

R. G. AREA CALCULATION DIAGRAM
SCALE 1 : 100

PLOT AREA DIAGRAM FOR CALCULATION
(SCALE 1 : 200)

LOCATION PLAN SANCTIONED IDP MAP
(SCALE : NTS)

R.G. 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)=	(5)(6)/2	
1	1	1	X	1/2	13.111	X	7.787	
2	2	1	X	1/2	16.519	X	6.537	
3	3	1	X	1/2	19.698	X	12.79	
4	4	1	X	1/2	16.781	X	5.303	
5	5	1	X	1/2	13.243	X	2.232	
6	6	1	X	1/2	12.810	X	4.63	
TOTAL R.G. AREA							=	250.480

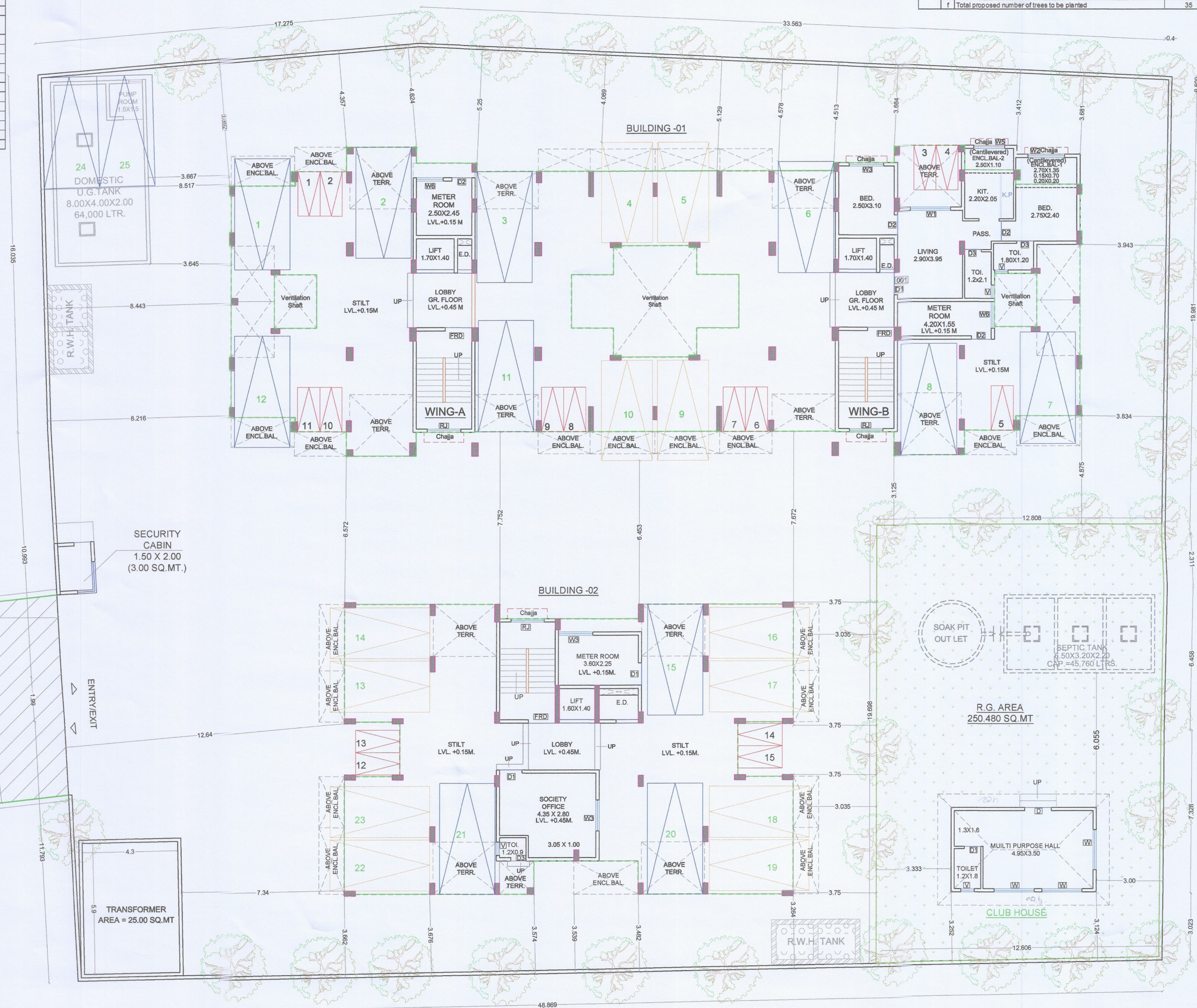
Balcony Area Statement*								
Building Number	Floor	Built-Up Area (Sqm)	Permissible balcony Area (Sqm)	Proposed Balcony Area (In Sqm)				
(1)	(2)	(3)	(4)=(3) X 15%	(5)	(6)	(7)	Excess	
1	Ground Floor	57.43	8.61	65.54	0.00	65.54	0.00	
	1st Floor	312.64	46.90	47.39	0.00	46.73	0.00	
	2nd Floor	312.64	46.90	47.39	0.00	47.39	0.49	
	3rd Floor	312.64	46.90	46.73	0.00	46.73	0.00	
	4th Floor	312.64	46.90	47.39	0.00	47.39	0.49	
	Total	1308.00	196.20	194.76	0.00	194.76	0.98	
2	Ground Floor	5.57	0.84	0.00	0.00	0.00	0.00	
	1st Floor	192.28	28.84	28.83	0.00	28.73	0.00	
	2nd Floor	192.28	28.84	28.96	0.00	28.96	0.11	
	3rd Floor	192.28	28.84	28.83	0.00	28.73	0.00	
	4th Floor	192.28	28.84	28.96	0.00	28.96	0.11	
	Total	774.81	116.32	115.57	0.00	115.57	0.23	

Terrace Area Statement*					
Building Number	Floor	Built-Up Area (Sq)m	Permissible Terrace Area (Sq)m	Proposed Terrace Area (In Sq)m	
				Total	Excess
(1)	(2)	(3)	(4)=(3) X 20%	(5)	(6)=(5)-(4)
1	Ground Floor	57.43	0.00	0.00	0.00
	1st Floor	312.64	62.53	51.46	0.00
	2nd Floor	312.64	62.53	19.36	0.00
	3rd Floor	312.64	62.53	51.46	0.00
	4th Floor	312.64	62.53	19.36	0.00
Total		1308.00	250.11	141.65	0.00
2	Ground Floor	5.57	0.00	0.00	0.00
	1st Floor	192.28	38.46	29.44	0.00
	2nd Floor	192.28	38.46	0.00	0.00
	3rd Floor	192.28	38.46	29.44	0.00
	4th Floor	192.28	38.46	0.00	0.00
Total		774.81	153.82	58.88	0.00

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	707.955
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

BUILT-UP-AREA SUMMARY		
Building No. →	Building No. 1	Building No. 2
Floors ↓		
(1)	(2)	(3)
Ground	57,430	5,570
1st floor	312,640	192,280
2nd floor	313,130	192,930
3rd floor	312,640	192,280
4th floor	313,130	192,930
Number of Building	1	1
Total	1308,980	775,040
Total Built-up -Area BLDG.NO 1 TO 2	2084,020	





***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
UPTO 35 SQ.MTS	41	4 tenements having carpet area upto 35 sq.m. each.	12 sq.mt	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
EXCEEDING 35 SQ.MTS & UPTO 45 SQ.MTS	25	2 tenements with carpet area exceeding 35 sq.m. each and having area up to 45 sq. m. each.	6	10	proportion of equivalent of 1 car space 11.5X5.0=22.5 sq.m. X10% = 22.5 sq.m. 22.55 / 2 = 11.25 nos = 12 stays	-	15	0
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)								
TOTAL			18	12	-	25	15	0

[illegible]

AREA SCHEDULE			Area (in Sq. M.)
Sr. No.	Particulars		
1	a. Area of Plot (as per 7/12) and NA order		2100.00
	b. Area of Plot as per TLR (By triangulation method at true scale)		2092.064
	c. Area of Plot as per Physical Survey		2096.62
2	Area of Plot considered for Part (a), (b) and (c) i/		2092.064
3	Area with 200 m. from Gachan		NIL
4	Area outside 200 m. from Gachan		2092.064
5	Deduction for		
	a. Existing road		0.000
	b. Widening of existing road		0.000
	c. Proposed D/P/D road		0.00
	d. Area under reservation		0.000
6	Total (a+b+c+d)		6.000
7	Gross area of Plot (1-2)		2092.064
8	Deduction for Amenity Space, if any		
	a. Required Amenity Space (2% of 3)		NA
9	b. Proposed Amenity Space		NA
10	Net Plot Area (3-4)		2092.064
11	a. Proposed R/Green Space (10% of 5 or 250 or Sq. M., whichever is more)		250.48
	b. Proposed R/Green Space		250.48
	c. Permissible FSI (a+b)		1.00
12	a. Basic FSI permissible		1.00
	b. Permissible FSI with payment of premium		NA
	c. Permissible EVS FSI (20% of permissible FSI (a+b))		NA
13	Permissible Built Up Area (7a+7b+7c)		2092.064
14	Permissible Built Up area of EVS component (20% of 8)		
	Proposed Built Up Area		2092.810
15	a. Sale component		2092.810
	b. EVS component		NA
16	i. Existing Built Up Area, if any		NA
	ii. Excess Balcony area counted in FSI		0
17	i. Excess Terrace area counted in FSI		1.21
	ii. Excess Built Up Area		0
18	a. Sale component (8-10a+12i)		8.044
	b. EVS component		NA
19	Total FSI consumed		
	a. Sale component (10a/8)		0.996
20	b. EVS component		NA
	Balance FSI		
21	a. Sale component (7(a+b)-15a)		0.004
	b. EVS component		NA
22	No. of units proposed		
	a. Residential - Sale component		44
	b. Residential - EVS component		NA
	c. commercial		NA
	d. Trees to be planted against plot area (1 tree for every 100 Sq. M.)		21
23	e. Trees to be planted against R/Green Space (5 tree for every 100 Sq. M.)		13
	f. Trees to be planted against tree fall (5 tree for every 1 tree fall)		0
	g. Existing Number of trees to be retained		34
	h. Net. Number of trees to be planted (10a+18b+18c+18d)		34
	Total proposed number of trees to be retained		34

STAMP OF APPROVAL		01/05
<p>Approved subject to the conditions mentioned in this office Letter / Certificate vide no.</p> <p>CIDCO/NAINA/Parvel/Nere/BP-0</p> <p>0507/ACC/2021/0110 dated</p> <p>09.09.2021</p>		
<p>SWATI</p> <p>PUNDLIK</p> <p>POHEKAR</p>	<p>Digitally signed by SWATI PUNDLIK POHEKAR</p> <p>Date: 2021.09.09 17:55:19 +05'30'</p>	

Digitally signed by
SWATI PUNDLIK
POHEKAR
Date: 2021.09.09
17:55:19 +05'30'

LE6ENDS			
Sr. No.	Item	Site Plan on White Print	Building Plan On White Print
1	Plot Line		
2	Future Street		
3	Permissible Building line		
4	FSI/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

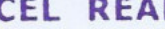
Signature of Architect

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

A circular purple ink stamp. The outer ring contains the text "AR. ARCH" at the top and "Architect & Planner" at the bottom, separated by two stars on each side. In the center, the name "Neha" is written in a cursive script.

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.

For **EXCEL REALITY**


Partner

NAME OF THE
OWNER & SIGNATURE

FOR EXCEL REALITY,

MR. SANDEEP MOHANDAS MAKHIJA
(PARTNER)
For **EXCEL REALITY**

ARCHITECT & PLANNER

MR. SUNIL MOHANDAS MAKHIJA
(PARTNER)

ARCHITECT & PLANNER

REG NO: 1700003603


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.

NAME OF THE OWNER & SIGNATURE

FOR EXCEL REALITY,
For **EXCEL REALITY**



Partner
MR. SANDEEP MOHANDAS MAKHIJA
(MR. SURESH)

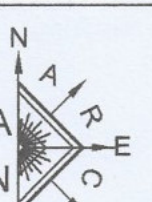
For **EXCEL REALITY**


Partner

MR. SUNIL MOHANDAS MAKHIYA
(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				
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 60%;"> <p>NEHA JAIN</p> <p>REG NO : CA/2008/43603</p> </div> <div style="width: 35%; text-align: center;">  </div> </div>				
DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
23-07-21	Rajeshree	Gharat	1:100	



AN.ARCH

ARCHITECT & PLANNERS

Office no.20&21 -Rahija Arcado,
Sec-11,Plot no 61,CBD Belapur-400614,

entel no 022-27562410,

mail id -anarch.architect@gmail.com

Approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Nere/BP-0 0507/ACC/2021/0110 dated 09.09.2021

SWATI PUNDLIK POHEKAR Digitally signed by SWATI PUNDLIK POHEKAR Date: 2021.09.09 17:55:38 +05'30'

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, For EXCEL REALITY

MR SANDEEP MOHANDAS MAKHJA (PARTNER)

For EXCEL REALITY

MR.SUNIL MOHANDAS MAKHJA (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 23-07-21 DRAWN BY Rajeshree CHKD BY Gharat SCALE 1:100 NORTH

AN.ARCH ARCHITECT & PLANNERS

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

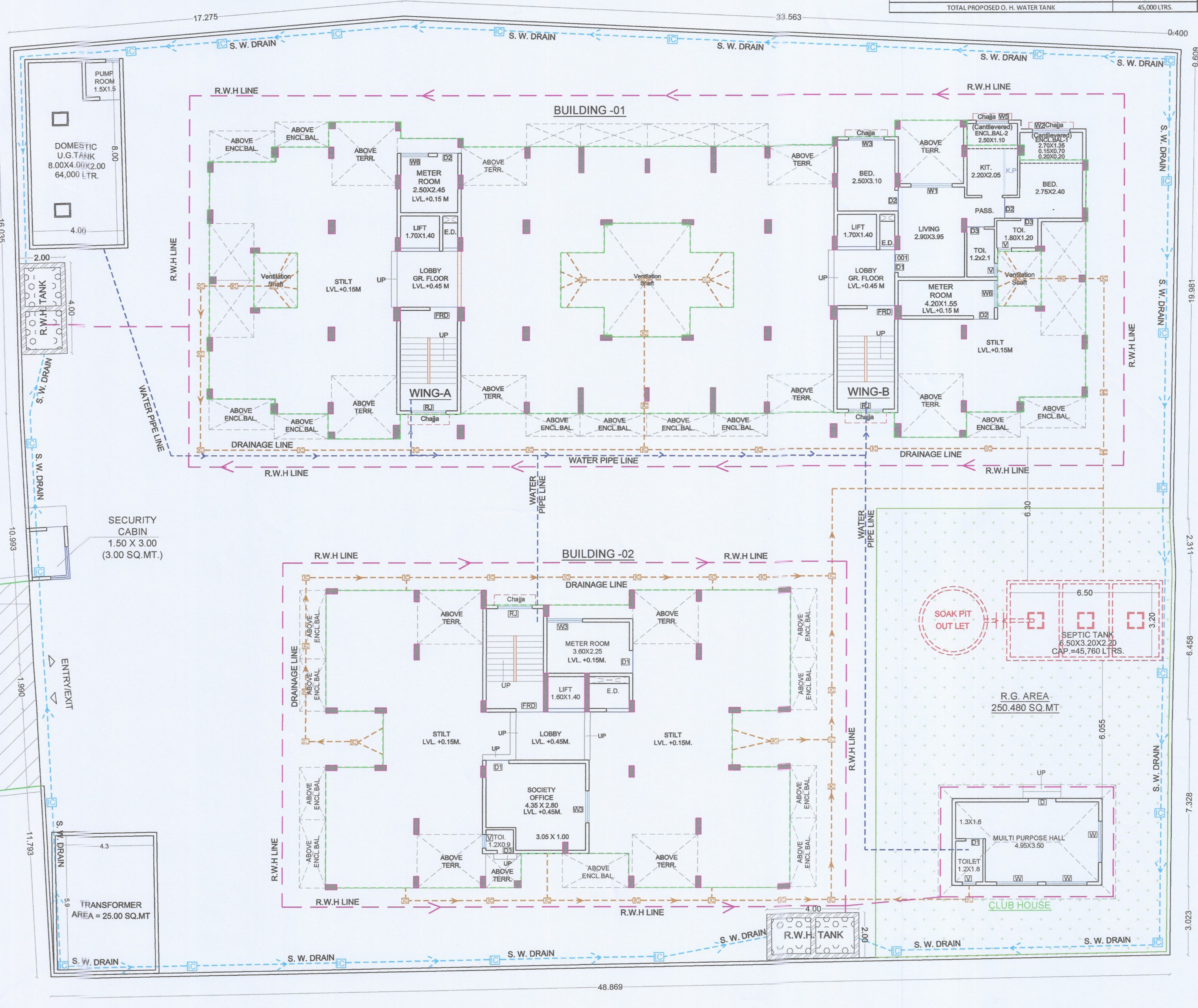
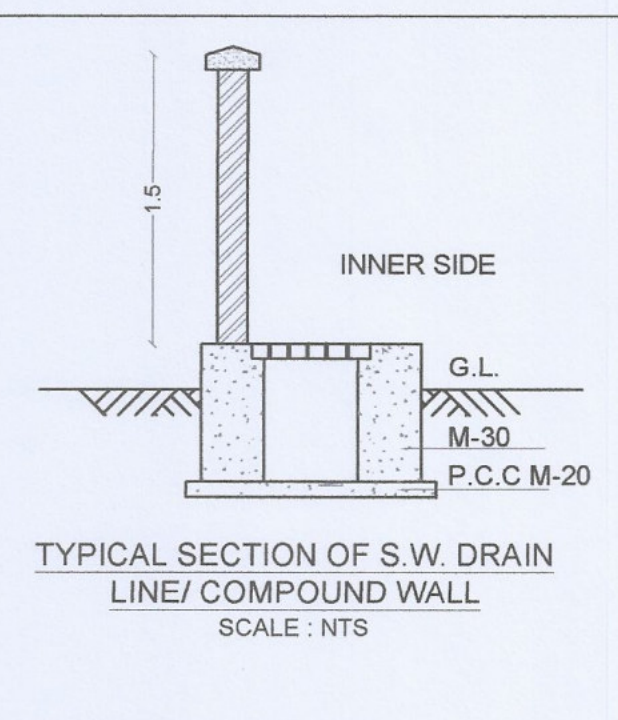
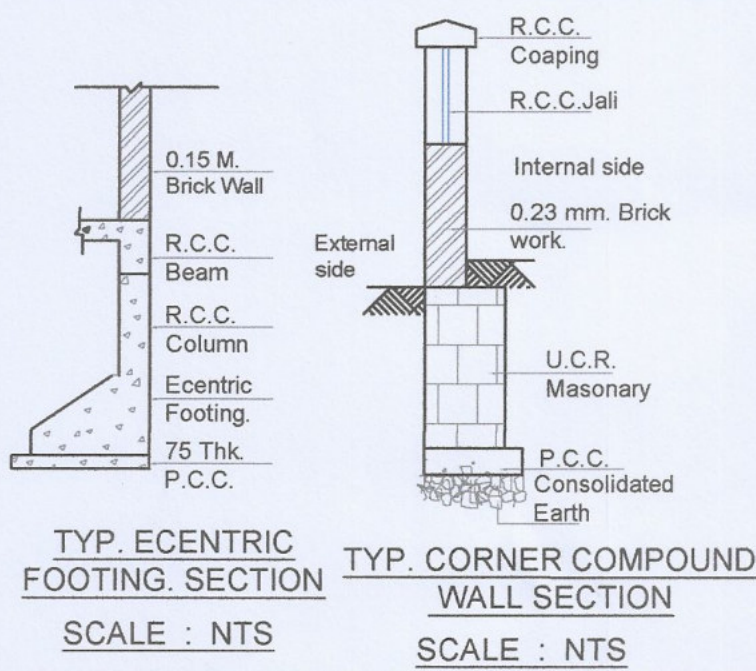
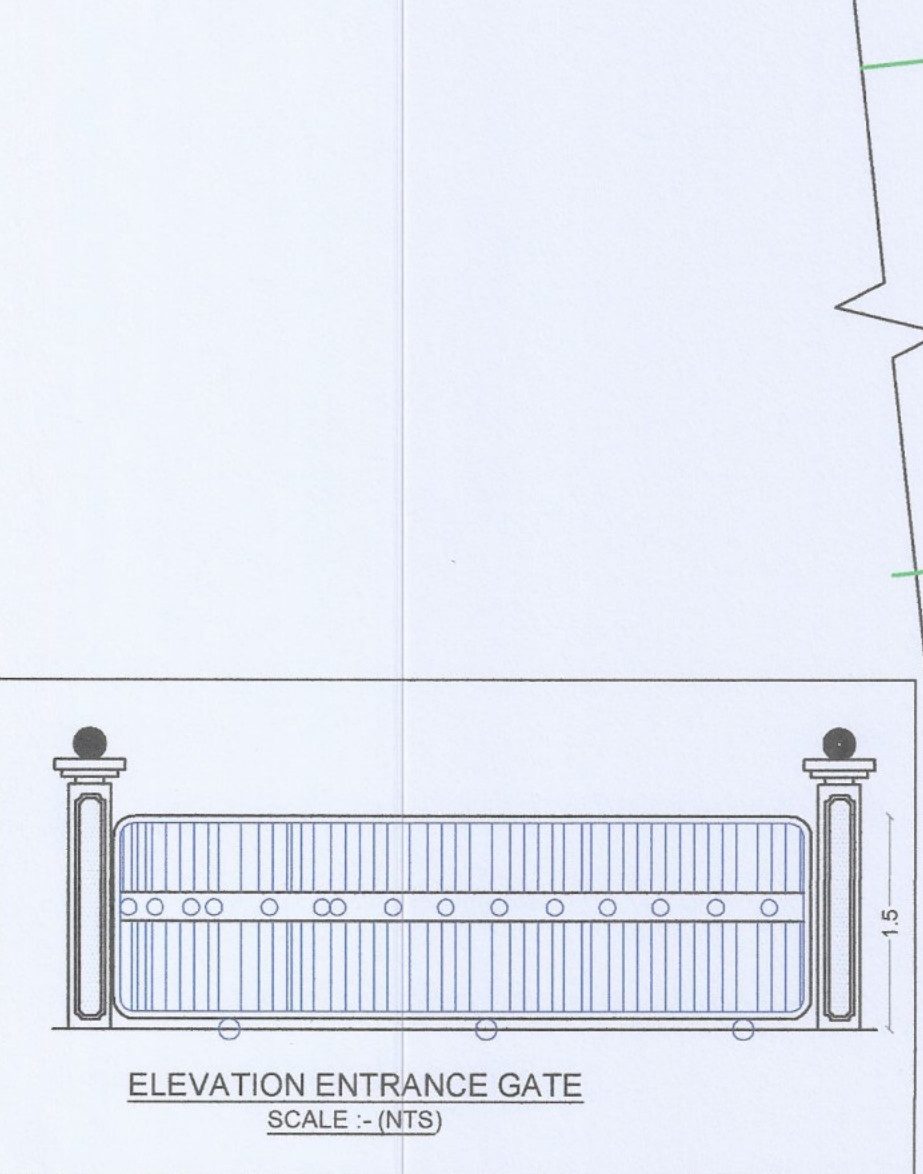
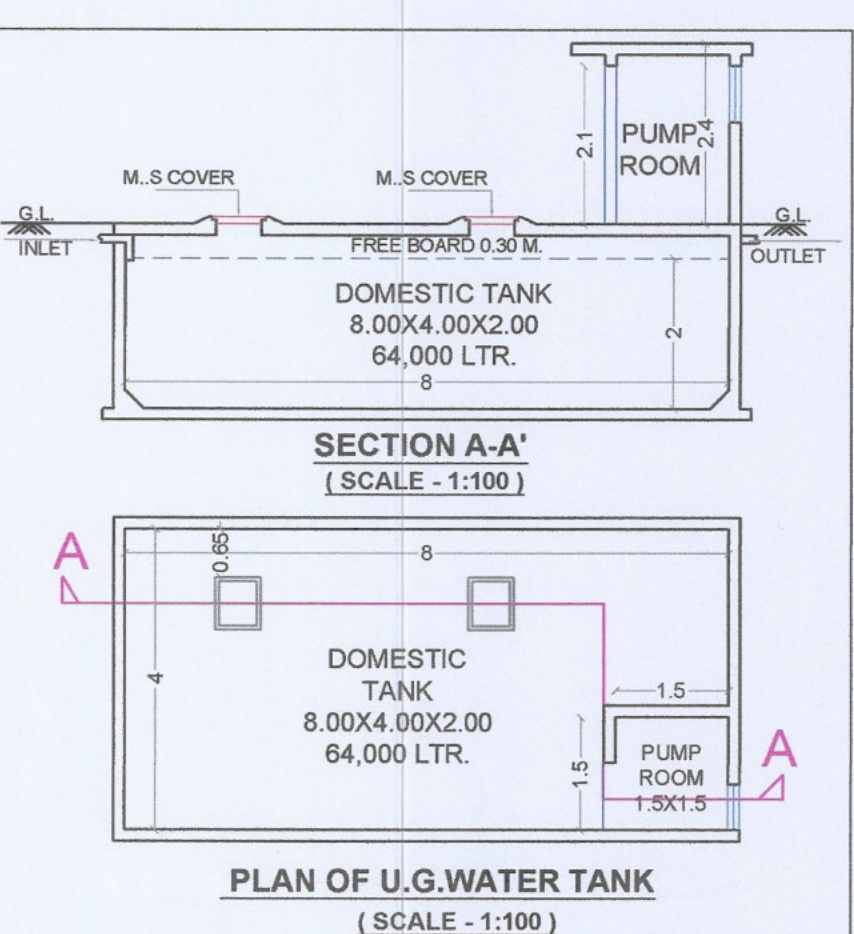
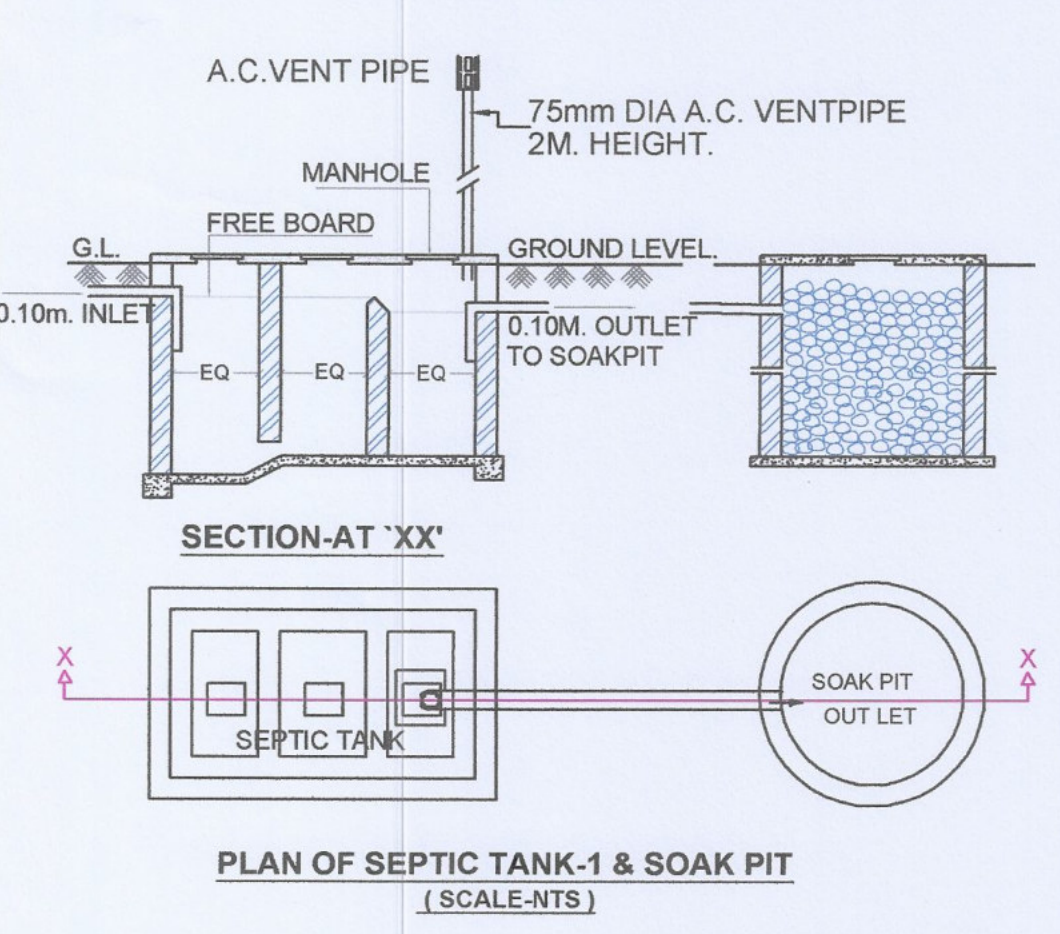
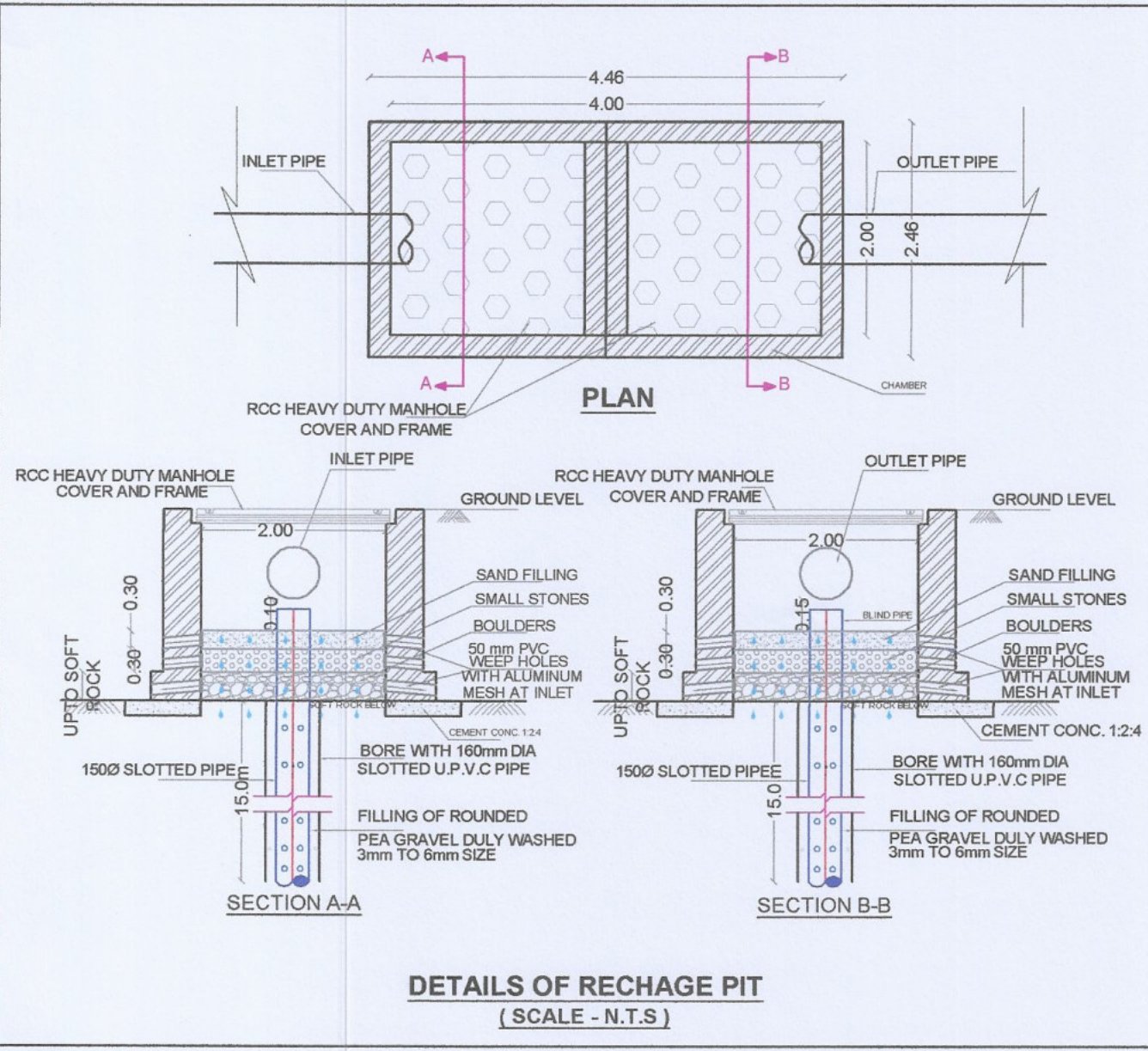
DESIGN WITH A DIFFERENCE

WATER STORAGE CAPACITY CALCULATION (RESIDENTIAL)									
BLDG. NO.	TOTAL NO. OF FLAT	ADD. TOILET	POPULATION	WATER REQUIREMENTS (IN LTR)			UG TANK PROVIDED		
[1]	[2]	[3]	[4]=[2]X[5]	[5]=[3]X180	[6]=[4]X189	[7]=[5]+[6]	[8]	[9]	[10]
1	33	33	165	5940	31185	37125			
2	20	20	100	3600	18900	22500			
TOTAL	53	53	265	9540	50085	59625			
WATER STORAGE CAPACITY CALCULATION AS PER AMENDED (U.G. WATER TANK COMMERCIAL UNITS)									
BLDG. NO.	TOTAL NO. OF UNITS	ADD. TOILET	POPULATION	Water Requirement (In Liter)			TANK NO. 1		
[1]	[2]	[3]	[4]=[2]X[5]	[5]=[3]X270	[6]=[4]X135	[7]=[5]+[6]			
MULTIPURPOSE ROOM	1	0	5	0	675	675			
TOTAL	1	0	5	0	675	675			
TOTAL (RESL. + COMM.)	54	53	270	9540	50760	60300		8,00X4,00X2,00	64,000

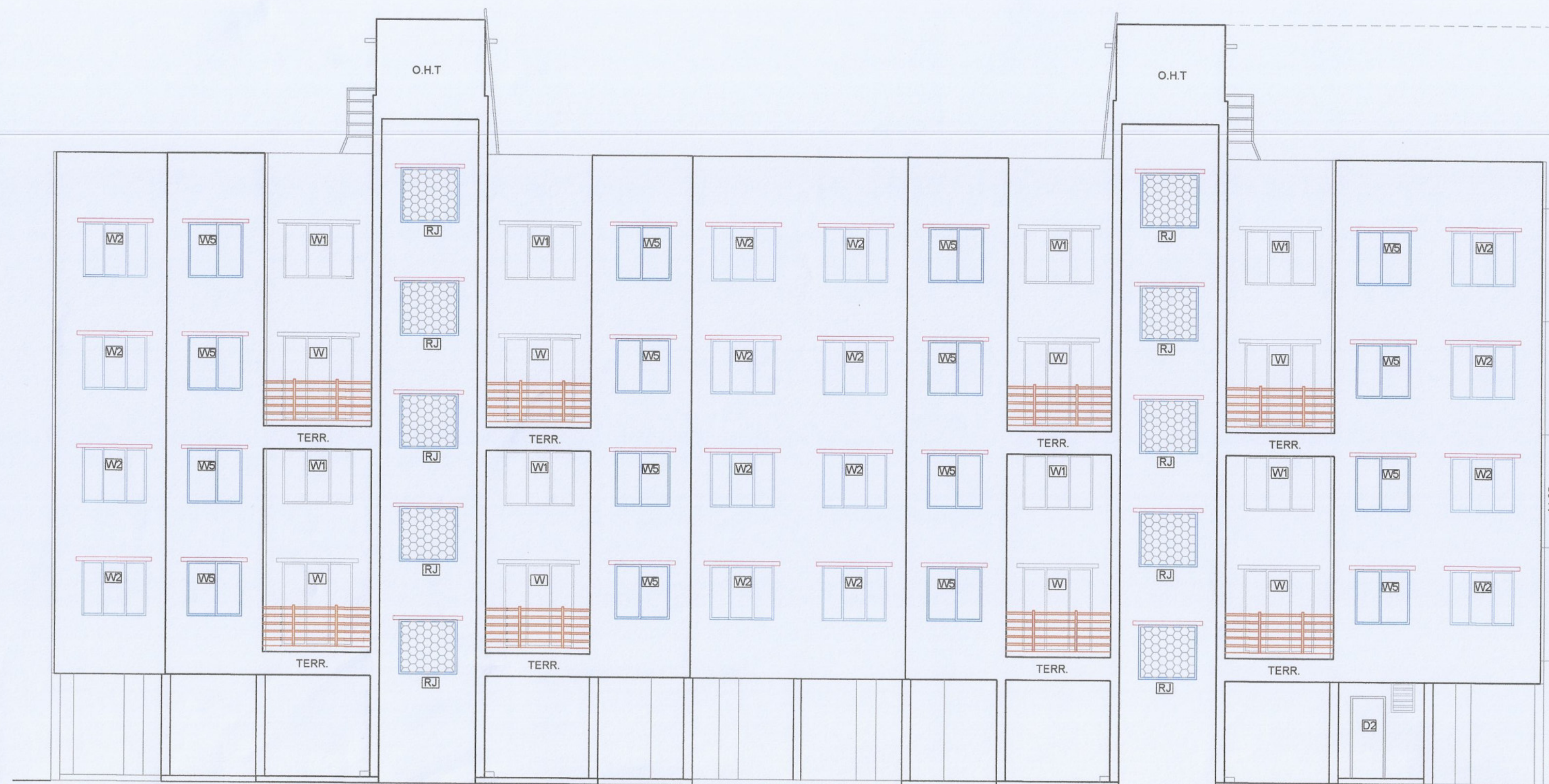
NOTE:
1) FOR RESIDENTIAL UNIT 5 PERSONS PER TENEMENT.
2) WATER REQUIREMENT PER CAPITA = 135(DOMESTIC)+54(FLUSHING)=189 LTRS. PER CAPITA.
3) WATER REQUIREMENT FOR ADD. TOILET = 180 LTRS. PER TENEMENT.
4) WATER REQUIREMENT FOR COMMERCIAL (MULTIPURPOSE ROOM) PER CAPITA = 90(DOMESTIC)+45(FLUSHING)=135 LTRS. PER CAPITA PER DAY.
5) SIZE OF WATER TANK IS EXCLUDING THE FREE BOARD.

SEPTIC TANK CALCULATION													
BUILDING No.	NUMBER OF TENEMENT	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	CO/D WATER REQUIREMENT			GROSS WATER REQUIREMENT (A+B)		% FLOW TO SEWER		TOTAL FLOW	TOTAL FLOW TO SEPTIC TANK	TOTAL PROVIDED SEPTIC TANK SIZE
				FLUSHING (A)	DOMESTIC (B)		FLUSHING 100%	DOMESTIC 85%					
1	FLATS (33)	5	165	54	8910	135	22275	31185	8910	18933.75	27843.75	27.84	TANK
2	FLATS (20)	5	100	54	5400	135	13500	18900	5400	11475	16875	16.88	
3	MULTIPURPOSE HALL (24.89 SQ.MT)		6	25	156	20	124	280	156	238	394	0.39	
TOTAL REQUIRED CAPACITY OF SEPTIC TANK											45112.32	45.11	
TOTAL PROVIDED SEPTIC TANK													45760 LTRS

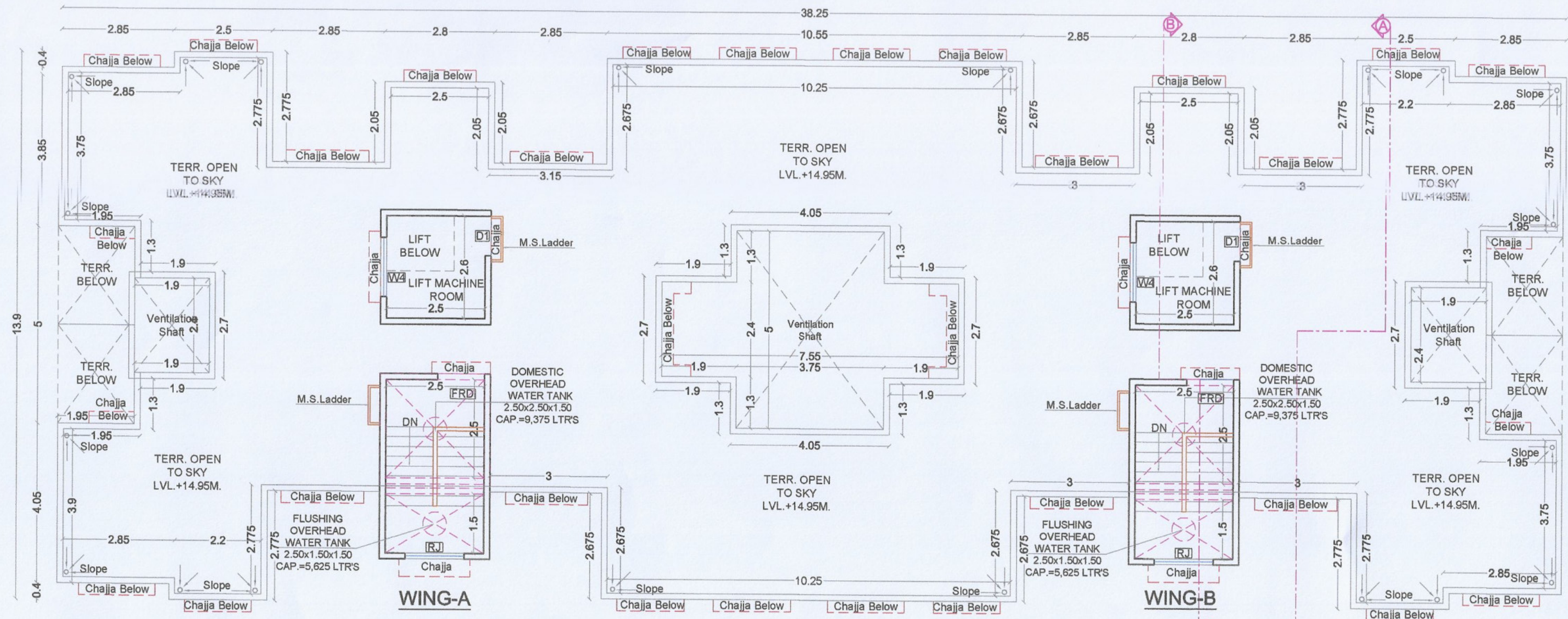
PROPOSED O.H. WATER TANK				
BUILDING - 1				
WING-A	(DOM. TANK)	2.50X5.50X1.50	9.375	CAPACITY-9,375 LTRS
	(FLUS. TANK)	2.50X1.50X1.50	5.625	CAPACITY-5,625 LTRS
WING-B	(DOM. TANK)	2.50X5.50X1.50	9.375	CAPACITY-9,375 LTRS
	(FLUS. TANK)	2.50X1.50X1.50	5.625	CAPACITY-5,625 LTRS
TOTAL			30.000	30,000 LTRS.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



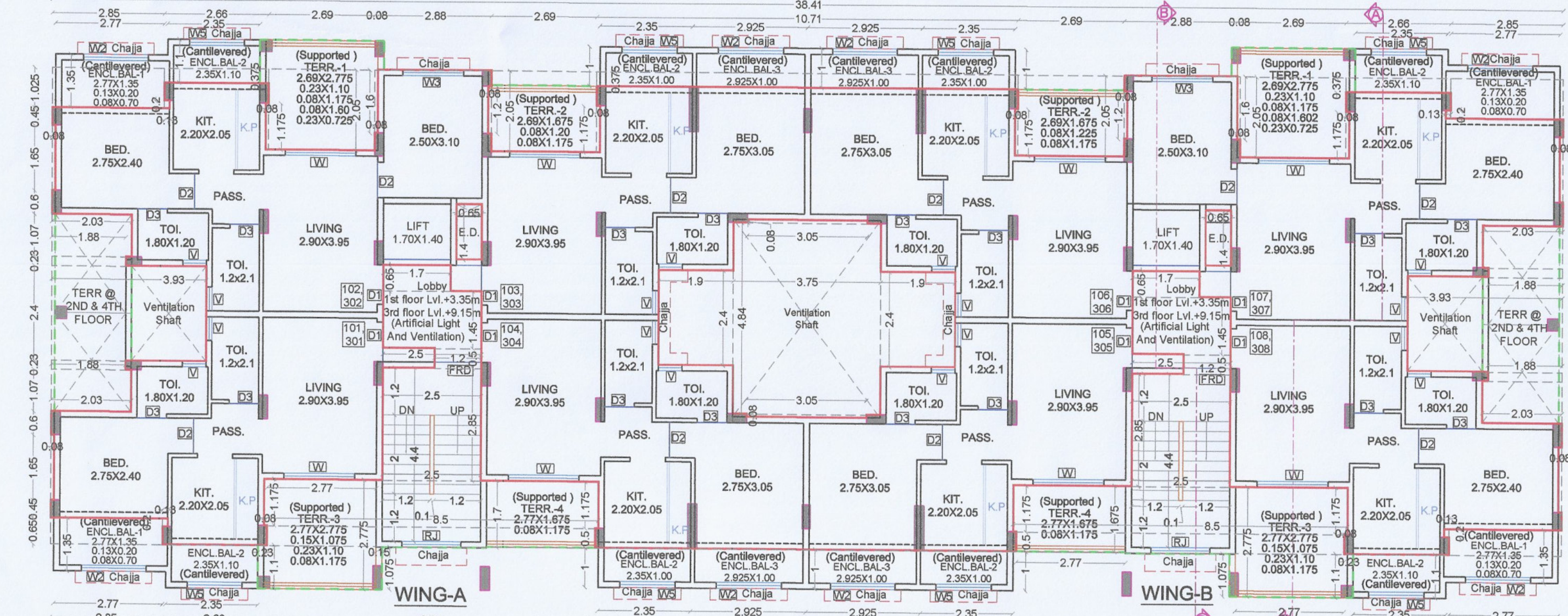
SERVICES PLAN (SCALE- 1:100)



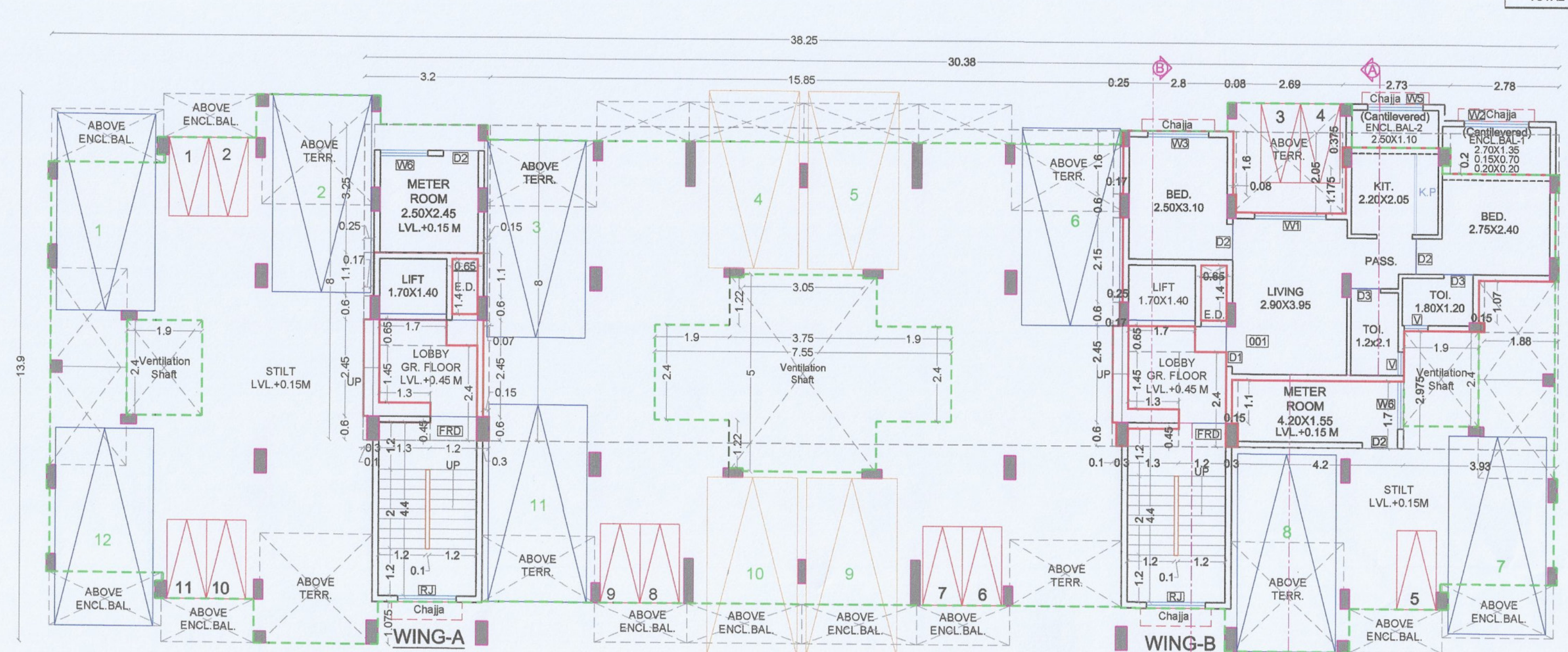
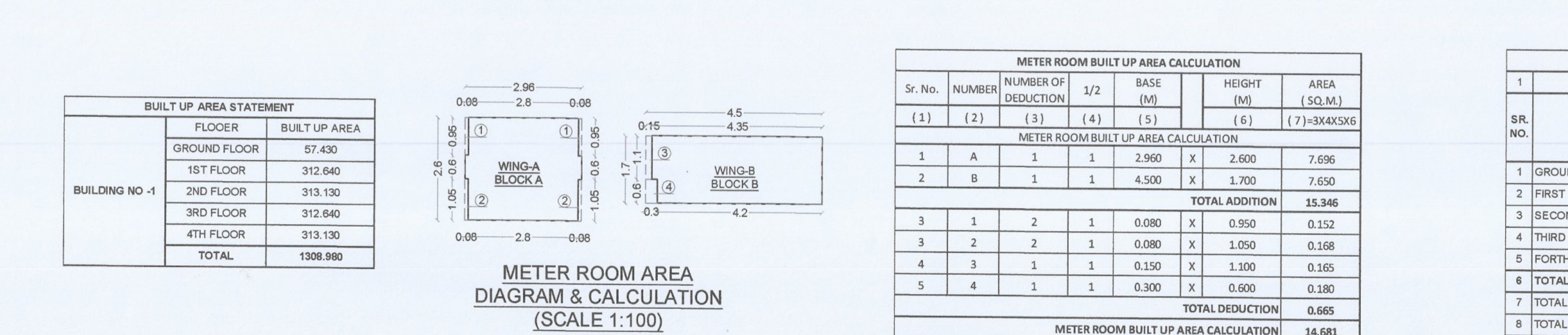
A SIDE ELEVATION
SCALE 1:100



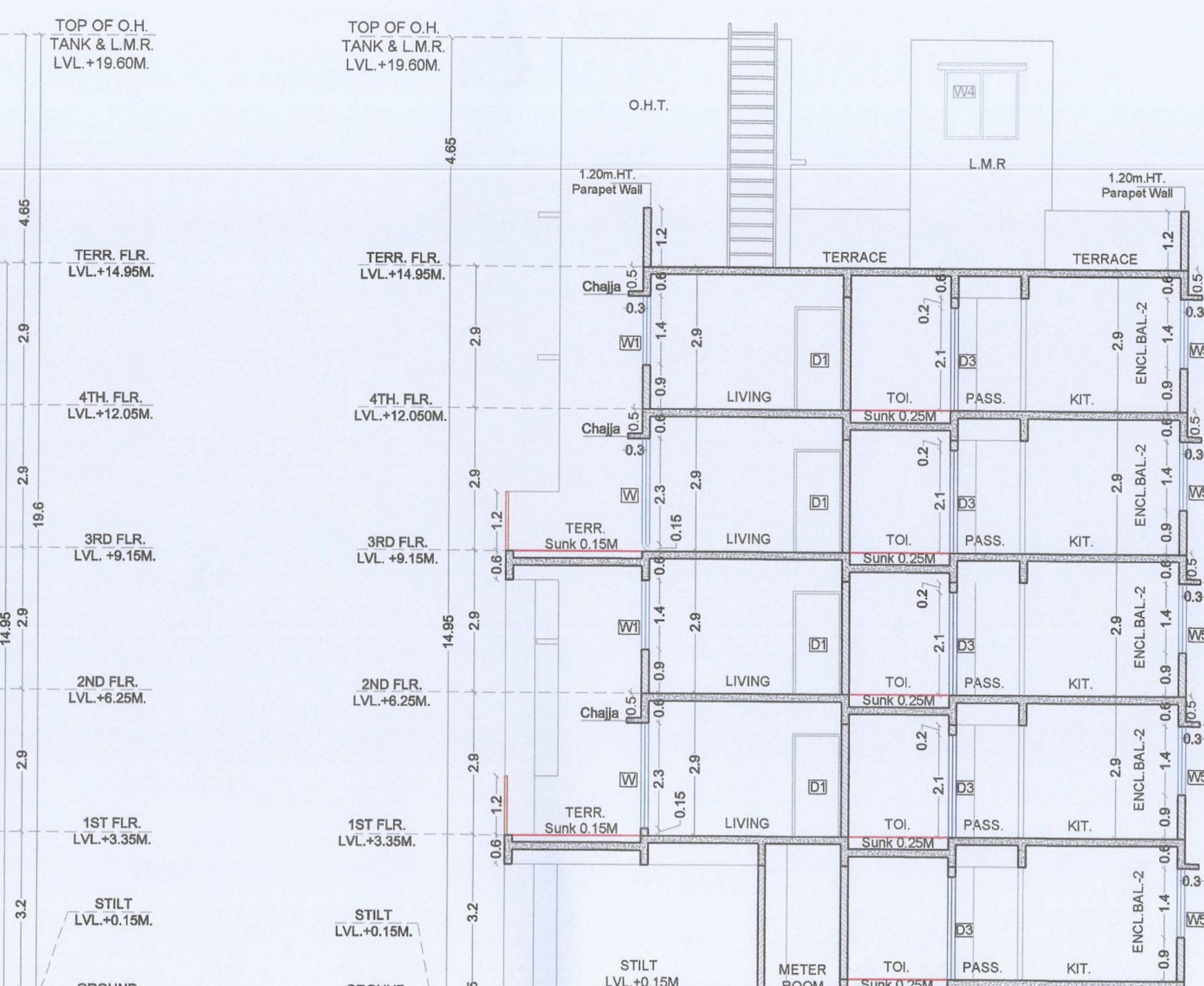
TERRACE FLOOR PLAN
(SCALE 1:100)



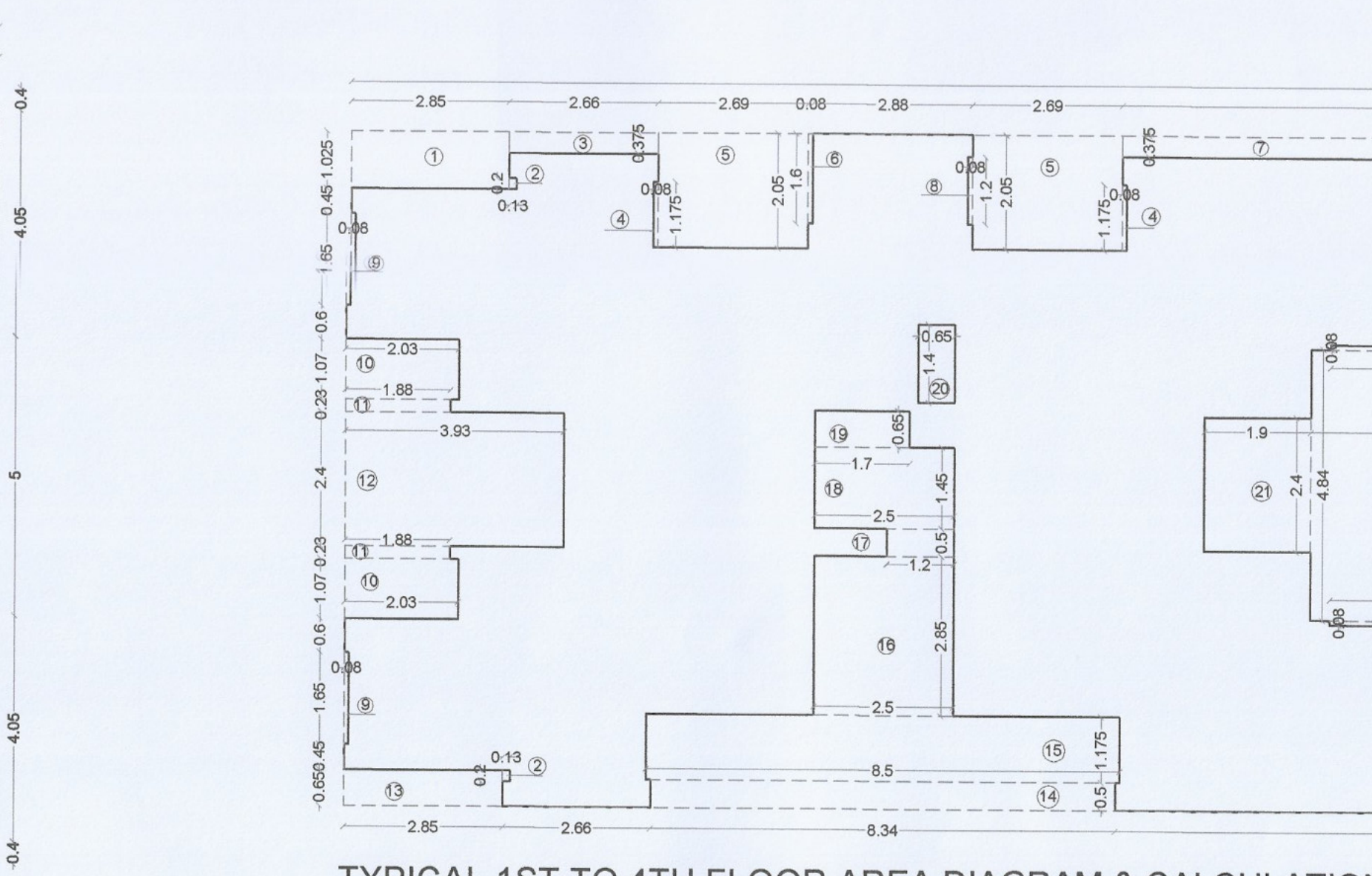
TYPICAL FLOOR 1ST & 3RD PLAN
(SCALE 1:100)



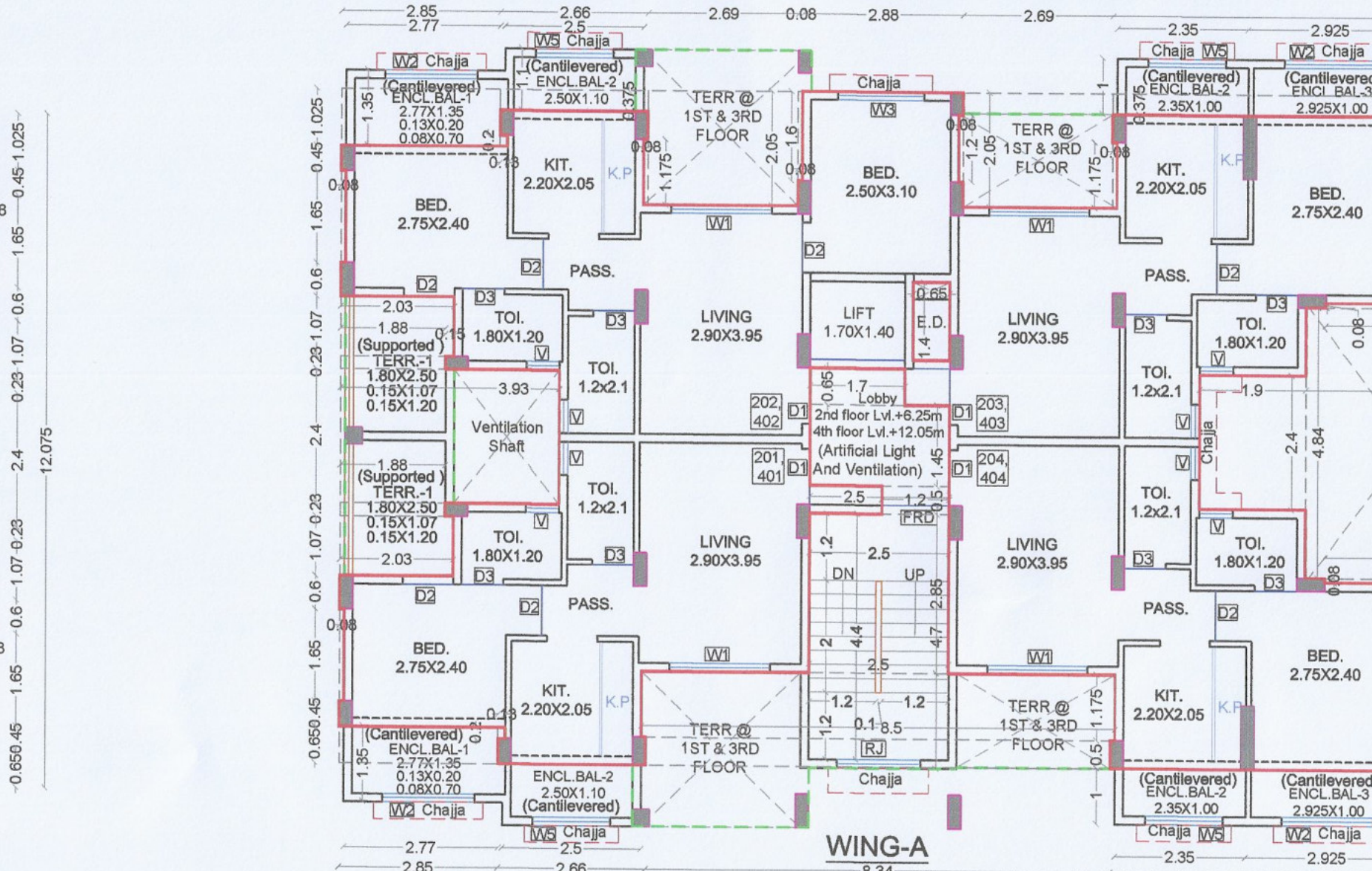
GROUND FLOOR PLAN
(SCALE 1:100)



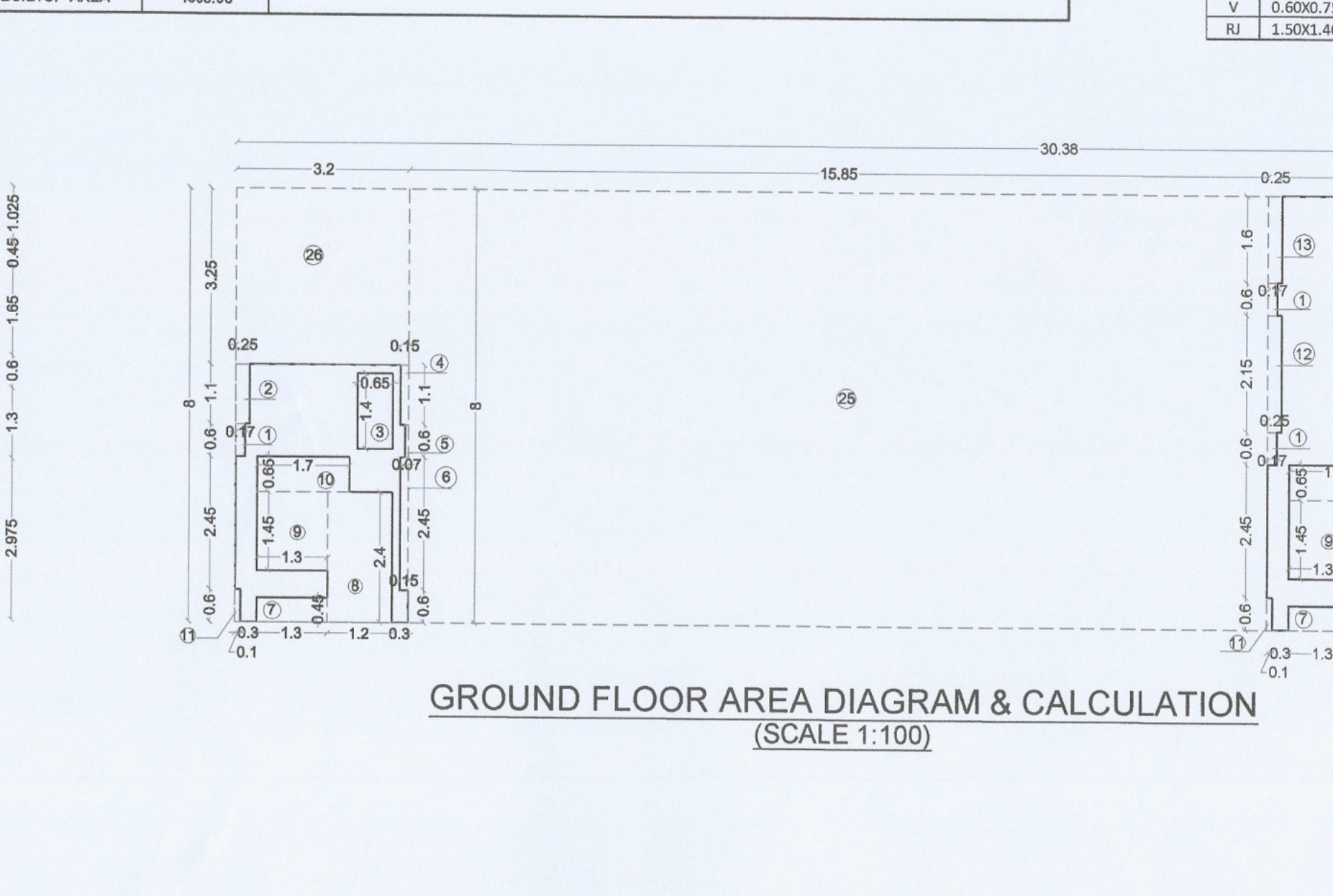
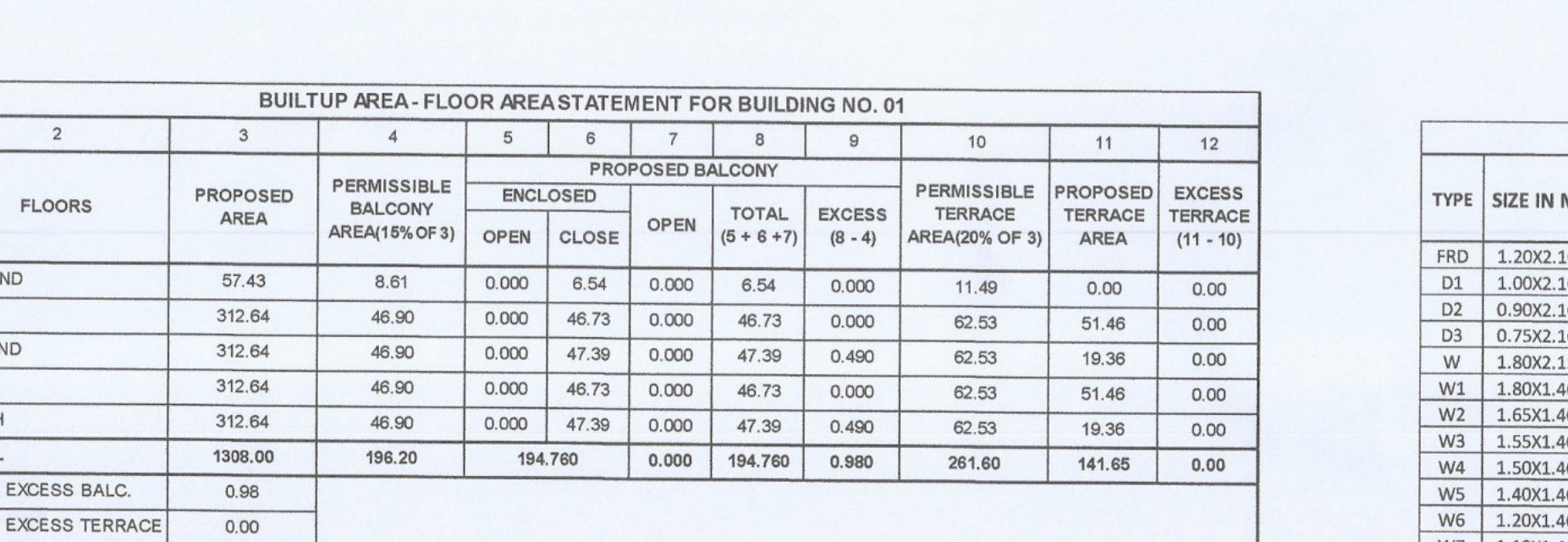
SECTION A-A
(SCALE 1:100)



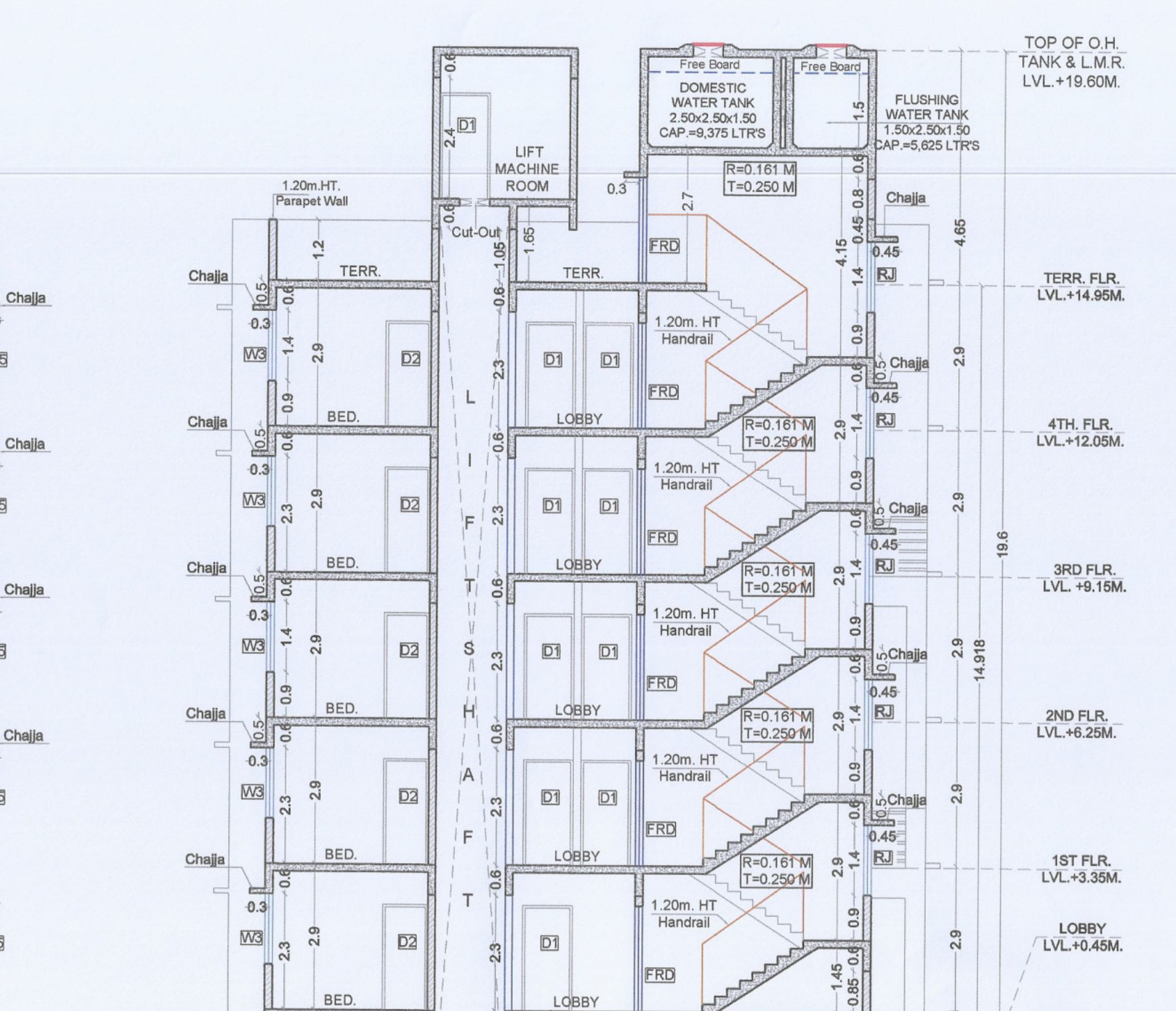
TYPICAL 1ST TO 4TH FLOOR AREA DIAGRAM & CALCULATION
(SCALE 1:100)



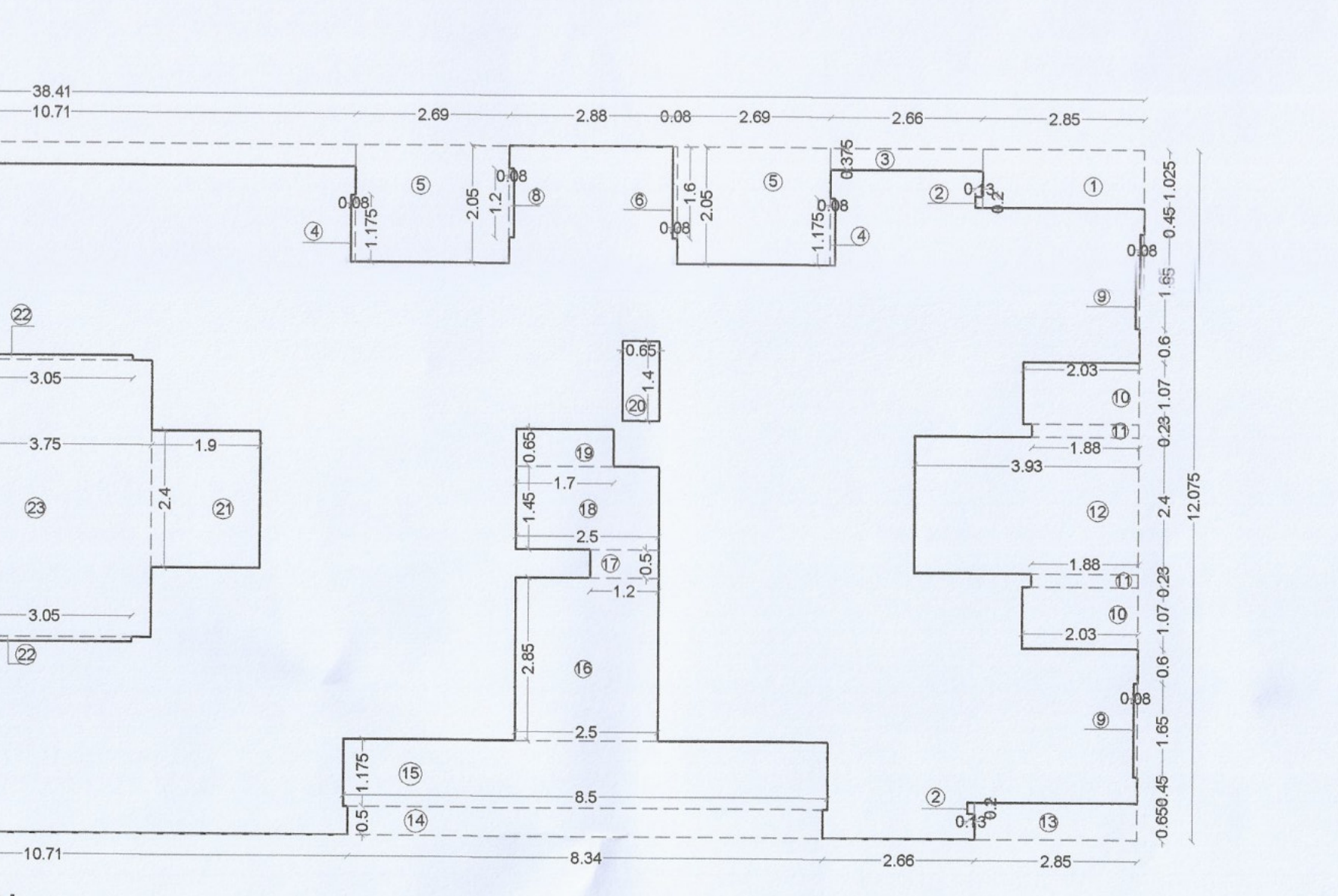
TYPICAL FLOOR 2ND & 4TH PLAN
(SCALE 1:100)



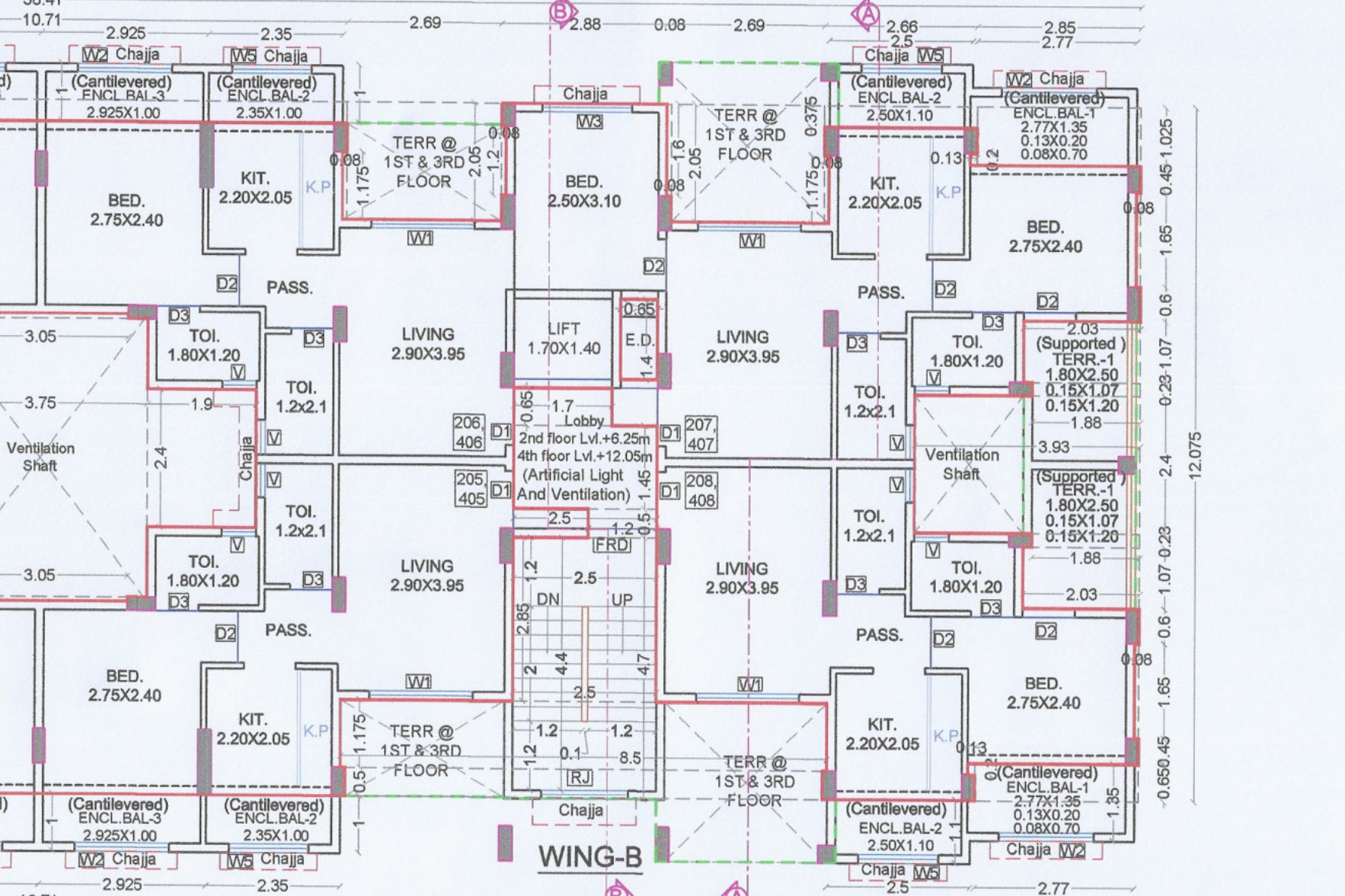
GROUND FLOOR AREA DIAGRAM & CALCULATION
(SCALE 1:100)



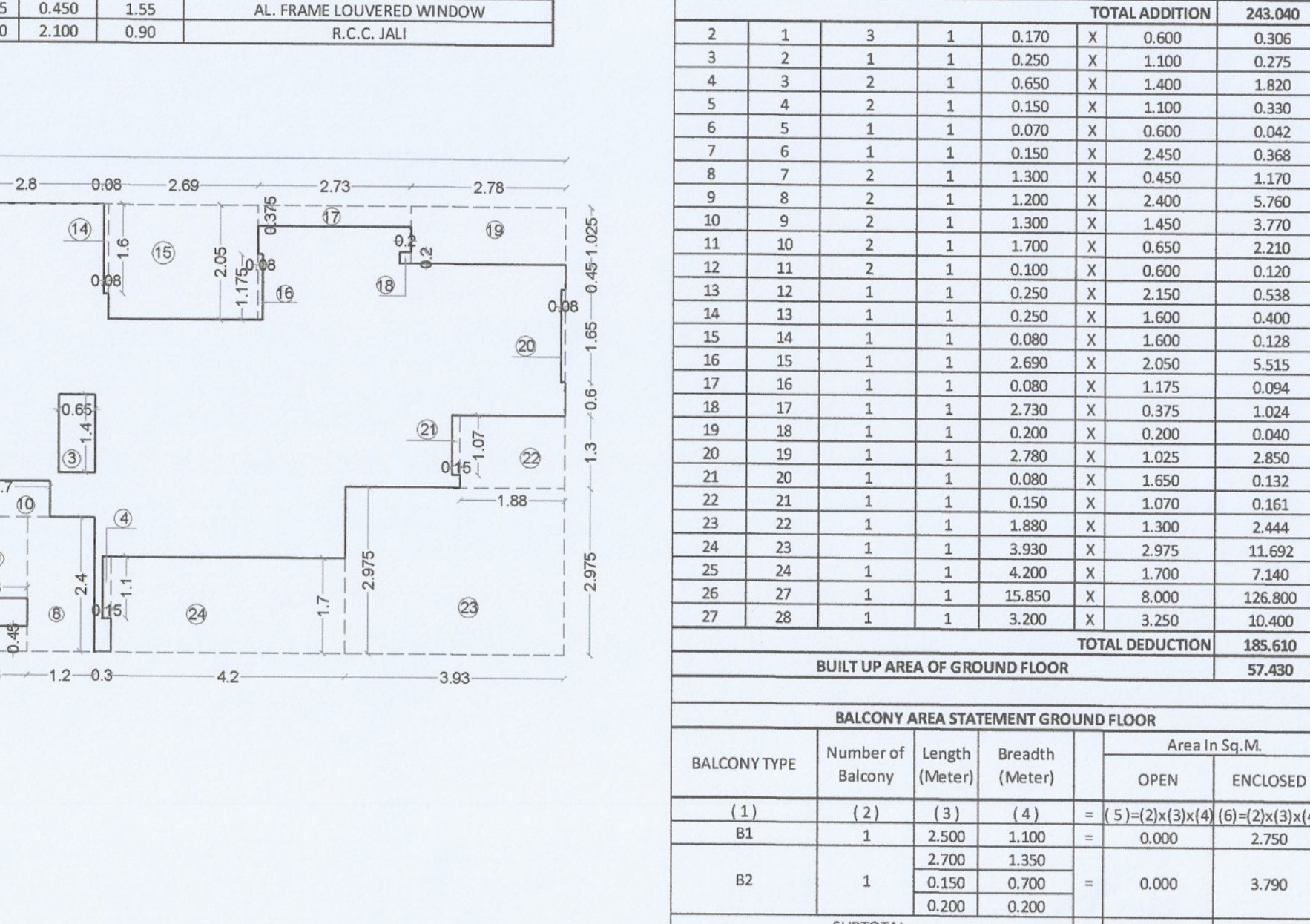
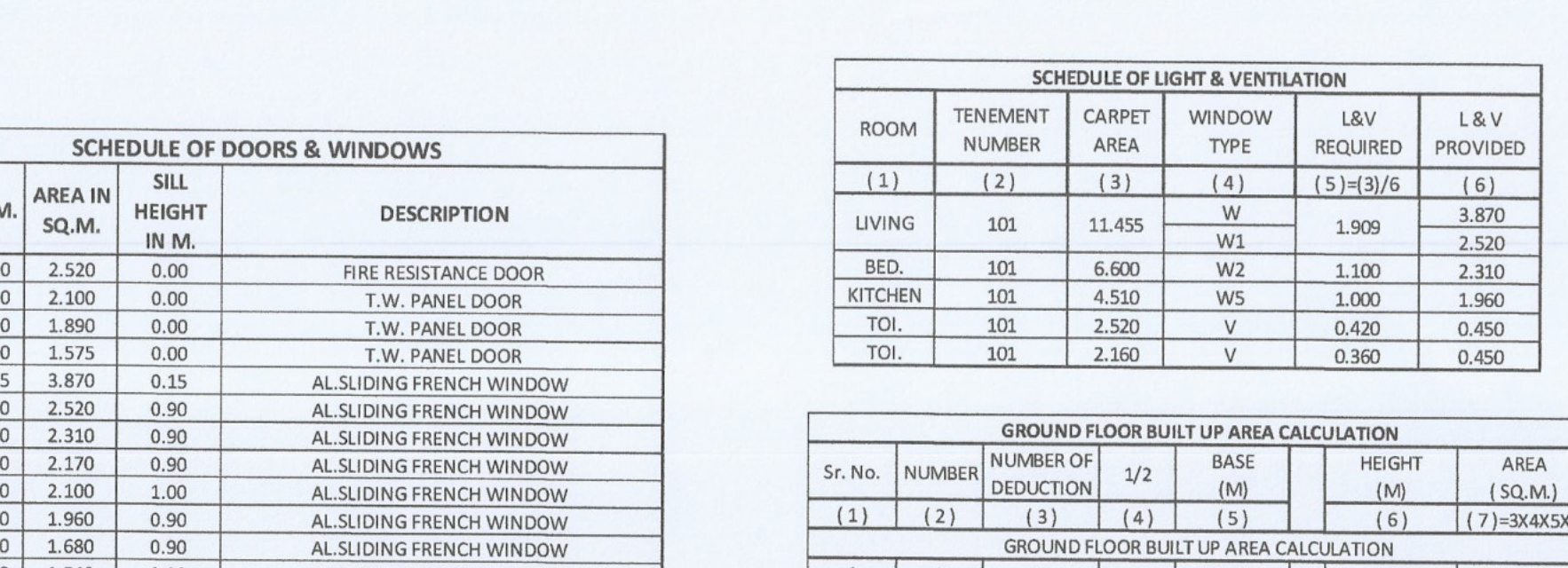
SECTION B-B
(SCALE 1:100)



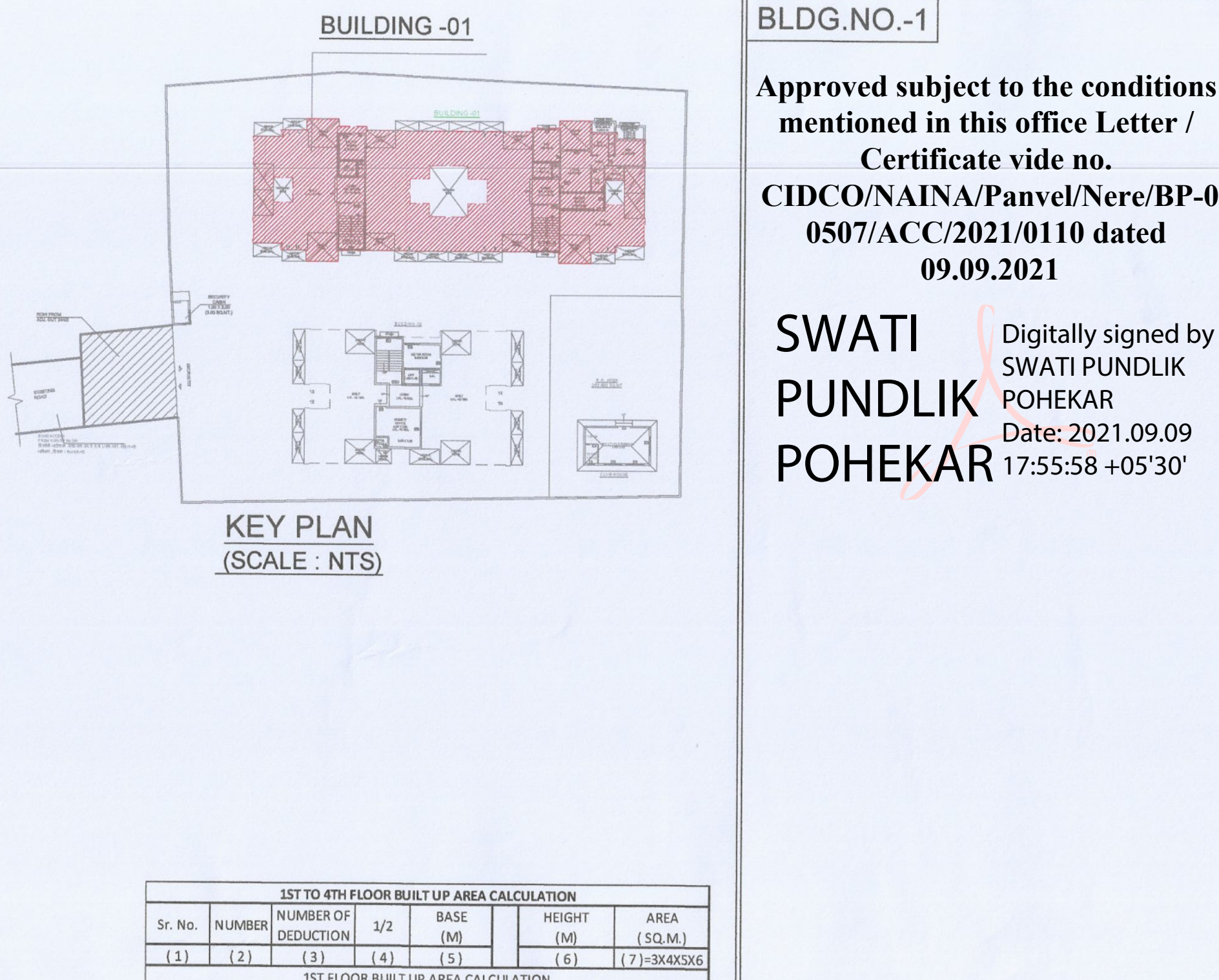
TYPICAL 1ST TO 4TH FLOOR AREA DIAGRAM & CALCULATION
(SCALE 1:100)



TYPICAL FLOOR 2ND & 4TH PLAN
(SCALE 1:100)



SCHEDULE OF DOORS & WINDOWS
(SCALE 1:100)



1ST TO 4TH FLOOR BUILT UP AREA CALCULATION									
Sr. No.	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M)	AREA (SQ.M)	AREA (SQ.M)	AREA (SQ.M)	AREA (SQ.M)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	A	1	38.430	1	37.075	461.80			
TOTAL ADDITION						461.80			
2	1	1	2.85	1	1.025	5.84			
3	2	1	4	0.33	1	2.200	0.33		
4	3	1	2.85	1	0.375	2.00			
5	4	1	4	0.08	1	1.375	0.38		
6	5	1	4	2.49	1	2.000	0.26		
7	6	1	2	0.08	1	1.600	0.26		
8	8	1	1	10.730	1	0.375	4.02		
9	10	1	2	0.080	1	1.200	0.38		
10	9	1	4	0.080	1	1.600	0.33		
11	10	1	4	2.000	1	1.070	0.69		
12	11	1	4	1.880	1	0.230	1.73		
13	12	1	2	1.530	1	2.400	18.86		
14	13	1	2	2.850	1	0.650	3.73		
15	14	1	2	8.340	1	0.500	8.34		
16	15	1	2	8.500	1	1.175	39.88		
17	16	1	2	2.000	1	2.000	46.80		
18	17	1	2	1.200	1	0.500	1.20		
19	18	1	2	3.500	1	1.400	7.25		
20	19	1	2	1.700	1	0.650	2.21		
21	20	1	2	0.650	1	1.400	1.82		
22	21	1	2	1.400	1	1.400	6.32		
23	22	1	2	3.050	1	0.080	0.49		
24	23	1	1	3.750	1	1.840	18.15		
SUBTOTAL						313.58			
NET BUILT UP AREA PER FLOOR						313.58			
TOTAL NET BUILT UP AREA OF 1ST & 3RD FLOOR						627.16			
NET BUILT UP AREA 2ND FLOOR (1ST & 4TH)						313.58			
TOTAL NET BUILT UP AREA OF 2ND & 4TH FLOOR						627.16			
TOTAL NET BUILT UP AREA OF 1ST TO 4TH FLOOR						1254.32			

BALCONY AREA STATEMENT 1ST & 3RD FLOOR									
BALCONY TYPE	Number of	Length (Meter)	Breadth (Meter)	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	1	1	1	1	1	1	1	1	1
81	4	2.750	1.350	0.00	0.00	15.29			
82	4	2.350	1.350	0.00	0.00	11.00			
83	4	2.350	1.000	0.00	0.00	9.40			
84	4	2.925	1.000	0.00	0.00	11.70			
SUBTOTAL						46.79			
Total Proposed Balcony Area = (5) + (6) + (7) + (8) + (9) + (10)						46.79			
Permissible Balcony Area = (Net Built Up Area) X 135%						312.64			
Balance Balcony Area, if any =						0.15			
Total Proposed Balcony Area On 1st Floor						46.79			
Total Proposed Balcony Area On 3rd Floor						0.00			

TERRACE AREA STATEMENT 2ND & 4TH FLOOR									
BALCONY TYPE	Number of	Length (Meter)	Breadth (Meter)	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	1	1	1	1	1	1	1	1	1
81	4	2.750	1.350	0.00	0.00	15.29			
82	4	2.350	1.350	0.00	0.00	11.00			
83	4	2.350	1.000	0.00	0.00	9.40			
84	4	2.925	1.000	0.00	0.00	11.70			
SUBTOTAL						47.39			
Total Proposed Terrace Area = (5) + (6) + (7) + (8) + (9) + (10)						47.39			
Permissible Terrace Area = (Net Built Up Area) X 135%						312.64			
Balance Terrace Area, if any =						0.15			
Total Proposed Terrace Area On 2nd Floor						47.39			
Total Proposed Terrace Area On 4th Floor						0.00			

TERRACE AREA STATEMENT 2ND & 4TH FLOOR									
BALCONY TYPE	Number of	Length (Meter)	Breadth (Meter)	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.	Area in Sq.M.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	1	1	1	1	1	1	1	1	1
81	4	2.750	1.350	0.00	0.00	15.29			
82	4	2.350	1.350	0.00	0.00	11.00			
83	4	2.350	1.000	0.00	0.00	9.40			
84	4	2.925	1.000	0.00	0.00	11.70			
SUBTOTAL						47.39			
Total Proposed Terrace Area = (5) + (6) + (7) + (8) + (9) + (10)						47.39			
Permissible Terrace Area = (Net Built Up Area) X 135%						312.64			
Balance Terrace Area, if any =						0.15			
Total Proposed Terrace Area On 2nd Floor						47.39			
Total Proposed Terrace Area On 4th Floor						0.00			

STAMP OF APPROVAL 03/05

BLDG.NO-1

Approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Nere/BP-0507/ACC/2021/0110 dated 09.09.2021

SWATI PUNDLIK POHEKAR

Digitally signed by SWATI PUNDLIK POHEKAR Date: 2021.09.09 17:55:58 +05'30'

SPECIFICATIONS External wall thk 0.15M Internal wall thk 0.10M

TOTAL NO. OF UNITS COMMERCIAL UNITS 00 RESIDENTIAL UNITS 33

SHEET CONTENT GROUND FLOOR PLAN TYPICAL 2ND & 4TH FLOOR PLAN BUILT UP AREA DIAGRAM & CALCULATION, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, SCHEDULE OF LIGHT & VENTILATION, ELEVATION & SECTIONS.

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

AT GUT NO. 98/1 (OLD GUT NO. 244/1),

SCHEDULE OF LIGHT & VENTILATION, ELEVATION & SECTIONS.

ARCHITECT NAME & SIGN

NEHA JAIN

REG NO: CA/2006/43003

DATE 23-07-21

DRAWN BY Rajeshwari

CHKD BY Ghanshi

SCALE 1:100

NORTH

AN.ARCH

ARCHITECT & PLANNERS

Office no 20&21, Rajwadi, Andole,

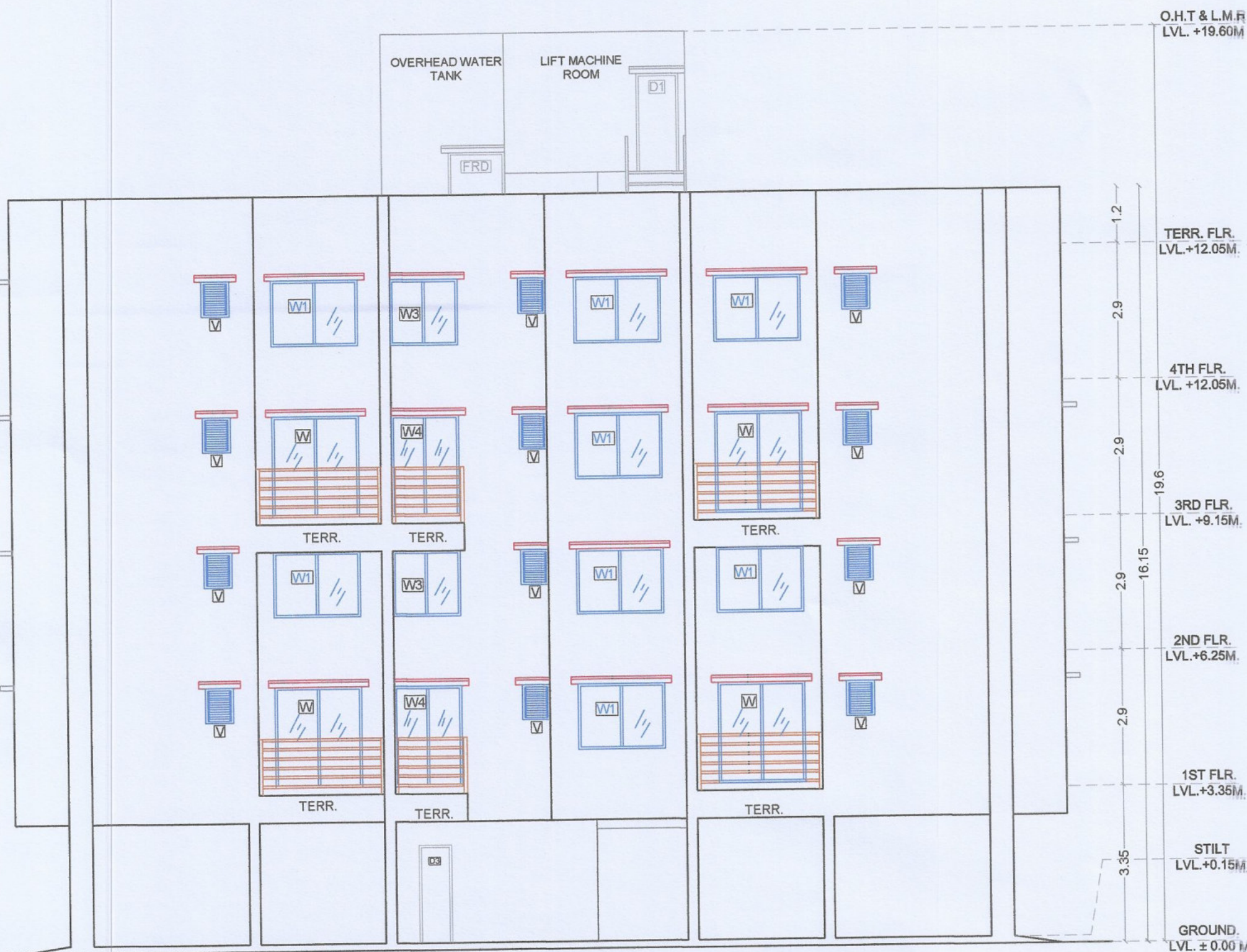
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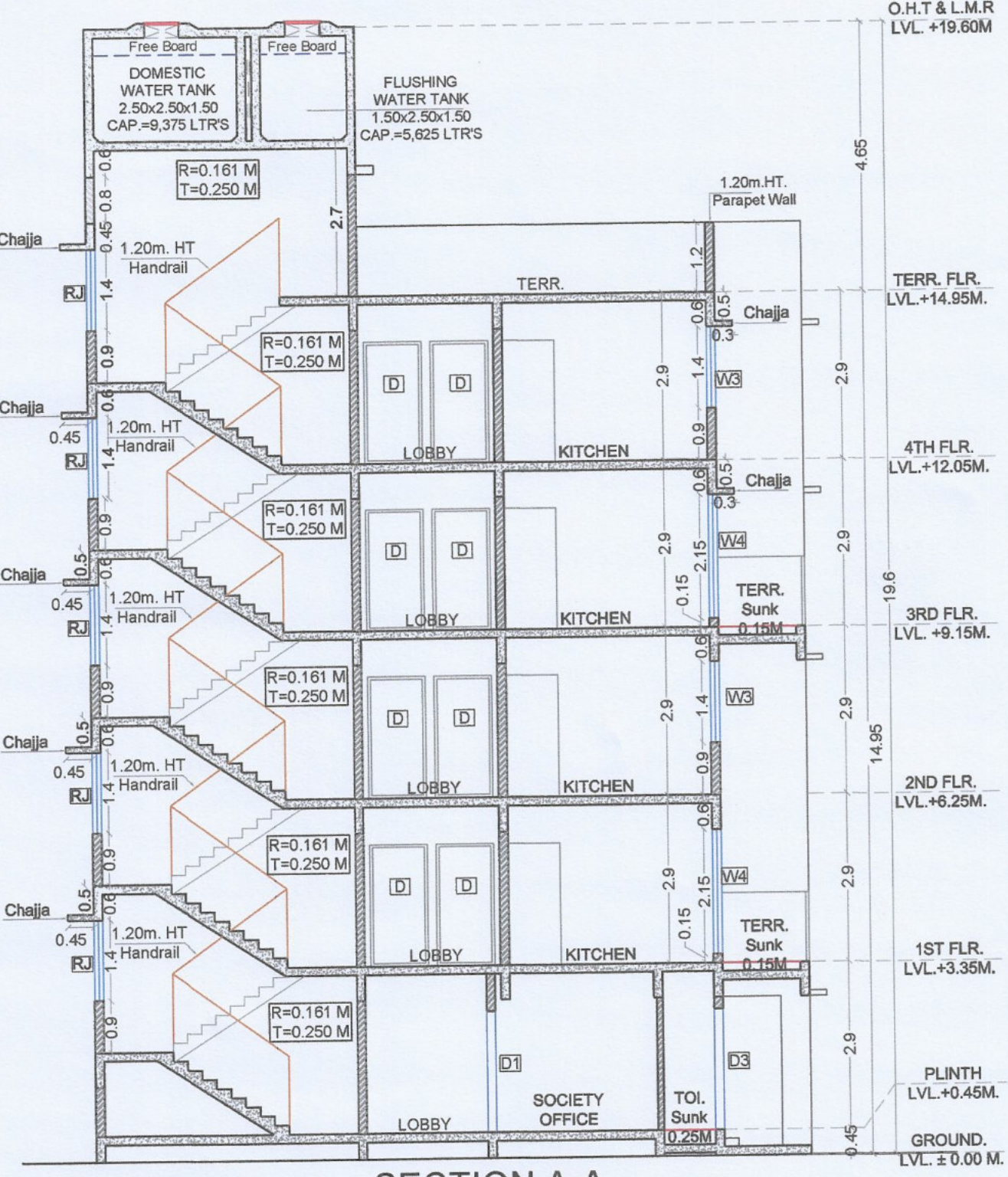
mail id an.arch@anarchindia.com

Approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Nere/BP-0 0507/ACC/2021/0110 dated 09.09.2021

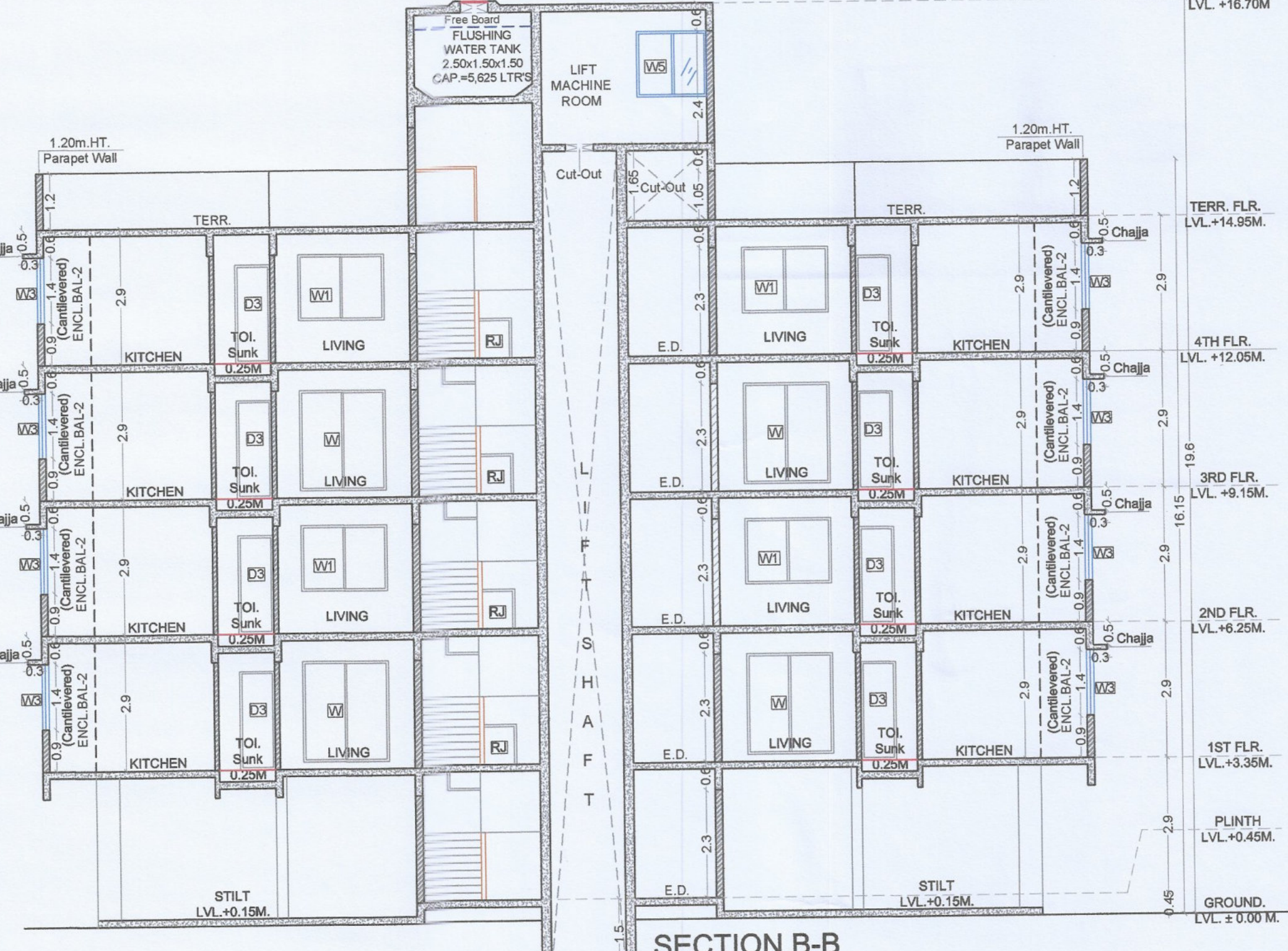
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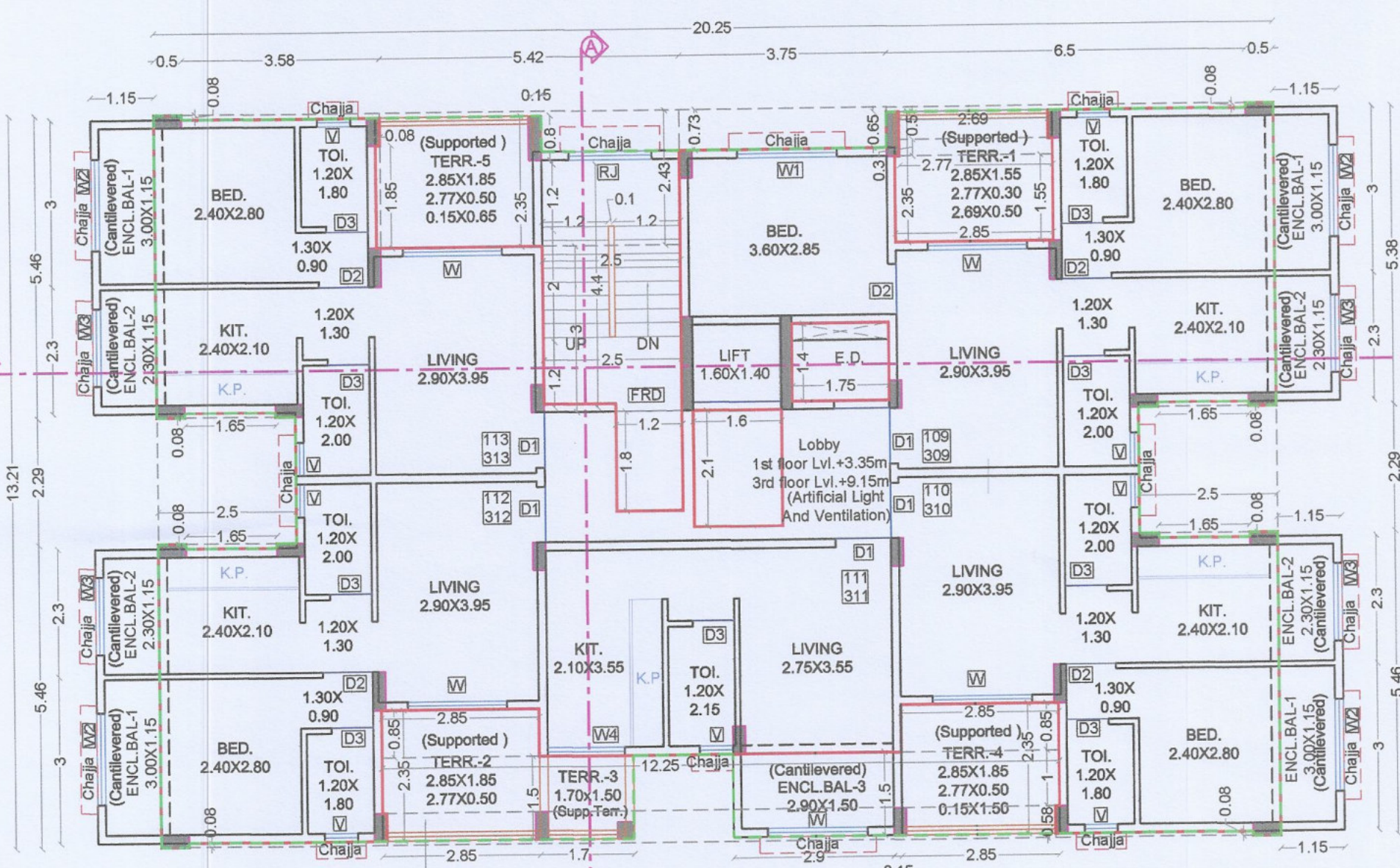
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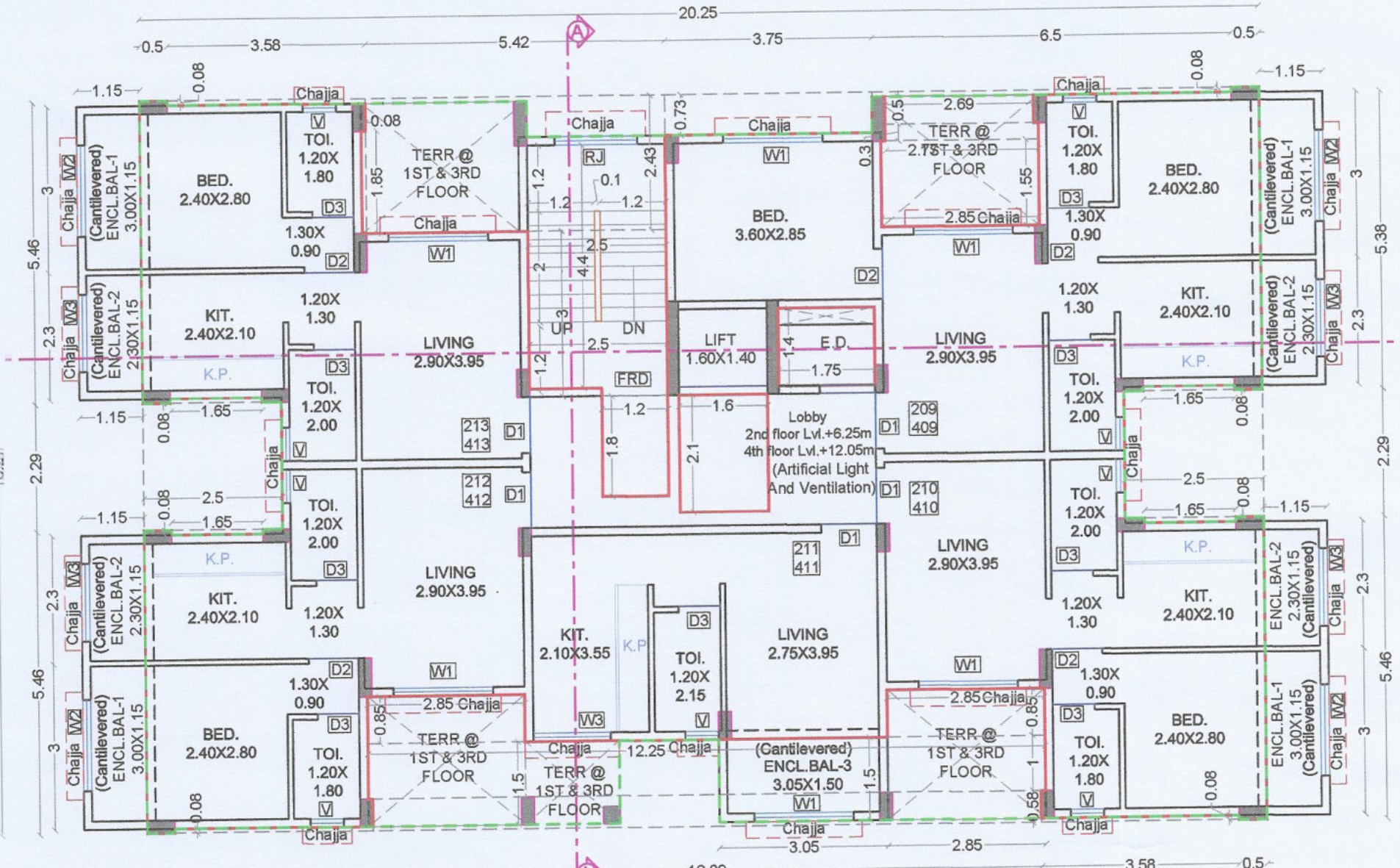
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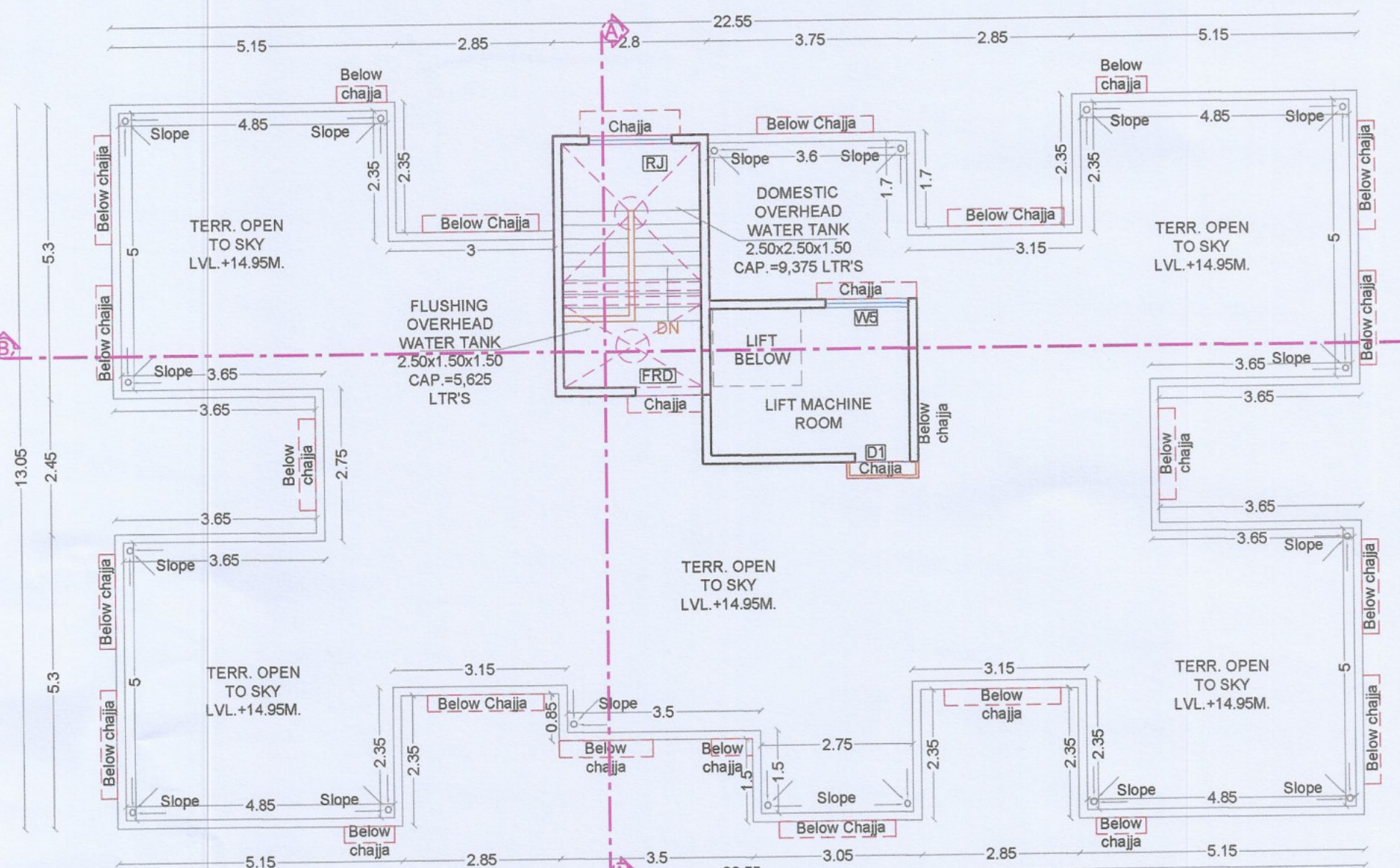
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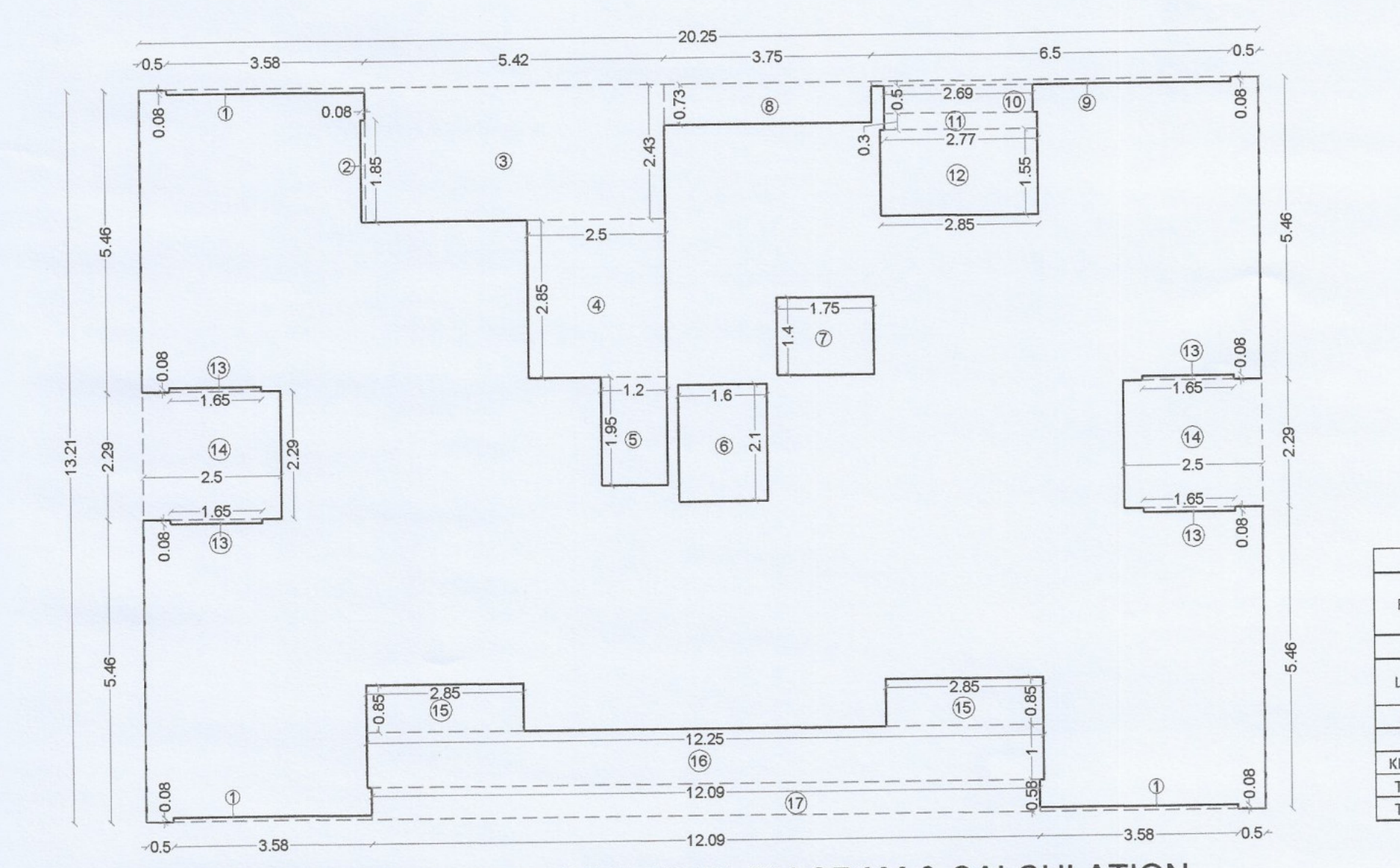
TYPICAL FLOOR PLAN 1ST & 3RD PLAN (SCALE 1:100)



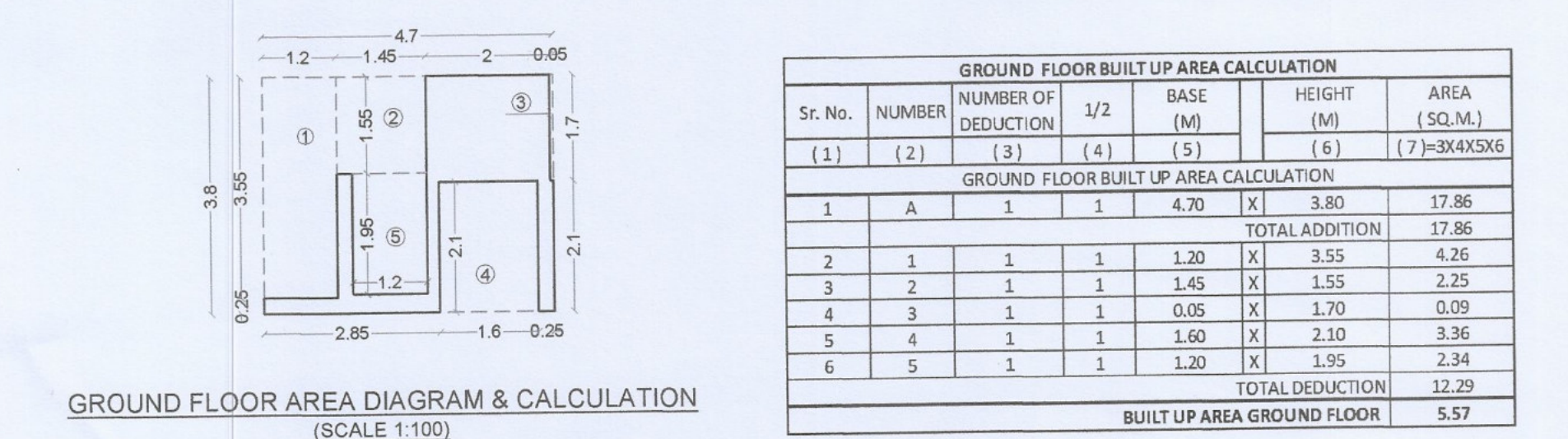
TYPICAL FLOOR PLAN 2ND & 4TH PLAN (SCALE 1:100)



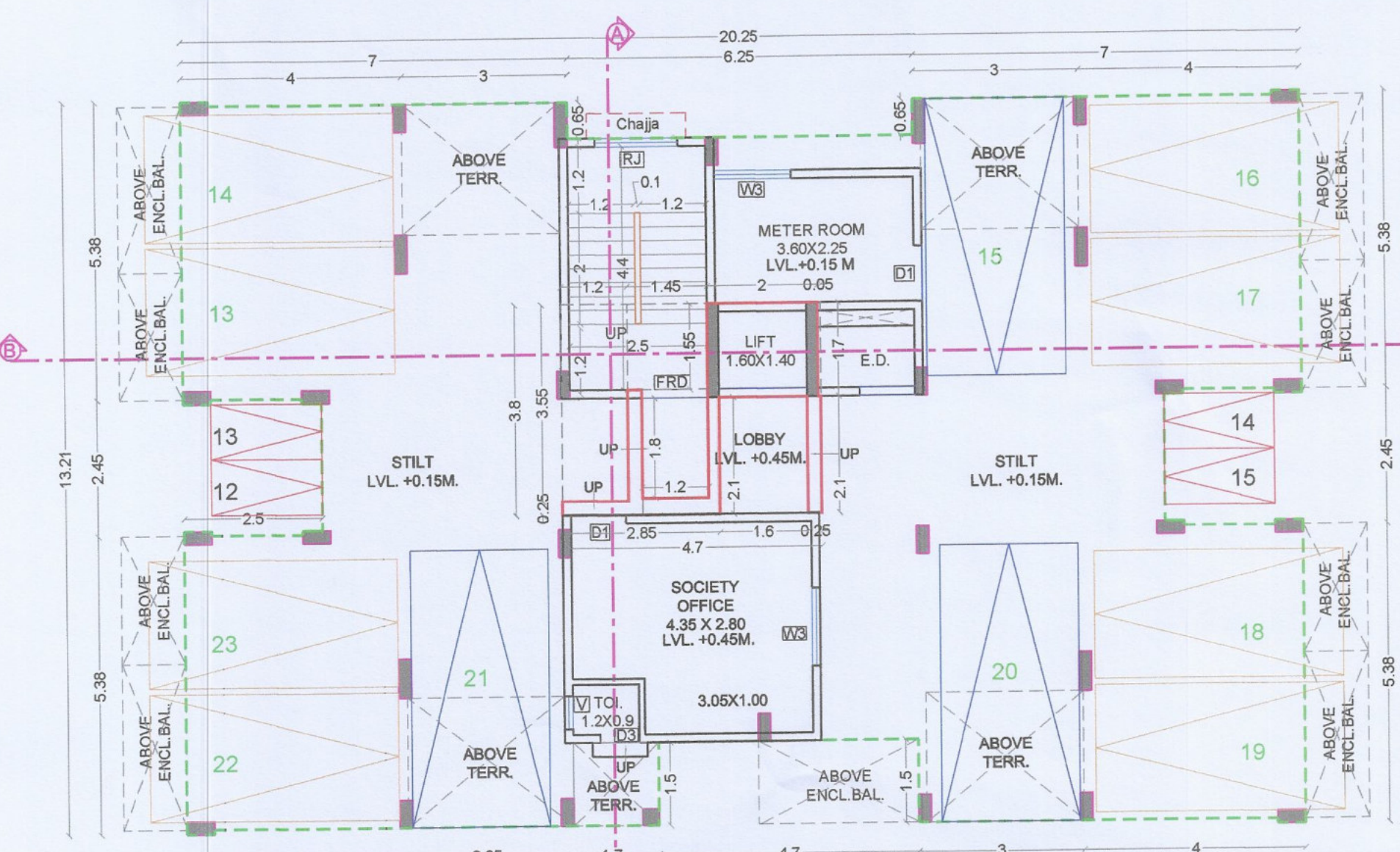
TERRACE FLOOR PLAN (SCALE 1:100)



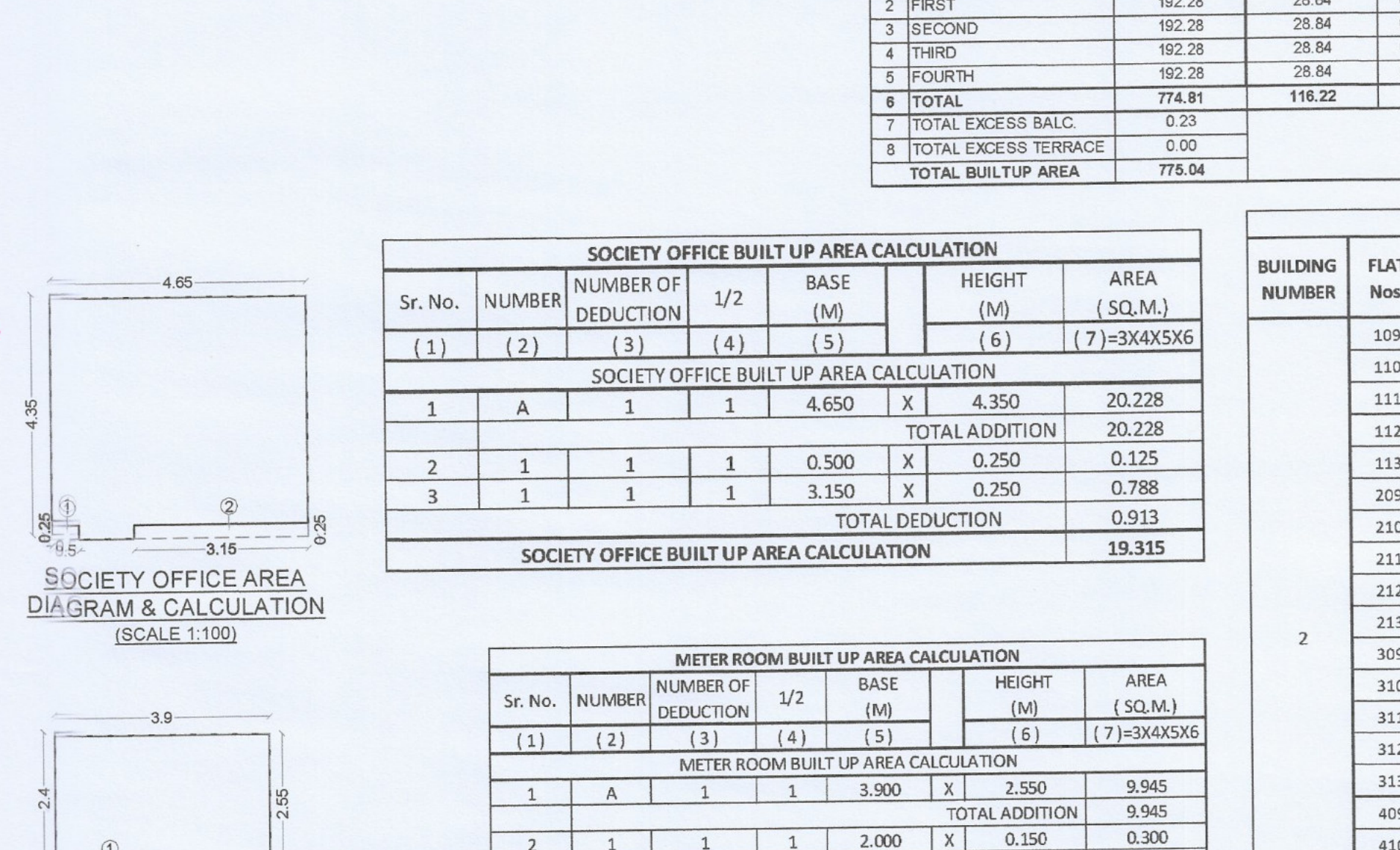
TYPICAL 1ST TO 4TH FLOOR AREA DIAGRAM & CALCULATION (SCALE 1:100)



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



GROUND FLOOR PLAN (SCALE 1:100)



METER ROOM DIAGRAM & CALCULATION (SCALE 1:100)

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
(1)	(2)	(3)	(4)	(5) H(3)/6	(6)
LIVING	109	11.455	W1	1.909	3.870
BED	109	10.260	W1	1.710	2.520
KITCHEN	109	5.040	W3	1.000	1.960
TOILET	109	2.160	V	0.360	0.450

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

BUILDING NO.-2	FLOOR	BUILT UP AREA
1	GROUND FLOOR	59.70
2	1ST FLOOR	192.28
3	2ND FLOOR	192.30
4	3RD FLOOR	192.30
5	4TH FLOOR	192.30
6	TOTAL	775.04

BUILT UP AREA - FLOOR AREA STATEMENT FOR BUILDING NO. 02												
1		2	3	4	5	6	7	8	9	10	11	12
SR. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA(15% OF 3)	PROPOSED BALCONY				TOTAL(6 + 7 + 8)	EXCESS (8-4)	PERMISSIBLE TERRACE AREA(20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (11-10)
				OPEN	CLOSE	OPEN	CLOSE					
1	GROUND	5.57	0.84	0.00	0.00	0.00	0.00	0.00	0.00	1.11	0.00	0.00
2	FIRST	192.28	28.84	0.00	28.73	0.00	28.73	0.00	0.00	38.46	29.44	0.00
3	SECOND	192.28	28.84	0.00	28.73	0.00	28.73	0.00	0.00	38.46	29.44	0.00
4	THIRD	192.28	28.84	0.00	28.73	0.00	28.73	0.00	0.00	38.46	29.44	0.00
5	FOURTH	192.28	28.84	0.00	28.73	0.00	28.73	0.00	0.00	38.46	29.44	0.00
6	TOTAL	774.81	116.22	115.37	0.00	115.37	0.23			168.57	58.88	0.00
7	TOTAL EXCESS BALC			0.23								
8	TOTAL EXCESS TERRACE			0.00								
9	TOTAL BUILT UP AREA	775.04										

Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=3XAX5X6
1	A	1	1	4.650	X	4.350
2	1	1	1	0.500	X	0.250
3	1	1	1	3.150	X	0.788
4	TOTAL					0.913
5	TOTAL DEDUCTION					19.315

Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=3XAX5X6
1	A	1	1	3.900	X	2.550
2	1	1	1	2.000	X	0.150
3	TOTAL					0.300
4	TOTAL DEDUCTION					8.645

BUILDING NUMBER	FLAT Nos.	UNITS	CARPET AREA IN SQ.M.	BALCONY AREA ENCLOSURED	TERRACE AREA PROJECTED	TERRACE AREA IN SQ.M.	BUILT AREA IN SQ.M.
1	109	1	44.277	6.095	0.000	6.594	47.630
2	110	1	33.590	6.095	0.000	6.882	35.337
3	111	1	22.750	4.350	0.000	2.550	25.988
4	112	1	33.590	6.095	0.000	6.659	35.337
5	113	1	33.590	6.095	0.000	6.755	35.562
6	109	1	43.242	6.095	0.000	0.000	47.630
7	110	1	32.810	6.095	0.000	0.000	35.337
8	111	1	22.750	4.575	0.000	0.000	25.988
9	112	1	32.810	6.095	0.000	0.000	35.337
10	113	1	32.810	6.095	0.000	0.000	35.562
11	309	1	44.277	6.095	0.000	6.594	47.630
12	310	1	33.590	6.095	0.000	6.882	35.337
13	311	1	22.750	4.350	0.000	2.550	25.988
14	312	1	33.590	6.095	0.000	6.659	35.337
15	313	1	33.590	6.095	0.000	6.755	35.562
16	409	1	43.242	6.095	0.000	0.000	47.630
17	410	1	32.810	6.095	0.000	0.000	35.337
18	411	1	22.750	4.575	0.000	0.000	25.988
19	412	1	32.810	6.095	0.000	0.000	35.337
20	413	1	32.810	6.095	0.000	0.000	35.562
21	TOTAL	20	664.438	115.370	0.000	58.878	719.416

Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=3XAX5X6
1	A	1	1	20.250	X	13.250
2	1	3	1	3.580	X	0.080
3	2	1	1	0.080	X	1.850
4	3	1	1	5.400	X	2.430
5	4	1	1	2.900	X	2.850
6	5	1	1	1.000	X	1.950
7	6	1	1	1.600	X	2.100
8	7	1	1	1.750	X	1.400
9	8	1	1	3.750	X	0.730
10	9	1	1	6.500	X	0.080
11	10	1	1	2.680	X	0.500
12	11	1	1	2.700	X	0.300
13	12	1	1	2.850	X	1.550
14	13	4	1	1.650	X	0.080
15	14	2	1	2.900	X	2.250
16	15	2	1	2.850	X	0.850
17	16	1	1	12.250	X	1.000
18	17	1	1	12.090	X	1.580
19	TOTAL					75.22
20	TOTAL DEDUCTION					192.28
21	TOTAL NET BUILT UP AREA					582.56

BALCONY TYPE	Number of Balcony	Length (Meter)	Breadth (Meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5)=2x(3)x(4)
B1	4	3.00	1.15	0.00
B2	4	2.30	1.15	0.00
B3	4	2.30	1.50	0.00
4	TOTAL			0.00
5	TOTAL PROPOSED BALCONY AREA			28.73
6	NET B.U.A. OF FLOOR			192.28
7	Permissible Balcony Area=(Net Built Up Area) X15%			28.84
8	Balance Balcony Area, if any			NIL
9	Excess Balcony Area, if any			NIL
10	Proposed Balcony Area On 1st Floor			28.73
11	Total Proposed Balcony Area 1st & 3rd Floor			57.46

BALCONY TYPE	Number of Balcony	Length (Meter)	Breadth (Meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5)=2x(3)x(4)
B1	4	3.00	1.15	0.00
B2	4	2.30	1.15	0.00
B3	4	2.30	1.50	0.00
4	TOTAL			0.00
5	TOTAL PROPOSED BALCONY AREA			28.73
6	NET B.U.A. OF FLOOR			192.28
7	Permissible Balcony Area=(Net Built Up Area) X15%			28.84
8	Balance Balcony Area, if any			NIL
9	Excess Balcony Area, if any			NIL
10	Proposed Balcony Area On 2nd Floor			28.73
11	Total Proposed Balcony Area 2nd & 4th Floor			57.46

TERRACE TYPE	Number of Terrace	Length (Meter)	Breadth (Meter)	Area in Sq.M.
(1)	(2)	(3)	(4)	(5)=2x(3)x(4)
T1	1	2.850	1.550	0.83
T2	1	2.770	0.300	0.83
T3	1	2.690	0.900	5.27
T4	1	2.850	1.850	1.39
T5	1	2.770	0.900	1.39
6	TOTAL			29.44
7	TOTAL PROPOSED TERRACE AREA			28.44
8	NET B.U.A. OF FLOOR			192.28
9	Permissible Terrace Area=(Net Built Up Area) X20%			38.46
10	Balance Terrace Area, if any			NIL
11	Excess Terrace Area, if any			NIL
12	Total Proposed Terrace Area 1st Floor			28.44
13	Total Proposed Terrace Area 1st & 3rd Floor			56.88

SPECIFICATIONS
External wall thk 0.15M
Internal wall thk 0.10M

TOTAL NO. OF UNITS 00
COMMERCIAL UNITS 00
RESIDENTIAL UNITS 20

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
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. 581 (OLD GUT NO. 2441),
AT VILLAGE -NERE,TAL-PANVEL, DIST.-RAIGAD.

ARCHITECT NAME & SIGN

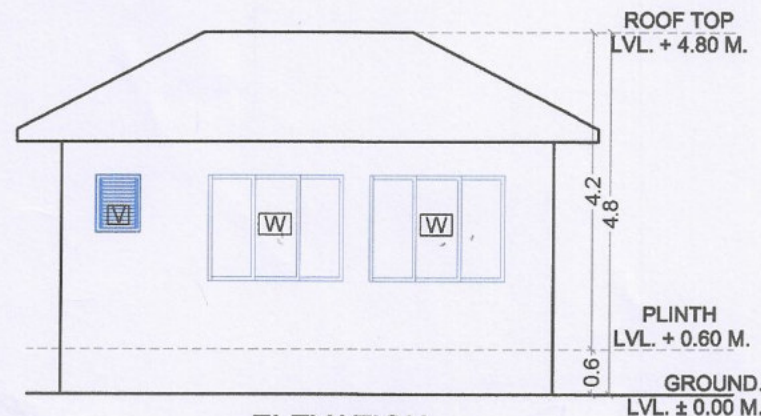
NEHA JAIN
REG NO : CA/2008/43603
DATE 23-07-21
DRAWN. Rajeshree
CHKD. BY Gharat
SCALE 1:100
NORTH

N. ANARCH
ARCHITECT & PLANNERS
Office: 20&21, Rahaga Arcade,
Sec-11, Plot no. 61, CBD Belapur-400614,
Mumbai-400099
mail: n.architect@gmail.com

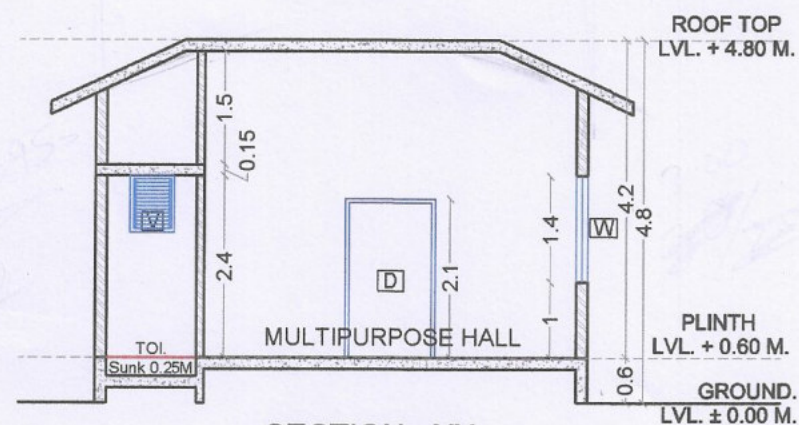
SCHEDULE OF DOORS & WINDOWS				
TYPE	SIZE IN M.	AREA IN SQ.M.	SILL HEIGHT IN M.	DESCRIPTION
D	1.20X2.10	2.520	0.00	T.W. PANEL DOOR
D1	0.75X2.10	1.575	0.00	T.W. PANEL DOOR
W	1.80X1.40	2.520	1.00	AL.SLIDING FRENCH WINDOW
V	0.60X0.75	0.450	1.65	AL. FRAME LOUVERED WINDOW

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

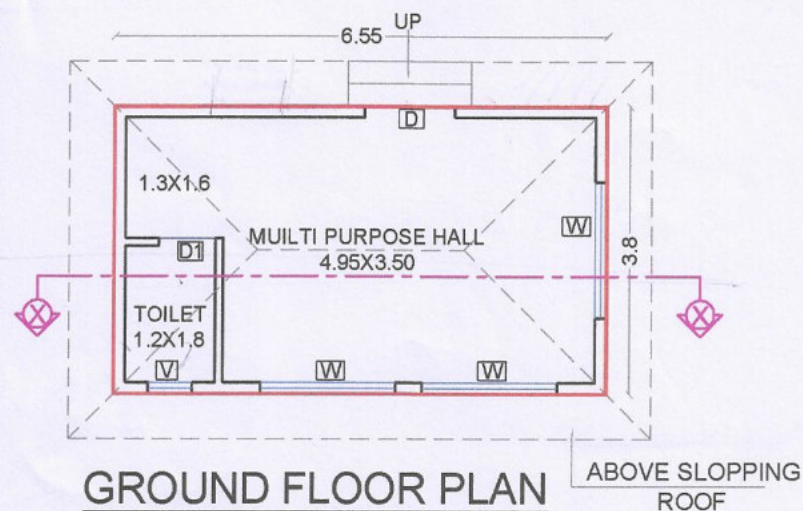
SPECIFICATIONS	
External wall thk	0.15M
Internal wall thk	0.10M



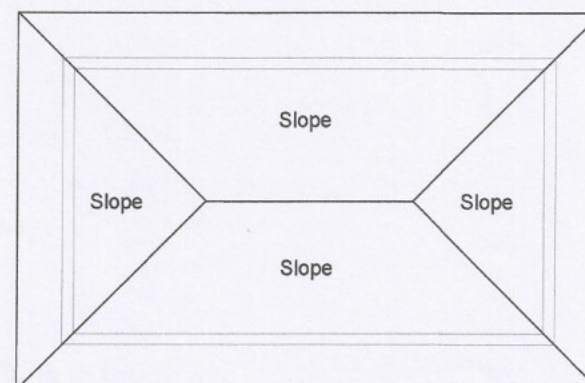
ELEVATION
(SCALE 1:100)



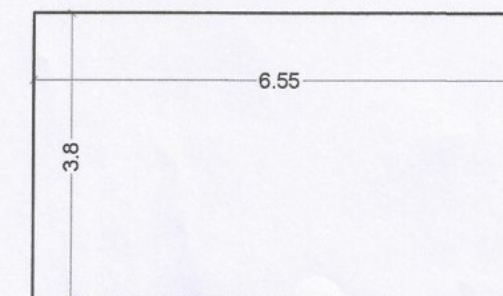
SECTION - XX
(SCALE 1:100)



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	Proposed 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)=3X4X5X6
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 conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Nere/BP-00507/ACC/2021 /0110 dated 09.09.2021

SWATI PUNDLIK POHEKAR

Digitally signed by SWATI PUNDLIK POHEKAR
Date: 2021.09.09 17:56:36 +05'30'

NAME OF THE OWNER & SIGNATURE

FOR EXCEL REALITY,
FOR EXCEL REALITY

Sandeep

MR.SANDEEP MOHANDAS MAKHIJA
(PARTNER) For EXCEL REALITY

Sunil

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
23-07-21	Rajeshree	Gharat	1:100	



AN.ARCH
ARCHITECT & PLANNERS

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DESIGN WITH A DIFFERENCE