

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No. :
CIDCO/NAINA/Permit/Vihighar/BP-22d/cc/2017/33
Dated 19/5/2017
Associate Planner (NAINA)

PROFORMA - I

SR. NO.	DESCRIPTION	AMOUNT
1	AREA OF PLOT	3800.000
(a)	AREA OF PLOT AS PER 7/12 EXTRACT	2761.349
(b)	AREA OF PLOT AS PER MEASUREMENT PLAN (PHYSICAL)	3800.000
(c)	AREA OF PLOT AS PER TRIANGULATION (T.L.R.)	3785.855
(d)	AREA OF PLOT, CONSIDERED (LEAST OF (A)(B) & (C) ABOVE)	3785.260
2	DEDUCTION FOR	
A	EXISTING ROAD ACQUISITION AREA	0.000
B	PROPOSED ROAD	0.000
C	ANY RESERVATION (ENCROACHMENT)	1023.911
TOTAL	A + B + C	1023.911
3	GROSS AREA OF PLOT (1 - 2)	2761.349
4	LAYOUT SPACES	
(4A)	LAYOUT AMENITY SPACE REQUIRED, IF ANY	0.000
(4B)	LAYOUT AMENITY SPACE PROVIDED, IF ANY	0.000
(4C)	RECREATIONAL OPEN SPACE REQUIRED, IF ANY	300.000
(4D)	RECREATIONAL OPEN SPACE PROVIDED, IF ANY	556.815
5	NET AREA OF PLOT = 100% (3 - (4B))	2761.349
(5A)	AREA OF PLOT WITHIN GAOTHAN EXPANSION	2761.349
(5B)	AREA OF PLOT OUTSIDE GAOTHAN EXPANSION = ((5) - (5A))	0.000
AREA STATEMENT FOR PLOT WITHIN GAOTHAN EXPANSION		
6A	NET PLOT AREA (5A)	2761.349
7	PERMISSIBLE FSI	
(7A)	NORMAL FSI PERMISSIBLE	1.000
(7B)	FSI PERMISSIBLE WITH PAYMENT OF PREMIUM	0.000
(7C)	EQUIVALENT FSI OF TDR UTILISED ((20B) * (5A))	0.000
(7D)	MAXIMUM PERMISSIBLE FSI = ((7A) + (7B) + (7C))	1.000
8	MAXIMUM PERMISSIBLE BUILT-UP AREA = ((7A) X (6D))	2761.349
9	EXISTING BUILT-UP AREA	0.000
10	PROPOSED BUILT-UP AREA	2737.026
11	TOTAL BUILT-UP AREA ((9) + (10))	2737.026
12	EXCESS BALCONY AREA TAKEN IN FSI (AS PER (19C) BELOW)	0.991
13	FSI CONSUMED ((13) + (5A))	24.323
14	BALANCE BUILT UP AREA ((9) - (13))	0.000
15	FBI BALANCED ((8D) - (14))	0.000
16	NUMBER OF UNITS	77.000
(17A)	RESIDENTIAL	0.000
(17B)	COMMERCIAL	0.000
18	TREES TO BE PLANTED	
(18A)	TREES TO BE PLANTED AGAINST PLOT AREA ((1A) * 100)	38.000
(18B)	TREES TO BE PLANTED AGAINST TREES FELLEED (NUMBER X 5)	0.000
(18C)	TREES TO BE PLANTED AGAINST OPEN SPACE ((4D) * 100 X 5)	28.000
(18D)	NUMBER OF TREES PROPOSED TO BE PLANTED ((18A) + (18B) + (18C))	66.000
19	BALCONY AREA STATEMENT (FOR DETAILS REFER BALCONY AREA STATEMENT)	
(19A)	PERMISSIBLE BALCONY AREA	392.399
(19B)	PROPOSED BALCONY AREA	388.185
(19C)	EXCESS BALCONY AREA (TOTAL)	0.000
20	TDR	
(20A)	TDR PERMISSIBLE	0.000
(20B)	TDR PROPOSED TO BE UTILISED	0.000
21	PARKING STATEMENT (FOR DETAILS REFER PARKING AREA STATEMENT)	
(21A)	LOADING/UNLOADING REQUIRED	0.000
(21B)	LOADING/UNLOADING PROVIDED	0.000
(22)	LOADING/UNLOADING PROVIDED	0.000

PROFORMA - II

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ 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.

SHRI. PRAKASH GAJANAN POTE
SIGNATURE OF THE OWNERS

AR. VINAY VAIDYA
SIGNATURE OF LICENSED ARCHITECT

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
11/04/2017	VST/NAINA/04	02	AS SHOWN AS	RAKHI	RAKHI

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO.42/2/B, AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST. RAIGAD.

NAME OF OWNER
SHRI. PRAKASH GAJANAN POTE

FORM OF CERTIFICATE

I, (AR. VINAY VAIDYA) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. 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.

DATE : 11/04/2017
ADDRESS :
SHRI. NANDHAM BLDG. A-505/00A, PLOT NO.59,
SECTOR-11, C.B.D.-BEJARUR, NAVAMUMBAI, 400614.
VINAYVAIDYAARCHITECTS.COM, VINAYV@GMAIL.COM
PH. 27580241, 27580242, FAX: 27580243

SIGNATURE, NAME OF LICENSED ARCHITECT
ADDRESS OF LICENSED ARCHITECT

AR. VINAY VAIDYA
CA/97/20978

FORM OF STATEMENT 2
PROPO. BUA, BALCONY & TERRACE AREA STATEMENT

FLOOR	BUA	PERMI. BALC.	PROP. BALC.	EXCESS BALC.	TOTAL BUA	PERMI. TERR.	PROP. TERR.
GR.	121.024	----	----	----	121.024	----	----
1ST	711.043	106.656	106.498	0.000	711.043	142.209	15.660
2ND	711.043	106.656	106.498	0.000	711.043	142.209	0.000
3RD	711.043	106.656	106.498	0.000	711.043	142.209	15.660
4TH	482.873	72.431	68.691	0.000	482.873	96.575	0.000
PROP. BUA	2737.026	392.399	388.185	0.000	2737.026	523.202	31.320

BUILT UP AREA STATEMENT
BUILT UP AREA SUMMARY

BUILDING	BUILDING 1
FLOORS	IN SQM
GROUND	121.024
1ST FLOOR	711.043
2ND FLOOR	711.043
3RD FLOOR	711.043
4TH FLOOR	482.873
TOTAL	2737.026
NO. OF BLDG.	1.000
TOTAL B/UP AREA	2737.026

TENEMENT AREA STATEMENT

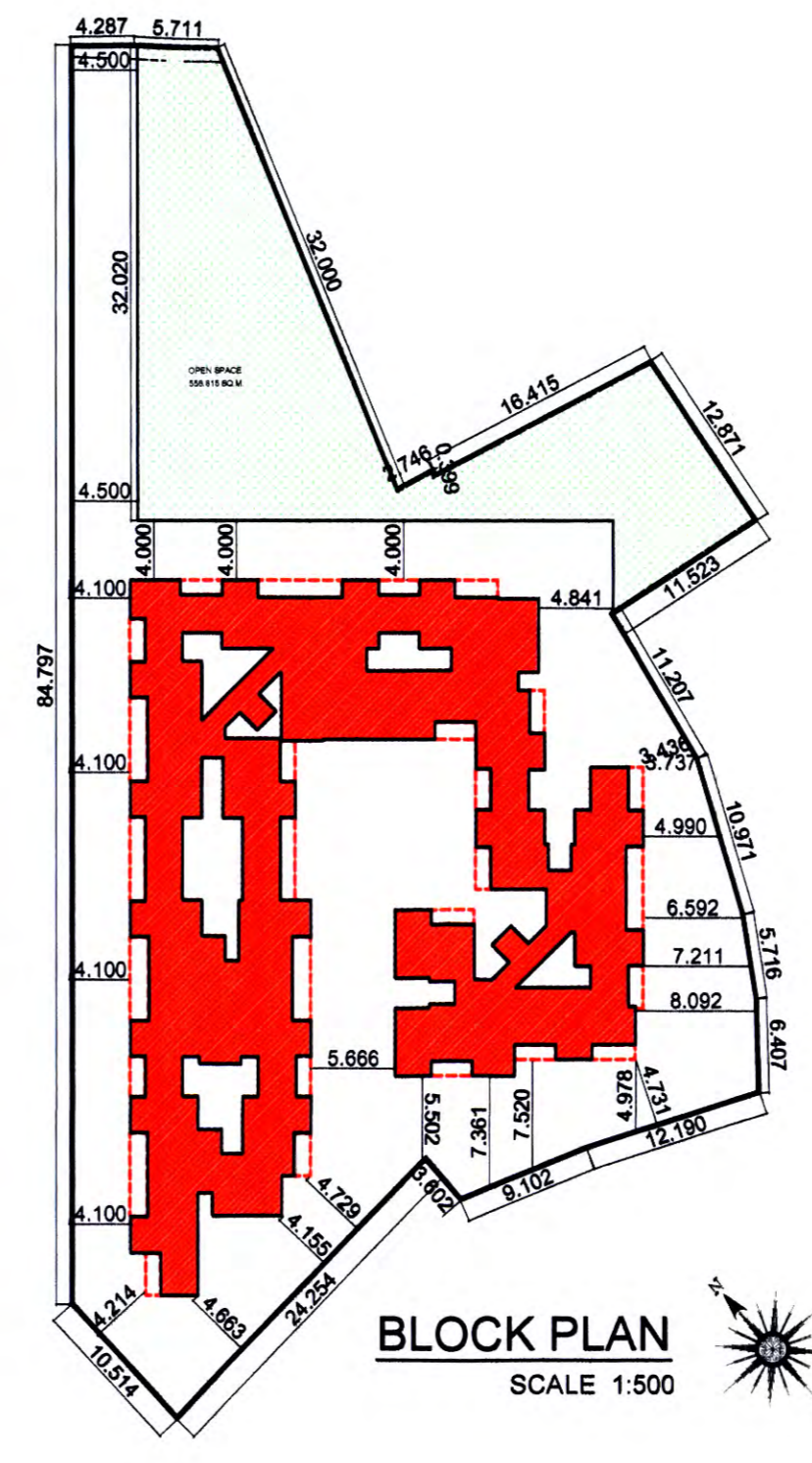
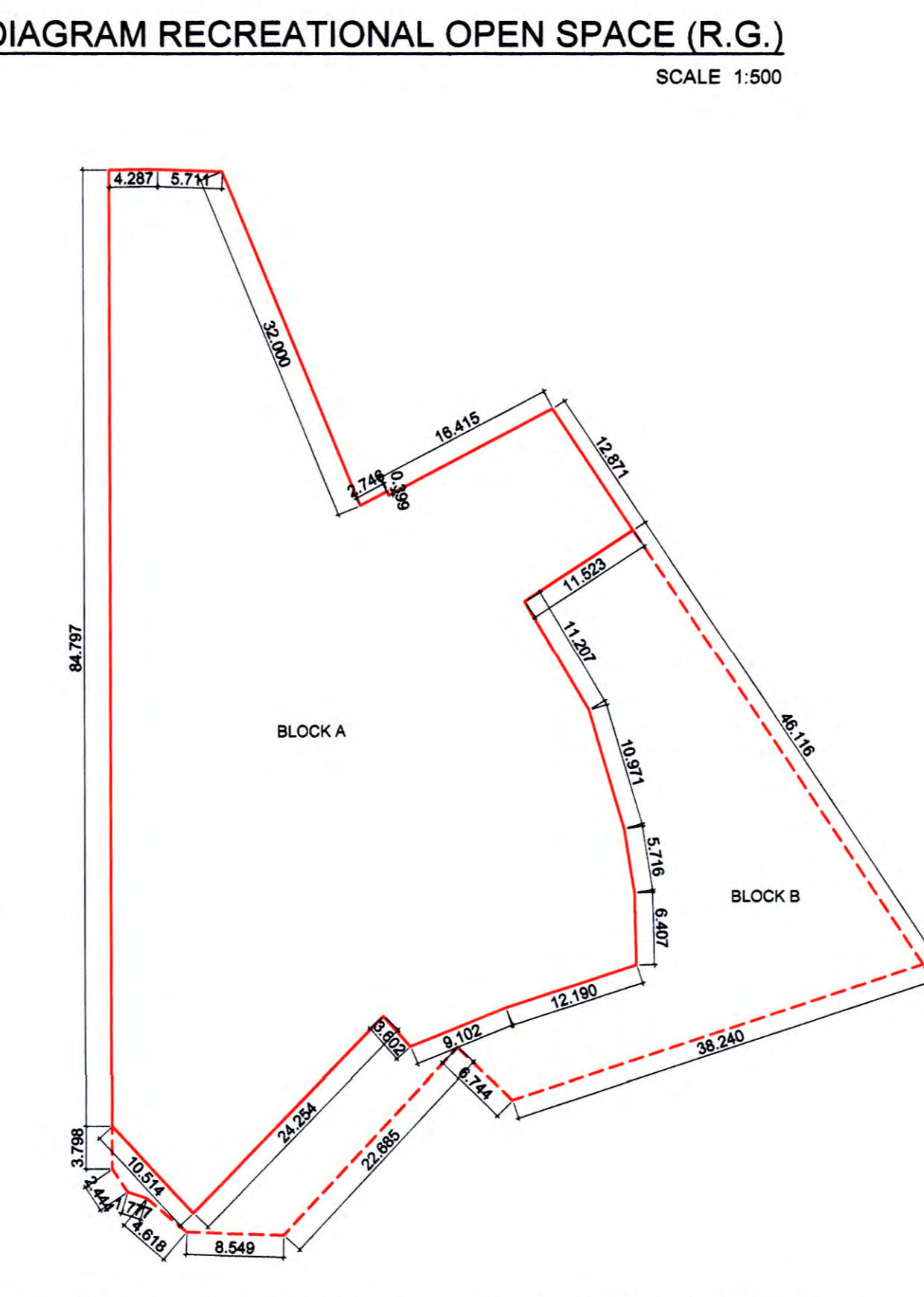
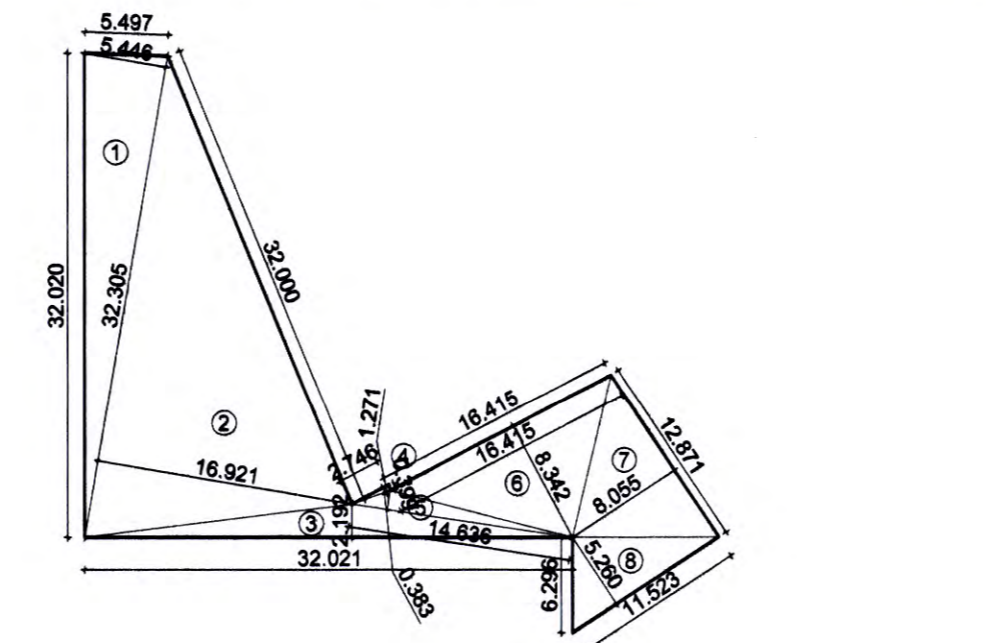
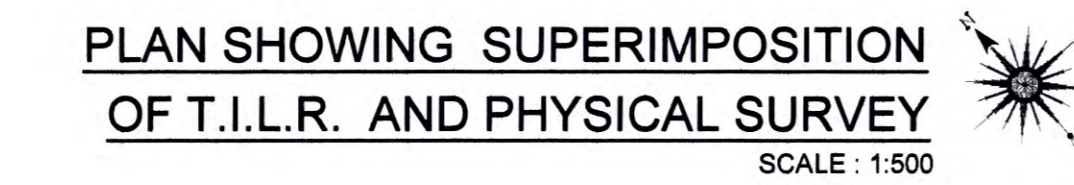
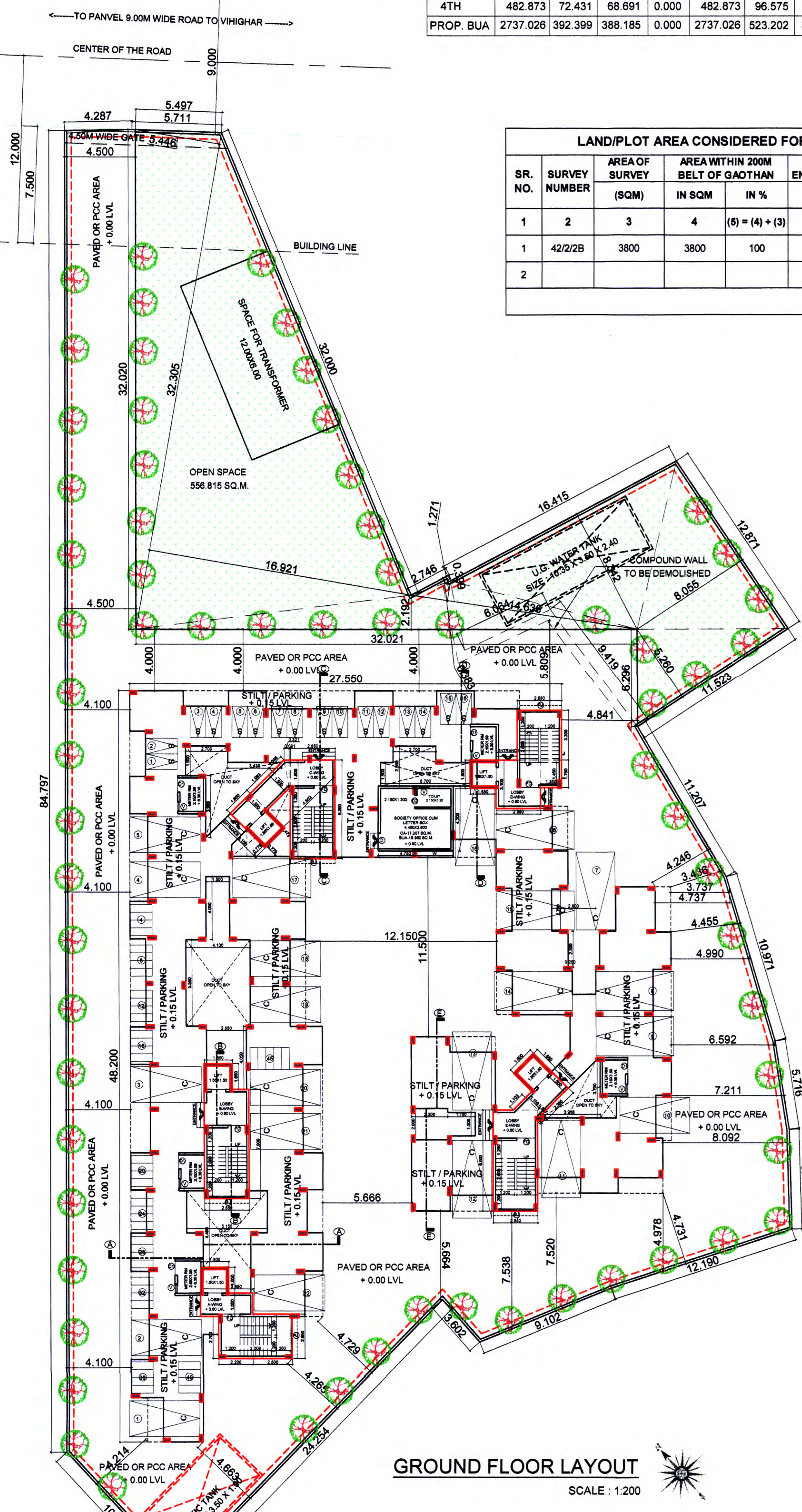
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA (SQM)		BALCONY AREA (SQM)		TERRACE AREA (SQM)	CUP BOARD AREA (SQM)	BUILT-UP AREA (SQM)
				ENCLOSED	PROJECTED	ENCLOSED	PROJECTED			
1	A	101, 201, 301	3.00	26.330	6.098	0.000	0.000	0.000	0.000	29.778
		102, 202, 302	3.00	18.450	3.248	0.000	0.000	0.000	0.000	20.825
		103, 203, 303	3.00	18.450	3.335	0.000	0.000	0.000	0.000	21.083
		101, 201, 301	3.00	26.145	6.281	0.000	0.000	0.000	0.000	29.078
	B	102, 202, 302	3.00	26.107	6.356	0.000	0.000	0.000	0.000	29.078
		103, 203, 303	3.00	26.150	6.306	0.000	0.000	0.000	0.000	29.128
		104, 204, 304	3.00	26.155	6.281	0.000	0.000	0.000	0.000	29.078
		101, 201, 301, 401	4.00	26.840	5.575	0.000	0.000	0.000	0.000	30.081
	C	102, 202, 302, 402	4.00	26.427	6.074	0.000	0.000	0.000	0.000	29.361
		103, 303	2.00	26.382	6.074	0.000	8.840	0.000	0.000	29.481
		203, 403	2.00	26.382	6.149	0.000	0.000	0.000	0.000	29.481
		104, 204, 304, 404	4.00	25.135	6.149	0.000	0.000	0.000	0.000	28.162
D	105, 305	2.00	29.275	3.249	0.000	6.820	0.000	0.000	33.020	
	205, 405	2.00	29.275	3.249	0.000	0.000	0.000	0.000	33.020	
	101, 201, 301, 401	4.00	25.547	5.650	0.000	0.000	0.000	0.000	28.575	
	102, 202, 302, 402	4.00	26.830	3.162	0.000	0.000	0.000	0.000	30.128	
E	103, 203, 303, 403	4.00	25.180	6.085	0.000	0.000	0.000	0.000	28.301	
	101, 201, 301, 401	4.00	19.550	2.750	0.000	0.000	0.000	0.000	22.472	
	102, 202, 302, 402	4.00	20.127	2.900	0.000	0.000	0.000	0.000	22.472	
	103, 203, 303, 403	4.00	19.562	2.850	0.000	0.000	0.000	0.000	22.331	
TOTAL			77.00	572.888	115.767	0.000	18.660	0.000	---	---

LAND/PLOT AREA CONSIDERED FOR FSI CALCULATION

SR. NO.	SURVEY NUMBER	AREA OF SURVEY (SQM)	AREA WITHIN 200M BELT OF GAOTHAN IN SQM	IN %	AREA OF ENCROACHMENT (SQM)	AREA CONSIDERED FOR FSI (SQM)
1	2	3	4	5	6	7
1	42/2/B	3800	3800	100	1023.911	2781.349
TOTAL						2781.349

RECREATIONAL OPEN SPACE AREA CALCULATION

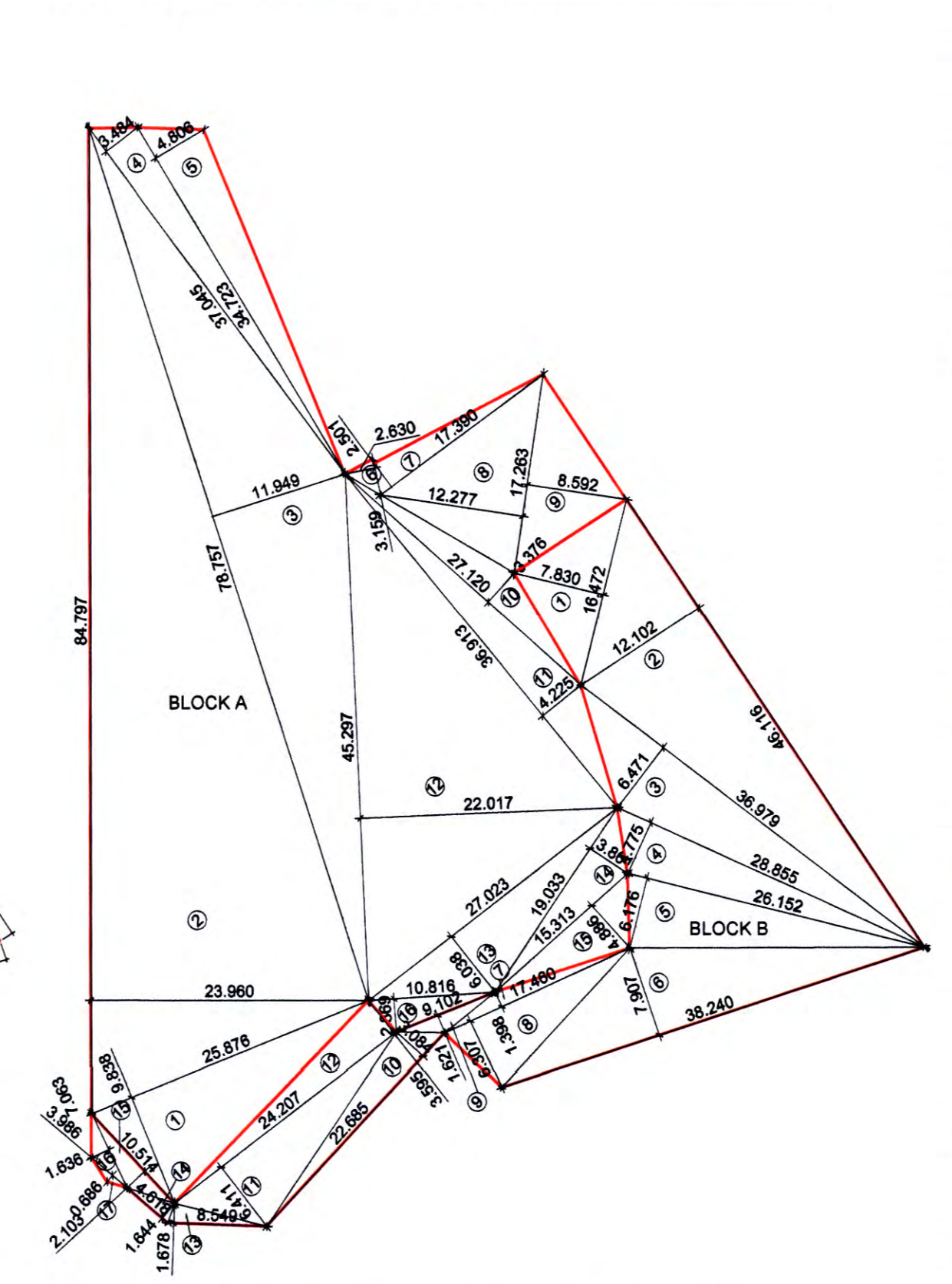
SR. NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(3)X(4)X(5)(6)
1	1	1.00	1/2	32.305	5.446	87.967
2	2	1.00	1/2	32.305	16.921	273.316
3	3	1.00	1/2	32.021	2.192	35.095
4	4	1.00	1/2	2.746	0.383	0.526
5	5	1.00	1/2	14.636	1.271	9.301
6	6	1.00	1/2	16.415	8.342	68.467
7	7	1.00	1/2	12.871	8.055	51.838
8	8	1.00	1/2	11.523	5.260	30.305
TOTAL OF RECREATIONAL OPEN SPACE						566.815



PARKING AREA STATEMENT

SR. NO.	OCCUPANCY	NUMBER OF UNITS FOR EVERY	STANDARD CAR (5) = (3 X 4)	PARKING TYPE	CAR	SCOOTER
1	2	3	4	5	6	7
1	UPTO 35 SQM	0.25	77	20	20	13
2	> 35 SQM & < 45 SQM	0.50	0	0.00	0	0
3	> 45 SQM & < 60 SQM	1.00	0	0.00	0	0
4	MORE THAN 60 SQM	2.00	0	0.00	0	0
SUBTOTAL PARKING REQUIRED					20	13
VISITOR PARKING 10% OF ABOVE					2	2
TOTAL PARKING REQUIRED					22	15
TOTAL PARKING PROVIDED					22	16

NOTE: NO. OF SCOOTER PARKING = (NO OF CAR) X (12.5 I.E. AREA OF CAR PARKING) X (10%) / (2 I.E. AREA OF SCOOTER PARKING)



LEGENDS

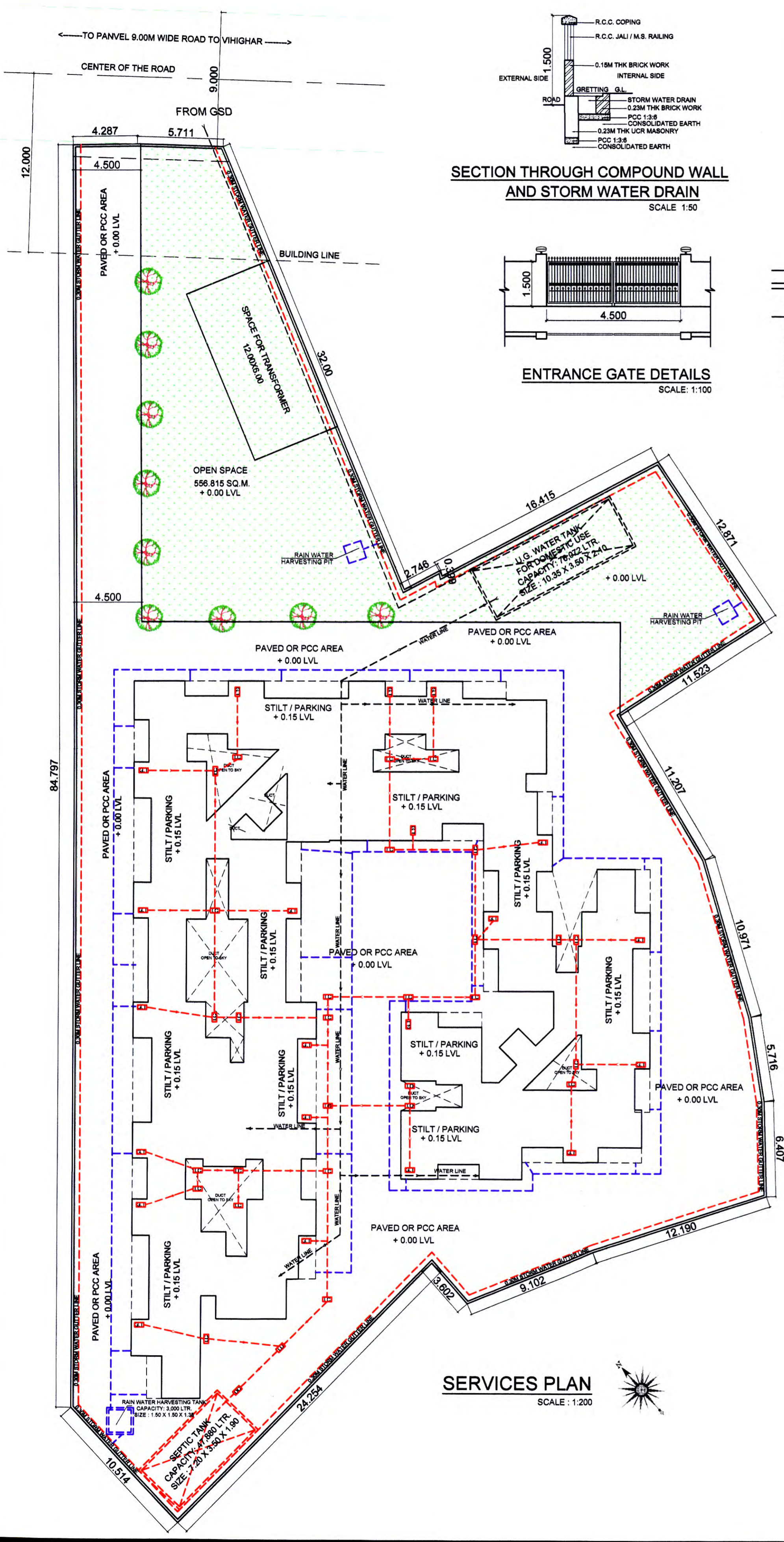
ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES	---	---
EXISTING STREET	---	---
FUTURE STREET	---	---
PEMI. BUILDING LINE	---	---
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK	---	---
DRAINAGE & SEWERAGE WORK	---	---
WATER SUPPLY WORK	---	---
RWH LINE	---	---
S.W. DRAIN	---	---
RECREATIONAL OPEN SPACES	---	---
CAR PARKING	---	---
TWO WHEELER PARKING	---	---
CYCLE PARKING	---	---

PLOT AREA CALCULATION

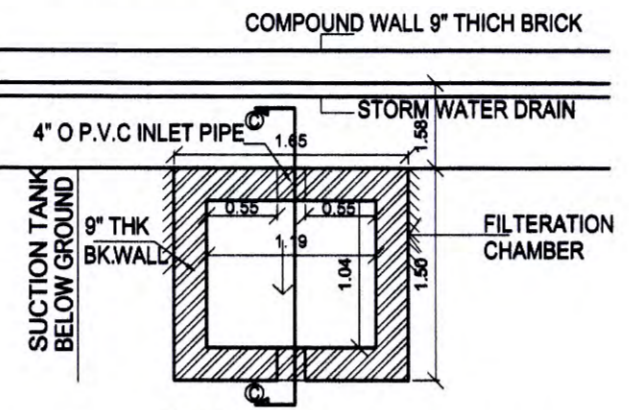
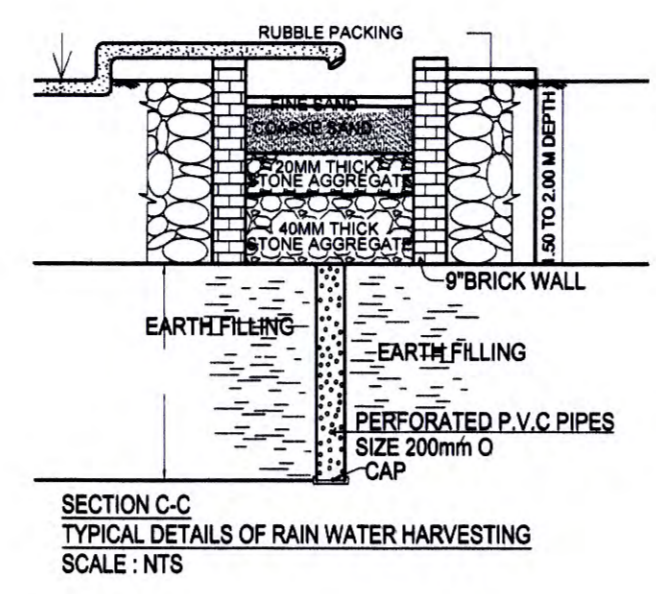
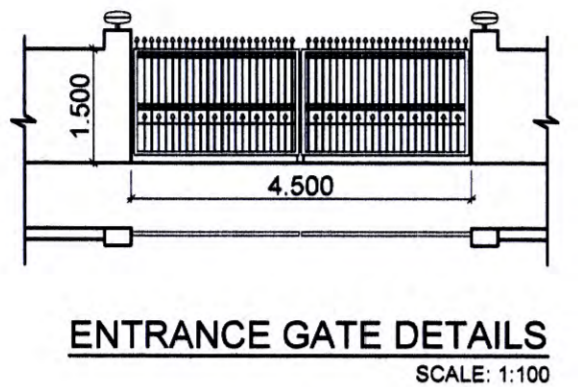
SR. NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)	
1	2	3	4	5	6	(3)X(4)X(5)(6)	
BLOCK A PLOT UNDER REFERENCE							
1	1	1.00	1/2	25.876	9.838	127.284	
2	2	1.00	1/2	84.797	23.960	1015.868	
3	3	1.00	1/2	78.757	11.949	470.534	
4	4	1.00	1/2	37.045	3.484	64.532	
5	5	1.00	1/2	34.723	4.806	83.439	
6	6	1.00	1/2	3.159	2.630	4.154	
7	7	1.00	1/2	17.390	2.501	21.746	
8	8	1.00	1/2	17.263	12.277	105.969	
9	9	1.00	1/2	17.263	8.692	74.162	
10	10	1.00	1/2	27.120	3.376	45.779	
11	11	1.00	1/2	36.913	4.225	77.979	
12	12	1.00	1/2	45.297	22.017	498.652	
13	13	1.00	1/2	27.023	6.038	81.562	
14	14	1.00	1/2	19.033	3.661	36.743	
15	15	1.00	1/2	15.313	4.886	37.410	
16	16	1.00	1/2	10.816	2.869	15.516	
TOTAL OF BLOCK A							2761.349
BLOCK B ENCROACHMENT							
17	1	1.00	1/2	16.472	7.830	64.488	
18	2	1.00	1/2	46.116	12.102	279.048	
19	3	1.00	1/2	36.979	6.471	119.646	
20	4	1.00	1/2	28.855	4.775	68.891	
21	5	1.00					

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 in this office's letter No.:
 CIDCO/NAINA/Panvel/Vinay/ BP-220/C/2017/33
 Dated 19/5/2017
 Associate Planner (NAINA)



SECTION THROUGH COMPOUND WALL AND STORM WATER DRAIN
 SCALE 1:50



WATER STORAGE CAPACITY CALCULATION

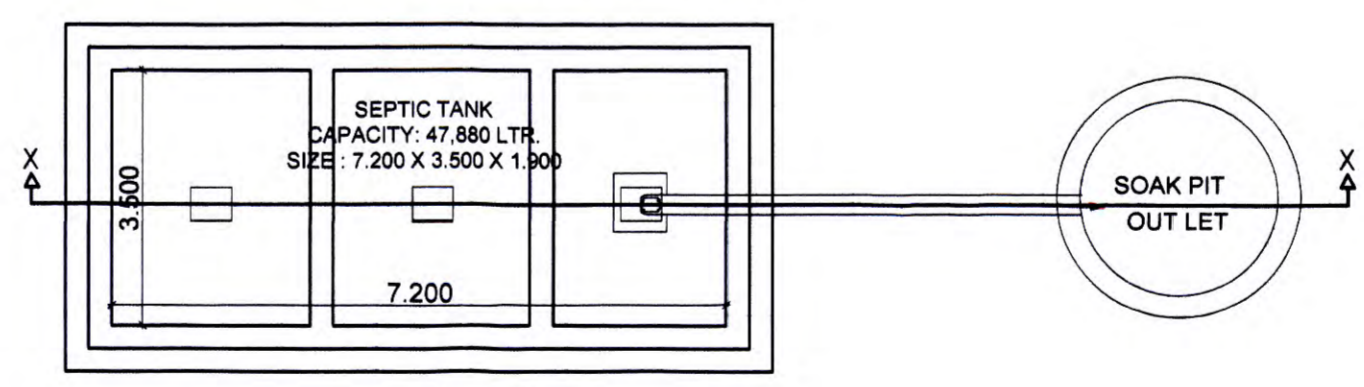
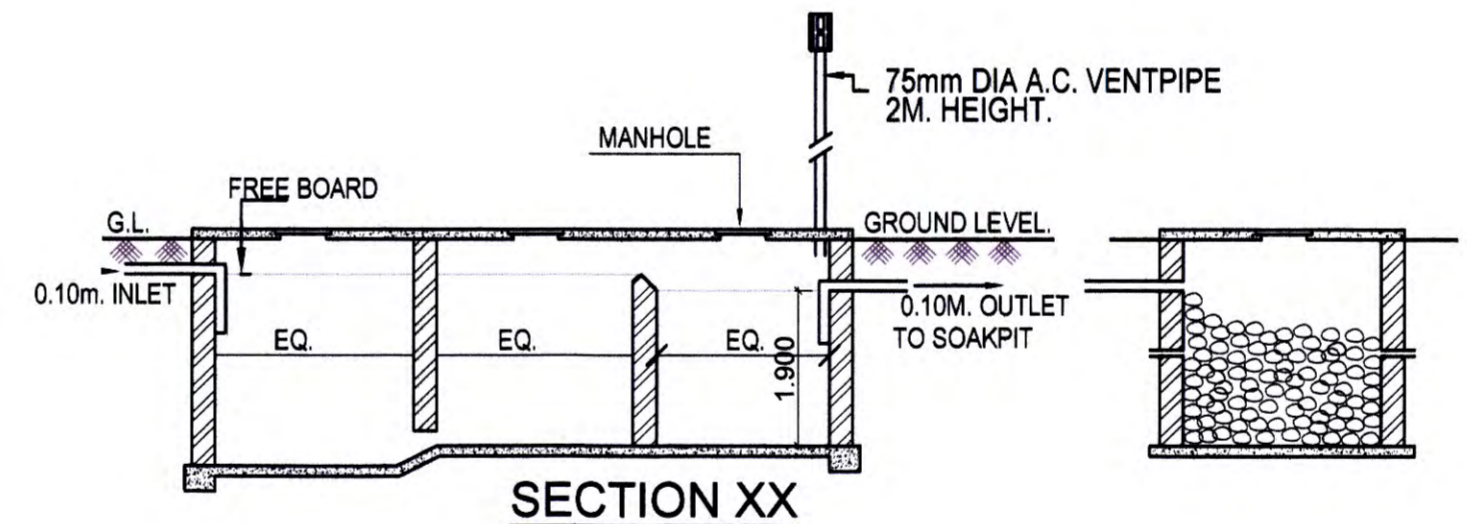
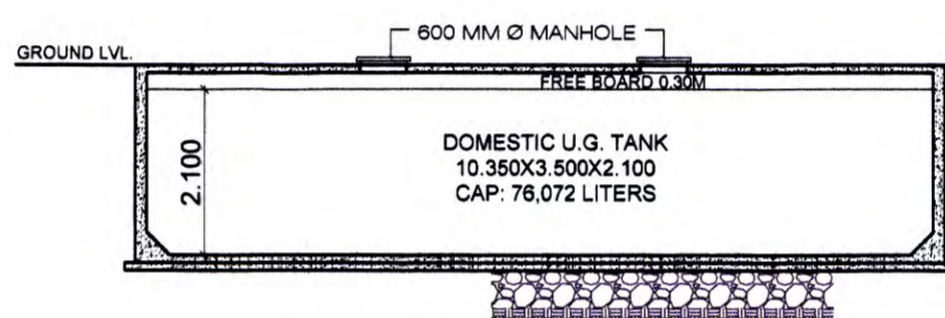
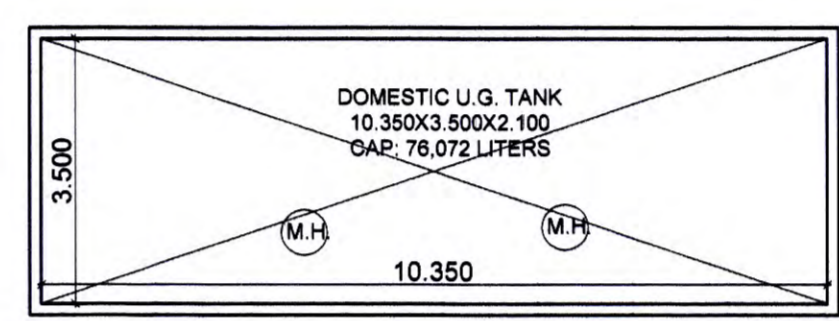
BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)			UNDERGROUND WATER TANK PROVIDED	
				ADDL. TOILET	POPULATION	TOTAL	TANK NUMBER	CAPACITY
1	2	3	4 = 2 X 6	5 = 3 X 180	6 = 4 X 180	7 = 6 + 6	8	9
1	77.00	4.00	385.00	720.00	72765.00	73485.00	1	10.35 X 3.50 X 2.10
TOTAL	77.00	4.00	385.00	720.00	72765.00	73485.00	1	78072.50

NOTE:
 I. FOR RESIDENTIAL UNIT 5 PERSON PER TENEMENT.
 II. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA
 III. WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITER PER TENEMENT
 IV. SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.

OVERHEAD WATER TANK CAPACITY CALCULATION

BUILDING NUMBER	WATER REQUIRED (LITER)	OVERHEAD WATER TANK PROVISION		
		TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)
1	2	3	4	5
1	78072.50	4.40 X 2.55 X 1.40	5.00	78540.00
TOTAL	78072.50		5.00	78540.00

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



DETAILS OF SEPTIC TANK & SOAK PIT
 SCALE : N.T.S.

SEPTIC TANK REQUIREMENT

BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT				FLOW TO SEWER			TOTAL FLOW TO SEPTIC TANK	SEPTIC TANK PROVIDED		
			FLUSHING		DOMESTIC		TOTAL		SIZE		CAPACITY		
			LPD	LPD	LPD	LPD	LPD	LPD				METER	LITER
1	2	3 = 2 X 6	4	5 = 3 X 4	6	7 = 3 X 6	8 = 6 + 7	9 = 6 X 100%	10 = 7 X 88%	11 = 9 + 10	12	13	14
1	77.00	385.00	45.00	17325.00	90.00	34650.00	51975.00	17325.00	29452.50	48777.50	48777.50	7.20 X 3.50 X 1.90	47880.00

NOTE:
 I. LPD = LITER PER CAPITA PER DAY.
 II. LPD = LITER PER DAY.
 III. FOR SEPTIC TANK CAPACITY FLUSHING & DOMESTIC FLOW TO SEWER WILL BE 100% & 88% RESPECTIVELY.
 IV. SIZE OF SEPTIC TANK IS EXCLUDING FREEBOARD.

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES	---	---
EXISTING STREET	---	---
FUTURE STREET	---	---
PERM. BUILDING LINE	---	---
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK	---	---
DRAINAGE & SEWERAGE WORK	---	---
WATER SUPPLY WORK	---	---
S.W. DRAIN	---	---
RWH LINE	---	---
RECREATIONAL OPEN SPACES	---	---
CAR PARKING	---	---
TWO WHEELER PARKING	---	---
CYCLE PARKING	---	---

PROFORMA - II
 CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ 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.

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 SIGNATURE OF THE OWNERS

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11/04/2017	VST/NAINA/04	02	AS SHOWN AS	RAKHI	RAKHI

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO.42/2B, AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST - RAIGAD.

NAME OF OWNER
 SHRI. PRAKASH GAJANAN POTE

FORM OF CERTIFICATE

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 DATE : 11/04/2017
 ADDRESS:
 SHREE NAND-DHAM BLDG., A-505/506, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614.
 vstaar@hotmail.com, vstaar1@gmail.com
 PH. 27580241, 27580242, FAX-27580243

SIGNATURE OF LICENSED ARCHITECT

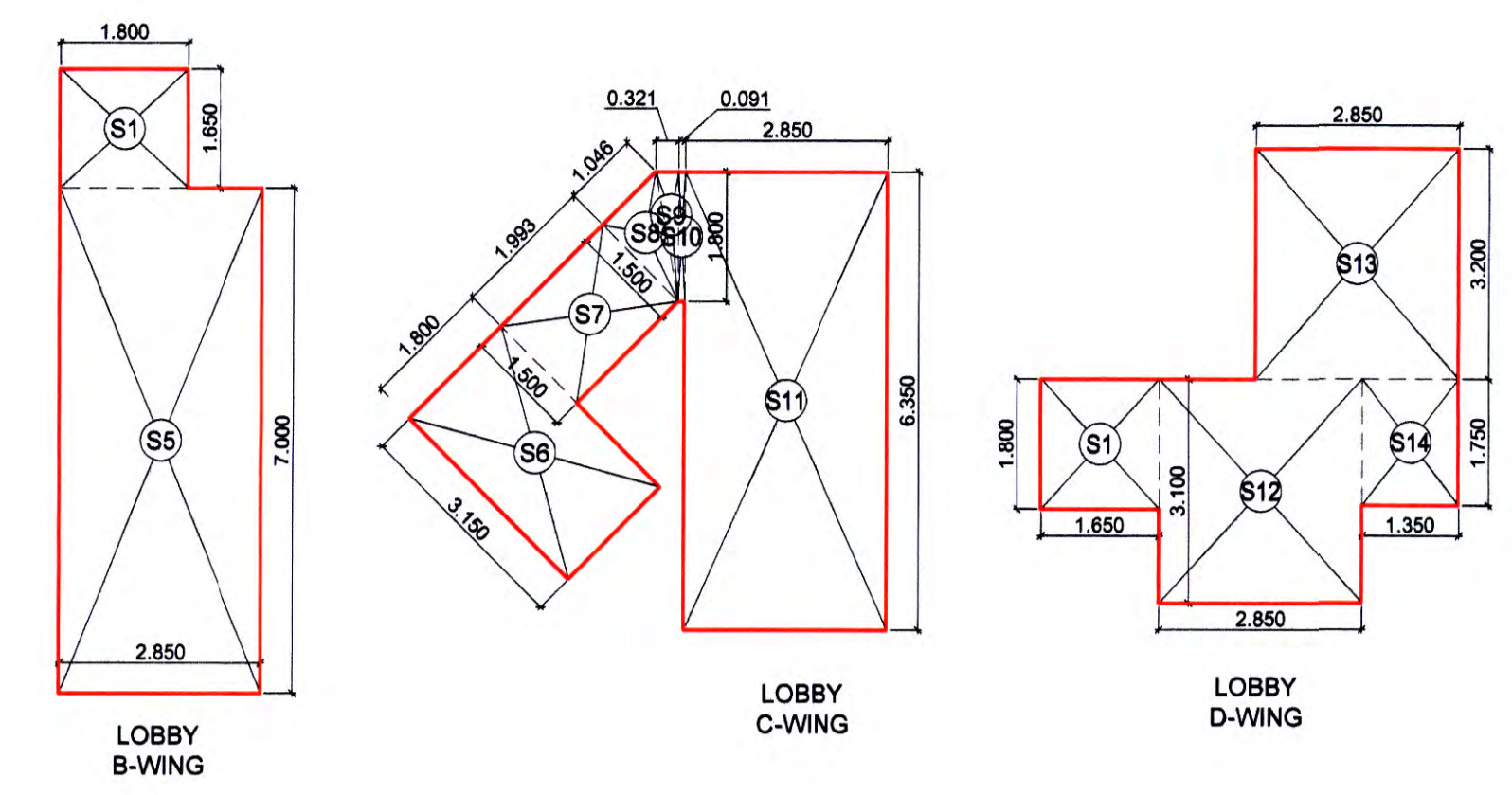
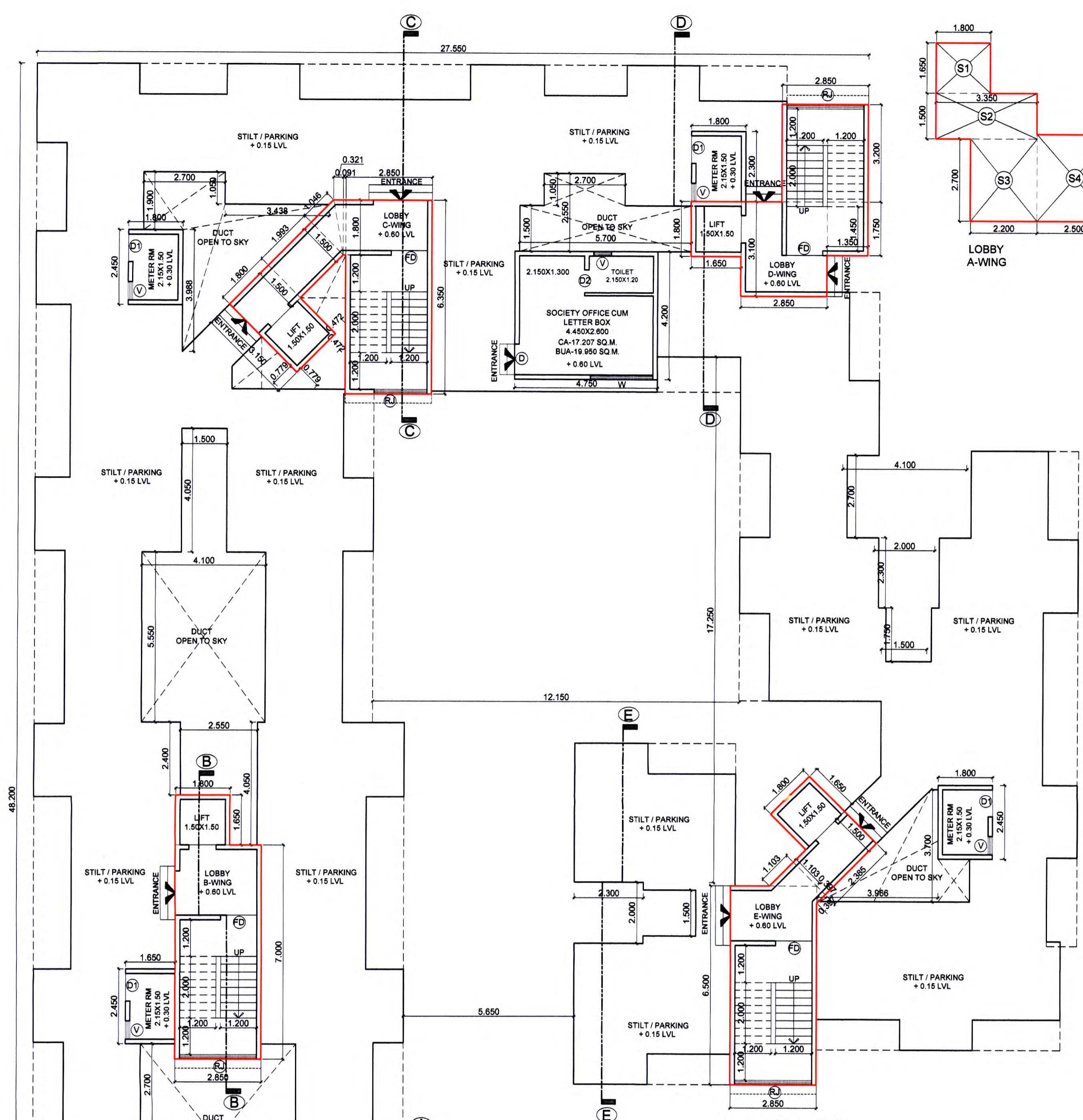
SIGNATURE, NAME OF LICENSED ARCHITECT
 ADDRESS OF LICENSED ARCHITECT

VISTAAR ARCHITECTS & PLANNERS
 SHREE NAND-DHAM BLDG., A-505/506, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614.
 PH. 27580241, 27580242, FAX-27580243
 vstaar@hotmail.com, vstaar1@gmail.com

CONTENT : GROUND FLOOR PLAN, FLOOR AREA DIAGRAM & AREA CALCULATION, SECTION A-A, SECTION B-B, & SECTION E-E.

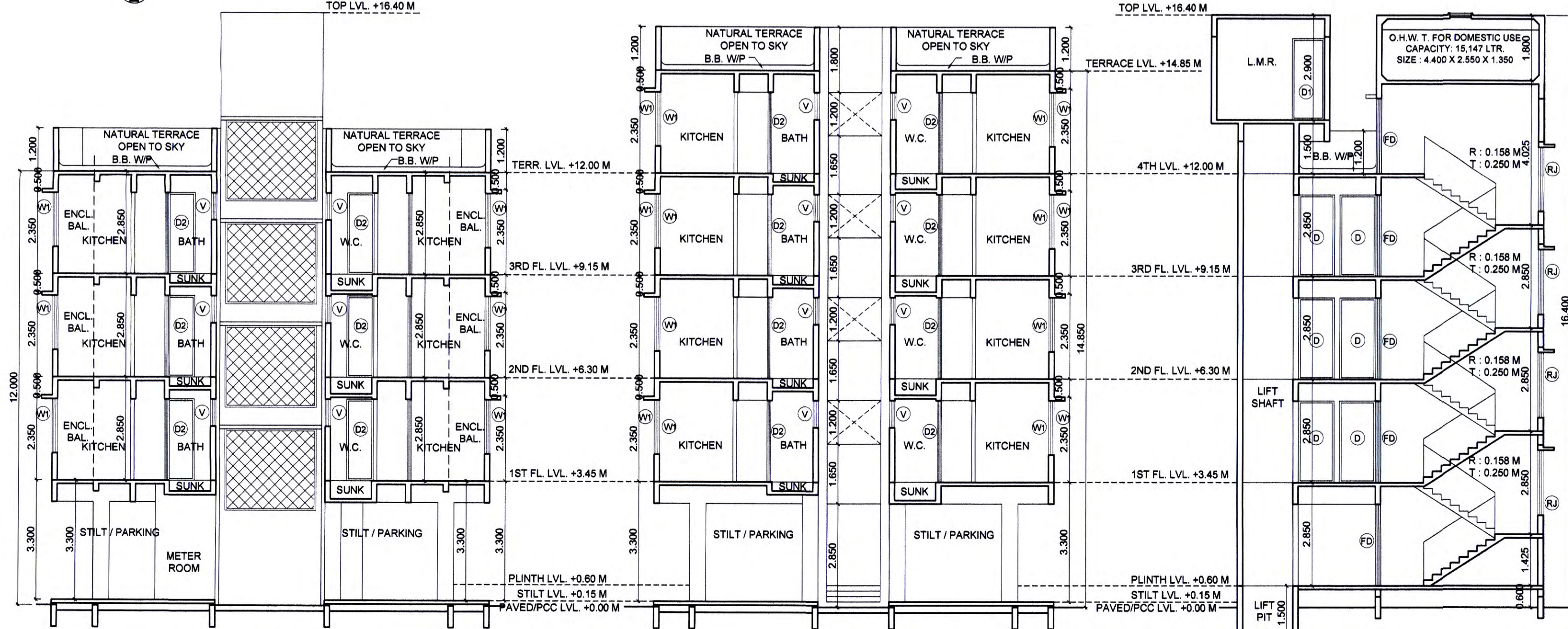
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 Subject to the conditions mentioned
 in this office's letter No.:
 CIDCO/NAINA/ Parcel/Vihigar/18P-220/CC/2017/331
 Dated 19/5/2017
 Associate Planner (NAINA)



TYPICAL FLOOR AREA CALCULATION

SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	7
GROUND FLOOR						
2	S1	4.00	1.00	1.800	1.650	11.880
3	S2	1.00	1.00	3.350	1.500	5.025
4	S3	1.00	1.00	2.200	2.700	5.940
5	S4	1.00	1.00	2.500	2.850	7.125
6	S5	1.00	1.00	2.850	7.000	19.950
7	S6	1.00	1.00	3.150	1.800	5.670
8	S7	1.00	1.00	1.993	1.500	2.990
9	S8	1.00	0.50	1.046	1.500	0.785
10	S9	1.00	0.50	0.321	1.800	0.289
11	S10	1.00	1.00	0.091	1.800	0.164
12	S11	1.00	1.00	2.850	6.350	18.098
13	S12	1.00	1.00	2.850	3.100	8.835
14	S13	1.00	1.00	2.850	3.200	9.120
15	S14	1.00	1.00	1.350	1.750	2.363
16	S15	1.00	1.00	2.850	6.500	18.525
17	S16	1.00	0.50	1.103	1.103	0.608
18	S17	1.00	0.50	0.397	0.397	0.079
19	S18	1.00	1.00	2.385	1.500	3.578
TOTAL ADDITION						121.024



NO. OF UNIT PROPOSED

a) RESIDENTIAL	77,000
b) COMMERCIAL	0,000

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	BILL LEVEL (METER)	DESCRIPTION
1	2	3	4	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	2.100	1.500	3.150	0.750	ALUMINUM SLIDING WINDOW
W1	1.500	1.500	2.250	0.750	ALUMINUM SLIDING WINDOW
W2	2.100	2.100	4.410	0.150	ALUMINUM SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINUM LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR
RJ	2.550	1.800	4.590	0.450	RCC PRECAST JALI

SCHEDULE OF LIGHT AND VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5	6
LIVING	A-101	13.125	W	5 = 3/4	6
BED	A-101	8.937	W	2.188	3.150
KITCHEN	A-101	4.510	W1	0.752	2.250
TOILET	B-104	2.640	V	0.440	0.450
BATH	A-101	1.440	V	0.240	0.450
W.C.	A-101	1.080	V	0.180	0.450

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES	---	---
EXISTING STREET	---	---
FUTURE STREET	---	---
PEMI. BUILDING LINE	---	---
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK	---	---
DRAINAGE & SEWERAGE WORK	---	---
WATER SUPPLY WORK	---	---
RWH LINE	---	---
S.W. DRAIN	---	---
RECREATIONAL OPEN SPACES	---	---
CAR PARKING	---	---
TWO WHEELER PARKING	---	---
CYCLE PARKING	---	---

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO.42/2/B, AT VILLAGE - VIHIGAR, TALUKA - PANVEL, DIST - RAIGAD.

NAME OF OWNER
 SHRI. PRAKASH GAJANAN POTE

SIGNATURE, NAME OF LICENSED ARCHITECT
 AR. VINAY VAIDYANATHAN

ADDRESS OF LICENSED ARCHITECT
 VISTAAR ARCHITECTS & PLANNERS
 SHREE NAND-DHAM BLDG. - A-505/506, PLOT NO 99, SECTOR-11, C.B.D.-BELAPUR, NAVAMUMBAI, 400014. PH: 27680241, 27680242. FAX: 27680343. vistaar@hotmail.com, vistaar1@gmail.com

CONTENT : 1ST & 3RD TYPICAL FLOOR PLAN, 1ST TO 3RD FLOOR AREA DIAGRAM & AREA CALCULATION.

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
 Subject to the conditions mentioned
 in this office's letter No.:
 CIDCONAINAV/Resid/Vinidhyar/BR-220/CC/2012/331
 Dated 19/5/2012
 Associate Planner (NAINA)

NO. OF UNIT PROPOSED

a) RESIDENTIAL	77,000
b) COMMERCIAL	0,000

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	BILL LEVEL	DESCRIPTION
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR
W	2.100	1.800	3.780	0.750	ALUMINUM SLIDING WINDOW
W1	1.500	1.800	2.700	0.750	ALUMINUM SLIDING WINDOW
W2	2.100	2.100	4.410	1.150	ALUMINUM SLIDING WINDOW
V	0.800	0.750	0.600	1.500	ALUMINUM LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR
RJ	2.850	0.900	2.565	0.480	RCC PRECAST JALI

SCHEDULE OF LIGHT AND VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	LAV REQUIRED	LAV PROVIDED
LMNG	A-101	13.125	W	2.188	3.150
BED	A-101	8.937	W	1.490	3.150
KITCHEN	A-101	4.510	W1	0.752	2.250
TOILET	B-104	2.640	V	0.440	0.450
BATH	A-101	1.440	V	0.240	0.450
W.C.	A-101	1.080	V	0.180	0.450

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES	---	---
EXISTING STREET	---	---
FUTURE STREET	---	---
PEMI. BUILDING LINE	---	---
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK	---	---
DRAINAGE & SEWERAGE WORK	---	---
WATER SUPPLY WORK	---	---
RWH LINE	---	---
S.W. DRAIN	---	---
RECREATIONAL OPEN SPACES	---	---
CAR PARKING	---	---
TWO WHEELER PARKING	---	---
CYCLE PARKING	---	---

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
11/04/2017	VSTANAINA01	02	AS SHOWN AS	RAKHI	RAKHI

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO.42/2/B, AT VILLAGE - VIHGHAR, TALUKA -PANVEL, DIST - RAIGAD.

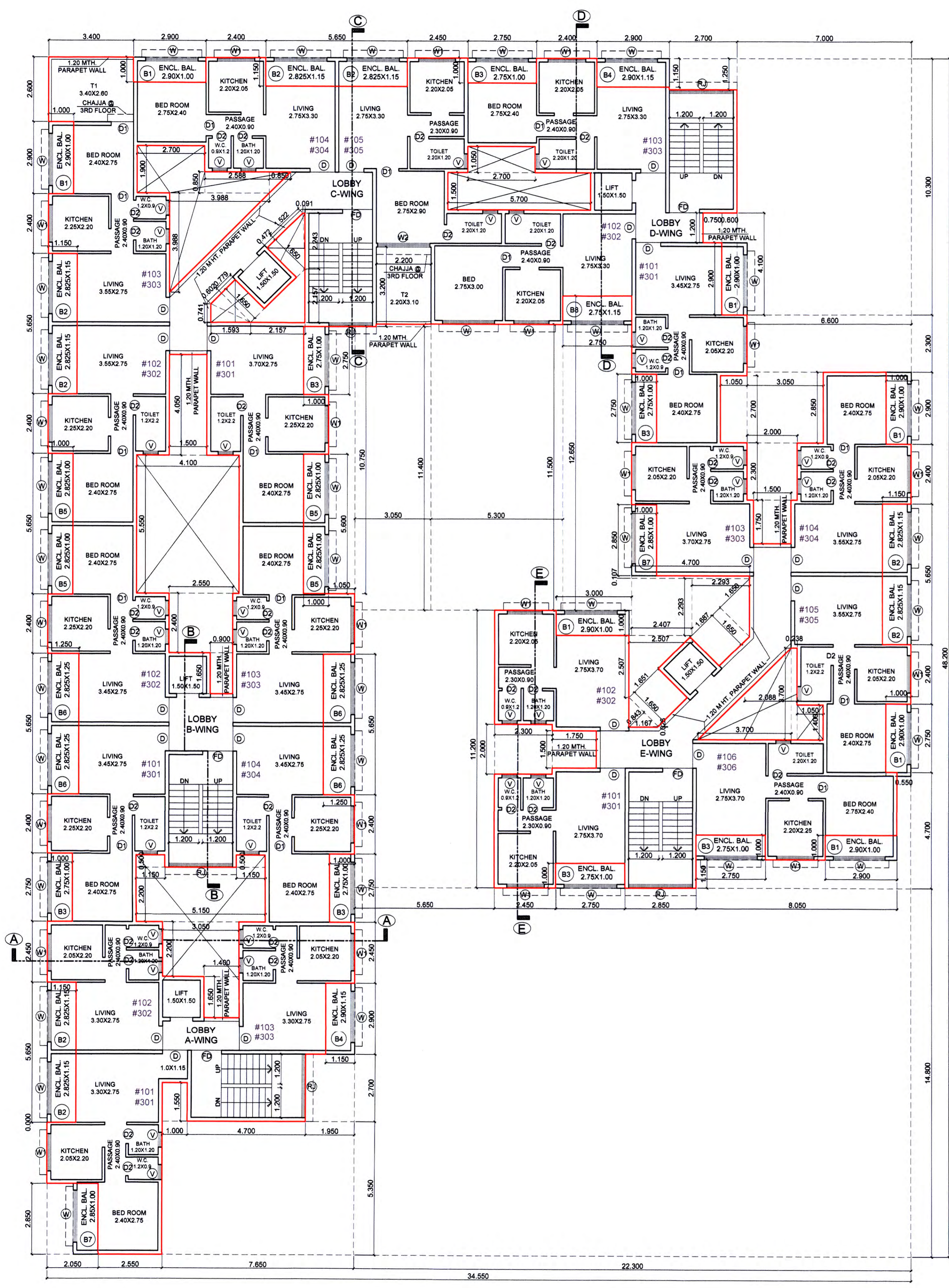
NAME OF OWNER
 SHRI. PRAKASH GAJANAN POTE

SIGNATURE, NAME OF LICENSED ARCHITECT
 ADDRESS OF LICENSED ARCHITECT

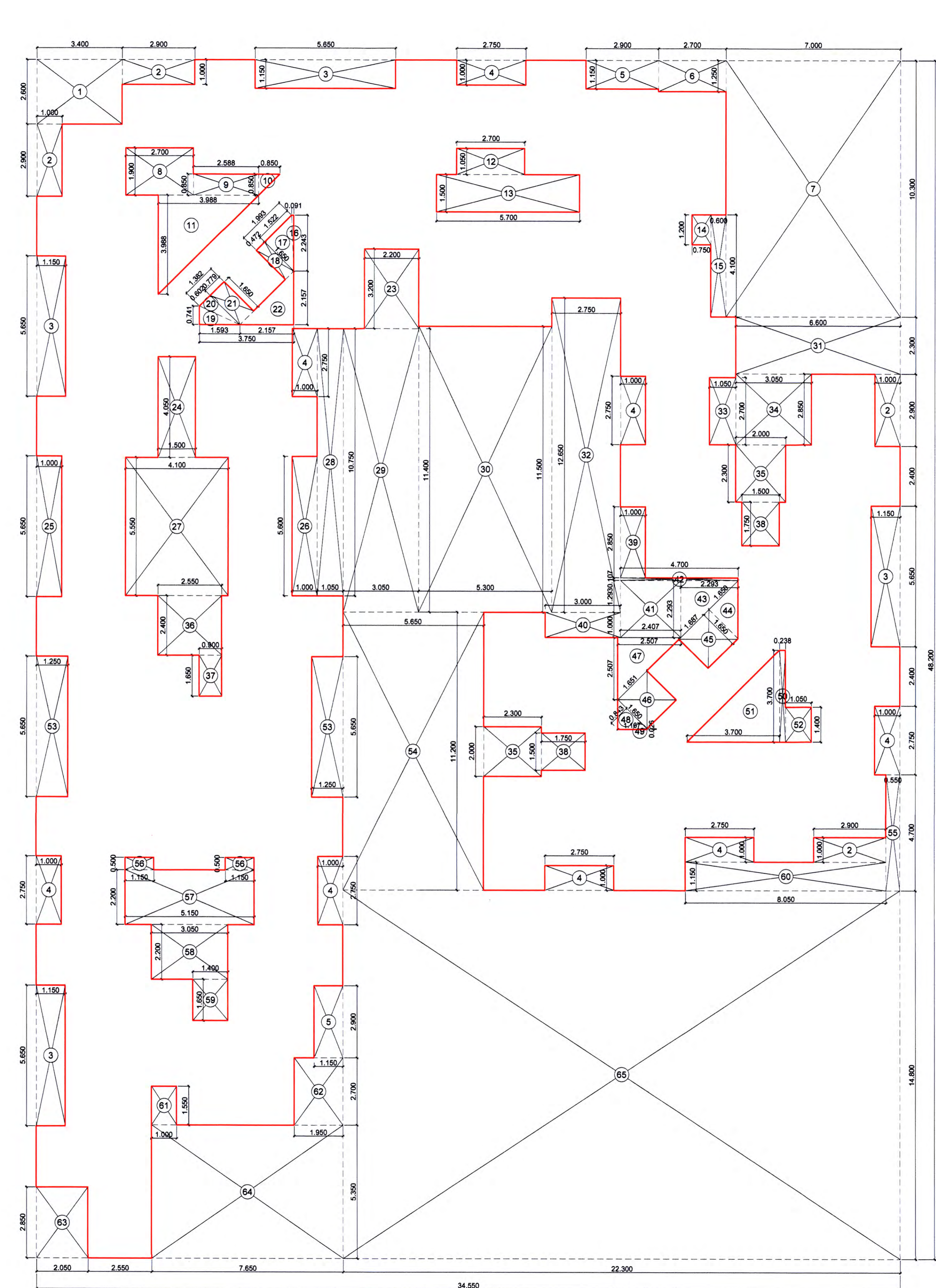
VISTAAR ARCHITECTS & PLANNERS
 ARCHITECTS & PLANNERS
 301, C.A.D. BELAPUR, NARIMAN POINT, MUMBAI - 400014
 PH: 27862241, 27862242, FAX: 27862243
 www.vistaar.com, vpo21@gmail.com

TYPICAL FLOOR AREA CALCULATION

SR. NO.	NUMBER OF DEDUCTION	BASE		AREA (SQM)
		1/2 (M)	HEIGHT (M)	
1ST, 2ND & 3RD FLOOR				
1	A	1.00	1.00	34,550
				48,200
				1665,310
TOTAL ADDITION				1665,310
DEDUCTION				
2	1	1.00	1.00	3,400
3	2	4.00	1.00	2,900
4	3	4.00	1.00	5,650
5	4	8.00	1.00	2,750
6	5	2.00	1.00	2,900
7	6	1.00	1.00	2,700
8	7	1.00	1.00	7,000
9	8	1.00	1.00	2,700
10	9	1.00	1.00	2,588
11	10	1.00	0.50	0,850
12	11	1.00	0.50	3,988
13	12	1.00	1.00	2,700
14	13	1.00	1.00	5,700
15	14	1.00	1.00	0,750
16	15	1.00	1.00	0,600
17	16	1.00	0.50	0,091
18	17	1.00	0.50	1,622
19	18	1.00	1.00	0,472
20	19	1.00	0.50	1,593
21	20	1.00	0.50	1,850
22	21	1.00	1.00	1,650
23	22	1.00	0.50	2,157
24	23	1.00	1.00	2,200
25	24	1.00	1.00	1,500
26	25	1.00	1.00	1,000
27	26	1.00	1.00	1,000
28	27	1.00	1.00	4,100
29	28	1.00	1.00	1,050
30	29	1.00	1.00	3,050
31	30	1.00	1.00	5,300
32	31	1.00	1.00	6,800
33	32	1.00	1.00	2,750
34	33	1.00	1.00	1,050
35	34	1.00	1.00	3,050
36	35	2.00	1.00	2,300
37	36	1.00	1.00	2,850
38	37	1.00	1.00	0,900
39	38	2.00	1.00	1,500
40	39	1.00	1.00	1,000
41	40	1.00	1.00	3,000
42	41	1.00	1.00	2,407
43	42	1.00	1.00	4,700
44	43	1.00	0.50	2,293
45	44	1.00	0.50	1,650
46	45	1.00	1.00	1,687
47	46	1.00	1.00	1,651
48	47	1.00	0.50	2,507
49	48	1.00	0.50	1,650
50	49	1.00	0.50	1,167
51	50	1.00	1.00	0,238
52	51	1.00	0.50	3,700
53	52	1.00	1.00	1,050
54	53	2.00	1.00	1,250
55	54	1.00	1.00	5,650
56	55	1.00	1.00	0,550
57	56	2.00	1.00	1,150
58	57	1.00	1.00	5,150
59	58	1.00	1.00	3,050
60	59	1.00	1.00	1,400
61	60	1.00	1.00	8,050
62	61	1.00	1.00	1,000
63	62	1.00	1.00	1,950
64	63	1.00	1.00	2,050
65	64	1.00	1.00	7,650
66	65	1.00	1.00	22,300
TOTAL DEDUCTION				954,287
TOTAL BUILT UP AREA @ 1ST, 2ND & 3RD FLOOR				711,043
PERMISSIBLE BALCONY (15%) AREA @ 1ST, 2ND & 3RD FLOOR				106,656
67	B1	7.00	1.00	2,900
68	B2	8.00	1.00	2,825
69	B3	7.00	1.00	2,750
70	B4	2.00	1.00	2,900
71	B5	4.00	1.00	2,825
72	B6	4.00	1.00	2,825
73	B7	2.00	1.00	2,850
74	B8	1.00	1.00	2,750
TOTAL				106,498
EXCESS BALCONY AREA @ 1ST, 2ND & 3RD FLOOR				0,000
NET BUILT UP AREA @ 1ST, 2ND & 3RD FLOOR				711,043
PROPOSED TERRACE AREA @ 1ST & 3RD FLOOR				0,000
PERMISSIBLE TERRACE (20%) AREA @ 1ST & 3RD FLOOR				142,209
75	T1	1.00	1.00	3,400
76	T2	1.00	1.00	2,200
PROPOSED TERRACE AREA @ 1ST & 3RD FLOOR				15,690
PROPOSED TERRACE AREA @ 2ND FLOOR				0,000



1ST & 3RD FLOOR PLAN
 SCALE 1:100

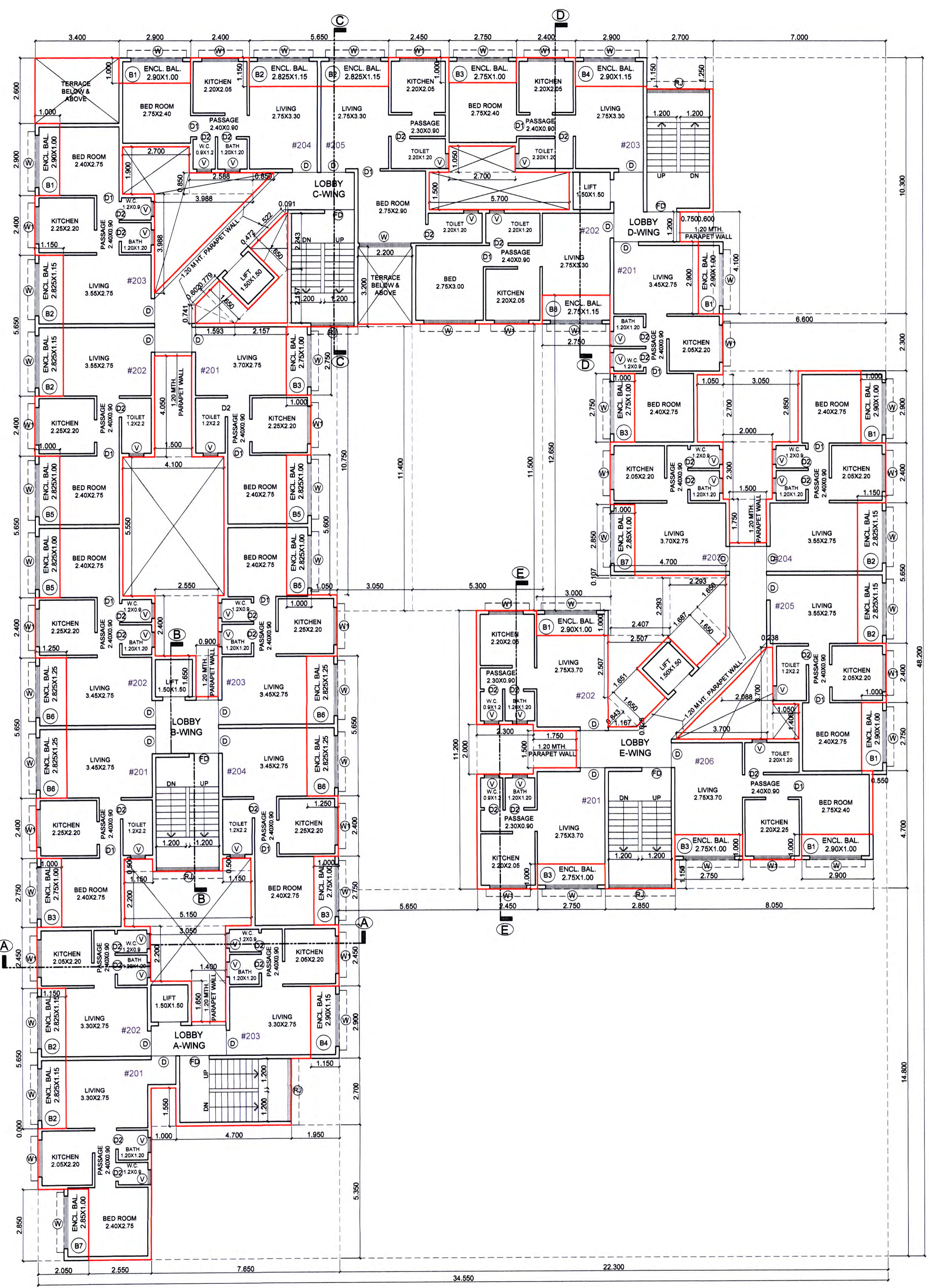


1ST, 2ND & 3RD FLOOR AREA DIAGRAM
 SCALE 1:100

CONTENT : 2ND FLOOR PLAN, FRONT ELEVATION, SECTION C-C, SECTION D-D.

STAMP OF APPROVAL

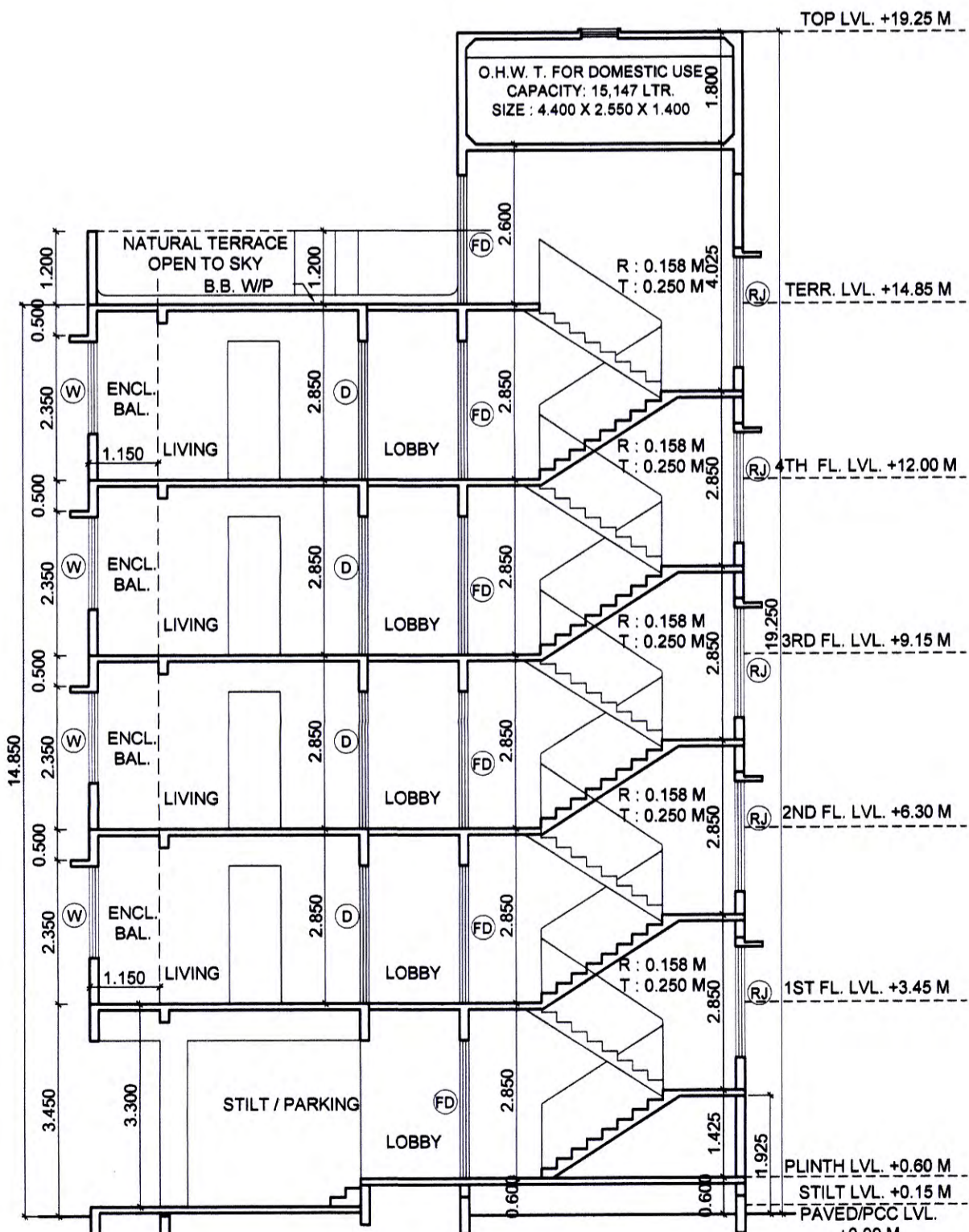
DEVELOPMENT PERMISSION GRANTED
 Subject to the conditions mentioned
 in this office's letter No.:
 CIDCO/NA/NA/ Panel/Vihighar/ BP 220/CC/2017/333
 Dated 19/11/2017
 Associate Planner (NA/NA)



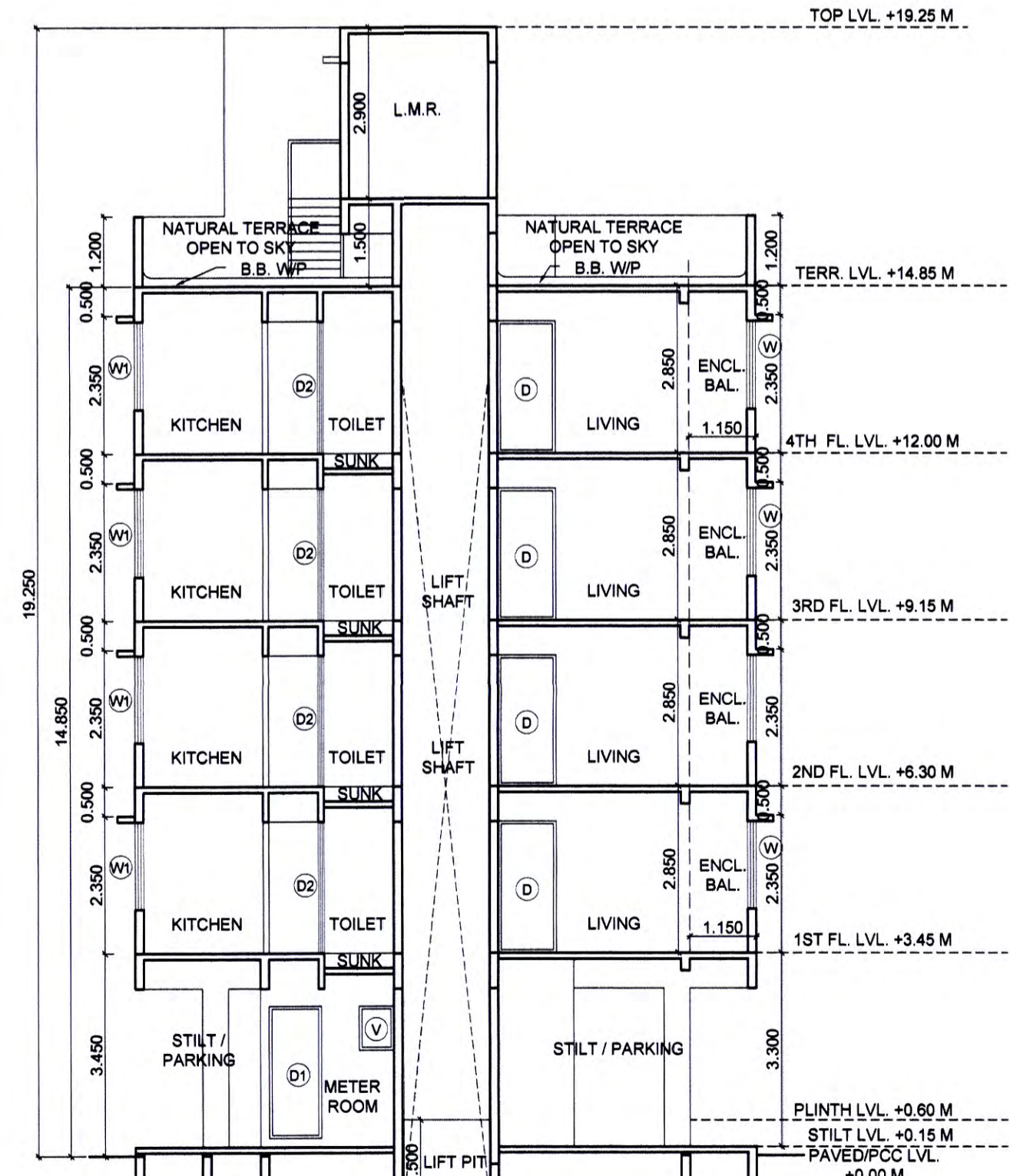
SECOND FLOOR PLAN
 SCALE 1:100



FRONT ELEVATION (NORTH-EAST SIDE) SCALE 1:100



SECTION C-C
 SCALE 1:100



SECTION D-D
 SCALE 1:100

NO. OF UNIT PROPOSED

a) RESIDENTIAL	77.000
b) COMMERCIAL	0.000

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	BILL LEVEL	DESCRIPTION
1	2	3	4*2*3	6	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	2.100	1.500	3.150	0.750	ALUMINUM SLIDING WINDOW
W1	1.500	1.500	2.250	0.750	ALUMINUM SLIDING WINDOW
W2	2.100	2.100	4.410	0.150	ALUMINUM SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINUM LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR
RJ	2.550	1.800	4.590	0.450	RCC PRECAST JALI

SCHEDULE OF LIGHT AND VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	LV REQUIRED	LV PROVIDED
1	3	4	5 = 3/4	6	
LIVING	A-101	13.125	WV	2.188	3.150
BED	A-101	8.937	WV	1.490	3.150
KITCHEN	A-101	4.510	WV	0.752	2.250
TOILET	B-104	2.640	V	0.440	0.450
BATH	A-101	1.440	V	0.240	0.450
W.C.	A-101	1.080	V	0.180	0.450

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES	---	---
EXISTING STREET	---	---
FUTURE STREET	---	---
PEMI. BUILDING LINE	---	---
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK	---	---
DRAINAGE & SEWERAGE WORK	---	---
WATER SUPPLY WORK	---	---
RWH LINE	---	---
S.W. DRAIN	---	---
RECREATIONAL OPEN SPACES	---	---
CAR PARKING	---	---
TWO WHEELER PARKING	---	---
CYCLE PARKING	---	---

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
11/04/2017	VST/NA/NA/04	02	AS SHOWN AS	RAKHI	RAKHI

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO.42/2B, AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST. RAIGAD.

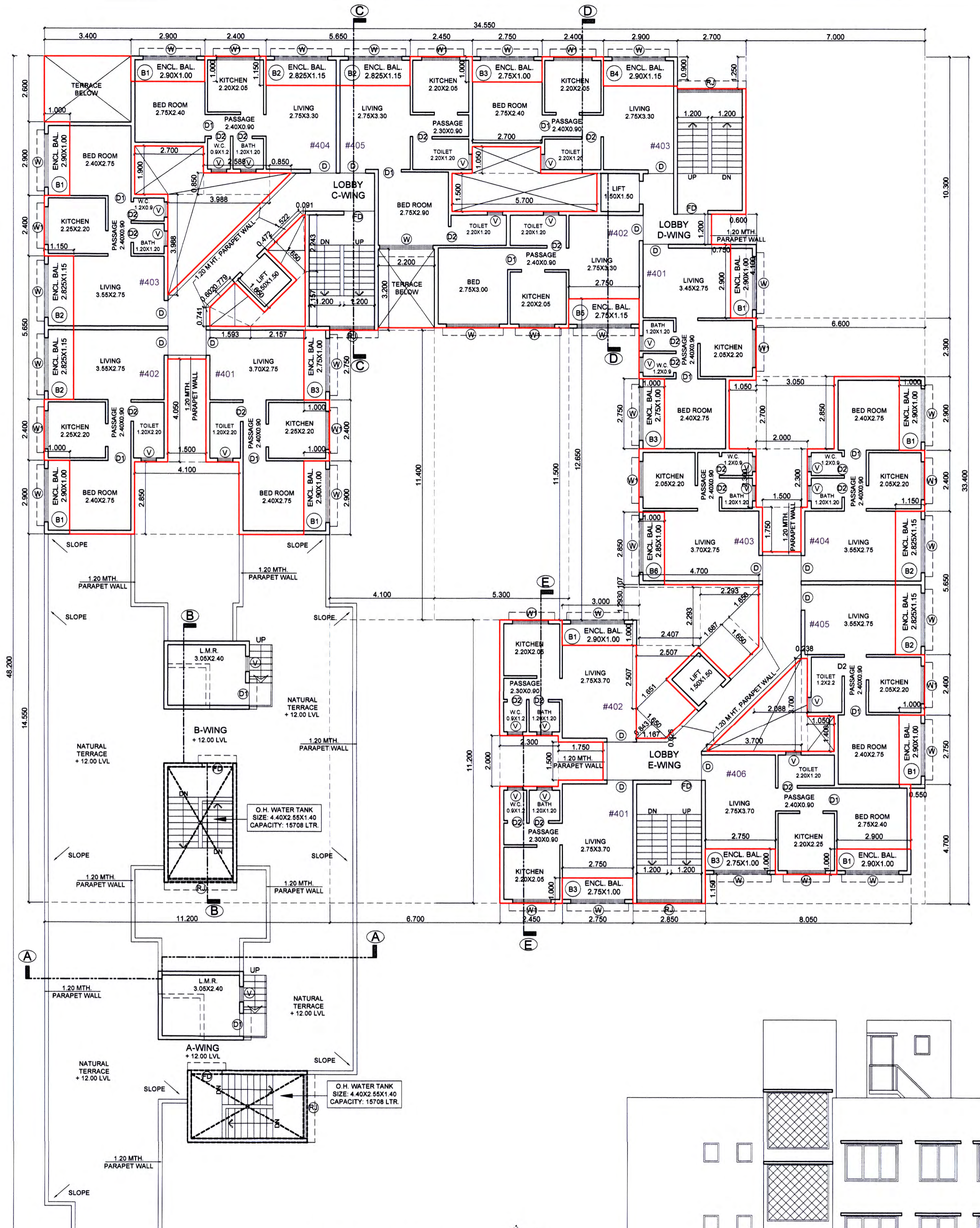
NAME OF OWNER
 SHRI. PRAKASH GAJANAN POTE

SIGNATURE, NAME OF LICENSED ARCHITECT
 ADDRESS OF LICENSED ARCHITECT

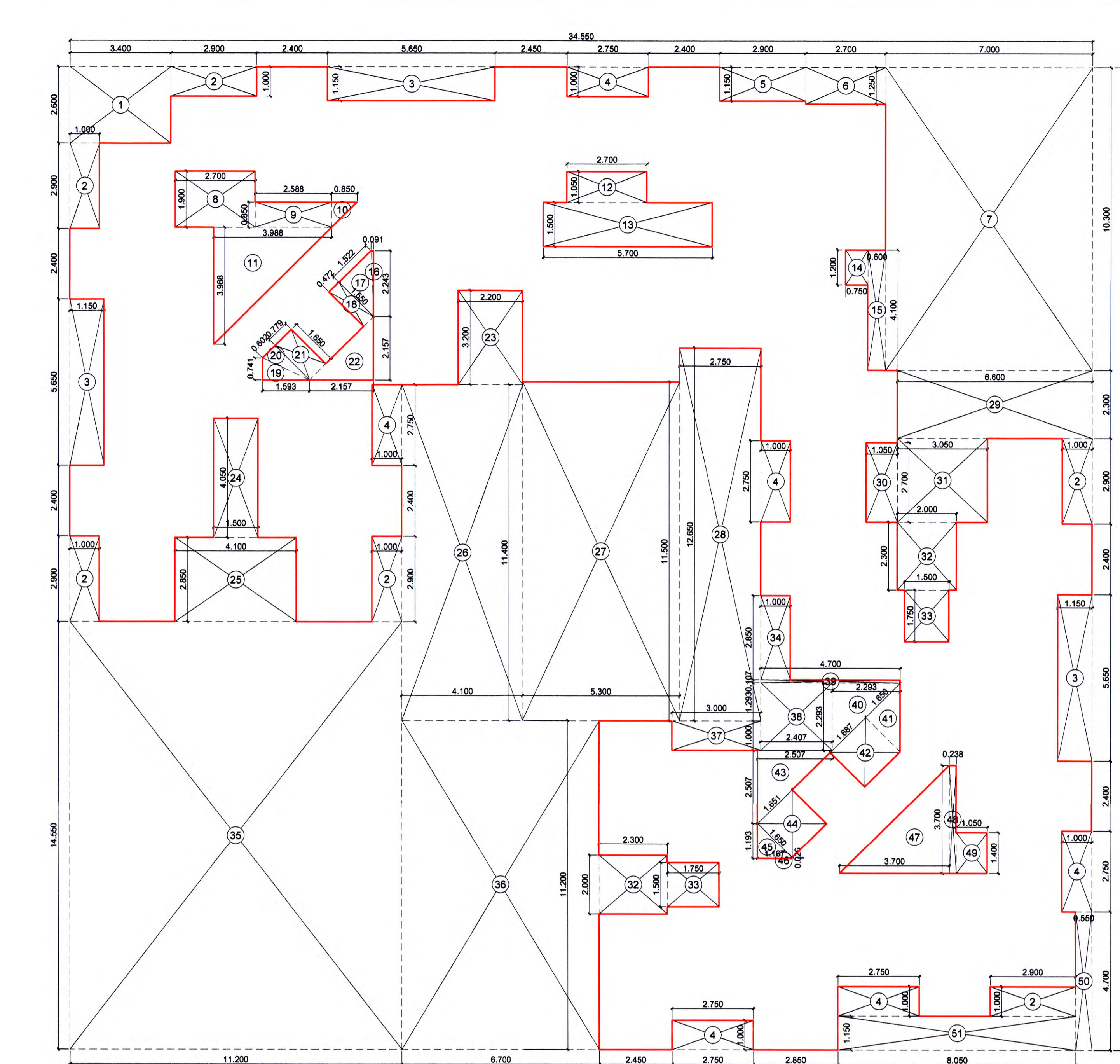
CONTENT : 4TH FLOOR PLAN, 4TH FLOOR AREA DIAGRAM & AREA CALCULATION & SIDE ELEVATION.

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
 Subject to the conditions mentioned
 in this office's letter No. :
 CIDCO/NAINA/ D2002/Vihighar/18F-20/CC/2017/33
 Dated 19/5/2017
 Associates Planner (NAINA)



FOURTH FLOOR PLAN
 SCALE 1:100



TYPICAL FLOOR AREA CALCULATION

SR. NO.	NUMBER OF	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
4TH FLOOR						
1	A	1.00	1.00	34.550	33.400	1153.970
TOTAL ADDITION						1153.970
DEDUCTION						
2	1	1.00	1.00	3.400	2.800	8.840
3	2	6.00	1.00	2.900	1.000	17.400
4	3	3.00	1.00	5.650	1.150	19.493
5	4	6.00	1.00	2.750	1.000	16.500
6	5	1.00	1.00	2.900	1.150	3.335
7	6	1.00	1.00	2.700	1.250	3.375
8	7	1.00	1.00	7.000	10.300	72.100
9	8	1.00	1.00	2.700	1.900	5.130
10	9	1.00	1.00	2.588	0.850	2.200
11	10	1.00	0.50	0.850	0.850	0.361
12	11	1.00	0.50	3.988	3.988	7.952
13	12	1.00	1.00	2.700	1.050	2.835
14	13	1.00	1.00	5.700	1.500	8.550
15	14	1.00	1.00	0.750	1.200	0.900
16	15	1.00	1.00	0.600	4.100	2.460
17	16	1.00	1.00	0.091	2.243	0.102
18	17	1.00	0.50	1.522	1.650	1.256
19	18	1.00	1.00	0.472	1.650	0.779
20	19	2.00	0.50	1.593	0.741	1.180
21	20	1.00	0.50	1.650	0.602	0.497
22	21	1.00	1.00	1.650	0.779	1.285
23	22	1.00	0.50	2.157	2.157	2.326
24	23	1.00	1.00	2.200	3.200	7.040
25	24	1.00	1.00	1.500	4.050	6.075
26	25	1.00	1.00	4.100	2.850	11.685
27	26	1.00	1.00	4.100	11.400	46.740
28	27	1.00	1.00	5.300	11.500	60.950
29	28	1.00	1.00	2.750	12.650	34.788
30	29	1.00	1.00	6.600	2.300	15.180
31	30	1.00	1.00	1.050	2.700	2.835
32	31	1.00	1.00	3.050	2.700	8.235
33	32	2.00	1.00	2.000	2.300	9.200
34	33	2.00	1.00	1.500	1.750	5.250
35	34	1.00	1.00	1.000	2.850	2.850
36	35	1.00	1.00	11.200	14.550	162.960
37	36	1.00	1.00	6.700	11.200	75.040
38	37	1.00	1.00	3.000	1.000	3.000
39	38	1.00	1.00	2.407	2.293	5.519
40	39	1.00	1.00	4.700	0.107	0.503
41	40	1.00	0.50	2.293	2.293	2.629
42	41	1.00	0.50	1.850	1.850	1.361
43	42	1.00	1.00	1.887	1.850	2.784
44	43	1.00	0.50	2.507	2.507	3.143
45	44	1.00	1.00	1.651	1.650	2.724
46	45	1.00	0.50	1.167	1.193	0.696
47	46	1.00	0.50	1.167	0.026	0.015
48	47	1.00	0.50	3.700	3.700	6.845
49	48	1.00	1.00	0.238	3.700	0.881
50	49	1.00	1.00	1.050	1.400	1.470
51	50	1.00	1.00	0.550	4.700	2.585
52	51	1.00	1.00	8.050	1.150	9.268
TOTAL DEDUCTION						671.097
TOTAL BUILT UP AREA @ 4TH FLOOR						482.873
PERMISSIBLE BALCONY (15%) AREA @ 4TH FLOOR						72.431
53	B1	9.00	1.00	2.900	1.000	26.100
54	B2	6.00	1.00	2.825	1.150	19.493
55	B3	5.00	1.00	2.750	1.000	13.750
56	B4	1.00	1.00	2.900	1.150	3.335
57	B5	1.00	1.00	2.750	1.150	3.163
58	B6	1.00	1.00	2.850	1.000	2.850
PROPOSED BALCONY AREA @ 4TH FLOOR						68.891
EXCESS BALCONY AREA @ 4TH FLOOR						0.000
NET BUILT UP AREA @ 4TH FLOOR						482.873
PERMISSIBLE TERRACE (20%) AREA @ 4TH FLOOR						96.574
PROPOSED TERRACE AREA @ 4TH FLOOR						0.000



SIDE ELEVATION (SOUTH-EAST SIDE)
 SCALE 1:100

SCHEDULE OF LIGHT AND VENTILATION

ROOM	TEMENT NUMBER	CARPET AREA	WINDOW TYPE	LAV REQUIRED	LAV PROVIDED
1	2	3	4	5 = 3/4	6
LIVING	A-101	13.125	W	2.188	3.150
BED	A-101	8.937	W	1.490	3.150
KITCHEN	A-101	4.510	W1	0.752	2.250
TOILET	B-104	2.640	V	0.440	0.450
BATH	A-101	1.440	V	0.240	0.450
W.C.	A-101	1.080	V	0.180	0.450

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES	---	---
EXISTING STREET	---	---
FUTURE STREET	---	---
PEMI BUILDING LINE	---	---
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK	---	---
DRAINAGE & SEWERAGE WORK	---	---
WATER SUPPLY WORK	---	---
RWH LINE	---	---
S.W. DRAIN	---	---
RECREATIONAL OPEN SPACES	---	---
CAR PARKING	---	---
TWO WHEELER PARKING	---	---
CYCLE PARKING	---	---

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
11/04/2017	VSTNAINADA	02	AS SHOWN AS	RAKHI	RAKHI

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL USE ON LAND BEARING GUT NO 42/2/B, AT VILLAGE - VIHIGHAR, TALUKA - PANVEL, DIST. - RAIGAD.

NAME OF OWNER
 SHRI. PRAKASH GAJANAN POTE
 SIGNATURE, NAME OF LICENSED ARCHITECT
 ADDRESS OF LICENSED ARCHITECT
VISTAAR ARCHITECTS & PLANNERS
 B-RE NANO DHAM BLDG. A-505/506, PLOT NO 69, SECTOR-11, C.B.D-BEAPUR, NAVA-MUMBAI, 400014.
 PH. 02260241, 2760202, 2427980243
 vstaar@gmail.com, vstaar1@gmail.com

