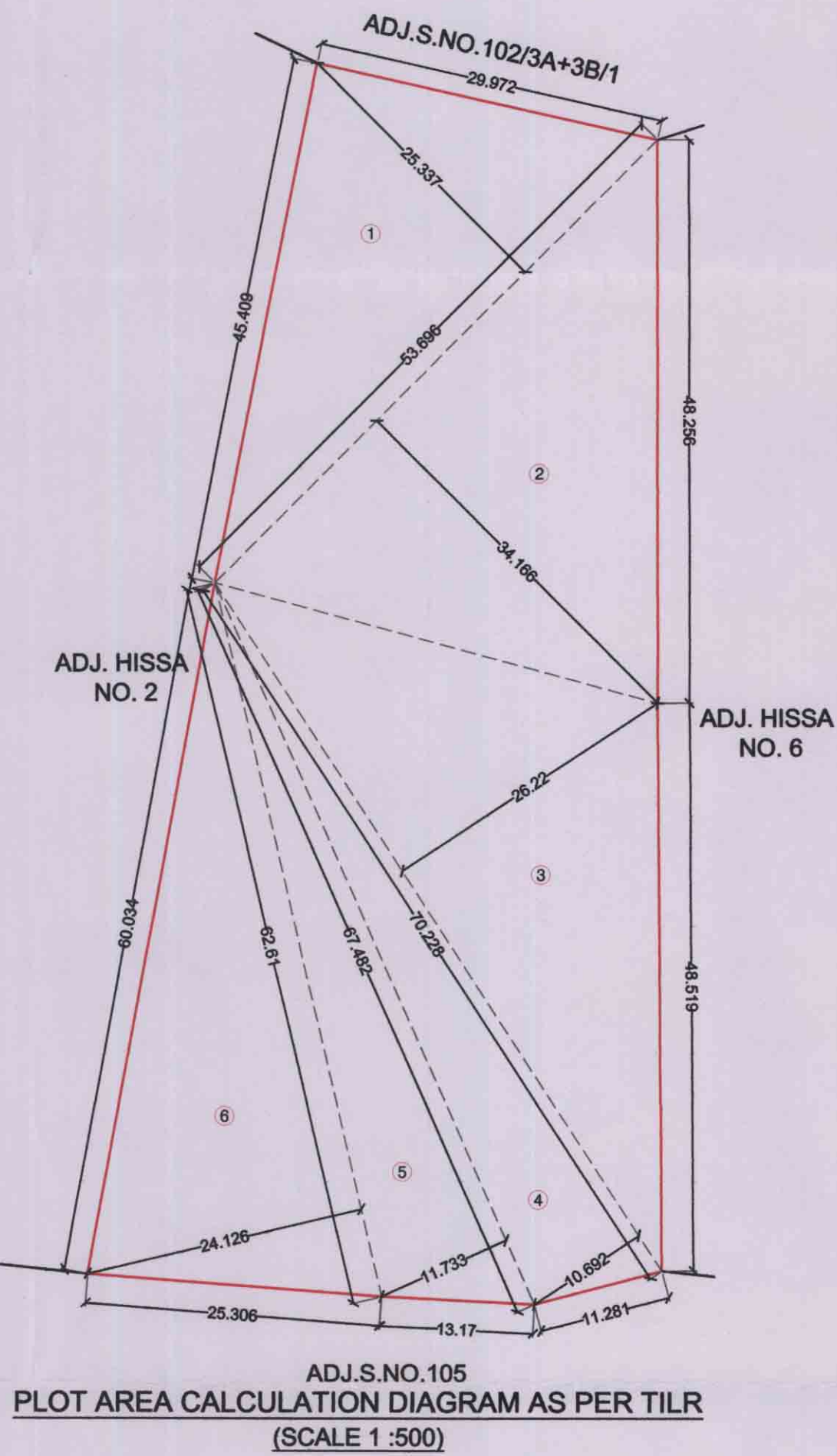
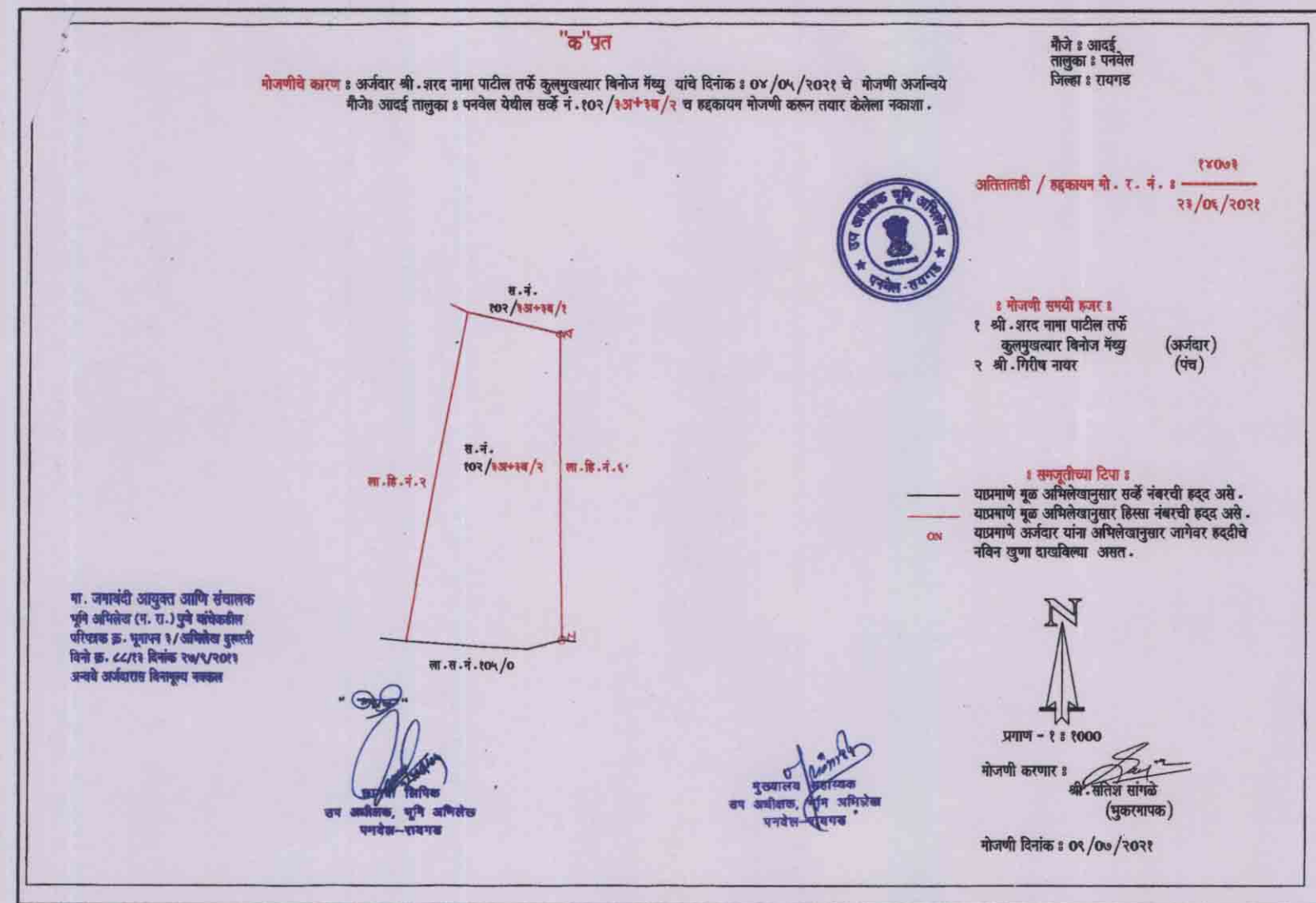
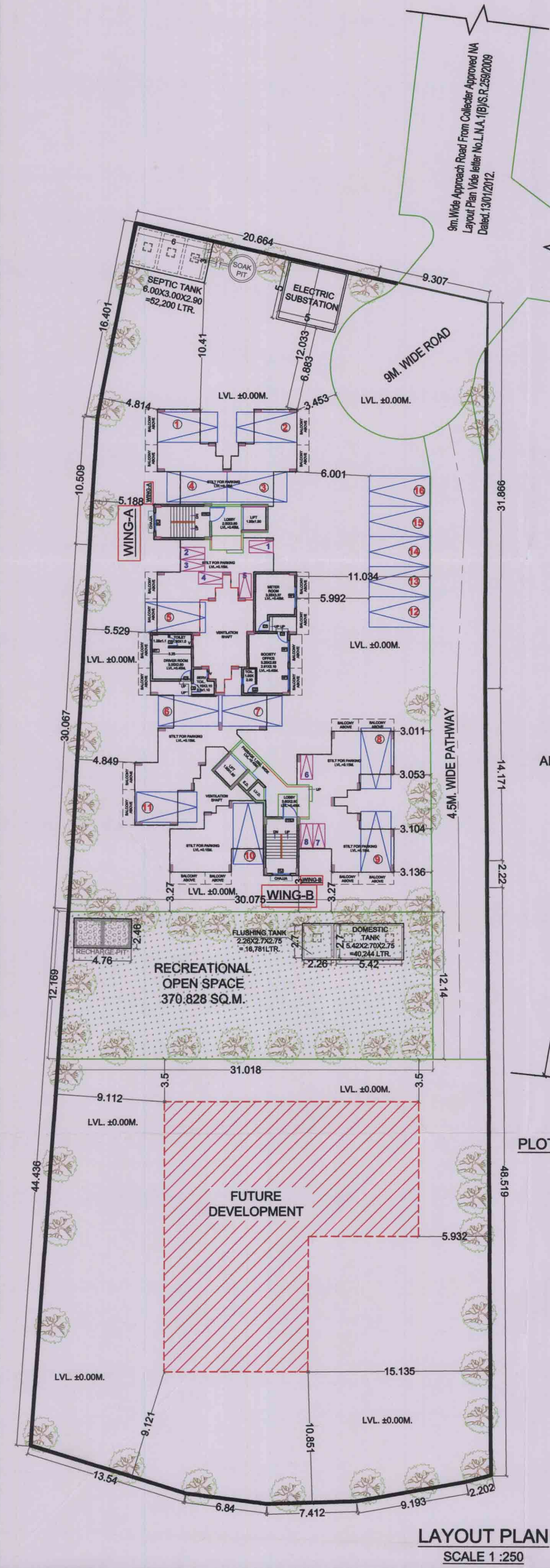


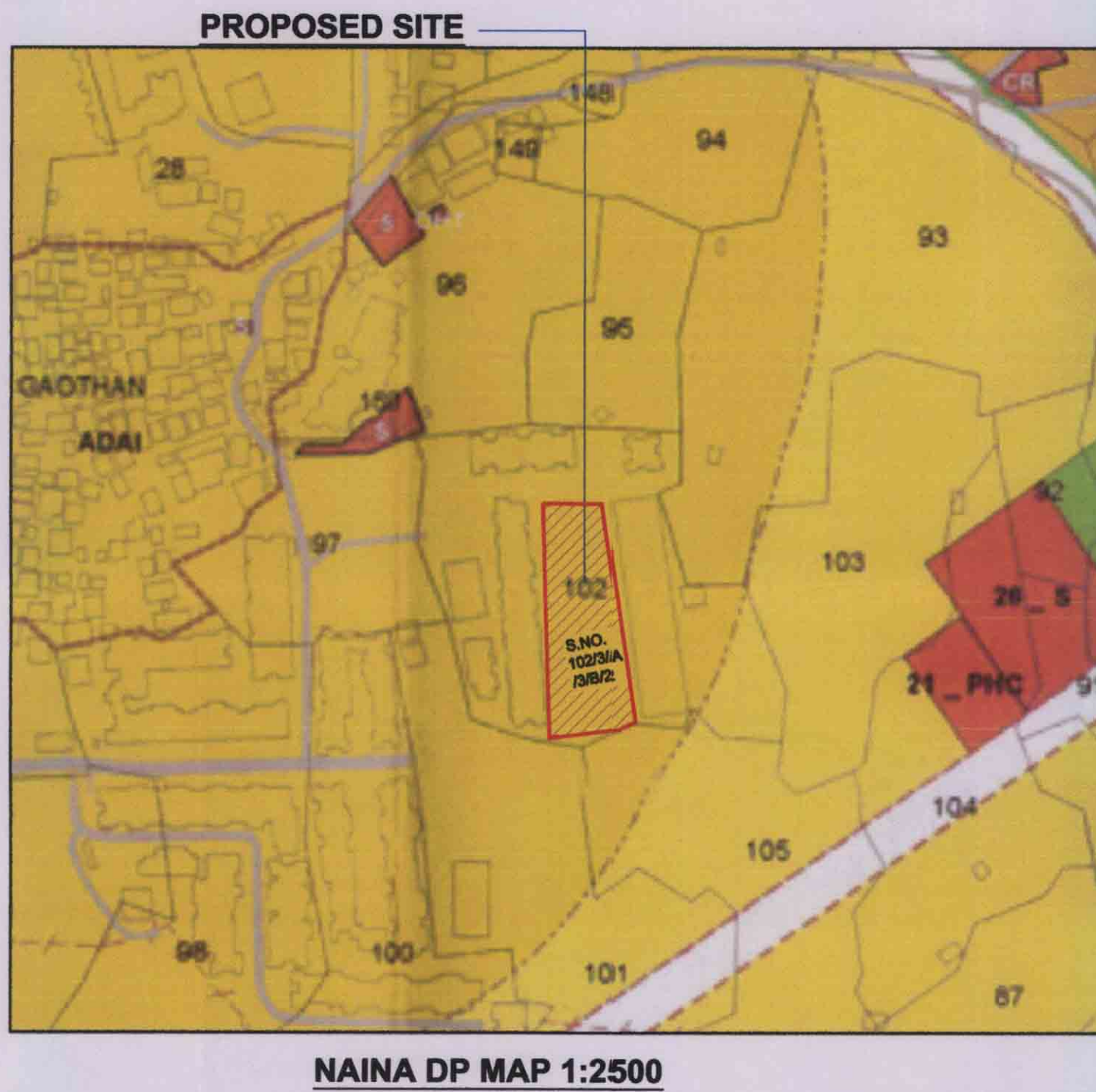
NOTE :- ± 0.00M. LEVEL CORRESPONDS TO 16.2M. AMSL SITE ELEVATION MENTIONED IN AAI NOC DATED 13-01-2021



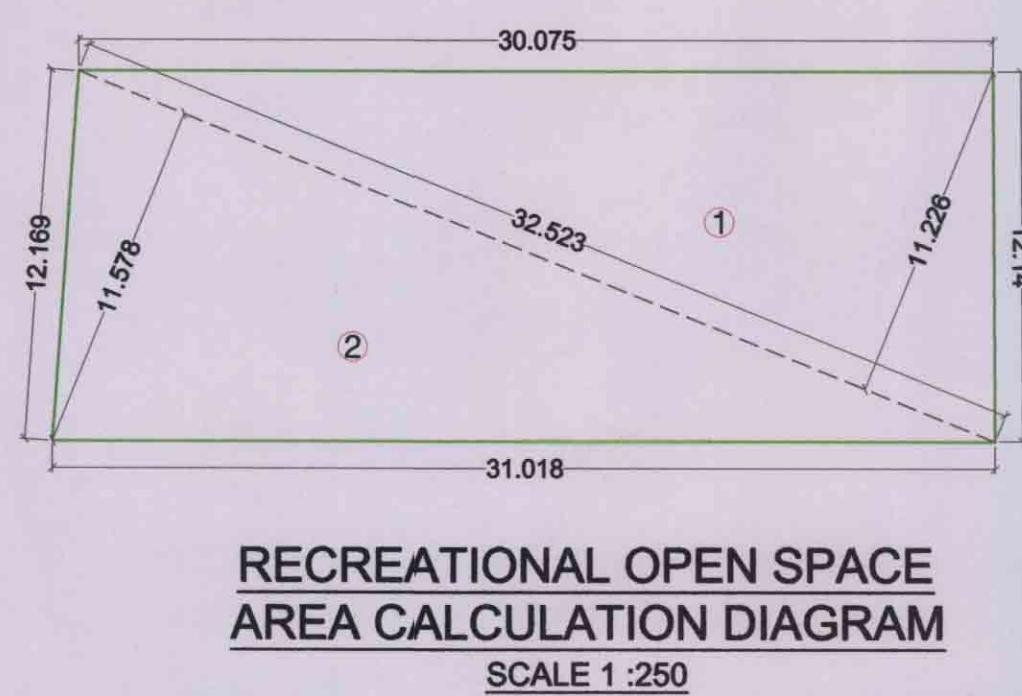
PLOT AREA CALCULATION OF TILR MAP SURVEY NO. AS PER TILR 102/3A/3B/2 (S.NO. AS PER 7/12 = 102/3A/3B/2) AT VILLAGE AADAI, TAL. PANVEL						
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)	Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)X(4)X(5)X(6)
1	1	1	1/2	53.696	25.337	680.248
2	2	1	1/2	53.696	34.166	917.289
3	3	1	1/2	70.228	26.220	920.689
4	4	1	1/2	70.228	10.692	375.439
5	5	1	1/2	67.482	11.733	395.883
6	6	1	1/2	62.610	24.126	755.264
TOTAL PLOT AREA =						4044.812

RECREATIONAL OPEN SPACE 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	32.523	11.226	182.552
2	2	1	1/2	32.523	11.578	188.276
TOTAL RECREATIONAL OPEN SPACE AREA =						370.828

BUILT-UP-AREA SUMMARY		
Floors↓	(AS PER SANCTIONED NAINA DCPR)	(P-LINE AREA AS PER PROPOSED MODIFICATION IN NAINA DCPR UNDER SECTION 37 OF MRTP ACT)
(1)	(2)	(2)
Ground	26.819	58.625
1st Floor	354.448	436.788
2nd Floor	354.448	436.788
3rd Floor	354.448	436.788
4th Floor	354.448	436.788
Total	1444.611	1805.777
SERVANT TOILET	4.781	4.781
DRIVER ROOM	14.404	14.404
SOCIETY OFFICE	20	20
Total Built-up-Area	1463.796	1844.962



TENEMENT AREA STATEMENT				
A WING				
FLAT NUMBER	UNITS	CARPET AREA IN SQ.M.	BALCONY AREA ENCLOSED PROJECTED	BUILT UP AREA (SQ.M.)
101,201,301,401	4	30.228	0.000	5.150
102,202,302,402	4	30.228	0.000	5.150
103,203,303,403	4	30.228	0.000	5.150
104,204,304,404	4	30.228	0.000	5.150
16	120.912	0.000	81.800	132.356
B WING				
FLAT NUMBER	UNITS	CARPET AREA IN SQ.M.	BALCONY AREA ENCLOSED PROJECTED	BUILT UP AREA (SQ.M.)
101,201,301,401	4	30.228	0.000	5.150
102,202,302,402	4	30.228	0.000	5.150
103,203,303,403	4	30.234	0.000	5.150
104,204,304,404	4	30.234	0.000	5.000
105,205,305,405	4	30.228	0.000	5.150
106,206,306,406	4	30.228	0.000	5.150
24	181.380	0.000	123.000	198.835
TOTAL	40	0.000	204.800	



AREA STATEMENT		
Sr. No.	Particulars	Area(In Sq. M.)
1	a Area of Plot (as per 7/12) and NA order	3680.000
	b Area of Plot as per TILR (by triangulation method at true scale)	4044.812
	c Area of Plot as per Physical Survey	3535.100
	d Area of plot considered (least of (a), (b) and (c))	3535.100
Deduction for		
2	a Existing road (ROW)	0.000
	b Proposed widening of existing road	0.000
	c Proposed IDP/DP road	0.000
	d Area under reservation, if any	0.000
Total (a+b+c+d)		0.000
3	Gross area of Plot (1-2)	3535.100
Deduction for Amenity Space, if any		
4	a Required Amenity Space (5% of 3)	NA
	b Proposed Amenity Space	NA
5	Net Plot area (3-4a)	3535.100
6	a Required RG/Open Space (10% of 5)	353.510
	b Proposed RG/Open Space	370.828
Permissible FSI		
7	a Base FSI permissible	0.7
	b Permissible FSI with payment of premium	0.3
8	Permissible Built Up Area ((7a+7b)x5)	3535.1
9	Proposed Built Up Area	1463.796
10	Permissible Built Up area of EWS component (20% of 9)	N.A.
11	Proposed Built Up Area Of EWS component	0
12	Existing Built Up Area, If any	0
13	Excess Balcony area counted in FSI	0
14	Excess Terrace area counted in FSI	0
15	Balance Built Up Area = (8-9)	2071.304
16	Excess Built Up Area	0.000
17	Total FSI consumed	0.414
18	Balance FSI	0.586
No. of units proposed		
19	a Residential - Sale component	40
	b Trees to be planted against plot area (1 tree for every 100 Sq. M.)	37
	c Trees to be planted against RG/open space (5 tree for every 100 Sq. M.)	19
	d Existing trees	6
20	e Trees to be cut	0
	f Trees to be planted against tree fell (5 tree for every 1 tree fell) (d x 5)=	0
	g Total required trees (a+b+c-e)	56
	h Existing Number of trees to be retain (c-d)=	6
Req. Number of trees to be planted (f - g)		50

Balcony Area Statement*						
Floor	Built-Up-Area (Sq.m)	Permissible balcony Area (Sq.m)	Proposed Balcony Area (In Sqm)			
(1)	(2)	(3)=(2) X 15%	Enclosed	Open	Total	Excess If(6)-(3), (7)=(6)-(3)
Ground Floor	26.819	4.023	0.000	0.000	0.000	0.000
1st Floor	354.448	53.167	0.000	51.200	51.200	0.000
2nd Floor	354.448	53.167	0.000	51.200	51.200	0.000
3rd Floor	354.448	53.167	0.000	51.200	51.200	0.000
4th Floor	354.448	53.167	0.000	51.200	51.200	0.000
Total	1444.611	216.692	0.000	204.800	204.800	0.000

FLOOR AREA STATEMENT											
Sr. No.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	ENCLOSED	OPEN	TOTAL (5+6+7)	BALANCE (4-8)	PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE AREA (11-10)	
1	GROUND	26.819	4.023	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2	FIRST	354.448	53.167	0.000	0.000	51.200	0.000	70.890	0.000	0.000	0.000
3	SECOND	354.448	53.167	0.000	0.000	51.200	0.000	70.890	0.000	0.000	0.000
4	THIRD	354.448	53.167	0.000	0.000	51.200	0.000	70.890	0.000	0.000	0.000
5	FOURTH	354.448	53.167	0.000	0.000	51.200	0.000	70.890	0.000	0.000	0.000
6	TOTAL	1444.611	216.692	0.000	0.000	204.800	0.000	283.558	0.000	0.000	0.000
7	TOTAL EXCESS BALC.	0.000									
8	TOTAL EXCESS TERRACE	0.000									
9	SERVANT TOILET AREA	4.781									
10	DRIVER ROOM	14.404									
TOTAL BUILTUP AREA		1463.796									

Parking Area Statement						
Bldg. No.	Occupancy	One Parking for Every	Number of units	Standard Car	Parking type Car	Parking type Scooter
(1)	(2)	(3)	(4)	(5)=(3)x(4)	(6)	(7)
4 tenements having carpet area upto 35 sq.m. each.		0.25	40	10	10	
Subtotal Parking required					10	
Visitor Parking 10% of above (10 X 10%)					1	
Total Parking Required					11	7
Total Parking Provided					16	8
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 )						

## STAMP OF APPROVAL

Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate no. CIDCO/NAINA/Panvel/Aadai/BP-00554/CC/2022/0223 dated 21.07.2022.

## LEGENDS

Sr. No.	Item	Site Plan on White Print	Building Plan On White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permissible 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 Tree		

## CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING S.NO. 102/3A/3B/2, AT VILLAGE-ADAI, TALUKA PANVEL, DIST. RAIGAD, DATED 07/06/2021, AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS PER MEASURED ON SITE AND AREA SO WORKED OUT IS 3535.100 SQ.MTR.

M/S. JB INFRA PROJECTS FROM PARTNER  
For J. B. INFRA PROJECTS  
PARTNER  
(MR. BINUJ MATHEW) (MR. SHAHAD NAMA PATIL)  
(SIGNATURE OF POA HOLDER) (SIGNATURE OF OWNER)  
PMA ARCHITECTS  
Ar. Parag Mehetar  
PMA ARCHITECTS  
CA/2013/58335

## FORM OF CERTIFICATE

I PARAG MEHETAR 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/LEASEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

ADD:-Office No.2, 2nd Floor, A Wing, Yashokiran Hsg Society, Sewarkar Chowk, Panvel-410206.

E-Mail ID: pma.architects12@gmail.com

MOB. : +919819595299

PMA ARCHITECTS  
Ar. Parag Mehetar  
PMA ARCHITECTS  
(AR. PARAG MEHETAR)  
CA/2013/58335

## SPECIFICATIONS

• EXTERNAL WALL THK. 150 MM

• INTERNAL WALL THK. 100 MM

## SHEET CONTENTS

• DIGITALIZED SCAN TILR.  
• LOCATION PLAN & NAINA DP MAP.  
• TILR PLOT CALCULATION & DIAGRAM.  
• LAYOUT PLAN & PARKING AREA STATEMENT.  
• BUILT UP AREA SUMMARY.  
• FLOOR AREA STATEMENT, BALCONY AREA & TERRACE AREA STATEMENT.

## NAME OF THE OWNER & SIGNATURE

M/S. JB INFRA PROJECTS FROM PARTNER  
For J. B. INFRA PROJECTS  
PARTNER  
(MR. BINUJ MATHEW) (MR. SHAHAD NAMA PATIL)  
(SIGNATURE OF POA HOLDER) (SIGNATURE OF OWNER)

## DESCRIPTION OF PROPOSAL & PROPERTY

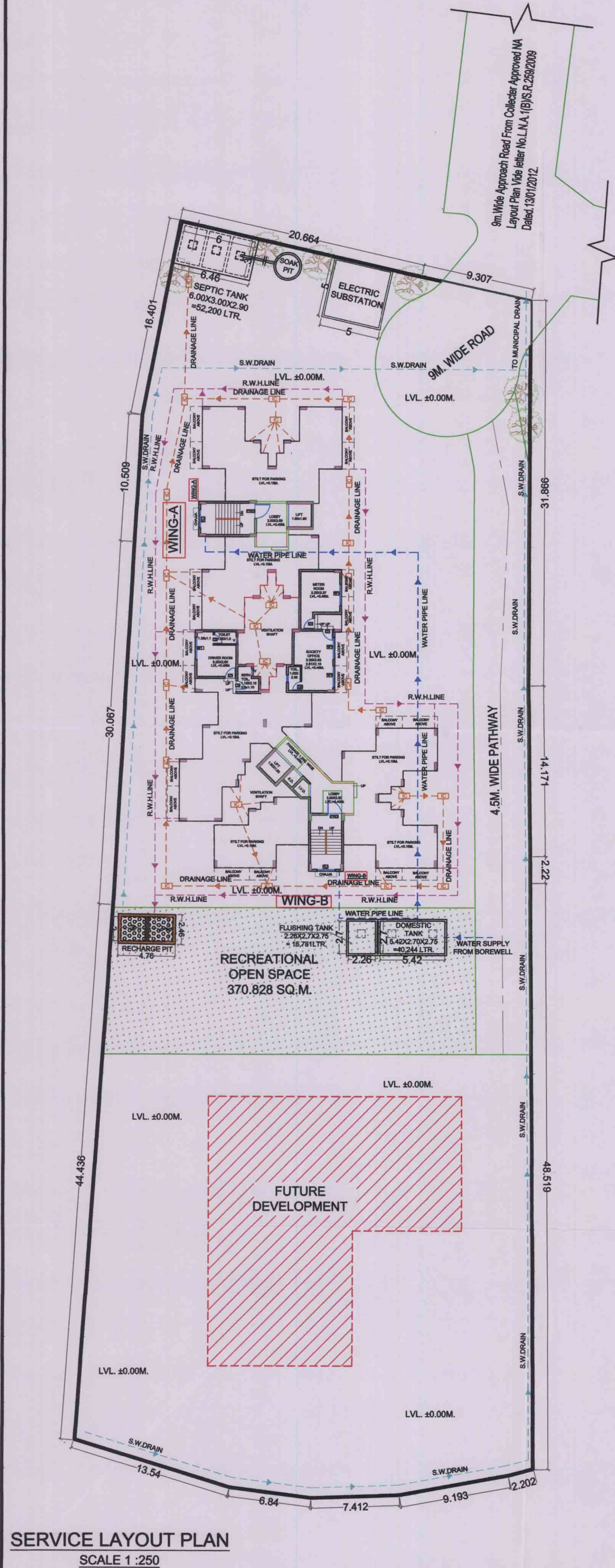
PROPOSED RESIDENTIAL BUILDING ON S.NO. 102/3A/3B/2, AT VILLAGE-ADAI, TAL- PANVEL, DIST. - RAIGAD.

PMA  
ARCHITECTS

Office No.2, 1st floor, A wing, Yashokiran Hsg Society,  
Sewarkar Chowk, Panvel-410206.  
Email id: pma.architects12@gmail.com  
Mob. No. +919819595299

DATE	DRAWN BY	CHECKED BY	SCALE	NORTH
05.05.2022	SUDHIR KARANDE	PARAG MEHETAR	AS SPECIFIED	
SHEET NO.1/4				





SEPTIC TANK REQUIREMENT																	
SR. No.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT (A+B)	% FLOW TO SEWER		ADDITIONAL TOILET REQUIREMENT			TOTAL FLOW	TOTAL REQUIRE D CAPACITY	TOTAL PROVIDED CAPACITY	
				FLUSHING		DOMESTIC			FLUSHING 100%	DOMESTIC 85%	ADDITIONAL TOILET REQUIREMENT	FLUSHING					FLUSHING 100%
				(A)	(B)	(A)	(B)	(A)				(B)					
				LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD
1	BLDG. NO 1 ( FLAT 40 )	5	200	54	10800	135	27000	37800	10800	22950	3	180	540	540	34290	34.290	6.00 X3.00 X 2.90= CAP. 52,200 LTRS
TOTAL																52.200	

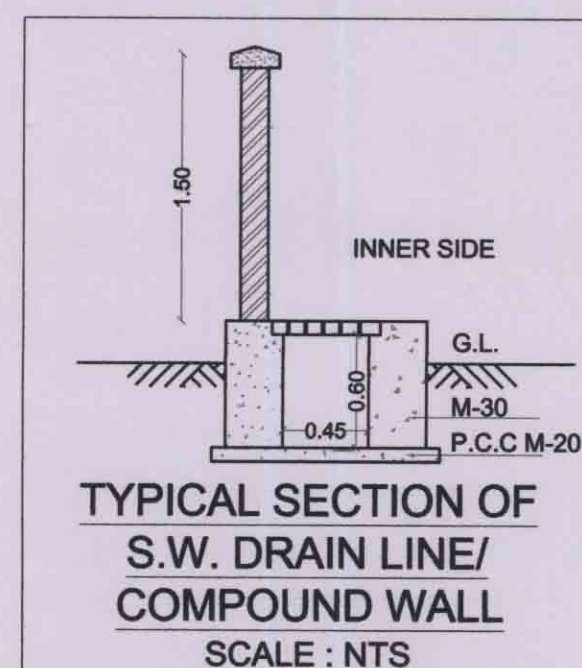
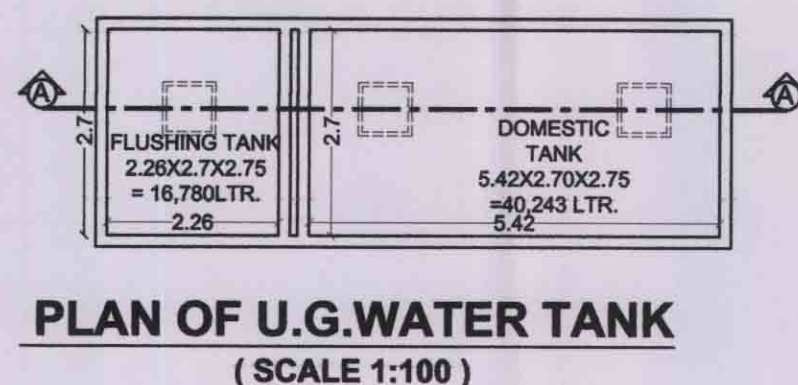
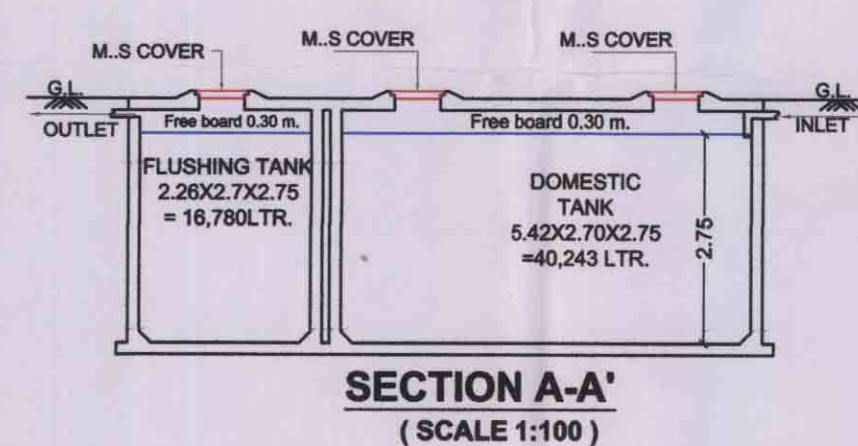
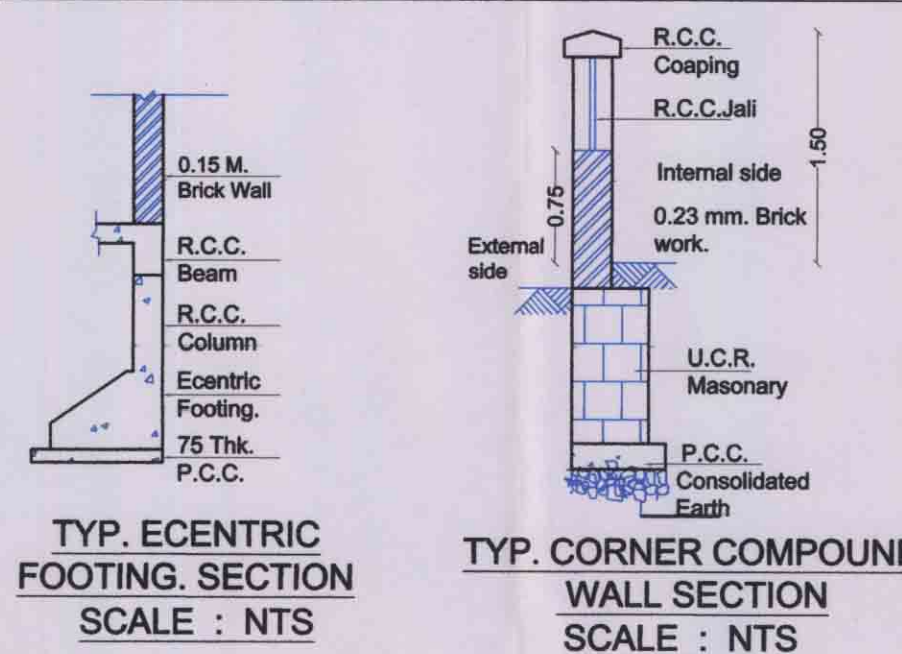
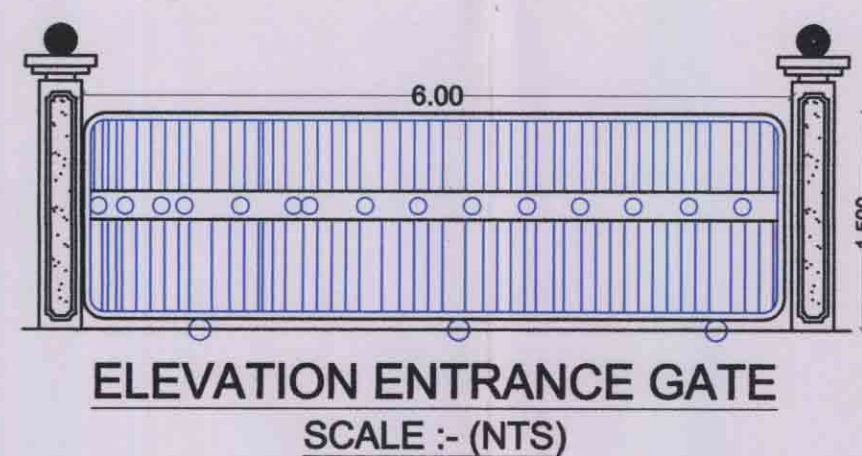
WATER CAPACITY CALCULATION ( U. G. WATER TANK RESIDENTIAL UNITS )								
BUILDING	FLAT Nos.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 54 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. ( B )	TOTAL ( RES. ) ( A + B )	
1	40	135 X 40X 5	27000	54 X 40X 5	10800	3	540	11340
TOTAL	40		27000		10800		540	11340

PROPOSED U.G. WATER TANK			
DOMESTIC TANK	SIZE-5.42 X 2.70 X 2.75	40.244	40.244
FLUSHING TANK	SIZE-2.26 X 2.70 X 2.75	16.781	16.781
TOTAL PROVIDED WATER CAPACITY U.G. TANK			57.025

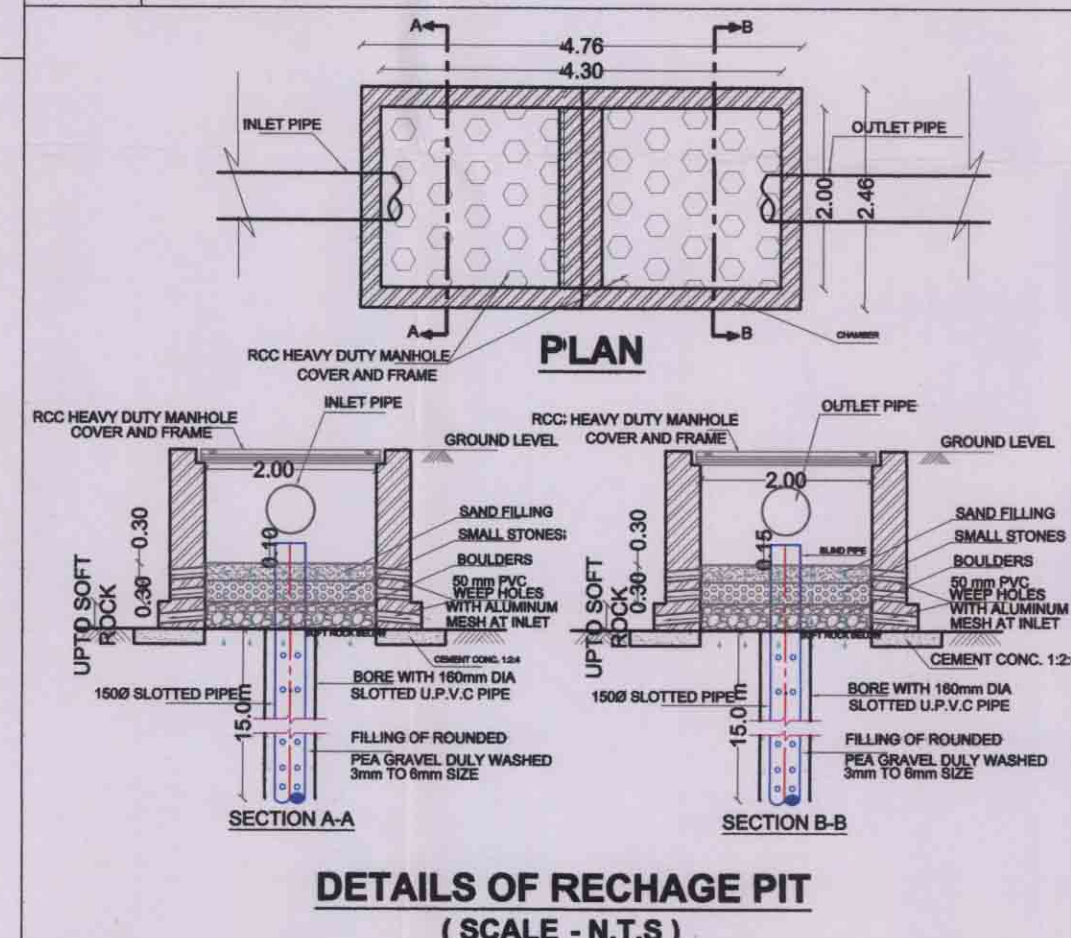
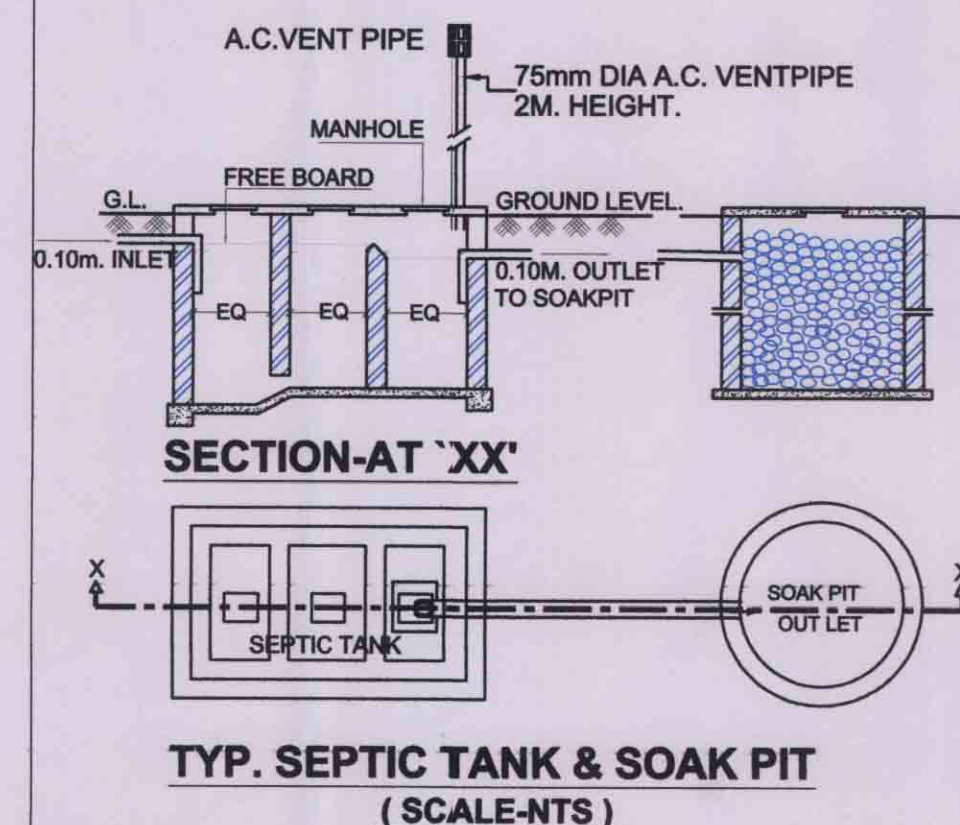
NOTE :-  
 1) FOR RESIDENTIAL UNIT 5 PERSONS PER TENEMENT.  
 2) WATER REQUIREMENT PER PERSON = 135(DOMESTIC)+54(FLUSHING)=189 LTRS. PER PERSON.  
 3) WATER REQUIREMENT FOR ADD. TOILET = 180 LTRS. PER TOILET.  
 4) SIZE OF WATER TANK IS EXCLUDING THE FREE BOARD.

PROPOSED OVERHEAD WATER TANK CALCULATION			
WING	TYPE	SIZE (M.)	CAPACITY (LTRS.)
WING-A	DOMESTIC	2.60X 2.50X 1.50	9,750
	FLUSHING	2.60 X 1.60 X 1.50	6,240
WING-B	DOMESTIC	2.60X 2.50X 1.50	9,750
	FLUSHING	2.60 X 1.60 X 1.50	6,240
TOTAL CAPACITY IN LTR. =			31,980

NOTE:-  
 I) OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT.  
 II) SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD.



LEGENDS			
Sr. No.	Item	Site Plan on White Print	Building Plan On White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permissible 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		
12	Two wheeler parking		
13	Big car parking		
14	Small car parking		
15	Existing Tree		



## STAMP OF APPROVAL

Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate no. CIDCO/NAINA/Panvel/Adai/BP-00554/CC/2022/0223 dated 21.07.2022.

### SPECIFICATIONS

- EXTERNAL WALL THK. 150 MM
- INTERNAL WALL THK. 100 MM

### SHEET CONTENTS

- SERVICE LAYOUT
- SEPTIC TANK REQUIREMENT CALCULATION.
- WATER CAPACITY CALCULATION.
- ENTRANCE GATE & COMPOUND WALL SECTION.
- U.G. WATER TANK PLAN & SECTION
- SEPTIC TANK & SOAK PIT PLAN & SECTION.
- RECHARGE PIT PLAN & SECTION.

### NAME OF THE OWNER & SIGNATURE

M/S.JB INFRA PROJECTS FROM PARTNER

For J. B. INFRA PROJECTS

*Bijay Mathew*  
PARTNER

(MR. BINUJ MATHEW)  
(NAME & SIGNATURE OF POA HOLDER)

(MR. SHARAD NAMA PATIL)  
(NAME & SIGNATURE OF OWNER)

PROPOSED RESIDENTIAL BUILDING ON S.NO.102/3A/3B/2, AT VILLAGE- ADAI, TAL.- PANVEL, DIST. - RAIGAD.

### NAME & SIGNATURE OF ARCHITECT



Office No.2, 1st floor, A wing, Yashokiran Hsg Society,  
Sawarkar chowk, Panvel - 410206.  
Email id-pma-architects12@gmail.com  
Mob. No. +919819595299

*Ar. Parag Mehetar*  
**Ar. Parag Mehetar**  
**PMA ARCHITECTS**  
(AR. PARAG MEHETAR)  
Reg.No.CA/2013/58335

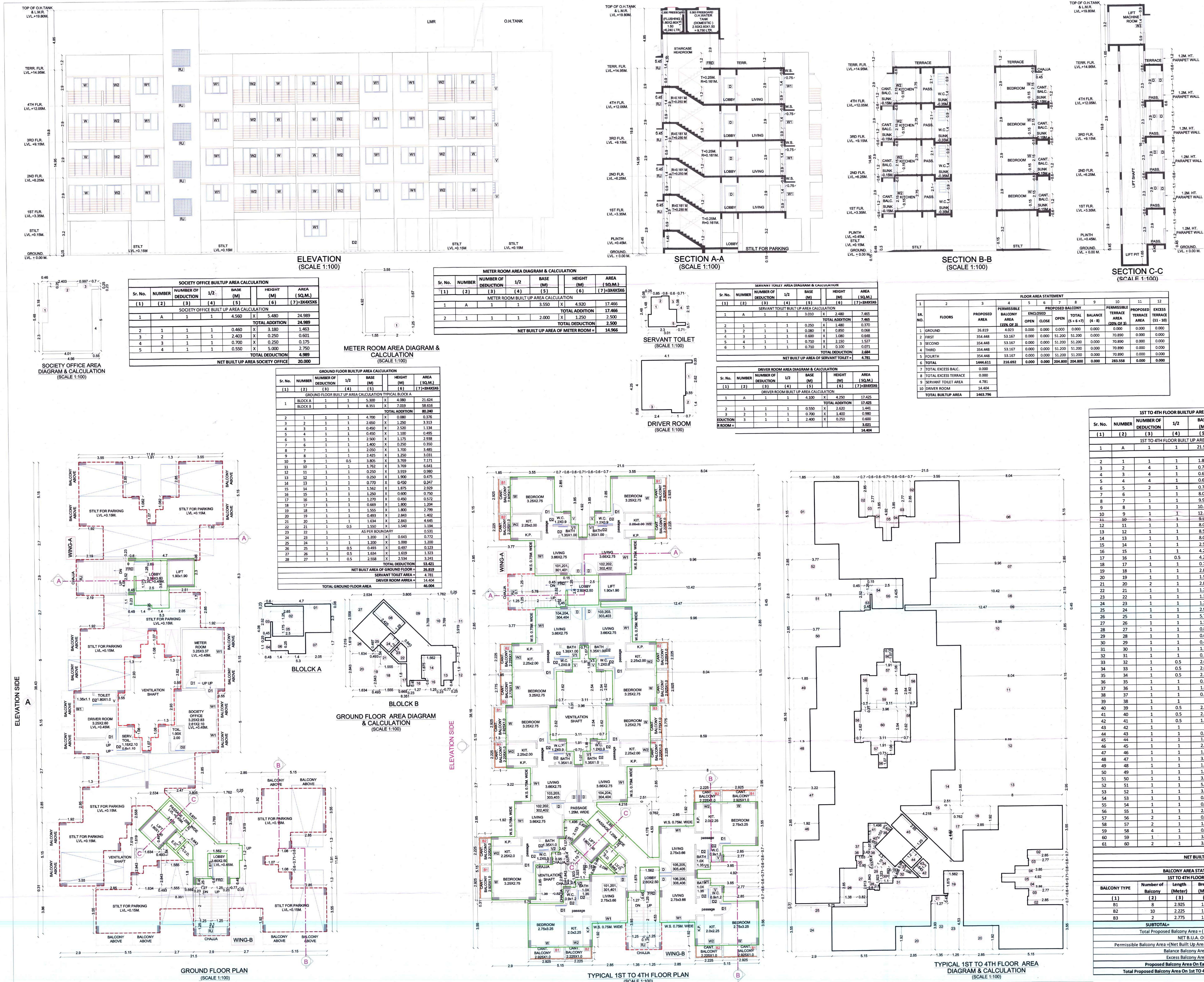
DATE	DRAWN BY	CHECKED BY	SCALE	NORTH
05.05.2022	SUDHIR KARANDE	PARAG MEHETAR	AS SPECIFIED	

SHEET NO.2/4



# STAMP OF APPROVAL

Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate no. CIDCO/NAIPA/Panel/Adai/BP-00554/CC/2022/0223 dated 21.07.2022.



ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	REQUIRED	PROVIDED
LIVING	(1)	10.065	W1	1.678	2.520
BED.	(2)	8.938	W	1.470	3.870
KITCHEN	A WING-101	4.500	W2	0.750	2.520
BATH		1.950	V1	0.125	0.405
W.C.		1.080	V	0.180	0.540

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M)	SILL LEVEL (METER)	DESCRIPTION
(1)	(2)	(3)	(4)	(5)	(6)
REI	1.200	2.100	2.520	0.000	FIRE RESISTANCE 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
W1	1.800	1.400	2.520	0.900	ALUMINIUM SLIDING WINDOW
W2	1.200	2.100	2.520	0.150	ALUMINIUM SLIDING WINDOW
W3	1.200	1.400	1.680	0.900	ALUMINIUM SLIDING WINDOW
W4	0.600	0.900	0.540	0.400	ALUMINIUM SLIDING WINDOW
MIS	0.900	2.100	1.890	0.000	M.S. DOOR
RJ	1.500	1.400	2.100	0.900	R.C.C. JALI

**SPECIFICATIONS**

- EXTERNAL WALL THK. 150 MM
- INTERNAL WALL THK. 100 MM

**SHEET CONTENTS**

- ELEVATION.
- SECTIONS.
- GROUND FLOOR PLAN & GROUND FLOOR AREA DIAGRAM WITH CALCULATION.
- SOCIETY OFFICE & METER ROOM AREA DIAGRAM WITH CALCULATION.
- TENEMENT AREA STATEMENT.

**NAME OF THE OWNER & SIGNATURE**

M/S. JB INFRA PROJECTS FROM PARTNER

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED RESIDENTIAL BUILDING ON NO. 102/3A/3B/2, AT VILLAGE-ADAI TAL-PAWEL DIST.-NAGAD.

**NAME & SIGNATURE OF ARCHITECT**

**PMA ARCHITECTS**

Office No. 2, 1st Floor, A Wing, Yashwantrao Chavan Society, Baner Road, Pune - 411004.  
Email: info.pma.architects@gmail.com  
Mob. No. +919819999299

**Ar. Parag Mehetar**  
PMA ARCHITECTS  
(AR. PARAG MEHETAR)  
Reg. No. CA/2013/58335

DATE: 05.04.2022  
DRAWN BY: SUDHAR KARANDE  
CHECKED BY: PARAG MEHETAR  
SCALE: AS SPECIFIED

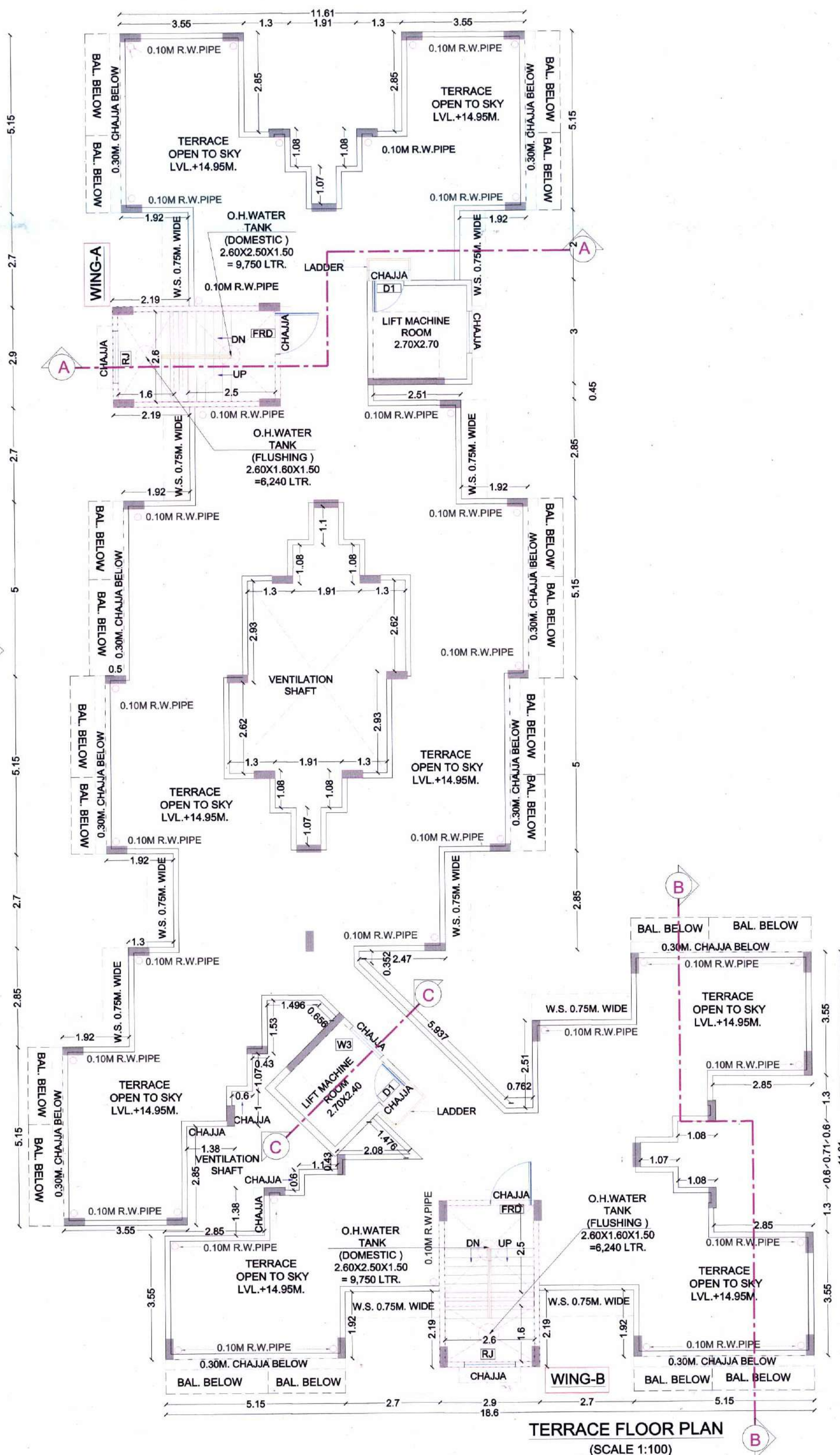
**SHEET NO.34**



# STAMP OF APPROVAL

Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate no. CIDCO/NAINA/Panvel/Adai/BP-00554/CC/2022/0223 dated 21.07.2022.

ELEVATION SIDE



TERRACE FLOOR PLAN  
(SCALE 1:100)

## SCHEDULE OF DOORS & WINDOWS

TYPE	TENEMENT NUMBER			SILL LEVEL (METER)	DESCRIPTION
	WIDTH (METER)	HEIGHT (METER)	AREA (Sq. M.)		
(1)	(2)	(3)	(4) = (2)x(3)	(5)	(6)
FRD	1.200	2.100	2.520	0.000	FIRE RESISTANCE DOOR
D	1.000	2.100	2.100	0.000	T.W. FRAMED PANEL DOOR
D1	0.900	2.100	1.890	0.000	T.W. FRAMED PANEL DOOR
D2	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	1.200	2.150	2.580	0.150	ALUMINIUM SLIDING WINDOW
W3	1.200	1.400	1.680	0.900	ALUMINIUM SLIDING WINDOW
V	0.600	0.900	0.540	1.400	ALUMINIUM LOUVERED WINDOW
MSD	0.900	2.100	1.890	0.000	M.S. DOOR
RJ	1.500	1.400	2.100	0.900	R.C.C. JALI

## SPECIFICATIONS

- EXTERNAL WALL THK. 150 MM
- INTERNAL WALL THK. 100 MM

## SHEET CONTENTS

- ELEVATION.
- SECTIONS.
- GROUND FLOOR PLAN & GROUND FLOOR AREA DAIGRAM WITH CALCULATION.
- SOCIETY OFFICE & METER ROOM AREA DAIGRAM WITH CALCULATION.
- TENEMENT AREA STATEMENT.

## NAME OF THE OWNER & SIGNATURE

M/S.JB INFRA PROJECTS FROM PARTNER

(MR.BINOJ MATHEW)  
(NAME & SIGNATURE OF POA HOLDER)

(MR.SHARAD NAMA PATIL)  
(NAME & SIGNATURE OF OWNER)

## DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON S.NO.102/3/A/3/B/2, AT VILLAGE- ADAI,TAL- PANVEL, DIST. - RAIGAD.

## NAME & SIGNATURE OF ARCHITECT



**ARCHITECTS**  
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Ar. Parag Mehetar  
PMA ARCHITECTS  
(AR.PARAG MEHETAR)  
Reg.No.CA/2013/58335

DATE	DRAWN BY	CHECKED BY	SCALE	NORTH
05.04.2022	SUDHIR KARANDE	PARAG MEHETAR	AS SPECIFIED	
JOB NO.				
CC/25/NAINA				