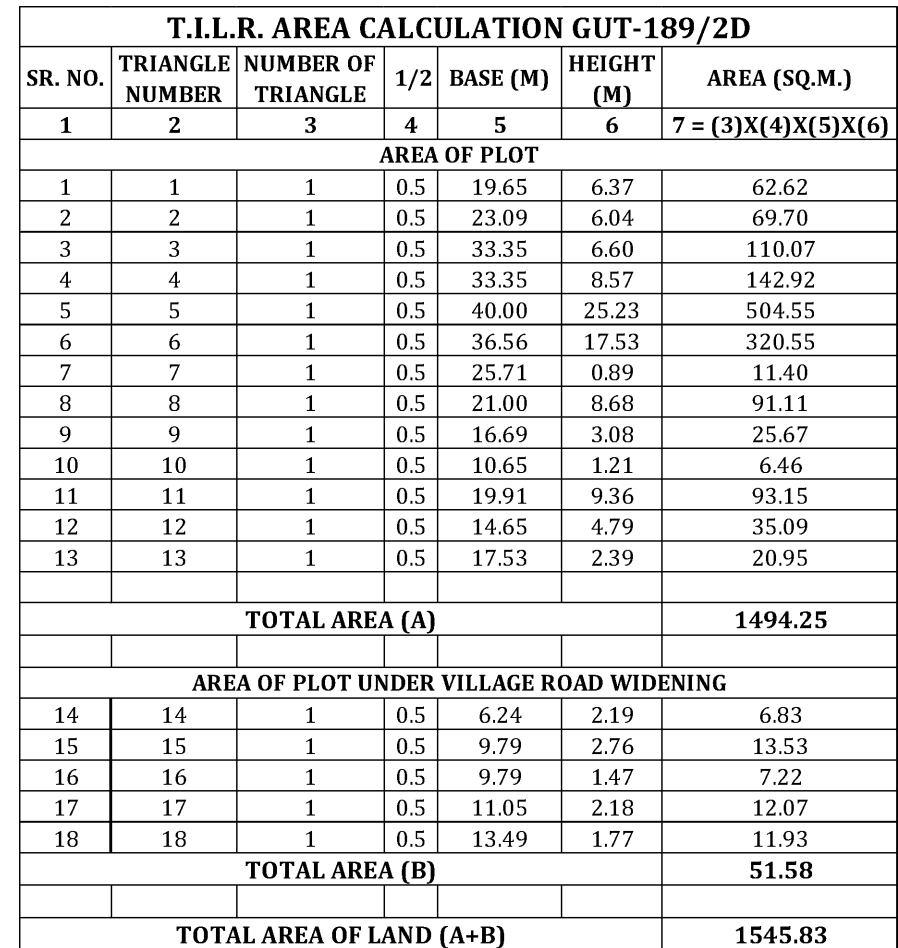


OPEN SPACE AREA CALCULATIONS				
Block		Length	Breadth	Area in
Description		(meter)	(meter)	sq.mts
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]
1	0.5	23.03	8.68	99.88
2	0.5	23.03	2.65	30.51
3	0.5	21.91	5.50	60.24
4	0.5	19.83	6.07	60.17
Total				250.80

AREA STATEMENT					
Sr. No.	Particulars	Area (In Sq. M.)			
	Area of survey no. 189/2D				
1	a. Area of Plot (as per 7(12) and Aa-order	1750.000			
	b. Area of Plot as per TILR (By triangulation method at true scale)	1536.830			
	c. Area of Plot as per Physical Survey	1536.160			
	d. Area of plot considered (least of (a), (b) and (c))	1536.160			
	Deduction for				
2	a. Existing road (ROW)	0.000			
	b. Proposed widening of road	51.580			
	c. Proposed road as per TILR	0.000			
	d. Area under reservation, if any (SH ROAD DEDUCTION)	0.000			
	Total (a+b+c+d)	51.580			
3	Balance area of Plot (1-2)	1484.580			
	Amenity Space, if any				
4	a. Required Amenity Space (5% of 3)	0.00			
	b. Proposed Amenity Space	0.00			
5	Net Plot area (3-4b)	1484.58			
	Recreational Open Space (If applicable)				
6	a. Required RG/Open Space (10% of 5)	148.458			
	b. Proposed RG/open Space	250.800			
	Total Entitlement of FSI in the proposal				
	a. Basic FSI permissible	0.70			
	b. Permissible FSI with payment of premium (0.3)	0.30			
	c. TDW in situ FSI	0.00			
	d. Ancillary FSI to sale BUA (60% on a+b+c)	0.60			
	Total Permissible sale Built up area (7a+7b+c+d)	1.60			
	e. Permissible EWS FSI (20% of permissible FSI(a+b+c))	0.00			
	f. Ancillary FSI to EWS BUA (60% on e)	0.00			
	Total Permissible EWS Built up area (7a+7f)	0.00			
	Permissible Built up area				
8	a. Permissible Built up area with reference to Basic FSI, Premium FSI, TDR (Sr.no.5 x (7a+7b+c+d))	1484.58			
	b. Permissible Sale Built Up Area (7a+7b+c+d+7d+Sr.no. 5) (P line Area)	2373.53			
	c. Permissible Built Up Area of (EWS component (20% of 8b) including ancillary (P line area)	0.00			
	Proposed Built Up area				
	a. Proposed Sale Built Up Area (P-Line)	2373.500			
	b. Proposed Sale Built Up Area (with reference to Basic FSI, Premium FSI, TDR)	1484.580			
	c. Consumed Ancillary FSI (Max 60% or 20%)(Pa-9a)	888.920			
	EWS FSI details				
10	a. Required EWS FSI Built Up area (20% of base & premium consume FSI)(0.2X 9b)	NA			
	b. Proposed EWS Built Up area	NA			
	c. Proposed Built Up area of EWS component (P-line)	0.000			
	Built up area Details				
11	a. Built up area	Comm	Resi	Total sale	EWS
	b. Total Proposed BUA (P line)	0.000	2373.500	2373.500	0
	b. Net Proposed BUA (Excluding Ancillary)	0.000	1484.580	1484.580	0.000
	c. Consumed Ancillary BUA	0.000	888.920	888.920	0.000
	Proposed Built Up Area Details				
12	a. Sale component (P line area)			2373.500	
	b. EWS component (P line area)			0.00	
	Balance Built Up Area (P- Line Area)				
13	a. Sale component (12a-8b)			1.83	
	b. EWS component (12b-8c)			0.00	
	Excess Built Up area of EWS that (12b-8c)			0.00	
14	a. Built Up area of Sale Area including excess EWS BUA (12a+14)			2373.50	
	b. EWS Built up area after deducting excess EWS BUA (12b-8c)			0.000	
15	Total Ancillary area including ancillary of excess BUA (sum of 11c)			888.92	
	Total FSI Consumed				
17	a. Sale component (15/5)			1.599	
	b. EWS component (10g/5)			0.000	
	Balance FSI				
18	a. Sale component (7a+7b+c+7d+12a)			0.001	
	b. EWS component (7a+7f)+12b			0.000	
	No. of units proposed				
	a. Residential - Sale component			53	
	b. Residential - EWS component			0	
	c. Commercial			0	
	d. Trees to be planted against allot area (1 tree for every 100 Sq. M.)			18	
	e. Trees to be planted against RG/open space (5 tree for every 100 Sq. M.)			0	
	f. Existing trees			3	
	g. Trees to be cut			0	
20	d. Trees to be planted against tree fell (5 tree for every 1 tree fell) (d x 5)			0	
	f. Total required trees (a-b+c)			31	
	g. Existing Number of trees to be retain (c >= d)			3	
	h. Req. Number of trees to be planted (f-g)			28	

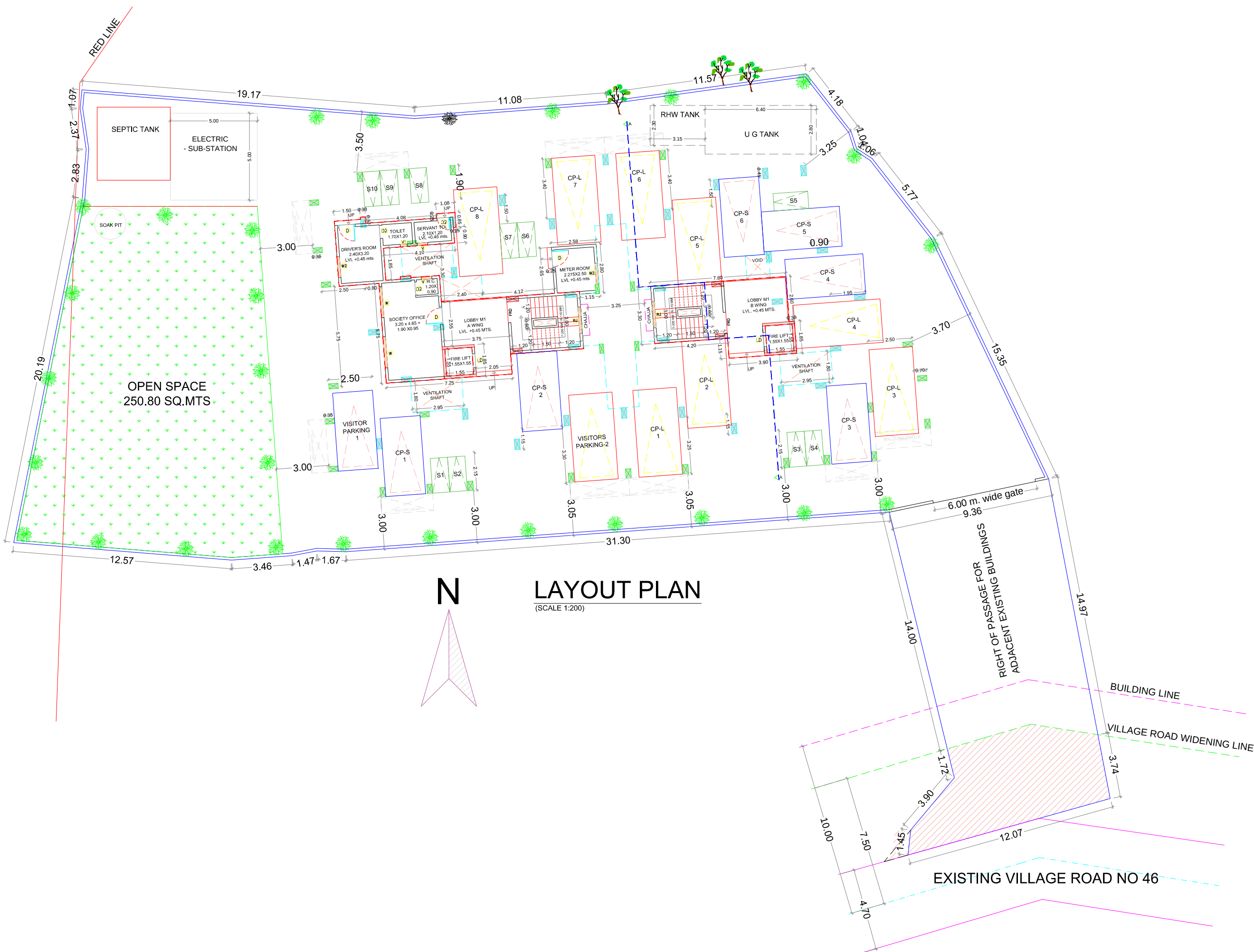
 $1/4$

Approved subject to the conditions
mentioned in amended Commencement
certificate issued by this office bearing
certificate no.
CIDCO/NAINA/Panvel/Vichumbe/BP-00
606/ACC/2024/0536 Dated 29 Jul 2024.

BUILT- UP AREA STATEMENT	
FLOORS	BUA IN SQ.MTS.
GROUND	92.35
1st	472.82
2nd	472.82
3rd	472.82
4th	472.82
5th	389.87
TOTAL	2373.50

LAYOUT PLAN, LOCATION PLAN & PROFORMA 1, TILR AREA CALCULATION, OPEN SPACE AREA CALCULATION, PARKING AREA STATEMENT, BUILT UP AREA STATEMENT, TENEMENT AREA STATEMENT

Meenakshi Shrivastav have been employed by the applicant as their 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 in possession of the plot as in the above form and found them to be correct
Date: 30/05/2022



WINGS	FLOOR NO.	TENEMENT AREA STATEMENT							
		Flat no.	No. of Unit	Carpet area Sqmts	Balcony area Sqmts (Enclosed/Proposed)	Terrace area Sqmts	Build-up area Sqmts		
1st FLOOR		101	1	32.64	-	3.23	-	35.67	
		101	1	31.34	-	2.70	-	34.21	
		101	1	32.15	-	2.75	-	35.57	
		104	1	32.15	-	2.75	-	35.64	
		105	1	30.35	-	2.70	-	33.43	
		106	1	31.97	-	3.23	-	36.00	
		201	1	32.64	-	3.23	-	35.67	
		202	1	31.34	-	2.70	-	34.21	
		201	1	32.15	-	2.75	-	35.57	
		205	1	30.35	-	2.70	-	33.43	
2nd FLOOR		206	1	32.15	-	3.23	-	36.00	
		301	1	32.64	-	3.23	-	35.64	
		302	1	31.34	-	2.70	-	34.21	
		303	1	32.15	-	2.75	-	35.57	
		305	1	30.35	-	2.70	-	33.43	
		306	1	32.64	-	3.23	-	35.60	
		401	1	32.97	-	3.23	-	36.00	
		402	1	31.34	-	2.70	-	34.21	
		403	1	32.15	-	2.75	-	35.57	
		404	1	32.15	-	2.75	-	35.67	
3rd FLOOR		405	1	30.35	-	2.70	-	33.43	
		406	1	32.97	-	3.23	-	36.00	
		501	1	32.64	-	3.23	-	35.64	
		502	1	31.34	-	2.70	-	34.21	
		503	1	32.15	-	2.75	-	35.57	
		505	1	30.35	-	2.70	-	33.43	
	4th FLOOR		101	1	32.96	-	3.23	-	36.00
			102	1	31.62	-	2.75	-	34.72
			103	1	33.21	-	3.06	-	36.92
			104	1	31.01	-	2.70	-	34.18
		105	1	32.64	-	3.23	-	35.59	
		201	1	32.96	-	3.23	-	36.00	
		202	1	31.62	-	2.75	-	34.72	
		203	1	33.21	-	3.06	-	36.92	
		204	1	31.01	-	2.70	-	34.18	
		205	1	32.64	-	3.23	-	35.59	
5th FLOOR		301	1	32.96	-	3.23	-	36.00	
		302	1	31.62	-	2.75	-	34.72	
		303	1	33.21	-	3.06	-	36.92	
		304	1	31.01	-	2.70	-	34.18	
		305	1	32.64	-	3.23	-	35.59	
		401	1	31.62	-	2.75	-	34.72	
		402	1	33.21	-	3.06	-	36.92	
		403	1	31.01	-	2.70	-	34.18	
		405	1	32.64	-	3.23	-	35.59	
		501	1	31.62	-	2.75	-	34.72	
6th FLOOR		502	1	33.21	-	3.06	-	36.92	
		503	1	31.01	-	2.70	-	34.18	
		504	1	32.64	-	3.23	-	35.59	
	TOTAL		53	1697.45	0.00	149.55	0.00	1868.16	

**		PARKING STATEMENT - PLEASE REFER D OF PROFORMA 1						
TENEMENT SIZE / CARPET AREA IN SQ.MTS	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO OF PARKING SPACES		(No. of cars CP-L)		(No. of cars CP-S)	
			No. of cars	No. of scooters	No. of cars (CP-L)	No. of cars (CP-S)	No. of scooters	
			12.5 sq.mts	2.00 sq.mts	2.50 x 5.00	2.30 x 4.50	2.0 sq.mt	
Residential upto 35 sq.mts	53	4 tenements having carpet area upto 0.00 - 35 sqmts	13.25	10% Of car space = 16 x 12.5 x 10%/2 = 10	8	6	10	
Residential between 35-45 sq.mts	0	2 tenements having carpet area bet 35.01 - 45.00 sq.mts	0					
Residential between 45-60 sq.mts	0	1 tenement having carpet area bet 45.01 - 60 sqmts	0		(No. of cars - VISITORS)			
			14		1	1		
TOTAL	53	Visitors Parking - 10%	11 x 10% = 2		9	7		
Total car parking			16		16		10	

LEGEND FOR TREES	
	EXISTING TREES
	PROPOSED TREES

Legend			
Sr. no.	Item	Site plan on white print	Building plan on white print
(1)	(2)	(3)	(4)
1	Plot line		
2	Existing street		
3	Future street		
4	Permissible building line		
5	Marginal open spaces		
6	Drainage & Sewerage work		
7	Water supply work		
8	RWH line		
9	Proposed work		
10	S.W.Drain		
11	Car parking		
12	Two wheeler parking		
13	Cycle parking		

NOTE : ALL DIMENSIONS ARE IN MTS

Shop no. 1, Saugarda Universal,
Plot # 19, Sector-17,
New Panvel(w), 410206
phone: +91-9820082293
email: meenakshi2001@hotmail.com

Architects: Meenakshi
 Shop No. 1, Jagadri University,
 Plot # 19, Sector-17,
 New Panvel(w), 410206
 phone: +91-9820082293
 email: meenakshi2001@hotmail.com

Approved subject to the conditions mentioned in amended Commencement certificate issued by this office bearing certificate no. CIDCO/NAINA/Panvel/Vichumbe/BP-00 606/ACC/2024/0536 Dated 29 Jul 2024.

TOTAL UNITS	
RESIDENTIAL	53
COMMERCIAL	NIL
SPECIFICATIONS	
External wall dk	0.15M
Internal wall dk	0.10M

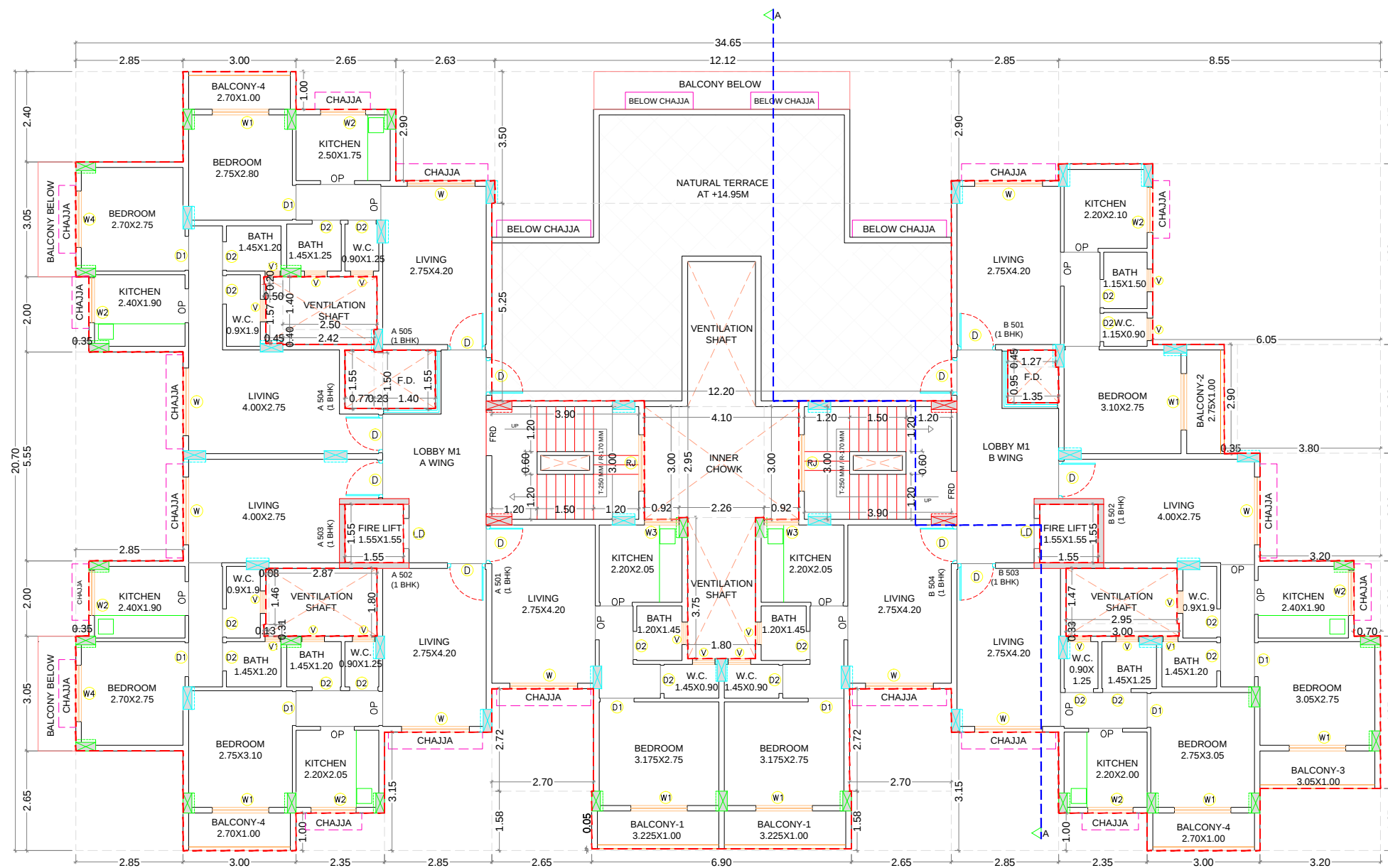
NOTE: PARAPET WALL - 1.20 MTS HT.					
Schedule of light & ventilation					
Room	Tenement	Carpet	Window	L&V	L&V provided
		number	area	type	required
[1]	[2]	[3]	[4]	[5]=[3]/6	[6]
Living	A WING 103 TO 503	11.00	W	1.83	2.16
Bedroom		7.43	W1	1.24	2.93
Kitchen		4.56	W2	0.76	1.44
Bath		1.74	V	0.29	0.45
W.C.		1.71	V	0.29	0.45

SCHEDULE OF DOOR & WINDOW					
Type	Width (meter)	Height (meter)	Area (sq.mtr)	Self mt. (meter)	Description
[1]	[2]	[3]	[4]	[5]	[6]
D	0.90	2.10	1.89	0.00	T.W. 40MM TKR FRAME DOOR
d	0.90	2.10	1.89	0.00	T.W. 40MM TKR FRAME DOOR
D2	0.75	2.10	1.58	0.00	30MM ENTRY DOOR
D25	1.20	2.10	2.52	0.00	FIRE RESISTANT DOOR
LD					AS PER LIFT CONSULTANT
					LIFT DOOR
W	1.80	1.30	2.34	0.50	AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL
W1	1.30	1.95	2.53	0.15	AL FRAME SLIDING WINDOW
W2	1.30	1.30	1.68	0.00	AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL
W3	0.92	1.30	1.19	0.00	AL FRAME SLIDING WINDOW
W4	1.50	1.30	1.95	0.00	AL FRAME SLIDING WINDOW
W5	1.50	1.30	1.95	0.00	AL FRAME SLIDING WINDOW
V	0.90	0.75	0.68	1.35	GLASS JOURNED VENTILATOR
V1	0.40	0.75	0.30	1.35	GLASS JOURNED VENTILATOR
ARTIFICIAL LIGHTING					
ML					

SHEET CONTENTS :
TYPICAL 1st to 4th FLOOR PLAN, 5th FLOOR PLAN, AREA DIAGRAM FOR TYPICAL 1st to 4th FLOOR PLAN, AREA DIAGRAM FOR 5th FLOOR PLAN & AREA CALCULATIONS
BALCONY AREA STATEMENT, LIGHT & VENTILATION STATEMENT, SCHEDULE OF DOOR & WINDOW

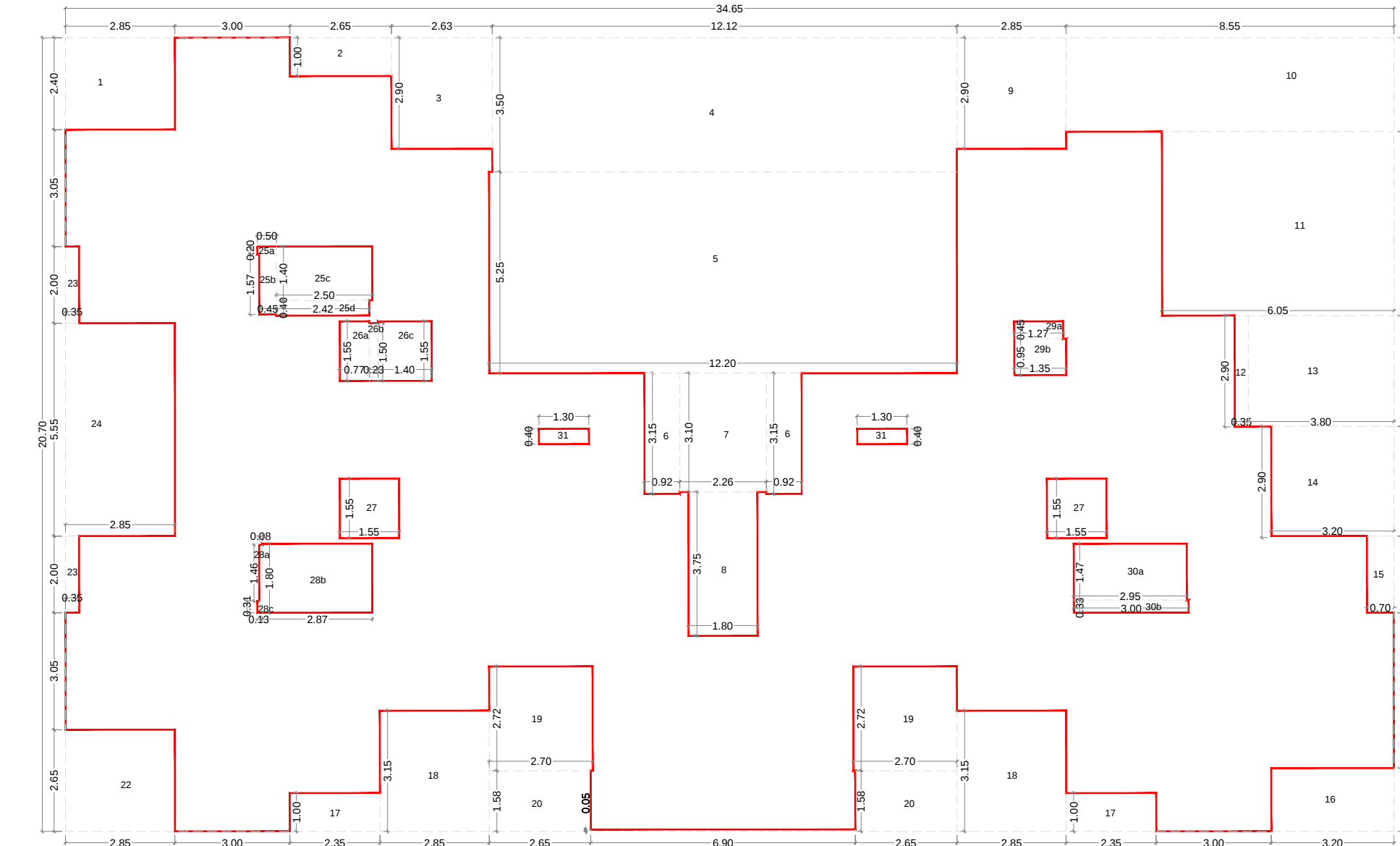
OWNERS NAME & SIGNATURE	
MR. KIRAN MADHAV NANGARE	
Proprietor of MS NEEL VASTU BUILDERS & DEVELOPER (POA HOLDER)	
SIGNATURE OF ARCHITECT (Ar. Meenakshi Shivastav) CA/1994/22946	
DESCRIPTION OF THE PROPERTY	
RESIDENTIAL BUILDING ON GUT NO 189/2/D, AT VILLAGE - VICHUMBE, TAL. PANVEL, DIST. RAIGAD.	
Subject:	
AMENDED DEVELOPMENT PERMISSION	
Name & Registration of Architect:	
Ar. Meenakshi Shivastav CA/1994/22946	
Associates	
Shop no. 1, Sadguru Universal, Plot # 19, Sector-17, New Panvel(w), 410206 phone: +91-9820082293 email: meenaksh2001@hotmail.com	
JOB NO. P-366/2024	DATE 8/7/2024
SCALE 1:100	DEALT SHIVANI
DRG. NO. 04/04	

NOTE : ALL DIMENSIONS ARE IN MTS.



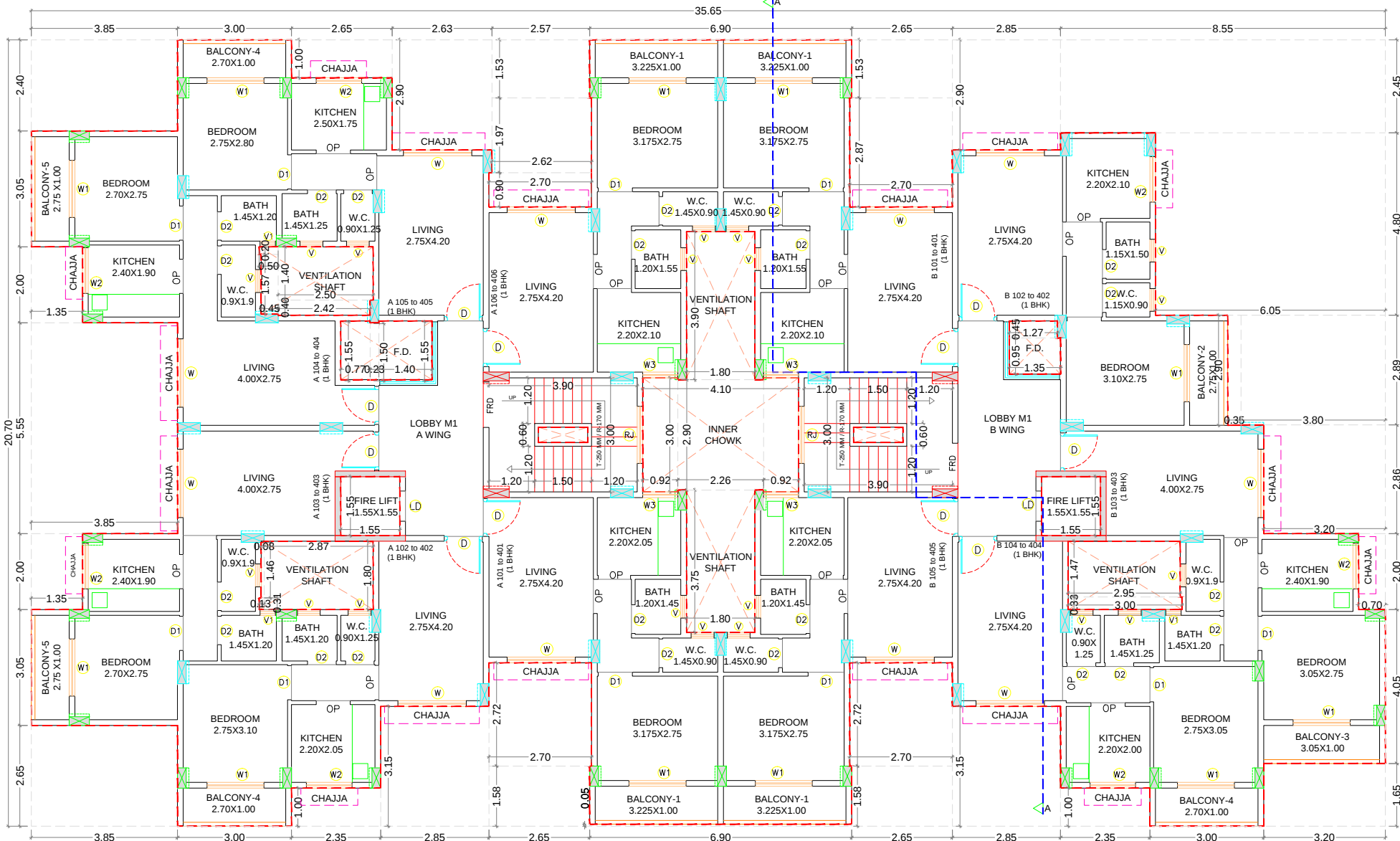
5th FLOOR PLAN (A & B WING)

(SCALE 1:100)



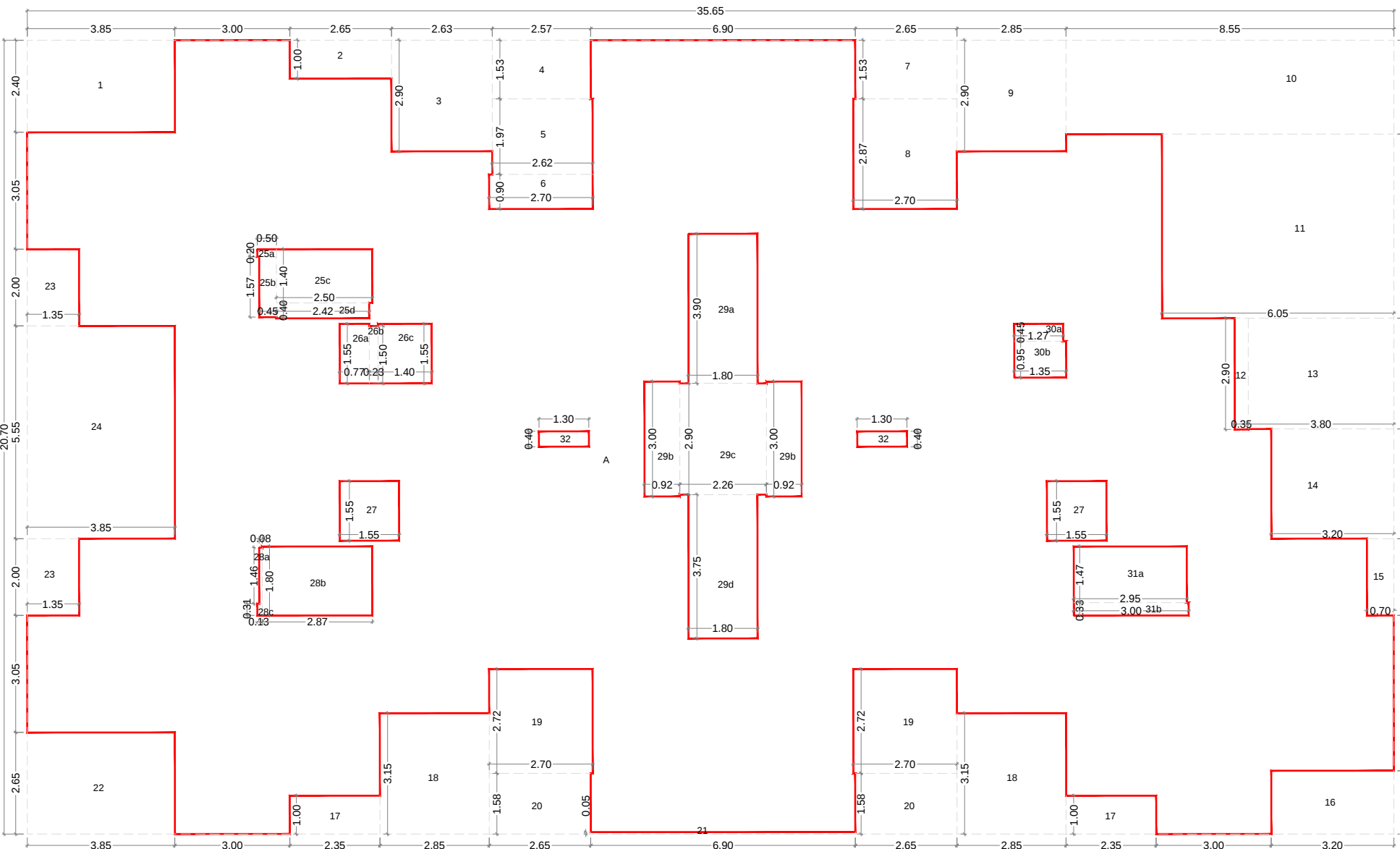
AREA DIAGRAM FOR TYPICAL 5th FLOOR PLAN (A & B WING)

(SCALE 1:100)



TYPICAL 1st TO 4th FLOOR PLAN (A & B WING)

(SCALE 1:100)



AREA DIAGRAM FOR TYPICAL 1st TO 4th FLOOR PLAN (A & B WING)

(SCALE 1:100)

BUA Statement of 1st To 4th Floor (A & B WING)				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area in sq.mts
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]
A	1	35.65	20.70	737.96
Subtotal : A				737.96
DEDUCTIONS:				
1	1	3.85	2.40	9.24
2	1	2.65	1.00	2.65
3	1	2.63	2.90	7.63
4	1	2.57	1.53	3.93
5	1	2.62	1.97	5.16
6	1	2.70	0.90	2.43
7	1	2.65	1.53	4.05
8	1	2.70	2.87	7.75
9	1	2.85	2.90	8.27
10	1	8.55	2.45	20.95
11	1	6.05	4.80	29.04
12	1	0.35	2.90	1.02
13	1	3.80	2.89	10.98
14	1	3.20	2.86	9.15
15	1	0.70	2.00	1.40
16	1	3.20	1.65	5.28
17	2	2.35	1.00	4.70
18	2	2.85	3.15	17.96
19	2	2.70	2.72	14.69
20	2	2.65	1.58	8.37
21	1	6.90	0.05	0.35
22	1	3.85	2.65	10.20
23	2	1.35	2.00	5.40
24	1	3.85	5.55	21.37
25a	1	0.50	0.20	0.10
25b	1	0.45	1.57	0.71
25c	1	2.50	1.40	3.50
25d	1	2.42	0.40	0.97
26a	1	0.77	1.55	1.19
26b	1	0.23	1.50	0.35
26c	1	1.40	1.55	2.17
27	2	1.55	1.55	4.81
28a	1	0.08	1.46	0.12
28b	1	2.87	1.80	5.17
28c	1	0.13	0.31	0.04
29a	1	1.80	3.89	7.00
29b	2	0.92	3.00	5.52
29c	1	2.26	2.90	6.55
29d	1	1.80	3.75	6.75
30a	1	1.27	0.45	0.57
30b	1	1.35	0.95	1.28
31a	1	2.95	1.47	4.34
31b	1	3.00	0.33	0.99
32	2	1.30	0.40	1.04
Total	52			265.13
Subtotal : B				265.13
Net Built-up area = (Subtotal:A) - (Subtotal : B)				472.82

BUA Statement of 5th Floor (A & B WING)				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area in sq.mts
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]
A	1	34.65	20.70	717.26
Subtotal : A				717.26
DEDUCTIONS:				
1	1	2.85	2.40	6.84
2	1	2.65	1.00	2.65
3	1	2.63	2.90	7.63
4	1	12.12	3.50	42.42
5	1	12.20	5.25	64.05
6	2	0.92	3.15	5.80
7	1	2.26	3.10	7.01
8	1	1.80	3.75	6.75
9	1	2.85	2.90	8.27
10	1	8.55	2.45	20.95
11	1	6.05	4.80	29.04
12	1	0.35	2.90	1.02
13	1	3.80	2.89	10.98
14	1	3.20	2.86	9.15
15	1	0.70	2.00	1.40
16	1	3.20	1.65	5.28
17	2	2.35	1.00	4.70
18	2	2.85	3.15	17.96
19	2	2.70	2.72	14.69
20	2	2.65	1.58	8.37
21	1	6.90	0.05	0.35
22	1	3.85	2.65	10.20
23	2	1.35	2.00	5.40
24	1	3.85	5.55	21.37
25a	1	0.50	0.20	0.10
25b	1	0.45	1.57	0.71
25c	1	2.50	1.40	3.50
25d	1	2.42	0.40	0.97
26a	1	0.77	1.55	1.19
26b	1	0.23	1.50	0.35
26c	1	1.40	1.55	2.17
27	2	1.55	1.55	4.81
28a	1	0.08	1.46	0.12
28b	1	2.87	1.80	5.17
28c	1	0.13	0.31	0.04
29a	1	1.27	0.45	0.57
29b	1	1.35	0.95	1.28
30a	1	2.95	1.47	4.34
30b	1	3.00	0.33	0.99
31	2	1.30	0.40	1.04
Total	48			327.38
Subtotal : B				327.38
Net Built-up area = (Subtotal:A) - (Subtotal:B)				389.87