



LOCATION PLAN
SCALE 1:4000
PROPOSED SITE
UNDER REFERENCE

PARKING REQUIREMENT							
FLAT SIZE	NO.OF FLATS	REQUIRED PARKING RATE	REQUIRED PAR. SPACE		PROPOSED PAR. SPACE		
			NO.OF CARS	NO.OF SCOOTERS	NO.OF CARS	NO.OF SCOOTERS	NO.OF CYCLE
CPT.AREA UP TO 35 SQ.MT	17	1 CAR FOR 4 TENEMENT HAVING CPT.AREA UPTO 35 SQ.MT. 5 SCOOTER & 5 CYCLE	05	04	04	09	07
10 % VISITER PARKING			01	01	01	01	01
TOTAL PARKING			06	05	05	10	08

CARPET AREA STATEMENT

FLOOR	FLAT NO	CARPET AREA	BALCONY AREA		TERRACE AREA	TOTAL BUA AREA
			Enclosed IN SQ.M.	Projected IN SQ.M.		
WING K,N WING						
1ST	101K ,101N	17.404	4.050	0.000	-	20.271
	102K ,102N	17.807	4.050	0.000	10.767	20.865
2ND	201K,201N	17.539	4.050	0.000	10.830	20.271
	202K,202N	17.672	4.050	0.000	-	20.865
3RD	301K	17.807	4.050	0.000	6.570	20.865
WING G,JWING						
1ST	101G ,101J	17.404	4.050	0.000	-	20.271
	102G ,102J	17.807	4.050	0.000	10.767	20.865
2ND	201G,201J	17.539	4.050	0.000	10.830	20.271
	202G,202J	17.672	4.050	0.000	-	20.865

BALCONY AREA STATEMENT(K,N WING)

FLOORS	BUILTUP AREA OF TYPICAL FLOOR IN SQ.MT.	PER.BAL. (15%) IN SQ.MT	CONSUMED BAL. IN SQ.MT
GROUND	25.940	-	-
FIRST	110.540	16.581	16.200
SECOND	110.540	16.581	16.200
THIRD	35.225	5.283	4.050

BALCONY AREA STATEMENT(G,J WING)

FLOORS	BUILTUP AREA OF TYPICAL FLOOR IN SQ.MT.	PER.BAL. (15%) IN SQ.MT	CONSUMED BAL. IN SQ.MT
GROUND	25.940	-	-
FIRST	110.540	16.581	16.200
SECOND	110.540	16.581	16.200

TERRACE AREA STATEMENT(K,N WING)

FLOORS	BUILTUP AREA OF TYPICAL FLOOR IN SQ.MT.	PER.TERR. (20%) IN SQ.MT	CONSUMED TERR. IN SQ.MT
GROUND	25.940	-	-
FIRST	110.540	22.108	21.535
SECOND	110.540	22.108	21.660
THIRD	35.225	7.045	6.570

TERRACE AREA STATEMENT(G,J WING)

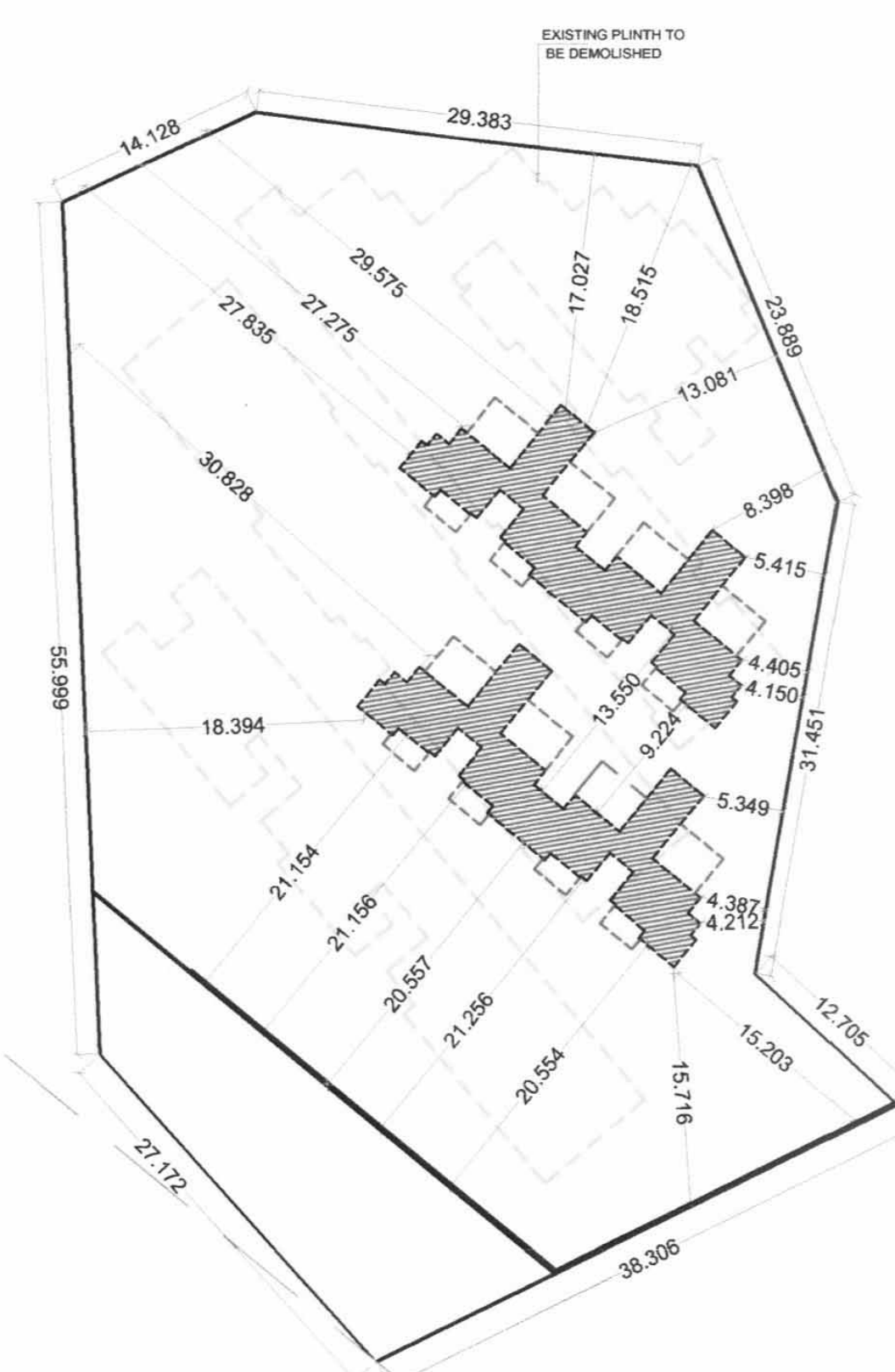
FLOORS	BUILTUP AREA OF TYPICAL FLOOR IN SQ.MT.	PER.TERR. (20%) IN SQ.MT	CONSUMED TERR. IN SQ.MT
GROUND	25.940	-	-
FIRST	110.540	22.108	21.535
SECOND	110.540	22.108	21.660

PLOT AREA CALCULATION

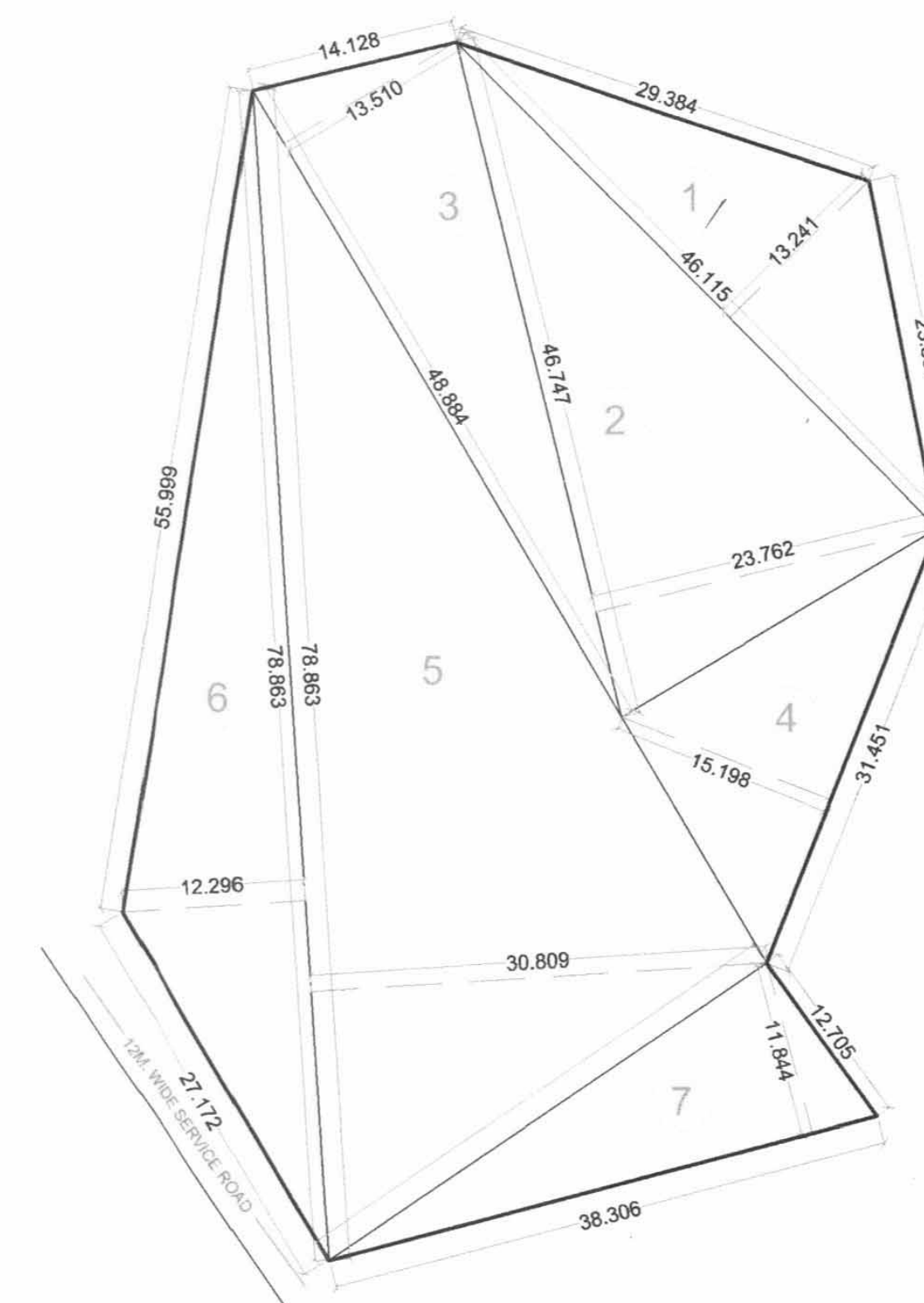
A - AREA UNDER PLOT

01) 46.115 X 13.241 X 0.5 = 305.304 SQM.
02) 46.747 X 23.762 X 0.5 = 555.401 SQM.
03) 48.884 X 13.510 X 0.5 = 330.211 SQM.
04) 15.198 X 31.451 X 0.5 = 238.996 SQM.
05) 30.809 X 78.863 X 0.5 = 1214.845 SQM.
06) 78.863 X 12.296 X 0.5 = 484.849 SQM.
07) 38.306 X 11.844 X 0.5 = 226.848 SQM.
TOTAL = 3356.454 SQM.
TOTAL PLOT AREA - 3356.454

Sr. No.	ITEM	site plan on white print
1.	plot line	_____
2.	marginal open space	no colour
3.	paved area	_____
3.	drainage&sewerage	_____
4.	water supply work	_____
5.	parking line	_____
6.	reliance line	_____
7.	column	_____
8.	existing plinth	_____



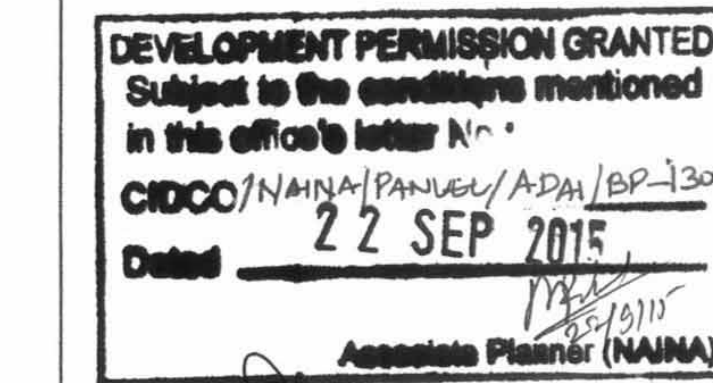
BLOCK PLAN
SCALE 1:500



PLOT AREA DIAGRAM
SCALE 1:500

CONTENT : GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, BOUNDARIES OF THE LAND, AS PER TILR, AND PHYSICAL SURVEY, LOCATION PLAN & CARPET AREA STATEMENT

STAMP OF APPROVAL



PROFORMA - I

AREA STATEMENT	AREA SQM
a) AREA OF THE PLOT(as per 7/12 & NA order)	3340.00
b) AREA OF THE PLOT(as per triangulation)	3356.454
c) AREA OF THE PLOT (as per physical survey)	3350.80
1 Area of Plot considered[least of (a) & (b) (c)]	3340.00
AREA OF LAND WITHIN 200M BELT FROM GAOTHAN	NIL
AREA OF LAND OUTSIDE 200M BELT FROM GAOTHAN	3340.00
A AREA STATEMENT FOT PLOT OUTER 200M GAOTHAN BOUNDARY	
1 AREA OF THE PLOT AS PER 7/12	3340.00
DEDUCTION FOR	----
2 A EXISTING ROAD WITH WIDENING	----
B PROPOSED ROAD	----
C ANY RESEANATIONS	----
D DEDUCTION UNDERTAKING AGE ROAD	329.233
3 GROSS AREA OF THE PLOT (1-2)	3010.767
4 DEDUCTION FOR AMENTTY SPACE ,IF ANY	NA
5 R.G / OPEN SPACES REQUIRED	NA
6 NET AREA OF PLOT = 90%(3-4)	2709.690
7 PERMISSIBLE FSI	0.2
8 PERMISSIBLE BUILT UP AREA (6 X 7)	541.938
9 R.G / OPEN SPACES PROVIDED	NIL
10 PROPOSED BUILT UP AREA	529.265
11 BALANCE BUILT UP AREA	12.673
12 FSI CONSUMED	0.195
13 FSI BALANCED	0.005
NO. OF UNITS PROPOSED	17
14 a) RESIDENTIAL	17
b) COMMERCIAL	NIL
15 NO OF TREES PROPOSED TO BE PLANTED	35
B BALCONY AREA STATEMENT	
A PERMISSIBLE BAL AREA PER FLOOR	16.581
B PROPOSED BAL AREA PER FLOOR	16.200
C PERMISSIBLE BAL AREA 3RD FLOOR	5.283
D PROPOSED BAL AREA 3RD FLOOR	4.050
E EXCESS BAL AREA PER FLOOR	NIL
C TDR	
a)PERMISSIBLE	NIL
b)PROPOSED TO BE UTILISED	NIL
D PARKING STATEMENT	
a) PARKING REQUIRED	09
b) PARKING PROVIDED	10

PROFORMA - II

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10-12-2014 AND THE DIM. OF SIDES ETC OF PLOT STATED ON ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOC.OF OWNERSHIP/T.P. SCHEME RECORDS DEPARTMENT/CITY SURVEY RECORDS.

NAME OF THE OWNER & SIGNATURE
MS. AVINASH BUILDERS & DEVELOPERS THROUGH
AVINASH DAGDU JAGDALE

For Avinash Builders & Developers
Proprietor

ARCHITECT NAME & SIGN
M/s. Sheetal Architects
AR. SHEETAL NEMANE

PROJECT

PROPOSED RESIDENTIAL BUILDING ON
SURVEY NO.132/5 AT VILL :- AADAI, TAL-PANVEL
DIST- RAIGAD

NAME & SIGN. OF ARCHITECT

M/s. Sheetal Architects
Sheetal

AR. SHEETAL NEMANE

SARIKA	1:100	25/03/15		
DRAWN BY	SCALE	DATE	DRAWING NO.	

Sheetal Architects

ADD. Office No.117, Raheja Arcade,
sector 11, CBD Belapur,
NAVI MUMBAI-400614
Office No: 02241279232

building line
60.00 mtr. from
C/L highway

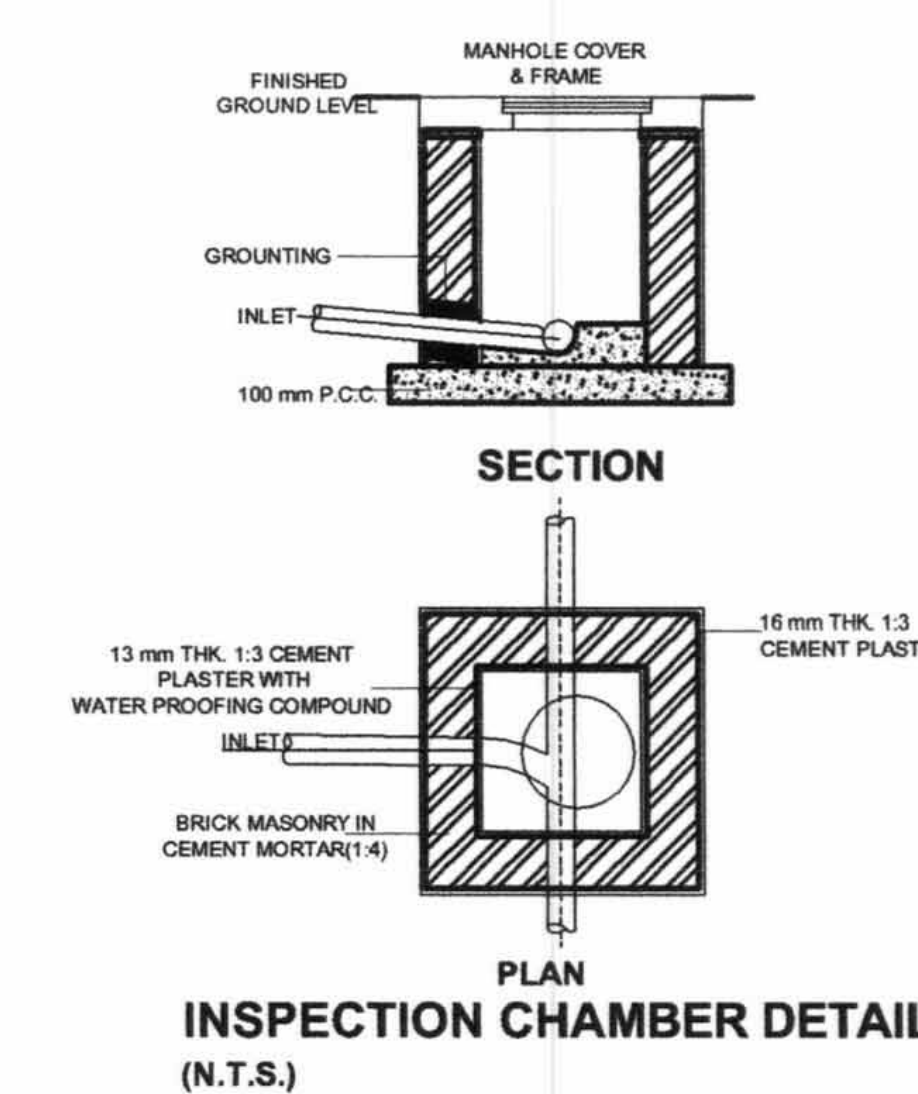
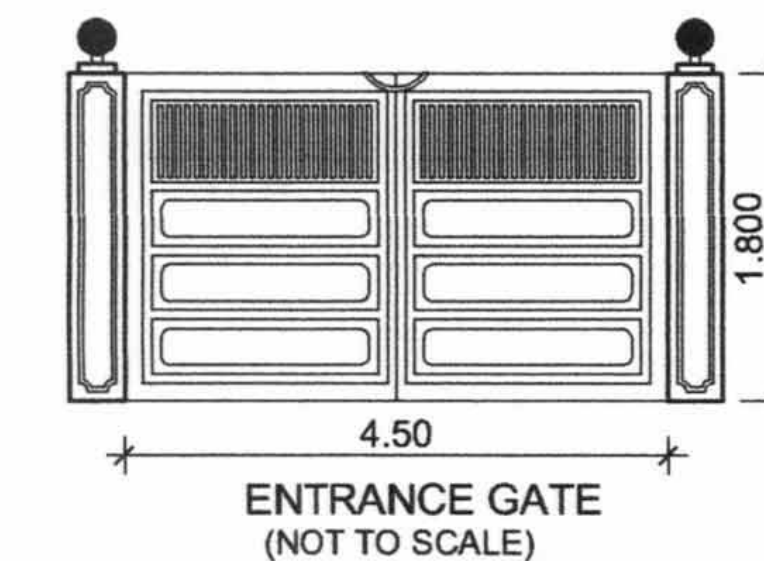
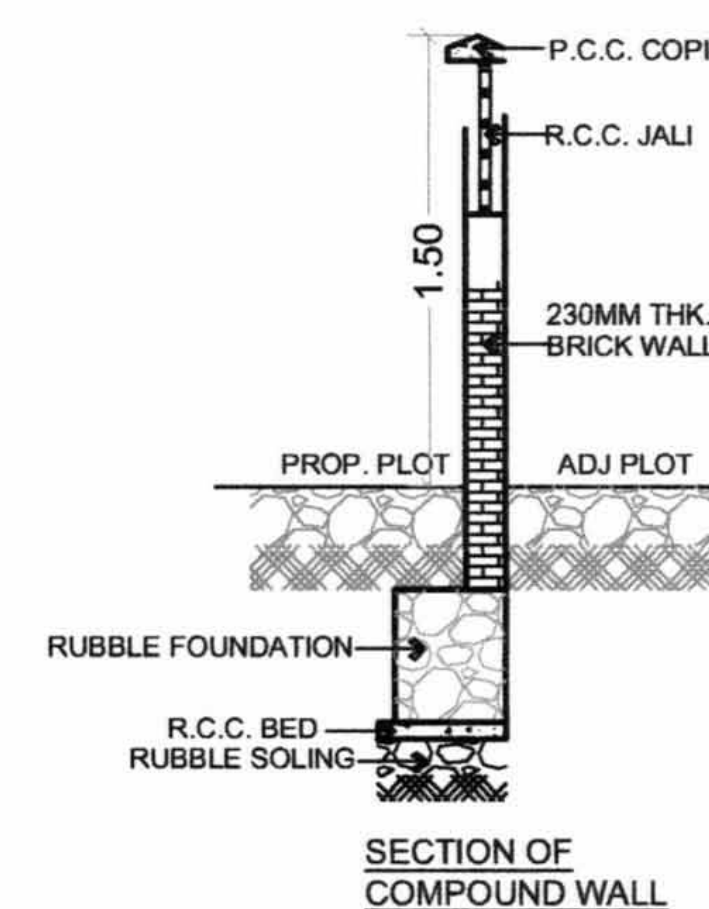
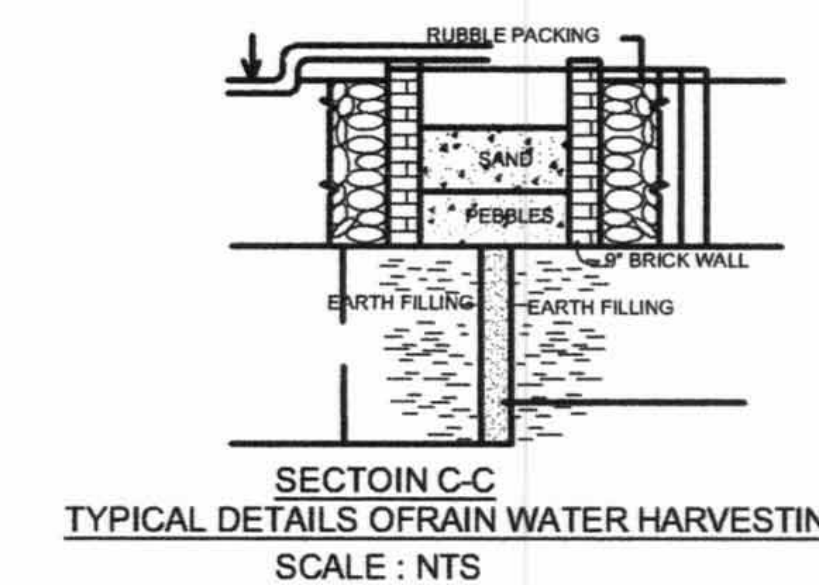
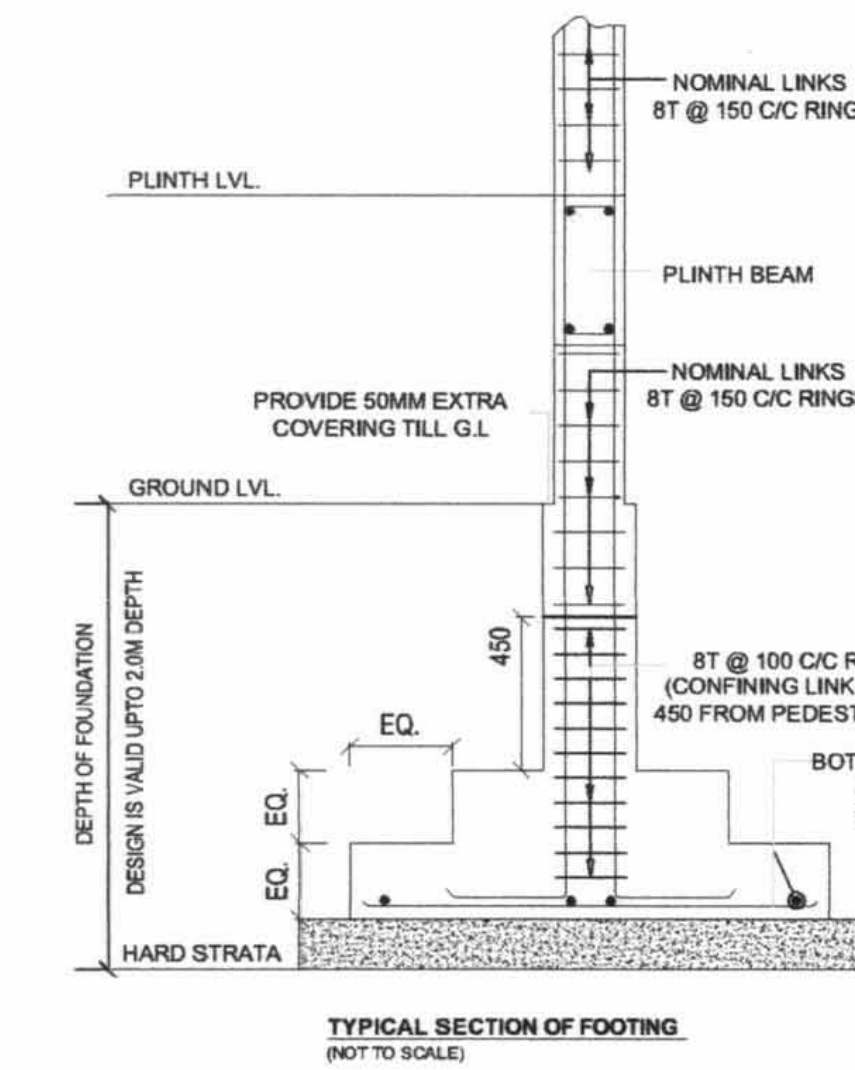
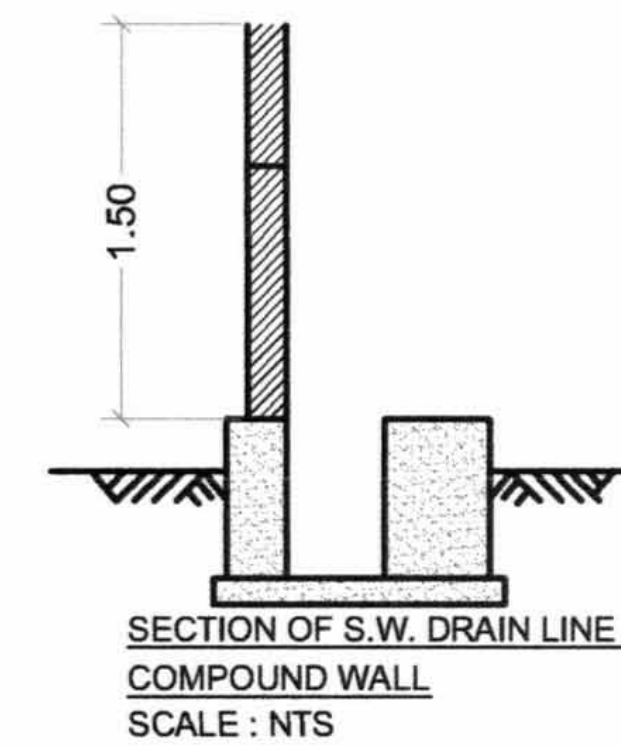
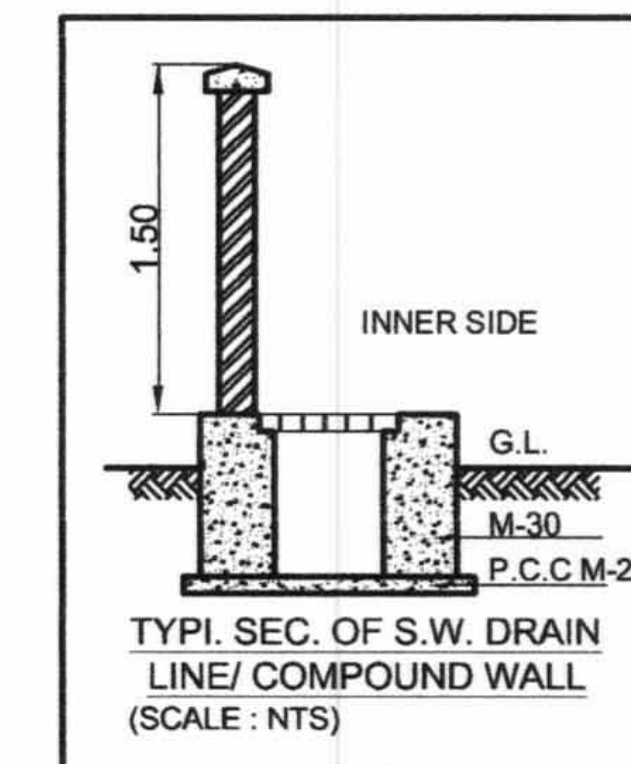
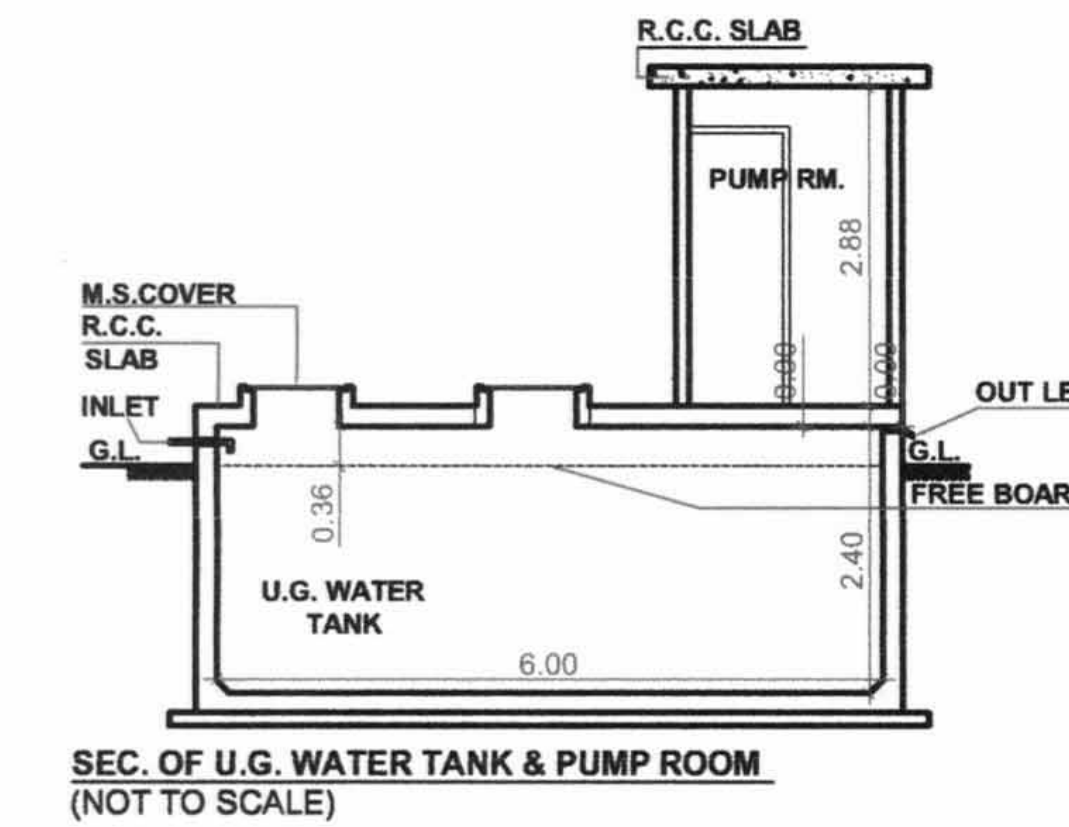
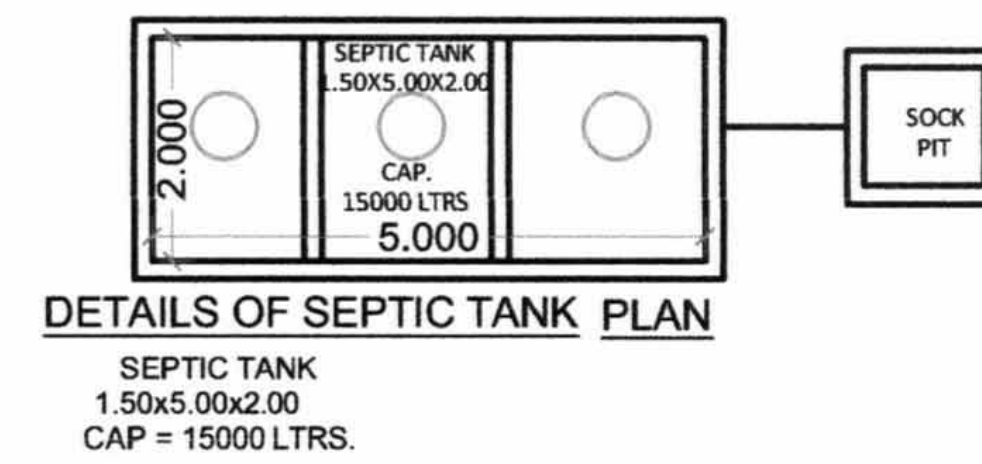
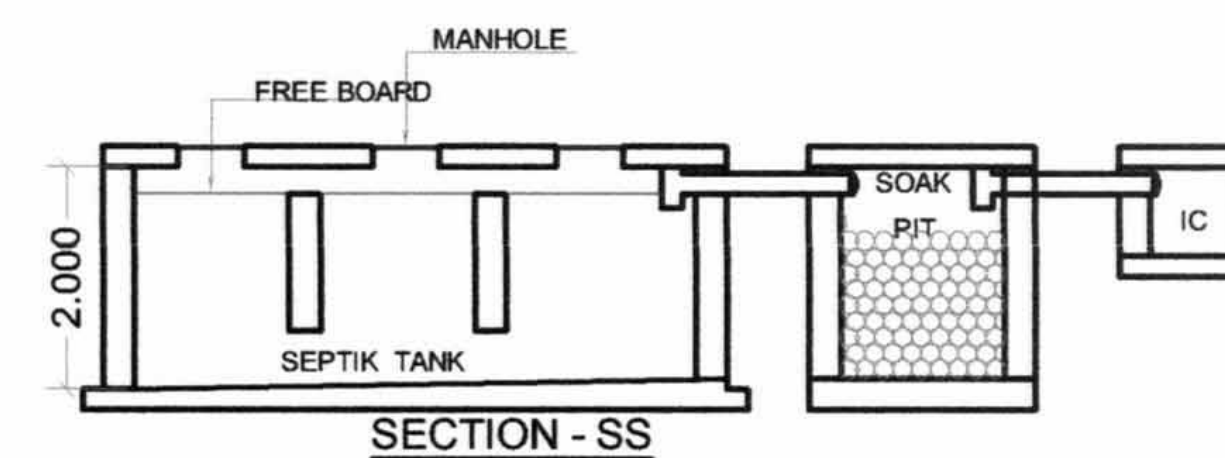
Reliance Gas pipe line

SERVICES AT GROUND FLOOR PLAN
SCALE 1:200

SEPTIC TANK STATEMENT													
SL. NO.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT		GROSS WATER REQUIREMENT	% FLOW TO SEWER		TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED CAPACITY		
				FLUSHING		(A + B)	FLUSHING	DOMESTIC					
				(A)	(B)								
				LPCD	LPD	LPCD	LPD	LPD				LPD	LPD
1.	WINGS NO. G,J,K,N, TOTAL FLATS (17)	5	85	45	3825	90	7650	11475	3825	6502.5	10327.50	10.327	15.000

WATER CAPACITY CALCULATION (U.G. TANK RESIDENTIAL UNITS)			
BUILDING	TOTAL FLATS	REQUIRED DOMESTIC 189 LTRS. (135 DOMESTIC + 54 FLUSHING STORAGE)	TOTAL LITRES (RES.)
1	17	189 X 5 X 17	16065
TOTAL	17		16065
REQUIRED U.G. TANK			16065 LTR
PROVIDED U.G. TANK			5.00 X 1.69 X 2.00
			16900 LTR

PROVIDED O.H. TANK			
BUILDING	WING	SIZE	CAP.
	WING - G	2.50 X 1.30 X 1.30	CAP. 4225 LTR.
	WING - J	2.50 X 1.30 X 1.30	CAP. 4225 LTR.
	WING - K	2.50 X 1.30 X 1.30	CAP. 4225 LTR.
	WING - N	2.50 X 1.30 X 1.30	CAP. 4225 LTR.



DRAWING FOR BUILDING PERMISSION	SHEET NO. 2/3	
CONTENT : SERVICES AT GROUND FLOOR PLAN, SECTIONS, AND DETAILS.		
STAMP OF APPROVAL		
DEVELOPMENT PERMISSION GRANTED Subject to the conditions mentioned in this office's letter No.: CIDCO/NA/NA/PANVEL/ADM/BP-130/CC/2015/1630 Dated 22 SEP 2015 Associate Planner (NA/NA)		
PROFORMA - I		
NO. OF UNIT PROPOSED		
A	RESIDENTIAL 17	
B	COMMERCIAL 00	
NO OF TREES PROPOSED TO BE PLANTED 35		
LEGENDS		
Sr. No.	ITEM	site plan on white print
1.	plot line	_____
2.	marginal open space	no colour
3.	paved area	_____
3.	drainage & sewerage	-----
4.	water supply work	___ _ _
5.	parking line	_____
6.	reliance line	-----
7.	column	■
8.	existing plinth	-----
PROFORMA - II		
CERTIFICATE OF AREA CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10-12-2014 AND THE DIM. OF SIDES ETC. OF PLOT STATED ON ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOC. OF OWNERSHIP/ P. P. SCHEME RECORDS DEPARTMENT/CITY SURVEY RECORDS.		
NAME OF THE OWNER & SIGNATURE M/S. AVINASH BUILDERS & DEVELOPERS THROUGH AVINASH DAGDU JAGDALE		
ARCHITECT NAME & SIGN For Avinash Builders & Developers AR. SHEETAL NEMANE		
PROJECT PROPOSED RESIDENTIAL BUILDING ON SURVEY NO. 132/5 AT VILL - AADAI, TAL - PANVEL DIST - RAIGAD		
NAME & SIGN OF ARCHITECT AR. SHEETAL NEMANE		
AR. SHEETAL NEMANE		
SARIKA	1:100	25/03/15
DRAWN BY	SCALE	DATE
DRAWING NO.		
Sheetal Architects		
ADD. Office No. 117, Raheja Arcade, sector 11, CBD Belapur, NAVI MUMBAI-400614, Office No. 02241279232		

CONTENT : 1ST, 2ND, 3RD, & TERRACE FLOOR PLAN,
ROADSIDE ELEVATION, SECTIONS, AREA DIAGRAM &
AREA CALCULATION

STAMP OF APPROVAL

CONSENT PERMIT: NOT GRANTED
Subject to the condition mentioned
in this order is hereby N.
CDDO, NAINA (NAINA/ADN/EPJ/30/2015/1030
Dated 22 SEP 2015
Associate Planner (NAINA)

Sheetal Architects 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.

M/s. Sheetal Architects

Proprietor

Signature of Architect / Licensed
Engineer / Structural Engineer /
Supervisor

PROFORMA - I

SCHEDULE OF LIGHT & VENTIL				
ROOM FLAT NO-101, 201	CARPET AREA	LV REQ 1/6	LV PROV	
LIVING	9.347	1.500	3.40 (W)	
KITCHEN	4.50	0.750	1.68 (W1)	
BATH	1.20	0.200	0.54 (V)	
WC	1.08	0.180	0.54 (V)	

SCHEDULE OF LIGHT & VENTIL				
ROOM FLAT NO-102, 202	CARPET AREA	LV REQ 1/6	LV PROV	
LIVING	9.347	1.557	3.40 (W)	
KITCHEN	4.50	0.750	1.68 (W1)	
BATH	1.44	0.240	0.54 (V)	
WC	1.08	0.180	0.54 (V)	

SCHEDULE OF LIGHT & VENTIL				
ROOM (K- WING) FLAT NO-301	CARPET AREA	LV REQ	LV PROV	
LIVING	9.347	1.557	3.40 (W)	
KITCHEN	4.50	0.750	1.68 (W1)	
BATH	1.44	0.240	0.54 (V)	
WC	1.08	0.180	0.54 (V)	

SCHEDULE OF DOOR & WINDOW			
TYPE	SIZE	DISCRPTION	
D1	1.000 X 2.100 = 2.100	T.W PANNEL DOOR	
D	0.900 X 2.100 = 1.890	T.W PANNEL DOOR	
D2	0.750 X 2.100 = 1.575	T.W PANNEL DOOR	
W	1.800 X 2.000 = 3.600	AL- SLIDING WINDOW	
W1	1.200 X 1.400 = 1.680	AL- SLIDING WINDOW	
V	0.600 X 0.900 = 0.540	LOUVERED WINDOW	
R.J.	1.500 X 1.400 = 2.100	RCC JALI	
FDR	1.200 X 2.100 = 2.52	T.W PANNEL DOOR	

PROFORMA - II

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
ON 10-12-2014 AND THE DIM. OF SIDES ETC. OF PLOT STATED ON
ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT
TALLIES WITH THE AREA STATED IN DOC. OF OWNERSHIP P.P. SCHEME
RECORDS DEPARTMENT/CITY SURVEY RECORDS.

NAME OF THE OWNER & SIGNATURE
M/S. AVINASH BUILDERS & DEVELOPERS THROUGH
AVINASH DAGDU JAGDALE

For Avinash Builders & Developers
Proprietor

ARCHITECT NAME & SIGN
M/s. Sheetal Architects
Proprietor
AR. SHEETAL NEMANE

PROJECT
PROPOSED RESIDENTIAL BUILDING ON
SURVEY NO.132/5 AT VILL. - AADAI, TAL-PANVEL
DIST- RAIGAD

NAME & SIGN. OF ARCHITECT

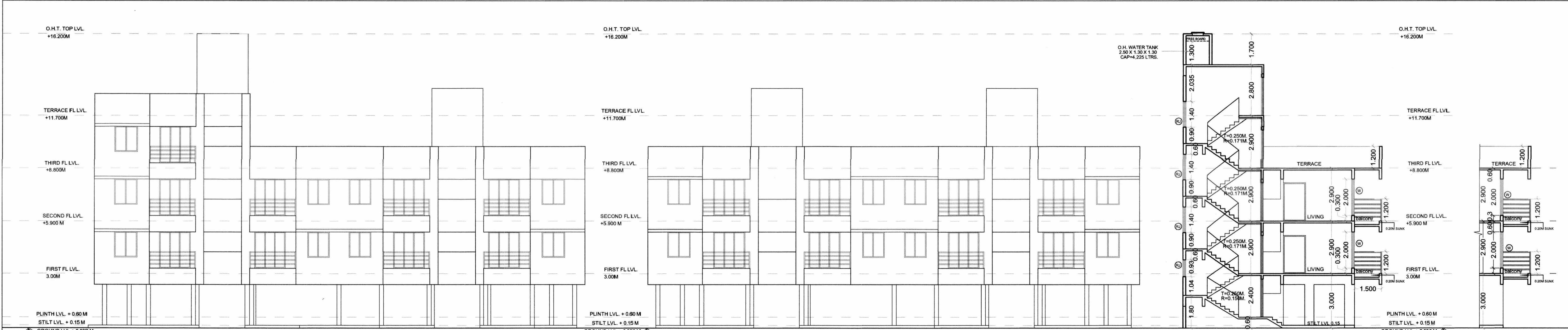
M/s. Sheetal Architects
Proprietor

AR. SHEETAL NEMANE

SARIKA 1:100 25/03/15
DRAWN BY SCALE DATE DRAWING NO.

Sheetal Architects

ADD. Office No.117, Raheja Arcade,
sector 11, CBD Belapur,
NAVI MUMBAI-400614.
Office No: 02241279232

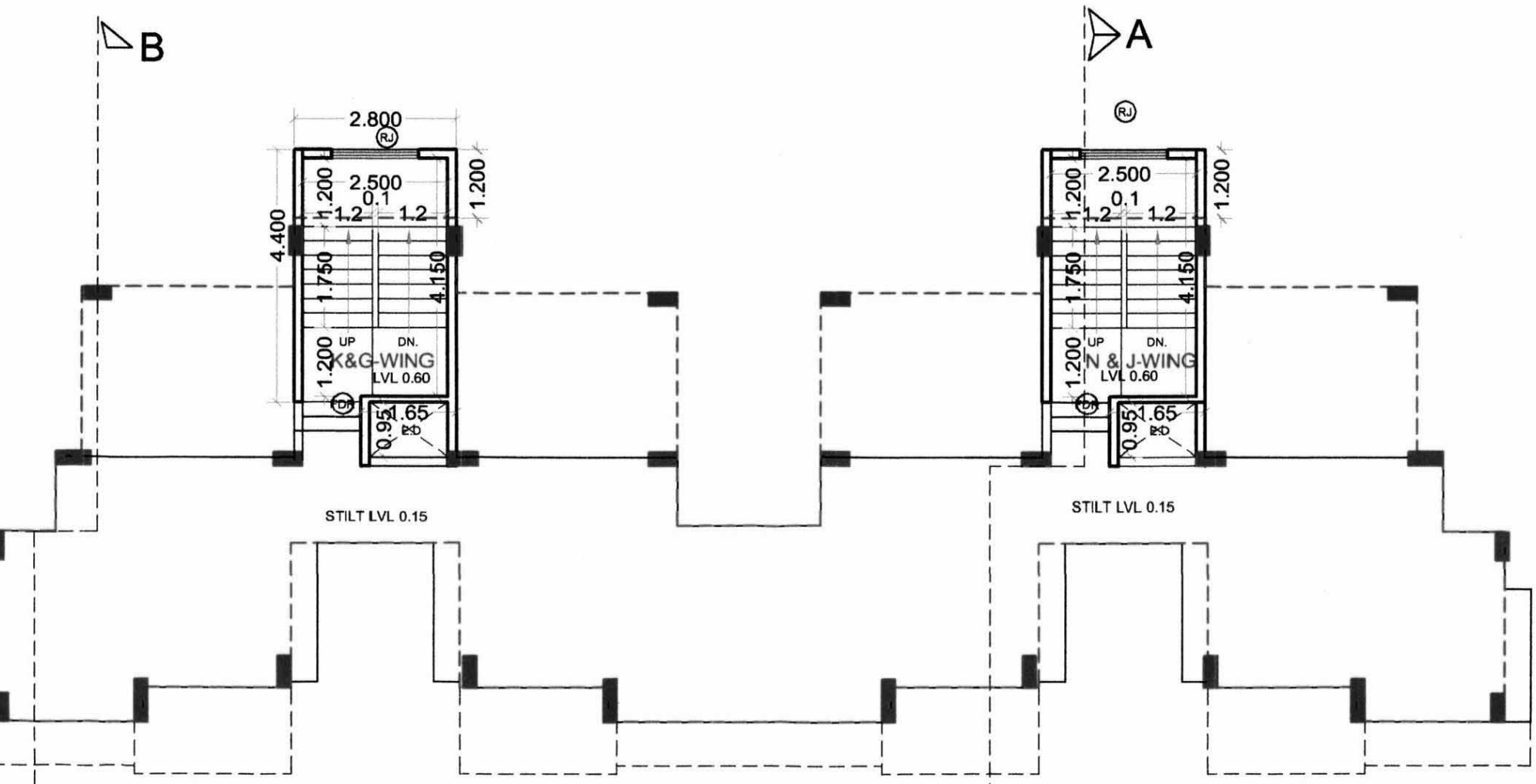


FRONT ELEVATION (K, N - WING)

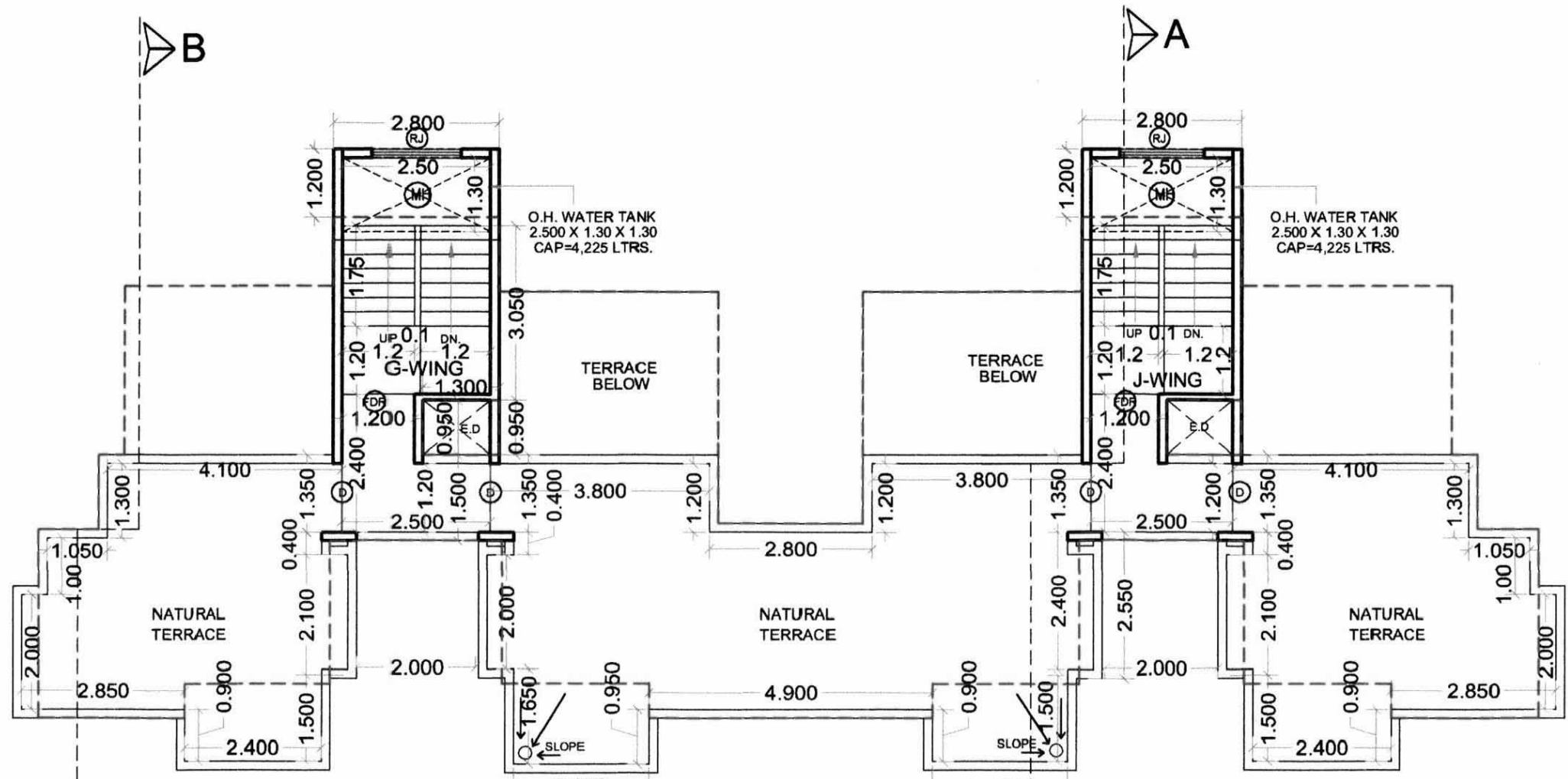
FRONT ELEVATION (G, J - WING)

SECTION -AA'

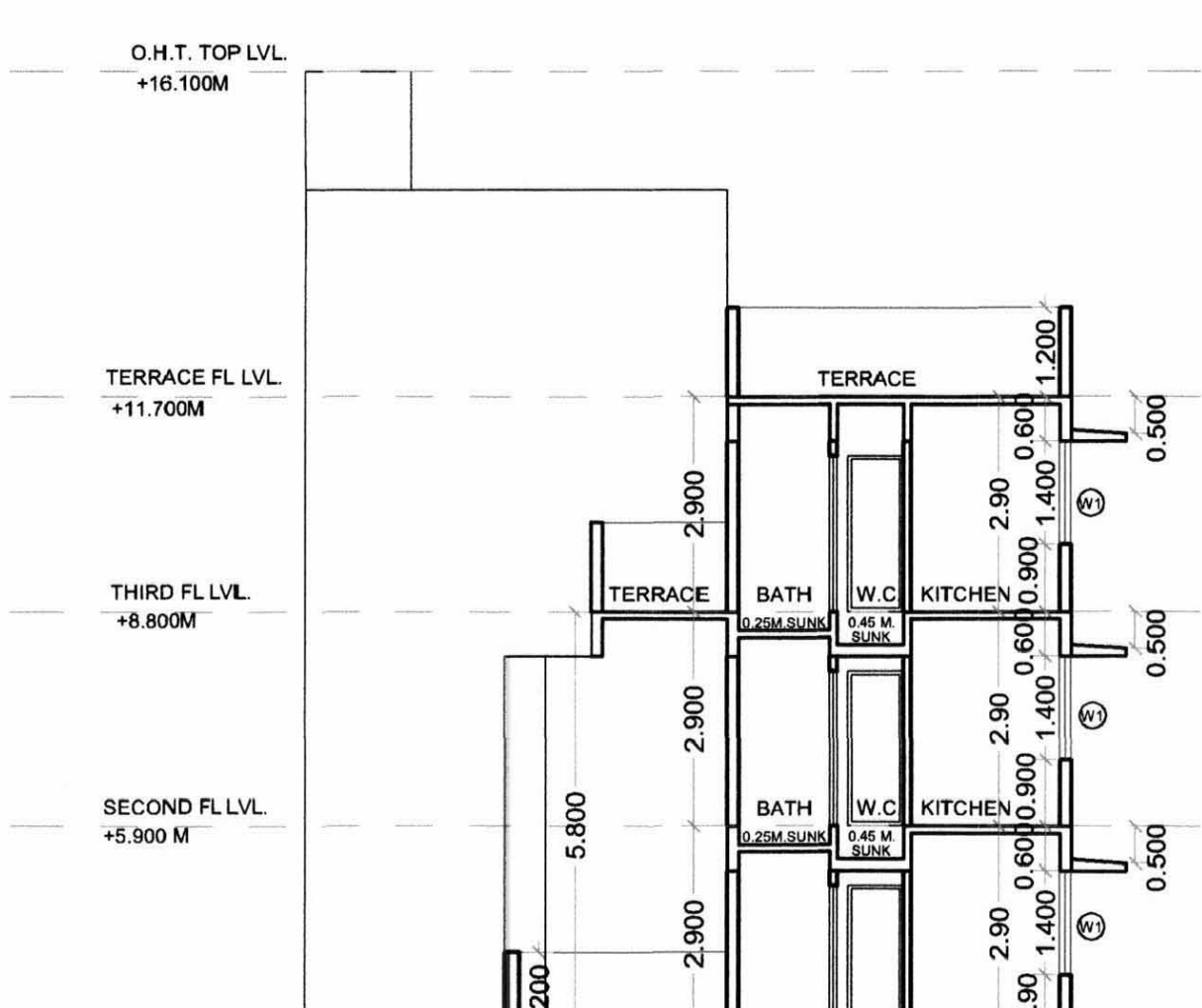
TYPICAL BAL.
SECTION



TYPICAL GROUND FLOOR PLAN (WING G,J,K,N)
SCALE 1:100

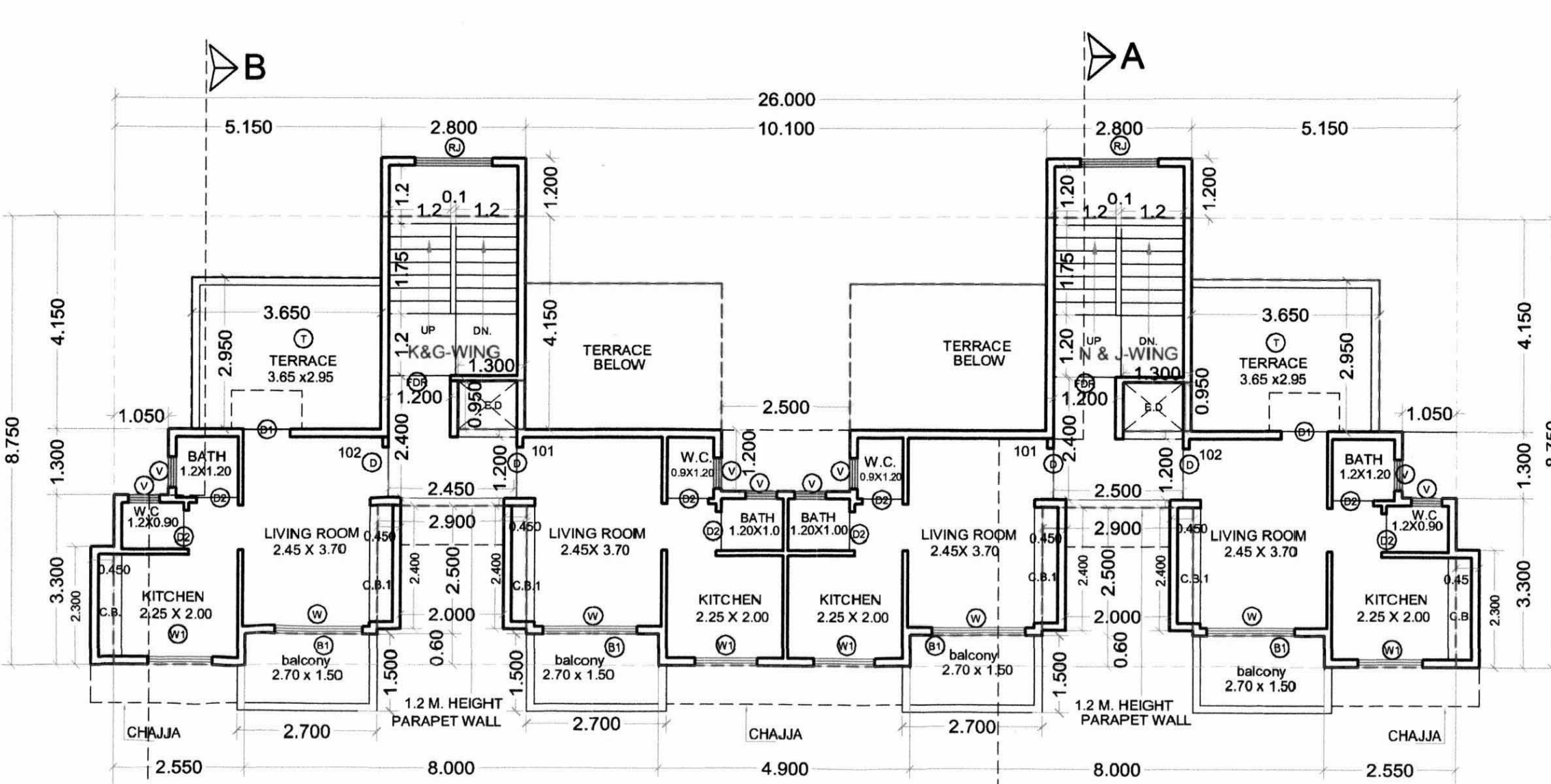


TERRACE FLOOR PLAN (G,J WING)



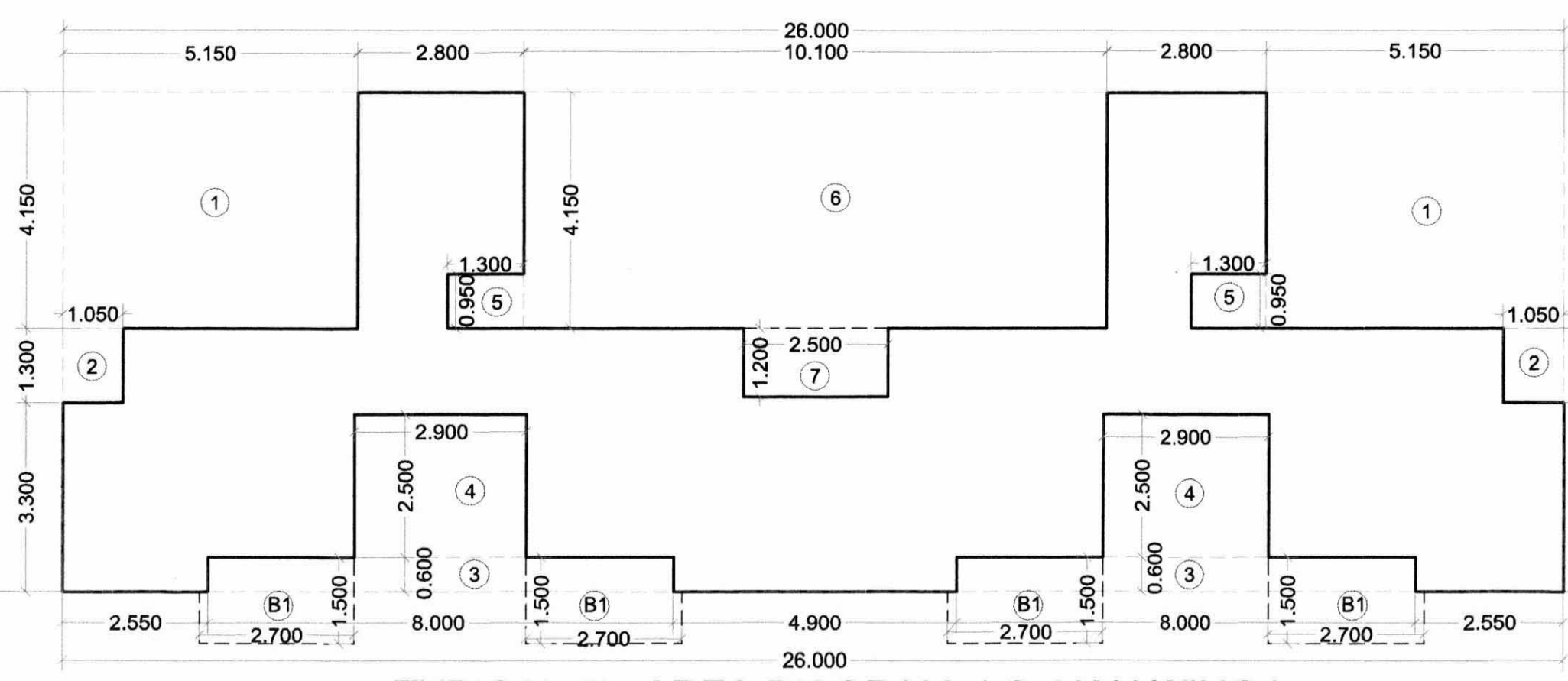
SECTION -BB'

TYPICAL SECTION
OF C.B.



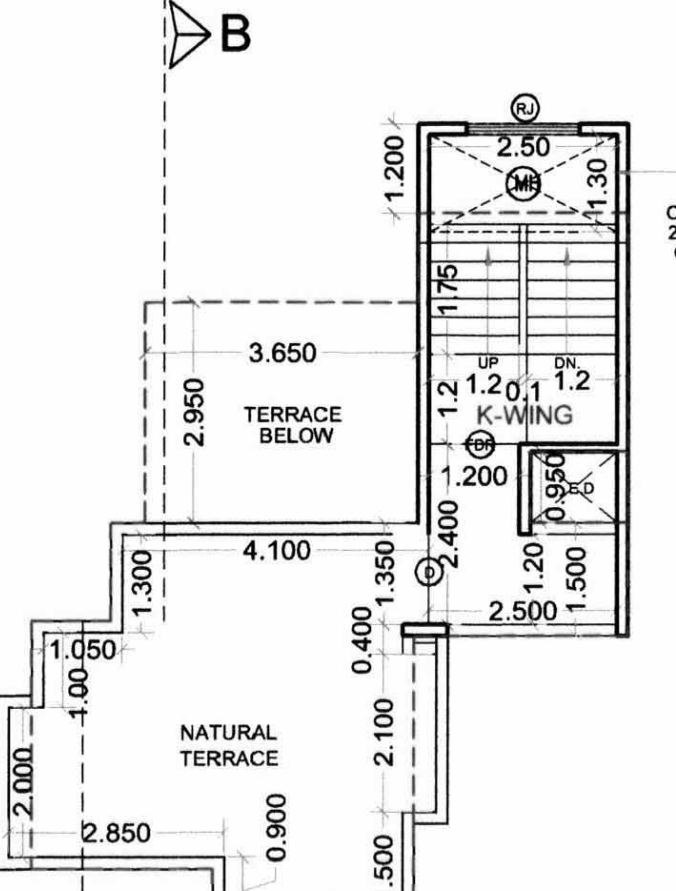
1ST FLOOR PLAN (K,N WING)

1ST FLOOR PLAN (G,J WING)

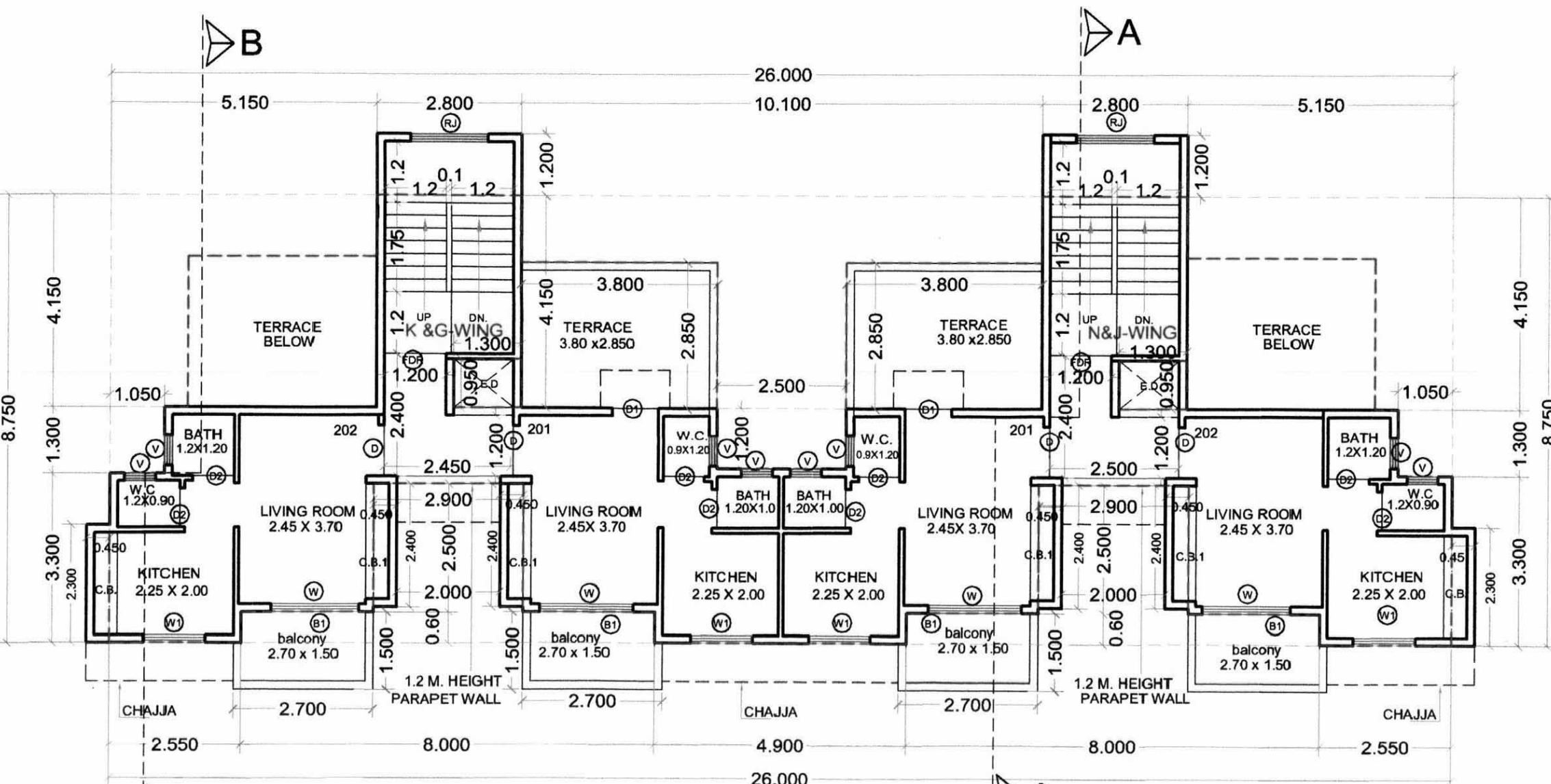


TYPICAL FL. AREA DIAGRAM (G,J,K,N WING)

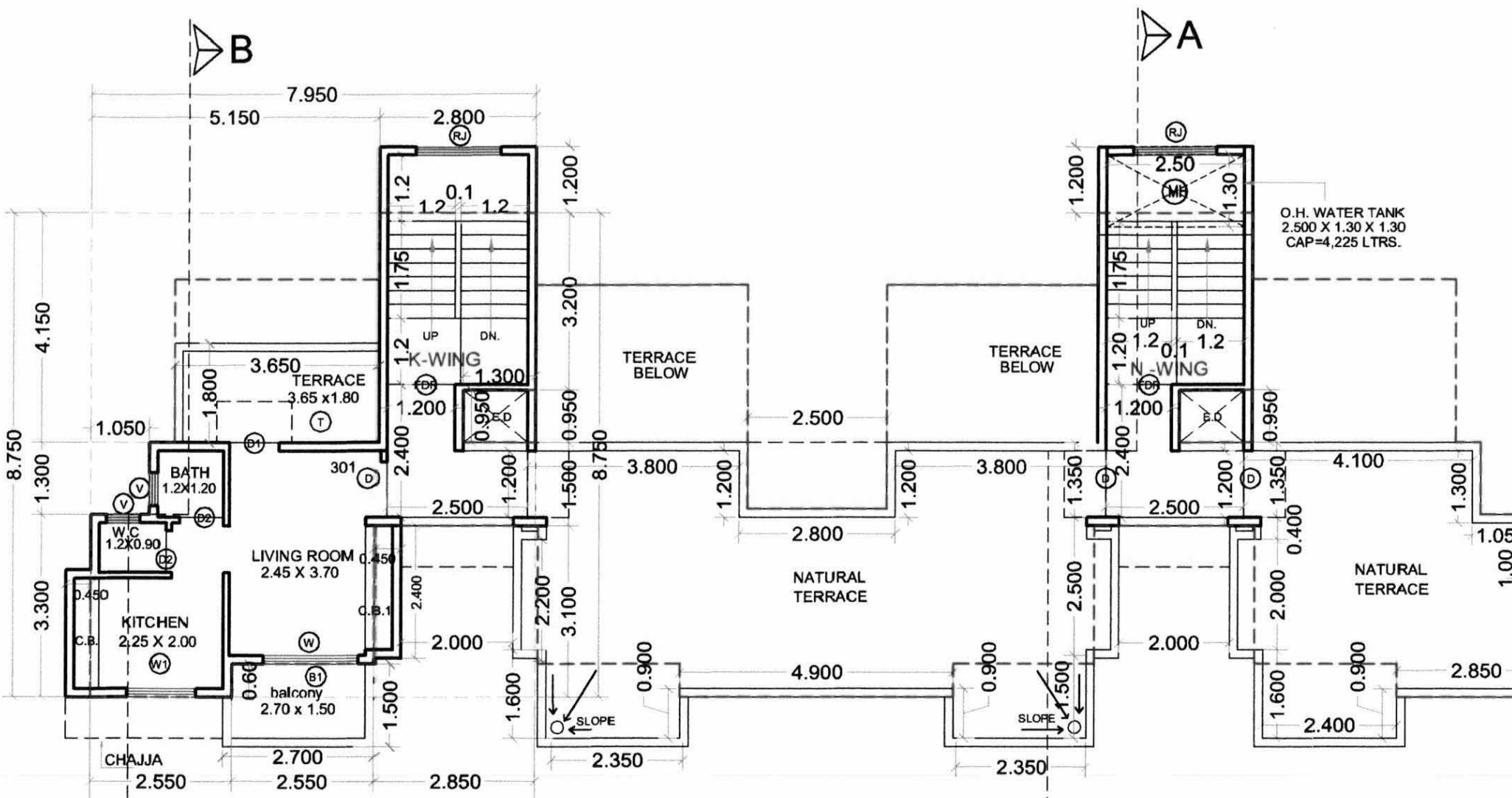
1ST & 2ND FL.(K,N WING) AREA CALCULATION	
1ST & 2ND FL.(G,J WING) AREA CALCULATION	
DEDUCTION :-	
A) 26.00 X 8.750 = 227.500 SQ.M.	
DEDUCTION :-	
(1) 5.150 X 4.150 X 2 = 42.745 SQ.M.	
(2) 1.050 X 1.300 X 2 = 2.700 SQ.M.	
(3) 8.000 X 0.600 X 2 = 9.600 SQ.M.	
(4) 2.900 X 2.500 X 2 = 14.500 SQ.M.	
(5) 1.300 X 0.950 X 2 = 2.470 SQ.M.	
(6) 10.10 X 4.150 X 1 = 41.915 SQ.M.	
(7) 2.500 X 1.200 X 1 = 3.000 SQ.M.	
TOTAL = 116.960 SQ.M.	
GROSS AREA :-	
(227.50 - 116.960) = 110.54 X 4 = 442.160	



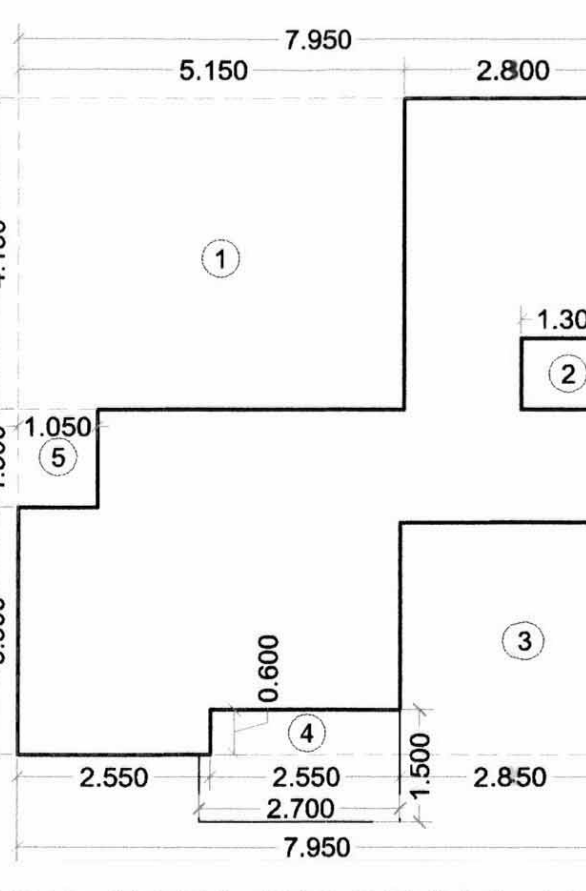
TERRACE FLOOR PLAN
(K,N WING)



2ND FLOOR PLAN (G,J,K,N WING)



3RD FLOOR PLAN (K,N WING)



3rd FLOOR AREA DIAGRAM (K WING)

3rd FL (K WING) AREA CALCULATION	
DEDUCTION :-	
A) 7.950 X 8.750 = 69.562 SQ.M.	
DEDUCTION :-	
(1) 5.150 X 4.150 X 1 = 21.372 SQ.M.	
(2) 1.300 X 0.950 X 1 = 1.235 SQ.M.	
(3) 2.850 X 3.100 X 1 = 8.835 SQ.M.	
(4) 2.550 X 0.600 X 1 = 1.530 SQ.M.	
(5) 1.050 X 1.300 X 1 = 1.365 SQ.M.	
TOTAL = 34.337 SQ.M.	
GROSS AREA :-	
(69.562 - 34.337) = 35.225	

(K,N,G,J WING)1ST FL. TERRACE (20%)		
TOTAL BUILT UP AREA OF TYPICAL FL.	110.54 SQ.MT	
PER.FREE OF F.S.I.TERR. (20 %) TYPICAL FL.	22.108 SQ.MT	
CONSUMED AREA FOR TERR. AT TYPICAL FL.	21.535 SQ.MT	
(K,N WING)3RD FL. TERRACE (20%)		
TOTAL BUILT UP AREA OF 3RD FL.	35.225 SQ.MT	
PER.FREE OF F.S.I.TERR. (20 %) 3RD FL.	7.045 SQ.MT	
CONSUMED AREA FOR TERR. AT 3RD FL.	6.570 SQ.MT	
(K,N,G,J WING)2ND FL. TERRACE (20%)		
TOTAL BUILT UP AREA OF TYPICAL FL.	110.54 SQ.MT	
PER.FREE OF F.S.I.TERR. (20 %) TYPICAL FL.	22.108 SQ.MT	
CONSUMED AREA FOR TERR. AT TYPICAL FL.	21.660 SQ.MT	

GR. FL. AREA STATEMENT (WING G,J,K,N)	
(A) 2.80 X 4.400 X 2 = 24.640 SQ. MT	
(B) 1.30 X 0.500 X 2 = 1.300 SQ. MT	
(WING G,J,K,N) 25.94 X 2 = 51.880 SQ. MT	

GROUND FLOOR AREA DIAGRAM
(WING G,J,K,N)