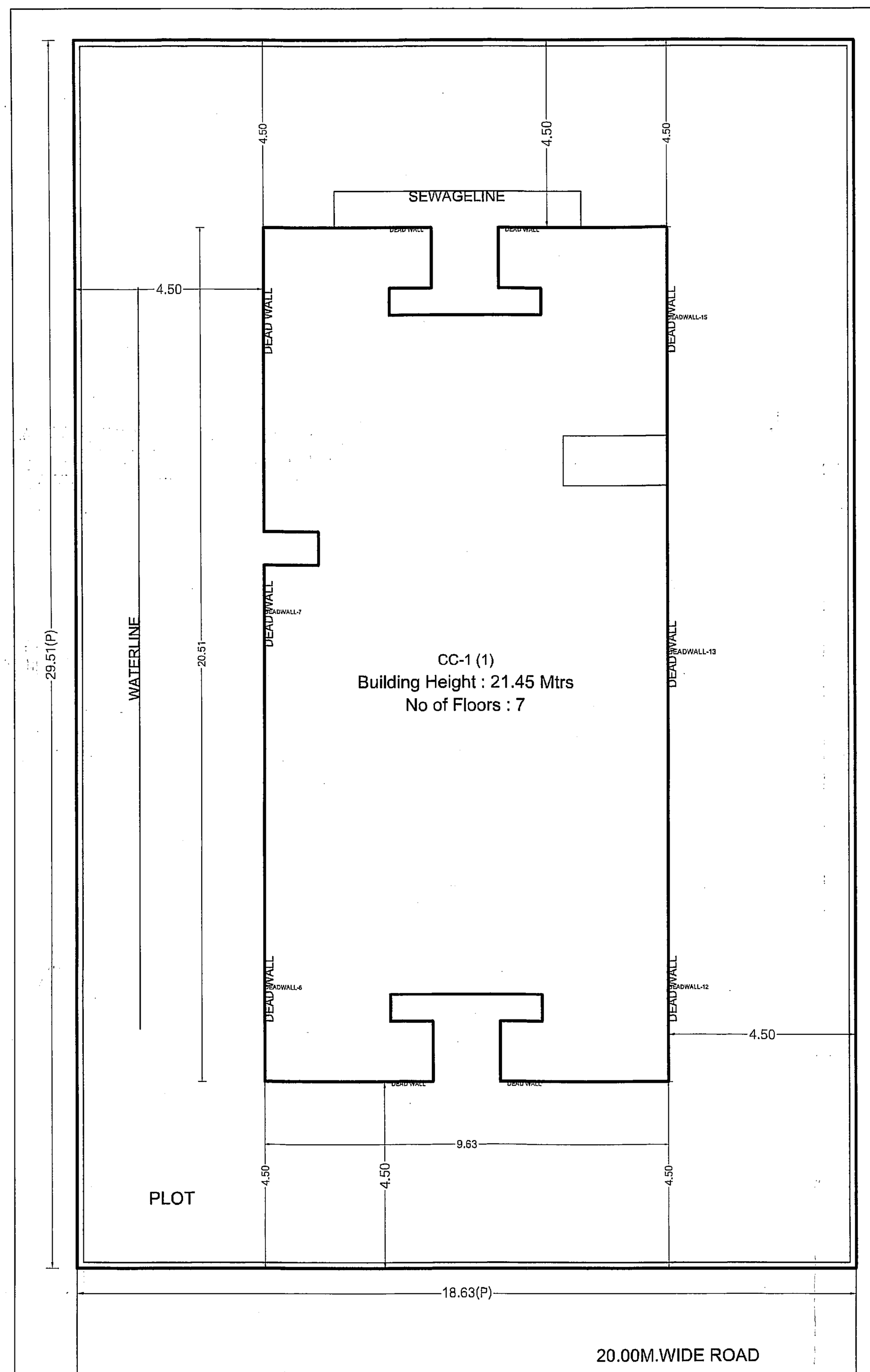
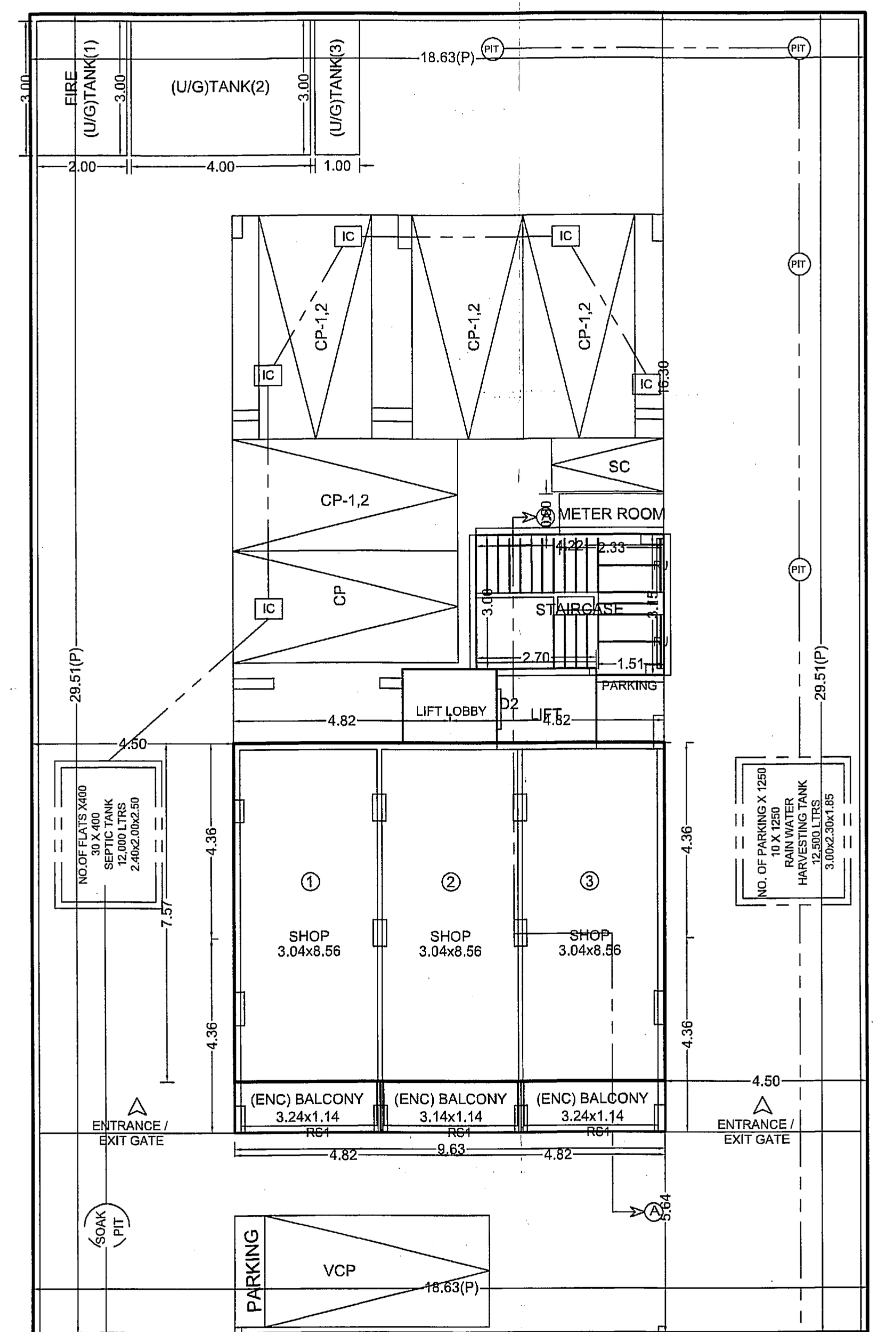
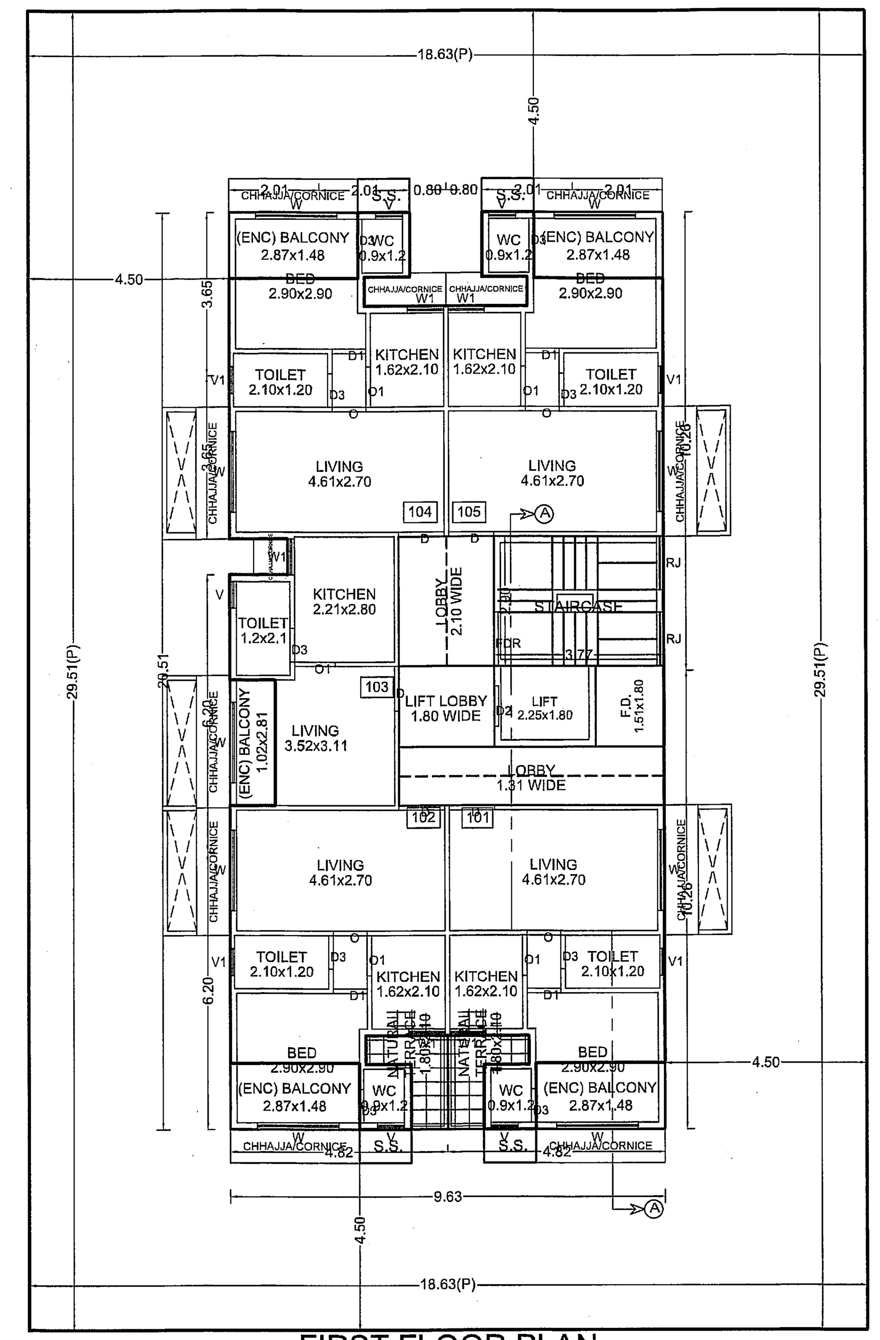


20.00M.WIDE ROAD

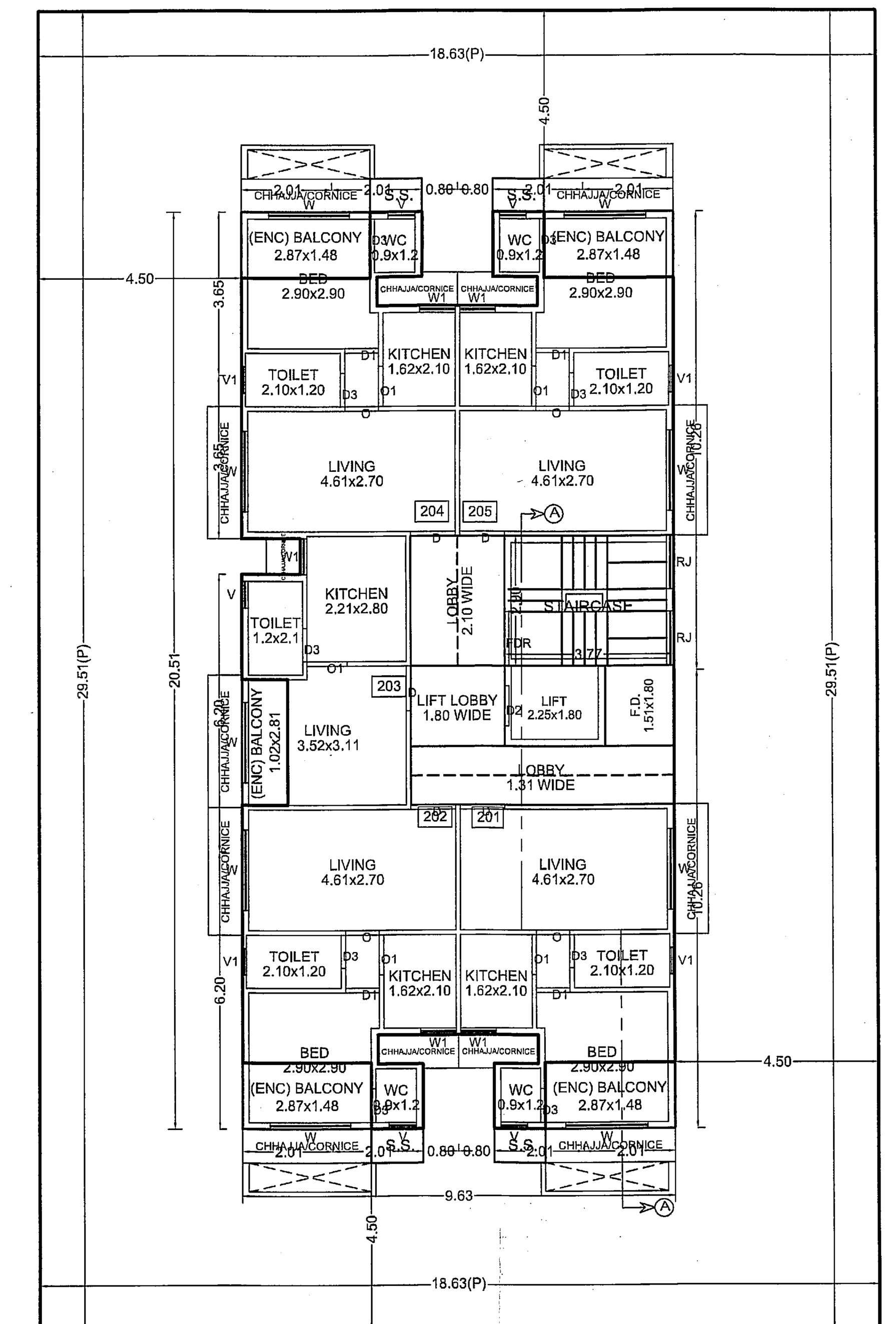
LAYOUT PLAN



20M WIDE ROAD
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SEAL OF APPROVAL

APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter

No.	CIDCO/BP-16010/TPO(NM)/2018
Scrutiny Date :	10-10-2018

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter
No. CIDCO/BP-16010/TPO(NM & K)/2018/3316
dtd. 02 Nov 2018

Document certified by PATIL MITHILESH JANARDHAN <mithilesh.patil@gmail.com>
Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO LIMITED
Date : 03-Nov-2018 12:15:42

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	549.77
2. BALANCE PLOT AREA	549.77
3. PERMISSIBLE FSI	1.5000
4. PERMISSIBLE BUILT UP AREA	824.66
5. TOTAL PERMISSIBLE BUILT UP AREA	824.66
6. PROPOSED BUILT UP AREA	
(a) PROPOSED RESIDENTIAL AREA	702.36
(b) PROPOSED COMMERCIAL AREA	72.94
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	775.30
7. EXCESS BALCONY AREA	48.04
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	823.34
13. CONSUMED FSI	1.50
14. NO. OF LIFTS PROVIDED	1
15. NO. OF RESI. UNITS PROVIDED	30
16. NO. OF COMM. UNITS PROVIDED	3
SPECIFICATIONS	

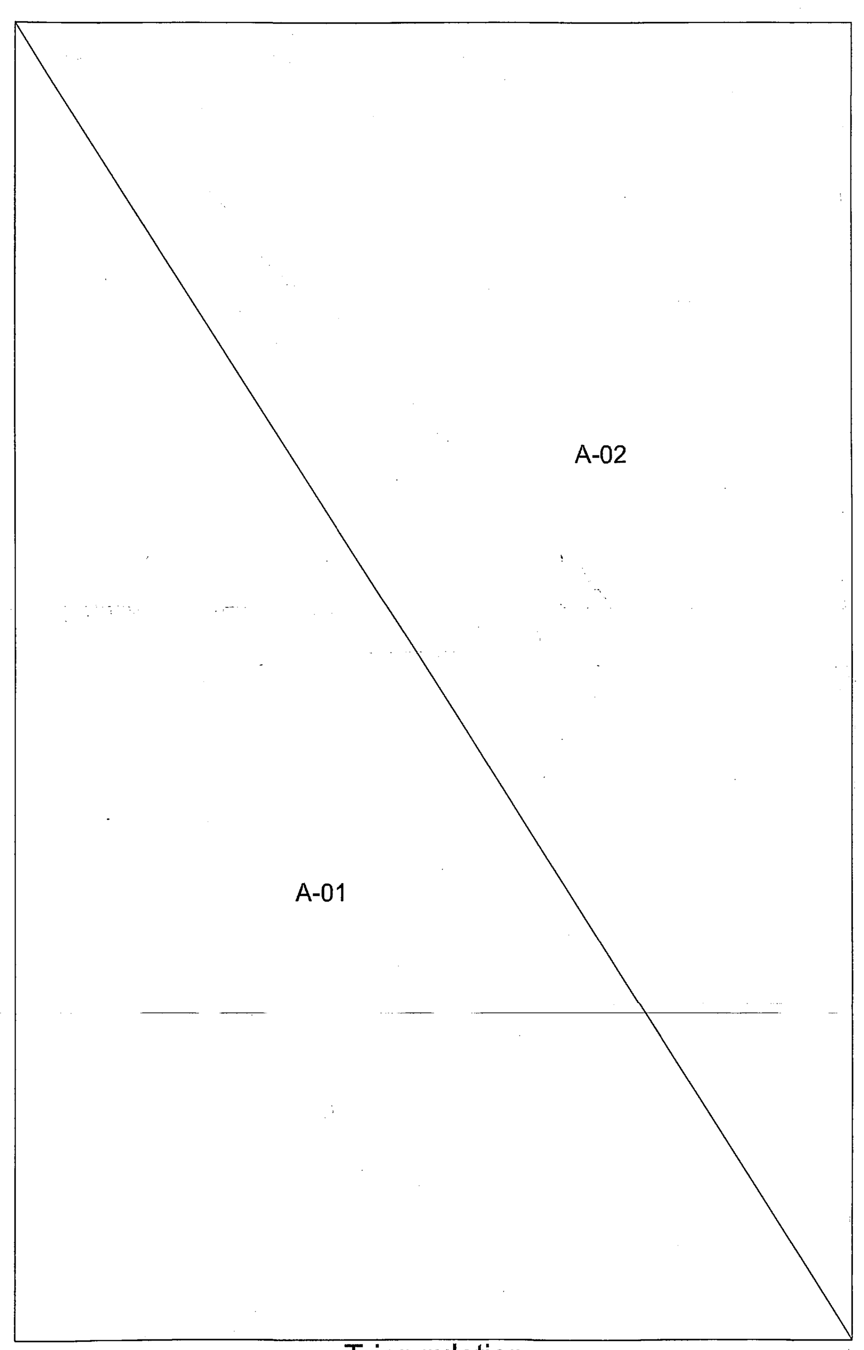
CERTIFICATE OF AREA

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/SUPERVISOR

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
- DEMOLISHION SHOWN HATCHED YELLOW



Triangulation

Triangle	Area
A-01	274.89
A-02	274.89
Total (PLOT)	549.77

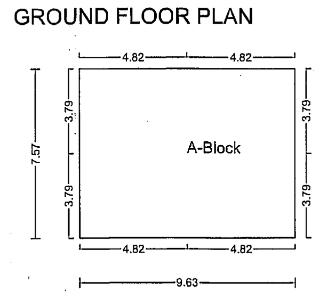
SCHEDULE OF OPENING: CC (1)

NAME	LENGTH	HEIGHT	NOS.
D4	0.70	2.10	04
D3	0.75	2.10	50
O	0.75	2.10	24
D1	0.75	2.10	20
O1	0.90	2.10	26
D2	0.90	2.10	06
D	1.00	2.10	30
FDR	1.20	2.10	06
RS1	3.04	2.10	03

SCHEDULE OF OPENING: CC (1)

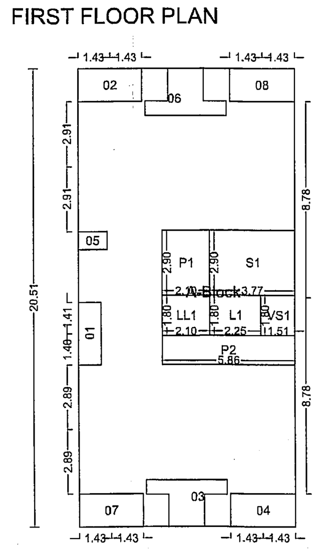
NAME	LENGTH	HEIGHT	NOS.
V	0.60	1.20	26
V1	0.60	1.20	24
W1	0.80	2.10	30
RJ	1.20	1.20	16
W	1.80	2.10	50

GROUND FLOOR PLAN



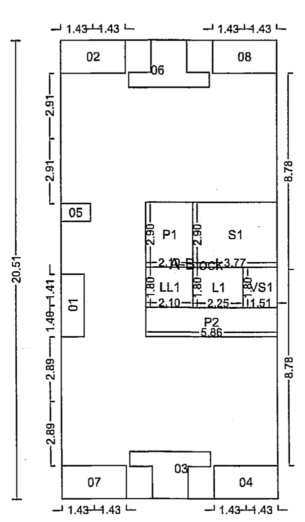
POLYGON	SIZE	AREA
A-Block	7.57 X 9.63	72.94
Total	- - -	72.94

FIRST FLOOR PLAN

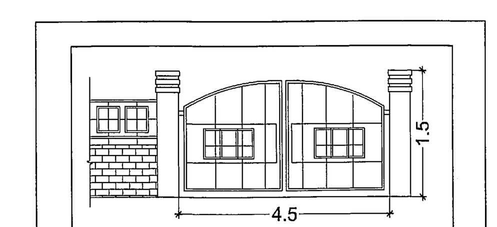


POLYGON	SIZE	AREA
A-Block	9.63 X 20.51	197.51
01	1.02 X 2.81	2.86
02	1.48 X 2.87	4.24
03	- - -	4.66
04	1.48 X 2.87	4.24
05	0.80 X 1.30	1.04
06	- - -	4.66
07	1.48 X 2.87	4.24
08	1.48 X 2.87	4.24
L1	1.80 X 2.25	4.05
VS1	1.51 X 1.80	2.73
P1	2.10 X 2.90	6.09
P2	1.31 X 5.86	7.68
LL1	1.80 X 2.10	3.78
S1	2.90 X 3.77	10.92
Total	- - -	132.09

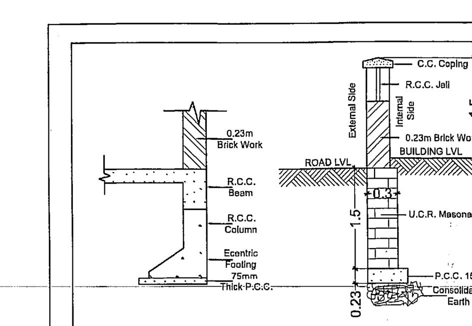
SECOND FLOOR PLAN



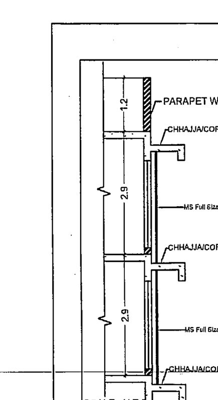
POLYGON	SIZE	AREA
A-Block	9.63 X 20.51	197.51
01	1.02 X 2.81	2.86
02	1.48 X 2.87	4.24
03	- - -	4.66
04	1.48 X 2.87	4.24
05	0.80 X 1.30	1.04
06	- - -	4.66
07	1.48 X 2.87	4.24
08	1.48 X 2.87	4.24
L1	1.80 X 2.25	4.05
VS1	1.51 X 1.80	2.73
P1	2.10 X 2.90	6.09
P2	1.31 X 5.86	7.68
LL1	1.80 X 2.10	3.78
S1	2.90 X 3.77	10.92
Total	- - -	132.09



ELEVATION OF GATE



COMPOUND WALL



SECTION

FLOOR WISE CARPET AREA: CC (1)

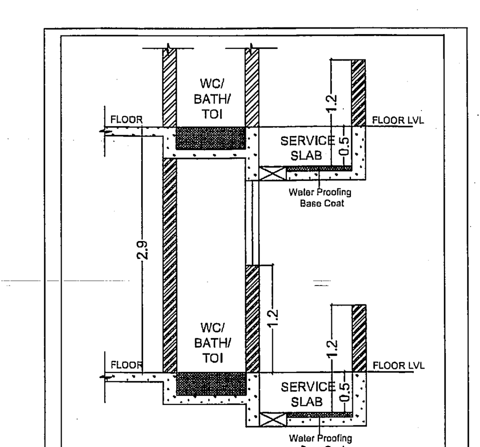
FLOOR	CARPET NAME	CARPET AREA	BAL. AREA	CARPET+BAL. AREA	TOTAL AREA
FIFTH FLOOR PLAN	501	20.37	8.50	28.87	134.97
	502	20.44	8.42	28.86	
	503	14.39	5.14	19.53	
	504	20.30	8.56	28.86	
	505	20.37	8.50	28.87	
FIRST FLOOR PLAN	101	24.63	4.24	28.87	134.97
	102	24.63	4.24	28.87	
	103	16.67	2.86	19.53	
	104	24.62	4.24	28.86	
	105	24.62	4.24	28.86	
FOURTH FLOOR PLAN	401	23.20	5.67	28.87	134.97
	402	23.25	5.62	28.87	
	403	16.67	2.86	19.53	
	404	23.15	5.72	28.87	
	405	23.20	5.67	28.87	
GROUND FLOOR PLAN	1	22.37	3.69	26.06	78.15
	2	22.48	3.57	26.05	
	3	22.37	3.69	26.06	
SECOND FLOOR PLAN	201	24.63	4.24	28.87	134.97
	202	24.63	4.24	28.87	
	203	16.67	2.86	19.53	
	204	24.62	4.24	28.86	
	205	24.62	4.24	28.86	
SIXTH FLOOR PLAN	601	11.03	6.02	17.05	84.92
	602	11.11	5.94	17.05	
	603	11.41	5.31	16.72	
	604	11.02	6.03	17.05	
	605	11.03	6.02	17.05	
THIRD FLOOR PLAN	301	24.63	4.24	28.87	134.97
	302	24.63	4.24	28.87	
	303	16.67	2.86	19.53	
	304	24.62	4.24	28.86	
	305	24.62	4.24	28.86	

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

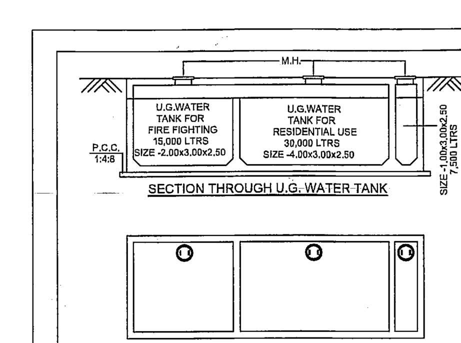
FLOOR	NO. OF C.B	NO. OF F.B	LOBBY AREA
SIXTH FLOOR	0	0	17.55
FIFTH FLOOR	0	0	17.55
FOURTH FLOOR	0	0	17.55
THIRD FLOOR	0	0	17.55
SECOND FLOOR	0	0	17.55
FIRST FLOOR	0	0	17.55
Total	0	0	105.30

BALCONY CALCULATIONS: CC (1)

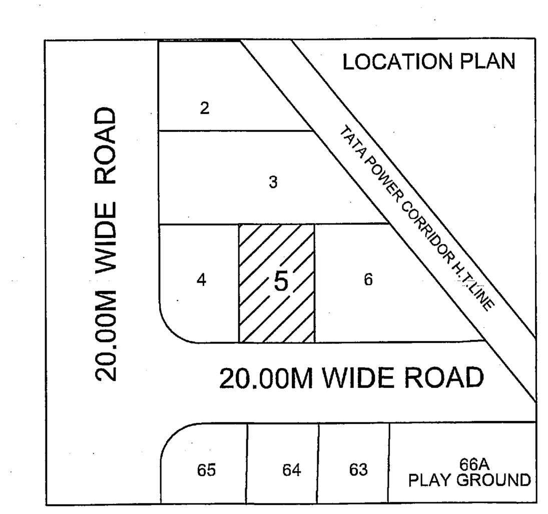
FLOOR	SIZE	AREA	PERM AREA	TOT. AREA
SIXTH FLOOR	1.50 X 2.86 X 1	4.29	10.04	29.34
	1.50 X 2.80 X 2	8.40		
	1.50 X 2.75 X 1	4.13		
	1.50 X 2.85 X 1	4.22		
	1.00 X 1.82 X 4	7.28		
	0.85 X 1.20 X 1	1.02		
FIFTH FLOOR	1.50 X 2.87 X 4	17.20	16.92	39.14
	1.50 X 2.86 X 1	4.29		
	1.50 X 2.80 X 2	8.40		
	1.50 X 2.75 X 1	4.13		
	0.85 X 1.00 X 1	0.85		
	1.50 X 2.85 X 1	4.27		
FOURTH FLOOR	1.00 X 2.87 X 4	11.48	18.96	25.54
	1.00 X 2.86 X 1	2.86		
	1.00 X 2.85 X 1	2.85		
	1.00 X 2.80 X 2	5.60		
	1.00 X 2.75 X 1	2.75		
THIRD FLOOR	1.48 X 2.87 X 4	16.96	19.81	19.82
	1.02 X 2.81 X 1	2.86		
SECOND FLOOR	1.48 X 2.87 X 4	16.96	19.81	19.82
	1.02 X 2.81 X 1	2.86		
FIRST FLOOR	1.48 X 2.87 X 4	16.96	19.81	19.82
	1.02 X 2.81 X 1	2.86		
GROUND FLOOR	1.14 X 3.24 X 2	7.38	10.94	10.95
	1.14 X 3.14 X 1	3.57		
Total	-	-	116.30	164.33



TYPICAL SECTION OF SERVICE SLAB

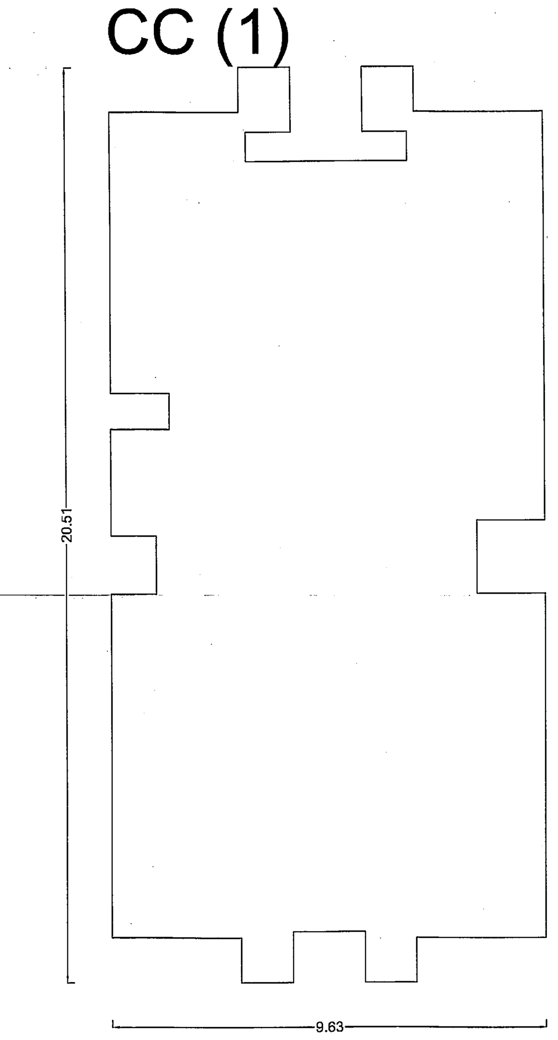


UNDER GROUND WATER TANK



LOCATION PLAN

CC (1)



Poly	Area
Coverage	174.73

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS) UNIT	TENEMENT (NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS.) BY RULE	SCOOTER (NOS.) REQD.	CYCLE (NOS.) BY RULE	CYCLE (NOS.) REQD.
Residential	0.0 - 45.0	4	30	1	8	-	-	-	-
Residential	45.0 - 60.0	2	0	1	0	-	-	-	-
Residential	60.0 - ...	1	0	1	0	-	-	-	-
Commercial	0 - 800(PROP BUA-72.94)		1	1	1	-	-	-	-
Commercial	800.0 - ...(BALANCE 800-0)		0	1	0	-	-	-	-
Total	Required		-	-	9	-	-	-	-
Total	Proposed		-	-	9	-	-	-	-

WATER REQUIREMENT

TANK		OCCUPANT LOAD (NOS.) TNMTS/AREA	FACTOR		CONSUMPTION PER DAY (LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
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	54044.37
	UNDERGROUND(60%)					27000.00	52499.99
	TOTAL					45000	106544.36

FLOOR WISE FSI STATEMENT: CC (1)

FLOORS	FSI AREA COMM.	RESI.	IND.	SPEC.	BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
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	66.93	0.00	0.00	29.31	17.55	10.92	4.05	5	66.93
FIFTH FLOOR	0.00	112.78	0.00	0.00	39.12	17.55	10.92	4.05	5	112.78
FOURTH FLOOR	0.00	126.38	0.00	0.00	25.52	17.55	10.92	4.05	5	126.38
THIRD FLOOR	0.00	132.09	0.00	0.00	19.81	17.55	10.92	4.05	5	132.09
SECOND FLOOR	0.00	132.09	0.00	0.00	19.81	17.55	10.92	4.05	5	132.09
FIRST FLOOR	0.00	132.09	0.00	0.00	19.81	17.55	10.92	4.05	5	132.09
GROUND FLOOR	72.94	0.00	0.00	0.00	10.94	0.00	12.87	0.00	0	72.94
Total	72.94	702.36	0.00	0.00	164.33	105.32	78.39	24.30	30	775.30 + 48.04

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
CC-1 (1)	72.94	702.36	0.00	0.00	164.33	105.32	78.39	24.30	30	775.30 + 48.04
Total	72.94	702.36	0.00	0.00	164.33	105.32	78.39	24.30	30	775.30 + 48.04

OWNER'S NAME
M/S.SAMBHAV HOMES.,THROUGH ITS PARTNERS.,MR.KIRTI HEMCHAND SHAH +3 AND MR.HARIBHAU BALU GAIKAR

PROJECT INFORMATION
PLOT NO : 5 SECTOR NO.: 4
NODE : Karanjade(New)

PROJECT TYPE:
CONSULTANT NAME
ATUL PATEL ARCHITECTS
Regd. No. : CA/2003/32480

ATUL PATEL ARCHITECTS

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	CIDCO/BP-16010/TPO(NM)/2018	DATE	10-10-2018	
KEY NO.		SHEET NO.	1/2	

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