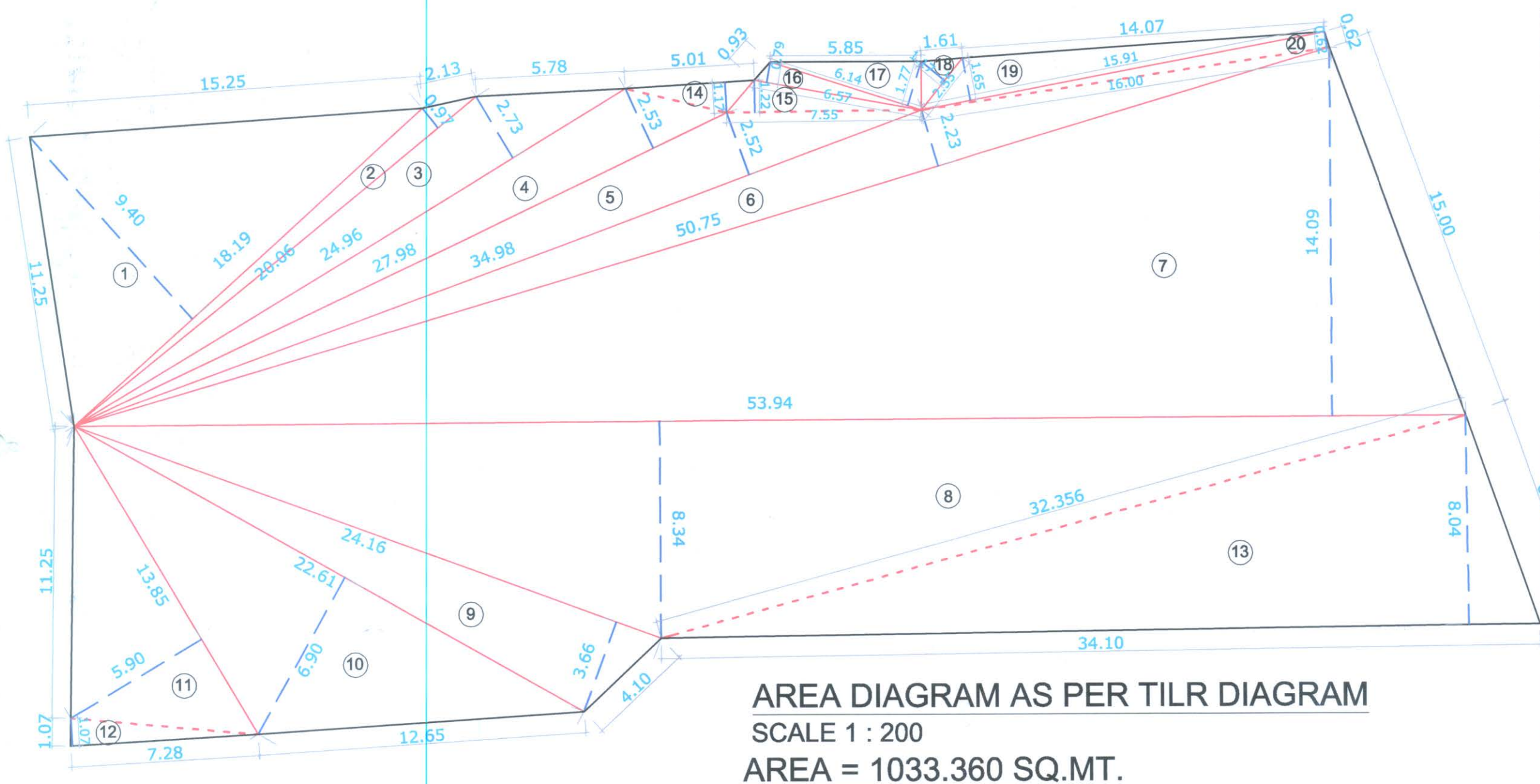
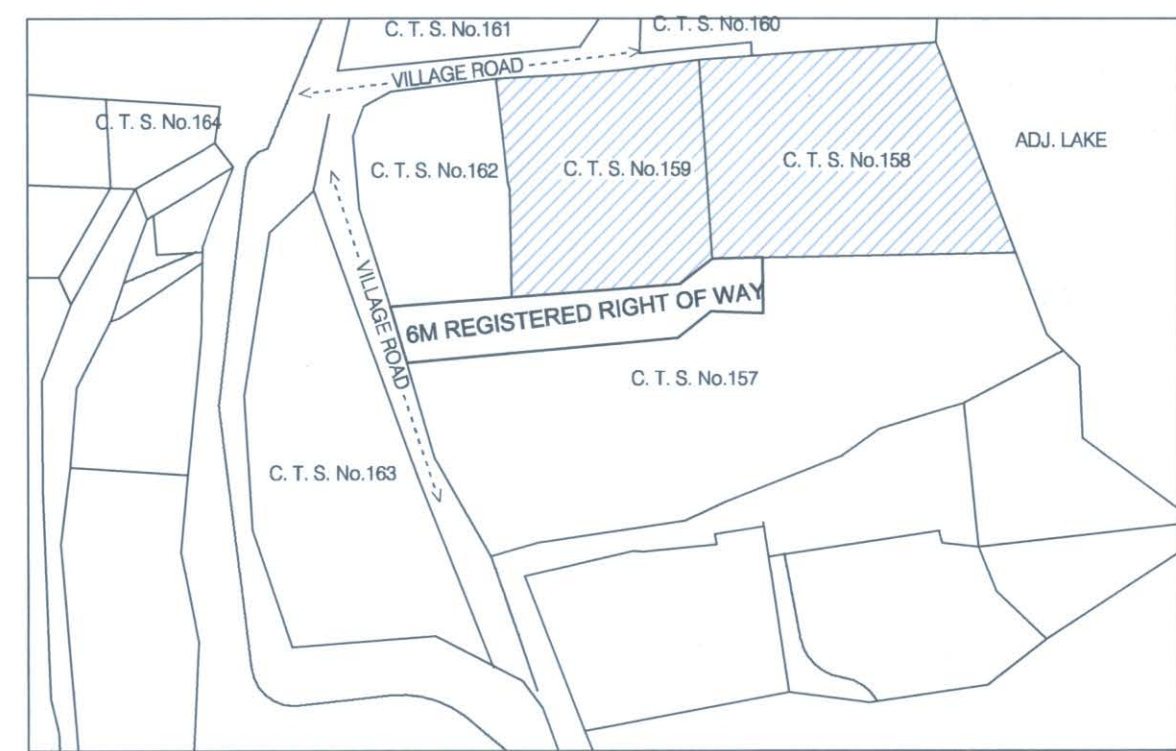




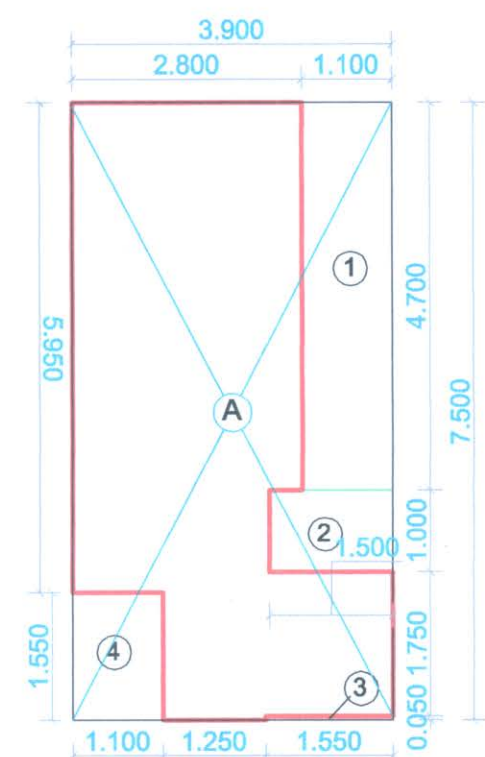
BALCONY AREA STATEMENT *				
FLOORS	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA		TOTAL
		ENCL.	PROJECTED	PROPOSED
FIRST	47.409	13.400	24.070	37.470
SECOND	47.409	13.400	24.070	37.470
THIRD	44.632	11.100	21.220	32.320
TOTAL	139.449	37.900	69.360	107.260
BALANCE BALCONY AREA				32.189

TERRACE AREA STATEMENT			
FLOORS	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA	BALANCED TERRACE AREA
FIRST	63.212	41.928	21.284
SECOND	63.212	33.237	29.975
THIRD	59.509	41.928	17.581
TOTAL	185.932	117.093	68.839

TENEMENT AREA STATEMENT					
Flat No.	Carpet Area IN SQ.M.	BALCONY AREA		PROPOSED TERRACE	B/U Area IN SQ.M.
		ENCL.	PROJEC TED		
101,301	28.223	5.500	0.000	2.900	32.383
102,302	31.074	0.000	3.120	9.941	35.526
103,303	36.277	0.000	9.780	0.000	41.108
104	17.449	2.300	2.850	0.000	19.375
105,304	31.122	0.000	2.570	8.780	35.087
106,305	33.060	0.000	3.250	7.000	37.260
107,306	31.650	0.000	2.500	7.605	36.102
108,307	30.274	5.600	0.000	5.700	34.105
201	28.223	5.500	0.000	2.700	32.383
202	31.074	0.000	3.120	13.542	35.526
203	36.277	0.000	9.780	0.000	41.108
204	17.449	2.300	2.850	0.000	19.375
205	31.122	0.000	2.570	2.800	35.087
206	33.060	0.000	3.250	6.095	37.260
207	31.650	0.000	2.500	5.400	36.102
208	30.274	5.600	0.000	2.700	34.105
TOTAL 23		37.900	69.360	117.089	



BUILT UP AREA SUMMARY IN SQ.MT.	
FLOORS	B.U.AREA
GR. FLOOR	20.798
1st FLOOR	316.058
2nd FLOOR	316.058
3rd FLOOR	297.546
TOTAL AREA	950.459



PROFORMA-I		
AREA STATEMENT	Area Sq.M.	
(a) Area of Plot (As per Property Card)	1200.400	
(b) Area of Plot as per triangulation (TILR)	1033.090	
(c) Area as per Physical Survey	1062.999	
(d) Area of Plot as from superimposition	1016.869	
Area of plot considered (least of a, b & c)	1033.090	
Deduction for	NIL	
a existing road with widening	NIL	
b proposed road	NIL	
c Area under reservations, if any	NIL	
3 Total (a+b+c)		
4 Gross area of the Plot (1-2)	1033.090	
5 Deduction for Amenity space, if any	NIL	
6 RG/open spaces required (10% of 1(a))	N.A	
7 Net area of Plot = 100% (3-4)	1033.090	
8 Permissible FSI	1	
9 Permissible Built up Area (6x7)	1033.090	
10 RG/open spaces provided	N.A	
11 Proposed Built Up Area	950.459	
12 Balance Built Up Area (8-10)	82.631	
13 FSI Consumed (10/8)	0.920	
FSI Balanced (7-12)	0.080	
14 No of units proposed	23	
a. Residential	23	
b. Commercial	0	
16 No of trees proposed to be planted	22	
17 BALCONY AREA STATEMENT	*	
18 TDR	NA	
19 PARKING STATEMENT	**	
20 LOADING/ UNLOADING SPACES	NA	

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 3/11/2014 and the dimensions of side etc. of plot stated on plan area 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 record.

NOTE:- All Dimensions Are in Meter.

SHEET CONTENT :-

LAYOUT PLAN, LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION, PARKING STTEMENT,AMENITY & BUILT UP AREA STATEMENT,TENEMENT AREA STATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, PLOT AREA DETAILS.

NAME & SIGNATURE OF POA HOLDER

Richelkar

FRIDA RAVINDRANATH DICHOLKAR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON C.T.S.NO. 158 & 159, VILLAGE-APTE, TALUKA - PANVEL , DIST - RAIGAD.

ARCHITECT NAME & SIGN

Ar. V. Bodhankar

M.V. Bodhankar
CA/2005/35295
Architect Planner

Ar. Mandar Vijay Bodhankar
CA/2005/35295

DATE	DRAWN BY	CHKD. BY	SCALE	NORTH
20.01.17	ASP	MVB	1:100	

AYD17.0085

Ar. Mandar Vijay Bodhankar
KH4/ 16/ 401, Celebration Co. Op. Hos. Soc.,
Sector 17, Kharghar, Navi Mumbai, 410210

PARKING STATEMENT ** - PLEASE REFER D OF PORFORMA - I								
TENEMENTS SIZE CARPET AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES			PROPOSED PARKING SPACES		
			No. of cars	No. of scooter	No. of cycle	No. of cars	No. of scooter	No. of cycle
			12.5 sqmt.	2.0 sqmt.	0.70 sqmt.	12.5 sqmt. 5.0 X 2.5 M	2.0 sqmt. 1.0 X 2 M	0.70 sqmt. 0.5 X 1.4 M
UPTO 35 SQM	20	4 TENEMENTS HAVING CARPET AREA UPTO 35 SQ.MT. 1 CAR	5	23	0	5	27	27
BETWEEN 35 TO 45 SQM	3	2 TENEMENTS HAVING CARPET AREA UPTO 35 SQ.MT. 1 CAR	2			2		
10% FOR VISITOR PARKING			1	3	0	1	3	3
TOTAL			8	26	0	8	30	30

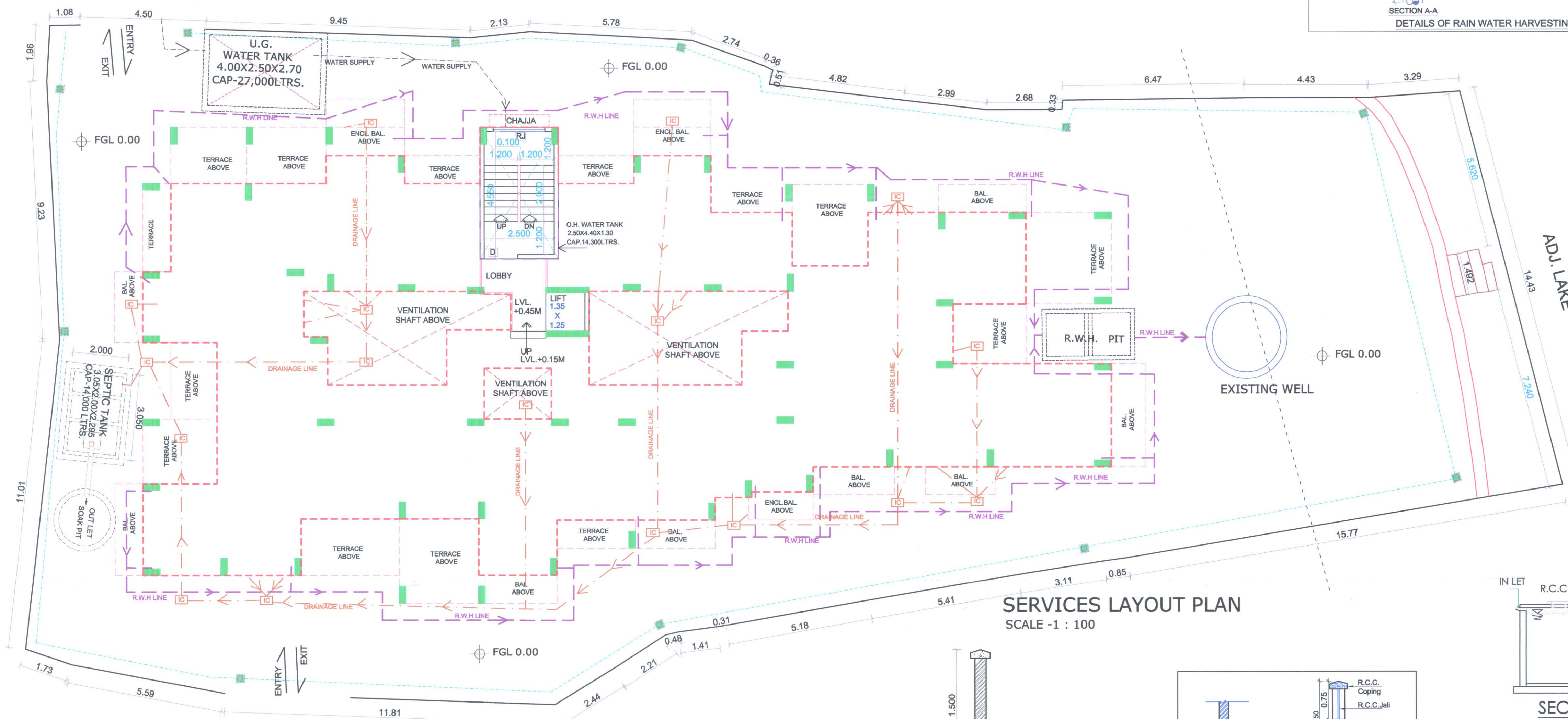
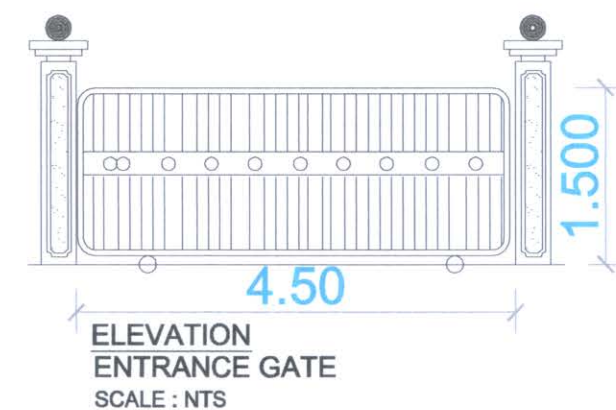
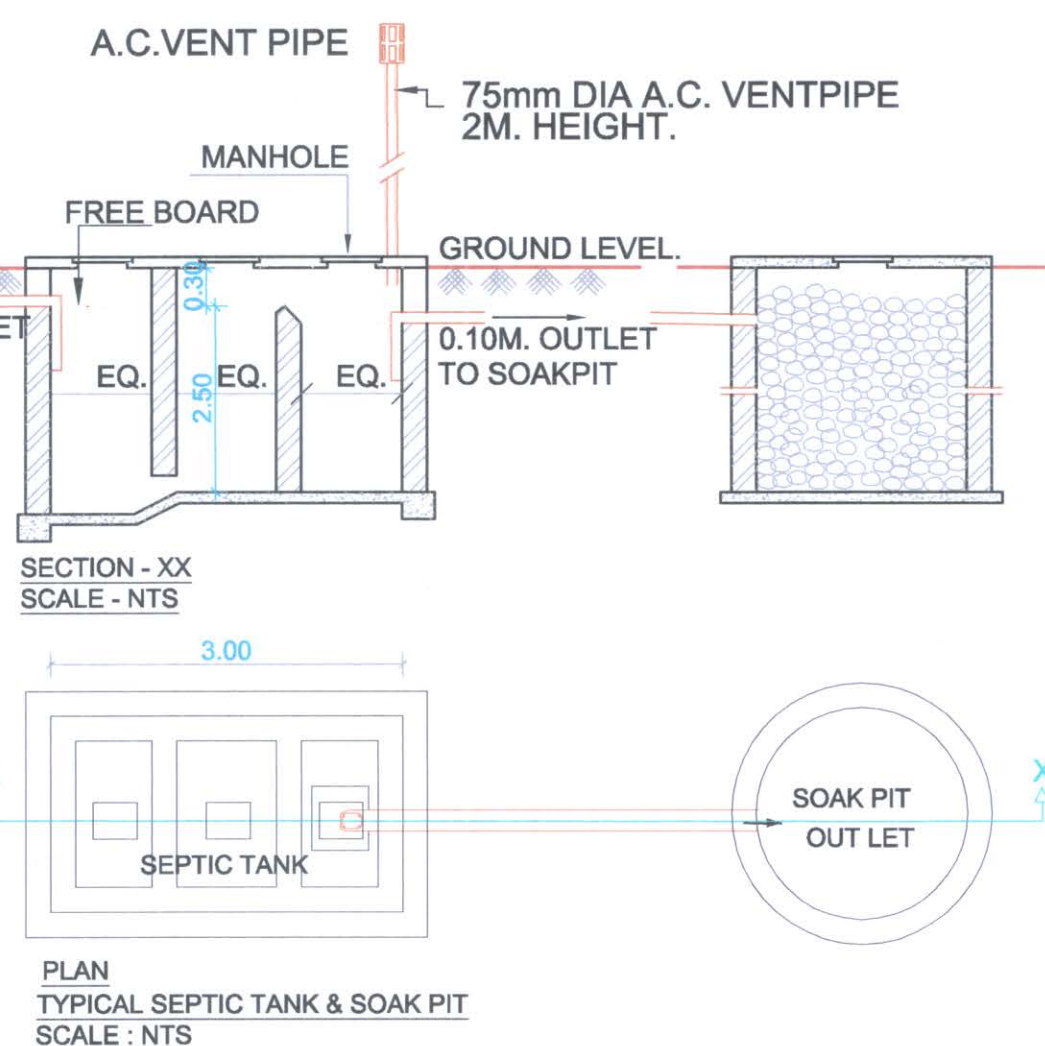
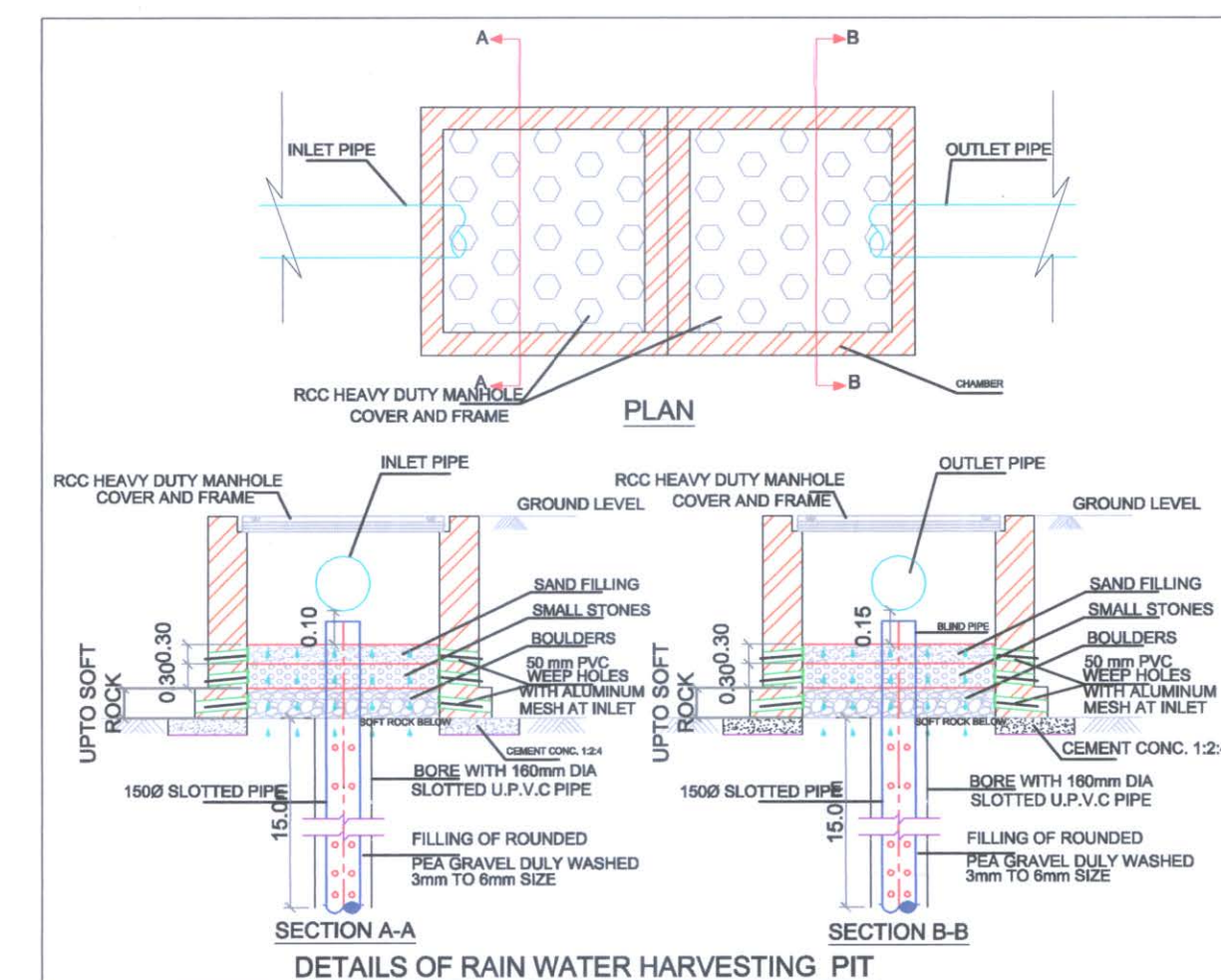
Sr. No.	Item	Site Plan on white Print	Building Plan On White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permissible Building lines		
5	Marginal Open Spaces	No colour	
6	Drainage & Sewerage Work		
7	Water Supply Work		
8	RWH Line		
9	Proposed Work		
10	S. W. Drain		
11	Two wheeler Parking		
12	Cycle Parking		

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAIN/ Panvel/ Apte/ BPSV/cc/2017/227
Dated 12/04/2017
Associate Planner (NAIN)

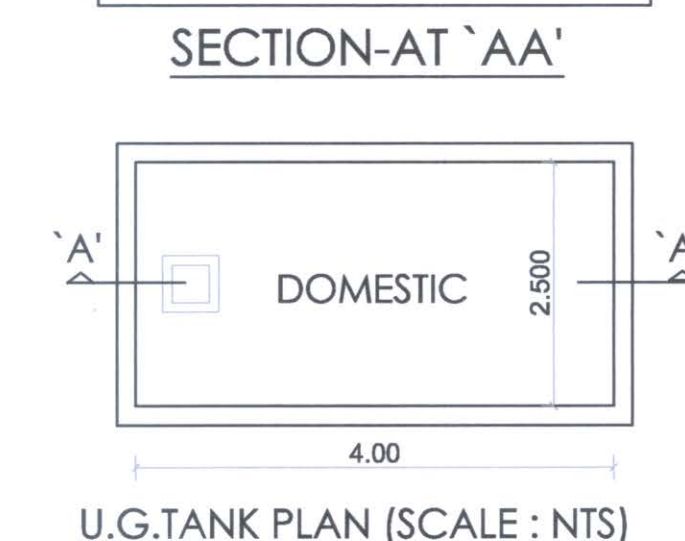
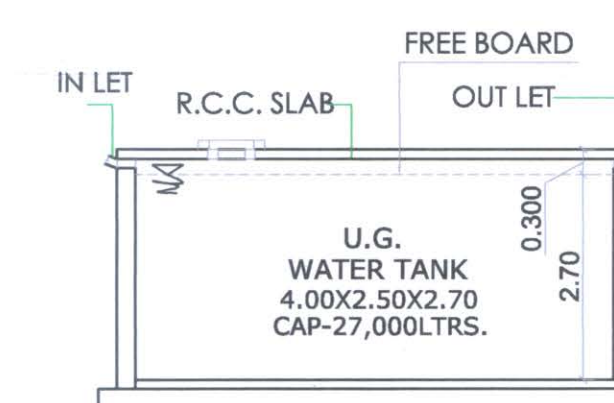
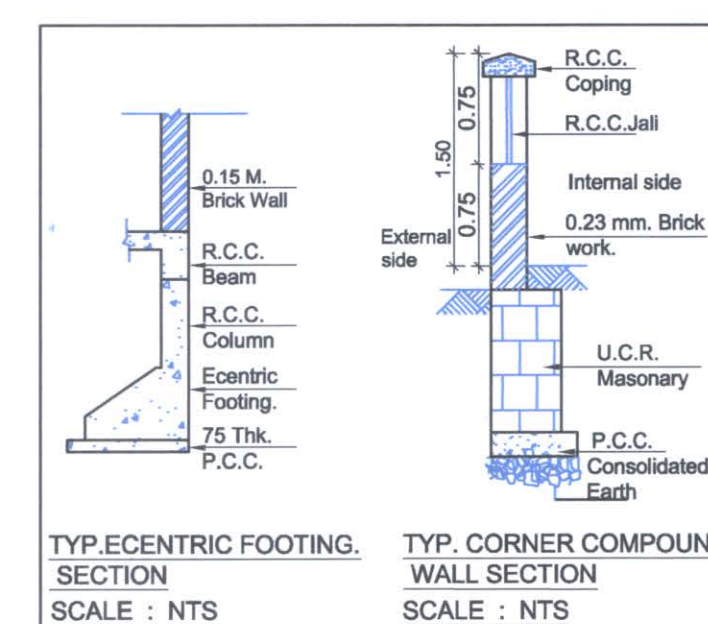
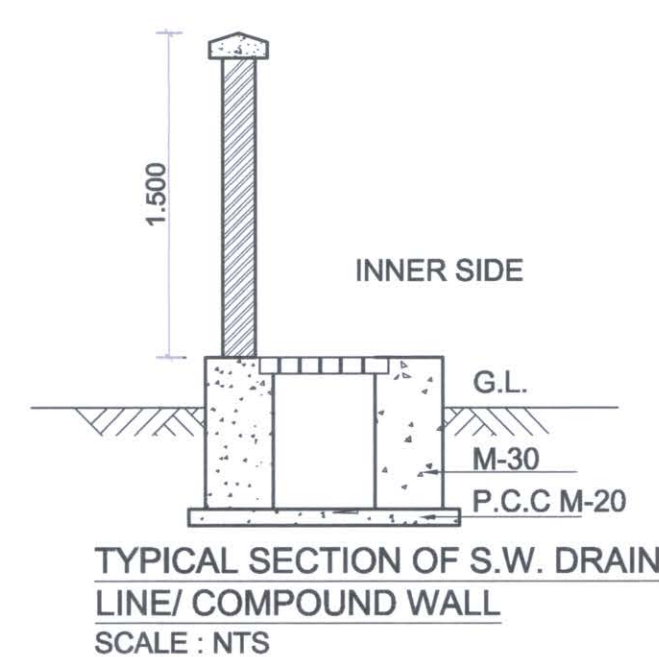
Sr. No.	Item	Site Plan on white Print	Building Plan On White Print
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Marginal Open Spaces	No colour	
5	Drainage & Sewerage Work		
6	Water Supply Work		
7	RWH Line		
8	Proposed Work		
9	S. W. Drain		

SEPTIC TANK REQUIREMENT													
SL. No.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT (A+B)	% FLOW TO SEWER		TOTAL FLOW	TOTAL FLOW TO SEPTIC TANK	TOTAL PROVIDED SEPTIC TANK CAPACITY
				FLUSHING		DOMESTIC			100%	85%			
				LPCD	LPD	LPCD	LPD	LPD			LPD	LPD	LPD
1	FLATS (23)	5	115	45	5175	90	10350	15525	5175	8797.5	13972.5	13.97	14.00
TOTAL PROVIDED SEPTIC TANK													14.00KLD

U. G. WATER CAPACITY CALCULATION				
BUILDING	TOTAL FLATS	REQUIRED DOMESTIC 189 LTRS (DOMESTIC135+FLUSHING54)	ADDITIONAL TOILET (180 L)	TOTAL LITRES
	23	189 x 23 x 5	21X180	25,515
TOTAL	23	TOTAL REQUIRED CAPACITY		25,515
PROPOSED U. G. WATER TANK				
TANK-1	SIZE-4.00X2.50X2.70		CAPACITY-27,000 LTRS	
TOTAL PROVIDED CAPACITY - 27,000 LTRS				
PROPOSED O.H. WATER TANK (50% OF UG TANK CAPACITY)				
O.H. TANK - 1	2.50X4.40X1.30		CAP-14,300LTRS.	
TOTAL CAPACITY - 14,300 LTRS				



SERVICES LAYOUT PLAN
SCALE - 1 : 100



NOTE:- All Dimensions Are in Meter.

SHEET CONTENT :-

SERVICES PLAN,
DETAIL OF SEPTIC TANK AND SOAK PIT,
DETAIL OF ENTRANCE GATE,
CALCULATION OF SEPTIC TANK,
CALCULATION OF U. G. TANK,
DETAIL OF RAIN WATER HARVESTING PIT,
DETAIL OF U. G. TANK,
DETAIL OF COMPOUND WALL,
DETAIL OF ECCENTRIC FOOTING AND CORNER COMPOUND WALL

NAME & SIGNATURE OF POA HOLDER

FRIDA RAVINDRANATH DICHOLKAR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON
C.T.S.NO. 158 & 159, VILLAGE-APTE,
TALUKA - PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

M.V. Bodhankar
CA/2005/35295
Architect Planner

Ar. Mandar Vijay Bodhankar
CA/2005/35295

DATE	DRAWN BY	CHKD. BY	SCALE	NORTH
20.01.17	ASP	MVB	1:100	N

AYD17.0086

Ar. Mandar Vijay Bodhankar
KH4/ 16/ 401, Celebration Co. Op. Hos. Soc.,
Sector 17, Kharghar, Navi Mumbai, 410210

STAMP OF APPROVAL

3/5

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAIN/ Panvel/Apte/BR/51/cc/2017/227
Dated 12/04/2017
Associate Planner (NAINA)

SPECIFICATIONS

External wall thk 0.15M
Internal wall thk 0.10M

FIRST & SECOND FLOOR AREA CALCULATION

Description	Length	Breadth	No.	Area in sqm
BLOCK - A	34.600	X	15.900	1
BLOCK - A				550.140

DEDUCTIONS

1	6.550	X	2.000	1	13.100
2	2.800	X	1.000	1	2.800
3	2.700	X	2.000	1	5.400
4	2.700	X	2.000	1	5.400
5	2.750	X	1.000	1	2.750
6	2.900	X	3.040	1	8.816
7	2.700	X	4.950	1	13.365
8	5.650	X	3.040	1	17.176
9	3.050	X	6.300	1	19.215
10	5.650	X	2.100	1	11.865
11	10.650	X	3.850	1	41.003
12	2.200	X	2.950	1	6.490
13	1.300	X	2.750	1	3.575
14	5.650	X	1.950	1	11.018
15	6.350	X	2.000	1	12.700
16	2.650	X	5.000	1	13.250
17	1.000	X	3.150	1	3.150
18	0.850	X	1.600	1	1.360
19	4.250	X	3.300	1	14.025
20	1.350	X	1.350	1	1.823
21	0.950	X	1.250	1	1.188
22	2.400	X	1.800	1	4.320
23	5.450	X	3.300	1	17.985
24	1.650	X	1.400	1	2.310

(B) 234.082

Area (A-B) 550.140 - 234.082 316.058

Area on 1ST & 2ND Floor 316.058

Permissible Balcony 316.058 X 15.0% 1 47.409

PROPOSED BALCONY AREA

TYPE OF BAL	Length	Breadth	Nos.	AREA
Bal.-1 (ENCL)	2.750	X	2.000	1
Bal.-2 (ENCL)	2.300	X	1.000	1
Bal.-3 (ENCL)	2.800	X	2.000	1
Bal.-1	3.120	X	1.000	1
Bal.-2	1.200	X	3.650	1
Bal.-3	2.500	X	1.000	1
Bal.-4	2.900	X	1.000	1
Bal.-5	2.850	X	1.000	1
Bal.-6	2.570	X	1.000	1
Bal.-7	1.000	X	3.250	1
Bal.-8	1.000	X	2.500	1

TOTAL 11 37.470

TOTAL ENCLOSED BALCONY AREA 13.400

TOTAL PROJECTED BALCONY AREA 24.070

PROPOSED BALCONY AREA PER FLOOR 37.470

BALANCE BALCONY AREA 9.939

TYPE	SIZE IN MTRS.	AREA IN SQM	SILL HT.	DESCRIPTION
FRD	1.20 X 2.10	2.52	0.00	
D	1.20 X 2.10	2.52	0.00	TW PANEL DOOR
D1	1.00 X 2.10	2.10	0.00	TW PANEL DOOR
D2	0.90 X 2.10	1.89	0.00	FLUSH DOOR
D3	0.75 X 2.10	1.58	0.00	FLUSH DOOR
W	1.80 X 1.40	2.52	0.90	AL SLIDING WINDOW
W1	1.50 X 1.40	2.10	0.90	AL SLIDING WINDOW
SD	1.80 X 2.15	3.87	0.15	AL SLIDING DOOR
SD1	1.50 X 2.15	3.23	0.15	AL SLIDING DOOR
V	0.60 X 0.75	0.45	1.55	AL LOUVERED WINDOW
RJ	1.80 X 1.40	2.52	0.90	RCC JALI

NOTE:- All Dimensions Are in Meter.

SHEET CONTENT :-

1ST & 2ND FLOOR PLAN, SCHEDULE OF DOORS & WINDOWS, AREA DIAGRAM FOR 1ST & 2ND FLOOR, AREA STATEMENT FOR 1ST AND 2ND FLOOR.

NAME & SIGNATURE OF POA HOLDER

FRIDA RAVINDRANATH DICHOLKAR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON
C.T.S.NO. 158 & 159, VILLAGE-APTE,
TALUKA - PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

M.V. Bodhankar
CA/2005/35295
Architect Planner

Ar. Mandar Vijay Bodhankar
CA/2005/35295

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
20.01.17	ASP	MVB	1:100	

AYD17.0087

Ar. Mandar Vijay Bodhankar
KH/4/ 16/ 401, Celebration Co. Op. Hos. Soc.,
Section 17, Kharghar, Navi Mumbai, 410210

1ST & 2ND FLOOR AREA DIAGRAM SCALE = 1 :100

2ND FLOOR PLAN SCALE = 1 :100

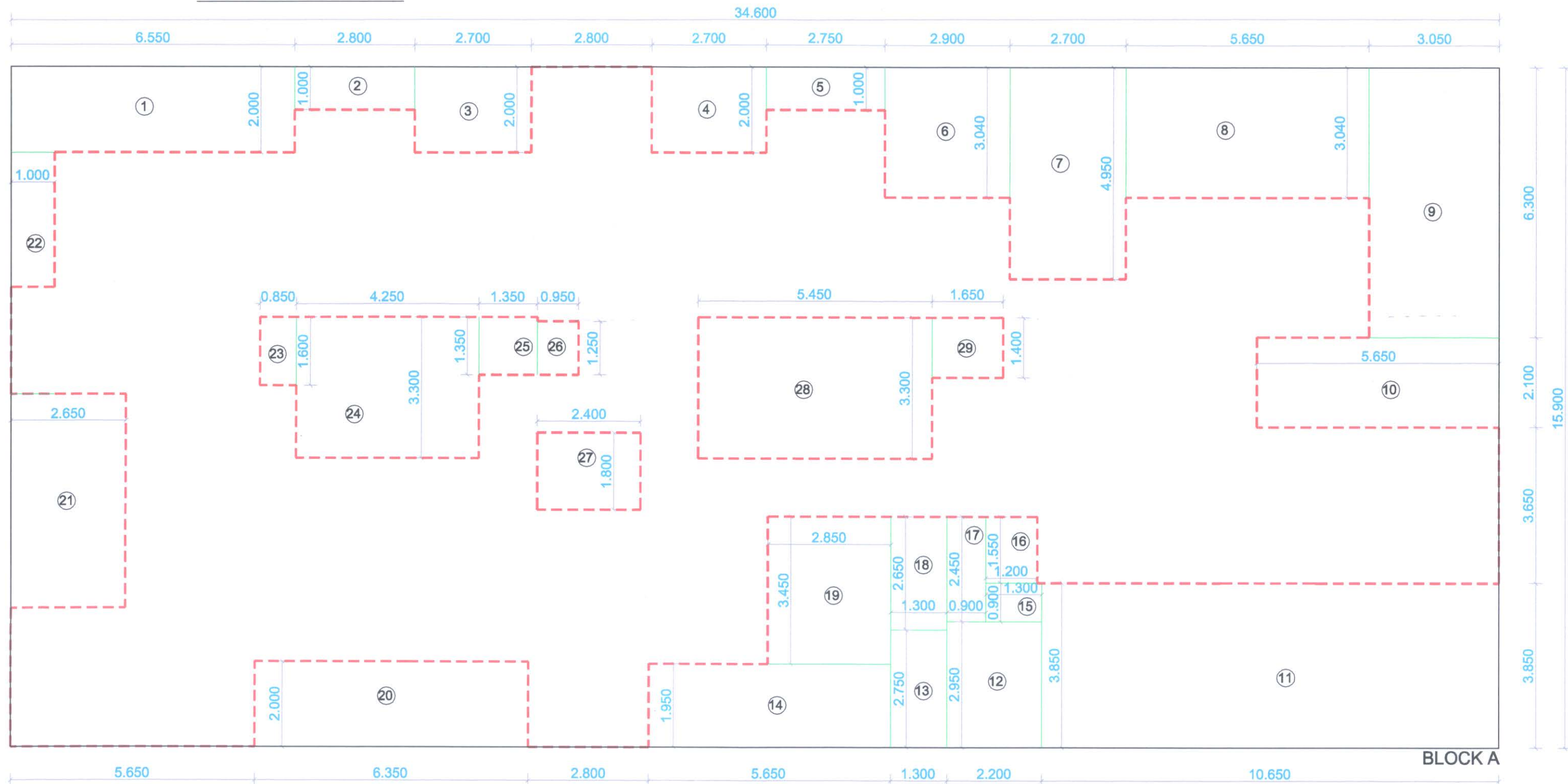
1ST FLOOR PLAN SCALE = 1 :100



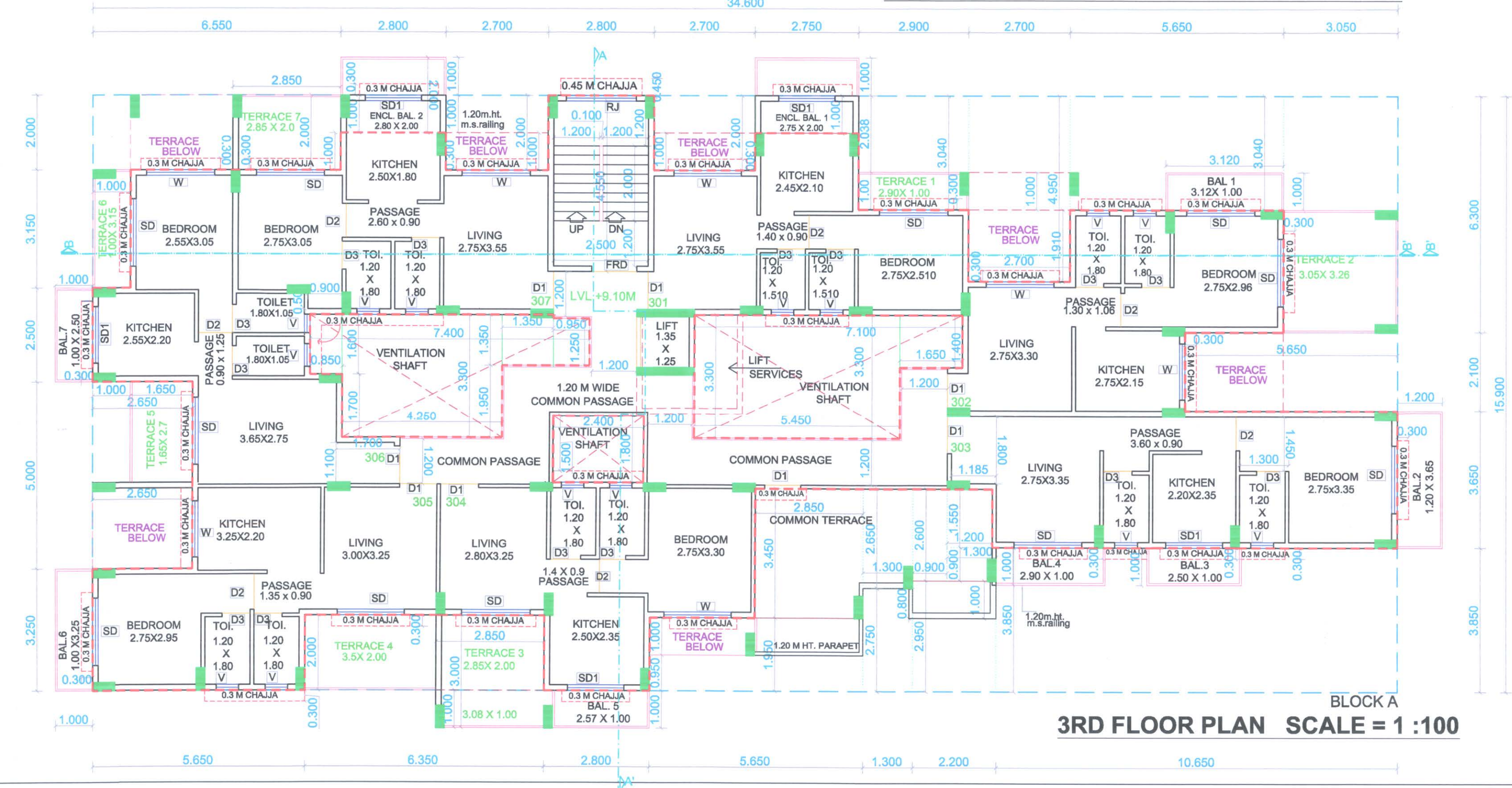
ROAD SIDE(SOUTH) ELEVATION
SCALE - 1 : 100



ROAD SIDE(NORTH) ELEVATION
SCALE = 1 : 100



3RD FLOOR AREA DIAGRAM SCALE = 1 : 100



3RD FLOOR PLAN SCALE = 1 : 100

STAMP OF APPROVAL

4/5

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Apte/2025/CC/2017/227
Dated 12/4/2017
Associate Planner (NAINA)

SPECIFICATIONS

External wall thk 0.15M
Internal wall thk 0.10M

THIRD FLOOR AREA CALCULATION

Description	Length	Breadth	No.	Area in sqm
BLOCK - A	34.600	X	15.900	1
BLOCK - A				550.140

DEDUCTIONS

1	6.550	X	2.000	1	13.100
2	2.800	X	1.000	1	2.800
3	2.700	X	2.000	1	5.400
4	2.700	X	2.000	1	5.400
5	2.750	X	1.000	1	2.750
6	2.900	X	3.040	1	8.816
7	2.700	X	4.950	1	13.365
8	5.650	X	3.040	1	17.176
9	3.050	X	6.300	1	19.215
10	5.650	X	2.100	1	11.865
11	10.650	X	3.850	1	41.003
12	2.200	X	2.950	1	6.490
13	1.300	X	2.750	1	3.575
14	5.650	X	1.950	1	11.018
15	1.300	X	0.900	1	1.170
16	1.200	X	1.550	1	1.860
17	0.900	X	2.450	1	2.205
18	1.300	X	2.650	1	3.445
19	2.850	X	3.450	1	9.833
20	6.350	X	2.000	1	12.700
21	2.650	X	5.000	1	13.250
22	1.000	X	3.150	1	3.150
23	0.850	X	1.600	1	1.360
24	4.250	X	3.300	1	14.025
25	1.350	X	1.350	1	1.823
26	0.950	X	1.250	1	1.188
27	2.400	X	1.800	1	4.320
28	5.450	X	3.300	1	17.985
29	1.650	X	1.400	1	2.310

(B) 252.595

Area (A-B) 550.140 - 252.595 297.546

Area on 3RD Floor 297.546

Permissible Balcony 297.546 X 15.0% 1 44.632

PROPOSED BALCONY AREA

TYPE OF BAL	Length	Breadth	Nos.	AREA
Bal.-1 (ENCL)	2.750	X	2.000	1
Bal.-2 (ENCL)	2.800	X	2.000	1
Bal.-1	3.120	X	1.000	1
Bal.-2	1.200	X	3.650	1
Bal.-3	2.500	X	1.000	1
Bal.-4	2.900	X	1.000	1
Bal.-5	2.570	X	1.000	1
Bal.-6	1.000	X	3.250	1
Bal.-7	1.000	X	2.500	1
TOTAL			9	32.320

TOTAL ENCLOSED BALCONY AREA 11.100

TOTAL PROJECTED BALCONY AREA 21.220

PROPOSED BALCONY AREA PER FLOOR 32.320

BALANCE BALCONY AREA 12.312

LIGHT & VENTILATION STATEMENT :-

ROOM	FLAT NO.	CARPET AREA SQM	L/V REQUIRED SQM	L/V PROVIDE SQM	TYPE
LIVING	207	12.165	2.028	2.520	W
LIVING	103	11.549	1.925	3.870	SD
KITCHEN	101	7.203	1.201	3.230	SD1
KITCHEN	106	7.150	1.192	2.100	W1
BED	105	10.245	1.708	2.520	W
BED	103	11.188	1.865	3.870	SD
BATH	NA				
WC	NA				
TOILET	106, 306	2.160	0.360	0.450	V

NOTE:- All Dimensions Are in Meter.

SHEET CONTENT :-

3RD FLOOR PLAN, LIGHT & VENTILATION STATEMENT, NORTH SIDE ELEVATION, SOUTH SIDE ELEVATION, AREA DIAGRAM OF 3RD FLOOR, AREA STATEMENT OF 3RD FLOOR.

NAME & SIGNATURE OF POA HOLDER

FRIDA RAVINDRANATH DICHOLKAR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON C.T.S.NO. 158 & 159, VILLAGE-APTE, TALUKA - PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

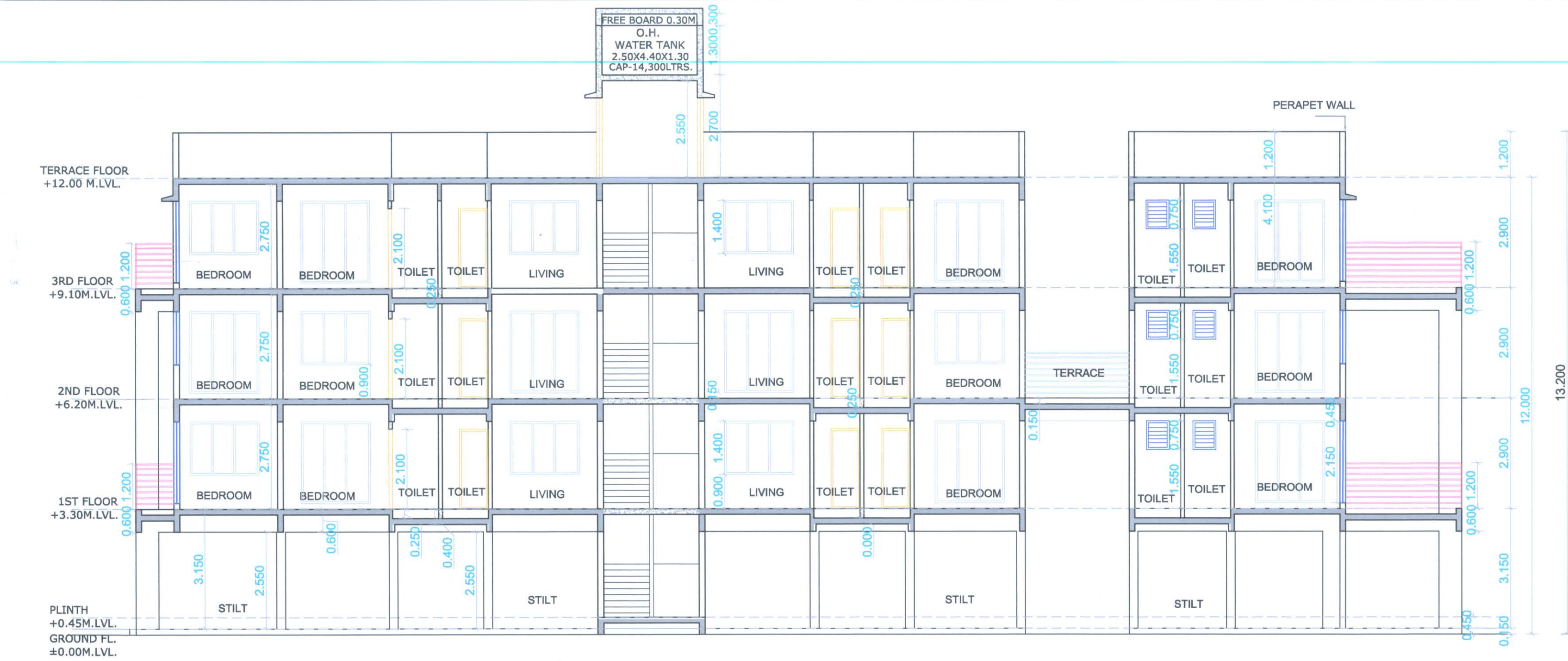
M.V. Bodhankar
CA/2005/35295
Architect Planner

Ar. Mandar Vijay Bodhankar
CA/2005/35295

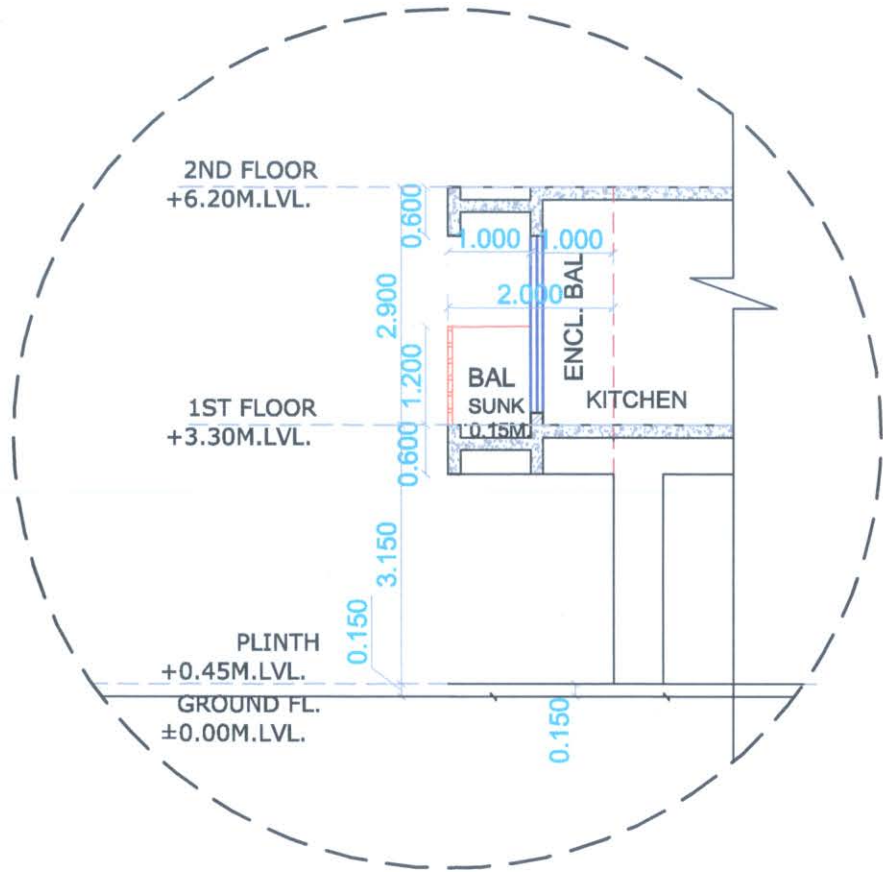
DATE	DRAWN BY	CHKD. BY	SCALE	NORTH
20.01.17	ASP	MVB	1:100	N

Ar. Mandar Vijay Bodhankar
KH4/ 16/ 401, Celebration Co. Op. Hos. Soc.,
Section 17, Kharghar, Navi Mumbai, 410210

AYD17.0088



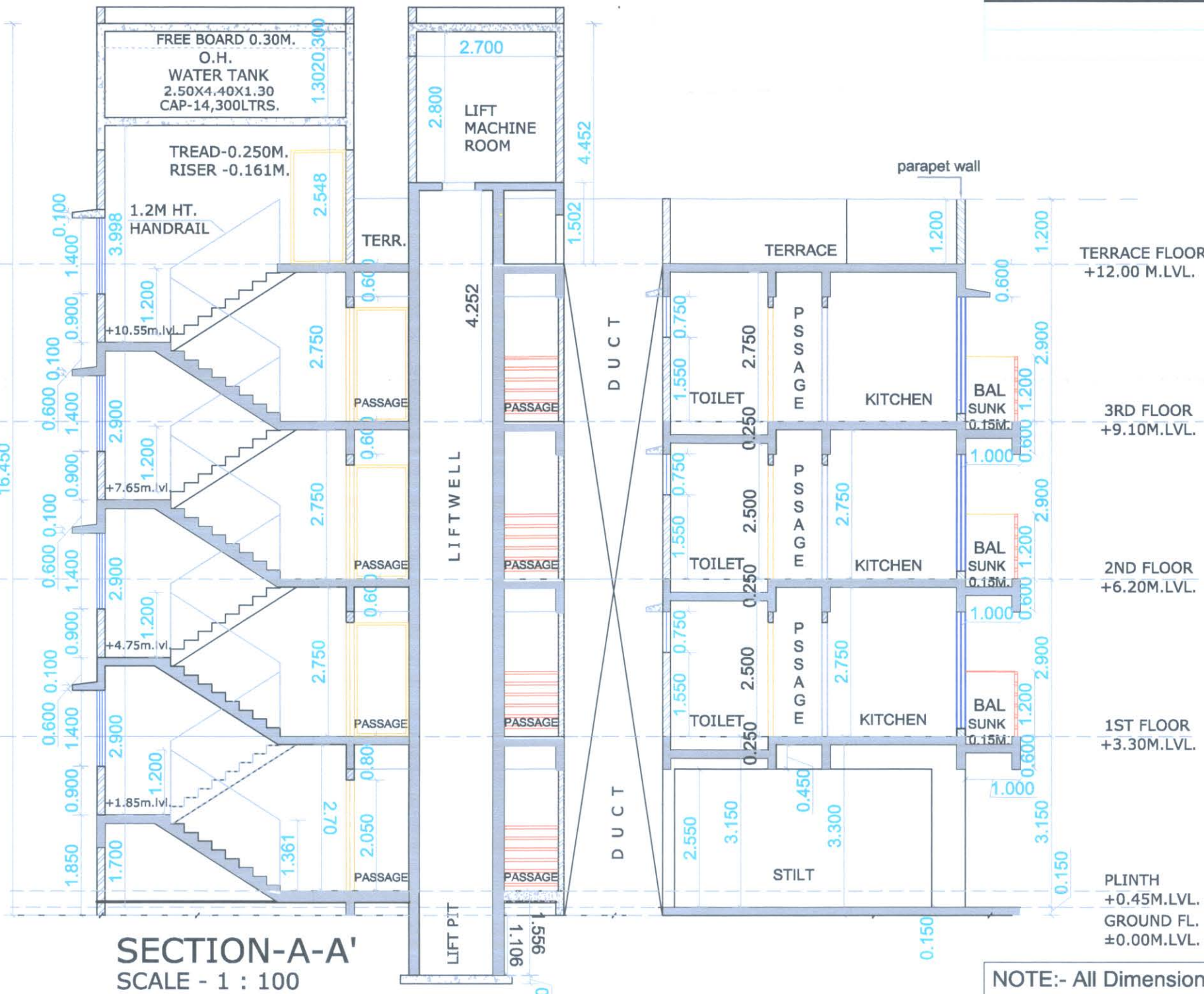
SECTION BB'
SCALE - 1 : 100



TYP. SECTION OF ENCL. BALCONY
SCALE - 1 : 100



LAKE SIDE(EAST) ELEVATION
SCALE - 1 : 100



SECTION A-A'
SCALE - 1 : 100

STAMP OF APPROVAL 5/5

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/Apte/DPG/CC/2017/227
Dated 12/04/2017
Associate Planner (NAINA)

TERRACE AREA STATEMENT (1ST Floor)					
PERM.TERRACE	316.058	X	20%		63.212
TERR.-1	2.900	X	1.000	1	2.900
TERR.-2	3.050	X	3.260	1	9.943
TERR.-3	2.850	X	2.000	1	5.700
TERR.-4	3.080	X	1.000	1	3.080
TERR.-5	3.500	X	2.000	1	7.000
TERR.-6	1.650	X	2.700	1	4.455
TERR.-7	1.000	X	3.150	1	3.150
TERR.-8	2.850	X	2.000	1	5.700
TOTAL				7	41.928
BALANCED TERRACE AREA ON 1ST FLOOR					21.284

TERRACE AREA STATEMENT (2ND Floor)					
PERM.TERRACE	316.058	X	20%		63.212
TERR.-1	2.700	X	1.000	1	2.700
TERR.-2	2.925	X	1.000	1	2.925
TERR.-3	2.700	X	1.910		5.157
TERR.-4	2.600	X	2.100	1	5.460
TERR.-5	2.800	X	1.000	1	2.800
TERR.-6	2.650	X	2.300	1	6.095
TERR.-7	2.700	X	2.000	1	5.400
TERR.-8	2.700	X	1.000	1	2.700
TOTAL				7	33.237
BALANCED TERRACE AREA ON 2ND FLOOR					29.975

TERRACE AREA STATEMENT (3RD Floor)					
PERM.TERRACE	297.546	X	20%		59.509
TERR.-1	2.900	X	1.000	1	2.900
TERR.-2	3.050	X	3.260	1	9.943
TERR.-3	2.850	X	2.000	1	5.700
TERR.-4	3.080	X	1.000	1	3.080
TERR.-5	3.500	X	2.000	1	7.000
TERR.-6	1.650	X	2.700	1	4.455
TERR.-7	1.000	X	3.150	1	3.150
TERR.-8	2.850	X	2.000	1	5.700
TOTAL				8	41.928
BALANCED TERRACE AREA ON 3RD FLOOR					17.581

NOTE:- All Dimensions Are in Meter.

SHEET CONTENT :-

TERRACE FLOOR PLAN, TERRACE AREA
STATEMENT, SECTION AA',SECTION BB',ES
ELEVATION.

NAME & SIGNATURE OF POA HOLDER

FRIDA RAVINDRANATH DICHOLKAR

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDING ON
C.T.S.NO. 158 & 159, VILLAGE-APTE,
TALUKA - PANVEL , DIST - RAIGAD.

ARCHITECT NAME & SIGN

M.V. Bodhankar
CA/2005/35295
Architect Planner

Ar. Mandar Vijay Bodhankar
CA/2005/35295

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
20.01.17	ASP	MVB	1:100	

AYD17.0089

Ar. Mandar Vijay Bodhankar
KH4/ 16/ 401, Celebration Co. Op. Hos. Soc.,
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TERRACE FLOOR PLAN SCALE = 1 : 100