

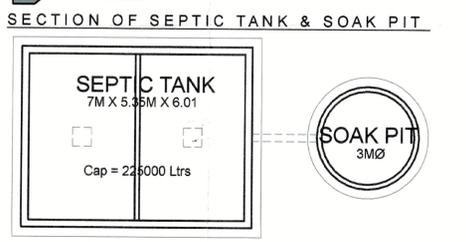
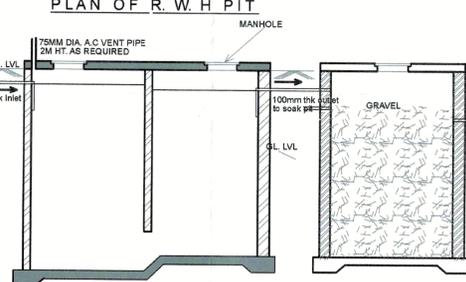
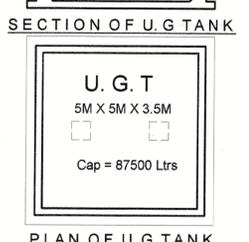
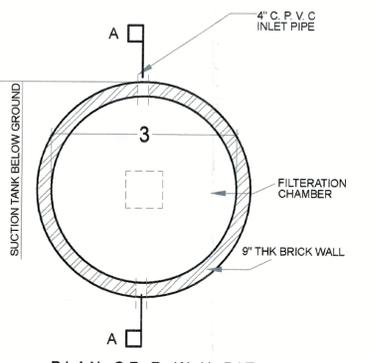
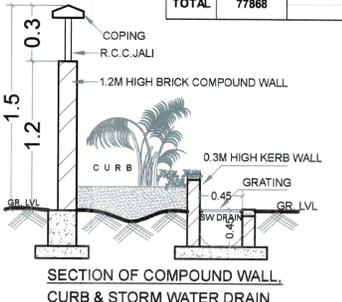
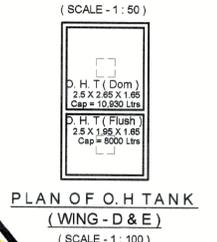
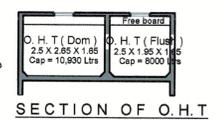
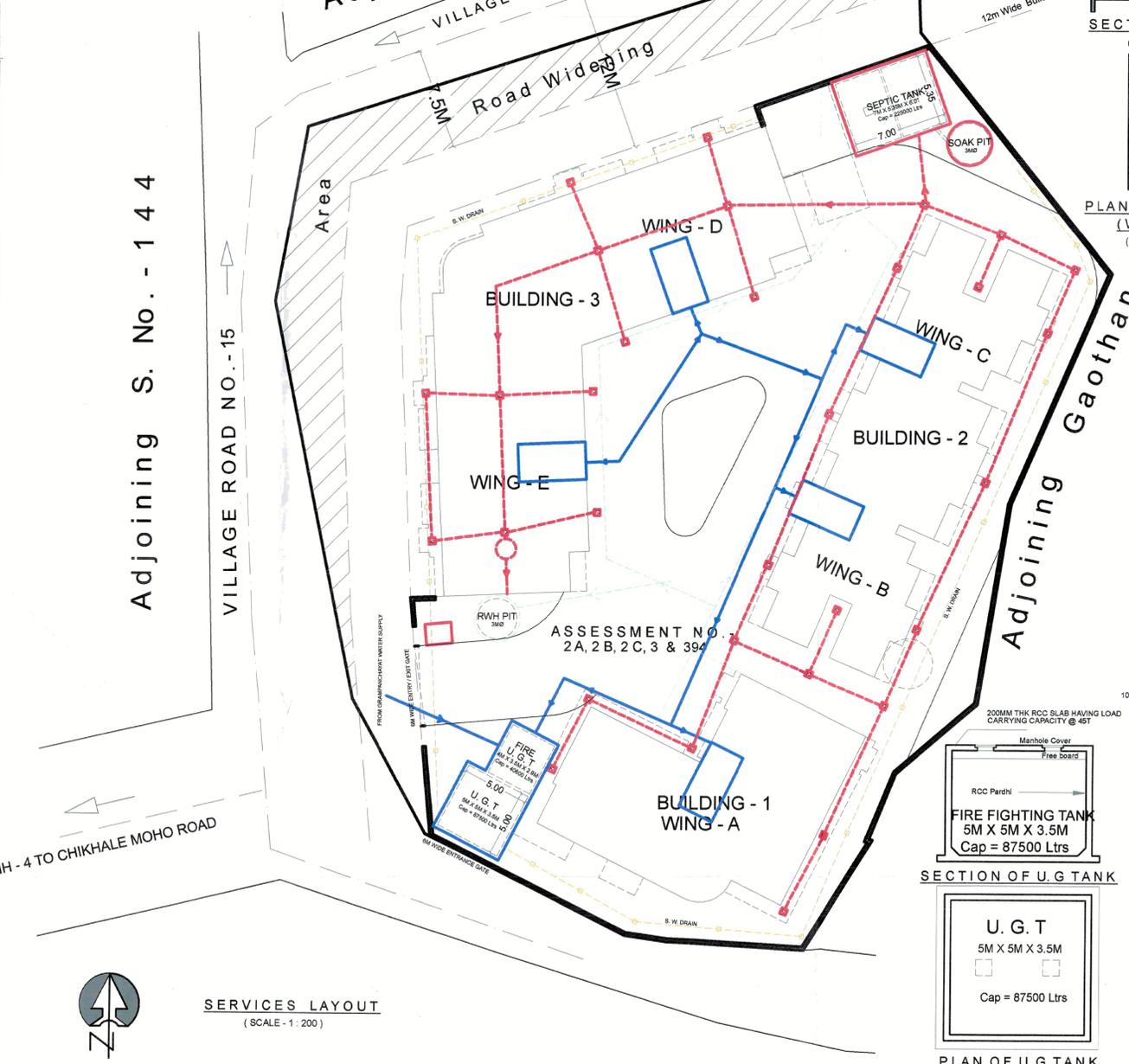
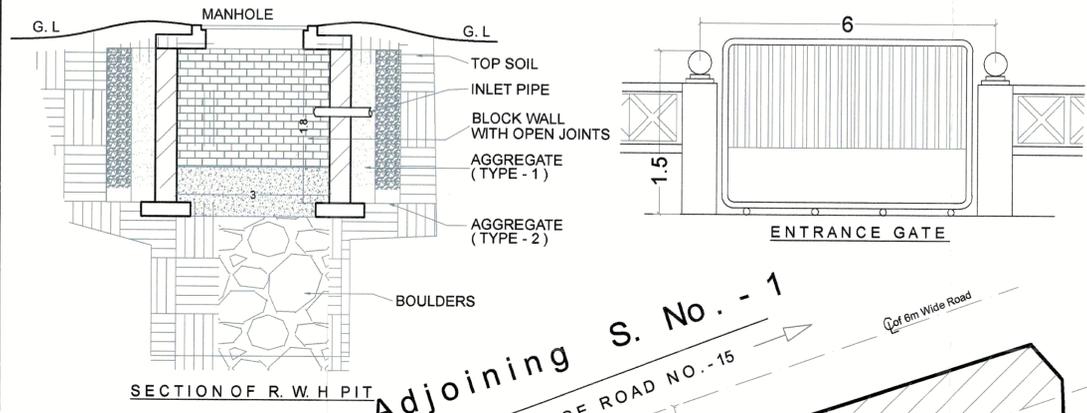
Approved Subject to the condition mentioned in this office letter No. CIDCO / NAINA / Chikhale / Panvel BP - 00604 / CC / 2023 / 350 dated 03 April 2023.

SEPTIC TANK REQUIREMENT												
BUILDING NO.	NO. OF TENEMENTS	POPULATION PER UNIT	TOTAL POPULATION	COLD WATER REQUIREMENT			GROSS WATER REQUIREMENT			% FLOW TO SEWER		TOTAL FLOW
				FLUSHING	DOMESTIC	DOMESTIC	FLUSHING	DOMESTIC	100%	85%		
Building - 1 (C)	7	3	21	54	1134	135	2835	3969	3969	3373.65	7342.65	
Building - 1 (R)	20	5	100	54	5400	135	13500	18900	18900	18065	34965	
Building - 2	32	5	160	54	8640	135	21600	30240	30240	25704	55944	
Building - 3 (C)	17	3	51	54	2754	135	6885	9639	9639	8193.15	17832.15	
Building - 3 (R)	16	5	80	54	4320	135	10800	15120	15120	12852	27972	
TOTAL			412		22248		55620	77868	77868	66187.8	144055.8	

COMMERCIAL WATER REQUIREMENT					
BUILDING	SHOP NOS.	WATER REQUIREMENT		TOTAL DOMESTIC	TOTAL FLUSHING
		DOMESTIC	FLUSHING		
1	7	135 Litres	54 Litres	(A)	(B)
3	17	135 X 17 X 3	54 X 17 X 3	2835	1134
TOTAL				9720	3888

RESIDENTIAL WATER REQUIREMENT					
BUILDING	NO. OF FLATS	WATER REQUIREMENT		TOTAL DOMESTIC	TOTAL FLUSHING
		DOMESTIC	FLUSHING		
1	20	135 X 20 X 5	54 X 20 X 5	13500	5400
2	32	135 X 32 X 5	54 X 32 X 5	21600	8640
3	16	135 X 16 X 5	54 X 16 X 5	10800	4320
TOTAL				45900	18360

WATER REQUIREMENT CALCULATIONS					
BUILDING	OVERALL WATER REQUIRED	TANK TYPE	CAPACITY REQUIRED	TANK SIZE PROVIDED	CAPACITY PROVIDED
1	22869	UGT (60%)	46720.8	5 X 5 X 3.5	87500
2	30240	OHT (40%)	31147.2	2.4 X 2.45 X 1.65 - 2 nos.	19400
3	24759			2.4 X 1.85 X 1.65 - 2 nos.	14852
				2.4 X 3.25 X 1.65 - 2 nos.	25740
				2.5 X 2.65 X 1.65 - 2 nos.	21860
				2.5 X 1.95 X 1.65 - 2 nos.	16000
TOTAL	77868		77868		185152



NO.	ITEM	Site Plan on White Print	Building Plan on White Print
1	PLOT LINE	---	---
2	F. S. I. LINE	---	---
3	DRAINAGE LINE	---	---
4	R. W. H. LINE	---	---
5	WATER SUPPLY LINE	---	---

SHEET CONTENT
 SERVICES PLAN, SEPTIC TANK DETAILS & CALCULATIONS
 OCCUPANCY LOAD CALCULATIONS, OHT / UGT & RWH
 DETAILS & CALCULATIONS, SANITATION STATEMENT.

CERTIFICATE OF AREA
 Certified that the plot under reference was surveyed by me on 18 / 03 / 2020 & the dimensions of the side etc., of the plot stated on plot area are measured on site & the area so worked out tallies with the area stated in document of Ownership / TP Scheme Records / Land Record Department / City Survey Record.

GRUHYOG DEVELOPERS
 Sachin M. Kalyankar, Sachin T. Rane
 Signature of P. O. A Holders (Gruhyog Developers) / Signature of Architect

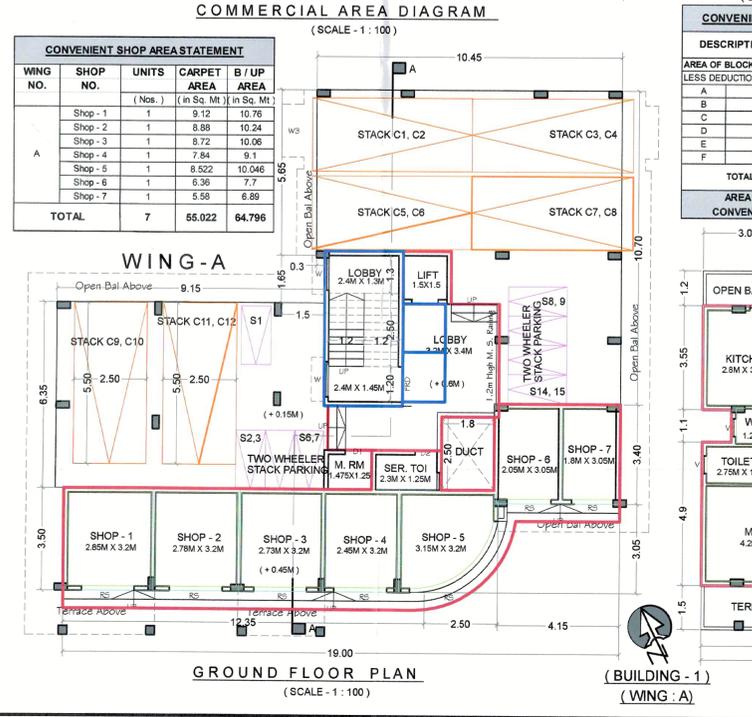
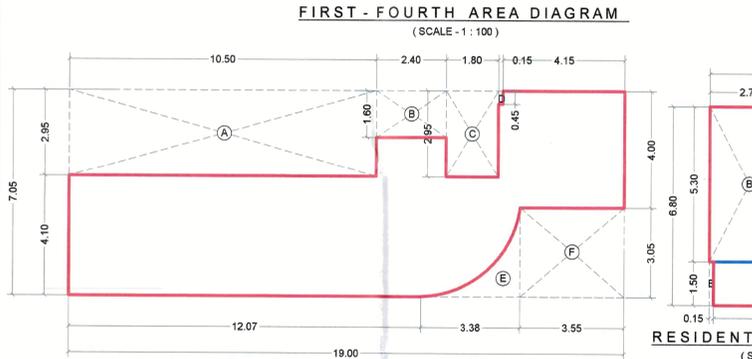
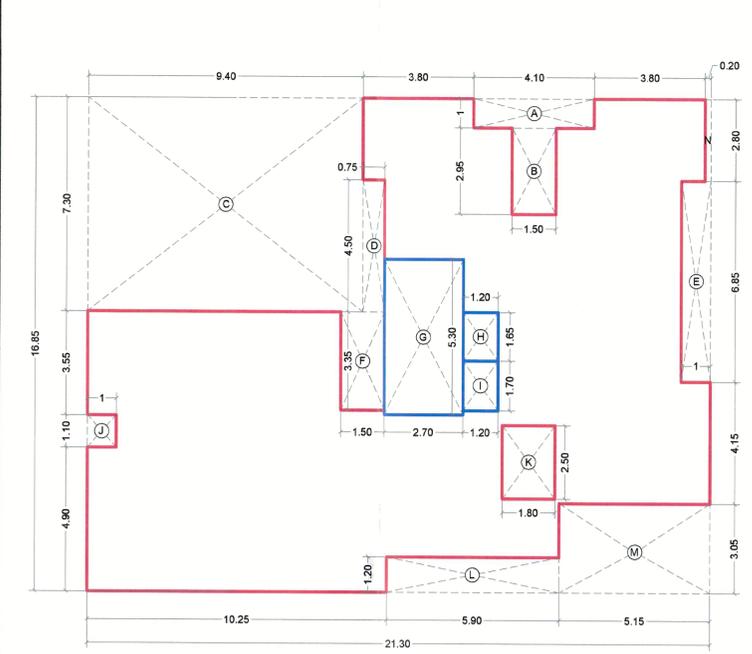
FORM OF CERTIFICATE
 I, Ar. Anjali Damle / Nadgaundi has been employed by the Applicant as his Architect. I have examined the boundaries & the area of the Plot & do hereby certify that I have personally verified & checked all the statements made by the Applicant who is the Owner in possession of the Plot as in the above form & found to be correct.

AR. ANJALI DAMLE / NADGAUNDI (Anjals Consultants)

DESCRIPTION OF PROPOSAL
 PROPOSED RESIDENTIAL BUILDING ON ASS. NO. - 2A, 2B, 2C, 3 & 394, CHIKHALE, PANVEL, RAIGAD.
NAME & SIGN OF ARCHITECT

Angels Consultants
 ARCHITECT AND INTERIOR DESIGNER
 13, B-1 Wing, Ashoka Gardens,
 Dhootpapeshwar Premises,
 Panvel - 410206
 Tel / Fax - 9819813070

SCALE	DATE	DRAWN BY	CHECKED BY	DWG. NO.
1:100	21 / 02 / 2023	Bhagyashri	Mandar	2 OF 6



DOOR / WINDOW SCHEDULE

TYPE	SIZE (M)	AREA (Sq. Mt)	TYPE	SILL LVL (M)	LINTEL LVL (M)
D	1.15 X 2.1	2.415	FLUSH DOOR	-	2.1
D1	0.9 X 2.1	1.89	FLUSH DOOR	-	2.1
D2	0.75 X 2.1	1.575	PVC DOOR	-	2.1
FRD	1.2 X 2.1	2.52	FIRE R. DOOR	-	2.1
W	1.2 X 1.5	1.8	ALU. SLIDING	-	3.1
W1	1.8 X 1.5	2.7	ALU. SLIDING	0.75	2.25
W2	1.8 X 2.25	4.05	ALU. SLIDING	0	2.25
W3	1.5 X 1.25	1.875	ALU. SLIDING	1	2.25
W4	1.5 X 2.25	3.375	ALU. SLIDING	0	2.25
V	0.6 X 0.9	0.54	ALU. LOUVERED	1.2	2.1

FIRST TO FOURTH AREA STATEMENT

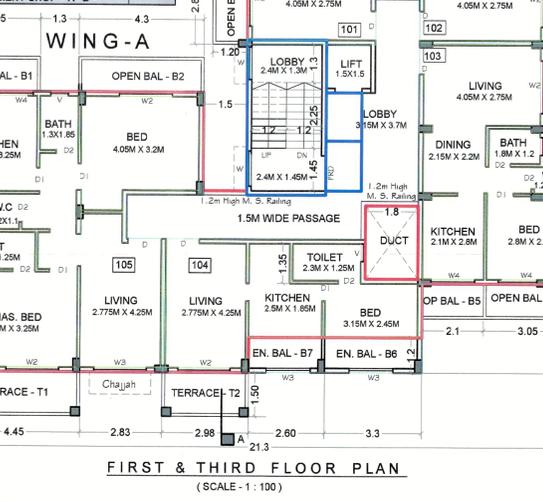
DESCRIPTION	LENGTH (m)	BREADTH (m)	AREA (Sq. M)
AREA OF BLOCK = A =	21.3	16.85	358.905
LESS DEDUCTIONS FOR:			
A	4.1	1	4.100
B	1.5	2.95	4.425
C	9.4	7.3	68.620
D	0.75	4.5	3.375
F	1	6.85	6.850
G	1.5	3.35	5.025
H	2.7	5.3	14.310
I	1.2	1.85	1.980
J	1.2	1.7	2.040
K	1	1.1	1.100
L	1.8	2.5	4.500
M	5.9	1.2	7.080
N	5.15	3.05	15.708
O	1	0.2	0.200
TOTAL DEDUCTIONS = B =			139.673
AREA OF TYPICAL FLOOR = A - B =			219.233

RESIDENTIAL AREA STATEMENT

DESCRIPTION	LENGTH (m)	BREADTH (m)	AREA (Sq. M)
AREA OF BLOCK = A =	6	6.8	40.8
LESS DEDUCTIONS FOR:			
A	1.65	1.8	2.970
B	2.7	5.3	14.310
C	1.45	1.65	2.393
D	1.45	1.7	2.465
E	0.15	1.5	0.225
F	1.95	1.15	2.243
TOTAL DEDUCTIONS = B =			24.605
AREA OF STILT FLOOR RESIDENTIAL = A - B =			16.195

CONVENIENT SHOP AREA STATEMENT

DESCRIPTION	LENGTH (m)	BREADTH (m)	AREA (Sq. M)
AREA OF BLOCK = A =	19	7.08	133.92
LESS DEDUCTIONS FOR:			
A	10.5	2.95	30.875
B	2.4	1.8	3.840
C	1.8	2.85	5.130
D	0.15	0.45	0.068
E	3.55	3.05	10.828
TOTAL DEDUCTIONS = B =			65.708
AREA OF STILT FLOOR CONVENIENT SHOP = A - B =			68.212



TENEMENT AREA OF EACH UNITS

BUILDING NUMBER	WING	FLAT NUMBER	UNITS (NOS.)	CARPET AREA (SQ. MT)	BALCONY AREA (SQ. MT)	TERRACE AREA (SQ. MT)	B / UP AREA (SQ. MT)
1	A	101 - 401	4	21,828	3.42	-	25,378
		102 - 402	4	21,69	3.42	-	24,913
		103 - 403	4	34,93	9.86	-	39,506
		104 - 404	4	27,379	-	7.08	37,624
		105 - 405	4	63,809	8.82	-	71,428
TOTAL =				20	169.636	25.32	198.849

TERRACE AREA STATEMENT

Terrace Type	No. of Terrace's	Length (m)	Breadth (m)	Area (Sq. M)
T1	1	4.45	1.5	6.675
T2	1	2.98	1.5	4.47
SUB TOTAL				11.145
Total Proposed Terrace Area				11.145
B / UP Area / Floor				219.233
Permissible Ter. Area = B / UP Area X 20%				43.847
Balance Terrace Area, if Any				32.702
Excess Terrace Area, if Any				0
Proposed Terrace Area on each Floor				11.145
Proposed Terrace Area (1st & 3rd Flr)				22.29

BALCONY AREA STATEMENT

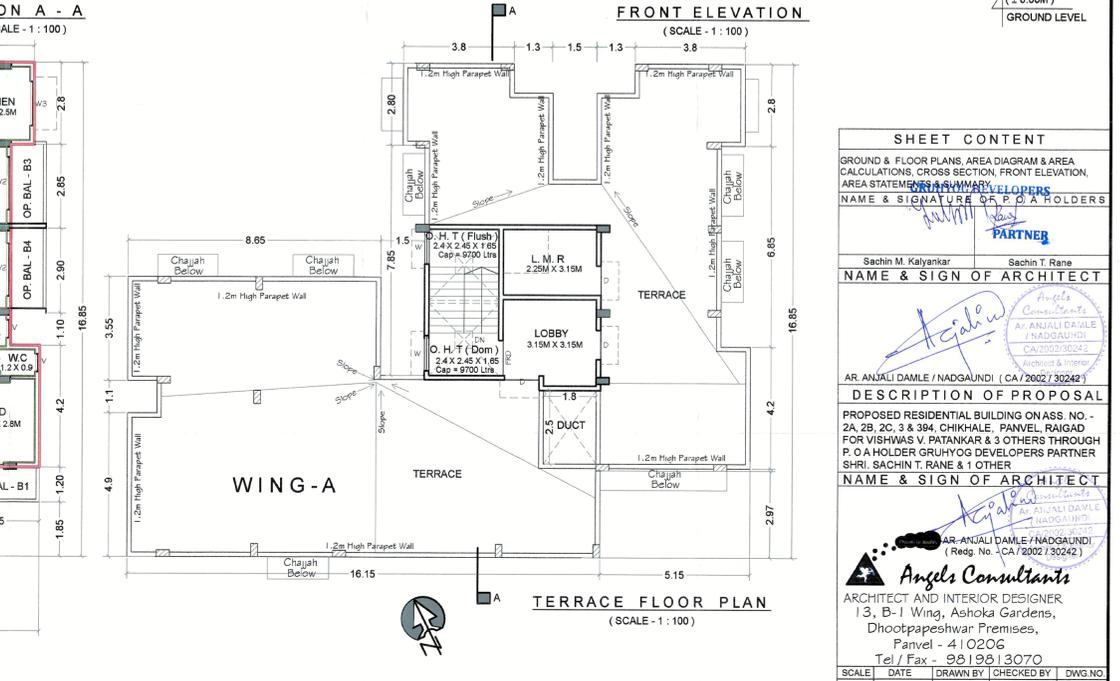
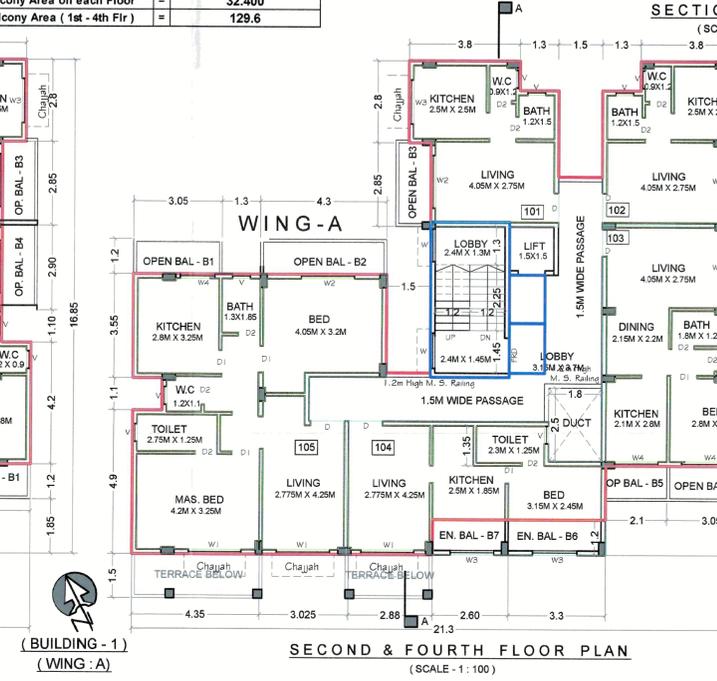
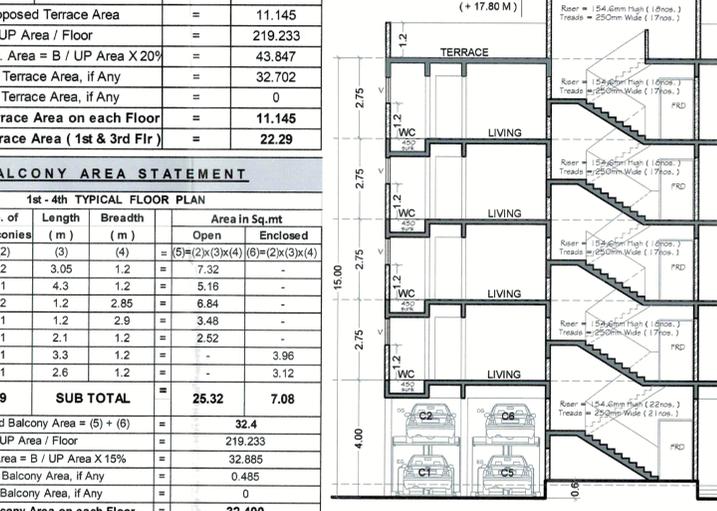
Balcony Type	No. of Balconies	Length (m)	Breadth (m)	Area in Sq.m
B1	2	3.05	1.2	7.32
B2	1	4.3	1.2	5.16
B3	2	1.2	2.85	6.84
B4	1	1.2	2.9	3.48
B5	1	2.1	1.2	2.52
B6	1	3.3	1.2	3.96
B7	1	2.6	1.2	3.12
SUB TOTAL				25.32
Total Proposed Balcony Area = (5) + (6)				32.4
B / UP Area / Floor				219.233
Perm. Bal. Area = B / UP Area X 15%				32.885
Balance Balcony Area, if Any				0.485
Excess Balcony Area, if Any				0
Proposed Balcony Area on each Floor				32.400
Proposed Balcony Area (1st - 4th Flr)				129.6

SCHEDULE OF LIGHT & VENTILATION

WING	FLAT NO.	ROOM	CARPET AREA	WIN TYPE	L & V REQUIRED	L & V PROVIDED
A	101 - 401	Living	11.14	W2	1.857	4.05
		Kitchen	6.25	W3	1.042	1.875
	102 - 402	WC	1.08	V	0.180	0.54
		Bath	1.8	V	0.300	0.54
		Living	11	W2	1.833	4.05
	103 - 403	Kitchen	6.25	W3	1.042	1.875
		WC	1.08	V	0.18	0.54
		Bath	1.8	V	0.30	0.54
	104 - 404	Living / D	15.95	W2	2.858	4.05
		WC	1.08	V	0.18	0.54
Bath		2.1	V	0.35	0.54	
Bed		7.98	W2	1.33	4.05	
105 - 405	Living	11.794	W2	1.966	4.05	
	Kitchen	6.515	W3	1.086	1.875	
	Toilet	2.875	V	0.479	0.54	
	Bed	5.828	W3	0.97	1.875	
105 - 405	Living	13.218	W2	2.20	4.05	
	Kitchen	9.1	W4	1.52	3.375	
	Toilet	3.44	V	0.57	0.54	
	Mas. Bed	13.85	W2	2.28	4.05	
105 - 405	WC	1.44	V	0.24	0.54	
	Bath	2.41	V	0.40	0.54	
	Bed	13.96	W1	2.33	2.7	

AREA SUMMARY

FLOOR	PROPOSED AREA	PER. BAL AREA (15% BUP)	PROPOSED BALCONY OPEN ENCL.	PROPOSED TERRACE PERMIS. (20% BUP)	PROP.
Gr - Con. Shops	80.38	0	0	0	0
Gr - Resi	16.195	0	0	0	0
First	219.233	32.885	25.32	7.08	43.847
Second	219.233	32.885	25.32	7.08	43.847
Third	219.233	32.885	25.32	7.08	43.847
Fourth	219.233	32.885	25.32	7.08	43.847
TOTAL	973.505	131.540	101.28	28.32	175.386



SHEET CONTENT

GROUND & FLOOR PLANS, AREA DIAGRAM & AREA CALCULATIONS, CROSS SECTION, FRONT ELEVATION, AREA STATEMENT, AREA SUMMARY, LOADS, NAME & SIGNATURE OF P.O.A HOLDERS

Sachin M. Kalyankar
NAME & SIGN OF ARCHITECT

AR ANJALI DAME / NADGAUNDI / (CA / 2002 / 30242)
DESCRIPTION OF PROPOSAL
PROPOSED RESIDENTIAL BUILDING ON ASS. NO. - 2A, 2B, 2C, 3 & 304, CHIKHALE, PANVEL, RAIGAD FOR WISHWAS V. PATANKAR & 3 OTHERS THROUGH P.O.A HOLDER GRUHYOG DEVELOPERS PARTNER SHRI. SACHIN T. RANE & 1 OTHER
NAME & SIGN OF ARCHITECT

AR ANJALI DAME / NADGAUNDI / (Reg. No. - CA / 2002 / 30242)
Angels Consultants
ARCHITECT AND INTERIOR DESIGNER
1/3, B-1 Wing, Ashoka Gardens, Dhootpeshwar Premises, Panvel - 410206
Tel / Fax - 9819813070

SCALE: 1:100 DATE: 21/02/2023 DRAWN BY: Bhagyashri CHECKED BY: Mande DWG. NO: 3 OF 8

Approved Subject to the condition mentioned in this office letter No. CIDCO / NAINA / Chikhale / Parvel BP - 00604 / CC / 2023 / 350 dated 03 April 2023.

AREA SUMMARY					
FLOOR	PROPOSED AREA	PER. BAL AREA (15% BUP)	PROPOSED BALCONY OPEN	ENCL.	TOTAL EXCESS
Ground	20.006	0	0	0	0
First	257.888	38.683	28.32	0	28.32
Second	257.888	38.683	28.32	0	28.32
Third	257.888	38.683	28.32	0	28.32
Fourth	257.888	38.683	28.32	0	28.32
TOTAL	1051.556	154.733	113.3	0	113.28

DOOR / WINDOW SCHEDULE					
TYPE	SIZE (M)	AREA (Sq. Mt)	TYPE	SILL LVL (M)	LINTEL LVL (M)
D	1.15 X 2.1	2.415	FLUSH DOOR	-	2.1
D1	0.9 X 2.1	1.89	FLUSH DOOR	-	2.1
D2	0.75 X 2.1	1.575	PVC DOOR	-	2.1
FRD	1.2 X 2.1	2.52	FIRE R. DOOR	-	2.1
W1	1.8 X 1.5	2.7	ALU. SLIDING	0.75	2.25
W2	1.8 X 2.25	4.05	ALU. SLIDING	0	2.25
W3	1.5 X 1.25	1.875	ALU. SLIDING	1	2.25
W4	1.5 X 2.25	3.375	ALU. SLIDING	0	2.25
V	0.6 X 0.9	0.54	ALU. LOUVERED	1.2	2.1

BALCONY AREA STATEMENT					
1st - 4th FLOOR PLAN					
Balcony Type	No. of Balconies	Length (m)	Breadth (m)	Area in Sq.mt	
				Open	Enclosed
(1)	(2)	(3)	(4)	(5)=(2)x(3)x(4)	(6)=(2)x(3)x(4)
B1	8	1.2	2.95	= 28.32	-
SUB TOTAL				= 28.32	-
Total Proposed Balcony Area = (5) + (6)				= 28.32	
B / UP Area / Floor				= 258.138	
Perm. Bal. Area = B / UP Area X 15%				= 38.721	
Balance Balcony Area, if Any				= 10.401	
Excess Balcony Area, if Any				= 0	
Proposed Balcony Area on each Floor				= 28.32	
Proposed Balcony Area (1st - 4th Flr)				= 113.28	

FIRST TO FOURTH FLOOR AREA STATEMENT					
DESCRIPTION	LENGTH (m)	READT (m)	AREA (Sq. M)		
AREA OF BLOCK = A	11.725	33.15	388.684		
LESS DEDUCTIONS FOR:					
A	2	1.625	2.95	9.588	
B	2	1.8	4.3	15.480	
C	4	1	2.95	11.800	
D	2	0.625	2.85	3.563	
E	4	1.65	2.8	18.480	
F	2	1.025	2.95	6.048	
G	2	5.2	2.7	28.080	
H	2	1	2.4	4.800	
I	2	1.55	1.4	4.340	
J	2	2.175	1.65	7.178	
K	2	3.825	0.75	5.738	
L	1	0.65	4.95	3.218	
M	1	5.75	2.15	12.363	
N	1	0.025	4.95	0.124	
TOTAL DEDUCTIONS = B =				130.796	
AREA OF FIRST TO FOURTH FLOOR = A - B =				257.888	

SHEET CONTENT

GROUND & TYPICAL FLOOR PLAN, AREA DIAGRAM & AREA CALCULATIONS, CROSS SECTION, SIDE ELEVATION, AREA STATEMENT, AREA SUMMARY, STACK PARKING DETAILS

NAME & SIGNATURE OF P.O.A HOLDERS

GRUHYOG DEVELOPERS

Sachin M. Kalyankar (P.O.A. Holder)
Sachin T. Rane (P.O.A. Holder)

NAME & SIGN OF ARCHITECT

Angels Consultants

AR. ANJALI DAMLE / NADGAUNDI (CA/2002/30242)

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON ASS. NO. - 2A, 2B, 2C, 3 & 394, CHIKHALE, PANVEL, RAIGAD FOR VISHWAS V. PATANKAR & 3 OTHERS THROUGH P.O.A HOLDER GRUHYOG DEVELOPERS PARTNER SHRI. SACHIN T. RANE & 1 OTHER

NAME & SIGN OF ARCHITECT

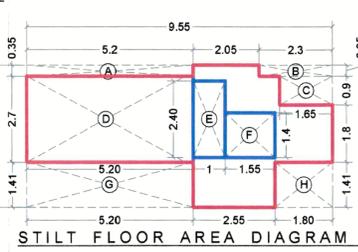
Angels Consultants

AR. ANJALI DAMLE / NADGAUNDI (Regd. No. - CA/2002/30242)

ARCHITECT AND INTERIOR DESIGNER
13, B-1 Wing, Ashoka Gardens, Dhootpapeshwar Premises, Panvel - 410206
Tel / Fax - 9819813070

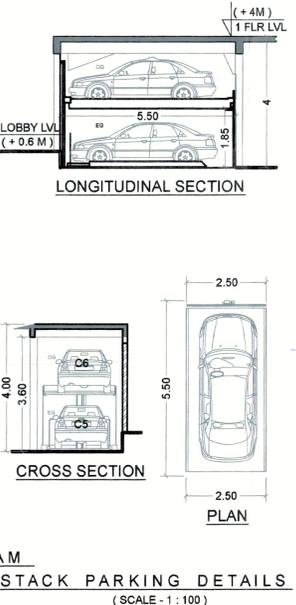
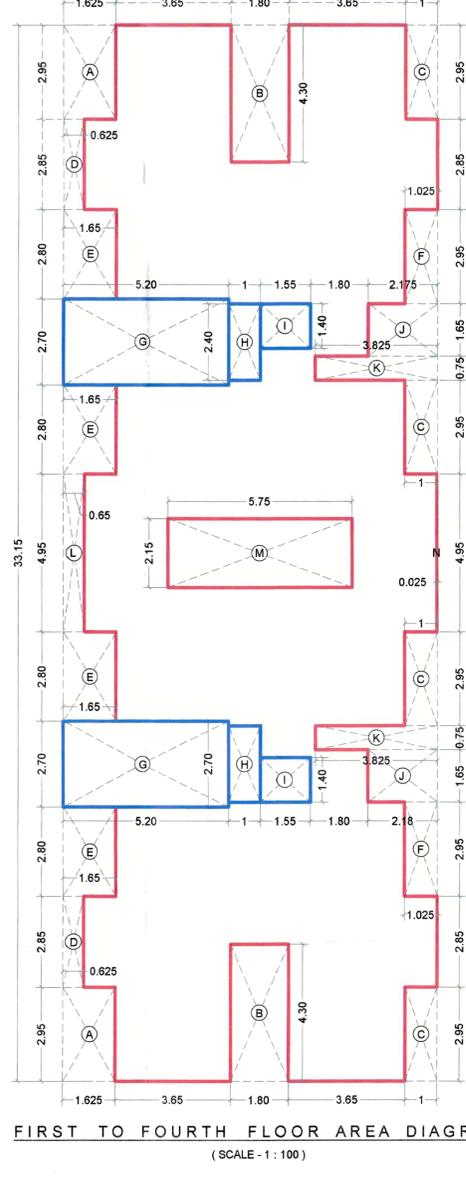
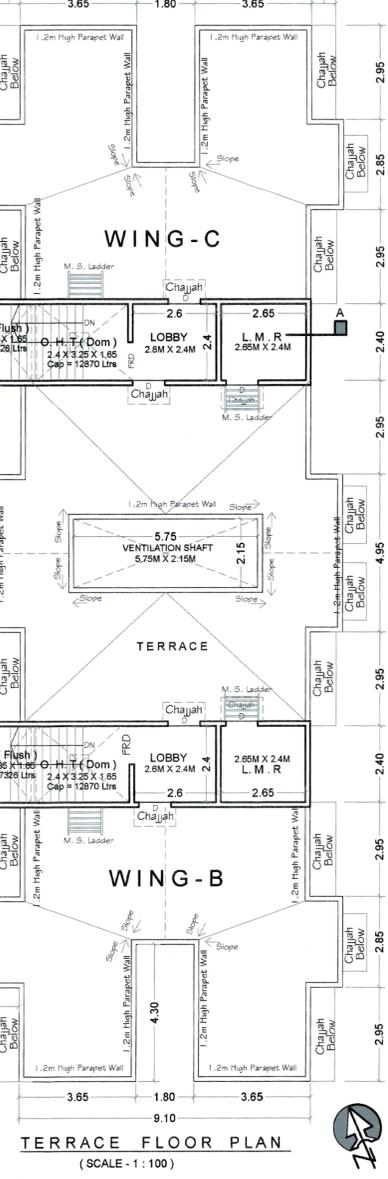
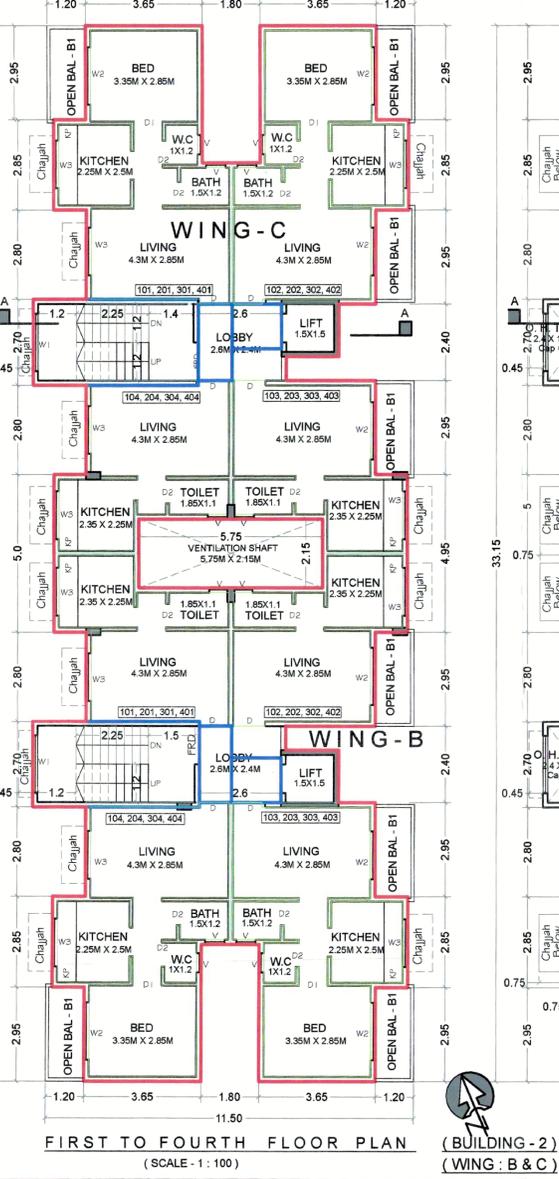
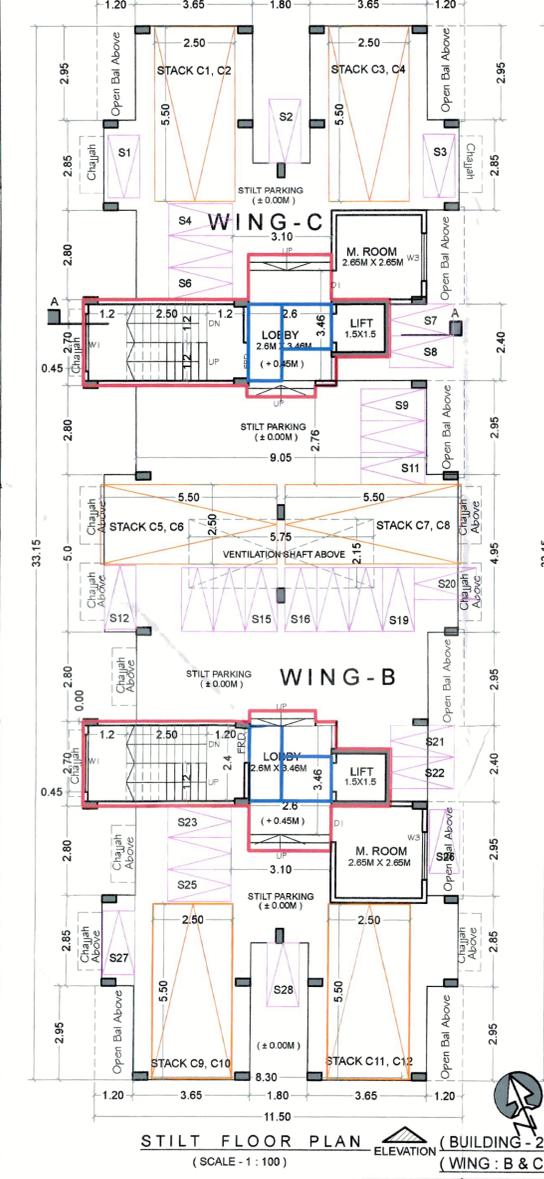
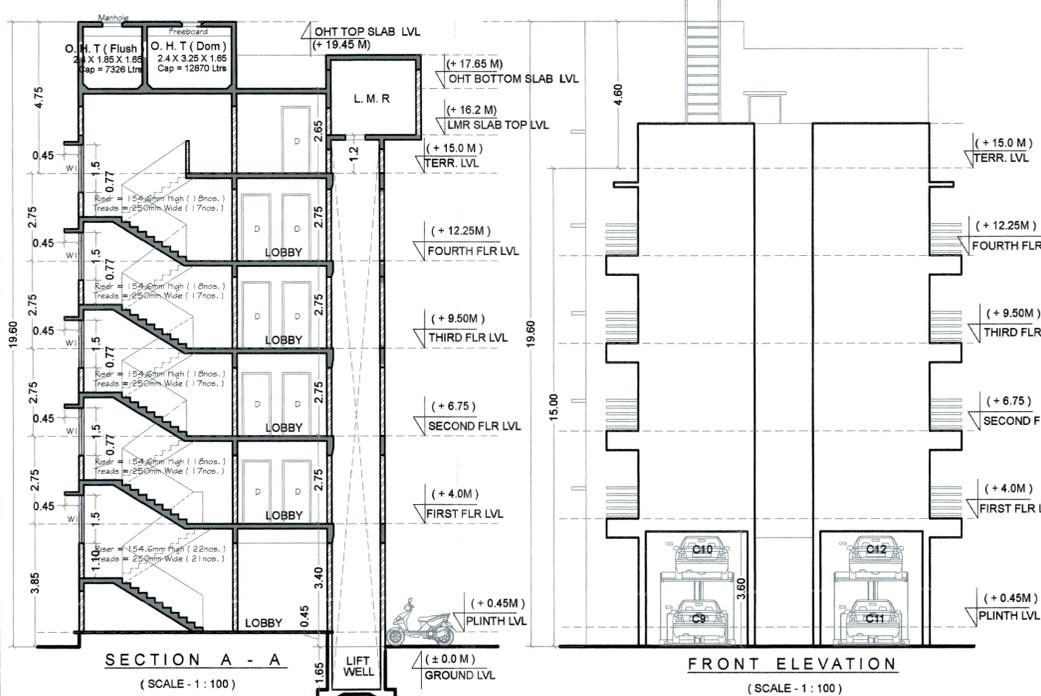
SCALE	DATE	DRAWN BY	CHECKED BY	DWG. NO.
1:100	21/02/2023	Bhagyashri	Mandar	4 OF 6

STILT FLOOR AREA STATEMENT				
DESCRIPTION	LENGTH (m)	BREADTH (m)	AREA (Sq. M)	
AREA OF BLOCK = A	9.55	4.46	42.593	
LESS DEDUCTIONS FOR:				
A	1	5.2	0.35	1.820
B	1	2.3	0.35	0.805
C	1	1.65	0.9	1.485
D	1	5.2	2.7	14.040
E	1	1	2.4	2.400
F	1	1.55	1.4	2.170
G	1	5.2	1.41	7.332
H	1	1.8	1.41	2.538
TOTAL DEDUCTIONS = B =				32.590
AREA OF STILT FLOOR = A - B = (WING - A ONLY)				10.003
AREA OF STILT FLOOR = A - B = (WING - A & B)				20.006



SCHEDULE OF LIGHT & VENTILATION							
WING	FLAT NO.	ROOM NO.	CARPET AREA	WIN TYPE	L & V REQUIRED	L & V PROVIDED	
B	101-401	Living	12.255	W2	2.043	4.05	
		Kitchen	5.288	W3	0.881	1.875	
	102-402	Toilet	2.035	W2	0.339	4.05	
		Living	12.241	W2	2.040	4.05	
	103-403	Kitchen	7.75	W3	1.292	1.875	
		Bed	9.548	W2	1.591	4.05	
	104-404	WC	1.2	V	0.200	0.54	
		Bath	1.875	V	0.313	0.54	
	C	101-401	Living	12.241	W2	2.040	4.05
			Kitchen	7.75	W3	1.292	1.875
102-402		Bed	9.548	W2	1.591	4.05	
		WC	1.2	V	0.200	0.54	
101-401		Bath	1.875	V	0.313	0.54	
		Living	12.255	W2	2.043	4.05	
102-402		Kitchen	5.288	W3	0.881	1.875	
		Toilet	2.035	W2	0.339	0.54	

TENEMENT AREA OF EACH UNITS							
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS (NOS.)	CARPET AREA (SQ. MT)	BALCONY AREA ENCL. (SQ. MT)	B / UP AREA (SQ. MT)	
2	B	101-401	4	34.19	-	3.54	
		102-402	4	34.19	-	3.54	
		103-403	4	20.948	-	3.54	
		104-404	4	20.948	-	3.54	
	C	101-401	4	20.948	-	3.54	
		102-402	4	20.948	-	3.54	
		103-403	4	34.19	-	3.54	
		104-404	4	34.19	-	3.54	
	TOTAL =			32	186.362	0	21.24



RESIDENTIAL AREA STATEMENT (WING - D)			
DESCRIPTION	LENGTH (m)	BREADTH (m)	AREA (Sq. M)
AREA OF BLOCK = A =	16.447	9.6	157.891
LESS DEDUCTIONS FOR :			
A	1/2	4.3	14.05
B	1/2	1.07	3.5
C	1	7.59	0.7
D	1/2	0.7	2.292
E	1	4.8	1.8
F	1	1.8	1.5
G	1	2.65	1.2
H	1/2	2.142	7
I	1	3.86	4.89
J	1/2	1.435	4.89
K	1	1.95	1.45
L	1	5.2	1.2
M	1	5.2	2.8
N	1	0.2	0.46
O	1	0.6	0.15
P	1	1.9	0.15
Q	1/2	0.754	0.232
R	1/2	0.754	0.463
S	1	1.8	0.46
T	1	4.148	0.31
U	1	2.5	1.02
V	1/2	0.765	2.5
W	1	0.5	2.245
X	1/2	0.154	0.5
Y	1	5.2	2.4
Z	1/2	2.281	7.454
TOTAL DEDUCTIONS = B =			132.410
AREA OF STILT FLOOR RESIDENTIAL (WING - D) = A - B =			25.482

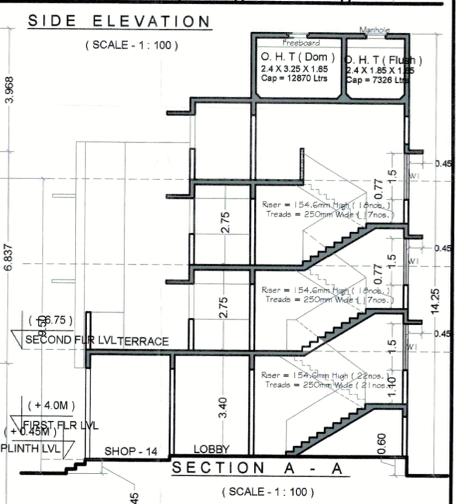
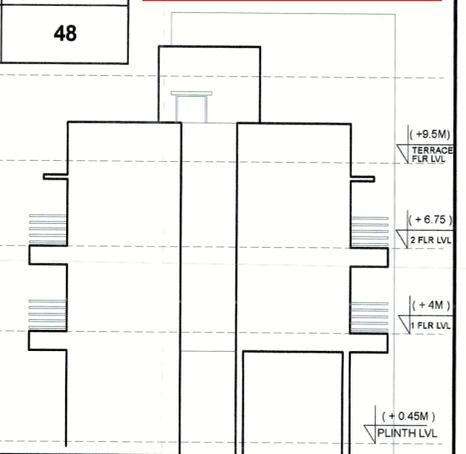
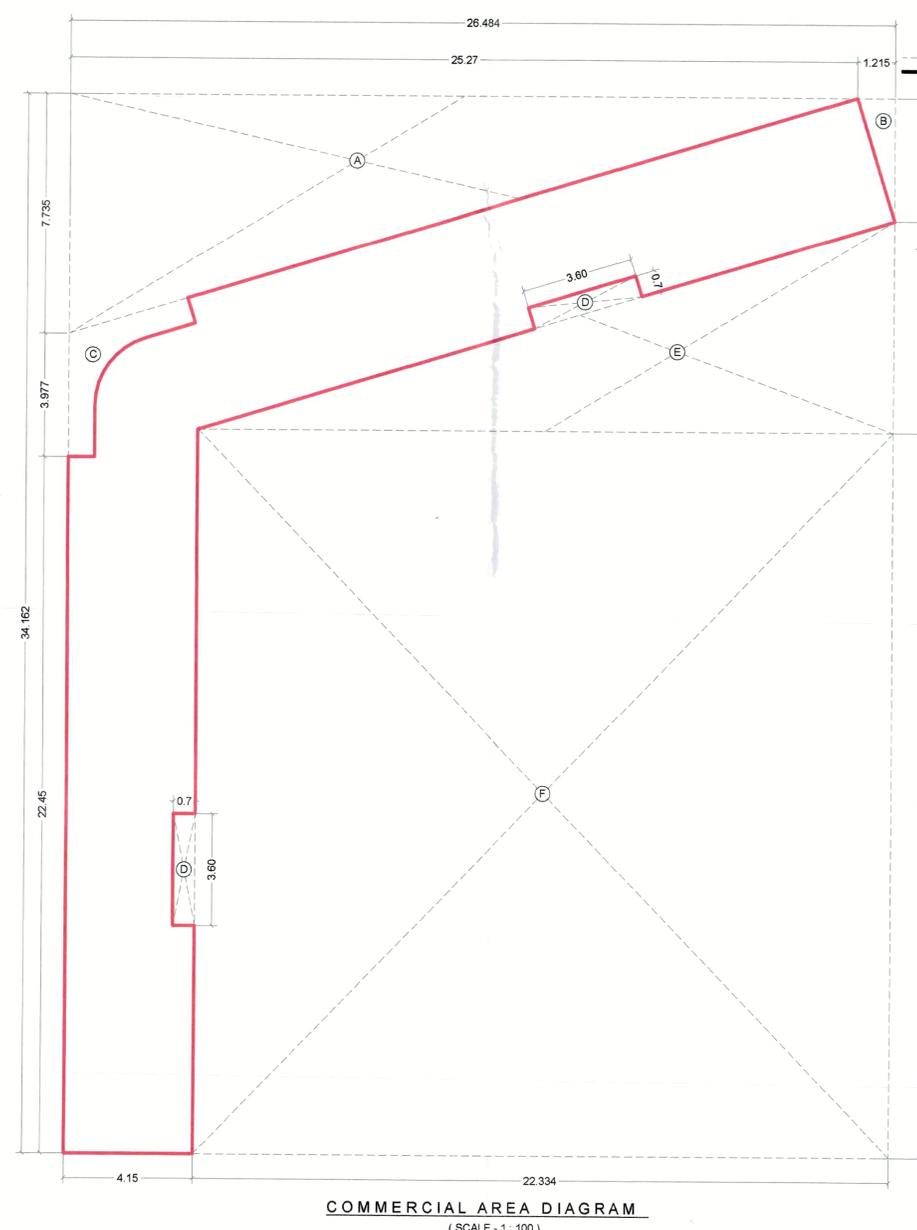
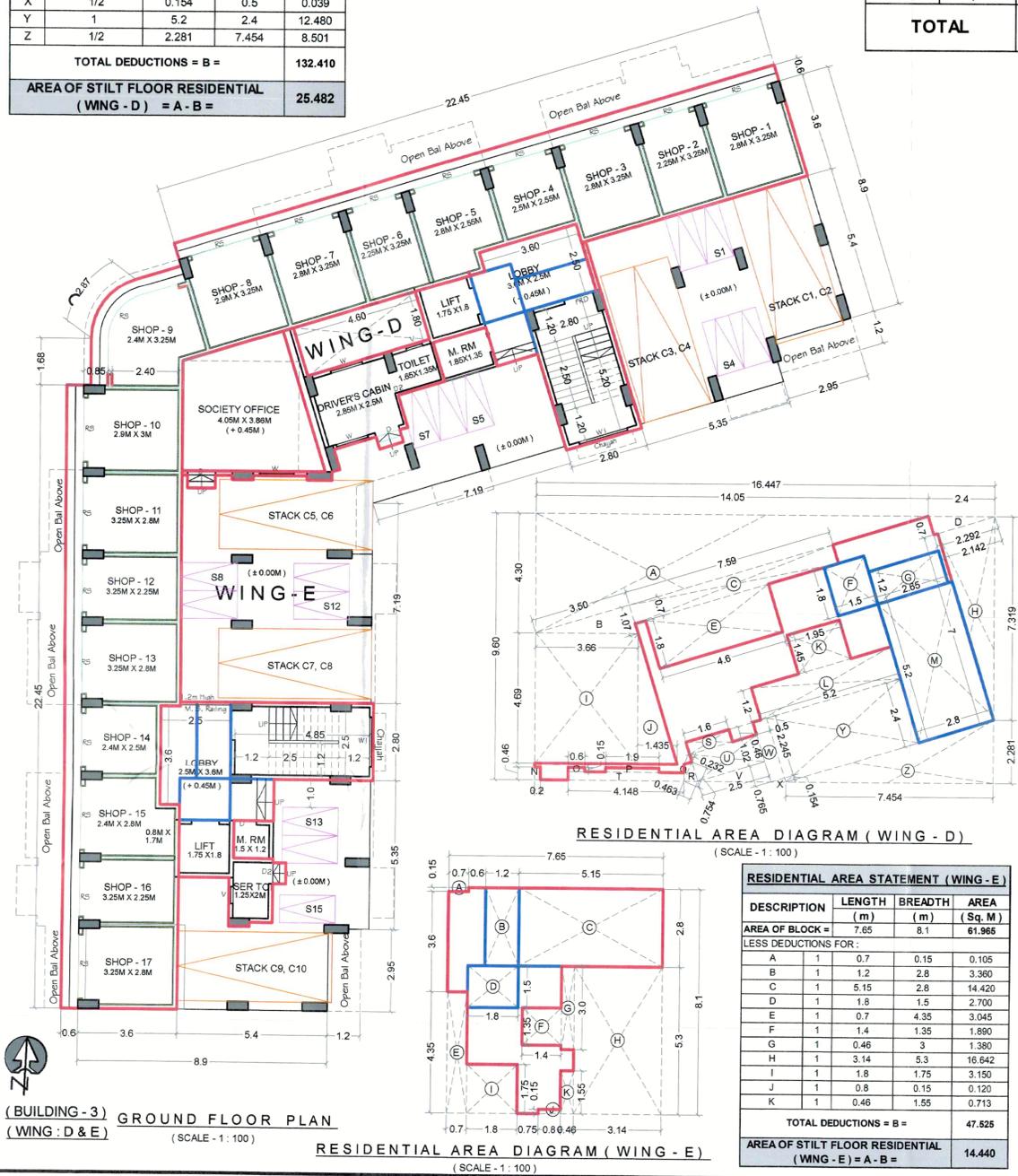
CONVENIENT SHOPPING AREA STATEMENT			
DESCRIPTION	LENGTH (m)	BREADTH (m)	AREA (Sq. M)
AREA OF BLOCK =	26.484	34.162	904.746408
LESS DEDUCTIONS FOR :			
A	1/2	7.735	25.27
B	1/2	1.215	3.968
Area of Sector = 6.750			
D	2	3.6	0.7
E	1/2	6.837	22.334
F	1	22.334	23.357
TOTAL DEDUCTIONS = B =			709.936
AREA OF STILT FLOOR COMMERCIAL = A - B =			194.810

CONVENIENT SHOP AREA STATEMENT				
WING NO.	SHOP NO.	UNITS (Nos.)	CARPET AREA (in Sq. Mt)	B / UP AREA (in Sq. Mt)
D	Shop - 1	1	9.445	10.739
	Shop - 2	1	7.568	8.52
	Shop - 3	1	9.438	10.525
	Shop - 4	1	6.668	7.553
	Shop - 5	1	8.283	9.37
	Shop - 6	1	7.56	8.52
	Shop - 7	1	9.43	10.473
	Shop - 8	1	9.77	10.89
	Shop - 9	1	9.62	10.42
E	Shop - 10	1	9.77	10.89
	Shop - 11	1	9.438	10.473
	Shop - 12	1	7.568	8.52
	Shop - 13	1	9.438	10.531
	Shop - 14	1	6.668	7.547
	Shop - 15	1	8.29	9.37
	Shop - 16	1	7.575	8.52
	Shop - 17	1	9.445	10.739
TOTAL		17	145.974	163.6

AREA SUMMARY					
FLOOR	PROPOSED AREA	PER. BAL AREA	PROPOSED BALCONY	PROPOSED TERRACE PERMIS.	PROPOSED TERRACE PROP.
Gr. - Con. Shops	194.810	-	-	-	-
Gr. - Resi	39.922	-	-	-	-
First	302.835	45.425	35.4	60.567	48
Second	302.835	45.425	35.4	60.567	0
TOTAL	840.402	90.851	70.8	121.134	48

STAMP OF APPROVAL 5/6
BUILDING NO. - 3
WING - D & E

Approved Subject to the condition mentioned in this office letter No. CIDCO / NAINA / Chikhale / Panvel BP - 00604 / CC / 2023 / 350 dated 03 April 2023.



SHEET CONTENT
GROUND FLOOR PLAN, AREA DIAGRAM & AREA CALCULATIONS, CROSS SECTION, SIDE ELEVATION, AREA STATEMENT, AREA SUMMARY
NAME & SIGN OF ARCHITECT: Sachin M. Kalyankar, Sachin T. Rane
NAME & SIGN OF ARCHITECT: AR ANJALI DAMLE / NADGAUNDI (CA/2002/30242)
DESCRIPTION OF PROPOSAL: PROPOSED RESIDENTIAL BUILDING ON ASS. NO. - 2A, 2B, 2C, 3 & 394, CHIKHALE, PANVEL, RAIGAD FOR VISHWAS V. PATANKAR & 3 OTHERS THROUGH P.O.A HOLDER GRUHYOG DEVELOPERS PARTNER SHRI. SACHIN T. RANE & 1 OTHER
NAME & SIGN OF ARCHITECT: AR ANJALI DAMLE / NADGAUNDI (CA/2002/30242)
ARCHITECT AND INTERIOR DESIGNER: 13, B-1 Wing, Ashoka Gardens, Dhootpapeshwar Premises, Panvel - 410206
Tel / Fax - 9819813070
SCALE: 1:100, DATE: 21/02/2023, DRAWN BY: Bhagyashri, CHECKED BY: Mandar, DWG. NO: 5 OF 6

Approved Subject to the condition mentioned in this office letter No. CIDCO / NAINA / Chikhale / Panvel BP - 00604 / CC / 2023 / 350 dated 03 April 2023.



FRONT ELEVATION
 (SCALE - 1 : 100)

TYPICAL AREA STATEMENT			
DESCRIPTION	LENGTH (m)	BREADTH (m)	AREA (Sq. M)
AREA OF BLOCK = A = 28.95 x 34.16 = 988.932			
LESS DEDUCTIONS FOR :			
A	1/2	23.09	7.07
B	2	8.4	0.75
C	1/2	0.9	3.09
D	1	2.95	0.6
E	1/2	2.78	9.08
F	1	2.35	7.69
G	3	2.95	1.5
H	2	2.5	4.15
I	1	8.05	7.69
J	2	1.8	4.75
K	2	1.95	1.5
L	2	2.65	1.2
M	2	6.65	1.8
N	2	2.8	5.2
O	1	2.95	1.85
P	1	2.05	0.98
Q	2	1.73	1.65
R	4	2.5	0.15
S	4	2.85	0.9
T	1	2.44	1.65
U	1/2	0.51	1.65
V	1/2	18.9	5.17
W	1	18.9	18.18
TOTAL DEDUCTIONS = B =			686.097
AREA OF TYPICAL FLOOR = A - B =			302.835

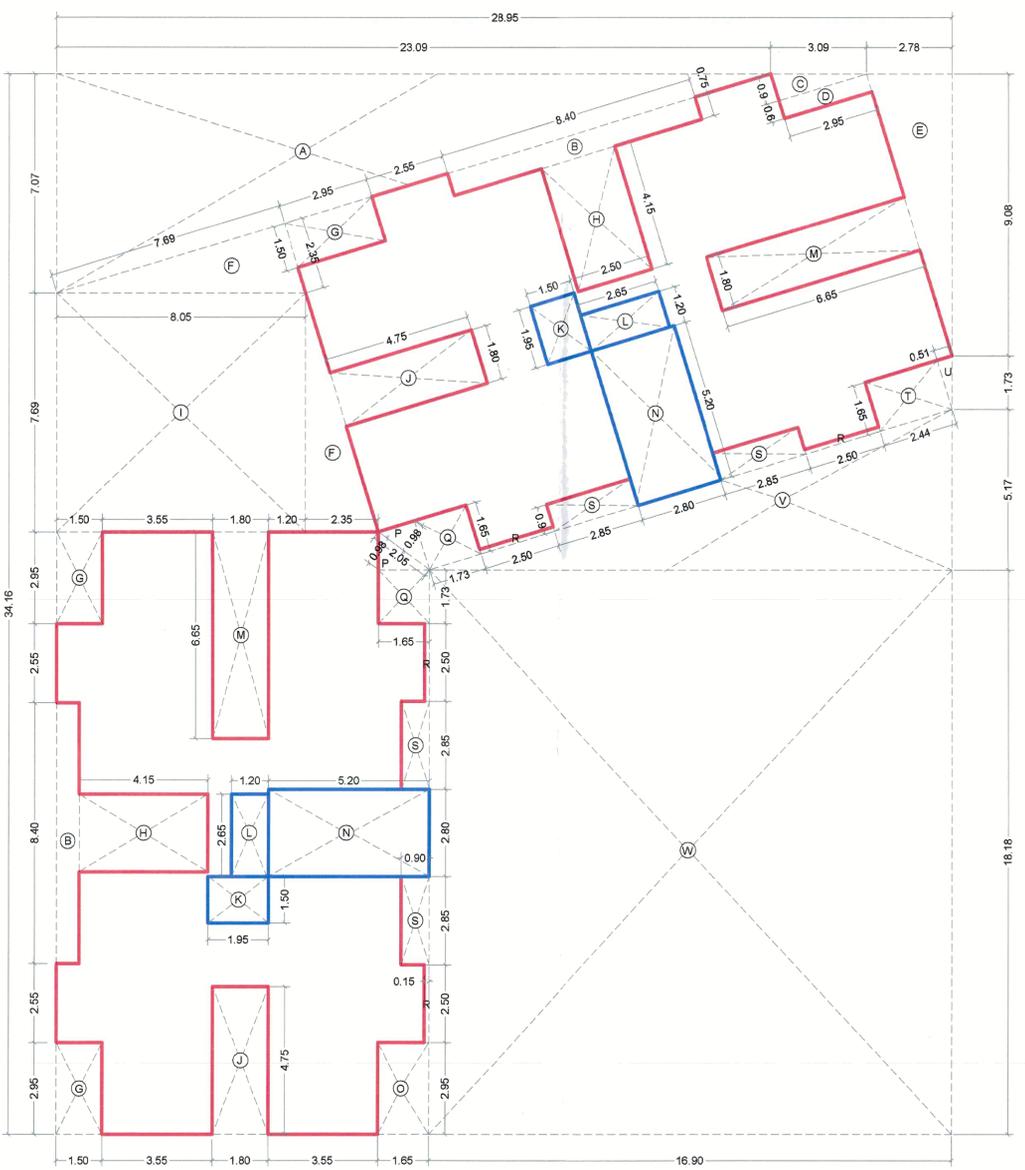
SCHEDULE OF LIGHT & VENTILATION						
WING	FLAT NO.	ROOM	CARPET AREA	WN TYPE	L & V REQUIRED	L & V PROVIDED
D & E	101 - 201	Living	11.4	W2	1.900	4.05
		Kitchen	4.838	W3	0.806	1.875
		WC	1.14	V	0.190	0.54
	102 - 202	Bath	1.8	V	0.300	0.54
		Living	11.4	W2	1.900	4.05
		Kitchen	4.838	W3	0.806	1.875
	103 - 203	WC	1.14	V	0.190	0.54
		Bath	1.8	V	0.300	0.54
		Living	11.4	W2	1.900	4.05
	104 - 204	Kitchen	4.838	W3	0.806	1.875
		WC	1.14	V	0.190	0.54
		Bath	1.8	V	0.300	0.54

TENEMENT AREA OF EACH UNITS									
BUILDING NUMBER	WING	FLAT NUMBER	UNITS (NOS.)	CARPET AREA (SQ. MT)	BAL. AREA (SQ. MT)	TERRACE AREA (SQ. MT)	B / UP AREA (SQ. MT)		
3	D	101 - 201	2	31.32	-	9.871	36.035		
		102 - 202	2	31.32	7.08	14.128	36.035		
		103 - 203	2	31.32	7.08	-	36.035		
		104 - 204	2	31.32	3.54	-	36.035		
		101 - 201	2	31.32	3.54	-	36.035		
	E	102 - 202	2	31.32	7.08	-	36.035		
		103 - 203	2	31.32	7.08	14.128	36.035		
		104 - 204	2	31.32	-	9.871	36.035		
		TOTAL =			16	250.56	35.4	47.998	288.28



TYPICAL FIRST & SECOND FLOOR PLAN
 (SCALE - 1 : 100)

TERRACE FLOOR PLAN
 (SCALE - 1 : 200)



TYPICAL FLOOR AREA DIAGRAM
 (SCALE - 1 : 100)

BALCONY AREA STATEMENT				
1st & 2nd FLOOR PLAN				
Balcony Type	No. of Balconies	Length (m)	Breadth (m)	Area in Sq.mt
(1)	(2)	(3)	(4)	(5) = (2)x(3)x(4)
B1	10	2.95	1.2	35.4
SUB TOTAL				35.4
Total Proposed Balcony Area = (5) =				35.4
B / UP Area / Floor				302.835
Perm. Bal. Area = B / UP Area X 15% =				45.425
Balance Balcony Area, if Any =				10.025
Excess Balcony Area, if Any =				0
Proposed Balcony Area on each Floor =				35.400
Proposed Balcony Area (1st - 2nd Flr) =				70.8

TERRACE AREA STATEMENT				
1st FLOOR PLAN				
Terrace Type	No. of Terrace's	Length (m)	Breadth (m)	Area (Sq. M)
(i)	(ii)	(iii)	(iv)	(v)
T1	2	14.13	-	28.26
T2	2	9.87	-	19.74
SUB TOTAL				48
Total Proposed Terrace Area =				48
B / UP Area / Floor				303.289
Permissible Ter. Area = B / UP Area X 20% =				60.658
Balance Terrace Area, if Any =				12.658
Excess Terrace Area, if Any =				0
Proposed Terrace Area on First Floor =				48

SHEET CONTENT

TYPICAL FIRST & SECOND FLOOR PLAN, AREA DIAGRAM & AREA CALCULATIONS, TERRACE FLOOR PLAN, FRONT ELEVATION, BAL & TERRACE AREA, TENEMENT AREA ST. NAME & SIGNATURE OF PROJECT HOLDERS

GRUHYOG DEVELOPERS
 Sachin M. Kalyankar
 PARTNER
 Sachin T. Rane

NAME & SIGN OF ARCHITECT
 ANJALI DAMLE / NADGAUNDI (CA / 2002 / 30242)

DESCRIPTION OF PROPOSAL
 PROPOSED RESIDENTIAL BUILDING ON ASS. NO. - 2A, 2B, 2C, 3 & 394, CHIKHALE, PANVEL, RAIGAD FOR VISHWAS V. PATANKAR & 3 OTHERS THROUGH P. O A HOLDER GRUHYOG DEVELOPERS PARTNER SHRI. SACHIN T. RANE & 1 OTHER

NAME & SIGN OF ARCHITECT
 ANJALI DAMLE / NADGAUNDI (CA / 2002 / 30242)

Architects
 ANJALI DAMLE / NADGAUNDI
 ARCHITECT AND INTERIOR DESIGNER
 13, B-1 Wing, Ashoka Gardens,
 Dhootpapeshwar Premises,
 Panvel - 410206
 Tel / Fax - 98 1981 3070

SCALE: 1:100 DATE: 21/02/2023 DRAWN BY: Bhagyashri CHECKED BY: Mander DWG NO: 6 OF 6