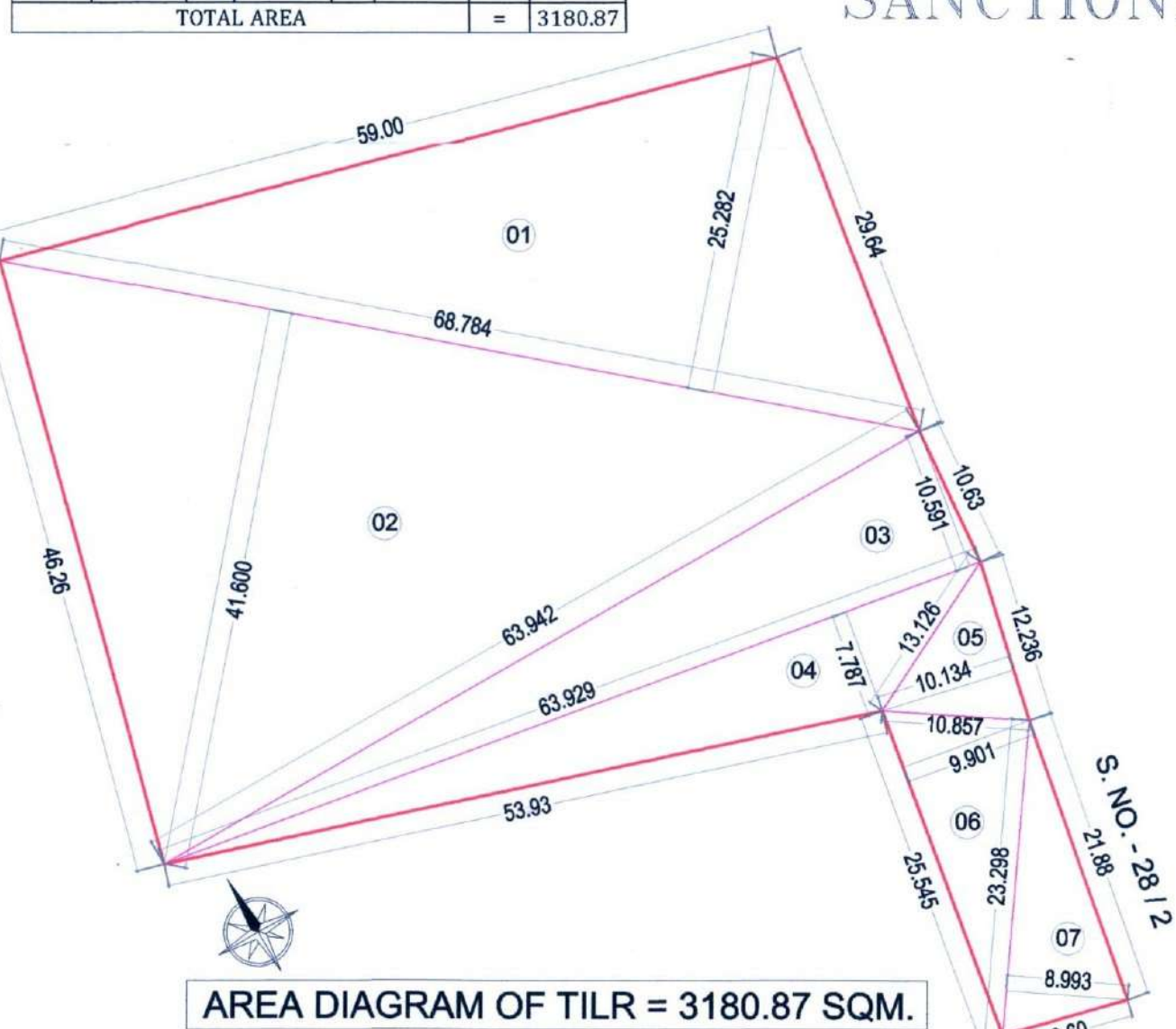


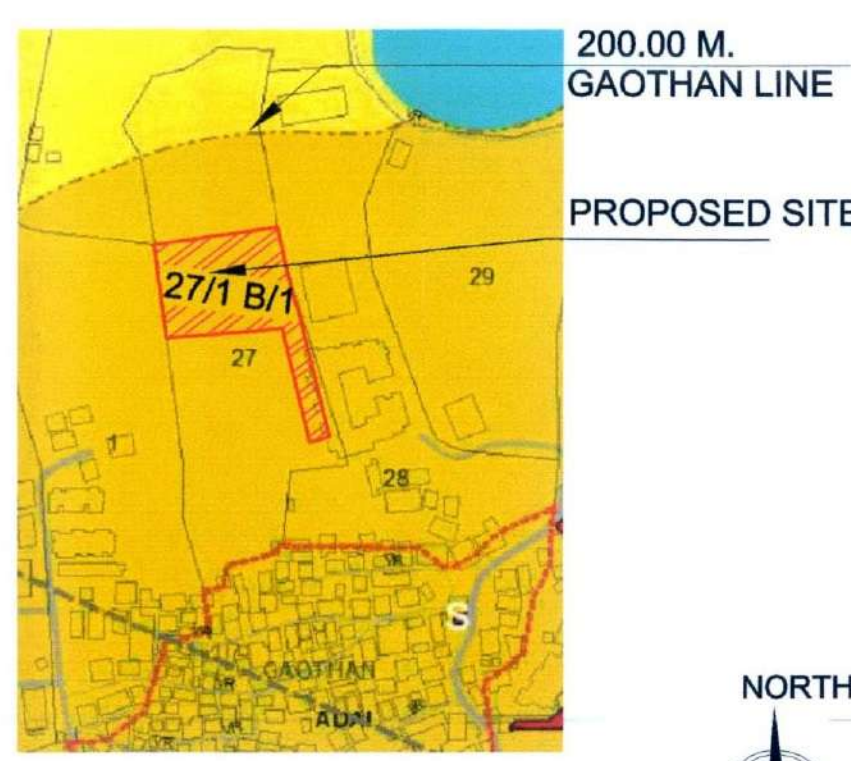


LAYOUT PLAN
SCALE 1:200

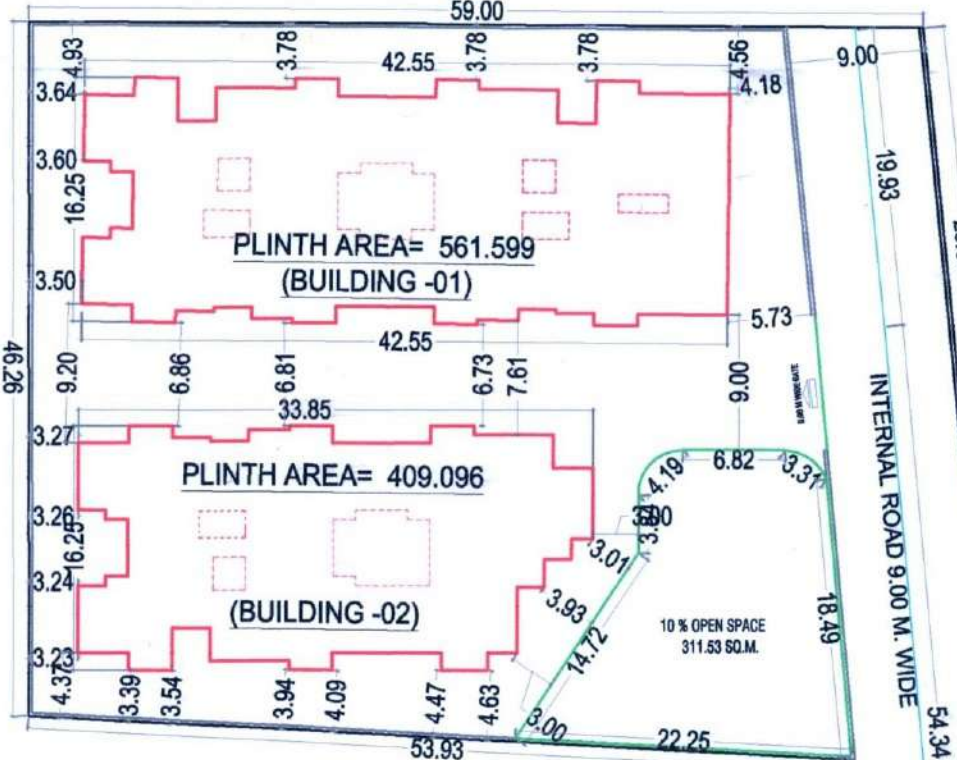
PLOT AREA CALCULATION AS PER TILR				
1	68.784	X	25.282	X 0.5 = 869.50
2	68.784	X	41.600	X 0.5 = 1430.71
3	63.929	X	10.591	X 0.5 = 338.54
4	63.929	X	7.787	X 0.5 = 248.91
5	10.134	X	12.236	X 0.5 = 62.00
6	25.545	X	9.901	X 0.5 = 126.46
7	8.993	X	23.298	X 0.5 = 104.76
TOTAL AREA				= 3180.87



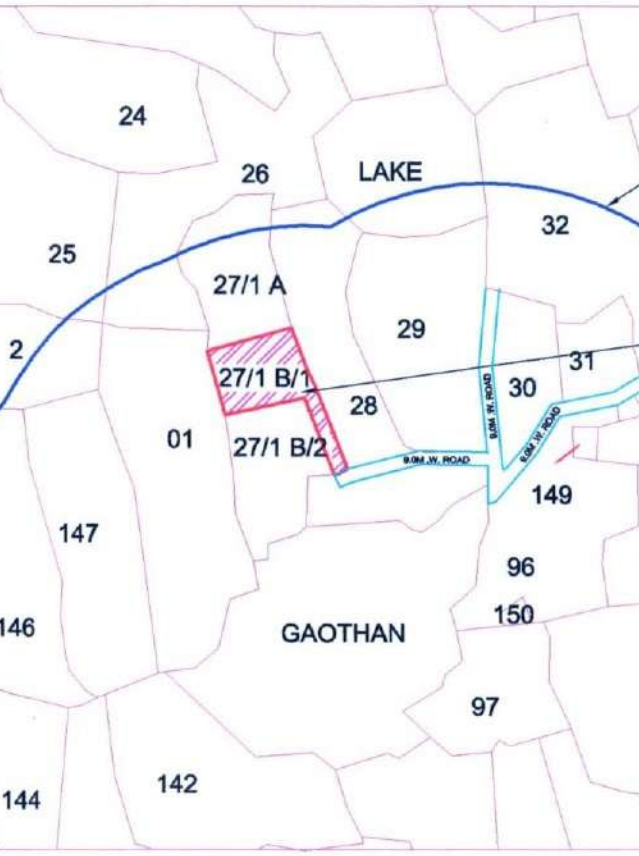
AREA DIAGRAM OF TILR = 3180.87 SQM.



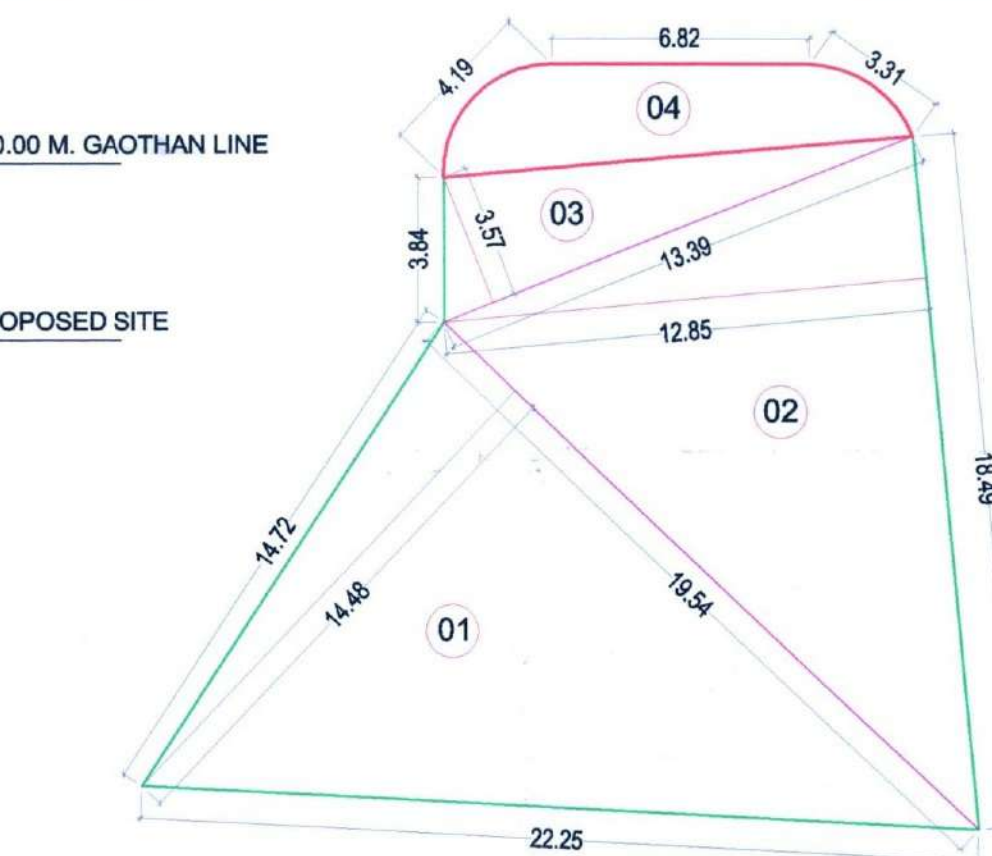
SANCTIONED IDP PLAN (SCALE-N.T.S.)



SITE PLAN
SCALE 1:500



LOCATION PLAN
SHOWING ADJOINING DETAILS
(SCALE-N.T.S.)



OPEN SPACE AREA DIAGRAM
SCALE = 1:200

** PARKING STATEMENT - PLEASE REFER D1 OF PROFORMA - I ** (FREE SALE)						
TENEMENTS SIZE CARPET AREA IN SQM.	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES	
			NO. OF CARS 12.50 SQM.	NO. OF SCOOTER 2.00 SQMT.	NO. OF CARS 12.50 SQM.	NO. OF SCOOTER 2.00 SQMT.
UPTO 35	54	4 tenements having carpet area upto 35 sq.m. each.	13.50	12.50 X 37.50X 10% / 2	32	38
35 TO 45	27	2 tenements having carpet area 35 to 45 sq.m. each.	13.50	19.53		
CONV. SHOPPING AREA	61.633	One car parking space for every 40 sq.mt. of floor area upto 800 visitor's parking 10%	1.54			
TOTAL	81		2.70			
TOTAL			31.24	20	32	38

BUILT UP AREA SUMMARY		
BUILDING	BUILDING-1	BUILDING-2
FLOOR	IN SQM.	IN SQM.
SHOP	61.633	0.000
GROUND	9.450	10.150
1ST FLOOR	469.705	337.615
2ND FLOOR	469.705	337.615
3RD FLOOR	469.705	337.615
4TH FLOOR	395.383	198.295
NUMBER OF BUILDING	2	
TOTAL	1875.581	1221.290
TOTAL BUILT UP AREA	3096.871	

BALCONY AREA STATEMENT *						
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	TOTAL	ENCLOSED	OPEN
1	SHOPS	61.633	0.000	0.000	0.000	0.000
	GROUND	9.450	1.418	0.000	0.000	0.000
	1st FLOOR	469.705	70.456	27.705	0.000	27.705
	2nd FLOOR	469.705	70.456	27.705	0.000	27.705
	3rd FLOOR	469.705	70.456	27.705	0.000	27.705
	4th FLOOR	395.383	59.307	51.550	0.000	51.550
	TOTAL	1875.581	272.092	134.665	0.000	134.665
2	GROUND	10.150	1.523	0.000	0.000	0.000
	1st FLOOR	337.615	50.642	22.945	0.000	22.945
	2nd FLOOR	337.615	50.642	22.945	0.000	22.945
	3rd FLOOR	337.615	50.642	22.945	0.000	22.945
	4th FLOOR	198.295	29.744	24.210	0.000	24.210
	TOTAL	1221.290	183.194	93.045	0.000	93.045
GRAND TOTAL		3096.871	455.286	227.710	0.000	227.710

ALL BUILDING SHOPS									
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	BALCONY AREA (SQM.)		TERRACE AREA (SQM.)	CUPBOARD AREA (SQM.)	BUILT - UP AREA (SQM.)	
				Carpet Area IN SQM.	ENCLOSED			PROJECTED	ENCLOSED
BUILDING - 1	B	SHOP-1	1	8.505	0.000	0.000	0.000	0.000	9.650
		SHOP-2	1	9.362	0.000	0.000	0.000	0.000	10.679
		SHOP-3	1	9.625	0.000	0.000	0.000	0.000	10.471
		SHOP-4	1	5.555	0.000	0.000	0.000	0.000	10.675
		SHOP-5	1	8.505	0.000	0.000	0.000	0.000	9.650
TOTAL	1			8.505	0.000	0.000	0.000	0.000	51.125

BUILDING-1									
WING NUMBER	FLAT NUMBER	UNITS	Carpet Area IN SQM.	BALCONY AREA (SQM.)		TERRACE AREA (SQM.)	CUPBOARD AREA (SQM.)	BUILT-UP AREA (SQM.)	
				ENCLOSED	PROJECTED			ENCLOSED	PROJECTED
A	101.301	2	22.885	0.00	0.00	5.940	0.00	25.232	
	102.302	2	38.141	0.00	0.00	5.700	0.00	40.035	
	103.303	2	38.456	0.00	0.00	5.700	0.00	40.358	
	104.304	2	30.592	0.00	3.13	6.885	0.00	33.130	
	105.305	2	32.786	0.00	5.78	5.700	0.00	35.021	
	106.306	2	32.786	0.00	5.78	5.700	0.00	35.239	
	201	1	22.150	0.00	0.00	0.00	0.00	25.232	
	202	1	37.331	0.00	0.00	0.00	0.00	40.035	
	203	1	37.631	0.00	0.00	0.00	0.00	40.358	
	204	1	30.555	0.00	3.13	5.184	0.00	33.130	
	205	1	32.231	0.00	5.78	0.00	0.00	35.021	
	206	1	32.231	0.00	5.78	0.00	0.00	35.239	
	401	1	22.150	0.00	0.00	0.00	0.00	25.232	
	402	1	32.231	0.00	5.805	0.00	0.00	34.553	
	403	1	32.231	0.00	5.805	0.00	0.00	34.553	
	404	1	22.829	0.00	3.75	6.875	0.00	25.037	
	405	1	27.156	0.00	5.775	5.566	0.00	29.583	
	406	1	27.156	0.00	5.775	5.566	0.00	29.583	
	TOTAL	24	747.174	0.000	70.935	94.441	0.000	805.586	
B	101.301	2	46.135	0.00	4.640	5.700	0.00	49.551	
	102.302	2	46.135	0.00	4.640	5.700	0.00	49.334	
	103.303	2	30.005	0.00	3.750	6.885	0.00	32.505	
	104.304	2	38.456	0.00	0.00	5.700	0.00	40.358	
	105.305	2	38.141	0.00	0.00	5.700	0.00	40.035	
	106.306	2	22.885	0.00	0.00	5.940	0.00	25.233	
	201	1	45.524	0.00	4.640	0.00	0.00	49.551	
	202	1	45.524	0.00	4.640	0.00	0.00	49.334	
	203	1	29.967	0.00	3.750	4.521	0.00	32.505	
	204	1	37.631	0.00	0.00	0.00	0.00	40.358	
	205	1	37.330	0.00	0.00	0.00	0.00	40.035	
	206	1	22.150	0.00	0.00	0.00	0.00	25.233	
	401	1	35.724	0.00	4.640	13.120	0.00	36.431	
	402	1	32.727	0.00	4.640	13.120	0.00	36.431	
	403	1	22.747	0.00	3.750	6.875	0.00	25.038	
	404	1	32.231	0.00	5.805	0.00	0.00	34.552	
	405	1	32.231	0.00	5.805	0.00	0.00	34.553	
	406	1	22.150	0.00	0.00	0.00	0.00	25.233	
	TOTAL	24	838.450	0.000	63.790	108.886	0.000	903.286	

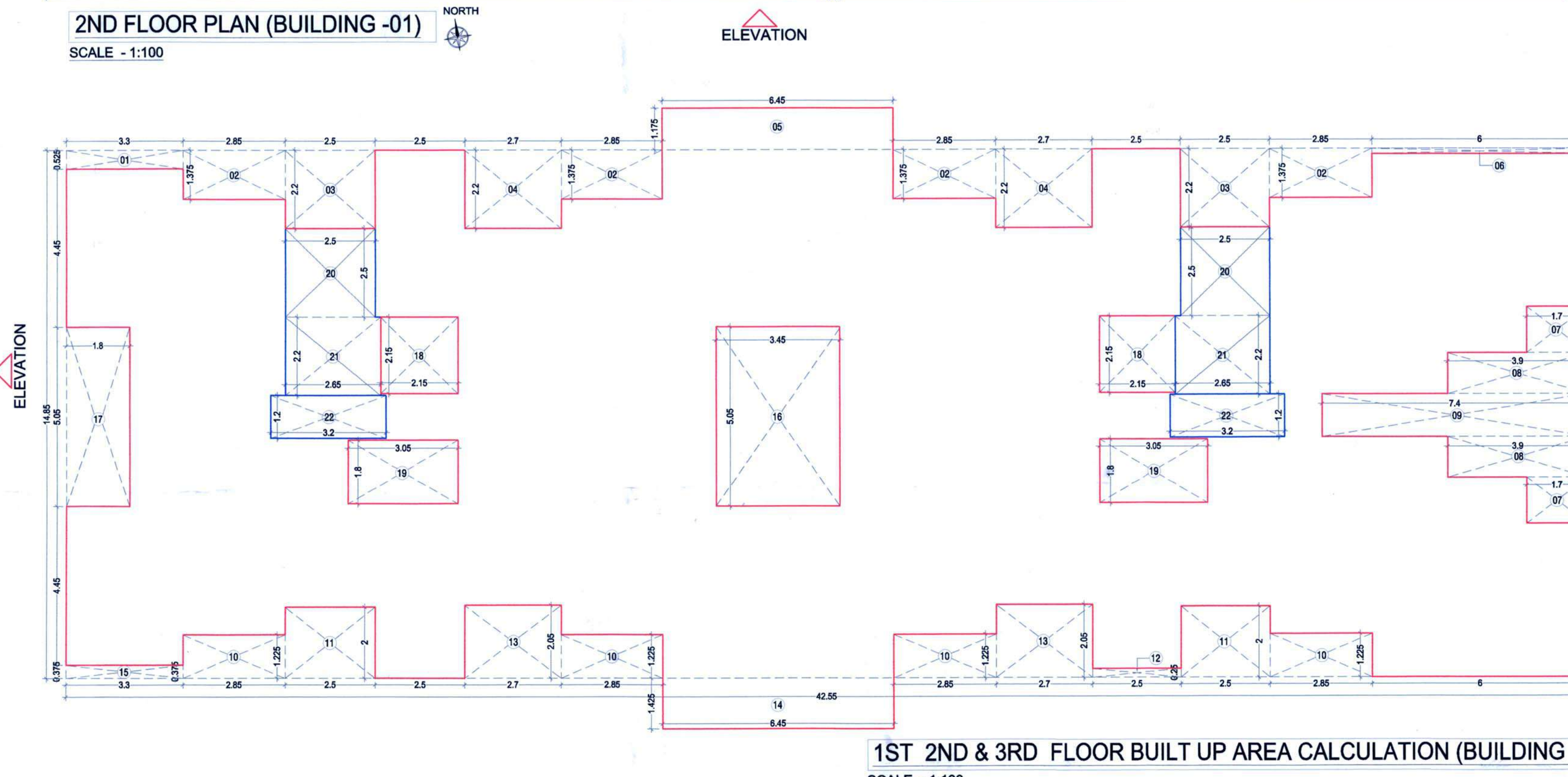
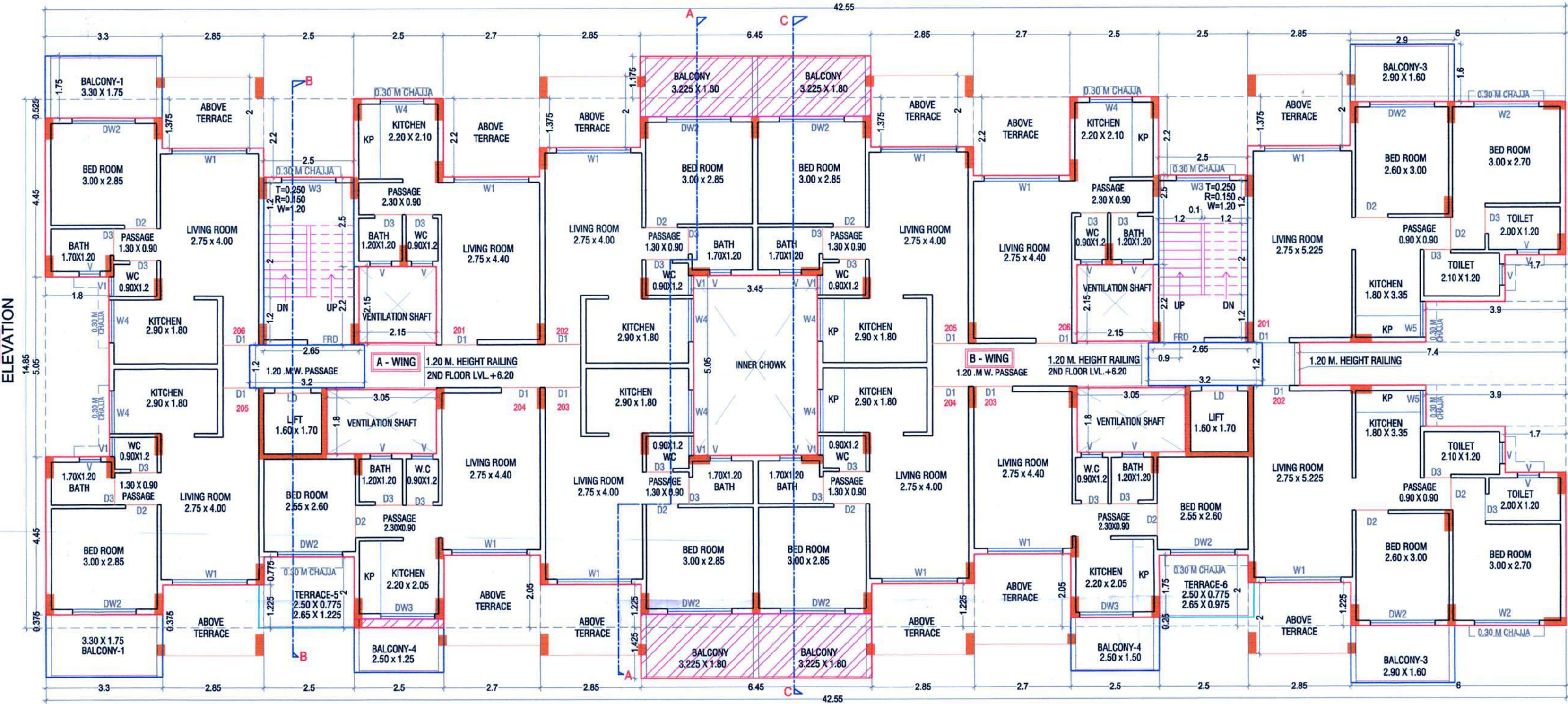
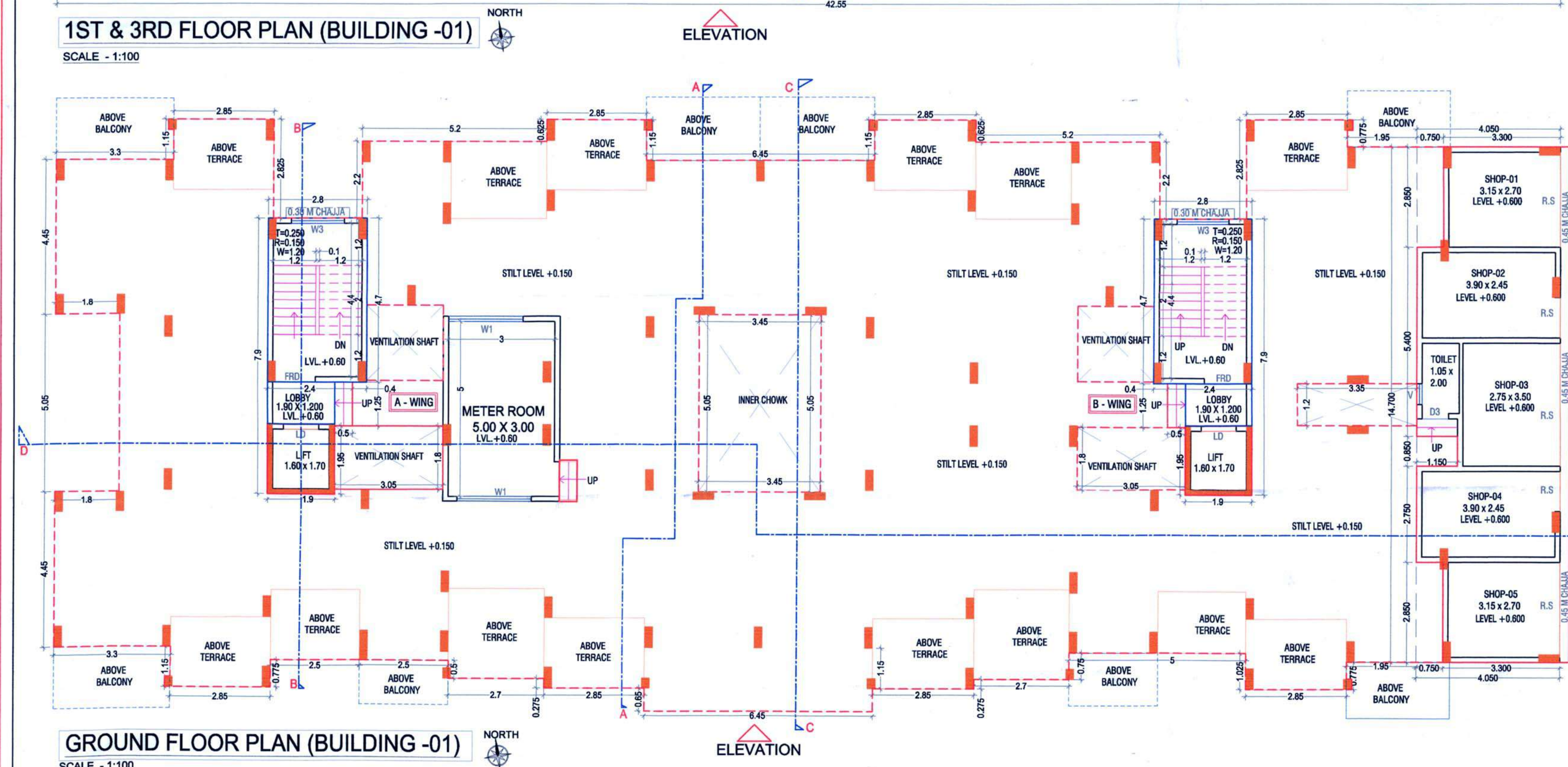
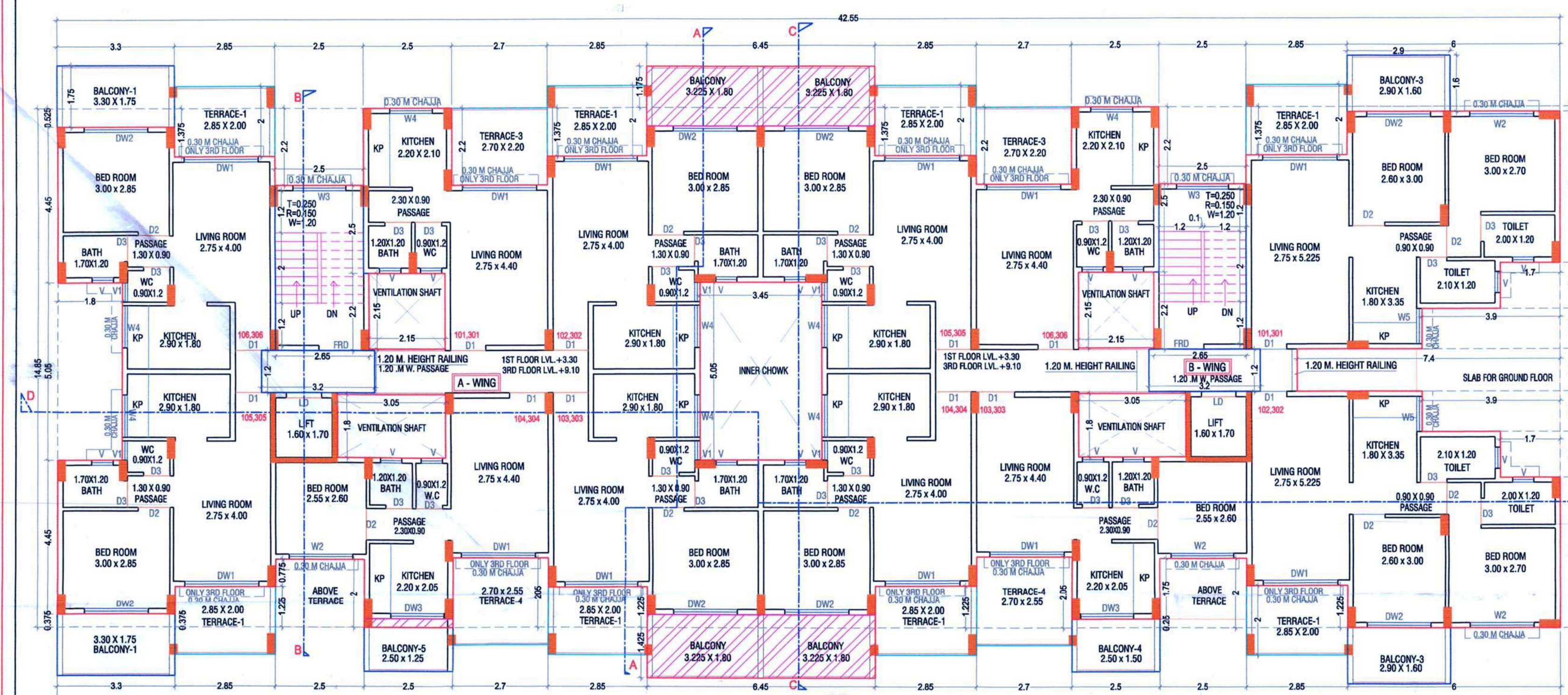
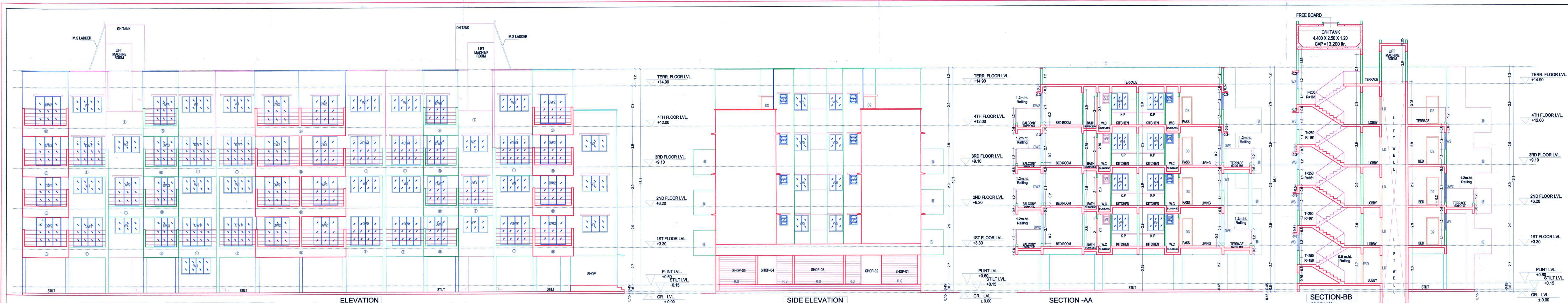
PROFORMA-I		
AREA STATEMENT		Area in Sq.M.
1	Area of Plot as per 7/12 extract	3100.00
2	Area of Plot as per measurement plan (As per triangulation of TILR at true scale)	3180.870
3	Area of plot as per Physical Survey	3165.201
4	Area of plot, considered (least of (a), (b) & (c) above)	3100.000
5 DEDUCTION FOR		
a.	Existing road acquisition area	0
b.	Widening of road (12m wide)	0
c.	Any reservation	0
d.	Total (A+B+C)	0.00
6	Gross area of the Plot (1-2)	3100.000
7	Deduction for Amenity space if Any	NA
8	Recreational open space required (10% of 4)	310.00
9	Net area of plot	3100.000
10	Permissible FSI	1.00
11	Permissible Built up Area = (9) X (10)	3100.000
12	Recreational open space Provided	311.53
13	Proposed Built Up Area	3096.871
13B	Balance Built Up Area ((11) - (13))	3.129
14	FSI Consumed ((13) ÷ (9))	0.9990
15	FSI Balanced (10-15)	0.0010
16	Number of units Proposed	86
17	a. Residential	81
	b. Commercial	5
18	Trees to be planted	
	(18A) Trees to be planted against plot area ((4-12) ÷ 100)	28
	(18B) Trees to be planted against open space ((12) ÷ 100) x 5	16
	(18C) Required Number of trees to be planted ((18A) + (18B))	43
	(18D) Number of trees planted	47
	Balcony Area Statement	*
19	Parking Statement	**

TERRACE AREA STATEMENT					
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	EXCESS TERRACE AREA
1	SHOP	61.633	0.000	0.000	0.000
	GROUND	9.450	0.000	0.000	0.000
	1st FLOOR	469.705	93.941	71.250	0.000
	2nd FLOOR	469.705	93.941	71.250	0.000
	3rd FLOOR	469.705	93.941	71.250	0.000
	4th FLOOR	395.383	79.077	51.120	0.000
	TOTAL	1875.581	360.900	203.325	0.000
2	GROUND	10.150	0.000	0.000	0.000
	1st FLOOR	337.615	67.523	53.408	0.000
	2nd FLOOR	337.615	67.523	53.408	0.000
	3rd FLOOR	337.615	67.523	53.408	0.000
	4th FLOOR	198.295	39.659	16.316	0.000
	TOTAL	1221.290	242.228	131.823	0.000
GRAND TOTAL		3096.871	603.128	335.148	0.000

BUILDING-2									
TENEMENT AREA STATEMENT									
WING NUMBER	FLAT NUMBER	UNITS	Carpet Area IN SQM.	BALCONY AREA (SQM.)		TERRACE AREA (SQM.)	CUPBOARD AREA (SQM.)	BUILT-UP AREA (SQM.)	
				ENCLOSED	PROJECTED				
C	101.301	2	32.786	0.00	4.95	5.70	0.00	35.239	
	102.302	2	32.786	0.00	4.95	5.70	0.00	35.022	
	103.303	2	30.592	0.00	3.13	6.89	0.00	32.482	
	104.304	2	37.804	0.00	0.00	5.70	0.00	39.713	
	105.305	2	32.764	0.00	5.16	5.70	0.00	34.553	
	106.306	2	22.885	0.00	0.00	5.94	0.00	25.233	
	201	1	32.231	0.00	4.95	0.00	0.00	35.239	
	202	1	32.231	0.00	4.95	0.00	0.00	35.022	
	203	1	30.554	0.00	3.13	5.18	0.00	33.107	
	204	1	37.009	0.00	5.16	0.00	0.00	39.713	
	205	1	32.209	0.00	5.16	0.00	0.00	34.553	
	206	1	22.150	0.00	0.00	0.00	0.00	25.233	
	401	1	32.940	0.00	4.95	0.00	0.00	35.239	
	402	1	32.940	0.00	4.95	0.00	0.00	35.022	
403	1	29.955	0.00	3.75	5.184	0.00	32.505		
D	404	1	22.150	0.00	0.00	0.00	0.00	25.233	
	405	1	27.156	0.00	5.28	5.57	0.00	29.230	
	406	1	27.156	0.00	5.28	5.57	0.00	29.230	
	TOTAL	24	737.915	0.000	83.925	92.750	0.000	793.810	
	101.301	2	45.892	0.00	4.76	6.14	0.00	48.632	
	102.302	2	38.769	0.00	0.00	5.70	0.00	40.753	
	103.303	2	22.885	0.00	0.00	5.94	0.00	25.232	
	201	1	45.584	0.00	4.76	3.51	0.00	48.632	
	202	1	37.974	0.00	5.16	0.00	0.00	40.752	
	203	1	22.150	0.00	0.00	0.00	0.00	25.232	
TOTAL	9	213.254	0	19.44	21.29	0	229.233		

STAMP OF APPROVAL 3/5

Approved subject to the condition mentioned in this office letter no. CIDCO/NAINA/Parvel/Adai/BP-260/ACC/2021/79 dated 05/04/2021



BUILDING -1				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area (sqm)
1ST & 3RD FLOOR BUILT UP AREA CALCULATION	1	42.05	14.85	631.868
SUBTOTAL (A)				631.868
DEDUCTION				
1	2	3.30	1.75	5.775
2	4	2.85	1.375	3.906
3	2	2.50	2.200	5.500
4	2	2.70	2.200	5.940
5	1	6.00	0.15	0.900
6	2	1.70	1.30	2.210
7	2	3.90	1.15	4.485
8	2	2.70	2.05	5.535
9	1	7.40	1.20	8.880
10	4	2.85	1.225	3.495
11	2	2.50	2.00	5.000
12	1	2.50	0.25	0.625
13	2	2.70	2.05	5.535
14	1	3.30	3.375	11.138
15	1	3.45	5.05	17.423
16	1	1.80	5.05	9.090
17	2	2.15	2.15	4.623
18	2	3.05	1.80	5.490
19	2	2.50	2.50	6.250
20	2	2.65	2.20	5.830
21	2	3.20	2.20	7.040
22	2	3.20	2.20	7.040
SUBTOTAL (B)				178.935
SUBTOTAL (C) = (SUBTOTAL A) - (SUBTOTAL B)				452.933
ADDITION				
1	1	6.45	1.175	7.579
2	1	6.45	1.425	9.191
SUBTOTAL (D)				16.770
NET BUILT UP AREA (SUBTOTAL C) + (SUBTOTAL D)				469.703

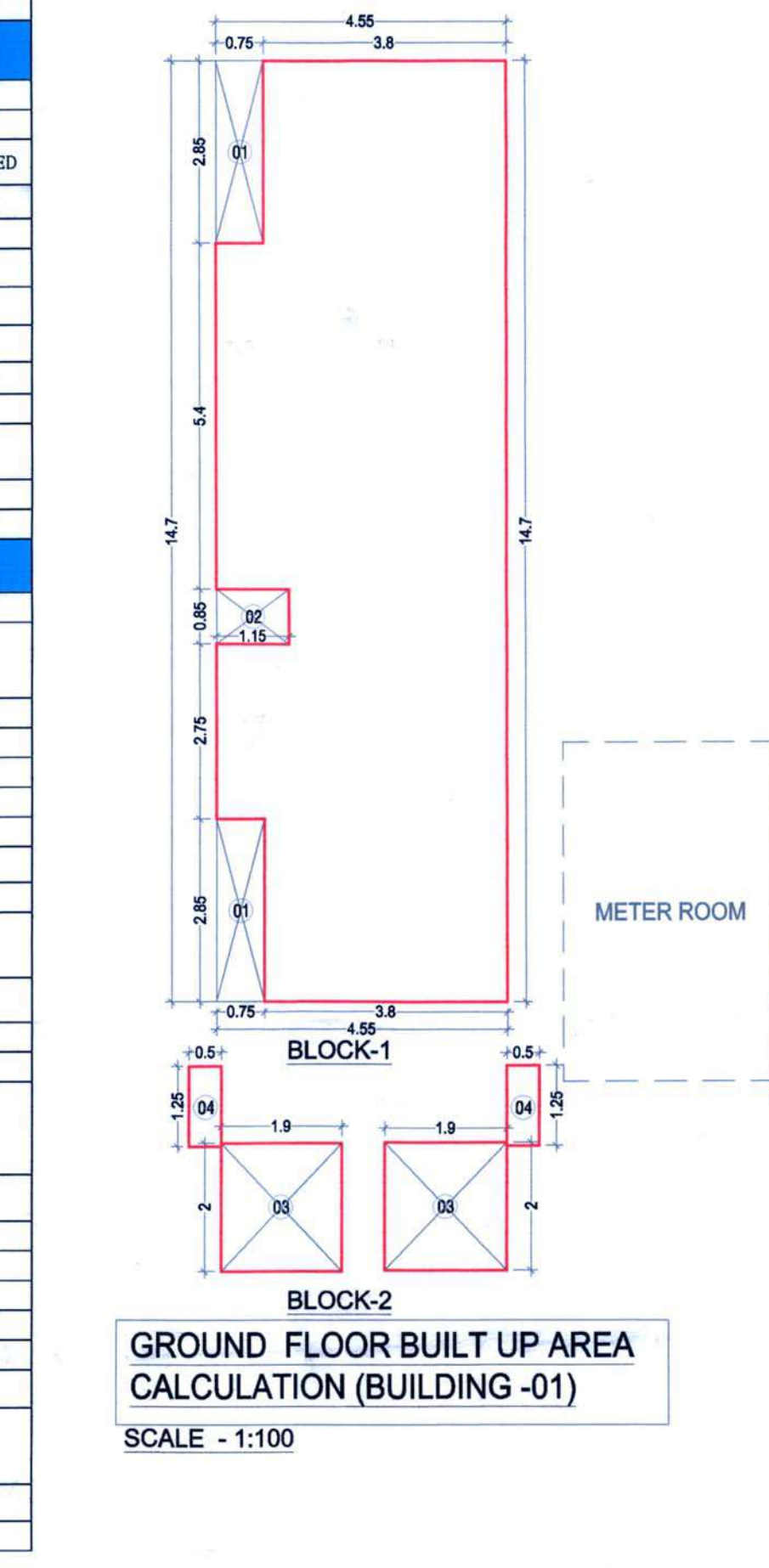
BALCONY AREA STATEMENT				
BALCONY TYPE	NUMBER OF BALCONY	LENGTH (METER)	BREADTH (METER)	AREA IN SQM
B1	2	3.30	1.75	11.550
B2	2	2.90	1.60	9.280
B3	1	2.50	1.50	3.750
B4	1	2.50	1.25	3.125
SUBTOTAL				27.705
TOTAL PROPOSED BALCONY AREA				27.705
NET BUILT UP AREA OF FLOOR				469.705
PERMISSIBLE BALCONY AREA = (NET BUILT UP AREA) X 15%				70.456
BALANCE BALCONY AREA IF ANY				42.751
EXCESS BALCONY AREA IF ANY				NA

TERRACE AREA STATEMENT				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREADTH (METER)	AREA IN SQM
T1	6	2.850	2.000	34.200
T2	2	2.700	2.200	11.880
T3	2	2.850	2.000	11.400
T4	2	2.700	2.550	13.770
SUBTOTAL				71.250
TOTAL PROPOSED TERRACE AREA				71.250
NET BUILT UP AREA OF FLOOR				452.935
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 15%				67.940
BALANCE TERRACE AREA				19.337

2ND FLOOR				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREADTH (METER)	AREA IN SQM
T5	1	2.500	0.775	1.94
T6	1	2.650	1.225	3.25
T7	1	2.500	0.775	1.94
T8	1	2.650	0.975	2.58
SUBTOTAL				9.705
TOTAL PROPOSED TERRACE AREA				9.705
NET BUILT UP AREA OF FLOOR				452.935
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 15%				67.940
BALANCE TERRACE AREA				80.88

BUILDING -1				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area (sqm)
GROUND FLOOR BUILT UP AREA CALCULATION (SHOP)	1	4.55	14.70	66.89
SUBTOTAL (A)				66.89
DEDUCTION				
1	2	0.75	2.850	4.28
2	1	1.15	0.850	0.98
SUBTOTAL (B)				5.25
BUILT UP AREA (SHOP) = (SUBTOTAL A) - (SUBTOTAL B)				61.633
ADDITION (BLOCK-2)				
3	2	1.90	2.000	7.60
4	2	0.50	1.250	1.25
5	1	0.50	1.200	0.60
BUILT UP AREA (BLOCK-2)				9.450
NET BUILT UP AREA = (SHOP) + (BLOCK-2)				71.083

BUILDING -1				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area (sqm)
1ST & 3RD FLOOR BUILT UP AREA CALCULATION	1	42.05	14.85	631.868
SUBTOTAL (A)				631.868
DEDUCTION				
1	2	3.30	1.75	5.775
2	4	2.85	1.375	3.906
3	2	2.50	2.200	5.500
4	2	2.70	2.200	5.940
5	1	6.00	0.15	0.900
6	2	1.70	1.30	2.210
7	2	3.90	1.15	4.485
8	2	2.70	2.05	5.535
9	1	7.40	1.20	8.880
10	4	2.85	1.225	3.495
11	2	2.50	2.00	5.000
12	1	2.50	0.25	0.625
13	2	2.70	2.05	5.535
14	1	3.30	3.375	11.138
15	1	3.45	5.05	17.423
16	1	1.80	5.05	9.090
17	2	2.15	2.15	4.623
18	2	3.05	1.80	5.490
19	2	2.50	2.50	6.250
20	2	2.65	2.20	5.830
21	2	3.20	2.20	7.040
22	2	3.20	2.20	7.040
SUBTOTAL (B)				178.935
SUBTOTAL (C) = (SUBTOTAL A) - (SUBTOTAL B)				452.933
ADDITION				
1	1	6.45	1.175	7.579
2	1	6.45	1.425	9.191
SUBTOTAL (D)				16.770
NET BUILT UP AREA (SUBTOTAL C) + (SUBTOTAL D)				469.703



CONTENT OF THE SHEET

1ST, 2ND & 3RD FLOOR PLAN & AREA DIAGRAM & CALCULATION, SECTION AA & BB, ELEVATION OF (BUILDING -01).

NAME OF THE OWNERS & SIGNATURE

M/S PRAYAG REALTY THROUGH

MR. JYOTI KUMAR

MR. JYOTI KUMAR

NAME & SIGNATURE OF ARCHITECT

MR. SWAPNIL KALYANKAR

REGD. NO. CA/2010/17461

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON

S. NO. 271(B)/1, AT-ADAI, TALUKA-PANVEL, DIST.-RAIGAD.

DATE 03.03.2021

SCALE 1:100, 1:200, 1:500, 1:500, N.T.S.

DRN BY MR. SWAPNIL KALYANKAR

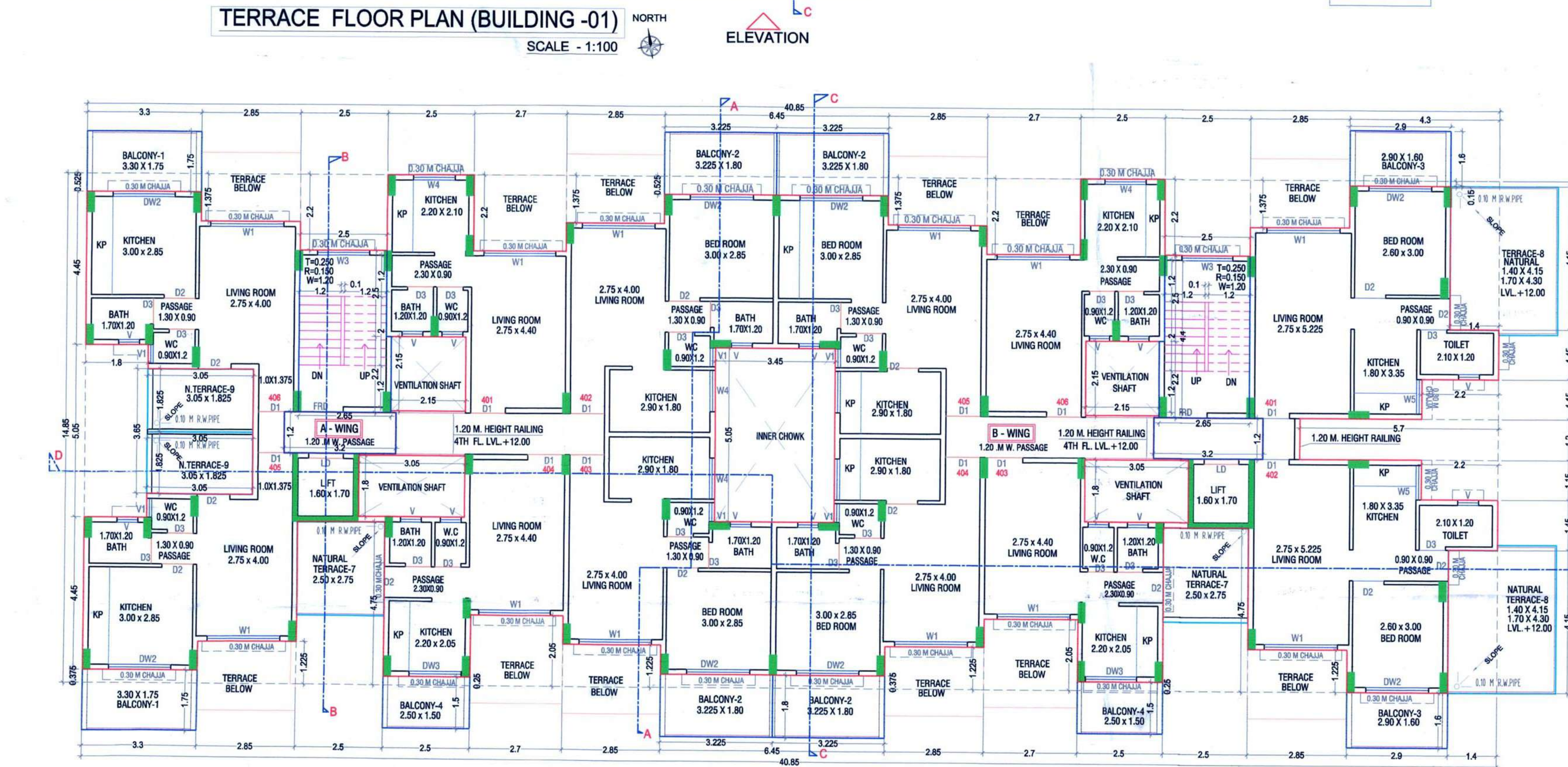
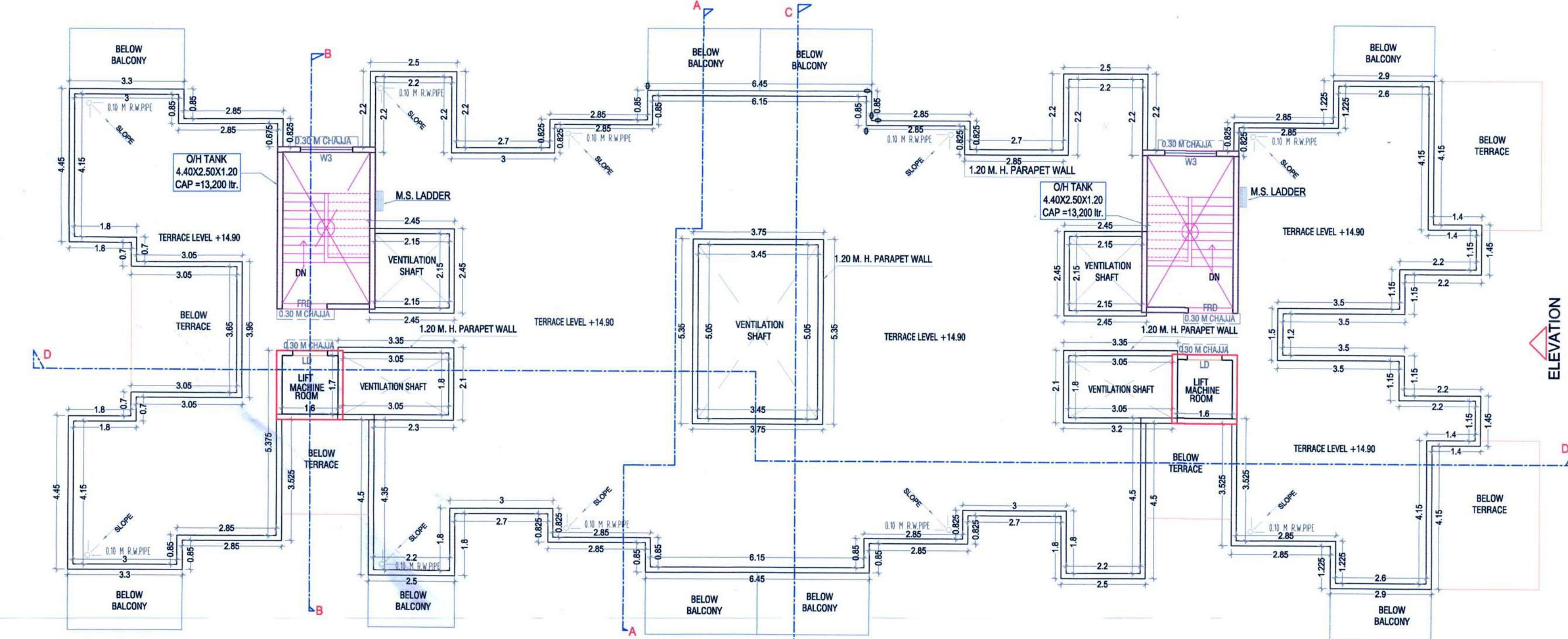
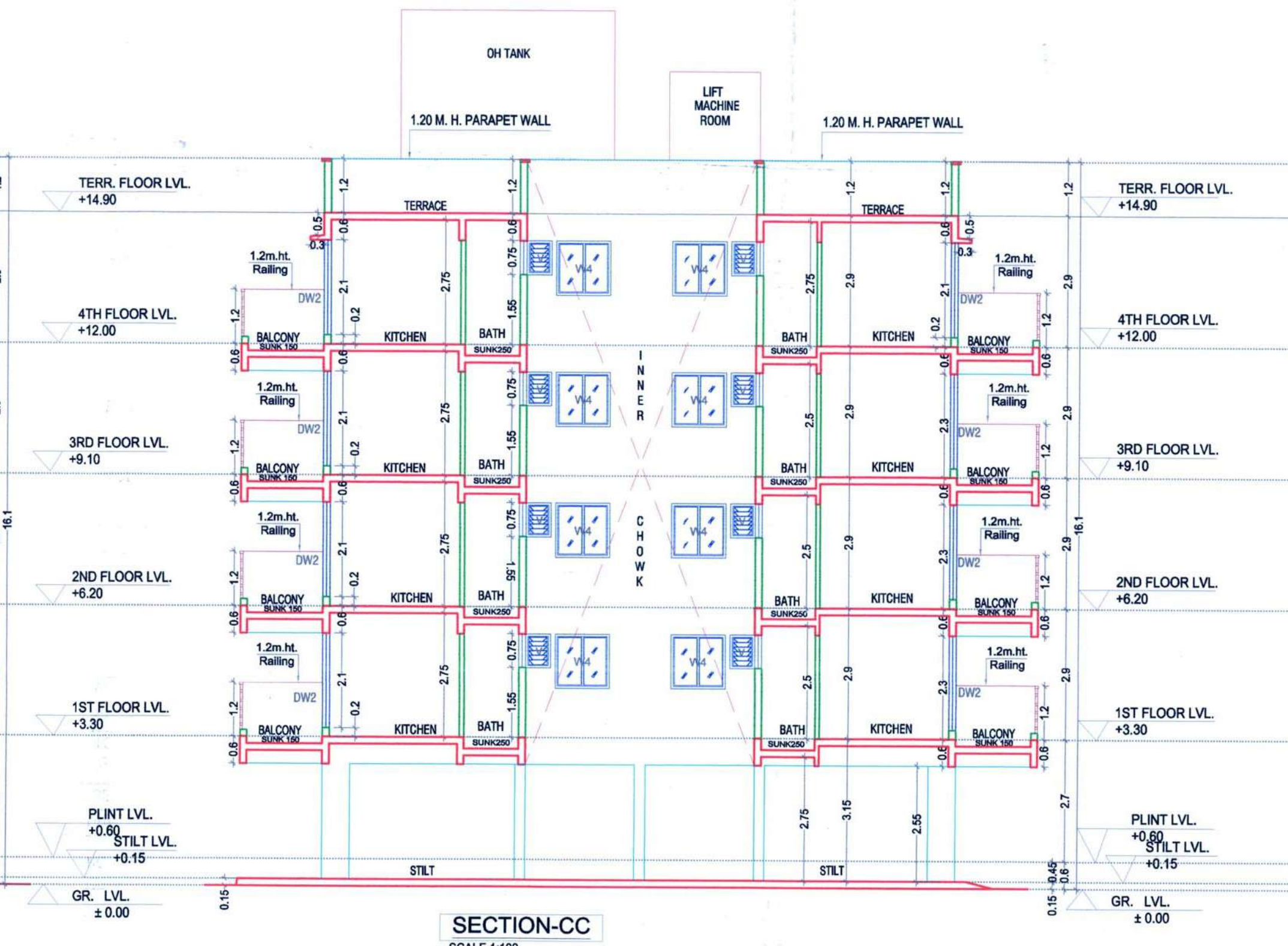
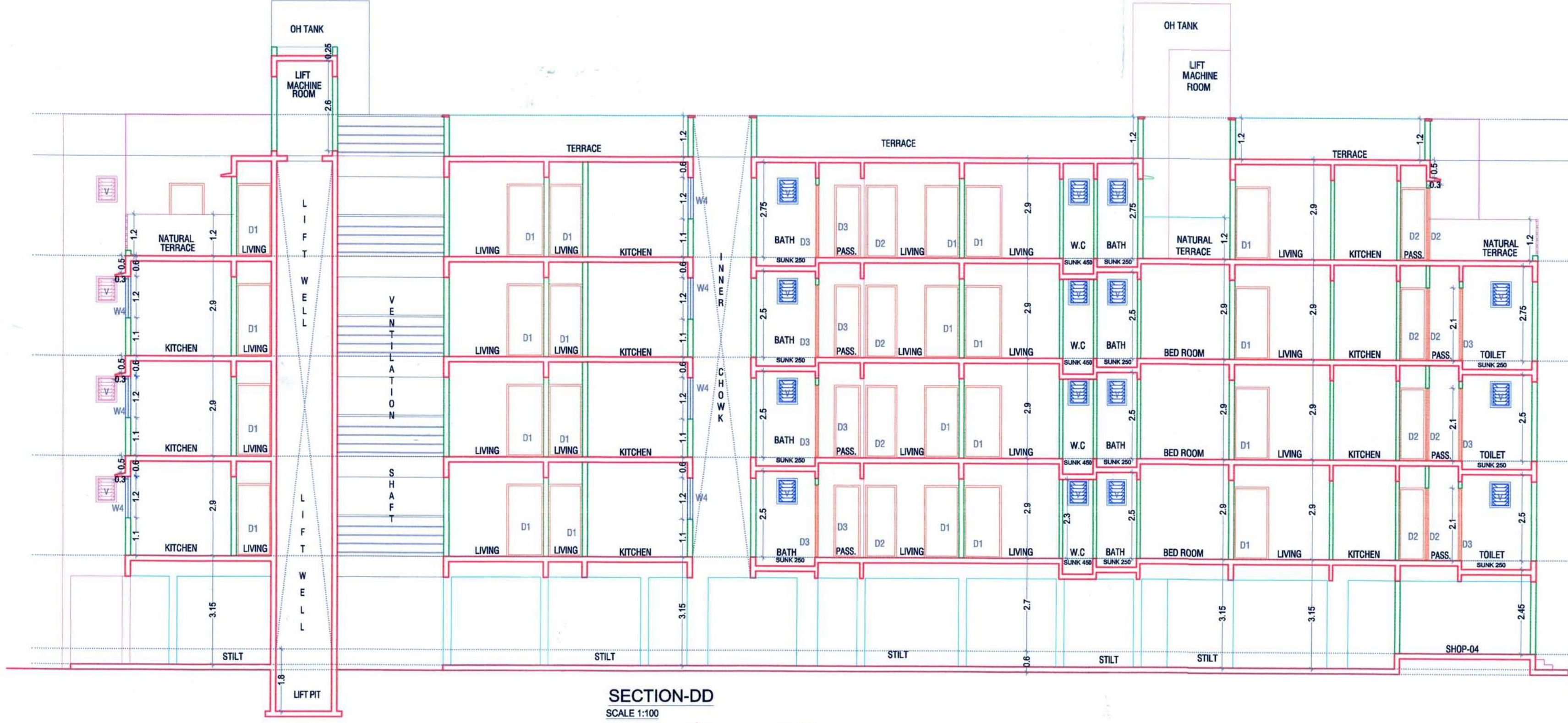
CHKD BY

NAME & SIGNATURE OF ARCHITECT

MR. SWAPNIL KALYANKAR

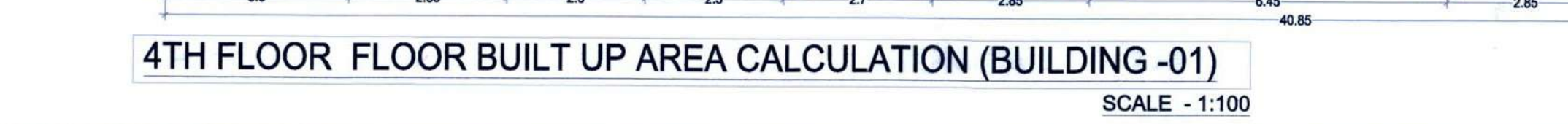
REGD. NO. CA/2010/17461

Approved subject to the condition mentioned in this office letter no. CIDCO/NAINA/Panvel/Adai/BP-260/ACC/2021/79 dated 05/04/2021



SCHEDULE LIGHT & VENTILATION STATEMENT						
ROOM	TENEMENT	CARPET AREA	WINDOW TYPE	L & V REQUIRED	L & V PROVIDED	SILL LVL.
LIVING-1	1	14.37	W1	2.39	2.52	1.1
BED-1	1	7.80	DW2	1.30	3.78	0.2
KITCHEN-1	1	6.03	DW5	1.01	1.20	1.1
TOI-1	1	2.52	V	0.42	0.45	1.55
BATH-1	1	1.44	V	0.24	0.45	1.55
W.C.-1	1	1.08	V	0.18	0.45	1.55

SCHEDULE OF DOOR & WINDOWS				
TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM.)	DESCRIPTION
FRD	1.20	2.10	2.52	DOOR METAL
D1	1.00	2.10	2.10	T.W. PANEL DOOR
D2	0.90	2.10	1.89	T.W. PANEL DOOR
D3	0.75	2.10	1.58	T.W. PANEL DOOR
DW1	2.10	2.10	4.41	AL SLIDING WINDOW
DW2	1.80	2.10	3.78	AL SLIDING WINDOW
DW3	1.50	2.10	3.15	AL SLIDING WINDOW
W1	2.10	1.20	2.52	AL SLIDING WINDOW
W2	1.80	1.20	2.16	AL SLIDING WINDOW
W3	1.50	1.20	1.80	AL SLIDING WINDOW
W4	1.20	1.20	1.44	AL SLIDING WINDOW
W5	1.00	1.20	1.20	AL SLIDING WINDOW
V	0.60	0.75	0.45	AL LOUVERED WINDOW



BUILDING -1					
4TH FLOOR BUILT UP AREA CALCULATION					
Block Description	Number of blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	40.85	14.85	=		606.623
SUBTOTAL : A					606.623
DEDUCTION					
1	1	3.30	0.525	=	1.733
2	4	2.85	1.375	=	15.675
3	2	2.50	2.200	=	11.000
4	2	2.70	2.200	=	11.880
5	1	6.45	0.525	=	3.386
6	1	4.30	0.15	=	0.645
7	2	2.20	1.15	=	5.060
8	1	5.70	1.20	=	6.840
9	4	2.85	1.225	=	13.965
10	2	2.50	4.75	=	23.750
11	2	2.50	0.25	=	1.250
12	2	2.70	2.05	=	11.070
13	1	6.45	0.375	=	2.419
14	1	3.30	0.375	=	1.238
15	1	3.45	5.05	=	17.423
16	1	1.80	5.05	=	9.090
17	1	3.05	3.65	=	11.133
18	2	2.15	2.15	=	9.245
19	2	3.05	1.80	=	10.980
20	2	1.40	4.15	=	11.620
21	2	2.50	2.50	=	12.500
22	2	2.65	2.20	=	11.660
23	2	3.20	1.20	=	7.680
SUBTOTAL : B					211.240
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL : B)					395.383

SUBTOTAL : B				=	211.240
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL : B)				=	395.383
BALCONY AREA STATEMENT					
4th FLOOR					
BALCONY TYPE	NUMBER OF BALCONY	LENGTH (METER)	BREATH (METER)	AREA IN SQM.	
				OPEN	ENCLOSED
B1	2	3.30	1.75	11.550	0.00
B2	4	3.225	1.80	23.220	0.00
B3	2	2.90	1.60	9.280	0.00
B4	2	2.50	1.50	7.500	0.00
SUBTOTAL				51.550	0.00
TOTAL PROPOSED BALCONY AREA				51.550	
NET BUILT UP AREA OF FLOOR				395.383	
PERMISSIBLE BALCONY AREA - (NET BUILT UP AREA) X 15 %				59.307	
BALANCE BALCONY AREA,IF ANY				7.757	
EXCESS BALCONY AREA,IF ANY				NA	
TERRACE AREA STATEMENT					
4TH FLOOR					
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQM.	
T7	2	2.500	2.750	13.75	
T8	2	1.400	4.150	11.62	
T9	2	1.700	4.300	14.62	
		3.050	1.825	11.13	
TOTAL PROPOSED TERRACE AREA				51.12	
NET BUILT UP AREA OF FLOOR				395.383	
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				79.077	
BALANCE TERRACE AREA				27.954	
EXCESS TERRACE AREA,IF ANY				NA	

CONTENT OF THE SHEET

4TH FLOOR PLAN & AREA DIAGRAM & CALCULATION TERRACE FLOOR PLAN, SECTION CC.EE & DD, (BUILDING -01).

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON S. NO. 27/1 (BY) 1, AT: ADAI, TALUKA - PANVEL, DIST. - RAIGAD.

DATE: 03.03.2021

SCALE: 1:100, 1:200, 1:500, 1:5000, N.T.S.

DRN BY: IMRAN C.

CHKD BY: SWAPNIL KALYANKAR

NAME OF THE OWNERS & SIGNATURE

M/S PRAYAG REALTY THROUGH

PRAYAG REALTY

PRAYAG REALTY

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

SKA

SWAPNIL KALYANKAR ARCHITECTS

Swarnaj Kalayankar - HP - 98553 9800 / 9817710000

OFFICE A/10, NEEL EMBLAD FINAL PLOT NO. 57/8

SI/NAVAR ROAD NEAR TERLSAD OFFICE PANVEL - 410008

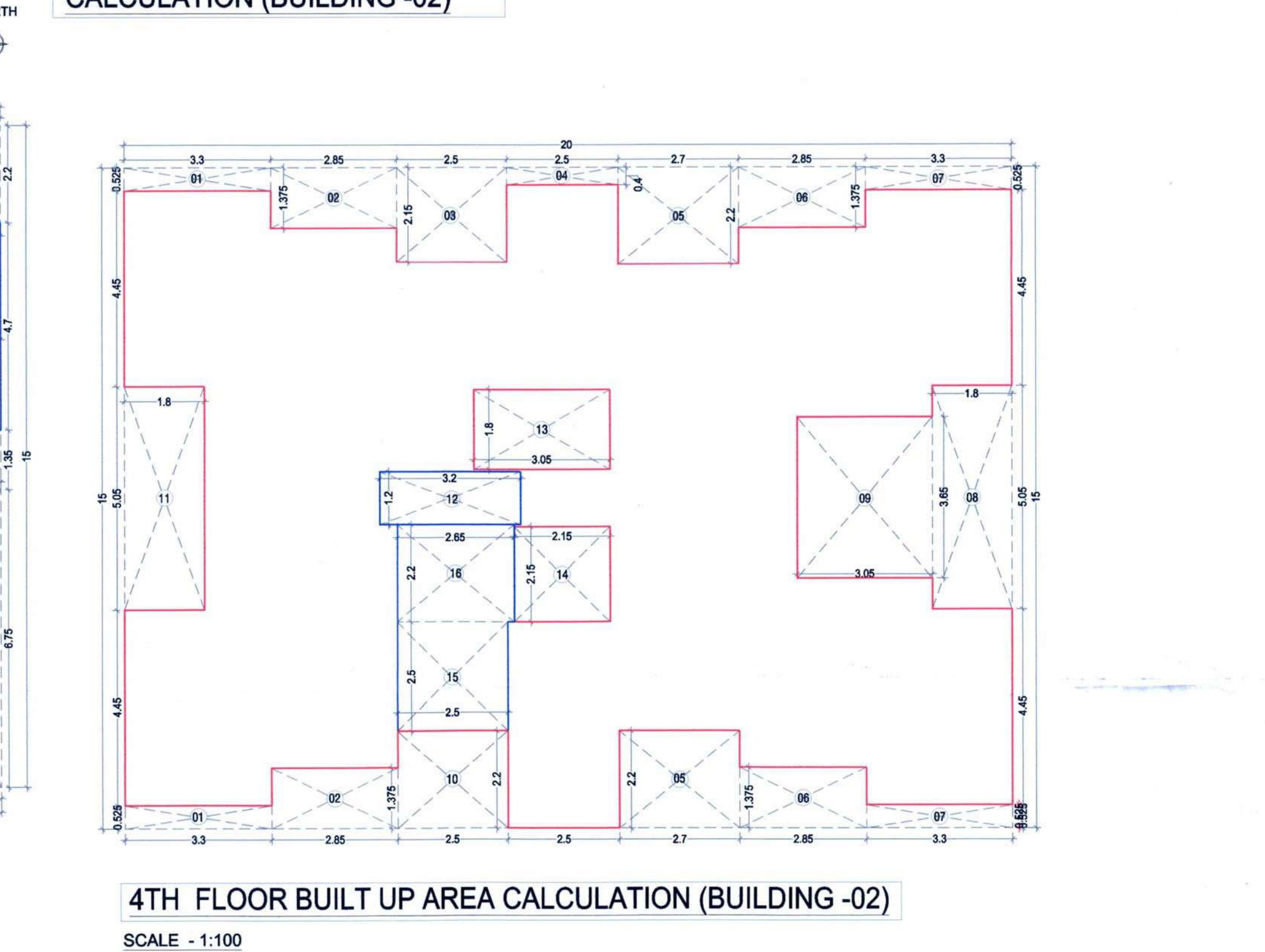
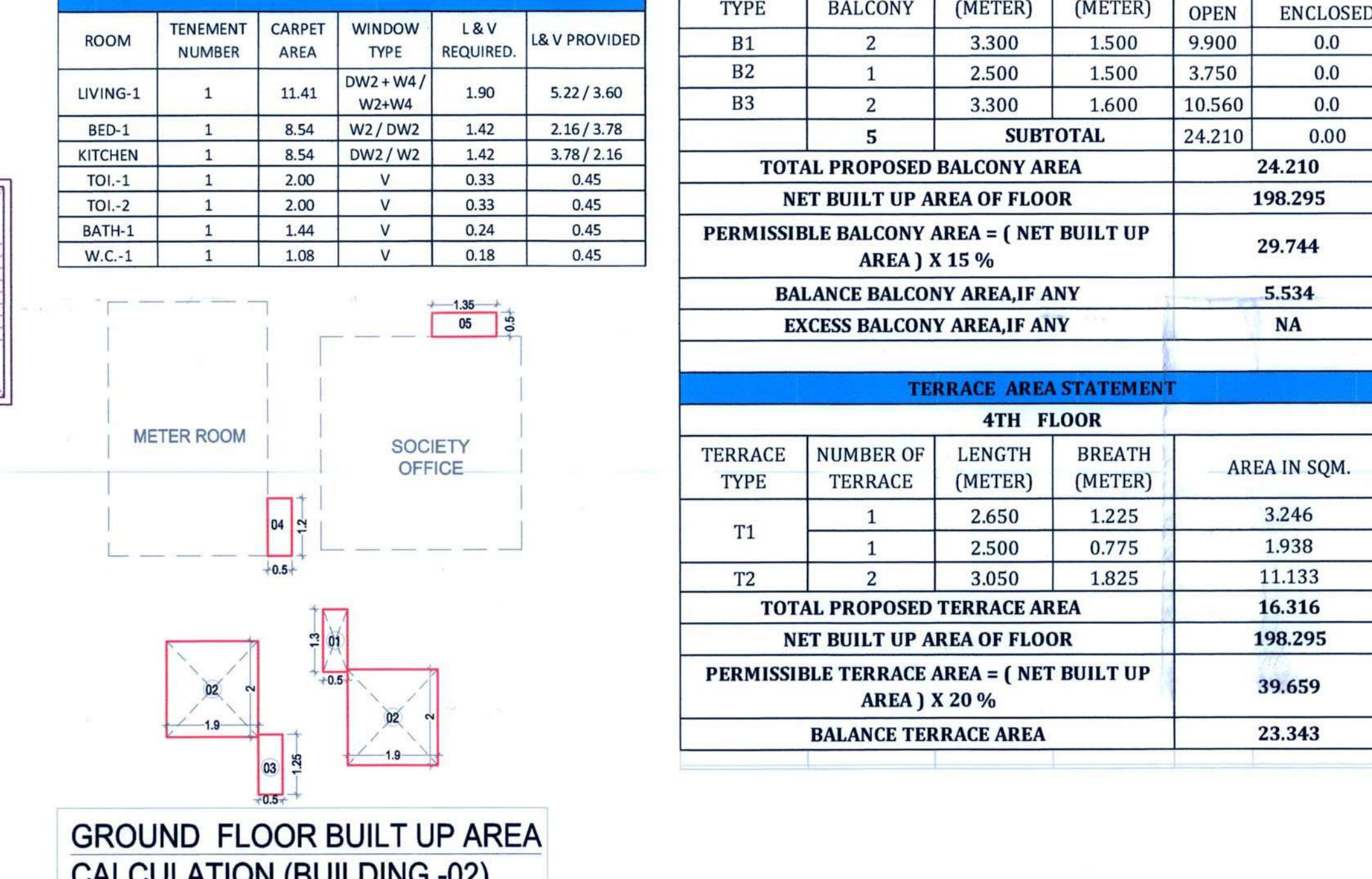
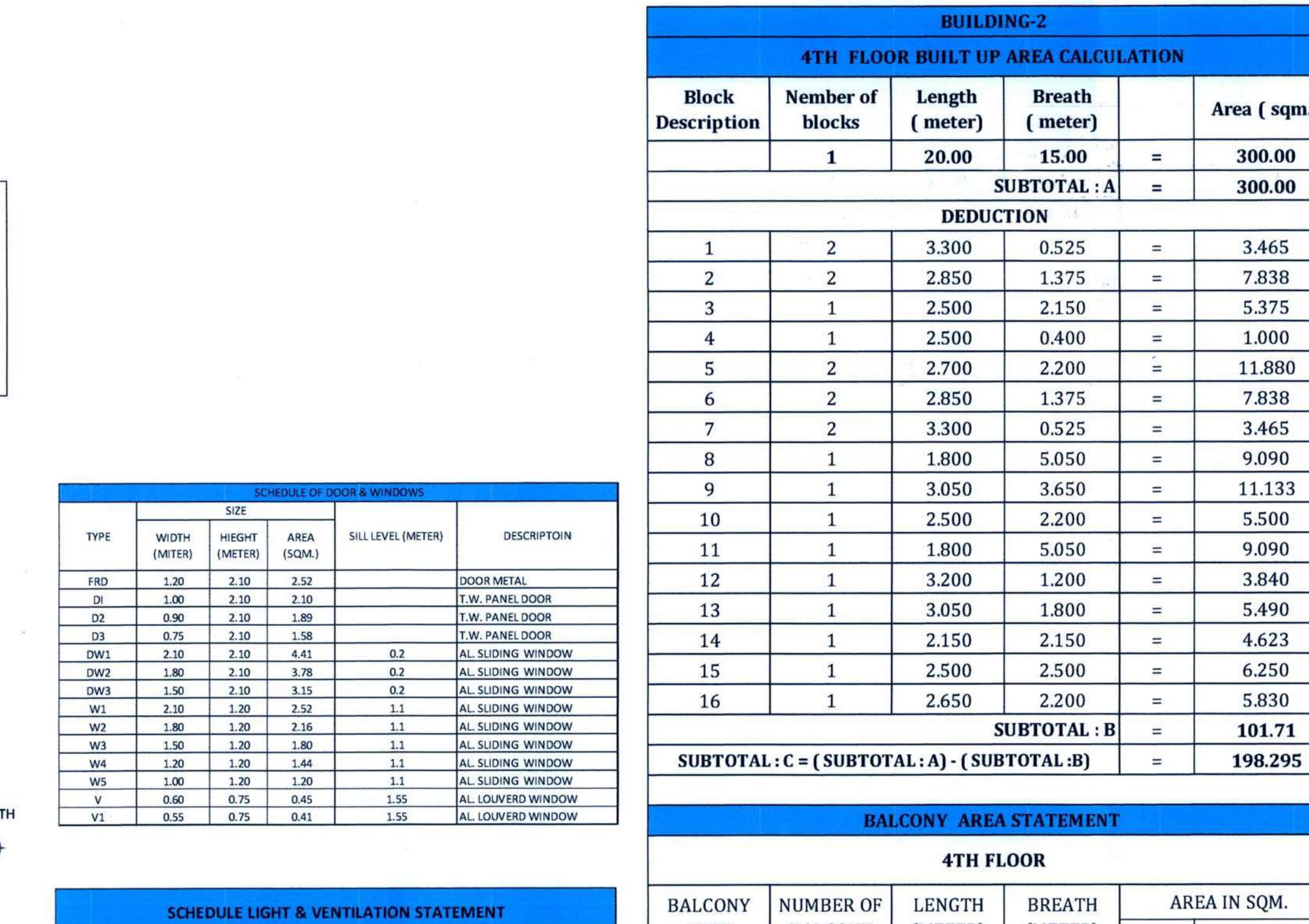
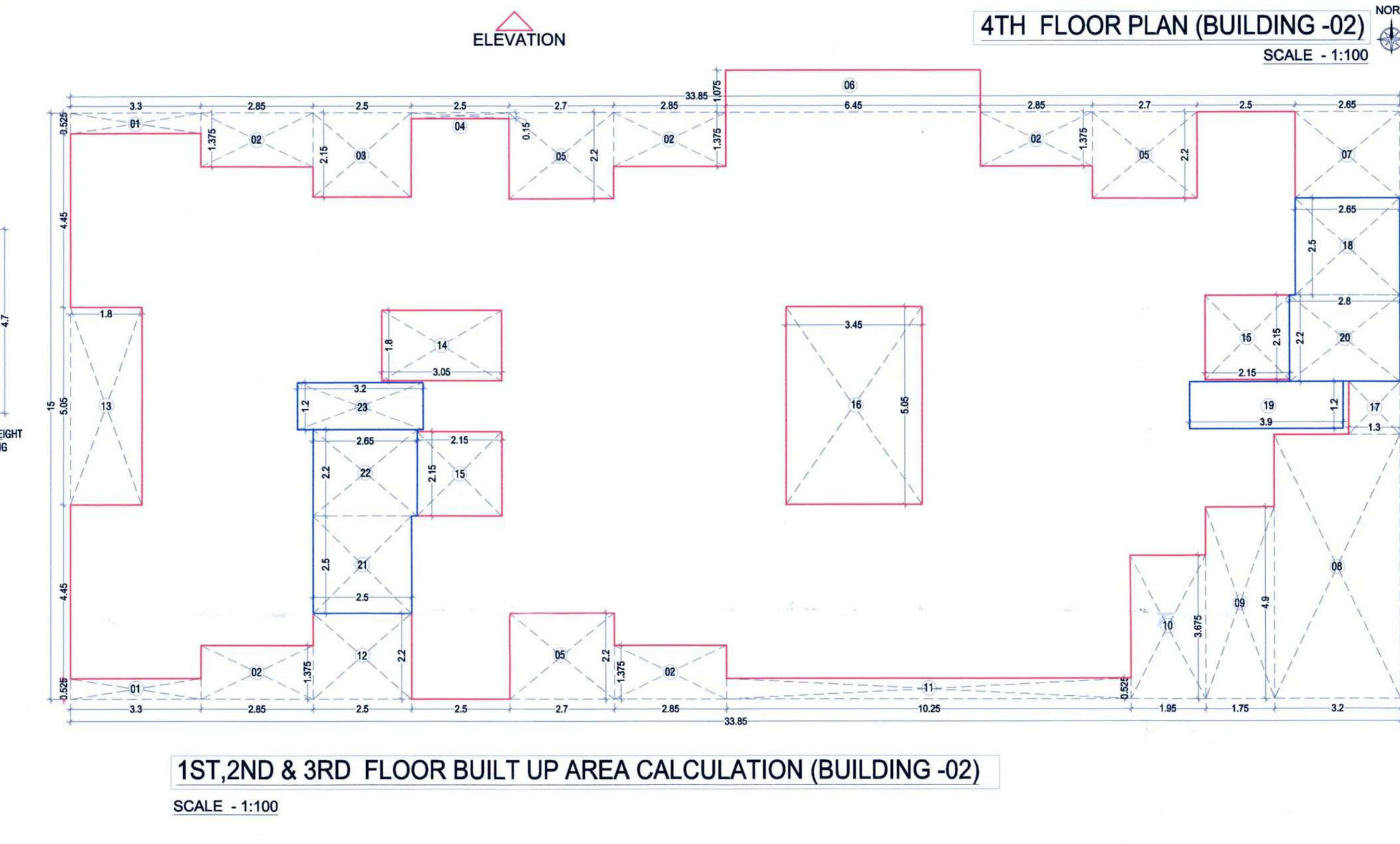
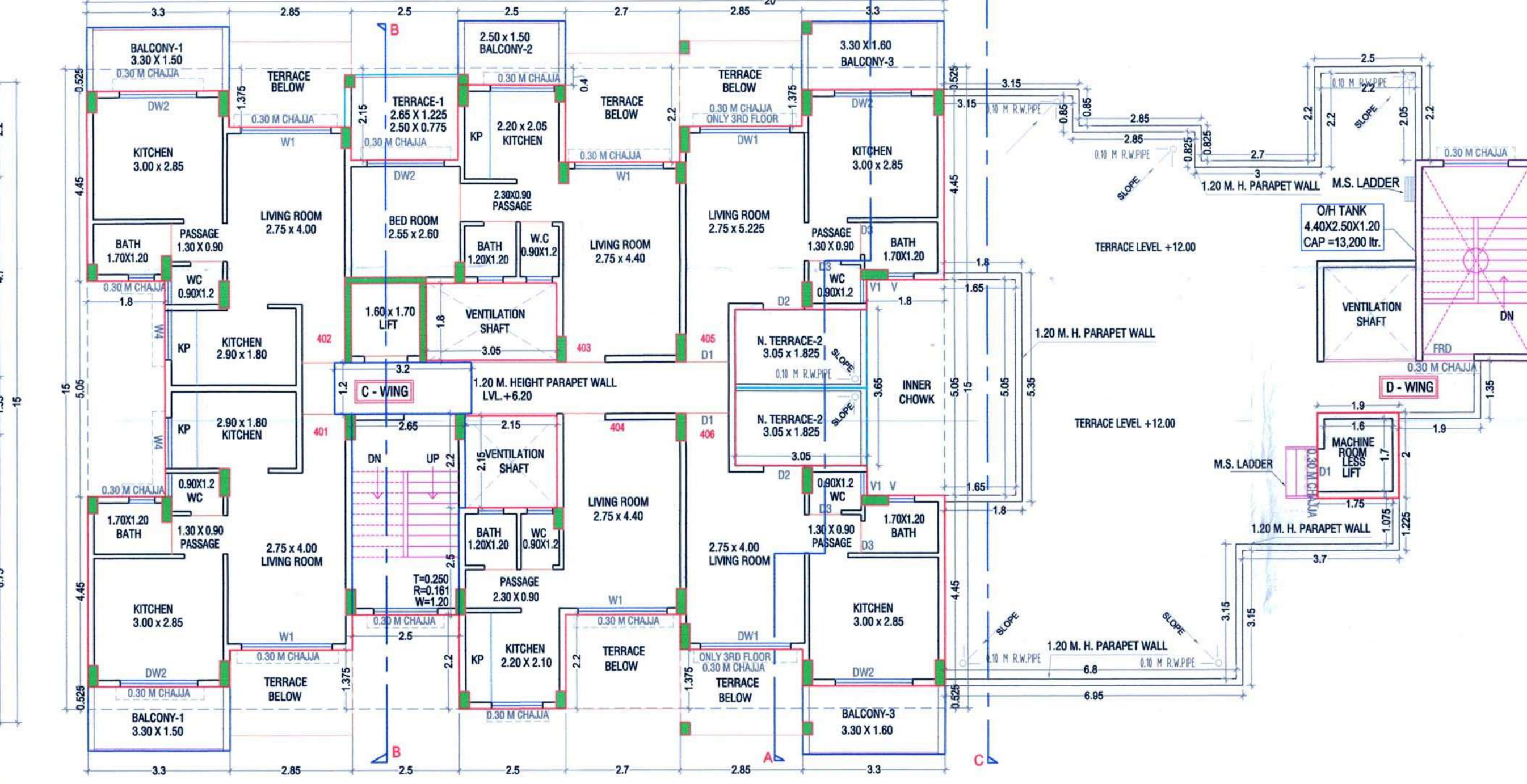
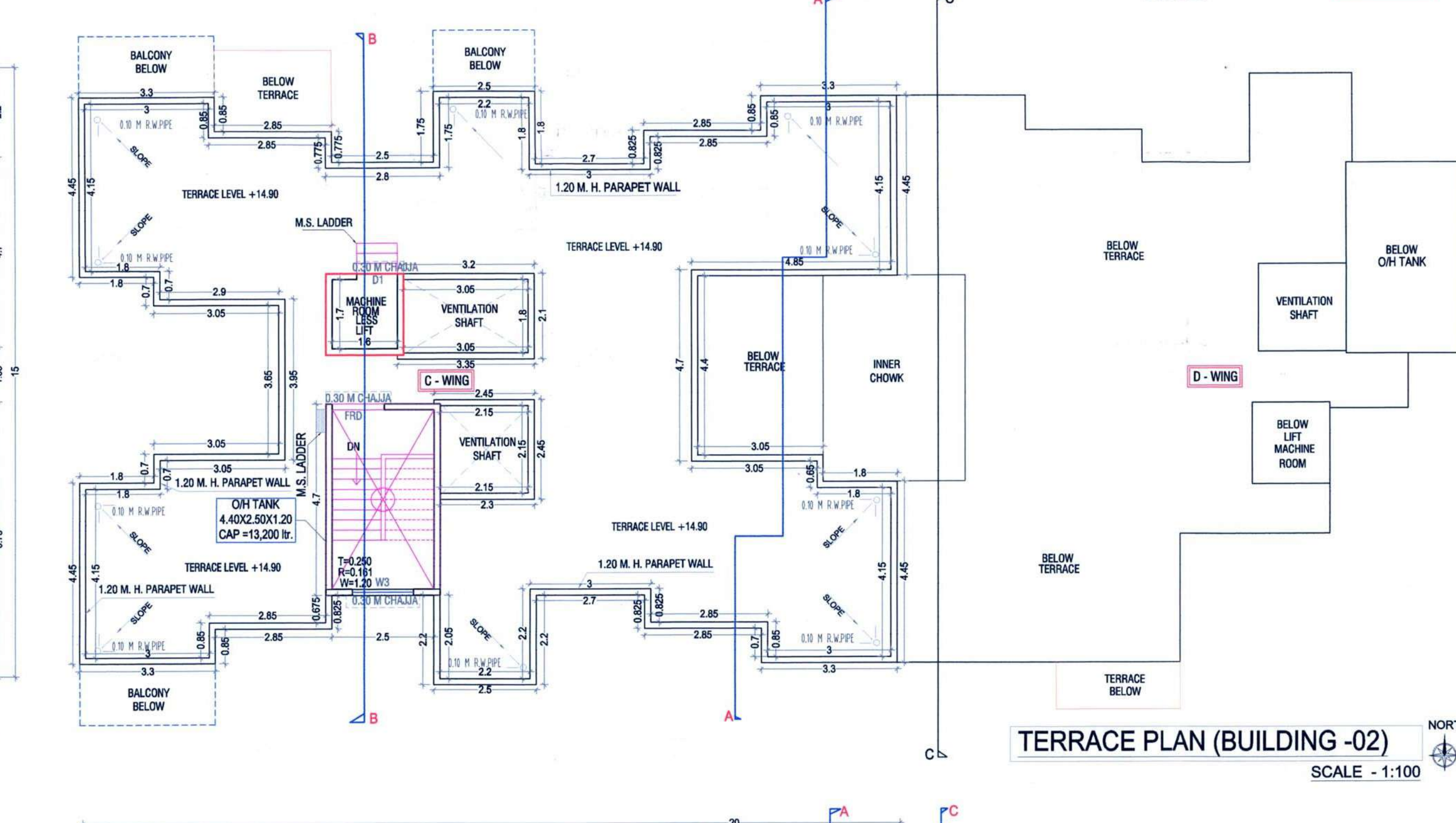
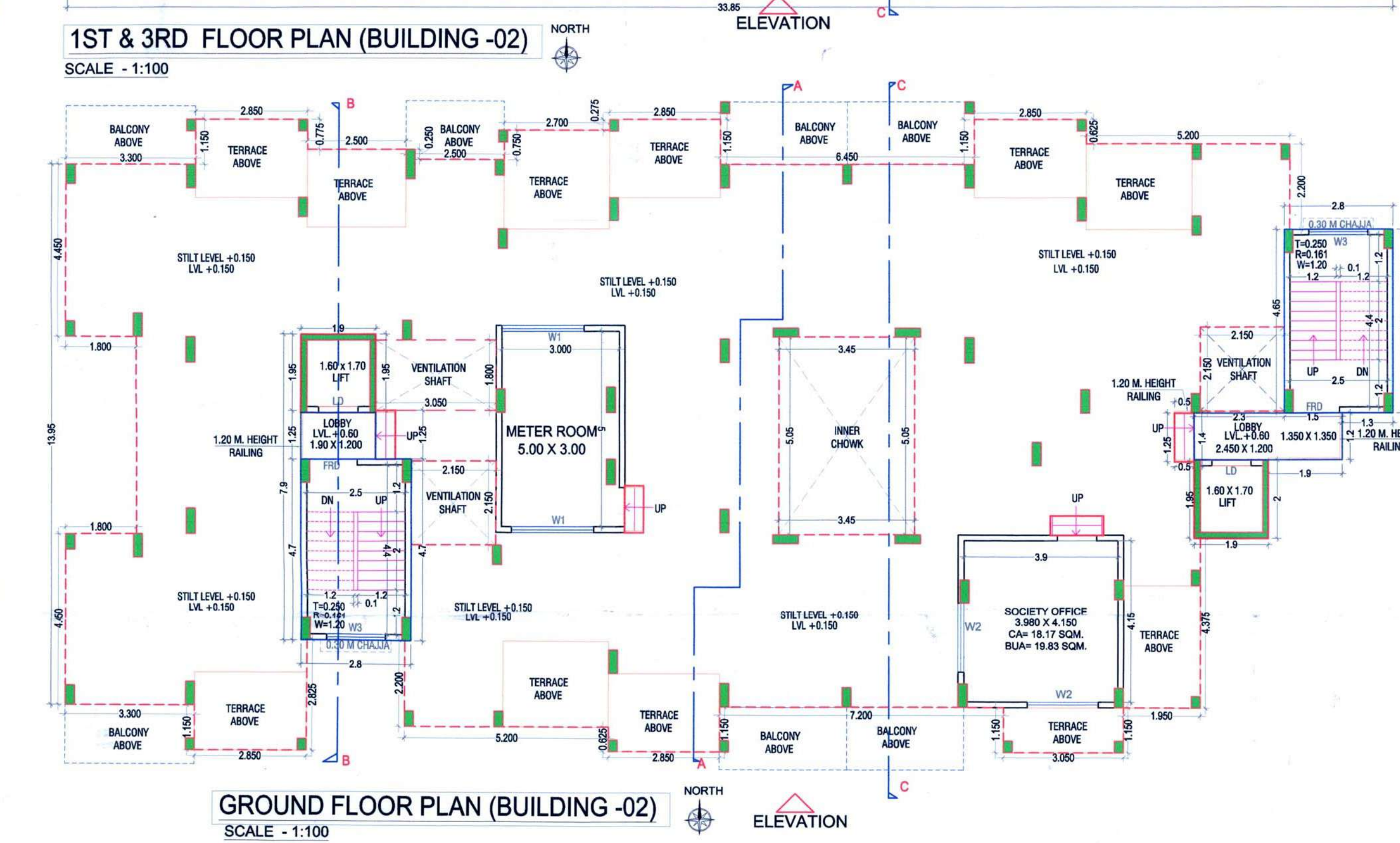
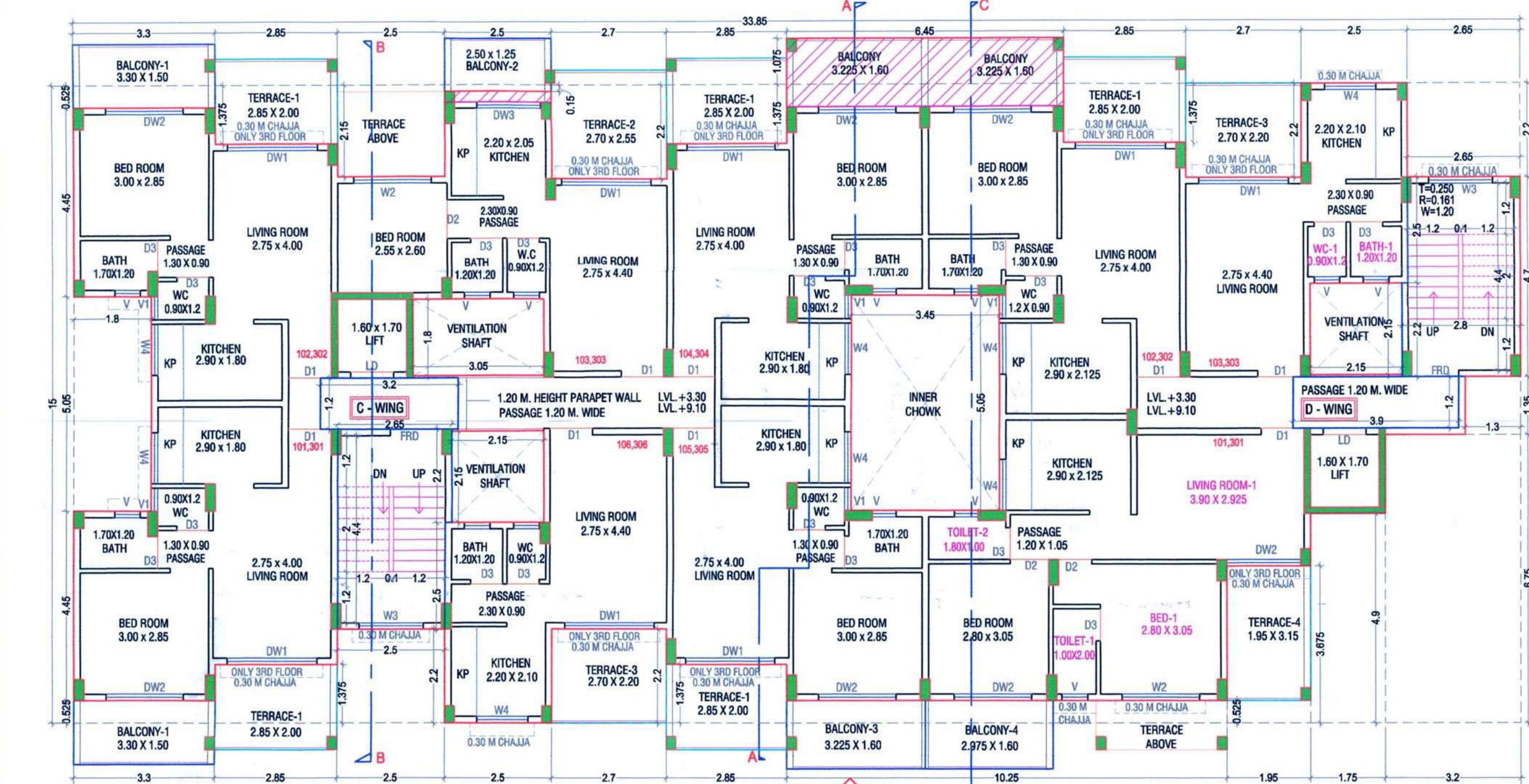
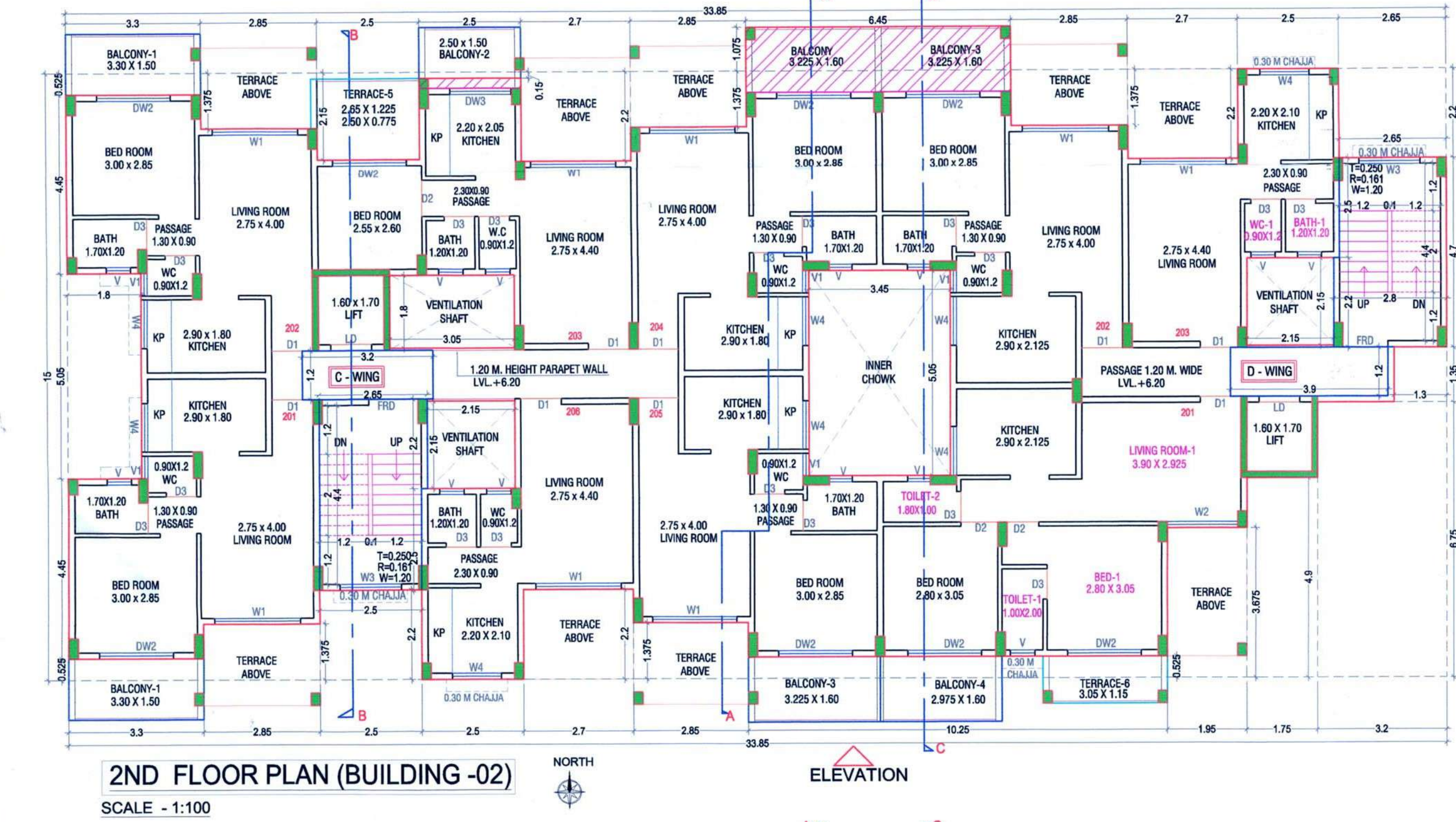
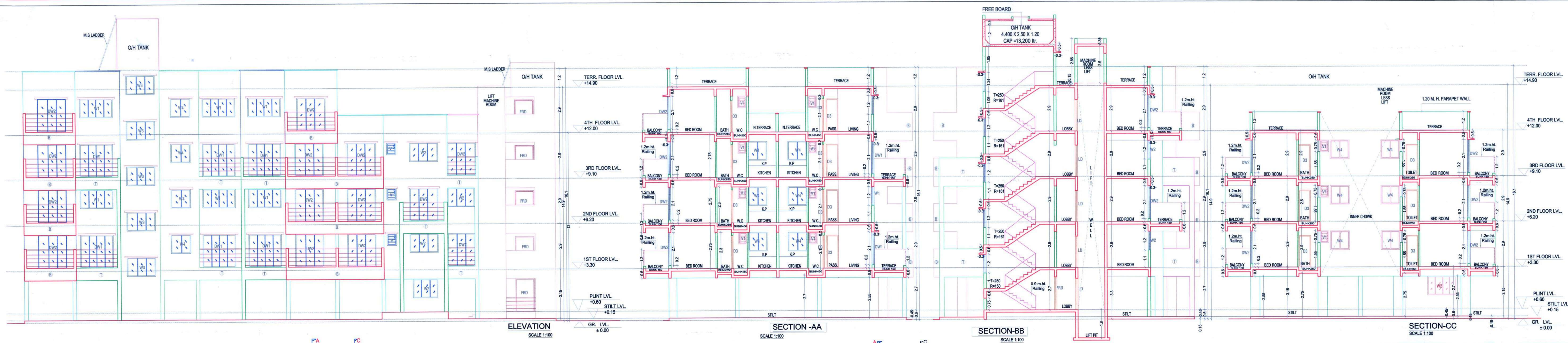
EMAIL: skaplanner@gmail.com

(Signature of Architect.)

AR. SWAPNIL KALYANKAR

REGD. NO. CA/2010/47491

Approved subject to the condition mentioned in this office letter no. CIDCO/NAINA/Parivel/Adai/BP-260/ ACC/2021/79 dated 05/04/2021



BUILDING-2				
GROUND FLOOR BUILT UP AREA CALCULATION (BUILDING -2)				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area (sqm.)
1	1	0.500	1.300	= 0.65
2	2	1.900	2.000	= 7.60
3	1	0.500	1.250	= 0.63
4	1	0.500	1.200	= 0.60
5	1	0.500	1.350	= 0.68
NET BUILT UP AREA				= 10.150

BUILDING-2				
1ST, 2ND & 3RD FLOOR BUILT UP AREA CALCULATION				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area (sqm.)
1	15.00	33.85	=	507.75
SUBTOTAL : A				= 507.75
DEDUCTION				
1	2	0.525	3.300	= 3.465
2	5	1.375	2.850	= 19.594
3	1	2.150	2.500	= 5.375
4	1	2.500	0.150	= 0.375
5	3	2.700	2.200	= 17.820
7	1	2.650	2.200	= 5.830
8	1	3.200	6.750	= 21.600
9	1	1.750	4.900	= 8.575
10	1	1.950	3.675	= 7.166
11	1	0.525	10.250	= 5.381
12	1	2.200	2.500	= 5.500
13	1	5.050	1.800	= 9.090
14	1	3.050	1.800	= 5.490
15	2	2.150	2.150	= 9.245
16	1	3.450	5.050	= 17.423
17	1	1.300	1.350	= 1.755
18	1	2.650	2.500	= 6.625
19	1	3.900	1.200	= 4.680
20	1	2.800	2.200	= 6.160
21	1	2.500	2.500	= 6.250
22	1	2.650	2.200	= 5.830
23	1	3.200	1.200	= 3.840
SUBTOTAL : B				= 177.07
SUBTOTAL : C = (SUBTOTAL : A) - (SUBTOTAL : B)				= 330.681
ADDITION				
6	1	6.450	1.075	= 6.934
NET BUILT UP AREA = (SUBTOTAL : C) + (SUBTOTAL : D)				= 337.615

BALCONY AREA STATEMENT				
1ST, 2ND & 3RD FLOOR				
BALCONY TYPE	NUMBER OF BALCONY	LENGTH (METER)	BREADTH (METER)	AREA IN SQM.
B1	2	3.300	1.500	9.900
B2	1	2.500	1.250	3.125
B3	1	3.225	1.600	5.160
B4	1	2.975	1.600	4.760
SUBTOTAL				22.945
TOTAL PROPOSED BALCONY AREA				22.945
NET BUILT UP AREA OF FLOOR				337.615
PERMISSIBLE BALCONY AREA = (NET BUILT UP AREA) X 15 %				50.642
BALANCE BALCONY AREA IF ANY				27.697
EXCESS BALCONY AREA IF ANY				NA

TERRACE AREA STATEMENT				
1ST & 3RD FLOOR				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREADTH (METER)	AREA IN SQM.
T1	5	2.850	2.000	28.500
T2	1	2.700	2.550	6.885
T3	2	2.700	2.200	11.880
T4	1	1.950	3.150	6.143
SUBTOTAL				53.408
TOTAL PROPOSED TERRACE AREA				53.408
NET BUILT UP AREA OF FLOOR				337.615
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				67.523
BALANCE TERRACE AREA				14.116

TERRACE AREA STATEMENT				
4TH FLOOR				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREADTH (METER)	AREA IN SQM.
T1	1	2.650	1.225	3.246
T2	2	3.050	0.775	1.938
T3	2	3.050	1.825	11.133
SUBTOTAL				16.316
TOTAL PROPOSED TERRACE AREA				16.316
NET BUILT UP AREA OF FLOOR				198.295
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				39.659
BALANCE TERRACE AREA				23.343

TERRACE AREA STATEMENT				
2ND FLOOR				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREADTH (METER)	AREA IN SQM.
T5	1	2.650	1.225	3.246
T6	1	2.500	0.775	1.938
T7	1	3.050	1.150	3.508
SUBTOTAL				8.691
TOTAL PROPOSED TERRACE AREA				8.691
NET BUILT UP AREA OF FLOOR				337.615
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				67.523
BALANCE TERRACE AREA				58.832

CONTENT OF THE SHEET

1ST, 2ND, 3RD & 4TH FLOOR PLAN, AREA DIAGRAM & CALCULATION, TERRACE FLOOR PLAN, SECTION AA & BB, ELEVATION OF (BUILDING -02).

NAME OF THE OWNERS & SIGNATURE

M/S PRAYAG REALTY THROUGH

NAME & SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON S. NO. 27/11(B)/1, AT- ADAL, TALUKA-PANVEL, DIST.-RAIGAD.

DATE 03.03.2021

SCALE 1:100, 1:200, 1:500, 1:5000, N.T.S.

DRN BY MIRAN C.

CHKD BY SWAPNIL KALYANKAR

NAME & SIGNATURE OF ARCHITECT

SWAPNIL KALYANKAR ARCHITECTS

OFFICE: A/10, MIDC INDUSTRIAL AREA, KOTVAL, TAL. RAIGAD, DIST. RAIGAD.

EMAIL: skalaganer@gmail.com

REG. NO. RAIGAD/2017/19801