

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Adoi/PP-126/CC/2015/674
Dated 19/06/2015
Associate Planner (NAINA)



AREA UNDER ROAD WIDENING	=	112.131
TOTAL AREA OF THE LAND (A+B+C)		
= (2381.281 + 170.784 + 112.131) = 2664.196 SQ. M.		



GATE ELEVATION
(NOT TO SCALE)

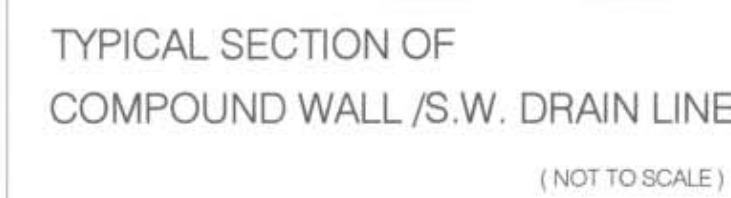
TYPICAL FOOTING
SECTIONTYPICAL FOOTING
SECTION

SECTION - A-A
(NOT TO SCALE)



PLAN

SEPTIC TANK PROPOSED		
SEPTIC TANK	5.42 X 2.71 X 1.50	22000
TOTAL		22000



TYPICAL SECTION OF
COMPOUND WALL /S.W. DRAIN LINE
(NOT TO SCALE)

SR.NO.	WING NO.	SIZE	LITERS
1	A	(5.40 X 1.20 X 1.00)	6.480
2	B	(4.50 X 1.20 X 1.00)	5.400
TOTAL PROPOSED O.H. TANK			11880



LEGEND	
1.	EXISTING ROAD
2.	DRAINAGE LINE
3.	WATER SUPPLY LINE
4.	RAIN WATER HARVESTING LINE
5.	INSPECTION CHAMBER
6.	RAIN WATER HARVESTING PIT
7.	CAR PARKING
8.	SCOOTER PARKING
9.	CYCLE PARKING
10.	EXISTING STRUCTURE TO BE DEMOLISHED

GROUND FLOOR	=	22.800	SQ.
FIRST FLOOR	=	442.522	SQ.
SECOND FLOOR	=	442.522	SQ.
THIRD FLOOR	=	224.748	SQ.
TOTAL BUA	=	1132.592	SQ.

WING	FLAT NO	NO OF FLATS	CARPET AREA (SQ. M.)	BALCONY AREA (SQ. M.)	BUA (SQ. M.)	BUA As per Fly line (SQ. M.)	BUA As per Fly line (SQ. M.)
A	101	1	21.962	4.639	-	-	24.566
	102	1	28.307	6.026	-	-	31.588
	103	1	29.454	6.401	-	-	32.646
	104	1	29.455	6.401	-	-	32.646
	105	1	28.370	6.026	-	-	31.731
	106	1	29.231	7.424	-	-	32.844
B	101	1	29.858	10.362	-	-	44.044
	102	1	31.090	4.612	-	-	34.948
	103	1	31.084	4.612	-	-	34.948
	104	1	29.351	4.612	-	-	33.182
	105	1	21.942	4.640	-	-	24.663
	106	1	21.962	4.639	-	-	24.566
A	202	1	28.307	6.026	-	-	31.588
	203	1	29.454	6.401	-	-	32.646
	204	1	29.455	6.401	-	-	32.646
	205	1	28.370	6.026	-	-	31.731
	206	1	29.231	7.424	-	-	32.844
	207	1	29.858	10.362	-	-	44.044
B	201	1	31.090	4.612	-	-	34.948
	202	1	31.084	4.612	-	-	34.948
	203	1	29.351	4.612	-	-	33.182
	204	1	21.942	4.640	-	-	24.663
	205	1	28.362	6.105	-	-	32.042
	301	1	29.858	10.362	-	-	44.044
B	302	1	22.139	4.612	-	-	25.026
	303	1	22.126	4.612	-	-	25.026
	304	1	22.126	4.612	-	-	25.026
	305	1	22.126	4.612	-	-	25.026

TENDMENTS SIZE CARPET AREA	NO. OF TENDMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES			PROPOSED PARKING SPACES		
			NO. OF CAR	NO. OF SCOOTER	NO. OF CYCLE	NO. OF CAR	NO. OF SCOOTER	NO. OF CYCLE
			12.5 SQ. M.	2.0 SQ. M.	0.75 SQ. M.	12.5 SQ. M.	2.0 SQ. M.	0.75 SQ. M.
UPTO 35 SQ. M.	24	4 TENDMENTS HAVING CARPET AREA UPTO 35 SQ. M. EACH.	6	4	11	7	4	12
ABOVE 35 SQ. M.	3	2 TENDMENTS HAVING CARPET AREA EXCEEDING 35 SQ. M. EACH	2	2	4	2	2	5
AS PER DRAFT DEVELOPMENT CONTROL DEVELOPMENT PLAN OF NEW MUMBAI AIRPORT (WELLNESS NOTIFIED AREA (NANA) (23 VILLAGES IN PAVEL TALUKA) REGULATION NO. 23								
	TOTAL		8	6	15	9	6	17
ADD 10 % FOR VISITORS PARKING			1	1	2	1	1	2
	TOTAL		9	7	17	10	7	19

LAYOUT PLAN, PLOT AREA CALCULATION DIAGRAM & STATEMENT, LOCATION PLAN, DETAILS OF RAIN WATER HARVESTING, DETAILS OF SEPTIC TANK & SOAK PIT & CALCULATION, DETAILS OF GATE, DETAILS OF U/G WATER TANK & PUMP ROOM, WATER CAPACITY CALCULATION, STORM WATER DRAIN LINE, CARPET & BUA STATEMENT, PARKING STATEMENT, TYP ECENTRIC FOOTING SECTION, LEGEND.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01 JAN 2015 AND THE DIMENSIONS OF SIDES 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 RECORDS.

Signature of Architect / Licensed Engineer /
Structural Engineer / Supervisor.

PLAN OF A PROPOSED RESIDENTIAL BUILDING IN S.NO. 141,
H. NO. 2 + 4A AT VILLAGE ADAL TAL - PANVEL DIST - RAIGAD

POWER OF ATTORNEY HOLDER: _____

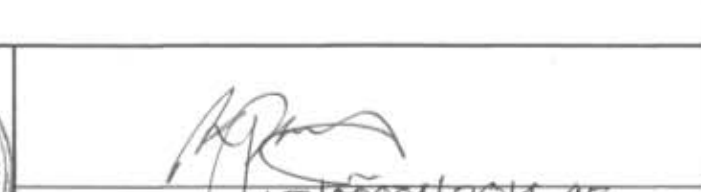
MR. SUNIL PARSHURAM JADHAV. *[Signature]*

MR. ASHOK RAGHO PAWNEKAR,

OWNER: _____

MR. GANU MAHADU PATIL 21/2 4212 91000

MR. ANANTA MAHADU PATIL

ARCHITECTS
ENGINEERS

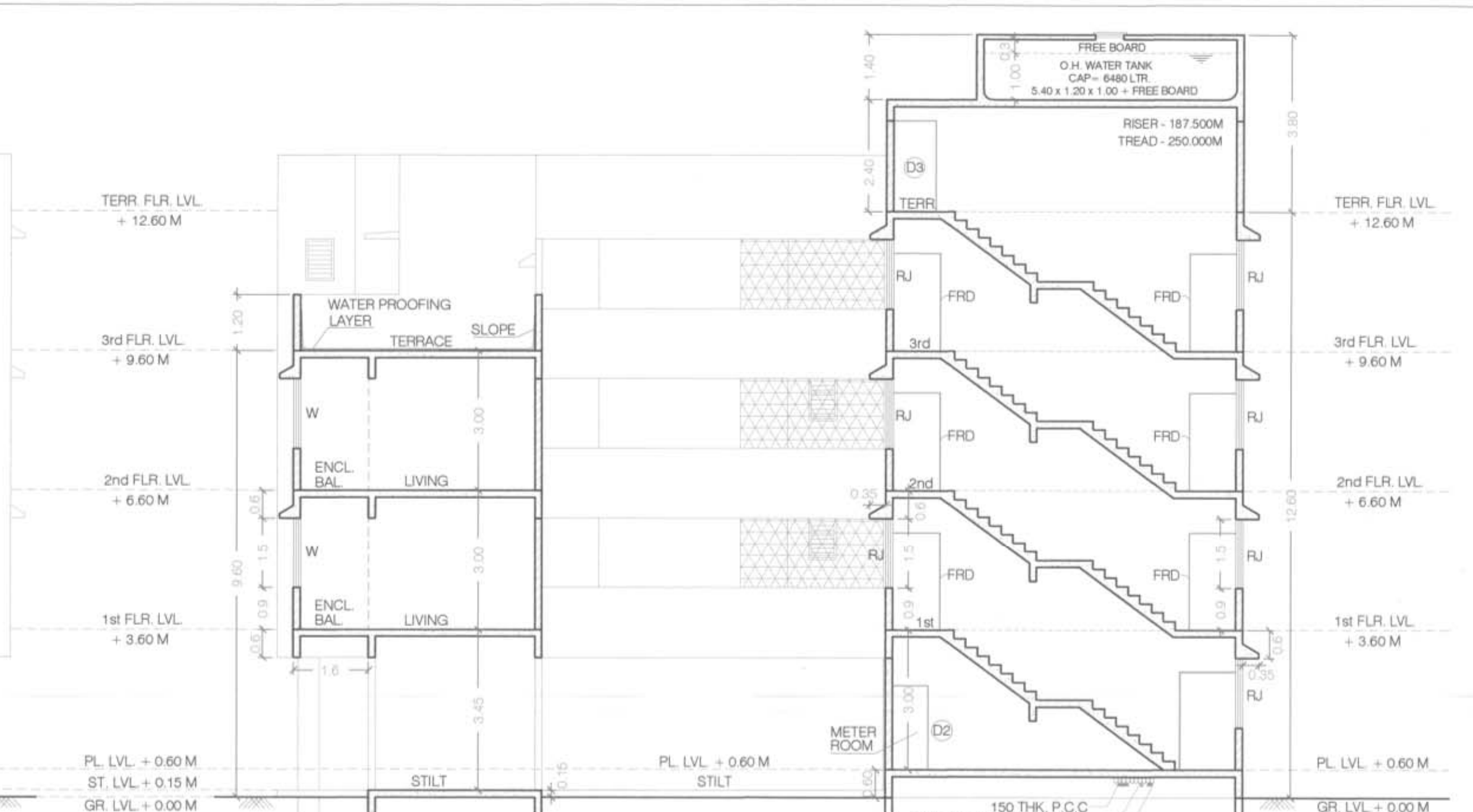
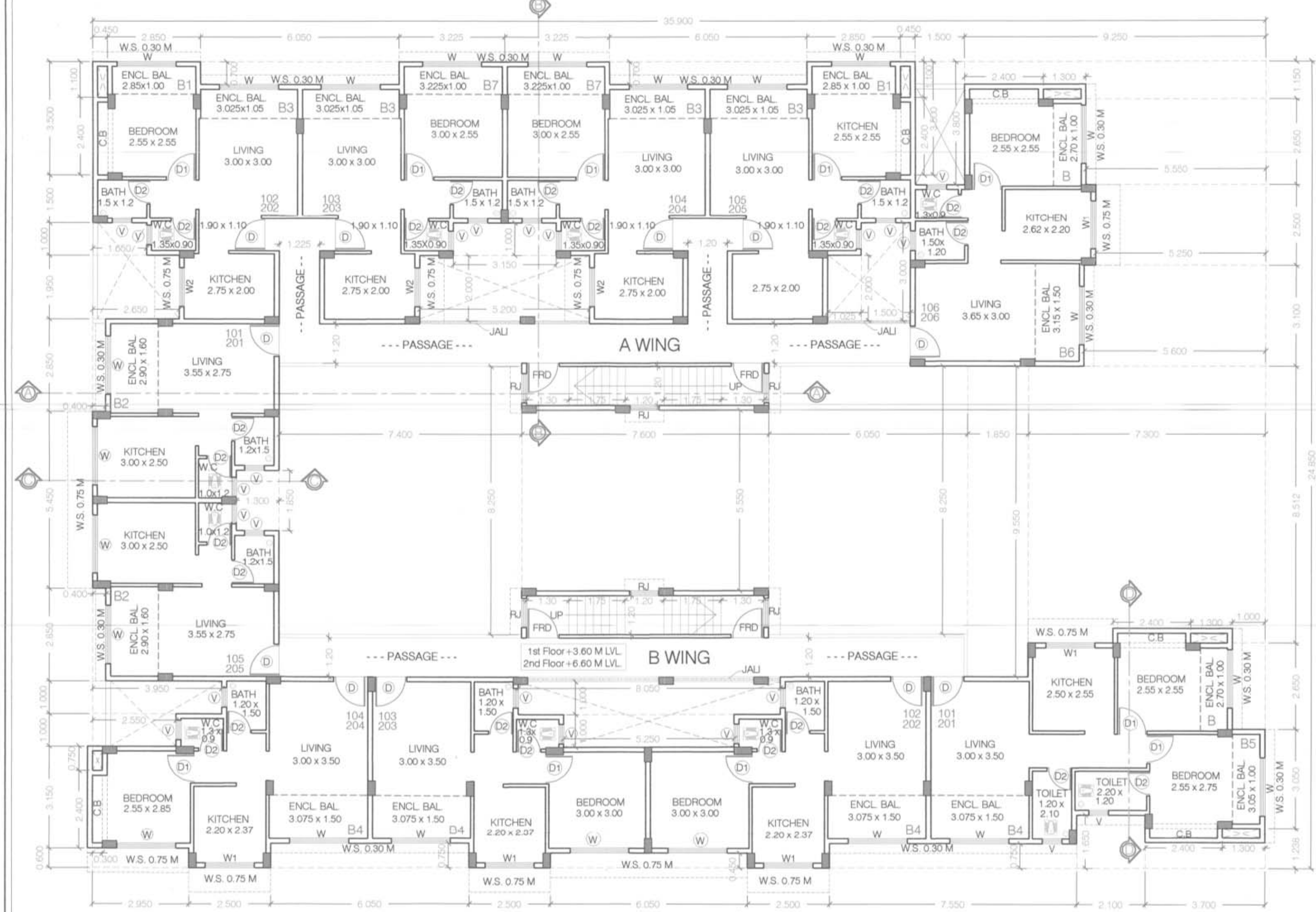
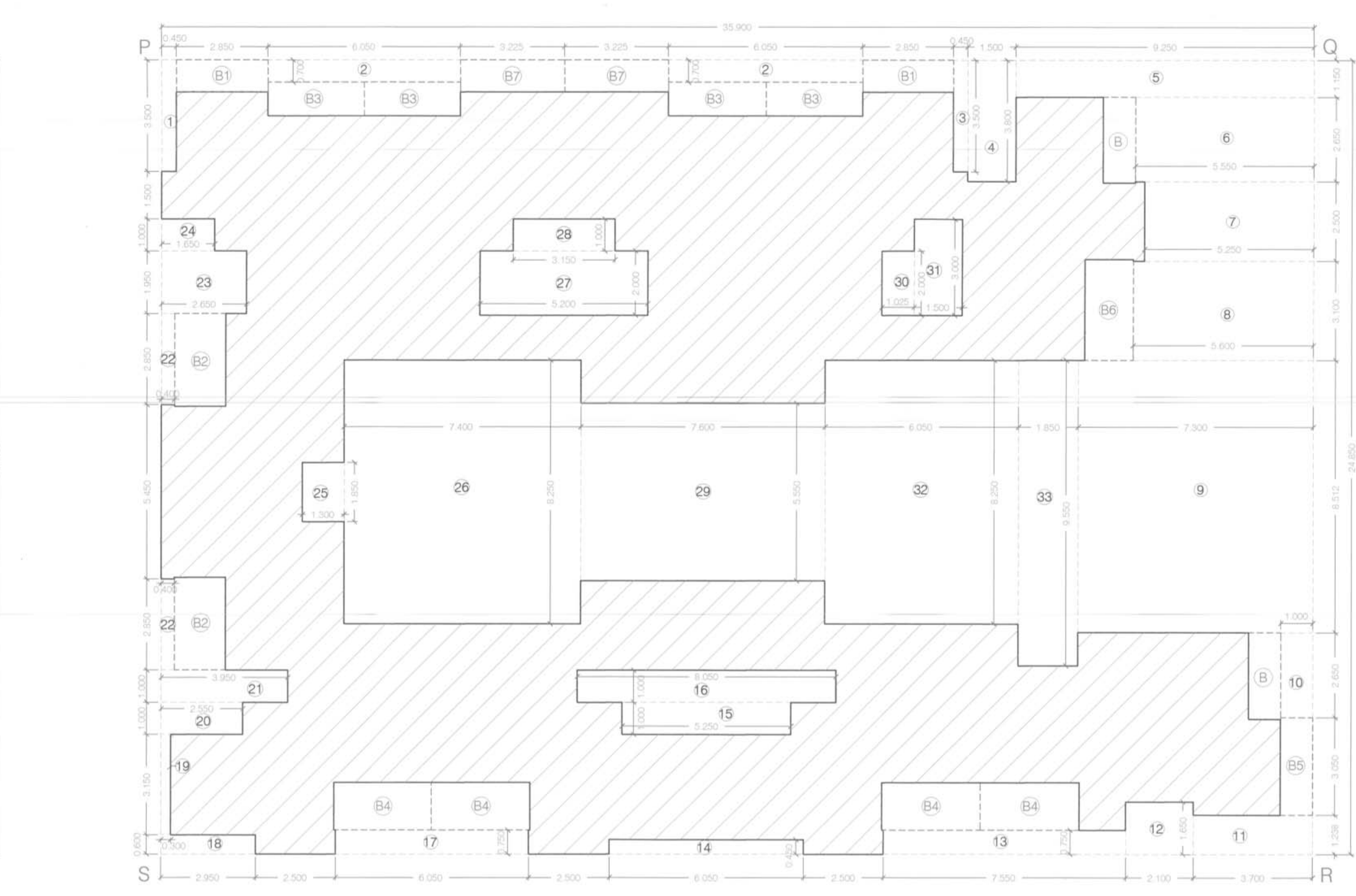
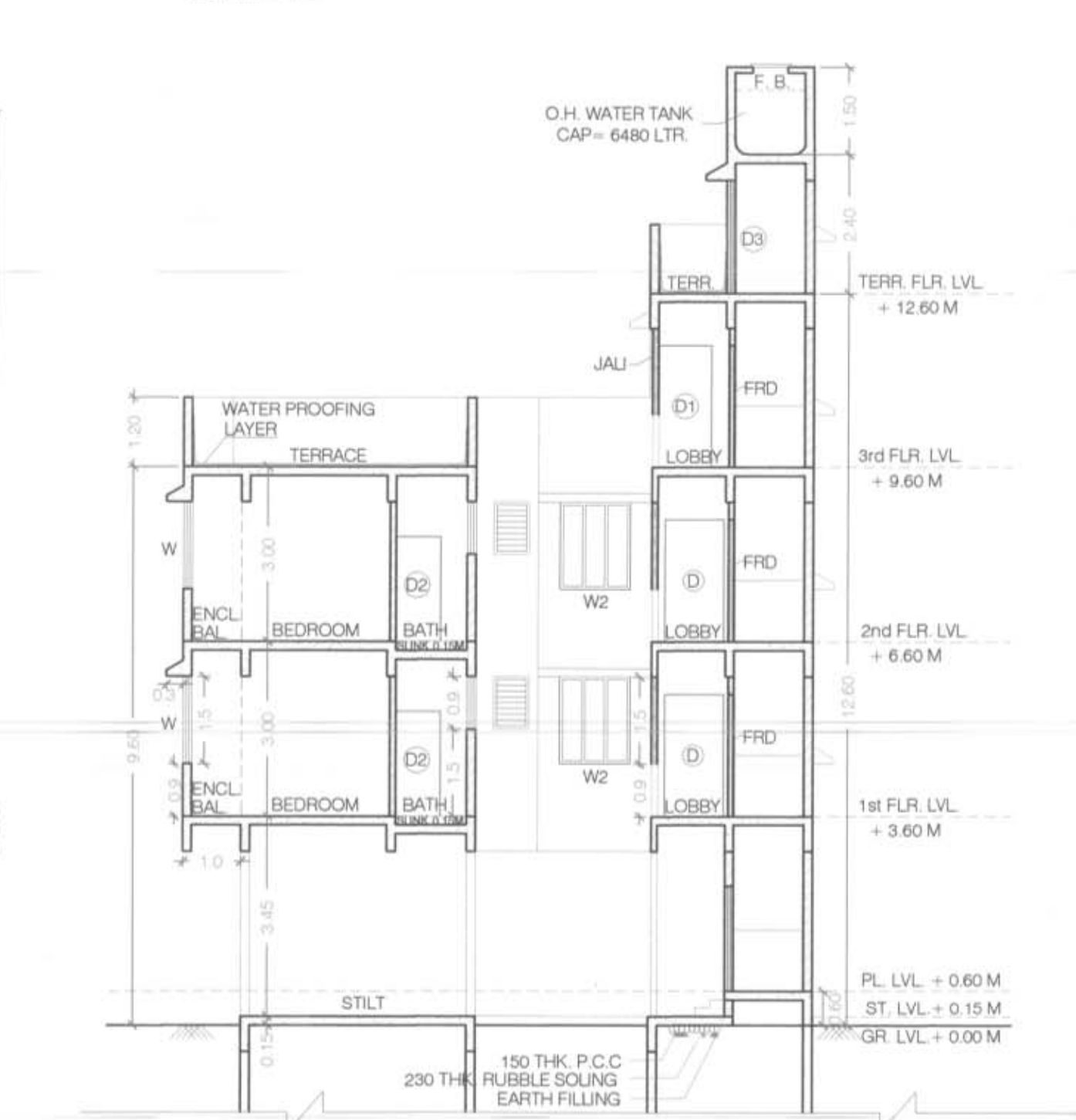
A -101, KANDPILE RESIDENCY, NEAR M.S.E.B.
& FOREST OFFICE TAKKA, PANVEL - 410206

022-27482594.

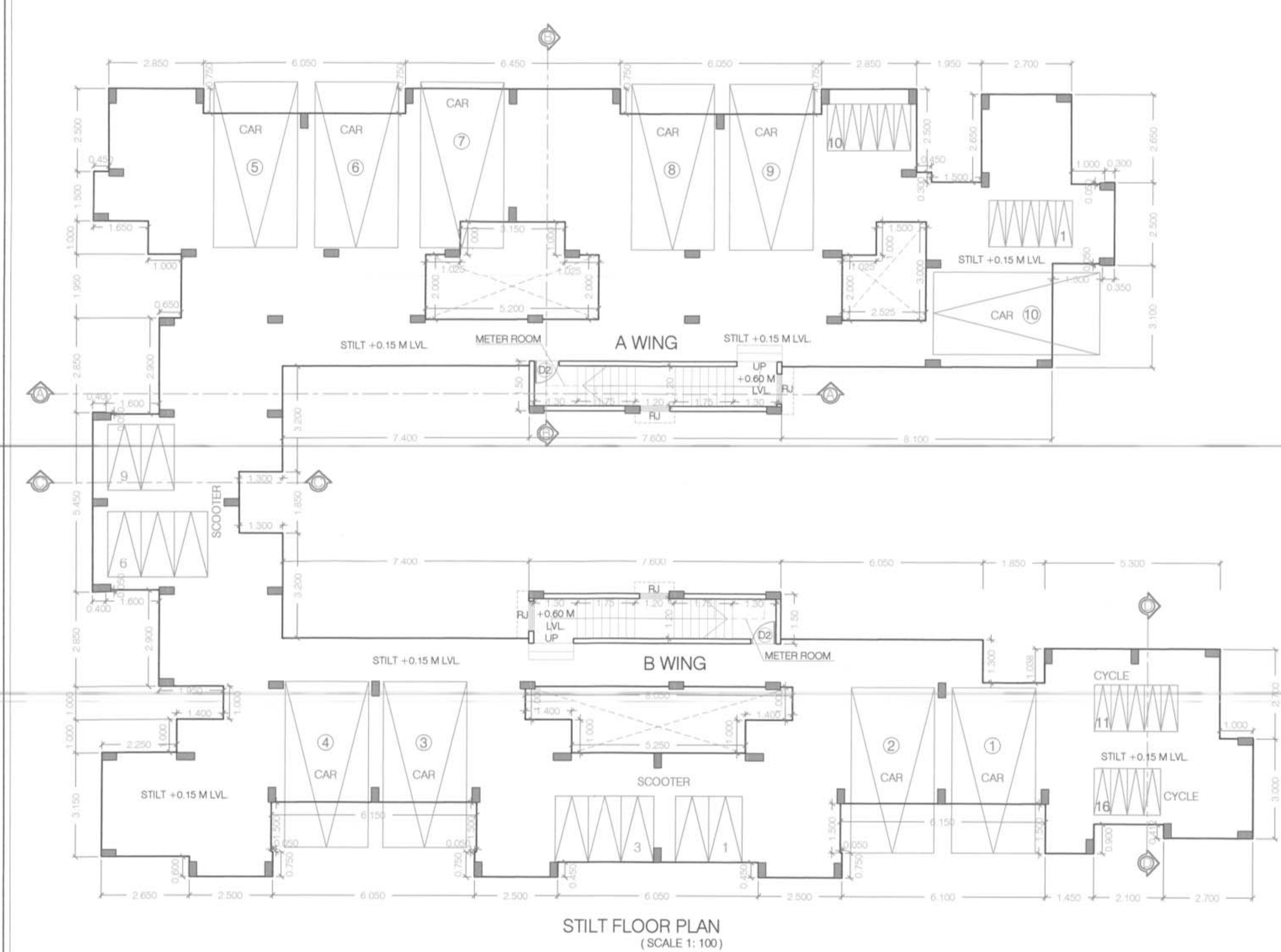
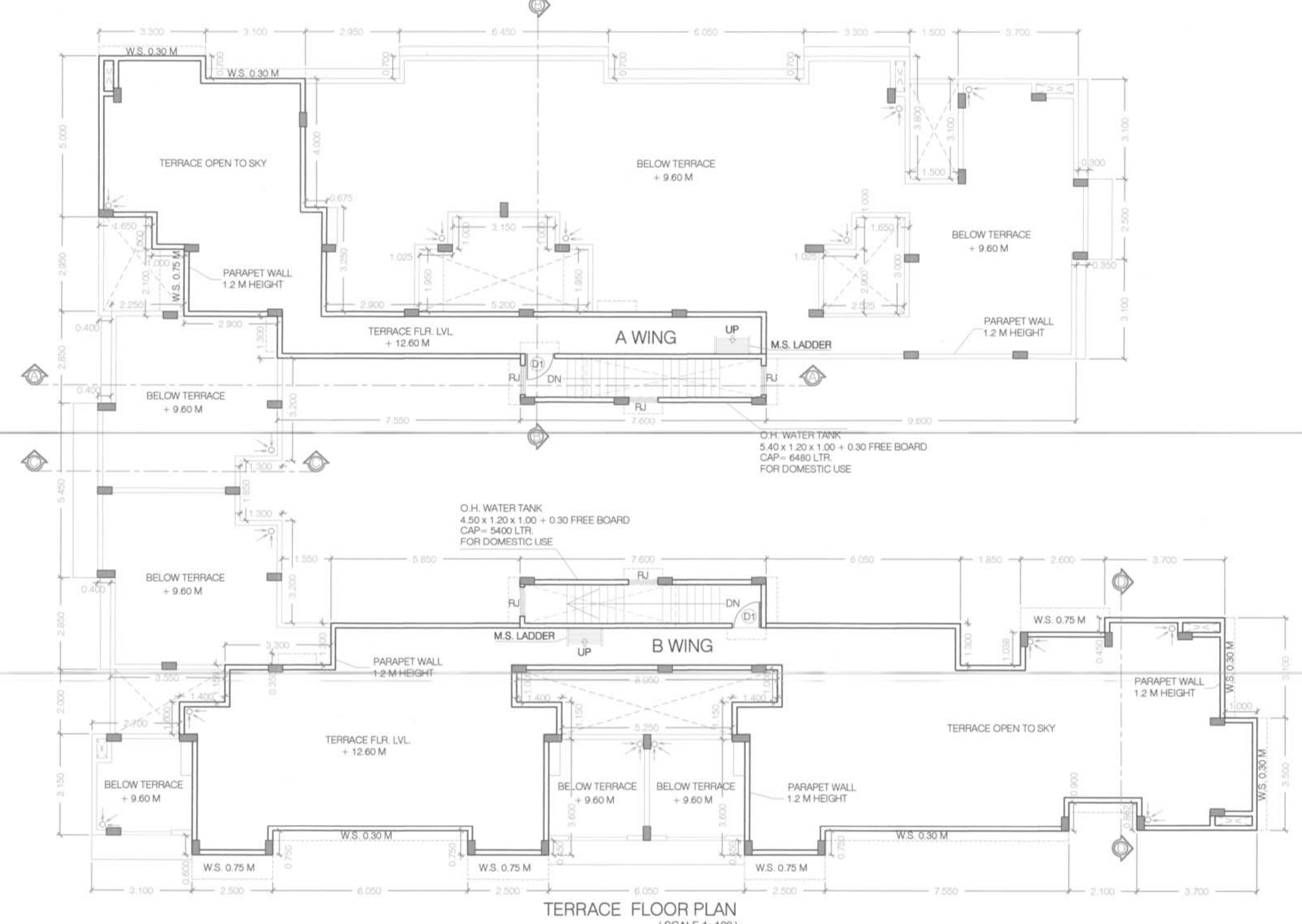


STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAIN-4/Travel/Adm/Pr-126/EC/2010/674
Dated 19/06/2015
Associate Planner (NAIN)

NORTH SIDE ELEVATION
(SCALE 1:100)EAST SIDE ELEVATION
(SCALE 1:100)SECTION AT (A - A)
(SCALE 1:100)TYPICAL 1ST & 2ND FLOOR PLAN
(SCALE 1:100)BUILT UP AREA DIAGRAM 1ST & 2ND FLOOR
(SCALE 1:100)SECTION AT (B - B)
(SCALE 1:100)

BUA CALCULATION OF 1ST & 2ND FLOOR					
DESCRIPTION	LENGTH	BREADTH	NO.	AREA IN SQ. M.	
(A) BLOCK (PORS)	35.900	X	24.850	1	892.115
TOTAL					892.115
DEDUCTIONS					
1	3.500	X	0.450	=	1.575
2	6.050	X	0.700	=	4.240
3	3.500	X	0.450	=	1.575
4	3.800	X	1.500	=	5.700
5	9.250	X	1.150	=	10.638
6	5.550	X	2.650	=	14.708
7	5.250	X	2.500	=	13.125
8	5.600	X	3.100	=	17.360
9	8.512	X	7.300	=	62.138
10	2.650	X	1.000	=	2.650
11	3.700	X	1.258	=	4.651
12	2.100	X	1.650	=	3.465
13	7.550	X	0.750	=	5.663
14	6.050	X	0.450	=	2.723
15	5.250	X	1.000	=	5.250
16	8.050	X	1.000	=	8.050
17	6.050	X	0.750	=	4.538
18	2.950	X	0.600	=	1.770
19	3.150	X	0.300	=	0.945
20	2.550	X	1.000	=	2.550
21	3.950	X	1.000	=	3.950
22	2	X	2.850	X	0.400
23	2.650	X	1.950	=	5.167
24	1.650	X	1.000	=	1.650
25	1.850	X	1.300	=	2.405
26	8.250	X	7.400	=	61.050
27	5.200	X	2.000	=	10.400
28	3.150	X	1.000	=	3.150
29	7.600	X	5.550	=	42.180
30	2.000	X	1.025	=	2.050
31	3.000	X	1.500	=	4.500
32	8.250	X	6.050	=	49.913
33	9.550	X	1.850	=	17.668
(B) TOTAL DEDUCTIONS					383.833
BUA AREA (A-B)					892.115
NET BUA AREA (C)					508.282
PROPOSED NET AREA OF 1ST & 2ND FLOOR = (442.522 x 2)					885.044

STILT FLOOR PLAN
(SCALE 1:100)TERRACE FLOOR PLAN
(SCALE 1:100)

★

ENCLOSED BALCONY AREA STATEMENT 1ST & 2ND FLOOR					
PERMISSIBLE BALCONY (442.922 X 15%)				=	66.378
PROPOSED BALCONY AREA					
TYPE	NOS.	LENGTH	WIDTH	AREA IN SQ. M.	
B	2	X	2.700	X	1.000 = 5.400
B1	2	X	2.850	X	1.000 = 5.700
B2	2	X	2.900	X	1.000 = 5.800
B3	4	X	3.025	X	1.000 = 12.700
B4	4	X	3.075	X	1.000 = 12.450
B5	1	X	3.050	X	1.000 = 3.050
B6	1	X	3.150	X	1.000 = 4.725
B7	2	X	3.225	X	1.000 = 6.450
(C)		TOTAL			= 66.760

ENCLOSED BALCONY PREMIUM STATEMENT

FLOOR	TYPE	SIZE	AREA	RATE	NO. OF BAL	AMOUNT
TYPICAL 1ST & 2ND FLOOR	B	2.700 X 1.000	2.700	02		
	B1	2.850 X 1.000	2.850	02		
	B2	2.900 X 1.000	2.900	02		
	B3	3.025 X 1.000	3.176	04		
	B4	3.075 X 1.000	4.613	04		
	B5	3.050 X 1.000	3.050	01		
	B6	3.150 X 1.000	4.725	02		
3RD FLOOR	B	2.700 X 1.000	2.700	01		
	B1	2.850 X 1.000	2.850	01		
	B2	3.050 X 1.000	3.050	04		
	B3	3.075 X 1.000	4.613	01		

SPECIFICATIONS

External wall thk	0.150 M.
Internal wall thk	0.100 M.

DOOR / WINDOW SCHEDULE

TYPE	SIZE IN MM	AREA IN SQ. M.	DESCRIPTION
D1	1.000 X 2.100	2.100	T. W. PANELLED DOOR
D2	0.900 X 2.100	1.890	T. W. PANELLED DOOR
D3	0.750 X 1.800	1.350	T. W. FLUSH DOOR
D4	0.900 X 1.950	1.755	T. W. PANELLED DOOR
D5	1.000 X 2.100	2.100	FIRE RESISTING DOOR
W	2.000 X 1.500	3.000	ALL SLIDING WINDOW
W1	1.500 X 1.500	2.250	ALL SLIDING WINDOW
W2	1.200 X 1.500	1.800	ALL SLIDING WINDOW
RJ	0.900 X 1.500	1.350	R.C.C. JALI
V	0.600 X 0.900	0.540	ALL LOUVERED VENTILATOR

LIGHT & VENTILATION STATEMENT

ROOM	CARPET AREA IN SQ. M.	1/6 REQUIRED IN SQ. M.	TYPE OF WINDOW	AREA OF WINDOW PROPOSED IN SQ. M.
LIVING	16.842	2.807	W	3.000
LIVING	10.500	1.750	W	3.000
BED	9.000	1.500	W	3.000
KIT-1	7.500	1.250	W	3.000
KIT-2	6.375	1.063	W	2.250
KIT-3	5.500	0.917	W2	1.800
BATH	1.800	0.300	V	0.540
W.C.	1.170	0.195	V	0.540
TOILET	2.540	0.424	V	0.540

CONTENT OF THE SHEET:

PLAN OF BUILDING (STILT, 1ST, 2ND & TERRACE FLOOR), ELEVATION, SECTIONS, BUILT UP AREA DIAGRAM & STATEMENT, DW SCHEDULE, LIGHT & VENTILATION STATEMENT, ENCLOSED BALCONY PREMIUM STATEMENT.

PROJECT:
PLAN OF A PROPOSED RESIDENTIAL BUILDING IN S. NO. 141, H. NO. 2 & 4A, AT VILLAGE ADAL, TAL. PANVEL, DIST. RAIGAD.
POWER OF ATTORNEY HOLDER:

MR. SUNIL PARSHURAM JADHAV.

MR. ASHOK RAGHO PAWNEKAR.
(SIGNATURE OF THE POA HOLDER)

OWNER:

MR. GANU MAHADU PATIL

MR. ANANTA MAHADU PATIL

JEETENDRA PARMAR
AND ASSOCIATES
ARCHITECTS
ENGINEERS
A-101, KANDRILE RESIDENCY, NEAR M.S.E.B. & FOREST OFFICE, TAKKA, PANVEL - 411006
TL. NO. (OFF) 022-32058876
022-2748294

SHEET NO. -

3/3

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCON/RAJN/ Panvel/Asst/EP-126/CC/2015/674
Dated 19/06/2015
Associate Planner (RAJN)

SPECIFICATIONS

External wall thk	0.150 M.
Internal wall thk	0.100 M.

DOOR / WINDOW SCHEDULE

TYPE	SIZE IN MM.	AREA IN SQ. M.	DESCRIPTION
D	1.000 X 2.100	2.100	T. W. PANELLLED DOOR
D1	0.900 X 2.100	1.890	T. W. PANELLLED DOOR
D2	0.750 X 1.800	1.350	T. W. FLUSH DOOR
D3	0.900 X 1.950	1.755	T. W. PANELLLED DOOR
FRD	1.000 X 2.100	2.100	FIRE RESISTING DOOR
W	2.000 X 1.500	3.000	ALLU. SLIDING WINDOW
W1	1.500 X 1.500	2.250	ALLU. SLIDING WINDOW
W2	1.200 X 1.500	1.800	ALLU. SLIDING WINDOW
RJ	0.900 X 1.500	1.350	R.C.C. JALI
V	0.600 X 0.900	0.540	ALLU. LOUVERED VENTILATOR

CONTENT OF THE SHEET:

PLAN OF BUILDING (3RD FLOOR), SECTION, DW SCHEDULE,
BUILT UP AREA DIAGRAM - GROUND & 3RD FLOOR PLAN.

PROJECT:

PLAN OF A PROPOSED RESIDENTIAL BUILDING IN S.NO. 141,
H. NO. 2 + 4A, AT VILLAGE ADAI, TAL - PANVEL, DIST. - RAIGAD.

POWER OF ATTORNEY HOLDER:

MR. SUNIL PARSHURAM JADHAV.

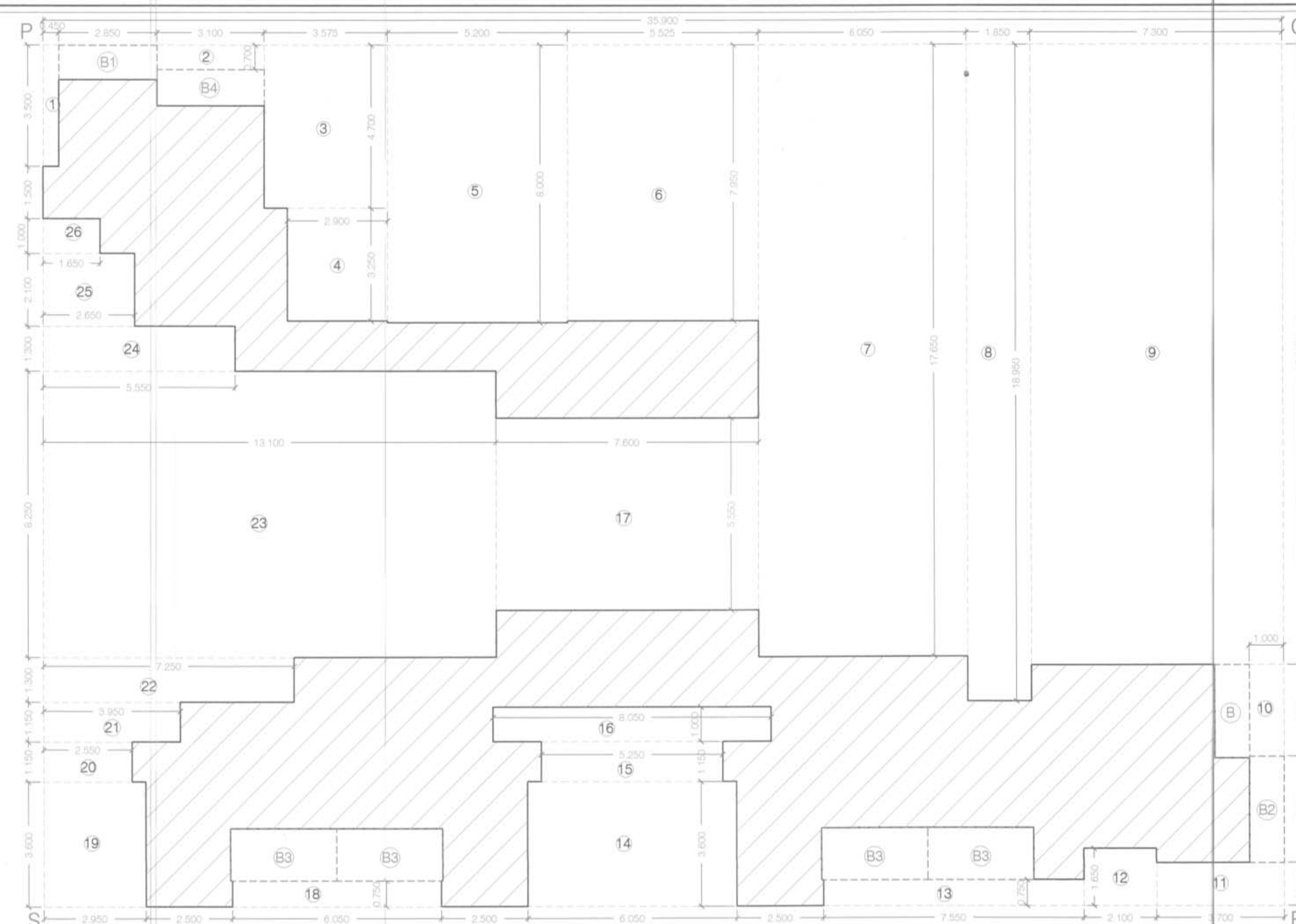
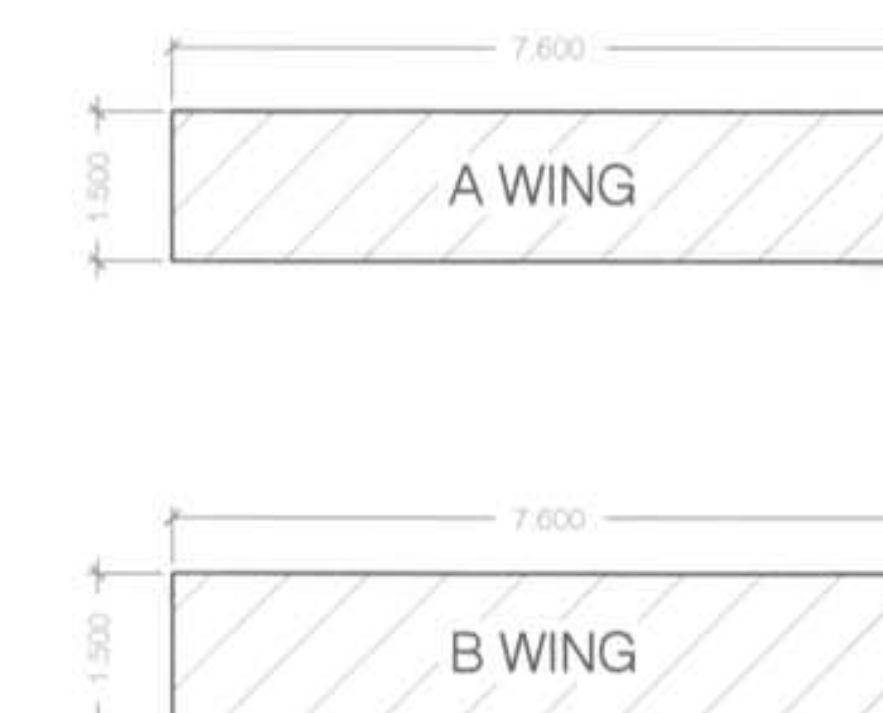
MR. ASHOK RAGHO PAWNEKAR.

(SIGNATURE OF THE POA HOLDEAR)

OWNER:

MR. GANU MAHADU PATIL

MR. ANANTA MAHADU PATIL

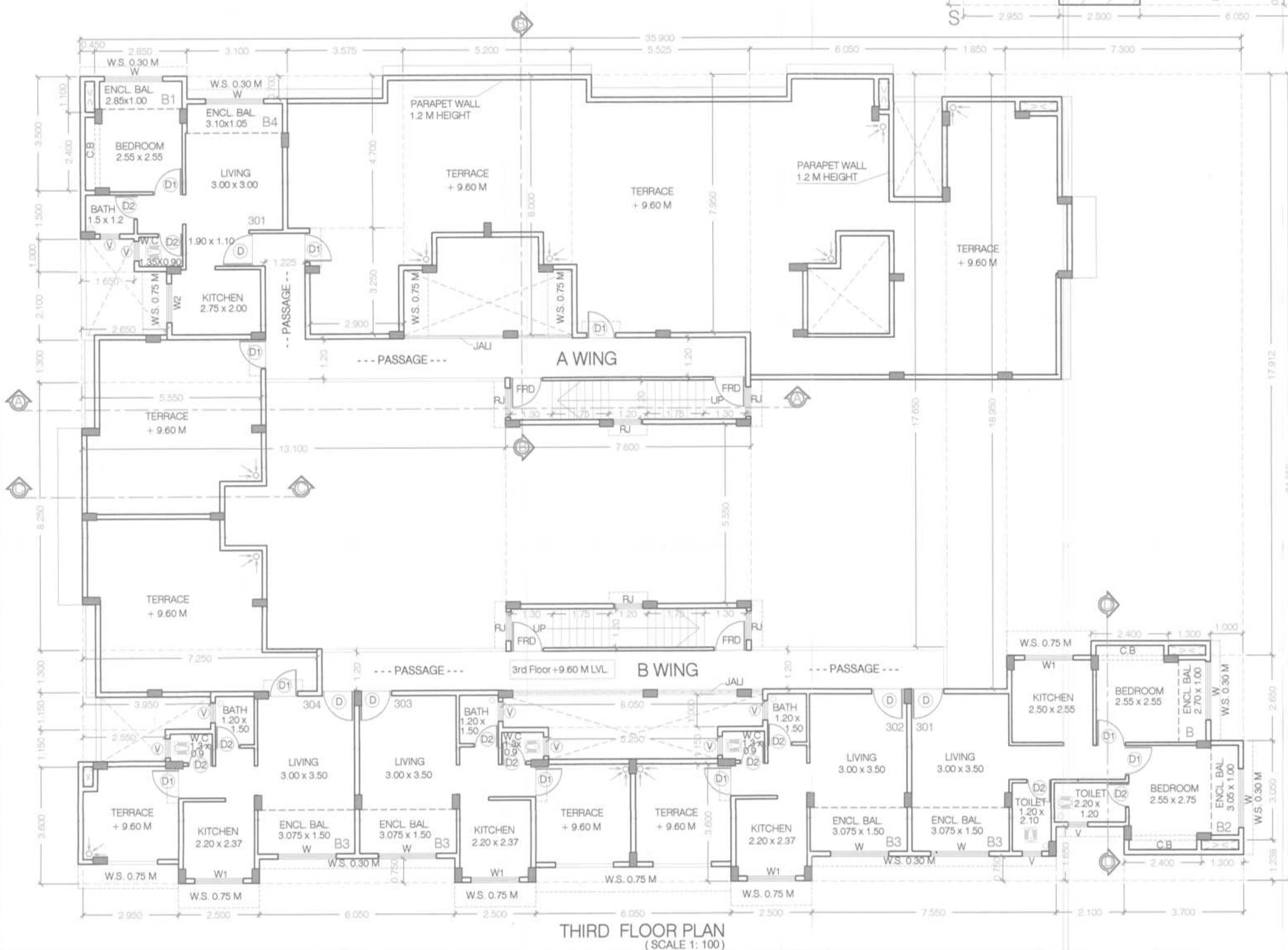
JEETENDRA PARMAR
AND ASSOCIATESJOB NO.
JPA/R/05/2015FILE NAME
SWASTIK DEV. SUBDRG. NO.
3/3SCALE
AS SHOWNDRN. BY
ABHIA-101, KANDPILE RESIDENCY, NEAR M.S.E.B.
& FOREST OFFICE TAKKA, PANVEL - 410206
TL. NO. (OFF) 022-32058876,
022-27482594.SECTION AT (C - C)
(SCALE 1: 100)SECTION AT (D - D)
(SCALE 1: 100)BUILT UP AREA DIAGRAM 3RD FLOOR
(SCALE 1: 100)BUILT UP AREA DIAGRAM
GROUND FLOOR
(SCALE 1: 100)

BUA CALCULATION STILT (Staircase) FLOOR				
BLOCK AREA (A & B) = A :				
2	X	7.600	X	1.500 = 22.800 SQ.M.
PROPOSED NET BUILT UP AREA				
22.800 SQ.M.				

BUA CALCULATION OF THIRD FLOOR					
DESCRIPTION	LENGTH	BREADTH	NO	AREA IN SQ. M.	
BLOCK (PQRS)	35.900	X	24.850	1	892.115
(A)	TOTAL				892.115
DEDUCTIONS					
1	3.500	X	0.450	=	1.575
2	3.100	X	0.700	=	2.170
3	4.700	X	3.575	=	16.803
4	3.250	X	2.900	=	9.425
5	8.000	X	5.200	=	41.600
6	7.950	X	5.525	=	43.924
7	17.650	X	6.050	=	106.783
8	18.950	X	1.850	=	35.058
9	17.912	X	7.300	=	130.758
10	2.650	X	1.000	=	2.650
11	3.700	X	1.238	=	4.581
12	2.100	X	1.650	=	3.465
13	7.550	X	0.750	=	5.663
14	6.050	X	3.600	=	21.780
15	5.250	X	1.150	=	6.037
16	8.050	X	1.000	=	8.050
17	7.600	X	5.550	=	42.180
18	6.050	X	0.750	=	4.538
19	3.600	X	2.950	=	10.620
20	2.550	X	1.150	=	2.932
21	3.950	X	1.150	=	4.542
22	7.250	X	1.300	=	9.425
23	13.100	X	8.250	=	108.075
24	5.550	X	1.300	=	7.215
25	2.650	X	2.100	=	5.565
26	1.650	X	1.000	=	1.650
(B)	TOTAL DEDUCTIONS				637.062
BUA AREA (A-B)	892.115	-	637.062	=	255.053
NET BUA AREA (C)	255.053	-	30.305	=	224.748
PROPOSED NET AREA OF THIRD FLOOR					224.748

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ENCLOSED BALCONY AREA STATEMENT THIRD FLOOR						
PERMISSIBLE BALCONY (224.748 X 15%)						33.712
PROPOSED BALCONY AREA						
TYPE	NOS.	LENGTH		WIDTH		AREA IN SQ. M.
B	1	X	2.700	X	1.000	2.700
B1	1	X	2.850	X	1.000	2.850
B2	1	X	3.050	X	1.000	3.050
B3	4	X	3.075	X	1.500	18.450
B4	1	X	3.100	X	1.050	3.255
TOTAL (C)						30.305

THIRD FLOOR PLAN
(SCALE 1: 100)