

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

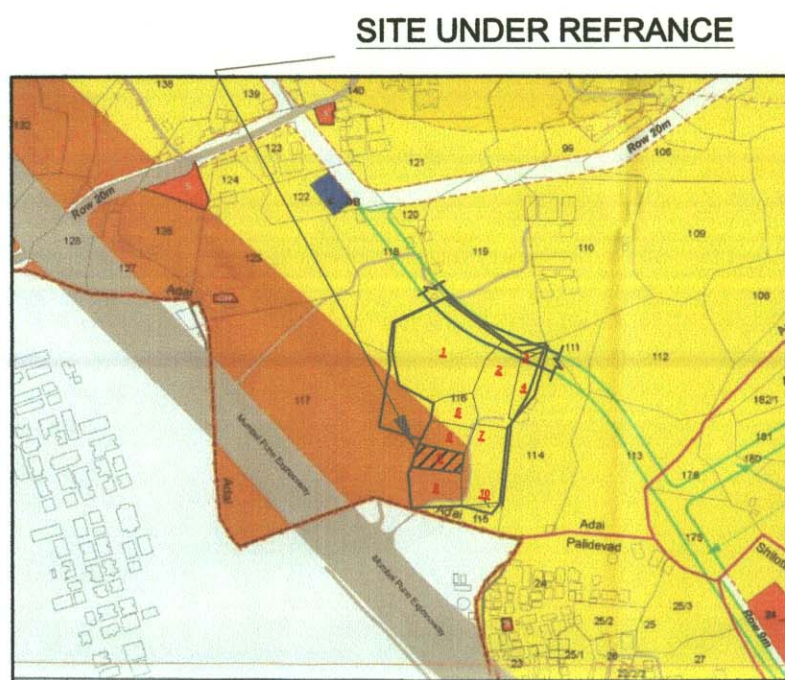
Subject to the conditions mentioned in this office's letter no.:

CIDCO/NAINA/Panvel, Adai 1BP-384/CC/2017/1011/

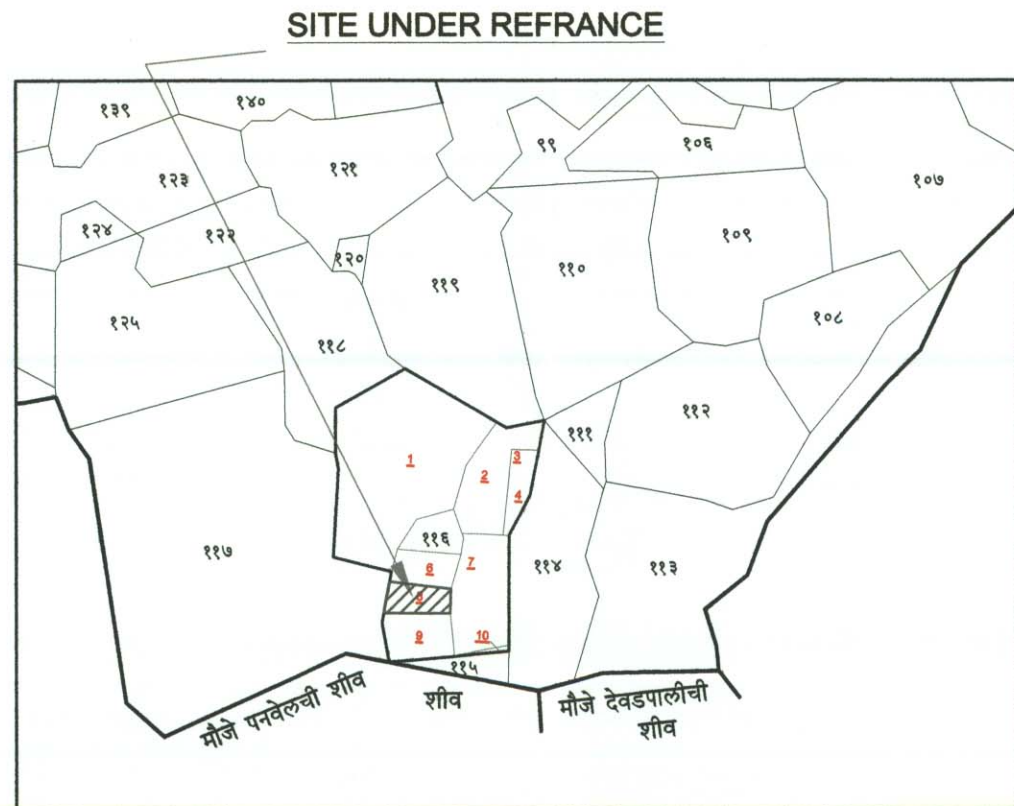
Date: 09 SEP 2018 SAP/1180

Shubhangi
09/09/18
Associate Planner (NAINA)

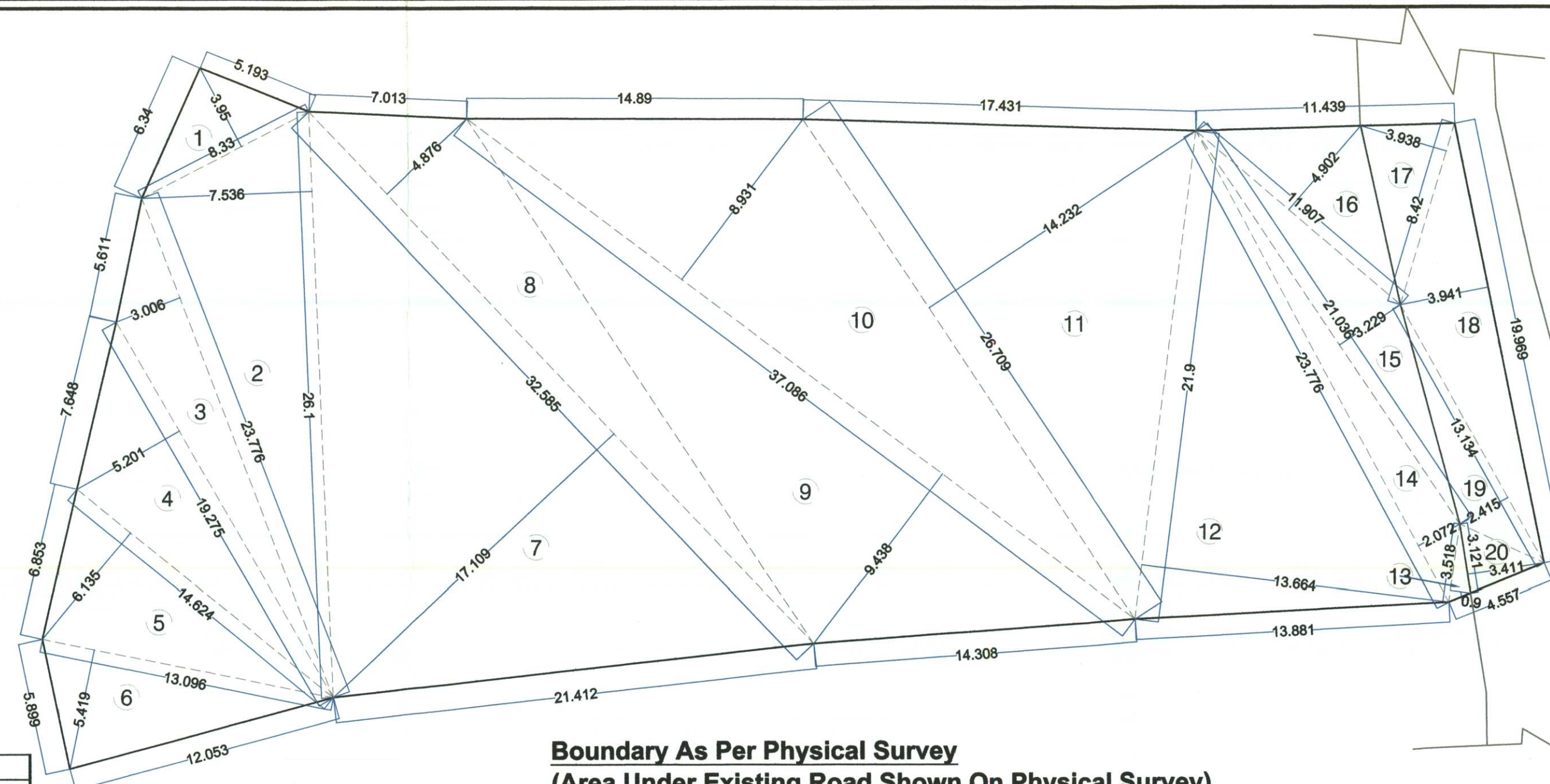
2008



SANCTIONED IDP MAP
SCALE : NTS

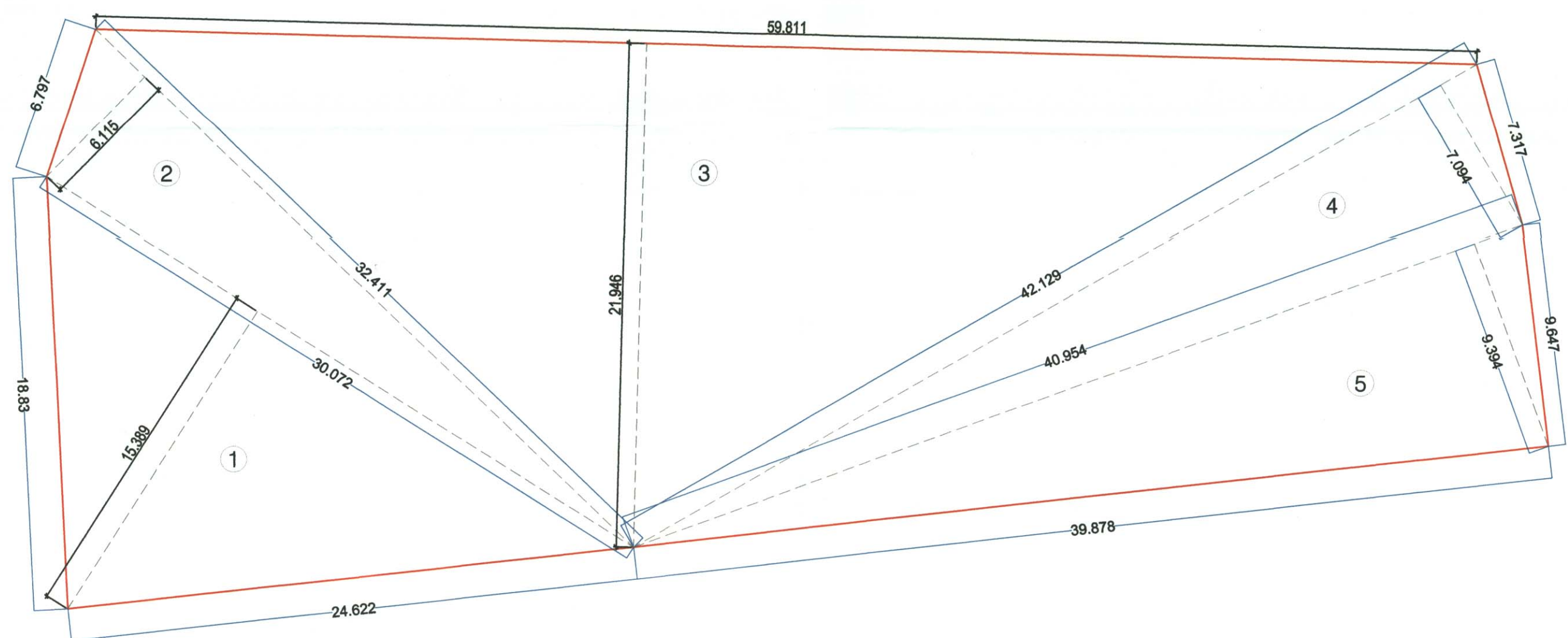


Location Plan
SCALE 1 : 2000

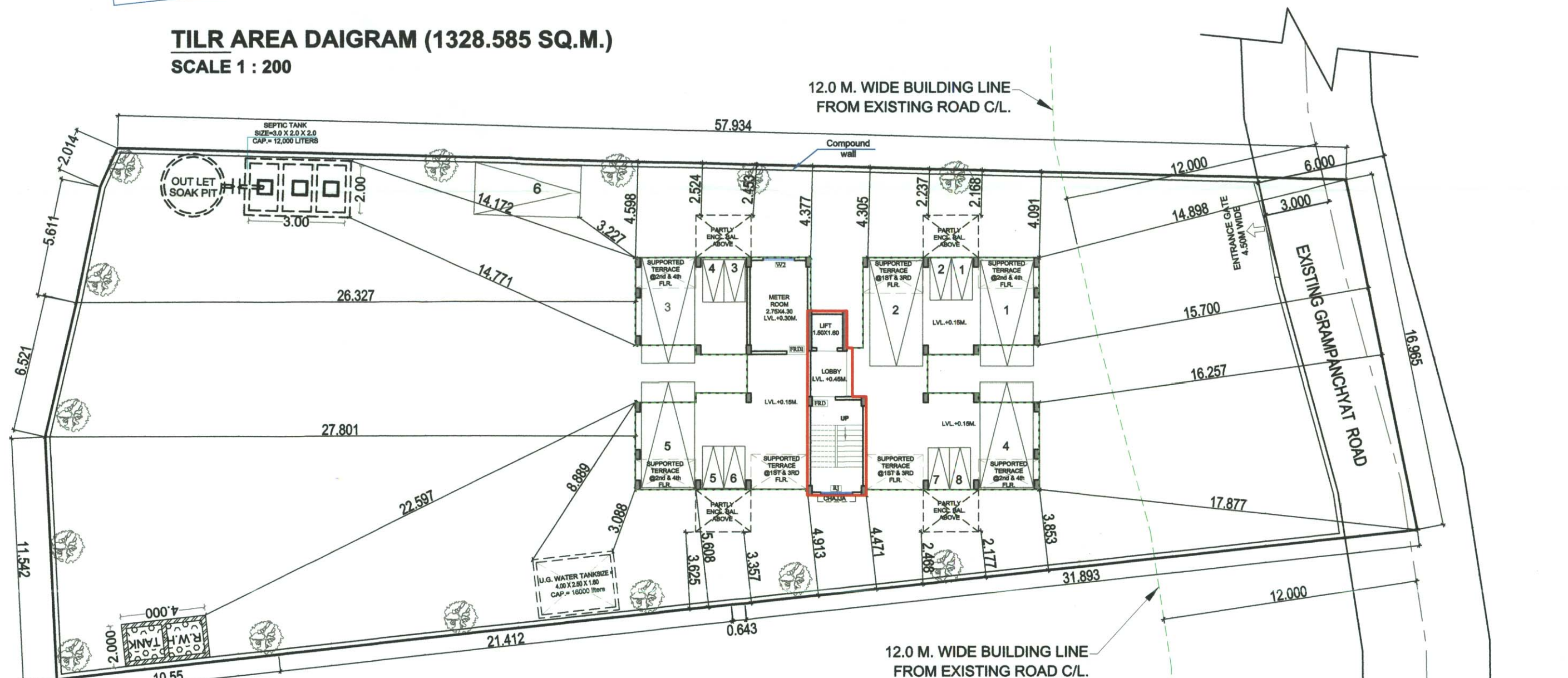


Boundary As Per Physical Survey
(Area Under Existing Road Shown On Physical Survey)
1485.979 SQ.M.
SCALE 1 : 200

* TOTAL AREA STATEMENT											
SR. NO.	BUILDINGS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY			PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)		
				ENCLOSED	OPEN	TOTAL (5 + 6 + 7)					
				OPEN	CLOSE						
1	GROUND	21.430	3.214	0.00	0.00	0.00	0.00	0.00	4.286	0.000	0.00
2	FIRST	144.092	21.614	10.40	10.40	0.00	20.80	0.00	28.818	18.593	0.00
3	SECOND	144.092	21.614	10.40	10.40	0.00	20.80	0.00	28.818	16.530	0.00
4	THIRD	144.092	21.614	10.40	10.40	0.00	20.80	0.00	28.818	18.593	0.00
5	FORTH	83.378	12.507	5.20	5.20	0.00	10.40	0.00	16.676	8.265	0.00
6	TOTAL	537.084	80.563	72.800	0.000	72.800	0.000	107.416	61.981	0.00	
7	TOTAL EXCESS BALC.	0.000									
8	TOTAL EXCESS TERRACE	0.000									
	TOTAL BUILTUP AREA	537.084									



TILR AREA DAIGRAM (1328.585 SQ.M.)
SCALE 1 : 200

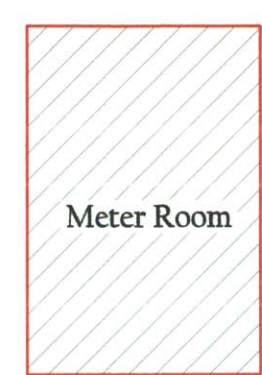


LAYOUT PLAN SCALE 1 : 200

PHYSICAL SURVEY AREA STATEMENT				
A. AREA UNDER PLOT				
1	0.500 x	8.330 x	3.950	16.452
2	0.500 x	26.100 x	7.536	98.345
3	0.500 x	23.776 x	3.006	35.735
4	0.500 x	19.275 x	5.201	50.125
5	0.500 x	14.624 x	6.135	44.859
6	0.500 x	13.096 x	5.419	35.484
7	0.500 x	32.585 x	17.109	278.748
8	0.500 x	32.585 x	4.876	79.442
9	0.500 x	37.086 x	9.439	175.027
10	0.500 x	37.086 x	8.931	165.607
11	0.500 x	26.709 x	14.232	190.061
12	0.500 x	21.900 x	13.664	149.621
13	0.500 x	3.518 x	0.900	1.583
14	0.500 x	23.776 x	2.072	24.632
15	0.500 x	21.036 x	3.229	33.963
16	0.500 x	11.907 x	4.902	29.184
AREA UNDER PLOT (A) =				1408.868
B. AREA UNDER EXISTING ROAD				
17	0.500 x	8.420 x	3.938	16.579
18	0.500 x	19.969 x	3.941	39.349
19	0.500 x	13.134 x	2.415	15.859
20	0.500 x	3.121 x	3.411	5.323
TOTAL AREA UNDER EXISTING ROAD (B) =				77.110
TOTAL AREA OF PLOT (A)+(B) =				1485.978

TILR AREA STATEMENT				
A. AREA UNDER PLOT				
1	0.500 x	30.072 x	15.389	231.389
2	0.500 x	32.411 x	6.115	99.097
3	0.500 x	59.811 x	21.946	656.306
4	0.500 x	42.129 x	7.094	149.432
5	0.500 x	40.954 x	9.394	192.361
TOTAL (A)				1328.585

3.080



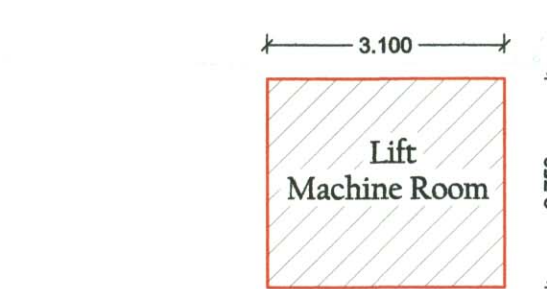
Meter Room

4.600

METER ROOM AREA CALCULATION (SCALE 1:100)

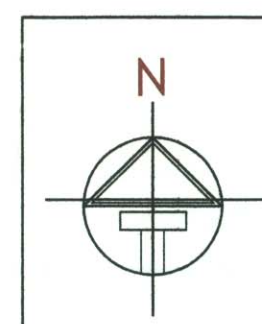
METER ROOM AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2 BASE (M)	HEIGHT (M)	AREA (IN SQ.M.)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)=3X4X5X6
1	A	1	3.080	4.600	14.168	
SUB TOTAL (A) =						14.168

**Parking Area Statement						
Sr. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Parking type	
(1)	(2)	(3)	(4)	(5)=(3)x(4)	(6)	(7)
1	4 tenements having carpet area upto 35 sq.m. each.	0.25	14	3.5	4	
Subtotal Parking required					4	
Visitor Parking 10% of above (16 X 10%)					1	
Total Parking Required					5	7
Total Parking Provided					6	8
Note : No. of Scooter Parking = (No. of Car) X (12.5 i.e. area of parking) X (10%) / (2 i.e. Area of Scooter Parking)						



LIFT MACHINE ROOM AREA CALCULATION (SCALE 1:100)

METER ROOM AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2 BASE (M)	HEIGHT (M)	AREA (IN SQ.M.)	
(3)	(2)	(3)	(4)	(5)	(6)	(7)=3X4X5X6
1	A	1	3.100	2.750	8.525	
SUB TOTAL (A) =						8.525



PROFORMA - I		
AREA STATEMENT	AREA SQ.M.	
a) AREA OF THE PLOT (as per 7/12)	1200.000	
b) AREA OF THE PLOT (as per triangulation plan of TILR at true scale)	1328.585	
c) AREA OF THE PLOT (as per physical survey)	1485.979	
1 AREA OF PLOT, CONSIDERED (least of (a), (b) & (c))	1200.000	
[A] AREA STATEMENT FOR PLOT OUTSIDE 200M GAOTHAN BOUNDARY		
1 AREA OF THE PLOT	1200.000	
DEDUCTION FOR		
2 A) Existing Road acquisition Area	77.110	
B) Proposed Road	NIL	
C) Any Reservation (IDP)	NIL	
TOTAL = (A + B + C)		77.110
3 GROSS AREA OF THE PLOT (1 - 2A)	1122.890	
4 DEDUCTION FOR AMENITY SPACE, IF ANY	----	
5 R.G / OPEN SPACES REQUIRED	----	
6 NET AREA OF PLOT = (3 - 4)	1122.890	
7 PERMISSIBLE FSI	0.50	
8 PERMISSIBLE BUILT UP AREA (6 x 7)	561.445	
9 R.G / OPEN SPACES PROVIDED	----	
10 PROPOSED BUILT UP AREA	537.084	
11 BALANCE BUILT UP AREA (8 - 10)	24.361	
12 FSI CONSUMED (10 / 6)	0.478	
13 FSI BALANCE (7 - 12)	0.022	
14 NO. OF UNITS PROPOSED	14	
a) RESIDENTIAL	14	
b) COMMERCIAL	0	
15 NO OF TREES PROPOSED TO BE PLANTED	14	
16 TOTAL AREA STATEMENT	*	
17 TDR	NA	
a) PERMISSIBLE	----	
b) PROPOSED TO BE UTILISED	----	
18 PARKING STATEMENT	**	
a) PARKING REQUIRED	----	
b) PARKING PROVIDED	----	

Sr. No.	Item	Site Plan on white Print	Building Plan On White Print
1	Plot Line	-----	-----
2	Existing Street	-----	-----
3	Future Street	-----	-----
4	Permissible Building lines	-----	-----
5	BUA line	-----	-----
6	Marginal Open Spaces	No colour	-----
7	T.I.L.R. BOUNDARY	-----	-----
8	Proposed Work	-----	-----

CONTENT OF SHEET

LOCATION PLAN, LAYOUT PLAN, PLOT AREA, PLOT AREA CALCULATION
BUILTUP AREA STATEMENT, PROFORMA-1 PARKING AREA STATEMENT,
TOTAL AREA STATEMENT INCLUDING BUA BALCONY TERRACE

Certificate Of Area
Certified That The Plot Under Reference Was surveyed By Me On _____ and The Dimensions of sides etc. Of Plot Stated On Plan are As measured On Site and The Area So Work Out Tallies With The Area Stated in Document Of Ownership/T.P. Scheme Records/Land Records Department/City Survey Record.

(Signature of POA Holder) *Parag Mehetar* Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. - CA/2013/58335
(Signature of Architect) *Ar. Parag Mehetar* Co-owner
CA/2013/58335

Form of Certificate
I, (Ar. Parag Mehetar) Have Been Employed By The Applicant As His Architect. I Have Examined The Boundaries & The Area Of The Plot & I Do Herby Certify That I have Personally Verified & Checked All The Statement Made By The Applicant Who is The Owner / Lessee in Possession Of The Plot As In The Above Form & Found Them To Be Correct.
Dated 14.08.2019

Address :- Shop No.12, Godrej Plaza, PANVEL - 410 206, Navi Mumbai
Email Id :- nirmaan_architect@yahoo.in
Mobile No :- 9819595299
(Signature of Architect) *Ar. Parag Mehetar* Co-owner
CA/2013/58335

NAME OF OWNER
MR. BINUJ METHREW.

(Signature of POA HOLDER) *Ar. Parag Mehetar* Co-owner
NIRMAAN ARCHITECTS
COA Reg. No. - CA/2013/58335
(Signature of Architect) *Ar. Parag Mehetar* Co-owner
Reg No: CA/13/58335

DESCRIPTION OF PROP. & PROPERTY
RESIDENTIAL BUILDING ON SURVEY.NO. 116/8,
AT. VILLAGE - ADAI, TAL. - PANVEL, DIST. - RAIGAD.

NIRMAAN ARCHITECTS
SHOP NO.12, GROUND FLOOR, GODREJ PLAZA,
TILAK ROAD, PANVEL - 410 206, NAVI MUMBAI
E - nirmaan_architect@yahoo.in T. 9819595299, 902904082

WORK				
JOB NO.	SHEET NO.	DRN. BY	DATE	SCALE
BP384	1/3	MAZHAR	27-08-19.	1:100

STAMP OF APPROVAL

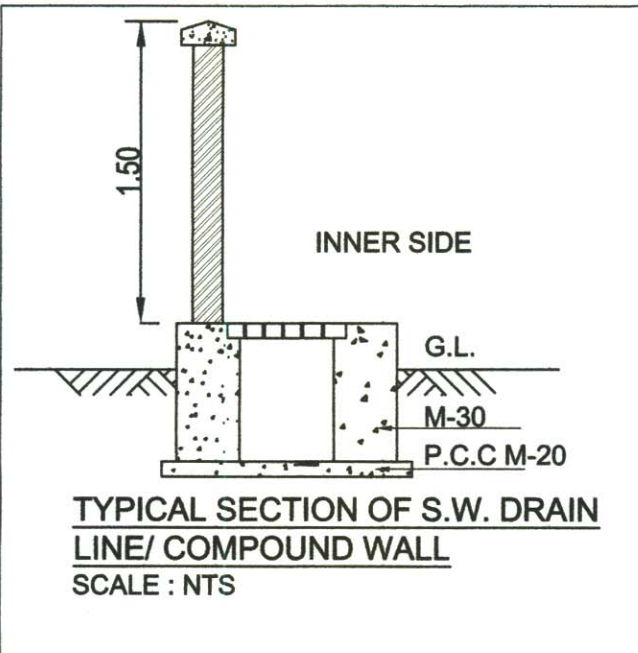
DEVELOPMENT PERMITTED & GRANTED

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

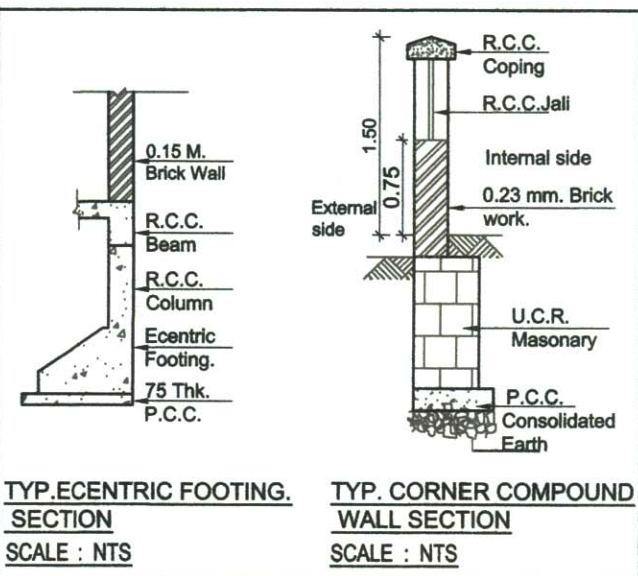
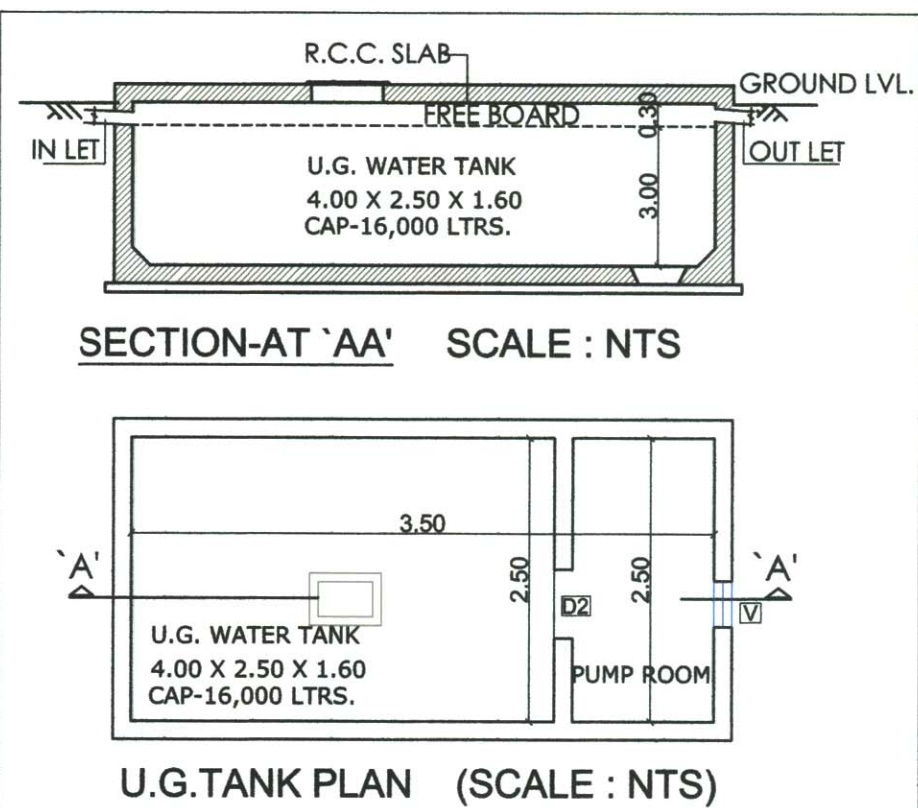
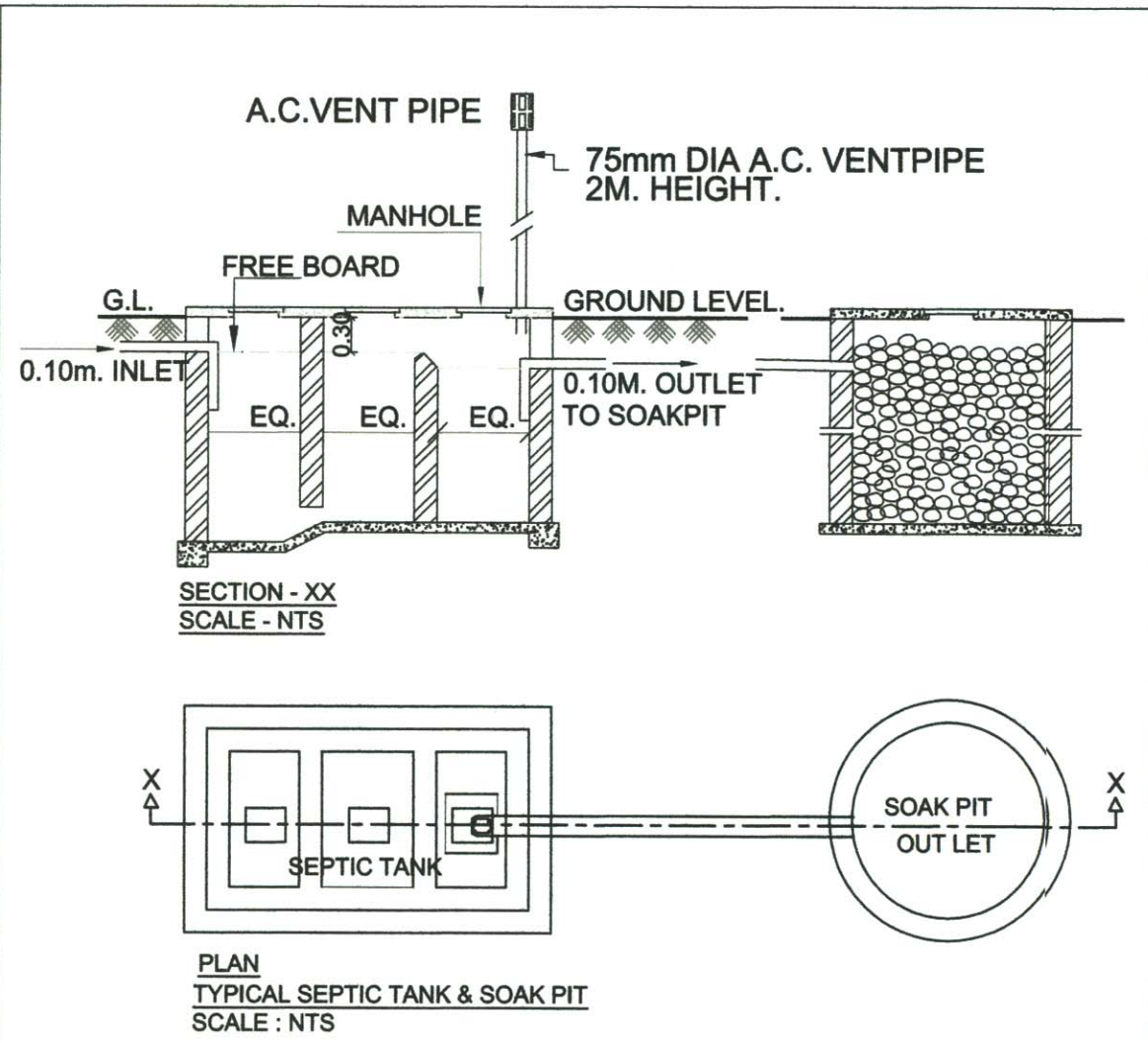
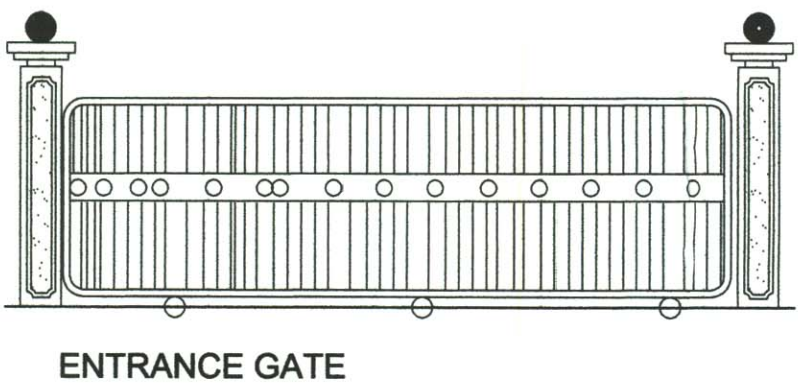
CIDCO/NAINA/Panvel/ Adai BP-384 CC/2019/1011/

Date: 09 SEP 2019 SAP/1180

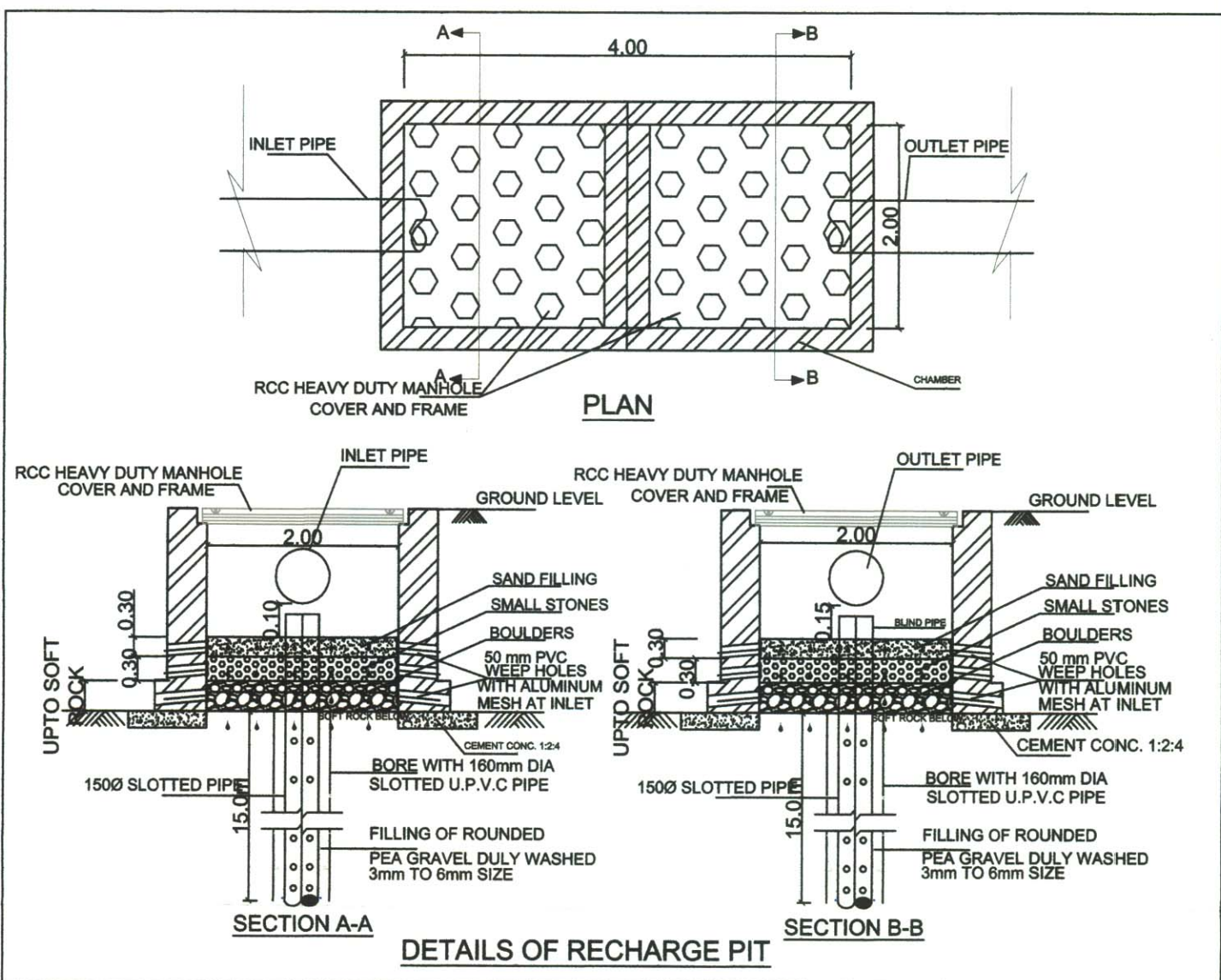
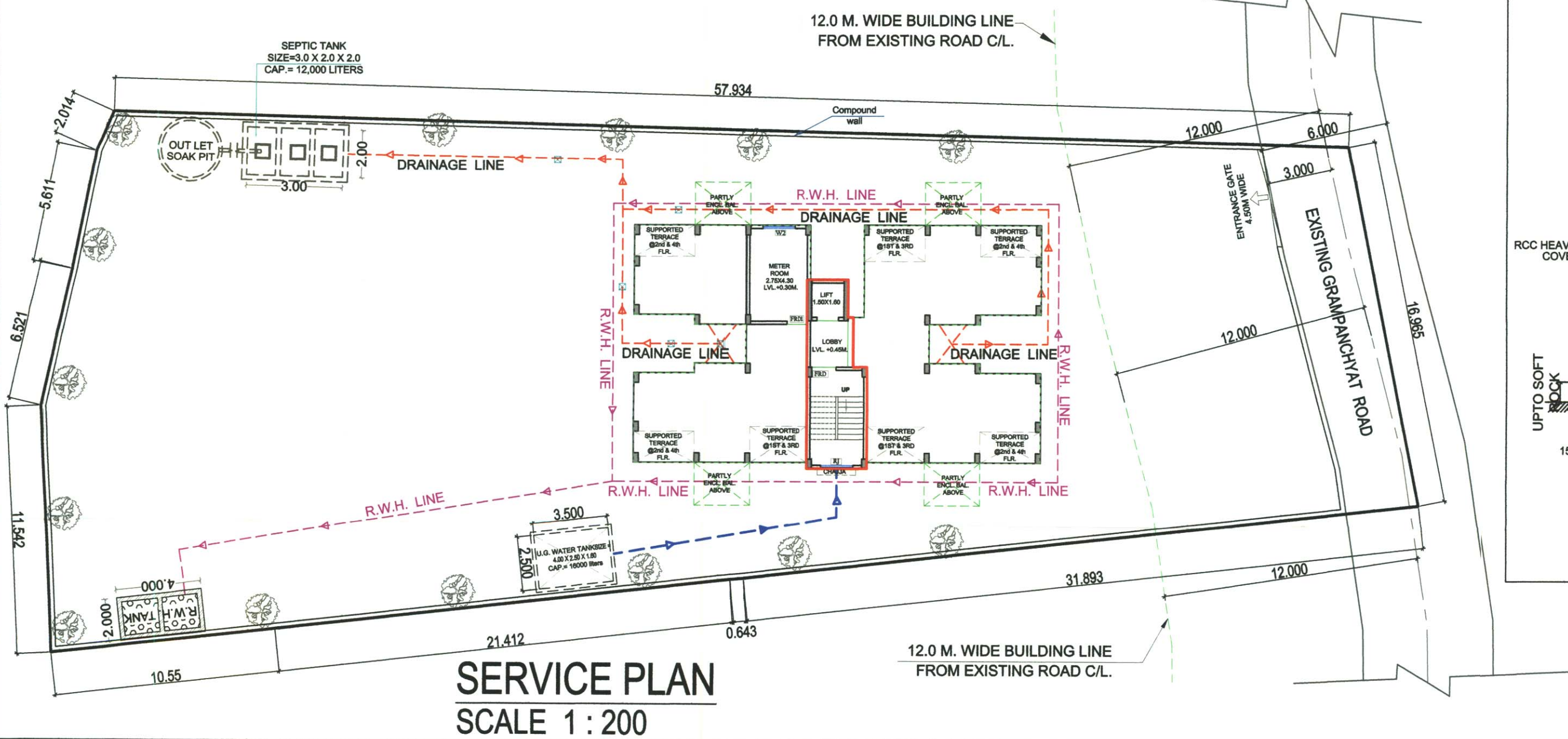
Associate Planner (NAINA)



WATER CAPACITY CALCULATION			
TOTAL FLATS	REQUIRED DOMESTIC	ADDITIONAL TOILETS	TOTAL LITERS (RES.)
14	14 X 5 X 189	-	13230
TOTAL			13230
PROPOSED U.G. WATER TANK			
U.G. TANK	4.00x2.50x1.60		16000
PROPOSED O.H. WATER TANK			
	2.50 X 4.40 X 1.50		16500
TOTAL O.H. WATER TANK CAPACITY			16500



SEPTIC TANK REQUIREMENT												
SL. No.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT	% FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK	TOTAL PROVIDED SEPTIC TANK CAPACITY
				FLUSHING		DOMESTIC			FLUSHING 100%	DOMESTIC 85%		
				(A)		(B)						
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	
1	FLATS (14)	5	70	45	3150	90	6300	9450	3150	5355	8505	
PROPOSED SEPTIC TANK SIZE= 3.00 X 2.00 X 2.00 (excluding freeboard)												12000.00



Sr. No.	Item	Site Plan on white Print	Building Plan On White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permissible Building lines		
5	BUA line		
6	Marginal Open Spaces	No colour	
7	T.I.L.R. BOUNDARY		
8	Proposed Work		

CONTENT OF SHEET

RAIN WATER HARVESTING DETAILS, SERVICES LAYOUT PLAN, SEPTIC TANK REQUIREMENT & CALCULATION, WATER STORAGE CAP. CALCULATION WATER SUPPLY & SANITATION DETAILS.COMPOUND WALL DETAILS

NAME OF OWNER

MR.BINOJ METHREW.

Signature of Architect: AR.PARAG MEHTAR
Signature of POA HOLDER: (Signature of POA HOLDER)
NIRMAAN ARCHITECTS
COA Reg. No. - CA20165833
Reg No:CA/13/58335

DESCRIPTION OF PROP. & PROPERTY

RESIDENTIAL BUILDING FOR SURVEY.NO. 116/8, AT. VILLAGE - AADAI, TAL.- PANVEL, DIST. - RAIGAD.

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

WORK				
JOB NO.	SHEET NO.	DRN. BY	DATE	SCALE
BP384	2/3	MAZHAR	22-08-19	1:100

