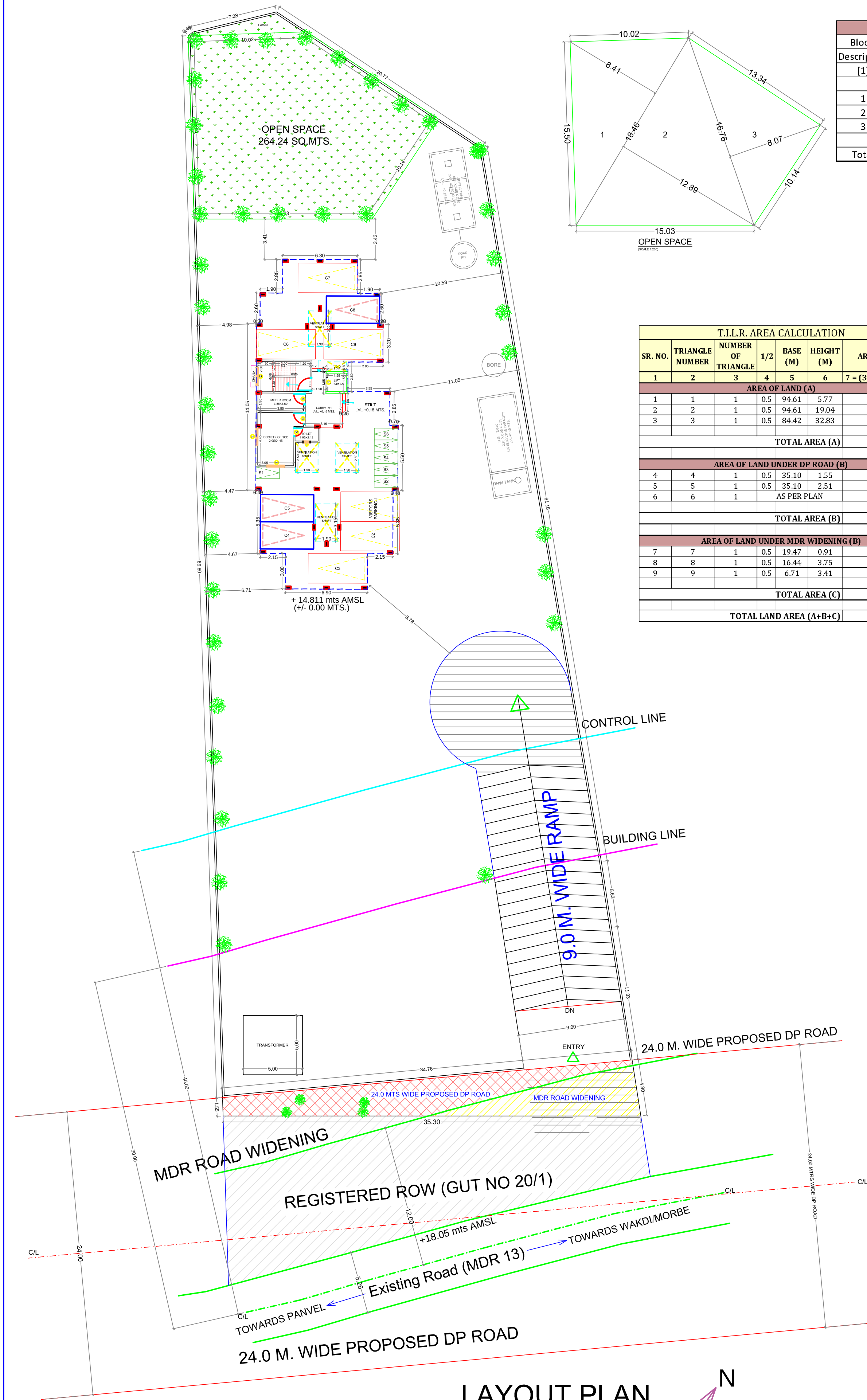




| OPEN SPACE AREA CALCULATIONS |     |         |         |                 |
|------------------------------|-----|---------|---------|-----------------|
| Block                        |     | Length  | Breadth | Area in         |
| Description                  |     | (meter) | (meter) | sq.mts          |
| [1]                          | [2] | [3]     | [4]     | [5]=[2]x[3]x[4] |
| 1                            | 0.5 | 18.46   | 8.41    | 77.64           |
| 2                            | 0.5 | 18.46   | 12.89   | 118.95          |
| 3                            | 0.5 | 16.76   | 8.07    | 67.65           |
| Total                        |     |         |         | 264.24          |



| AREA STATEMENT                                     |                                                                                                |                  |          |            |       |
|----------------------------------------------------|------------------------------------------------------------------------------------------------|------------------|----------|------------|-------|
| Sr. No.                                            | Particulars                                                                                    | Area (in Sq. M.) |          |            |       |
| Area of survey no. 32/C                            |                                                                                                |                  |          |            |       |
| a                                                  | Area of Plot (as per 7/12) and NA order                                                        | 2700.000         |          |            |       |
| b                                                  | Area of Plot as per TILR (by triangulation method at true scale)                               | 2683.660         |          |            |       |
| c                                                  | Area of Plot as per Physical Survey                                                            | 2700.150         |          |            |       |
| d                                                  | Area of plot considered (least of (b), (c) and (d))                                            | 2683.660         |          |            |       |
| Deduction for                                      |                                                                                                |                  |          |            |       |
| a                                                  | Existing road (ROW)                                                                            | 51.120           |          |            |       |
| b                                                  | Proposed widening of DP road                                                                   | 73.060           |          |            |       |
| c                                                  | Proposed road as per TILR                                                                      | 0.000            |          |            |       |
| d                                                  | Area under reservation, if any                                                                 | 0.000            |          |            |       |
| Total (a-b-c-d)                                    |                                                                                                | 124.180          |          |            |       |
| 3                                                  | Balance area of Plot (1-2)                                                                     | 2559.480         |          |            |       |
| Amenity Space, if any                              |                                                                                                |                  |          |            |       |
| a                                                  | Required Amenity Space (5% of 3)                                                               | 0.00             |          |            |       |
| b                                                  | Proposed Amenity Space                                                                         | 0.00             |          |            |       |
| 5                                                  | Net Plot area (1-4b)                                                                           | 2559.48          |          |            |       |
| Recreational Open Space (if applicable)            |                                                                                                |                  |          |            |       |
| a                                                  | Required Recreational Open Space (10% of 5)                                                    | 255.948          |          |            |       |
| b                                                  | Proposed Recreational Open Space                                                               | 264.240          |          |            |       |
| Total Entitlement of FSI in the proposal           |                                                                                                |                  |          |            |       |
| a                                                  | Base FSI permissible                                                                           | 0.20             |          |            |       |
| b                                                  | Permissible FSI with payment of premium (0.3)                                                  | 0.30             |          |            |       |
| c                                                  | TDR in situ FSI                                                                                | 0.00             |          |            |       |
| d                                                  | Ancillary FSI to sale BUA (60% on a+b-c)                                                       | 0.30             |          |            |       |
| Total Permissible sale Built up area (7a+7b+7c+7d) |                                                                                                | 0.80             |          |            |       |
| e                                                  | Permissible EWS FSI (20% of permissible FSI (a+b+c))                                           | NA               |          |            |       |
| f                                                  | Ancillary FSI to EWS BUA (60% on e)                                                            | NA               |          |            |       |
| Total Permissible EWS Built up area (7e+7f)        |                                                                                                | NA               |          |            |       |
| Permissible Built up area                          |                                                                                                |                  |          |            |       |
| a                                                  | Permissible Built up area with reference to Basic FSI, Premium FSI, TDR                        | 1279.74          |          |            |       |
| b                                                  | Permissible Sale Built up Area (7a+7b+7c+7d+7e) (P line area)                                  | 2047.58          |          |            |       |
| c                                                  | Permissible EWS 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)                                                           | 1301.340         |          |            |       |
| b                                                  | Proposed Sale Built up Area (with reference to Basic FSI, Premium FSI, TDR)                    | 1279.740         |          |            |       |
| c                                                  | Consumed Ancillary FSI (Max 60% or 80%) (9a-9b)                                                | 21.600           |          |            |       |
| EWS Rates details                                  |                                                                                                |                  |          |            |       |
| a                                                  | Required EWS flats Built up area (20% of base & premium consume FSI) (0.2X 9b)                 | 0.000            |          |            |       |
| b                                                  | Proposed EWS flats Built up area                                                               | 0.000            |          |            |       |
| c                                                  | Proposed Built up area of EWS component (P-line)                                               | 0.000            |          |            |       |
| Built up area Details                              |                                                                                                |                  |          |            |       |
|                                                    | Built up area                                                                                  | Comm             | Resi     | Total sale | EWS   |
| a                                                  | Total Proposed BUA (P-line)                                                                    | 0.000            | 1301.340 | 1301.340   | 0     |
| b                                                  | Net Proposed BUA (Excluding Ancillary)                                                         | 0.000            | 1279.740 | 1279.740   | 0.000 |
| c                                                  | Consumed Ancillary BUA                                                                         | 0.000            | 21.600   | 21.600     | 0.000 |
| Proposed Built up Area Details                     |                                                                                                |                  |          |            |       |
| a                                                  | Sale component (P line area)                                                                   |                  | 1301.34  |            |       |
| b                                                  | EWS component (P line area)                                                                    |                  | 0        |            |       |
| Balance Built up Area (P-Line Area)                |                                                                                                |                  |          |            |       |
| a                                                  | Sale component (12a-8b)                                                                        |                  | 746.24   |            |       |
| b                                                  | EWS component (12b-8c)                                                                         |                  | 0.00     |            |       |
| c                                                  | Excess Built up Area of EWS flat (12b-8c)                                                      |                  | 0.00     |            |       |
| d                                                  | Total Built up sale area including excess EWS BUA (12a+14)                                     |                  | 1301.34  |            |       |
| e                                                  | EWS Built up area after deducting excess EWS area (12b-8c)                                     |                  | 0.000    |            |       |
| 16                                                 | Total Ancillary area including ancillary of EWS BUA (sum of 11c)                               |                  | 21.60    |            |       |
| Total FSI consumed                                 |                                                                                                |                  | 0.508    |            |       |
| a                                                  | Sale component (15/5)                                                                          |                  | 0.000    |            |       |
| b                                                  | EWS component (15a/5)                                                                          |                  | 0.000    |            |       |
| Balance FSI                                        |                                                                                                |                  | 0.292    |            |       |
| a                                                  | Sale component (7a+7b+7c+7d+17a)                                                               |                  | 0.000    |            |       |
| b                                                  | EWS component (7e+7f+17b)                                                                      |                  | 0.000    |            |       |
| No. of units proposed                              |                                                                                                |                  | 30       |            |       |
| a                                                  | Residential - Sale component                                                                   |                  | 0        |            |       |
| b                                                  | Commercial - EWS component                                                                     |                  | 0        |            |       |
| c                                                  | Residential - EWS component                                                                    |                  | 0        |            |       |
| d                                                  | Trees to be planted against plot area (1 tree for every 100 Sq. M.)                            |                  | 27       |            |       |
| e                                                  | Trees to be planted against RG/open space (5 tree for every 100 Sq. M.)                        |                  | 13       |            |       |
| f                                                  | Existing trees                                                                                 |                  | 4        |            |       |
| g                                                  | Trees to be cut                                                                                |                  | 0        |            |       |
| h                                                  | Trees to be planted against tree fell (5 tree for every 1 tree fell) (d x 5) =                 |                  | 40       |            |       |
| i                                                  | Total required trees (a+b+e) =                                                                 |                  | 4        |            |       |
| j                                                  | Existing number of trees to be retained (c+d) =                                                |                  | 4        |            |       |
| k                                                  | Req. Number of trees to be planted (f-g) =                                                     |                  | 36       |            |       |

STAMP OF APPROVAL

1/3

Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No. :CIDCO/NAINA/Panvel/Harigram/BP-00598/ACC/202 4/0570 Dated : 23 Dec 2024.

| BUILT-UP AREA STATEMENT |                |
|-------------------------|----------------|
| FLOORS                  | AREA in sq.mts |
| GROUND                  | 46.84          |
| 1st                     | 250.90         |
| 2nd                     | 250.90         |
| 3rd                     | 250.90         |
| 4th                     | 250.90         |
| 5th                     | 250.90         |
| TOTAL                   | 1301.34        |

| Legend  |                           |                          |                              |
|---------|---------------------------|--------------------------|------------------------------|
| Sr. No. | Item                      | Site plan on white print | Building plan on white print |
| 1       | Pick line                 | (a)                      | (b)                          |
| 2       | Existing street           |                          |                              |
| 3       | Future street             |                          |                              |
| 4       | Permissible building line |                          |                              |
| 5       | Permissible open spaces   |                          |                              |
| 6       | Drainage & Sewerage work  |                          |                              |
| 7       | Water supply work         |                          |                              |
| 8       | Water line                |                          |                              |
| 9       | Proposed work             |                          |                              |
| 10      | S.W. Drain                |                          |                              |
| 11      | Car parking               |                          |                              |
| 12      | New motor parking         |                          |                              |
| 13      | Cycle parking             |                          |                              |

SHEET CONTENTS :

LAYOUT PLAN, LOCATION PLAN & PROFORMA 1

TILR AREA CALCULATION

OPEN SPACE AREA CALCULATION

TENEMENT AREA STATEMENT, BUILT UP AREA STATEMENT

PARKING AREA STATEMENT

FORM OF CERTIFICATE

I, 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: 30/07/2022

Signature of Architect  
(Ar. Meenakshi Shrivastav)

OWNERS NAME & SIGNATURE

Certified that I have surveyed the plot bearing Gut no 32/C, at village - Harigram, Tal- Panvel, Dist - Raigad, dated 27/07/2022 and the dimensions of the sides etc. of the plot stated on the plan are measured on site and area so worked out is 2700.148 sq.mts.

Mr. Tushar Prabhakar Muley  
Mr. Pravin Sanyamsunder Sahu  
Mr. Sandip Dilip Shewale  
SIGNATURE OF ARCHITECT  
(Ar. Meenakshi Shrivastav)

DESCRIPTION OF THE PROPERTY

RESIDENTIAL BUILDING ON GUT NO. 32/C, AT VILLAGE - HARIGRAM, PANVEL, DIST. RAIGAD.

Subject:

AMENDED DEVELOPMENT PERMISSION

Name & Registration of Architect:  
Ar. Meenakshi Shrivastav  
CA/98/22946

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

JOB NO.: P-367/2023  
DATE: 22/11/2024  
SCALE: 1:100  
DEALT: YADNIKA  
DRG. NO: 01/03

NOTE : ALL DIMENSIONS ARE IN MTS.



NOTE : ALL DIMENSIONS ARE IN MTS.



Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No. CIDCO/NAINA/Panvel/Harigram/BP-00598/ACC/2024/0570 Dated : 23 Dec 2024.

|                                    |                                |        |        |             |              |
|------------------------------------|--------------------------------|--------|--------|-------------|--------------|
| TOTAL UNITS                        |                                |        |        |             |              |
| RESIDENTIAL                        |                                |        | 30     |             |              |
| COMMERCIAL                         |                                |        | NIL    |             |              |
| SPECIFICATIONS                     |                                |        |        |             |              |
| External wall thk                  |                                |        | 0.15 M |             |              |
| Internal wall thk                  |                                |        | 0.10 M |             |              |
| 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                             | TYPICAL<br>101 TO 501<br>FLOOR | 12.34  | W      | 2.06        | 2.16         |
| Bedroom                            |                                | 8.13   | W4     | 1.36        | 1.80         |
| Kitchen                            |                                | 4.59   | W2     | 0.77        | 1.44         |
| Bath                               |                                | 1.88   | V      | 0.31        | 0.45         |
| W.C.                               |                                | 1.16   | V      | 0.19        | 0.45         |

|                           |                        |                |               |                    |                                               |
|---------------------------|------------------------|----------------|---------------|--------------------|-----------------------------------------------|
| SCHEDULE OF DOOR & WINDOW |                        |                |               |                    |                                               |
| Type                      | Width (meter)          | Height (meter) | Area (sq.mts) | Still Lvl. (meter) | Description                                   |
| [1]                       | [2]                    | [3]            | [4]=[2]x[3]   | [5]                | [6]                                           |
| D                         | 1.00                   | 2.10           | 2.10          | 0.00               | T.W. 40MM THK FRAME DOOR                      |
| D1                        | 0.90                   | 2.10           | 1.89          | 0.00               | T.W. 40MM THK FRAME DOOR                      |
| D2                        | 0.75                   | 2.10           | 1.58          | 0.00               | 35MM SINTEX DOOR                              |
| FRD                       | 1.20                   | 2.10           | 2.52          | 0.00               | FIRE RESISTANT DOOR                           |
| RS                        | 0.00                   | 2.40           | 0.00          | 0.00               | ROLLER SHUTTER DOOR                           |
| LD                        | AS PER LIFT CONSULTANT |                |               |                    | LIFT DOOR                                     |
| W                         | 1.80                   | 1.20           | 2.16          | 0.90               | AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL |
| W1                        | 1.50                   | 1.95           | 2.93          | 0.15               | AL FRAME SLIDING WINDOW                       |
| W2                        | 1.20                   | 1.20           | 1.44          | 0.90               | AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL |
| W3                        | 1.20                   | 1.95           | 2.34          | 0.15               | AL FRAME SLIDING WINDOW                       |
| W4                        | 1.50                   | 1.20           | 1.80          | 0.90               | AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL |
| W5                        | 1.80                   | 1.95           | 3.51          | 0.15               | AL FRAME SLIDING WINDOW                       |
| RJ                        | 1.50                   | 1.20           | 1.80          | 0.90               | RCC JALI                                      |
| V                         | 0.60                   | 0.75           | 0.45          | 1.35               | GLASS LOUVERED VENTILATOR                     |
| V1                        | 0.42                   | 0.75           | 0.32          | 1.35               | GLASS LOUVERED VENTILATOR                     |

SHEET CONTENTS :  
GROUND, TYPICAL FIRST TO FOURTH & TERRACE FLOOR PLAN  
& AREA CALCULATIONS  
TYPICAL FIRST TO FOURTH FLOOR PLAN  
& AREA CALCULATIONS  
BUILT-UP AREA STATEMENT  
LIGHT & VENTILATION STATEMENT, SCHEDULE OF DOOR & WINDOW  
ROAD SIDE ELEVATION & FRONT ELEVATION, SECTION A-A' & B-B'

OWNER & ARCHITECT'S NAME & SIGNATURE

Mr. Tushar Prabhakar Muley  
Mr. Pravin Shyamunder Sahu  
Mr. Sandip Dilip Shewale  
SIGNATURE OF OWNERS  
SIGNATURE OF ARCHITECT (Ar.Meenakshi Shrivastav)

DESCRIPTION OF THE PROPERTY  
RESIDENTIAL BUILDING ON GUT NO. 32/C, AT VILLAGE - HARIGRAM, TAL. PANVEL, DIST. RAIGAD.

Subject:

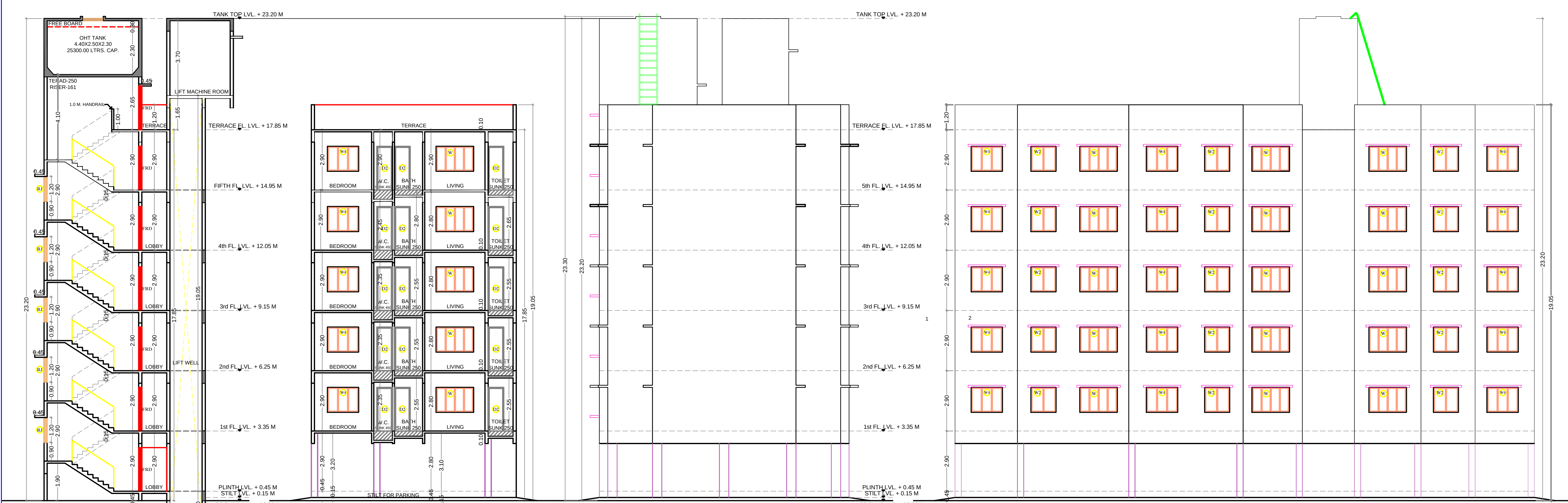
AMENDED DEVELOPMENT PERMISSION

Name & Registration of Architect:

Ar. Meenakshi Shrivastav  
CA/98/22946

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

JOB NO.  
P-367/2023  
DATE  
22/11/2024  
SCALE  
1:100  
DEALT  
YADNIKA  
DRG. NO.  
0803

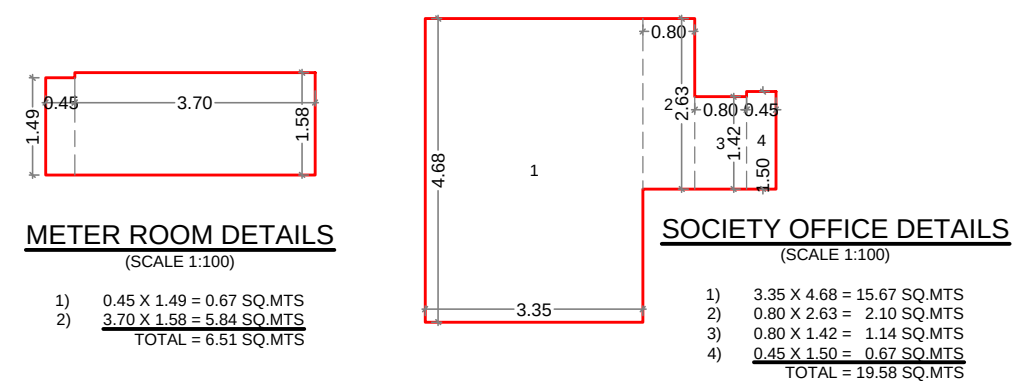


SECTION A-A'  
(SCALE 1:100)

SECTION B-B'  
(SCALE 1:100)

ROAD SIDE ELEVATION  
(SCALE 1:100)

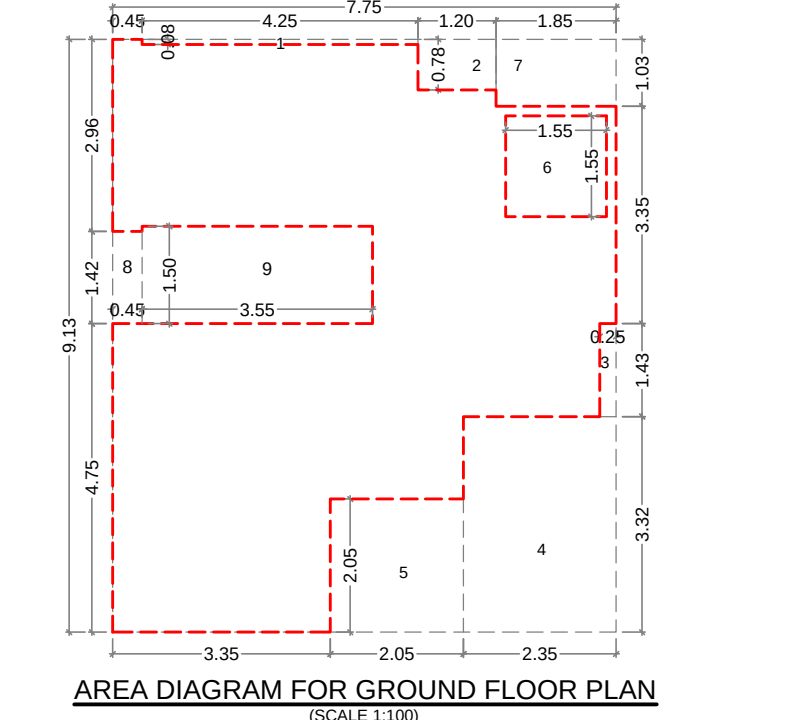
FRONT ELEVATION  
(SCALE 1:100)



METER ROOM DETAILS  
(SCALE 1:100)

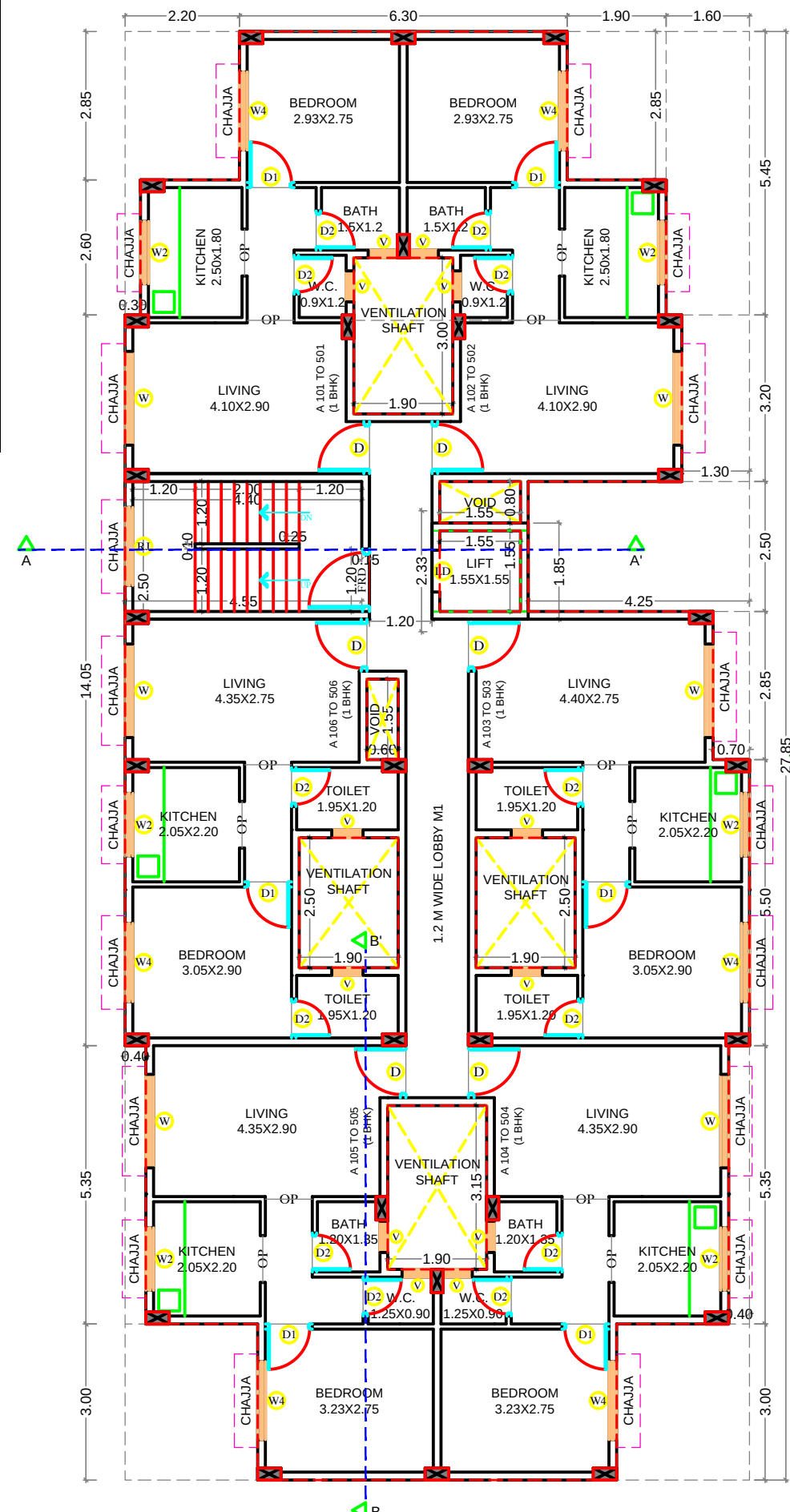
SOCIETY OFFICE DETAILS  
(SCALE 1:100)

| BUA Statement of Typical 1st To 5th Floor         |           |         |              |                 |        |
|---------------------------------------------------|-----------|---------|--------------|-----------------|--------|
| Block                                             | Number of | Length  | Breadth      | Area in         |        |
| Description                                       | blocks    | (meter) | (meter)      | sq.mts          |        |
| [1]                                               | [2]       | [3]     | [4]          | [5]=[2]x[3]x[4] |        |
| A                                                 | 1         | 12.00   | 27.85        | 334.20          |        |
|                                                   |           |         | Subtotal : A | 334.20          |        |
| DEDUCTIONS:                                       |           |         |              |                 |        |
| 1                                                 | 1         | 2.20    | 2.85         | 6.27            |        |
| 2                                                 | 1         | 0.30    | 2.60         | 0.78            |        |
| 3                                                 | 1         | 1.90    | 2.85         | 5.42            |        |
| 4                                                 | 1         | 1.60    | 5.45         | 8.72            |        |
| 5                                                 | 1         | 1.30    | 3.20         | 4.16            |        |
| 6                                                 | 1         | 4.25    | 2.50         | 10.63           |        |
| 7                                                 | 1         | 0.70    | 2.85         | 2.00            |        |
| 8                                                 | 1         | 1.90    | 3.00         | 5.70            |        |
| 9                                                 | 2         | 0.40    | 5.35         | 4.28            |        |
| 10                                                | 2         | 2.55    | 3.00         | 15.30           |        |
| 11                                                | 1         | 1.90    | 3.15         | 5.99            |        |
| 12                                                | 2         | 1.90    | 2.50         | 9.50            |        |
| 13                                                | 1         | 0.60    | 1.55         | 0.93            |        |
| 14                                                | 1         | 1.55    | 1.55         | 2.40            |        |
| 15                                                | 1         | 1.55    | 0.80         | 1.24            |        |
| Total                                             |           | 18      | Subtotal : B |                 | 83.30  |
| Net Built-up area = (Subtotal:A) - (Subtotal : B) |           |         |              |                 | 250.90 |

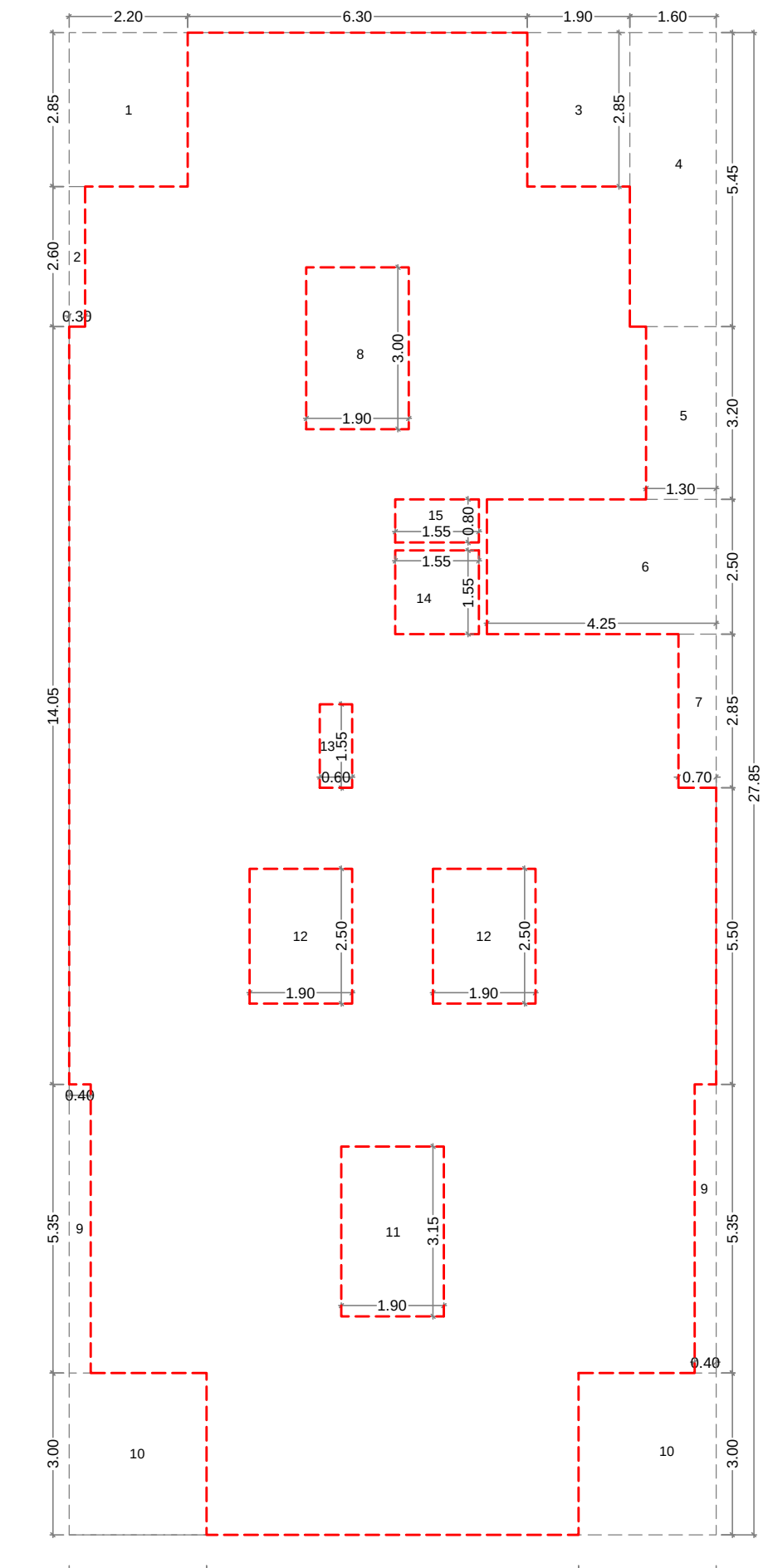


AREA DIAGRAM FOR GROUND FLOOR PLAN  
(SCALE 1:100)

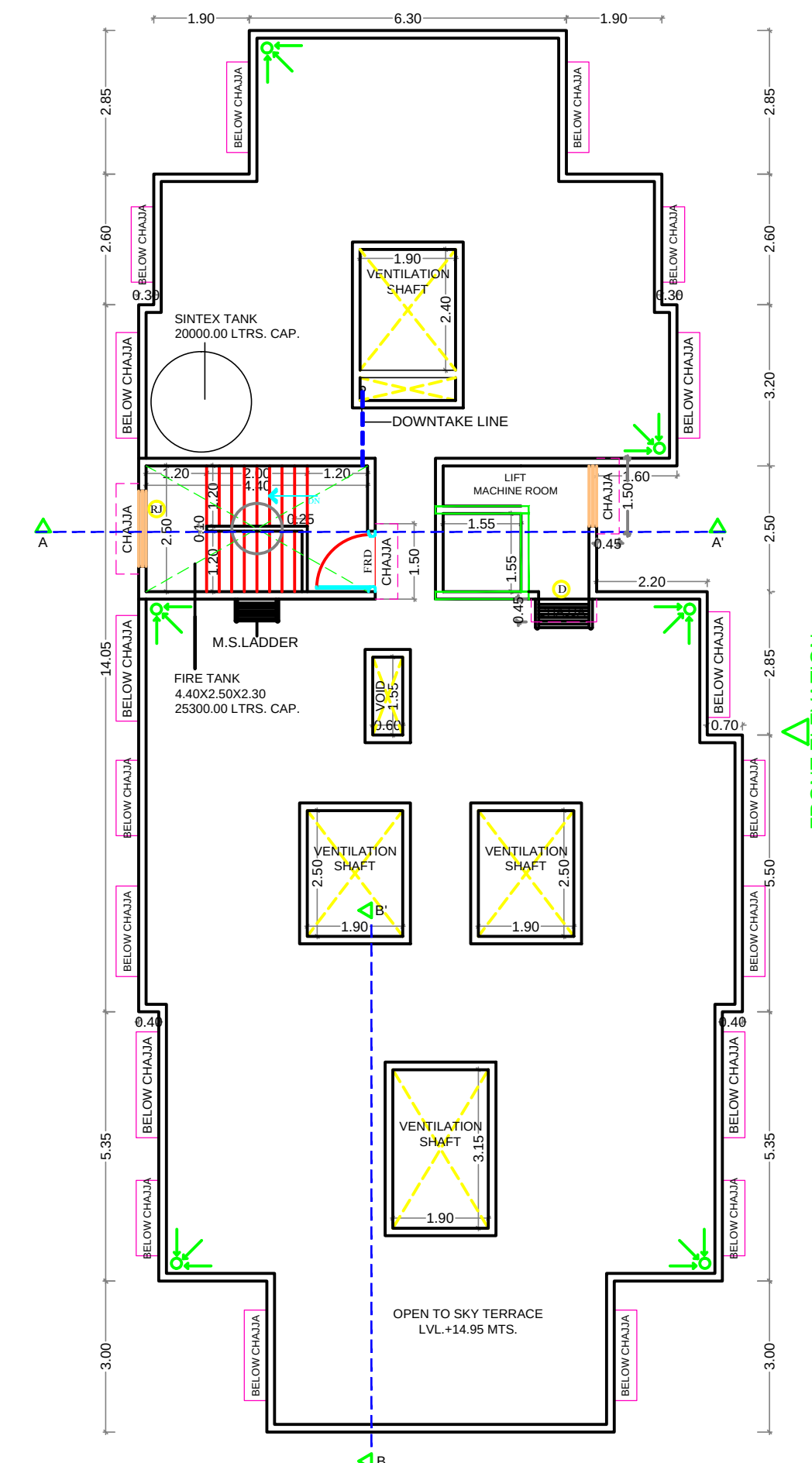
| Block Description                                 | Number of blocks | Length (meter) | Breadth (meter) | Area in sq.mts  |
|---------------------------------------------------|------------------|----------------|-----------------|-----------------|
| [1]                                               | [2]              | [3]            | [4]             | [5]=[2]x[3]x[4] |
| A                                                 | 1                | 7.75           | 9.13            | 70.76           |
|                                                   |                  |                | Subtotal : A    | 70.76           |
| DEDUCTIONS:                                       |                  |                |                 |                 |
| 1                                                 | 1                | 4.25           | 0.08            | 0.34            |
| 2                                                 | 1                | 1.20           | 0.78            | 0.94            |
| 3                                                 | 1                | 0.25           | 1.43            | 0.36            |
| 4                                                 | 1                | 2.35           | 3.32            | 7.80            |
| 5                                                 | 1                | 2.05           | 2.05            | 4.20            |
| 6                                                 | 1                | 1.55           | 1.55            | 2.40            |
| 7                                                 | 1                | 1.86           | 1.03            | 1.92            |
| 8                                                 | 1                | 0.45           | 1.42            | 0.64            |
| 9                                                 | 1                | 3.55           | 1.50            | 5.33            |
| Total                                             | 7                |                | Subtotal : B    | 23.92           |
| Net Built-up area = (Subtotal:A) - (Subtotal : B) |                  |                |                 | 46.84           |



TYPICAL 1st to 5th FLOOR PLAN  
(SCALE 1:100)



AREA DIAGRAM FOR 1st to 5th FLOOR PLAN  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)