

** PARKING STATEMENT - PLEASE REFER D OF PROFORMA - I									
TENEMENTS SIZE CARPET AREA IN SQ.M.	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 sq mt.	2.0 sq mt.	12.5 sq mt.	2.0 sq mt.			
RESIDENTIAL UP TO 35	36	4 tenements having carpet area upto 35 sq m. each	9						
RESIDENTIAL BETWEEN 35 - 45	6	2 tenements having carpet area between 35 - 45 sq m.	3						
RESIDENTIAL BETWEEN 45 - 60	9	1 tenement having carpet area between 45 - 60 sq m.	9						
	51		21						
		Visitor's parking 10%	21 x 10% = 3						
TOTAL CAR PARKING			24						

OPEN SPACE AREA CALCULATION
SCALE : 1:200

OPEN SPACE AREA CALCULATION									
Triangle number	Triangle	1/2	Base (m)	Height (m)	Area (sqm)				
[1]	[2]	[3]	[4]	[5]	[6]	[7] = (3) x (4) x (5) x (6)			
1	1	1	0.50	32.90	12.76	209.97			
2	1	1	0.50	32.90	3.25	53.38			
3	1	1	0.50	27.79	3.63	50.44			
4	1	1	0.50	23.44	3.47	40.69			
5	1	1	0.50	20.22	4.03	40.69			
6	1	1	0.50	33.62	9.56	160.66			
					Total	555.83			

T.I.L.R. AREA CALCULATION									
Sr. No.	Triangle Number	Number of Triangle	1/2	Base (m)	Height (m)	Area (Sq.M.)			
1	1	1	0.5	33.222	15.628	259.597			
2	2	1	0.5	30.798	13.614	209.642			
3	3	1	0.5	46.357	23.035	533.917			
4	4	1	0.5	42.643	14.442	307.925			
5	5	1	0.5	26.209	9.063	118.766			
6	6	1	0.5	29.38	20.736	304.612			
7	7	1	0.5	54.409	3.251	88.442			
8	8	1	0.5	65.646	24.068	789.984			
9	9	1	0.5	75.85	13.153	498.828			
10	10	1	0.5	78.883	1.692	66.735			
11	11	1	0.5	78.883	38.97	1537.035			
12	12	1	0.5	61.991	10.452	323.965			
13	13	1	0.5	19.535	9.759	95.321			
14	14	1	0.5	13.82	1.636	11.305			
15	15	1	0.5	49.594	4.566	113.223			
16	16	1	0.5	43.104	9.276	199.916			
17	17	1	0	80	0	0.034			
18	18	1	0.435	80	0	0.435			
TOTAL AREA WITHIN 200 M BELT OF GAOTHAN						5467.681			
19	19	1	0	80	0	89.991			
20	20	1	0	80	0	29.315			
TOTAL AREA OUTSIDE 200 M BELT OF GAOTHAN						119.306			
TOTAL LAND AREA						5586.987			

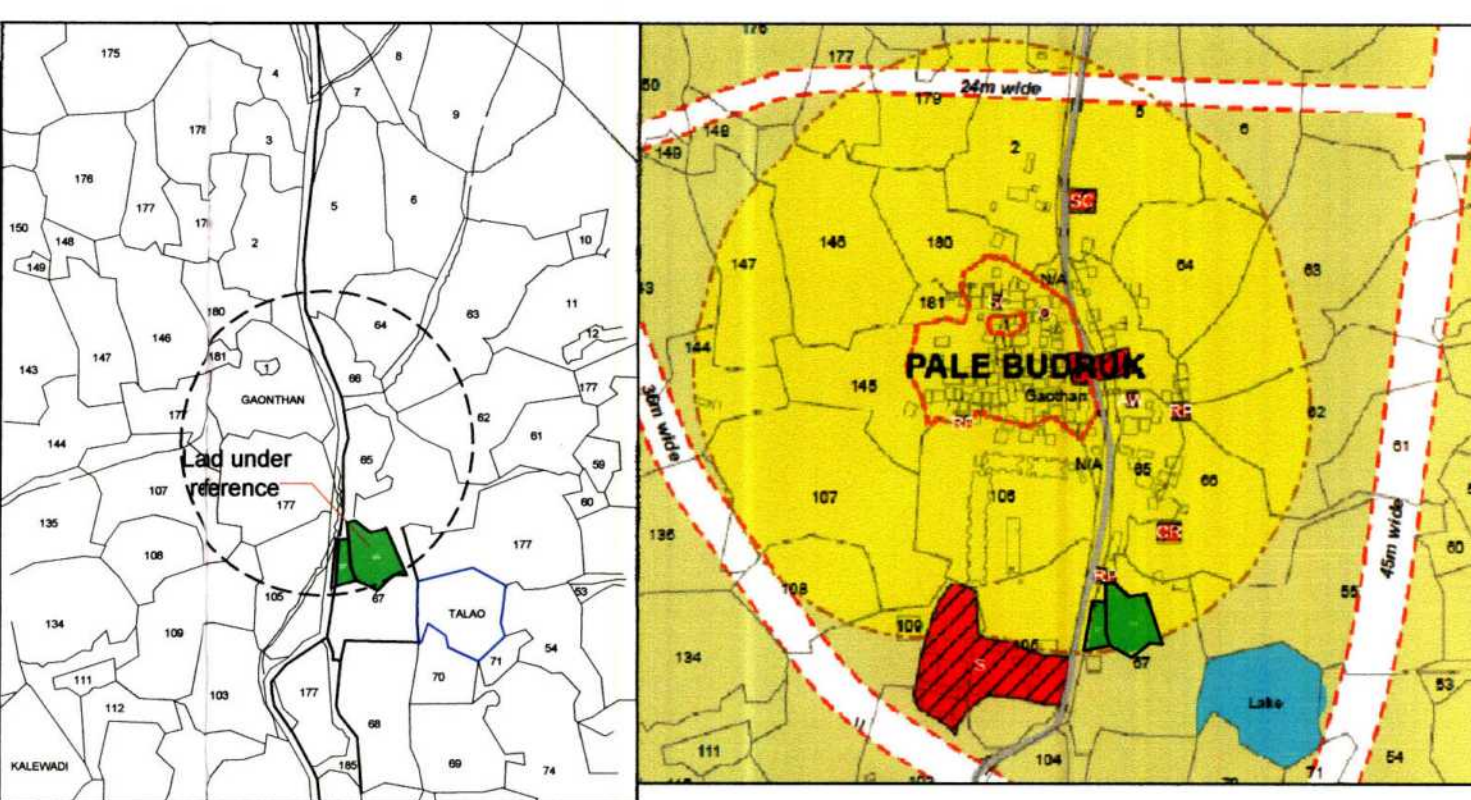
TRIANGULATION DIAGRAM OF TILR MAP - 5586.987 SQ.MTS
SCALE 1:500

Legend			
Sr. no.	Item	Site plan on white print	Building plan on white print
(1)	(2)	(3)	(4)
1	Plot line		
2	Existing street		
3	Future street		
4	Permissible building line		
5	Marginal open spaces		
6	Drainage & Sewerage work		
7	Water supply work		
8	R/W line		
9	Proposed work		
10	S.W.Drain		
11	Car parking		
12	Two wheeler parking		
13	Cycle parking		

TOTAL BUILT-UP AREA SUMMARY IN SQ.MTS				
FLOORS	BUILDING NO.	EW/S+SALE BLDG 1	SALE BLDG 2	TOTAL (EW/S+SALE)
GROUND		39.34	76.22	115.56
FIRST(EWS)		295.99	514.43	810.42
SECOND(EWS)		295.99	514.43	810.42
THIRD		295.99	514.43	810.42
TOTAL		927.31	1619.51	2546.82

BALCONY AREA STATEMENT**									
WINGS NO.	FLOORS	Built-up area	Permissible	Proposed terrace	Excess				
		(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)				
[1]	[2]	[3]	[4]	[5]	[6]	[7] = (3) - (4) - (5) - (6)			
BUILD NO. 1 (EWS+SALE)	1	295.99	44.40	2.87	2.87	0.00			
	2	295.99	44.40	2.87	2.87	0.00			
	3	295.99	44.40	2.87	2.87	0.00			
TOTAL		887.97	133.20	8.61	8.61	0.00			
BUILD NO. 2 A&B WING (SALE COMPONENT)	1	514.43	77.16	60.25	2.50	57.75			
	2	514.43	77.16	60.25	2.50	57.75			
	3	514.43	77.16	60.25	2.50	57.75			
TOTAL		1543.29	231.49	180.75	7.50	173.25			
GRAND TOTAL		2431.26	364.69	189.36	16.11	173.25			

TERRACE AREA STATEMENT									
FLOOR	Built-up area	Permissible	Proposed terrace	Total terrace area					
	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)					
[1]	[2]	[3]	[4]	[5]					
BUILDING NO. 1 (EWS + SALE COMPONENT)	1st	295.99	59.20	15.27	15.27				
	2nd	295.99	59.20	15.27	15.27				
	3rd	295.99	59.20	15.27	15.27				
TOTAL		887.97	177.60	45.81	45.81				
BUILDING NO. 2 A&B WING (SALE COMPONENT)	1st	514.43	102.89	32.49	32.49				
	2nd	514.43	102.89	32.49	32.49				
	3rd	514.43	102.89	32.49	32.49				
TOTAL		1543.29	308.66	97.96	97.96				
GRAND TOTAL		2431.26	486.26	143.77	143.77				



(SCALE : NTS)

LAYOUT PLAN

1/5

DEVELOPMENT PERMISSION GRANTED

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

CIDCONAMA/Panvel, R/c Budruk, MP-215/CC/2012, 1863/CAP/905

Date: 15 JUL 2019

Associate Planner (NAMA)

A AREA STATEMENT		
Sr. No.	Particulars	Area in Sq.Mt.
1	Area of Plot as per 7/12 extract	5540.00
2	Area of Plot as per measurement plan (As per triangulation of TILR at true scale)	5586.99
3	Area of plot as per Physical Survey	5732.58
4	Area of plot, considered (least of (1), (2) & (3) above)	5540.00
5	Area of Plot Within 200m. From Gaothan Boundary (As per triangulation of TILR at true scale)	5467.68
6	Area of Plot Outside 200m. From Gaothan Boundary (As per triangulation of TILR at true scale)	119.30
7	DEDUCTION FOR	
a.	Existing road acquisition area	0
b.	Proposed road	0
c.	Any reservation	0
8	Gross area of the Plot (4-7)	5540.00
9	Deduction for Amenity space if Any	NA
10	Recreational open space required (10% of 8)	554
11	Recreational open space provided	555.83
12	Net area of plot	5540.00
13	Permissible FSI	1
14	Permissible Built up Area = { (12) X (13) }	5540.00
15	Proposed Built Up Area (Sale)	1954.84
16	Required LIG/EWS FSI	0.2
17	Required Built Up Area (LIG/EWS) (0.2 X 15)	390.97
18	Proposed Built Up Area (LIG/EWS)	591.98
19	Total Proposed Built Up Area (Sale + LIG/EWS) (15+18)	2546.82
20	Balance Built Up Area { (14) - (19) }	2993.18
21	FSI Consumed { (19) ÷ (14) }	0.46
22	FSI Balanced (13-21)	0.54
Number of units Proposed		51
a. Residential (Sale)		37
b. Residential (LIG/EWS)		14
(A) Trees to be planted against plot area { 8 + 100 }		56
(B) Trees to be planted against open space { (11) + 100 x 5 }		28
(C) Required Number of trees to be planted { (A) + (B) }		84
Balcony area statement		NA
TDR		NA
Parking statement (for details refer parking area statement)		NA
Loading/Unloading spaces		NA

SHEET CONTENTS :

LAYOUT PLAN, OPEN SPACE AREA CALCULATION, TILR AREA CALC., CLUB HOUSE AREA CALCULATION, OPEN SPACE AREA CALCULATION, BUILT UP AREA STATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, TENEMENT & PARKING AREA STATEMENT

FORM OF CERTIFICATE

I Satish Manohar have been employed by the applicant 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 possession of the plot as in the above form and found them to be correct.

Unit 101, 102, Subst. Price, Near Garden Road, Panvel, 410206

OWNERS NAME & SIGNATURE

Certified that I have surveyed the plot bearing gut no 67/1A & 105/2, at village - Pale Budruk, Tal - Panvel, Dist - Raigad, dated 27/02/2018 and the dimensions of the sides etc of the plot stated on the plan are measured on site and area so worked out is 5732.82 sq.mts.

1. VINAY PRAKASH SINGH

2. SANTOSH KUMAR SHETTY
SIGNATURE OF OWNERS
SPACE INDIA BUILDERS & DEVELOPERS PARTNER

DESCRIPTION OF THE PROPERTY

PROPOSED RESIDENTIAL BUILDING ON S.NO. 67/1 A, 105/2 AT VILLAGE - PALE BUDRUK, TAL. PANVEL, DIST. RAIGAD.

VASTUKALP

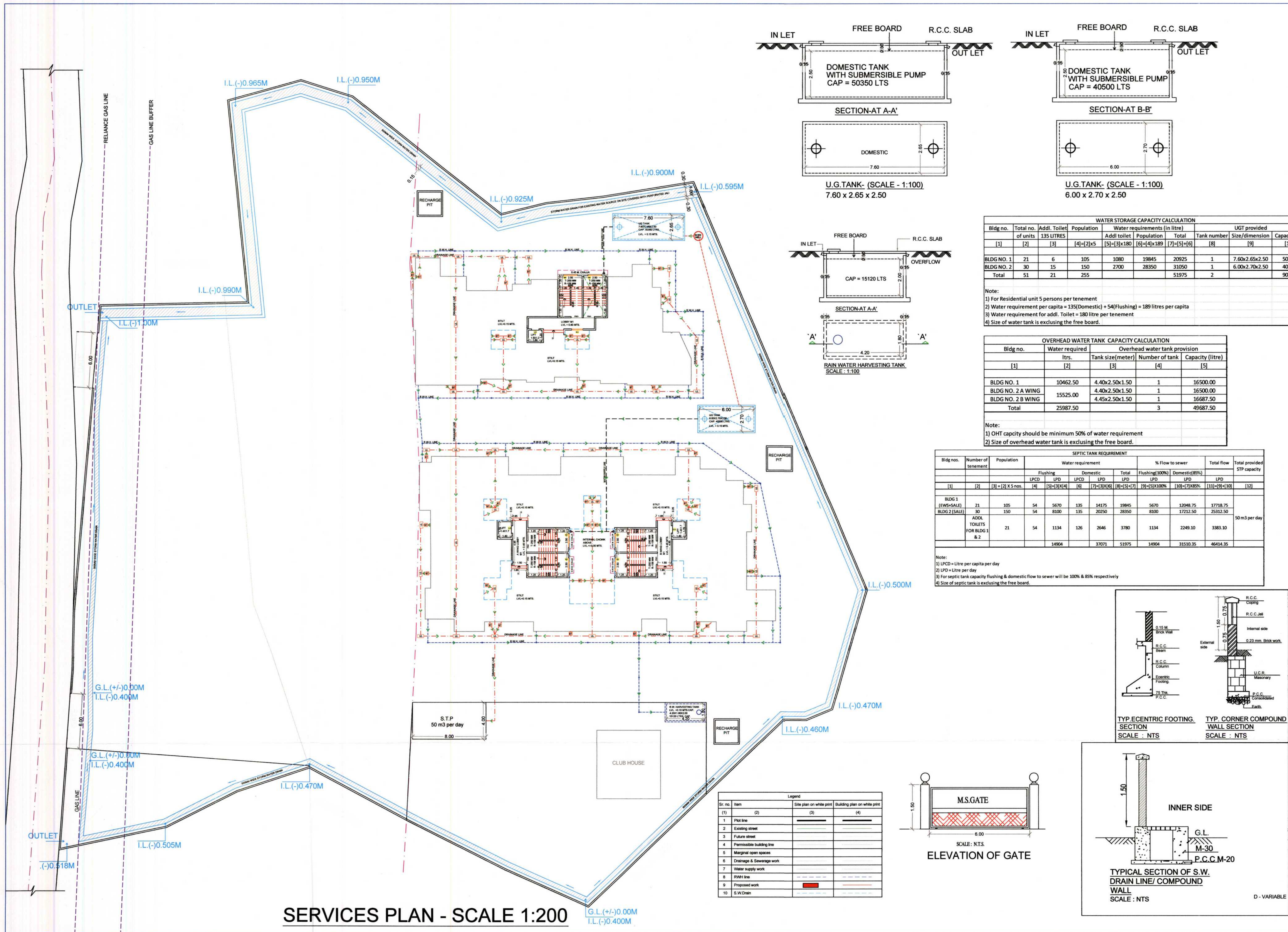
ARCHITECT
R.C.C. CONSULTANT
APPROVED VALUER
LAND & PROJECT CONSULTANT

Head Office :
Unit 101, 102, Susheel Pride
Near Garden Hotel
Panvel. 410206
Phone/Fax : 022-27450651

Branch Office :
Sai Ashirvad, Shop No. 5
Near Alibag Municipal Council
Balaji Naka, Alibag.
Phone/Fax : 952141-225574

SCALE	AS SHOWN
DATE	08/07/2019
DRN. BY	PRITYA
REVISION	

LAYOUT PLAN - SCALE 1:200



DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
CIDCON/NAINA/Panvel/Pale Budruk /BP-245/CC/2019/2, 869/4ap/905
Date: **15.11.2019**
Associate Planner (NAINA)

SHEET CONTENTS:
SERVICES PLAN, UGT PLAN & SECTION & CAP. CAL., GATE ELEVATION, OHT CAP. CALCULATION, SEPTIC TANK & SOAK PIT PLAN & SECTION, & CAP. CAL., S.W.DRAIN TYP. SECTION, COUMPOUND WALL SECTION, ECCENTRIC FOOTING SECTION

FORM OF CERTIFICATE
I Satish Manohar have been employed by the applicant 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 possession of the plot as in the above form and found them to be correct.

AR. SATISH MANOHAR
CA/221/4576
Sushel Pride, F.P.67/1, First Floor,
Unit 101, 102, Near Garden Hotel, Panvel, 410206.
vankalp@gmail.com, 93222 70766

OWNERS NAME & SIGNATURE
Certified that I have surveyed the plot bearing gut no 67/1A & 105/2, at village - Pale Budruk, Tal- Panvel, Dist - Raigad, dated 27/02/2018 and the dimensions of the sides etc of the plot stated on the plan are measured on site and area so worked out is 5732.82 sq.mts.

1. VINAY PRAKASH SHINGH
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SIGNATURE OF OWNERS
SPACE INDIA BUILDERS & DEVELOPERS
PARTNER
AR. SATISH MANOHAR
CA/221/4576
Sushel Pride, F.P.67/1, First Floor,
Unit 101, 102, Near Garden Hotel, Panvel, 410206.
vankalp@gmail.com, 93222 70766

DESCRIPTION OF THE PROPERTY
PROPOSED RESIDENTIAL BUILDING
ON S.NO. 67/1 A, 105/2 AT VILLAGE
PALE BUDRUK, TAL. PANVEL, DIST.
RAIGAD.

VASTUKALP
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Phone/Fax : 952141-225574

SCALE	AS SHOWN
DATE	08/07/2019
DRN. BY	PRIYA
REVISION	



DEVELOPMENT PERMIT: GRANTED

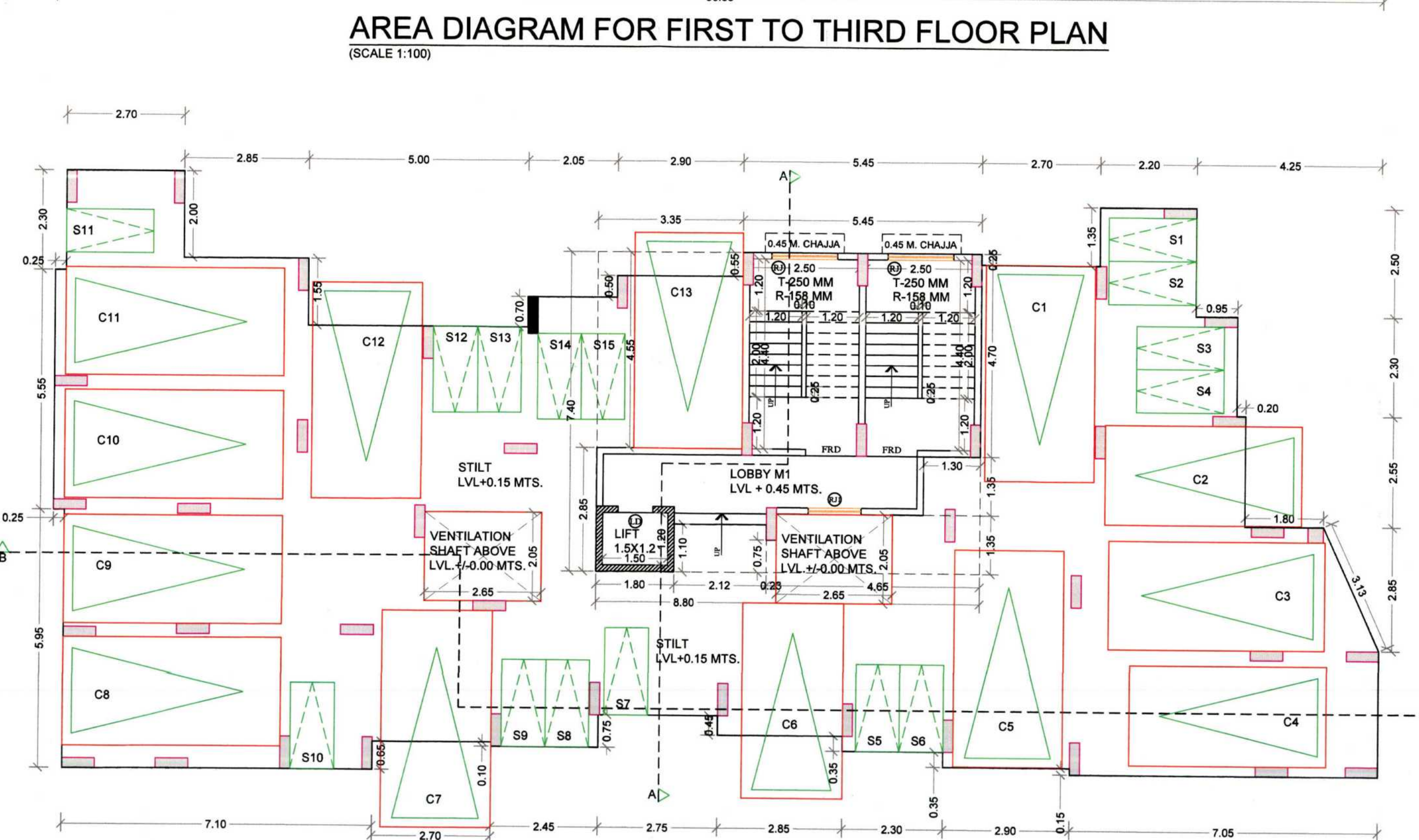
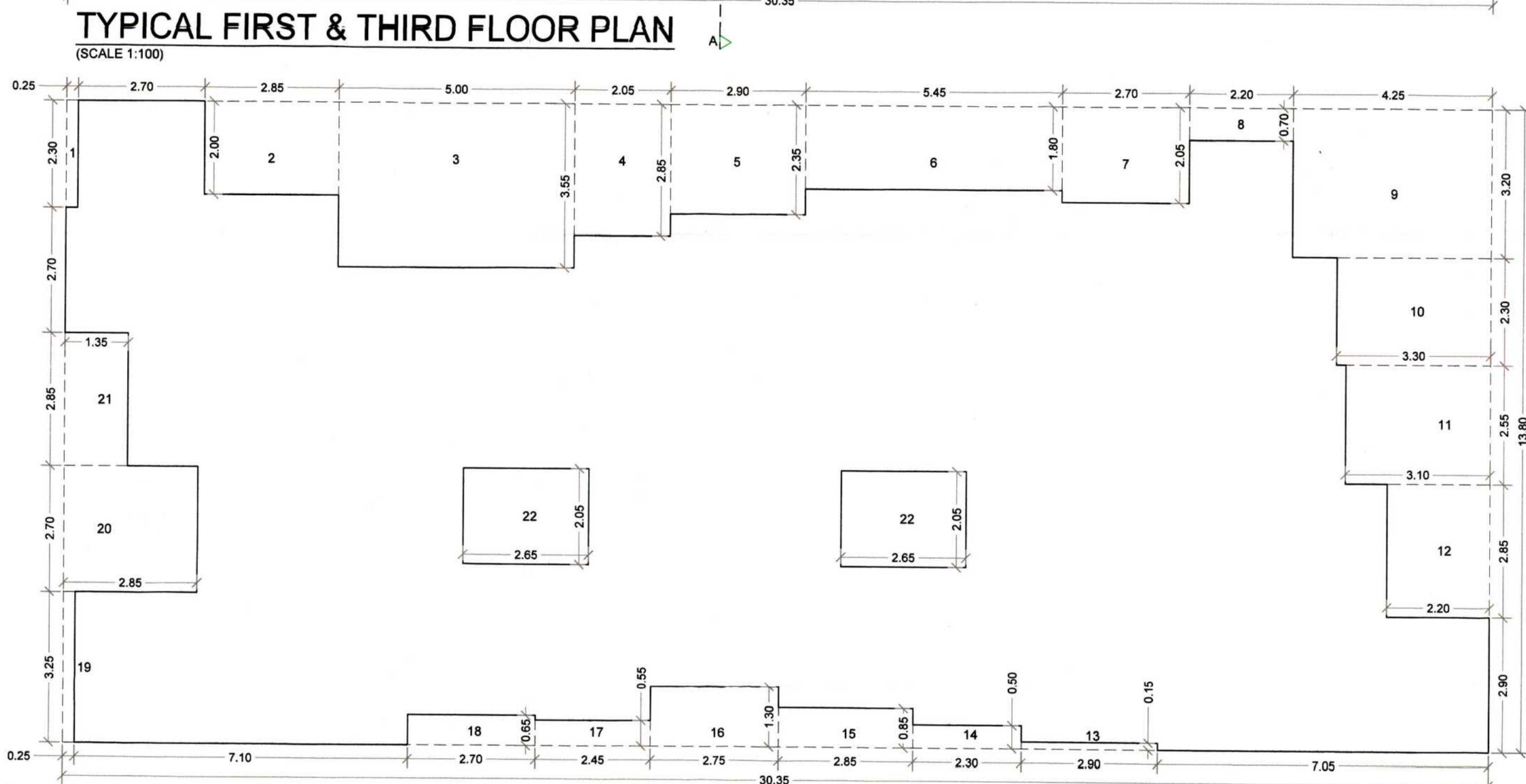
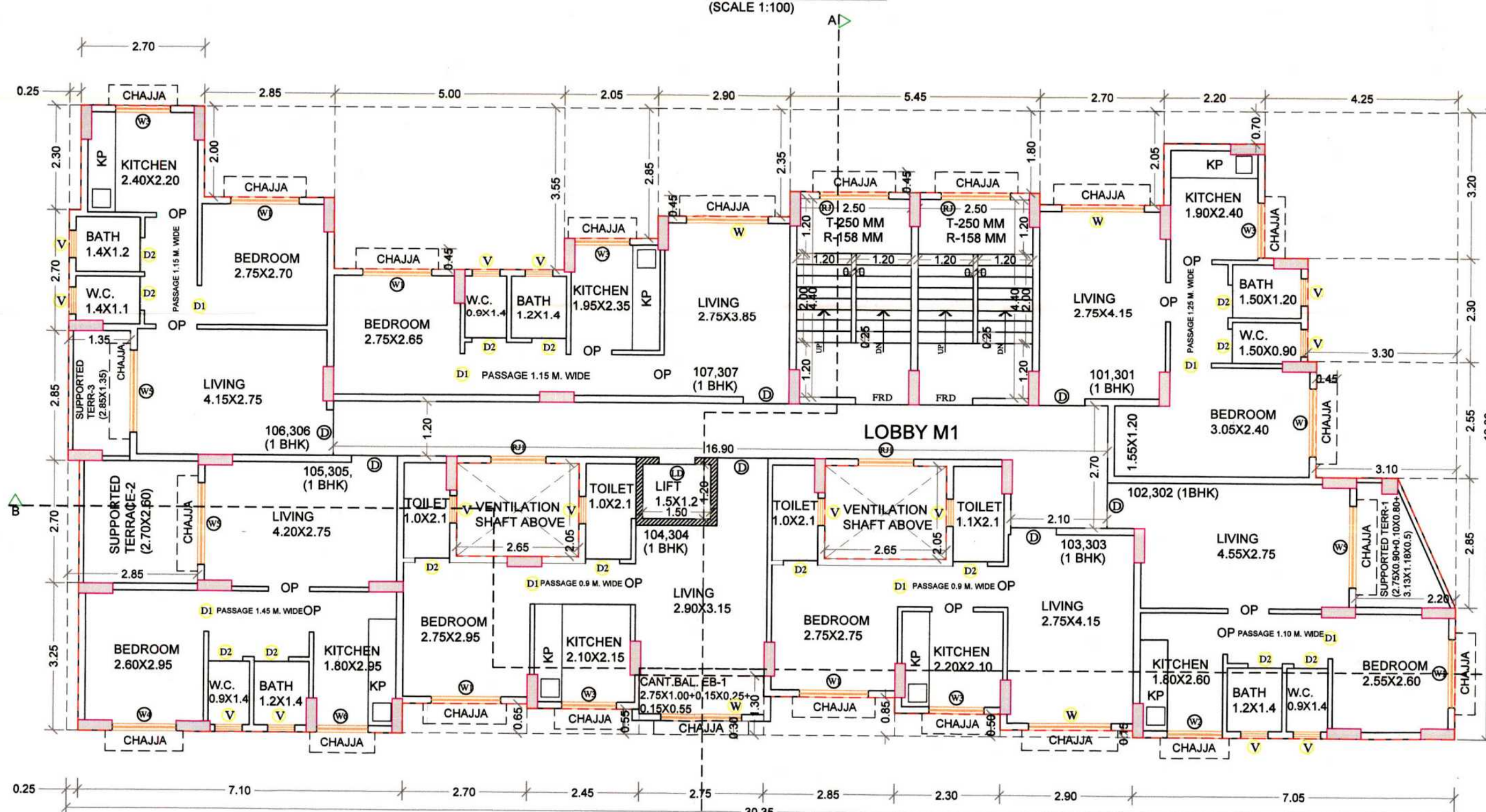
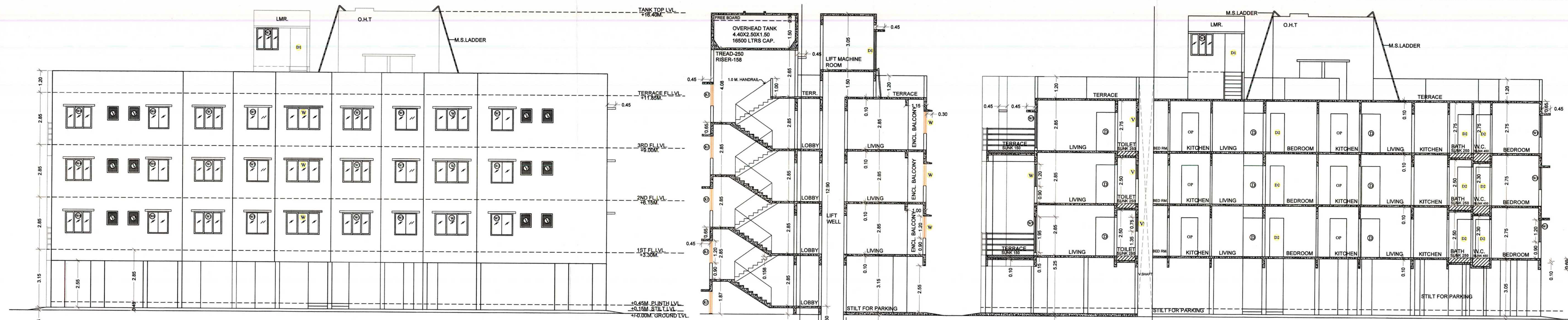
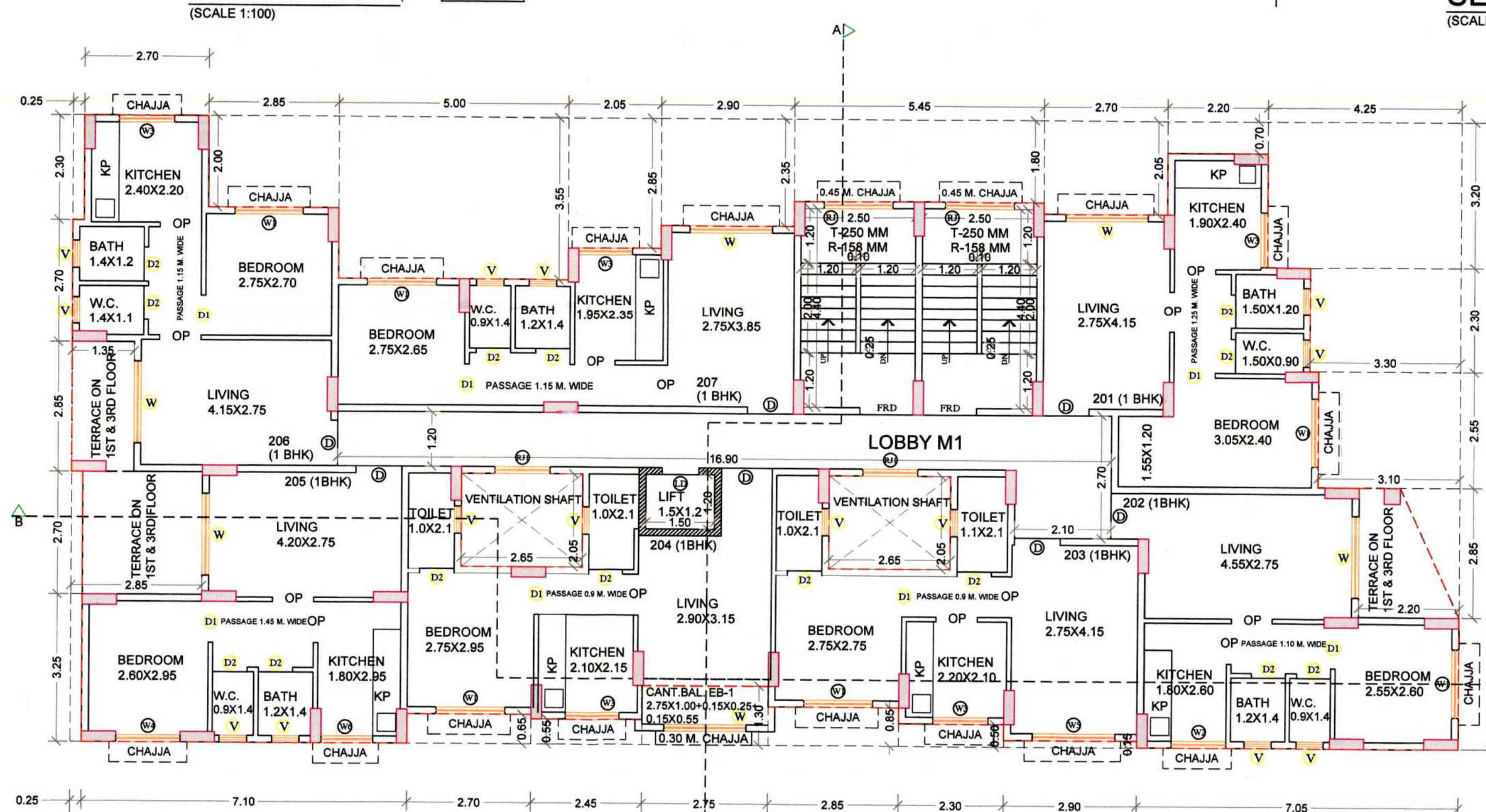
Subject to the conditions mentioned in this office's letter no.:

CICOMANU/ Bldg R/C Budruk, SP-215/CC/2013, 863/14/905

Date: 05 JUL 2019

Sai Ashwini Manohar
Associate Planner (NAMA)

15/7/19

GROUND FLOOR PLAN
(SCALE 1:100)SECOND FLOOR PLAN
(SCALE 1:100)

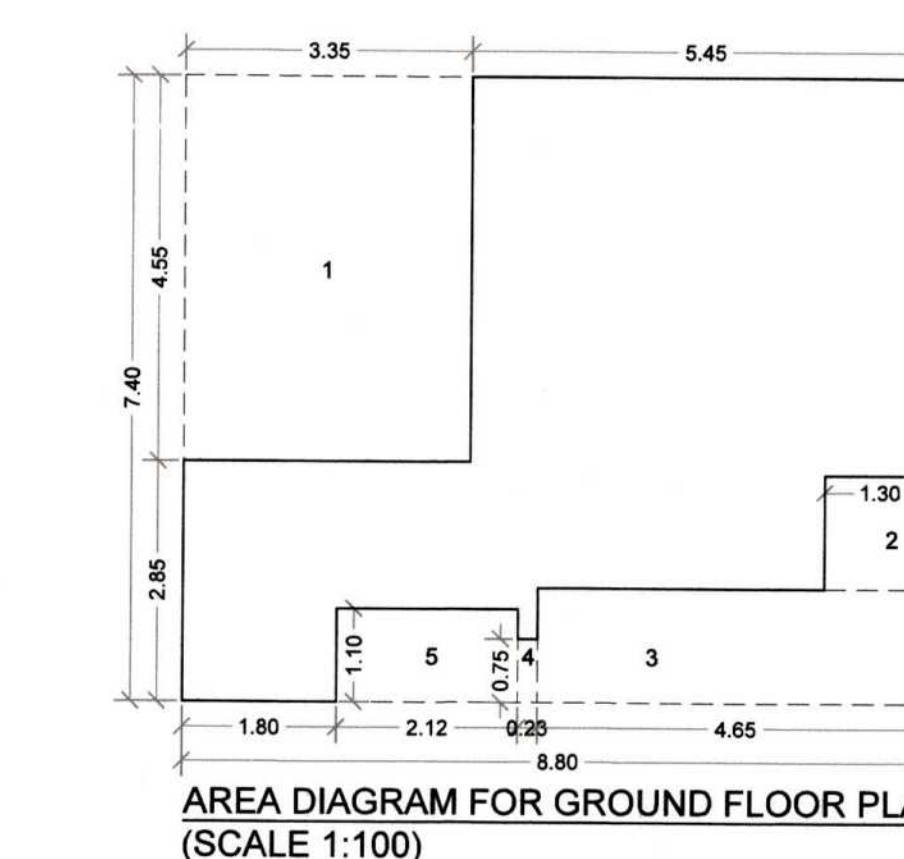
BUA Statement of 1st to 3rd floor				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area in sq.mts
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]
A	1	30.35	13.80	418.83
Subtotal: A				418.83
DEDUCTIONS:				
1	1	0.25	2.30	0.58
2	1	2.85	2.00	5.70
3	1	5.00	3.55	17.75
4	1	2.05	2.85	5.84
5	1	2.90	2.35	6.82
6	1	5.45	1.80	9.81
7	1	2.70	2.05	5.54
8	1	2.20	0.70	1.54
9	1	4.25	3.20	13.60
10	1	3.30	2.30	7.59
11	1	3.10	2.55	7.91
12	1	2.20	2.85	6.27
13	1	2.90	0.15	0.44
14	1	2.30	0.50	1.15
15	1	2.85	0.85	2.42
16	1	2.75	1.30	3.58
17	1	2.45	0.55	1.35
18	1	2.70	0.65	1.76
19	1	0.25	3.25	0.81
20	1	2.85	2.70	7.70
21	1	1.35	2.85	3.85
22	2	2.65	2.05	10.87
Total	23			122.84
Net Built-up area = (Subtotal: A) - (Subtotal: B)				295.99

Balcany area statement for 1st to 3rd floor					
Balcany type	Number of balcany	Length	Breadth	Open	Enclosed
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]	[6]=[2]x[3]x[4]
EB1	1	2.75	1.00	-	2.87
		0.15	0.25	-	-
		0.15	0.55	-	-
Subtotal					2.87
TOTAL					2.87
Total proposed balcany area = [5] + [6]					2.87
Permissible balcany area = (Net BUA) x 15%					44.40
Excess balcany area if any					0.00

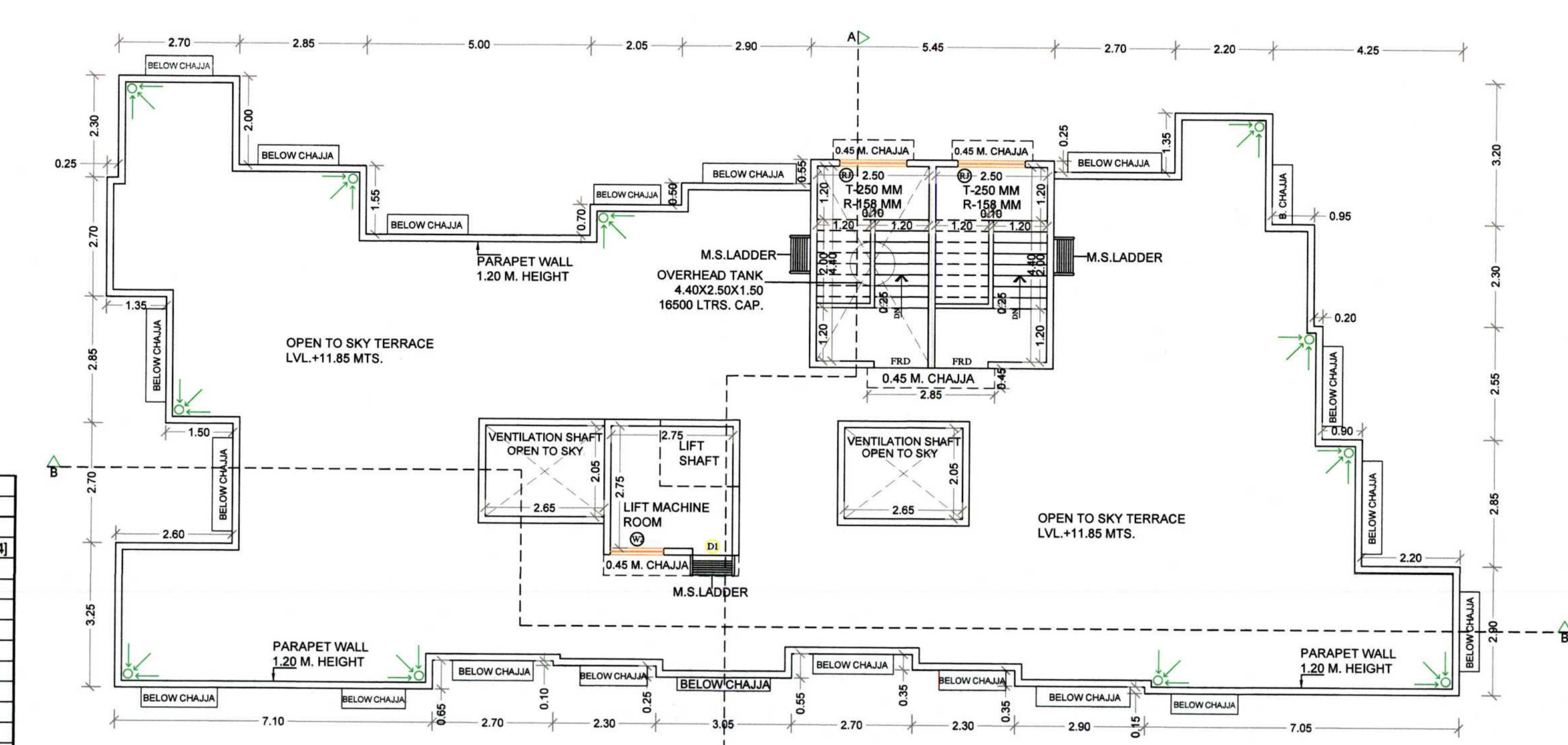
Terrace area statement for 1st & 3rd floor					
Terrace type	Number of terrace	Length	Breadth	Area in sq.mts	
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]	
T1	1	2.75	0.90	2.48	
		0.10	1.18	0.12	
T2	1	2.70	2.60	7.02	
T3	1	2.85	1.35	3.85	
Subtotal					15.27
TOTAL					15.27
Net BUA of floor					295.99
Permissible terrace area = (Net BUA) x 20%					59.20
Excess terrace area if any					0.00

BUILT-UP AREA STATEMENT	
FLOORS	BUA IN SQ.MTS.
GROUND	39.34
FIRST(EWS)	295.99
SECOND(EWS)	295.99
THIRD	295.99
TOTAL	927.31

TENEMENT AREA STATEMENT									
BLDG NO.	Flat no.	No of Unit	Carpet area	Balcony area	Terrace area	Built-up area	Area	Area	Area
			Enclosed	Projected					
1st FLOOR (EWS)	101	1	31.62	-	-	31.62			
	102	1	30.35	-	-	30.35			
	103	1	30.36	-	-	30.36			
	104	1	30.01	2.87	-	32.88			
	105	1	31.23	-	-	31.23			
	106	1	30.67	-	-	30.67			
	107	1	30.34	-	-	30.34			
	201	1	31.62	-	-	31.62			
	202	1	30.35	-	-	30.35			
	203	1	30.36	-	-	30.36			
2nd FLOOR (EWS)	204	1	30.01	2.87	-	32.88			
	205	1	31.23	-	-	31.23			
	206	1	30.67	-	-	30.67			
	207	1	30.34	-	-	30.34			
	301	1	31.62	-	-	31.62			
	302	1	30.35	-	-	30.35			
	303	1	30.36	-	-	30.36			
	304	1	30.01	2.87	-	32.88			
	305	1	31.23	-	-	31.23			
	306	1	30.67	-	-	30.67			
3rd FLOOR	307	1	30.34	-	-	30.34			
	TOTAL	21	644.34	8.61	0.00	736.23			



BUA Statement of Ground Floor				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area in sq.mts
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]
A	1	8.80	7.40	65.12
Subtotal: A				65.12
DEDUCTIONS:				
1	1	4.55	15.24	69.24
2	1	1.30	1.35	1.76
3	1	4.65	1.35	6.28
4	1	0.23	0.75	0.17
5	1	2.12	1.10	2.33
Total	5			25.78
Net Built-up area = (Subtotal: A) - (Subtotal: B)				39.34

TERRACE FLOOR PLAN
(SCALE 1:100)

NOTE: ALL DIMENSIONS ARE IN MTS.

TOTAL UNITS	
RESIDENTIAL	14(EWS) + 7(SALE) = 21 NOS.
COMMERCIAL	NIL
SPECIFICATIONS	
External wall thk	0.15M
Internal wall thk	0.10M

NOTE: PARAPET WALL - 1.20 MTS HT.

Schedule of light & ventilation					
Room	Tenement number	Carpet area	Window type	L&V required	L&V provided
[1]	[2]	[3]	[4]	[5]=[3]/[6]	[6]
Living		10.74	W5	1.79	3.51
Bedroom	107 & 307	7.29	W1	1.21	1.80
Kitchen		4.67	W3	0.78	1.44
Bath		1.76	V	0.29	0.45
W.C.		1.34	V	0.22	0.45

SCHEDULE OF DOOR & WINDOW					
Type	Width (mm)	Height (mm)	Area (sq.mts)	SIS thk (mm)	Description
[1]	[2]	[3]	[4]=[2]x[3]	[5]	[6]
D	1.00	2.10	2.10	0.00	T.W. 40MM THK FRAME DOOR
D	0.90	2.10	1.89	0.00	T.W. 40MM THK FRAME DOOR
D	0.90	2.10	1.89	0.00	35MM SINTER DOOR
W	1.40	2.10	2.94	0.00	OPENING
FRD	1.20	2.10	2.52	0.00	FIRE RESISTANT DOOR
W	1.40	2.10	2.94	0.00	AL-FRAME SLIDING WINDOW
W1	1.50	1.80	2.70	0.00	AL-FRAME SLIDING WINDOW
W2	1.20	1.80	2.16	0.00	AL-FRAME SLIDING WINDOW
W3	1.20	1.44	1.73	0.00	AL-FRAME SLIDING WINDOW
W4	1.40	1.20	1.68	0.00	AL-FRAME SLIDING WINDOW
W5	1.80	1.95	3.51	0.15	AL-FRAME SLIDING WINDOW
W6	1.12	1.20	1.34	0.00	AL-FRAME SLIDING WINDOW
W	1.50	1.20	1.80	0.00	RC JALI
R	1.20	1.20	1.44	0.00	RC JALI
V	0.60	0.75	0.45	1.35	GLASS COVERED VENTILATOR
LD	AS PER LIFT CONSULTANT				
ML	MECHANICAL LIGHT & VENTILATION				

SHEET CONTENTS:

GROUND FLOOR PLAN & AREA CALCULATIONS
TYPICAL FIRST & THIRD, SECOND & TERRACE FLOOR PLAN
AREA DIAGRAM, AREA CALCULATIONS
BALCONY AREA STATEMENT, TERRACE AREA STATEMENT
TENEMENT AREA STATEMENT, BUILT-UP AREA STATEMENT
LIGHT & VENTILATION STATEMENT
ELEVATION & SECTION A-A', B-B'

OWNERS NAME & SIGNATURE

1. VINAY PRAKASH SINGH
2. SANTOSH KUMAR SHETTY

SIGNATURE OF OWNERS
SPACE INDIA BUILDERS & DEVELOPERS
PARTNER
Sai Ashwini Manohar
(B.A.RCH)
Sai Ashwini Manohar
(B.A.RCH)
(AR. SATISH MANOHAR)

DESCRIPTION OF THE PROPERTY

PROPOSED RESIDENTIAL BUILDING
ON S.NO. 67/1 A, 105/2 AT VILLAGE
PALE BUDRUK, TAL. PANVEL, DIST.
RAIGAD.

VASTUKALP

ARCHITECT
R.C.C. CONSULTANT
APPROVED VALUER
LAND & PROJECT CONSULTANT

Head Office :
Unit 101, 102, Sushel Pride
Near Garden Hotel
Panvel 410206
Phone/Fax : 022-27450651

Branch Office :
Sai Ashwini Manohar
Near Alibag Municipal Council
Balaji Naka, Alibag
Phone/Fax : 952141-225574

SCALE
DATE
DRN. BY
REVISION

AS SHOWN
08/07/2019
PRIYA

DEVELOPMENT PERMISSION GRANTED

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

CIDCO/NAINA/Panvel, Pale Budruk /BP-275 /CC/2019, 1863/SAP/905

Date: 15.11.2019

Associate Planner (NAINA)

SHEET CONTENTS :

ELEVATION & SECTION A-A', B-B'

OWNERS NAME & SIGNATURE

1. VINAY PRAKASH SHINGH

2. SANTOSH KUMAR SHETTY



AR. SATISH MANOHAR (B.Arch)
CA / 921 14876
Sushel Pride, F.P. 67/1, First Floor,
Unit No. 101, 102, Garden Hotel,
Mumbai-Pune Highway, Panvel-410 206.
Phone/Fax : 022-27450651

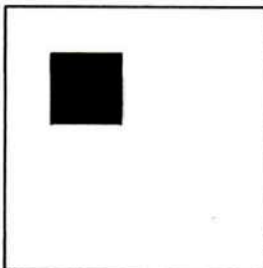
SIGNATURE OF OWNERS
SPACE INDIA BUILDERS & DEVELOPERS
PARTNER

SIGNATURE OF ARCHITECT
(AR. SATISH MANOHAR)

DESCRIPTION OF THE PROPERTY

PROPOSED RESIDENTIAL BUILDING
ON S.NO. 67/1 A ,105/2 AT VILLAGE
PALE BUDRUK, TAL. PANVEL, DIST.
RAIGAD.

VASTUKALP



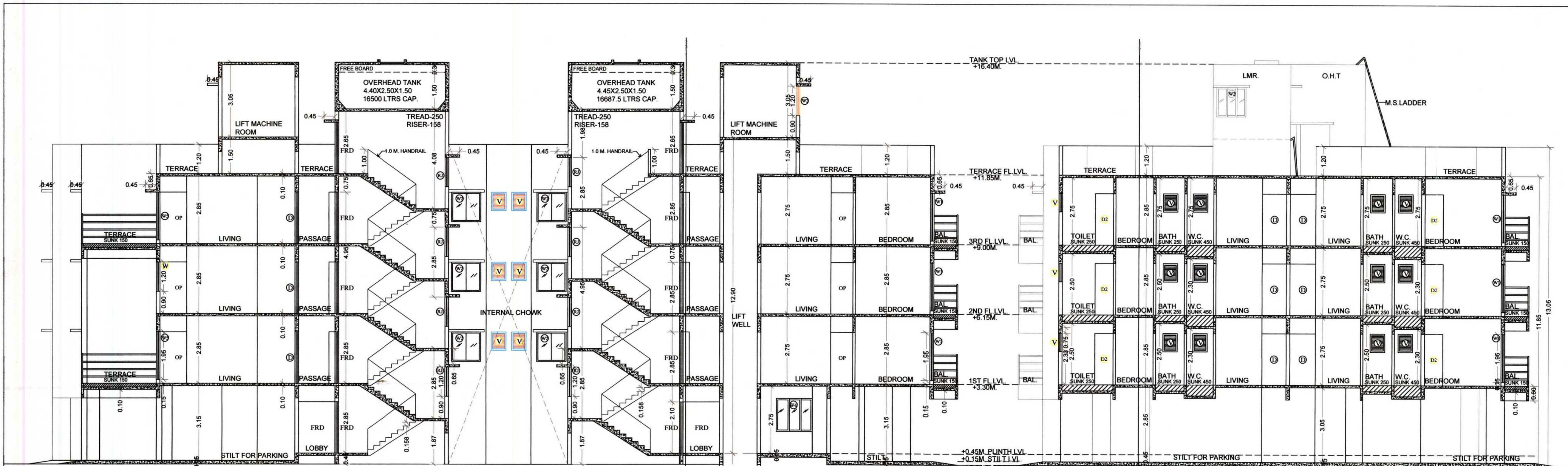
ARCHITECT
R.C.C. CONSULTANT
APPROVED VALUER
LAND & PROJECT CONSULTANT

Head Office :
Unit 101, 102, Sushel Pride
Near Garden Hotel
Panvel. 410206
Phone/Fax : 022-27450651

Branch Office :
Sai Ashirvad, Shop No. 5
Near Alibag Municipal Council
Balaji Naka, Alibag.
Phone/Fax : 952141-225574

SCALE	AS SHOWN
DATE	08/07/2019
DRN. BY	PRIYA
REVISION	

NOTE : ALL DIMENSIONS ARE IN MTS.



SECTION A-A'
(SCALE 1:100)

SECTION B-B'
(SCALE 1:100)



ELEVATION
(SCALE 1:100)