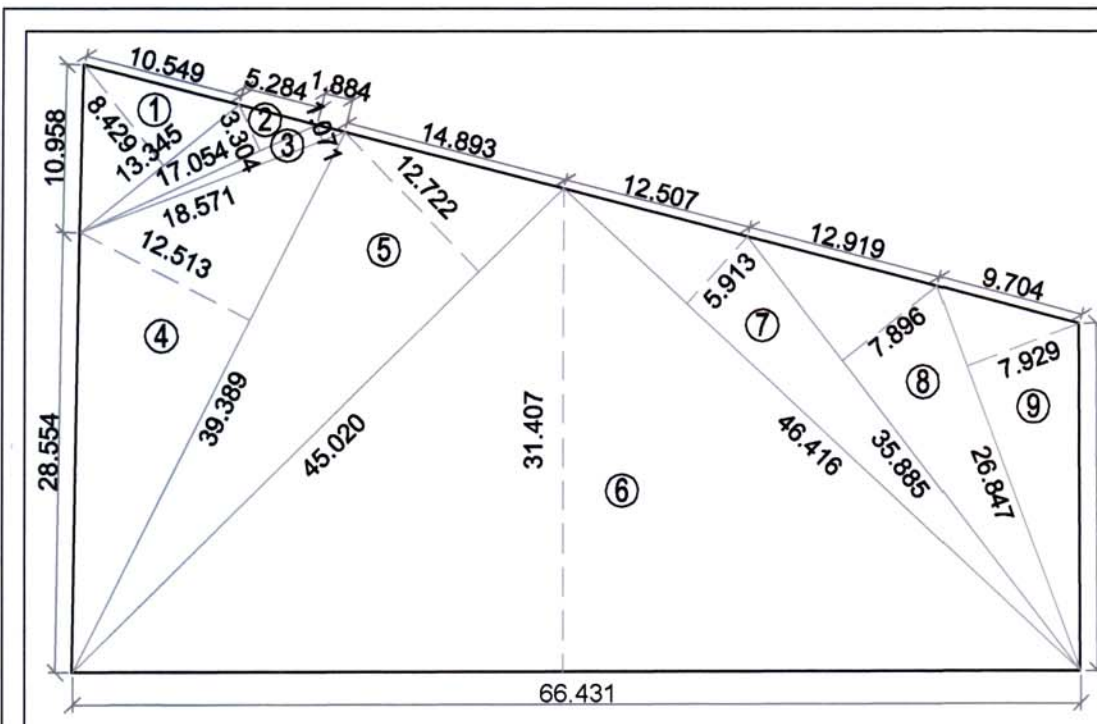


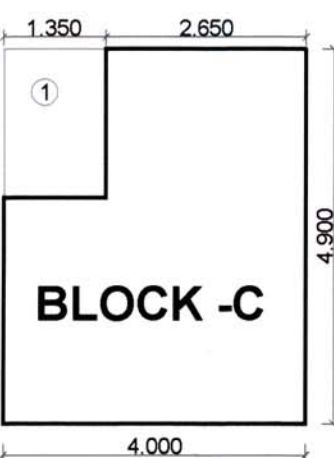


PLOT AREA CALCULATION DIAGRAM
(SCALE 1 : 500)

PLOT AREA CALCULATION				
1)	0.500	X	8.429	X 1 = 56.243 sqm.
2)	0.500	X	3.304	X 1 = 28.173 sqm.
3)	0.500	X	1.071	X 1 = 9.945 sqm.
4)	0.500	X	12.513	X 1 = 246.437 sqm.
5)	0.500	X	12.722	X 1 = 286.372 sqm.
6)	0.500	X	31.407	X 1 = 1043.199 sqm.
7)	0.500	X	5.913	X 1 = 137.223 sqm.
8)	0.500	X	7.895	X 1 = 141.674 sqm.
9)	0.500	X	7.929	X 1 = 106.435 sqm.
Total plot area (as per triangulation) = 2055.707 sqm.				

BUILT UP AREA STATEMENT (TOTAL WING A+B+C)	
FLOORS	BALANCE
GR. FLOOR	406.031
1st FLOOR	506.172
2nd FLOOR	506.172
3rd FLOOR	506.172
4th FLOOR	506.172
TOTAL	2430.719

BALCONY AREA STATEMENT *				
FLOORS	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA ENCL.	PROJECTED	TOTAL PROPOSED
GROUND	60.905	10.400	-	10.400
FIRST	75.926	48.350	21.096	69.446
SECOND	75.926	48.350	21.096	69.446
THIRD	75.926	48.350	21.096	69.446
FOURTH	75.926	48.350	21.096	69.446
TOTAL	364.609	203.800	84.384	288.184

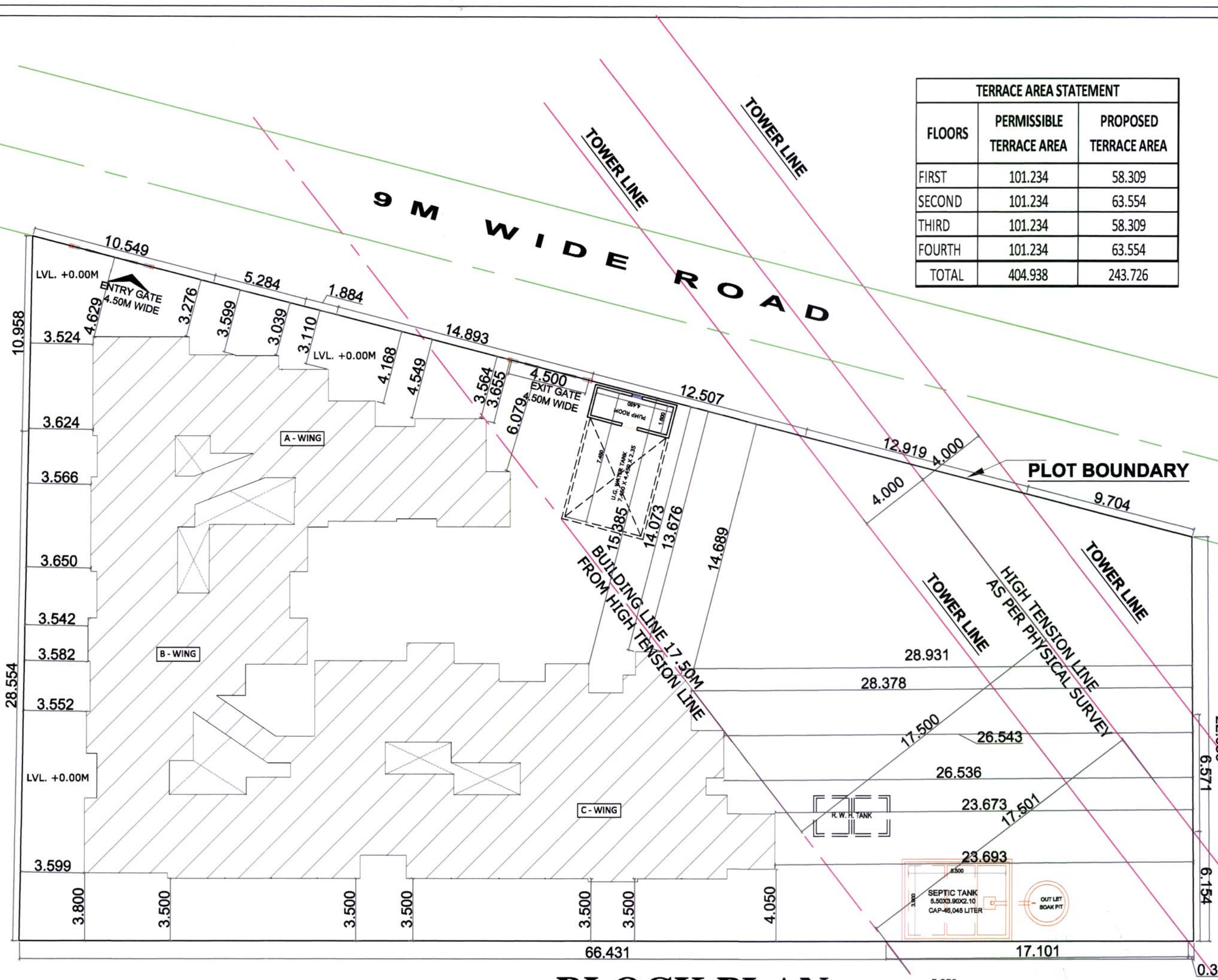


AREA LINE DIAGRAM
OF SOCIETY OFFICE & SANITARY BLOCK
SCALE = 1 : 100

Society office & Sanitary block area calculation				
Discription	Length	Breadth	No.	Area in sqm
Block C	4.000	4.900	1	19.600
Block D	1.400	2.100	1	2.940
(A)	TOTAL			22.540
DEDUCTIONS				
1	X	1.350	X 1.950	1.263
2	X	0.500	X 0.250	0.125
(B)	TOTAL			2.758
Gross Area (A-B)				19.782
Prop. Net Area of society office & sanitary				19.783

TERRACE AREA STATEMENT		
FLOORS	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
FIRST	101.234	58.309
SECOND	101.234	63.554
THIRD	101.234	58.309
FOURTH	101.234	63.554
TOTAL	404.938	243.726

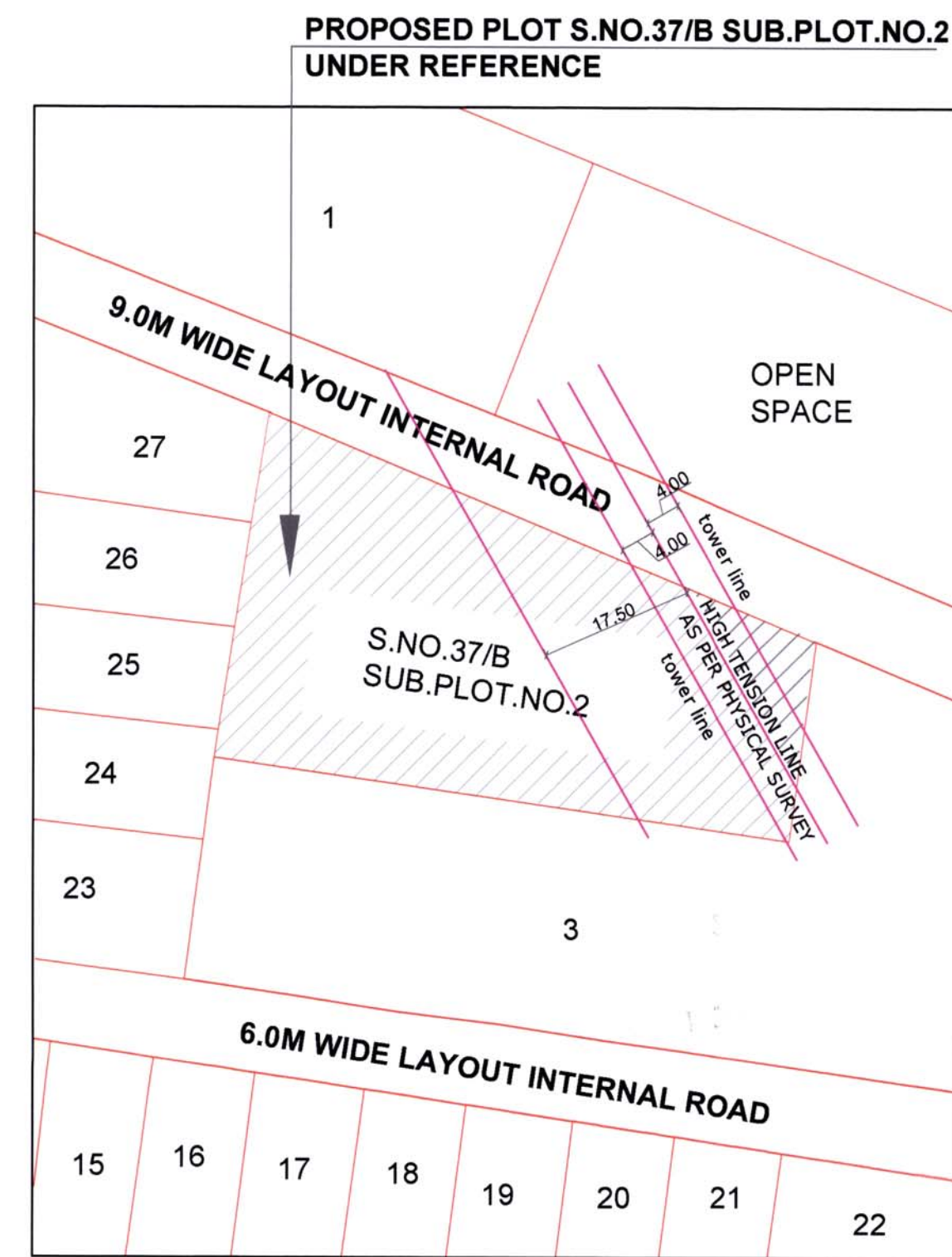
PARKING STATEMENT ** - PLEASE REFER TO PROFORMA-I									
TENEMENTS SIZE BUP AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES				PROPOSED PARKING SPACES		
			No. of cars	No. of 2.0 segmt.	No. of 0.70 segmt.	No. of 12.5 segmt. 5.0 X 2.5 M	No. of 0.70 segmt. 1.0 X 2.0 M	No. of 0.70 segmt. 0.5 X 1.4 M	No. of cycle
UPTO 50	64	4 TENEMENTS HAVING BU AREA 5 SCOOTER & 5 CYCLE	---	80	80	---	---	---	---
AS PER STANDARDIZED DEVELOPMENT CONTROL & PROMOTION REGULATIONS FOR REGIONAL PLANS IN MAHARASHTRA REGULATION NO. 16.1, REQUIRED NO. OF PARKING SHALL BE INCREASED BY 50% IN METROPOLITAN AREA.									
COMMERCIAL			---	80X1.5 +120	80X1.5 +120	---	---	---	---
EVERY 100 SQM.		FOR 100 SQ M. CARPET AREA OR FRACTION THEREOF.	1	3	3	---	---	---	---
AS PER STANDARDIZED DEVELOPMENT CONTROL & PROMOTION REGULATIONS FOR REGIONAL PLANS IN MAHARASHTRA REGULATION NO. 16.1, REQUIRED NO. OF PARKING SHALL BE INCREASED BY 50% IN METROPOLITAN AREA.									
			1X1.5 +15	3X1.5 +45	3X1.5 +45	---	---	---	---
TOTAL PARKING PROVIDED			2	125	125	2	125	125	---



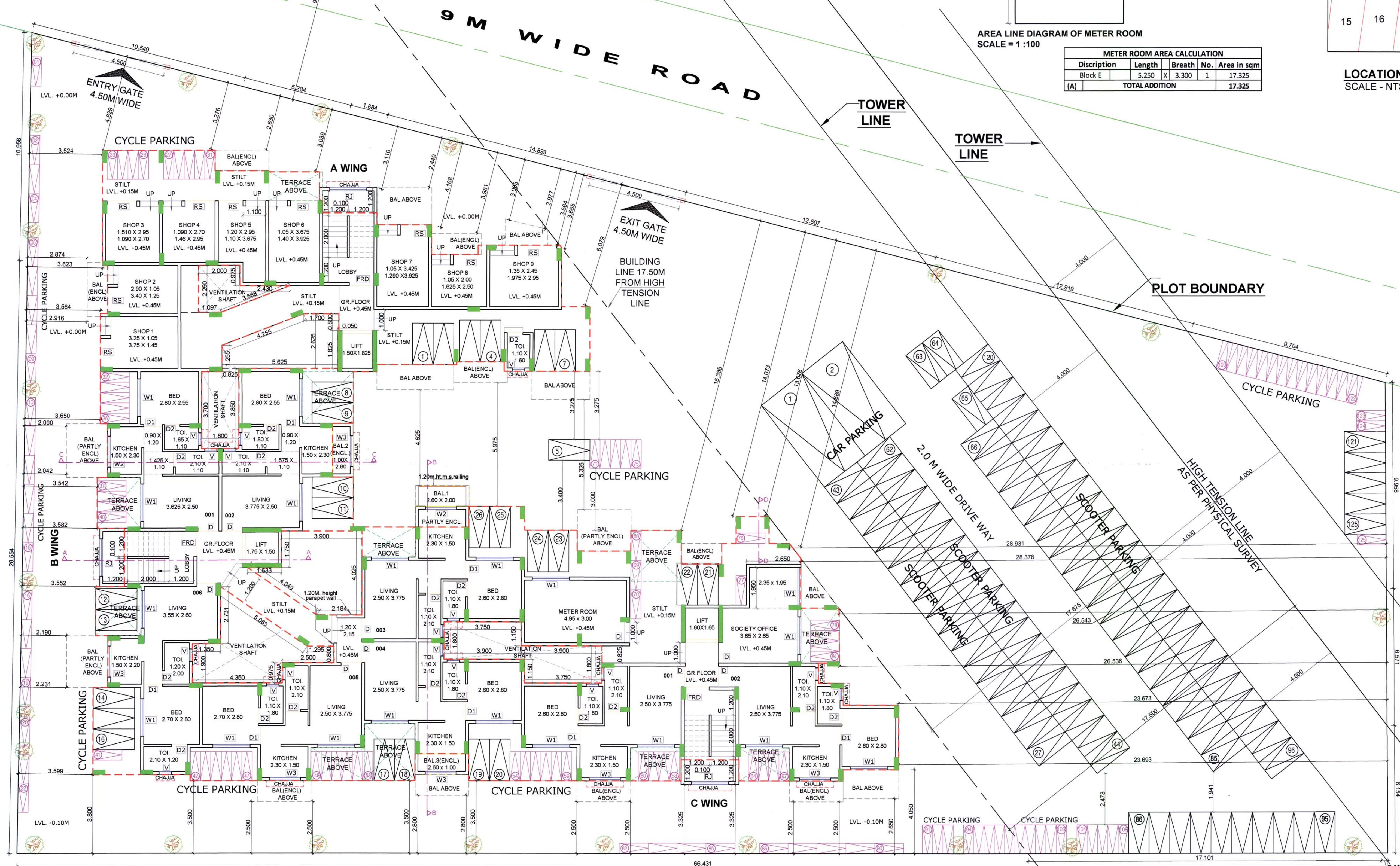
BLOCK PLAN
SCALE - 1:200

AREA LINE DIAGRAM OF METER ROOM
SCALE = 1:100

METER ROOM AREA CALCULATION				
Discription	Length	Breadth	No.	Area in sqm
Block E	5.250	3.300	1	17.325
(A)	TOTAL ADDITION			17.325



LOCATION PLAN
SCALE - NTS



LAYOUT GROUND FLOOR PLAN (SCALE 1 : 100)

STAMP OF APPROVAL

1/4

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No. :
CIDCO/NA/NA/Khalapur/Lodhivali/2022/1775
Dated 08/10/2025
Associate Planner (NAINA)

Sl. No.	Item	Site Plan on White Print	Building Plan on White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permissible Building Line		
5	Marginal Open Spaces	No colour	
6	Drainage & Sewerage Work		
7	Water Supply Work		
8	RWH Line		

ALL DIMENSIONS ARE IN METER

PROFORMA - I	
AREA STATEMENT	Area in Sq.M.
i) Area of Plot (as per 7/12) and NA order	2034.000
ii) Area of Plot as per N.A. (T.L.R. (B) (maret)	2034.000
iii) Area of Plot As Per Triangulation	2055.707
iv) Area of Plot Considered (Least of i, ii & iii)	2034.000
Deductions For	
a) Existing Road With Widening	NIL
b) Proposed Road	NIL
c) Area Under Reservations, if any	NIL
Total (a+b+c)	0.000
Gross Plot Area (i - j)	2034.000
Deduction For Amenity Space	NA
RG / Open Spaces Required	NIL
RG/open spaces provided	NIL
Net Area Of Plot = (3-4)	2034.000
Permissible FSI (1 + 0.2 PREMIUM)	1.20
Permissible Built up Area (7x8)	2440.800
Proposed Built up Area	2430.719
Balance Built up Area (9-10)	10.081
FSI Consumed (10/7)	1.195
FSI Balance (9-11)	0.005
No. Of Units Proposed	73
a. Residential	64
b. Commercial	9
No. of Trees Proposed to be Planted	+
b) Balcony Area Statement	+
c) TDR	NA
d) Parking Statement	NA
e) Loading / Unloading Spaced	NA

SHEET CONTENT :-

LAYOUT GROUND FLOOR PLAN, PLOT AREA
DIAGRAM & CALCULATION, LOCATION PLAN, BLOCK
PLAN, TENEMENT AREA STATEMENT, PARKING
STATEMENT, BUILT UP AREA STATEMENT, SOCIETY
OFFICE & SANITARY BLOCK AND METER ROOM
AREA DIAGRAM & CALCULATION, BALCONY &
TERRACE AREA STATEMENT.

TOTAL UNITS
COMMERCIAL 9
RESIDENTIAL 64

CERTIFICATE OF AREA

Certified that the plot under reference was
surveyed by me on 12.02.2014 and the dimensions
of side etc. of plot stated on plan are as measured
on site and the are so worked out tallies with the
area stated in document of ownership/T.P. Scheme
Records/ Land Records Department /city survey
records.

By, Hon'ble Developer & Developers

Mr. Dinesh Bhimdev Sonawane

Mr. Kamalakar Balwant Palay

Mr. Kishor Ashok Sadigale

Mr. Suresh Mavaji Kanbi

Mr. Anil Saktharam Naganekar

Signature of Architect
(REG NO. CA/2008/43603)

Signature of Owner

NAME OF THE OWNER & SIGNATURE

By, Hon'ble Builder & Developers

Mr. Dinesh Bhimdev Sonawane

Mr. Kamalakar Balwant Palay

Mr. Kishor Ashok Sadigale

Mr. Suresh Mavaji Kanbi

Mr. Anil Saktharam Naganekar

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL
BUILDING, ON S.NO.37/B, SUB.PLOT NO.2, AT
VILLAGE - LODHIVALI, TAL - KHALAPUR DIST - RAIGAD.

ARCHITECT NAME & SIGN

AR. NEHA JAIN

REG NO. : CA/2008/43603

DATE 17.08.15

DRAWN. PRABHAKAR NJ

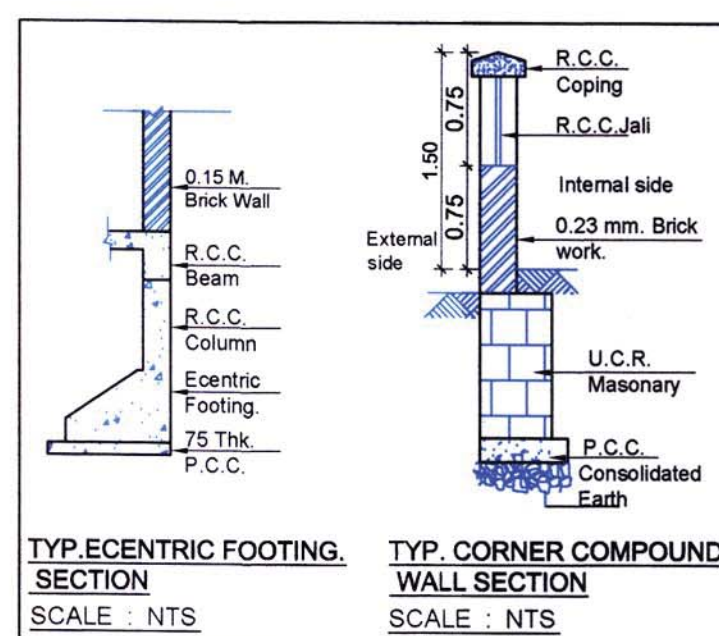
CHECKED BY SCALE 1:100

AN.ARCH
ARCHITECT & PLANNER

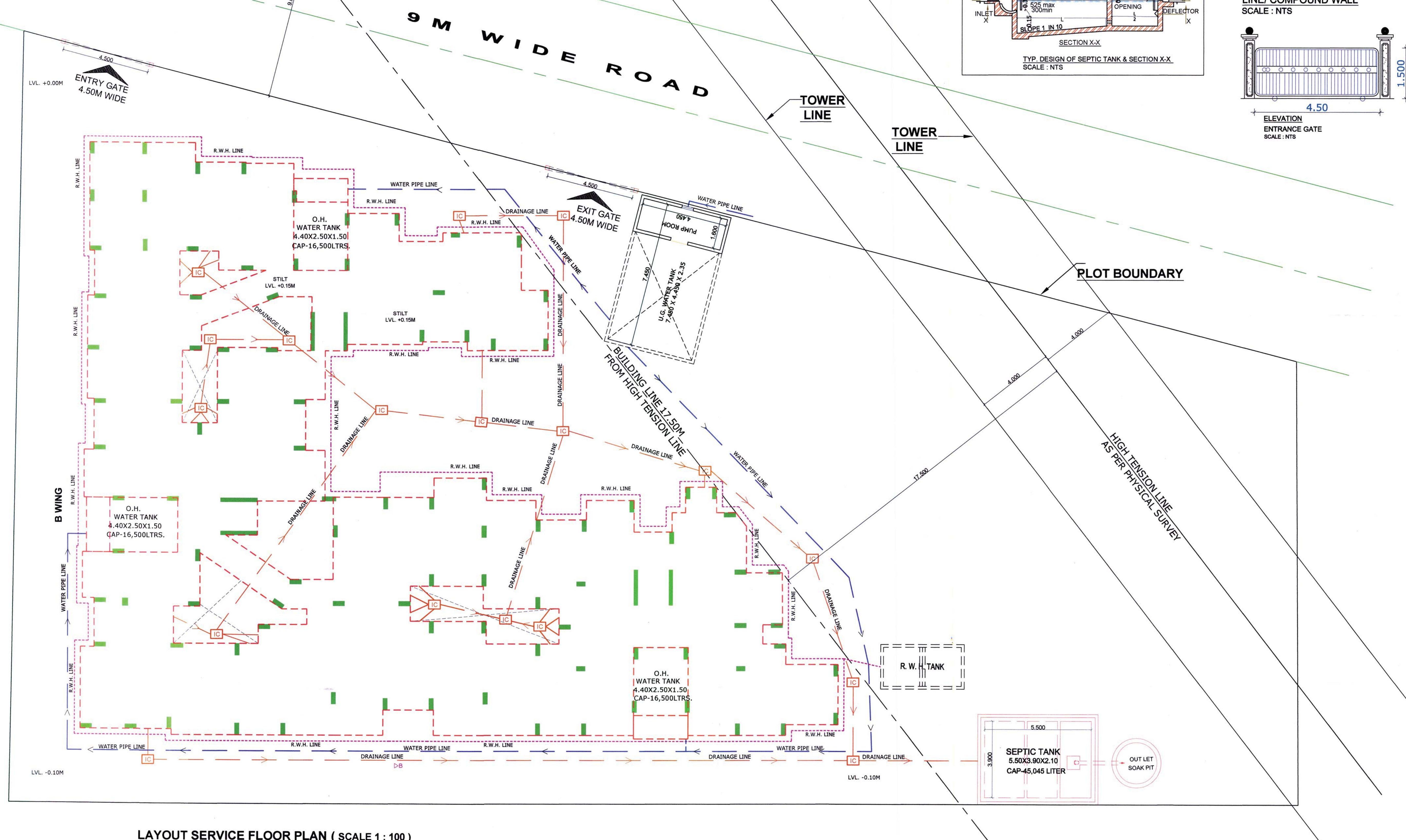
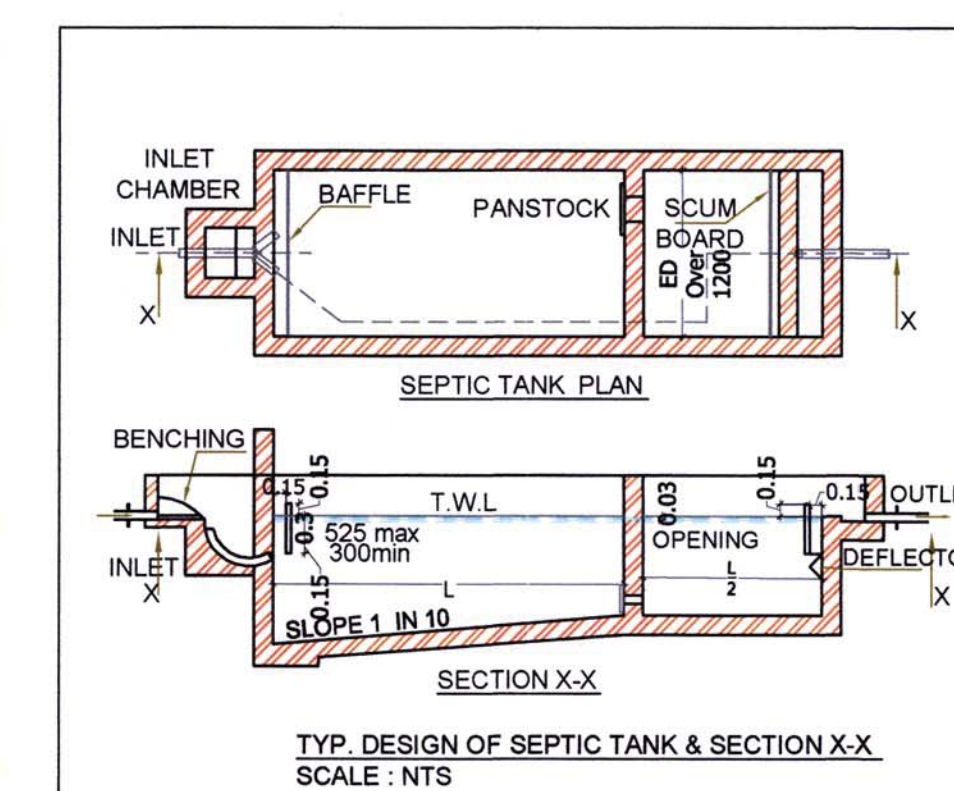
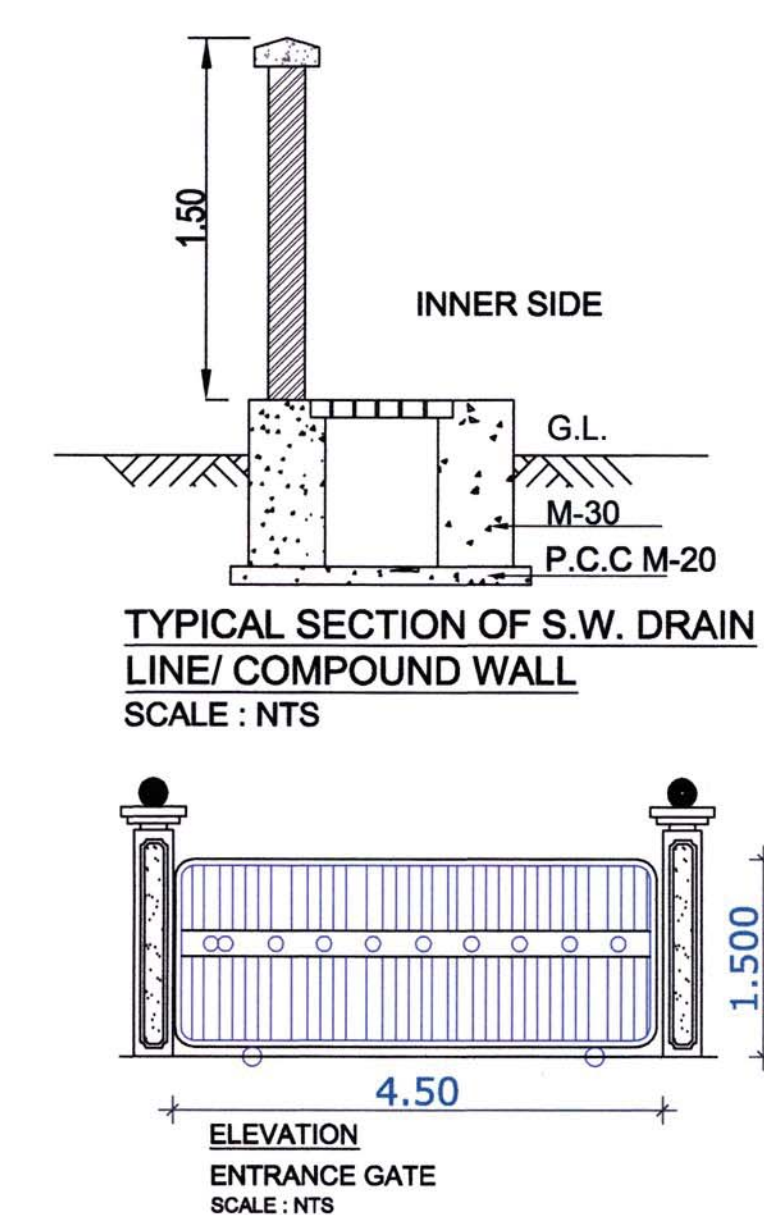
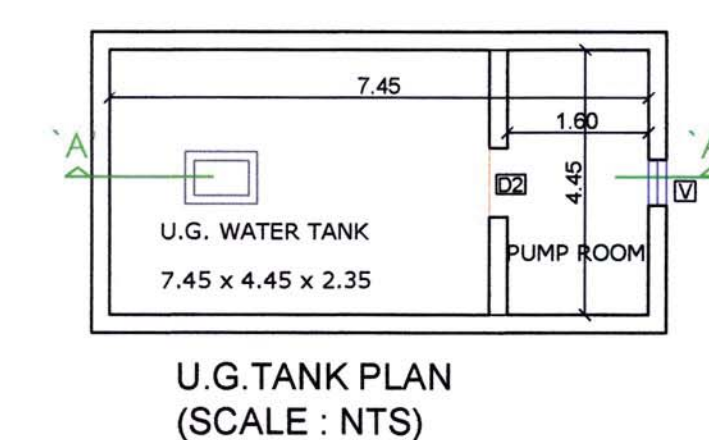
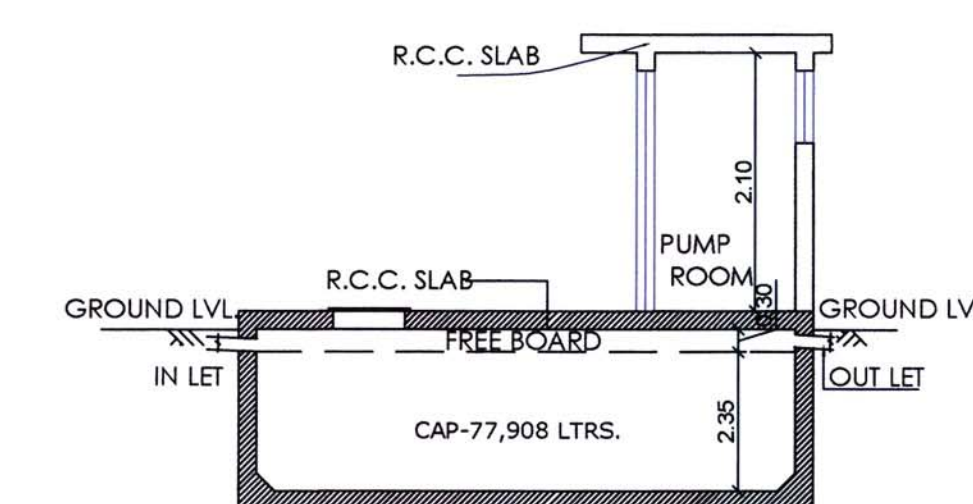
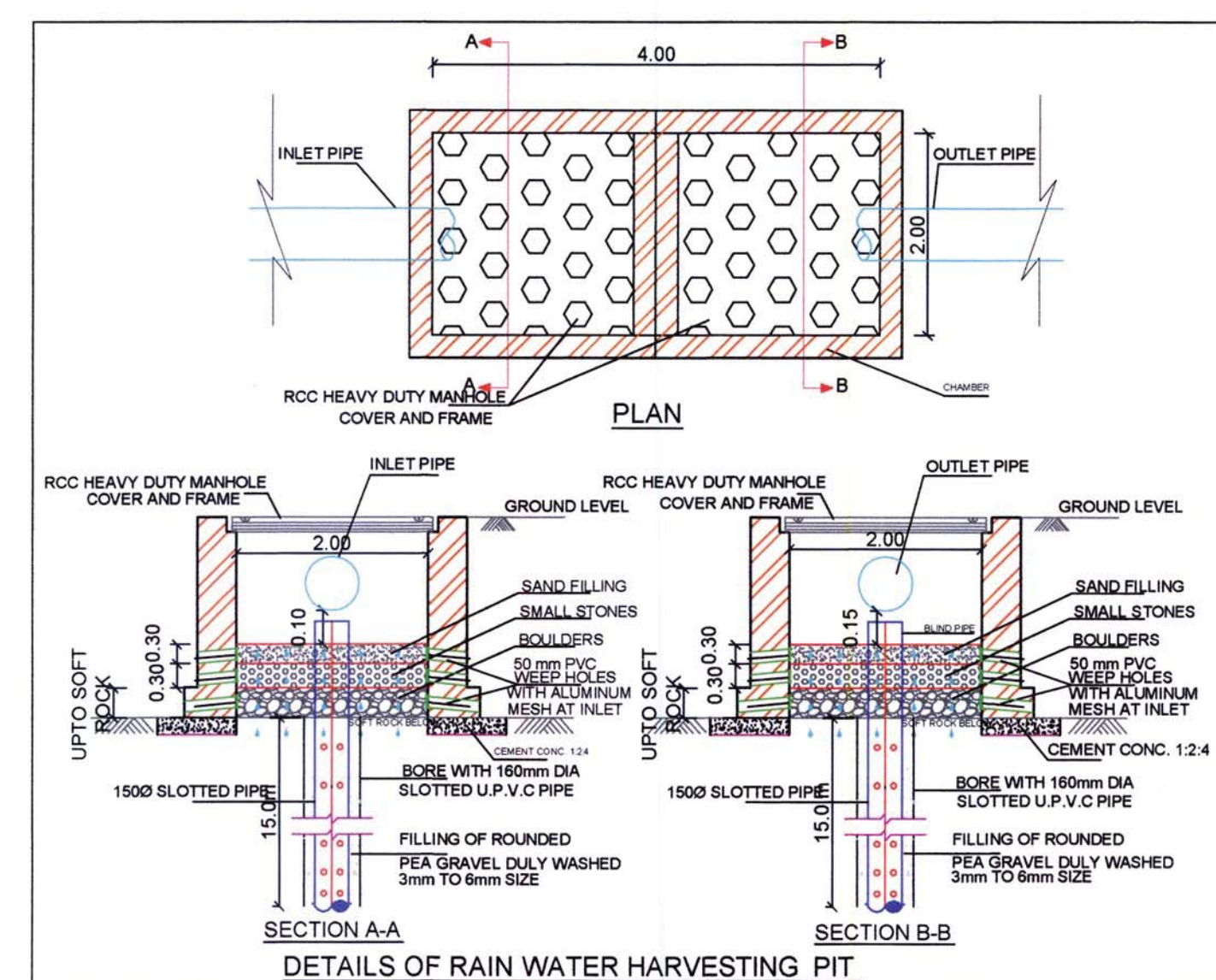
Office No.20 & 21, Balaaji Arcade,
Plot No.1, Sector-11, CIDCO Talpura,
Navi Mumbai-400614.
www.an-arch.com, 022-25504111, 022-25504111
mail : a-arch.anarch@gmail.com

DESIGN WITH A DIFFERENCE

SEPTIC TANK REQUIREMENT													
SL. No.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT		CROSS WATER REQUIREMENT		% FLOW TO SEWER		TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED CAPACITY	
				FLUSHING (A)	DOMESTIC (B)	(A+B)	FLUSHING 100%	DOMESTIC 85%					
				LPD	LPD	LPD	LPD	LPD	LPD		KLPD	KLPD	
1	FLATS (64)	5	320	45	14400	90	28800	43200	14400	24480	38880.00	38.880	45.045
2	SHOPS (8)	3	27	45	1215	90	2430	3645	1215	2065.5	3280.50	3.281	45.045
4				TOTAL							42.161	45.045	



WATER CAPACITY CALCULATION (RESIDENTIAL UNITS)			
TOTAL	REQUIRED 189 LTRS.	ADDITIONAL TOILETS	TOTAL LITRES
FLATS	(DOMESTIC 135LTR.+FLUSHING 54LTR.)	180 LTRS.	(RES.)
64	189 x 5 = 64	57 x 180	69660
			69660
WATER CAPACITY CALCULATION (COMMERCIAL UNITS)			
TOTAL	REQUIRED 189 LTRS.		TOTAL LITRES
SHOPS	(DOMESTIC 135LTR.+FLUSHING 54LTR.)		(COMM.)
9	189 x 3 x 9		5283
			5283
TOTAL REQUIRED WATER CAPACITY			74943
PROPOSED U.G. WATER TANK			
	7.45 x 4.5 x 2.35		77908 LTR
PROPOSED Q. H. WATER TANK			
WING -A	2.50 x 4.40 x 1.50		16500.000
WING -B	4.40 x 2.50 x 1.50		16500.000
WING -C	2.50 x 4.40 x 1.50		16500.000
	TOTAL		49500 LTR.



Sr. No.	Item	Site Plan on whitePrint	Building Plan on White Print
1	Plot Line	—	
2	Existing Street	—	
3	Future Street	—	
4	Permissible Building line		— — — — —
5	Marginal Open Spaces	No colour	
6	Drainage & Sewerage Work	— — — — —	
7	Water Supply Work	— — — — —	
8	Proposed		

ALL DIMENSIONS ARE IN METER
SHEET CONTENT :-

LAYOUT SERVICE FLOOR PLAN, SEPTIC TANK
DETAILS, FOOTING DETAILS, COMPOUND WALL
SECTION DETAILS, RAIN WATER HARVESTING
TANK , U.G. WATER TANK DETAILS &
ENTRANCE GATE

NAME OF THE OWNER & SIGNATURE

For Honesty Builder & Developers



Mr. Dinesh Bhondev Sonawane

Mr. Kamlakar Balwant Palav

✓

Mr. Kishor Ashok Sadigale

11

Mr. Suresh Mavaji Kanbi

4/11/00

Mr. Anil Sakharam Nagaonkar

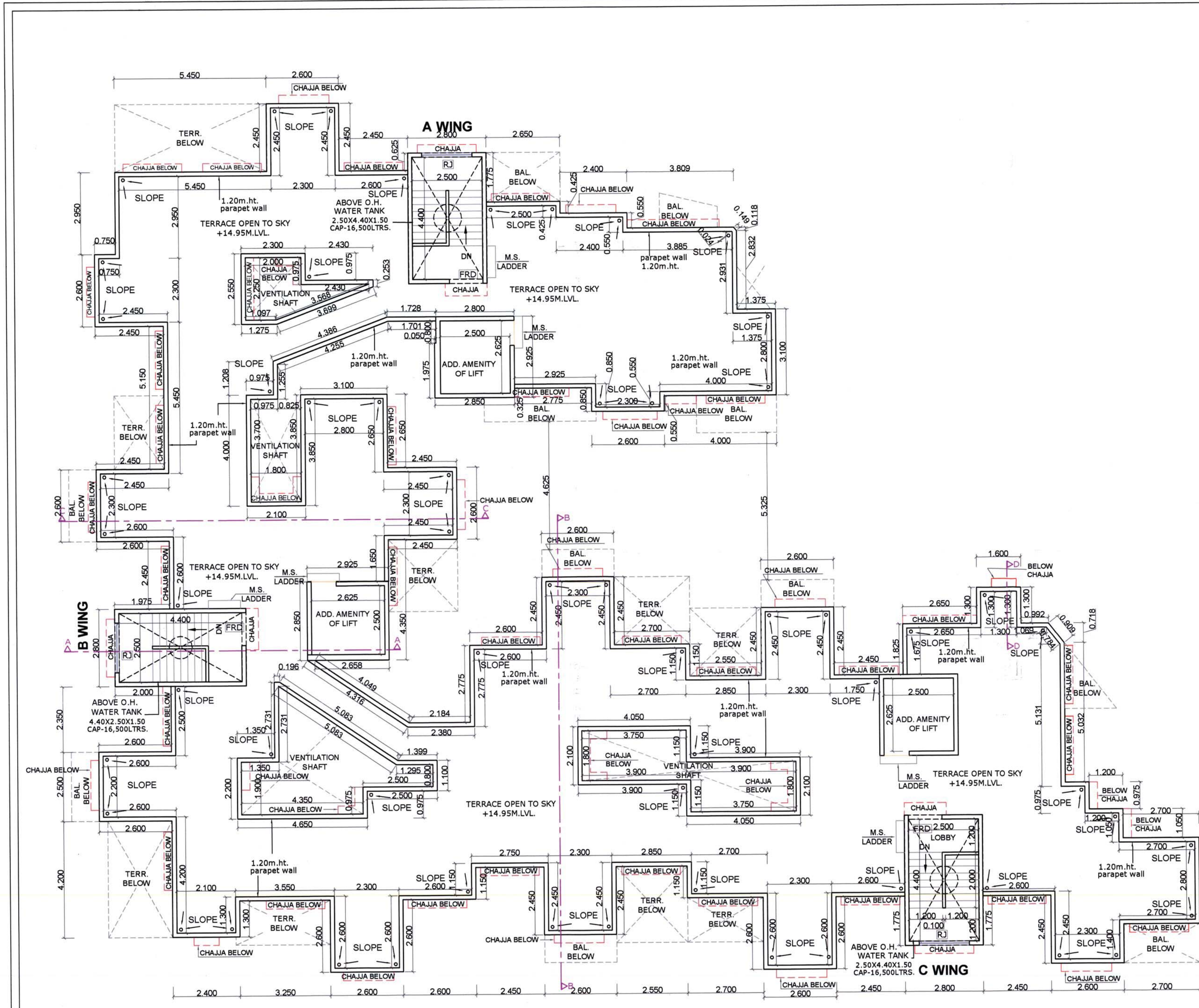
DESCRIPTION OF PROPOSAL	
PROPOSED RESIDENTIAL CURB	

PROPOSED RESIDENTIAL COM
BUILDING, ON S.NO.37/B,SUB.F

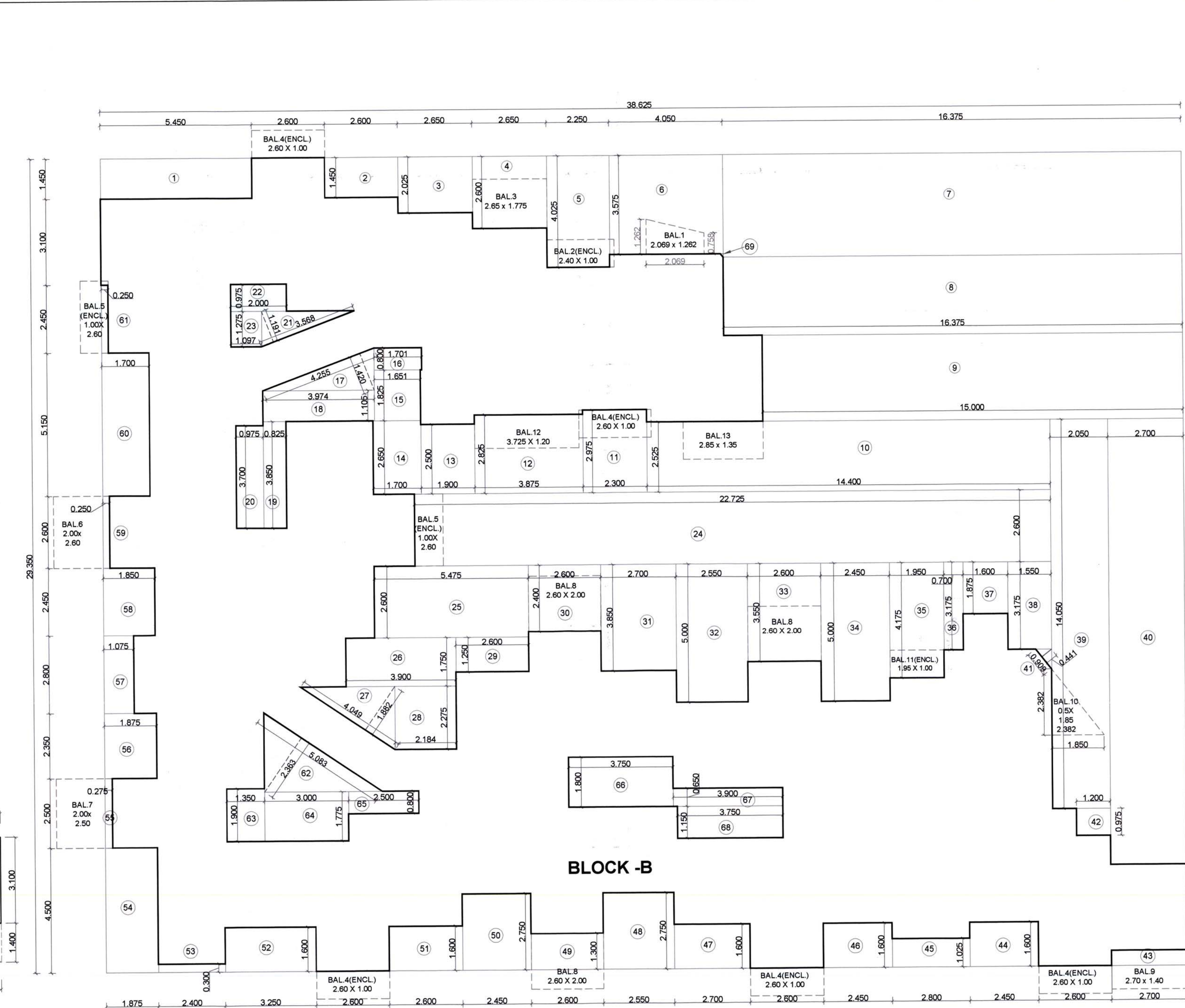
VILLAGE - LODHIVALI, TAL - KH
ABSOLUTE NAME & SIGN

ARCHITECT NAME & SIGN

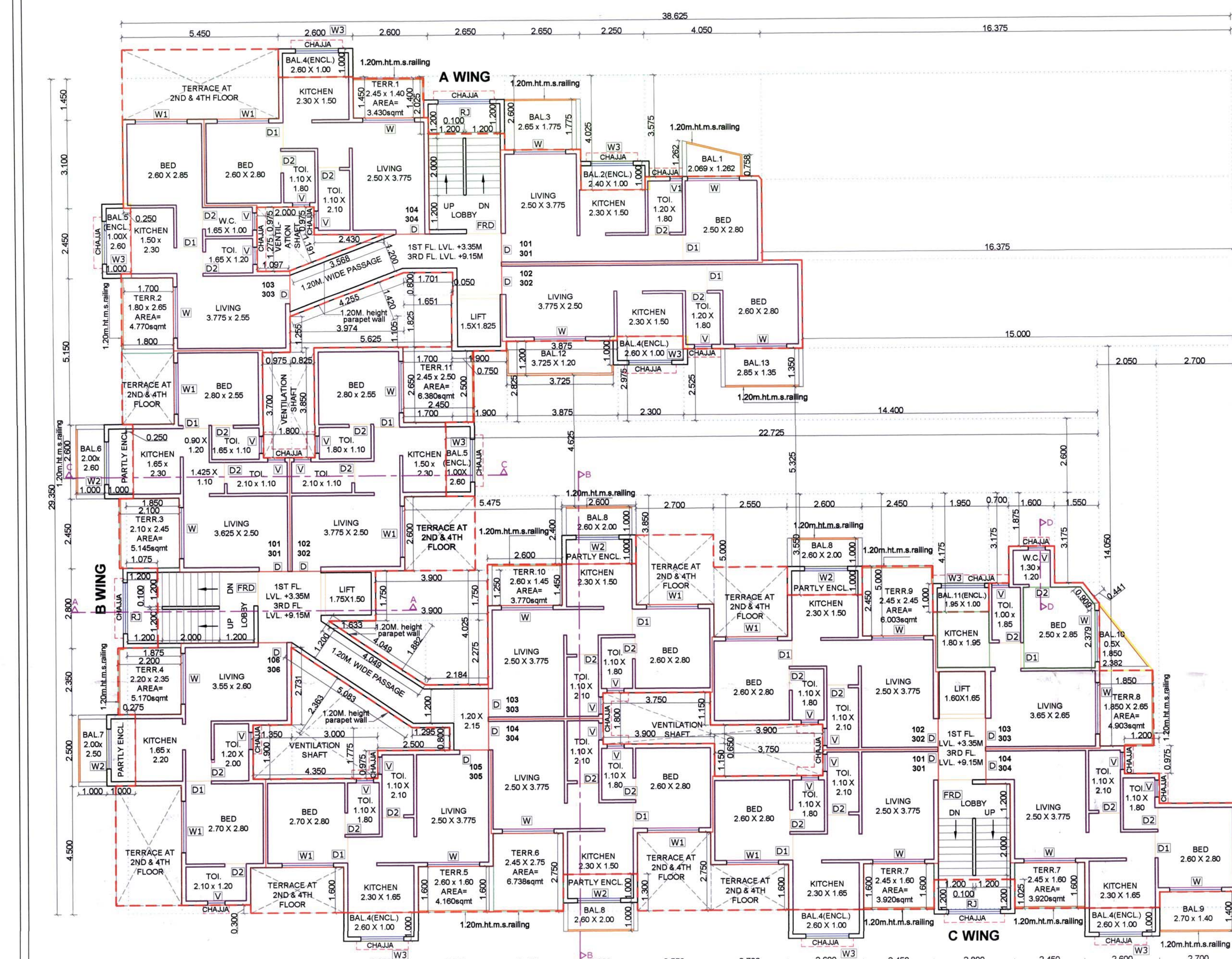
BCA



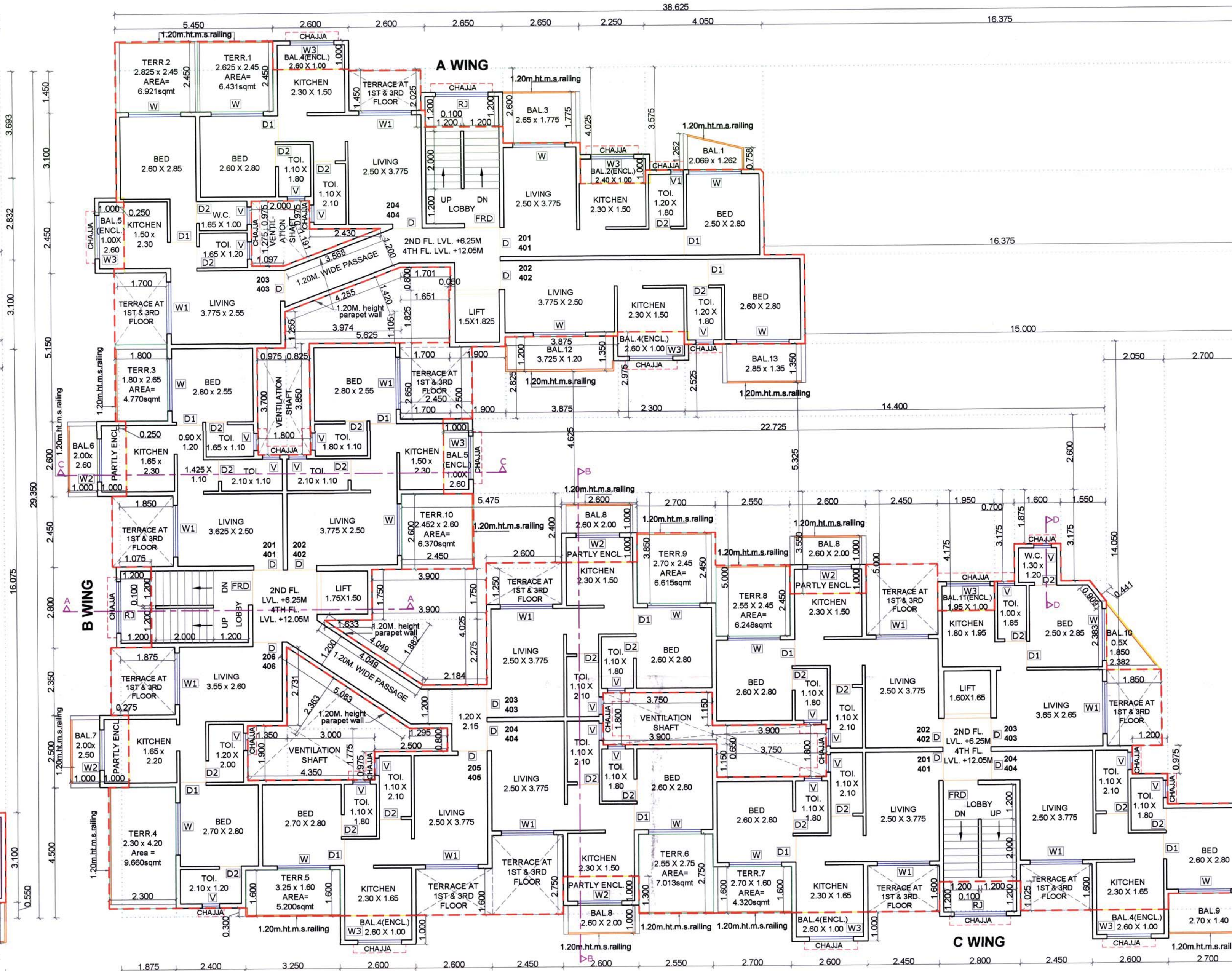
TERRACE FLOOR PLAN SCALE = 1:100



AREA LINE DIAGRAM OF 1ST TO 4TH FLOOR SCALE = 1:100



TYPICAL 1ST & 3RD FLOOR PLAN SCALE = 1:100



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

FIRST TO FOURTH FLOOR AREA CALCULATION				
Block	Length	Breadth	No.	Area in sqm
Block B	38.625	X	29.350	1133.644
(A)				1133.644

DEDUCTIONS				
1	X	5.450	1.450	7.903
2	X	2.600	1.450	3.770
3	X	2.650	2.025	5.366
4	X	2.650	2.600	6.880
5	X	2.350	4.075	9.056
6	X	4.050	3.525	14.479
7	X	16.375	3.693	60.473
8	X	16.375	2.832	46.374
9	X	15.000	3.100	46.500
10	X	14.400	2.525	36.360
11	X	2.300	2.975	6.843
12	X	3.875	2.825	10.947
13	X	3.900	2.575	4.7350
14	X	1.700	2.650	4.505
15	X	1.651	1.825	3.013
16	X	1.701	0.800	1.361
17	0.500	X	4.255	3.021
18	X	3.974	1.105	4.391
19	X	0.825	3.850	3.176
20	X	0.975	3.700	3.608
21	0.500	X	3.568	1.191
22	X	2.000	0.975	1.255
23	X	1.097	1.275	1.399
24	X	22.725	2.600	59.085
25	X	5.475	2.600	14.235
26	X	3.900	1.750	6.825
27	0.500	X	4.049	1.810
28	X	2.184	2.275	4.969
29	X	2.600	1.250	3.250
30	X	2.600	2.400	6.240
31	X	2.700	3.850	10.395
32	X	2.550	5.000	12.750
33	X	2.600	3.550	9.230
34	X	2.450	5.000	12.250
35	X	1.950	4.175	8.141
36	X	0.700	3.175	2.223
37	X	1.600	1.875	3.000
38	X	1.550	3.175	4.921
39	X	2.050	14.050	28.803
40	X	2.700	16.075	34.700
41	0.500	X	0.909	0.441
42	X	1.200	0.975	1.103
43	X	2.700	0.550	1.485
44	X	2.450	1.600	3.920
45	X	2.800	1.025	2.870
46	X	2.450	1.600	3.920
47	X	2.700	1.600	4.320
48	X	2.550	2.750	7.013
49	X	2.600	1.300	3.340
50	X	2.450	2.750	6.730
51	X	2.600	1.600	4.160
52	X	3.250	1.600	5.500
53	X	2.400	0.300	0.720
54	X	1.875	4.500	8.438
55	X	0.275	2.500	0.688
56	X	1.875	2.850	3.406
57	X	1.075	2.900	4.010
58	X	1.850	2.400	4.533
59	X	0.250	2.600	0.650
60	X	1.700	5.150	8.755
61	X	0.250	2.450	0.613
62	0.500	X	5.083	3.263

SCHEDULE OF DOORS & WINDOWS				
TYPE	SIZE IN MM	AREA IN SQM	DISCREPTION	
D1	1.0 X 2.10	2.100	T.W. Panel door	
D2	0.9 X 2.10	1.890	T.W. Panel door	
D3	0.75 X 2.10	1.575	T.W. Panel door	
FRD	1.20 X 2.10	2.520	T.W. Panel door	
W	1.80 X 2.15	3.870	Al Sliding French window	
W1	1.80 X 1.40	2.520	Al Sliding French window	
W2	1.50 X 2.15	3.225	Al Sliding French window	
W3	1.50 X 1.40	2.100	Al Sliding French window	
V	0.60 X 0.75	0.450	Al Louvered Window	
V1	0.425 X 0.90	0.383	Al Louvered Window	
RJ	1.80 X 1.40	2.520	RCC JALI	

LIGHT & VENTILATION STATEMENT				
Room	Carpet Area sqm	Reqd. Area in m.	Type	Area sqm.
LIVING	9.673	1.612	W1	3.870
BED ROOM	7.560	1.260	W1	3.870
KITCHEN	5.750	1.000	W2	3.225
TOILET	2.520	0.420	V	0.450
TOILET	2.160	0.360	V1	0.383
W.C.	1.560	0.420	V	0.450

PERMISSIBLE BALCONY (506.172 X 15%)				
TYPE OF BAL	Length	Breadth	No.	AREA
Bal-1	1.200	0.750	1	0.900
Bal-2 (ENCL)	2.400	1.000	1	2.400
Bal-3	2.650	1.175	1	3.114
Bal-4 (ENCL)	1.000	1.000	1	1.000
Bal-5 (ENCL)	1.000	2.600	2	5.200
Bal-6 (PARTY ENCL)	2.000	2.600	1	5.200
Bal-7 (PARTY ENCL)	2.000	2.600	1	5.200
Bal-8 (PARTY ENCL)	2.000	2.600	1	5.200
Bal-9	2.700	1.400	1	3.780
Bal-10	0.500	2.380	1	1.190
Bal-11 (ENCL)	1.850	1.000	1	1.850
Bal-12	3.725	1.200	1	4.470
Bal-13	2.850	1.150	1	3.278
TOTAL				68.446
PROPOSED BALCONY AREA PER FLOOR				68.446

Terrace Area Statement (1st & 3rd Floor)				
PERM. TERRACE	506.172 X 20 / 100	101.234		
TERR-1	2.450	X	1.400	1.430
TERR-2	1.800	X	2.650	4.770
TERR-3	2.100	X	2.450	5.145
TERR-4	2.200	X	2.350	5.170
TERR-5	2.450	X	1.600	3.920
TERR-6	2.450	X	2.750	6.738
TERR-7	2.450	X	1.600	3.920
TERR-8	1.850	X	2.650	4.903
TERR-9	2.450	X	2.450	6.003
TERR-10	2.600	X	1.450	3.770
TERR-11	1.700	X	2.650	4.505
TERR-12	0.750	X	2.500	1.875
TOTAL				58.909

Terrace Area Statement (2nd & 4th Floor)				
PERM. TERRACE	506.172 X 20 / 100	101.234		
TERR-1	2.625	X	2.450	6.431
TERR-2	2.625	X	2.450	6.431
TERR-3	1.800	X	2.650	4.770
TERR-4	2.300	X	2.400	5.520
TERR-5	2.550	X	2.750	7.013
TERR-6	2.550	X	2.750	7.013
TERR-7	2.700	X	1.600	4.320
TERR-8	2.550	X	2.450	6.248
TERR-9	2.700	X	2.450	6.615
TERR-10	2.450	X	2.600	6.370
TOTAL				63.584

STAMP OF APPROVAL

4/4

DEVELOPMENT PERMISSION GRANTED

Subject to the conditions mentioned in this office's letter No.

CIDCO/NAT/NR/Khalapur/2019/1012015

Dated 08/10/2015

Associate Planner (NAT/NR)

Br. No.

Item

Site Plan on whitePrint

Building Plan on whitePrint

1

Plot Line

2

Existing Street

3

Permissible Building line

4

Permissible Building line

No colour

5

Drainage & Sewerage Work

6

Water Supply Work

7

R/W Line

TOTAL UNITS

COMMERCIAL

9

RESIDENTIAL

64

SPECIFICATIONS

External wall thk

0.15M

Internal wall thk

0.10M

SCHEDULE OF DOORS & WINDOWS

TYPE

SIZE IN MM

AREA IN SQM

DISCREPTION

Light & Ventilation Statement

Room

Carpet Area sqm

Reqd. Area in m.

Type

Area sqm.

PERMISSIBLE BALCONY (506.172 X 15%)

TYPE OF BAL

Length

Breadth

No.

AREA

Terrace Area Statement (1st & 3rd Floor)

PERM. TERRACE

506.172 X 20 / 100

101.234

Terrace Area Statement (2nd & 4th Floor)

PERM. TERRACE

506.172 X 20 / 100

101.234

NAME OF THE OWNER & SIGNATURE

Mr. Kamalakar Balwant Palav

Mr. Kishor Ashok Sadigale

Mr. Suresh Mavaji Kanbi

Mr. Anil Sakharan Naganakar

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING, ON S.NO.37B SUB PLOT NO. 2, AT VILLAGe - LODHVALI, TAL - KHALAPUR, DIST - RAIGAD.

ARCHITECT NAME & SIGN

AN ARCH

REG NO. : CA/2008/43603

DATE

17.08.15

BY

PRABHAKAR NJ

CHKD.

SCALE

1:100

Office No 20 & 21 - Rajaba Arcade

Sec-11, Plot No 01, CBD Belgaum-410014,

Phone: 022-27565049, 022-27565041

mail: d.anarchitect@gmail.com