

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

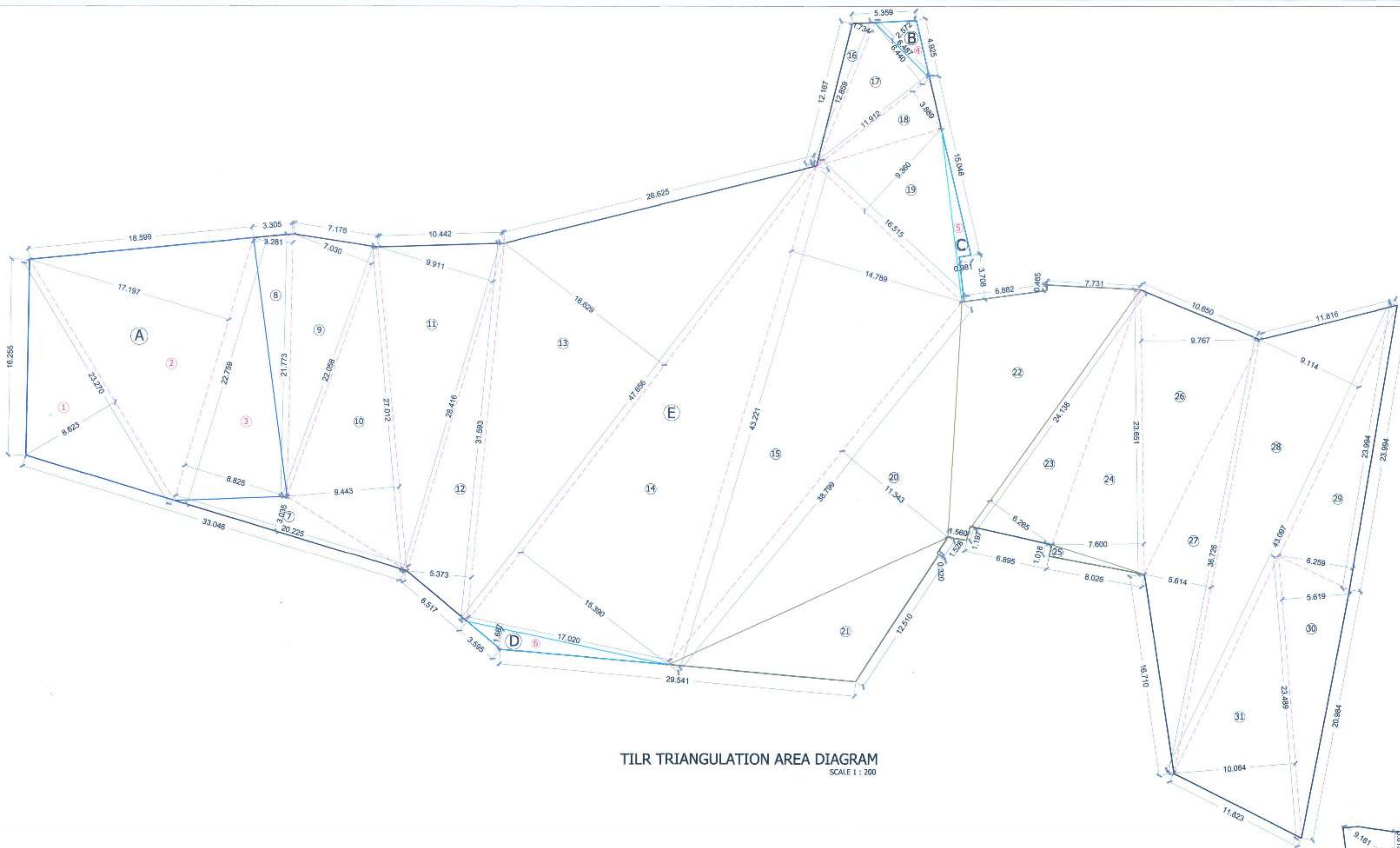
Subject to the conditions mentioned in this office's letter no.:

GD/CON/NA/2019/SHIVKAR/MP-359/JCC/2019-1/284

Date: 28 FEB 2019

Signature
28.02.19
Associate Planner (NAINA)

Signature
28.02.19

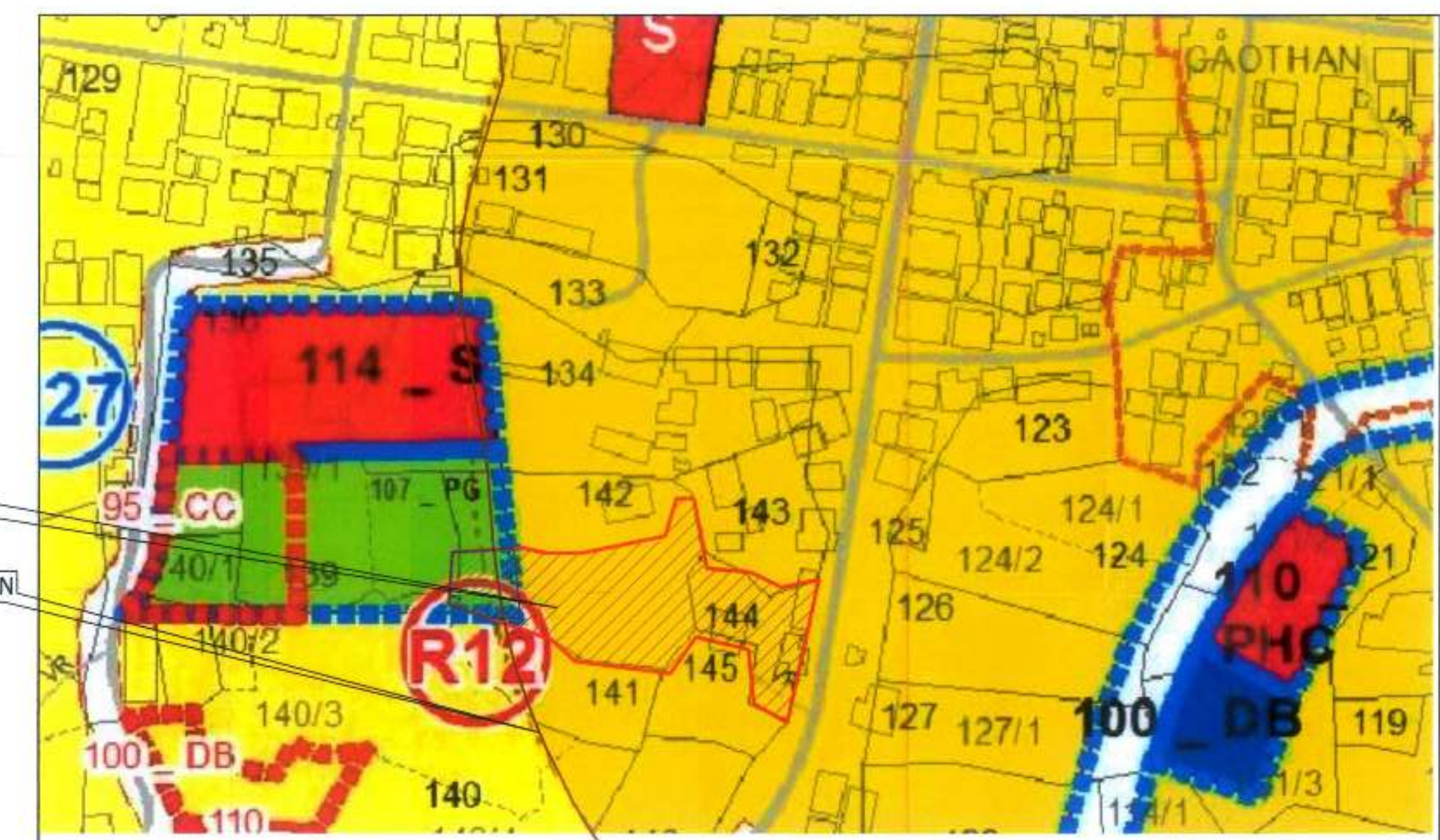
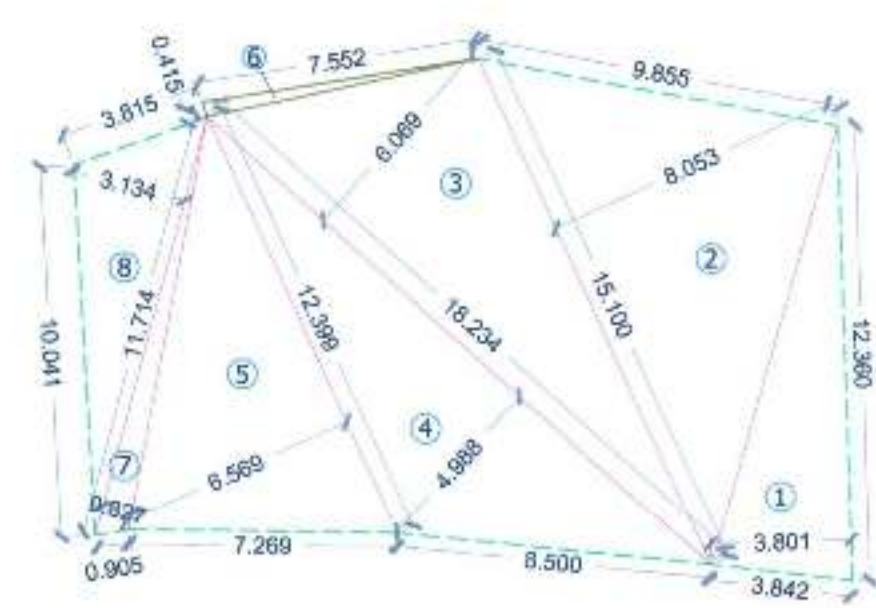
TILR TRIANGULATION AREA DIAGRAM
SCALE 1:200

TILR AREA DETAILS OF GUT NO. 142/2 & 144/0				
AREA OF RESERVATION PLOT				
S.NO.	BREADTH	X	HEIGHT	= AREA (SQ.M.)
1	0.5	8.623	X	23.270
2	0.5	17.197	X	22.759
3	0.5	8.825	X	22.759
TOTAL AREA OF RESERVATION PLOT				= 396.446
AREA OF VAHVAT				
(B) 1	0.5	5.487	X	2.372
(C) 5	0.5	17.020	X	1.687
(D) 8	0.5	17.020	X	1.687
TOTAL AREA OF VAHVAT				= 5.746
BALANCE AREA OF THE PLOT				
(E) 1	0.5	25.225	X	3.035
2	0.5	2.285	X	21.773
3	0.5	7.030	X	22.098
4	0.5	4.443	X	27.012
5	0.5	9.911	X	28.416
6	0.5	16.609	X	47.056
7	0.5	13.390	X	47.656
8	0.5	14.789	X	49.221
9	0.5	1.774	X	12.899
10	0.5	6.440	X	11.912
11	0.5	1.889	X	11.912
12	0.5	16.515	X	9.360
13	0.5	11.343	X	38.799
TOTAL AREA OF THE PLOT (A+B+C+D+E)				= 396.446 + 5.746 + 7.122 + 14.356 + 3055.812
TOTAL AREA OF THE PLOT				= 3482.078

BLOCK PLAN
(SCALE 1:500)

BUILT UP AREA STATEMENT	
FLOORS	BUA IN SQ.M.
GROUND FLOOR	150.861
FIRST FLOOR	160.260
SECOND FLOOR	160.260
THIRD FLOOR	160.260
FOURTH FLOOR	160.260
TOTAL	791.901
(BUILDING NO. 2)	
FLOORS	BUA IN SQ.M.
GROUND FLOOR	312.188
FIRST FLOOR	452.588
SECOND FLOOR	452.588
THIRD FLOOR	452.588
FOURTH FLOOR	452.588
TOTAL	2122.537

* PARKING REQUIREMENT						
TENEMENTS SIZE CARPET AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES	
			NO. OF CAR 12.5 SQ.M	NO. OF TWO WHEELER 2.0SQ.M	NO. OF CAR 12.5 SQ.M, 25MX 5.0M	NO. OF TWO WHEELER 2.0 SQ.M, 1.0MX 2.0M
UPTO 35 SQ.M.	59	4 TENEMENTS HAVING CARPET AREA UP TO 35 SQ.M.EACH	15	15x12.5x10% = 18.75/2 = 10	15	10
ABOVE 35 TO 45 SQ.M.	13	2 TENEMENTS WITH CARPET AREA EXCEEDING 35 SQ.M. EACH AND HAVING AREA UP TO 45 SQ.M.EACH	7	7 x 12.5 x 10% = 8.75/ 2= 5	7	5
PER MODIFIED DRAFT DEVELOPMENT CONTROL & PROMOTION REGULATIONS FOR INTERIM DEVELOPMENT PLAN OF NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA) (23 VILLAGES IN PANVEL TALUKA)..... REGULATION NO. 23						
TOTAL			22	15	22	15
ADD 10% VISITORS PARKING FOR RESIDENTIAL AREA						
TOTAL			3	2	3	2

SANCTIONED IDP PLAN
(SCALE 1:500)OPEN SPACE
(SCALE 1:200)

AREA DETAILS OF OPEN SPACE				
S.NO.	WIDTH	X	HEIGHT	= AREA (SQ.M.)
1	0.5	3.801	X	12.360
2	0.5	8.053	X	15.100
3	0.5	6.069	X	18.234
4	0.5	4.988	X	18.234
5	0.5	6.569	X	12.399
AS PER POLY LINE				= 1.549
7	0.5	8.827	X	11.714
8	0.5	3.134	X	11.714
TOTAL AREA OF THE OPEN SPACE				= 250.570

LAYOUT PLAN
(SCALE 1:200)

BALCONY AREA STATEMENT (BUILDING NO. 1)				
FLOOR	PERMISSIBLE BAL.	PROPOSED BAL.	EXCESS BAL.	
GROUND	22.629	15.523	0.000	
FIRST	24.039	24.873	0.834	
SECOND	24.039	24.873	0.834	
THIRD	24.039	24.873	0.834	
FOURTH	24.039	24.873	0.834	
TOTAL	118.785	115.015	3.770	
BALCONY AREA STATEMENT (BUILDING NO. 2)				
FLOOR	PERMISSIBLE BAL.	PROPOSED BAL.	EXCESS BAL.	
GROUND	46.857	33.280	0.000	
FIRST	67.888	62.004	0.000	
SECOND	67.888	62.004	0.000	
THIRD	67.888	62.004	0.000	
FOURTH	67.888	62.004	0.000	

TERRACE AREA STATEMENT (BUILDING NO. 1)				
FLOOR	PERMISSIBLE TER.	PROPOSED TER.	EXCESS TER.	
FIRST	32.052	16.840	0.000	
SECOND	32.052	16.840	0.000	
THIRD	32.052	16.840	0.000	
FOURTH	32.052	16.840	0.000	
TOTAL	128.208	66.520	0.000	
(BUILDING NO. 2)				
FLOOR	PERMISSIBLE TER.	PROPOSED TER.	EXCESS TER.	
FIRST	40.517	40.862	0.345	
SECOND	40.517	40.862	0.345	
THIRD	40.517	40.862	0.345	
FOURTH	40.517	40.862	0.345	
TOTAL	162.068	162.852	0.784	

FORM OF CERTIFICATE

I, the undersigned, being a duly qualified and licensed engineer, 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/Developer in possession of the plot in the above form and found them to be correct.
Date: 05-11-2017

MR. Jitesh Agrawal

MR. BIKHRA RANCHOD MADAT

MR. MACHINDRA RAJHANS KANTHALE

MR. MANHOR CHAHU SURTE

MR. HARJI PARMA PATEL

SIGNATURE OF THE OWNER

CERTIFICATE OF AREA

MR. Jitesh Agrawal

MR. BIKHRA RANCHOD MADAT

MR. MACHINDRA RAJHANS KANTHALE

MR. MANHOR CHAHU SURTE

MR. HARJI PARMA PATEL

SIGNATURE OF THE OWNER

DESCRIPTION OF PROPOSAL AND PROPERTY

PLAN OF A PROPOSED RESIDENTIAL BUILDINGS

IN G. NO. 142/2 & 144/0, AT VILLAGE - SHIVKAR,

TAL. - PANVEL, DIST. - RAIGAD.

FILE NAME

DRG. NO.

SCALE

AS SHOWN

DRN. BY

MAHADEV NAVALE

DATE

28.02.2019

BY

JEETENDRA PARMAR

ARCHITECTURE

ENGINEERING

A-101, "KANDRILE RESIDENCY",

NEAR H.S.E.B. & FOREST OFFICE,

TAKKA, PANVEL - 410206,

TELEPHONE NO. 022-27482594,

jeetendra_parmar2008@yahoo.com