

DEVELOPMENT PERMISSION GRANTED

Subject to the conditions mentioned in this office's letter no.:

C/O: NAINA/2019/Usarli/2019/280/CC/2019, 280

Date: 10 JAN 2019

Associate Planner (NAINA)

AREA STATEMENT		
S. NO.	PARTICULARS	AREA SQ. M.
1	Area as per 7/12 Extract	1510.000
2	Area as per Physical Survey	1666.360
3	Area as per NA measurement Map	1443.000
4	Area of Consideration	1443.000
5	Deduction for	
a.	Area under proposed road widening	46.643
b.	Area under reservation, if any	0.000
c.	Total (a + b)	46.643
6	Gross area of the plot (4 - 5)	1396.357
7	Deduction for Amenity space, if any	0.000
8	RG / open space required (Sub Division after 1967)	250.000
9	RG / open space proposed	255.723
10	Net area of Plot	1396.357
11	Permissible FSI	1.000
12	Permissible Built up Area (10 x 11)	1396.357
13	Proposed Built up Area	1396.204
14	Balance Built up Area (12 - 13)	0.153
15	FSI Consumed (13 / 12)	0.999
16	FSI Balance (11 - 15)	0.001
17	NO. of units proposed	
a.	Residential	33
b.	Commercial	0
18	No of trees proposed to be planted	29
19	Parking requirement	**
20	Balcony Area Statement	**

FORM OF CERTIFICATE.

I, Jeetendra Parmar have been Appointed 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.

JEETENDRA PARMAR
CHARTERED SURVEYOR
(SIGN. OF LICENSED ENGINEER)

CONTENT OF SHEET

LAYOUT PLAN, PARKING STATEMENT, BLOCK PLAN, PLOT AREA CALCULATION BY TRANSLATION, HOLDING AREA DIAGRAM AS PER TILR (BINSHEI) & CALCULATION, FLAT CARPET / BUA STATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, BUILD UP AREA STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME 13/01/2017 AND THE DIMENSIONS OF SITE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED IS 1666.360 SQ.M.

N/A. MATREE ASSOCIATES.

MR. SUNIL KRISHNAJI PRANJPE.

MR. MADANMOHAN BALDEV JINGALE.

MR. SUNIL GAJANAN GADGIL.

MR. BHOLMIK BHARAT SHAH.

(SIGNATURE OF POA HOLDERS)

NAME OF POA HOLDERS & SIGN

N/A. MATREE ASSOCIATES.

MR. SUNIL KRISHNAJI PRANJPE.

MR. MADANMOHAN BALDEV JINGALE.

MR. SUNIL GAJANAN GADGIL.

MR. BHOLMIK BHARAT SHAH.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING IN G. NO. -10/4/A/2 AT VILLAGE - USARLI KHURD, TAL. - PANVEL, DIST. - RAIGAD.

JEETENDRA PARMAR AND ASSOCIATES

ARCHITECTURE ENGINEERING

A-101, "KANDIPLE RESIDENCY", NEAR M.S.E.B. & FOREST OFFICE, TANKA, PANVEL - 410206

TL. NO. (OFF) 022-32058676, 022-27482594

BUILT UP AREA STATEMENT	
FLOOR	BUA IN SQ.M.
GROUND FLOOR	79.340
FIRST FLOOR	329.216
SECOND FLOOR	329.216
THIRD FLOOR	329.216
FOURTH FLOOR	329.216
TOTAL	1396.204

TERRACE AREA STATEMENT	
FLOOR	PERMISSIBLE TER. PROPOSED TER.
FIRST	65.843 25.738
SECOND	65.843 20.160
THIRD	65.843 25.738
FOURTH	65.843 20.160
TOTAL	263.372 91.796

** BALCONY AREA STATEMENT	
FLOOR	PERMISSIBLE BAL. PROPOSED BAL.
FIRST	49.382 49.228
SECOND	49.382 49.228
THIRD	49.382 49.228
FOURTH	49.382 49.228
TOTAL	197.528 196.912

PARKING REQUIREMENT	
TEENEMENTS SIZE CARPET AREA	NO. OF TEENEMENTS
UPTO 35 SQ.M.	33
ADD 10% VISITORS PARKING FOR RESIDENTIAL AREA	
TOTAL	33

FLAT CARPET / BUILT UP AREA STATEMENT							
FLOOR	WING	FLAT NO.	TYPE	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	BUA AS PER POLYLINE (SQ.M.)
FIRST FLOOR	A	101	1BHK	28.040	---	---	30.847
		102	1BHK	30.000	---	---	36.583
		103	1BHK	30.610	---	---	35.098
		104	1BHK	30.535	---	---	35.050
		105	1BHK	32.000	---	---	36.583
	B	101	1BHK	32.000	---	---	36.583
		102	1BHK	31.030	---	---	35.540
		103	1BHK	31.000	---	---	35.540
		104	1BHK	32.000	---	---	36.583
		105	1BHK	32.000	---	---	36.583
SECOND FLOOR	A	201	1BHK	30.610	---	---	35.098
		202	1BHK	32.000	---	---	36.583
		203	1BHK	30.535	---	---	35.050
		204	1BHK	32.000	---	---	36.583
		205	1BHK	32.000	---	---	36.583
	B	201	1BHK	32.000	---	---	36.583
		202	1BHK	31.030	---	---	35.540
		203	1BHK	31.000	---	---	35.540
		204	1BHK	32.000	---	---	36.583
		205	1BHK	32.000	---	---	36.583
THIRD FLOOR	A	301	1BHK	30.610	---	---	35.098
		302	1BHK	32.000	---	---	36.583
		303	1BHK	30.535	---	---	35.050
		304	1BHK	32.000	---	---	36.583
		305	1BHK	32.000	---	---	36.583
	B	301	1BHK	32.000	---	---	36.583
		302	1BHK	31.030	---	---	35.540
		303	1BHK	31.000	---	---	35.540
		304	1BHK	32.000	---	---	36.583
		305	1BHK	32.000	---	---	36.583
FOURTH FLOOR	A	401	1BHK	32.000	---	---	36.583
		402	1BHK	30.610	---	---	35.098
		403	1BHK	30.535	---	---	35.050
		404	1BHK	32.000	---	---	36.583
		405	1BHK	32.000	---	---	36.583
	B	401	1BHK	32.000	---	---	36.583
		402	1BHK	31.030	---	---	35.540
		403	1BHK	31.000	---	---	35.540
		404	1BHK	32.000	---	---	36.583
		405	1BHK	32.000	---	---	36.583

HOLDING AREA DIAGRAM AS PER TILR. (BINSHEI)
AREA= 1443.000 SQ.M.
SCALE 1 : 200

AREA DETAILS FOR G.NO. 10/4/A/2	
S.NO.	AREA (SQ.M.)
1	10.000
2	10.000
3	10.000
4	10.000
5	10.000
6	10.000
7	10.000
8	10.000
9	10.000
10	10.000
11	10.000
12	10.000
13	10.000
14	10.000
15	10.000
16	10.000
17	10.000
18	10.000
19	10.000
20	10.000
21	10.000
22	10.000
23	10.000
24	10.000
25	10.000
26	10.000
27	10.000
28	10.000
29	10.000
30	10.000
31	10.000
32	10.000
33	10.000
34	10.000
35	10.000
36	10.000
37	10.000
38	10.000
39	10.000
40	10.000
41	10.000
42	10.000
43	10.000
44	10.000
45	10.000
46	10.000
47	10.000
48	10.000
49	10.000
50	10.000
51	10.000
52	10.000
53	10.000
54	10.000
55	10.000
56	10.000
57	10.000
58	10.000
59	10.000
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62	10.000
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64	10.000
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66	10.000
67	10.000
68	10.000
69	10.000
70	10.000
71	10.000
72	10.000
73	10.000
74	10.000
75	10.000
76	10.000
77	10.000
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80	10.000
81	10.000
82	10.000
83	10.000
84	10.000
85	10.000
86	10.000
87	10.000
88	10.000
89	10.000
90	10.000
91	10.000
92	10.000
93	10.000
94	10.000
95	10.000
96	10.000
97	10.000
98	10.000
99	10.000
100	10.000

COMMON AREA DIAGRAM AFTER SUPERIMPOSITION
OF TILR & PHYSICAL SURVEY PLAN
SCALE 1 : 200

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



SECTION IDP LOCATION MAP

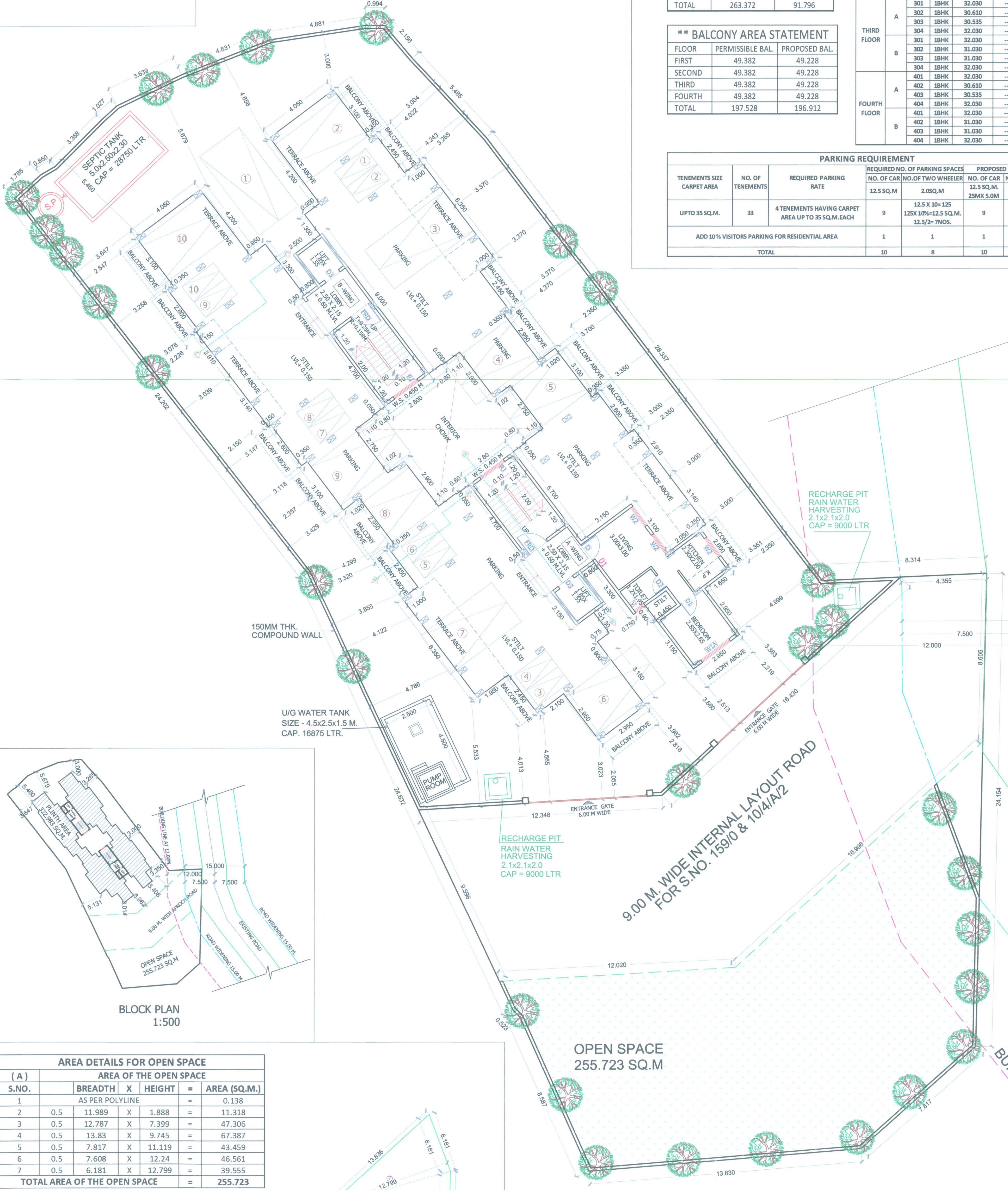
LAYOUT PLAN
1:100

AREA DIAGRAM FOR OPEN SPACE
SCALE 1 : 200

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

ELEVATION
(NOT TO SCALE)

DETAILS OF ENTRANCE GATE



AREA DETAILS FOR OPEN SPACE	
S.NO.	AREA (SQ.M.)
1	0.138
2	11.318
3	47.305
4	67.387
5	43.459
6	46.561
7	39.555
TOTAL AREA OF THE OPEN SPACE	255.723

SHEET NO -

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

Subject to the conditions mentioned in this office's letter no.:

CIDCO/NAINA/Panvel/Usarli Khurd/BP-280/GC/2019/ 84

Date: 10 JAN 2019

Associate Planner (NAINA)

FORM OF CERTIFICATE .

I Jetendra Parmar have been Appointed 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.



CONTENT OF THE SHEET

SERVICES PLAN, U.G WATER TANK PLAN, SECTION & CAPACITY CALCULATION, SEPTIC TANK PLAN, SECTION & CALCULATION, DETAIL OF RAIN WATER HARVESTING SECTION OF S.W. DRAIN LINE / COMPOUND WALL, LEGENDS.

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME 13/01/2017 AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA WORKED IS 1666.360 SQ.M.

M/s. MAITREE ASSOCIATES.

MR. SUNIL KRUSHNAJI PRANUPE.

MR. MADANMOHAN BALDEV INGAVLE.

MR. SUNIL GAJANAN GADGIL.

MR. BHOUMIK BHARAT SHAH.

(SIGNATURE OF POA HOLDERS)

(SIGN. OF ARCHITECT/ENGINEER)

NAME OF POA HOLDERS & SIGN

M/s. MAITREE ASSOCIATES.

MR. SUNIL KRUSHNAJI PRANUPE.

MR. MADANMOHAN BALDEV INGAVLE.

MR. SUNIL GAJANAN GADGIL.

MR. BHOUMIK BHARAT SHAH.

DESCRIPTION OF PROPOSAL AND PROPERTY

PLAN OF PROPOSED RESIDENTIAL BUILDINGS IN G. NO. 10/4/A/2, AT VILLAGE - USARLI KHURD, TAL- PANVEL, DIST.- RAIGAD.



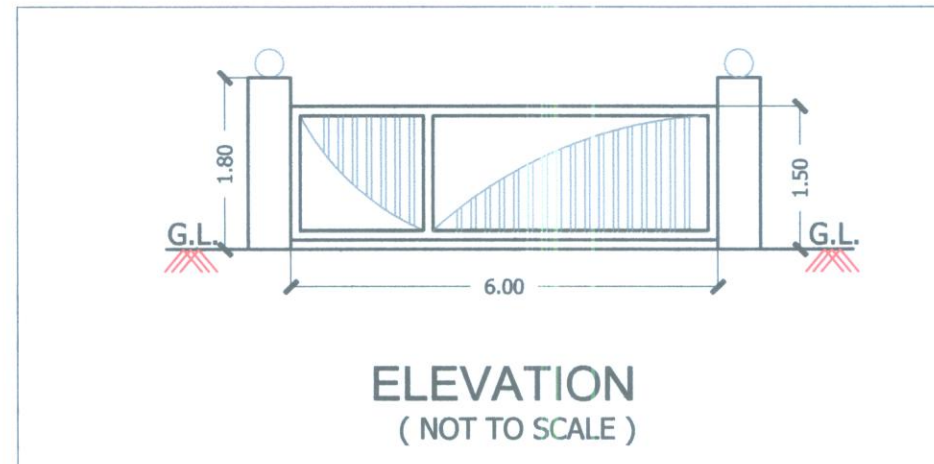
JEETENDRA PARMAR AND ASSOCIATES

ARCHITECTURE ENGINEERING

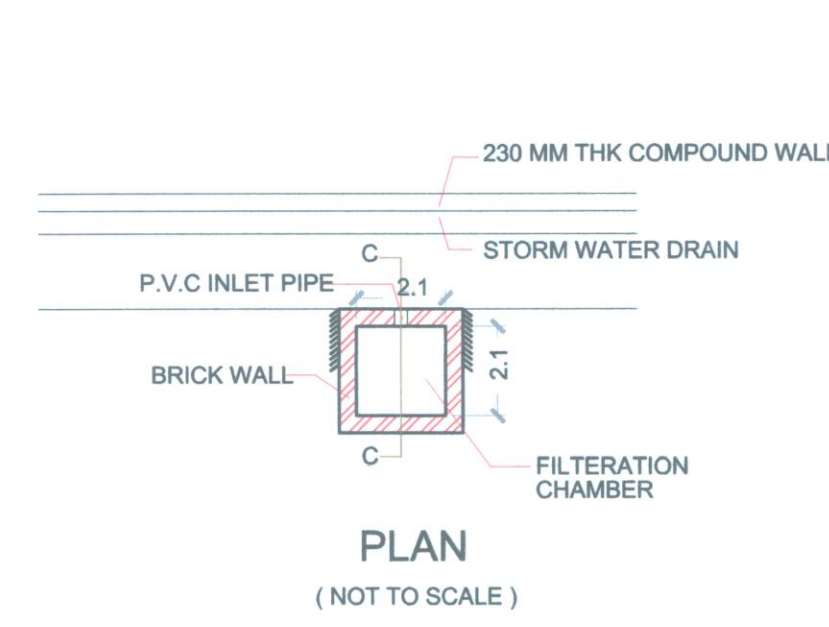
A-101, "KANDPILE RESIDENCY", NEAR M.S.E.B. & FOREST OFFICE, TAKKA, PANVEL-410206. TL. NO. (OFF) 022-32058876. 022-27482594.

JPA/R/11/01/2019
FILE NAME
SERVICE PLAN
DRG. NO.
2/3
SCALE
AS SHOWN
DRN. BY
MANOJ PANERKAR

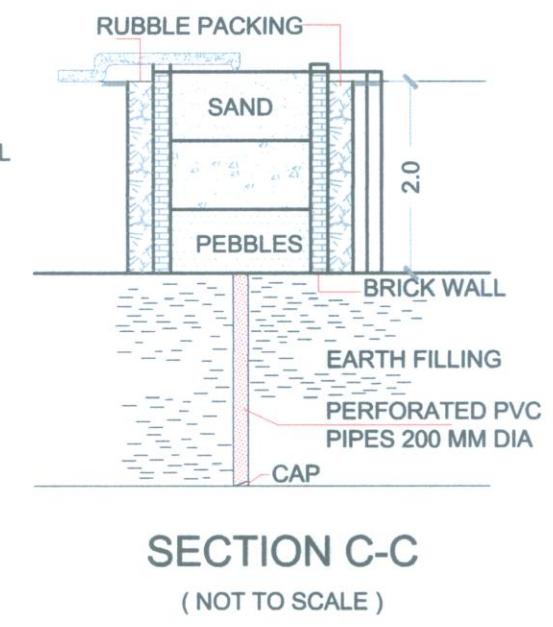
DETAILS OF RAIN WATER HARVESTING



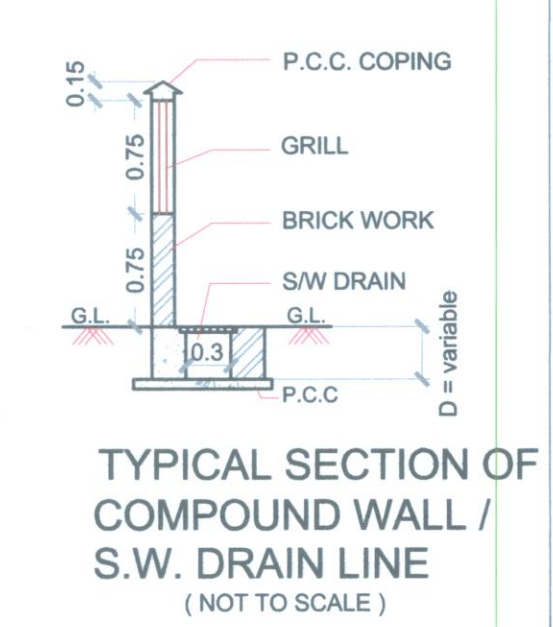
DETAILS OF ENTRANCE GATE



PLAN (NOT TO SCALE)



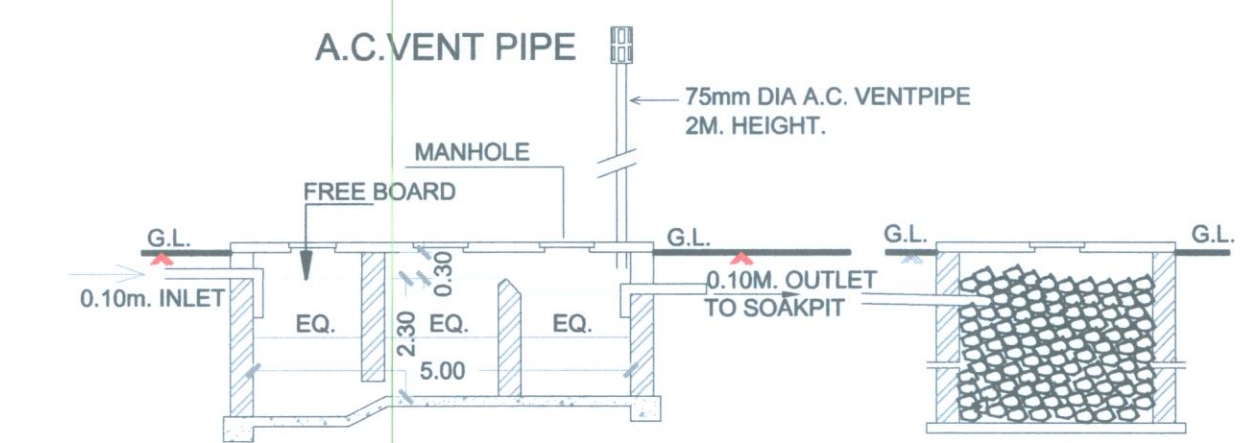
SECTION C-C (NOT TO SCALE)



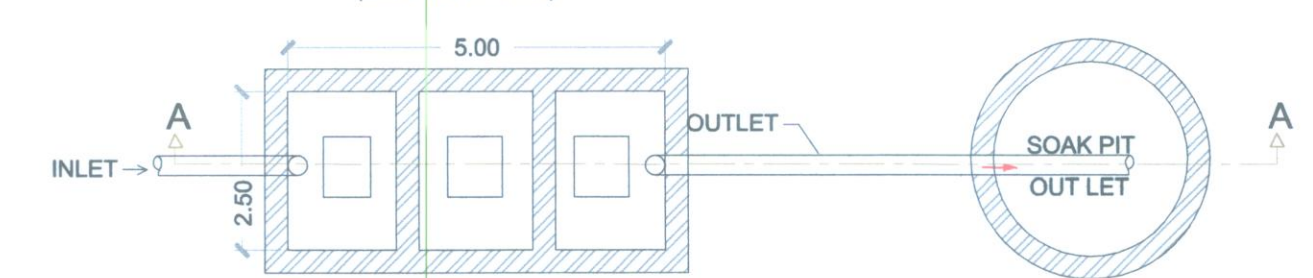
TYPICAL SECTION OF COMPOUND WALL / S.W. DRAIN LINE (NOT TO SCALE)

LEGEND		
SR.	ITEM	SITE PLAN ON WHITE PRINT
1.	PLOT LINE	---
2.	EXISTING STREET	---
3.	FUTURE STREET	---
4.	ROAD WIDENING LINE	---
5.	BUILDING LINE	---
6.	DRAINAGE & SEWERAGE	---
7.	WATER SUPPLY LINE	---
8.	R.W.H LINE	---
9.	S. W. DRAIN LINE	---
10.	TREE	---
11.	RAIN WATER HARVESTING PIT	---
12.	INSPECTION CHAMBER	---
13.	OPEN SPACE	---

DETAILS OF SEPTIC TANK & SOAK PIT



SECTION - A-A (NOT TO SCALE)

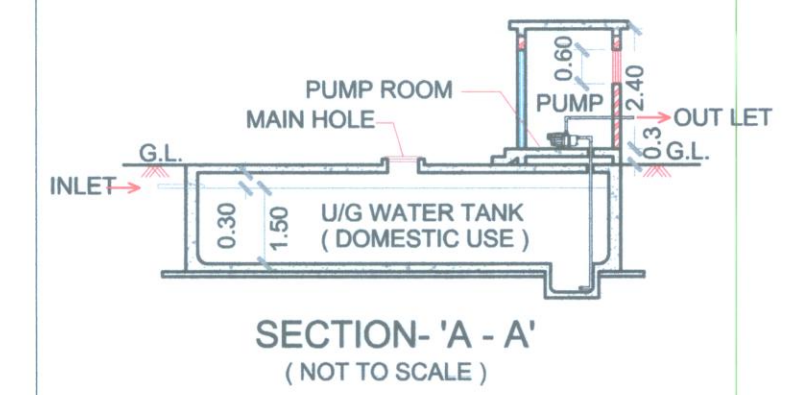


PLAN SEPTIC TANK & SOAK PIT SIZE = 5.00 X 2.50 X 2.30 = 28750 (NOT TO SCALE)

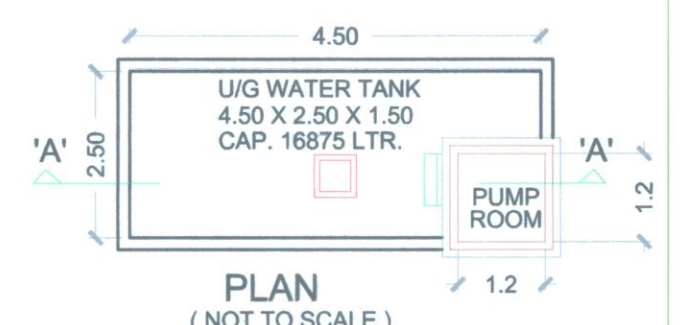
SEPTIC TANK REQUIREMENT

SR. NO.	DESCRIPTION	POPULATION PER UNIT	TOATL POPULATION APPROX	FLUSHING DOMESTIC				GROSS WATER REQUIREMENT A+B	% FLOW TO SEWER		TOTAL FLOW	TOTAL FLOW REQUIRED TO SEPTIC TANK	TOTAL PROPOSED SEPTIC TANK CAPACITY
				LPD	LPD	LPD	LPD		100 %	85 %			
1	FLATS	33	5	54	8910	135	22275	31185	8910	18994	27844	27844	28750

DETAILS OF U/ G WATER TANK & PUMP ROOM



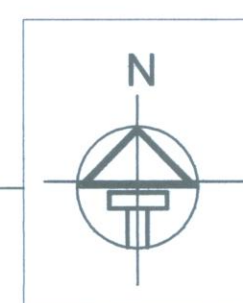
SECTION - 'A - A' (NOT TO SCALE)



PLAN (NOT TO SCALE)

WATER CAPACITY CALCULATION FOR DOMESTIC									
WING NO.	TOTAL FLAT	REQUIRED FOR DOMESTIC USE (135 LTRS.)					TOTAL LITERS (RESIDENTIAL)		
(A)	17	17	x	135	x	5	11675		
(B)	16	16	x	135	x	5	10800		
TOTAL REQUIRED CAPACITY							22275	x	60 %
REQUIRED U. G. TANK							22275	x	13365
PROPOSED U. G. TANK							4.5 x 2.5 x 1.5	x	1000
PROPOSED A - WING O. H. TANK							4.4 x 2.5 x 1.3	x	1000
PROPOSED B - WING O. H. TANK							4.4 x 2.5 x 1.3	x	1000
PROPOSED TOTAL WATER PROVIDE							16875 + 14300 + 14300		45475

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



SERVICE PLAN 1:200

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

Subject to the conditions mentioned in this office's letter no.:

C/O: NAINA BANSAL, 101, KANDRIE RESIDENCY, NEAR M.S.E.B. & FOREST OFFICE, TARKA, PANVEL - 410206.

Date: 10 JAN 2019

Associate Planner (NAINA)

SPECIFICATIONS

EXTERNAL WALL THICKNESS 0.150 M.

INTERNAL WALL THICKNESS 0.100 M.

LEGEND

SCHEDULE OF D/W

TYPE	SIZE IN MM	AREA IN SQ.M	LEVEL	DESCRIPTION
FRD	1.200 x 2.100	2.520	0.00 M.	FIRE RESISTING DOOR
D	1.000 x 2.100	2.100	0.00 M.	TEAK WOOD PANNELLED DOOR
D1	0.900 x 2.100	1.890	0.00 M.	TEAK WOOD PANNELLED DOOR
D2	0.750 x 2.100	1.575	0.00 M.	TEAK WOOD PANNELLED DOOR
D3	0.900 x 2.100	1.890	0.00 M.	TEAK WOOD PANNELLED DOOR
W	1.800 x 2.100	3.780	0.15 M.	AL. SLIDING WINDOW
W1	1.200 x 2.100	2.520	0.15 M.	AL. SLIDING WINDOW
W1A	1.800 x 1.500	2.700	0.90 M.	AL. SLIDING WINDOW
W2	1.200 x 1.350	1.620	0.90 M.	AL. SLIDING WINDOW
W3	0.900 x 1.350	1.215	0.90 M.	AL. SLIDING WINDOW
W4	0.900 x 0.900	0.810	1.30 M.	AL. SLIDING WINDOW
W5	0.600 x 0.900	0.540	1.35 M.	AL. LOUVERED VENTILATOR
RJ	1.500 x 1.500	2.250	0.90 M.	R.C.C. JALI

LIGHT / VENTILATION STATEMENT

ROOM	CARPET AREA IN SQ.M	1/6 VENT REQD IN SQ.M	TYPE OF WINDOW	AREA OF WINDOW PROPOSED IN SQ.M
LIVING	12.300	2.050	W1 + W2	4.140
BED RM.	7.950	1.325	W	3.780
KITCHEN	4.600	0.766	W1	2.520
BATH	1.725	0.288	V	0.540
W.C.	1.200	0.200	V	0.540

FORM OF CERTIFICATE

I, Jeetendra Parmar have been Appointed by the applicant as Licensed engineer. 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/ Developer in possession of the plot in the above form and found them to be correct.

JEETENDRA PARMAR
C/PO: NAINA BANSAL
(SIGN OF ARCHITECT/ENGINEER)

CONTENT OF THE SHEET:

PLAN OF BUILDING (GROUND, FIRST TO FOURTH FLOOR) ELEVATION, SECTIONS, G.F. & TYPICAL FLOOR BUA DIAGRAM & CALCULATION, BALCONY AREA STATEMENT, FLAT CARPET & BUA AREA STATEMENT, BUILT UP AREA STATEMENT, TERRACE AREA STATEMENT, SCHEDULE OF D/W, AREA STATEMENT, LIGHT/VENTILATION STATEMENT.

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REVENUE WAS SURVEYED BY ME 13/01/2017 AND THE DIMENSIONS OF SITE ETC. OF PLOT STATED ON PLAN AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1466.360 SQ.M.

M/RE. MATREE ASSOCIATES.

MR. SUNIL KRUSHNAJI PRAKRE.

MR. MADANMOHAN BALDEV INGVAVE.

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(SIGNATURE OF POA HOLDERS)

(SIGN. OF ARCHITECT/ENGINEER)

NAME OF POA HOLDERS & SIGN

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MR. BHOUMIK BHARAT SHAH.

DESCRIPTION OF PROPOSAL AND PROPERTY

PLAN OF PROPOSED RESIDENTIAL BUILDINGS IN G. NO. 104/A/2,

AT VILLAGE - USARLI KHURD, TAL - PANVEL, DIST - RAIGAD.

JOB. NO. JPA/11/01/2019

FILE NAME SUBMISSION DWG 3/3

SCALE AS SHOWN

DRN. BY MANOJ PANIKAR

ARCHITECTURE ENGINEERING

A-101, "KANDRIE RESIDENCY", NEAR M.S.E.B. & FOREST OFFICE, TARKA, PANVEL - 410206.

TL. NO. 9322472593, 022-32058976.

FLAT CARPET / BUILT UP AREA STATEMENT									
FLOOR	WING	FLAT NO.	TYPE	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	BUA AS PER POLYLINE (SQ.M.)	BUA AS PER POLYLINE (SQ.M.)	BUA AS PER POLYLINE (SQ.M.)
GROUND	A	101	1BHK	32.00	0.00	0.00	32.00	32.00	32.00
		102	1BHK	30.61	0.00	0.00	30.61	30.61	30.61
		103	1BHK	30.55	0.00	0.00	30.55	30.55	30.55
		104	1BHK	32.00	0.00	0.00	32.00	32.00	32.00
FIRST FLOOR	B	101	1BHK	32.00	0.00	0.00	32.00	32.00	32.00
		102	1BHK	31.00	0.00	0.00	31.00	31.00	31.00
		103	1BHK	31.00	0.00	0.00	31.00	31.00	31.00
		104	1BHK	32.00	0.00	0.00	32.00	32.00	32.00
SECOND FLOOR	A	201	1BHK	32.00	0.00	0.00	32.00	32.00	32.00
		202	1BHK	30.61	0.00	0.00	30.61	30.61	30.61
		203	1BHK	30.55	0.00	0.00	30.55	30.55	30.55
		204	1BHK	32.00	0.00	0.00	32.00	32.00	32.00
THIRD FLOOR	B	301	1BHK	32.00	0.00	0.00	32.00	32.00	32.00
		302	1BHK	31.00	0.00	0.00	31.00	31.00	31.00
		303	1BHK	31.00	0.00	0.00	31.00	31.00	31.00
		304	1BHK	32.00	0.00	0.00	32.00	32.00	32.00
FOURTH FLOOR	A	401	1BHK	32.00	0.00	0.00	32.00	32.00	32.00
		402	1BHK	30.61	0.00	0.00	30.61	30.61	30.61
		403	1BHK	30.55	0.00	0.00	30.55	30.55	30.55
		404	1BHK	32.00	0.00	0.00	32.00	32.00	32.00

PROPOSED TERRACE AREA OF 1ST & 3RD FLOOR				
TYPE	NO. S.	LENGTH	BREATH	AREA IN SQ. M.
T1	2	1.525	1.100	3.355
T2	3	1.525	1.300	3.965
T3	2	1.525	1.300	3.965
T4	1	1.525	1.000	1.525
TOTAL				15.780
PERMISSIBLE TERRACE AREA ON 1ST & 3RD FLOOR (329.516 X 20%)				
PROPOSED TERRACE AREA EACH ON 1ST & 3RD FLOOR = 25.780				

PROPOSED TERRACE AREA OF 2ND & 4TH FLOOR				
TYPE	NO. S.	LENGTH	BREATH	AREA IN SQ. M.
T1	2	1.6	1.100	3.520
T2	2	1.525	1.300	3.965
T3	2	1.525	1.300	3.965
T4	1	1.525	1.000	1.525
TOTAL				15.780
PERMISSIBLE TERRACE AREA ON 2ND & 4TH FLOOR (329.516 X 20%)				
PROPOSED TERRACE AREA EACH ON 2ND & 4TH FLOOR = 25.780				

PROPOSED BALCONY AREA OF TYPICAL FLOOR						
TYPE	NO. S.	X	LENGTH	BREATH	=	AREA IN SQ. M.
B1	1	X	2.600	X	1.000	= 20.800
B8	1	X	3.100	X	1.350	= 4.185
B2	1	X	2.950	X	1.350	= 3.983
B3	2	X	2.950	X	1.150	= 6.785
B4	3	X	3.100	X	1.100	= 10.230
B5	1	X	2.950	X	1.100	= 3.245
TOTAL						= 49.228
PERMISSIBLE BALCONY AREA IN TYPICAL FLOOR (329.516 X 15%)						= 49.427
PROPOSED BALCONY AREA IN TYPICAL FLOOR						= 49.228