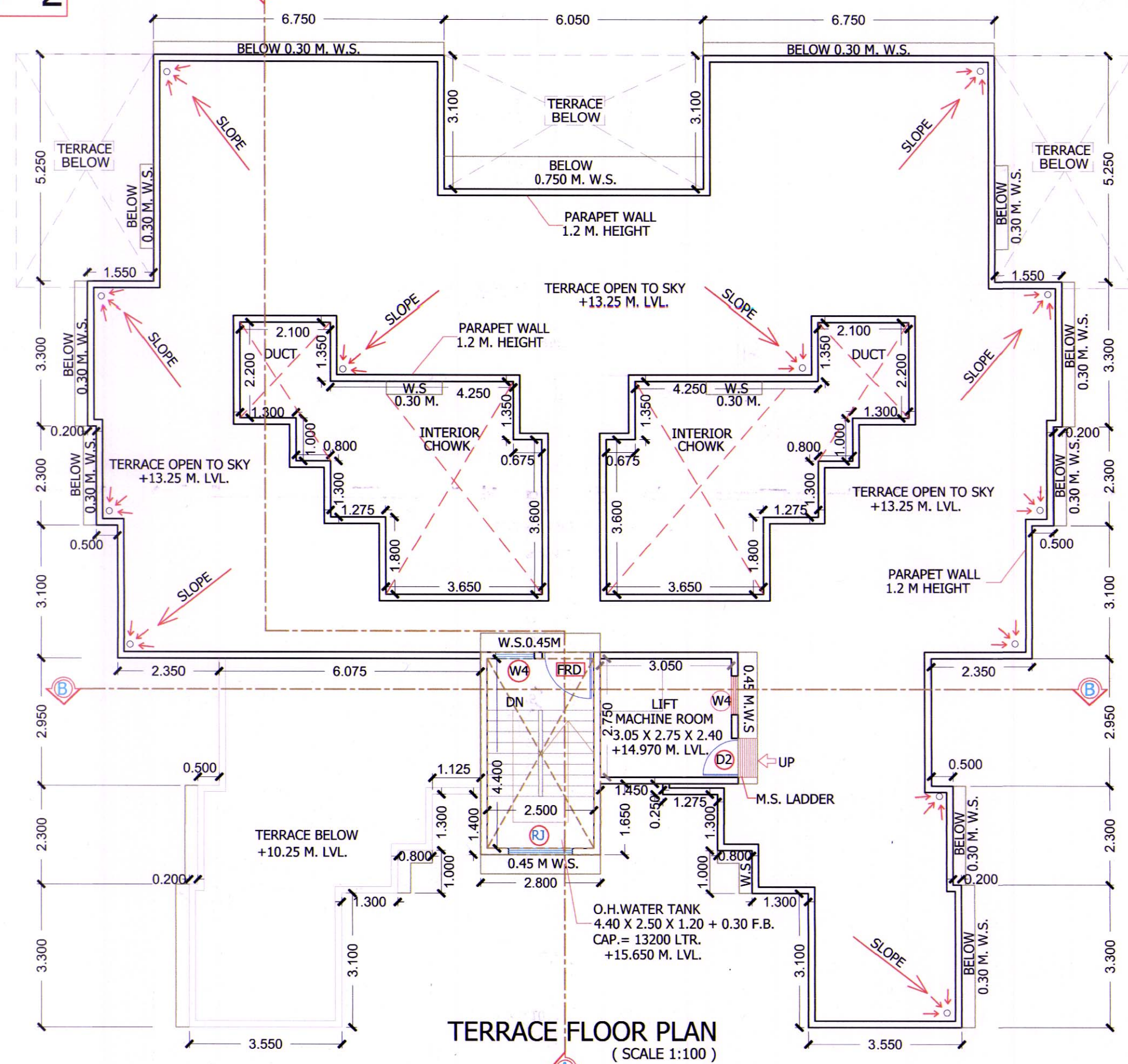
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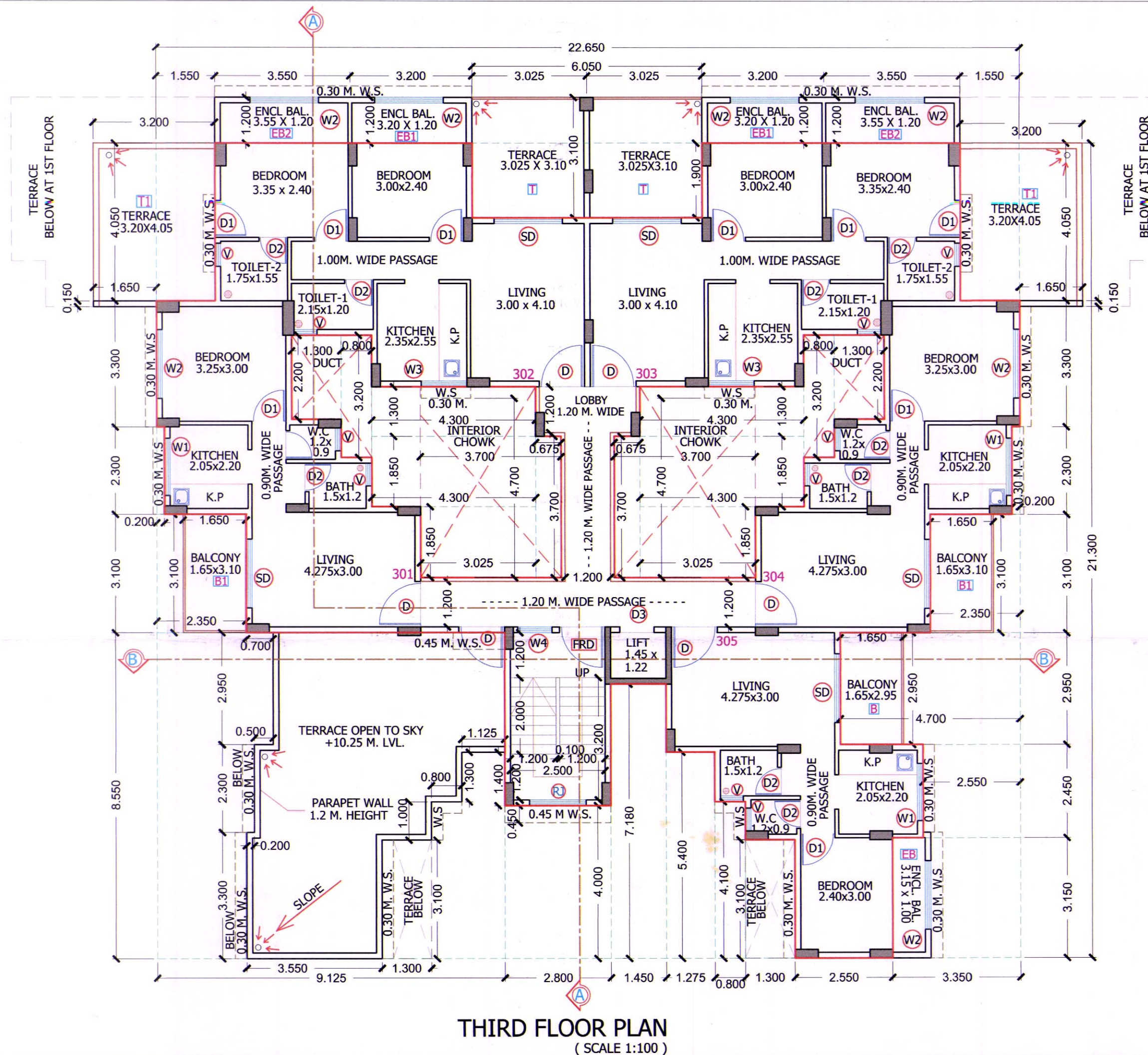
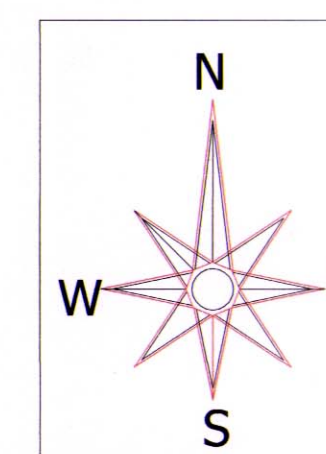
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BUILT UP AREA DIAGRAM OF 3RD FLOOR
(SCALE 1:100)

BUA CALCULATION OF 3RD FLOOR					
BLOCK (PQRS)	NO	X	LENGTH	BREADTH	AREA IN SQ.M.
(A)	1	X	22.650	X	21.300
DEDUCTIONS					
1	2	X	1.550	X	4.050
2	1	X	6.050	X	1.900
3	2	X	2.350	X	3.100
4	1	X	4.700	X	2.950
5	1	X	2.550	X	2.450
6	1	X	3.350	X	3.150
7	1	X	1.300	X	3.100
8	1	X	0.800	X	4.100
9	1	X	1.275	X	5.400
10	1	X	1.450	X	7.180
11	1	X	2.800	X	4.000
12	1	X	9.125	X	8.550
13	2	X	1.300	X	2.200
14	2	X	0.800	X	3.200
15	2	X	4.300	X	1.300
16	2	X	4.300	X	1.850
17	2	X	3.025	X	1.850
18	2	X	0.200	X	2.300
19	2	X	0.675	X	3.700
(B)	TOTAL				238.147
GROSS AREA (A-B)				482.445	-
NET BUILT UP AREA OF 3RD FLOOR				238.147	244.298

PROPOSED BALCONY AREA OF 3RD FLOOR					
TYPE	NOS.	X	LENGTH	BREADTH	AREA IN SQ.M.
ENCLOSED BALCONY					
EB	1	X	3.150	X	1.000
			0.200	X	0.150
EB1	2	X	3.200	X	1.200
EB2	2	X	3.550	X	1.200
TOTAL ENCLOSED BALCONY AREA					19.380
OPEN BALCONY					
B	1	X	1.650	X	2.950
B1	2	X	1.650	X	3.100
TOTAL OPEN BALCONY AREA					15.098
PERMISSIBLE BALCONY AREA OF 3RD FLOOR (244.298X15%)					36.645
PROPOSED BALCONY AREA (ENCLOSED + OPEN)					34.478

PROPOSED TERRACE AREA OF 3RD FLOOR					
TYPE	NO. S.	X	LENGTH	BREADTH	AREA IN SQ.M.
T	2	X	3.025	X	3.100
T1	2	X	3.200	X	4.050
			0.150	X	1.650
TOTAL PROPOSED TERRACE AREA OF 3RD FLOOR					45.170
PERMISSIBLE TERRACE AREA OF 3RD FLOOR (244.298X20%)					48.860

THIRD FLOOR PLAN
(SCALE 1:100)

STAMP OF APPROVAL

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIPCO/NAINA/Amended/2018/00009/CL/BP-126/1
Dated 29 MAY 2018
Associate Planner (NAINA)
2018/1713

CONTENT OF THE SHEET:

- 1) PLAN OF BUILDING (THIRD & TERRACE FLOOR),
- 2) BUILT UP AREA DIAGRAM & STATEMENT (3RD FLOOR)
- 3) TERRACE AREA STATEMENT (3RD FLOOR)
- 4) BALCONY AREA STATEMENT (3RD FLOOR)

FORM OF CERTIFICATE.

I, Jeetendra Parmar have been employed by the applicant as Licensed engineer. 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/Developer in possession of the plot in the above form and found them to be correct.
Date :- 01-01-2015

JEETENDRA PARMAR
CARPC/R/2018/APL/00009
(SIGN. OF LICENSED ENGINEER)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01-01-2015 AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN AREA IS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER/DEVELOPER. SCHEME RECORDS / LAND RECORDS DEPARTMENT FOR M/S. KAIZEN INDIA REALTY.

MR. BABASAHEB KISAN SANAP

MR. YASHWANT VITTHALRAO TIDKE
(SIGNATURE OF POA HOLDERS)

JEETENDRA PARMAR
CARPC/R/2018/APL/00009
(SIGN. OF LICENSED ENGINEER)

POWER OF ATTORNEY HOLDER :- (BLDG-2)

FOR M/S. KAIZEN INDIA REALTY For KAIZEN INDIA REALTY

MR. BABASAHEB KISAN SANAP

MR. YASHWANT VITTHALRAO TIDKE

NAME & SIGNATURE OF THE OWNERS :

MR. GANU MAHADU PATIL

MR. ANANTA MAHADU PATIL

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S. NO. 141/2+4A,
AT VILLAGE - ADAI, TAL.-PANVEL, DIST.-RAIGAD.

ARCHITECT / ENGINEER NAME & SIGN

JEETENDRA PARMAR & ASSOCIATES
CARPC/R/2018/APL/00009

JOB. NO.
JPA/R15/05/2018
FILE NAME
ADAI/SUB
DRG. NO.
4/4
SCALE
AS SHOWN
DRN. BY
SURAJ GAYAKA

JEETENDRA PARMAR
AND ASSOCIATES

ARCHITECTURE
ENGINEERING

A-101, "KANDPILE RESIDENCY",
NEAR M.S.E.B. & FOREST OFFICE,
TAKKA, PANVEL- 410206
TELEPHONE. NO. 022-27482594.
jeetendra_parmar2000@yahoo.com