

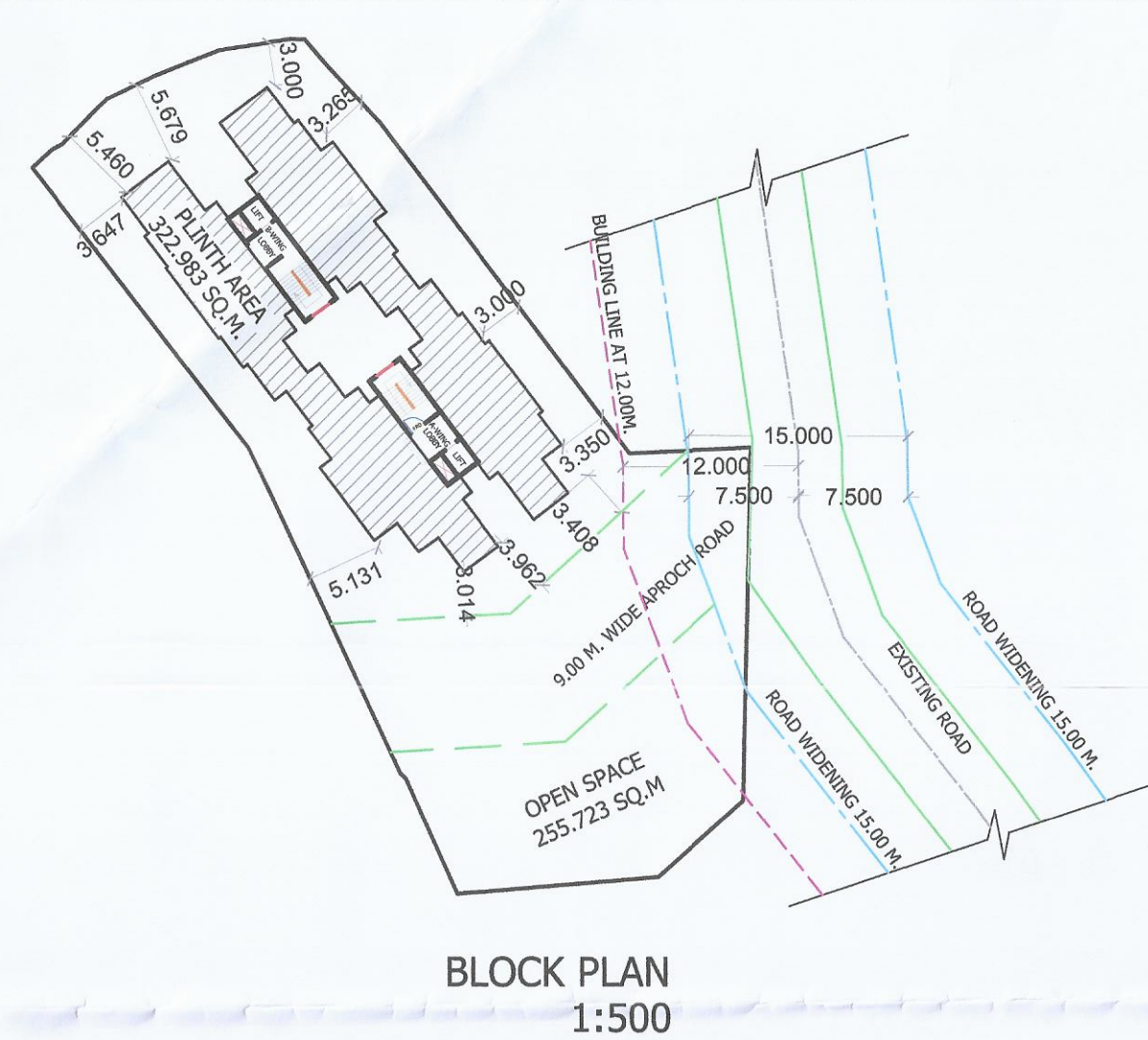
FLAT CARPET / BUILT UP AREA STATEMENT					
FLOOR	WING	FLAT NO.	CARPET AREA (SQ.M.)	BALCONY AREA BUA ENCL. BAL. PROJ. BAL. PER POLYLINE (SQ.M.)	BUA AS PER POLYLINE (SQ.M.)
GROUND FLOOR	A	1	18HK	26.489	36.661
		2	18HK	29.637	33.400

FLOOR AREA STATEMENT FOR BUILDING											
Sr. NO.	FLOORS	BUILT UP AREA		PERMISSIBLE BALCONY AREA (15% OF 2)		PROPOSED BALCONY		PERMISSIBLE TERRACE AREA		PROPOSED TERRACE AREA	
		EXISTING	PROPOSED	OPEN	CLOSE	OPEN	CLOSE	AREA	AREA	AREA	AREA
Proposed	1 GROUND	-	77.521	11.628	0	0.000	49.228	0.000	65.843	25.738	0.000
	2 FIRST	329.216	-	49.382	0	0.000	49.228	0.000	65.843	25.738	0.000
	3 SECOND	329.216	-	49.382	0	0.000	49.228	0.000	65.843	25.738	0.000
	4 THIRD	329.216	-	49.382	0	0.000	49.228	0.000	65.843	25.738	0.000
	5 FOURTH	329.216	-	49.382	0	0.000	49.228	0.000	65.843	25.738	0.000
6 TOTAL		1316.86	77.52	209.16	0.00	196.91	196.91	0.000	263.27	91.89	0.00
7 TOTAL EXCESS BALC.			0.00								
8 TOTAL EXCESS TERRACE			0.00								
	TOTAL BUILT UP AREA		1394.38								

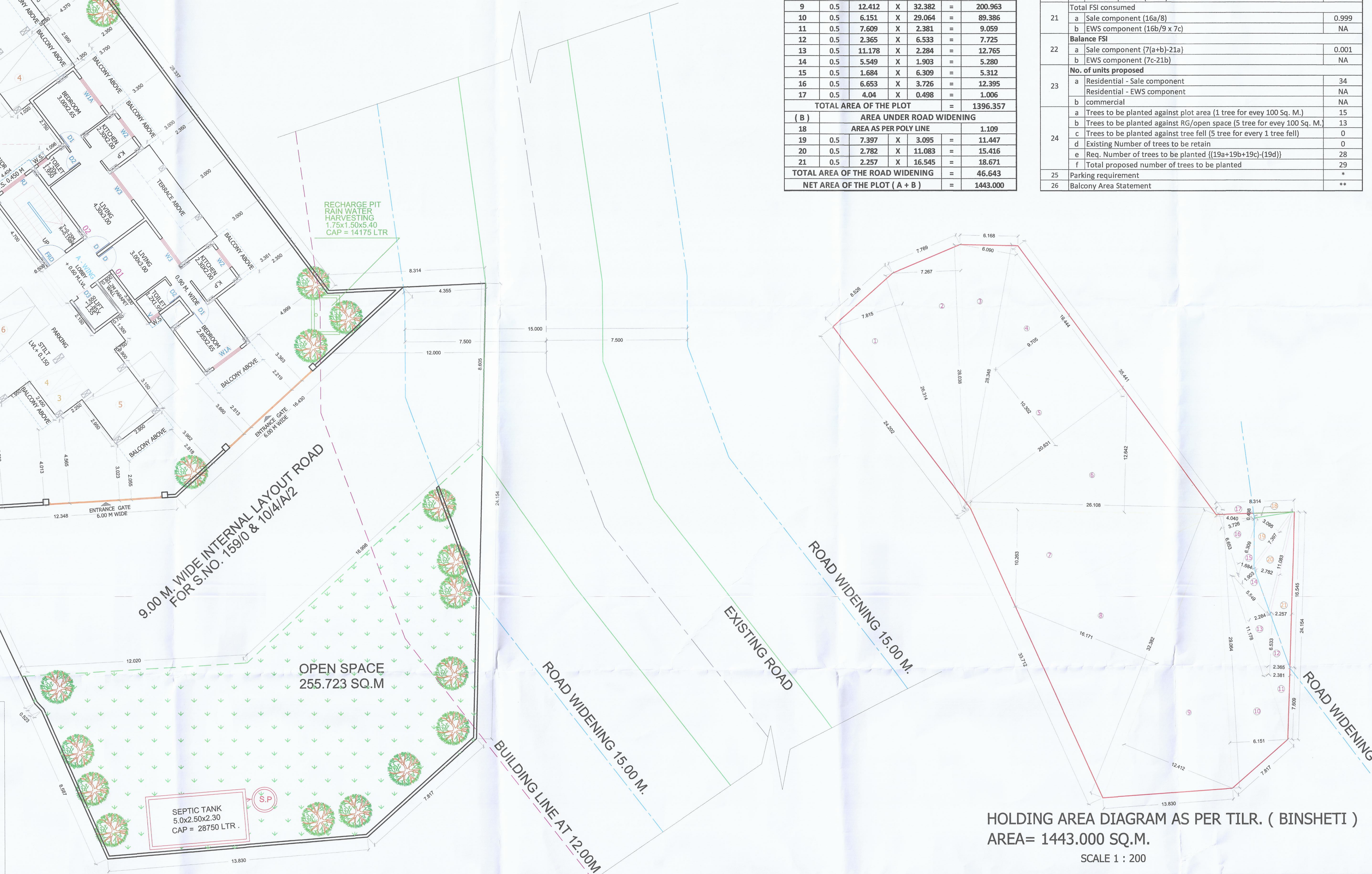
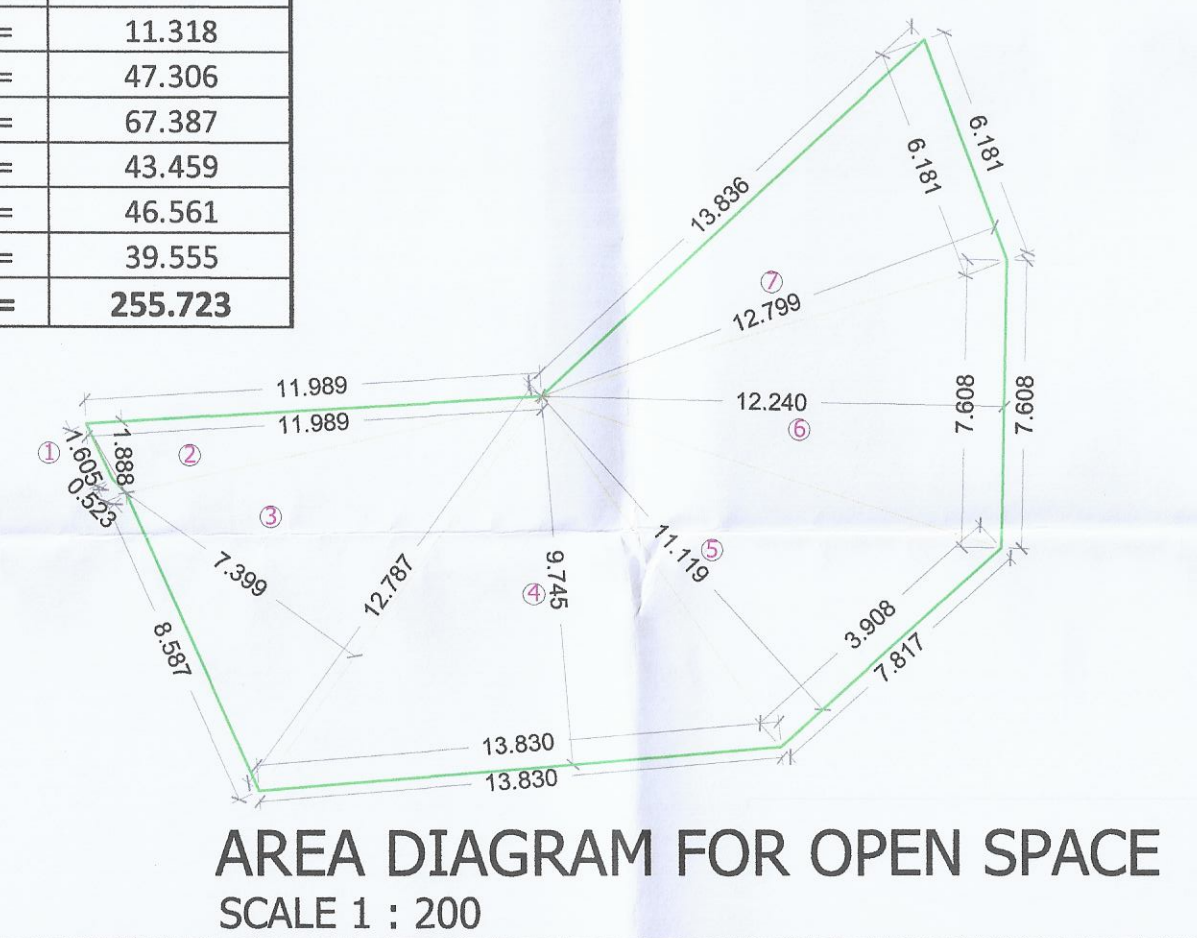
PARKING REQUIREMENT						
TENEMENTS SIZE CARPET AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES	
			NO. OF CAR	NO. OF TWO WHEELER	NO. OF CAR	NO. OF TWO WHEELER
UPTO 35 SQ.M.	34	4 TENEMENTS HAVING CARPET AREA UP TO 35 SQ.M.EACH	12.5 SQ.M.	2.6SQ.M.	9	8
ADD 10% VISITORS PARKING FOR RESIDENTIAL AREA			1	1	1	2
TOTAL			10	8	10	10

AREA DETAILS FOR GUT NO. 10/4/A/2					
(A) AREA OF THE PLOT					
S.NO.	BREADTH	X	HEIGHT	=	AREA (SQ.M.)
1	0.5	7.815	X	26.314	= 102.822
2	0.5	7.267	X	28.038	= 101.876
3	0.5	6.09	X	28.348	= 86.320
4	0.5	9.705	X	19.444	= 94.352
5	0.5	20.631	X	10.302	= 106.270
6	0.5	26.108	X	12.642	= 165.029
7	0.5	26.108	X	10.263	= 133.973
8	0.5	16.171	X	32.382	= 261.825
9	0.5	12.412	X	32.382	= 200.963
10	0.5	6.151	X	29.064	= 89.386
11	0.5	7.609	X	2.381	= 9.099
12	0.5	2.365	X	6.533	= 7.725
13	0.5	11.178	X	2.284	= 12.765
14	0.5	5.549	X	1.903	= 5.280
15	0.5	1.684	X	6.309	= 5.312
16	0.5	6.653	X	3.726	= 12.395
17	0.5	4.04	X	0.488	= 1.006
TOTAL AREA OF THE PLOT					= 1396.357
(B) AREA UNDER ROAD WIDENING					
18					AREA AS PER POLY LINE = 1.109
19	0.5	7.397	X	3.095	= 11.447
20	0.5	2.782	X	11.083	= 15.416
21	0.5	2.257	X	18.545	= 18.691
TOTAL AREA OF THE ROAD WIDENING					= 46.643
NET AREA OF THE PLOT (A + B)					= 1443.000

AREA STATEMENT		
Sr. No.	Particulars	Area (In Sq. M.)
1	a Area of Plot (as per 7/12) and NA order	1510.00
	b Area of Plot as per TILR (by triangulation method at true scale)	1443.00
	c Area of Plot as per Physical Survey	1666.36
	d Area of plot considered (least of (a), (b) and (c))	1443.00
i	Area within 200 m. from Gaothan	1443.00
ii	Area outside 200 m. from Gaothan	0.00
Deduction for:		
a	Existing road	0.00
b	widening of existing road	46.64
c	Proposed IDP/DP road	0.00
d	Area under reservation, if any	0.00
Total (a+b+c+d)		46.64
3	Gross area of Plot (1d-2)	1396.36
Deduction for Amenity Space, if any		
a	Required Amenity Space (5% of 3)	NA
b	Proposed Amenity Space	NA
5	Net Plot area (3-4a)	1396.36
6	Gross area of Plot (1d-2)	1396.36
a	Required RG/Open Space (10% of 5 or 250.0 Sq. M., whichever is more)	250.00
b	Proposed RG/Open Space	255.73
Permissible FSI (a+b)		
a	Base FSI permissible	0.70
b	Permissible FSI with payment of premium	0.30
c	Permissible EWS FSI (20% of permissible FSI (a+b))	0.00
8	Permissible Built Up Area ((7a+7b)x5)	1396.36
9	Permissible Built Up area of EWS component (20% of 8)	NA
10	Earlier approved SALE builtup area as per CC vide no.	1396.20
11	Earlier approved EWS builtup area	NA
12	Area to be retain as per earlier approved SALE builtup area, CC dated	1316.86
13	Area to be retain as per earlier approved EWS builtup area	NA
14	Balance potential of the plot (8-11)	79.50
Proposed Built Up Area		
a	Sale component	77.52
b	EWS component	NA
Total Proposed Built Up Area		
a	Sale component (12+15a)	1394.38
b	EWS component	NA
17	Existing Built Up Area, if any	0.00
18	Excess Balcony area counted in FSI	0.00
19	Excess Terrace area counted in FSI	0.00
Balance Built Up Area		
a	Sale component (8-16a)	1.98
b	EWS component (9-16b)	NA
Total FSI consumed		
a	Sale component (16a/8)	0.999
b	EWS component (16b/9 x 7c)	NA
Balance FSI		
a	Sale component (7(a+b)-21a)	0.001
b	EWS component (7c-21b)	NA
No. of units proposed		
a	Residential - Sale component	34
b	Residential - EWS component	NA
c	commercial	NA
a	Trees to be planted against plot area (1 tree for every 100 Sq. M.)	15
b	Trees to be planted against NO/open space (5 tree for every 100 Sq. M.)	13
c	Trees to be planted against tree fall (5 tree for every 1 tree fall)	0
d	Existing Number of trees to be retain	0
e	Req. Number of trees to be planted ((19a+19b+19c)-(19d))	28
f	Total proposed number of trees to be planted	29
25	Parking requirement	+
26	Balcony Area Statement	++



AREA DETAILS FOR OPEN SPACE					
(A) AREA OF THE OPEN SPACE					
S.NO.	BREADTH	X	HEIGHT	=	AREA (SQ.M.)
1					AS PER POLYLINE = 0.138
2	0.5	11.989	X	1.888	= 11.318
3	0.5	12.787	X	7.399	= 47.306
4	0.5	13.83	X	9.745	= 67.387
5	0.5	7.817	X	11.119	= 43.459
6	0.5	7.608	X	12.24	= 46.561
7	0.5	6.181	X	12.799	= 39.555
TOTAL AREA OF THE OPEN SPACE					= 255.723



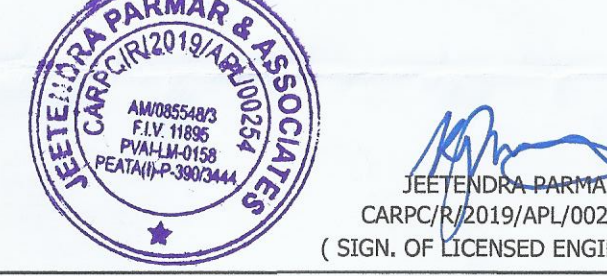
HOLDING AREA DIAGRAM AS PER TILR. (BINSHETI)
AREA= 1443.000 SQ.M.
SCALE 1 : 200

SHEET NO. 1/3

STAMP OF APPROVAL

Approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Usarli Khurd/00280/ACC/2020/0066 dated 10.12.2020

FORM OF CERTIFICATE .
I, Jeetendra Parmar have been Appointed 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.



CONTENT OF SHEET
LAYOUT PLAN, PARKING STATEMENT, BLOCK PLAN, PLOT AREA CALCULATION BY TRIANGULATION, HOLDING AREA DIAGRAM AS PER TILR. (BINSHETI) & CALCULATION, FLAT CARPET / BUA SATATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, BUILT UP AREA STATEMENT

CERTIFICATE OF AREA
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME 13/01/2017 AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED IS 1666.360 SQ.M.

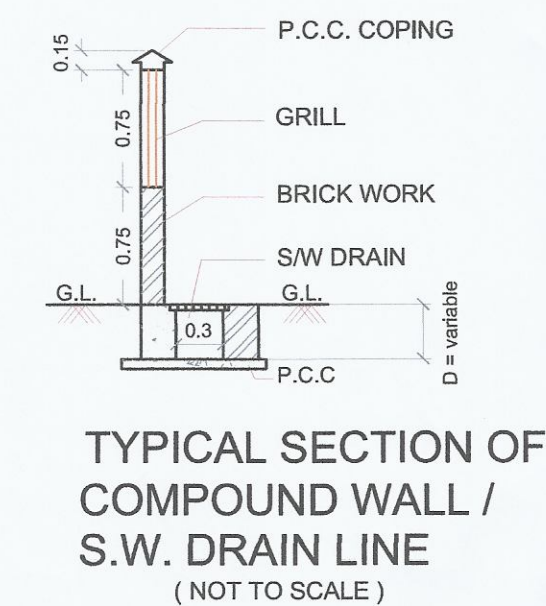
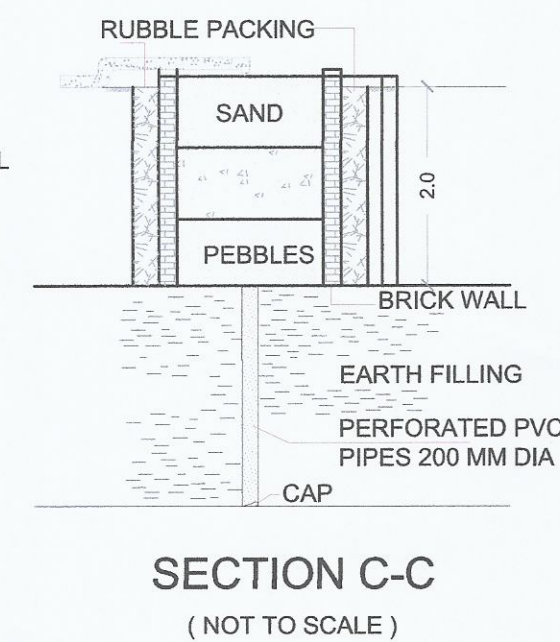
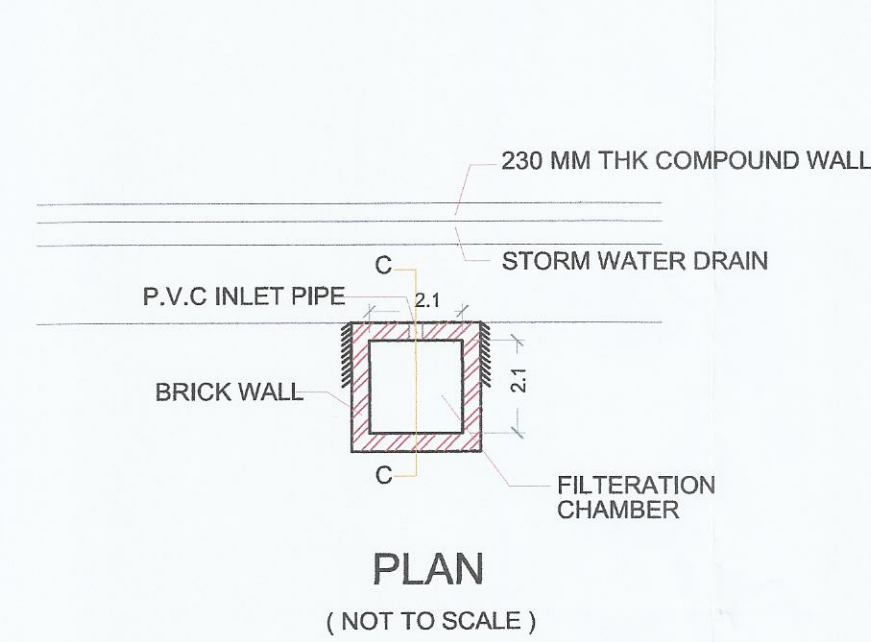
NAME OF POA HOLDERS & SIGN

MR. SUNIL KRUSHNATH PRANUDE
MR. MADANMOHAN BALDEV INGAVALLE
MR. SUNIL GAJANAN GADGE
MR. BHOLKUM BHARAT SHAH
(SIGNATURE OF POA HOLDERS)
NAME OF POA HOLDERS & SIGN
MR. SUNIL KRUSHNATH PRANUDE
MR. MADANMOHAN BALDEV INGAVALLE
MR. SUNIL GAJANAN GADGE
MR. BHOLKUM BHARAT SHAH

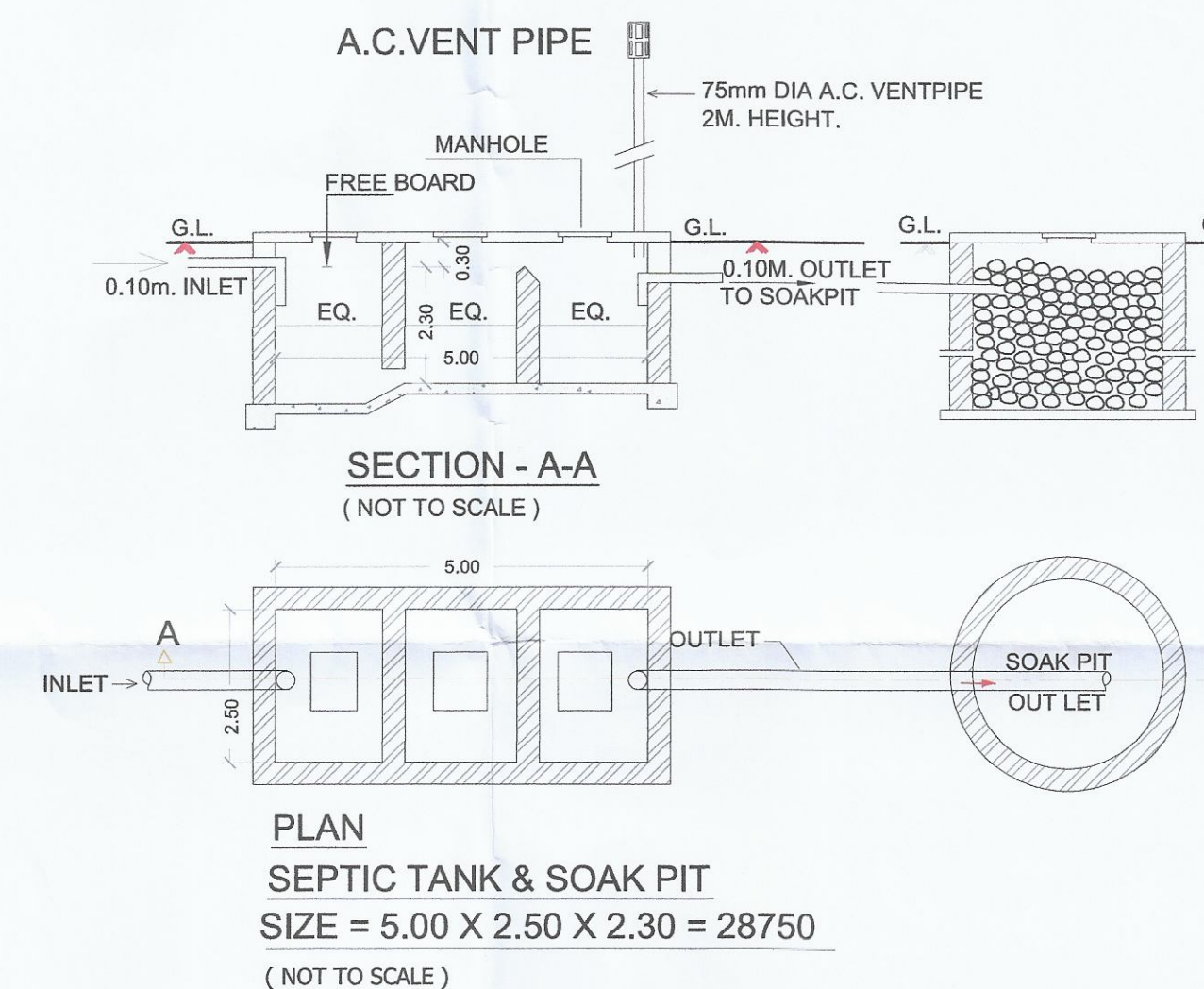
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING IN G. NO. -10/4/A/2 AT VILLAGE - USARLI KHURD, TAL. - PANVEL, DIST. - RAIGAD.

JEETENDRA PARMAR AND ASSOCIATES
ARCHITECTURE ENGINEERING
A-101, "RANJANA RESIDENCY", NEAR M.S.E.B. & FOREST OFFICE, TANKA, PANVEL- 410206
TL. NO. (OFF) 022-32058876, 022-27482594

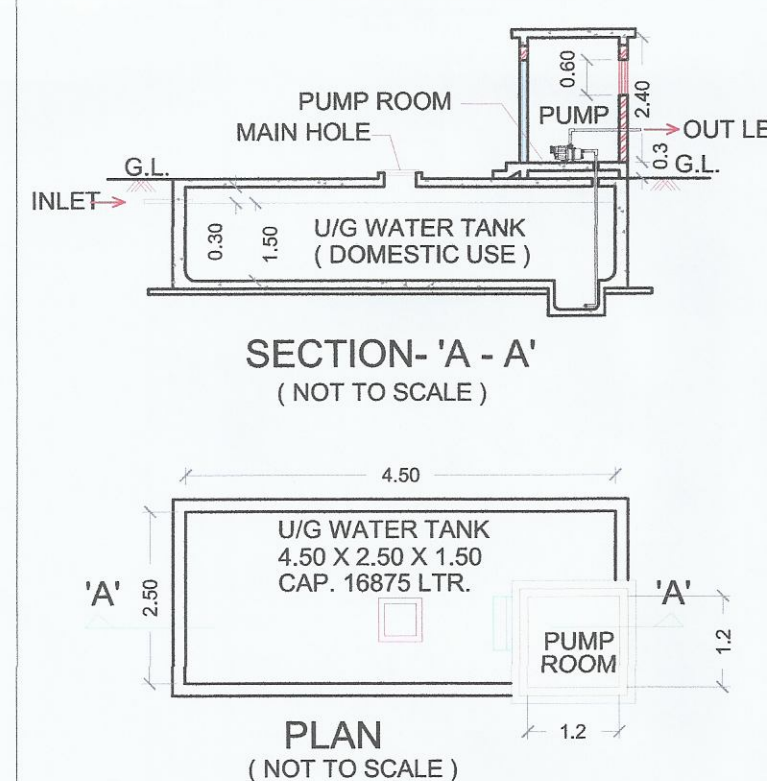
NOTE * ALL DIMENSIONS ARE IN METERS.
* INTERNAL WALL THICKNESS 0.10 MM.
* EXTERNAL WALL THICKNESS 0.15 MM.



LEGEND		
SR.	ITEM	SITE PLAN ON WHITE PRINT
1.	PLOT LINE	
2.	EXISTING STREET	
3.	FUTURE STREET	
4.	ROAD WIDENING LINE	
5.	BUILDING LINE	
6.	DRAINAGE & SEWERAGE	
7.	WATER SUPPLY LINE	
8.	R.W.H LINE	
9.	S. W. DRAIN LINE	
10.	TREE	
11.	RAIN WATER HARVESTING PIT	
12.	INSPECTION CHAMBER	
13.	OPEN SPACE	

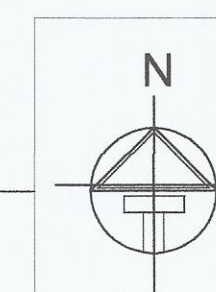


SEPTIC TANK REQUIREMENT													
SR. NO.	DESCRIPTION		POPULATION PER UNIT	TOATL POPULATION APPROOH			GROOS WATER REQUIREMENT		% FLOW TO SEWER		TOTAL FLOW REQUIRED TO SEPTIC TANK	TOTAL PROPOSED SEPTIC TANK CAPACITY	
							A+B		DOMESTI				
							0		100 %				
					FLUSHING A	DOMESTIC B	LPD	LPD	LPD	LPD			C 85 %
1	FLATS	34	5	170	54	9180	135	22950	32130	9180	19508	27844	28750



WATER CAPACITY CALCULATION FOR DOMESTIC							
WING NO.	TOTAL FLAT	REQUIRED FOR DOMESTIC USE (135 LTRS.)					TOTAL LITER (RESIDENTIAL)
(A)	16	18	X	135	X	5	10800
(B)	16	16	X	135	X	5	10800
TOTAL REQUIRED CAPACITY							22950
REQUIRED U. G. TANK				22275	X	60	% 13365
PROPOSED U. G. TANK		4.5	X	2.5	X	1.5	X 1000 16875
PROPOSED A - WING G. H. TANK		4.4	X	2.5	X	1.3	X 1000 14500
PROPOSED B - WING G. H. TANK		4.4	X	2.5	X	1.3	X 1000 14500
PROPOSED TOTAL WATER PROVIDE		16875		14300		X	14300 45400

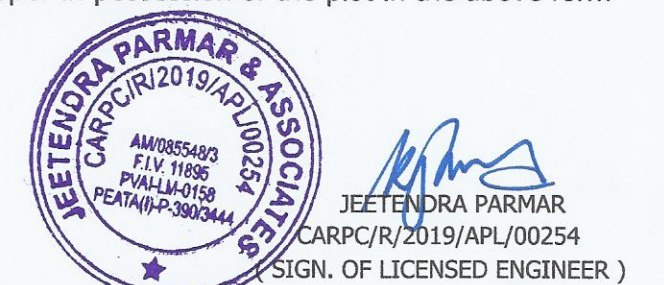
NOTE * ALL DIMENSIONS ARE IN METERS.
* INTERNAL WALL THICKNESS 0.10 MM.
* EXTERNAL WALL THICKNESS 0.15 MM.



3

**Approved subject to the conditions mentioned
in this office Letter / Certificate vide no.
CIDCO/NAINA/Panvel/Userli
Khurd/00280/ACC/2020/0066 dated 10.12.2020**

I Jetendra Parmar have been Appointed 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.



SERVICES PLAN, U.G WATER TANK PLAN, SECTION & CAPACITY CALCULATION,
SEPTIC TANK PLAN, SECTION & CALCULATION, DETAIL OF RAIN WATER HARVESTING
SECTION OF S.W. DRAIN LINE / COMPOUND WALL, LEGENDS.

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME 13/01/2017
AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN AREA AS
MEASURED ON SITE AND THE AREA SO WORKED IS 1666.360 SQ.M.

(SIGNATURE OF POA HOLDERS)

CARPC/R/2019/APL/00254
(SIGN. OF ARCHITECT/ENGINEER)

MR. BHOUMIK BHARAT SH

PLAN OF PROPOSED RESIDENTIAL BUILDINGS IN G. NO. 10/4/A/2,
AT VILLAGE - USARLI KHURD, TAL.- PANVEL, DIST.- RAIGAD.



A-101, "KANDPILE RESIDENCY",
NEAR M.S.E.B. & FOREST OFFICE,
TAKKA, PANVEL- 410206
TL. NO. (OFF) 022-32058876.
022-27482594.

JOB. NO.	JPAR11/01/2019
FILE NAME	SERVICE PLAN
DRG. NO.	2/3
SCALE	AS SHOWN
DRN. BY	MANOJ PANERKA

