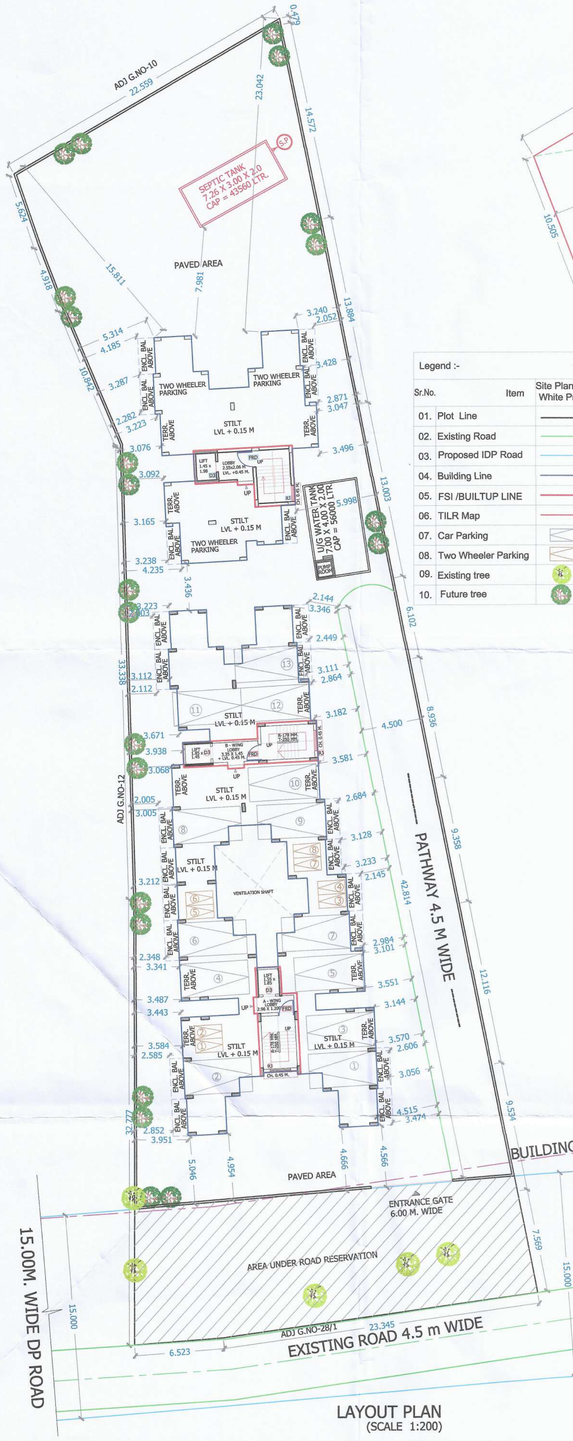
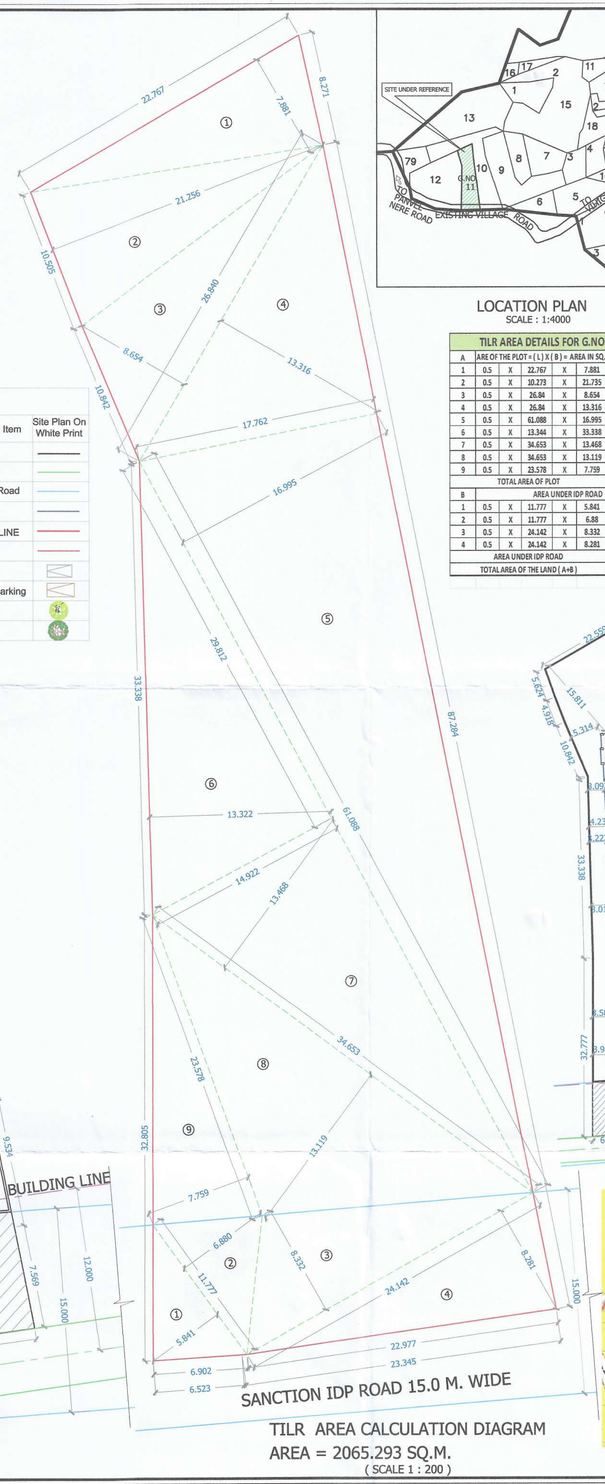
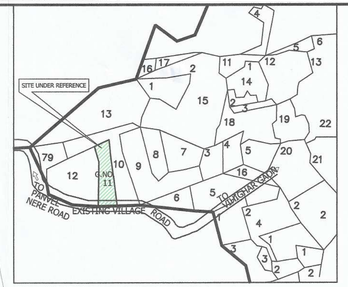


LAYOUT PLAN
(SCALE 1:200)

Legend :-		
Sr.No.	Item	Site Plan On White Print
01.	Plot Line	
02.	Existing Road	
03.	Proposed IDP Road	
04.	Building Line	
05.	FSI /BUILTUP LINE	
06.	TILR Map	
07.	Car Parking	
08.	Two Wheeler Parking	
09.	Existing tree	
10.	Future tree	

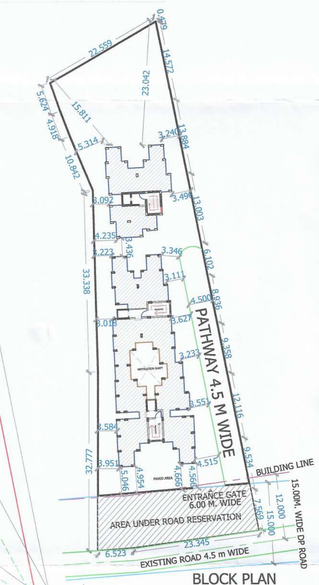


TILR AREA CALCULATION DIAGRAM
AREA = 2065.293 SQ.M.
(SCALE 1 : 200)



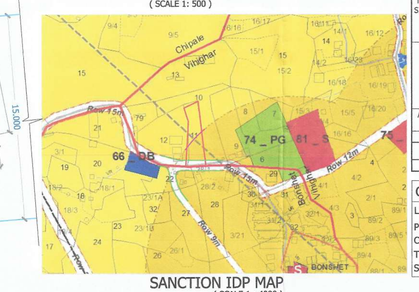
LOCATION PLAN
SCALE : 1:4000

TILR AREA DETAILS FOR G.NO. 11/0							
A	AREA OF THE PLOT = (L) X (B) = AREA IN SQ.M.						
1	0.5	X	22.767	X	7.881	=	89.713
2	0.5	X	10.273	X	21.735	=	111.642
3	0.5	X	26.84	X	8.654	=	116.137
4	0.5	X	26.84	X	13.316	=	178.701
5	0.5	X	61.088	X	16.995	=	519.095
6	0.5	X	13.344	X	33.338	=	222.431
7	0.5	X	34.653	X	13.468	=	233.353
8	0.5	X	34.653	X	13.119	=	227.306
9	0.5	X	23.578	X	7.759	=	91.471
	TOTAL AREA OF PLOT					=	1789.850
B	AREA UNDER IDP ROAD						
1	0.5	X	11.777	X	5.841	=	34.395
2	0.5	X	11.777	X	6.88	=	40.513
3	0.5	X	24.142	X	8.332	=	100.576
4	0.5	X	24.142	X	8.281	=	99.960
AREA UNDER IDP ROAD						=	275.443
TOTAL AREA OF THE LAND (A+B)						=	2065.293



BLOCK PLAN
(SCALE 1: 500)

BUILT UP AREA STATEMENT (BUILDING NO. 1)	
FLOOR'S	BUA IN SQ.M.
GROUND FLOOR	44.287
FIRST FLOOR	323.754
SECOND FLOOR	323.754
THIRD FLOOR	323.754
FOURTH FLOOR	323.754
TOTAL	1339.303
(BUILDING NO. 2)	
FLOOR'S	BUA IN SQ.M.
GROUND FLOOR	23.699
FIRST FLOOR	123.115
SECOND FLOOR	123.115
THIRD FLOOR	123.115
FOURTH FLOOR	49.637
TOTAL	442.680
GRAND TOTAL	1781.983



SANCTION IDP MAP
(SCALE 1 : 4000)

TENEMENTS AREA OF INDIVISUAL UNIT (BLDG NO - 1)							
WING	FLOOR	FLAT NO.	TYPE	CARPET AREA (SQ.M.)	BALCONY AREA ENCL. BAL.	BALCONY AREA OPEN BAL.	TERRACE AREA (SQ.M.)	BUILT UP AREA (SQ.M.)
A	FIRST	101	1BHK	31.350	5.985	----	4.410	35.362
		102	1BHK	31.214	5.902	----	4.120	34.957
		103	1BHK	30.849	5.985	----	5.961	34.608
		104	1BHK	31.349	5.985	----	4.410	35.362
	SECOND	201	1BHK	31.350	5.985	----	----	35.362
		202	1BHK	31.214	5.902	----	----	34.957
		203	1BHK	30.849	5.985	----	----	34.608
		204	1BHK	31.349	5.985	----	----	35.362
	THIRD	301	1BHK	31.350	5.985	----	4.410	35.362
		302	1BHK	31.214	5.902	----	4.120	34.957
		303	1BHK	30.849	5.985	----	5.961	34.608
		304	1BHK	31.349	5.985	----	4.410	35.362
	FOURTH	401	1BHK	31.350	5.985	----	----	35.362
		402	1BHK	31.214	5.902	----	----	34.957
		403	1BHK	30.849	5.985	----	----	34.608
		404	1BHK	31.349	5.985	----	----	35.362
B	FIRST	101	1BHK	31.810	5.819	----	3.668	35.486
		102	1BHK	30.854	5.903	----	2.770	34.300
		103	1BHK	29.863	6.315	----	----	33.593
		104	1BHK	29.862	6.318	----	3.562	33.282
	SECOND	201	1BHK	31.810	5.819	----	----	35.486
		202	1BHK	30.854	5.903	----	----	34.300
		203	1BHK	29.863	6.315	----	----	33.593
		204	1BHK	29.862	6.318	----	----	33.282
	THIRD	301	1BHK	31.810	5.819	----	3.668	35.486
		302	1BHK	30.854	5.903	----	2.770	34.300
		303	1BHK	29.863	6.315	----	----	33.593
		304	1BHK	29.862	6.318	----	3.562	33.282
	FOURTH	401	1BHK	31.810	5.819	----	----	35.486
		402	1BHK	30.854	5.903	----	----	34.300
		403	1BHK	29.863	6.315	----	----	33.593
		404	1BHK	29.862	6.318	----	----	33.282

TENEMENTS AREA OF INDIVISUAL UNIT (BLDG NO - 2)							
WING	FLOOR	FLAT NO.	TYPE	CARPET AREA	BALCONY AREA ENCL. BAL.	TERRACE AREA	BUILT UP AREA
A	FIRST	101	1BHK	30.619	5.978	6.898	34.277
		102	1BHK	30.019	6.140	4.298	33.771
		103	1BHK	30.344	6.140	5.914	33.900
	SECOND	201	1BHK	30.619	5.978	----	34.277
		202	1BHK	30.019	6.140	----	33.771
		203	1BHK	30.344	6.140	----	33.900
	THIRD	301	1BHK	30.619	5.978	6.898	34.277
		302	1BHK	30.019	6.140	4.298	33.771
		303	1BHK	30.344	6.140	5.914	33.900
	FOURTH	401	1RK	23.844	2.960	7.287	26.956

TERRACE AREA STATEMENT					
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS
1	GROUND FLOOR	44.287	0.000	0.000	0.000
	1ST FLOOR	323.754	64.751	29.243	0.000
	2ND FLOOR	323.754	64.751	29.243	0.000
	3RD FLOOR	323.754	64.751	29.243	0.000
	4TH FLOOR	323.754	64.751	29.243	0.000
	TOTAL	**1339.303**	**259.003**	**116.972**	**0.000**

* BALCONY AREA STATEMENT							
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA TOTAL	ENCLOSED	OPEN	EXCESS
1	GROUND FLOOR	44.287	0.000	0.000	0.000	0.000	0.000
	1ST FLOOR	323.754	48.563	48.210	48.210	0.000	0.000
	2ND FLOOR	323.754	48.563	48.210	48.210	0.000	0.000
	3RD FLOOR	323.754	48.563	48.210	48.210	0.000	0.000
	4TH FLOOR	323.754	48.563	48.210	48.210	0.000	0.000
	TOTAL	**1339.303**	**194.252**	**192.840**	**192.840**	**0.000**	**0.000**

TERRACE AREA STATEMENT					
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS
2	GROUND FLOOR	23.698	0.000	0.000	0.000
	1ST FLOOR	123.115	24.623	17.110	0.000
	2ND FLOOR	123.115	24.623	0.000	0.000
	3RD FLOOR	123.115	24.623	17.110	0.000
	4TH FLOOR	49.637	9.927	7.288	0.000
	TOTAL	**442.680**	**83.796**	**41.508**	**0.000**

* BALCONY AREA STATEMENT							
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA TOTAL	ENCLOSED	OPEN	EXCESS
2	GROUND FLOOR	23.698	0.000	0.000	0.000	0.000	0.000
	1ST FLOOR	123.115	18.467	18.258	18.258	0.000	0.000
	2ND FLOOR	123.115	18.467	18.258	18.258	0.000	0.000
	3RD FLOOR	123.115	18.467	18.258	18.258	0.000	0.000
	4TH FLOOR	49.637	7.446	2.960	2.960	0.000	0.000
	TOTAL	**442.680**	**62.847**	**57.734**	**57.734**	**0.000**	**0.000**

**PARKING REQUIREMENT						
TENEMENTS SIZE CARPET AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES: NO. OF CAR	REQUIRED: NO.OF TWO WHEELER	PROPOSED PARKING SPACES: NO. OF CAR	PROPOSED: NO.OF TWO WHEELER
			12.5 SQ.M	2.0 SQ.M	12.5 SQ.M. 25M X 5.0M	2.0 SQ.M. 1.0M X 2.0M
UPTO 35 SQ.M.	42	4 TENEMENTS HAVING CARPET AREA UP TO 35 SQ.M.EACH	11	12.5 X 11= 137.5 137.5X10%= 13.75 SQ.M. 13.75/2= 7 NOS.	11	7
AS PER REGULATION 27 OF SANCTIONED IDP OF NAINA.			----------	----------	---------	----------
TOTAL			11	7	11	7
ADD 10 % VISITORS PARKING FOR RESIDENTIAL AREA			2	1	2	1
TOTAL			13	8	13	8

CONTENT OF SHEET

LAYOUT PLAN, PARKING REQUIREMENT , BLOCK PLAN, PLOT AREA, CALCULATION BY TRIGULATION, FLAT CARPET/BUA STATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT,LEGENDS, BUILT UP AREA STATEMENT, LOCATION PLAN,SANCTION IDP MAP.

N

STAMP OF APPROVAL

1/4

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel/Vihighar /BP-403 /CC/2019 /595
Date: 30/05/2019 SAP-519/649
30/5/19
Associate Planner (NAINA)

30/05/19

AREA STATEMENT		
S. NO.	PARTICULARS	AREA SQ. M.
1	Area of plot as per 7/12 extract	2150.000
2	Area of plot as per measurement plan (As per triangulation of TILR at true scale)	2065.293
3	Area of plot as per Physical survey.	2309.767
4	Area of plot, considered {least of(1),(2) &(3) above}	2065.293
i)	Area within 200m. Boundary from gaothan =	1066 (52%)
ii)	Area outside 200m. Boundary from gaothan =	999 (48%)
5	Deduction for	
	a. Area under 15.00 M. IDP road Reservation	275.443
	b. Area under proposed road	0.000
	c. Area under reservation, if any	0.000
	d. Total (a + b + c)	275.443
6	Gross area of the plot (4 - 5)	1789.850
7	Deduction for Amenity space, if any	NIL
8	Recreational open space required	NA
9	Recreational open space proposed	0.000
10	Net area of Plot	1789.850
11	Permissible FSI	1.00
12	Permissible Built up Area (10 x 11)	1789.850
13	Proposed Built up Area	1781.983
14	Balance Built up Area (12 - 13)	7.867
15	FSI Consumed (13 / 10)	0.996
16	FSI Balance (11 - 15)	0.004
17	NO of units proposed	
	a. Residential	42
	b. Commercial	0
18	Tree to be planted	
	(18A) Trees to be planted against plot	21
	(18B) Tree to be planted against open space([12]/100 x 5)	0
	(18C) Required Number of trees to be planted	21
	(18D) Number of trees planted	22
	Existing trees	5
19	Balcony Area Statement	*
20	Parking Statement	**

PROJECT:

PLAN OF A PROPOSED RESIDENTIAL / BUILDINGS, IN G. NO. 11, AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST.- RAIGAD.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.NO. 11 AT VILLAGE - VIHIGHAR , TAL- PANVEL DATED :11-08-2018 AND THAT THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2309.767 SQ.M.

MR. TEJAS RAJANIKANT SHAH.
MR. JAYDAS VITTHAL PATIL
(SIGNATURE OF OWNER)

JEETENDRA PARMAR
CARPC/R/2019/APL/00131
(SIGN. OF LICENSED ENGINEER)

FORM OF CERTIFICATE .

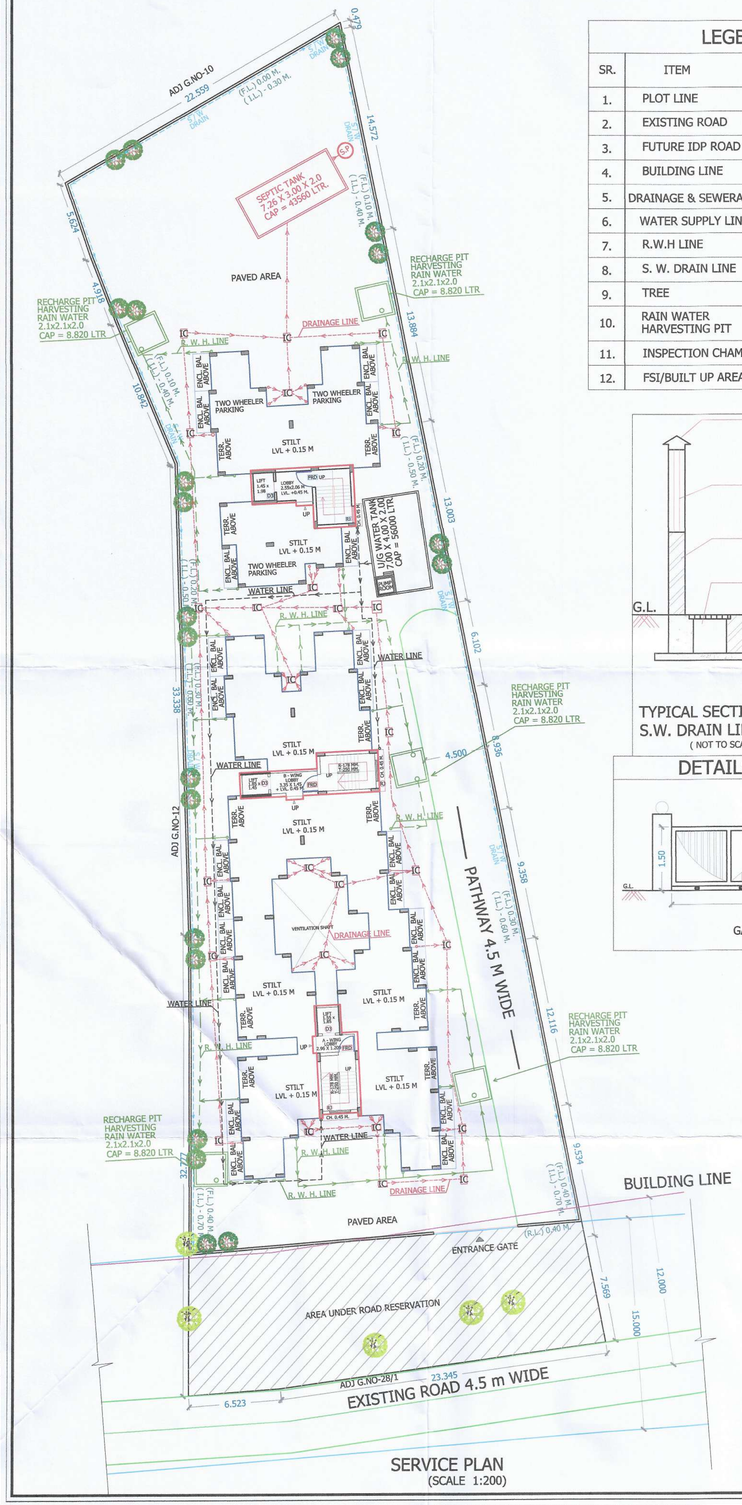
I Jetendra Parmar have been employed by the applicant as Licensed engineer. I have examined the boundaries and the area of the plot and i do hereby certify that ,I have personally verified and checked all the statements made by the applicant who is the owner /Developer in possession of the plot in the above form and found them to be correct.

MR. TEJAS RAJANIKANT SHAH.
MR. JAYDAS VITTHAL PATIL
(SIGNATURE OF OWNER)

JEETENDRA PARMAR
CARPC/R/2019/APL/00131
(SIGN. OF LICENSED ENGINEER)

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

JOB. NO.	JPA/03/2019
FILE NAME	VIHIGHAR / SUB
DRG. NO.	1/4
SCALE	AS SHOWN
DRN. BY	MANOJ

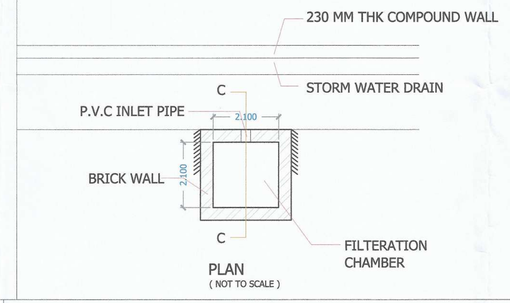


SERVICE PLAN
(SCALE 1:200)

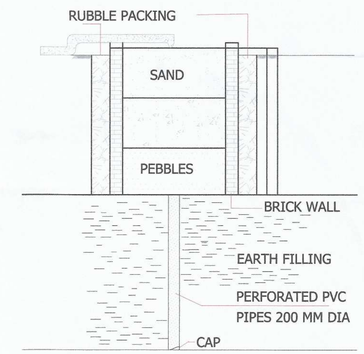
LEGEND

SR.	ITEM	SITE PLAN ON WHITE PRINT
1.	PLOT LINE	
2.	EXISTING ROAD	
3.	FUTURE IDP ROAD	
4.	BUILDING LINE	
5.	DRAINAGE & SEWERAGE	
6.	WATER SUPPLY LINE	
7.	R.W.H LINE	
8.	S. W. DRAIN LINE	
9.	TREE	
10.	RAIN WATER HARVESTING PIT	
11.	INSPECTION CHAMBER	
12.	FSI/BUILT UP AREA LINE	

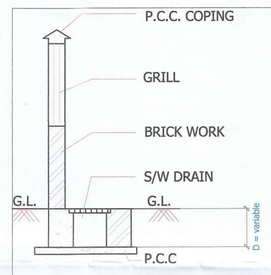
DETAILS OF RAIN WATER HARVESTING



PLAN
(NOT TO SCALE)

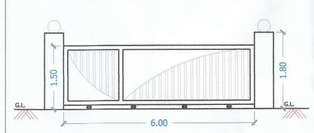


SECTION C-C
(NOT TO SCALE)



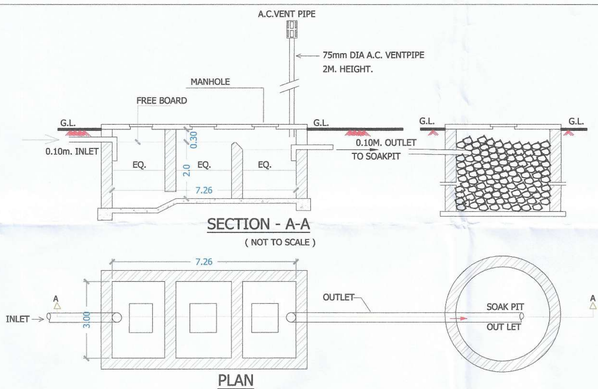
TYPICAL SECTION OF COMPOUND WALL / S.W. DRAIN LINE
(NOT TO SCALE)

DETAILS OF GATE



GATE ELEVATION
(NOT TO SCALE)

DETAILS OF SEPTIC TANK & SOAK PIT



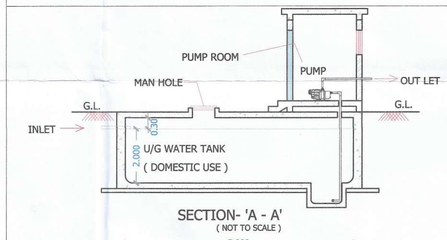
SECTION - A-A
(NOT TO SCALE)

PLAN
SEPTIC TANK & SOAK PIT
SIZE = 7.26 X 3.00 X 2.00 = 43560
(NOT TO SCALE)

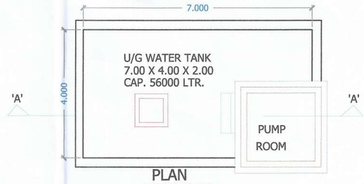
SEPTIC TANK REQUIREMENT (BUILDING NO. 1&2)

SR. NO.	DESCRIPTION		POPULATION PER UNIT	TOTAL POPULATION APPROH	FLUSHING A		DOMESTIC B		GROOS WATER A + B	% FLOW TO SEWER		TOTAL FLOW	TOTAL FLOW REQUIRED TO SEPTIC	TOTAL PROPOSED SEPTIC TANK CAPACITY
									0	FLUSING 100 %	DOMESTIC 85 %			
					LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	1	
1	FLATS	42	5	210	54	11340	135	28350	39690	11340	24098	35438	35438	43560

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 PROPOSED					NUMBER OF TANK	CAPACITY (LITER)
		TANK SIZE (METER)						
[1&2]	[2]	[3]					[4]	[5]
BUILDING NO. 1								
A	9400	3.90	X	2.50	X	1.50	1	14.625
TOTAL							=	14625
B	9400	3.90	X	2.50	X	1.50	1	14.625
TOTAL							=	14625
BUILDING NO. 2								
A	9400	3.90	X	2.50	X	1.50	1	14.625
TOTAL							=	14625

WATER STORAGE CAPACITY CALCULATION

BUILDING	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIRMENT (IN LITER)			UNDER GROUND WATER TANK PROVIDED		
				ADDL. TOILET	CAPACITY PER HEAD	TOTAL	TANK NUMBER	SIZE / DIMENSION	CAPACITY LITRE
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
1 & 2	42	0	= [2] X 5	= [3] X 180	= [4] X 189	= [5] + [6]	1	7.00 X 4.00 X 2.00 + 0.30 FREE BOARD	56.000
TOTAL	42	0	210	0	39690	39690	-----	56.000	56000

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

N

STAMP OF APPROVAL 2/4

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/ Panvel / Vihighar /BP- 403 /CC/2019 /
Date: 30/05/2019 SAP- 519/649
30/5/19
Associate Planner (NAINA)
30/07/19

CONTENT OF 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) LEGENDS & DETAILS OF RECHARGE PIT

PROJECT:

PLAN OF A PROPOSED RESIDENTIAL / BUILDINGS, IN G. NO. 11, AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST.- RAIGAD.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.NO. 11 AT VILLAGE - VIHIGHAR , TAL- PANVEL DATED :11-08-2018 AND THAT THE DIMENSIONS OF SIDE ETC. OF PLOT STATEDONPLAN ARE AS MEASURED ONSITE AND THE AREA SOWORKED OUT IS 2309.767 SQ.M.

MR. TEJAS RAJANIKANT SHAH.

MR. JAYDAS VITTHAL PATIL

(SIGNATURE OF OWNER)

JEETENDRA PARMAR
CARPC/R/2019/APL/00131
(SIGN. OF LICENSED ENGINEER)

FORM OF CERTIFICATE .

I Jetendra 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.

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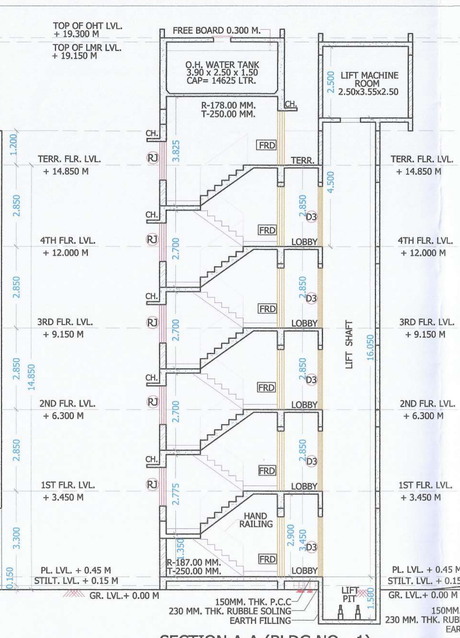
CARPC/R/2019/APL/00131
(SIGN. OF LICENSED ENGINEER)

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

JOB. NO.	JPA/R3/2019
FILE NAME	VIHIGHAR / SUB
DRG. NO.	2/4
SCALE	AS SHOWN
DRN. BY	SHRADDHA K

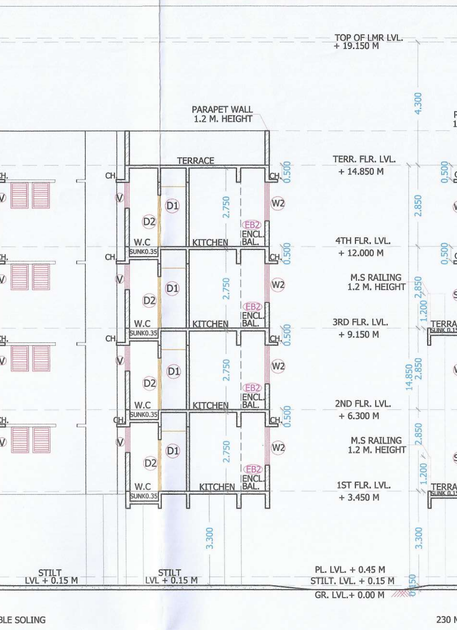
BUILDING - 1

WEST SIDE ELEVATION (BLDG NO - 1)
(SCALE 1:100)



SECTION A-A (BLDG NO - 1)
(SCALE 1:100)

SECTION B-B (BLDG NO - 1)
(SCALE 1:100)



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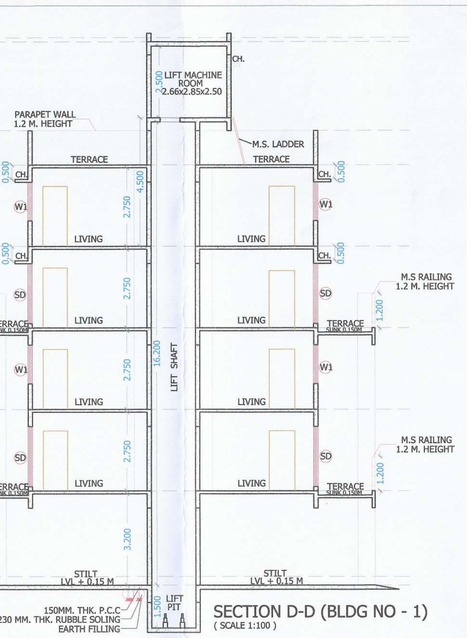
(SCALE 1:100)



SECTION D-D (BLDG NO - 1)
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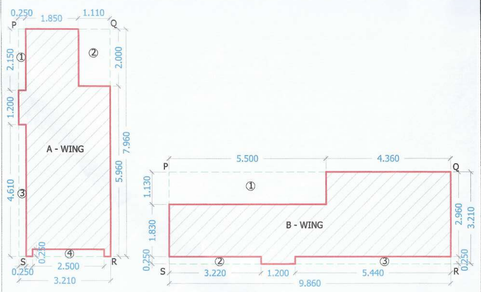


BUILT UP AREA DIAGRAM OF STILT FLOOR (BLDG NO:- 1)

BUA CALCULATION OF GROUND FLOOR (BLDG NO - 1)

(A)	A WING - STAIRCASE & LIFT BUILT UP AREA						
S.NO.	LENGTH	X	BREADTH	X	NO.	=	AREA IN SQ.M.
	3.210	X	7.960	X	1	=	25.552
DEDUCTIONS							
1	0.250	X	2.150	X	1	=	0.538
2	1.110	X	2.000	X	1	=	2.220
3	0.250	X	4.610	X	1	=	1.153
4	2.500	X	0.250	X	1	=	0.625
TOTAL						=	4.535
PROPOSED AREA			25.552	-	4.535	=	21.017
(B)	B WING - STAIRCASE & LIFT BUILT UP AREA						
	9.860	X	3.210	X	1	=	31.651
DEDUCTIONS							
1	5.500	X	1.130	X	1	=	6.215
2	3.220	X	0.250	X	1	=	0.805
3	5.440	X	0.250	X	1	=	1.360
TOTAL						=	8.380
PROPOSED AREA			31.651	-	8.380	=	23.271
TOTAL PROPOSED GROUND FLOOR AREA (A + B) = 20.971 + 23.821						=	44.287

PROPOSED TERRACE AREA OF 1ST & 3RD FLOOR (BLDG NO:- 1)

TYPE	NO. S.	X	LENGTH	X	BREATH	=	AREA IN SQ. M.
T	1	X	1.987	X	3.000	=	5.961
T1	1	X	1.410	X	2.850	=	4.019
T2	2	X	1.470	X	3.000	=	8.820
T3	1	X	1.370	X	3.000	=	4.110
T4	1	X	0.900	X	3.079	=	2.771
T5	1	X	1.250	X	2.850	=	3.563
TOTAL						=	29.243
PERMISSIBLE TERRACE AREA ON EACH FLOOR (i.e 1st & 3rd) 323.754 X 20%						=	64.751
PROPOSED TERRACE AREA ON EACH FLOOR (e. 1st & 3rd)						=	29.243

PROPOSED BALCONY AREA STATEMENT 1ST TO 4TH FLOOR (BLDG NO:- 1)

PROPOSED ENCLOSED BALCONY AREA PER FLOOR							
TYPE	NO. S.	X	LENGTH	X	BREATH	=	AREA IN SQ. M.
EB	2	X	2.750	X	1.220	=	6.710
EB1	3	X	2.750	X	1.100	=	9.075
EB2	8	X	2.960	X	1.000	=	23.680
EB3	2	X	2.675	X	1.100	=	5.885
EB4	1	X	2.600	X	1.100	=	2.860
(B)	ENCLOSED BALCONY TOTAL					=	48.210
PERMISSIBLE BALCONY AREA EACH ON 1st TO 4th FLOOR (323.754X 15%)						=	48.563
PROPOSED ENCLOSED BALCONY AREA EACH ON 1st TO 4th FLOOR						=	48.210

BUILT UP AREA STATEMENT (BUILDING NO. 1)

FLOOR'S	BUA IN SQ.M.
GROUND FLOOR	44.287
FIRST FLOOR	323.754
SECOND FLOOR	323.754
THIRD FLOOR	323.754
FOURTH FLOOR	323.754
TOTAL	1339.303

TERRACE AREA STATEMENT

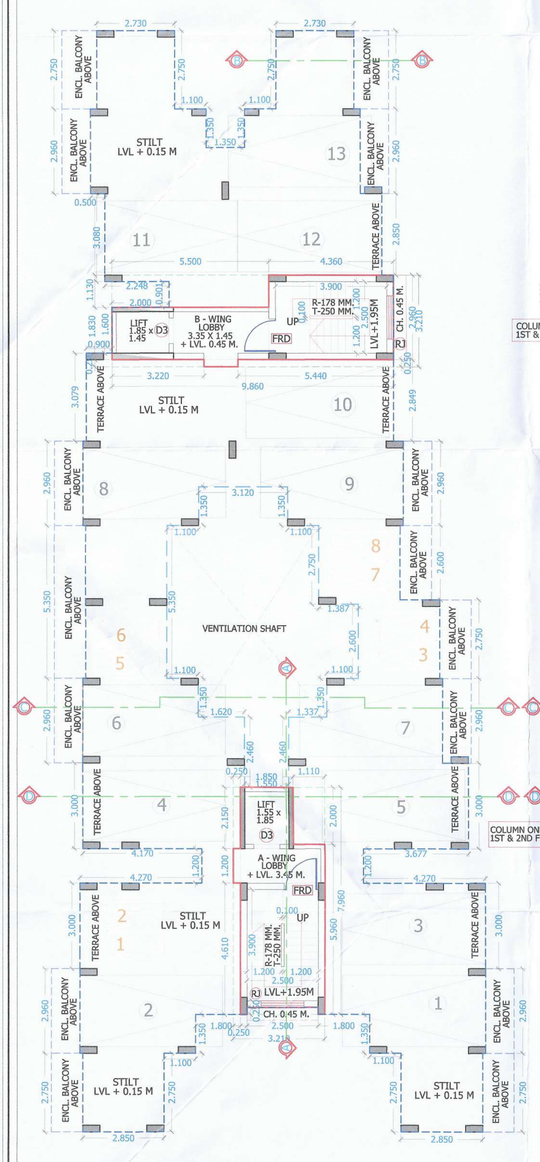
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS
1	GROUND FLOOR	44.287	0.000	0.000	0.000
	1ST FLOOR	323.754	64.751	29.243	0.000
	2ND FLOOR	323.754	64.751	29.243	0.000
	3RD FLOOR	323.754	64.751	29.243	0.000
	4TH FLOOR	323.754	64.751	29.243	0.000
	TOTAL	1339.303	259.003	116.972	0.000

* BALCONY AREA STATEMENT

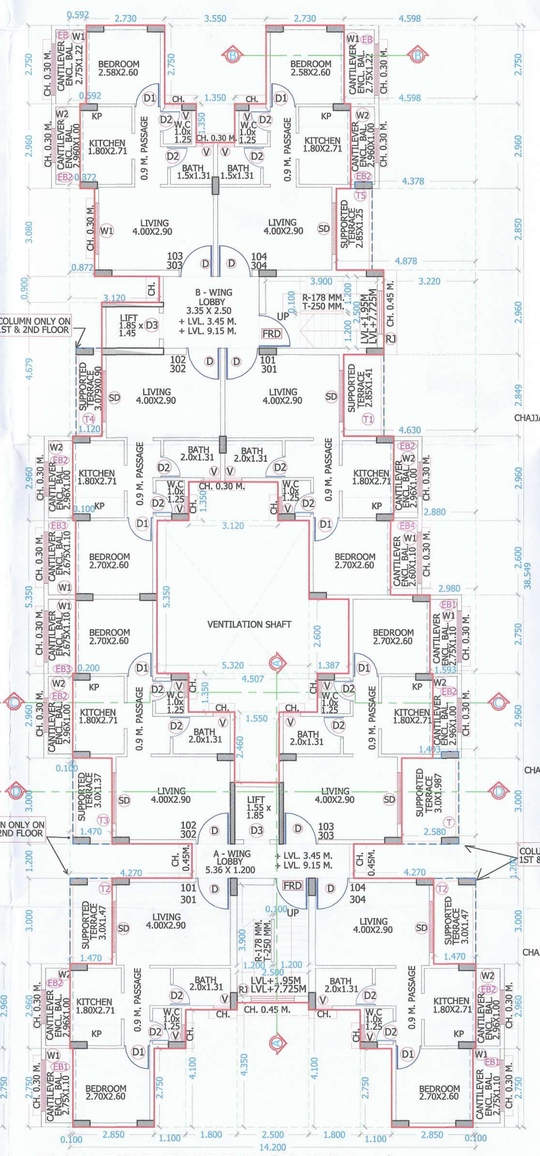
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA			
				TOTAL	ENCLOSED	OPEN	EXCESS
1	GROUND FLOOR	44.287	0.000	0.000	0.000	0.000	0.000
	1ST FLOOR	323.754	48.563	48.210	48.210	0.000	0.000
	2ND FLOOR	323.754	48.563	48.210	48.210	0.000	0.000
	3RD FLOOR	323.754	48.563	48.210	48.210	0.000	0.000
	4TH FLOOR	323.754	48.563	48.210	48.210	0.000	0.000
	TOTAL	1339.303	194.252	192.840	192.840	0.000	0.000

TENEMENTS AREA OF INDIVISUAL UNIT (BLDG NO - 1)

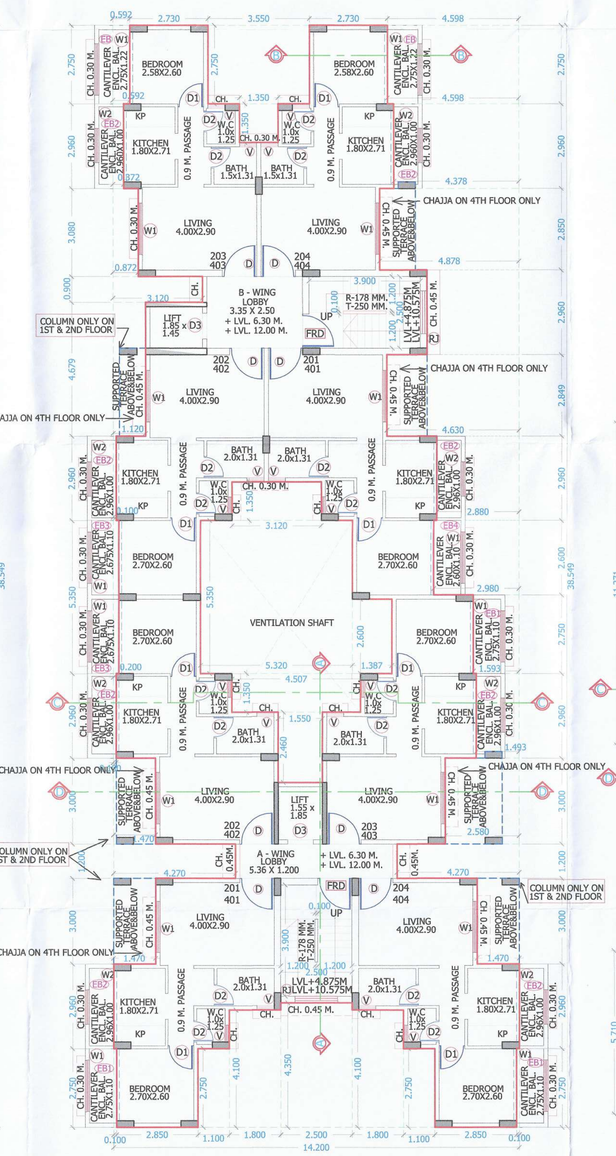
WING	FLOOR	FLAT NO.	TYPE	CARPET AREA (SQ.M.)	BALCONY AREA ENCL. BAL.	BALCONY AREA OPEN BAL.	TERRACE AREA (SQ.M.)	BUILT UP AREA (SQ.M.)
A	FIRST	101	1BHK	31.350	5.985	-----	4.410	35.362
		102	1BHK	31.214	5.902	-----	4.120	34.957
		103	1BHK	30.849	5.985	-----	5.961	34.608
		104	1BHK	31.349	5.985	-----	4.410	35.362
	SECOND	201	1BHK	31.350	5.985	-----	-----	35.362
		202	1BHK	31.214	5.902	-----	-----	34.957
		203	1BHK	30.849	5.985	-----	-----	34.608
		204	1BHK	31.349	5.985	-----	-----	35.362
	THIRD	301	1BHK	31.350	5.985	-----	4.410	35.362
		302	1BHK	31.214	5.902	-----	4.120	34.957
		303	1BHK	30.849	5.985	-----	5.961	34.608
		304	1BHK	31.349	5.985	-----	4.410	35.362
	FOURTH	401	1BHK	31.350	5.985	-----	-----	35.362
		402	1BHK	31.214	5.902	-----	-----	34.957
		403	1BHK	30.849	5.985	-----	-----	34.608
		404	1BHK	31.349	5.985	-----	-----	35.362
B	FIRST	101	1BHK	31.810	5.819	-----	3.668	35.486
		102	1BHK	30.854	5.903	-----	2.770	34.300
		103	1BHK	29.863	6.315	-----	-----	33.593
		104	1BHK	29.862	6.318	-----	3.562	33.282
	SECOND	201	1BHK	31.810	5.819	-----	-----	35.486
		202	1BHK	30.854	5.903	-----	-----	34.300
		203	1BHK	29.863	6.315	-----	-----	33.593
		204	1BHK	29.862	6.318	-----	-----	33.282
	THIRD	301	1BHK	31.810	5.819	-----	3.668	35.486
		302	1BHK	30.854	5.903	-----	2.770	34.300
		303	1BHK	29.863	6.315	-----	-----	33.593
		304	1BHK	29.862	6.318	-----	3.562	33.282
	FOURTH	401	1BHK	31.810	5.819	-----	-----	35.486
		402	1BHK	30.854	5.903	-----	-----	34.300
		403	1BHK	29.863	6.315	-----	-----	33.593
		404	1BHK	29.862	6.318	-----	-----	33.282



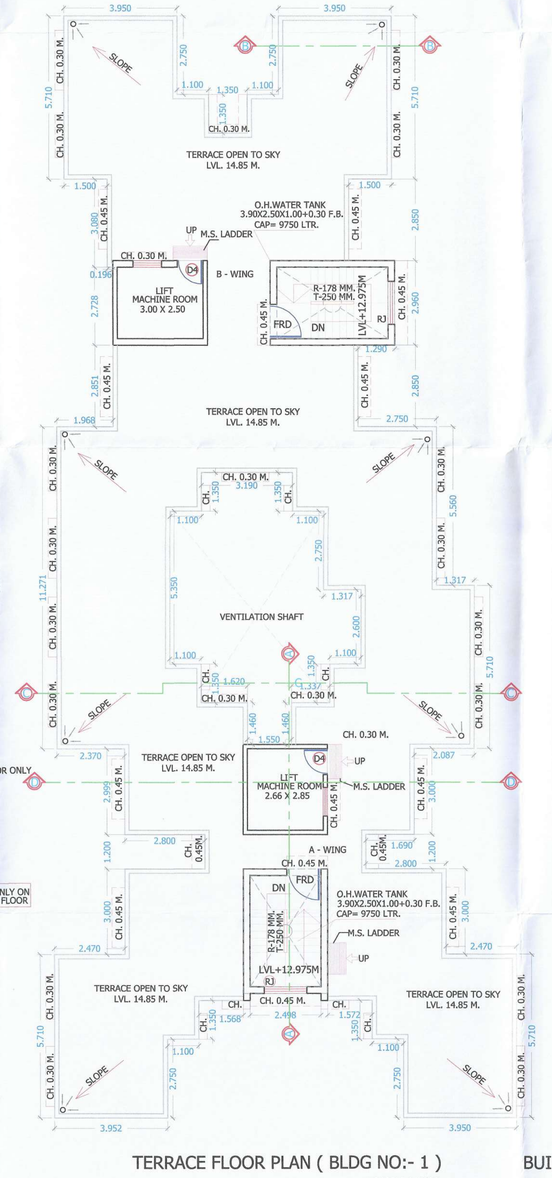
STILT FLOOR PLAN (BLDG NO:- 1)
(SCALE 1: 100)



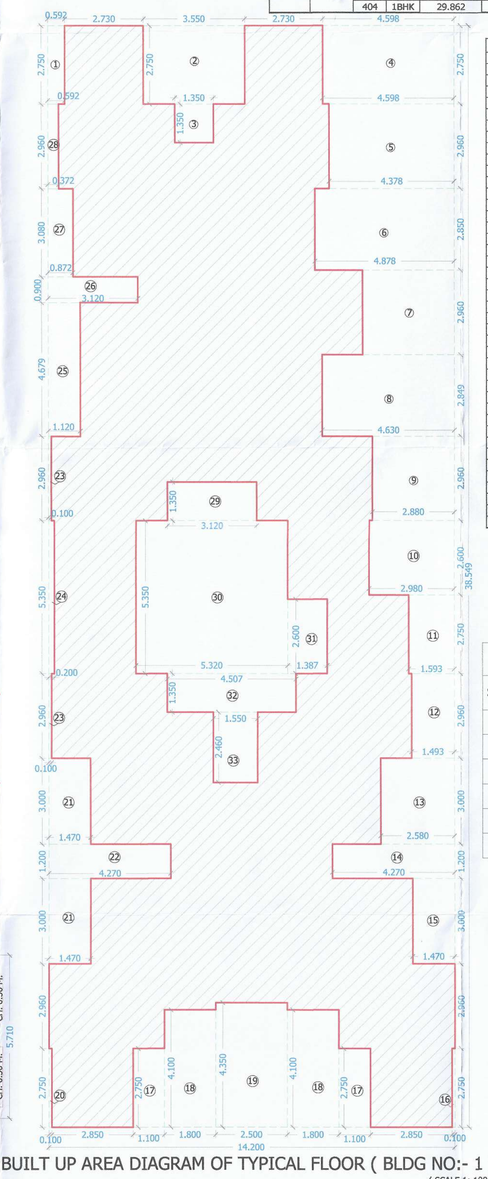
FIRST & THIRD FLOOR PLAN (BLDG NO:- 1)
(SCALE 1: 100)



SECOND & FOURTH FLOOR PLAN (BLDG NO:- 1)
(SCALE 1: 100)



TERRACE FLOOR PLAN (BLDG NO:- 1)
(SCALE 1: 100)



BUILT UP AREA DIAGRAM OF TYPICAL FLOOR (BLDG NO:- 1)
(SCALE 1: 100)

BUA CALCULATION OF FIRST TO FOURTH FLOOR (BLDG NO-1)

DESCRIPTION	LENGTH	X	BREATH	NO.	=	AREA IN SQ.M.
BLOCK (PQRS)	14.200	X	38.549	1	=	547.396
(A)	TOTAL				=	547.396
DEDUCTION						
NO.	LENTH	X	BREATH	NO.	=	AREA IN SQ.M.
1	0.592	X	2.730	1	=	1.616
2	3.550	X	2.750	1	=	9.763
3	1.350	X	1.350	1	=	1.823
4	4.598	X	2.750	1	=	12.645
5	4.378	X	2.960	1	=	12.959
6	4.878	X	2.850	1	=	13.902
7	3.220	X	2.960	1	=	9.531
8	4.630	X	2.849	1	=	13.191
9	2.880	X	2.960	1	=	8.525
10	2.980	X	2.600	1	=	7.748
11	1.599	X	2.750	1	=	4.397
12	1.493	X	2.960	1	=	4.419
13	2.580	X	3.000	1	=	7.740
14	4.270	X	1.200	1	=	5.124
15	1.470	X	3.000	1	=	4.410
16	0.100	X	2.750	1	=	0.275
17	1.100	X	2.750	2	=	6.050
18	1.800	X	4.100	2	=	14.760
19	2.500	X	4.350	1	=	10.875
20	0.100	X	2.750	1	=	0.275
21	1.470	X	3.000	2	=	8.820
22	4.270	X	1.200	1	=	5.124
23	0.100	X	2.960	2	=	0.592
24	0.200	X	5.350	1	=	1.070
25	1.120	X	4.679	1	=	5.240
26	3.120	X	0.900	1	=	2.808
27	0.872	X	3.080	1	=	2.686
28	0.372	X	2.960	1	=	1.101
29	1.350	X	3.120	1	=	4.212
30	5.320	X	5.350	1	=	28.462
31	1.387	X	2.600	1	=	3.606
32	4.507	X	1.350	1	=	6.084
33	1.550	X	2.460	1	=	3.813
(B)	TOTAL DEDUCTIONS				=	223.642
PROPOSED BUILT UP AREA EACH FLOOR						
(A - B) =	547.396	-	223.642		=	323.754
PROPOSED NET AREA OF EACH FLOOR					=	323.754

LEGEND

S.NO.	ITEM	SITE PLAN ON WHITE PRINT
1.	FSI/BUILT UP AREA LINE	
2.	WALL	
3.	RAILING	
4.	BUILDING LINE	
5.	DOOR	
6.	PARKING	

NOTE :- ALL DIMENSION ARE IN METERS

STAMP OF APPROVAL

3/4

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/ Panvel/Vihighar /BP- 403 /CC/2019 /
Date: 30/05/2019 SAP-519/643
Associate Planner (NAINA)

SCHEDULE OF DOOR / WINDOW

TYPE	SIZE IN MM	AREA IN SQ.M	SILL HEIGHT	DESCRIPTION
FRD	1.200 x 2.100	2.520	0.000	FIRE RESISTING DOOR
D	1.200 x 2.100	2.520	0.000	TEAK WOOD PANELLED DOOR
D1	0.900 x 2.100	1.890	0.000	TEAK WOOD PANELLED DOOR
D2	0.750 x 1.800	1.350	0.000	TEAK WOOD WATER PROOF FLUSH DOOR
D3	0.900 x 2.100	1.890	0.000	SLIDING SHUTTER
D4	0.900 x 1.800	1.620	0.000	TEAK WOOD PANELLED DOOR
SD	1.800 x 2.100	3.780	0.000	AL. SLIDING WINDOW/DOOR
W1	1.800 x 1.350	2.430	0.900	AL. SLIDING WINDOW
W2	1.200 x 1.250	1.500	1.000	AL. SLIDING WINDOW
V	0.600 x 0.900	0.540	1.350	AL. LOUVERED VENTILATOR
RJ	1.500 x 1.350	2.025	0.900	R.C.C. JALI

LIGHT & VENTILATION STATEMENT

ROOM	CARPET AREA IN S.Q.	1/6 REQUIRED IN S.Q. M.	TYPE OF WINDOW	AREA OF WINDOW PROPOSED IN S.Q. M.
LIVING	11.600	1.933	SD	3.780
BEDROOM	9.490	1.582	W1	2.430
KITCHEN	7.181	1.197	W2	1.500
W.C.	1.250	0.208	V	0.540
BATH	2.620	0.437	V	0.540

CONTENT OF THE SHEET:

1) PLAN OF BUILDING-1 (STILT, 1ST & 3RD FLOOR , 2ND & 4TH FLOOR PLAN)
TERRACE FLOOR PLAN, ELEVATIONS & SECTIONS
2) BUILT UP AREA DIAGRAM & STATEMENT (GROUND, FIRST TO FOURTH FLOOR)
3) TERRACE AREA STATEMENT
4) BALCONY AREA STATEMENT
5) DOOR / WINDOW SCHEDULE
6) LIGHT & VENTILATION STATEMENT.

PROJECT:

PLAN OF A PROPOSED RESIDENTIAL BUILDINGS, IN G. NO. 11, AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST.- RAIGAD.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.NO. 11 AT VILLAGE - VIHIGHAR , TAL- PANVEL DATED :11-08-2018 AND THAT THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ONSITE AND THE AREA SOWORKED OUT IS: 2326.76 SQ.M.

MR. TEJAS RAJANIKANT SHAH.
MR. JAYDAS VITTHAL PATIL
(SIGNATURE OF OWNER)
JEETENDRA PARMAR
CARPC/R/2019/APL/00131
(SIGN. OF LICENSED ENGINEER)

FORM OF CERTIFICATE .

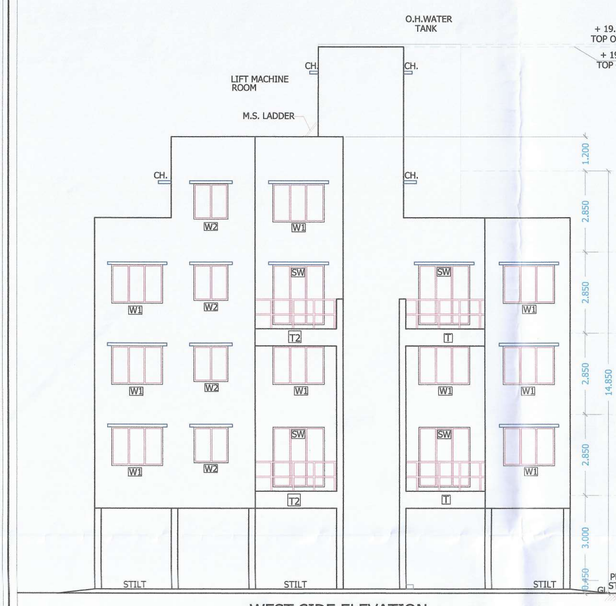
I Jetendra Parmar have been employed by the applicant as Licensied engineer. I have examined the boundaries and the area of the plot and I do hereby certify that ,I have personally verified and checked all the statements made by the applicant who is the owner /Developer in possession of the plot in the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

MR. TEJAS RAJANIKANT SHAH.
MR. JAYDAS VITTHAL PATIL
(SIGNATURE OF OWNER)
JEETENDRA PARMAR
CARPC/R/2019/APL/00131
(SIGN. OF LICENSED ENGINEER)

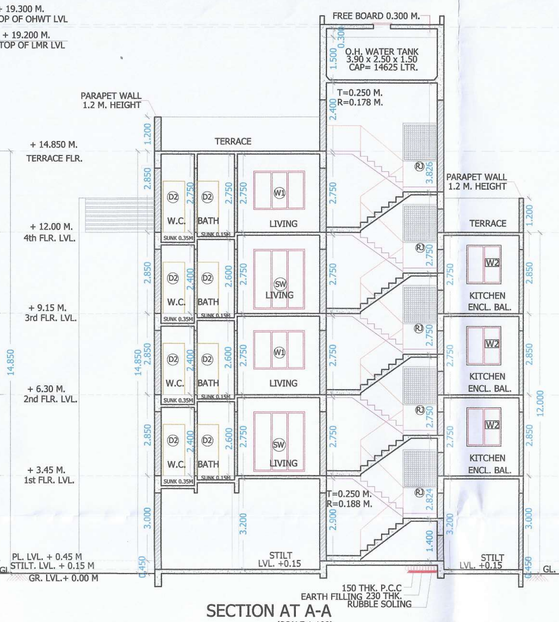
JOB. NO. JPA/03/2019
FILE NAME VIHIGHAR / SUB
DRG. NO. 3/4
SCALE AS SHOWN
DRN. BY SHRADDHA K

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

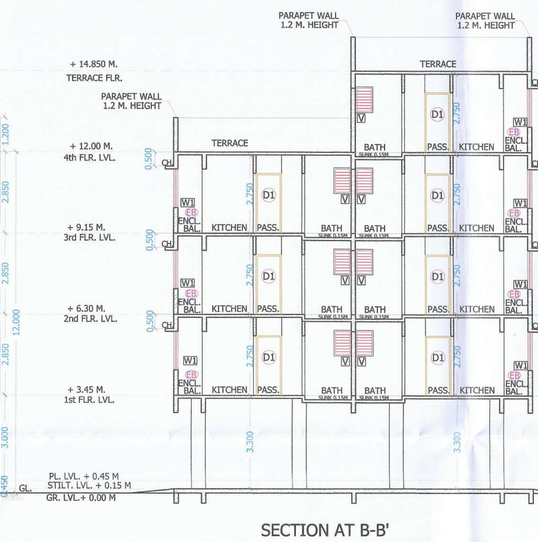
BUILDING - 2



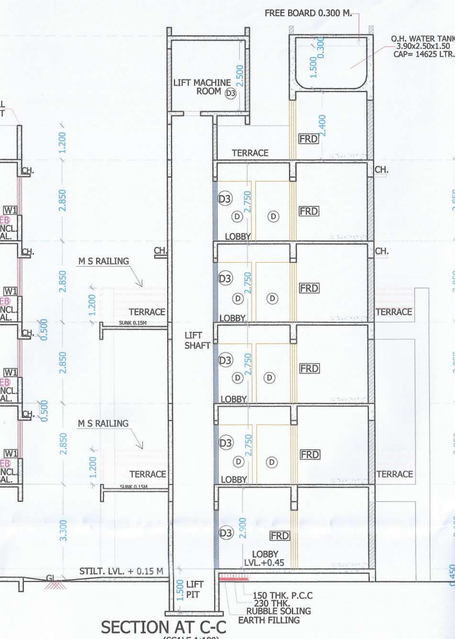
WEST SIDE ELEVATION
(SCALE 1:100)



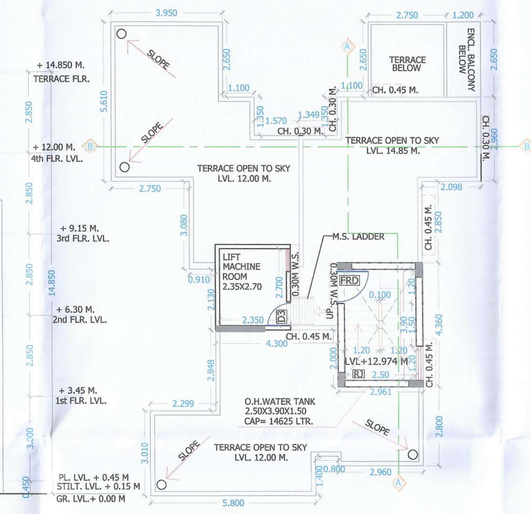
SECTION AT A-A
(SCALE 1:100)



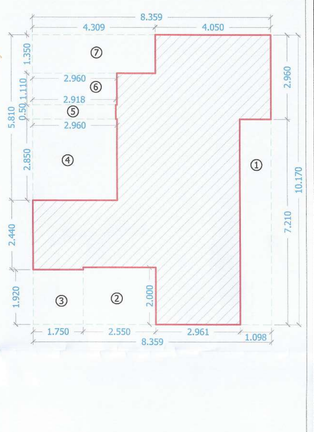
SECTION AT B-B'
(SCALE 1:100)



SECTION AT C-C
(SCALE 1:100)



TERRACE PLAN
(SCALE 1:100)



BUA CALCULATION OF FOURTH FLOOR (BLDG NO-2)

DESCRIPTION	LENGTH	X	BREATH	NO.	AREA IN SQ.M.
BLOCK (PQRS)	8.359	X	10.170	1	85.011
(A)	TOTAL			=	85.011
	DEDUCTION				
NO.	LENTH	X	BREATH	NO.	= AREA IN SQ.M.
1	7.210	X	1.098	1	= 7.917
2	2.550	X	2.000	1	= 5.100
3	1.750	X	1.920	1	= 3.360
4	2.960	X	2.850	1	= 8.436
5	2.918	X	0.500	1	= 1.459
6	1.110	X	2.960	1	= 3.286
7	1.350	X	4.309	1	= 5.817
(B)	TOTAL DEDUCTIONS			=	35.374
PROPOSED BUILT UP AREA EACH FLOOR					
(A - B) =	85.011	-	35.374	=	49.637

STAMP OF APPROVAL 4/4

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCO/NAINA/Panvel/Vihighar /BP- 403 /CC/2019 / /
Date: 30/05/2019 SAP-519/649
30/5/19
Associate Planner (NAINA)

BULIT UP AREA CALCULATION (STILT FLOOR)
(SCALE 1:100)

BUA CALCULATION OF GROUND FLOOR

(A)	(A - WING) - STAIRCASE & LIFT BUILT UP AREA						
S.NO.	LENGTH	X	BREATH	X	NO.	=	AREA IN SQ.M.
i	7.260	X	4.360	X	1	=	31.654
DEDUCTIONS							
1	3.100	X	1.920	X	1	=	5.952
2	1.200	X	1.670	X	1	=	2.004
TOTAL DEDUCTION							7.956
TOTAL AREA OF A - WING			31.654		7.956	=	23.698
PROPOSED NET OF GROUND FLOOR AREA						=	23.698

PROPOSED TERRACE AREA OF 1ST & 3RD FLOOR (BUILDING NO.2)

TYPE	NO. S.	X	LENTH	X	BREATH	=	AREA IN SQ. M.
T	1	X	2.300	X	3.000	=	6.900
T1	1	X	1.920	X	3.080	=	5.914
T2	1	X	1.395	X	3.080	=	4.297
TOTAL						=	17.110
PERMISSIBLE TERRACE AREA ON EACH FLOOR (i.e. 1ST AND 3RD) (123.115 X 20%)						=	24.623
PROPOSED TERRACE AREA ON 1ST & 3RD FLOOR						=	17.110

PROPOSED TERRACE AREA OF 4TH FLOOR (BUILDING NO.2)

TYPE	NO. S.	X	LENTH	X	BREATH	=	AREA IN SQ. M.
T3	1	X	2.750	X	2.650	=	7.288
TOTAL						=	7.288
PERMISSIBLE TERRACE AREA ON 4TH FLOOR (49.637 X 20%)						=	9.927
PROPOSED TERRACE AREA ON 4TH FLOOR						=	7.288

PROPOSED BALCONY AREA ON 1ST TO 3RD FLOOR (BUILDING NO. 2)

TYPE	S.NO.	X	LENTH	X	BREATH	=	AREA IN SQ. M.
(A)	ENCLOSED BALCONY						
EB	1	X	1.060	X	2.800	=	2.968
EB1	1	X	1.000	X	3.010	=	3.010
EB2	2	X	1.000	X	2.960	=	5.920
EB3	2	X	1.200	X	2.650	=	6.360
PROPOSED BALCONY AREA ON 1ST TO 3RD FLOOR						=	18.258
PERMISSIBLE BALCONY AREA ON EACH FLOOR (i.e. 1ST,2ND AND 3RD) (123.115 X 15%)						=	18.467

PROPOSED BALCONY AREA ON 4TH FLOOR (BUILDING NO. 2)

TYPE	S.NO.	X	LENTH	X	BREATH	=	AREA IN SQ. M.
(A)	ENCLOSED BALCONY						
EB2	1	X	1.000	X	2.960	=	2.960
PROPOSED BALCONY AREA ON 4TH FLOOR						=	2.960
PERMISSIBLE BALCONY AREA ON 4TH FLOOR (49.637 X 15%)						=	7.446

BUA CALCULATION OF FIRST TO THIRD FLOOR (BLDG NO-2)

DESCRIPTION	LENGTH	X	BREATH	NO.	AREA IN SQ.M.
BLOCK (PQRS)	11.019	X	16.680	1	183.797
(A)	TOTAL			=	183.797
	DEDUCTION				
NO.	LENTH	X	BREATH	NO.	= AREA IN SQ.M.
1	0.200	X	2.650	2	= 1.060
2	5.119	X	2.650	1	= 13.565
3	2.920	X	1.350	1	= 3.942
4	1.098	X	7.211	1	= 7.918
5	2.158	X	3.860	1	= 8.330
6	1.900	X	1.060	1	= 2.014
7	0.800	X	1.400	1	= 1.120
8	1.361	X	3.010	1	= 4.097
9	2.660	X	4.980	1	= 13.247
10	1.750	X	3.080	1	= 5.390
(B)	TOTAL DEDUCTIONS			=	60.682
PROPOSED BUILT UP AREA EACH FLOOR					
(A - B) =	183.797	-	60.682	=	123.115
PROPOSED NET AREA OF EACH FLOOR				=	123.115

BUILT UP AREA STATEMENT
(BUILDING NO. 2)

FLOOR'S	BUA IN SQ.M.
GROUND FLOOR	23.698
FIRST FLOOR	123.115
SECOND FLOOR	123.115
THIRD FLOOR	123.115
FOURTH FLOOR	49.637
TOTAL	442.680

TERRACE AREA STATEMENT

BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS
2	GROUND FLOOR	23.698	0.000	0.000	0.000
	1ST FLOOR	123.115	24.623	17.110	0.000
	2ND FLOOR	123.115	24.623	0.000	0.000
	3RD FLOOR	123.115	24.623	17.110	0.000
	4TH FLOOR	49.637	9.927	7.288	0.000
	TOTAL	442.680	83.796	41.508	0.000

* BALCONY AREA STATEMENT

BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA			
				TOTAL	ENCLOSED	OPEN	EXCESS
2	GROUND FLOOR	23.698	0.000	0.000	0.000	0.000	0.000
	1ST FLOOR	123.115	18.467	18.258	18.258	0.000	0.000
	2ND FLOOR	123.115	18.467	18.258	18.258	0.000	0.000
	3RD FLOOR	123.115	18.467	18.258	18.258	0.000	0.000
	4TH FLOOR	49.637	7.446	2.960	2.960	0.000	0.000
	TOTAL	442.680	62.847	57.734	57.734	0.000	0.000

TENEMENTS AREA OF INDIVISUAL UNIT (BLDG NO - 2)

WING	FLOOR	FLAT NO.	TYPE	CARPET AREA	BALCONY AREA ENCL. BAL.	TERRACE AREA	BUILT UP AREA
A	FIRST	101	1BHK	30.619	5.978	6.898	34.277
		102	1BHK	30.019	6.140	4.298	33.771
		103	1BHK	30.344	6.140	5.914	33.900
	SECOND	201	1BHK	30.619	5.978	—	34.277
		202	1BHK	30.019	6.140	—	33.771
		203	1BHK	30.344	6.140	—	33.900
	THIRD	301	1BHK	30.619	5.978	6.898	34.277
		302	1BHK	30.019	6.140	4.298	33.771
		303	1BHK	30.344	6.140	5.914	33.900
	FOURTH	401	1RK	23.844	2.960	7.287	26.956

SPECIFICATIONS

External wall thk.	0.150 M.
Internal wall thk.	0.100 M.

DOOR / WINDOW SCHEDULE

TYPE	SIZE IN MM.	AREA IN SQ.M.	STILL HEIGHT	DESCRIPTION
FRD	1.200 X 2.100	2.520	0.000	FIRE RESISTING M.S. DOOR
D	1.200 X 2.100	2.520	0.000	T. W. PANELLED DOOR
D1	0.900 X 2.100	1.890	0.000	T. W. PANELLED DOOR
D2	0.750 X 1.800	1.350	0.000	T. W. FLUSH DOOR
D3	0.900 X 2.100	1.890	0.000	SLIDING SHUTTER
SW	1.800 X 2.100	3.780	0.900	AL. SLIDING WINDOW
W1	1.800 X 1.350	2.430	0.900	AL. SLIDING WINDOW
W2	1.200 X 1.250	1.500	1.000	AL. SLIDING WINDOW
RJ	1.200 X 1.340	1.608	0.900	R.C.C. JALI
V	0.600 X 0.900	0.540	1.350	AL. LOUVERED VENTILATOR

LIGHT & VENTILATION STATEMENT

ROOM	CARPET AREA IN S.Q.	1/6 REQUIRED IN S.Q. M.	TYPE OF WINDOW	AREA OF WINDOW PROPOSED IN S.Q. M.
LIVING	12.034	2.006	SW	3.780
BEDROOM	9.214	1.536	W1	2.430
KITCHEN	7.180	1.197	W2	1.500
W.C.	1.300	0.217	V	0.540
BATH	1.965	0.328	V	0.540

CONTENT OF THE SHEET:

1) PLAN OF BUILDING-1 (STILT, 1ST & 3RD FLOOR , 2ND , 4TH FLOOR PLAN)
TERRACE FLOOR PLAN, ELEVATIONS & SECTIONS
2) BUILT UP AREA DIAGRAM &STATEMENT (GROUND, FIRST TO THIRD, FOURTH FLOOR)
3) TERRACE AREA STATEMENT
4) BALCONY AREA STATEMENT
5) DOOR / WINDOW SCHEDULE
6) LIGHT & VENTILATION STATEMENT.

PROJECT:

PLAN OF A PROPOSED RESIDENTIAL BUILDINGS, IN G. NO. 11,
AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST.- RAIGAD.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING G.NO. 11 AT VILLAGE - VIHIGHAR , TAL- PANVEL DATED :11-OF-2018 AND THAT THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ONSITE AND AREA SO WORKED OUT IS 2309.767 SQ.M.

MR. TEJAS RAJANIKANT SHAH.
MR. JAYDAS VITTHAL PATIL
(SIGNATURE OF OWNER)

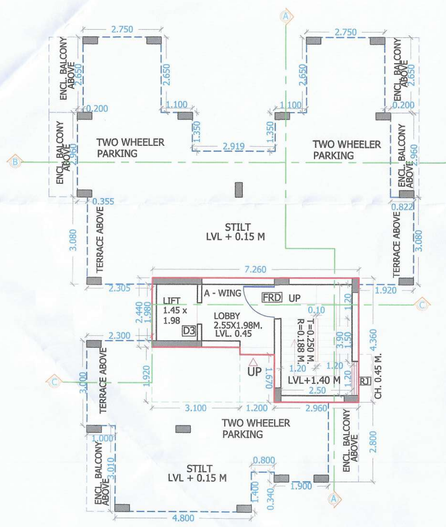
JEETENDRA PARMAR
CARPC/R/2019/APL/00131
(SIGN. OF LICENSED ENGINEER)

FORM OF CERTIFICATE .

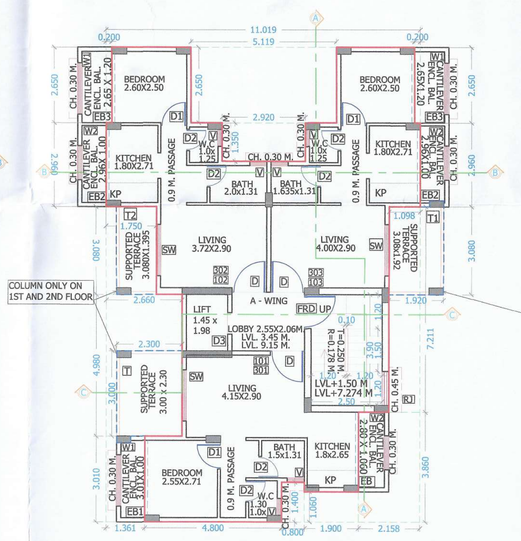
I Jetendra Parmar have been employed by the applicant as Licensed engineer. I have examined the boundaries and the area of the plot and I do hereby certify that ,I have personally verified and checked all the statements made by the applicant who is the owner /Developer in possession of the plot as shown in the form and found them to be correct.

MR. TEJAS RAJANIKANT SHAH.
MR. JAYDAS VITTHAL PATIL
(SIGNATURE OF OWNER)

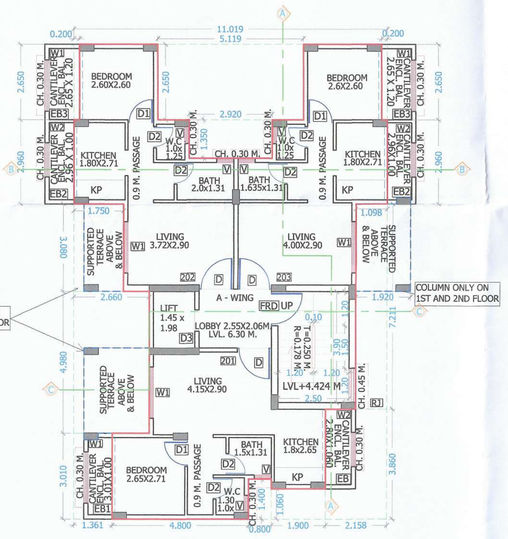
JEETENDRA PARMAR
CARPC/R/2019/APL/00131
(SIGN. OF LICENSED ENGINEER)



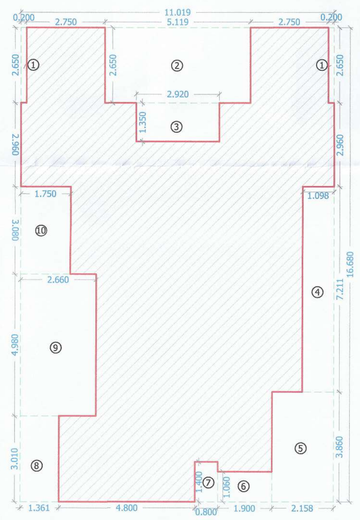
STILT PLAN
(SCALE 1:100)



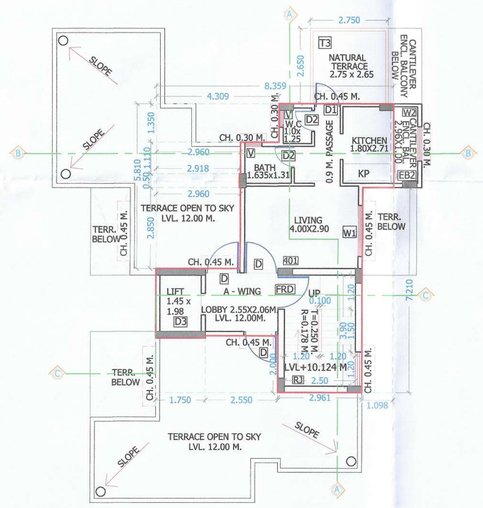
FIRST AND THIRD FLOOR
(SCALE 1:100)



SECOND FLOOR
(SCALE 1:100)



BULIT UP AREA CALCULATION (1ST TO 3RD FLOOR)
(SCALE 1:100)



FOURTH FLOOR
(SCALE 1:100)

LEGEND

SR.	ITEM	SITE PLAN ON WHITE PRINT
1.	FSI/BUILT UP AREA LINE	
2.	WALL	
3.	RAILING	
4.	BUILDING LINE	
5.	DOOR	

NOTE :- ALL DIMENSION ARE IN METERS

JEETENDRA PARMAR AND ASSOCIATES
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jeetendra_parmar2000@yahoo.com

JOB. NO. JPA/03/2019
FILE NAME VIHIGHAR / SUB
DRG. NO. 4/4
SCALE AS SHOWN
DRN. BY SHRADDHA K