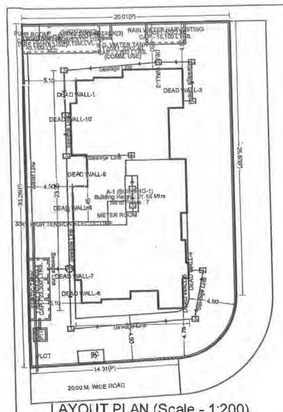
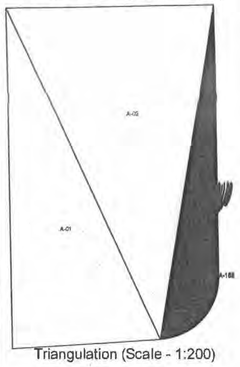
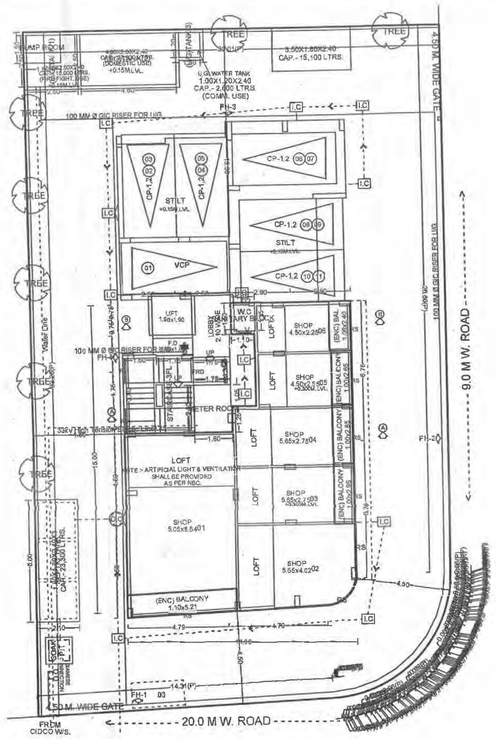


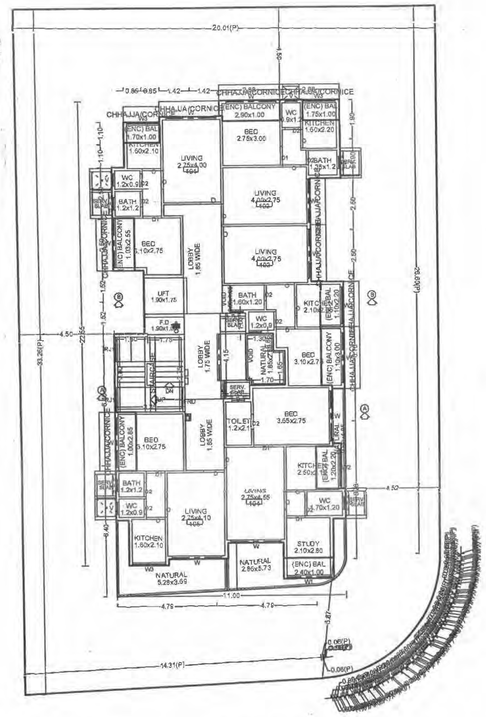
LAYOUT PLAN (Scale - 1:200)



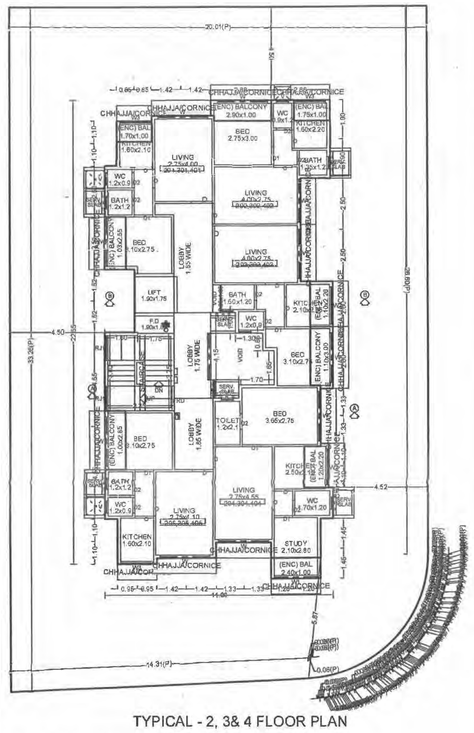
Triangulation (Scale - 1:200)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2, 3& 4 FLOOR PLAN

| Triangle | Area |
|---|---|
| A-01 | 287.76 |
| A-02 | 326.12 |
| A-03 | 0.97 |
| A-04 | 0.97 |
| A-05 | 0.96 |
| A-06 | 0.96 |
| A-07 | 0.95 |
| A-08 | 0.96 |
| A-09 | 0.95 |
| A-10 | 0.95 |
| A-11 | 0.95 |
| A-12 | 0.94 |
| A-13 | 0.94 |
| A-14 | 0.94 |
| A-15 | 0.94 |
| A-16 | 0.93 |
| A-17 | 0.93 |
| A-18 | 0.93 |
| A-19 | 0.92 |
| A-20 | 0.92 |
| A-21 | 0.92 |
| A-22 | 0.91 |
| A-23 | 0.91 |
| A-24 | 0.90 |
| A-25 | 0.90 |
| A-26 | 0.90 |
| A-27 | 0.89 |
| A-28 | 0.89 |
| A-29 | 0.88 |
| A-30 | 0.88 |
| A-31 | 0.88 |
| A-32 | 0.87 |
| A-33 | 0.87 |
| A-34 | 0.86 |
| A-35 | 0.86 |
| A-36 | 0.85 |
| A-37 | 0.85 |
| A-38 | 0.84 |
| A-39 | 0.84 |
| A-40 | 0.83 |
| A-41 | 0.83 |
| A-42 | 0.82 |
| A-43 | 0.82 |
| A-44 | 0.81 |
| A-45 | 0.81 |
| A-46 | 0.80 |
| A-47 | 0.80 |
| A-48 | 0.79 |
| A-49 | 0.79 |
| A-50 | 0.78 |
| A-51 | 0.78 |
| A-52 | 0.77 |
| A-53 | 0.77 |
| A-54 | 0.76 |
| A-55 | 0.75 |
| A-56 | 0.75 |
| A-57 | 0.74 |
| A-58 | 0.74 |
| A-59 | 0.73 |
| A-60 | 0.72 |
| A-61 | 0.72 |
| A-62 | 0.71 |
| A-63 | 0.71 |
| A-64 | 0.70 |
| A-65 | 0.69 |
| A-66 | 0.69 |
| A-67 | 0.68 |
| A-68 | 0.67 |
| A-69 | 0.67 |
| A-70 | 0.66 |
| A-71 | 0.65 |
| A-72 | 0.65 |
| A-73 | 0.64 |
| A-74 | 0.63 |
| A-75 | 0.63 |
| A-76 | 0.62 |
| A-77 | 0.61 |
| A-78 | 0.61 |

| | |
|---|---|
| A-79 | 0.60 |
| A-80 | 0.59 |
| A-81 | 0.58 |
| A-82 | 0.58 |
| A-83 | 0.57 |
| A-84 | 0.56 |
| A-85 | 0.55 |
| A-86 | 0.55 |
| A-87 | 0.54 |
| A-88 | 0.53 |
| A-89 | 0.53 |
| A-90 | 0.52 |
| A-91 | 0.51 |
| A-92 | 0.51 |
| A-93 | 0.50 |
| A-94 | 0.49 |
| A-95 | 0.48 |
| A-96 | 0.47 |
| A-97 | 0.47 |
| A-98 | 0.46 |
| A-99 | 0.45 |
| A-100 | 0.44 |
| A-101 | 0.43 |
| A-102 | 0.43 |
| A-103 | 0.42 |
| A-104 | 0.41 |
| A-105 | 0.40 |
| A-106 | 0.40 |
| A-107 | 0.39 |
| A-108 | 0.38 |
| A-109 | 0.37 |
| A-110 | 0.36 |
| A-111 | 0.36 |
| A-112 | 0.35 |
| A-113 | 0.34 |
| A-114 | 0.33 |
| A-115 | 0.32 |
| A-116 | 0.32 |
| A-117 | 0.31 |
| A-118 | 0.30 |
| A-119 | 0.29 |
| A-120 | 0.28 |
| A-121 | 0.28 |
| A-122 | 0.27 |
| A-123 | 0.26 |
| A-124 | 0.25 |
| A-125 | 0.24 |
| A-126 | 0.24 |
| A-127 | 0.23 |
| A-128 | 0.22 |
| A-129 | 0.21 |
| A-130 | 0.20 |
| A-131 | 0.19 |
| A-132 | 0.18 |
| A-133 | 0.18 |
| A-134 | 0.17 |
| A-135 | 0.16 |
| A-136 | 0.15 |
| A-137 | 0.15 |
| A-138 | 0.14 |
| A-139 | 0.13 |
| A-140 | 0.12 |
| A-141 | 0.11 |
| A-142 | 0.10 |
| A-143 | 0.10 |
| A-144 | 0.09 |
| A-145 | 0.09 |
| A-146 | 0.07 |
| A-147 | 0.08 |
| A-148 | 0.06 |
| A-149 | 0.05 |
| A-150 | 0.04 |
| A-151 | 0.03 |
| A-152 | 0.02 |
| A-153 | 0.00 |
| A-154 | 0.00 |
| A-155 | 0.00 |
| Total (PLOT) | 649.44 |

SEAL OF APPROVAL

APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter

| | |
|---|---|
| No. | CIDCO/BP-1859/TPO(NM)/2017 |
| Dated : | 27-12-2017 |

**APPROVED SUBJECT TO THE CONDITION MENTIONED IN** This Office Letter (BP)

No. CIDCO/BP-1859/TPO(NM & K)/2017/2245

Dtd. 04 Jan 2018

Executive Engineer, City & Industrial Development Corporation of Maharashtra Ltd. Nainital Bhavan, 4th Floor, Plot No 4, Sector-11, CBD Belapur, Navi Mumbai.

| AREA STATEMENT | SQ.M. |
|---|---|
| 1. PROPERTY CARD | 649.28 |
| 2. BALANCE PLOT AREA | 649.28 |
| 3. FSI | 1.5000 |
| 4. PERMISSIBLE BUILT UP AREA | 973.92 |
| 5. PROPOSED BUILT UP AREA | 973.92 |
| 6. PROPOSED BUILT UP AREA | |
| (a) PROPOSED RESIDENTIAL AREA | 822.99 |
| (b) PROPOSED COMMERCIAL AREA | 111.45 |
| (c) PROPOSED INDUSTRIAL AREA | 0.00 |
| (d) PROPOSED SPECIAL USE AREA | 0.00 |
| TOTAL PROPOSED AREA (a+b+c+c) | 934.44 |
| 7. EXCESS BALCONY AREA | 39.37 |
| 8. EXISTING BUILT UP AREA | 0.00 |
| 9. SUBSTRUCTURE/PROJECTIONS | 0.00 |
| 10. SERVICE SLAB AREA/EXCESS TERRACE | 0.00 |
| 11. EXCESS LOBBY/REFUGE AREA | 000.00 |
| 12. TOTAL BUILT UP AREA PROPOSED | 973.91 |
| 13. CONSUMED FSI | 1.50 |
| 14. NO. OF LIFTS PROVIDED | 1 |
| 15. NO. OF RESI. UNITS PROVIDED | 30 |
| 16. NO. OF COMM. UNITS PROVIDED | 8 |
| SPECIFICATIONS | |

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT/ENGINEER/SURVEYOR

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK

PROPOSED WORK SHOWN RED FILLED IN

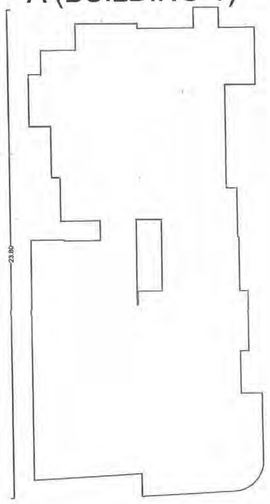
DRAINAGE LINE SHOWN RED DOTTED

WATERLINE SHOWN BLUE DOTTED

EXISTING TO BE RETAINED HATCHED

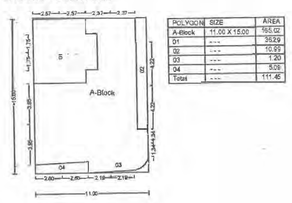
DEMOLISHEN SHOWN HATCHED YELLOW

A (BUILDING-1)

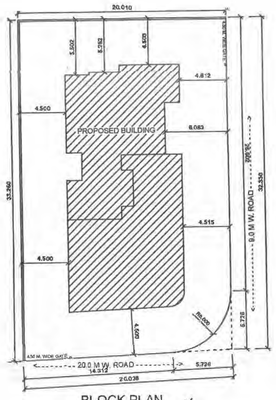


| Poly | Area |
|---|---|
| Coverage | 219.30 |

GROUND FLOOR PLAN



| POLYGON | SIZE | AREA |
|---|---|---|
| A-Block | 11.00 X 15.00 | 165.02 |
| 01 | --- | 35.29 |
| 02 | --- | 10.99 |
| 03 | --- | 1.20 |
| 04 | --- | 5.09 |
| Total | --- | 111.45 |

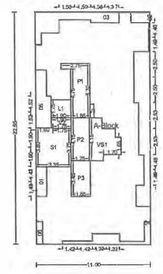


BLOCK PLAN
SCALE = 1:200

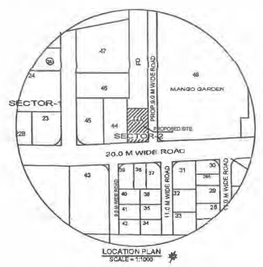
FIRST FLOOR PLAN

| POLYGON | SIZE | AREA |
|---|---|---|
| A-Block | 11.00 X 22.55 | 248.05 |
| 01 | 1.00 X 2.85 | 2.85 |
| 02 | --- | 20.08 |
| 03 | --- | 10.32 |
| 04 | --- | 5.68 |
| 05 | --- | 7.05 |
| 06 | 0.60 X 2.20 | 1.32 |
| L1 | 1.75 X 1.90 | 3.33 |
| VS1 | --- | 0.23 |
| V1 | 0.35 X 1.35 | 0.47 |
| V2 | 1.00 X 1.90 | 1.89 |
| P1 | --- | 10.30 |
| P2 | 1.75 X 4.15 | 7.26 |
| P3 | 1.85 X 3.45 | 6.38 |
| S1 | 3.35 X 3.80 | 12.64 |
| Total | --- | 149.25 |

TYPICAL - 2, 3& 4 FLOOR PLAN



| POLYGON | SIZE | AREA |
|---|---|---|
| A-Block | 11.00 X 22.55 | 248.05 |
| 01 | 1.00 X 2.85 | 2.85 |
| 02 | --- | 20.08 |
| 03 | --- | 10.32 |
| 04 | --- | 5.68 |
| 05 | --- | 7.05 |
| 06 | 0.60 X 2.20 | 1.32 |
| L1 | 1.75 X 1.90 | 3.33 |
| VS1 | --- | 0.23 |
| V1 | 0.35 X 1.35 | 0.47 |
| V2 | 1.00 X 1.90 | 1.89 |
| P1 | --- | 10.30 |
| P2 | 1.75 X 4.15 | 7.26 |
| P3 | 1.85 X 3.45 | 6.38 |
| S1 | 3.35 X 3.80 | 12.64 |
| Total | --- | 149.25 |




BALCONY CALCULATION:S:A (BUILDING-1)

| FLOOR | SIZE | AREA | PERM AREA | TOT. AREA |
|---|---|---|---|---|
| SIXTH FLOOR | 1.50 X 1.75 X 1 | 2.63 | 13.82 | 35.52 |
| | 1.50 X 2.95 X 1 | 4.43 | | |
| | 1.15 X 1.90 X 1 | 2.14 | | |
| | 1.00 X 2.70 X 1 | 2.70 | | |
| | 1.50 X 2.20 X 1 | 3.25 | | |
| | 1.00 X 2.90 X 1 | 2.90 | | |
| | 1.00 X 3.00 X 1 | 3.00 | | |
| | 1.00 X 2.25 X 1 | 2.25 | | |
| | 1.50 X 2.70 X 1 | 4.05 | | |
| | 1.00 X 3.35 X 1 | 3.30 | | |
| | 1.50 X 4.00 X 1 | 4.81 | | |
| FIFTH FLOOR | 1.50 X 2.55 X 1 | 3.83 | 20.08 | 37.79 |
| | 1.50 X 2.90 X 1 | 4.24 | | |
| | 1.50 X 1.75 X 1 | 2.63 | | |
| | 1.30 X 2.20 X 1 | 2.73 | | |
| | 1.50 X 2.85 X 1 | 4.28 | | |
| | 1.00 X 1.75 X 1 | 1.75 | | |
| | 1.00 X 3.05 X 1 | 2.98 | | |
| | 1.00 X 2.95 X 1 | 2.95 | | |
| | 1.20 X 2.40 X 1 | 2.88 | | |
| | 1.00 X 1.60 X 1 | 1.87 | | |
| | 1.50 X 2.20 X 1 | 3.30 | | |
| | 1.50 X 3.00 X 1 | 4.37 | | |
| FOURTH FLOOR | 1.03 X 2.55 X 1 | 2.63 | 22.39 | 22.39 |
| | 1.00 X 2.90 X 1 | 2.90 | | |
| | 1.00 X 1.75 X 1 | 1.75 | | |
| | 1.20 X 2.20 X 1 | 2.52 | | |
| | 1.00 X 2.85 X 1 | 2.85 | | |
| | 1.00 X 2.40 X 1 | 2.40 | | |
| | 1.00 X 1.70 X 1 | 1.70 | | |
| | 1.10 X 2.20 X 1 | 2.42 | | |
| | 1.10 X 3.00 X 1 | 3.23 | | |
| THIRD FLOOR | 1.03 X 2.55 X 1 | 2.63 | 22.39 | 22.39 |
| | 1.00 X 2.90 X 1 | 2.90 | | |
| | 1.00 X 1.75 X 1 | 1.75 | | |
| | 1.20 X 2.20 X 1 | 2.52 | | |
| | 1.00 X 2.85 X 1 | 2.85 | | |
| | 1.00 X 2.40 X 1 | 2.40 | | |
| | 1.00X 1.70 X 1 | 1.70 | | |
| | 1.10 X 2.20 X 1 | 2.42 | | |
| | 1.10 X 3.00 X 1 | 3.23 | | |
| SECOND FLOOR | 1.03 X 2.55 X 1 | 2.63 | 22.39 | 22.39 |
| | 1.00 X 2.90 X 1 | 2.90 | | |
| | 1.00 X 1.75 X 1 | 1.75 | | |
| | 1.20 X 2.20 X 1 | 2.52 | | |
| | 1.00 X 2.85 X 1 | 2.85 | | |
| | 1.00X 2.40 X 1 | 2.40 | | |
| | 1.00 X 1.70 X 1 | 1.70 | | |
| | 1.10 X 2.20 X 1 | 2.42 | | |
| | 1.10 X 3.00 X 1 | 3.23 | | |
| FIRST FLOOR | 1.03 X 2.55 X 1 | 2.63 | 22.39 | 22.39 |
| | 1.00 X 2.90 X 1 | 2.90 | | |
| | 1.00 X 1.75 X 1 | 1.75 | | |
| | 1.20 X 2.20 X 1 | 2.52 | | |
| | 1.00 X 2.85 X 1 | 2.85 | | |
| | 1.00X 2.40 X 1 | 2.40 | | |
| | 1.00 X 1.70 X 1 | 1.70 | | |
| | 1.10 X 2.20 X 1 | 2.42 | | |
| | 1.10 X 3.00 X 1 | 3.23 | | |
| GROUND FLOOR | 1.10 X 5.21 X 1 | 5.73 | 16.72 | 16.72 |
| | 1.05 X 2.40 X 1 | 2.54 | | |
| | 1.00 X 2.55 X 1 | 2.55 | | |
| | 1.00 X 2.85 X 1 | 2.85 | | |
| | 1.00 X 2.90 X 1 | 2.88 | | |
| Total | - - - | - | 140.17 | 179.40 |

C.B, F.B, LOBBY STATEMENT: A (BUILDING-1)

| FLOOR | NO. OF C.B | NO. OF F.B | LOBBY AREA |
|---|---|---|---|
| SIXTH FLOOR | 0 | 0 | 24.25 |
| FIFTH FLOOR | 0 | 0 | 23.95 |
| FOURTH FLOOR | 0 | 0 | 23.95 |
| THIRD FLOOR | 0 | 0 | 23.95 |
| SECOND FLOOR | 0 | 0 | 23.95 |
| FIRST FLOOR | 0 | 0 | 23.95 |
| GROUND FLOOR | 0 | 0 | 5.60 |
| Total | 0 | 0 | 149.50 |

SCHEDULE OF OPENING:A (BUILDING-1)

| NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|
| D2 | 0.70 | 2.10 | 06 |
| D2 | 0.75 | 2.10 | 54 |
| D | 0.90 | 2.10 | 58 |
| D1 | 0.80 | 2.10 | 33 |
| D | 1.00 | 2.10 | 19 |
| FRD | 1.20 | 2.10 | 07 |
| RS | 2.25 | 2.10 | 01 |
| RS | 2.55 | 2.10 | 01 |
| RS | 2.75 | 2.10 | 02 |
| RS | 4.60 | 2.10 | 01 |

SCHEDULE OF OPENING:A (BUILDING-1)

| NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|
| V | 0.60 | 0.90 | 80 |
| R1 | 1.20 | 1.40 | 16 |
| W3 | 1.55 | 2.15 | 11 |
| W5 | 1.60 | 2.15 | 06 |
| W2 | 1.80 | 2.15 | 11 |
| W1 | 2.10 | 2.15 | 11 |
| W | 2.40 | 2.15 | 52 |

FLOOR WISE CARPET AREA:A (BUILDING-1)

| FLOOR | CARPET NAME | CARPET AREA | BAL. AREA | CARPET+BAL. AREA | TOTAL AREA |
|---|---|---|---|---|---|
| FIFTH FLOOR PLAN | 501 | 18.98 | 8.54 | 27.40 | 151.92 |
| | 502 | 20.83 | 6.86 | 27.69 | |
| | 503 | 21.05 | 7.67 | 28.72 | |
| | 504 | 31.38 | 8.56 | 39.94 | |
| | 505 | 22.04 | 6.14 | 28.18 | |
| FIRST FLOOR PLAN | 101 | 23.07 | 4.33 | 27.40 | 151.92 |
| | 102 | 23.08 | 4.61 | 27.69 | |
| | 103 | 23.07 | 5.65 | 28.72 | |
| | 104 | 35.01 | 4.92 | 39.93 | |
| | 105 | 25.33 | 2.85 | 28.18 | |
| GROUND FLOOR PLAN | 01 | 38.56 | 5.73 | 44.29 | 119.70 |
| | 02 | 22.21 | 0.00 | 22.21 | |
| | 03 | 12.73 | 2.95 | 15.68 | |
| | 04 | 12.83 | 2.85 | 15.68 | |
| | 05 | 8.95 | 2.65 | 11.60 | |
| | 06 | 7.70 | 2.54 | 10.24 | |
| SIXTH FLOOR PLAN | 601 | 12.21 | 7.05 | 19.26 | 111.94 |
| | 602 | 15.17 | 6.30 | 21.47 | |
| | 603 | 13.37 | 8.21 | 21.58 | |
| | 604 | 20.99 | 8.95 | 29.94 | |
| | 605 | 14.70 | 5.01 | 19.71 | |
| TYPICAL - 2, 3& 4 FLOOR PLAN | 201,301,401 | 23.07 | 4.33 | 27.40 | 151.92 |
| | 202,302,402 | 23.08 | 4.61 | 27.69 | |
| | 203,303,403 | 23.07 | 5.65 | 28.72 | |
| | 204,304,404 | 35.01 | 4.92 | 39.93 | |
| | 205,305,405 | 25.33 | 2.85 | 28.18 | |

FLOOR WISE FSI STATEMENT: A (BUILDING-1)

| FLOORS | FSI AREA | | | | BALCONY | PASSAGE | STAIR | LIFT | TENEMENTS | TOTAL FSI AREA |
|---|---|---|---|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | SPEC. | | | | | | |
| TERRACE FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| SIXTH FLOOR | 0.00 | 92.17 | 0.00 | 0.00 | 35.51 | 24.25 | 13.15 | 3.61 | 5 | 92.17 |
| FIFTH FLOOR | 0.00 | 133.84 | 0.00 | 0.00 | 37.76 | 23.95 | 12.54 | 3.33 | 8 | 133.84 |
| FOURTH FLOOR | 0.00 | 149.25 | 0.00 | 0.00 | 22.35 | 23.95 | 12.54 | 3.33 | 9 | 149.25 |
| THIRD FLOOR | 0.00 | 149.25 | 0.00 | 0.00 | 22.35 | 23.95 | 12.54 | 3.33 | 9 | 149.25 |
| SECOND FLOOR | 0.00 | 149.25 | 0.00 | 0.00 | 22.35 | 23.95 | 12.54 | 3.33 | 9 | 149.25 |
| FIRST FLOOR | 0.00 | 149.25 | 0.00 | 0.00 | 22.35 | 23.95 | 12.54 | 3.33 | 9 | 149.25 |
| GROUND FLOOR | 111.45 | 9.00 | 0.00 | 0.00 | 16.72 | 5.60 | 15.01 | 3.61 | 0 | 111.45 |
| Total | 111.45 | 822.99 | 0.00 | 0.00 | 179.40 | 149.45 | 91.36 | 23.87 | 30 | 934.44 = 39.37 |

PARKING CALCULATION

| TYPE | CARPET AREA FSI (NO) | TENEMENT (NOS) | | CAR (NOS.) | | SCOOTER (NOS.) | | CYCLE (NOS.) | |
|---|---|---|---|---|---|---|---|---|---|
| | | UNIT | PROP. | BY RULE | REQD. | BY RULE | REQD. | BY RULE | REQD. |
| Residential | 0.0 - 45.0 | 4 | 30 | 1 | 5 | - | - | - | - |
| Residential | 45.0 - 80.0 | 2 | 0 | 1 | 0 | - | - | - | - |
| Residential | 80.0 - | 1 | 0 | 1 | 0 | - | - | - | - |
| Commercia | 0 - 80(PROP SUA-118[1]) | 2 | 1 | 2 | 1 | - | - | - | - |
| Commercial | 80.0 - (BALANCE 80(NC) | 0 | 1 | 0 | 0 | - | - | - | - |
| Total | Required | - | - | - | 10 | - | - | - | - |
| Total | Proposed | - | - | - | 10 | - | - | - | - |

WATER REQUIREMENT

| TANK | | OCCUPANT LOAD (NOS.) | | | CONSUMPTION PER DAY (LIT) | REQUIRED CAPACITY (LIT) | PROPOSED CAPACITY (LIT) |
|---|---|---|---|---|---|---|---|
| | | TNMT/SAREA | FACTOR | | | | |
| OHWT & UGWT | TENEMENT | 30 | 7.5 | 225 | 200 | 45000.00 | |
| | ----- | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | |
| | TOTAL | | | | | 45000.00 | |
| | OVERHEAD (40%) | | | | | 18000.00 | 28470.00 |
| | UNDERGROUND(60%) | | | | | 27000.00 | 42480.00 |
| | TOTAL | | | | | 45000 | 70950.00 |

BUILDING WISE FSI STATEMENT

| BUILDING | FSI AREA | | | | BALCONY | PASSAGE | STAIR | LIFT | TENEMENTS | TOTAL FSI AREA |
|---|---|---|---|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | SPEC. | | | | | | |
| A-1 (BUILDING-1) | 111.45 | 822.99 | 0.00 | 0.00 | 179.40 | 149.48 | 91.36 | 23.87 | 30 | 934.44 = 39.37 |
| Total | 111.45 | 822.99 | 0.00 | 0.00 | 179.40 | 149.48 | 91.36 | 23.87 | 30 | 934.44 = 39.37 |

OWNER'S NAME

M/s. Chaitanya Builders and Developers, through its Proprietor, Shri. Rajendra Madhukar Joshi and M/s Hari Krishna Developers through its partners Mr Arun Pandurang Shinde and Mr

PROJECT INFORMATION

PLOT NO.: 44-A SECTOR NO.: 2

NODE : Kamanje(New)

PROJECT TYPE:

CONSULTANT NAME

HEMANT P.CHAVALE
Regd.No. : CA/97/4193

TRIARCH DESIGN STUDIO
ARCHITECTS AND ENGINEERS CONSULTANTS

| JOB NO. | DRG NO. | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| | | 1:100 | | |
| INWARD NO. | 0000MH/0000/INW/0000 | DATE | 27-12-2017 | |
| KEY NO. | MH/0000/0000 | SHEET NO. | 1/2 | |

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