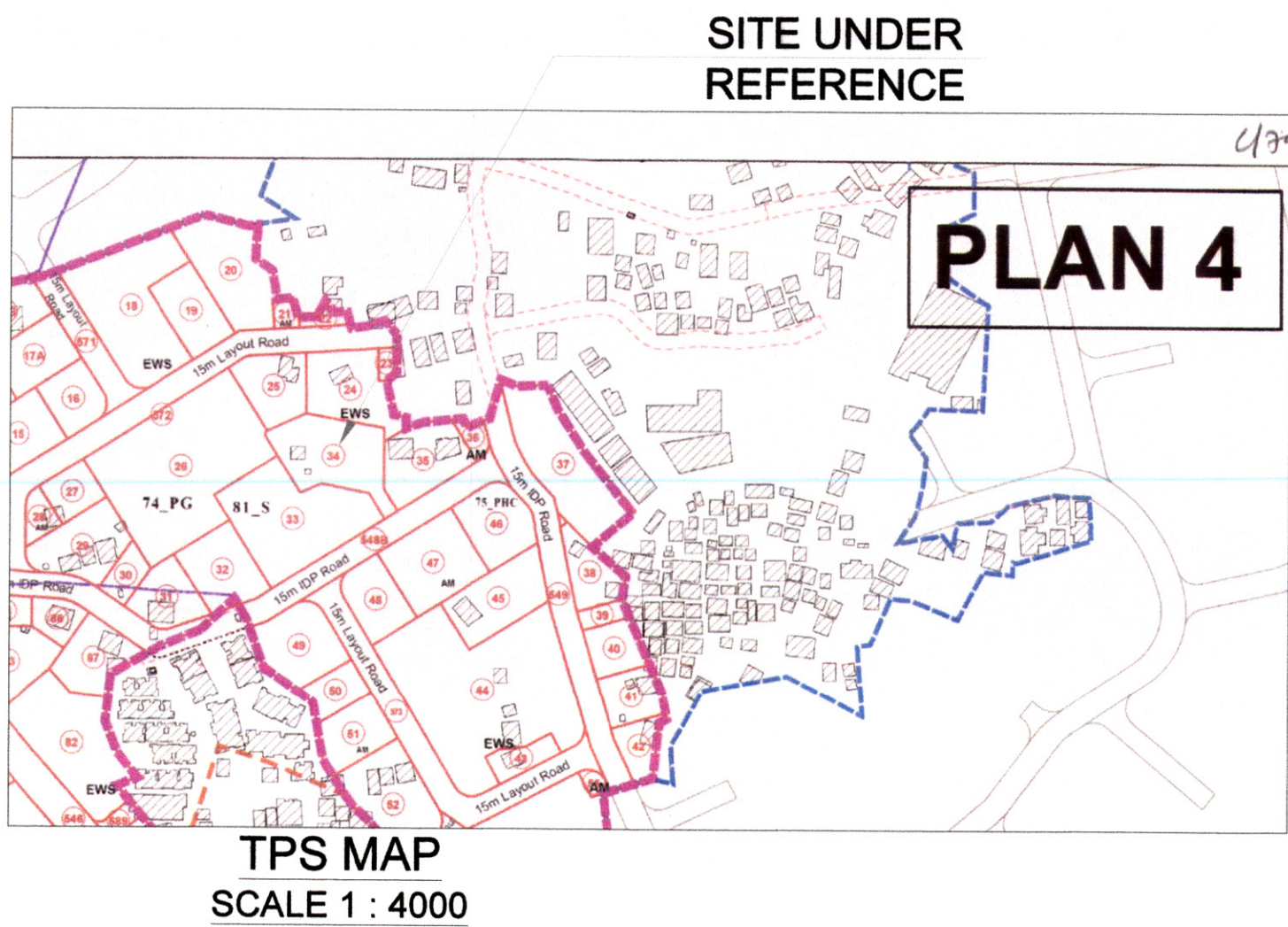
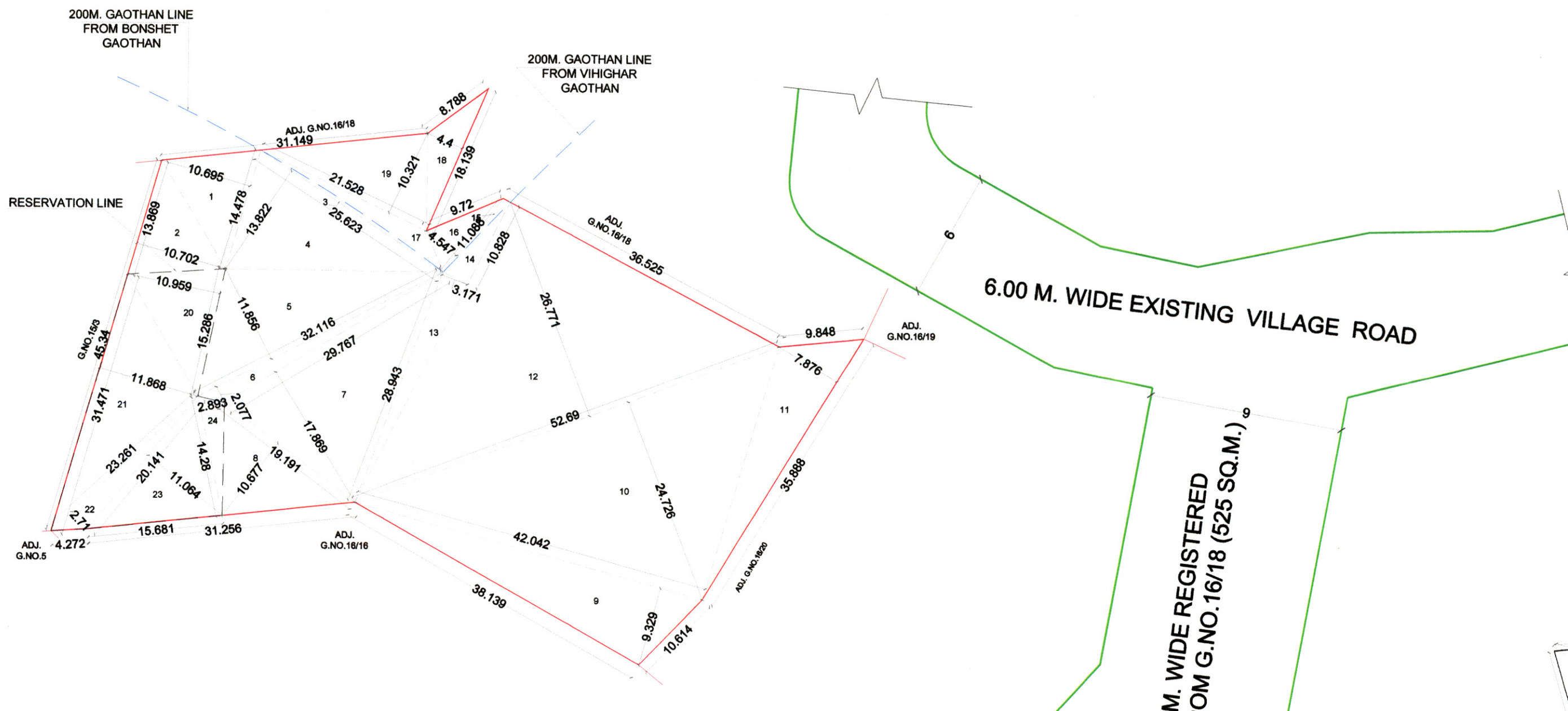


DIGITALIZED SCAN TILR
SCALE 1 : 2000

PLOT AREA CALCULATION AS PER TILR					
A. PLOT AREA UNDER 200 M. GAOTHAN LINE					
1	0.5	x	14.478	x	10.695
2	0.5	x	13.869	x	10.702
3					
AREA AS PER BOUNDARY					
4	0.5	x	25.623	x	13.822
5	0.5	x	32.116	x	11.856
6	0.5	x	32.116	x	2.077
7	0.5	x	29.767	x	17.869
8	0.5	x	19.191	x	10.677
9	0.5	x	42.042	x	9.329
10	0.5	x	52.690	x	24.728
11	0.5	x	35.888	x	7.876
12	0.5	x	52.690	x	26.771
13	0.5	x	28.943	x	3.171
AREA AS PER BOUNDARY					
14					
TOTAL =					2685.609
B. PLOT AREA OUTSIDE 200 M. GAOTHAN LINE					
15					
AREA AS PER BOUNDARY					
16	0.5	x	11.088	x	4.547
AREA AS PER BOUNDARY					
17	0.5	x	18.139	x	4.400
18	0.5	x	21.528	x	10.321
TOTAL AREA					210.922
C. PLOT AREA UNDER RESERVATION					
20	0.5	x	15.286	x	10.959
21	0.5	x	31.471	x	11.868
22	0.5	x	23.261	x	2.710
23	0.5	x	20.141	x	11.064
24	0.5	x	14.280	x	2.893
TOTAL AREA					
TOTAL PLOT AREA = (A+B+C) =					3330.635



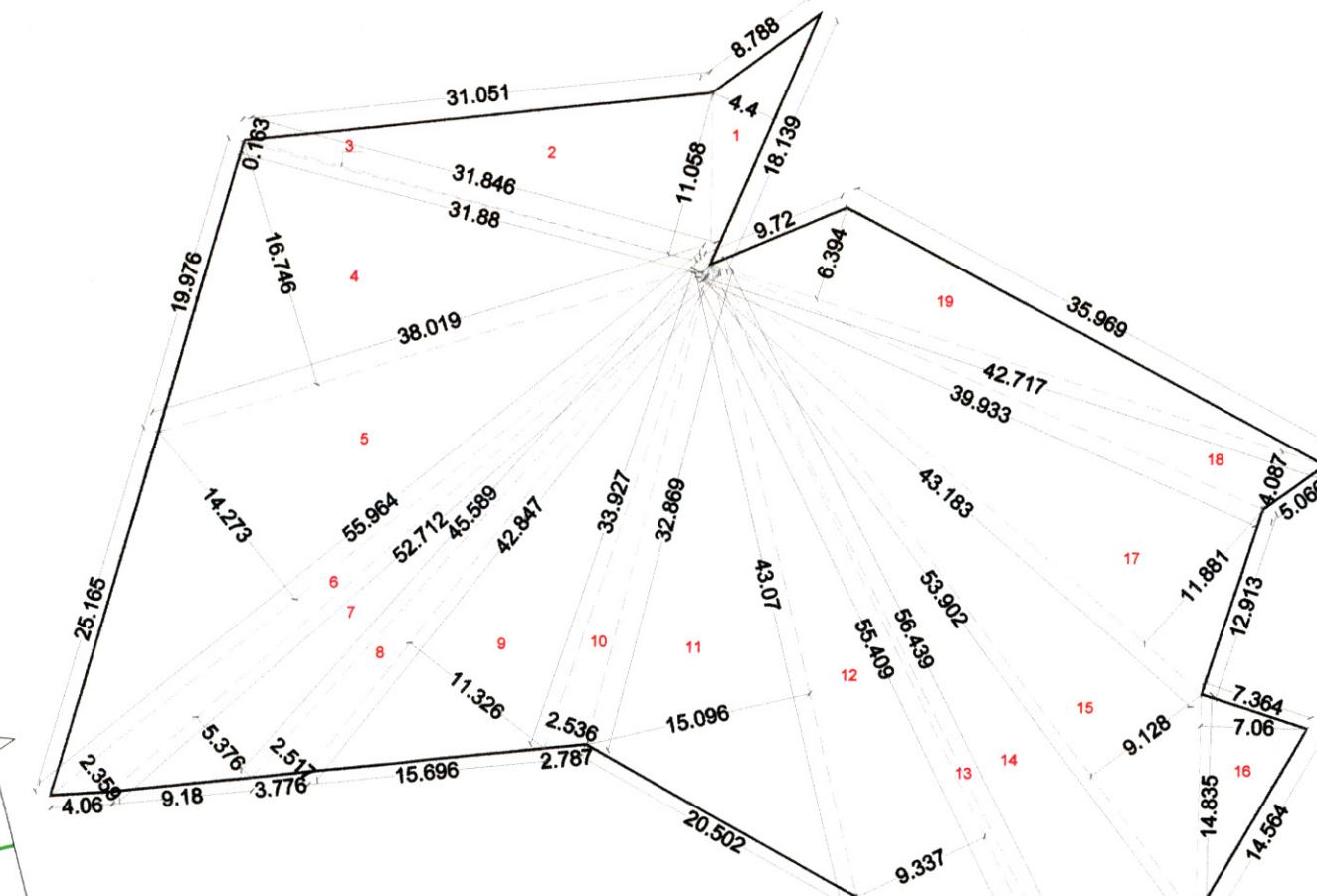
TPS MAP
SCALE 1 : 4000



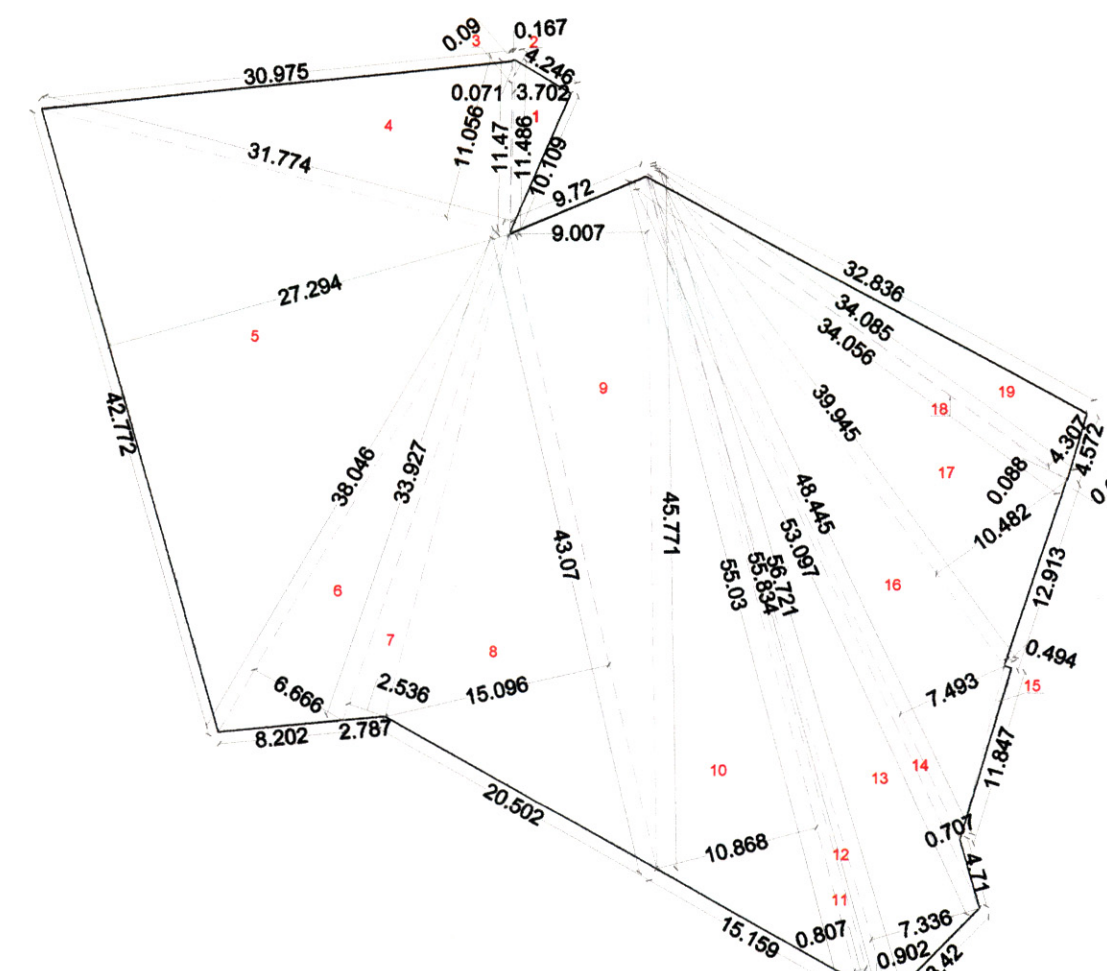
HOLDING AREA DIAGRAM AS PER TILR.
AREA= 3330.626 SQ. M.
SCALE 1 : 500

AS PER MINIMUM BOUNDARY AREA CALCULATION						
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)	Area (Sq.m)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)(4)(5)(6)/4
1	1	1	1/2	4.400	18.139	39.906
2	2	1	1/2	31.846	11.058	176.077
3	3	1	1/2	31.846	0.163	2.595
4	4	1	1/2	38.019	16.746	318.333
5	5	1	1/2	55.964	14.273	399.393
6	6	1	1/2	55.964	2.359	65.996
7	7	1	1/2	52.712	5.376	141.895
8	8	1	1/2	45.589	2.537	57.962
9	9	1	1/2	11.326	42.847	242.643
10	10	1	1/2	2.535	33.927	43.013
11	11	1	1/2	15.096	43.070	325.092
12	12	1	1/2	55.409	5.337	258.690
13	13	1	1/2	56.439	0.736	20.770
14	14	1	1/2	9.547	56.439	269.408
15	15	1	1/2	9.128	53.902	246.020
16	16	1	1/2	7.060	14.835	52.365
17	17	1	1/2	43.183	11.881	256.533
18	18	1	1/2	42.717	4.087	87.296
19	19	1	1/2	42.717	6.394	136.573
TOTAL PLOT AREA AS PER MINIMUM BOUNDARY						3139.758

AS PER TPS MINIMUM BOUNDARY AREA CALCULATION						
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)	Area (Sq.m)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)(4)(5)(6)/4
1	1	1	1/2	3.702	11.486	21.261
2	2	1	1/2	0.167	11.486	0.959
3	3	1	1/2	0.071	11.470	0.407
4	4	1	1/2	31.774	11.056	175.647
5	5	1	1/2	27.294	42.772	583.709
6	6	1	1/2	6.666	38.046	126.800
7	7	1	1/2	2.536	33.927	43.019
8	8	1	1/2	15.096	43.070	325.092
9	9	1	1/2	9.007	45.771	206.130
10	10	1	1/2	10.868	55.030	299.038
11	11	1	1/2	0.807	55.894	22.559
12	12	1	1/2	0.902	56.721	25.581
13	13	1	1/2	7.336	56.721	208.043
14	14	1	1/2	0.707	53.097	18.759
15	15	1	1/2	0.494	11.847	2.926
16	16	1	1/2	7.493	48.445	181.499
17	17	1	1/2	10.482	39.945	209.355
18	18	1	1/2	34.056	0.088	1.498
19	19	1	1/2	34.085	4.307	73.402
TOTAL PLOT AREA AS PER TPS MINIMUM BOUNDARY						2525.650



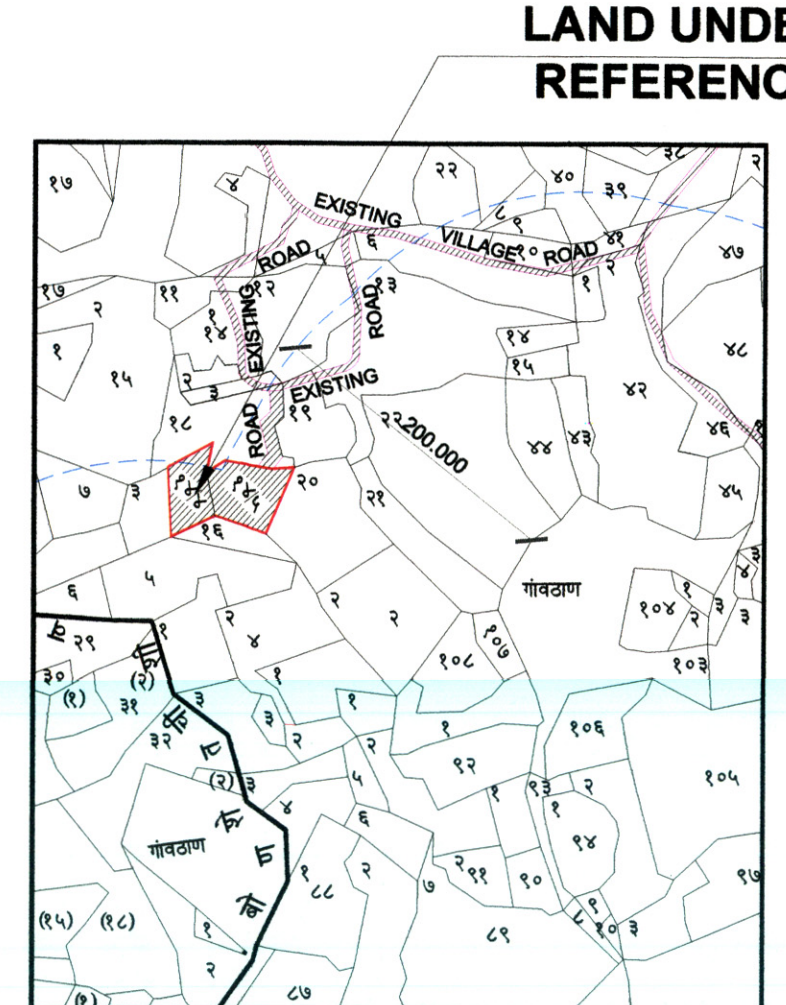
MINIMUM AREA DIAGRAM
AREA= 3139.758 SQ. M.
SCALE 1 : 500



TPS MINIMUM BOUNDARY AREA DIAGRAM
AREA= 2525.650 SQ. M.
SCALE 1 : 500

PARKING AREA STATEMENT						
TENEMENTS SIZE CARPET	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED NO. OF PARKING SPACES	
			No. of cars	No. of scooter	No. of large cars	No. of small cars
EXCEEDING 35 SQ.MTS & UP TO 45 SQ.MTS	16	2 tenements with carpet area exceeding 35 sq.m. each and having area up to 45 sq.m. each.	8			
EXCEEDING 45 SQ.MTS BUT NOT EXCEEDING 60 SQ.MTS	28	1 tenements with carpet area exceeding 45 sq.m. but not exceeding 60 sq.mt each.	28	proportion of equivalent of 1 car space	33	12
TOTAL PARKING			36	12.5X40+500.00sqm, 500X10% = 50 sq.m SQ/2+25 SQ/2		25
Car parking shall be provided to the extent of 30% of the number stipulated above as visitor car parking subject to the minimum one (10% visitors)			4			
TOTAL PARKING			40	25	33	12
TOTAL PROPOSED PARKING					45	25

TOTAL AREA STATEMENT										
SR. NO.	BUILDINGS	PROPOSED AREA	PERMISSIBLE BALCONY AREA(15% OF 3)	PROPOSED BALCONY			PERMISSIBLE TERRACE AREA(20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE AREA (11-10)	
				OPEN	ENCLOSED	TOTAL (5+6)				
1	BUILDING 01	2427.929	364.189	0.000	338.868	338.868	0.000	485.586	0.000	0.000
2	TOTAL	2427.929	364.189	0.000	338.868	338.868	0.000	485.586	0.000	0.000
3	TOTAL EXCESS BALC.	0.000								
4	TOTAL EXCESS TERRACE	0.000								
TOTAL BUILT UP AREA		2427.929								



LOCATION PLAN
(SCALE 1 : 5000)

Balcony Area Statement*						
Building Number	Floor	Built-Up Area (Sq.m)	Permissible Balcony Area (Sq.m)	Proposed Balcony Area (In Sq.m)	Enclosed	Open
(1)	(2)	(3)	(4)=(3) X 15%	(5)	(6)	(7)
1	Ground Floor	78.257	11.739	0.000	0.000	0.000
	1st Floor	587.418	88.113	84.717	0.000	84.717
	2nd Floor	587.418	88.113	84.717	0.000	84.717
	3rd Floor	587.418	88.113	84.717	0.000	84.717
	4th Floor	587.418	88.113	84.717	0.000	84.717
Total		2427.929	364.189	338.868	0.000	338.868

LAYOUT PLAN
SCALE 1 : 200

ANCILLARY PREMIUM AREA CALCULATION						
Building Number	Floor	Area As Per Pline	Proposed Enclosed Balcony Area (In Sq.m)	Proposed Terrace Area As Per NAINA	Built-Up Area As Per NAINA	Ancillary Area
1	2	A	B	C	D	(E)=(A)-(B)-(C)-(D)
1	Ground Floor	146.182	0.000	0.000	78.257	Ancillary Premium Area = P-Line BUA - Enclosed Balcony Premium Area - Terrace Premium Area - NAINA BUA
	1st Floor	711.808	84.717	0.000	587.418	
	2nd Floor	711.808	84.717	0.000	587.418	
	3rd Floor	711.808	84.717	0.000	587.418	
	4th Floor	711.808	84.717	0.000	587.418	
Total		2993.414	338.868	0.000	2427.929	236.617

Additional Requirements in Case Of Housing Scheme As Per Modified Draft DCPR						
BLDG. NO.	Sr.No.	Scheme Requirement	Req. Area	Proposed Area	Free Of FSI	Area Counted In FSI
1	1	Fitness center, Canteen, Society Office, Letter Box Room, admeasuring area of about 30sq.m in scheme having minimum 100 flats and there after additional 20 sq.m. Area for every 300 flats.	20.000	Society Office	22.671	20
	2	Sanitary Block for cements having maximum area of 3.00 sq.m. In schemes having minimum 100 flats and thereafter additional 3.00sq.m. Area for every 200 flats	3.000	Servant Toi	3.850	0.00
	3	Drivers Room of size 12 sq.m. With attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.m area for every 200 flats	12.000	Drivers Room	13.519	0.00
TOTAL			35.000			20.040

Approved subject to the conditions mentioned in Amended Commencement Certificate issued by this office bearing Certificate No. CIDCO/NAINA/Panvel/Vihighar/BP-401/ACC/2023/0431 Dated: 12 Sep 2023

AREA STATEMENT		
Sr. No.	Particulars	Area(In Sq. M.)
a	Area of Plot (as per 7/12) and Net under	3139.000
b	Area of Plot as per TILR (by triangulation method at true scale)	3330.625
c	Area of Plot as per Physical Survey	3242.446
d	Area of plot considered (least of (a), (b) and (c))	3160.000
e	Area Of Plot As Per TPS-5	2726.000
Deduction for		
a	Existing road (ROW)	0.000
b	Proposed widening of existing road	0.000
c	Proposed IDP/DP road	0.000
d	Area under reservation, if any	0.000
Total (a+b+c+d)		0.000
3	Gross area of Plot (ie)	2726.000
Deduction for Amenity Space, if any		
a	Required Amenity Space (5% of 3)	NA
b	Proposed Amenity Space	NA
5	Net Plot area (3-4a)	2726.000
a	Required RG/Open Space (10% of 5)	N.A.
b	Proposed RG/Open Space	0.000
Permissible FSI		
a	Base FSI permissible	0.7
b	Permissible FSI with payment of premium	0.3
6	Permissible Built Up Area (7a+7b)(5)	2726.000
9	Proposed Built Up Area	2427.929
10	Permissible Built Up area of EWS component (20% of 9)	N.A.
11	Proposed Built Up Area Of EWS component	0
12	Existing Built Up Area, if any	0
13	Excess Balcony area counted in FSI	0
14	Excess Terrace area counted in FSI	0
15	Balance Built Up Area = (8-9)	298.071
16	Excess Built Up Area = (8-9)	0.000
17	Total FSI consumed	0.891
18	Balance FSI	0.109
No. of units proposed		
a	Residential - Sale component	44
b	Trees to be planted against plot area (1 tree for every 100 Sq. M.)	32
c	Trees to be planted against RG/open space (5 tree for every 100 Sq. M.)	0
d	Existing trees	0
e	Trees to be cut	0
f	Trees to be planted against tree fall (5 tree for every 1 tree fall) (d x 5) =	0
g	Total required trees (a+b+c) =	32
h	Existing Number of trees to be retain (c-d)=	0
i	Req. Number of trees to be planted (f - g)	32

LEGENDS		Site Plan on White Print	Building Plan on White Print
Sr. No.	Item		
1	Plot Line		
2	Existing Street		
3	Future Street		
4	Permissible Building lines		
5	Built up area lines		
6	Boundary As Per TPS - 5		
7	Boundary After Superimposition Of TILR (Binsheti), Physical Survey & TPS-5		
8	Marginal Open Spaces	No colour	
9	Drainage & Sewerage Work		
10	Water Supply Work		
11	RWH Line		
12	S. W. Drain		
13	Two wheeler parking		
14	Big car parking		
15	Small car parking		
16	Proposed Tree		

Content Of The Sheet
PLOT AREA DIAGRAM FOR CALCULATION PURPOSE & AREA STATEMENT, TOTAL BUILT UP AREA STATEMENT, SANCTIONED D.P. OF NAINA, PARKING AREA STATEMENT, LOCATION PLAN, LEGEND, PROFORMA.

Certificate Of Area
Certified That The Plot Under Reference Was Surveyed By Me On 28-01-2023 And The Dimensions Of Sides etc. Of Plot Stated On Plan Are As Measured On Site And The Area So Worked Out 3242.446 Tallies With The Area Stated in Document Of Ownership/ T.P. Scheme Records/ Land Records Department / City Survey Records.

Ar. Parag Mehetar
PMA ARCHITECTS
(Signature of Architect)

Form of Certificate
I, (Ar. Parag Mehetar) 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 : 28/01/2023.

Ar. Parag Mehetar
PMA ARCHITECTS
(Signature of Architect)

NAME OF THE OWNER & SIGNATURE
MR. TEJAS RAJNIKANT SHAH.

DESCRIPTION OF PROPOSAL & PROPERTY
AMENDED RESIDENTIAL BUILDING ON G. NO. 15/4 & 15/5, AT VILLAGE - VIHIGHAR, TAL. - PANVEL, DIST. - RAIGAD.

ARCHITECT NAME & SIGN
Ar. Parag Mehetar
PMA ARCHITECTS
(Signature of Architect)

Approved subject to the conditions mentioned in Amended Commencement Certificate issued by this office bearing Certificate No. CIDCO/NAINA/Panvel/Vihigar/BP-401 /ACC/2023/0431
Dated: 12 Sep 2023

SEPTIC REQUIREMENT																					
SL. No.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT		GROSS WATER REQUIREMENT	% FLOW TO SEWER		ADDITIONAL TOILET REQUIREMENT			ADDITIONAL SERVANT TOILET REQUIREMENT			TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED CAPACITY				
				FLUSHING	DOMESTIC	(A+B)	FLUSHING	DOMESTIC	ADDITIONAL TOILET	FLUSHING	FLUSHING	ADDITIONAL SERVANT TOILET	FLUSHING	FLUSHING							
				(A)	(B)		100%	85%		(A)	100%		(A)	100%							
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPCD	LPD	LPD	LPCD				LPD	LPD	LPD	
1	BLDG. NO 1 (FLAT 44)	5	220	54	11880	135	29700	41580	11880	25245	45	180	8100	8100	1	270	270	270	45495	45.495	8.50KX.00X2.50 85 KLD
TOTAL					11880		29700	41580	11880	25245			8100	8100			270	270	45495	45.495	85.00 KLD

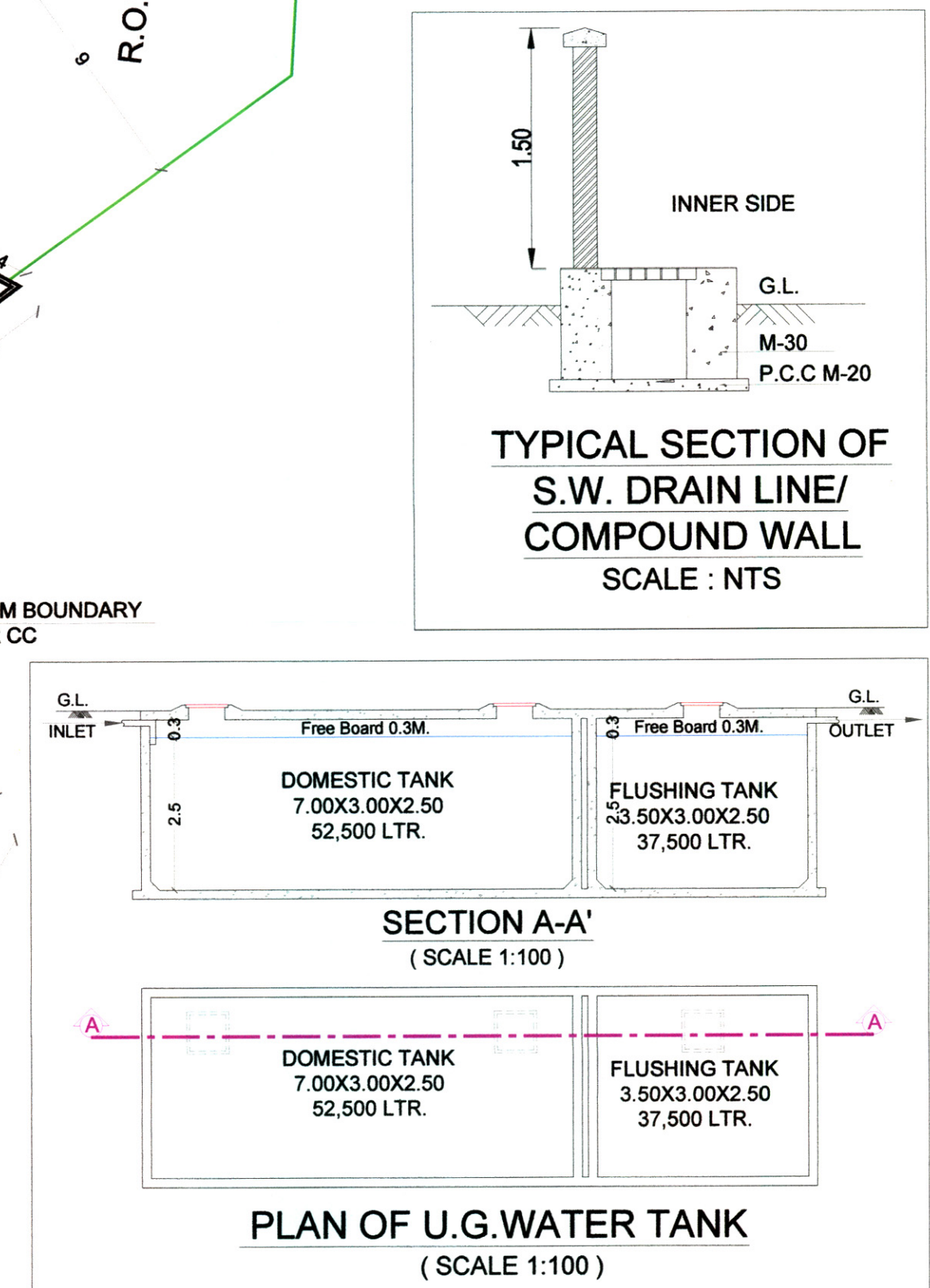
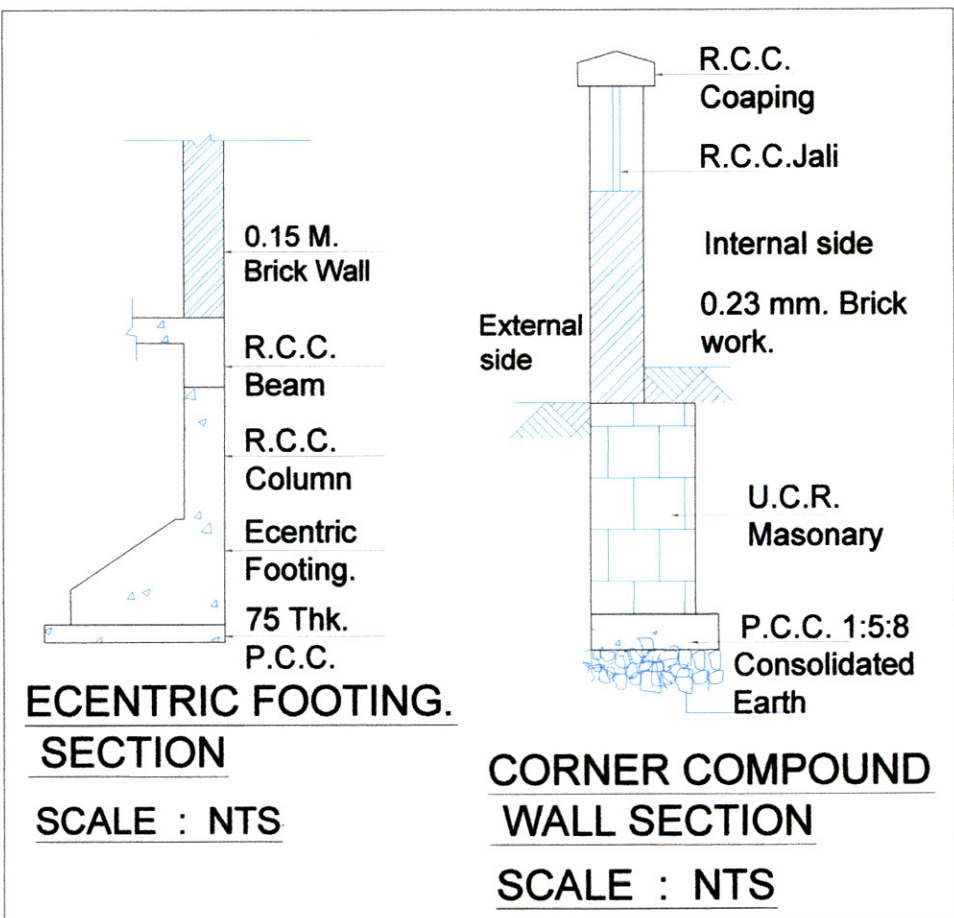
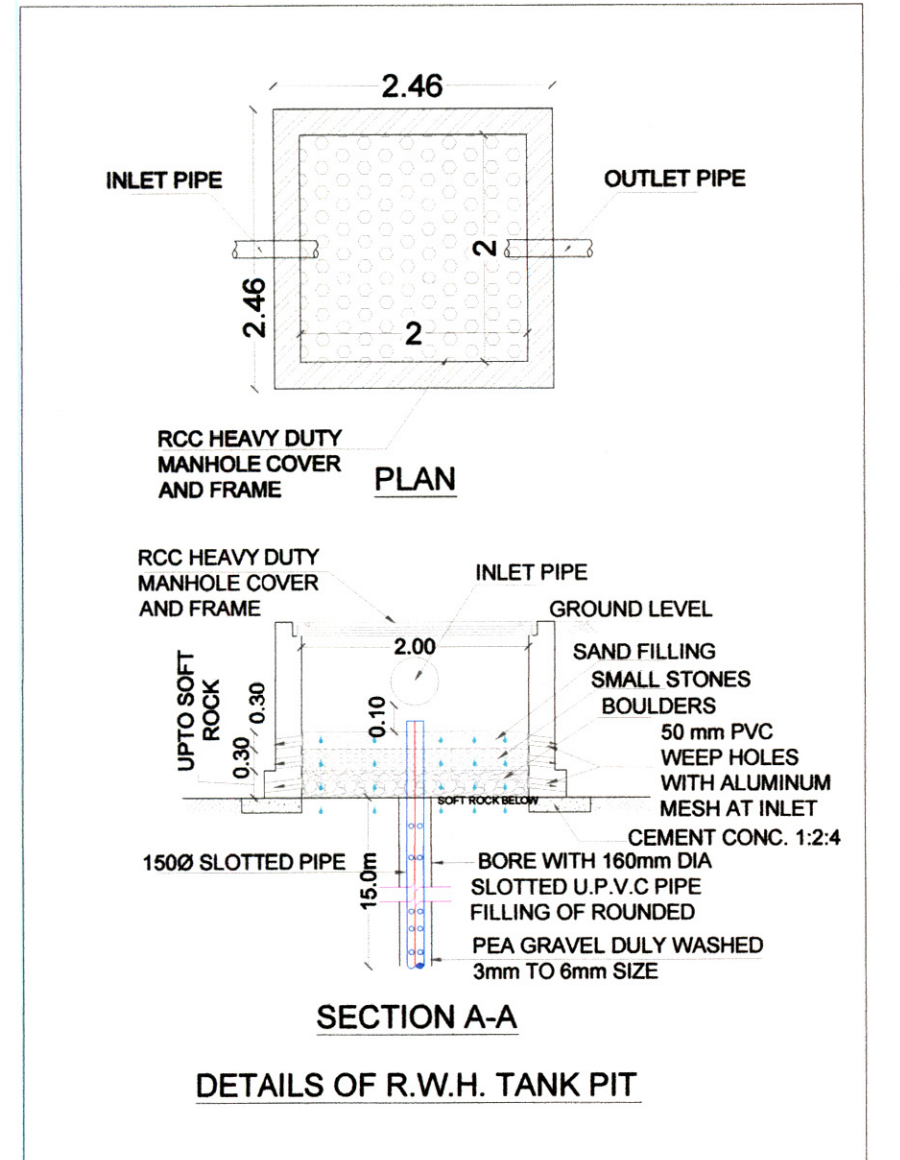
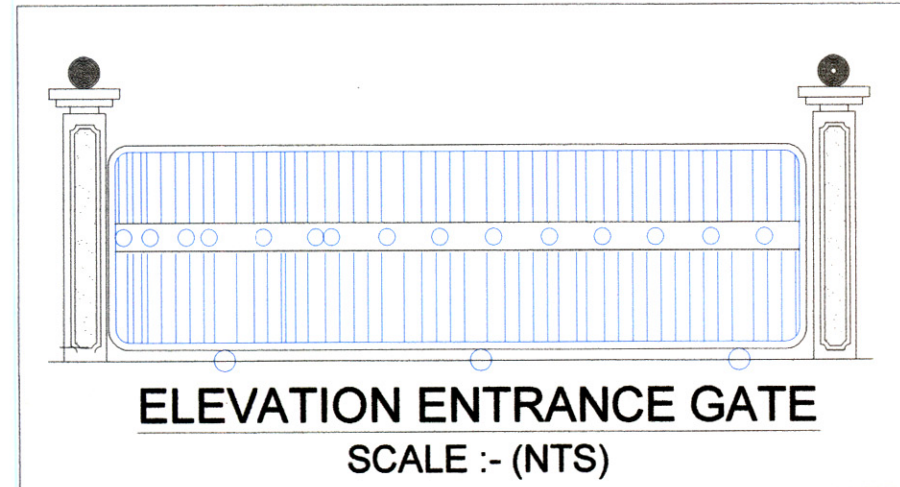
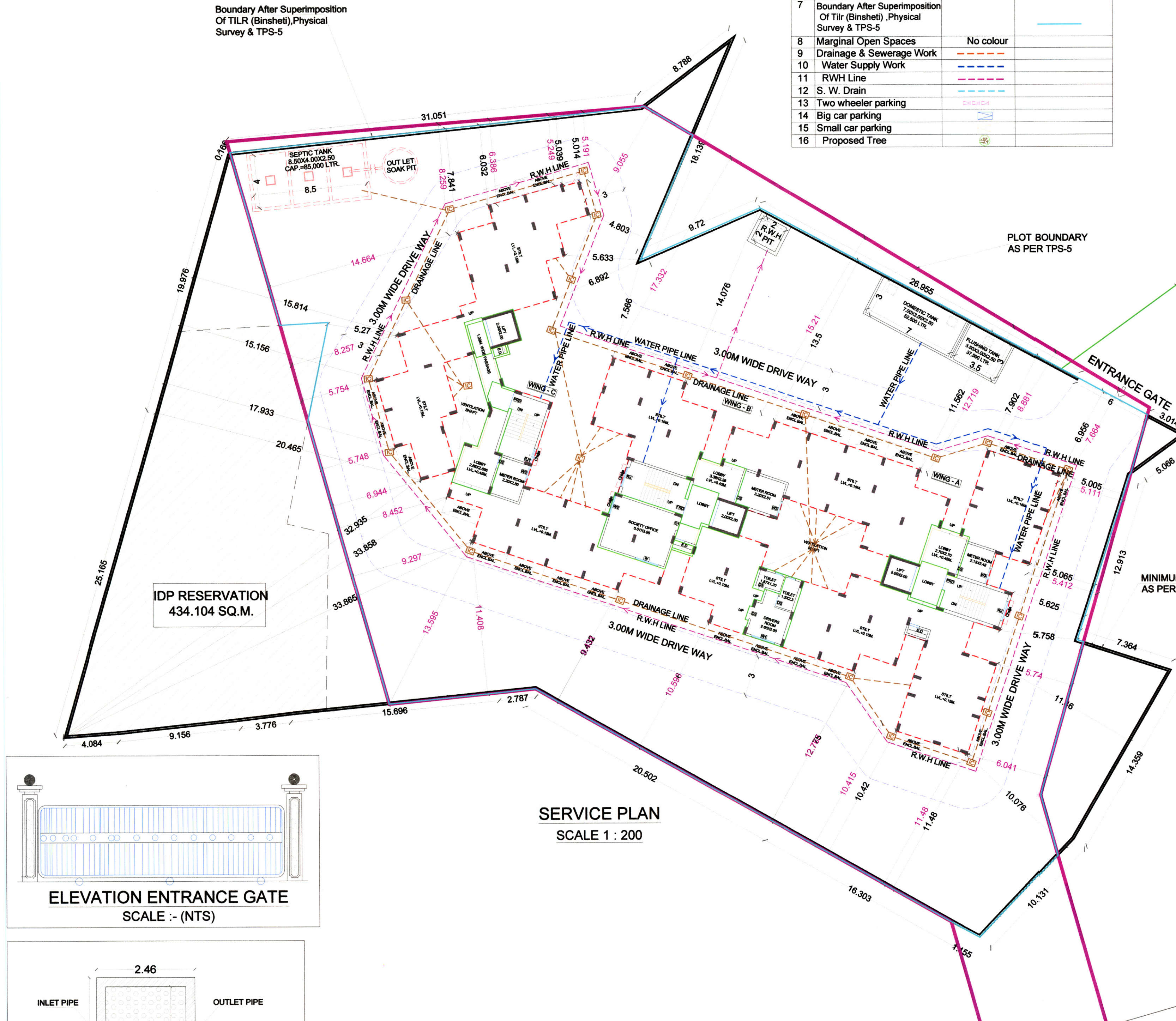
WATER CAPACITY CALCULATION (U. G. WATER TANK RESIDENTIAL UNITS)									
BUILDING	WING	FLAT Nos.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 54 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	ADDITIONAL SERVANT TOILET 270 LTR. PER SEAT	TOTAL FLUSHING LTRS. (B)	TOTAL LITRES (RES.)
1	A	16	135 X 16X 5	10800	54 X 16 X 5	4320	16	2880	0
	B	16	135 X 16X 5	10800	54 X 16 X 5	4320	17	3060	1
	C	12	135 X 12X 5	8100	54 X 12 X 5	3240	12	2160	0
TOTAL			44	29700		11880	8100	270	20250

PROPOSED U.G. WATER TANK			
DOMESTIC TANK	SIZE-7.00X3.00X2.50	52.50	52500
FLUSHING TANK	SIZE-5.00X3.00X2.50	37.50	37500
TOTAL PROVIDED WATER CAPACITY U.G. TANK			90000

NOTE :-
1) FOR RESIDENTIAL UNIT 5 PERSONS PER TENEMENT.
2) WATER REQUIREMENT PER CAPACITY = 135(DOMESTIC)+54(FLUSHING)=189 LTRS. PER CAPACITY.
3) WATER REQUIREMENT FOR ADD. TOILET = 180 LTRS. PER TENEMENT.
4) WATER REQUIREMENT FOR ADD. SERVANT TOILET = 270 LTRS. PER SEAT.
5) SIZE OF WATER TANK IS EXCLUDING THE FREE BOARD.

PROPOSED O. H. WATER TANK			
WING	TYPE	SIZE (M.)	CAPACITY (LTRS.)
A	DOMESTIC	2.55 X 2.50 X 1.80	11,475
	FLUSHING	1.70 X 2.50 X 1.80	7,650
TOTAL CAPACITY IN LTR. =			19,125
B	DOMESTIC	2.55 X 2.60 X 1.80	11,934
	FLUSHING	1.70 X 2.60 X 1.80	7,956
TOTAL CAPACITY IN LTR. =			19,890
C	DOMESTIC	2.55 X 2.50 X 1.80	11,475
	FLUSHING	1.70 X 2.50 X 1.80	7,650
TOTAL CAPACITY IN LTR. =			19,125
TOTAL CAPACITY IN LTR. =			58,140

LEGENDS			
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	Built up area lines		
6	Boundary As Per TPS - 5		
7	Boundary After Superimposition Of TIR (Binsheti) Physical Survey & TPS-5		
8	Marginal Open Spaces	No colour	
9	Drainage & Sewerage Work		
10	Water Supply Work		
11	R.W.H Line		
12	S. W. Drain		
13	Two wheeler parking		
14	Big car parking		
15	Small car parking		
16	Proposed Tree		



SHEET CONTENT :-
SERVICES LAYOUT PLAN,
STP REQUIREMENT,
WATER STORAGE CAP. CALCULATION,
O.H.TANK CALCULATION
DETAILS OF U.G. TANK,
DETAILS OF STP,
ENTRANCE GATE ELEVATION,
TYP. SECTION OF S.W. DRAIN LINE,
COMPOUND WALL,
DETAILS OF RECHARGE PIT,
TYP. ECCENTRIC FOOTING SECTION.

NAME OF THE OWNER & SIGNATURE
MR. TEJAS RAJNIKANT SHAH.

MR. JAYDAS VITTHAL PATIL.

DESCRIPTION OF PROPOSAL & PROPERTY
AMENDED RESIDENTIAL BUILDING ON G. NO. 15/4 & 15/5, AT VILLAGE - VIHIGAR, TAL. - PANVEL, DIST. - RAIGAD.

ARCHITECT NAME & SIGN

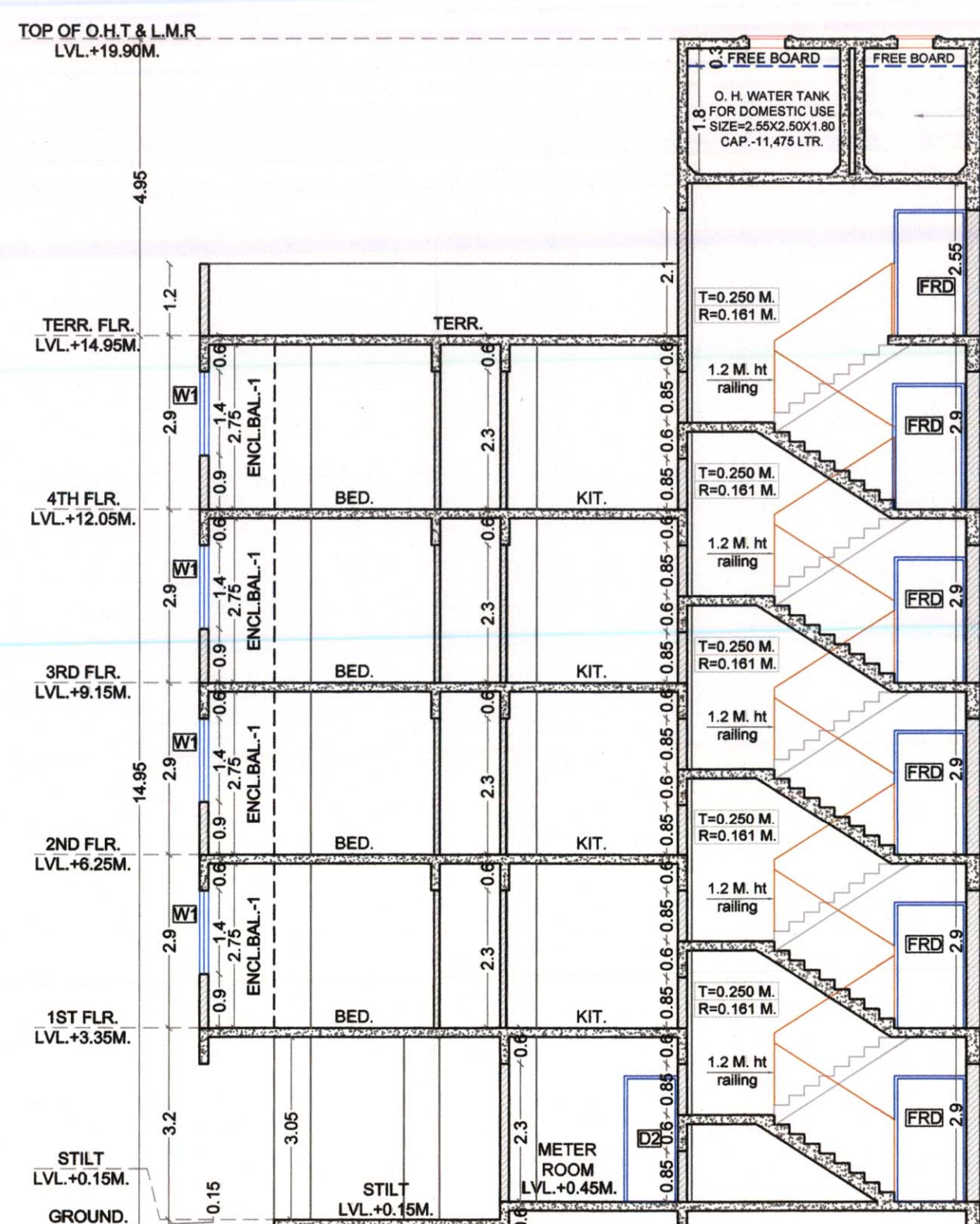
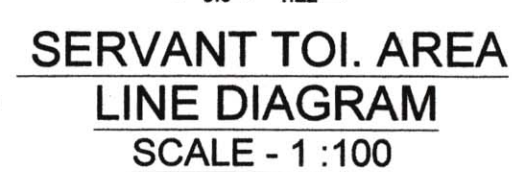
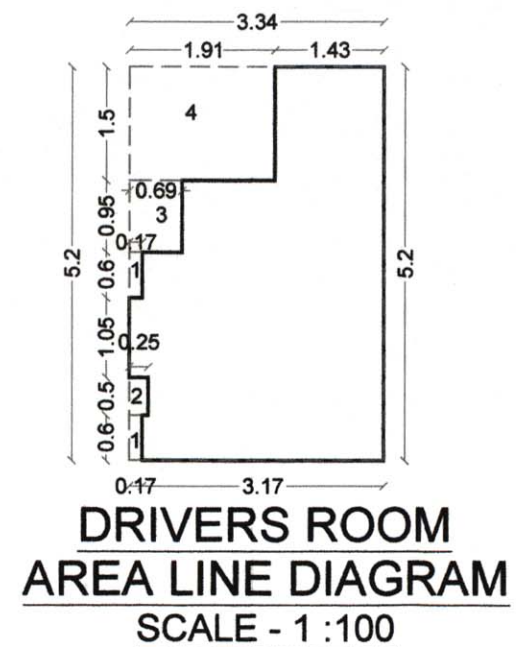
NAME & SIGNATURE OF ARCHITECT
Ar. Parag Mehetar
PMA ARCHITECTS
(Signature of Architect)

Office No. 2, 1st floor, A wing, Yashodhan Nagar Society,
Sawarkar Chowk, Panvel - 410206.
Email id-pma.architects12@gmail.com
Mob. No. +919819595299

DATE	DRAWN BY	CHECKED BY	SCALE	NOTE
11-09-2023	SUDHIR KARANDE	PARAG MEHETAR	AS SPECIFIED	

BUILDING - 1

Approved subject to the conditions mentioned in Amended Commencement Certificate issued by this office bearing Certificate No. CIDCO/NAINA/Panvel/Vihigar/BP-40/1/ACC/2023/0431
Dated: 12 Sep 2023

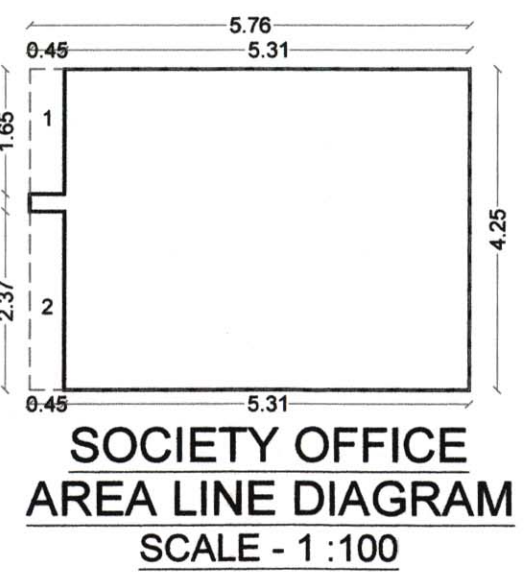
FRONT ELEVATION
SCALE -1:100SECTION - A-A
SCALE -1:100

DRIVERS ROOM BUILT UP AREA CALCULATION						
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)X(6)
1	A	1	1	3.34	1.43	17.368
TOTAL ADDITION						
2	1	2	1	0.175	0.900	0.304
3	2	1	1	0.250	0.500	0.125
4	3	1	1	0.690	0.950	0.656
5	4	1	1	1.910	1.500	2.865
TOTAL DEDUCTION						
NET BUILT UP AREA ON DRIVERS ROOM						
3.859						
SERVANT TOILET BUILT UP AREA CALCULATION						
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)X(6)
1	A	1	1	2.12	1.70	3.604
TOTAL ADDITION						
2	3	1	1	1.220	0.344	0.419
TOTAL DEDUCTION						
NET BUILT UP AREA ON SERVANT TOILET						
3.390						
NET BUILT UP AREA ON (DRIVERS ROOM + SERVANT TOILET)						
16.879						

FLOOR AREA STATEMENT										
SR. NO.	FLOORS	PROPOSED BUILT UP AREA	PERMISSIBLE BALCONY AREA(15% OF 4)	PROPOSED BALCONY			PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (10 - 11)	EXCESS TERRACE (10 - 11)
				OPEN	ENCLOSED	TOTAL (5+6)				
1	GROUND	78.257	11.739	0.000	0.000	0.000	15.651	0.000	0.000	0.000
2	1ST	587.418	88.113	0.000	84.717	84.717	117.484	0.000	0.000	0.000
3	2ND	587.418	88.113	0.000	84.717	84.717	117.484	0.000	0.000	0.000
4	3RD	587.418	88.113	0.000	84.717	84.717	117.484	0.000	0.000	0.000
5	4TH	587.418	88.113	0.000	84.717	84.717	117.484	0.000	0.000	0.000
6	TOTAL	2427.929	364.189	0.000	338.868	338.868	485.586	0.000	0.000	0.000
7	TOTAL EXCESS BALCONY	0.000								
8	TOTAL EXCESS TERRACE	0.000								
TOTAL BUILT UP AREA		2427.929								

BUILT UP AREA CALCULATION						
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)X(6)
1	A	1	1	40.973	13.637	558.544
TOTAL ADDITION						
2	1	1	0.5	1.114	2.095	1.167
3	2	1	0.5	3.147	1.373	2.160
4	3	1	0.5	2.026	2.959	2.997
5	4	1	1	1.130	0.750	0.848
6	5	1	1	2.380	0.456	0.994
7	6	1	0.5	2.042	1.103	1.126
8	7	1	1	0.738	1.103	0.263
9	8	1	0.5	1.062	2.064	1.096
10	9	1	0.5	1.062	0.485	0.263
11	10	1	0.5	0.919	0.629	0.289
12	11	1	1	0.158	0.600	0.095
13	12	1	1	1.149	0.963	1.095
14	13	1	0.5	0.151	0.220	0.017
15	14	1	1	0.651	1.173	0.764
16	15	1	0.5	0.310	0.311	0.048
17	16	1	0.5	0.080	0.431	0.017
18	17	1	0.5	0.217	0.317	0.034
19	18	1	1	1.273	0.317	0.404
20	19	1	1	1.490	0.311	0.463
21	20	1	1	0.230	7.082	1.629
22	21	1	1	0.380	10.452	3.972
23	22	1	1	13.630	7.932	108.110
24	23	1	1	0.370	7.702	2.850
25	24	1	1	0.230	5.652	1.300
26	25	1	1	1.500	6.102	9.153
27	26	1	1	0.230	5.602	1.288
28	27	1	1	1.730	5.802	10.037
29	28	1	1	14.500	8.462	122.699
30	29	1	1	0.500	5.352	2.676
31	30	1	1	0.230	4.852	1.116
32	31	1	1	1.500	5.352	8.028
33	32	1	1	0.230	4.902	1.127
34	33	1	1	0.540	5.352	2.890
35	34	1	1	0.540	2.500	1.350
36	35	1	1	0.230	1.200	0.276
37	36	1	1	2.860	2.850	5.528
38	37	1	1	0.170	0.230	0.039
39	38	1	1	3.000	2.370	7.110
40	39	1	1	2.280	2.770	6.316
41	40	1	1	11.170	5.170	57.749
42	41	1	1	2.860	1.600	4.576
43	42	1	1	2.780	0.600	1.668
44	43	1	1	2.860	0.570	1.630
45	44	1	1	1.650	0.390	0.644
46	45	1	1	1.500	0.600	0.900
47	46	1	1	1.500	0.500	0.750
48	47	1	1	2.500	5.200	13.000
49	48	1	1	14.000	1.400	19.600
50	49	1	1	14.230	3.700	52.651
51	50	1	1	14.165	0.499	7.077
52	51	1	1	2.823	3.100	8.751
53	52	1	1	3.823	2.855	10.915
54	53	1	0.5	3.823	5.963	10.870
55	54	1	1	1.200	2.500	3.000
56	55	1	1	1.000	0.600	0.600
TOTAL DEDUCTION						
NET BUILT UP AREA PER FLOOR						
58.707						
TOTAL EXCESS SOCIETY OFFICE						
2.671						
TOTAL DRIVERS ROOM						
13.519						
TOTAL SERVANT TOILET						
3.390						
NET BUILT UP AREA GROUND FLOOR						
78.257						

SOCIETY OFFICE BUILT UP AREA CALCULATION						
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)X(6)
1	A	1	1	5.760	4.250	24.480
TOTAL ADDITION						
2	1	1	1	0.450	1.650	0.743
3	2	1	1	0.450	2.370	1.067
TOTAL DEDUCTION						
TOTAL BUILT UP AREA SOCIETY OFFICE						
22.671						



SCHEDULE OF LIGHT & VENTILATION						
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED	
(1)	(2)	(3)	(4)	(5)=(3)/(6)	(6)	
LIVING	WING A	14.255	W	2.376	3.860	
M.BED	WING A	6.775	W1	1.129	2.520	
BED	WING A	7.453	W1	1.242	2.520	
KIT.	WING A	6.775	W2	1.129	2.100	
TOI.	WING A	2.100	V	0.350	0.540	
TOI.	WING A	1.800	V	0.300	0.540	
LIVING	WING B	14.092	W	2.349	3.860	
M.BED	WING B	6.775	W1	1.129	2.520	
BED	WING B	6.775	W1	1.129	2.520	
KIT.	WING B	6.270	W1	1.045	2.100	
TOI.	WING B	2.304	V	0.384	0.540	
TOI.	WING B	2.760	V	0.460	0.540	

SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE IN M.	AREA IN SQ.M.	DESCRIPTION
FRD	1.20X2.10	2.520	0.00 FIRE RESISTANCE DOOR
FRD1	0.75X1.40	1.050	0.00 FIRE RESISTANCE DOOR
FRW	0.75X1.40	1.050	0.00 FIRE RESISTANCE DOOR
D1	1.00X2.10	2.100	0.00 T.W. PANEL DOOR
D2	0.90X2.10	1.890	0.00 T.W. PANEL DOOR
D3	0.75X2.10	1.575	0.00 T.W. PANEL DOOR
W	2.40X1.40	3.360	0.90 ALSIDING FRENCH WINDOW
W1	1.80X1.40	2.520	0.90 ALSIDING FRENCH WINDOW
W2	1.50X1.40	2.100	0.90 ALSIDING FRENCH WINDOW
W3	1.20X1.40	1.680	0.90 ALSIDING FRENCH WINDOW
V	0.60X0.90	0.540	1.40 AL FRAME LOUVERED WINDOW
RJ	1.5X1.40	2.100	0.90 R.C.C. JAU
RJ1	1.2X1.40	1.680	0.90 R.C.C. JAU

SPECIFICATIONS
External wall thk 0.15M
Internal wall thk 0.10M

TOTAL NO. OF UNITS
COMMERCIAL UNITS 0
RESIDENTIAL UNITS 44

SHEET CONTENT
GROUND FLOOR PLAN, ELEVATION & SECTIONS, BUILT UP AREA DIAGRAM & CALCULATION OF GROUND FLOOR & METER ROOM, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT & VENTILATION.

NAME OF THE OWNER & SIGNATURE

MR. TEJAS RAJNIKANT SHAH. *Tejas*

MR. JAYDAS VITTHAL PATIL *Jaydas*

DESCRIPTION OF PROPOSAL & PROPERTY

AMENDED RESIDENTIAL BUILDING ON G.NO. 15/4 & 15/5, AT VILLAGE - VIHIGAR, TAL. - PANVEL, DIST. - RAIGAD.

ARCHITECT NAME & SIGN

NAME & SIGNATURE OF ARCHITECT

PMA
ARCHITECTS

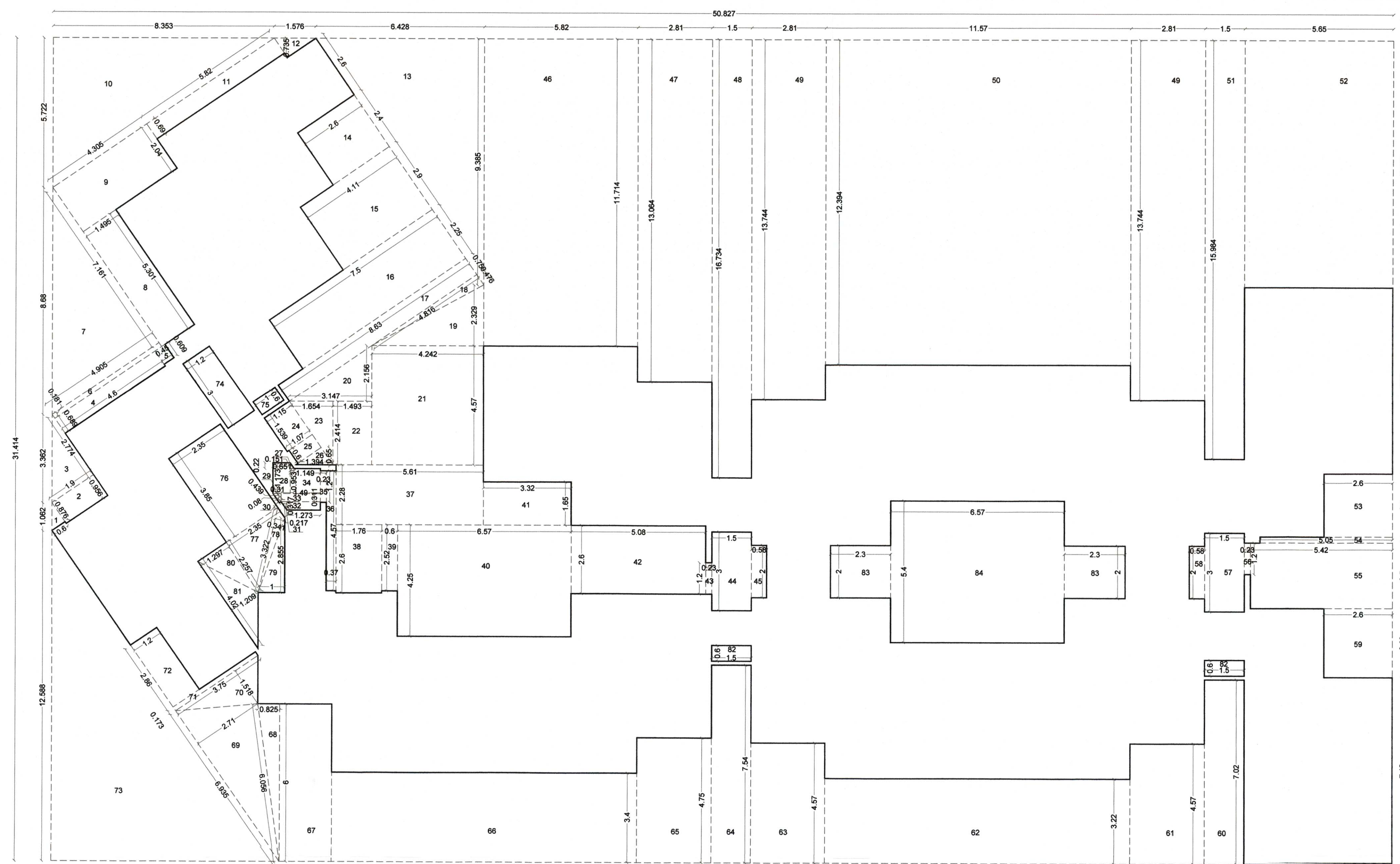
Office No. 2, 1st floor, A wing, Yashodhara Hsg. Society, Saverkar chowk, Panvel - 410206.
Email: 16pma.architects@16pma.com
Mob. No. +919819595299

DATE 09-08-2023
DRAWN BY SUDHIR KARANDE
CHECKED BY PARAG MEHETAR
SCALE AS SPECIFIED

Approved subject to the conditions mentioned in Amended

Commencement Certificate issued by this office bearing Certificate No. CIDCO/NA/NA/Panvel/V/Inghar/BP-40/1/ACC/2023/0431

Dated: 12 Sep 2023

1ST TO 4TH FLOOR AREA DIAGRAM & CALCULATION
(SCALE 1:100)

SCHEDULE OF LIGHT & VENTILATION					
ROOM	TENANT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
(1)	(2)	(3)	(4)	(5)=[3]/6	(6)
LIVING	14.25	W	2.375	2.300	
M.BED	6.775	W1	1.129	2.520	
WING A	7.453	W1	1.242	2.520	
TOI	2.100	V	0.350	0.540	
KIT.	1.800	V	0.350	0.540	
LIVING	10.092	W	3.349	3.300	
M.BED	6.775	W1	1.129	2.520	
WING A	6.775	W1	1.129	2.520	
TOI	2.100	V	0.350	0.540	
KIT.	1.800	V	0.350	0.540	
TOI	2.760	V	0.384	0.540	

SCHEDULE OF DOORS & WINDOWS				
TYPE	SIZE IN M	AREA IN SQ.M.	DESCRIPTION	
FRD	1.20X2.10	2.520	0.00	FIRE RESISTANCE DOOR
FRD1	0.75X2.10	1.575	0.00	FIRE RESISTANCE DOOR
FRD2	0.75X2.10	1.575	0.00	FIRE RESISTANCE DOOR
FRD3	0.75X2.10	1.575	0.00	FIRE RESISTANCE DOOR
D1	1.00X2.10	2.100	0.00	T.W. PANEL DOOR
D2	0.90X2.10	1.890	0.00	T.W. PANEL DOOR
D3	0.75X2.10	1.575	0.00	T.W. PANEL DOOR
W	2.40X1.40	3.360	0.90	AL SLIDING FRENCH WINDOW
W1	1.80X1.40	2.520	0.90	AL SLIDING FRENCH WINDOW
W2	1.50X1.40	2.100	0.90	AL SLIDING FRENCH WINDOW
W3	1.20X1.40	1.680	0.90	AL SLIDING FRENCH WINDOW
V	0.60X0.90	0.540	1.40	AL FRAME COVERED WINDOW
RJ	1.5X1.40	2.100	0.90	R.C.C. JAU
RJ1	1.2X1.40	1.680	0.90	R.C.C. JAU

1ST TO 4TH FLOOR BUILT UP AREA CALCULATION						
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=2(3)(4)(5)
1ST TO 4TH FLOOR BUILT UP AREA CALCULATION						
1	A	1	1	50.827	31.414	1596.689
2	1	1	0.5	0.600	0.875	0.263
3	2	1	1	1.900	0.995	1.895
4	3	1	0.5	1.900	0.774	0.734
5	4	1	1	4.600	0.689	3.171
6	2	1	1	0.400	0.609	0.271
7	5	1	1	4.905	0.381	1.868
8	7	1	0.5	4.905	7.161	17.562
9	8	1	1	1.495	8.301	12.502
10	9	1	1	4.305	2.040	8.784
11	10	1	0.5	8.353	5.722	23.896
12	11	1	1	5.820	0.699	4.058
13	12	1	0.5	1.576	0.795	0.579
14	13	1	0.5	6.428	9.385	30.165
15	14	1	1	2.600	2.400	6.240
16	15	1	1	4.110	2.900	11.919
17	16	1	1	2.500	2.250	5.625
18	17	1	1	8.850	0.750	6.637
19	18	1	0.5	4.816	0.476	1.146
20	19	1	0.5	4.242	2.225	4.940
21	20	1	0.5	3.147	2.155	3.390
22	21	1	1	4.242	4.570	19.386
23	22	1	1	1.693	2.414	4.094
24	23	1	0.5	1.654	2.414	1.995
25	24	1	1	1.150	1.539	1.770
26	25	1	1	1.070	0.643	0.687
27	26	1	0.5	1.394	0.650	0.453
28	27	1	0.5	0.151	0.220	0.037
29	28	1	1	0.601	1.173	0.704
30	29	1	0.5	0.330	0.311	0.048
31	30	1	0.5	0.080	0.439	0.018
32	31	1	0.5	0.217	0.317	0.034
33	32	1	1	1.273	0.317	0.404
34	33	1	1	1.490	0.311	0.463
35	34	1	1	1.149	0.353	0.406
36	35	1	1	0.230	1.200	0.276
37	36	1	1	0.370	4.570	1.691
38	37	1	1	5.610	2.280	12.791
39	38	1	1	1.700	2.600	4.420
40	39	1	1	0.600	2.500	1.500
41	40	1	1	6.570	4.250	27.923
42	41	1	1	3.320	1.650	5.478
43	42	1	1	1.580	1.500	2.370
44	43	1	1	0.230	1.200	0.276
45	44	1	1	1.500	3.000	4.500
46	45	1	1	0.300	1.000	0.300
47	46	1	1	5.820	11.714	68.175
48	47	1	1	2.810	12.844	36.720
49	48	1	1	1.500	18.744	28.116
50	49	2	1	2.810	13.744	77.341
51	50	1	1	15.750	24.394	383.398
52	51	1	1	1.500	15.964	23.946
53	52	1	1	5.600	9.414	53.189
54	53	1	1	2.600	1.400	3.640
55	54	1	1	5.000	0.230	1.162
56	55	1	1	5.420	2.500	13.550
57	56	1	1	0.230	1.200	0.276
58	57	1	1	1.500	3.000	4.500
59	58	1	1	0.580	2.000	1.160
60	59	1	1	2.600	2.480	6.448
61	60	1	1	1.500	7.000	10.500
62	61	1	1	2.810	4.570	12.842
63	62	1	1	11.570	3.120	36.255
64	63	1	1	2.810	4.570	12.842
65	64	1	1	1.500	2.540	3.810
66	65	1	1	2.810	4.750	13.346
67	66	1	1	11.570	3.400	39.338
68	67	1	1	1.985	6.000	11.910
69	68	1	0.5	0.825	6.000	2.475
70	69	1	0.5	2.710	6.935	9.397
71	70	1	0.5	1.538	3.750	3.847
72	71	1	1	3.750	0.173	0.650
73	72	1	1	1.200	2.860	3.432
74	73	1	0.5	8.827	11.588	54.770
75	74	1	1	1.200	3.000	3.600
76	75	1	1	1.200	0.600	0.720
77	76	1	1	2.350	3.850	9.048
78	77	1	0.5	2.350	2.257	2.652
79	78	1	0.5	1.000	3.322	3.322
80	79	1	0.5	1.000	2.855	2.855
81	80	1	0.5	1.297	2.257	1.464
82	81	1	0.5	4.020	1.309	2.429
83	82	2	1	1.500	0.600	1.800
84	83	2	1	2.300	2.000	9.200
85	84	1	1	6.570	11.400	54.478
TOTAL DEDUCTION						
NET BUILT UP AREA PER FLOOR						
TOTAL NET BUILT UP AREA OF 1ST TO 4TH FLOOR						
BALCONY AREA STATEMENT 1ST TO 4TH FLOOR						
BALCONY TYPE	Number of Balcony	Length (Meter)	Width (Meter)	Area in Sq.M.	OPEN	ENCLOSED
(1)	(2)	(3)	(4)	(5)	(6)=5*(3)*(4)	(7)=(6)*(3)/(6)
B1	9	2.860	1.250	3.575	3.575	0.000
B2	2	2.960	1.250	3.700	3.700	0.000
B3	6	2.925	1.250	3.656	3.656	0.000
B4	2	3.050	1.000	3.050	3.050	0.000
B5	2	3.010	1.250	3.762	3.762	0.000
B6	2	2.810	1.250	3.512	3.512	0.000
B7	1	2.860	1.250	3.575	3.575	0.000
B8	1	2.350	1.250	2.937	2.937	0.000
SUBTOTAL						
Total Proposed Balcony Area = (5) + (6) =						
NET B.U.A. OF FLOOR =						
Permissible Balcony Area (Net Built Up Area) X 0.5 =						
Balance Balcony Area, If any =						
Excess Balcony Area, If any =						
Proposed Balcony Area On 1st To 4th Floor =						
Proposed Balcony Area On 1st To 4th Floor =						

TENEMENT AREA OF INDIVIDUAL UNIT						
BUILDING NUMBER	FLAT NUMBER	UNITS	CARPET AREA IN SQ.M.	BALCONY AREA ENCLOSURED PROJECTED	BUILT UP AREA (SQ.M.)	
A- WING						
1	101	1	44.468	6.662	0.000	47.548
	102	1	46.268	7.231	0.000	49.928
	103	1	46.268	7.231	0.000	49.928
	104	1	44.468	6.662	0.000	47.548
	201	1	44.468	6.662	0.000	47.548
	202	1	46.268	7.231	0.000	49.928
	203	1	46.268	7.231	0.000	49.928
	204	1	44.468	6.662	0.000	47.548
	301	1	44.468	6.662	0.000	47.548
	302	1	46.268	7.231	0.000	49.928
	303	1	46.268	7.231	0.000	49.928
	304	1	44.468	6.662	0.000	47.548
	401	1	44.468	6.662	0.000	47.548
	402	1	46.268	7.231	0.000	49.928
	403	1	46.268	7.231	0.000	49.928
	404	1	44.468	6.662	0.000	47.548
TOTAL		16	725.888	111.144	0.000	779.808

TENEMENT AREA OF INDIVIDUAL UNIT						
BUILDING NUMBER	FLAT NUMBER	UNITS	CARPET AREA IN SQ.M.	BALCONY AREA ENCLOSURED PROJECTED	BUILT UP AREA (SQ.M.)	
B-WING						
1	101	1	46.268	7.275	0.000	49.844
	102	1	46.268	7.231	0.000	49.928
	103	1	46.268	7.231	0.000	49.928
	104	1	46.268	7.231	0.000	49.928
	201	1	46.268	7.275	0.000	49.844
	202	1	46.268	7.231	0.000	49.928
	203	1	46.268	7.231	0.000	49.928
	204	1	46.268	7.231	0.000	49.928
	301	1	46.268	7.275	0.000	49.844
	302	1	46.268	7.231	0.000	49.928
	303	1	46.268	7.231	0.000	49.928
	304	1	46.268	7.231	0.000	49.928
	401	1	46.268	7.275	0.000	49.844
	402	1	46.268	7.231	0.000	49.928
	403	1	46.268	7.231	0.000	49.928
	404	1	46.268	7.231	0.000	49.928
TOTAL		16	740.288	115.872	0.000	797.448

TENEMENT AREA OF INDIVIDUAL UNIT						
BUILDING NUMBER	FLAT NUMBER	UNITS	CARPET AREA IN SQ.M.	BALCONY AREA ENCLOSURED	BALCONY AREA PROJECTED	BUILT UP AREA (SQ.M.)
C-WING						
1	101	1	43.342	10.744	0.000	46.149
	102	1	44.304	9.944	0.000	48.319
	103	1	53.879	7.275	0.000	58.221
	201	1	43.342	10.744	0.000	46.149
	202	1	44.304	9.944	0.000	48.319
	203	1	53.879	7.275	0.000	58.221
	301	1	43.342	10.744	0.000	46.149
	302	1	44.304	9.944	0.000	48.319
	303	1	53.879	7.275	0.000	58.221
	401	1	43.342	10.744	0.000	46.149
TOTAL		12	53.879	7.275	0.000	58.221
TOTAL (A+B+C WINGS)		48	2032.29	111.483	0.000	610.766
		12	2032.29	77.850	0.000	2108.092