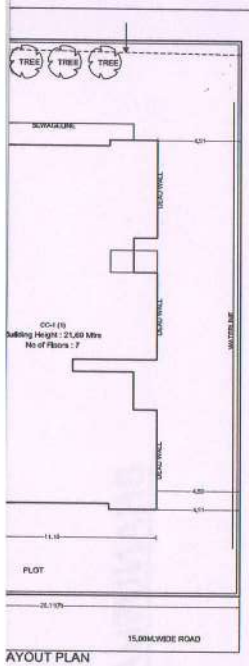
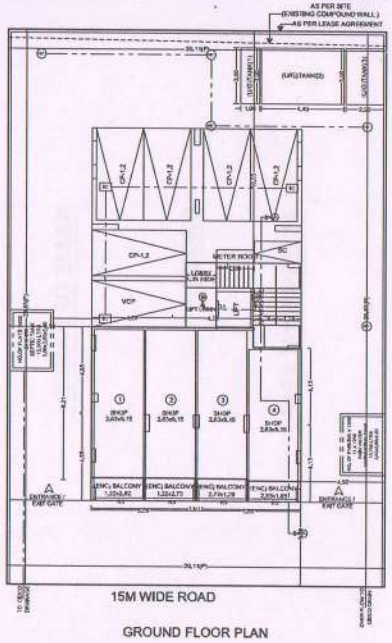
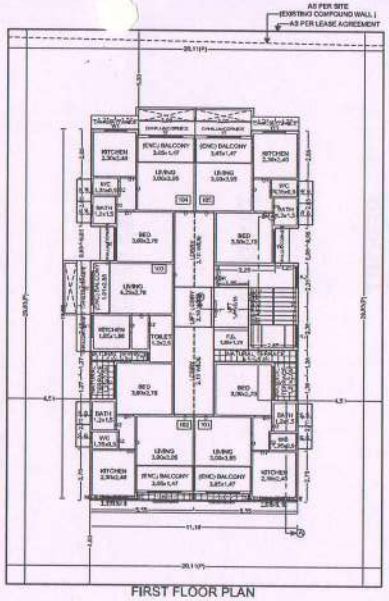
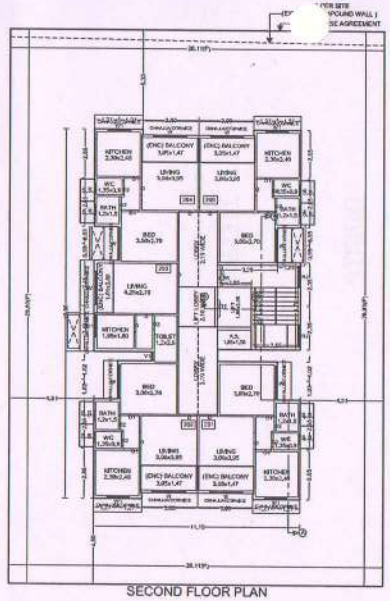


AYOUT PLAN

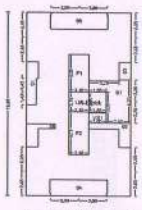


GROUND FLOOR PLAN

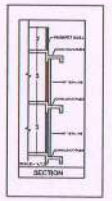




SECOND FLOOR PLAN



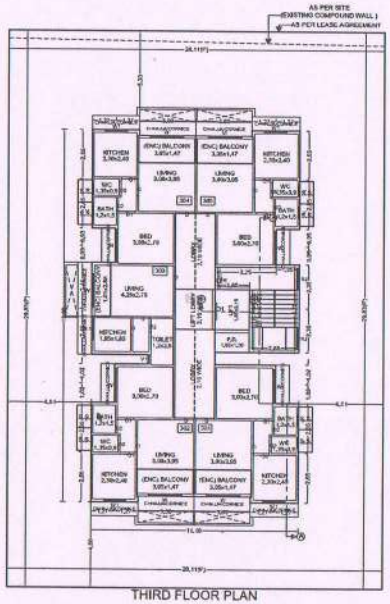
POLYGON	SIZE	AREA
A-Block	11.93 X 18.90	225.55
B1	----	5.28
B2	----	5.49
B3	3.25 X 1.80	5.39
B4	3.77 X 6.18	16.76
B5	3.77 X 6.18	16.76
B6	----	4.05
L1	1.85 X 2.15	3.98
VS1	1.18 X 3.25	3.84
P1	2.18 X 4.05	8.51
P2	2.18 X 2.15	4.67
LL1	2.18 X 2.15	4.51
S1	----	14.47
Total	----	134.96



GROUND FLOOR PLAN

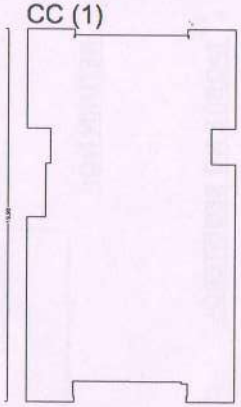
POLYGON	SIZE	AREA
A-Block	11.93 X 18.90	220.89
B1	----	5.28
B2	----	5.49
B3	3.25 X 1.80	5.39
B4	3.77 X 6.18	16.76
B5	3.77 X 6.18	16.76
B6	----	4.05
L1	1.85 X 2.15	3.98
VS1	1.18 X 3.25	3.84
P1	2.18 X 4.05	8.51
P2	2.18 X 2.15	4.67
LL1	2.18 X 2.15	4.51
S1	----	14.47
Total	----	134.96

FIRST FLOOR PLAN



POLYGON	SIZE	AREA
A-Block	11.93 X 18.90	225.55
B1	----	5.28
B2	----	5.49
B3	3.25 X 1.80	5.39
B4	3.77 X 6.18	16.76
B5	3.77 X 6.18	16.76
B6	----	4.05
L1	1.85 X 2.15	3.98
VS1	1.18 X 3.25	3.84
P1	2.18 X 4.05	8.51
P2	2.18 X 4.05	8.51
LL1	2.18 X 2.15	4.51
S1	----	14.47
Total	----	134.96

THIRD FLOOR PLAN



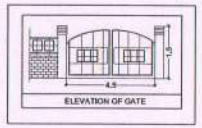
Poly	Area
Coverage	254.92

SCHEDULE OF OPENING: CC (1)

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	53
D1	0.85	2.10	31
D	0.90	2.10	34
D1	0.90	2.10	37
D	1.00	2.10	38
FDR	1.20	2.10	06
W3	2.40	2.10	04

SCHEDULE OF OPENING: CC (1)

NAME	LENGTH	HEIGHT	NOS.
V1	0.60	1.20	06
V	0.60	1.20	48
SV	1.20	1.20	14
W1	1.20	2.10	29
W	1.80	2.10	53



SEAL OF APPROVAL

APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter

No.	CIDCO/BP-160TS/TPO(NM.& K)/2018/3602
Scrutiny Date	26-11-2018

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office letter
No. CIDCO/BP-160TS/TPO(NM.& K)/2018/3602
26 Dec 2018

Name : PATIL MITHILESH JANARDHAN
Designation : Asst.Town Planner
Organization : CIDCO LIMITED
Date : 11-Jan-2019 16:37:23

Sr.Planner/Asso.Planner(BP)
CIDCO of Maharashtra Ltd.
Raighad Bhavan, 4th Floor,
Plot No.4, Sector-11,
CBD-Belapur, Navi Mumbai.

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	593.65
2. BALANCE PLOT AREA	593.65
3. PERMISSIBLE FSI	1.5000
4. PERMISSIBLE BUILT UP AREA	890.52
5. TOTAL PERMISSIBLE BUILT UP AREA	890.52
6. PROPOSED BUILT UP AREA	
(a) PROPOSED RESIDENTIAL AREA	749.58
(b) PROPOSED COMMERCIAL AREA	87.13
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	837.48
7. EXCESS BALCONY AREA	57.06
8. EXISTING BUILT UP AREA	0.00
9. RESTRICTURES/PROJECTIONS	0.00
10. SERVICE SLAB AREA/ACCESS TERRACE	0.00
11. EXCESS LOBBY/REFUGE AREA	000.00
12. TOTAL BUILT UP AREA PROPOSED	894.57
13. CONSUMED FSI	1.49
14. NO. OF LIFTS PROVIDED	1
15. NO. OF RESI. UNITS PROVIDED	29
16. NO. OF COMM. UNITS PROVIDED	4
SPECIFICATIONS	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE BEACONS, ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON THE SITE AND THE AREA SO SHOWN 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 REMAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

BALCONY CALCULATIONS: CC (1)

FLOOR	SIZE	AREA	PERM AREA	TOT. AREA
SIXTH FLOOR	1.50 X 3.65 X 4	19.66	11.58	41.80
	1.50 X 3.10 X 4	16.80		
	1.50 X 2.45 X 4	14.72		
FIFTH FLOOR	1.35 X 3.65 X 1	3.74	17.84	42.26
	1.45 X 3.25 X 2	7.54		
	1.10 X 3.65 X 2	8.21		
	1.35 X 3.65 X 2	6.48		
	1.50 X 1.80 X 1	1.98		
	1.35 X 3.65 X 3	6.19		
	1.35 X 3.25 X 1	3.78		
	1.50 X 3.80 X 1	3.00		
	1.50 X 3.80 X 1	4.74		
FOURTH FLOOR	1.35 X 3.25 X 4	18.04	20.76	71.08
	1.50 X 3.65 X 2	8.19		
	1.50 X 1.80 X 1	2.68		
	1.10 X 1.80 X 1	2.00		
THIRD FLOOR	1.47 X 3.65 X 4	17.00	23.03	39.61
	1.10 X 3.65 X 1	3.89		
SECOND FLOOR	1.47 X 3.65 X 4	17.92	23.03	39.61
	1.10 X 3.65 X 1	3.89		
FIRST FLOOR	1.47 X 3.65 X 4	17.92	23.03	39.61
	1.10 X 3.65 X 1	3.89		
GROUND FLOOR	1.50 X 3.65 X 3	3.19	13.13	13.13
	1.10 X 1.80 X 1	1.40		
	1.10 X 2.73 X 1	3.29		
	1.10 X 3.73 X 1	3.31		
Total	-	-	125.62	166.61

FLOOR WISE CARPET AREA: CC (1)

FLOOR	CARPET NAME	CARPET AREA	BAL. AREA	CARPET+BAL. AREA	TOTAL AREA
FIFTH FLOOR PLAN	501	21.66	8.93	30.59	142.36
	502	21.66	8.93	30.59	
	503	12.82	7.34	19.96	
	504	22.36	8.24	30.59	
	505	21.96	8.64	30.60	
FIRST FLOOR PLAN	101	26.12	4.48	30.60	142.36
	102	26.12	4.48	30.60	
	103	17.67	2.89	19.96	
	104	26.12	4.48	30.60	
	105	26.12	4.48	30.60	
FOURTH FLOOR PLAN	401	25.04	5.57	30.61	142.36
	402	25.04	5.57	30.61	
	403	25.04	4.56	29.60	
	404	26.60	2.50	30.50	
	405	26.60	2.52	30.60	
GROUND FLOOR PLAN	1	20.61	3.43	24.04	95.93
	2	24.04	0.00	24.04	
	3	20.77	3.28	24.05	
	4	19.32	3.10	21.42	
SECOND FLOOR PLAN	201	26.12	4.48	30.60	142.36
	202	26.12	4.48	30.60	
	203	17.67	2.89	19.96	
	204	26.12	4.48	30.60	
	205	26.12	4.48	30.60	
SIXTH FLOOR PLAN	601	15.72	10.99	26.71	106.84
	602	15.72	10.99	26.71	
	604	15.72	10.99	26.71	
	605	15.72	10.99	26.71	
THIRD FLOOR PLAN	301	26.12	4.48	30.60	142.36
	302	26.12	4.48	30.60	
	303	17.67	2.89	19.96	
	304	26.12	4.48	30.60	
	305	26.12	4.48	30.60	

C/B, F/B, LOBBY STATEMENT: CC (1)

FLOOR	NO. OF C/B	NO. OF F/B	LOBBY AREA
SIXTH FLOOR	0	0	32.86
FIFTH FLOOR	0	0	32.86
FOURTH FLOOR	0	0	32.86
THIRD FLOOR	0	0	32.86
SECOND FLOOR	0	0	32.86
FIRST FLOOR	0	0	32.86
GROUND FLOOR	0	0	0.00
Total	0	0	196.81

CAR (NOS.)		SCOOTER (NOS.)		CYCLE (NOS.)	
BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
1	0	-	-	-	-
1	0	-	-	-	-
1	0	-	-	-	-
1	0	-	-	-	-
1	0	-	-	-	-
-	15	-	-	-	-
-	15	-	-	-	-

FLOOR WISE FSI STATEMENT: CC (1)

FLOORS	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	G.(MM)	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	77.28	0.00	0.00	43.46	22.44	14.47	3.99	5	117.20
FIFTH FLOOR	0.00	117.04	0.00	0.00	43.46	22.44	14.47	3.99	5	117.20
FOURTH FLOOR	0.00	119.19	0.00	0.00	21.00	22.69	14.47	3.99	5	133.0
THIRD FLOOR	0.00	119.19	0.00	0.00	0.00	39.40	22.44	14.47	5.99	134.09
SECOND FLOOR	0.00	105.50	0.00	0.00	0.00	39.40	22.69	14.47	3.99	134.09
FIRST FLOOR	0.00	105.50	0.00	0.00	0.00	39.40	22.69	14.47	3.99	134.09
GROUND FLOOR	81.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	81.01
Total	81.01	744.90	0.00	0.00	0.00	193.81	178.91	96.63	29	1274.73

WATER REQUIREMENT

TANK		OCCUPANT LOAD (NOS.)			CONSUMPTION PER DAY (LIT.)	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
		PARTSARDA FACTOR					
OHWT & UGWT	TENEMENT	25	7.5	218	280	43680.00	
	------	365.85	60.00	90.00	60.00	39.00	
	TOTAL					43680.00	
	OVERHEAD (10%)					17480.00	57200.00
	SHOW ROOM/UNIT(S)					25160.00	55440.00
	TOTAL					43680	112700.00

OWNER'S NAME

RISHABHRAJ GROUP_THROUGHITS PARTNERS, MR.ABLESH HASMUKH MISTERI, MR.ANIL SHANTARAM MAHADIK, MR.AMIT +7 OWNERS

PROJECT INFORMATION

PLOT NO : 184 SECTOR NO. : 03
NODE : Ulwe/Kalse

PROJECT TYPE:

CONSULTANT NAME

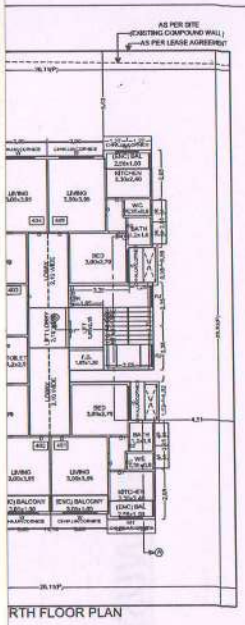
ATUL PATEL ARCHITECTS
Regd. No.: CA/2001/4042

ATUL PATEL ARCHITECTS

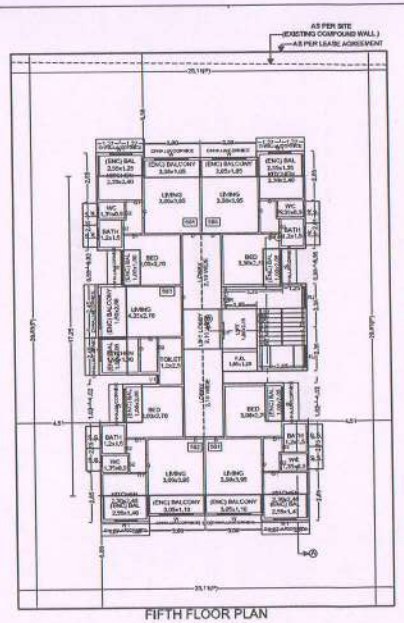
JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

PAN NO.	BCHAR-3699H-M-Z-5	DATE	26-11-2018
KEY NO.	"K"	SHEET NO.	1/3

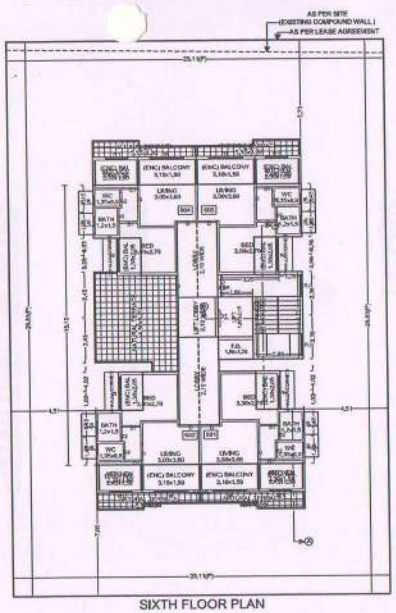
This is a system generated drawing as per the soft copy submitted by the Architect/ Licensed Engineer



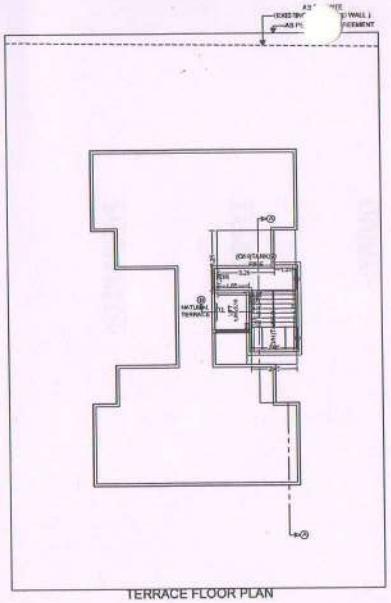
RTH FLOOR PLAN



FIFTH FLOOR PLAN

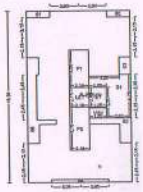


SIXTH FLOOR PLAN



TERRACE FLOOR PLAN

FOURTH FLOOR PLAN

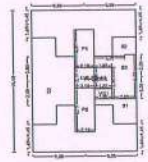


POLYGON	SIZE	AREA
A-Block	11.15 X 15.60	190.49
S1	6.70 X 2.30	1.75
S2	---	5.42
S3	1.25 X 1.00	2.59
S4	5.33 X 0.13	1.69
S5	6.73 X 2.50	1.18
S6	---	17.38
L1	1.95 X 2.15	3.98
VS1	1.10 X 1.95	2.04
P1	2.10 X 4.60	8.51
P2	2.10 X 4.70	9.87
LL1	1.10 X 2.10	4.51
S1	---	14.47
Total	---	136.56

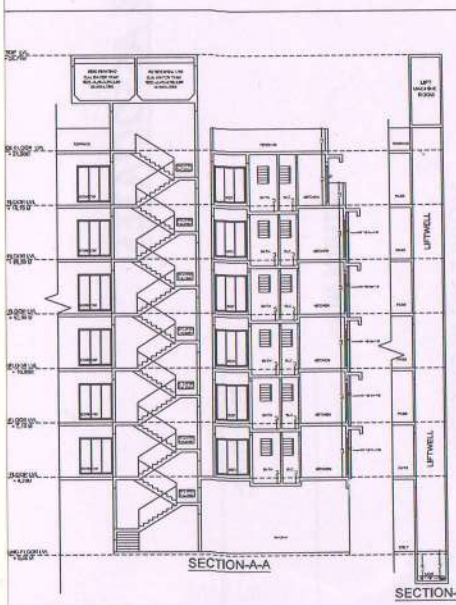
FIFTH FLOOR PLAN

POLYGON	SIZE	AREA
A-Block	11.15 X 15.60	191.49
S1	2.85 X 2.25	4.47
S2	5.10 X 0.60	6.96
S3	---	7.54
S4	---	17.69
L1	1.80 X 1.45	3.58
VS1	1.10 X 1.85	2.04
P1	2.10 X 4.70	9.87
P2	2.10 X 4.70	9.87
LL1	2.10 X 2.15	4.51
S1	---	14.47
Total	---	117.69

SIXTH FLOOR PLAN

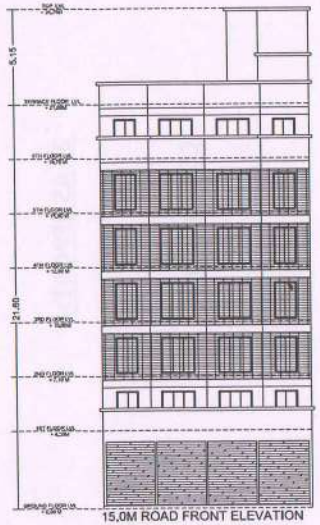


POLYGON	SIZE	AREA
A-Block	11.03 X 15.45	187.81
S1	---	5.15
S2	3.05 X 2.25	5.84
S3	---	33.80
L1	1.80 X 2.15	3.58
VS1	1.10 X 1.85	2.04
P1	2.10 X 4.60	8.51
P2	2.10 X 4.70	9.87
LL1	2.10 X 2.15	4.51
S1	---	14.47
Total	---	17.18

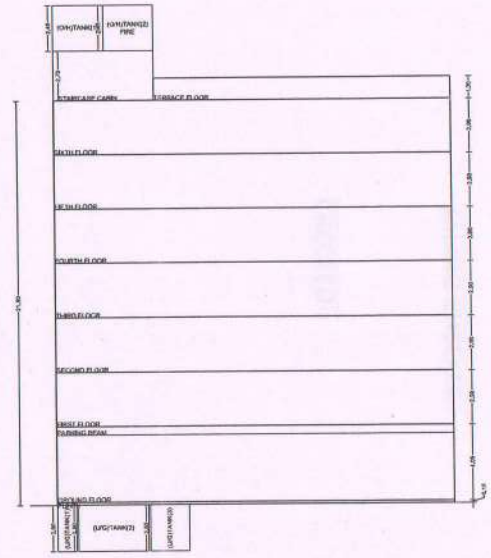


SECTION-A-A

SECTION-B-B



15.0M ROAD FRONT ELEVATION



SECTION

SEAL OF APPROVAL

APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter

No.	cidcowm-nashik/nmc/cc/2018
Scrutiny Date	26-11-2018

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Of/ner Letter No. CIDCO/BP-14607e/TPO(NH & K)/2018/7602 dtd. 26 Dec 2018

Name : PATIL MITHILESH JANARDHAN
Designation : Asso.Town Planner
Organisation : CIDCO LIMITED
Date : 17-Jan-2019 16:37:23

Sr.Planner/Asso.Planner(BP)
CIDCO of Maharashtra Ltd,
Raighad Bhavan, 4th Floor,
Plot No.4, Sector-11,
CBD-Belapur, Navi Mumbai.

BUILDING: CC (1)

OWNER'S NAME
M/S.VARNIRAJ GROUP, THROUGH ITS PARTNERS, ARUNE.D.H. HAVALE & HATEKSHA +2,AND SMT.RAMABAI MAHADEV GHARAT +6 OWNERS.

PROJECT INFORMATION
PLOT NO : 104 SECTOR NO. : 35
NODE : Ulwe(new)

PROJECT TYPE:

CONSULTANT NAME
ATUL PATEL ARCHITECTS
Regd. No. CA/2007/26155

ATUL PATEL ARCHITECTS

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
DRAWING NO.	SECTION-SHEET-GEN	DATE	24-11-2018	
KEY NO.	5/57, "4"	SHEET NO.	4 / 4	

This is a system generated drawing as per the soft copy submitted by the Architect/ Licensed Engineer