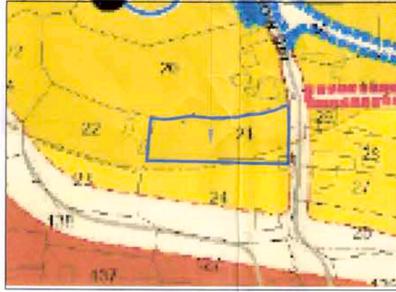


LOCATION PLAN
SCALE: NTS



SANCTIONED IDP OF NAINA
SCALE: NTS

BALCONY AREA STATEMENT *					
BUILDING NO - 1					
FLOORS	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA ENCL./PARTLY ENCL.	PROJECTED	TOTAL PROPOSED BALCONY AREA	EXCESS BALCONY AREA
FIRST	53.662	60.000	-	60.000	6.338
SECOND	53.662	60.000	-	60.000	6.338
THIRD	53.662	60.000	-	60.000	6.338
TOTAL	160.986	180.000	0.000	180.000	19.014

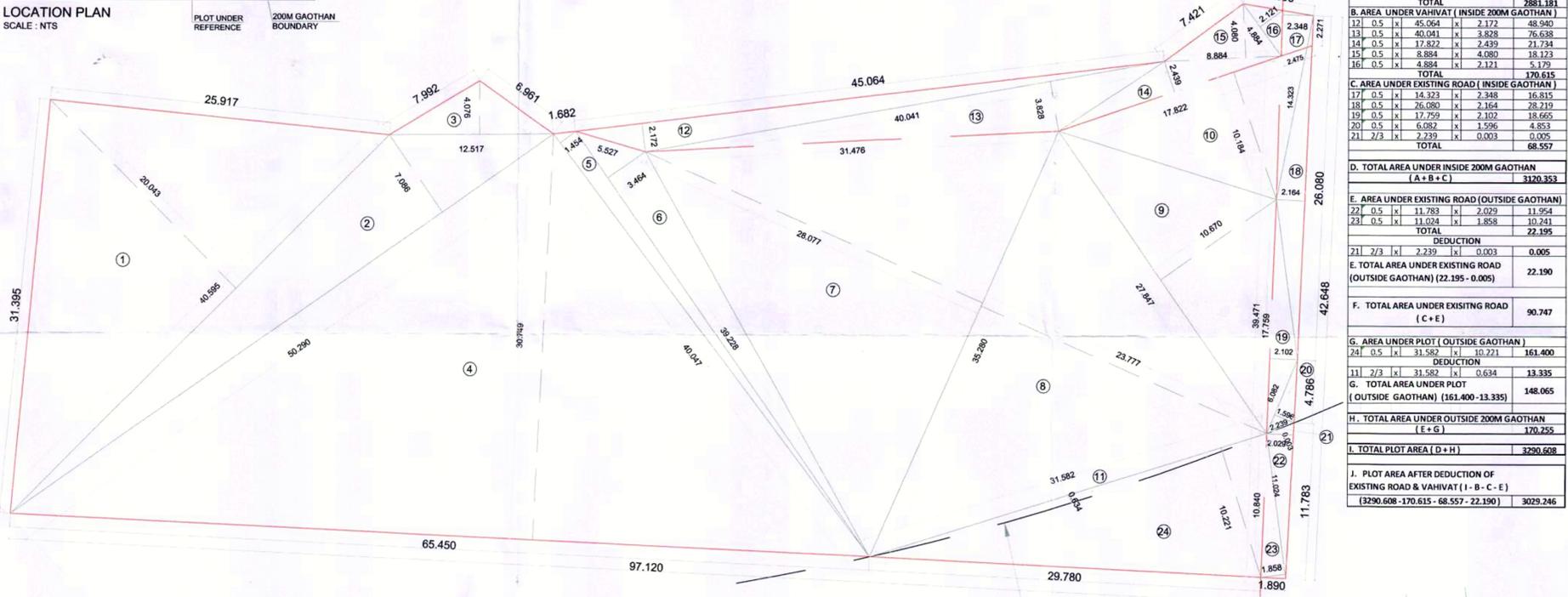
BUILDING NO - 2					
FLOORS	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA ENCL./PARTLY ENCL.	PROJECTED	TOTAL PROPOSED BALCONY AREA	EXCESS BALCONY AREA
FIRST	54.232	37.760	-	37.760	NIL
SECOND	54.232	37.760	-	37.760	NIL
THIRD	54.232	37.760	-	37.760	NIL
FOURTH	54.232	37.760	-	37.760	NIL
TOTAL	216.928	151.040	0.000	151.040	0
TOTAL BALCONY AREA	331.040	0.000	331.040	19.014	

PARKING STATEMENT ** - PLEASE REFER [D1] OF PERFORMA - I					
TENEMENTS SIZE CARPET AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES	PROPOSED PARKING SPACES	
UPTO 35 SQ.MT.	36	One car parking space for every 4 tenements	9	3	25
35 SQ.MT. TO 45SQ.MT.	32	One car parking space for 2 tenements	16	3	20
TOTAL			25	3	20
VISITOR'S PARKING 10%			3	3	-
TOTAL			28	3	20

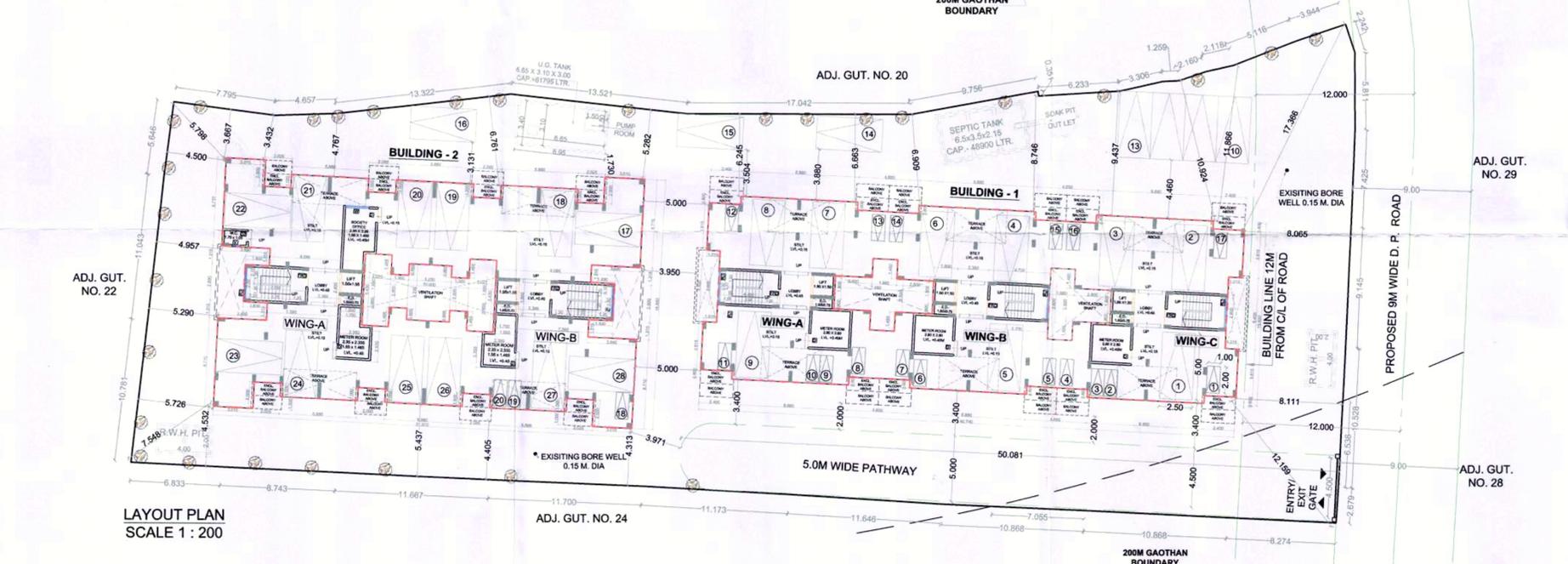
BUILT UP AREA STATEMENT		
BUILDING NO - 1		
FLOORS	B.I.AREA	B.I.AREA
GR. FLOOR	69.480	48.042
1st FLOOR	357.747	361.547
2nd FLOOR	357.747	361.547
3rd FLOOR	357.747	361.547
4th FLOOR	0.000	361.547
TOTAL	1142.721	1494.230

BUILDING NO - 2		
FLOORS	B.I.AREA	B.I.AREA
GR. FLOOR	69.480	48.042
1st FLOOR	357.747	361.547
2nd FLOOR	357.747	361.547
3rd FLOOR	357.747	361.547
4th FLOOR	0.000	361.547
TOTAL	1142.721	1494.230

PLOT AREA CALCULATION (AS PER TILR BOUNDARY)			
A. AREA UNDER PLOT (INSIDE 200M GAOTHAN)			
1	0.5	x	40.595
2	0.5	x	50.200
3	0.5	x	12.517
4	0.5	x	65.450
5	0.5	x	40.047
6	0.5	x	39.228
7	0.5	x	35.280
8	0.5	x	35.280
9	0.5	x	27.847
10	0.5	x	17.822
11	2/3	x	31.582
TOTAL			2881.181
B. AREA UNDER VAHVAT (INSIDE 200M GAOTHAN)			
12	0.5	x	45.064
13	0.5	x	40.041
14	0.5	x	17.822
15	0.5	x	8.884
16	0.5	x	4.884
TOTAL			170.615
C. AREA UNDER EXISTING ROAD (INSIDE GAOTHAN)			
17	0.5	x	14.323
18	0.5	x	26.080
19	0.5	x	17.759
20	0.5	x	6.082
21	2/3	x	2.239
TOTAL			68.557
D. TOTAL AREA UNDER INSIDE 200M GAOTHAN (A + B + C)			
3120.353			
E. AREA UNDER EXISTING ROAD (OUTSIDE GAOTHAN)			
22	0.5	x	11.783
23	0.5	x	11.024
TOTAL			22.195
F. TOTAL AREA UNDER EXISTING ROAD (C + E)			
90.747			
G. AREA UNDER PLOT (OUTSIDE GAOTHAN)			
24	0.5	x	31.582
TOTAL			161.400
H. TOTAL AREA UNDER PLOT (INSIDE & OUTSIDE GAOTHAN) (D + G)			
148.065			
I. TOTAL AREA UNDER INSIDE 200M GAOTHAN (D + H)			
170.255			
J. PLOT AREA AFTER DEDUCTION OF EXISTING ROAD & VAHVAT (I - B - C - E)			
3290.608 - 170.615 - 68.557 - 22.195 = 3029.246			



PLOT AREA CALCULATION (TILR BOUNDARY) SCALE 1:200



LAYOUT PLAN SCALE 1:200

PROFORMA - I		
Sr. No.	AREA STATEMENT	Area In Sq.M.
i	Area Of Plot (As per 7/12 Extract)	3160.000
ii	Area Of Plot as per Measurement Plan (TILR Triangulation)	3290.608
iii	Area Of Plot Within 200m. Gaotthan Boundary (95.90% of iii)	3120.353
iv	Area Of Plot Outside 200m. Gaotthan Boundary (4.10% of iii)	170.255
v	Area Of Plot as per Physical Survey	2718.434
vi	Area Of Plot Considered (Least of i, ii & iii)	2718.434
Deductions For		
2A	Existing Road Acquisition Area	NIL
2B	Proposed Road	NIL
2C	Area Under Reservations, If any	N.A.
Total (a+b+c)		0.000
3	Gross Area of the Plot (iv - 2)	2718.434
Deduction For Layout Space, If any		
4A	Amenity Space Required, If any	NA
4B	Amenity Space Proposed, If any	NA
4C	RG / Open Spaces Required (10%), if any	NA
4D	RG / Open Spaces Provided, If any	NA
5	Net Area Of Plot = (3-4B)	2718.434
Permissible FSI		
6A	Basic FSI Permissible	1.00
6B	FSI Permissible with Payment Of Premium	NA
6C	Max. Permissible FSI = (6A+6B)	1.00
7	Max. Permissible Built up Area (5x6) at this stage = 2718.434x1	2718.434
8	Proposed Built Up Area	2636.951
9	Existing Built up Area	0.000
10	Excess Balcony Area Taken in FSI	19.014
11	Total Built up Area Consumed (8+9+10)	2655.965
12	Balanced Built up Area (7-11)	62.469
13	FSI Consumed (11/7)	0.977
14	FSI Balanced (6C-13)	0.023
Numbers of Units		
15A	Residential	68
15B	Commercial	0
No. of Trees To be Planted		
16A	Trees to be planted against Plot area (1/10 x 32)	32
16B	Trees to be planted against Trees felled (no x 5)	0
16C	Trees to be planted against Open Space ((4D/100)x5)	NA
16D	Total no. of Trees proposed to be Planted	35

TERRACE AREA STATEMENT		
BUILDING - 1		
FLOORS	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
FIRST	71.549	69.501
SECOND	71.549	67.177
THIRD	71.549	69.501
TOTAL	214.647	206.179

BUILDING - 2		
FLOORS	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
FIRST	72.309	47.542
SECOND	72.309	46.691
THIRD	72.309	47.542
FOURTH	72.309	46.691
TOTAL	289.236	188.466
TOTAL PROPOSED TERRACE	394.645	

TENEMENT AREA STATEMENT				
BUILDING - 1				
Flat No.	Carpet Area IN SQ.M.	BALCONY Area IN SQ.M.	TERRACE Area IN SQ.M.	B/U Area IN SQ.M.
WING - A				
101,301	21.472	5.100	-	5.790
102,302	21.472	4.950	-	5.790
103,303	21.472	4.950	-	5.790
104,304	21.472	5.100	-	5.790
201	21.472	5.100	-	5.598
202	21.472	4.950	-	5.598
203	21.472	4.950	-	5.598
204	21.472	5.100	-	5.598
WING - B				
101,301	21.472	5.100	-	5.790
102,302	21.472	4.950	-	5.790
103,303	21.472	4.950	-	5.790
104,304	21.472	5.100	-	5.790
201	21.472	5.100	-	5.598
202	21.472	4.950	-	5.598
203	21.472	4.950	-	5.598
204	21.472	5.100	-	5.598
WING - C				
101,301	21.472	5.100	-	5.790
102,302	21.472	4.950	-	5.790
103,303	21.472	4.950	-	5.790
104,304	21.472	5.100	-	5.790
201	21.472	5.100	-	5.598
202	21.472	4.950	-	5.598
203	21.472	4.950	-	5.598
204	21.472	5.100	-	5.598

BUILDING - 2				
WING - A				
Flat No.	Carpet Area IN SQ.M.	BALCONY Area IN SQ.M.	TERRACE Area IN SQ.M.	B/U Area IN SQ.M.
101,301	36.006	4.650	-	5.943
102,302	34.129	4.790	-	5.943
103,303	34.129	4.790	-	5.943
104,304	36.006	4.650	-	5.943
201,401	36.006	4.650	-	5.730
202,402	34.129	4.790	-	5.943
203,403	34.129	4.790	-	5.943
204,404	36.006	4.650	-	5.730
WING - B				
101,301	36.006	4.650	-	5.943
102,302	34.129	4.790	-	5.943
103,303	34.129	4.790	-	5.943
104,304	36.006	4.650	-	5.943
201,401	36.006	4.650	-	5.730
202,402	34.129	4.790	-	5.943
203,403	34.129	4.790	-	5.943
204,404	36.006	4.650	-	5.730

STAMP OF APPROVAL 1/4

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/Panvel/AKUN/1/SP/195/02/2018/1324
Dated: 26 FEB 2018
Associate Planner (NAINA)

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	Proposed Trees		

NOTE - ALL DIMENSION ARE IN METERS.

FORM OF CERTIFICATE

I, (Mr. Suhas Gokhale) have been employed by the applicant as his architect. 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: 22/02/18
SUHAS R. GOKHALE
Consultant - Urban Planning
5/46 Artist Village, Sector - 08
S. M. Panvel Road, CBD Belapur,
ADD - 5/46, ARTIST VILLAGE, SEC-8,
CBD BELAPUR, NAVI MUMBAI

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 21.01.15 and the dimensions of side 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 record.

Signature of owner: Mr. Ashok B. Mehra
Signature of Architect: SUHAS R. GOKHALE
Consultant - Urban Planning
5/46 Artist Village, Sector - 08
S. M. Panvel Road, CBD Belapur,
REG NO: CA/82/06917

SHEET CONTENT :-

LOCATION PLAN, BUILT UP AREA STATEMENT, PLOT AREA CALCULATION, LAYOUT PLAN, TYP. PLAN OF BALCONY & TERRACE, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, TENEMENT AREA STATEMENT, PARKING STATEMENT.

NAME OF THE OWNER & SIGNATURE

Signature of owner: Mr. Ashok B. Mehra

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON GUT NO. 21/0, AT VILLAGE - AKURLI, TALUKA - PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

Signature of Architect: SUHAS R. GOKHALE
Consultant - Urban Planning
5/46 Artist Village, Sector - 08
S. M. Panvel Road, CBD Belapur,
Navi Mumbai - 400 614

AR. SUHAS GOKHALE
REG NO: CA/82/06917

DATE: 22.02.18
DRAWN BY: VAIBHAV
CHKD. BY/SCALE: S.G. 1:100

AR. SUHAS GOKHALE

ADD - 5/46, ARTIST VILLAGE, SEC-8,
CBD BELAPUR, NAVI MUMBAI
MAIL - archsuhas@gmail.com