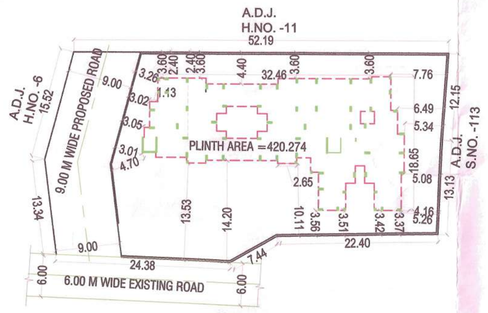
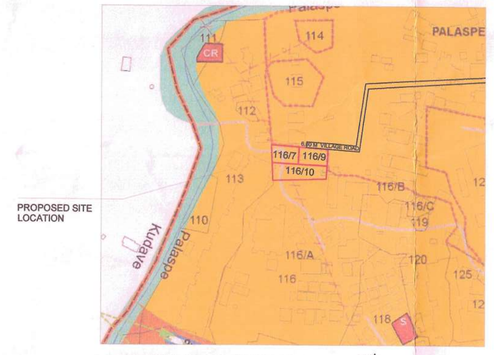
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PLOT AREA CALCULATION						
SR.NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M.)	AREA (SQM.)
1	1	1	1/2	29.05	2.71	39.36
2	2	1	1/2	38.94	23.45	456.57
3	3	1	1/2	32.02	3.27	52.35
4	4	1	1/2	52.5	25.59	671.74
5	5	1	1/2	34.51	16.11	277.98
TOTAL AREA						1498.00



BLOCK PLAN
SCALE 1:500

GROUND FLOOR BUILT UP AREA CALCULATION					
Block	Number of	Length	Breath		Area (sqm.)
1	1	14.70	15.90	=	233.73
SUBTOTAL : A				=	233.73
DEDUCTION					
Block	Number of	Length	Breath		Area (sqm.)
1	1	4.20	4.40	=	18.48
2	1	2.10	1.30	=	2.73
3	1	0.18	3.70	=	0.67
4	1	5.94	2.45	=	14.55
5	1	2.10	1.70	=	3.57
6	1	0.55	6.00	=	3.30
7	1	1.900	2.10	=	3.99
8	1	3.80	0.65	=	2.47
9	1	8.25	4.85	=	40.01
10	1	1.35	4.00	=	5.40
11	1	1.30	1.35	=	1.76
12	1	1.10	4.05	=	4.46
13	1	2.60	1.45	=	3.77
SUBTOTAL : B				=	105.15
NET BUILT UP AREA(A-B)(C)				=	128.579
ADDITION					
Block Description	Number of blocks	Length (meter)	Breath (meter)		Area (sqm.)
14	1	3.28	1.35	=	4.42
15	1	1.90	2.15	=	4.09
16	1	4.45	2.80	=	12.46
SUBTOTAL : D				=	20.966
NET BUILT UP AREA(C+D)				=	149.545



LOCATION IN SANCTION IDP
SCALE : NTS

PROFORMA-I			
		AREA STATEMENT	Area in Sq.M.
i		Area of Plot (as per 7/12)(S.NO. 116/7+116/9+116/10)	1490.00
ii		Area of Plot as per TILR (S.NO. 116/7+116/9+116/10)	1490.00
iii		as per Physical Survey	1469.333
iv		Area of plot considered (least of i,ii& iii)	1469.333
	A1	AREA STATEMENT FOR PLOT WITHIN 200 M. GAOTHAN BOUNDRY	
1		Area of plot	1469.333
2		Deductions for	
	a	existing road with widening	NIL
	b	proposed road	NIL
	c	Area under reservations, if any	NA
		Total (a+b+c)	0.00
3		Gross area of the Plot (1-2)	1469.333
4		Deduction for Amenity space	NA
5		RG/open spaces required	NA
6		RG/open spaces provided	NIL
7		Net area of plot (100%)	1469.333
8		Permissible FSI	1.00
9		Permissible Built up Area (7 X 8)	1469.333
10		Proposed Built Up Area	1467.828
11		Excess Terrace Area	1.407
12		Total propose Built Up Area	1469.235
13		Balance Built Up Area (9 - 12)	0.098
14		FSI Consumed (12 /7)	0.9999
15		FSI Balanced (8 -14)	0.0001
16		No of units proposed	43
		a. Residential	43
		b. Commercial	0
17		No of trees proposed to be plainted @ 1 per100 sqm.	15
18		BALCONY AREA STATEMENT	*
19		TDR	N.A
20		PARKING AREA STATEMENT	**
21		LOADING UNLOADING SPACE	N.A

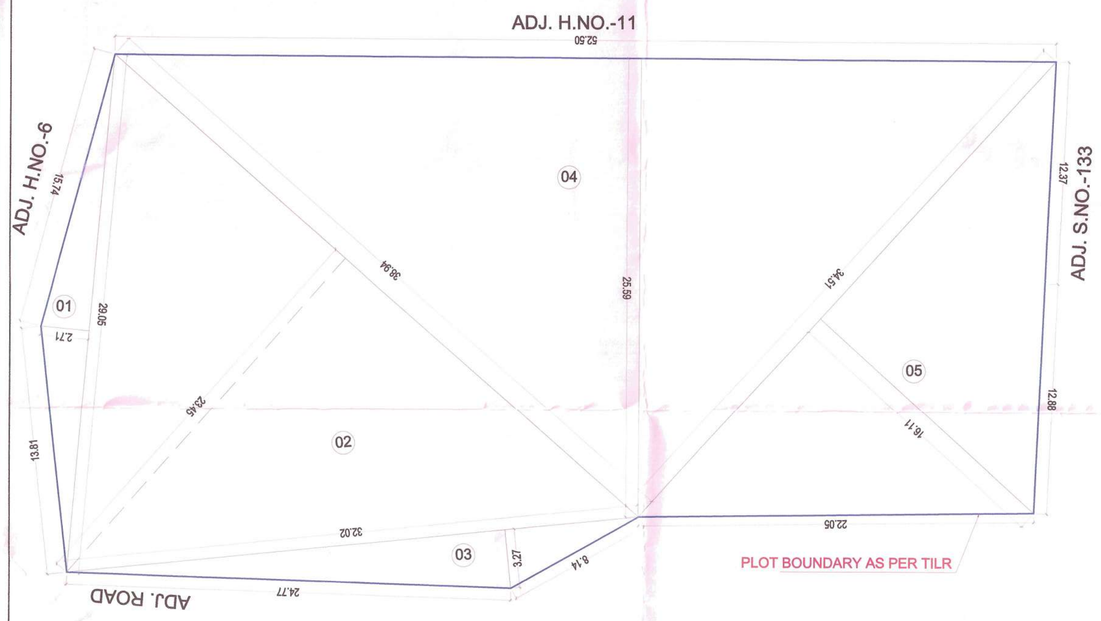
BUILT UP AREA SUMMARY	
BUILDING FLOOR	BUILDING IN SQM.
GROUND	149.545
1ST FLOOR	347.16
2ND FLOOR	347.16
3RD FLOOR	347.16
4TH FLOOR	276.802
EXCESS TERRACE 4TH FLOOR	1.407
NUMBER OF BUILDING	1
TOTAL	1469.235
TOTAL BUILT UP AREA	**1469.235**

STAMP OF APPROVAL 1/4

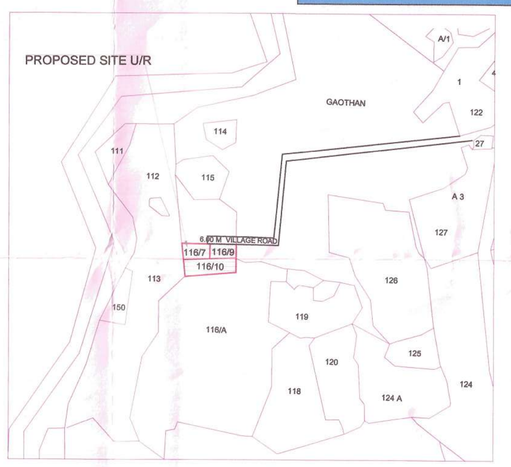
AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/ Panvel/Palaspe/BP-148/Amended cc/2019/SAP-536/652
Dated 31 MAY 2019
31/5/19
Associate Planner (NAINA)

Legend :-

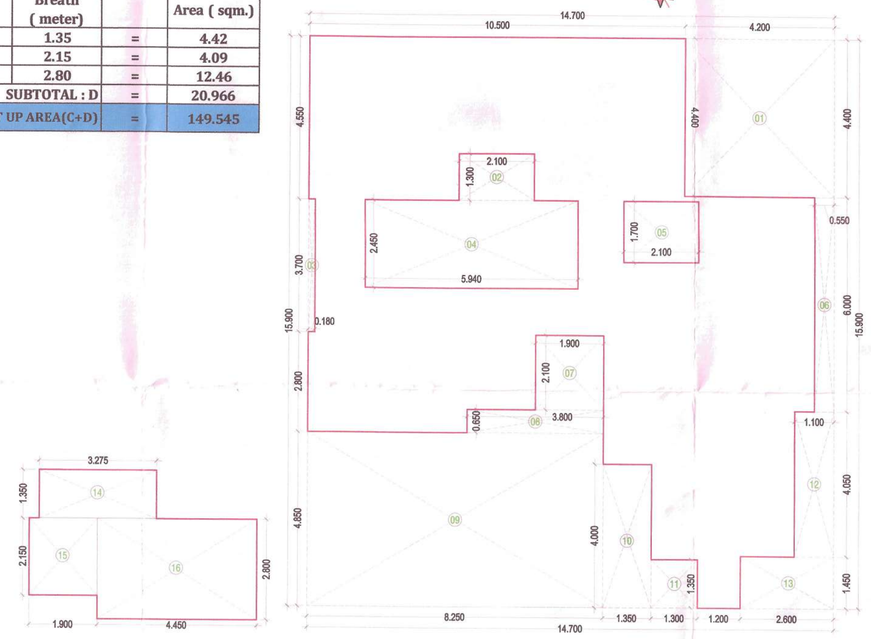
Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Future Street		
04.	Permissible building line		
05.	Marginal Open Space	NO COLOUR	
6.	Car Parking		
07.	Two Wheeler Parking		
08.	Cycle Parking		
09.	Road widening hatch		
10.	Existing tree		



TILR PLOT AREA DIAGRAM FOR CALCULATION PURPOSE
SCALE 1:200



LOCATION PLAN
SCALE : NTS

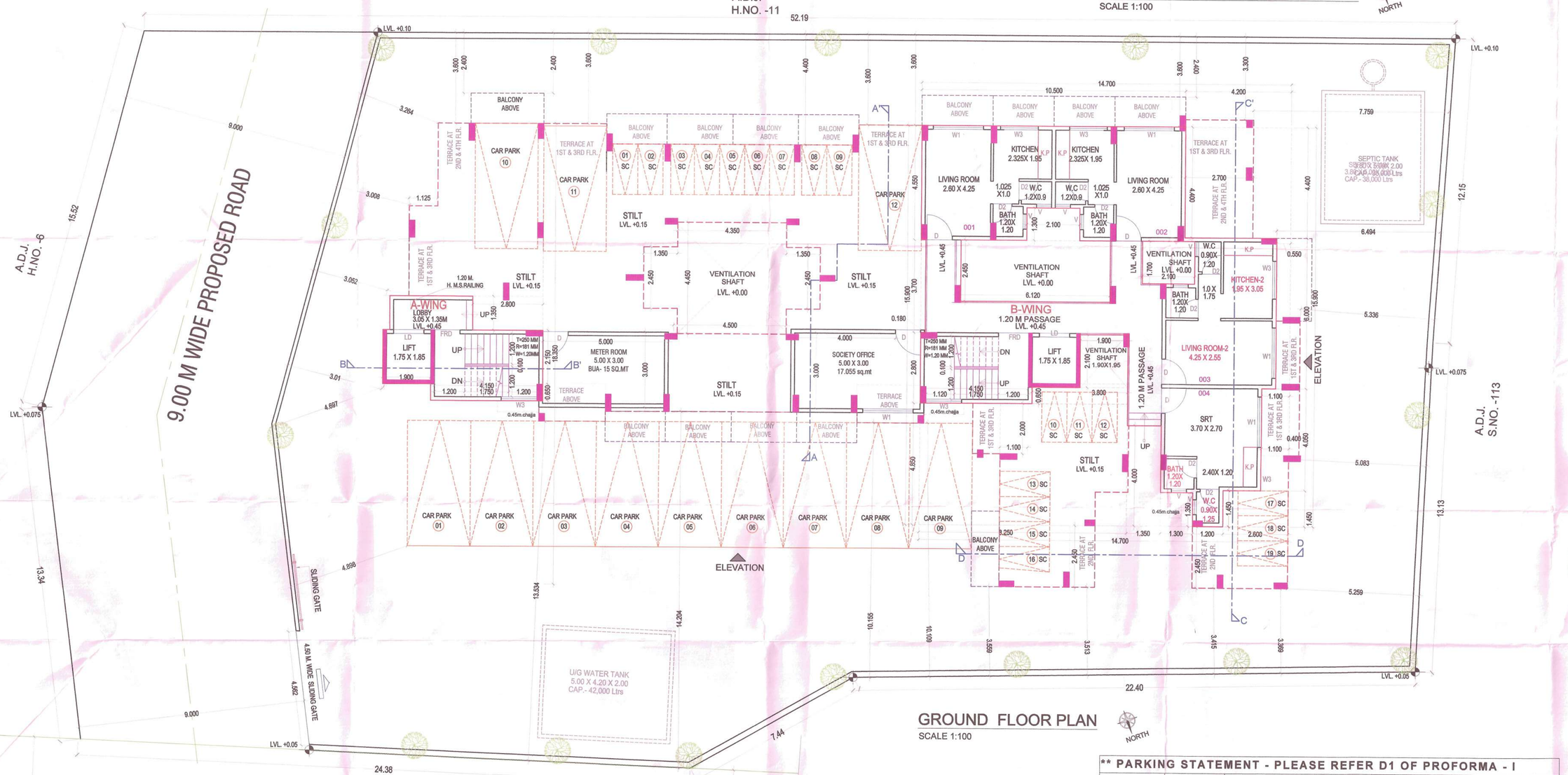


GROUND FLOOR AREA DIAGRAM
SCALE 1:100

TERRACE AREA STATEMENT					
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS
1	GROUND FLOOR	149.545	29.909	0.00	0
	1ST FLOOR	347.16	69.432	37.20	0
	2ND FLOOR	347.16	69.432	15.06	0
	3RD FLOOR	347.16	69.432	37.20	0
	4TH FLOOR	276.802	55.360	56.77	1.407
	TOTAL	1467.83	293.57	146.23	1.407

* BALCONY AREA STATEMENT						
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA			
				TOTAL	ENCLOSED	OPEN	EXCESS
1	GROUND FLOOR	149.545	22.43	0.00	0.00	0.00	0
	1ST FLOOR	347.16	52.07	51.42	6.60	44.82	0
	2ND FLOOR	347.16	52.07	51.42	6.60	44.82	0
	3RD FLOOR	347.16	52.07	51.42	6.60	44.82	0
	4TH FLOOR	276.802	41.52	28.08	0.00	28.08	0
	TOTAL	1467.83	220.17	182.34	19.80	162.54	0

TENEMENT AREA STATEMENT									
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	Carpet Area IN SQM.	BALCONY AREA (SQM)		TERRACE AREA (SQM.)	CUPBOARD AREA (SQM.)	BUILT - UP AREA (SQM.)
					ENCLOSED	PROJECTED			
1	A	101,	1	20.539	0.000	3.480	3.240	0.000	24.213
		102	1	27.575	0.000	6.030	4.750	0.000	31.263
		103	1	27.575	0.000	6.030	3.870	0.000	31.461
		201	1	20.539	0.000	3.480	2.600	0.000	24.149
		202	1	27.575	0.000	6.030	0.000	0.000	31.263
		203	1	27.575	0.000	6.030	0.000	0.000	31.461
		301	1	20.539	0.000	3.480	3.240	0.000	24.213
		302	1	27.575	0.000	6.030	4.750	0.000	31.263
		303	1	27.575	0.000	6.030	3.870	0.000	31.461
		401	1	20.539	0.000	3.480	2.600	0.000	24.159
		402	1	20.620	0.000	3.000	7.758	0.000	23.505
		403	1	20.620	0.000	3.000	7.758	0.000	23.704
	B	001	1	19.531	0.000	0.000	0.000	0.000	22.522
		002	1	19.519	0.000	0.000	0.000	0.000	22.522
		003	1	21.368	0.000	0.000	0.000	0.000	24.595
		004	1	15.825	0.000	0.000	0.000	0.000	18.369
		101	1	27.575	0.000	6.030	3.870	0.000	31.461
		102	1	27.575	0.000	6.030	4.750	0.000	31.262
		103	1	19.519	0.000	6.300	0.000	0.000	22.313
		104	1	19.656	0.000	6.300	5.540	0.000	22.516
		105	1	21.368	0.000	4.620	2.570	0.000	24.595
		106	1	26.845	3.300	0.000	4.040	0.000	30.540
		107	1	26.845	3.300	0.000	4.570	0.000	30.840
		201	1	27.575	0.000	6.030	0.000	0.000	31.461
		202	1	27.575	0.000	6.030	0.000	0.000	31.262
		203	1	19.519	0.000	6.300	0.000	0.000	22.313
		204	1	19.653	0.000	6.300	7.560	0.000	22.516
		205	1	21.368	0.000	4.620	0.000	0.000	24.595
		206	1	26.845	3.300	0.000	2.450	0.000	30.540
		207	1	26.845	3.300	0.000	2.450	0.000	30.840
		301	1	27.575	0.000	6.030	3.870	0.000	31.461
		302	1	27.575	0.000	6.030	4.750	0.000	31.262
		303	1	19.519	0.000	6.300	0.000	0.000	22.313
		304	1	19.656	0.000	6.300	5.535	0.000	22.516
		305	1	21.368	0.000	4.620	2.565	0.000	24.595
		306	1	26.845	3.300	0.000	4.035	0.000	30.540
		307	1	26.845	3.300	0.000	4.565	0.000	30.840
		401	1	20.618	0.000	3.000	7.758	0.000	23.704
		402	1	20.628	0.000	3.000	7.758	0.000	23.505
		403	1	19.519	0.000	6.300	0.000	0.000	22.313
		404	1	19.654	0.000	6.300	7.560	0.000	22.516
		405	1	19.735	0.000	0.000	7.788	0.000	22.753
		406	1	19.735	0.000	0.000	7.788	0.000	23.053
	TOTAL		43	993.124	19.800	162.540	146.228	0.000	1138.548



GROUND FLOOR 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
RESIDENTIAL UPTO 35	43	4 tenements having carpet area upto 35 sq.m. each.	11	12.5 X 13= 162.5 X 10%=16.25sqm. 16.25 / 2 = 8.125 Nos.	12	19
		visitor's parking 10%	11 x10% = 2			

STATEMENT OF CERTIFICATE

I, SWAPNIL KALYANKAR HAVE BEEN EMPLOYED AS HIS 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 IN POSSESION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

ADD.: SIDDHANT MARKET,D - WING, 2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
E-MAIL ID. skaplanners@gmail.com
MOBILE NO. 99875 96001

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

CONTENT OF THE SHEET

LAYOUT PLAN,SITE PLAN, PLOT AREA DIAGRAM & CALCULATION, OPEN SPACE AREA DIAGRAM & CALCULATION,LOCATION PLAN , PARKING AREA STATEMEN,BALCONY AREA STATEMENT,TERRACE AREA STATEMENT, BUILT UP A REA STATEMENT ,LEGENDS.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING SURVEY NO. 116 / 7 , 116/ 9 , 116/10 AT VILLAGE PALASPE, TAL- PANVEL, DIST RAIGAD, DATED 10-08-2018 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 1469.333 SQ.MT.

For PHOENIX DEVELOPERS
MR.RAVINDRA BHIMRAV MAHAJAN

PARTNER
MR.GAJANAN NARAYAN DESHMUKH

(POA Holder of MRS.SUNANDA VIJAY PATIL & MR.PURUSHOTTAM BABAN BHOIR)
NAME & SIGNATURE OF OWNER

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

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Residential Building On Land Bearing Survey No. 116 / 7 , 116/ 9 , 116/10 At Village Palaspe, Tal- Panvel, Dist Raigad, Maharashtra.

NAME OF THE OWNERS & SIGNATURE

For PHOENIX DEVELOPERS
MR.RAVINDRA BHIMRAV MAHAJAN

PARTNER
MR.GAJANAN NARAYAN DESHMUKH

(POA Holder of MRS.SUNANDA VIJAY PATIL & MR.PURUSHOTTAM BABAN BHOIR)
NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

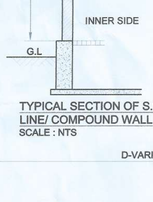
(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

DATE	29.05.2019
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	AARTI
CHKD BY	SWAPNIL KALYANKAR

SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : SIDDHANT MARKET,D - WING, 2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
EMAIL : skaplanners@gmail.com

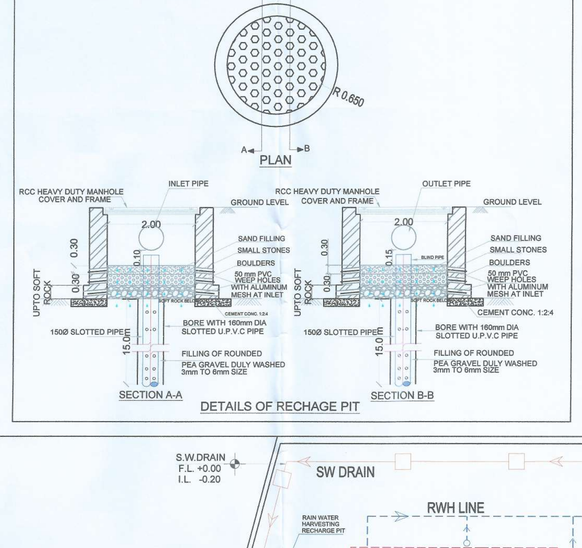
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

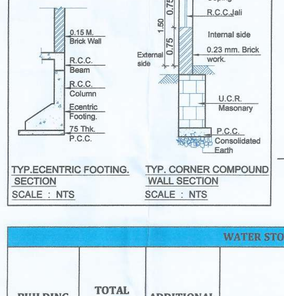


TYPICAL SECTION OF S.W. DRA IN LINE/ COMPOUND WALL
SCALE : NTS

D-VARIABLE

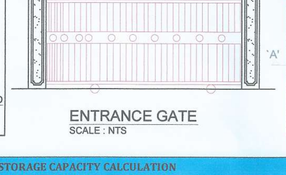


DETAILS OF RECHAGE PIT

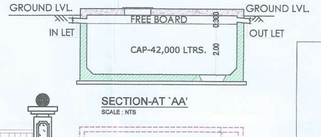


TYP.ECENTRIC FOOTING. SECTION
SCALE : NTS

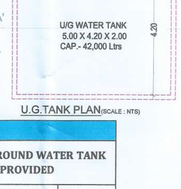
TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS



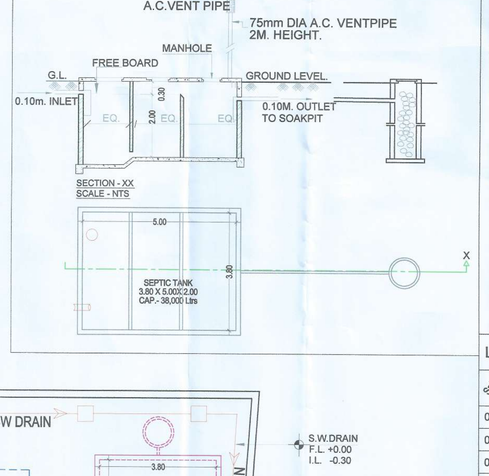
ENTRANCE GATE
SCALE : NTS



SECTION-AT 'AA'
SCALE : NTS

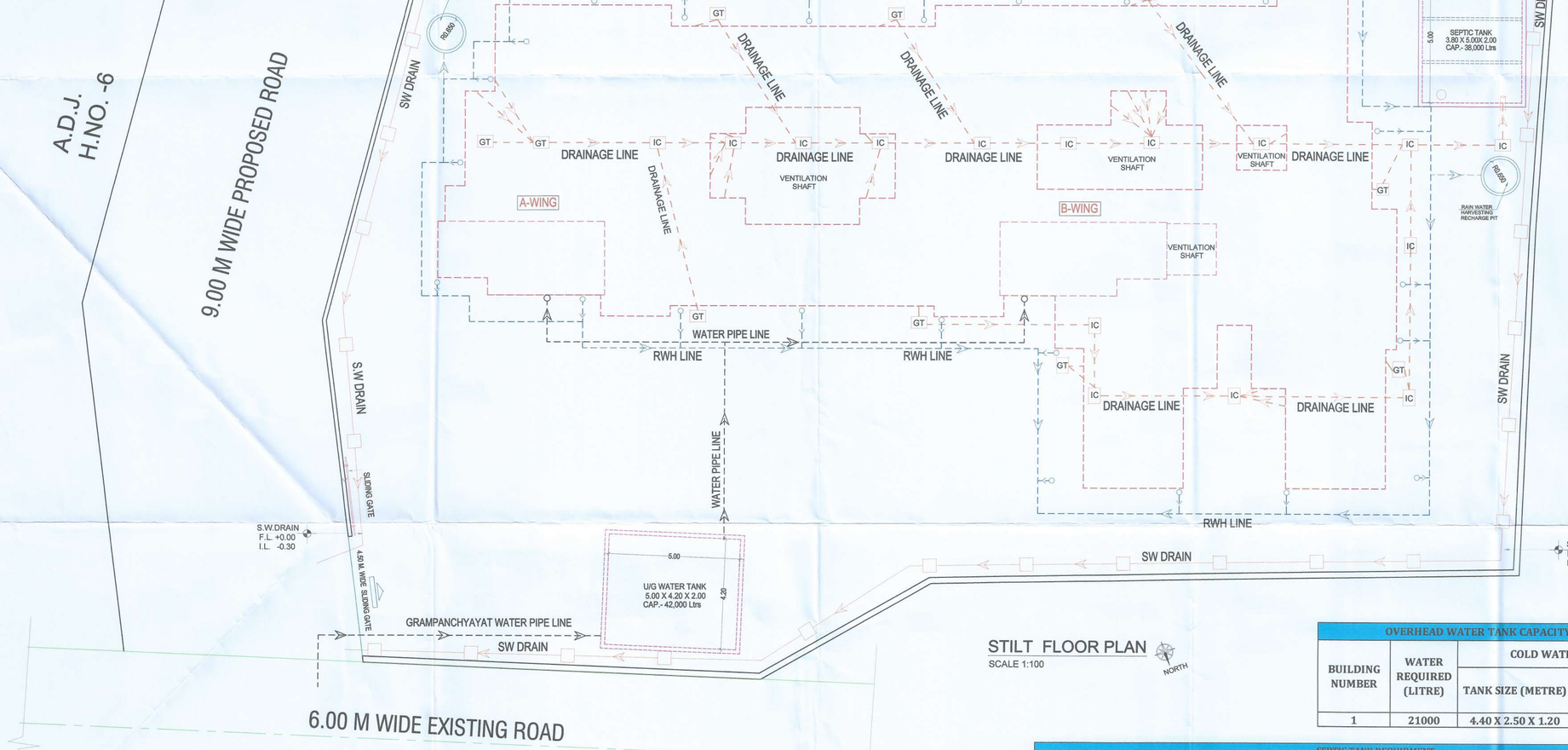


U.G.TANK PLAN (SCALE : NTS)



WATER STORAGE CAPACITY CALCULATION

BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDITIONAL TOILET	POPULATION	WATER REQUIREMENT (IN LITRE)			UNDER GROUND WATER TANK PROVIDED		
				ADDL. TOILET (180 LITRE)	POPULATION (189 LITRE)	TOTAL	TANK NUMBER	SIZE/DIMENSION	CAPACITY (LITRE)
1	43	0	215	0	40635	40635	1	5.0X4.2X2.0	42000



STILT FLOOR PLAN
SCALE 1:100

OVERHEAD WATER TANK CAPACITY CALCULATION

BUILDING NUMBER	WATER REQUIRED (LITRE)	COLD WATER REQUIREMENT		
		TANK SIZE (METRE)	NUMBER OF TANK	CAPACITY (LITRE)
1	21000	4.40 X 2.50 X 1.20	2	26,400

SEPTIC TANK REQUIRMENT

BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT					% FLOW TO SEWER		TOTAL FLOW	TOTAL PROVIDED SEPTIC TANK CAPACITY
			FLUSHING		DOMESTIC		TOTAL	FLUSHING	DOMESTI		
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	
1	43	215	54	11610	135	29025	40635	11610	24671.25	36281.3	38000

STAMP OF APPROVAL | 2/4

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/ Panvel/Palaspe/BP-143/Amended ec/2019/SAP/336/652
Dated 31 MAY 2019
31/5/19
Associate Planner (NAINA)

Legend :-

Sr.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.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 20-07-2015 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 record.

For PHOENIX DEVELOPERS
PARTNER
MR.RAVINDRA BHIMRAV MAHAJAN

MR.GAJANAN NARAYAN DESHMUKH
(POA Holder of MRS.SUNANDA VIJAY PATIL & MR.PURUSHOTTAM BABAN BHOIR)
(Signature of Owners)

M/S. SWAPNIL KALYANKAR NAVI MUMBAI ARCHITECTS
(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

NAME OF THE OWNERS & SIGNATURE

For PHOENIX DEVELOPERS
MR.RAVINDRA BHIMRAV MAHAJAN
PARTNER
MR.GAJANAN NARAYAN DESHMUKH
(POA Holder of MRS.SUNANDA VIJAY PATIL & MR.PURUSHOTTAM BABAN BHOIR)
(Signature of Owners)

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Residential Building On Land Bearing Survey No. 116 / 7 , 116/9 , 116/10 At Village Palaspe, Tal- Panvel, Dist Raigad, Maharastra.

ARCHITECT NAME & SIGNATURE

JOB NO.	S.A./ 114
DWG. NO.	S.A./ 114 / 01
DATE	29 / 05 / 2019
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	AARTI
CHKD BY	SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : SIDDHANT MARKET,D - WING, 2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
EMAIL : skaplanners@gmail.com

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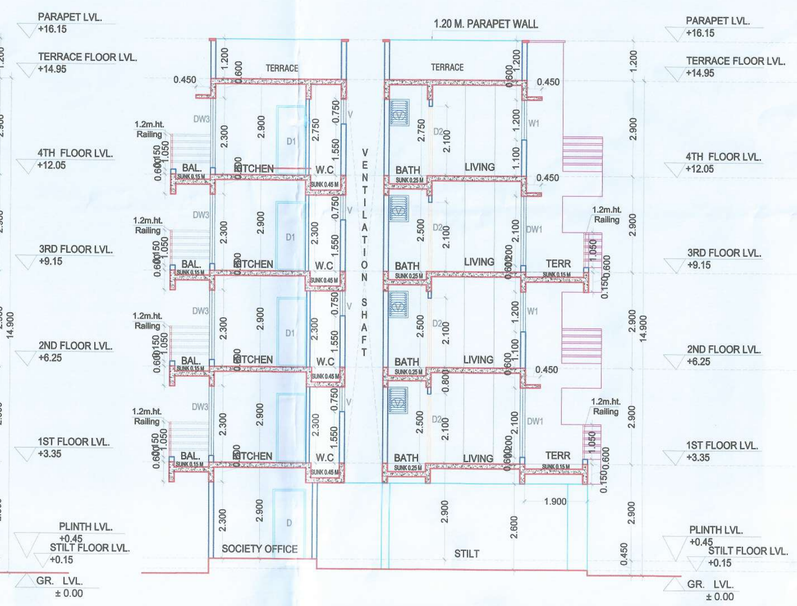
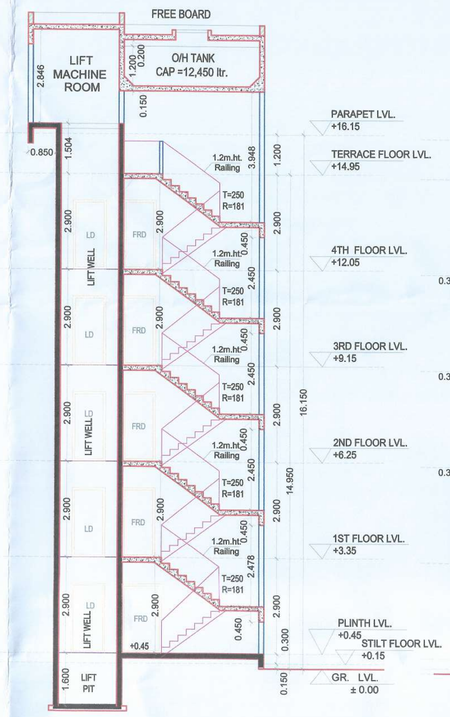
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

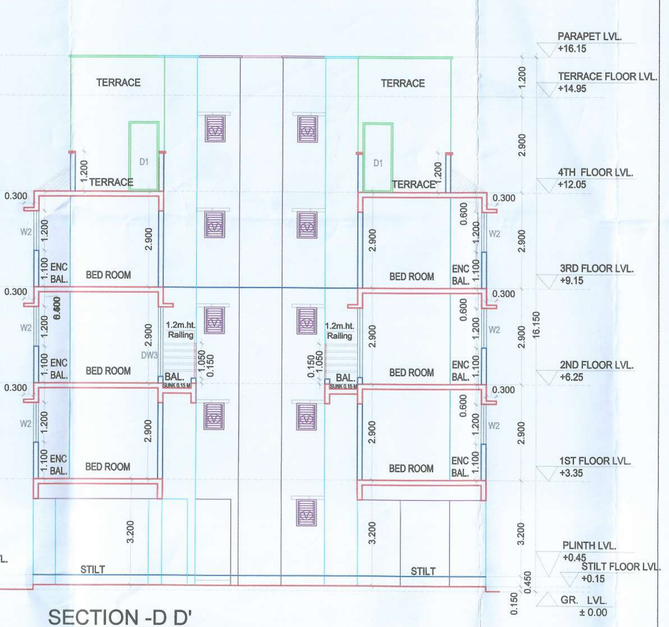
FRONT ELEVATION
SCALE 1:100



SECTION -A A'
SCALE 1:100



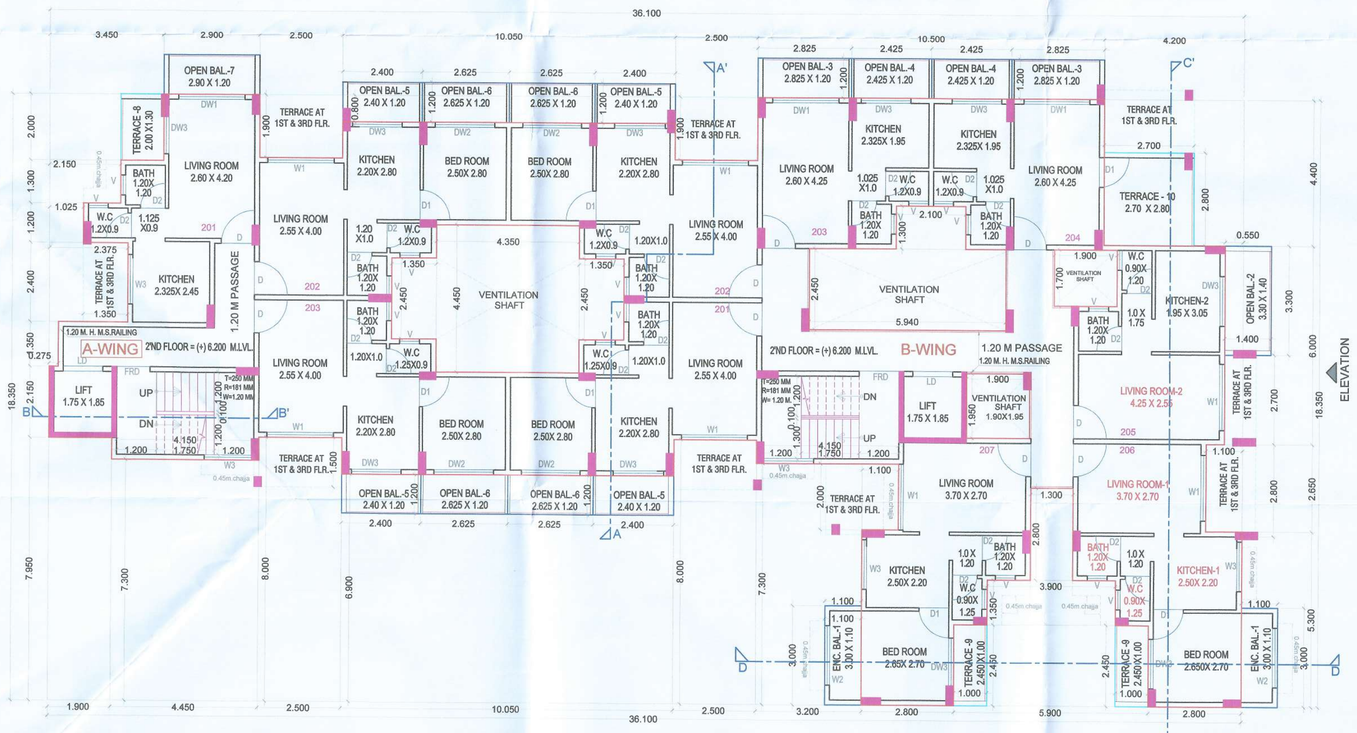
SECTION -B B'
SCALE 1:100



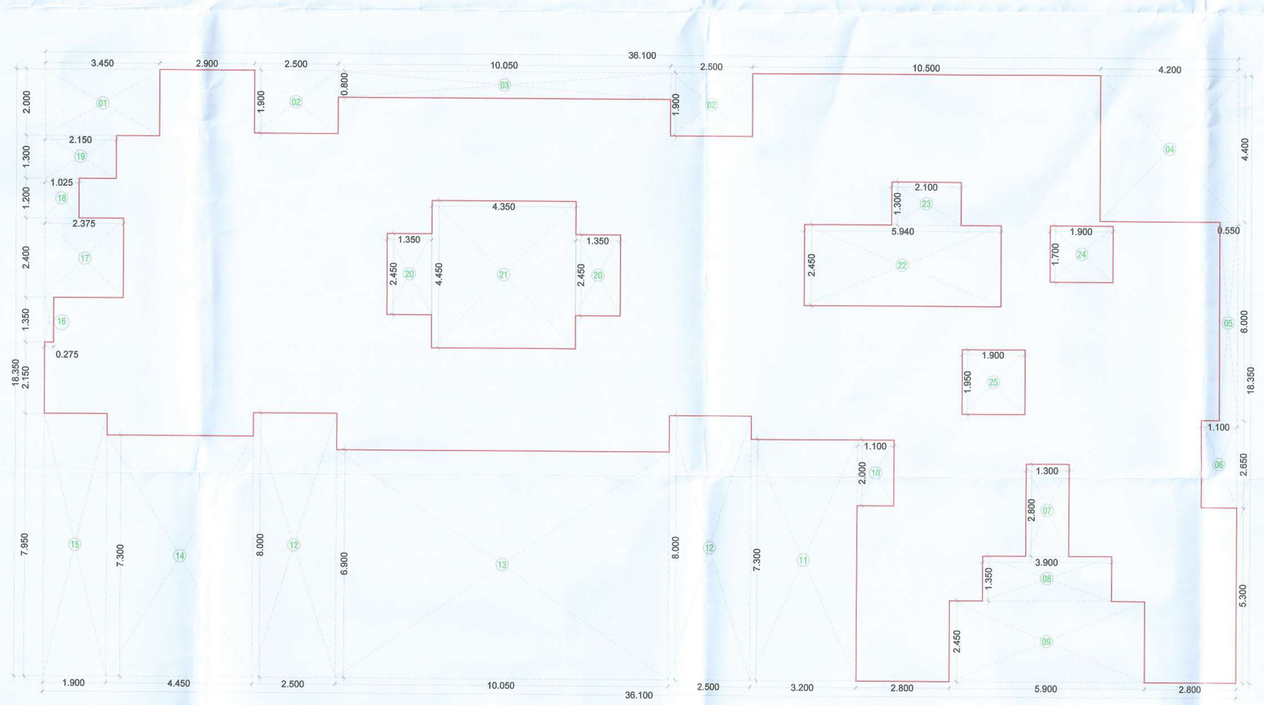
SECTION -D D'
SCALE 1:100

STAMP OF APPROVAL | 3/4

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Vihaspe/BP-3/Amended cc/2019/BP-536/652
Dated 31 MAY 2019
31/5/19
Associate Planner (NAINA)



2ND FLOOR PLAN
SCALE 1:100



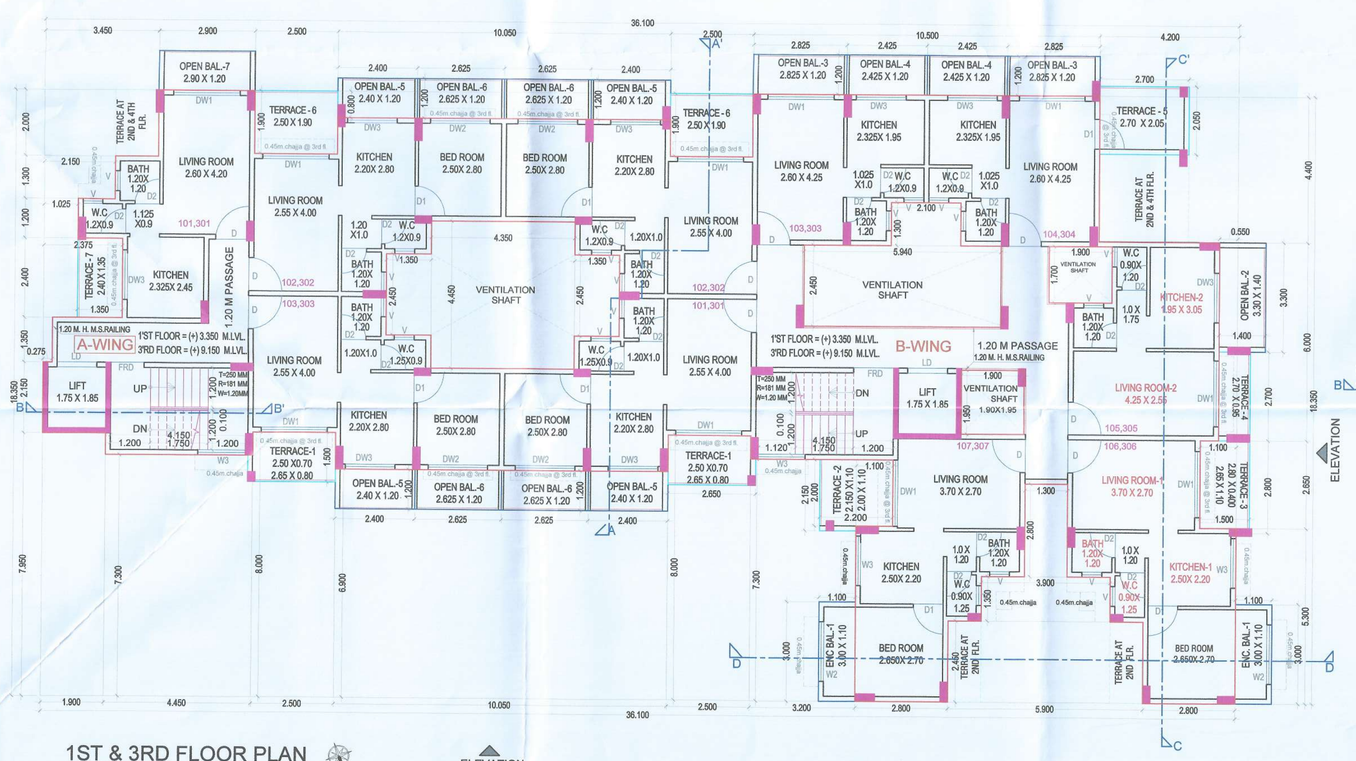
1ST ,2ND & 3RD FLOOR AREA DIAGRAM
SCALE 1:100

1ST,2ND & 3RD BUILT UP AREA CALCULATION					
Block Description	Number of blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	36.10	18.35	=	662.44
SUBTOTAL : A				=	662.44
DEDUCTION					
1	1	3.450	2.000	=	6.900
2	2	2.500	1.900	=	9.500
3	1	10.050	0.800	=	8.040
4	1	4.200	4.400	=	18.480
5	1	0.550	6.000	=	3.300
6	1	1.100	2.650	=	2.915
7	1	1.300	2.800	=	3.640
8	1	3.900	1.350	=	5.265
9	1	5.900	2.450	=	14.455
10	1	1.100	2.000	=	2.200
11	1	3.200	7.300	=	23.360
12	2	2.500	8.000	=	40.000
13	1	10.050	6.900	=	69.345
14	1	4.450	7.300	=	32.485
15	1	1.900	7.950	=	15.105
16	1	0.275	1.350	=	0.371
17	1	2.375	2.400	=	5.700
18	1	1.025	1.200	=	1.230
19	1	2.150	1.300	=	2.795
20	2	1.350	2.450	=	6.615
21	1	4.350	4.450	=	19.358
22	1	5.940	2.450	=	14.553
23	1	2.100	1.300	=	2.730
24	1	1.900	1.700	=	3.230
25	1	1.900	1.950	=	3.705
SUBTOTAL : B				=	315.277
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL				=	347.16

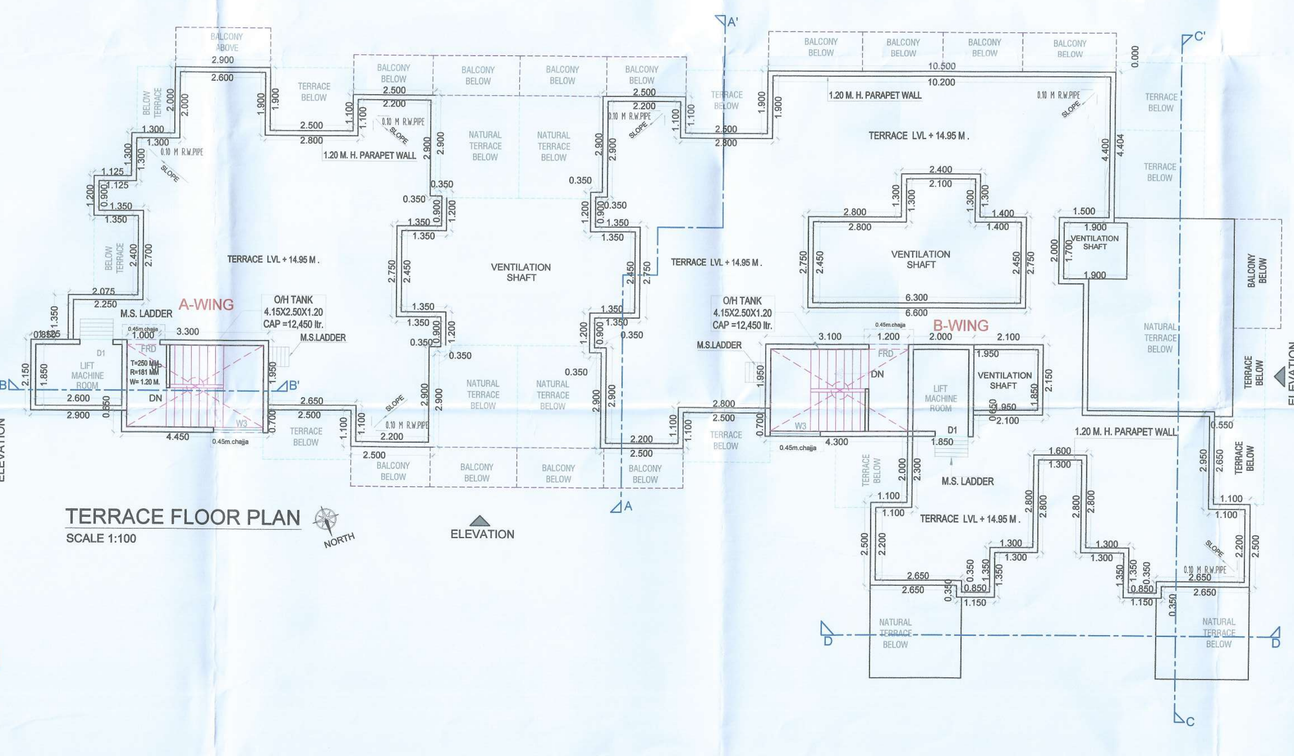
BALCONY AREA STATEMENT 1ST ,2ND &3RD FLOOR					
BALCONY TYPE	NUMBER OF	LENGTH (METER)	BREATH (METER)	AREA IN SQM. OPEN	ENCLOSED
B1	2	3.000	1.10	0.00	6.60
B2	1	3.300	1.40	4.62	0.0
B3	2	2.83	1.20	6.78	0.0
B4	2	2.43	1.20	5.82	0.0
B5	4	2.40	1.20	11.52	0.00
B6	4	2.63	1.20	12.60	0.00
B7	1	2.90	1.20	3.48	0.00
			SUB TOTAL	44.82	6.60
TOTAL PROPOSED BALCONY AREA				51.42	
NET BUILT UP AREA OF FLOOR				347.16	
PERMISSIBLE BALCONY AREA = (NET BUILT UP AREA) X 15 %				52.07	
BALANCE BALCONY AREA,IF ANY				0.65	
EXCESS BALCONY AREA,IF ANY				NA	

TERRACE AREA STATEMENT 1ST & 3RD FLOOR				
TERRACE TYPE	NUMBER OF	LENGTH (METER)	BREATH (METER)	AREA IN SQM.
T1	2	2.500	0.700	3.50
		2.650	0.800	4.24
T2	1	2.150	1.100	2.37
		2.000	1.100	2.20
T3	1	2.800	0.400	1.12
		2.650	1.100	2.92
T4	1	2.700	0.950	2.57
T5	1	2.700	2.050	5.54
T6	2	2.500	1.900	9.50
T7	1	2.400	1.350	3.24
TOTAL PROPOSED TERRACE AREA				37.20
NET BUILT UP AREA OF FLOOR				347.16
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				69.244
BALANCE TERRACE AREA				32.05

TERRACE AREA STATEMENT 2ND FLOOR				
TERRACE TYPE	NUMBER OF	LENGTH (METER)	BREATH (METER)	AREA IN SQM.
T8	1	2.000	1.300	2.60
T9	2	2.450	1.000	4.90
T10	1	2.700	2.800	7.56
TOTAL PROPOSED BALCONY AREA				15.06
NET BUILT UP AREA OF FLOOR				347.16
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				69.432
BALANCE TERRACE AREA				54.37



1ST & 3RD FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100

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

CONTENT OF THE SHEET

1ST,2ND & 3RD FLOOR PLAN , 1ST,2ND & 3RD FLOOR AREA DIAGRAM, 1ST,2ND & 3RD FLOOR CALCULATION , ELEVATION , SECTION-AA & BB, TERRACE FLOOR PLAN

NAME OF THE ARCHITECT & SIGNATURE

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

NAME OF THE OWNERS & SIGNATURE

For PHOENIX DEVELOPERS
MR.RAVINDRA BHIMRAV MAHAJAN

PARTNER
MR.GAJANAN NARAYAN DESHMUKH
(POA Holder of MRS.SUNANDA VIJAY PATIL & MR.PURUSHOTTAM BABAN BHOIR)

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Residential Building On Land Bearing Survey No. 116 / 7 , 116/9 , 116/10 At Village Palaspe, Tal- Panvel, Dist Raigad, Maharastra.

ARCHITECT NAME & SIGNATURE

JOB NO.	S.A./ 114
DWG. NO.	S.A./ 114 / 01
DATE	29 / 05 / 2019
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	AARTI
CHKD BY	SWAPNIL KALYANKAR

SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91- 09673 99001
OFFICE : SIDDHANT MARKET,D - WING, 2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
EMAIL : skapanvel@gmail.com

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
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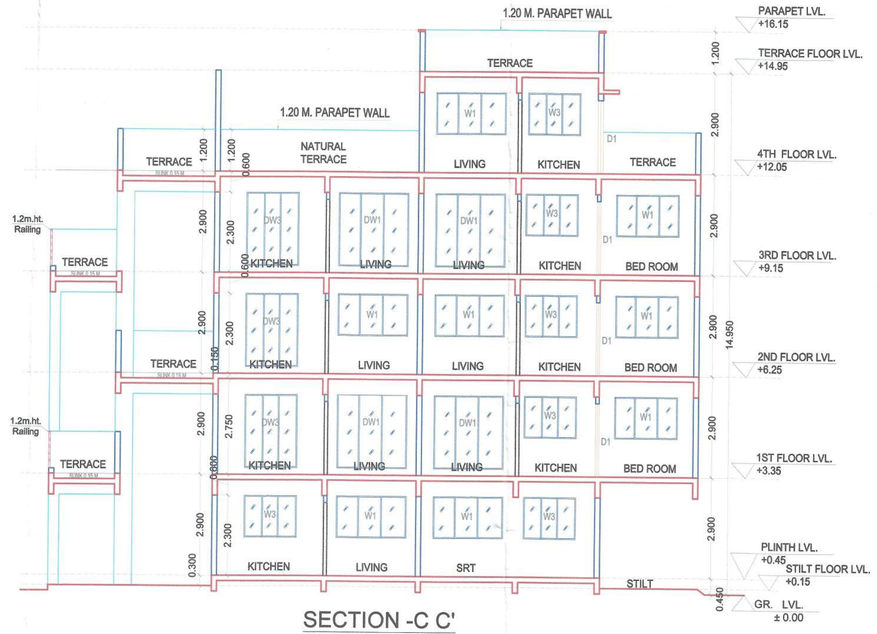
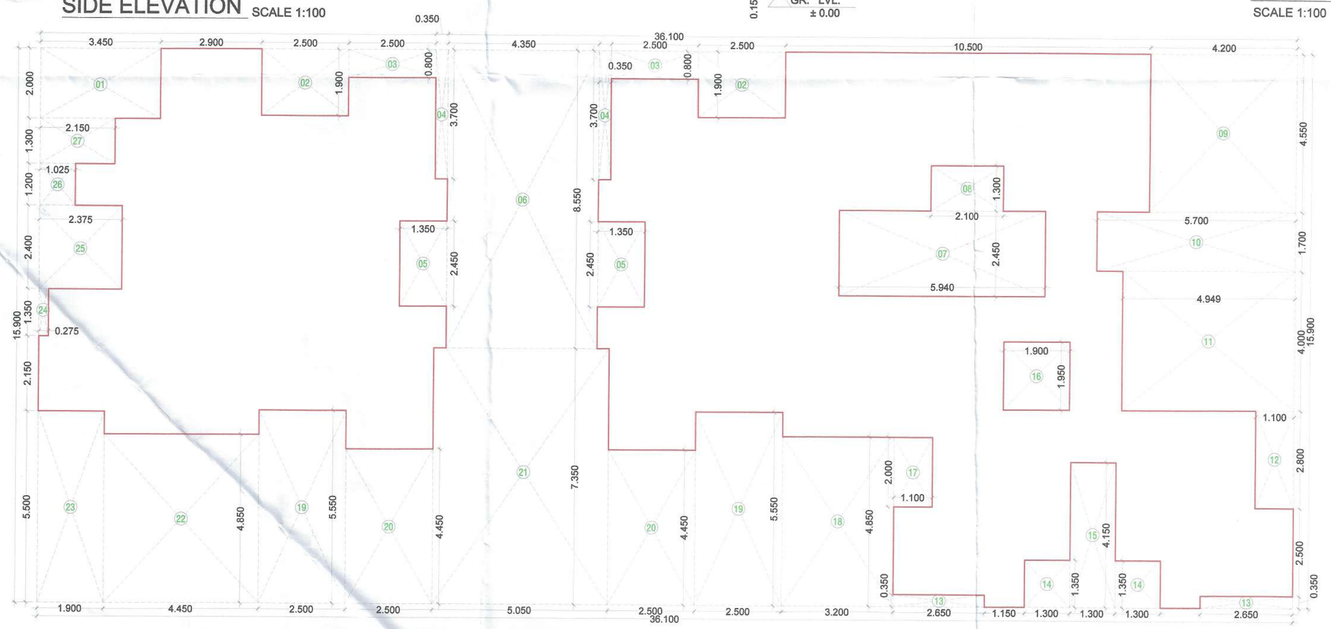
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SIDE ELEVATION SCALE 1:100



SECTION -C C'
SCALE 1:100

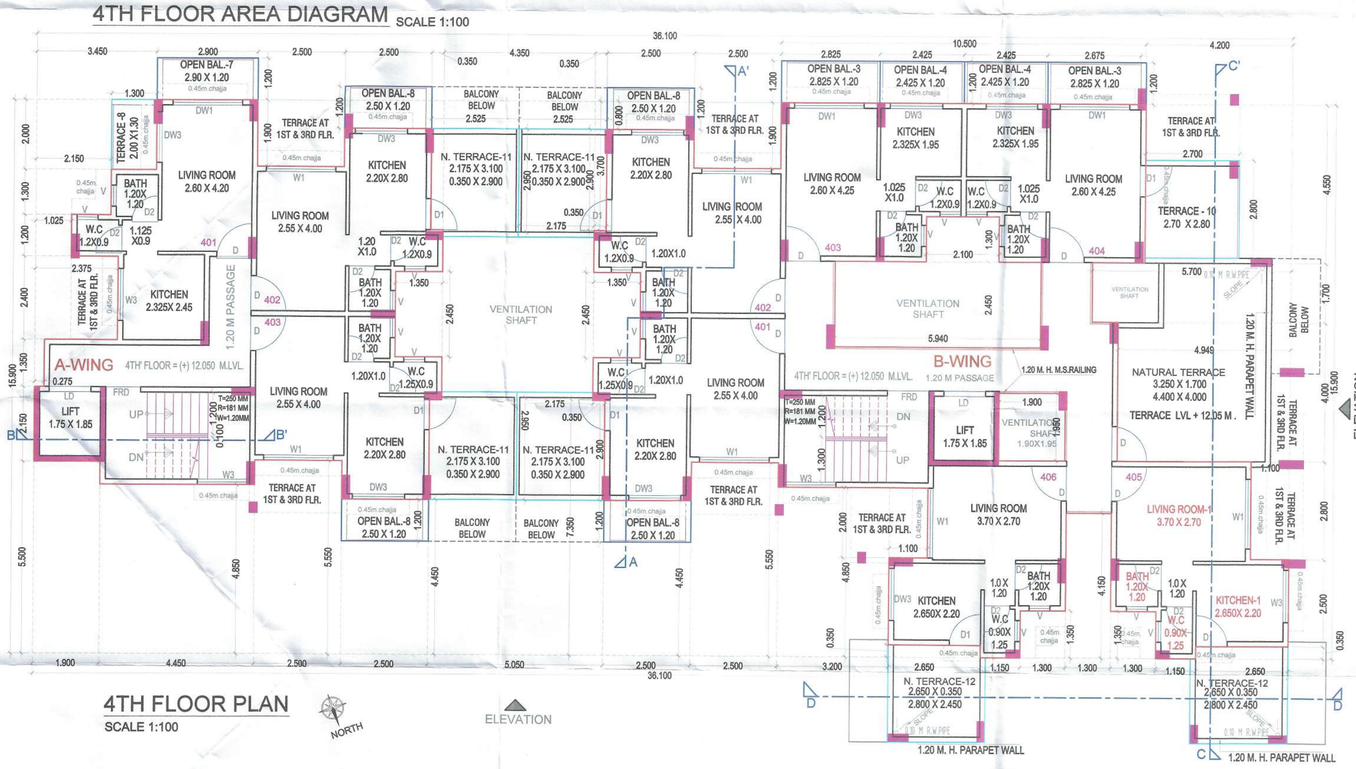


4TH FLOOR AREA DIAGRAM SCALE 1:100

4TH BUILT UP AREA CALCULATION					
Block Description	Number of blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	36.10	15.90	=	573.99
SUBTOTAL : A				=	573.99
DEDUCTION					
1	1	3.450	2.000	=	6.900
2	2	2.500	1.900	=	9.500
3	2	2.500	0.800	=	4.000
4	2	0.350	3.700	=	2.590
5	2	1.350	2.450	=	6.615
6	1	4.350	8.550	=	37.193
7	1	5.940	2.450	=	14.553
8	1	2.100	1.300	=	2.730
9	1	4.200	4.550	=	19.110
10	1	5.700	1.700	=	9.690
11	1	4.949	4.000	=	19.796
12	1	1.100	2.800	=	3.080
13	2	2.650	0.350	=	1.855
14	2	1.300	1.350	=	3.510
15	1	1.300	4.150	=	5.395
16	1	1.900	1.950	=	3.705
17	1	1.100	2.000	=	2.200
18	1	3.200	4.850	=	15.520
19	2	2.500	5.550	=	27.750
20	2	2.500	4.450	=	22.250
21	1	5.050	7.350	=	37.118
22	1	4.450	4.850	=	21.583
23	1	1.900	5.500	=	10.450
24	1	0.275	1.350	=	0.371
25	1	2.375	2.400	=	5.700
26	1	1.025	1.200	=	1.230
27	1	2.150	1.300	=	2.795
SUBTOTAL : B				=	297.19
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL				=	276.802

BALCONY AREA STATEMENT 4TH FLOOR					
BALCONY TYPE	NUMBER OF BALCONY	LENGTH (METER)	BREATH (METER)	AREA IN SQM. OPEN	AREA IN SQM. ENCLOSED
OPEN-B3	2	2.825	1.200	6.780	0.000
OPEN-B4	2	2.425	1.200	5.820	0.000
OPEN-B7	1	2.900	1.200	3.480	0.000
OPEN-B8	4	2.500	1.200	12.000	0.000
			SUB TOTAL	28.080	0.000
TOTAL PROPOSED BALCONY AREA				28.080	
NET BUILT UP AREA OF FLOOR				276.802	
PERMISSIBLE BALCONY AREA = (NET BUILT UP AREA) X 15 %				41.520	
BALANCE BALCONY AREA,IF ANY				13.440	
EXCESS BALCONY AREA,IF ANY				NA	

TERRACE AREA STATEMENT 4TH FLOOR				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQM.
T8	1	2.000	1.300	2.600
T10	1	2.700	2.800	7.560
N.T.11	4	2.175	3.100	26.970
		0.350	2.900	4.060
N.T.12	2	2.650	0.350	1.855
		2.800	2.450	13.720
TOTAL PROPOSED TERRACE AREA				56.768
NET BUILT UP AREA OF FLOOR				276.802
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				55.360
EXCESS TERRACE AREA				1.407



4TH FLOOR PLAN
SCALE 1:100

NORTH

ELEVATION

SCHEDULE OF DOOR & WINDOWS					
TYPE	SIZE WIDTH (MITER)	SIZE HIEGHT (METER)	SIZE AREA (SQM.)	SILL LEVEL (MIETER	DESCRIPTOIN
FRD	1.00	2.10	2.10		DOOR METAL
D	1.00	2.10	2.10		T.W. PANEL DOOR
D1	0.90	2.10	1.89		T.W. PANEL DOOR
D2	0.75	2.10	1.58		T.W. PANEL DOOR
DW1	2.00	2.10	4.20	0.2	AL. SLIDING FRENCH WINDOW
DW2	1.80	2.10	3.78	0.2	AL. SLIDING FRENCH WINDOW
DW3	1.50	2.10	3.15	0.2	AL. SLIDING FRENCH WINDOW
W1	2.00	1.20	2.40	1.1	AL. SLIDING WINDOW
W2	1.80	1.20	2.16	1.1	AL. SLIDING WINDOW
W3	1.50	1.20	1.80	1	AL. SLIDING WINDOW
V	0.60	0.75	0.45	1.55	AL. LOUVERD WINDOW

SCHEDULE LIGHT & VENTILATION STATEMENT					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L & V REQUIRED	L& V PROVIDED
LIVING-1	1	9.99	DW	1.67	4.20
LIVING-2	1	10.84	DW	1.81	4.20
KITCHEN-1	1	5.50	W2	0.92	2.16
BED	1	6.75	DW1	1.13	3.78
BATH	1	1.44	V	0.24	0.45
W.C.	1	1.125	V	0.19	0.45

STAMP OF APPROVAL 4/4

AMENDED DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/ Panvel/Palaspe/BP-143/Amended CC/2019/SAP-536/652
Dated 31 MAY 2019
Associate Planner (NAINA)

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

CONTENT OF THE SHEET

1ST,2ND & 3RD FLOOR PLAN , 1ST,2ND & 3RD FLOOR AREA DIAGRAM, 1ST,2ND & 3RD FLOOR CALCULATION , ELEVATION , SECTION-AA & BB, TERRACE FLOOR PLAN

NAME OF THE ARCHITECT & SIGNATURE

M/S. SWAPNIL KALYANKAR NAVI MUMBAI ARCHITECTS
(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

NAME OF THE OWNERS & SIGNATURE

For PHOENIX DEVELOPERS
MR.RAVINDRA BHIMRAV MAHAJAN

PARTNER
MR.GAJANAN NARAYAN DESHMUKH

(POA Holder of MRS.SUNANDA VIJAY PATIL & MR.PURUSHOTTAM BABAN BHOIR)

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Residential Building On Land Bearing Survey No. 116 / 7 , 116/9 , 116/10 At Village Palaspe, Tal- Panvel, Dist Raigad, Maharastra.

ARCHITECT NAME & SIGNATURE

JOB NO.	S.A./ 114
DWG. NO.	S.A./ 114 / 01
DATE	29 / 05 / 2019
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	AARTI
CHKD BY	SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
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