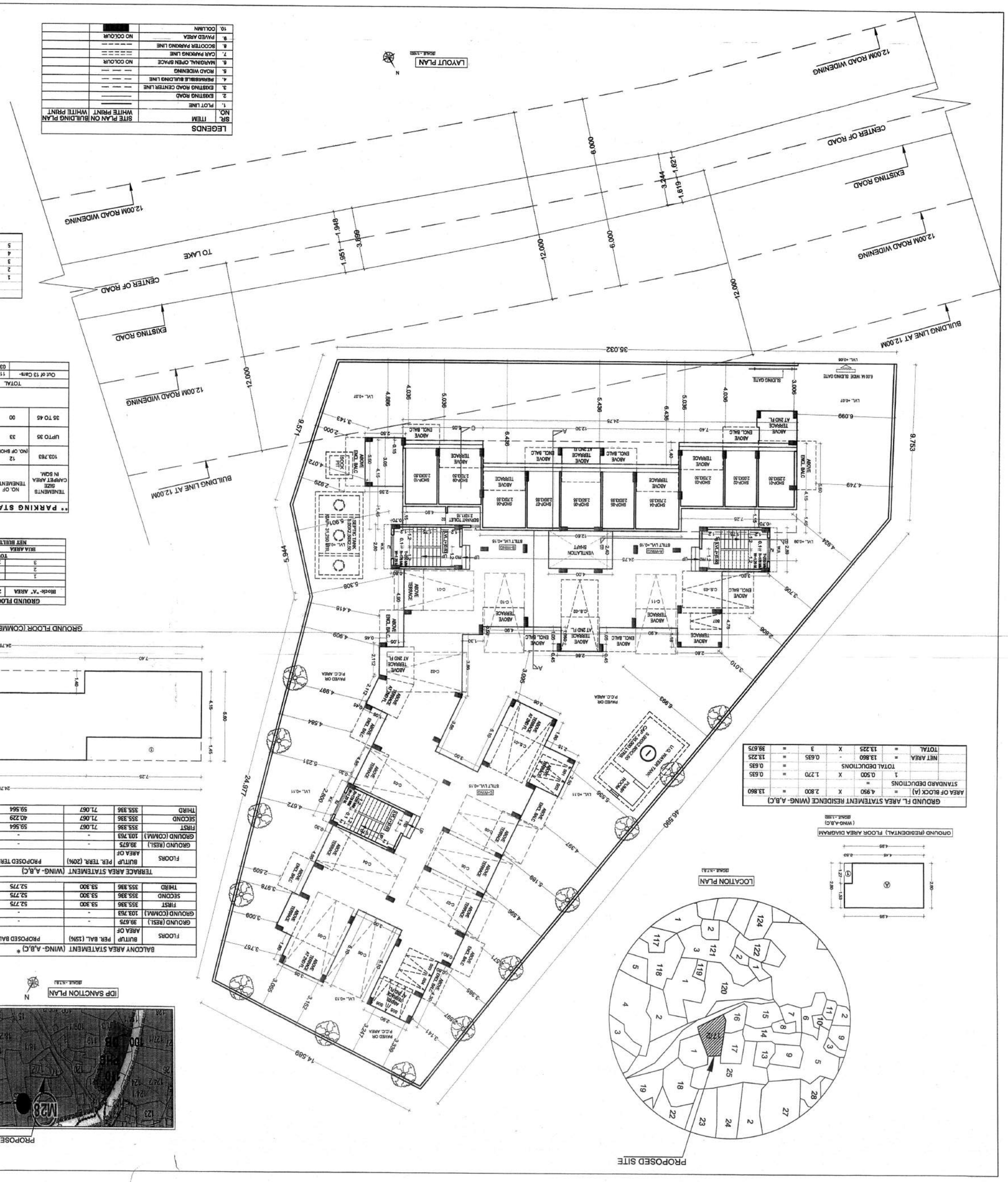

LEGENDS

SR. NO.	ITEM	SITE PLAN ON BUILDING PLAN WHITE PRINT
1.	PLOT LINE	
2.	EXISTING ROAD	
3.	EXISTING ROAD CENTER LINE	
4.	PERMISSIBLE BUILDING LINE	
5.	MARGINAL OPEN SPACE	NO COLOUR
6.	ROAD WIDENING	
7.	CAR PARKING LINE	
8.	SCOOTER PARKING LINE	
9.	PAVED AREA	NO COLOUR
10.	COLUMN	

GROUND FL. AREA STATEMENT RESIDENCE (WING- A,B,C)

AREA OF BLOCK (A)	=	4.950	X	2.800	=	13.860
STANDARD DEDUCTIONS						
	1	0.500	X	1.270	=	0.635
TOTAL DEDUCTIONS					=	0.635
NET AREA	=	13.860	-	0.635	=	13.225
TOTAL	=	13.225	X	3	=	39.675

TERRACE AREA STATEMENT (WING- A,B,C)

FLOORS	BUTTUP AREA OF	PER. TERR. (20%)	PROPOSED TERR.
GROUND (RESI.)	39.675	-	-
GROUND (COMM.)	103.763	-	-
FIRST	355.386	71.067	59.564
SECOND	355.386	71.067	59.564
THIRD	355.386	71.067	40.229

BALCONY AREA STATEMENT (WING- A,B,C) *

FLOORS	BUTTUP AREA OF	PER. BAL. (15%)	PROPOSED BAL.
GROUND (RESI.)	39.675	-	-
GROUND (COMM.)	103.763	-	-
FIRST	355.386	53.300	52.775
SECOND	355.386	53.300	52.775
THIRD	355.386	53.300	52.775

BUTTUP AREA STATEMENT

WING		
A,B,C	GROUND (RESI.)	39.675
	GROUND (COMM.)	103.763
	1ST FL.	355.386
	2ND FL.	355.386
	3RD FL.	355.386
	TOTAL	1209.446

T.I.L.R AREA CALCULATION

ADDITIONS								
1	0.5	X	31.687	X	11.187	=	177.297
2	0.5	X	46.590	X	24.926	=	580.651
3	0.5	X	37.653	X	5.787	=	108.949
4	0.5	X	37.653	X	9.165	=	172.549
5	0.5	X	36.075	X	9.466	=	170.749
TOTAL						=	1210.195

** PARKING STATEMENT - PLEASE REFER D1 OF PROFORMA - I

TENEMENTS SIZES CARPET AREA IN SQM.	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES No. of cars	No. of scooter	PROPOSED PARKING SPACES No. of cars	No. of scooter
103.763	12	(One car parking for every 40 sq. m. of floor area	03	125 sqmt.	2.0 sqmt.	12.5 sqmt. 6.0 X 2.5 M	2.0 sqmt. 1.0 X 2 M
UPTO 35	33	4 tenements having carpet area upto 30 sq.m. each.	09				
35 TO 45	00	2 tenements having carpet area 35 to 45 sq.m. each.	00	10% OF NO OF CARS =10% of 14 =02			
		Visitor's parking 10%	12 X10% = 2				
TOTAL			14	02	14	07	07
Out of 13 Cars-		11 cars of size - 2.50X5.00M	C.Car	C.S.- Car (Small Size)			
		03 cars of size - 2.50X4.50M	S- Scooter				

TENEMENT AREA STATEMENT

FLOOR	WING	FLAT & SHOP/No.	Carpet Area IN SQM.	BALCONY AREA (ENCL.)	PROJECTED	TERRACE	R/U Area
GROUND	A & B	1	7.784	-	-	-	8.943
		2	6.928	-	-	-	7.665
		3	9.368	-	-	-	10.290
		4	9.532	-	-	-	10.505
		5	7.052	-	-	-	7.770
		7	7.052	-	-	-	7.770
		6	8.811	-	-	-	9.620
		8	9.533	-	-	-	10.505
		9	9.356	-	-	-	10.290
		10	6.944	-	-	-	8.030
1ST & 3RD	A	101.301	24.751	8.750	-	9.084	27.638
		102.302	17.958	3.450	-	3.120	20.063
		103.303	25.529	7.077	-	3.360	28.850
2ND		201	24.751	8.750	-	-	27.638
		202	17.958	3.450	-	-	20.063
		203	25.529	7.077	-	4.573	28.850
1ST & 3RD	B	101.301	25.527	7.077	-	3.360	28.850
		102.302	24.888	3.450	-	3.120	27.992
		103.303	24.896	3.450	-	3.120	27.992
2ND		201	25.527	7.077	-	-	28.850
		202	24.888	3.450	-	3.165	27.992
		203	24.896	3.450	-	3.165	27.992
1ST & 3RD	C	101.301	24.833	3.450	-	3.180	30.231
		102.302	25.933	3.450	-	18.795	29.585
		103.303	25.779	5.720	-	3.360	29.210
2ND		201	24.833	3.450	-	4.566	30.231
		202	25.798	3.450	-	5.490	29.585
		203	25.779	5.720	-	5.220	29.210
		204	25.960	3.450	-	5.490	29.585
		204	25.960	3.450	-	5.490	29.585
1ST & 3RD	D	101.301	24.833	3.450	-	3.180	30.231
		102.302	25.933	3.450	-	18.795	29.585
		103.303	25.779	5.720	-	3.360	29.210
2ND		201	24.833	3.450	-	4.566	30.231
		202	25.798	3.450	-	5.490	29.585
		203	25.779	5.720	-	5.220	29.210
		204	25.960	3.450	-	5.490	29.585
1ST & 3RD	E	101.301	24.833	3.450	-	3.180	30.231
		102.302	25.933	3.450	-	18.795	29.585
		103.303	25.779	5.720	-	3.360	29.210
2ND		201	24.833	3.450	-	4.566	30.231
		202	25.798	3.450	-	5.490	29.585
		203	25.779	5.720	-	5.220	29.210
		204	25.960	3.450	-	5.490	29.585

GROUND FLOOR BUILT UP AREA CALCULATION (COMMERCIAL)

Block-"A" AREA							=	138.600
DEDUCTION								
1	7.250	x	1.450	x	1		=	10.513
2	4.900	x	1.450	x	1		=	7.105
3	12.300	x	1.400	x	1		=	17.220
TOTAL DEDUCTIONS							=	34.838
HUA AREA	=	138.600	-	34.838			=	103.763
NET BUILTUP AREA GROUND FLOOR							=	103.763

AREA STATEMENT FOR PLOT WITHIN 200 M. GAOTHAN BOUNDRY

A	AREA STATEMENT FOR PLOT WITHIN 200 M. GAOTHAN BOUNDRY		
	AREA OF LAND OUTSIDE EXCEPT URBAN VILLAGE		NIL
	AREA OF LAND WITHIN URBAN VILLAGE		12100
1	Area of Plot considered[least of (a) & (b)]		12100
b	Area of Plot(as per measured plan record of TILR)		12101.85
a	Area of Plot (as per 7/12)		12100.00
	AREA STATEMENT		Area in Sq.M.
	PROFORMA-I		
1	Area of plot		12100.00
	Deductions for		
2	a existing road with widening		NIL
	b proposed road		NIL
	c Area under reservations, if any		NA
	Total (a+b+c)		0.00
3	Gross area of the Plot[1-2]		12100.00
4	Deduction for Amenity space		NA
5	RG/open spaces required		NA
6	RG/open spaces provided		NIL
7	Net area of plot = (3-4)		12100.00
8	Permissible FSI		1.00
9	Permissible built up area (7 X 8)		12100.00
10	Proposed Built Up Area		12099.446
11	Balance Built Up Area (9 - 10)		0.554
12	FSI Consumed (10 / 7)		0.999
13	FSI Balanced (8 -12)		0.001
	No of units proposed		33
14	a. Residential		33
	b. Commercial (commerce Shop)		10
15	No of trees proposed to be plantted @ 1 per100 sqm		13
B	BALCONY AREA STATEMENT		*
C	TDR		NA
D	PARKING AREA STATEMENT		**
E	LOADING UNLOADING SPACE		NA

GROUND FL. AREA STATEMENT (COMMERCIAL)

AREA OF BLOCK (A)	=	4.950	X	2.800	=	13.860
STANDARD DEDUCTIONS						
	1	0.500	X	1.270	=	0.635
TOTAL DEDUCTIONS					=	0.635
NET AREA	=	13.860	-	0.635	=	13.225
TOTAL	=	13.225	X	3	=	39.675

CONTENT : LAYOUT PLAN, IDP SANCTION PLAN, BLOCK PLAN, TENEMENT AREA STATEMENT, TERRACE & BALCONY AREA STATEMENT, PARKING STATEMENT, BUILT UP AREA STATEMENT, LEGENDS, AREA DIAGRAM FOR CALCULATION PURPOSE, GROUND (RESI.) & (COMM.) FLOOR AREA DIAGRAM, T.I.L.R AREA CALCULATION

DRAWING FOR BUILDING PERMISSION | SHEET NO. 1/4

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter no.:
IDCON/AINA/Bhagyashree/BP-142/2021/2024
Date: 30/08/2024

Associate Planner (AINA)

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by m on 20-01-2016 and the dimensions of site 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/ Jdy survey record.

NAME OF THE OWNER & SIGNATURE

1) Mr. PRIYANKA A. LENGARE

2) Mr. SHATISH GOPAL ZANJAD

ARCHITECT NAME & SIGN
NAGARKAR & ASSOCIATES

NAME & SIGN. OF ARCHITECT
NAGARKAR & ASSOCIATES
Signature of Licensed Architect
Reg. No. - CA/2000-44666

PROJECT
PROPOSED RESIDENTIAL BULDING ON GUT NO. 17 /2 /1 AT - SHIWAR, TALUKA - PANVEL, DIST- RAIGAD

NAGARKAR & ASSOCIATES
Signature of Licensed Architect
Reg. No. - CA/2000-44666

DRAWN BY	SCALE	DATE	DRAWING NO.
PRASHANT PATIL	1:100/1:200/1:500/N.T.S.	16/10/2017	

ARCHITECT NAME & SIGNATURE

ARCHITECTS :

NAGARKAR & ASSOCIATES
ARCHITECTS & ENGINEERS
C-112, MILLNOT RESIDENCY,
NEAR HOC COLONY, PANVEL, DIST - RAIGAD.