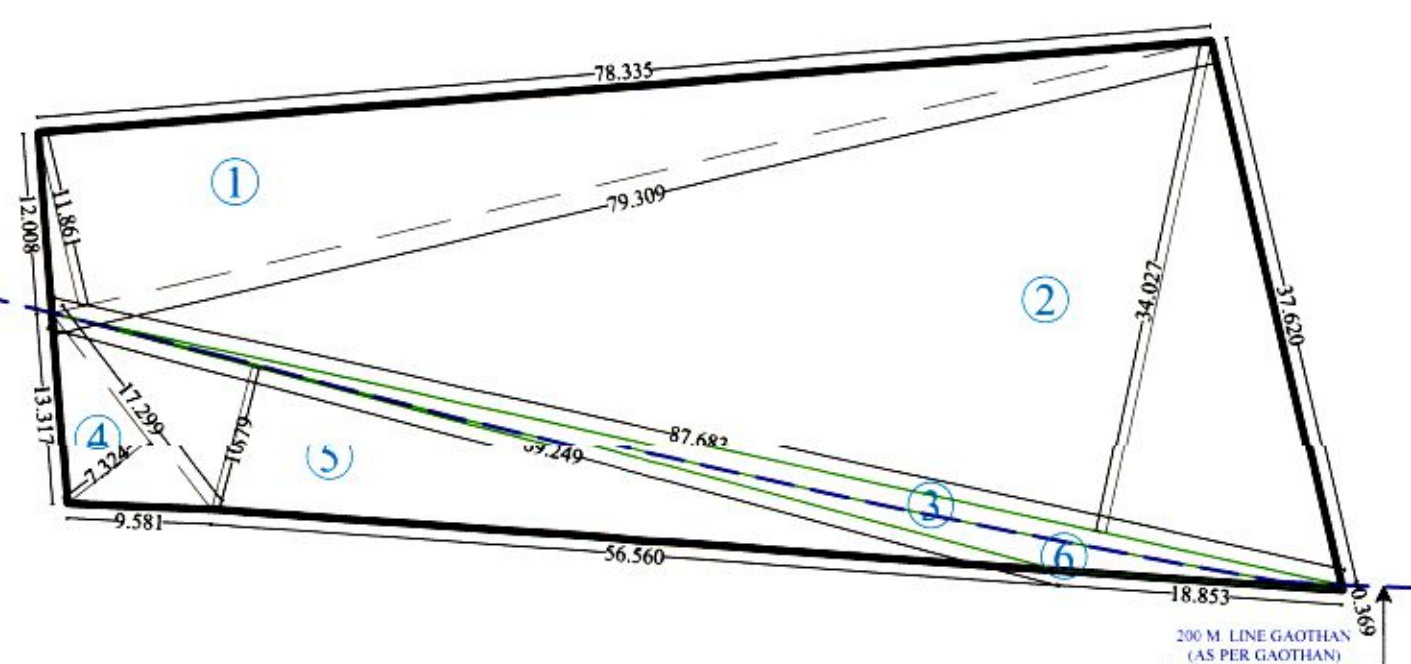
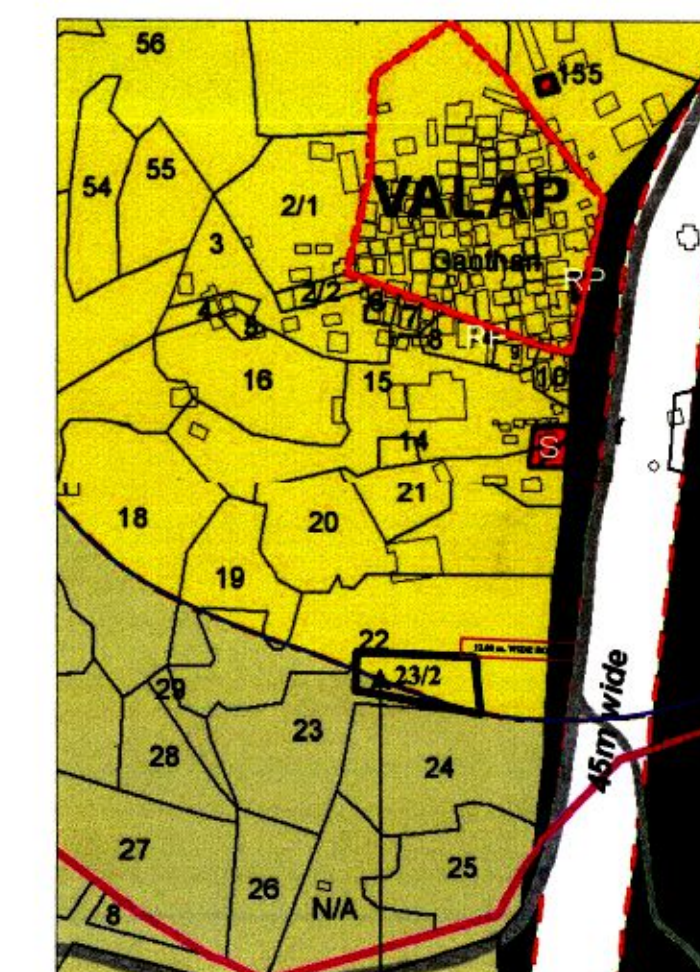




PLOT AREA CALCULATION DIAGRAM & STATEMENT
SCALE - 1:500

PLOT AREA CALCULATION STATEMENT			
Sr. No.	SIZE IN MT.		Area In Sq.Mt.
A) AREA WITHIN 200 MT. OF GAOTHAN			
1	0.5 X	79.309 X 11.861	470.342
2	0.5 X	87.683 X 34.027	1491.795
3	AREA AS PER POLYLINE		79.634
(A) TOTAL			2041.771
B) AREA OUTSIDE 200 MT. OF GAOTHAN			
4	0.5 X	17.299 X 7.324	63.349
5	0.5 X	69.249 X 10.579	366.293
6	AREA AS PER POLYLINE		57.099
(B) TOTAL			486.741
TOTAL AREA OF PLOT (A+B)			2528.511

12.00 MT. WIDE ROAD
(Registered Deed of Grant of Exclusive Right of Way)



LOCATION PLAN
SCALE - 1:5000

LEGEND	
1. PLOT BOUNDARY	---
2. ROAD	---
3. PROPOSED STRUCTURE	---
4. BUILDING LINE	---
5. PLINTH LINE	---
6. WATER LINE	---
7. DRAINAGE LINE	---
8. R.W.D. LINE	---
9. S.W.D. LINE	---
10. 4.50M. WIDE ENTRANCE GATE	---
11. TENEMENT BUILT UP AREA LINE	---
12. TENEMENT CARPET AREA LINE	---
13. CAR PARKING	---
14. TREE	---

STAMP OF APPROVAL
DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CDD/CON/NA/PA/VALAP/BR-30/16/2018/2549
Dated 01/11/2018
Associate Planner (NAINA)

PROFORMA - I

AREA STATEMENT	AREA IN SQ.MT.
1. AREA OF PLOT	2528.511
a) Area of Plot (as per 7/12)	2528.511
b) Area of Plot as per Measurement plan (T.L.R.)	2528.511
c) Area of plot as per physical Survey	2528.511
d) Area of plot, considered (least of (a), (b) & (c) above)	2528.511
2. DEDUCTION FOR	
A. Existing road acquisition area	NIL
B. Area under Widening of Existing Road	NIL
C. Proposed Road	NIL
D. Area Reservation	NIL
Total (A+B+C+D)	0.000
3. GROSS AREA OF THE PLOT (1-2)	2528.511
4. LAYOUT SPACES	
4A) Amenity space Required, if Any	NIL
4B) Amenity space Provided, if Any	NIL
4C) Recreational open space Required, if Any	250.000
4D) Recreational open space Provided, if Any	250.000
5. NET AREA OF PLOT = (GROSS OF (1-2) - (4C))	2500.000
6. NET PLOT AREA = 5	2500.000
7. Permissible FSI	1.0
8. Permissible Built Up Area	2500.000
9. Proposed Built Up Area	1920.400
10. FSI Consumed for	0.768
11. Building FSI	0.768
12. TOTAL PROPOSED BUILT UP AREA (9) + (12)	1920.400
13. Number of Units	
13A) Residential	38
13B) Commercial (Shops)	6
14. Trees to be planted	
14A) Trees to be planted against plot area (60' / 100')	25
14B) Trees to be planted against plot area (Number x 5)	0
14C) Trees to be planted against open space (100' / 100' x 5)	17
14D) Number of trees proposed to be planted (14A) + (14B) + (14C)	42
15. Building Area Statement (For Details refer Building Area Statement)	**
16. FSI	**
17. Packing statement (For details refer Packing Area Statement)	**
18. Loading / Unloading spaces	**

DESCRIPTION OF PROPOSAL & PROPERTY
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE BEARING GUT NO. 23/2 AT VILLAGE VALAP TAL. PANVEL, DIST. RAIGAD, ON DATE 13/01/2018 AND THAT THE DIMENSIONS & AREA ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA AS WORKED OUT IS 2777.603 Sq.Mt.

Mr. NIRMAL SINGH CHANDANSHI
S.A.N.T.
(Signature of Owner)
Mr. Parag Mehtar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335
S.A.N.T.
(Signature of Architect)

FORM OF CERTIFICATE
I, Mr. PARAG A. MEHTAR HAVE BEEN EMPLOYED BY THE APPLICANT AS AN ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER / LEASEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
ADDRESS: SHOP NO. 12, GROUND FLOOR, GURURU PLAZA, TILAK ROAD, PANVEL - 410 206, NASHIK
E-MAIL: nirmaanarchitects@gmail.com
MOBILE: 9819952599, 9819952599
Mr. NIRMAL SINGH CHANDANSHI
S.A.N.T.
(Signature of Owner)
Mr. Parag Mehtar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335
S.A.N.T.
(Signature of Architect)

SPECIFICATIONS
* EXTERNAL WALL THK. 150 MM
* INTERNAL WALL THK. 100 MM

SHEET CONTENTS
* LAYOUT PLAN
* OPEN SPACE CALCULATION DIAGRAM & STATEMENT
* BLOCK PLAN
* PARKING STATEMENT, TOTAL BALCONY AREA STATEMENT, TOTAL TERRACE AREA STATEMENT, TOTAL BUILT UP AREA STATEMENT
* LOCATION PLAN
* PLOT AREA CALCULATION DIAGRAM & STATEMENT

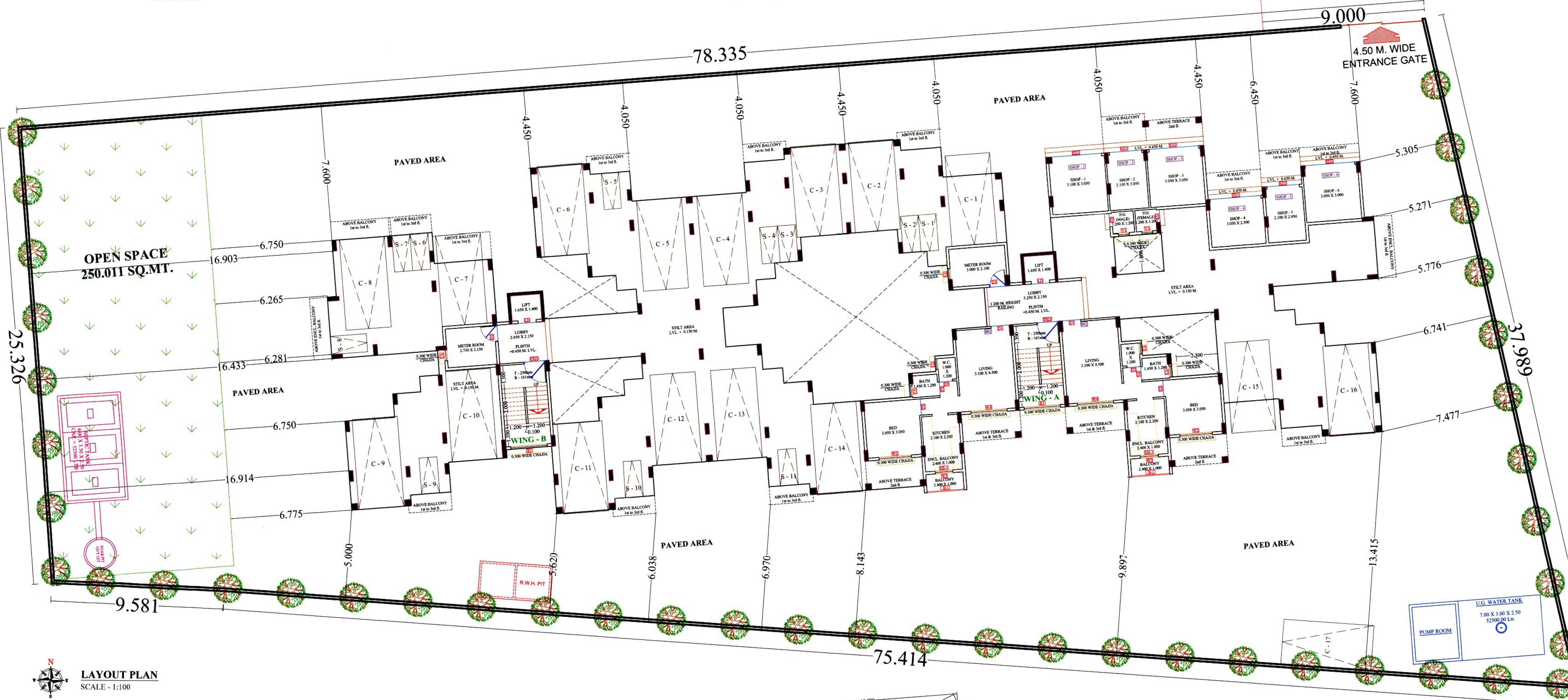
NAME OF THE OWNER & SIGNATURE
Mr. NIRMAL SINGH CHANDANSHI
S.A.N.T.
(Signature of Owner)
Mr. Parag Mehtar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335
S.A.N.T.
(Signature of Architect)

DESCRIPTION OF PROPOSAL & PROPERTY
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING GUT NO. 23/2 AT VILLAGE VALAP, PANVEL.

DATE: 01-11-2018
DRAWN BY: SCOUR KARANDI
CHECKED BY: PARAG MEHTAR
SCALE: AS SPECIFIED
NORTH

NIRMAAN ARCHITECTS
SHOP NO. 12, GROUND FLOOR, GURURU PLAZA, TILAK ROAD, PANVEL - 410 206, NASHIK
E-MAIL: nirmaanarchitects@gmail.com
T: 9819952599, 9819952599

Mr. Parag Mehtar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335
S.A.N.T.
(Signature of Architect)



LAYOUT PLAN
SCALE - 1:100

BUILT UP AREA SUMMARY		
FLOOR	AREA IN Sq.Mt.	AREA IN Sq.Mt.
GROUND FLOOR	158.685	158.685
FIRST FLOOR	573.905	573.905
SECOND FLOOR	573.905	573.905
THIRD FLOOR	573.905	573.905
TOTAL	1920.400	1920.400

TERRACE AREA STATEMENT			
FLOORS	BUILT UP AREA OF FLOOR (Sq.Mt.)	PERMISSIBLE TERRACE (20%) (Sq.Mt.)	CONSUMED TERRACE (Sq.Mt.)
GROUND	158.685	31.737	31.737
FIRST	573.905	114.781	114.781
SECOND	573.905	114.781	114.781
THIRD	573.905	114.781	114.781
TOTAL	1920.400	344.343	344.343

NOTE - TOTAL AREA CONSUMED UNDER TERRACE AGAINST PAYMENT OF PREMIUM IS 148.183 Sq.Mt.

** BALCONY AREA STATEMENT				
FLOORS	BUILT UP AREA OF TYPICAL FLOOR (Sq.Mt.)	PERMISSIBLE BALCONY (15%) (Sq.Mt.)	OPEN BALCONY (Sq.Mt.)	ENCLOSED BALCONY (Sq.Mt.)
GROUND	158.685	23.803	4.800	2.600
FIRST	573.905	86.086	44.323	35.300
SECOND	573.905	86.086	44.323	35.300
THIRD	573.905	86.086	44.323	35.300
TOTAL	1920.400	288.060	137.768	110.700

NOTE - TOTAL AREA CONSUMED UNDER ENCLOSED BALCONY AGAINST PAYMENT OF PREMIUM IS 110.700 Sq.Mt.

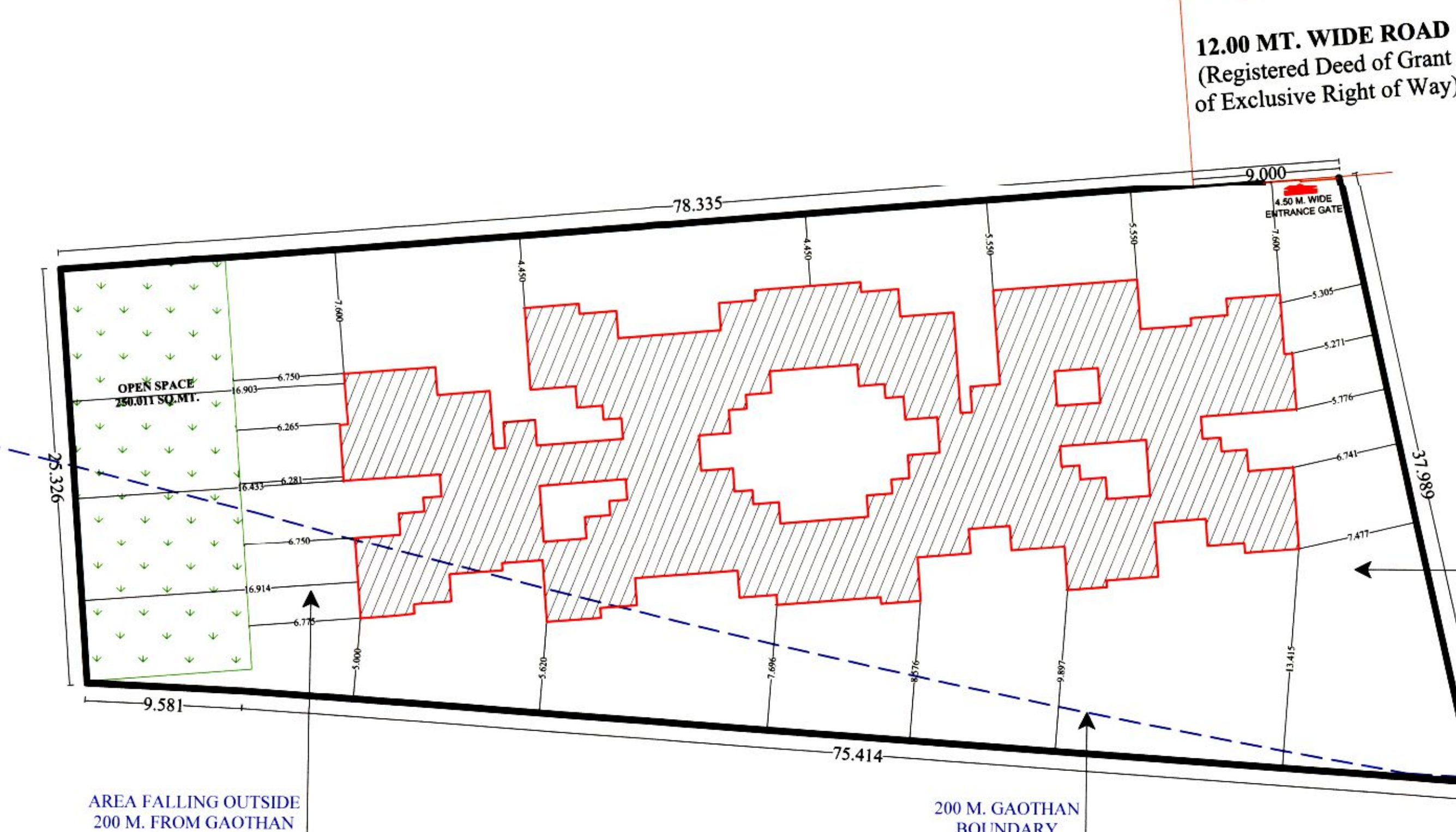
* PARKING STATEMENT				
TENEMENTS SIZE	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF CAR PARKING	PROPOSED NO. OF CAR PARKING
CARPET AREA UPTO 35.00 Sq.Mt.	32	4 TENEMENTS HAVING CARPET AREA UPTO 35.00 Sq.Mt. EACH	8	9
CARPET AREA 35.00 Sq.Mt. TO 45.00 Sq.Mt.	6	2 TENEMENTS WITH CARPET AREA EXCEEDING 35.00 Sq.Mt. EACH	3	4
COMMERCIAL (SHOP) PARKING REQUIREMENT				
COMMERCIAL SHOP AREA UP TO 40.00 Sq.Mt.	65.442 Sq.Mt.	1 CAR PARKING SPACE OF EVERY 40.00 Sq.Mt. EACH	2	2
TOTAL (RESIDENTIAL + COMMERCIAL)				
			13	15

VISITORS PARKING REQUIREMENT				
PROPOSED NO. OF CAR PARKING (12.50 Sq.Mt.)	15	10% OF PROPOSED CAR PARKING	1.5	2
TOTAL CAR PARKING (RESIDENTIAL + COMMERCIAL + VISITORS)				
			14.5	17

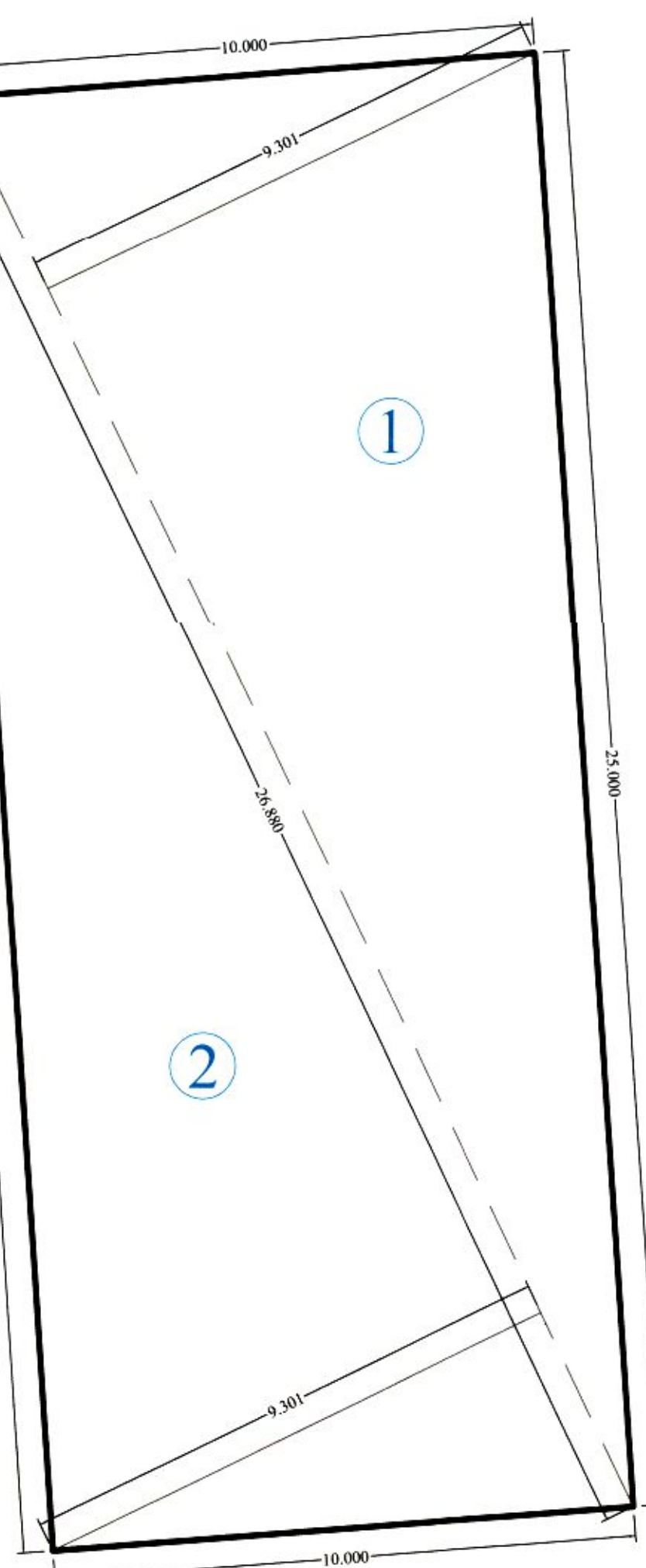
TWO WHEELER PARKING REQUIREMENT				
PROPOSED NO. OF TWO WHEELER PARKING (2.00 Sq.Mt.)	--	10% OF PROPOSED CAR PARKING	10.6	11

AREA CALCULATION FOR OPEN SPACE STATEMENT		
Sr. No.	SIZE IN MT.	AREA IN Sq.Mt.
1	0.5 X 26.880 X 9.301	125.005
2	0.5 X 26.880 X 9.301	125.005
TOTAL		250.011

TENEMENT AREA STATEMENT				
FLOOR	PLAT/SHOP NO.	CARPET AREA	BALCONY AREA ENCL. PROJECTED (Sq.Mt.)	BUILT UP AREA (Sq.Mt.)
GR	1	34.237	2.400	36.637
	2	34.237	2.400	36.637
	S-1	9.875	--	11.055
	S-2	6.828	--	7.430
	S-3	9.715	--	10.844
	S-4	8.052	--	9.144
	S-5	6.465	--	7.370
	S-6	9.562	--	10.775
	101	34.117	2.400	36.517
	102	34.117	2.400	36.517
1st	103	34.117	2.400	36.517
	104	44.590	5.650	50.240
	105	34.323	2.400	36.723
	106	34.117	2.400	36.517
	201	34.117	2.400	36.517
	202	34.117	2.400	36.517
	203	34.117	2.400	36.517
	204	44.590	5.650	50.240
	205	34.328	2.400	36.728
	206	34.122	2.400	36.522
2nd	301	34.117	2.400	36.517
	302	34.117	2.400	36.517
	303	34.117	2.400	36.517
	304	44.590	5.650	50.240
	305	34.328	2.400	36.728
	306	34.122	2.400	36.522
	401	34.117	2.400	36.517
	402	34.117	2.400	36.517
	403	34.117	2.400	36.517
	404	44.590	5.650	50.240
3rd	501	34.117	2.400	36.517
	502	34.117	2.400	36.517
	503	34.117	2.400	36.517
	504	44.590	5.650	50.240
	505	34.328	2.400	36.728
	506	34.122	2.400	36.522
	601	34.117	2.400	36.517
	602	34.117	2.400	36.517
	603	34.117	2.400	36.517
	604	44.590	5.650	50.240



BLOCK PLAN
SCALE - 1:250

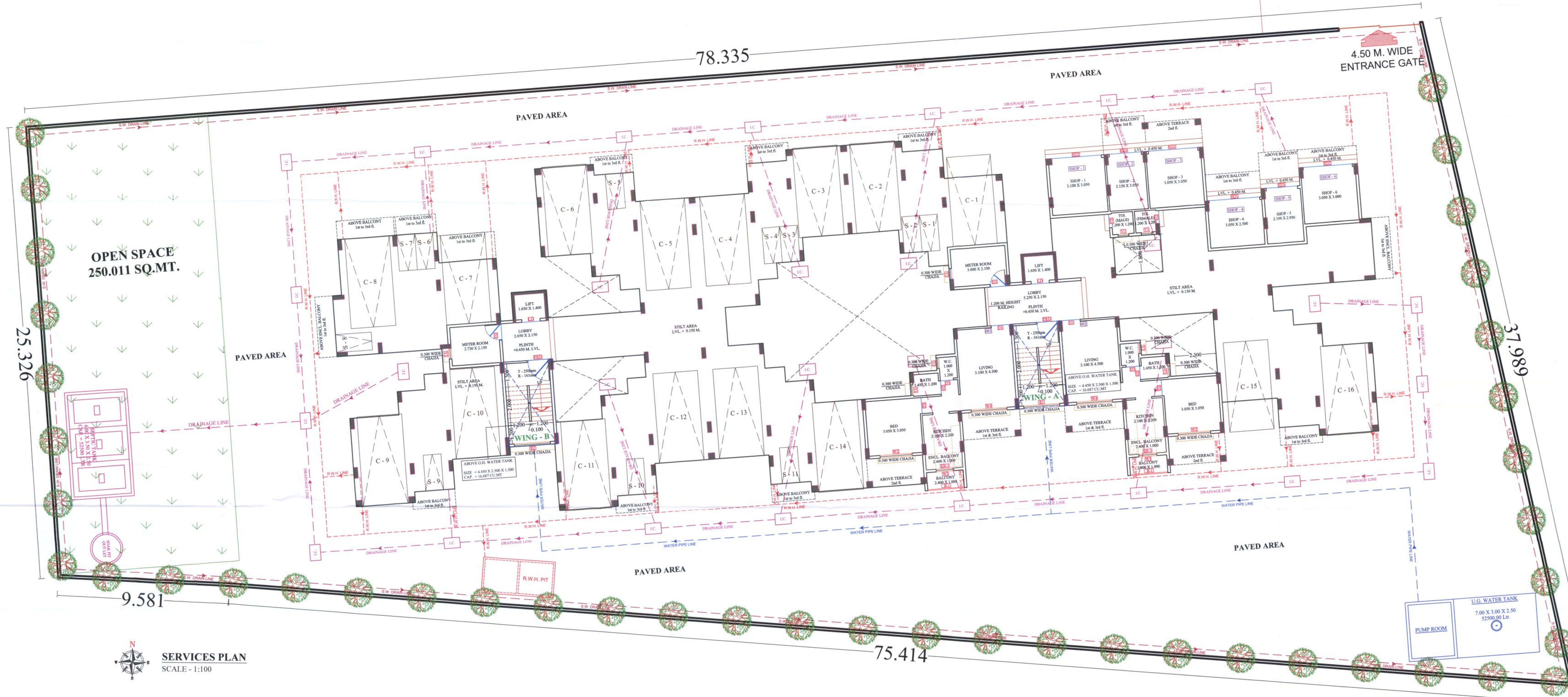


OPEN SPACE CALCULATION DIAGRAM & STATEMENT
SCALE - 1:100

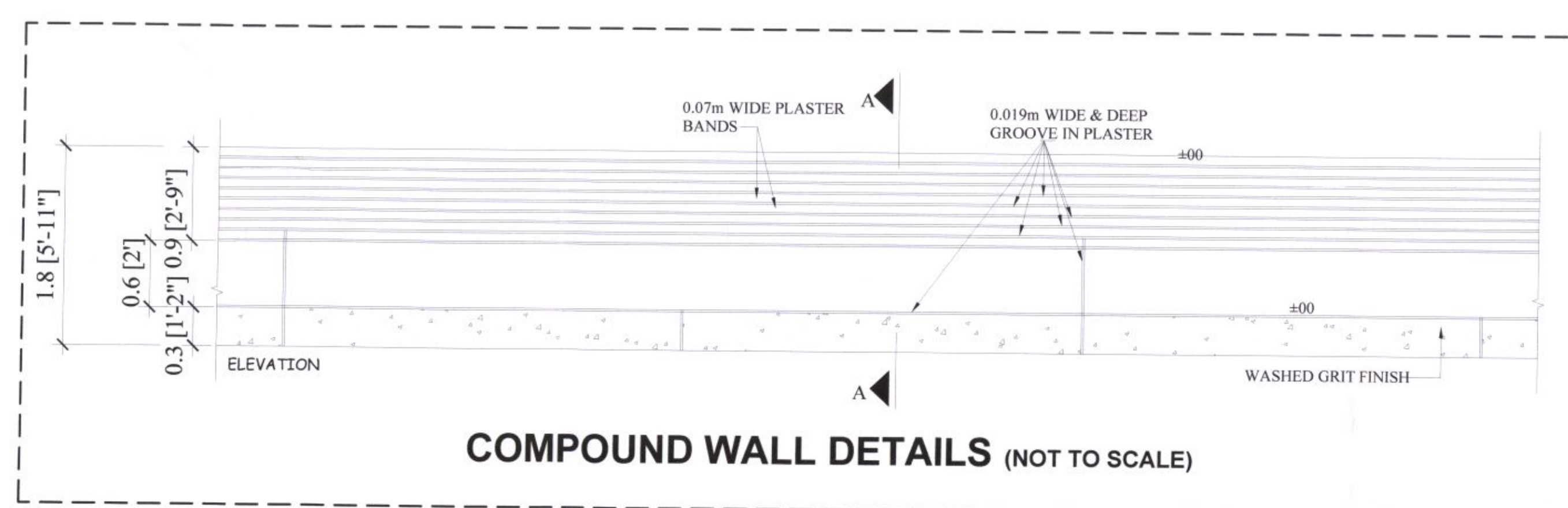
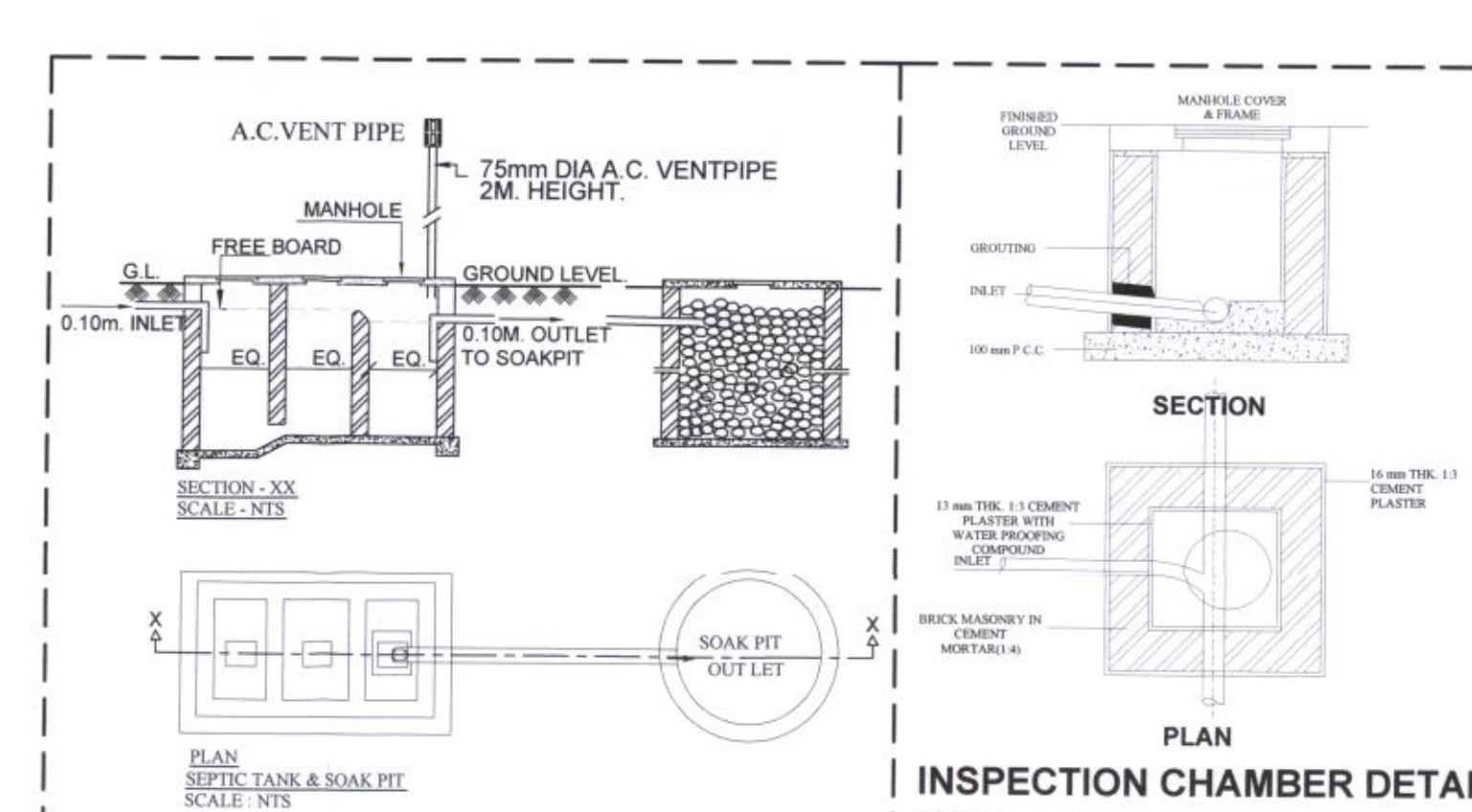
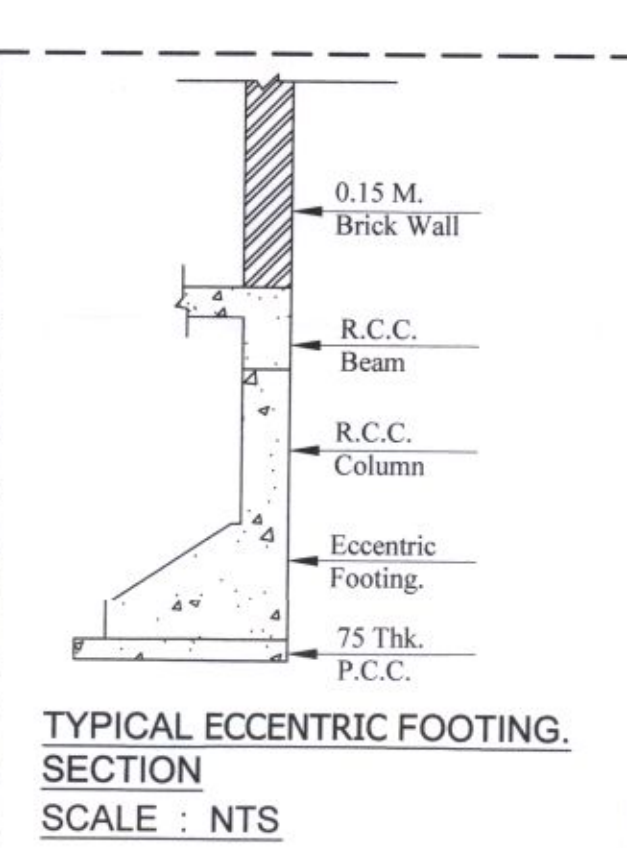
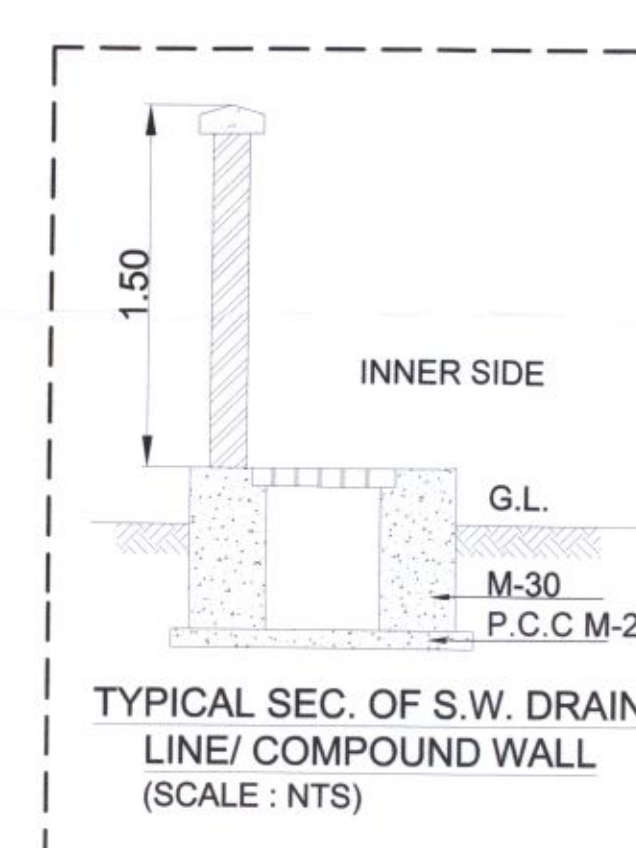
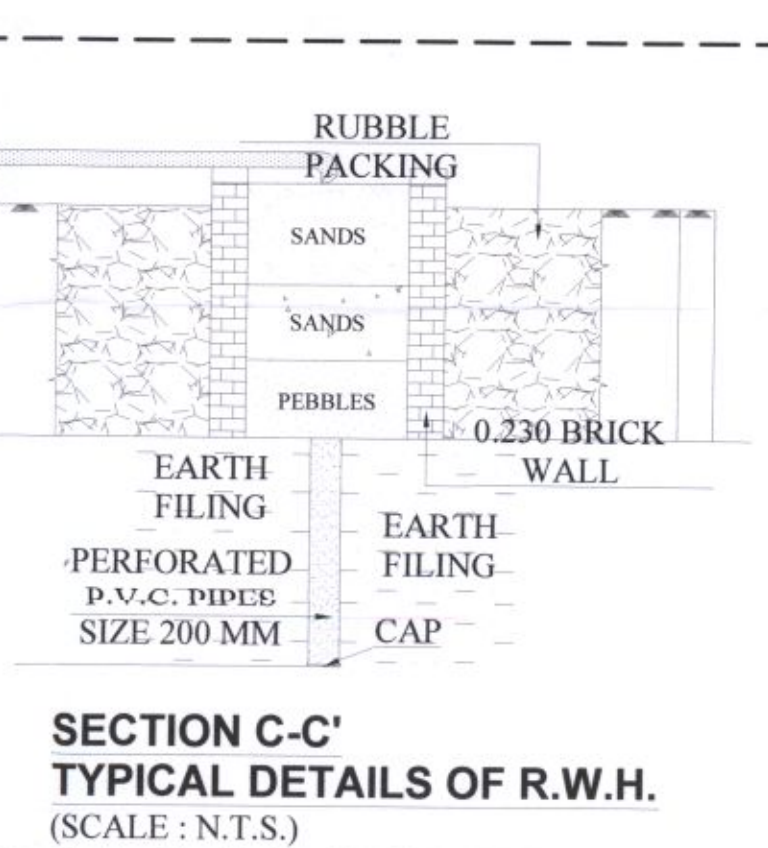
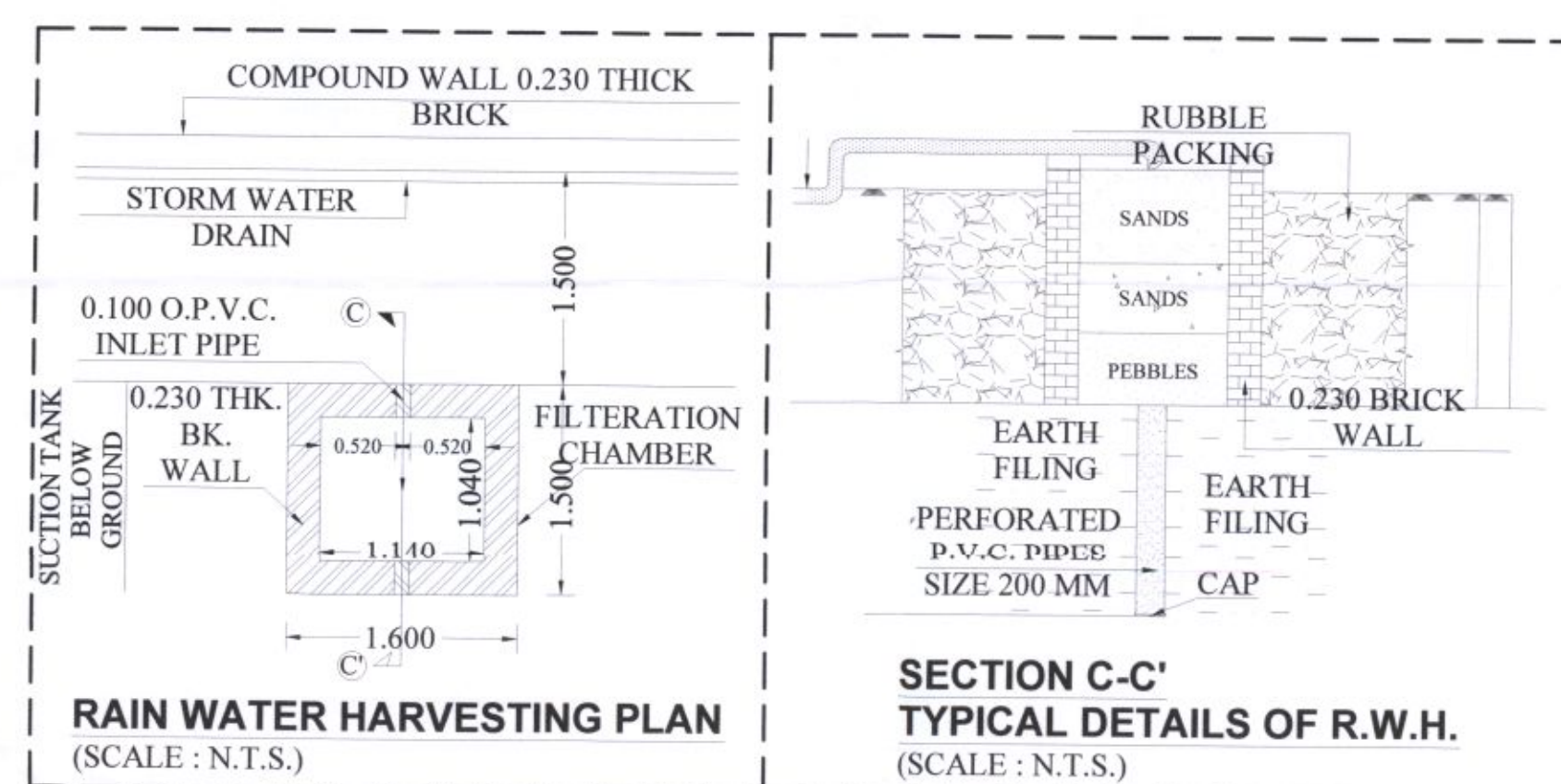
12.00 MT. WIDE ROAD
(Registered Deed of Grant
of Exclusive Right of Way)

LEGEND	
1. PLOT BOUNDARY	---
2. ROAD	---
3. PROPOSED STRUCTURE	---
4. BUILDING LINE	---
5. PLINTH LINE	---
6. WATER LINE	---
7. DRAINAGE LINE	---
8. R.W.H. LINE	---
9. S.W.D. LINE	---
10. 4.50M. WIDE ENTRANCE GATE	---
11. TENEMENT BUILT UP AREA LINE	---
12. TENEMENT CARPET AREA LINE	---
11. CAR PARKING	---
12. TREE	---

STAMP OF APPROVAL
DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No. :
C/O. CHANDAN SINGH SAINI / Valap / BP-302 / cc / 2018/2019
Dated 01/11/2018
Associate Planner (NAINA)



SERVICES PLAN
SCALE - 1:100



OVERHEAD WATER TANK CAPACITY CALCULATION (50% OF UG WATER TANK)			
BUILDING NUMBER	WATER REQUIRED (LITRE)	TANK SIZE (METER)	CAPACITY (LITRE)
WING 'A'	26250.00	4.450 x 2.500 x 1.500	16687.50
WING 'B'		4.450 x 2.500 x 1.500	16687.50
TOTAL			33375.00

SEPTIC TANK REQUIREMENT													
BUILDING TYPE	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT					FLOW TO SEWER			TOTAL FLOW TO SEPTIC TANK	SEPTIC TANK PROVIDED SIZE & CAPACITY	
			Flushing		Domestic		Total	Flushing		Domestic			Total
			LPCD	LPD	LPCD	LPD		LPD	LPD				
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]	[11]	[12]		
RESIDENTIAL	38	[13] X 5	[13] X [4]	[13] X [6]	[13] X [8]	[13] X [7]	[13] X [9]	[13] X [10]	[13] X [11]	[13] X [12]			
		190	45	8550	90	17100	2600	8550	14635	23085	23085		
TOTAL POPULATION			WATER REQUIREMENT					TOTAL REQUIRED			WASTE WATER GENERATION (KLD/86%)	600 X 3.50 X 2.50	
			Flushing		Domestic								
[1]	[2]	[3]	LPCD	LPD	LPCD	LPD		[8]			[12]		
	COMM AREA	[12] / 3 (occ. Load)	[13] X [4]		[13] X [6]			[13] X [7]			[13] X [12]		
COMMERCIAL	69.532	24	45	1080	90	2160		3240			2754		
			TOTAL REQUIRED (RESIDENTIAL [12] + COMMERCIAL [10])								23085 + 2754		
NOTE :								25839			52506		
I			LPCD = LITRE PER CAPACITY DAY.										
II			LPD = LITRE PER DAY.										
III			FOR SEPTIC TANK CAPACITY FLUSHING & DOMESTIC FLOW TO SEWER WILL BE 100% & 65 % RESPECTIVELY										
NOTE: NO EXCESSIVE WATER TO BE DISCHARGED INTO THE SEWER													

WATER STORAGE CAPACITY CALCULATION									
BUILDING TYPE	TOTAL NUMBER OF UNITS	TOILET	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITRE) UNDERGROUND WATER TANK PROVIDED			TANK NUMBER	CAPACITY (LITRE)
					ADDL. TOILET	CAPACITY PER HEAD	TOTAL		
RESIDENTIAL	38	38	6	190	[3] X 5	[4] X 180	[5] X 189	1	7000 X 3.000 X 2.500 + 0.30 Free Board
					190	1080	35910		
COMMERCIAL	6	2	--	COMM. AREA 69.532 / 3	--	--	1080	--	--
TOTAL	44	40	6	214	1080	36990	38070	--	52500

DESCRIPTION OF PROPOSAL & PROPERTY
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE BEARING GUT NO. 2 AT VILLAGE VALAP TAL PANEEL, DIST. RAIGAD ON DATE 15/10/2018 AND THAT THE DIMENSIONS & SIZES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 277.000 Sqm.

Ar. Parag Mehetar
NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335
CHANDAN SINGH SAINI Ar. PARAG A. MEHETAR
(Signature of Architect)

FORM OF CERTIFICATE
I, Ar. PARAG A. MEHETAR HAVE BEEN EMPLOYED BY THE APPLICANT AS ARCHITECT. 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 / LEASEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

Ar. Parag Mehetar
NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335
Ar. PARAG A. MEHETAR
(Signature of Architect)

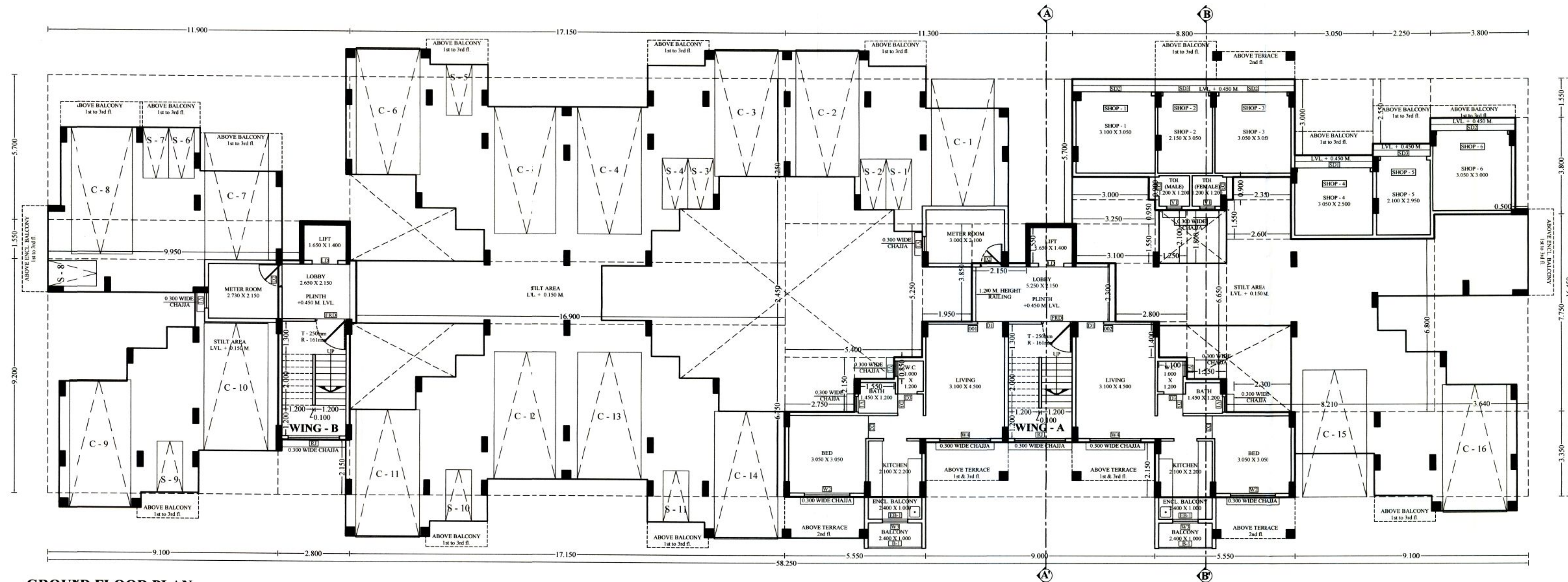
SPECIFICATIONS
• EXTERNAL WALL THK. 150 MM
• INTERNAL WALL THK. 100 MM
• SERVICES PLAN
• DETAIL OF TYPICAL SEC. THRO' TERRACE & BALCONY, SEPTIC TANK, INSPECTION CHAMBER, COMPOUND WALL, ENTRANCE GATE, TYPICAL ECCENTRIC FOOTING SECTION.

NAME OF THE OWNER & SIGNATURE
Ar. Parag Mehetar
NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335
Ar. PARAG A. MEHETAR
(Signature of Architect)

DESCRIPTION OF PROPOSAL & PROPERTY
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING GUT NO. 2 AT VILLAGE VALAP, PANEEL.

Ar. Parag Mehetar
NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335
Ar. PARAG A. MEHETAR
(Signature of Architect)

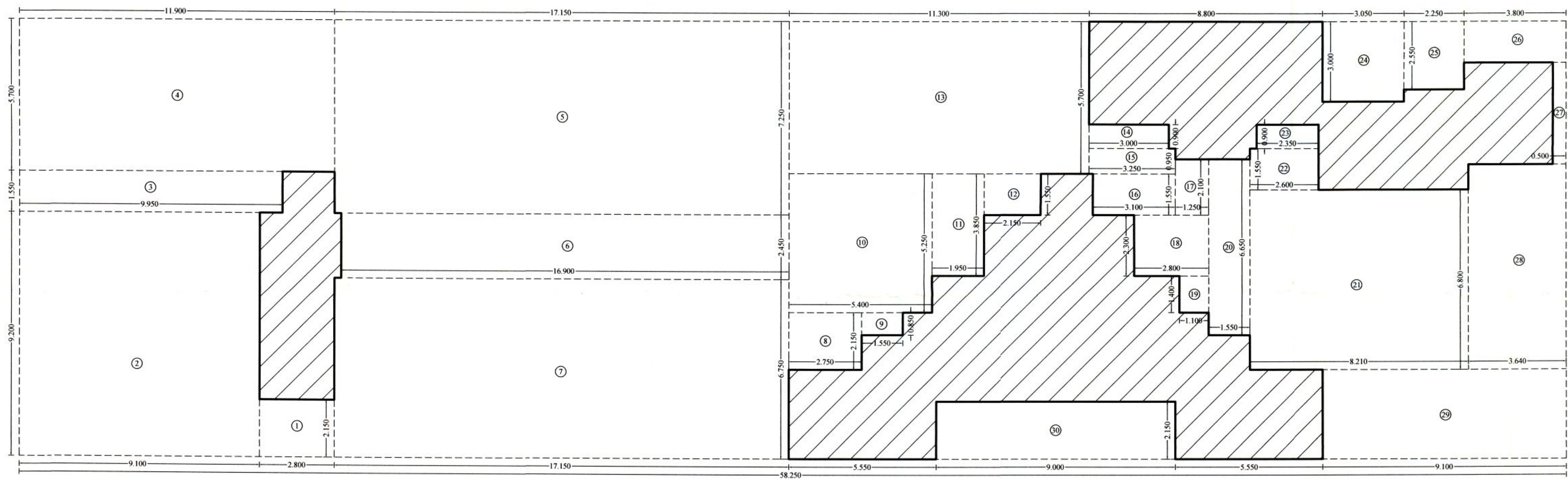
Ar. Parag Mehetar
NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335
Ar. PARAG A. MEHETAR
(Signature of Architect)



GROUND FLOOR PLAN
SCALE - 1100

BALCONY AREA CALCULATION OF GROUND FLOOR		
SR. NO.	SIZE IN MT.	AREA IN Sq.Mt.
B1	2.400 X 1.000	2.400
TOTAL OPEN BALC.		4.800
EB1	2.400 X 1.000	2.400
TOTAL ENCLOSED BALC.		4.800
TOTAL CONSUMED BALC.		9.600

TOTAL BUILT UP AREA OF GROUND FLOOR	198.685 Sq.mt.
PERMISSIBLE FREE OF F.S.I. BALCONY (15%)	29.803 Sq.mt.
CONSUMED AREA FOR BALCONY AT GROUND FLOOR	9.600 Sq.mt.
AREA UNDER ENCLOSED BALCONY AT GROUND FLOOR	4.800 Sq.mt.



GROUND FLOOR BUILT UP AREA DIAGRAM
SCALE - 1100

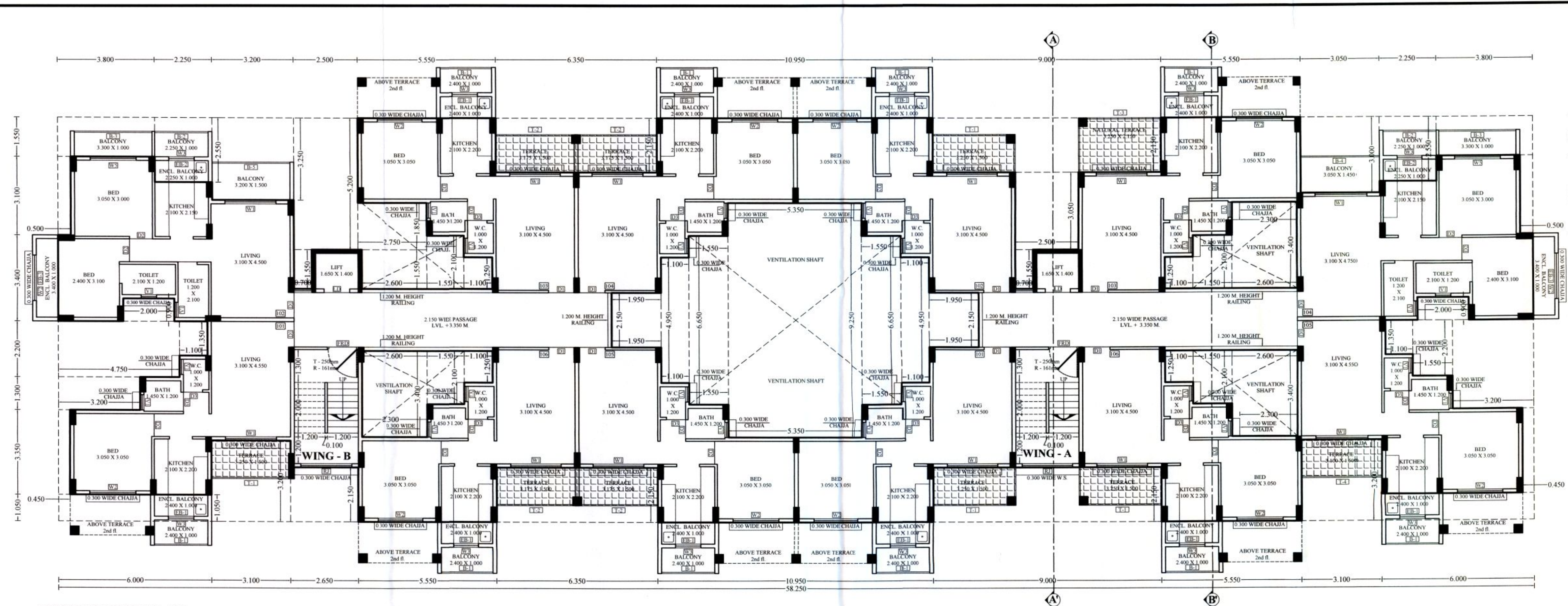
BUILT UP AREA CALCULATION OF GROUND FLOOR		
SR. NO.	SIZE IN MT.	AREA IN Sq.Mt.
X	58.250 X 16.450	958.213
1	2.800 X 2.150	6.020
2	9.100 X 9.200	83.720
3	9.950 X 1.550	15.423
4	11.900 X 5.700	67.830
5	17.150 X 7.250	124.338
6	16.900 X 2.450	41.405
7	17.150 X 6.750	115.763
8	2.750 X 2.150	5.913
9	1.550 X 0.850	1.318
10	5.400 X 5.250	28.350
11	1.950 X 3.850	7.508
12	2.150 X 1.550	3.333
13	11.300 X 5.700	64.410
14	3.000 X 0.900	2.700
15	3.250 X 0.950	3.088
16	3.100 X 1.550	4.805
17	1.250 X 2.100	2.625
18	2.800 X 2.300	6.440
19	1.100 X 1.400	1.540
20	1.550 X 6.650	10.308
21	8.210 X 6.800	55.828
22	2.600 X 1.550	4.030
23	2.350 X 0.900	2.115
24	3.050 X 3.000	9.150
25	2.250 X 2.550	5.738
26	3.800 X 1.550	5.890
27	0.500 X 3.800	1.900
28	3.640 X 7.750	28.210
29	9.100 X 3.350	30.485
30	9.000 X 2.150	19.350
TOTAL		759.528
BUILT UP AREA OF GROUND FLOOR		[X - (1+2.....+30)] (958.213 - 759.528) 198.685

LIGHT & VENTILATION STATEMENT				
ROOM	CARPET AREA (Sq.Mt.)	1/6 REQD.	TYPE	AREA (Sq.Mt.)
LIVING	13.950	2.325	W4	2.600
BED	9.303	1.550	W2	2.340
KITCH.	4.620	0.770	W3	2.150
BATH	1.740	0.290	V1	0.360
W.C.	1.200	0.200	V1	0.360
TOL. (M)	1.440	0.240	V1	0.360
TOL. (F)	1.440	0.240	V1	0.360

SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE IN MT.	AREA IN Sq.Mt.	DESCRIPTION
D1	1.000 X 2.100	2.100	T.W. PANEL DOOR
D2	0.900 X 2.100	1.890	T.W. PANEL DOOR
D3	0.750 X 2.100	1.575	T.W. PANEL DOOR
SD1	2.850 X 3.600	10.260	SHUTTER
SD2	2.750 X 3.600	9.900	SHUTTER
SD3	1.800 X 3.600	6.480	SHUTTER
LD	1.000 X 2.100	2.100	LIFT DOOR
FRD	1.200 X 2.100	2.520	FIRE RESISTANT DOOR
RJ	2.000 X 1.400	2.800	R.C.C. JAIL
W1	2.000 X 2.150	4.300	AL. SLIDING FRENCH WINDOW
W2	1.800 X 1.300	2.340	AL. SLIDING FRENCH WINDOW
W3	1.000 X 2.150	2.150	AL. SLIDING FRENCH WINDOW
W4	2.000 X 1.300	2.600	AL. SLIDING FRENCH WINDOW
W5	1.800 X 2.150	3.870	AL. SLIDING FRENCH WINDOW
V1	0.600 X 0.600	0.360	AL. LOUVERED WINDOW

STAMP OF APPROVAL
DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Valap/22-202/CC/2018/2349
Dated 01/11/2018
Associate Planner (NAINA)

SPECIFICATIONS
• EXTERNAL WALL THK. 150 MM
• INTERNAL WALL THK. 100 MM
SHEET CONTENTS
• GROUND FLOOR PLAN
• GROUND FLOOR BUILT UP AREA DIAGRAM
• STATEMENT
NAME OF THE OWNER & SIGNATURE
Mr. NIRMAL SINGH CHANDAN SINGH SAINI
DESCRIPTION OF PROPOSAL & PROPERTY
DEVELOPMENT PERMISSION FOR PROPOSED
RESIDENTIAL BUILDING ON PLOT BEARING
GUT NO. 23/2 AT VILAGE VALAP, PANVEL.
DATE 03-10-2018
DRAWN BY SUDHIR KARANDHE
CHECKED BY PARAG MEHETAR
SCALE AS SPECIFIED
NORTH
NIRMAN ARCHITECTS
SHOP NO.12, GROUND FLOOR, GODREJ PLAZA,
TILAK ROAD, PANVEL - 410 206, NAVI MUMBAI
E : nirman.architects@yahoo.in
T : 981995299, 9029804082
Ar. Parag Mehetar
Co-owner
NIRMAN ARCHITECTS
C.O.A. Reg No. CA/2013/58335
ARCHITECT NAME & SIGN
SHEET NO. 03 / 07



FIRST FLOOR PLAN
SCALE - 1:100

TERRACE AREA CALCULATION OF FIRST FLOOR		
Sr. No.	SIZE IN MT.	AREA (Sq.Mt)
T1	3.250 X 1.500	4.875
T2	3.175 X 1.500	4.763
T3	3.250 X 2.150	7.006
T4	3.100 X 1.500	4.650
TOTAL		21.300

TOTAL BUILT UP AREA OF FIRST FLOOR	573.905 Sq.mt.
PERMISSIBLE FREE OF F.S.I. TERRACE (20%)	114.781 Sq.mt.
CONSUMED AREA FOR TERRACE AT FIRST FLOOR	50.188 Sq.mt.

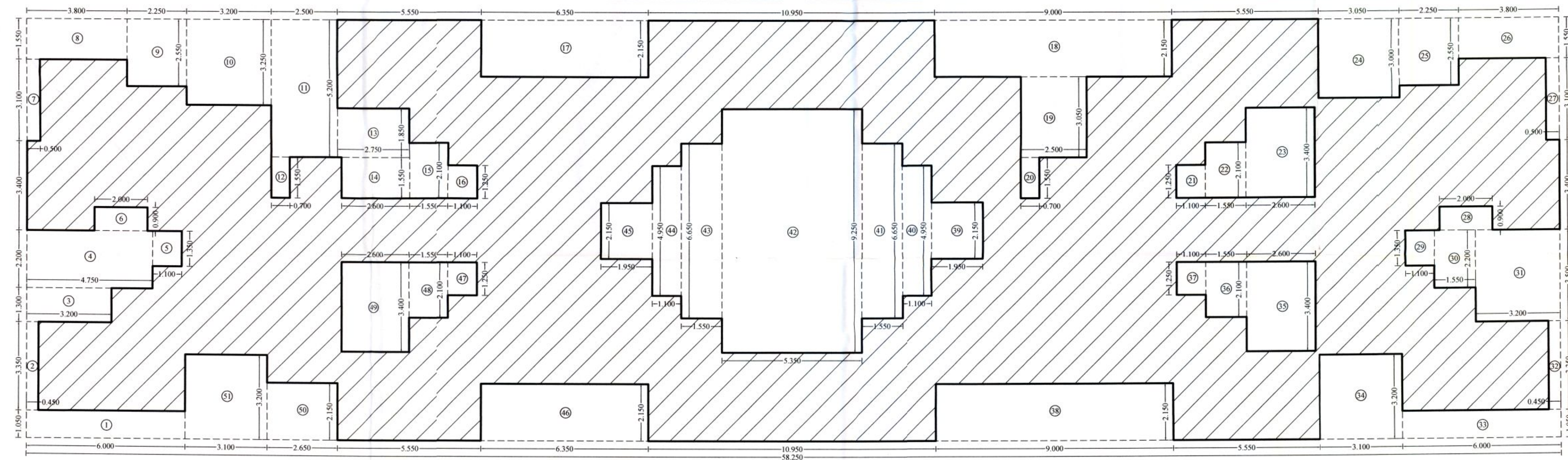
BALCONY AREA CALCULATION OF FIRST FLOOR		
Sr. No.	SIZE IN MT.	AREA IN Sq.Mt.
B1	2.400 X 1.000	2.400
B2	2.250 X 1.000	2.250
B3	3.300 X 1.000	3.300
B4	3.050 X 1.450	4.423
B5	3.200 X 1.500	4.800
TOTAL OPEN BALC.		17.173
EB1	2.400 X 1.000	2.400
EB2	2.250 X 1.000	2.250
EB3	3.400 X 1.000	3.400
TOTAL ENCLOSED BALC.		8.050
TOTAL		25.223

TOTAL BUILT UP AREA OF FIRST FLOOR	573.905 Sq.mt.
PERMISSIBLE FREE OF F.S.I. BALCONY (15%)	86.086 Sq.mt.
CONSUMED AREA FOR BALCONY AT FIRST FLOOR	79.623 Sq.mt.
AREA UNDER ENCLOSED BALCONY AT FIRST FLOOR	35.300 Sq.mt.

LIGHT & VENTILATION STATEMENT				
ROOM	CARPET AREA (Sq.Mt.)	1/6 REQD.	TYPE	AREA (Sq.Mt.)
LIVING 1	13.950	2.325	W1	4.300
LIVING 2	14.725	2.454	W1	4.300
LIVING 3	14.105	2.351	W1	4.300
BED 1	9.150	1.525	W5	3.870
BED 2	7.440	1.240	W2	2.340
BED 3	9.303	1.550	W2	2.340
KITCH. 1	4.515	0.753	W3	2.150
KITCH. 2	4.620	0.770	W3	2.150
TOILET1	2.520	0.420	V1	0.360
BATH	1.740	0.290	V1	0.360
W.C.	1.200	0.200	V1	0.360

SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE IN MT.	AREA IN Sq.Mt.	DESCRIPTION
D1	1.000 X 2.100	2.100	T.W. PANEL DOOR
D2	0.900 X 2.100	1.890	T.W. PANEL DOOR
D3	0.750 X 2.100	1.575	T.W. PANEL DOOR
SD1	2.850 X 3.600	10.260	SHUTTER
SD2	2.750 X 3.600	9.900	SHUTTER
SD3	1.800 X 3.600	6.480	SHUTTER
LD	1.000 X 2.100	2.100	LIFT DOOR
FRD	1.200 X 2.100	2.520	FIRE RESISTANT DOOR
RJ	2.000 X 1.400	2.800	R.C.C. JALI
W1	2.000 X 2.150	4.300	AL. SLIDING FRENCH WINDOW
W2	1.800 X 1.300	2.340	AL. SLIDING FRENCH WINDOW
W3	1.000 X 2.150	2.150	AL. SLIDING FRENCH WINDOW
W4	2.000 X 1.300	2.600	AL. SLIDING FRENCH WINDOW
W5	1.800 X 2.150	3.870	AL. SLIDING FRENCH WINDOW
V1	0.600 X 0.600	0.360	AL. LOUVERED WINDOW

BUILT UP AREA CALCULATION OF FIRST FLOOR		
Sr. No.	SIZE IN MT.	AREA IN Sq.Mt.
X	58.250 X 15.950	929.088
1	6.000 X 1.050	6.300
2	0.450 X 3.350	1.508
3	3.200 X 1.300	4.160
4	4.750 X 2.200	10.450
5	1.100 X 1.350	1.485
6	2.000 X 0.900	1.800
7	0.500 X 3.100	1.550
8	3.800 X 1.550	5.890
9	2.250 X 2.550	5.738
10	3.200 X 3.250	10.400
11	2.500 X 5.200	13.000
12	0.700 X 1.550	1.085
13	2.750 X 1.850	5.088
14	2.600 X 1.550	4.030
15	1.550 X 2.100	3.255
16	1.100 X 1.250	1.375
17	6.350 X 2.150	13.653
18	9.000 X 2.150	19.350
19	2.500 X 3.050	7.625
20	0.700 X 1.550	1.085
21	1.100 X 1.250	1.375
22	1.550 X 2.100	3.255
23	2.600 X 3.400	8.840
24	3.050 X 3.000	9.150
25	2.250 X 2.550	5.738
26	3.800 X 1.550	5.890
27	0.500 X 3.100	1.550
28	2.000 X 0.900	1.800
29	1.100 X 1.350	1.485
30	1.550 X 2.200	3.410
31	3.200 X 3.500	11.200
32	0.450 X 3.350	1.508
33	6.000 X 1.050	6.300
34	3.100 X 3.200	9.920
35	2.600 X 3.400	8.840
36	1.550 X 2.100	3.255
37	1.100 X 1.250	1.375
38	9.000 X 2.150	19.350
39	1.950 X 2.150	4.193
40	1.100 X 4.950	5.445
41	1.550 X 6.650	10.308
42	5.350 X 9.250	49.488
43	1.550 X 6.650	10.308
44	1.100 X 4.950	5.445
45	1.950 X 2.150	4.193
46	6.350 X 2.150	13.653
47	1.100 X 1.250	1.375
48	1.550 X 2.100	3.255
49	2.600 X 3.400	8.840
50	2.650 X 2.150	5.698
51	3.100 X 3.200	9.920
TOTAL		355.183
BUILT UP AREA OF FIRST FLOOR		[X - (1+2+...+51)]
		(929.088 - 355.183)
		573.905



FIRST FLOOR BUILT UP AREA DIAGRAM
SCALE - 1:100

STAMP OF APPROVAL
DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Volap/BP-302/CC/2018/2349
Dated 01/11/2018
Associate Planner (NAINA)

SPECIFICATIONS
• EXTERNAL WALL THK. 150 MM
• INTERNAL WALL THK. 100 MM
SHEET CONTENTS
• FIRST FLOOR PLAN
• FIRST FLOOR BUILT UP AREA DIAGRAM
• STATEMENT

NAME OF THE OWNER & SIGNATURE

M. NIRMALINGH CHANDANSHING SAINI

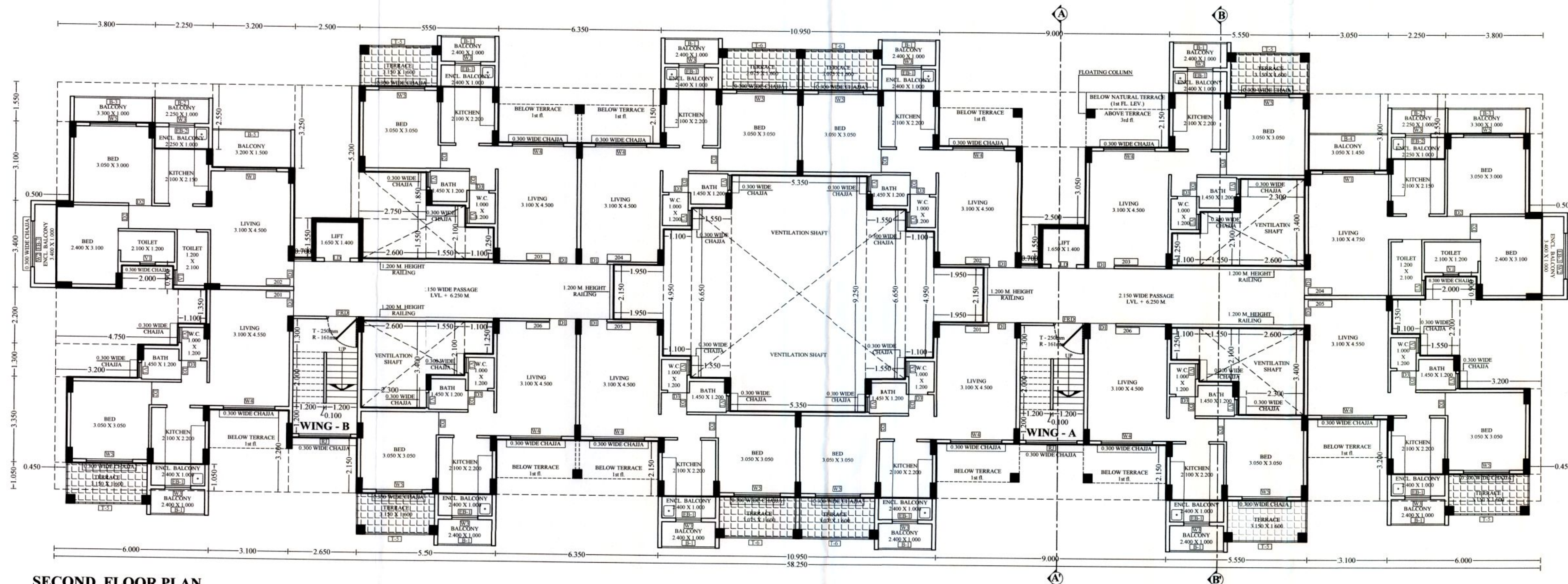
DESCRIPTION OF PROPOSAL & PROPERTY
DEVELOPMENT PERMISSION FOR PROPOSED
RESIDENTIAL BUILDING ON PLOT BEARING
GUT NO. 23/2 AT VILLAGE VALAP, PANVEL.

DATE	DRAWN BY	CHECKED BY	SCALE	NORTH
03-10-2018	SUDHIR KARANDE	PARAG MEHETAR	AS SPECIFIED	
REV. - 10				

NIRMAAN ARCHITECTS
SHOP NO.12, GROUND FLOOR, GODREJ PLAZA,
TILAK ROAD, PANVEL - 410 206, NAVI MUMBAI
E - nirmaan.architects@yahoo.in
T - 9819552299, 9828604082

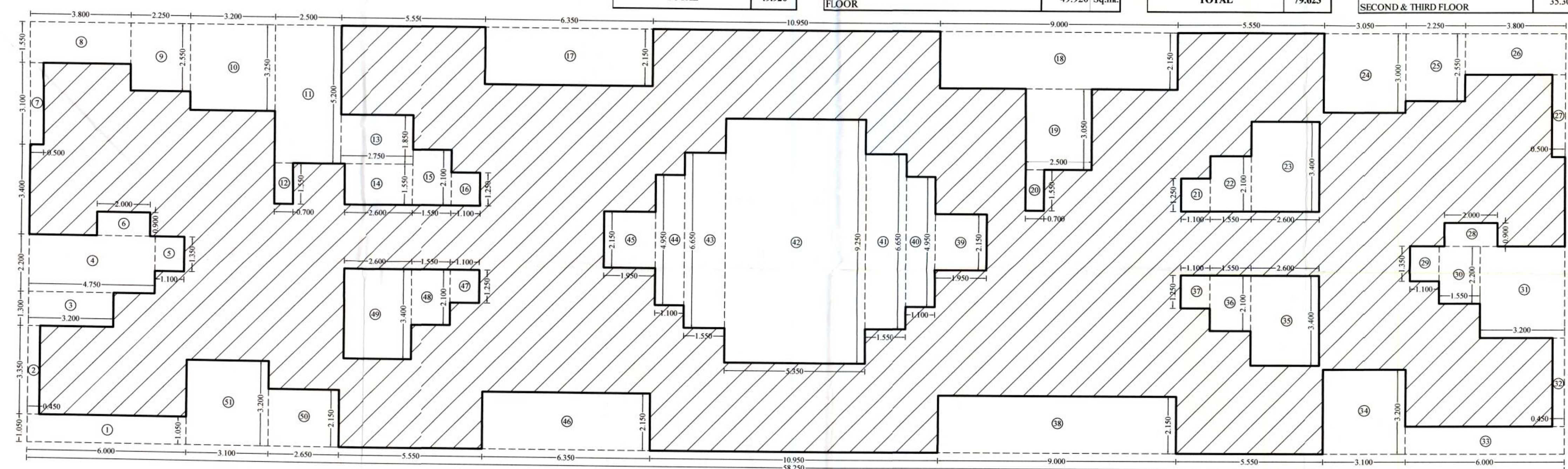
Ar. Parag Mehetar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335

ARCHITECT NAME & SIGN
SHEET NO. 04 / 07



SECOND FLOOR PLAN

SCALE - 1:100



SECOND & THIRD FLOOR BUILT UP AREA DIAGRAM

SCALE - 1:100

TERRACE AREA CALCULATION OF SECOND FLOOR		
Sr. No.	SIZE IN MT.	AREA (Sq.Mt.)
T5	3.150 X 1.600	5.040
T6	3.075 X 1.600	4.920
TOTAL		9.960

TOTAL BUILT UP AREA OF SECOND FLOOR	573.905 Sq.mt.
PERMISSIBLE FREE OF F.S.I. TERRACE (20%)	114.781 Sq.mt.
CONSUMED AREA FOR TERRACE AT SECOND FLOOR	49.920 Sq.mt.

BALCONY AREA CALCULATION OF SECOND & THIRD FLOOR		
Sr. No.	SIZE IN MT.	AREA IN Sq.Mt.
B1	2.400 X 1.000	2.400
B2	2.250 X 1.000	2.250
B3	3.300 X 1.000	3.300
B4	3.050 X 1.450	4.423
B5	3.200 X 1.500	4.800
TOTAL OPEN BALC.		44.323
EB1	2.400 X 1.000	2.400
EB2	2.250 X 1.000	2.250
EB3	3.400 X 1.000	3.400
TOTAL ENCLOSED BALC.		35.300
TOTAL		79.623

TOTAL BUILT UP AREA OF SECOND & THIRD FLOOR	573.905 Sq.mt.
PERMISSIBLE FREE OF F.S.I. BALCONY (15%)	86.086 Sq.mt.
CONSUMED AREA FOR BALCONY AT SECOND & THIRD FLOOR	79.623 Sq.mt.
AREA UNDER ENCLOSED BALCONY AT SECOND & THIRD FLOOR	35.300 Sq.mt.

LIGHT & VENTILATION STATEMENT				
ROOM	CARPET AREA (Sq.Mt.)	1/6 REQD.	TYPE	AREA (Sq.Mt.)
LIVING 1	13.950	2.325	W1	4.30
LIVING 2	13.950	2.325	W4	2.60
LIVING 3	14.725	2.454	W1	4.30
LIVING 4	14.105	2.351	W4	2.60
BED 1	9.150	1.525	W5	3.83
BED 2	7.440	1.240	W2	2.34
BED 3	9.303	1.550	W5	3.83
KITC. 1	4.515	0.753	W3	2.15
KITC. 2	4.620	0.770	W3	2.15
TOILET 1	2.520	0.420	V1	0.30
BATH	1.740	0.290	V1	0.30
W.C.	1.200	0.200	V1	0.30

SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE IN MT.	AREA IN Sq.Mt.	DESCRIPTION
D1	1.000 X 2.100	2.100	T.W. PANEL DOOR
D2	0.900 X 2.100	1.890	T.W. PANEL DOOR
D3	0.750 X 2.100	1.575	T.W. PANEL DOOR
SD1	2.850 X 3.600	10.260	SHUTTER
SD2	2.750 X 3.600	9.900	SHUTTER
SD3	1.800 X 3.600	6.480	SHUTTER
LD	1.000 X 2.100	2.100	LIFT DOOR
FRD	1.200 X 2.100	2.520	FIRE RESISTANT DOOR
R1	2.000 X 1.400	2.800	R.C.C. RAIL
W1	2.000 X 2.150	4.300	AL. SLIDING FRENCH WINDOW
W2	1.800 X 1.300	2.340	AL. SLIDING FRENCH WINDOW
W3	1.000 X 2.150	2.150	AL. SLIDING FRENCH WINDOW
W4	2.000 X 1.300	2.600	AL. SLIDING FRENCH WINDOW
W5	1.800 X 2.150	3.870	AL. SLIDING FRENCH WINDOW
V1	0.600 X 0.600	0.360	AL. LOUVERED WINDOW

BUILT UP AREA CALCULATION OF SECOND & THIRD FLOOR		
Sr. No.	SIZE IN MT.	AREA IN Sq.Mt.
X	58.250 X 15.950	929.088
1	6.000 X 1.050	6.300
2	0.450 X 3.350	1.508
3	3.200 X 1.300	4.160
4	4.750 X 2.200	10.450
5	1.100 X 1.350	1.485
6	2.000 X 0.900	1.800
7	0.500 X 3.100	1.550
8	3.800 X 1.550	5.890
9	2.250 X 2.550	5.738
10	3.200 X 3.250	10.400
11	2.500 X 5.200	13.000
12	0.700 X 1.550	1.085
13	2.750 X 1.850	5.088
14	2.600 X 1.550	4.030
15	1.550 X 2.100	3.255
16	1.100 X 1.250	1.375
17	6.350 X 2.150	13.653
18	9.000 X 2.150	19.350
19	2.500 X 3.050	7.625
20	0.700 X 1.550	1.085
21	1.100 X 1.250	1.375
22	1.550 X 2.100	3.255
23	2.600 X 3.400	8.840
24	3.050 X 3.000	9.150
25	2.250 X 2.550	5.738
26	3.800 X 1.550	5.890
27	0.500 X 3.100	1.550
28	2.000 X 0.900	1.800
29	1.100 X 1.350	1.485
30	1.550 X 2.200	3.410
31	3.200 X 3.500	11.200
32	0.450 X 3.350	1.508
33	6.000 X 1.050	6.300
34	3.100 X 3.200	9.920
35	2.600 X 3.400	8.840
36	1.550 X 2.100	3.255
37	1.100 X 1.250	1.375
38	9.000 X 2.150	19.350
39	1.950 X 2.150	4.193
40	1.100 X 4.950	5.445
41	1.550 X 6.650	10.308
42	5.350 X 9.250	49.488
43	1.550 X 6.650	10.308
44	1.100 X 4.950	5.445
45	1.950 X 2.150	4.193
46	6.350 X 2.150	13.653
47	1.100 X 1.250	1.375
48	1.550 X 2.100	3.255
49	2.600 X 3.400	8.840
50	2.650 X 2.150	5.698
51	3.100 X 3.200	9.920
TOTAL		355.183
BUILT UP AREA OF SECOND & THIRD FLOOR	[X - (1+2+...+51)]	(929.088 - 355.183)
		573.905

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.

CIDCO/NAIN/ Panvel/Valap/BP-302/cc/2018/2349
Dated 01/11/2018

Associate Planner (NAIN)

01.11.18

SPECIFICATIONS

- EXTERNAL WALL THK. 150 MM
- INTERNAL WALL THK. 100 MM

SHEET CONTENTS

- SECOND & FOURTH FLOOR PLAN
- SECOND TO FOURTH FLOOR BUILT UP AREA DIAGRAM
- STATEMENT

NAME OF THE OWNER & SIGNATURE

Naim Al

Mr. NIRMALSINGH CHANDANESINGH SAINI

DESCRIPTION OF PROPOSAL & PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED
RESIDENTIAL BUILDING ON PLOT BEARING
GUT NO. 23/2 AT VILLAGE VALAP, PANVEL.

DATE	DRAWN BY	CHECKED BY	SCALE	NORTH
01-10-2018	SUDHIR KARANE	PARAG MEHETAR	AS SPECIFIED	

NIRMAAN ARCHITECTS

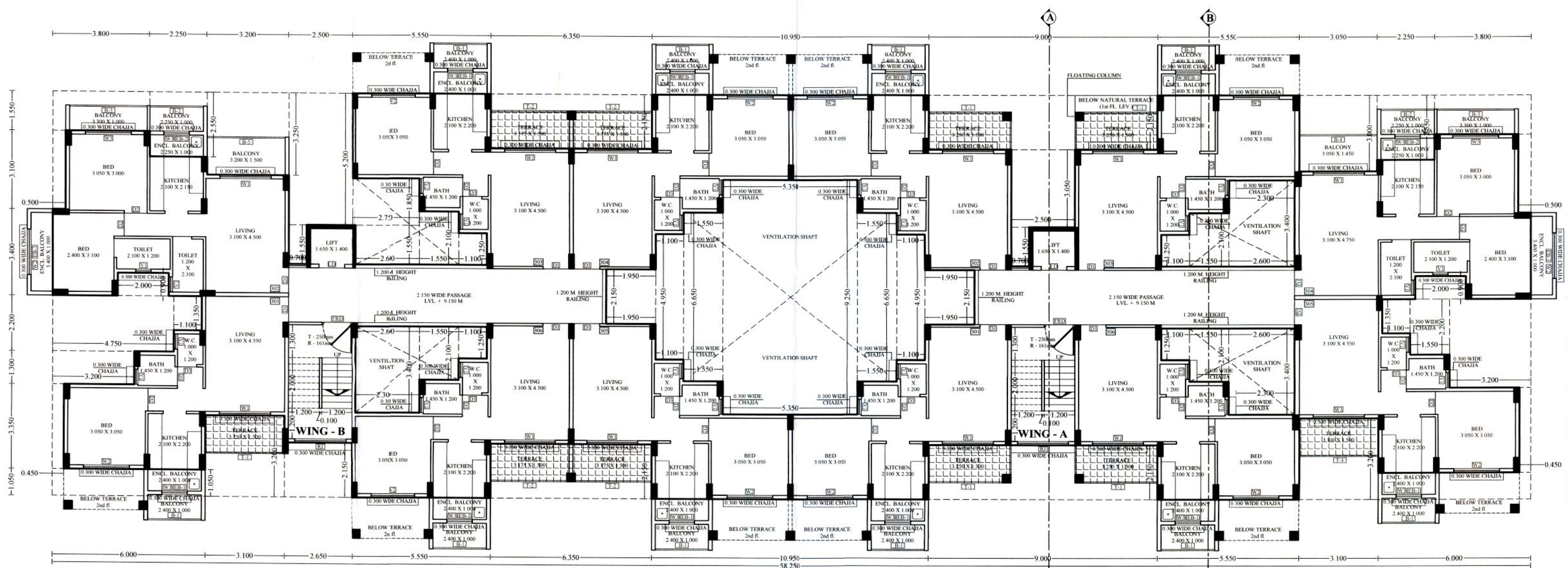
SHOP NO.12, GROUND FLOOR, GODREJ PLAZA,
TILAK ROAD, PANVEL - 410 206, NAVI MUMBAI
E - nirmaan.architects@naim.in
T - 9815959299, 9029804082

Ar. Parag Mehetar
Co-owner

NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335

ARCHITECT NAME & SIGN

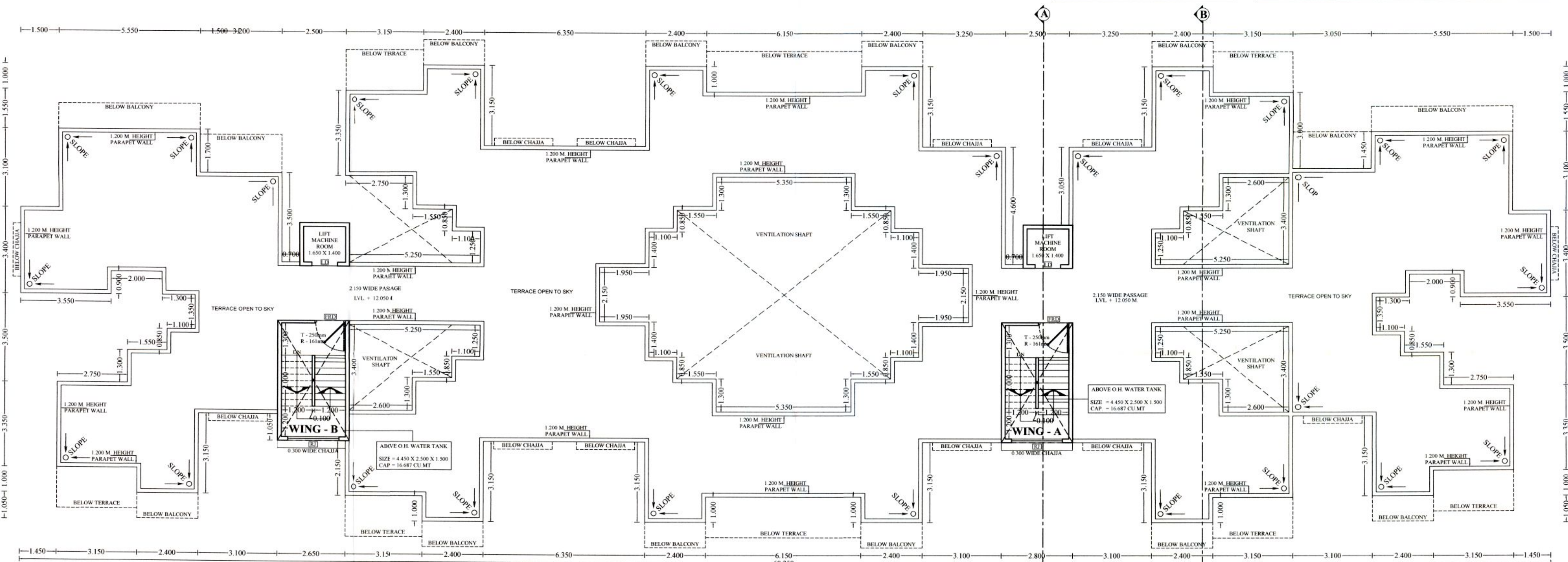
SHEET NO. 05 / 07



THIRD FLOOR PLAN
SCALE - 1:100

TERRACE AREA CALCULATION OF THIRD FLOOR			
Sr. No.	SIZE IN MT.	AREA (Sq.Mt)	
T1	3.250 X 1.500	5	24.375
T2	3.175 X 1.500	4	19.050
T4	3.100 X 1.500	1	4.650
TOTAL			48.075

TOTAL BUILT UP AREA OF THIRD FLOOR	573.905 Sq.mt.
PERMISSIBLE FREE OF F.S.I. TERRACE (20%)	114.781 Sq.mt.
CONSUMED AREA FOR TERRACE AT THIRD FLOOR	48.075 Sq.mt.



TERRACE FLOOR PLAN
SCALE - 1:100

LIGHT & VENTILATION STATEMENT				
ROOM	CARPET AREA (Sq.Mt.)	1/6 REQD.	TYPE	AREA (Sq.Mt.)
LIVING 1	13.950	2.325	W1	4.300
LIVING 2	14.725	2.454	W1	4.300
LIVING 3	14.105	2.351	W1	4.300
BED 1	9.150	1.525	W5	3.870
BED 2	7.440	1.240	W2	2.340
BED 3	9.303	1.550	W2	2.340
KITC. 1	4.515	0.753	W3	2.150
KITC. 2	4.620	0.770	W3	2.150
TOILET 1	2.520	0.420	V1	0.360
BATH	1.740	0.290	V1	0.360
W.C.	1.200	0.200	V1	0.360

SCHEDULE OF DOORS & WINDOW			
TYPE	SIZE IN MT.	AREA IN Sq.Mt.	DESCRIPTION
D1	1.000 X 2.100	2.100	T.W. PANEL DOO.
D2	0.900 X 2.100	1.890	T.W. PANEL DOO.
D3	0.750 X 2.100	1.575	T.W. PANEL DOO.
SD1	2.850 X 3.600	10.260	SHUTTER
SD2	2.750 X 3.600	9.900	SHUTTER
SD3	1.800 X 3.600	6.480	SHUTTER
LD	1.000 X 2.100	2.100	LIFT DOOR
FRD	1.200 X 2.100	2.520	FIRE RESISTANT DOOR
RJ	2.000 X 1.400	2.800	R.C.C. JAIL
W1	2.000 X 2.150	4.300	AL. SLIDING FRCH WINDOW
W2	1.800 X 1.300	2.340	AL. SLIDING FRCH WINDOW
W3	1.000 X 2.150	2.150	AL. SLIDING FRCH WINDOW
W4	2.000 X 1.300	2.600	AL. SLIDING FRCH WINDOW
W5	1.800 X 2.150	3.870	AL. SLIDING FRCH WINDOW
V1	0.600 X 0.600	0.360	AL. LOUVERED WINDOW

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Valap/BP-302/cc/2018/2349
Dated 01/11/2018
Associate Planner (NAINA)

SPECIFICATIONS
• EXTERNAL WALL THK. 150 MM
• INTERNAL WALL THK. 100 MM

SHEET CONTENTS
• THIRD FLOOR PLAN
• TERRACE FLOOR PLAN

NAME OF THE OWNER & SIGNATURE
Mr. NIRMALSING CHANDANSINGH SAINI

DESCRIPTION OF PROPOSAL & PROPERTY
DEVELOPMENT PERMISSION FOR PROPOSED
RESIDENTIAL BUILDING ON PLOT BEARING
GUT NO. 23/2 AT VILLAGE VALAP, PANVEL.

DATE	DRAWN BY	CHECKED BY	SCALE	NORTH
03-10-2018	SUDHIR KARANE	PARAG MEHETAR	AS SPECIFIED	

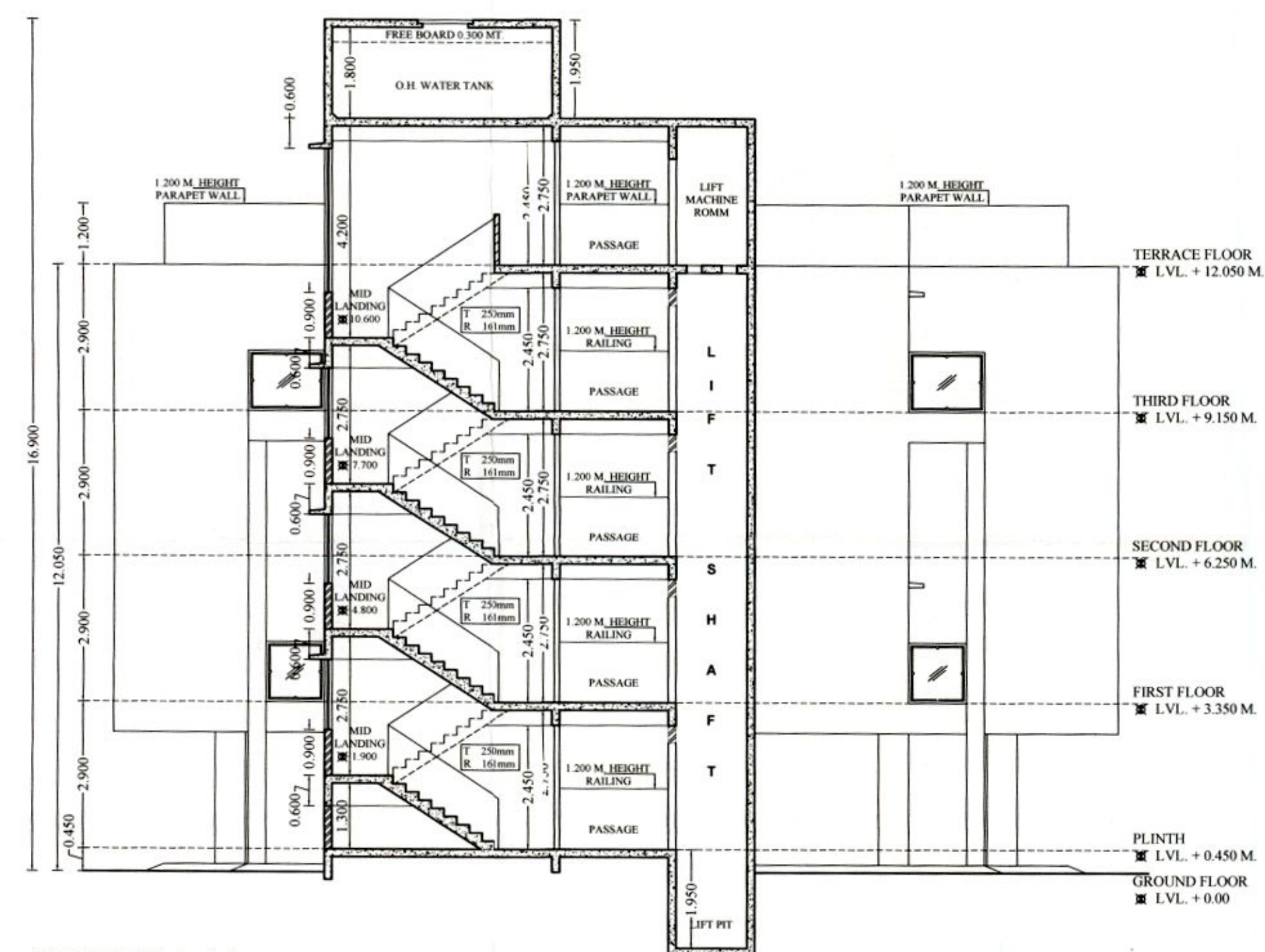
NIRMAAN ARCHITECTS
SHOP NO.12, GROUND FLOOR, GODREJ PLAZA,
TILAK ROAD, PANVEL - 410 206, NAVI MUMBAI
E - nirmaan.architects@yahoo.in
T - 9819595299, 9029804082

Ar. Parag Mehetar
Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. CA2013/58335
ARCHITECT NAME & SIGN

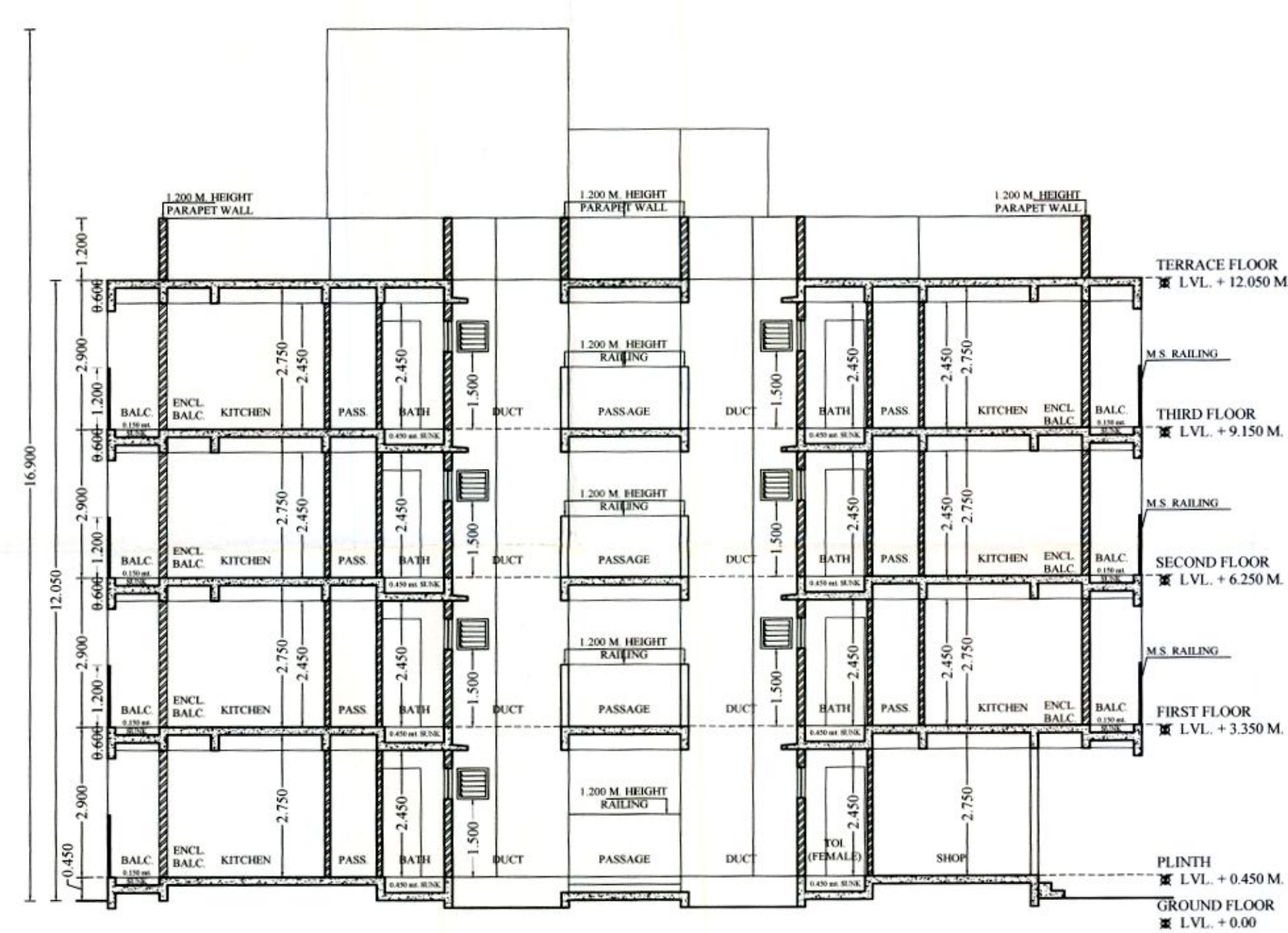
SHEET NO. 06 / 07



ROAD SIDE ELEVATION
SCALE - 1:100



SECTION A-A'
SCALE - 1:100



SECTION B-B'
SCALE - 1:100

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Valap/BP-302/cc/2018/2349
Dated 01/11/2018
Associate Planner (NAINA)

01/11/18

SPECIFICATIONS

- EXTERNAL WALL THK. 150 MM
- INTERNAL WALL THK. 100 MM

SHEET CONTENTS

- SECTION A-A'
- SECTION B-B'
- ROAD SIDE ELEVATION

NAME OF THE OWNER & SIGNATURE

Nirmal Singh

Mr. NIRMALSINGH CHANDANSINGH SAINI

DESCRIPTION OF PROPOSAL & PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED
RESIDENTIAL BUILDING ON PLOT BEARING
GUT NO. 23/2 AT VILLAGE VALAP, PANVEL.

DATE	DRAWN BY	CHECKED BY	SCALE	NORTH
03-10-2018	SUDHAR	PARAG	AS SPECIFIED	
JOB NO.	KARANDE	MEHETAR		
REV. - 10				

NIRMAAN ARCHITECTS

SHOP NO.12, GROUND FLOOR, GODREJ PLAZA,
TILAK ROAD, PANVEL - 410 206, NAVI MUMBAI
E - nirmaan.architect@yahoo.in
T. : 9819595299, 9029804082

Ar. Parag Mehetar
Co-owner

NIRMAAN ARCHITECTS
COA Reg. No. CA/2013/58335

ARCHITECT NAME & SIGN

SHEET NO. 07 / 07