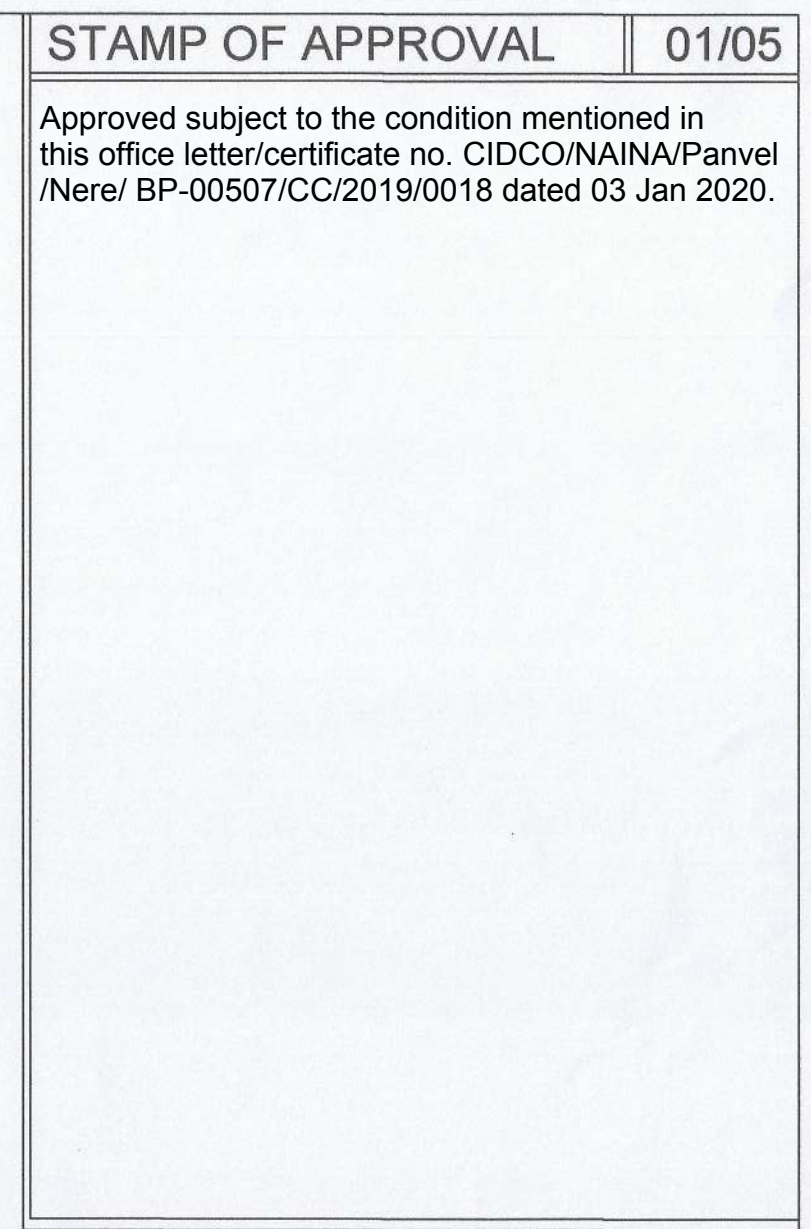


T.I.L.R AREA CALCULATION						
Sr. No.	Triangle Number	Number of triangle	(1/2)	Base (M)	Height (M)	AREA (SQ.M)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = 1/2 X (4) X (5) X (6)
1	1	1	1/2	23.303	51.164	596.137
2	2	1	1/2	56.236	25.178	707.855
3	3	1	1/2	27.761	12.561	174.353
4	4	1	1/2	56.236	21.823	613.619
TOTAL T.I.L.R AREA						2092.064







***PARKING AREA STATEMENT								
TENEMENTS SIZE BUA	NO. OF. TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES			PROPOSED NO. OF PARKING SPACES		
			No. of cars	No. of scooter	No. of cycle	No. of cars	No. of scooter	No. of cycle
			12.5 sqmt.	2.0 sq.mt	0.70 sq.mt	12.5 sq.mt 5.0 X 2.5 M	2.0 sq.mt 1.0 X 2 M	0.70 sq.mt 0.5 X 1.4 M
UPTO 35 SQ.MTS	38	4 tenements having carpet area upto 35 sq.m. each.	10	proportion of equivalent of 1 car space 12.5X17=212.5 sqm, X10% = 21.25 sq.m 21.25 / 2 = 11 nos	-	20	23	0
EXCEEDING 35 SQ.MTS & UPTO 45 SQ.MTS	10	2 tenements with carpet area exceeding 35 sq.m. each and having area up to 45 sq. m. each.	5					
Car parking shall be provided to the extent of 10% of the number stipulated above as visitor car parking subject to the minimum one (10% visitors)			1.5					
TOTAL			17	11	-	20	22	0

[illegible]

BUILT-UP-AREA SUMMARY		
Building No.→	Building No. 1	Building No. 2
Floors↓	(1)	(2)
Ground	187,050	26,340
1st Floor	340,970	211,050
2nd Floor	339,650	210,830
3rd Floor	340,970	94,650
4th Floor	340,370	
Number of Building	1	1
Total	1548.99	542.87
Total Built-up-Area in m ²	2091.860	



PROFORMA - I		
	AREA STATEMENT	Area In Sq.M.
i	Area Of Plot as per 7/12 & NA order	2100.00
ii	Area Of Plot as Per N.A. T.I.L.R. (Binhnot)	2092.064
iii	Area Of Plot As Per Physical Survey	2096.620
v	Area Of Plot Considered (Less of i, ii & iii)	2092.064
vi	Area of Plot Within 200m. Gaothan Boundary	NA
vii	Area Of Plot Outside 200m. Gaothan Boundary	NIL
[A1]	Area Statement For Plot Within 200m. Gaothan Boundary	
1	Area of Plot	2092.064
	Deductions For	
a	Proposed Road	0
2	b) Area under Road Widening	0
	c) Area Under Reservations, if any	0
	Total (+/-) c)	0.000
3	Gross area of Plot (1 - 2)	2092.064
4	Gross area for FSI computation (3 * 2)	2092.064
6	Required Amenity Space [5% of 1 (iv)]	NA
6	Proposed Amenity Space	0
7	Required RG/Open Spaces	250.000
8	Proposed RG/Open Spaces	250.480
9	Net Area of Plot = (4-6)	2092.064
10	Permissible FSI.	1.00
11	Permissible Built up Area (9 x 10)	2092.064
12	Proposed Built Up Area	2091.800
13	Balance Built Up Area (11-12)	0.204
14	FSI Consumed (12/9)	1.000
15	FSI Balance (10-14)	0.000
16	No Of Units Proposed	
a.	Residential	48
b.	Commercial	0
17	No of Trees Proposed To Be Planted	35
[B1]	Balcony Area Statement	Refer Table
[C1]	TDR.	Refer Table
[D1]	Parking Statement	Refer Table
[E1]	Loading / Unloading Spaced	NA

LEGENDS			
Sr. No.	Item	Site Plan on White Print	Building Plan On White Print
1	Plot Line		
2	Future Street		
3	Permissible Building line		
4	FS/Built up lines		
5	Marginal Open Spaces	No colour	
6	Two wheeler parking		
7	Big car parking		
8	Small car parking		

FORM OF CERTIFICATE
I, (Neha Jain) 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/ lessee in possession of the plot as in the above form and found them to be correct. Date: 22/04/2019

Signature of Architect

The seal is circular with a purple border. Inside the border, the text "AN. ARCE" is written in a semi-circle at the top, and "Arquitecto" is written in a semi-circle at the bottom. In the center of the seal, there is a stylized signature.

AR. REGIA PIN
REG NO : CA/2008/43603

CERTIFICATE OF AREA
 Certified that the plot under reference was surveyed by me on 08/04/2019 and the dimensions of side etc. of plot stated on plan are 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.

NAME & SIGNATURE
for **EXCEL REALITY**
(FROM EXCEL REALITY)

Sandeep
SANDEEP

MR. SANDEEP MOHANDAS MAKHUA
(PARTNER)


ARCHITECT NAME & SIGN

for **EXCEL REALITY**

Sunil
Sunil

MR. SUNIL MOHANDAS MAKHUA
(PARTNER)

AR. NAME & SIGN
REG NO. 1230843603




SHEET CONTENT :-
Location Plan, Layout Plan,
Plot Area & R.G. Daigram,
Buildup Area Statement,
Tenement Area Statements,
Parking Area Statement,
Balcony Area Statement,
Terrace Area Statement.

NAME OF THE OWNER & SIGNATURE

FOR EXCEL REALITY,
For **EXCEL REALITY**
Sandeep
Partner
MR. SANDEEP MOHANDAS MAKHIJA
(PARTNER)


For **EXCEL REALITY**


Partner

MR SUNIL MOHANDAS MAKHIJA
(PARTNER)


DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDINGS ON GUT NO. 98/1 (OLD GUT NO. 244/1), AT VILLAGE -NERE,TAL.-PANVEL, DIST -RAIGAD.

ARCHITECT NAME & SIGN



REC NO. CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
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27-11-19	NARESH	NK	1:100	
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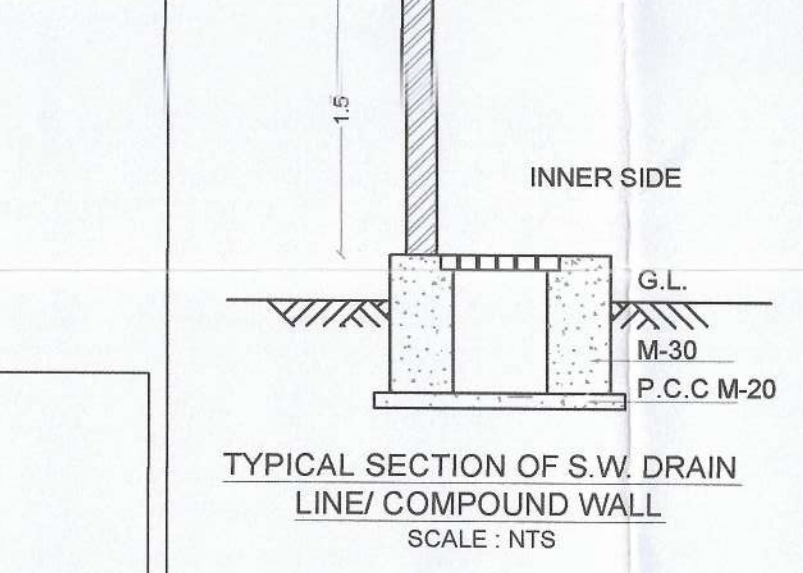
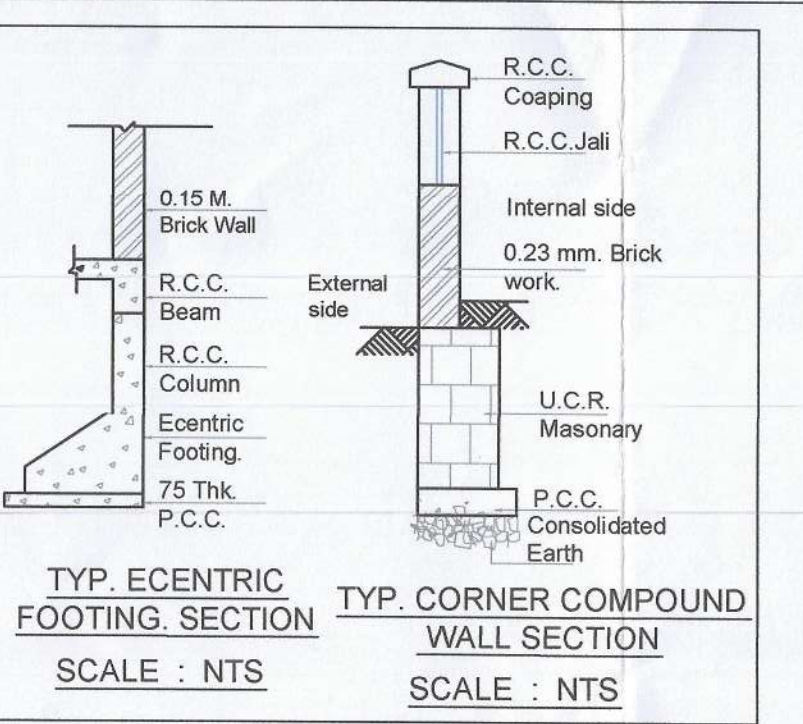
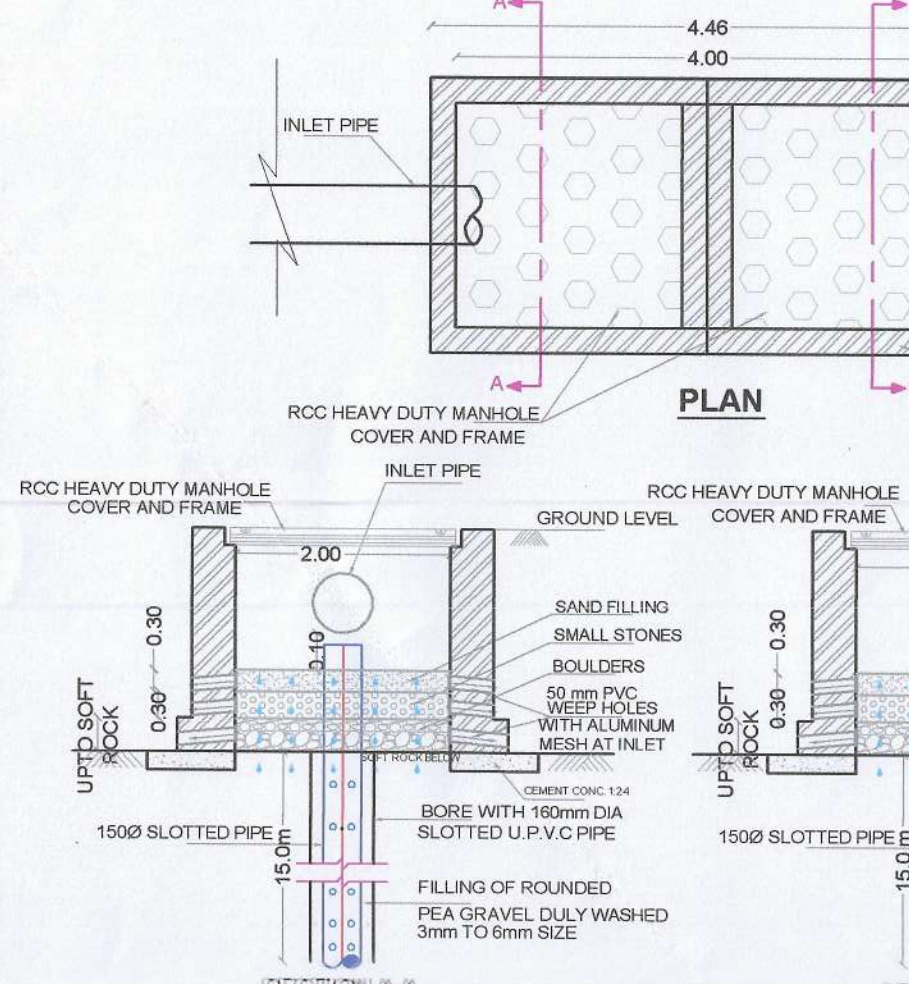
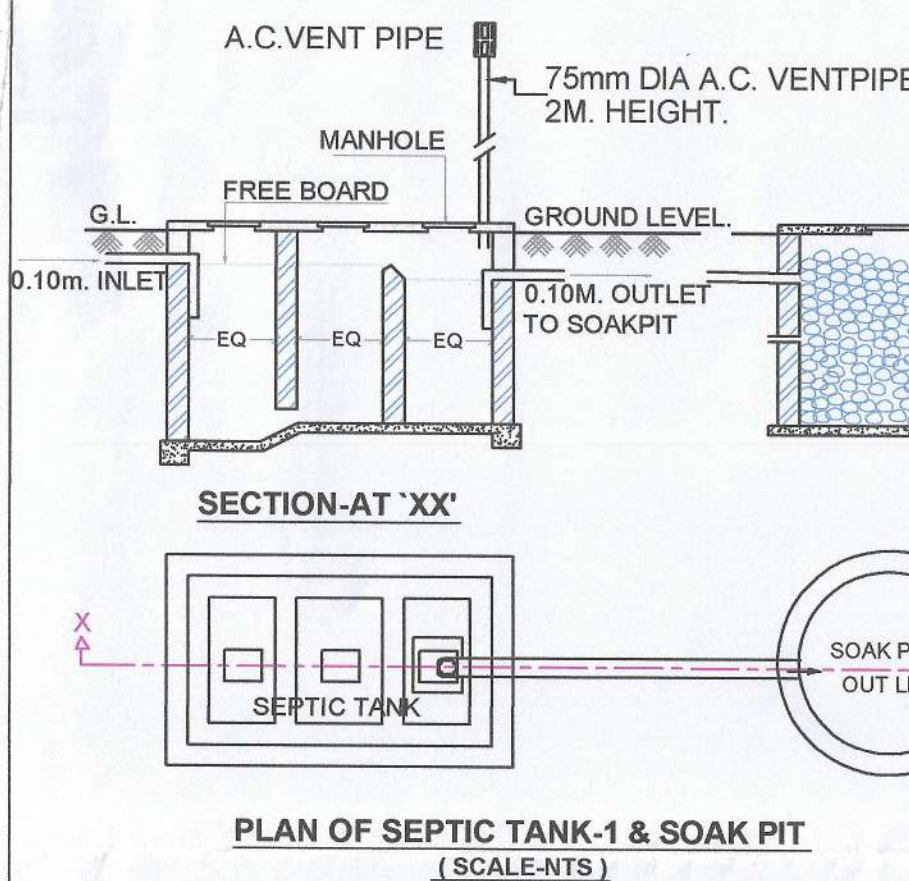
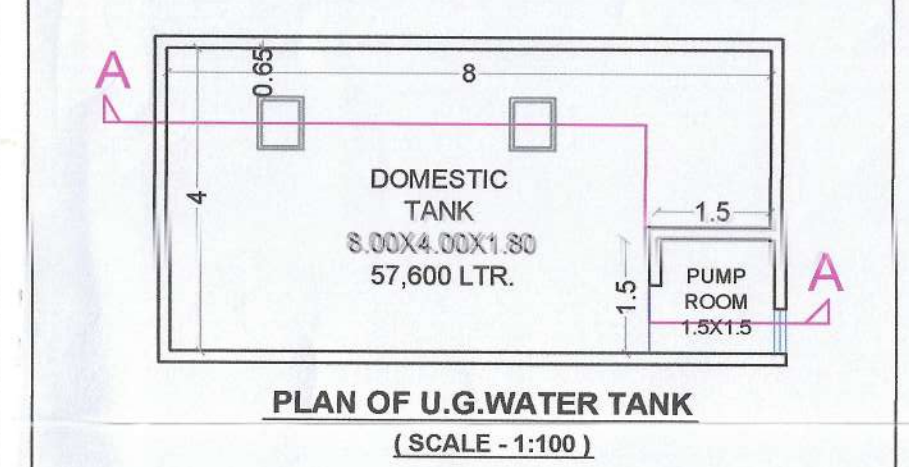
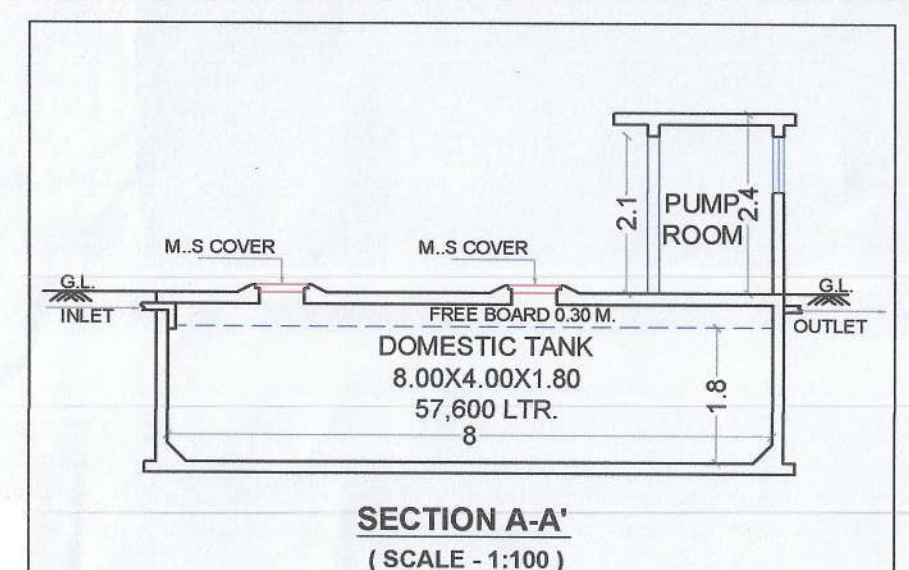
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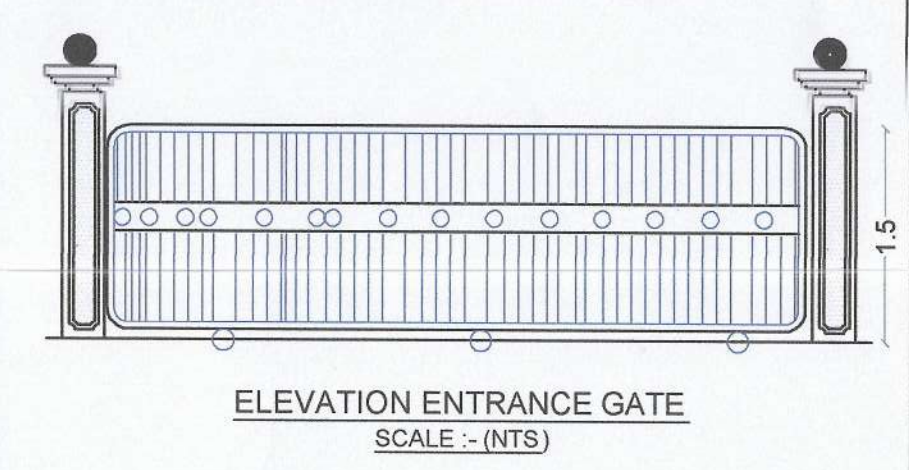
AN.ARCH
ARCHITECT & PLANNERS

Office no.20&21,-Raheja Arcade,
Sec-11,Plot no.61,CBD Belapur-400614,

DESIGN WITH A DIFFERENCE



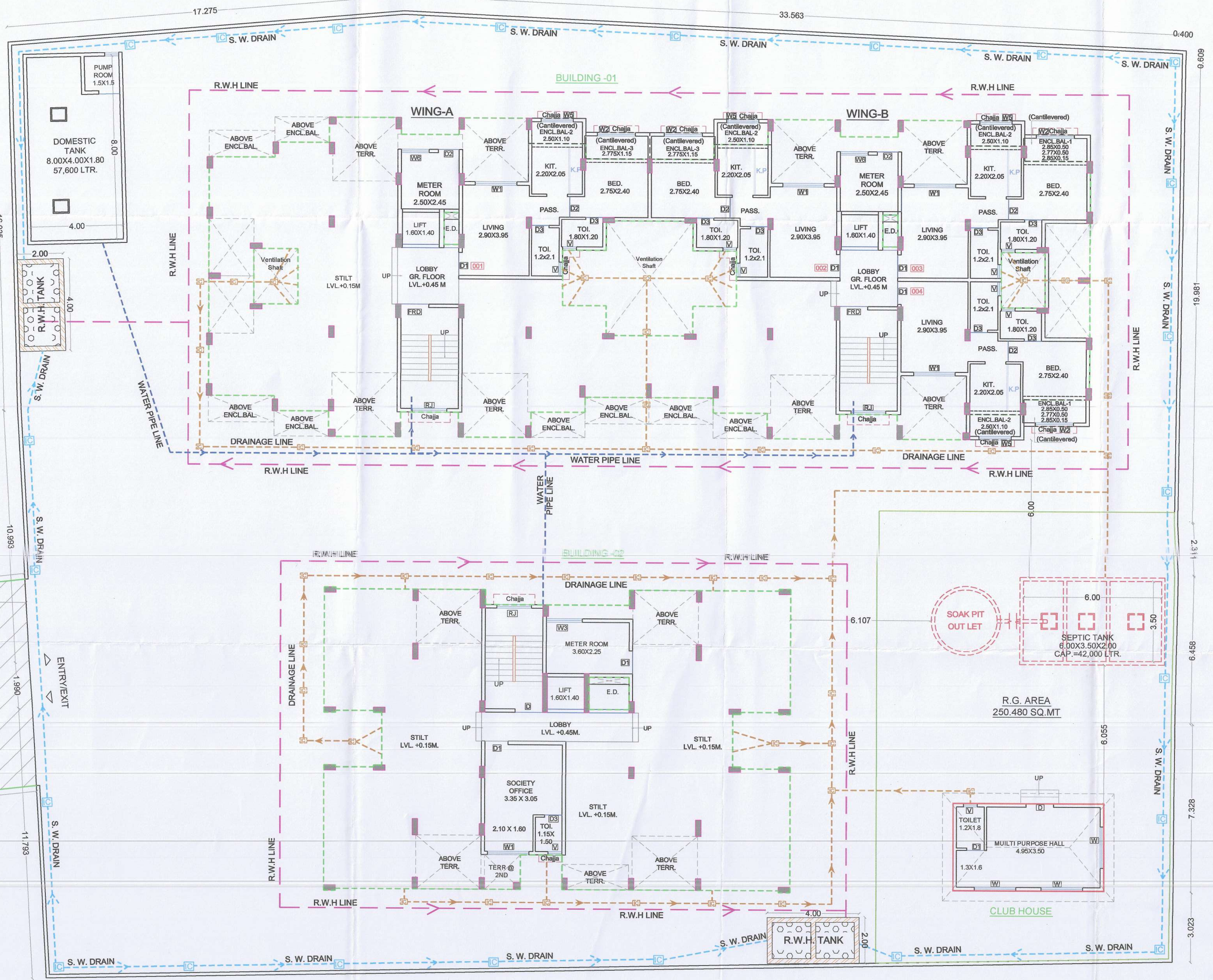
PROPOSED O.H. WATER TANK					
BUILDING - 1					
WING-A	(DOM. TANK)	2.50X5.50X1.50	9.375	CAPACITY-9,375 LTRS	
	(FLUS. TANK)	2.50X1.50X1.50	5.625	CAPACITY- 5,625 LTRS	
WING-B	(DOM. TANK)	2.50X5.50X1.50	9.375	CAPACITY-9,375 LTRS	
	(FLUS. TANK)	2.50X1.50X1.50	5.625	CAPACITY- 5,625 LTRS	
TOTAL			30.000	30,000 LTRS.	
BUILDING - 2					
WING-A	(DOM. TANK)	2.50X5.50X1.50	9.375	CAPACITY-9,375 LTRS	
	(FLUS. TANK)	2.50X1.50X1.50	5.625	CAPACITY- 5,625 LTRS	
TOTAL			15.000	15,000 LTRS.	
TOTAL PROPOSED O. H. WATER TANK					
BLDG.-1			30,000 LTRS.		
BLDG.-2			15,000 LTRS.		
TOTAL PROPOSED O. H. WATER TANK			45,000 LTRS.		



SEPTIC TANK CALCULATION																
BUILDING No.	NUMBER OF TENEMENT	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT		% FLOW TO SEWER		TOTAL FLOW	TOTAL FLOW TO SEPTIC TANK	TOTAL PROVIDED SEPTIC TANK SIZE	TOTAL PROVIDED SEPTIC TANK CAPACITY	
				FLUSHING (A)		DOMESTIC (B)		(A+B)	FLUSHING 100%	DOMESTIC 85%						
				LPD	LPD	LPD	LPD	LPD								
1	FLATS (36)	5	180	54	9720	135	24900	34020	9720	20655	30375	30.38	TANK	6.00X3.50X2.00	42	
2	FLATS (12)	5	60	54	3240	135	8100	11340	3240	6885	10125	10.13			42	
TOTAL REQUIRED CAPACITY OF SEPTIC TANK											40500.00	40.50				
TOTAL PROVIDED SEPTIC TANK														42000 LTRS		

WATER STORAGE CAPACITY CALCULATION									
BLDG. NO.	TOTAL NO. OF FLAT	ADD. TOILET	POPULATION	WATER REQUIREMENTS (IN LITER)			TANK NUMBER	UGT PROVIDED	
				ADD. TOILET	POPULATION	TOTAL		SIZE/ DIMENSION	CAPACITY (LTR.)
[1]	[2]	[3]	[4]=[2]x[5]	[5]=[3]x1.80	[6]=[4]x1.89	[7]=[5]+[6]	[8]	[9]	[10]
1	36	36	180	5480	34020	40500	TANK NO. 1	8.00x4.00x1.80	57,600
2	12	12	60	2160	11340	13500			
TOTAL	48	48	240	8640	45360	54000		57,600 LTRS.	

NOTE:
1) FOR RESIDENTIAL UNIT 5 PERSONS PER TENEMENT.
2) WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 189 (FLUSHING) = 324 LTRS. PER CAPITA.
3) WATER REQUIREMENT FOR ADD. TOILET = 180 LTRS. PER TENEMENT.
4) SIZE OF WATER TANK IS EXCLUDING THE FREE BOARD.



Approved subject to the condition mentioned in this office letter/certificate no. CIDCO/NAINA/Panvel /Nere/ BP-00507/CC/2019/0018 dated 03 Jan 2020.

Sr. No.	Item	Site Plan on White Print	Building Plan on White Print
1	Plot Line		
2	Future Street		
3	Permissible Building line		
4	Marginal Open Spaces	No colour	
5	Drainage & Sewerage Work		
6	Water Supply Work		
7	R.W.H Line		
8	S. W. Drain		

SHEET CONTENT :-
SERVICES LAYOUT PLAN,
SEPTIC TANK REQUIREMENT,
WATER STORAGE CAP. CALCULATION,
DETAILS OF U.G. TANK,
DETAILS OF SEPTIC TANK,
ENTRANCE GATE ELEVATION,
TYP. SECTION OF S.W. DRAIN LINE/COMPOUND WALL,
DETAILS OF RECHARGE PIT,
TYP. ECENTRIC FOOTING SECTION.

NAME OF THE OWNER & SIGNATURE

FOR EXCEL REALITY,
MR. SANDEEP MOHANDAS MAKHIA
(PARTNER) for EXCEL REALITY
MR. SUNIL MOHANDAS MAKHIA
(PARTNER)

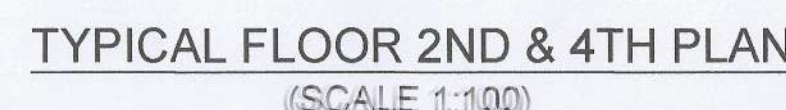
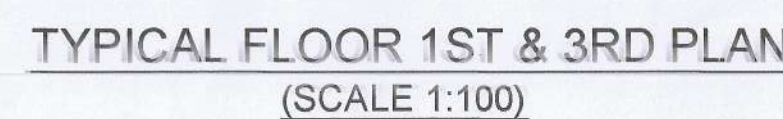
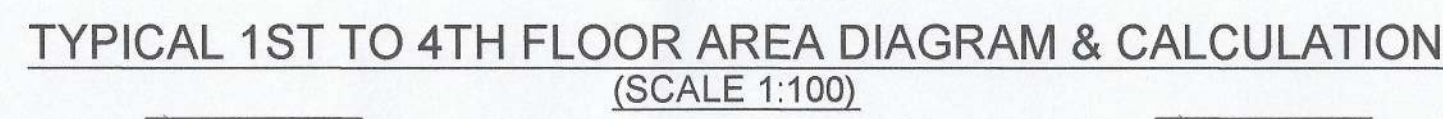
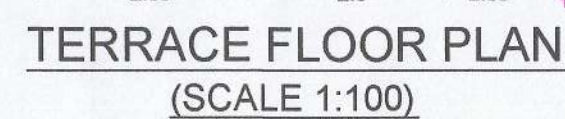
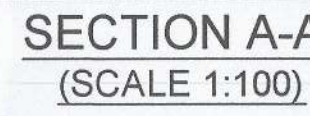
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDINGS ON
GUT NO. 98/1 (OLD GUT NO. 244/1),
AT VILLAGE - NERE, TAL.-PANVEL,
DIST. -RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN BY	CHKD. BY	SCALE	NORTH
27-11-19	NARESH	NK	1:100	

AN.ARCH
ARCHITECT & PLANNERS
Office no.208/21,-Raheja Arcade,
Sec-11,Plot no.61,CBD Belapur-400614,
Design with a difference



METER ROOM AREA
DIAGRAM & CALCULATION
(SCALE 1:100)

TOTAL DEDUCTION		0.69%	5 FORTH
METER ROOM BUILT UP AREA CALCULATION		13.863	6 TOTAL
			7 TOTAL EXCESS BALC.
			8 TOTAL EXCESS TERRACE

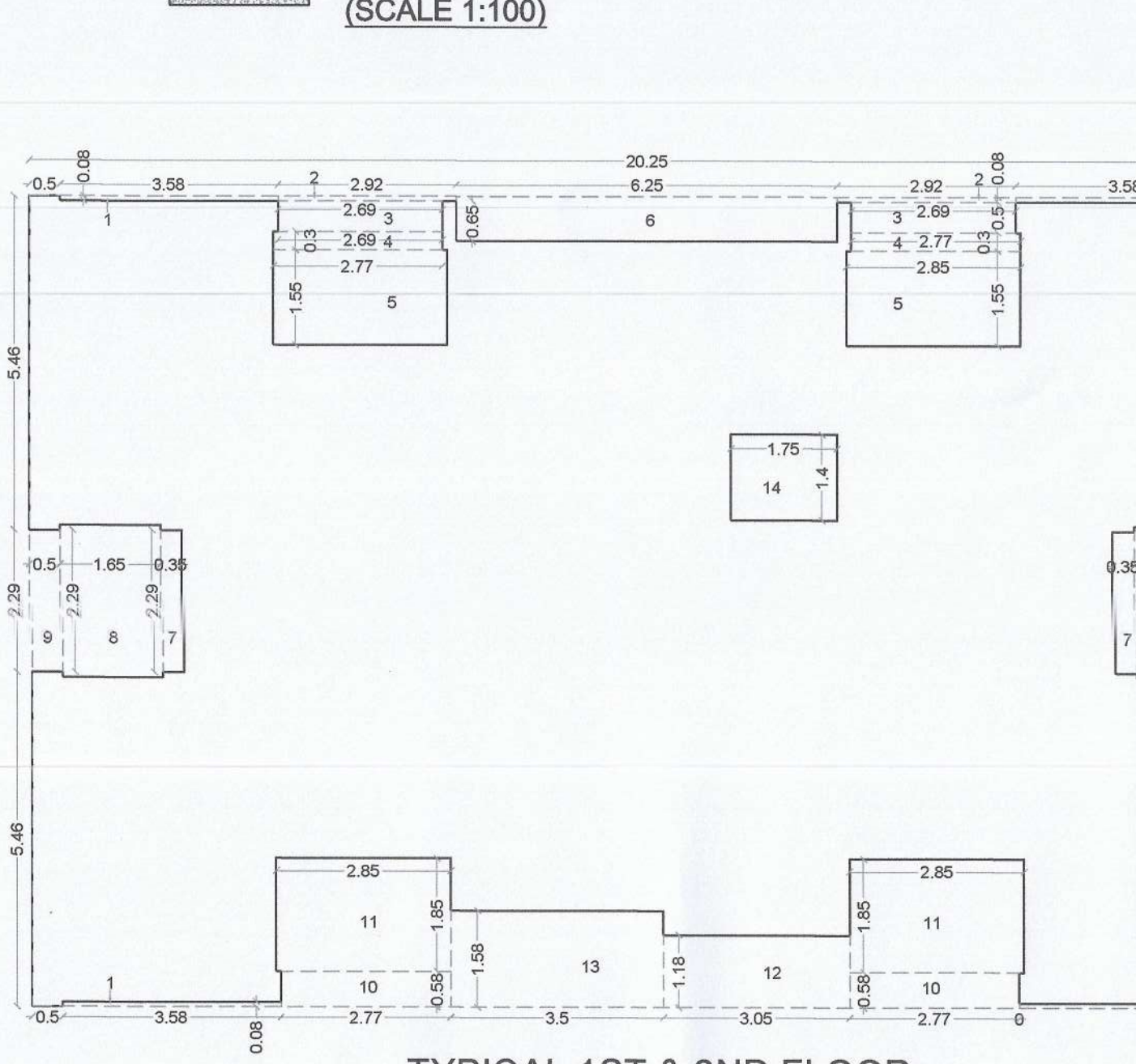
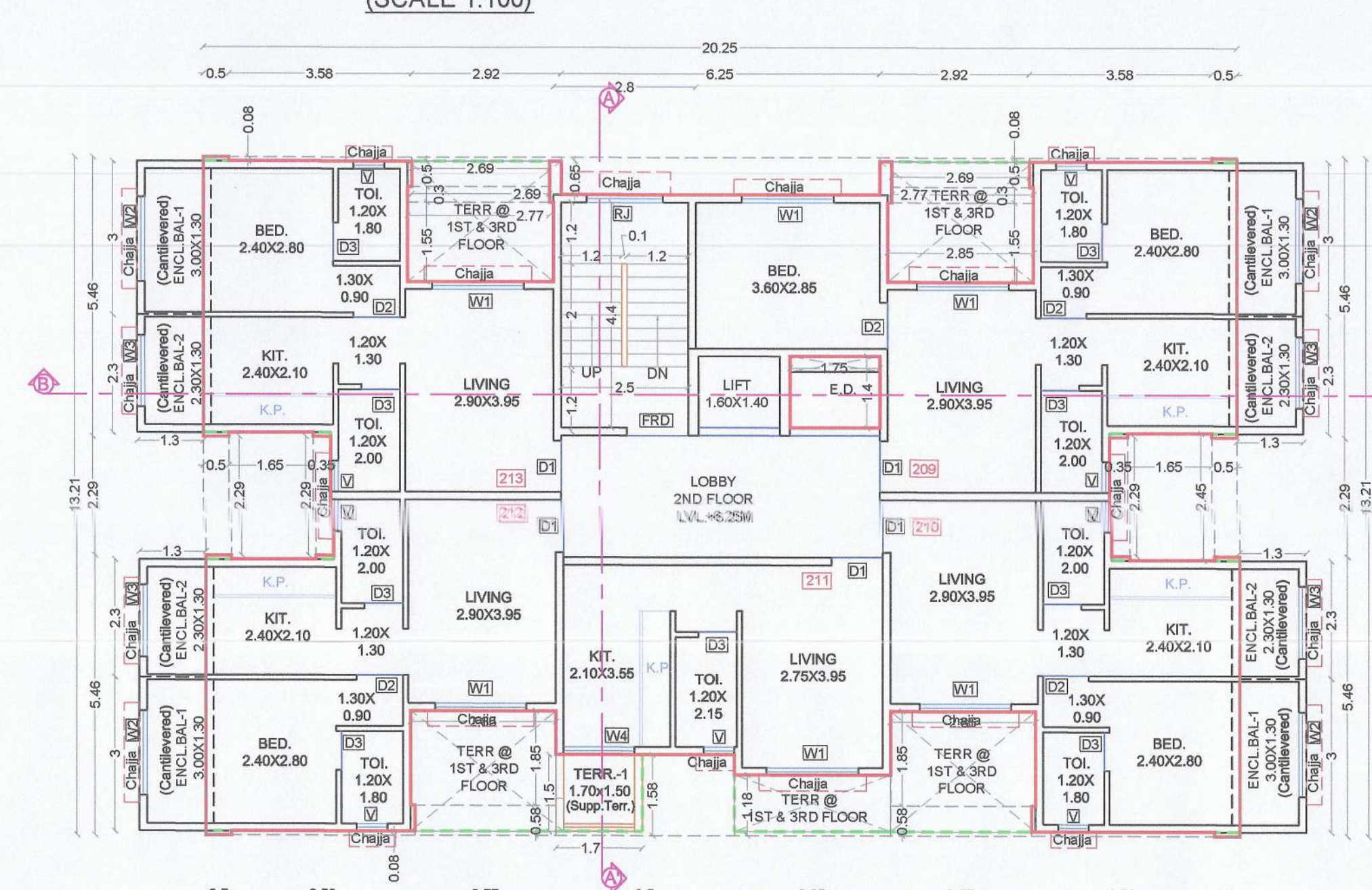
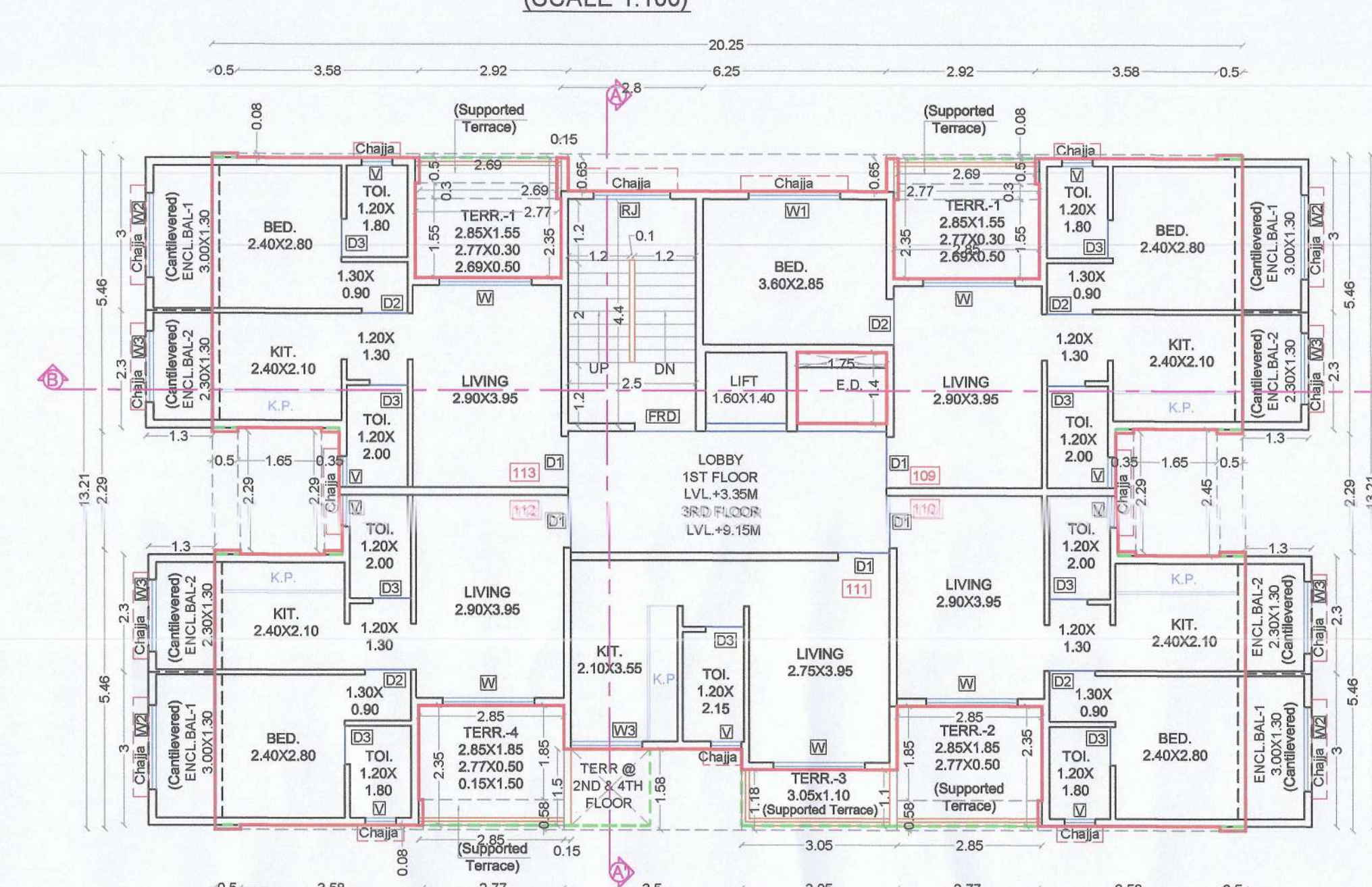
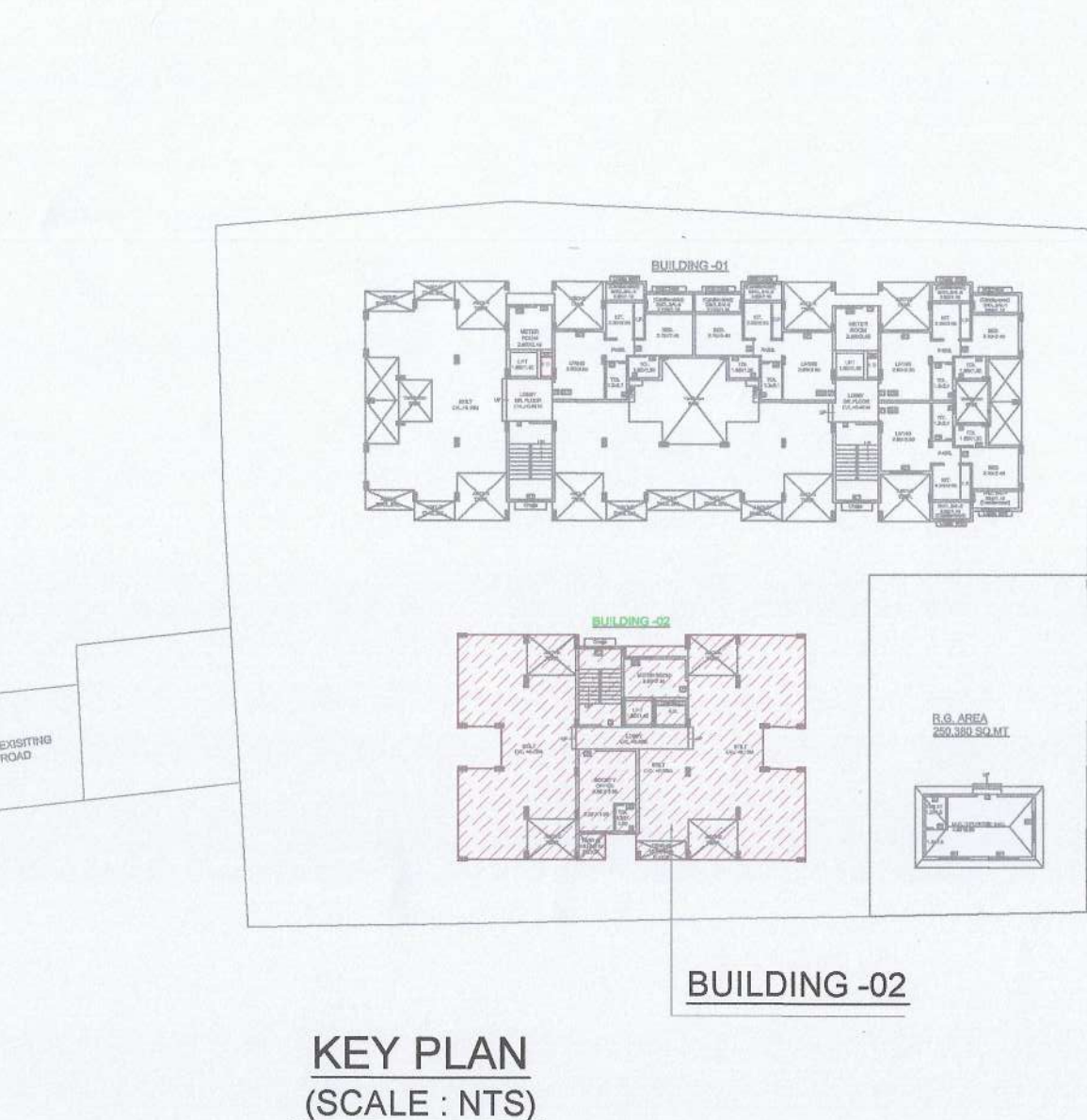
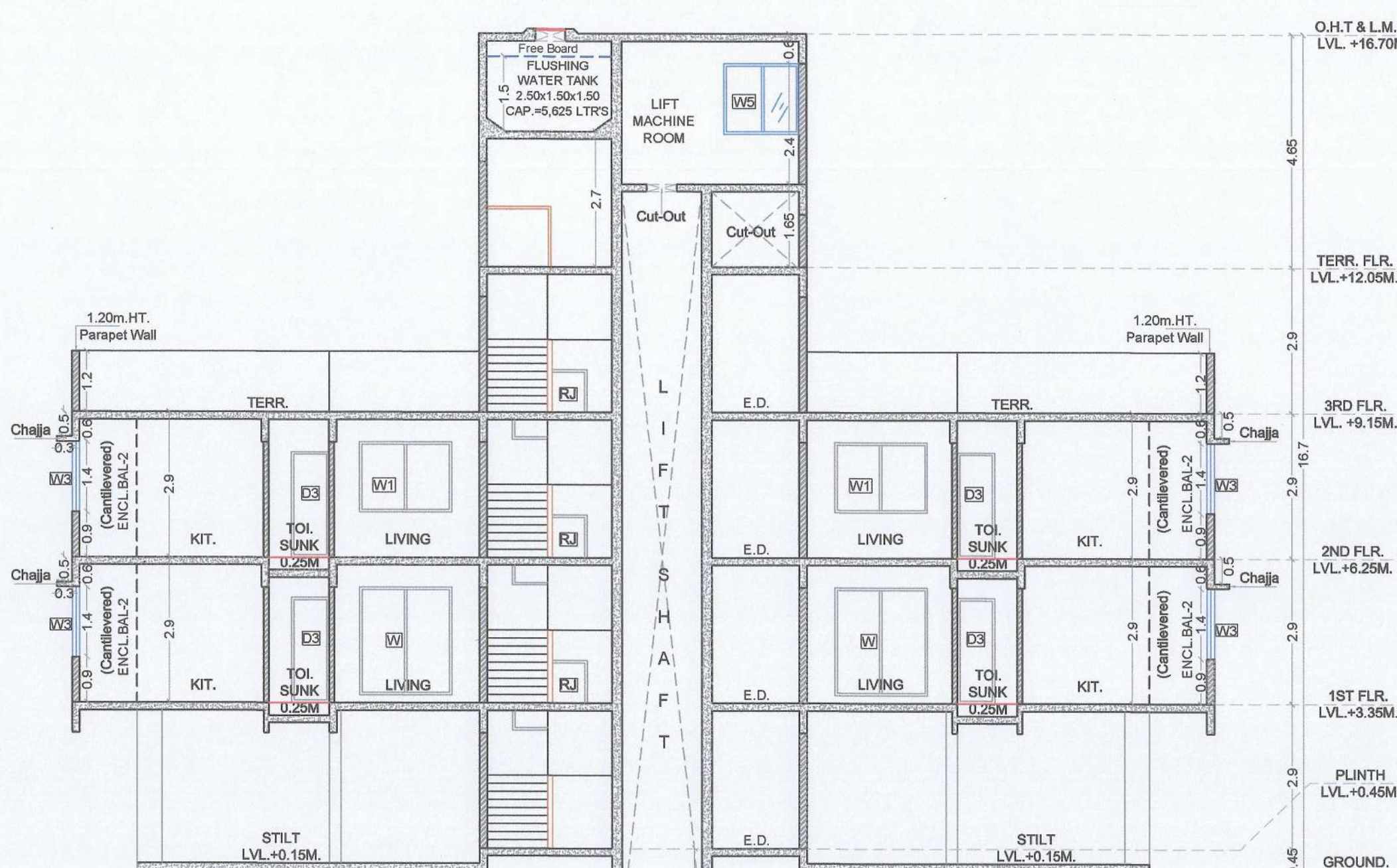
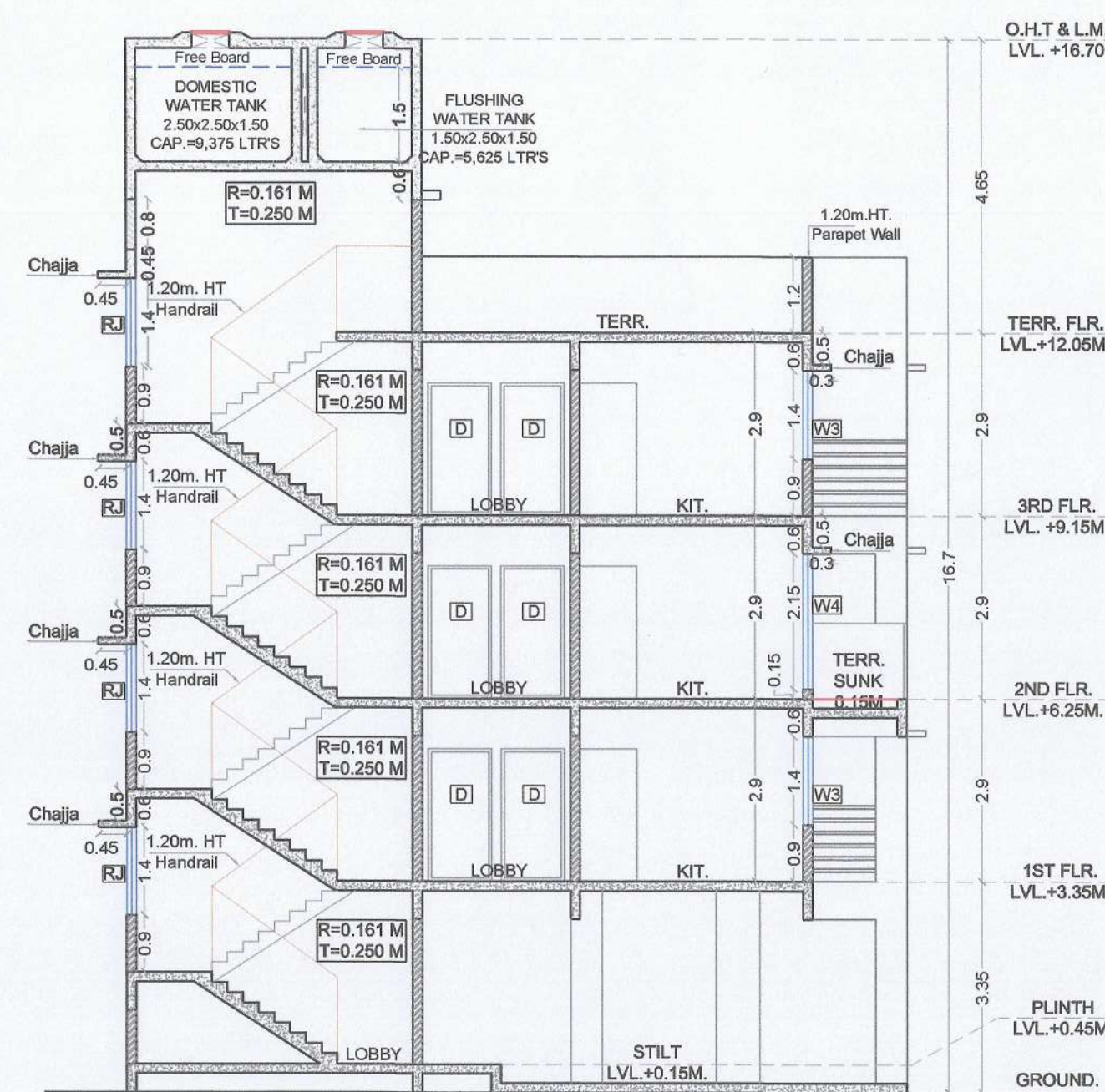
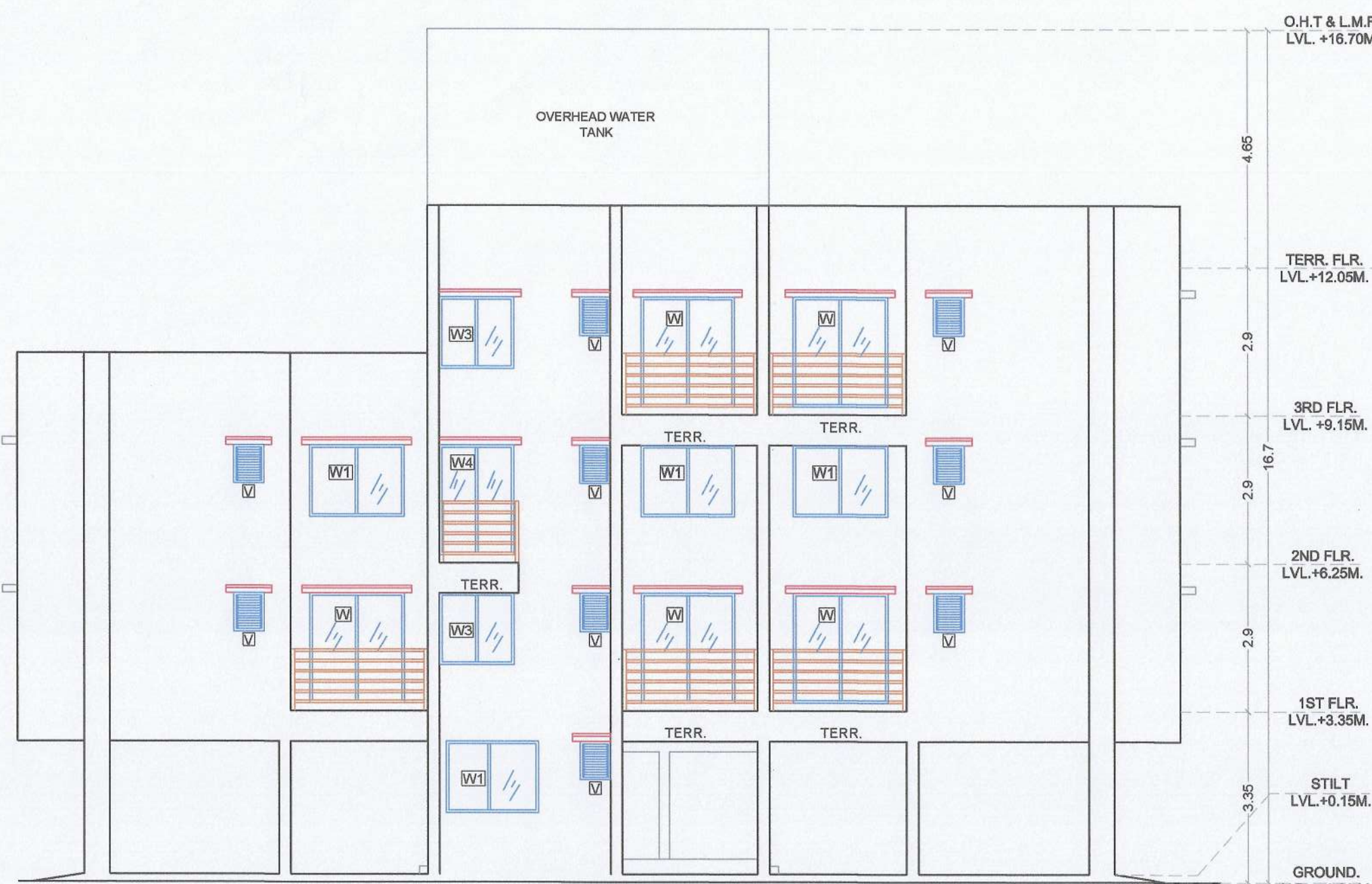
5	FOURTH	340,370	51,056	0,000	47,720	0,000	47,720	0,000
6	TOTAL	1648,990	232,352	212,080	0,000	212,080	0,000	
7	TOTAL EXCESS BALC.	0,000						
8	TOTAL EXCESS TERRACE	0,000						

88.074	18.640	0.000	W4	1.500x1.40	2.100	1.00	AL SLIDING FRENCH WINDOW
309.820	106.160	0.000	W5	1.400x1.40	1.960	0.90	AL SLIDING FRENCH WINDOW
			W6	1.200x1.40	1.680	0.90	AL SLIDING FRENCH WINDOW
			V	0.600x0.75	0.450	1.55	AL FRAME LOUVERED WINDOW
				4.000x0.75	3.000	0.90	AL SLIDING FRENCH WINDOW

5	2	1	2.500	X	0.375	1.875
6	5	1	5.550	X	1.025	5.689
7	6	1	3.000	X	1.700	5.100
8	7	1	2.920	X	0.875	2.555
9	8	1	2.660	X	0.375	0.998

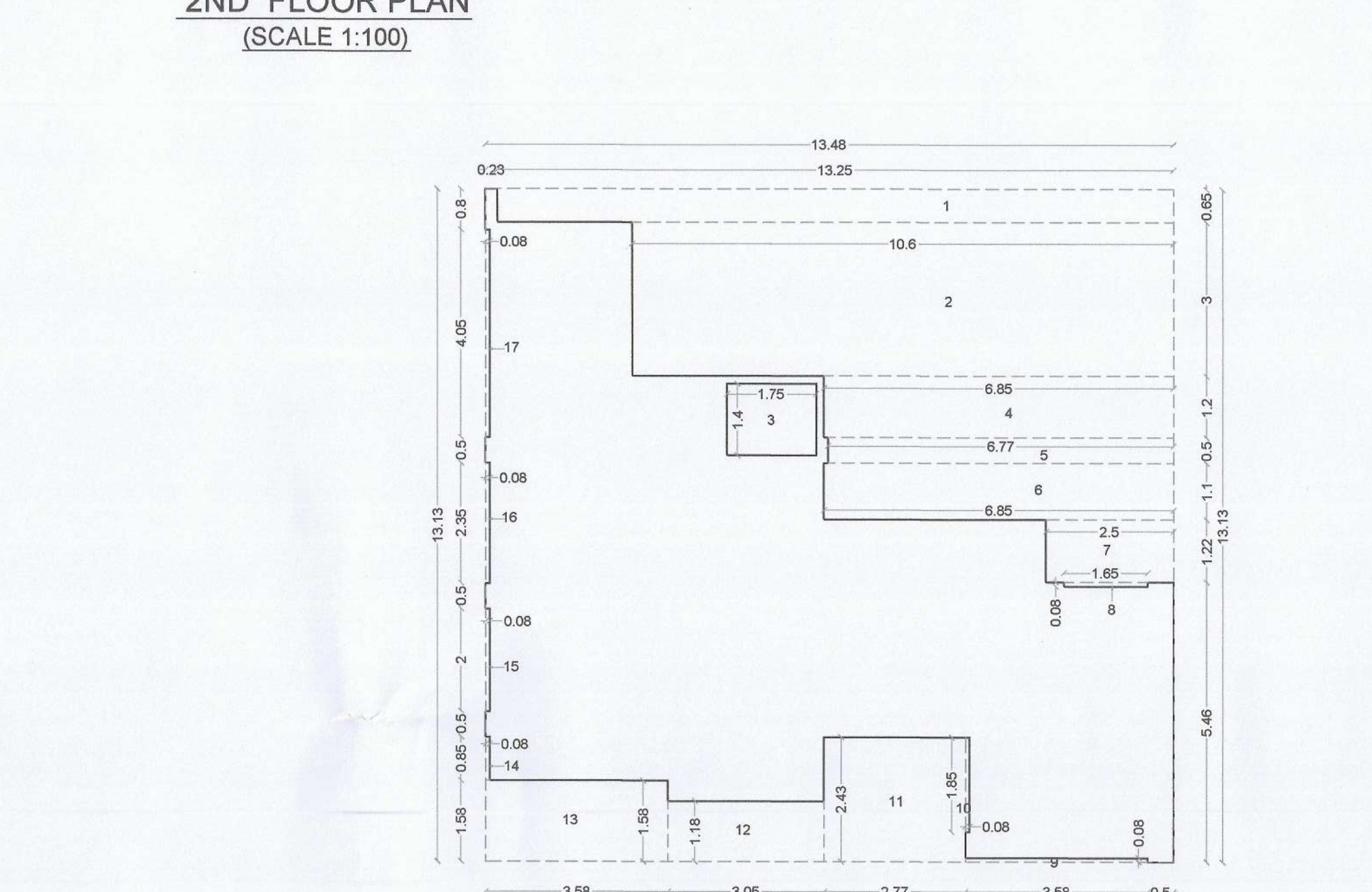
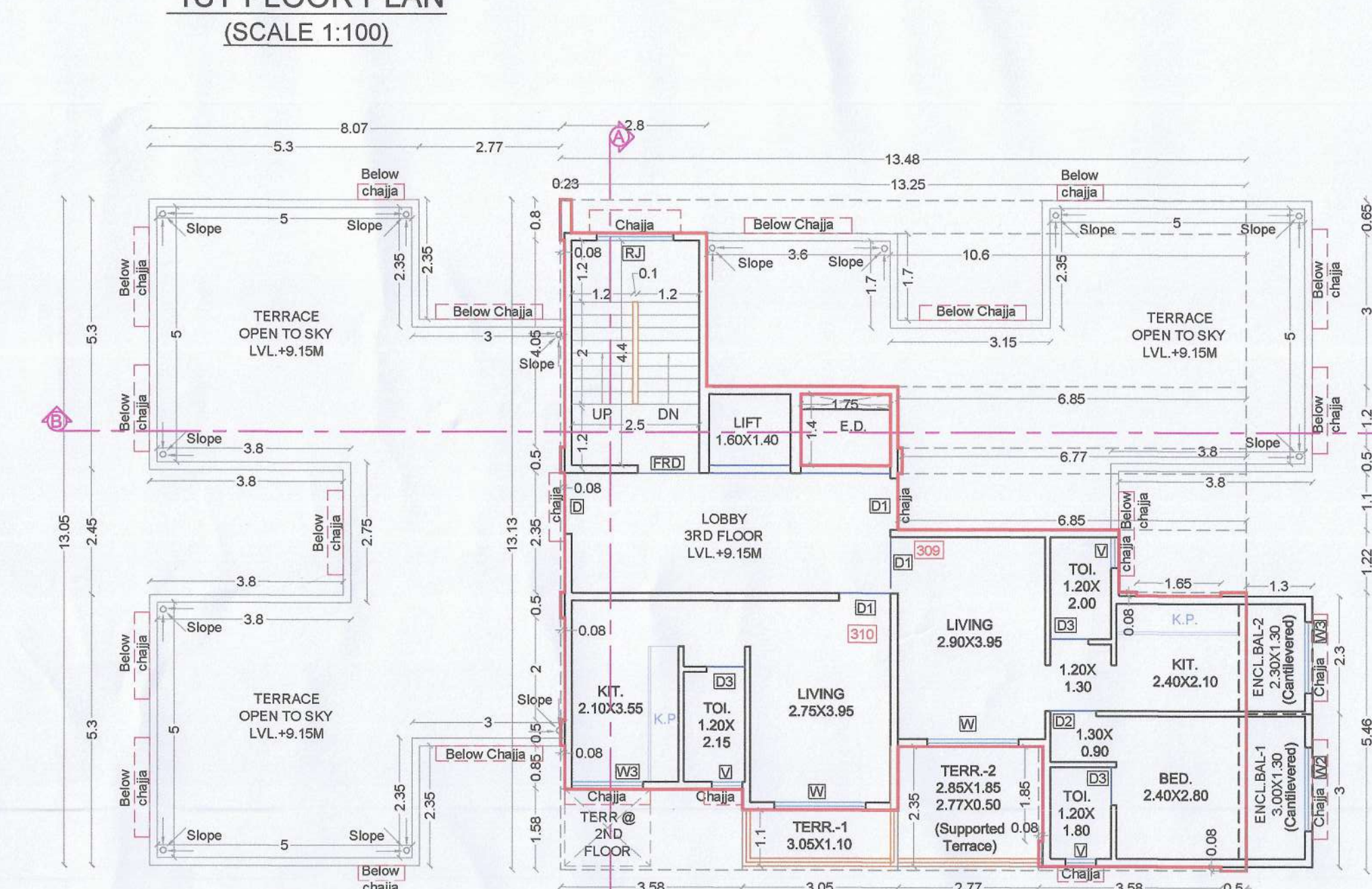
TENEMENT AREA OF INDIVIDUAL UNIT						
WING-A						
WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA IN SQ. M.	BALCONY AREA	TERRACE AREA (SQ. M.)	BUILT UP (SQ. M.)
				AREA (SQ. M.)		





SCHEDULE OF DOORS & WINDOWS				
TYPE	SIZE IN M.	AREA IN SQ.M.	SILL HEIGHT IN M.	DESCRIPTION
FRD	1.20X2.10	2.520	0.00	FIRE RESISTANCE DOOR
D1	1.00X2.10	2.100	0.00	T.W. PANEL DOOR
D2	0.90X2.10	1.890	0.00	T.W. PANEL DOOR
D3	0.75X2.10	1.575	0.00	T.W. PANEL DOOR
W	1.80X2.15	3.870	0.15	AL SLIDING FRENCH WINDOW
W1	1.80X1.40	2.520	0.90	AL SLIDING FRENCH WINDOW
W2	1.65X1.40	2.310	0.90	AL SLIDING FRENCH WINDOW
W3	1.40X1.40	1.960	0.90	AL SLIDING FRENCH WINDOW
W4	1.40X2.15	3.010	0.15	AL SLIDING FRENCH WINDOW
W5	1.40X1.40	1.960	1.00	AL SLIDING FRENCH WINDOW
V	0.60X0.75	0.450	1.55	AL FRAME LOCKERED WINDOW
RJ	1.50X3.40	2.100	0.90	R.C.C. JALI

SCHEDULE OF LIGHT & VENTILATION				
ROOM	TEENMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED
LIVING	109	11.455	W1	3.909
BED	109	10.260	W3	1.710
BED	109	6.730	W2	1.120
KITCHEN	109	5.680	W3	1.000
TOILET	109	2.490	V	0.400
TOILET	109	2.160	V	0.360



AREA STATEMENT CALCULATION

(SCALE 1:100)

3RD FLOOR BUILT UP AREA CALCULATION							
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (Sq.M)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)=3X4X5X6	
1	A	1	1	13.480	X	13.130	176.992
TOTAL ADDITION						176.992	
2	1	1	1	13.250	X	0.650	8.613
3	2	1	1	10.600	X	3.000	31.800
4	3	1	1	1.750	X	1.400	2.450
5	4	1	1	6.850	X	1.200	8.220
6	5	1	1	6.770	X	0.500	3.385
7	6	1	1	6.850	X	1.100	7.535
8	7	1	1	2.500	X	1.200	3.050
9	8	1	1	1.650	X	0.080	0.132
10	9	1	1	3.580	X	0.080	0.286
11	10	1	1	1.080	X	1.850	0.148
12	11	1	1	2.770	X	2.450	6.731
13	12	1	1	3.050	X	1.180	3.599
14	13	1	1	3.580	X	1.580	5.656
15	14	1	1	1.080	X	0.850	0.068
16	15	1	1	1.080	X	2.080	0.160
17	16	1	1	1.080	X	2.350	0.188
18	17	1	1	1.080	X	0.4050	0.324
TOTAL DEDUCTION						82.345	
BUILT UP AREA 3RD FLOOR						94.690	

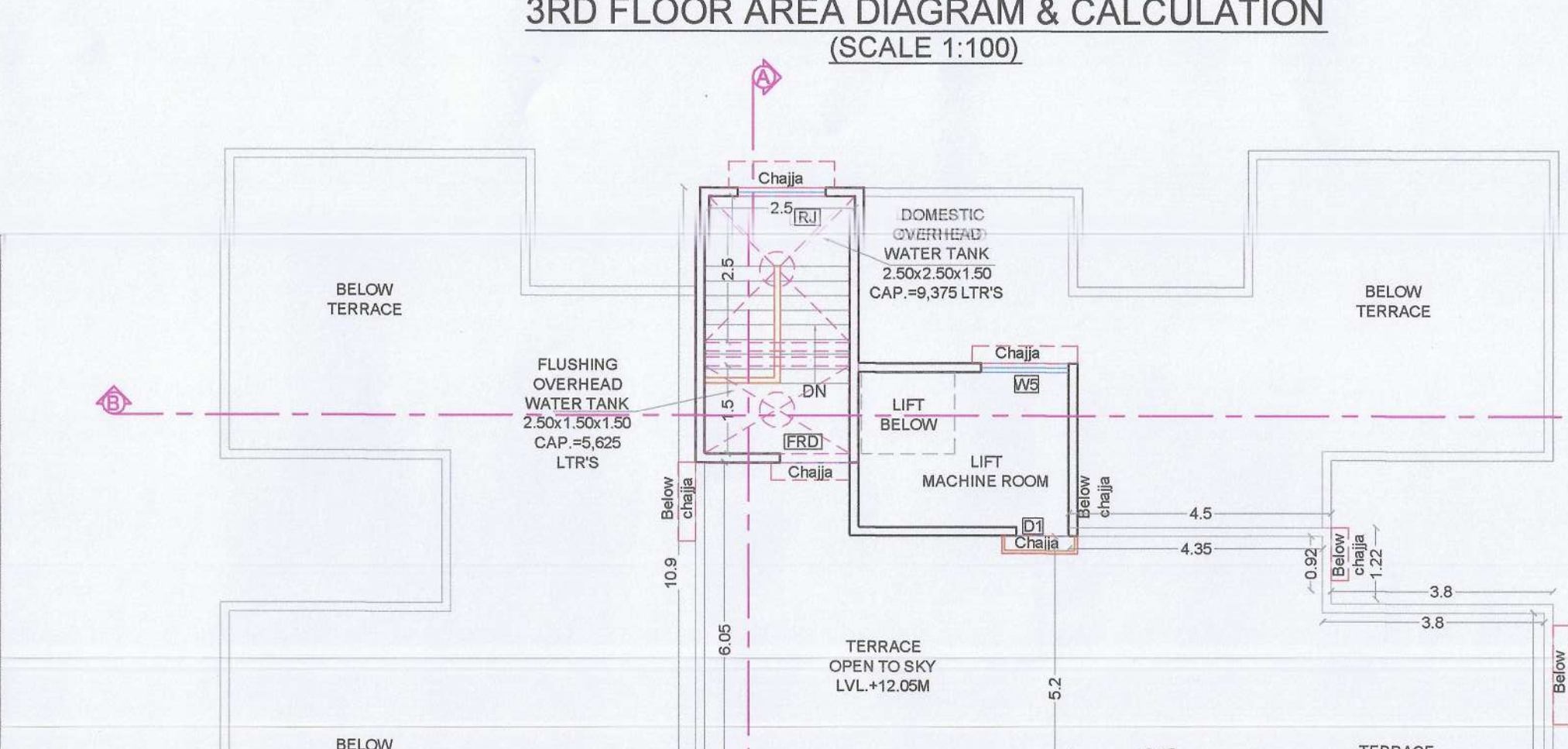
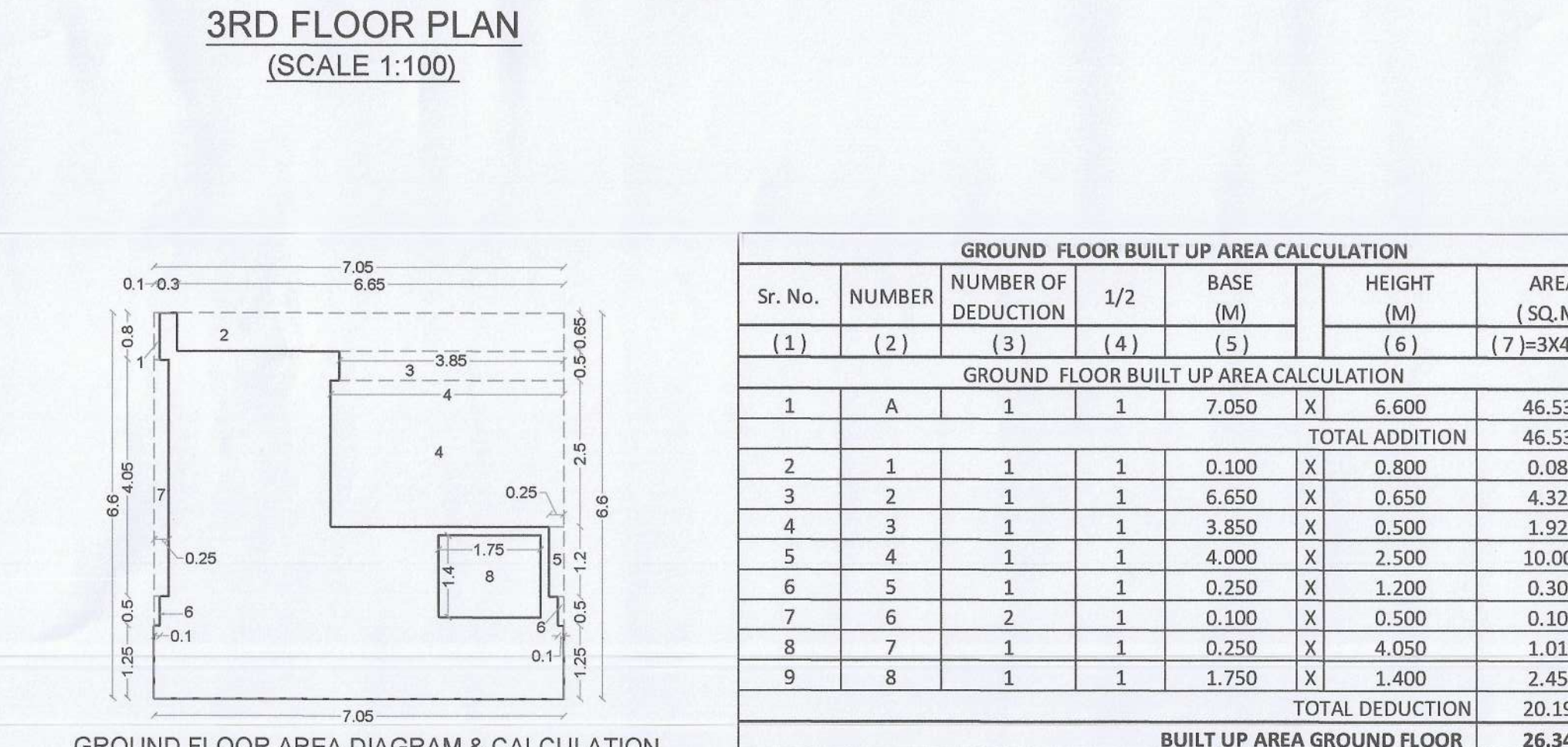
BALCONY AREA STATEMENT 3RD FLOOR				
Number of	Length	Breadth	Area in Sq.M	

1ST & 2ND FLOOR BUILT UP AREA CALCULATION						
NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)		HEIGHT (M)	AREA (SQ.M)
(2)	(3)	(4)	(5)		(6)	(7) =3x4x5/6
1ST & 2ND FLOOR BUILT UP AREA CALCULATION						
A	1	1	20.250	X	13.210	267.503
					TOTAL ADDITION	267.503
1	4	1	3.580	X	0.080	1.146
2	2	1	2.920	X	0.080	0.467
3	2	1	2.690	X	0.500	2.690
4	2	1	2.770	X	0.300	1.662
5	2	1	2.850	X	1.550	8.835
6	1	1	6.250	X	0.730	4.563
7	2	1	0.350	X	2.290	1.603
8	2	1	1.650	X	2.450	8.085
9	2	1	0.500	X	2.290	2.290
10	2	1	2.770	X	0.580	3.213
11	2	1	2.850	X	1.850	10.545
12	1	1	3.050	X	1.180	3.599
13	1	1	3.500	X	1.580	5.530
14	1	1	1.750	X	1.400	2.450
TOTAL DEDUCTION						56.678
BUILT UP AREA PER FLOOR						211.050

BALCONY AREA STATEMENT 1ST & 2ND FLOOR					
BAY TYPE	Number of Balcony	Length (Meter)	Breadth (Meter)	Area in Sq.M.	
				OPEN	ENCLOSED
(1)	(2)	(3)	(4)	(5) = (2)x(3)x(4)	(6)=(2)x(3)x(4)
B1	4	3.000	1.300	0.000	15.600
B2	4	2.300	1.300	0.000	11.960
SUBTOTAL=				0.000	27.560
Total Proposed Balcony Area = (5) + (6) =				27.560	
NET B.U.A. OF FLOOR				211.050	
Permissible Balcony Area = (Net Built Up Area) X15%				31.658	
Excess Balcony Area, if any =				NIL	
Total Proposed Balcony Area 1st & 2nd Floor =				55.120	

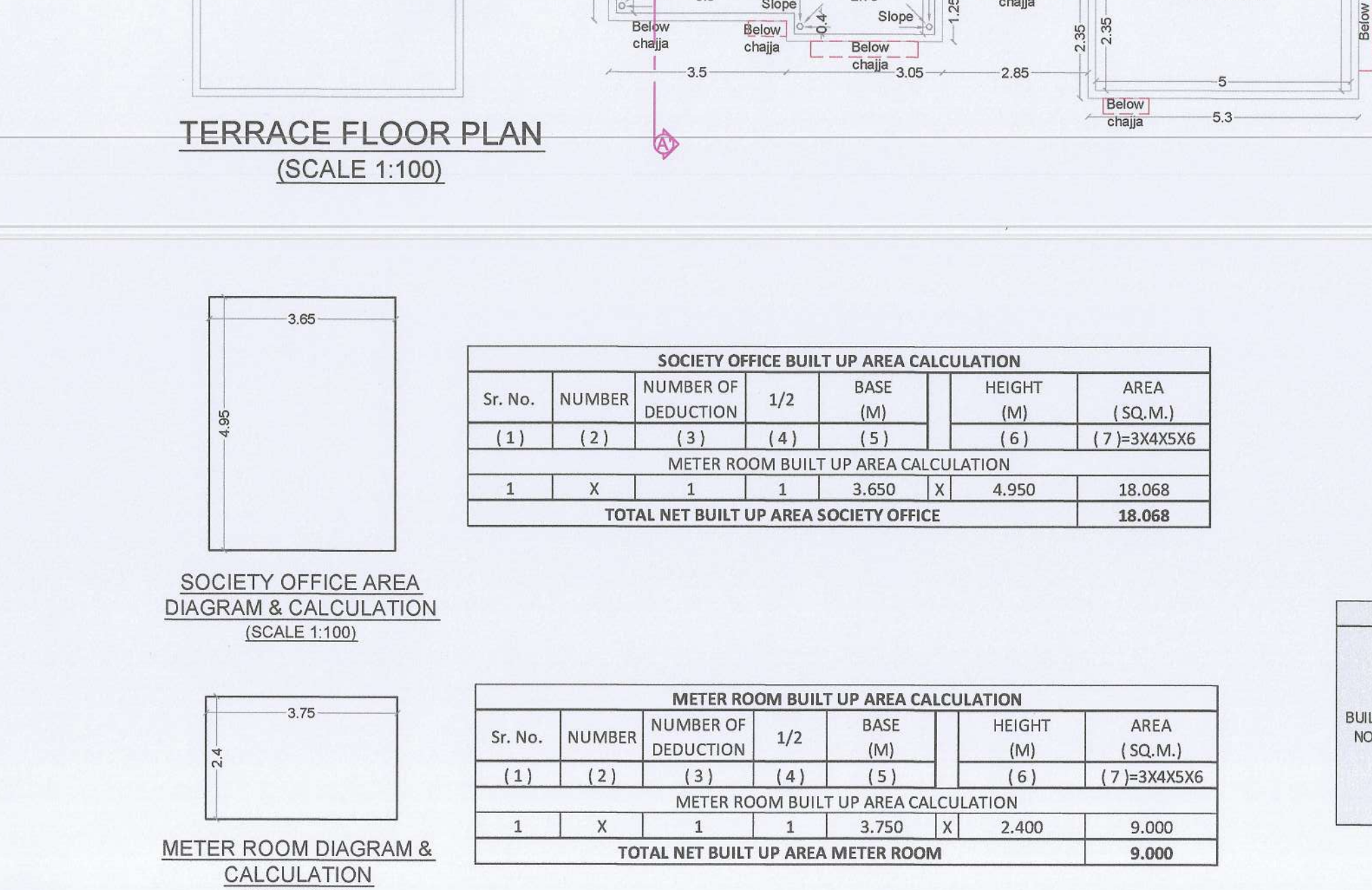
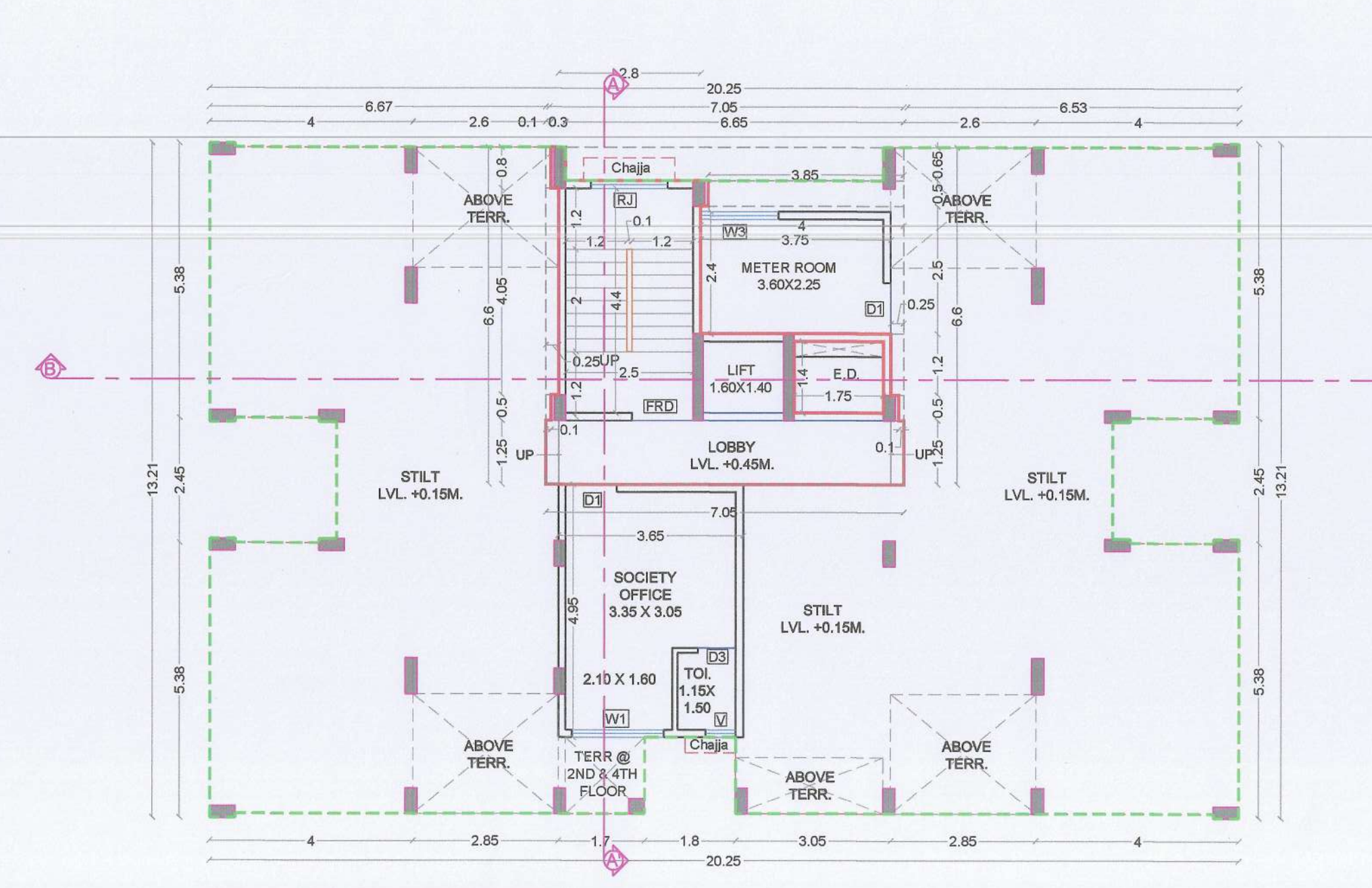
TERRACE AREA STATEMENT				
1ST FLOOR PLAN				
CEILING TYPE	Number of Terrace	Length (Meter)	Breadth (Meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5)=(2)x(3)x(4)
T1	2	2.850	1.550	= 8.835
		2.770	0.300	= 1.662
T2	1	2.690	0.500	= 2.690
		2.850	1.850	= 5.273
T3	1	2.770	0.500	= 1.385
		3.050	1.100	= 3.355
T4	1	2.850	1.850	= 5.273
		2.770	0.500	= 1.385
		0.150	1.500	= 0.225

SUBTOTAL=		=	30.080	
Total Proposed Terrace Area = (4) =		=	30.080	
NET B.U.A. OF FLOOR =		=	211.050	
Permissible Terrace Area =(Net Built Up Area) X20% =		=	42.210	
Excess Terrace Area, if any =		=	NIL	
Total Proposed Terrace Area 1st Floor =		=	30.080	
2ND FLOOR PLAN				
TERACE TYPE	Number of Terrace	Length (Meter)	Breadth (Meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5) =(2)x(3)x(4)
T1	2	1.370	1.500	= 2.550
SUBTOTAL=				= 2.550
Total Proposed Terrace Area = (4) =				= 2.550



TETEMENT AREA STATEMENT				
BUILDING NUMBER	FLAT NO.	UNITS	CARPET AREA IN SQ.M.	BALCONY AREA ENCLOSED
109	1	41.470	6.890	0.000
110	1	31.075	6.890	0.000
111	1	22.863	0.000	0.000
112	1	31.075	6.890	0.000
113	1	31.075	6.890	0.000
209	1	41.470	6.890	0.000
210	1	31.075	6.890	0.000
211	1	22.863	0.000	0.000
212	1	31.075	6.890	0.000
213	1	31.075	6.890	0.000
309	1	31.075	6.890	0.000
310	1	22.863	0.000	0.000
TOTAL				62.010

BUILT UP AREA - FLOOR AREA STATEMENT FOR BUILDING NO. 02				
Sr. No.	FLOORS	PROPOSED AREA	PERMISSIBLE AREA (15% OF 3)	ENCLOSED
1	GROUND	26.340	3.950	0.000
2	FIRST	211.050	0.000	27.560
3	SECOND	210.830	0.000	27.560
4	THIRD	14.198	0.000	8.890
5	TOTAL	542.870	81.430	62.010
6	TOTAL EXCESS BALC.	0.000		
7	TOTAL EXCESS TERRACE	0.000		
8	TOTAL BUILT UP AREA	542.870		



		110	1	31.075	6.890	0.000	6.593	47.630
		111	1	31.075	6.890	0.000	6.587	35.337
		112	1	22.863	0.000	0.000	2.355	25.988
		113	1	31.075	6.890	0.000	6.883	35.337
		118	1	31.075	6.890	0.000	6.594	35.362
2		209	1	41.470	6.890	0.000	0.000	47.630
		210	1	31.075	6.890	0.000	0.000	35.337
		211	1	22.863	0.000	0.000	2.550	25.988
		212	1	31.075	6.890	0.000	0.000	35.337
		213	1	31.075	6.890	0.000	0.000	35.362
		309	1	31.075	6.890	0.000	6.657	35.675
		310	1	22.863	0.000	0.000	3.355	26.437
		TOTAL	12	369.054	92.010	0.000	42.645	421.920

BUILTUP AREA - FLOORS				
1	2	3	4	
Sr. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA(15% OF 3)	
1	GROUND	26.940	3.950	
2	FIRST	211.050	31.658	
3	SECOND	210.830	31.625	
4	THIRD	94.950	14.159	
6	TOTAL	542.870	81.430	
7	TOTAL EXCESS BALC.	0.000		
8	TOTAL EXCESS TERRACE	0.000		
	TOTAL BUILTUP AREA	542.870		

BUILT UP AREA STATEMENT	
FLOOR	BUILT UP AREA
GROUND FLOOR	26.940
1ST FLOOR	211.050
2ND FLOOR	210.830
3RD FLOOR	94.950
4TH FLOOR	0.000
TOTAL	542.870

CLOSED		OPEN	TOTAL(5 + 6 +7)	EXCESS (8 - 4)	PERMISSIBLE TERRACE AREA(20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)
N	CLOSE						
0	0.000	0.000	0.000	0.000	5.268	0.000	0.000
0	27.500	0.000	27.500	0.000	42.210	30.080	0.000
0	27.500	0.000	27.500	0.000	42.166	2.550	0.000
0	6.890	0.000	6.890	0.000	18.930	10.010	0.000
62.010		0.000	62.010	0.000	106.570	42.640	0.000

Approved subject to the condition mentioned in this office letter/certificate no. CIDCO/NA/Panel /Nere/ BP-0507/CC-20/19/0116 dated 03 Jan 2020.

SPECIFICATIONS
External wall thk 0.15M
Internal wall thk 0.10M
TOTAL NO. OF UNITS
COMMERCIAL UNITS 00
RESIDENTIAL UNITS 12

SHEET CONTENT
1ST, 2ND & 3RD FLOOR PLAN, BUILT UP AREA DIAGRAM & CALCULATION, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT & VENTILATION, ELEVATION & SECTIONS.

NAME OF THE OWNER & SIGNATURE
For EXCEL REALITY
Mr. Sandeep Mohandas Marathe (PARTNER)

For EXCEL REALITY
Mr. Sunil Mohandas Marathe (PARTNER)

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDINGS ON GUT NO. 98/1 (OLD GUT NO. 244/1), AT VILLAGE - NERE, TAL - PANVEL, DIST. - RAIGAD.

ARCHITECT NAME & SIGN
ANARCH ARCHITECT & PLANNERS

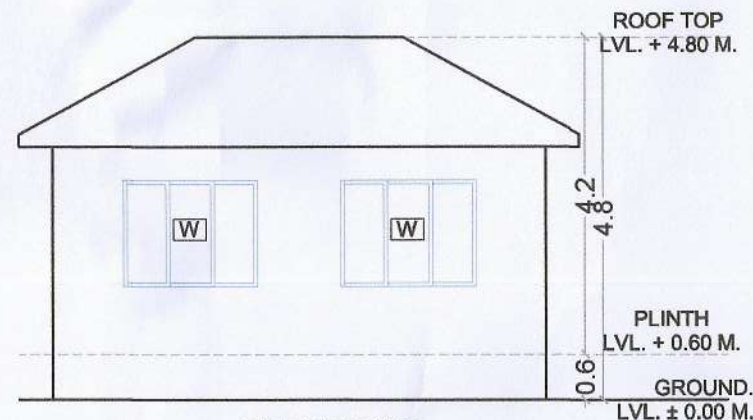
DATE 27-11-19
DRAWN BY NARESH
CHKD BY NK
SCALE 1:100
NORTH
Office no.20&21, Rajhaja Arcade, Sec-11, Plot no.61, CBD Belapur-400614, Dist. Navi Mumbai

SCHEDULE OF DOORS & WINDOWS				
TYPE	SIZE IN M.	AREA IN SQ.M.	SILL HEIGHT IN M.	DESCRIPTION
D	1.20X2.10	2.520	0.00	T.W. PANEL DOOR
D1	0.75X2.10	1.575	0.00	T.W. PANEL DOOR
W	1.80X1.40	2.520	1.00	AL.SLIDING FRENCH WINDOW
V	0.60X0.75	0.450	1.65	AL. FRAME LOUVERED WINDOW

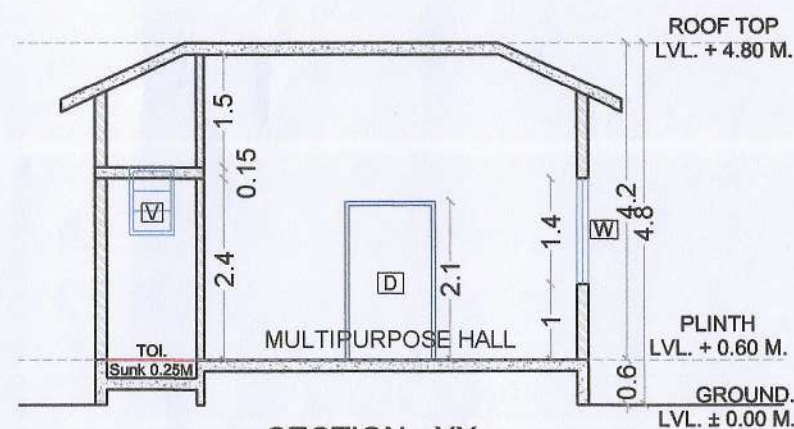
SCHEDULE OF LIGHT & VENTILATION				
ROOM	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L & V PROVIDED
(1)	(3)	(4)	(5)=(3)/6	(6)
MULTIPURPOSE HALL	19.405	W 3 Nos.	3.234	7.560
TOILET	2.160	V 1 Nos.	0.360	0.450

SPECIFICATIONS

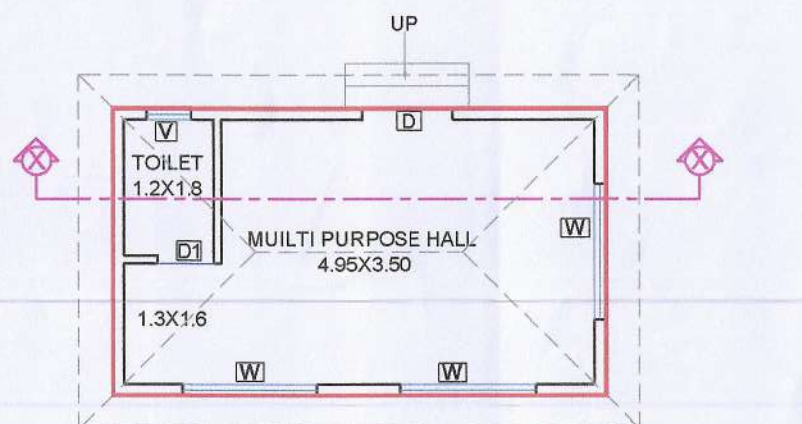
External wall thk	0.15M
Internal wall thk	0.10M



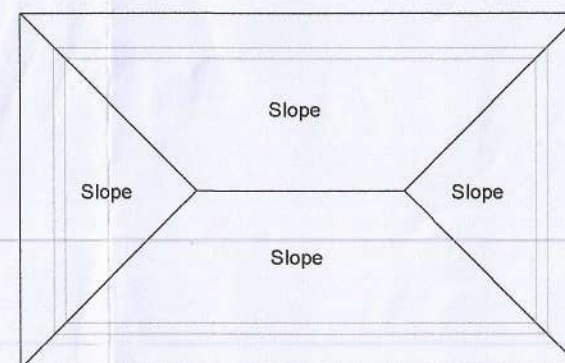
ELEVATION
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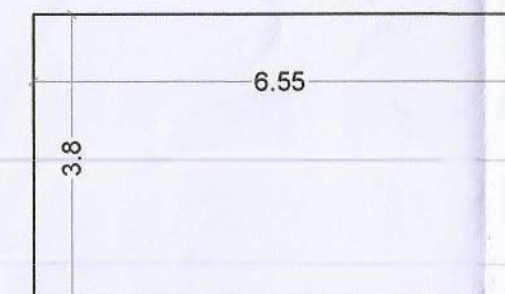
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GROUND FLOOR PLAN
(SCALE 1:100)



ROOF PLAN
(SCALE 1:100)



B/UP AREA CALCULATION DIAGRAM
(GROUND FLOOR)
(SCALE 1:100)

RECREATIONAL OPEN SPACE AREA STATEMENT			Area Sq.M.
1	Permissible Recreational Open Space Area		250.000
2	Proppoed Recreational Open Space Area		250.480
3	Permissible Structure In Recreational Open Space = (15%) Of 1		37.500
	a	Allowed On Ground Floor 10%	25.000
	b	Allowed On 1st Floor 5%	12.500
	Total Permissible B.U.A.		37.500
5	Proposed Structure In Recreational Open Space =		
	a	Proposed On Ground Floor	24.890
	b	Proposed On 1st Floor	0.000
	Total Proposed B.U.A.		24.890

GROUND FLOOR BUILT UP AREA CALCULATION						
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=(3)X(4)X(5)X(6)
1	A	1	1	6.550	3.800	24.890
TOTAL NET BUILT UP AREA GROUND FLOOR						24.890

STAMP OF APPROVAL

05/05

CLUB HOUSE

Approved subject to the condition mentioned in this office letter/certificate no.CIDCO/NAINA/ Panvel /Nere/ BP-00507/CC/2019/0018 dated 03 Jan 2020.

NAME OF THE OWNER & SIGNATURE

FOR EXCEL REALITY,

For **EXCEL REALITY**

Sandeep

MR.SANDEEP MOHANDAS MAKHIJA Partner
(PARTNER)

For **EXCEL REALITY**

MR.SUNIL MOHANDAS MAKHIJA Partner
(PARTNER)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON GUT NO. 98/1 (OLD GUT NO. 244/1), AT VILLAGE -NERE,TAL.-PANVEL, DIST.-RAIGAD.

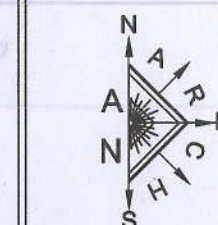
ARCHITECT NAME & SIGN



NEHA JAIN

REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
27-11-19	KOMAL	NARESH	1:100	



AN.ARCH
ARCHITECT & PLANNERS

Office no.20&21,-Raheja Arcade,
Sec-11,Plot no.61,CBD Belapur-400614,

DESIGN WITH A DIFFERENCE

entet no.022-27562410,
mail i.d-anarch.architect@gmail.com