TOTAL AREA STATEMENT											
1	2	3	4	5	6	7	8	9	10	11	12
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)	EXCESS (8 - 4)			
				OPEN	CLOSE						
1	BUILDING 01	1525.56	228.83	0.00	188.40	15.00	203.40	0.00	305.11	137.03	0.00
4	TOTAL	1525.56	228.83	0.00		15.00	203.40	0.00	305.11	137.03	0.00
5	TOTAL EXCESS BALC.	0.00									
6	TOTAL EXCESS TERRACE	0.00									
	TOTAL BUILTUP AREA	1525.56									

***Parking Area Statement					
Sr. No.	Occupancy	One Parking Space for Every	Number of units	Standard	Parking type
				Car	Car / Scooter
(1)	(2)	(3)	(4)	(5)=(3)x(4)	(6) / (7)
1	4 tenements having carpet area upto 35 sq.m. each.	0.25	44	11	11
	Subtotal Parking required				11
	Visitor Parking 10% of above (10 X 10%)				2
					13 / 16.25
	Total Parking Required				13 / 8.125
	Total Parking Provided				21 / 14

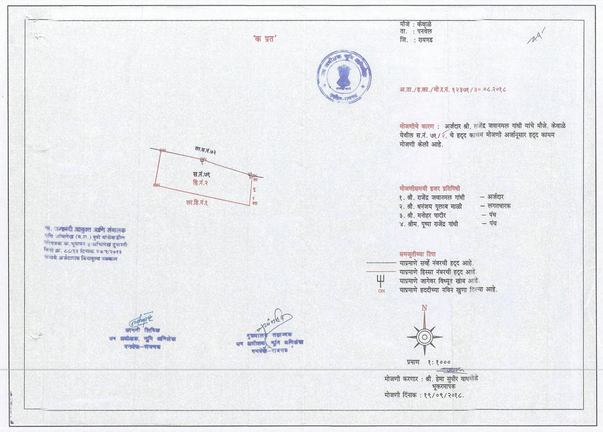
Note : No. of Scooter Parking = (No. of Car) X (12.5 i.e. area of parking) X (10%) / (2 i.e. Area of Scooter Parking)

Balcony Area Statement*							
Building Number	Floor	Built-Up-Area (Sqm)	Permissible balcony Area (Sqm)	Proposed Balcony Area (In Sqm)			
				Enclosed	Open	Total	Excess
(1)	(2)	(3)	(4)=(3) X 15%	(5)	(6)	(7)	If(7)>(4), (8)=(7)-(4)
1	Ground Floor	22.98	3.45	0.00	0.00	0.00	0.00
	1st Floor	410.33	61.55	52.95	3.75	56.70	0.00
	2nd Floor	410.33	61.55	52.95	3.75	56.70	0.00
	3rd Floor	410.33	61.55	52.95	3.75	56.70	0.00
	4th Floor	271.59	40.74	29.55	3.75	33.30	0.00
Total		1525.56	228.83	188.40	15.00	203.40	0.00

Terrace Area Statement*					
Building Number	Floor	Built-Up-Area (Sqm)	Permissible Terrace Area (Sqm)	Proposed Terrace Area (In Sqm)	
				Total	Excess
(1)	(2)	(3)	(4)=(3) X 20%	(5)	If(5)>(4), (6) =(5)-(4)
1	Ground Floor	22.98	4.60	0.00	0.00
	1st Floor	410.33	82.07	43.58	0.00
	2nd Floor	410.33	82.07	30.63	0.00
	3rd Floor	410.33	82.07	43.58	0.00
	4th Floor	271.59	54.32	19.25	0.00
Total		1525.56	305.11	137.03	0.00

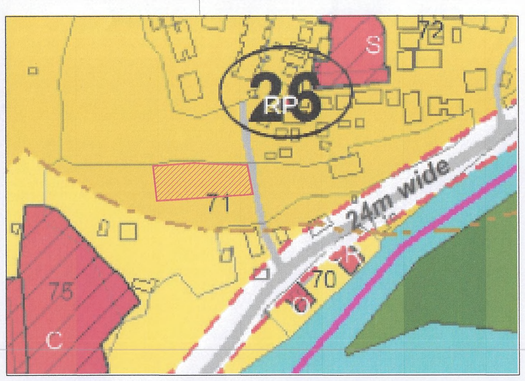
BUILT-UP-AREA SUMMARY	
Building No.→	Building No. 1
Floors↓	In Sqm.
(1)	(2)
Ground	22.98
1st Floor	410.33
2nd Floor	410.33
3rd Floor	410.33
4th Floor	271.59
Number of Building	1.00
Total Built-up -Area	1525.56

PROPOSED ROAD WIDENING AREA CALCULATION						
Sr. No.	Triangle Number	Number of 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	1/2	3.074	0.638	0.981
2	2	1	1/2	2.967	21.212	31.468
3	3	1	1/2	3.000	21.353	32.030
TOTAL AREA PROPOSED ROAD WIDENING						64.478

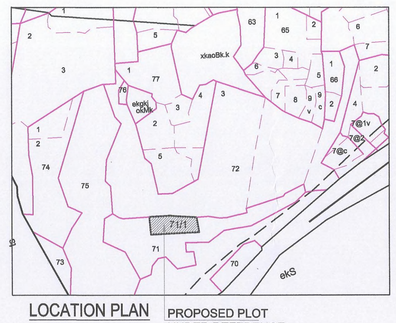


DIGITALIZED SCAN TILR
SCALE 1 : 2000

PLOT UNDER REFERENCE

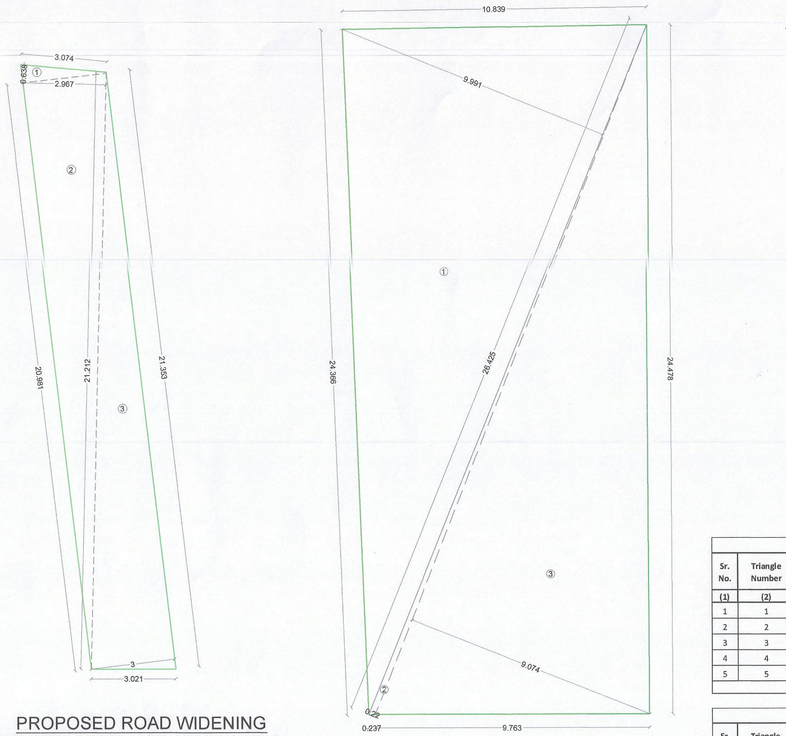


SANCTIONED IDP MAP
SCALE : NTS



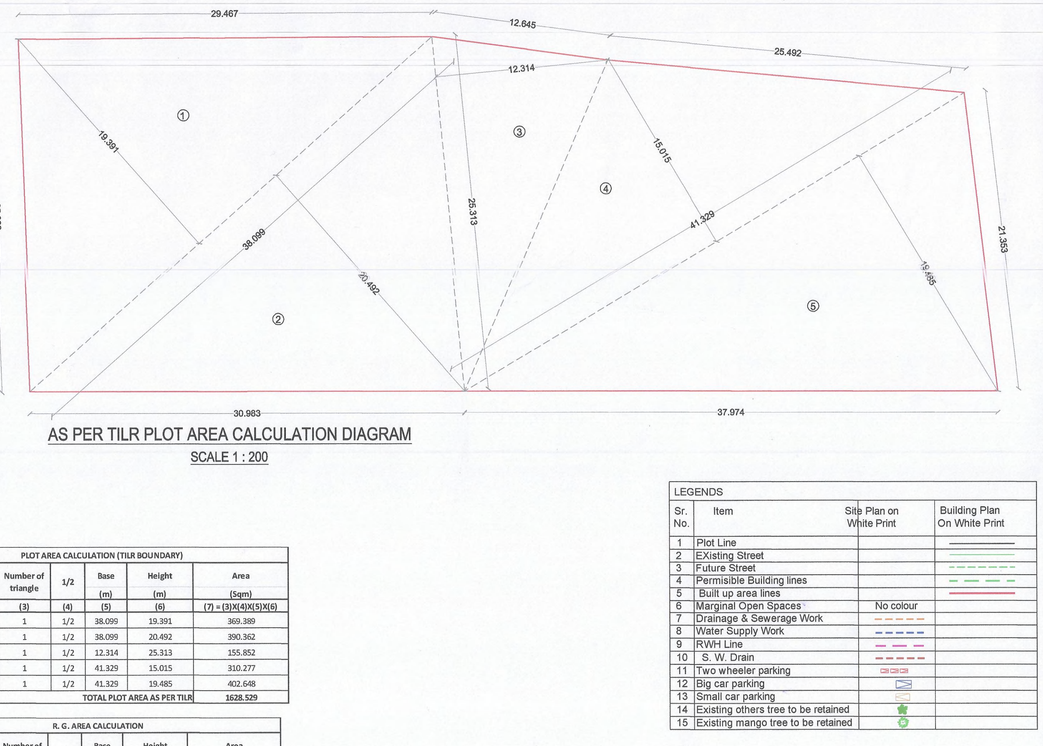
LOCATION PLAN
SCALE : NTS

PROPOSED PLOT UNDER REFERENCE



PROPOSED ROAD WIDENING
AREA DIAGRAM FOR CALCULATION
(SCALE 1 : 100)

R. G. AREA CALCULATION DIAGRAM
SCALE 1 : 100

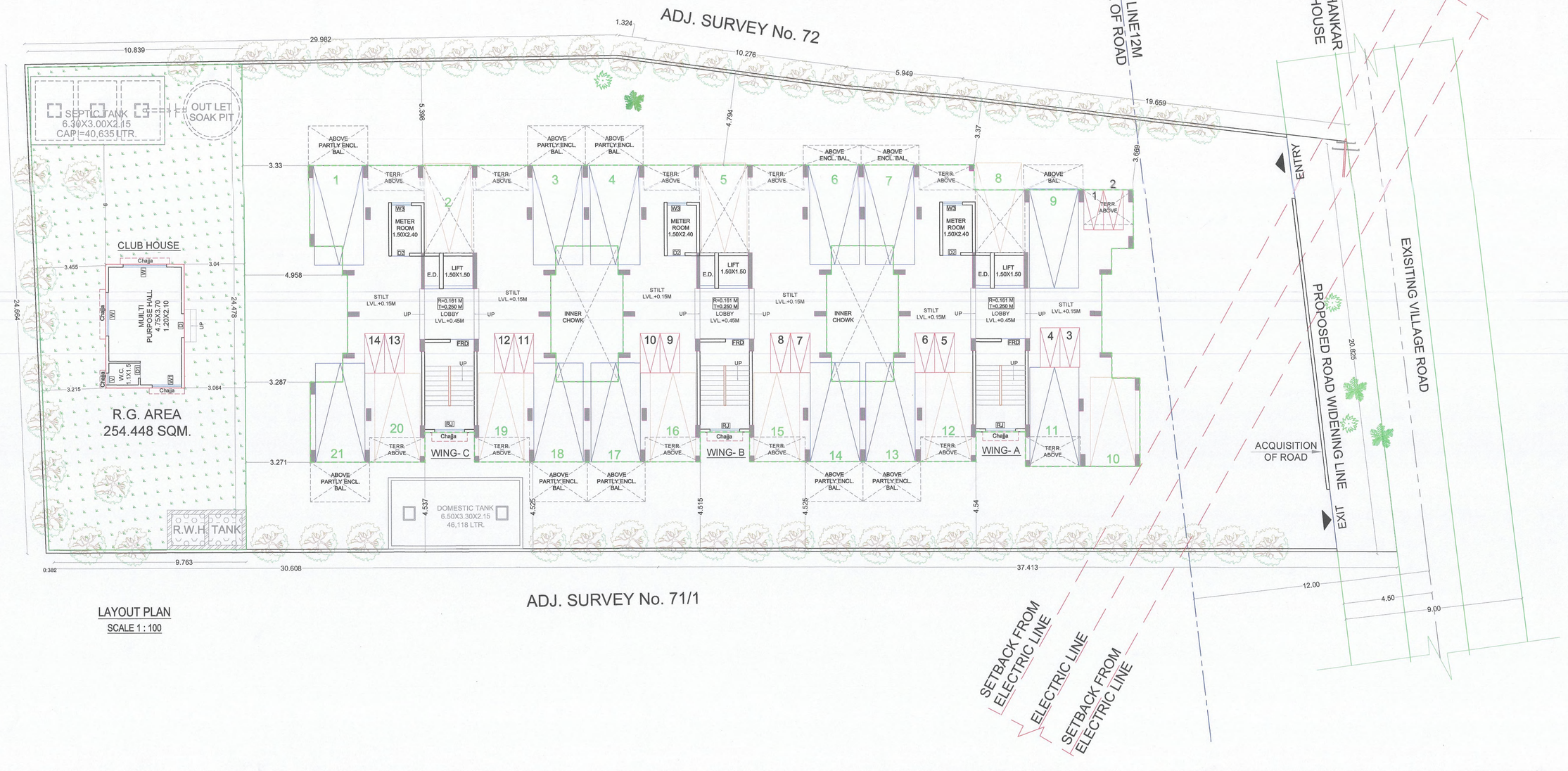


AS PER TILR PLOT AREA CALCULATION DIAGRAM
SCALE 1 : 200

PLOT AREA CALCULATION (TILR BOUNDARY)						
Sr. No.	Triangle Number	Number of 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	1/2	38.099	19.391	369.389
2	2	1	1/2	38.099	20.492	390.362
3	3	1	1/2	12.314	25.313	155.852
4	4	1	1/2	41.329	15.015	310.277
5	5	1	1/2	41.329	19.485	402.648
TOTAL PLOT AREA AS PER TILR						1628.529

R. G. AREA CALCULATION						
Sr. No.	Triangle Number	Number of 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	1/2	10.839	24.366	132.052
2	2	1	1/2	0.220	26.425	2.907
3	3	1	1/2	9.763	24.478	119.489
TOTAL R.G. AREA						254.448

LEGENDS			
Sr. No.	Item	Site Plan on White Print	Building Plan On White Print
1	Plot Line		
2	EXisting Street		
3	Future Street		
4	Permisible Building lines		
5	Built up area lines		
6	Marginal Open Spaces	No colour	
7	Drainage & Sewerage Work		
8	Water Supply Work		
9	RWH Line		
10	S. W. Drain		
11	Two wheeler parking		
12	Big car parking		
13	Small car parking		
14	Existing others tree to be retained		
15	Existing mango tree to be retained		



LAYOUT PLAN
SCALE 1 : 100

ADJ. SURVEY No. 71/1

STAMP OF APPROVAL | 01/05

Approved subject to the condition mentioned in this office letter no. CIDCO/NAINA/Panvel/Kevale/BP-00517/CC /2021/0080 Dated: 16 Apr 2021

SHUBHANGI BHISHNURKAR

Digitally signed by SHUBHANGI BHISHNURKAR
DN: c=IN, o=CIDCO LTD, ou=PLANNING NAINA, 2.5.4.20=4736983fba736a22c7f9e99fdf1a22a81 1f05198a4d54bd810b1629aabf7dc1f, postalCode=400614, st=MAHARASHTRA, serialNumber=ee893eca3c77554b633514c8e360810bef157e596161aceed9f5fe7604f27d, cn=SHUBHANGI BHISHNURKAR
Date: 2021.04.16 17:27:50 +05'30'

AREA STATEMENT			
Sr. No.		Particulars	Areas(in Sq. M.)
1	a	Area of Plot (as per 7/12) and NA order	1600.00
	b	Area of Plot as per TILR (by triangulation method at true scale)	1628.52
	c	Area of Plot as per Physical Survey	1600.00
	d	Area of plot considered [least of (a), (b) and (c)]	1600
i		Area with 200 m. from Gaothan	NIL
ii		Area outside 200 m. from Gaothan	1600
		Deduction for	
	a	Existing road	0.000
	b	widening of existing road	0.000
	c	Proposed IDP/TDP road	64.48
	d	Area under reservation, if any	0.000
		Total (a+b+c+d)	64.48
3		Gross area of Plot (1d-2)	1535.52
4		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)	1535.52
6	a	Required RG/Open Space (10% of 5 or 250.0 Sq. M., whichever is more)	250
	b	Proposed RG/open Space	254.45
7		Permissible FSI (a+b)	1.00
	a	Base FSI permissible	1.00
	b	Permissible FSI with payment of premimum	0
	c	Permissible EWS FSI (20% of permissible FSI (a+b))	NA
8		Permissible Built Up Area ((7a+7b)x5)	1535.52
9		Permissible Built Up area of EWS component (20% of 8)	NA
10		Proposed Built Up Area	
	a	Sale component	1525.56
	b	EWS component	NA
11		Existing Built Up Area, If any	0
12		Excess Balcony area counted in FSI	0
13		Excess Terrace area counted in FSI	0
14		Balance Built Up Area	
	a	Sale component (8-(10a+12))	9.962
	b	EWS component	NA
15		Total FSI consumed	
	a	Sale component (10a/5)	0.994
	b	EWS component	NA
16		Balance FSI	
	a	Sale component (7(a+b)-15a)	0.006
	b	EWS component	NA
17		No. of units proposed	
	a	Residential - Sale component	44
		Residential - EWS component	NA
	b	commercial	
18	a	Trees to be planted against plot area (1 tree for every 100 Sq. M.)	16
	b	Trees to be planted against RG/open space (3 tree for every 100 Sq. M.)	13
	c	Trees to be planted against tree fell (5 tree for every 1 tree fell)	30
	d	Existing Number of trees to be retain	0
	e	Req. Number of trees to be planted ((18a+18b+18c)-(18d))	59
	f	Total proposed number of trees to be planted	59

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:-09/10/2018.

Signature of Architect

AR. NEHA JAIN
REG NO : CA/2008/43603

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 19/09/2018 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 OF THE OWNER & SIGNATURE

Rajendra J Gandhi

ARCHITECT NAME & SIGN

AR. NEHA JAIN
REG NO : CA/2008/43603

NAME OF THE OWNER & SIGNATURE

Rajendra J Gandhi

(SIGNATURE OF OWNER)

SHEET CONTENT :-

LOCATION PLAN, LAYOUT PLAN,
PLOT AREA & R.G. DAIGRAM,
BUILTUP AREA STATEMENT,
TENEMENT AREA STATEMENTS,
PARKING AREA STATEMENT,
BALCONY AREA STATEMENT,
TERRACE AREA STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY No. 71/2 AT VILLAGE - KEVALE, TAL -PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
26-02-2020	Rajeshree	Gharat	AS SHOWN	N

DESIGN WITH A DIFFERENCE

AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27562410,
mail i.d-anarch.architect@gmail.com

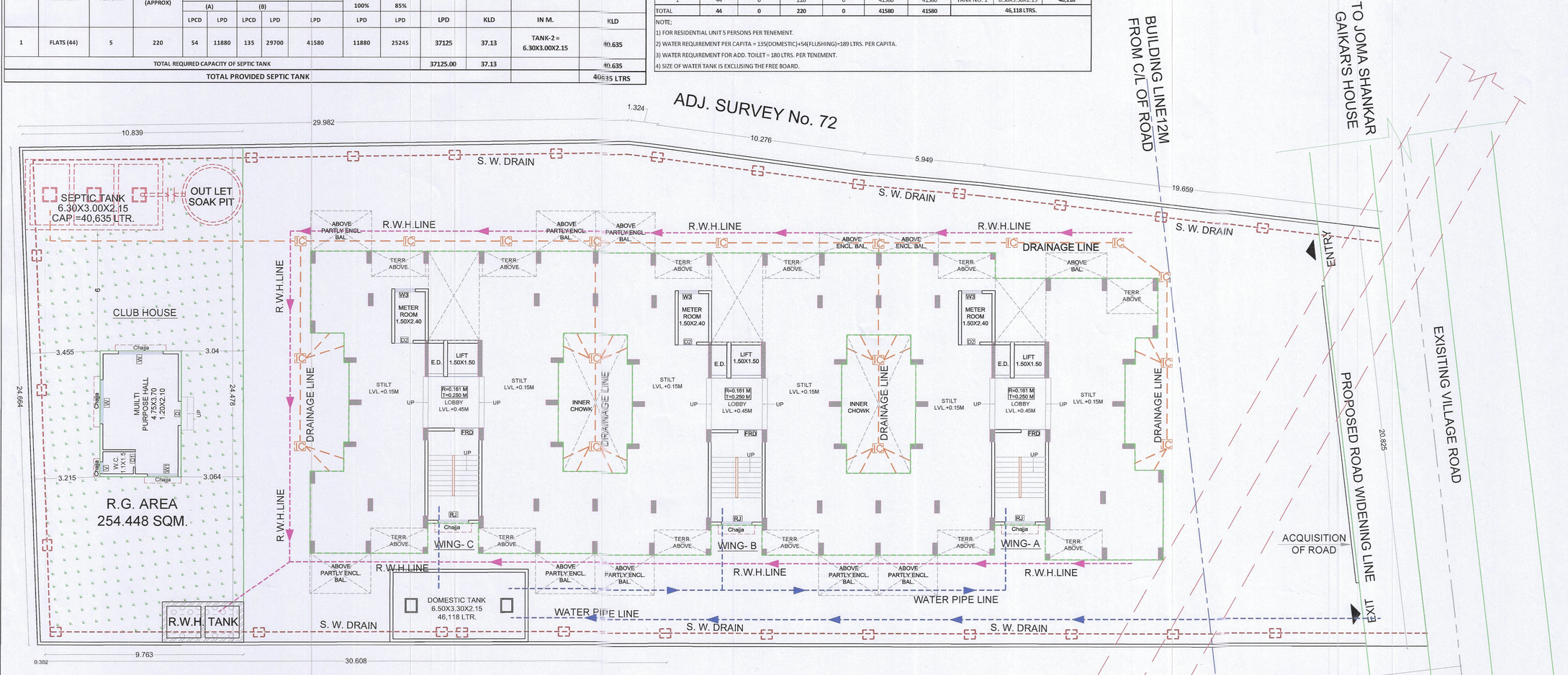
SEPTIC TANK CALCULATION

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%				
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	KLD	IN M.	KLD
1	FLATS (44)	5	220	54	11880	135	29700	41580	11880	25245	37125	37.13	TANK-2 = 6.30X3.00X2.15	40.635
TOTAL REQUIRED CAPACITY OF SEPTIC TANK											37125.00	37.13		40.635
TOTAL PROVIDED SEPTIC TANK														40.635 LTRS

WATER STORAGE CAPACITY CALCULATION

BLDG. NO.	TOTAL NO. OF FLATS	ADD. TOILET 180 LITER	POPULATION	WATER REQUIREMENTS (IN LITER)			UGT PROVIDED		
				ADD. TOILET	POPULATION	TOTAL	TANK NUMBER	SIZE/ DIMENSION	CAPACITY (LTR.)
[1]	[2]	[3]	[4]=[2]X5	[5]=[3]X180	[6]=[4]X189	[7]=[5]+[6]	[8]	[9]	[10]
1	44	0	220	0	41580	41580	TANK NO. 1	6.50X3.30X2.15	46,118
TOTAL	44	0	220	0	41580	41580	46,118 LTRS.		

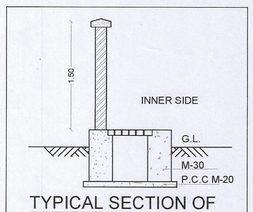
NOTE;
1) FOR RESIDENTIAL UNIT 5 PERSONS PER TENEMENT.
2) WATER REQUIREMENT PER CAPITA = 135(DOMESTIC)+54(FLUSHING)=189 LTRS. PER CAPITA.
3) WATER REQUIREMENT FOR ADD. TOILET = 180 LTRS. PER TENEMENT.
4) SIZE OF WATER TANK IS EXCLUSING THE FREE BOARD.



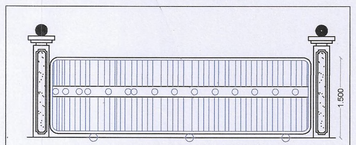
SERVICE PLAN
SCALE 1 : 100

PROPOSED O.H. WATER TANK

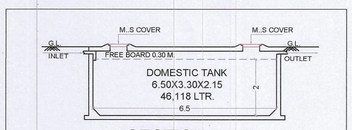
WING	TANK	U.G. TANK CAPACITY	50% REQUIRED O.H.T WATER CAPACITY	TANK SIZE	PROPOSED CAPACITY	TOTAL O.H. TANK PROPOSED CAPACITY
A	(DOM. TANK)	45360	22680	2.50X5.50X1.50	9.375	CAPACITY-9,375 LTRS
	(FLUS. TANK)			2.50X1.50X1.50	5.625	CAPACITY- 5,625 LTRS
B	(DOM. TANK)			2.50X5.50X1.50	9.375	CAPACITY-9,375 LTRS
	(FLUS. TANK)			2.50X1.50X1.50	5.625	CAPACITY- 5,625 LTRS
C	(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			22680		45.000	45,000 LTRS.



TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE : NTS

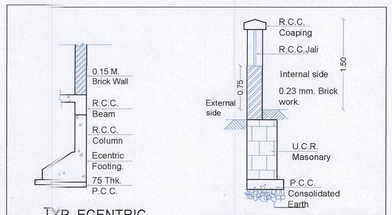


ELEVATION ENTRANCE GATE
SCALE :- (NTS)



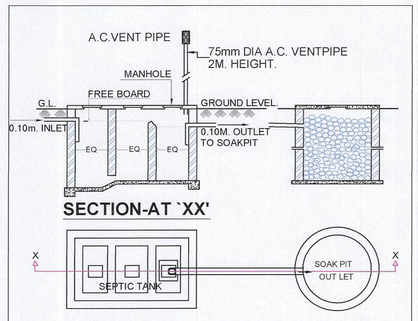
SECTION A-A'
(SCALE - 1:100)

PLAN OF U.G.WATER TANK
(SCALE - 1:100)

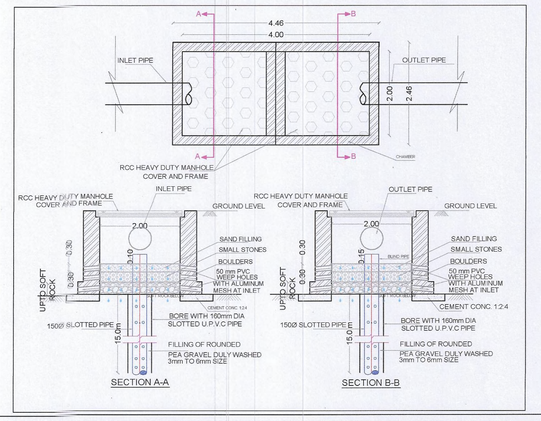


TYP. ECENTRIC FOOTING. SECTION
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS



TYP. SEPTIC TANK & SOAK PIT
(SCALE-NTS)



STAMP OF APPROVAL | 02/05

Approved subject to the condition mentioned in this office letter no. CIDCO/NAINA/Panvel/ Kevale/BP-00517/CC/2021/0080 Dated: 16 Apr 2021

SHUBHANGI BHISHNURKAR

Digitally signed by SHUBHANGI BHISHNURKAR
DN: c=IN, o=CIDCO LTD, ou=PLANNING NAINA, 2.5.4.20=4736983f8ba756,a22c7f6e99d71a22a811f0519 98a4d54b8d10b1629aab77dc1f, postalCode=400614, st=MAHARASHTRA, serialNumber=ee893eca3cc775554b635514c8e36081 08ef157e596161acece095fe7604f27d, cn=SHUBHANGI BHISHNURKAR
Date: 2021.04.16 17:28:46 +05'30'

NAME OF THE OWNER & SIGNATURE

Rajeshree J Gharat

(SIGNATURE OF OWNER)

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.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY No. 71/2 AT VILLAGE - KEVALE, TAL -PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

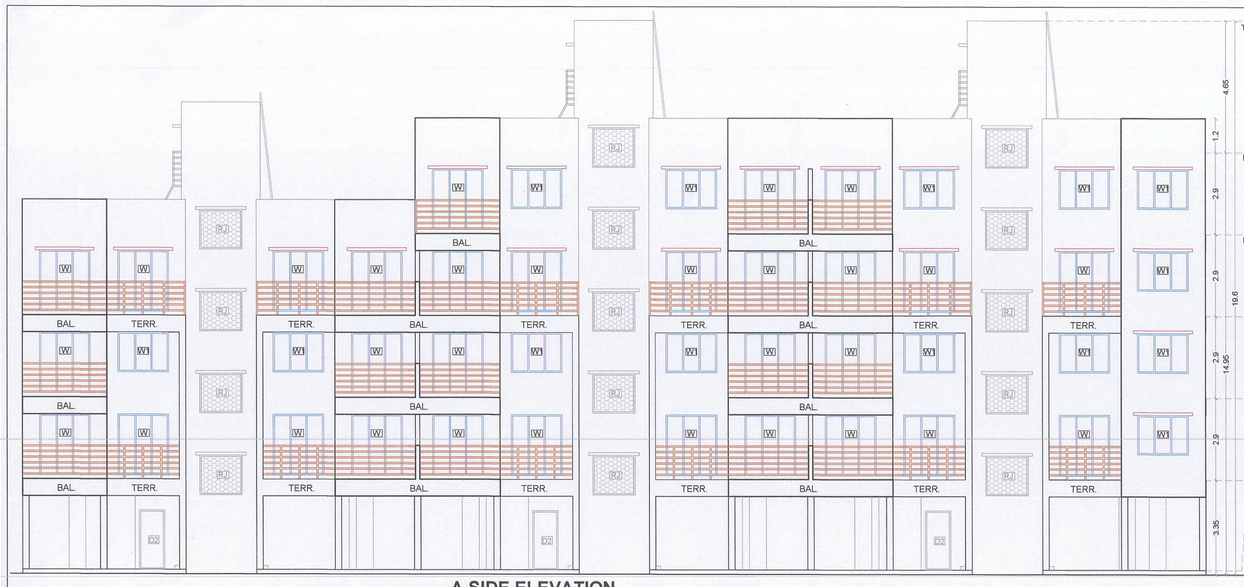
AN.ARCH Architect & Planner

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
26-02-2020	Rajeshree	Gharat	AS SHOWN	N

AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614,
cntet no.022-27562410,
mail i.d-anarch.architect@gmail.com

DESIGN WITH A DIFFERENCE



A SIDE ELEVATION
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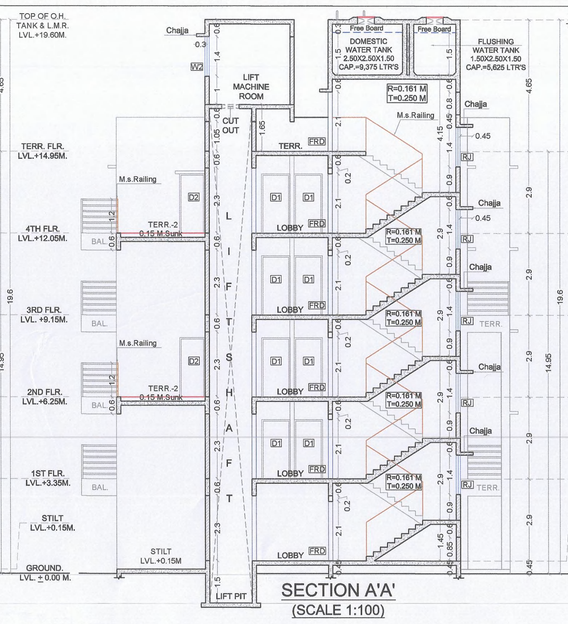
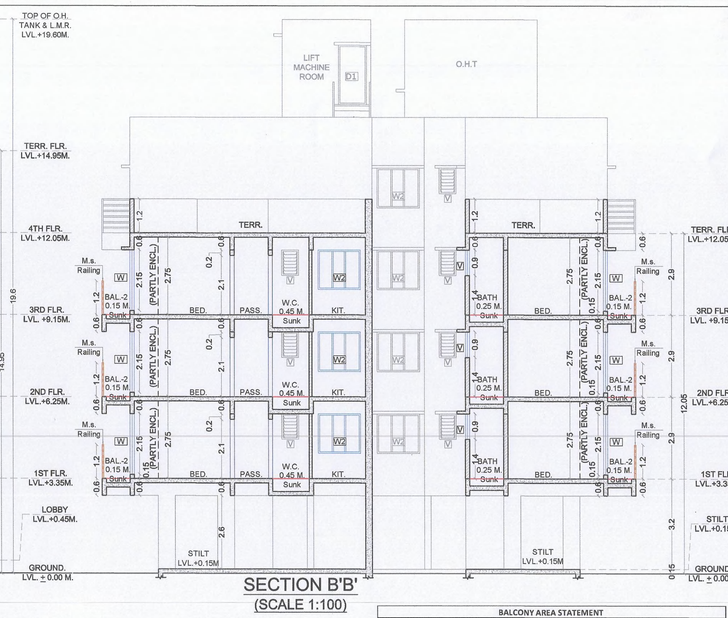


SECTION A'A'
(SCALE 1:100)



SECTION B'B'
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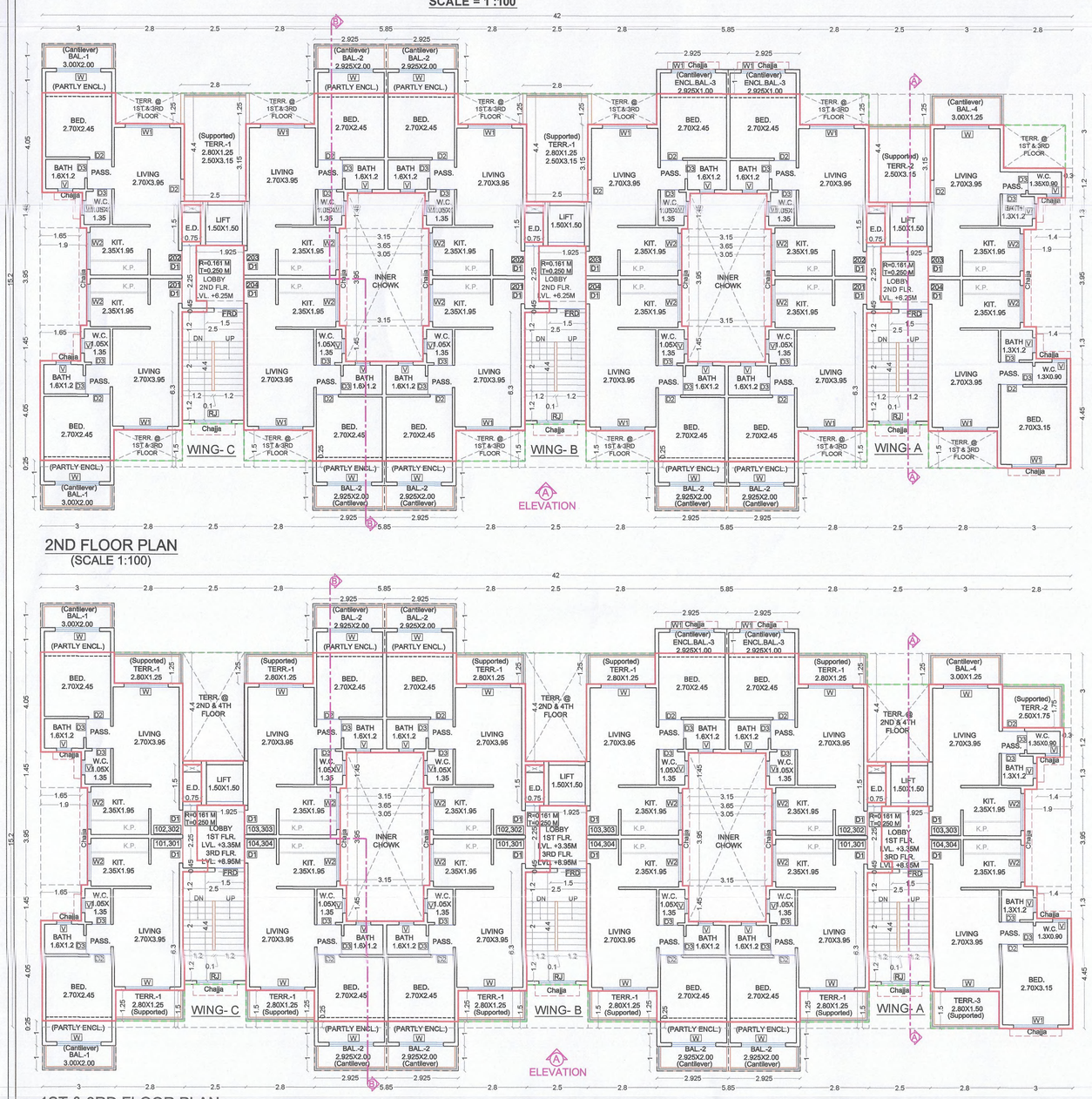
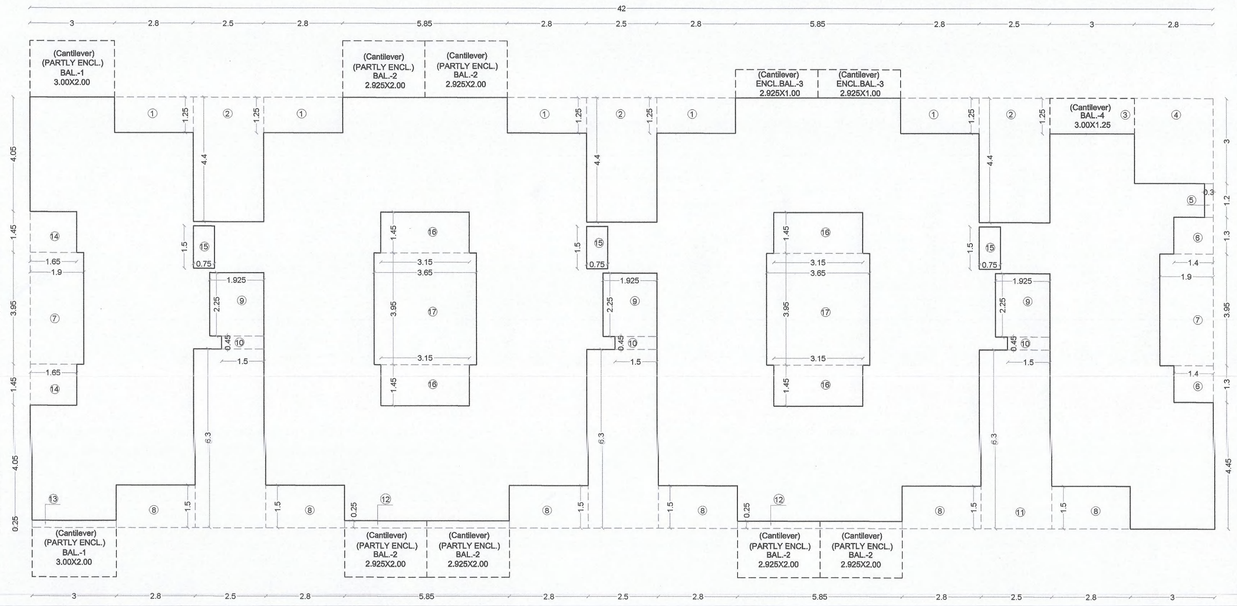


2ND FLOOR PLAN
(SCALE 1:100)

1ST & 3RD FLOOR PLAN
(SCALE 1:100)

GROUND FLOOR PLAN
(SCALE 1:100)



TYPICAL 1ST TO 3RD FLOOR AREA DIAGRAM & CALCULATION
(SCALE 1:100)

GROUND FLOOR PLAN
(SCALE 1:100)

GROUND FLOOR AREA DIAGRAM & CALCULATION
(SCALE 1:100)

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

SCHEDULE OF DOORS & WINDOWS

TYPE	TENEMENT NUMBER WIDTH (METER)	HEIGHT (METER)	AREA (Sq.Mt.)	SILL LEVEL (METER)	DESCRIPTION
(1)	(2)	(3)	(4)=(2)x(3)	(5)	(6)
D	1.000	2.100	2.520	0.000	T.W. FRAMED PANEL DOOR
D1	1.000	2.100	2.100	0.000	T.W. FRAMED PANEL DOOR
D2	0.900	2.100	1.890	0.000	T.W. FRAMED PANEL DOOR
D3	0.750	2.100	1.575	0.000	T.W. FRAMED PANEL DOOR
W	1.800	2.150	3.870	0.150	ALUMINIUM SLIDING WINDOW
W1	1.800	1.400	2.520	0.900	ALUMINIUM SLIDING WINDOW
W2	1.000	1.400	2.100	0.900	ALUMINIUM SLIDING WINDOW
W3	1.000	1.400	1.400	0.900	ALUMINIUM SLIDING WINDOW
V	0.600	0.750	0.450	1.350	ALUMINIUM LOUVERED WINDOW
RJ	1.500	1.400	2.100	0.900	R.C.C. JALI

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	101	10.665	W	1.778	3.870
			W1		2.520
BED.	101	6.615	W	1.103	3.870
KITCHEN	101	4.582	W2	1.000	2.100
W.C.	101	1.417	V	0.236	0.450
BATH	102	1.920	V	0.320	0.450

1ST TO 3RD FLOOR BUILT UP AREA CALCULATION

Sr. No.	FLOOR	NUMBER OF DEDUCTION	1/2	BASE (M)		HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)		(6)	(7)=3X4X5X6
1ST FLOOR BUILT UP AREA CALCULATION							
1	A	1	1	42.000	X	15.200	638.400
						TOTAL ADDITION	638.400
2	1	5	1	2.800	X	1.250	17.500
3	2	3	1	2.500	X	4.400	33.000
4	3	1	1	3.000	X	1.250	3.750
5	4	1	1	2.800	X	3.000	8.400
6	5	1	1	0.300	X	1.200	0.360
7	6	2	1	1.400	X	1.300	3.640
8	7	2	1	1.900	X	3.950	15.010
9	8	6	1	2.800	X	1.500	25.200
10	9	3	1	1.925	X	2.250	12.994
11	10	3	1	1.500	X	0.450	2.025
12	11	3	1	2.500	X	6.300	47.250
13	12	2	1	5.850	X	0.250	2.925
14	13	1	1	3.000	X	0.250	0.750
15	14	2	1	1.650	X	1.450	4.785
16	15	3	1	0.750	X	1.500	3.375
17	16	4	1	3.150	X	1.450	18.270
18	17	2	1	3.650	X	3.950	28.835
						TOTAL DEDUCTION	228.069
						BUILT UP AREA PER FLOOR	410.33
						TOTAL NET BUILT UP AREA 1ST TO 3RD FLOOR	1230.99

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)=3X4X5X6
GROUND FLOOR BUILT UP AREA CALCULATION							
1	A	3	1	3.460	X	4.950	51.381
						TOTAL ADDITION	51.381
2	1	6	1	0.330	X	1.800	3.564
3	2	3	1	0.750	X	1.500	3.375
4	3	3	1	0.250	X	0.600	0.450
5	4	3	1	2.155	X	2.250	14.546
6	5	3	1	1.730	X	0.900	4.671
7	6	3	1	1.000	X	0.450	1.350
8	7	3	1	0.250	X	0.600	0.450
						TOTAL DEDUCTION	28.40
						TOTAL GROUND FLOOR BUILT UP AREA	22.98

BALCONY AREA STATEMENT

1ST FLOOR PLAN

BALCONY TYPE	Number of Balcony	Length (Meter)	Breadth (Meter)		Area In Sq.M. OPEN	Area In Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	=	(5)=(2)x(3)x(4)	(6)=(2)x(3)x(4)
B1	2	3.000	2.000	=	0.00	12.00
B2	6	2.925	2.000	=	0.00	35.10
B3	2	2.925	1.000	=	0.00	5.85
B4	1	3.000	1.250	=	3.75	0.00
SUBTOTAL=				=	**3.75**	**52.95**
Total Proposed Balcony Area = (5) + (6)				=	56.70	
NET B.U.A. OF FLOOR				=	410.33	
Permissible Balcony Area =(Net Built Up Area) X15%				=	61.55	
Balance Balcony Area, if any				=	4.85	
Excess Balcony Area, if any				=	0.00	
Proposed Balcony Area On 1st Floor				=	**56.70**	
Total Proposed Balcony Area 1st To 3rd Floor				=	**170.10**	

TERRACE AREA STATEMENT

1ST FLOOR PLAN

TERRACE TYPE	Number of Terrace	Length (Meter)	Breadth (Meter)		Area In Sq.M.
(1)	(2)	(3)	(4)	=	(5)=(2)x(3)x(4)
T1	10	2.800	1.250	=	35.00
T2	1	2.500	1.750	=	4.38
T3	1	2.800	1.500	=	4.20
SUBTOTAL=				=	43.58
Total Proposed Terrace Area = (4)				=	**43.58**
NET B.U.A. OF FLOOR				=	410.33
Permissible Terrace Area =(Net Built Up Area) X20%				=	82.07
Balance Terrace Area, if any				=	38.49
Excess Terrace Area, if any				=	NIL
Total Proposed Terrace Area 1st Floor				=	**43.58**
Total Proposed Terrace Area 1st & 3rd Floor				=	**87.15**

TERRACE AREA STATEMENT (2ND FLOOR)

TERRACE TYPE	Number of Terrace	Length (Meter)	Breadth (Meter)		Area In Sq.M.
(1)	(2)	(3)	(4)	=	(5)=(2)x(3)x(4)
T1	2	2.800	1.250	=	22.75
		2.500	3.150		
T2	1	2.500	3.150	=	7.88
SUBTOTAL=				=	30.63
Total Proposed Terrace Area = (4)				=	**30.63**
NET B.U.A. OF FLOOR				=	410.33
Permissible Terrace Area =(Net Built Up Area) X20%				=	82.07
Balance Terrace Area, if any				=	51.44
Excess Terrace Area, if any				=	NIL
Total Proposed Terrace Area 2nd Floor				=	**30.63**

FLOOR AREA STATEMENT

SR. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY ENCLOSED OPEN	PROPOSED BALCONY ENCLOSED CLOSE	PROPOSED BALCONY OPEN	PROPOSED BALCONY TOTAL (5 + 6 +7)	EXCESS (8 - 4)	PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)
1	GROUND	22.98	3.45	0.00	0.00	0.00	0.00	0.00	4.60	0.00	0.00
2	FIRST	410.33	61.55	0.00	52.95	3.75	56.70	0.00	82.07	43.58	0.00
3	SECOND	410.33	61.55	0.00	52.95	3.75	56.70	0.00	82.07	30.63	0.00
4	THIRD	410.33	61.55	0.00	52.95	3.75	56.70	0.00	82.07	43.58	0.00
5	FOURTH	271.59	40.74	0.00	29.55	3.75	33.30	0.00	54.32	19.25	0.00
6	**TOTAL**	**1525.56**	**228.83**	**0.00**	**188.40**	**15.00**	**203.40**	**0.00**	**305.11**	**137.03**	**0.00**
7	TOTAL EXCESS BALC.	0.000									
8	TOTAL EXCESS TERRACE	0.000									
	TOTAL BUILTUP AREA	**1525.56**									

METER ROOM 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
METER ROOM BUILT UP AREA CALCULATION							
1	A	3	1	1.800	X	2.700	14.580
						TOTAL ADDITION	14.580
2	1	3	1	0.150	X	0.150	0.068
						TOTAL DEDUCTION	0.068
						TOTAL METER ROOM BUILT UP AREA	14.51

SPECIFICATIONS

EXternal wall thk	0.15M
Internal wall thk	0.10M
TOTAL NO. OF UNITS	
COMMERCIAL UNITS	00
RESIDENTAL UNITS	44

SHEET CONTENT

GROUND FLOOR PLAN,
TYPICAL 1ST TO 3RD FLOOR PLAN,
ELEVATION & SECTIONS,
BUILT UP AREA DIAGRAM & CALCULATION,
BALCONY AREA STATEMENT,
TERRACE AREA STATEMENT,
SCHEDULE OF DOOR & WINDOW,
SCHEDULE OF LIGHT & VENTILATION.

NAME OF THE OWNER & SIGNATURE

Rajendra J Gandhi

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY No. 71/2 AT VILLAGE - KEVALE, TAL -PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN
REG NO : CA/2008/45508

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
26-02-2020	Rajeshree	Gharat	1:100	

AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21, Raheja Arcade,
Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27562410,
mail i.d-anarch.architect@gmail.com

DESIGN WITH A DIFFERENCE

STAMP OF APPROVAL 03/05

Approved subject to the condition mentioned in this office letter no. CIDCO/NAINA/Panvel/Kevale/BP-00517/CC/2021/0080 Dated: 16 Apr 2021

SHUBHANGI BHISHNURKAR

Digitally signed by SHUBHANGI BHISHNURKAR
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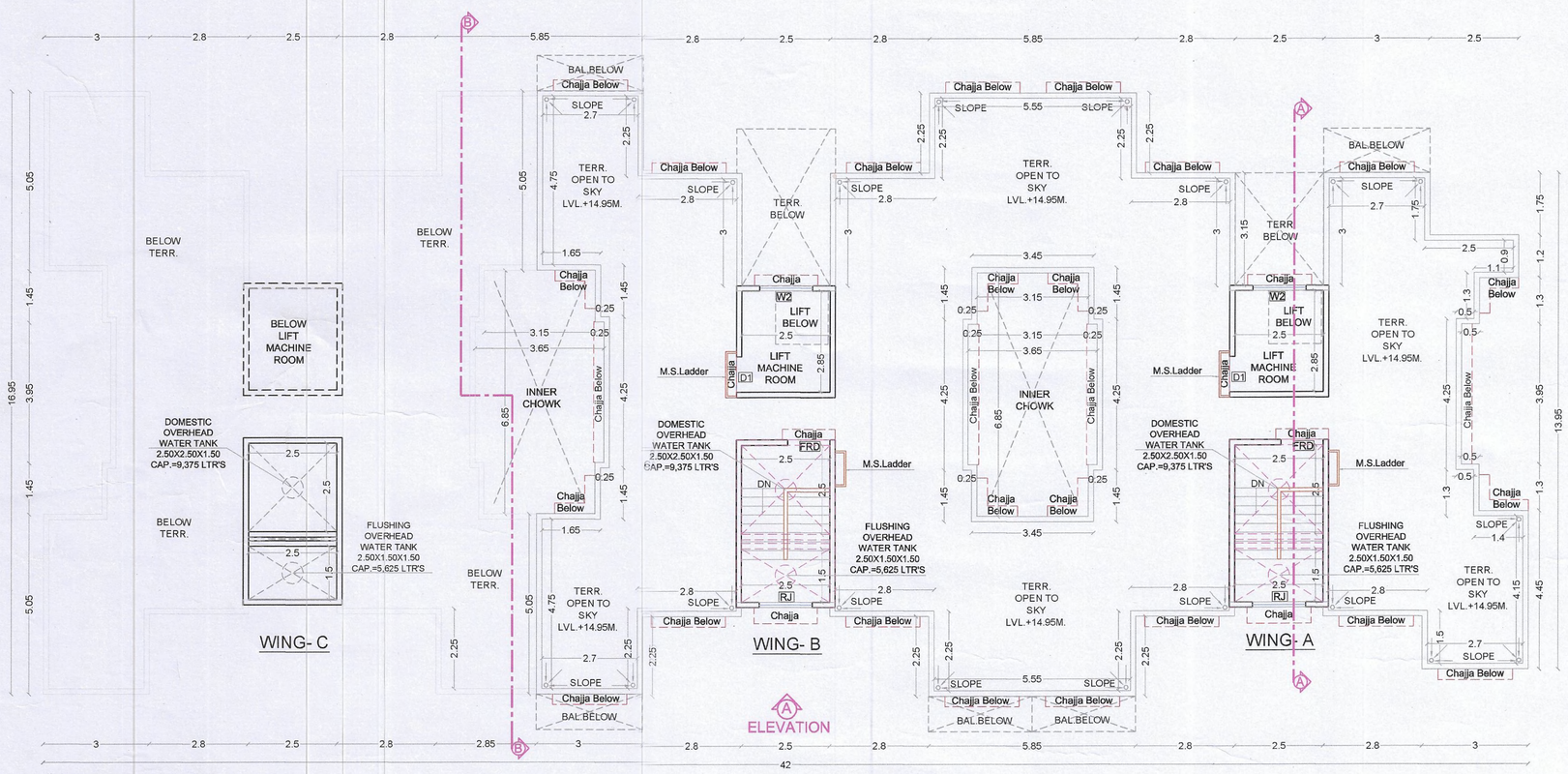
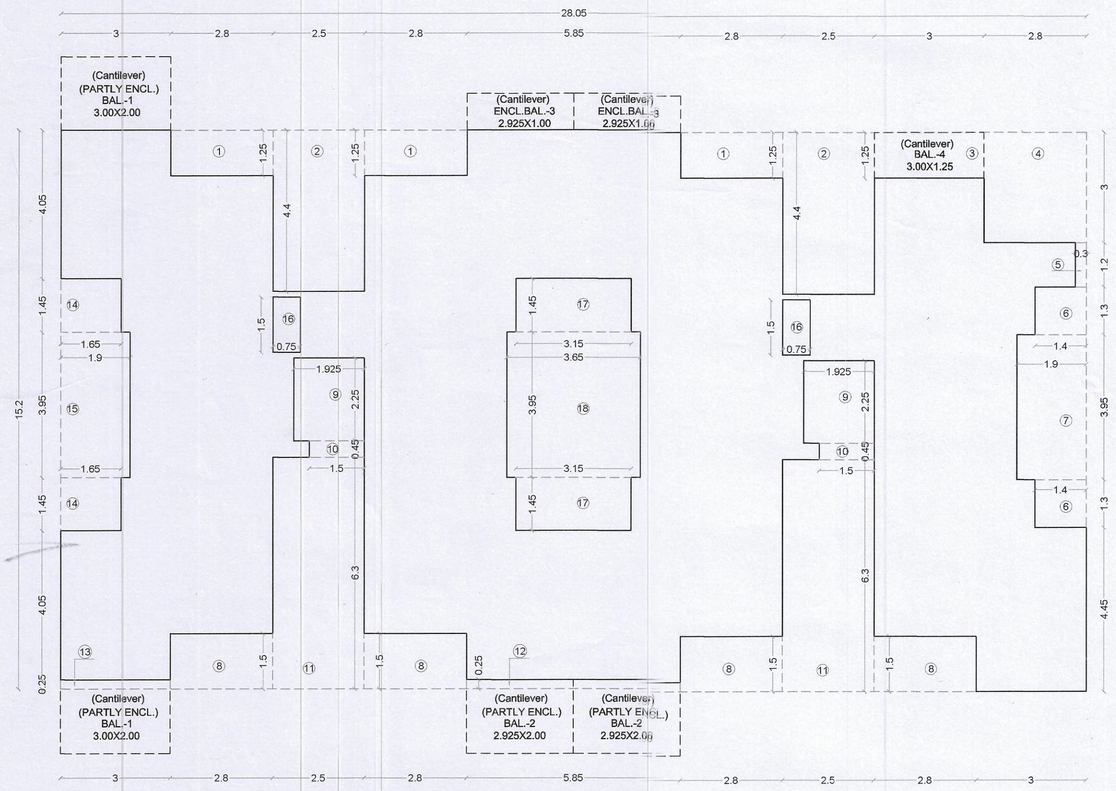
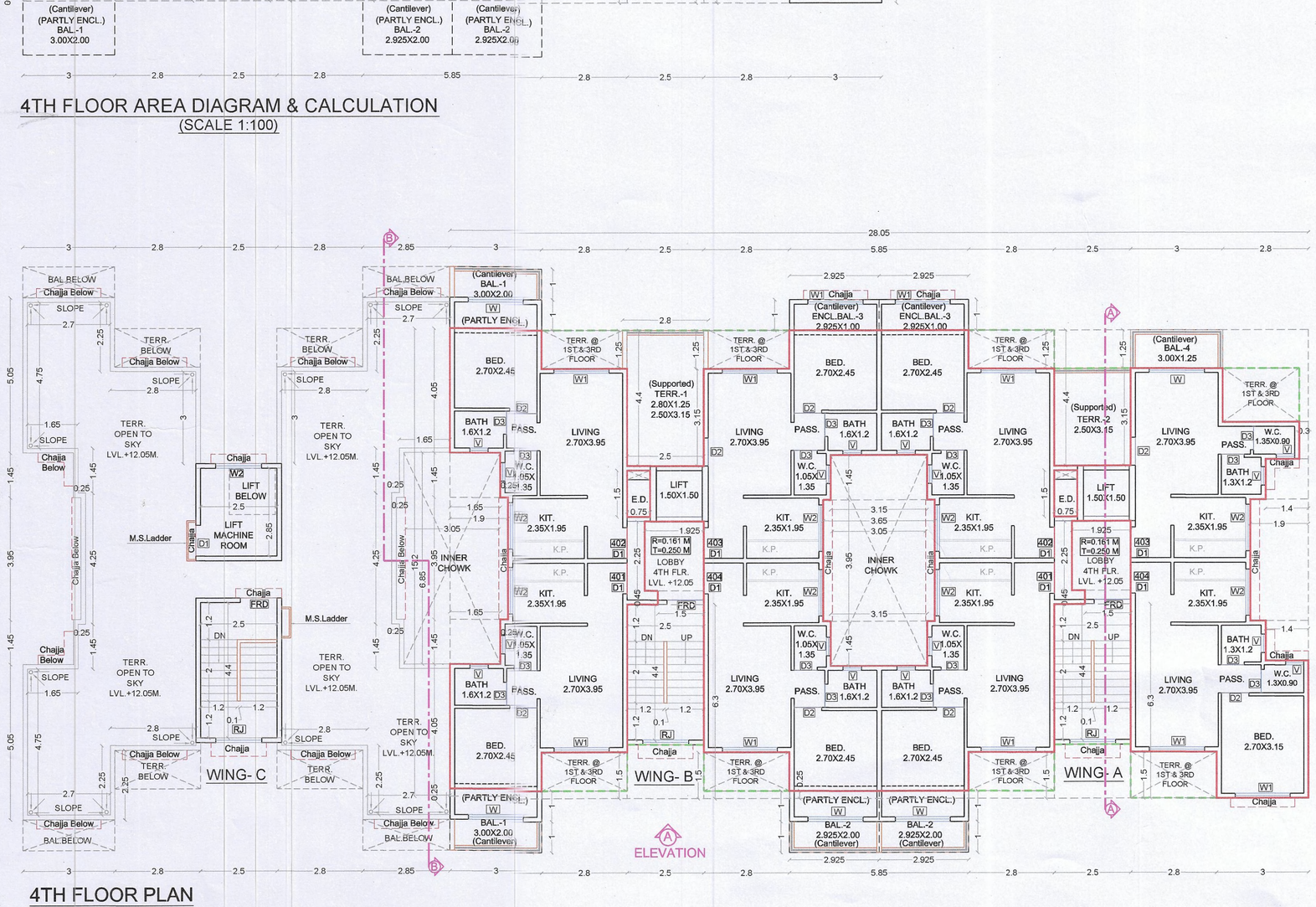


TERRACE FLOOR PLAN
(SCALE 1:100)



4TH FLOOR AREA DIAGRAM & CALCULATION
(SCALE 1:100)



4TH FLOOR PLAN
(SCALE 1:100)

TENEMENT AREA OF INDIVIDUAL UNIT

WING-A

WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA IN SQ.M.	BALCONY AREA ENCLOSED	BALCONY AREA PROJECTED	TERRACE AREA (SQ.M.)	BUILT UP AREA (SQ.M.)
A	101	1	31.22	5.85	0.00	3.50	33.41
	102	1	31.22	2.93	0.00	3.50	33.41
	103	1	23.28	0.00	3.75	4.38	25.27
	104	1	32.10	0.00	0.00	4.20	35.03
	201	1	30.64	5.85	0.00	0.00	33.41
	202	1	30.64	2.93	0.00	0.00	33.41
	203	1	23.12	0.00	3.75	7.88	25.27
	204	1	31.48	0.00	0.00	0.00	35.03
	301	1	31.22	5.85	0.00	3.50	33.41
	302	1	31.22	2.93	0.00	3.50	33.41
	303	1	23.28	0.00	3.75	4.38	25.27
	304	1	31.10	0.00	0.00	4.20	35.03
	401	1	30.64	5.85	0.00	0.00	33.41
	402	1	30.64	2.93	0.00	0.00	33.41
	403	1	23.12	0.00	3.75	7.88	25.27
	404	1	31.48	0.00	0.00	0.00	35.03
TOTAL WING A		16	467.40	35.10	15.00	46.90	508.46

WING-B

WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA IN SQ.M.	BALCONY AREA ENCLOSED	BALCONY AREA PROJECTED	TERRACE AREA (SQ.M.)	BUILT UP AREA (SQ.M.)
B	101	1	31.22	5.85	0.00	3.50	33.41
	102	1	31.22	5.85	0.00	3.50	33.41
	103	1	31.22	2.93	0.00	3.50	33.41
	104	1	31.22	5.85	0.00	3.50	33.41
	201	1	30.64	5.85	0.00	0.00	33.41
	202	1	30.64	5.85	0.00	0.00	33.41
	203	1	31.09	2.93	0.00	11.38	33.41
	204	1	30.64	5.85	0.00	0.00	33.41
	301	1	31.22	5.85	0.00	3.50	33.41
	302	1	31.22	5.85	0.00	3.50	33.41
	303	1	31.22	2.93	0.00	3.50	33.41
	304	1	31.22	5.85	0.00	3.50	33.41
	401	1	30.64	6.00	0.00	0.00	33.71
	402	1	30.64	6.00	0.00	0.00	33.71
	403	1	31.09	2.93	0.00	11.38	33.41
	404	1	30.64	5.85	0.00	0.00	33.41
TOTAL WING B		16	495.78	82.20	0.00	50.75	535.10

WING-C

WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA IN SQ.M.	BALCONY AREA ENCLOSED	BALCONY AREA PROJECTED	TERRACE AREA (SQ.M.)	BUILT UP AREA (SQ.M.)
C	101	1	31.22	6.00	0.00	3.50	33.71
	102	1	31.22	6.00	0.00	3.50	33.71
	103	1	31.22	5.85	0.00	3.50	33.41
	104	1	31.22	5.85	0.00	3.50	33.41
	201	1	30.64	6.00	0.00	0.00	33.71
	202	1	31.09	6.00	0.00	0.00	33.71
	203	1	30.64	5.85	0.00	11.38	33.41
	204	1	30.64	5.85	0.00	0.00	33.41
	301	1	31.22	6.00	0.00	3.50	33.71
	302	1	31.22	6.00	0.00	3.50	33.71
	303	1	31.22	5.85	0.00	3.50	33.41
	304	1	31.22	5.85	0.00	3.50	33.41
TOTAL WING C		12	372.77	71.10	0.00	39.38	402.70
TOTAL WING A+B+C		44	1335.95	188.40	15.00	137.03	1446.26

SCHEDULE OF DOORS & WINDOWS

TYPE	TENEMENT NUMBER WIDTH (METER)	HEIGHT (METER)	AREA (Sq.M.)	SILL LEVEL (METER)	DESCRIPTION
(1)	(2)	(3)	(4)=(2)x(3)	(5)	(6)
D	1.200	2.100	2.520	0.000	T.W. FRAMED PANEL DOOR
D1	1.000	2.100	2.100	0.000	T.W. FRAMED PANEL DOOR
D2	0.900	2.100	1.890	0.000	T.W. FRAMED PANEL DOOR
D3	0.750	2.100	1.575	0.000	T.W. FRAMED PANEL DOOR
W	1.800	2.150	3.870	0.150	ALUMINIUM SLIDING WINDOW
W1	1.800	1.400	2.520	0.900	ALUMINIUM SLIDING WINDOW
W2	1.500	1.400	2.100	0.900	ALUMINIUM SLIDING WINDOW
W3	1.000	1.400	1.400	0.900	ALUMINIUM SLIDING WINDOW
V	0.600	0.750	0.450	1.550	ALUMINIUM LOUVERED WINDOW
RJ	1.500	1.400	2.100	0.900	R.C.C. JALI

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	101	10.665	W	1.778	3.870
			W1		2.520
BED.	101	6.615	W	1.103	3.870
KITCHEN	101	4.582	W2	1.000	2.100
W.C.	101	1.417	V	0.236	0.450
BATH	102	1.920	V	0.320	0.450

4TH 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
4TH FLOOR BUILT UP AREA CALCULATION							
1	A	1	1	28.050	X	15.200	426.360
						TOTAL ADDITION	426.360
2	1	3	1	2.800	X	1.250	10.500
3	2	2	1	2.500	X	4.400	22.000
4	3	1	1	3.000	X	1.250	3.750
5	4	1	1	2.800	X	3.000	8.400
6	5	1	1	0.300	X	1.200	0.360
7	6	2	1	1.400	X	1.300	3.640
8	7	1	1	1.900	X	3.950	7.505
9	8	4	1	2.800	X	1.500	16.800
10	9	2	1	1.925	X	2.250	8.663
11	10	2	1	1.500	X	0.450	1.350
12	11	2	1	2.500	X	6.300	31.500
13	12	1	1	5.850	X	0.250	1.463
14	13	1	1	3.000	X	0.250	0.750
15	14	2	1	1.650	X	1.450	4.785
16	15	1	1	1.900	X	3.950	7.505
17	16	2	1	0.750	X	1.500	2.250
18	17	2	1	3.150	X	1.450	9.135
19	18	1	1	3.650	X	3.950	14.418
						TOTAL DEDUCTION	154.770
						TOTAL NET BUILT UP AREA 4TH FLOOR	271.59

BALCONY AREA STATEMENT
4TH FLOOR PLAN

BALCONY TYPE	Number of Balcony	Length (Meter)	Breadth (Meter)		Area In Sq.M. OPEN	Area In Sq.M. ENCLOSED
(1)	(2)	(3)	(4)	=	(5)=(2)x(3)x(4)	(6)=(2)x(3)x(4)
B1	2	3.000	2.000	=	0.000	12.000
B2	2	2.925	2.000	=	0.000	11.700
B3	2	2.925	1.000	=	0.000	5.850
B4	1	3.000	1.250	=	3.750	0.000
SUBTOTAL=				=	**3.75**	**29.55**
Total Proposed Balcony Area = (5) + (6)				=	33.30	
NET B.U.A. OF FLOOR				=	271.59	
Permissible Balcony Area =(Net Built Up Area) X15%				=	40.74	
Balance Balcony Area, if any				=	7.44	
Excess Balcony Area, if any				=	0.00	
Proposed Balcony Area On 4th Floor				=	**33.30**	

TERRACE AREA STATEMENT
4TH FLOOR PLAN

TERRACE TYPE	Number of Terrace	Length (Meter)	Breadth (Meter)		Area In Sq.M.
(1)	(2)	(3)	(4)	=	(5)=(2)x(3)x(4)
T1	1	2.800	1.250	=	11.375
		2.500	3.150		
T2	1	2.500	3.150	=	7.875
SUBTOTAL=				=	19.25
Total Proposed Terrace Area = (4)				=	**19.25**
NET B.U.A. OF FLOOR				=	271.59
Permissible Terrace Area =(Net Built Up Area) X20%				=	54.32
Balance Terrace Area, if any				=	35.07
Excess Terrace Area, if any				=	NIL
Proposed Terrace Area On 4th Floor				=	**19.25**

STAMP OF APPROVAL | 04/05

Approved subject to the condition mentioned in this office letter no. CIDCO/NAINA/Panvel/Kevale/ BP-00517/CC/2021/0080 Dated: 16 Apr 2021

SHUBHANGI BHISHNURKAR

Digitally signed by SHUBHANGI BHISHNURKAR
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Date: 2021.04.16 17:29:56 +05'30'

SPECIFICATIONS	
EXternal wall thk	0.15M
Internal wall thk	0.10M
TOTAL NO. OF UNITS	
COMMERCIAL UNITS	00
RESIDENTAL UNITS	44

SHEET CONTENT

4TH FLOOR PLAN,
TERRACE FLOOR PLAN,
BUILT UP AREA DIAGRAM & CALCULATION,
BALCONY AREA STATEMENT,
TERRACE AREA STATEMENT,
TENEMENT AREA STATEMENT,
SCHEDULE OF DOOR & WINDOW,
SCHEDULE OF LIGHT & VENTILATION.

NAME OF THE OWNER & SIGNATURE

Rajendra J Gandhi

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY No. 71/2 AT VILLAGE - KEVALE, TAL -PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

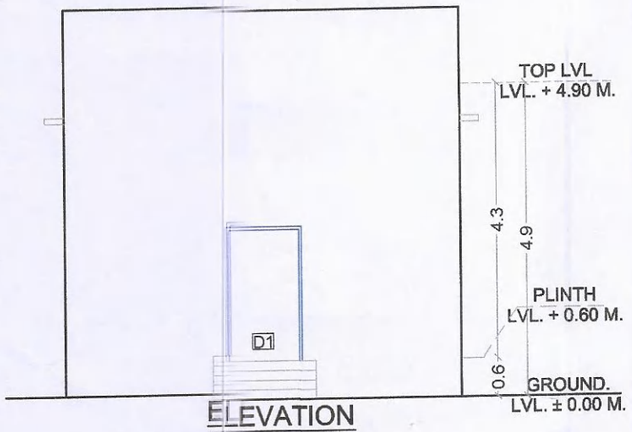
AN.ARCH Architect & Planner

NEHA JAIN
REG NO : CA/2008/43603

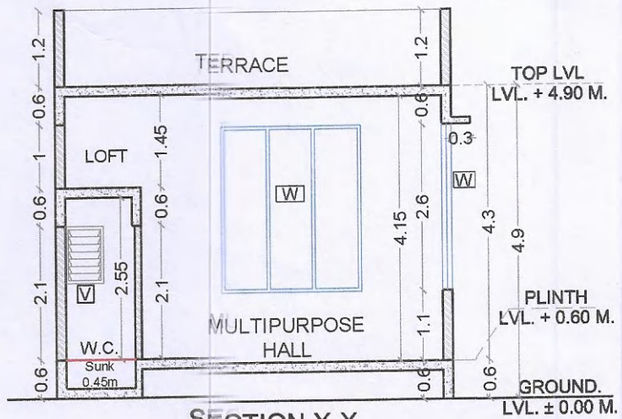
DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
26-02-2020	Rajeshree	Gharat	1:100	N

DESIGN WITH A DIFFERENCE

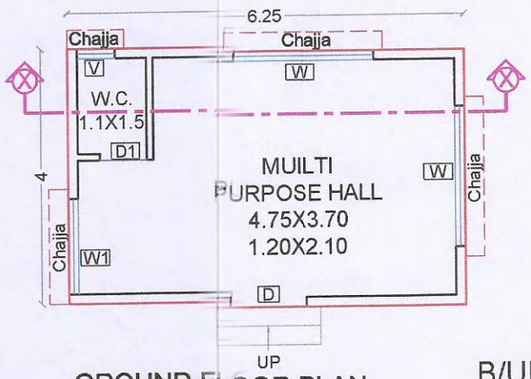
AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27562410,
mail i.d-anarch.architect@gmail.com



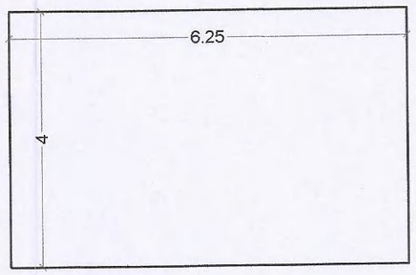
ELEVATION
(SCALE 1:100)



SECTION X-X
(SCALE 1:100)



GROUND FLOOR PLAN
(SCALE 1:100)



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

SHEET CONTENT
GROUND FLOOR PLAN, ELEVATION & SECTIONS, BUILT UP AREA DIAGRAM & CALCULATION, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT & VENTILATION.

SPECIFICATIONS	
External wall thk	0.15M
Internal wall thk	0.10M

	RECREATIONAL OPEN SPACE AREA STATEMENT		Area Sq.M.
1	Permissible Recreational Open Space Area		250.000
2	Proposed Recreational Open Space Area		254.448
3	**Permissible Structure In Recreational Open Space = (15%) Of**		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
4	**Proposed Structure In Recreational Open Space 1**		
	a	Proposed On Ground Floor	25.000
	Total Proposed B.U.A.		**25.000**

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN M.	AREA IN SQ.M.	SILL HEIGHT IN M.	DESCRIPTION
D	1.20X2.10	2.100	0.00	T.W. PANEL DOOR
D1	0.75X2.10	1.575	0.00	T.W. PANEL DOOR
W	2.20X2.60	5.720	1.10	AL.SLIDING FRENCH WINDOW
W1	1.50X2.60	3.900	1.10	AL.SLIDING FRENCH WINDOW
V	0.60X0.90	0.540	1.20	AL. FRAME LOUVERED WINDOW

SCHEDULE OF LIGHT & VENTILATION

ROOM	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L & V PROVIDED
(1)	(2)	(3)	(4)=(2)/6	(5)
MULTIPURPOSE HALL	20.095	W ,W1 3 Nos.	3.349	15.340
W. C.	1.650	V 1Nos.	0.275	0.540

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)=3X4X5X6
	GROUND FLOOR BUILT UP AREA CALCULATION					
1	A	1	1	6.250	4.000	25.000
TOTAL NET BUILT UP AREA GROUND FLOOR						25.000

STAMP OF APPROVAL 05/05

CLUB HOUSE

Approved subject to the condition mentioned in this office letter no. CIDCO/NAINA/Panvel/Kevale/ BP-00517/CC/2021/0080 Dated: 16 Apr 2021

SHUBHANGI BHISHNURKAR

Digitally signed by SHUBHANGI BHISHNURKAR
DN: c=IN, o=CIDCO LTD, ou=PLANNING NAINA, 2.5.4.20=473698838ba75fca22c7f6a99d71a22a811f05198a4d54b8d10b1629aab77dc1f, postalCode=400614, st=MAHARASHTRA, serialNumber=ee893eca3cc775554b635514c8e3608108ef157e596161aceed9f5fe7604f27d, cn=SHUBHANGI BHISHNURKAR
Date: 2021.04.16 17:30:20 +05'30'

NAME OF THE OWNER & SIGNATURE

Rajendra J Gandhi

DESCRIPTION OF PROPOSAL & PROPERTY

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ARCHITECT NAME & SIGN

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DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
26-02-2020	Rajeshree	Gharat	1:100	N

DESIGN WITH A DIFFERENCE

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