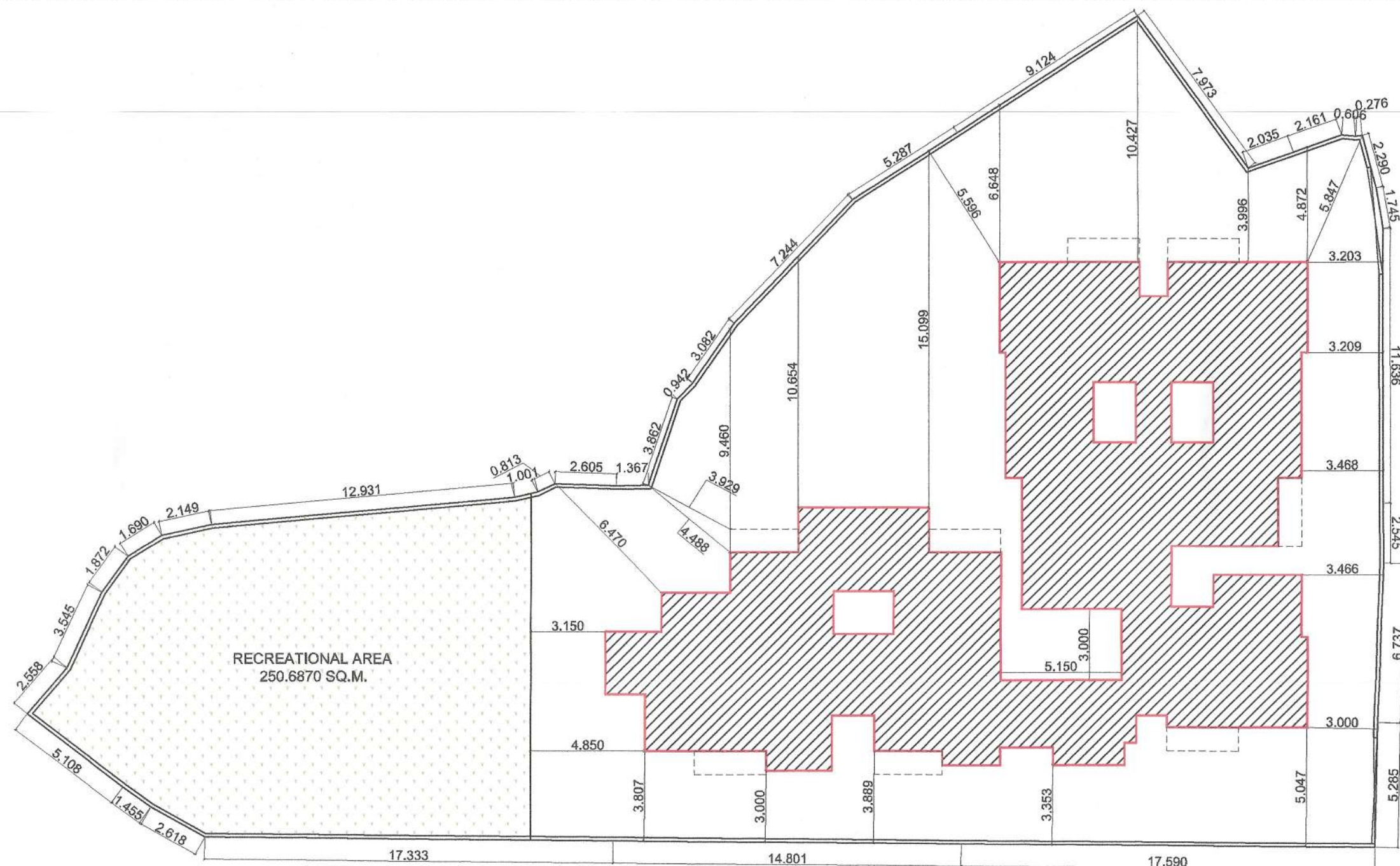


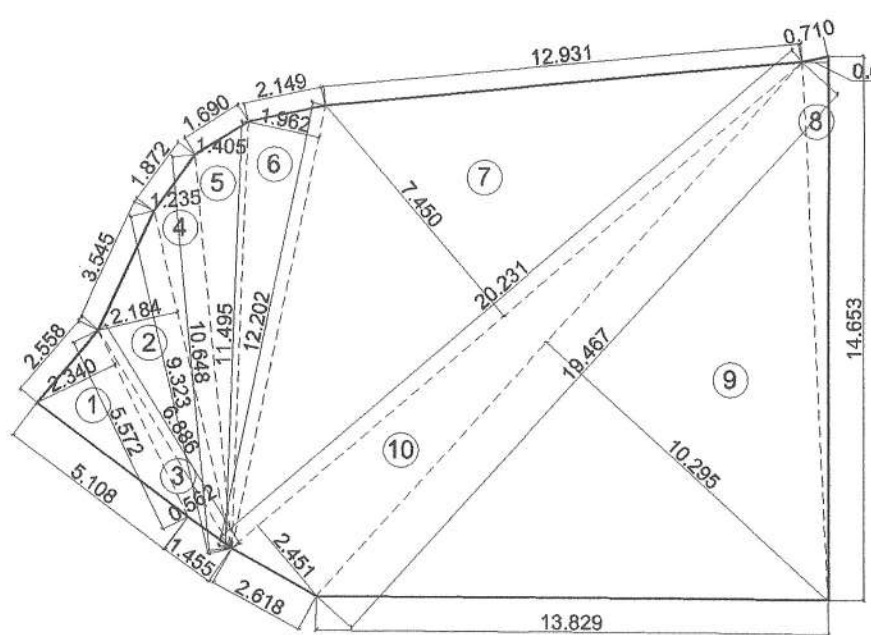
LAND/PLOT AREA CONSIDERED FOR FSI CALCULATION					
SR. NO.	SURVEY NUMBER	AREA OF SURVEY (SQM)	AREA WITHIN 200M BELT OF GUTTHAN IN SQM	AREA IN %	AREA CONSIDERED FOR FSI (SQM)
1	2	3	4	(5) = (4) ÷ (3)	6
1	G. NO 161/5, 161/6, 161/7 & 161/8	1439	1439	100	1439.000
TOTAL					1439.000

TENEMENT AREA STATEMENT									
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA	BALCONY AREA		TERRACE AREA	CUP BOARD AREA	BUILT-UP AREA
				(SQM)	(SQM)		(SQM)	(SQM)	(SQM)
1	2	3	4	5	6	7	8	9	10
1	A - WING 1ST, 2ND, 3RD & 4TH FLOOR	101,201, 301, 401	4.00	30.185	2.337	0.000	0.000	0.000	36.963
		102, 202, 302,402	4.00	20.360	2.337	0.000	0.000	0.000	25.985
		103, 203, 303	3.00	24.758	2.465	0.000	0.000	0.000	30.886
		104,204, 304, 404	4.00	33.773	2.338	0.000	0.000	0.000	40.843
	B - WING 1ST, 2ND, 3RD, 4TH FLOOR	101, 201, 301, 401	4.00	24.917	0.000	0.000	0.000	0.000	27.831
		102, 202, 302	3.00	31.590	2.338	2.475	0.000	0.000	37.839
		103, 203, 303, 403	4.00	31.590	2.338	2.475	0.000	0.000	37.839
		104, 204, 304, 404	4.00	24.198	2.338	0.000	0.000	0.000	29.861
		105, 205, 305, 405	4.00	31.589	2.338	2.475	0.000	0.000	38.120
		TOTAL	34.00	252.958	18.827	7.425	0.000	0.000	---

PARKING AREA STATEMENT						
SR. NO.	OCCUPANCY	ONE PARKING FOR EVERY	NUMBER OF UNITS	STANDARD		PARKING TYPE
				CAR	CAR	SCOOTER
1	2	3	4	5	(6) = 4X(5)	(7) = (6)X0.63*
1	COMMERCIAL			0.00	0.00	0.00
2	UPTO 35 SQM	0.25	34.00	9.00	9.00	6.00
3	> 35 SQM & < 45 SQM	0.50	0	0.00	0.00	0.00
4	> 45 SQM & < 60 SQM	1.00	0	0.00	0.00	0.00
5	MORE THAN 60 SQM	1.00	0	0.00	0.00	0.00
SUBTOTAL PARKING REQUIRED					9.00	6.00
VISITOR PARKING 10% OF ABOVE					1.00	1.00
TOTAL PARKING REQUIRED					10.00	7.00
TOTAL PARKING PROVIDED					11.00	11.00
NOTE: NO. OF SCOOTER PARKING = (NO OF CAR) X (12.5 I.E. AREA OF CAR PARKING) X (10%) / (2 I.E. AREA OF SCOOTER PARKING)						



BLOCK PLAN
SCALE 1:200



RECREATIONAL OPEN SPACE AREA DIAGRAM
SCALE 1:200

RECREATIONAL OPEN SPACE AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(3)X(4)X(5)X(6)
1	1	1.00	1/2	5.572	2.340	6.520
2	2	1.00	1/2	9.323	2.184	10.181
3	3	1.00	1/2	6.898	0.562	1.935
4	4	1.00	1/2	10.648	1.235	6.576
5	5	1.00	1/2	11.495	1.405	8.076
6	6	1.00	1/2	12.202	1.962	11.971
7	7	1.00	1/2	20.231	7.450	75.361
8	8	1.00	1/2	14.653	0.692	5.070
9	9	1.00	1/2	19.467	10.295	100.207
10	10	1.00	1/2	20.231	2.451	24.794
AREA OF RECREATIONAL OPEN SPACE						250.691

BUILT UP AREA STATEMENT			
BUILDING NUMBER	BUILDING	BUILT-UP AREA AS PER P-LINE	BUILT-UP AREA AS PER NAINA DCPR
1	FLOOR	IN SQM.	IN SQM.
	GR. FLOOR (RESIDENTIAL)	121.204	52.751
	1ST FLOOR	382.136	310.680
	2ND FLOOR	382.136	310.680
	3RD FLOOR	382.136	310.680
	4TH FLOOR	310.585	250.468
TOTAL BUILT-UP AREA		1578.195	1235.259

FORM OF STATEMENT 2 PROPOSED BUA, BALCONY & TERRACE AREA STATEMENT										
SR. NO.	FLOOR	BUA	PERM. BALCONY	PROPO. BALCONY ENCL.	OPEN.	TOTAL	EXCESS BALCONY 8=7-4	TOTAL BUA 8=2+7+8	PERM. TERR.	PROPO. TERR.
1	2	3	4	5	6	7	8	9	10	11
1	GR. FLOOR	52.751	0.000	0.000	0.000	0.000	0.000	52.751	0.000	0.000
2	1ST FLOOR	310.680	46.802	18.300	14.500	32.800	0.000	310.680	62.136	0.000
3	2ND FLOOR	310.680	46.802	18.300	14.500	32.800	0.000	310.680	62.136	0.000
4	3RD FLOOR	310.680	46.802	18.300	14.500	32.800	0.000	310.680	62.136	0.000
5	4TH FLOOR	250.468	37.570	12.200	11.600	23.800	0.000	250.468	50.094	0.000
TOTAL		1235.259	177.376	67.100	55.100	122.200	0.000	1235.259	236.502	0.000
NO OF BUILDING		1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
TOTAL		1235.259	177.376	67.100	55.100	122.200	0.000	1235.259	236.502	0.000

DRAWING FOR BUILDING PERMISSION

SHEET NO. 01/04

CONTENT : LAYOUT PLAN, BLOCK PLAN, LOCATION PLAN, R.G. AREA DIAGRAM & AREA CALCULATION, PLOT AREA DIAGRAM & AREA CALCULATION.

STAMP OF APPROVAL

Approved subject to the conditions mentioned in Full Occupancy Certificate issued by this office bearing certificate no: CIDCO/NAINA/Panvel/Palasppe/BP-00547/OC/Full/2025/08 58, Dated : 18 Feb 2025

PROFORMA - 1		
1	AREA OF PLOT	
(a)	AREA OF PLOT AS PER 7/12 EXTRACT	1439.000
(b)	AREA OF PLOT AS PER PHYSICAL PLAN	1403.572
(c)	AREA OF PLOT AS PER TILR	1434.773
(d)	AREA OF PLOT, CONSIDERED (LEAST OF (A)(B) & (C) ABOVE)	1403.572
2	DEDUCTION FOR	
A.	EXISTING ROAD ACQUISITION AREA	25.050
B.	PROPOSED ROAD WIDENING	140.947
C.	ANY RESERVATION (ENCROACHMENT)	0.000
D.	NAINA IDP I RESERVATION	0.000
TOTAL = (A) + (B) + (C)		165.997
3	GROSS AREA OF PLOT (1 - 2)	1237.575
4	LAYOUT SPACES	
(4A)	LAYOUT AMENITY SPACE REQUIRED, IF ANY	0.000
(4B)	LAYOUT AMENITY SPACE PROVIDED, IF ANY	0.000
(4C)	RECREATIONAL OPEN SPACE REQUIRED, IF ANY	250.000
(4D)	RECREATIONAL OPEN SPACE PROVIDED, IF ANY	250.691
5	NET AREA OF PLOT = 100% (3 - (4B))	1237.575
(5A)	AREA OF PLOT IN URBAN VILLAGE (N4) ZONE	1237.575
(5B)	AREA OF PLOT OUTSIDE URBAN VILLAGE ZONE = ((5) - (5A))	0.000
5A	NET PLOT AREA ((5A))	1237.575
6	PERMISSIBLE FSI	
(6A)	BASIC FSI FOR URBAN VILLAGE (N4)	0.700
(6B)	PERMISSIBLE FSI WITH PAYMENT OF PREMIUM (0.3)	0.300
(6C)	TDR / IN-SITU FSI	0.000
(6D)	MAXIMUM PERMISSIBLE FSI = ((6A) + (6B) + (6C))	1.000
9	MAXIMUM PERMISSIBLE BUILT-UP-AREA = ((5A) X (6D))	1237.575
10	EXISTING BUILT-UP-AREA	0.000
11	(1) PROPOSED BUILT-UP-AREA AS PER CC DATED 27.05.2022	1235.259
(2)	"AS BUILT" AREA FOR FULL OC	1235.259
12	EXCESS BALCONY AREA TAKEN IN FSI (AS PER (19C) BELOW)	0.000
13	TOTAL "AS BUILT" - UP - AREA ((10) + (11) + (12))	1235.259
14	FSI CONSUMED ((13) ÷ (5A))	0.998
15	BALANCE BUILT UP AREA ((9) - (13))	2.316
16	FSI BALANCED ((8D) - (14))	0.002
17	NUMBER OF UNITS	
(17A)	RESIDENTIAL	34
(17B)	COMMERCIAL	0
18	TREES TO BE PLANTED	
(18A)	TRESS TO BE PLANTED AGAINST PLOT AREA ((1A) ÷ 100)	15
(18B)	TRESS TO BE PLANTED AGAINST TRESS FELLED (NUMBER X 5)	0
(18C)	TRESS TO BE PLANTED AGAINST OPEN SPACE ((4D) ÷ 100) X 5	13
(18D)	NUMBER OF TREES PROPOSED TO BE PLANTED ((18A) + (18B) + (18C))	28

LEGENDS		
ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
BUILDING LINE		
FSI LINE		
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
DRAINAGE & SEWERAGE WORK		
WATER SUPPLY WORK		
RWH LINE		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		
TWO WHEELER PARKING		

PROFORMA - II
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE 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/CITY SURVEY RECORDS.

For S. P. CONSTRUCTION
DEEPAK PANDURANG THAKARE
PARTNER
AR. DEEPAK THAKARE
SIGNATURE OF THE OWNERS SIGNATURE OF LICENSED ARCHITECT
DATE 15/01/2025 JOB NO. DRG NO. SCALE DRAWN BY CHECKED BY
AS SHOWN AS NITIN DPT
DESCRIPTION OF PROPOSAL AND PROPERTY
AS BUILT DRAWING FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 161/5, 161/6, 161/7 & 161/8 AT VILLAGE - PALASPPE, TALUKA - PANVEL, DIST - RAIGAD.

NAME OF OWNER
M/s. S. P. CONSTRUCTION
Mr. Nandkishor D. Thesia, 01, Crystal CHS, Plot No. 25, Sector - 19, New Panvel (E), Navi Mumbai - 410206

For S. P. CONSTRUCTION
PARTNER
Mr. Nandkishor D. Thesia
(PoA HOLDER)

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. 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 LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE : 27/09/2019

ADDRESS: SHREE NAND-KISHOR BLDG., A-509, PLOT NO 59, SECTOR-19, C.B.D.-RAIPUR, NAVI-MUMBAI 400014. Vidyal@nrmal.com, vidyal1@gmail.com Ph: 7660241, 7660242, 7660243	DEEPAK PANDURANG THAKARE SIGNATURE OF LICENSED ARCHITECT	DEEPAK PANDURANG THAKARE ADDRESS OF LICENSED ARCHITECT DPT DEEPAK P. THAKARE ARCHITECTS & PLANNERS SHREE NAND-KISHOR BLDG., A-509, PLOT NO 59, SECTOR-19, C.B.D.-RAIPUR, NAVI-MUMBAI 400014. Ph: 7660241, 7660242, 7660243 dpthakare@gmail.com
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CONTENT : SERVICES PLAN, UNDER GROUND WATER TANK DETAILS, SEPTIC TANK DETAILS & CALCULATIONS.

STAMP OF APPROVAL

Approved subject to the conditions mentioned in Full Occupancy Certificate issued by this office bearing certificate no: CIDCO/NAINA/Panvel/Palaspe/BP-00547 /OC/Full/2025/0858, Dated : 18 Feb 2025

SEPTIC TANK REQUIREMENT											
BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	ADDL. TOILET	WATER REQUIREMENT				FLOW TO SEWER			SEPTIC TANK PROVIDED
				FLUSHING	FLUSHING ADDITIONAL	DOMESTIC	TOTAL	FLUSHING 100%	DOMESTIC 85%	TOTAL	
				LPCD	LPD	LPCD	LPD	LPCD	LPD	LPCD	SIZE
1	2	3 = 2 X 5	3	4	5 = 3 X 4	7	8 = 3 X 7	6	7 = 3 X 6	8 = 5 + 7	13
1	34.00	170.00	3.00	54.00	9180.00	36.00	108.00	135.00	22950.00	32238.00	14
											3.85 X 2.75 X 2.85
TOTAL	34.00	170.00	0.00	54.00	9180.00	36.00	108.00	135.00	22950.00	32238.00	30174

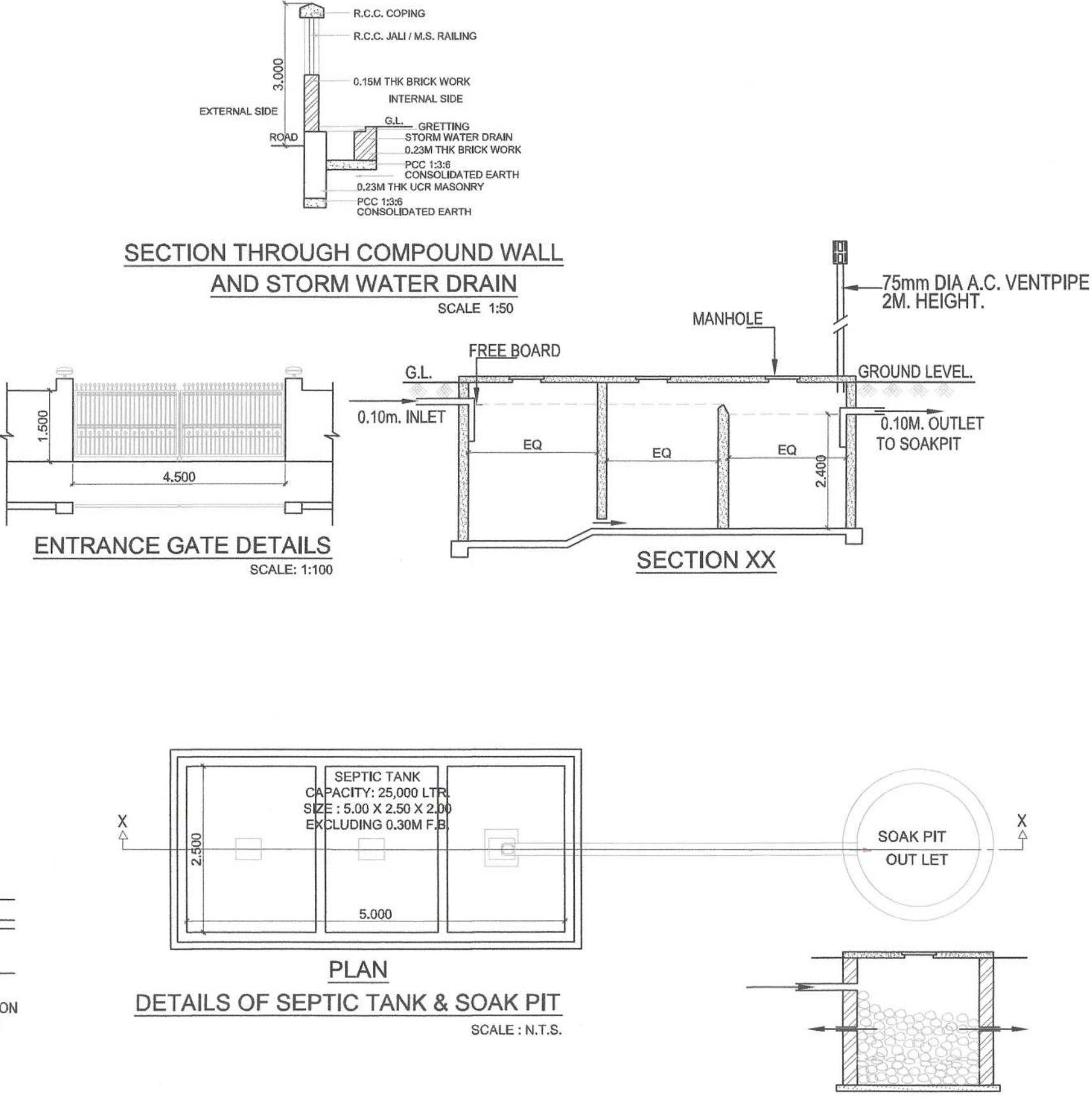
NOTE:
I. LPCD = LITER PER CAPITA PER DAY.
II. LPD = LITER PER DAY.
III. FOR SEPTIC TANK CAPACITY FLUSHING & DOMESTIC FLOW TO SEWER WILL BE 100% & 85% RESPECTIVELY.
IV. SIZE OF SEPTIC TANK IS EXCLUDING FREEBOARD.

WATER STORAGE CAPACITY CALCULATION									
BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)			UNDERGROUND WATER TANK PROVIDED		
				ADDL. TOILET	POPULATION	TOTAL	TANK NUMBER	SIZE / DIMENSION	CAPACITY
1	2	3	4 = 2 X 5	5 = 3 X 180	6 = 4 X 189	7 = 5 + 6	8	9	10
1	34.00	3.00	170.00	540.00	32130.00	32670.00	1.00	5.50 X 3.00 X 2.10	34650.00
TOTAL	34.00	3.00	170.00	540.00	32130.00	32670.00	1.00		34650.00

NOTE:
I. FOR RESIDENTIAL UNIT 5 PERSON PER TENEMENT.
II. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA
III. WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITER PER TENEMENT
IV. SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.

OVERHEAD WATER TANK CAPACITY CALCULATION						
BUILDING NUMBER	WING	WATER CAPACITY (LITER)	WATER REQUIRED (LITER)	OVERHEAD WATER TANK PROVISION		
				TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)
1	2	3	4	5	6	7
1	A	33000.00	33000.00	4.05 X 2.40 X 1.70	1.00	17000.00
	B	33000.00	33000.00	4.05 X 2.40 X 1.71	1.00	17000.00
TOTAL		33000.00	33000.00		2.00	34000.00

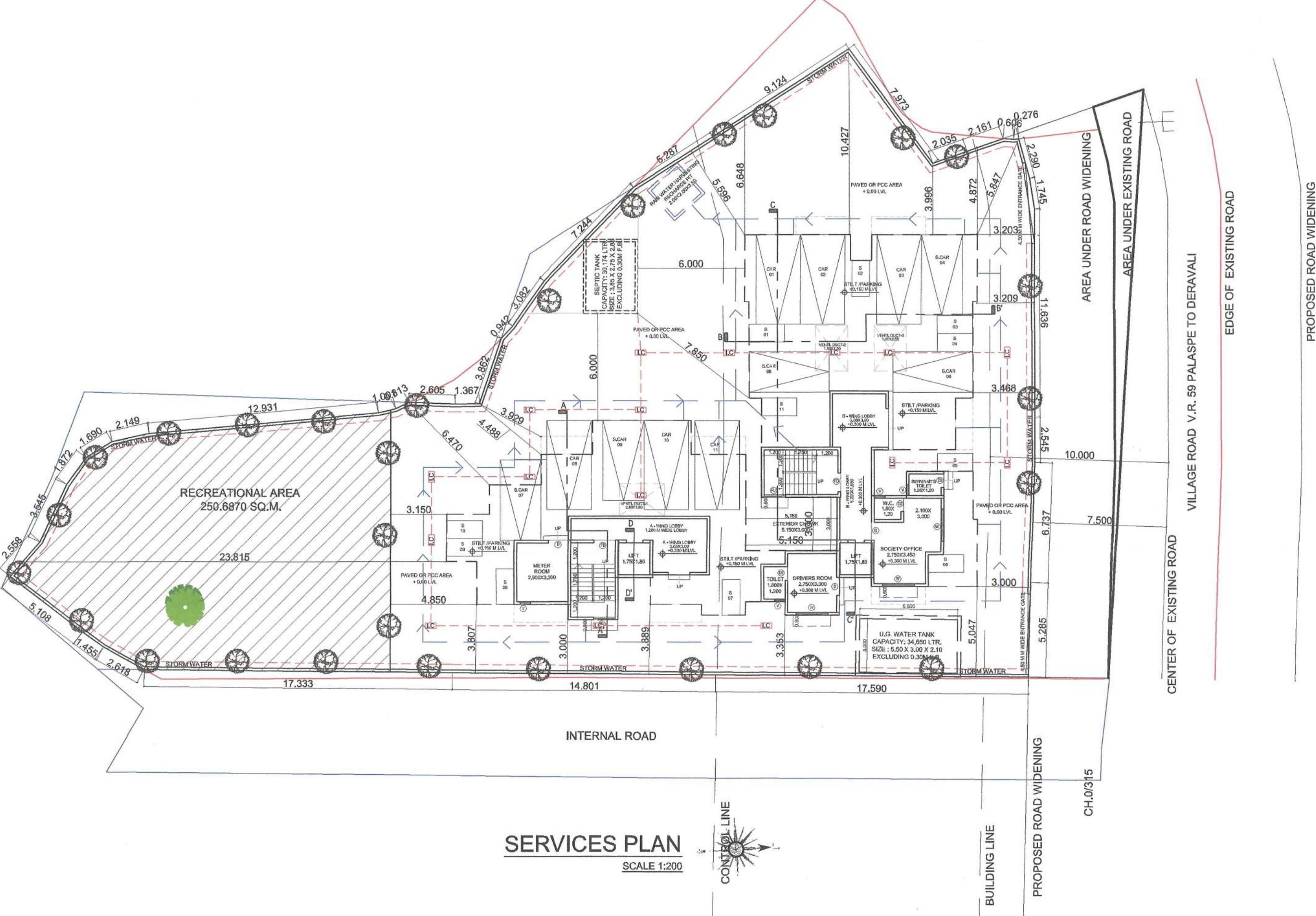
NOTE:
I. OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT.
II. SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD.



SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5 = 3 / 4	6
LIVING	B - #101	12.250	W	2.042	2.160
BED	B - #102	9.485	W2	1.581	3.780
KITCHEN	B - #102	6.009	W1	1.002	1.680
BATH/W.C.	B - #102	1.913	V	0.319	0.450

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE			SILL LEVEL (METER)	DESCRIPTION
	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)		
1	2	3	4 = 2 X 3	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.200	2.160	1.050	ALUMINIUM SLIDING WINDOW
W1	1.400	1.200	1.680	1.050	ALUMINIUM SLIDING WINDOW
W2	1.800	2.100	3.780	0.150	ALUMINIUM SLIDING WINDOW
W3	2.100	1.200	2.520	1.050	ALUMINIUM SLIDING WINDOW
W4	0.600	1.200	0.720	1.050	ALUMINIUM SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINIUM LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR.
RJ	1.200	1.800	2.160	0.450	R.C.C. JALI

LEGENDS		
ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
BUILDING LINE		
FSI LINE		
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
DRAINAGE & SEWERAGE WORK		
WATER SUPPLY WORK		
RWH LINE		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		
TWO WHEELER PARKING		



NO. OF UNIT PROPOSED	
a) RESIDENTIAL	34.000
b) COMMERCIAL	0.000
NO. OF UNIT PROPOSED	
a) RESIDENTIAL	34.000
b) COMMERCIAL	0.000

PROFORMA - II
CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 18/12/2020 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE 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/CITY SURVEY RECORDS.

For S. P. CONSTRUCTION DEEPAK PANDURANG THAKARE

SIGNATURE OF THE OWNERS		SIGNATURE OF LICENSED ARCHITECT	
DATE	JOB NO.	DRG NO.	SCALE
15/01/2025		AS SHOWN AS	NITIN

DESCRIPTION OF PROPOSAL AND PROPERTY
AS BUILT DRAWING FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 161/5, 161/6, 161/7 & 161/8 AT VILLAGE - PALASPE, TALUKA - PANVEL DIST - RAIGAD.

NAME OF OWNER
M/s. S. P. CONSTRUCTION
Mr. Nandkishor D. Thesia, 01, Crystal CHS, Plot No. 25, Sector - 19, New Panvel (E), Navi Mumbai - 410206
For S. P. CONSTRUCTION
Mr. Nandkishor D. Thesia (PoA HOLDER)

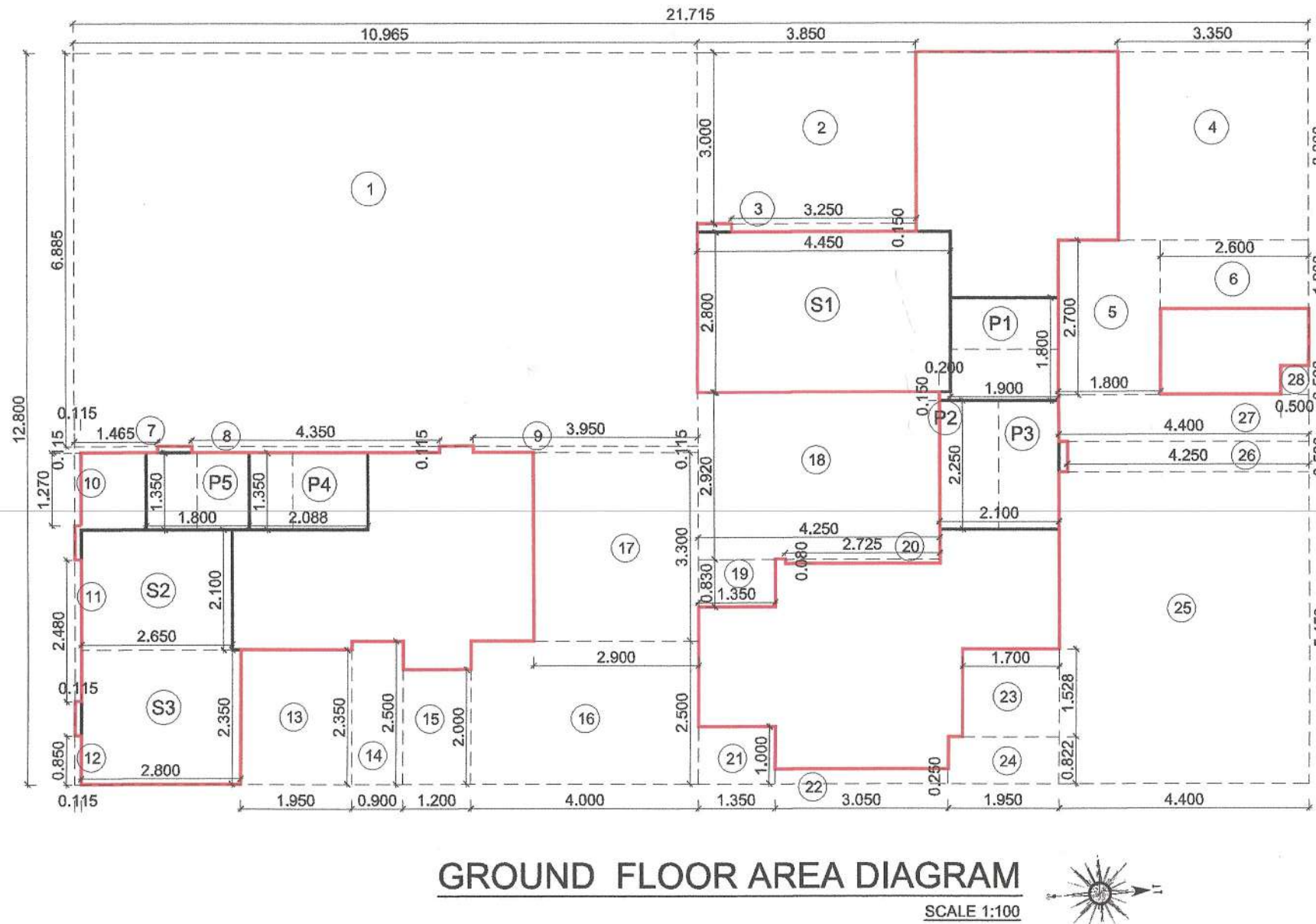
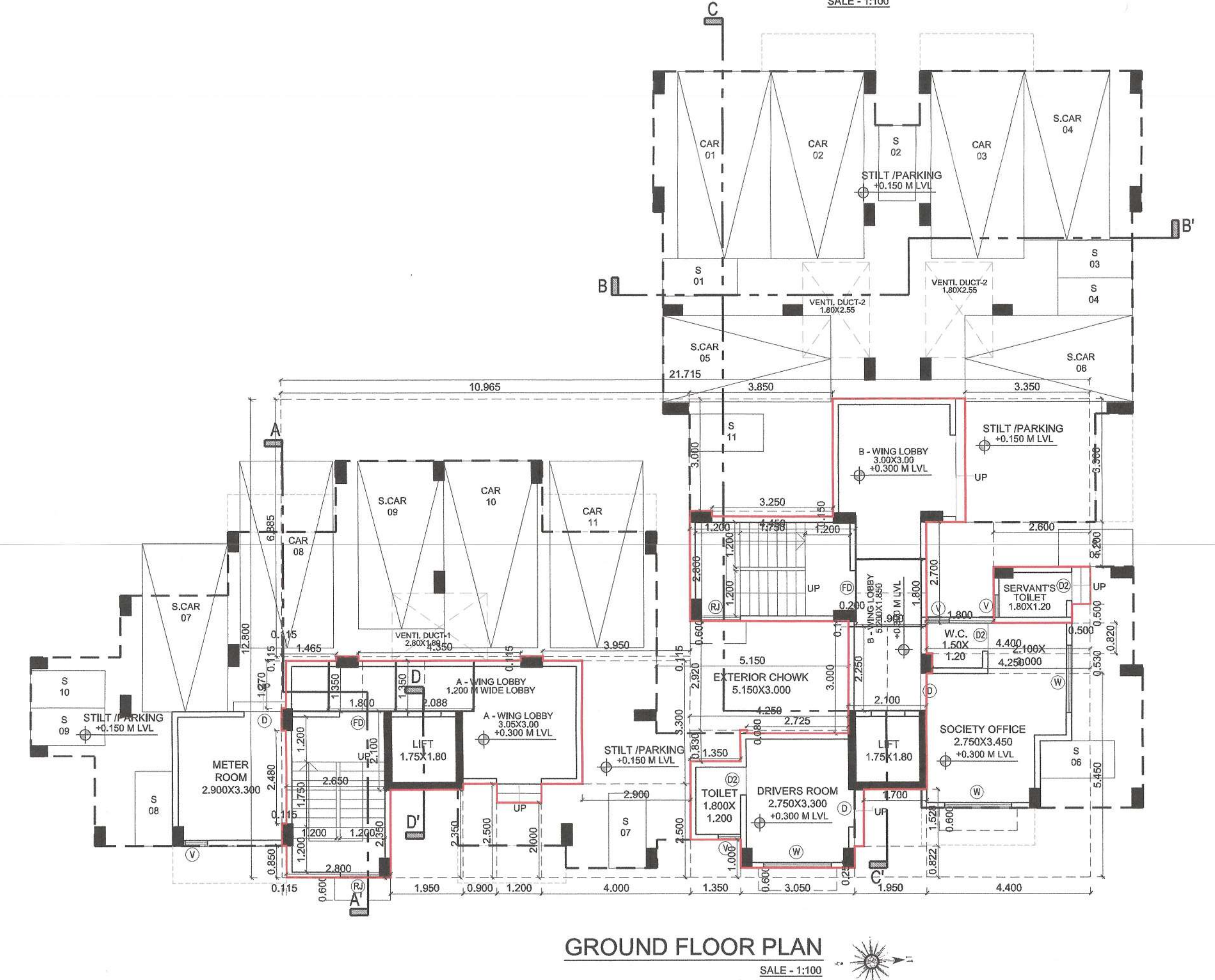
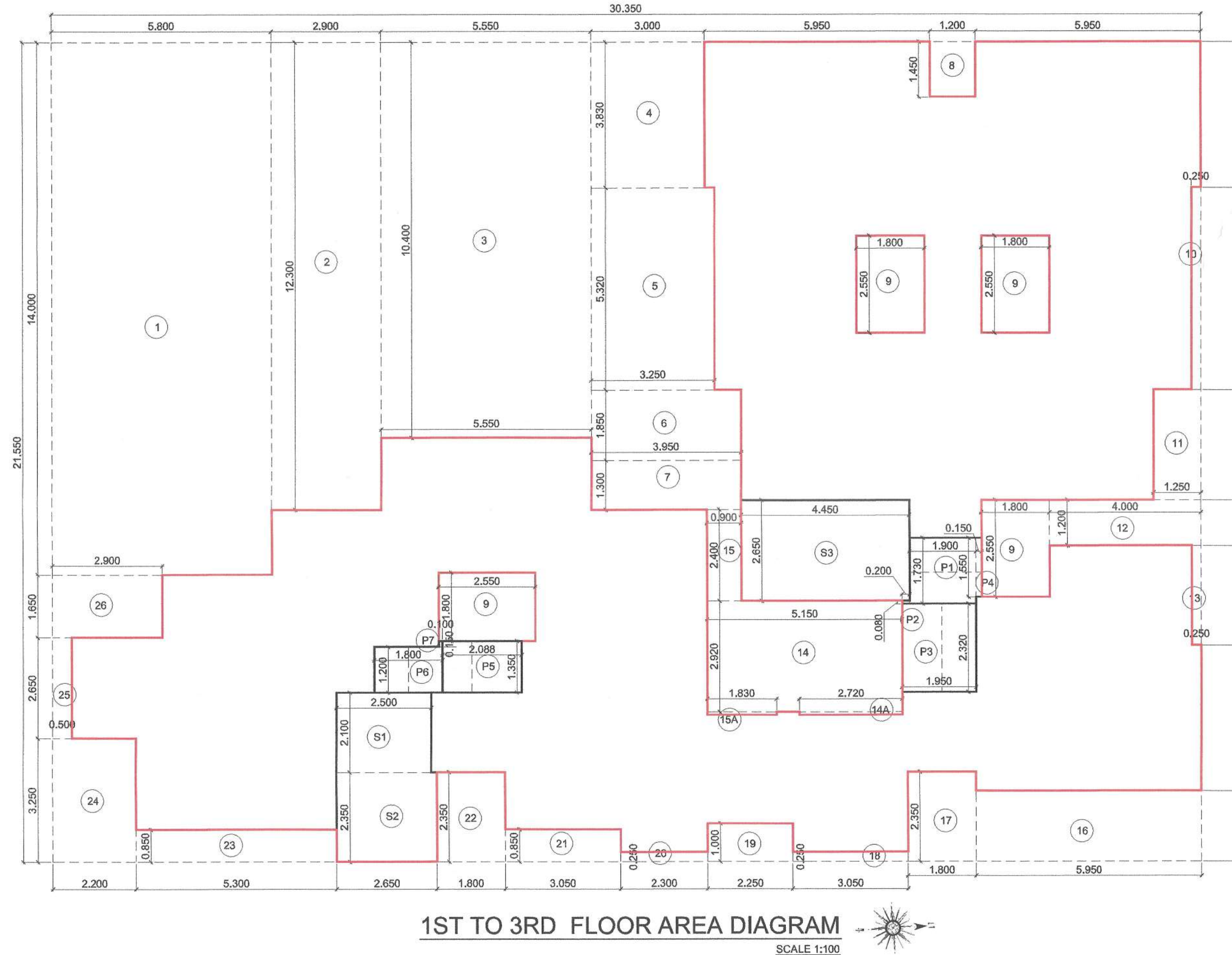
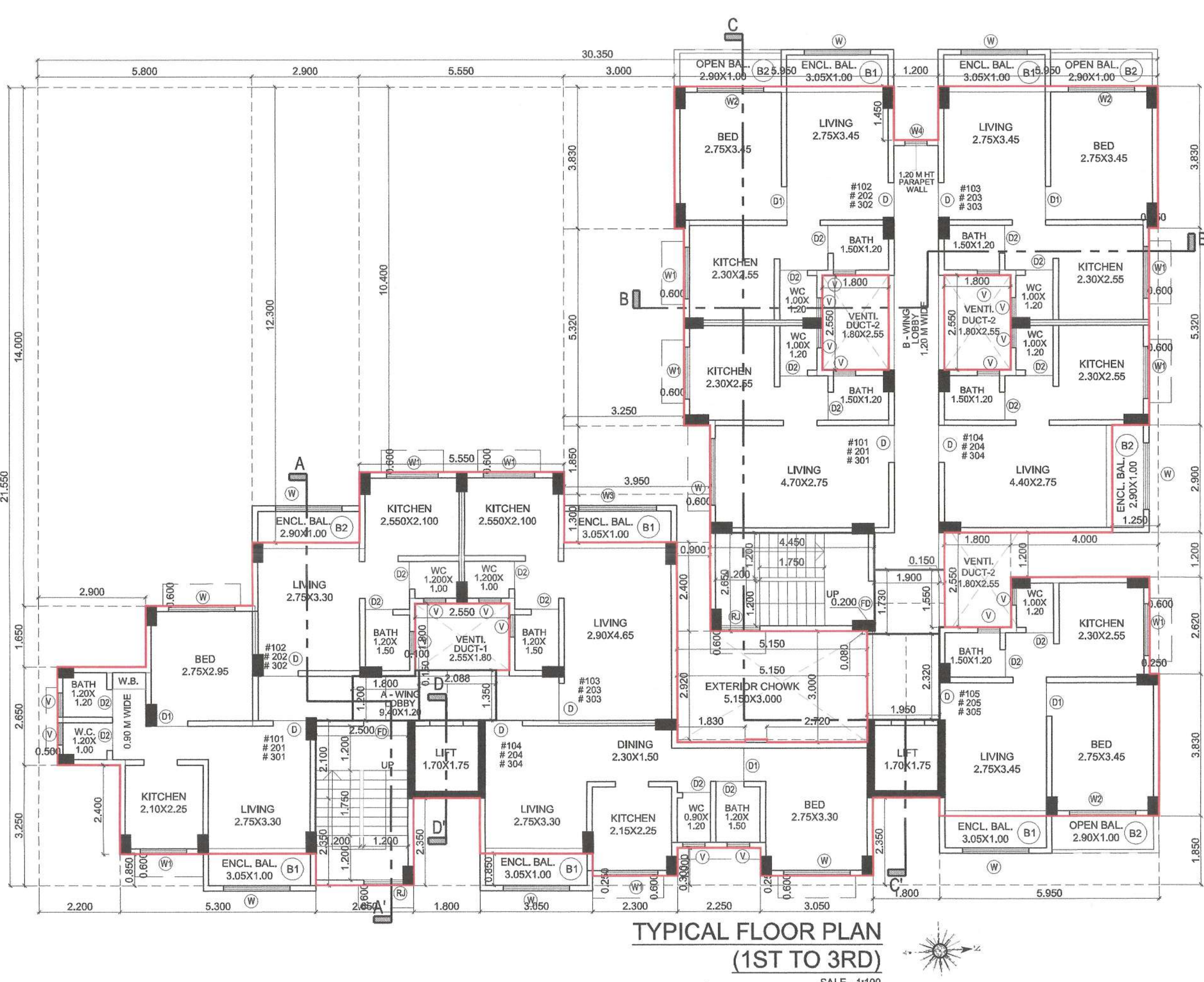
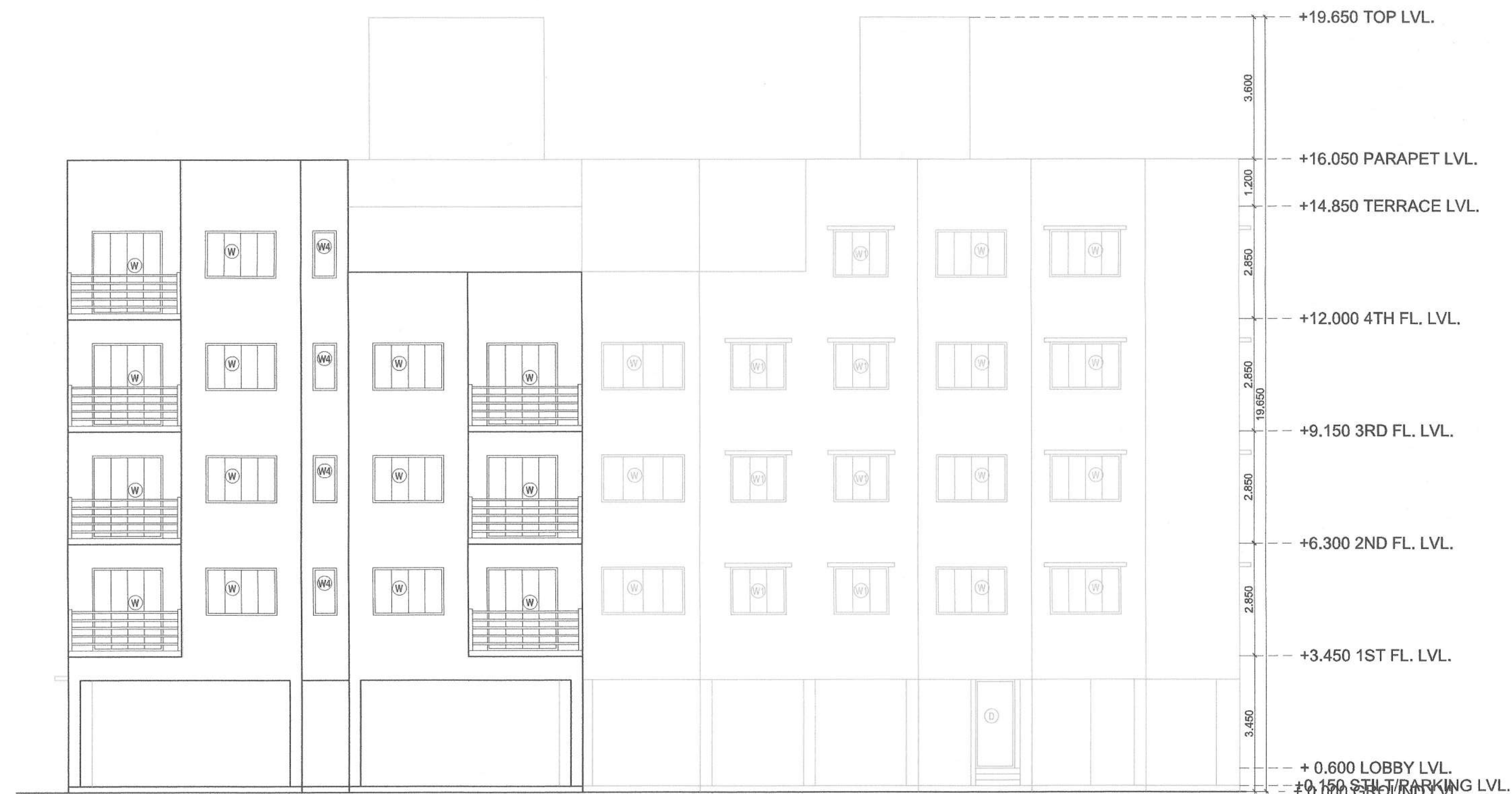
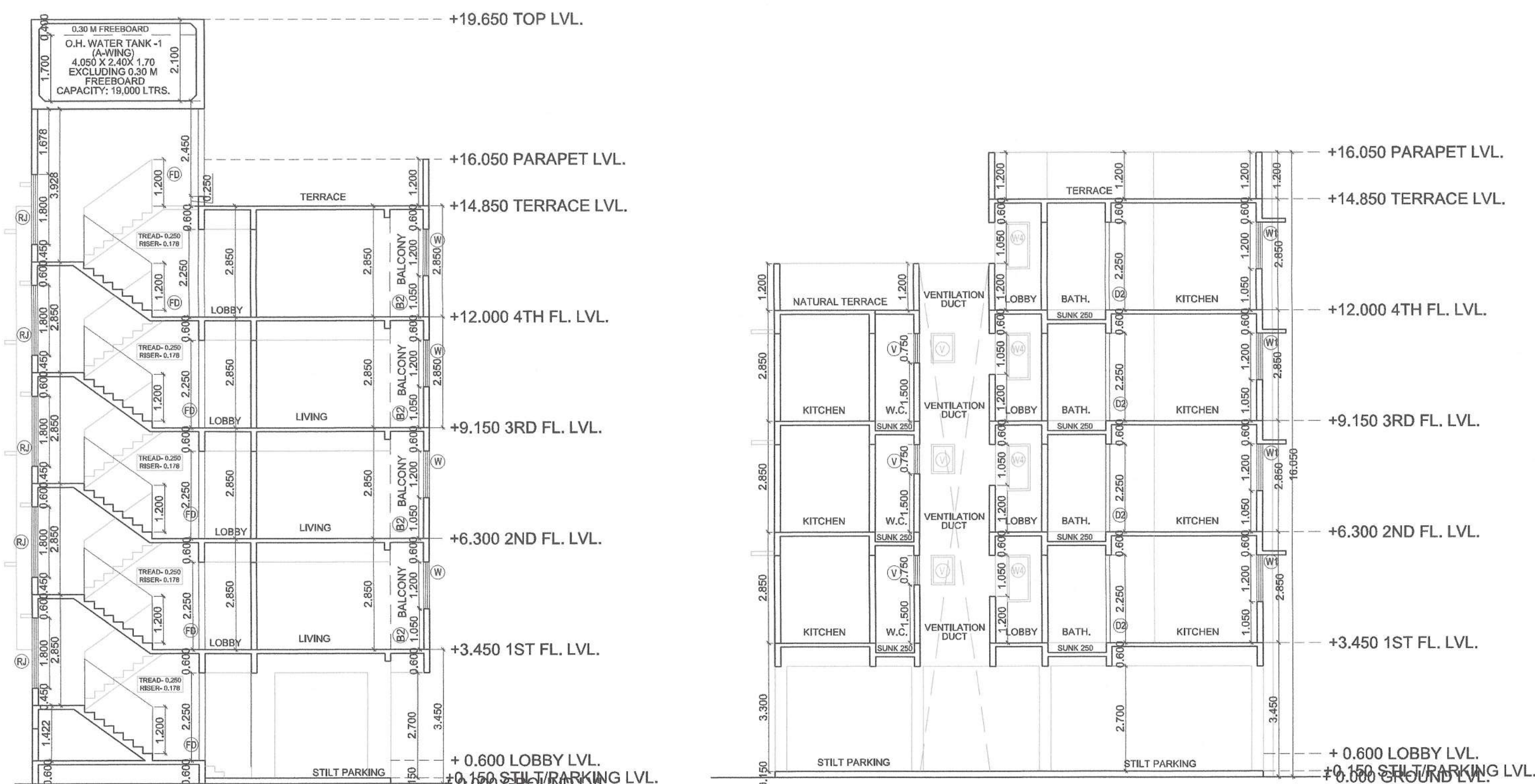
FORM OF CERTIFICATE
I, (AR. DEEPAK THAKARE) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/ LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.
DATE : 18/01/2021
ADDRESS: SHREE NAND-CHAM BLDG., A-509, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVHUMBAI, 4006014.
dptthakare@gmail.com
PH. 7580241, 7580242, FAX-27580243
SIGNATURE, NAME OF LICENSED ARCHITECT
ADDRESS OF LICENSED ARCHITECT

DEEPAK PANDURANG THAKARE
AR. DEEPAK THAKARE
CA/92/14485
DPT DEEPAK P. THAKARE ARCHITECTS & PLANNERS
SHREE NAND-CHAM BLDG., A-509, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVHUMBAI, 4006014.
PH. +9198 2006 0238
dptthakare@gmail.com

CONTENT : GROUND, FIRST, SECOND & THIRD FLOOR PLAN, AREA DIAGRAMS, AREA CALCULATIONS, FRONT SECTION A-A & SECTION D-D, EAST ELEVATION.

STAMP OF APPROVAL

Approved subject to the conditions mentioned in Full Occupancy Certificate issued by this office bearing certificate no:
CIDCO/NAINA/Parvel/Palasppe/BP-00547/OC/Full/2025/0858, Dated : 18 Feb 2025



SCHEDULE OF LIGHT AND VENTILATION						
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED	
LIVING	A - #103	13.920	W	2.320	2.520	
BED	B - #102	9.485	W2	1.581	3.780	
KITCHEN	B - #102	6.009	W1	1.002	1.680	
BATHW.C.	B - #102	1.913	V	0.319	0.450	

SCHEDULE OF DOORS & WINDOWS						
TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION	
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.	
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.	
W	1.800	1.200	2.160	1.050	ALUMINUM SLIDING WINDOW	
W1	1.400	1.200	1.680	1.050	ALUMINUM SLIDING WINDOW	
W2	1.800	2.100	3.780	0.150	ALUMINUM SLIDING WINDOW	
W3	2.100	1.200	2.520	1.050	ALUMINUM SLIDING WINDOW	
W4	0.800	1.200	0.720	1.050	ALUMINUM SLIDING WINDOW	
V	0.800	0.750	0.450	1.500	ALUMINUM LOUVERED WINDOW	
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR.	
RJ	1.200	1.800	2.160	0.450	R.C.C. JALI	

BUILDING - 1 GROUND FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	A	1	1.00	1.00	21.715	12.800
TOTAL ADDITION						277.952
DEDUCTION						277.952
2	1	1	1.00	1.00	10.965	6.885
3	2	1	1.00	1.00	3.850	3.000
4	3	1	1.00	1.00	3.250	0.150
5	4	1	1.00	1.00	3.350	3.300
6	5	1	1.00	1.00	1.800	2.700
7	6	1	1.00	1.00	2.600	1.200
8	7	1	1.00	1.00	1.485	0.115
9	8	1	1.00	1.00	4.350	0.115
10	9	1	1.00	1.00	3.850	0.115
11	10	1	1.00	1.00	0.115	1.270
12	11	1	1.00	1.00	0.115	2.480
13	12	1	1.00	1.00	0.115	0.850
14	13	1	1.00	1.00	1.850	2.350
15	14	1	1.00	1.00	0.900	2.500
16	15	1	1.00	1.00	1.200	2.000
17	16	1	1.00	1.00	4.000	2.500
18	17	1	1.00	1.00	2.900	3.300
19	18	1	1.00	1.00	4.250	2.920
20	19	1	1.00	1.00	1.350	0.830
21	20	1	1.00	1.00	2.725	0.080
22	21	1	1.00	1.00	1.350	1.350
23	22	1	1.00	1.00	3.050	0.250
24	23	1	1.00	1.00	1.700	1.528
25	24	1	1.00	1.00	1.950	0.822
26	25	1	1.00	1.00	4.400	5.450
27	26	1	1.00	1.00	4.250	0.530
28	27	1	1.00	1.00	4.400	0.820
29	28	1	1.00	1.00	0.500	0.500
DEDUCTION						187.173
TOTAL AREA OF STAIRCASE & PASSAGE						38.029
TOTAL DEDUCTION						225.291
NET BUILT UP AREA @ GROUND FLOOR						52.751
PERMISSIBLE / PROPOSED BALCONY (15% OF TOTAL BUA AREA)						0.000
PERMISSIBLE / PROPOSED TERRACE @ GROUND FLOOR (20% OF NET BUA)						0.000

BUILDING - 1 1ST, 2ND, 3RD FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	A	1	1.00	1.00	30.350	21.550
TOTAL ADDITION						654.043
DEDUCTION						654.043
2	1	1	1.00	1.00	5.800	14.000
3	2	1	1.00	1.00	2.900	12.300
4	3	1	1.00	1.00	5.550	10.400
5	4	1	1.00	1.00	3.000	3.630
6	5	1	1.00	1.00	3.250	5.320
7	6	1	1.00	1.00	3.950	1.850
8	7	1	1.00	1.00	3.950	1.300
9	8	1	1.00	1.00	1.200	1.450
10	9	1	1.00	1.00	1.800	2.550
11	10	1	1.00	1.00	0.220	5.320
12	11	1	1.00	1.00	1.250	2.900
13	12	1	1.00	1.00	4.000	1.200
14	13	1	1.00	1.00	0.250	2.620
15	14	1	1.00	1.00	5.150	2.920
16	15A	1	1.00	1.00	0.000	2.400
17	15	1	1.00	1.00	0.000	2.160
18	15A	1	1.00	1.00	1.830	0.080
19	16	1	1.00	1.00	5.950	1.850
20	17	1	1.00	1.00	1.900	2.350
21	18	1	1.00	1.00	3.050	0.250
22	19	1	1.00	1.00	2.250	1.000
23	20	1	1.00	1.00	2.300	0.250
24	21	1	1.00	1.00	3.050	0.850
25	22	1	1.00	1.00	1.800	2.350
26	23	1	1.00	1.00	5.300	0.850
27	24	1	1.00	1.00	2.200	3.250
28	25	1	1.00	1.00	0.500	2.650
29	26	1	1.00	1.00	2.900	1.650
DEDUCTION						307.287

STAIRCASE & PASSAGE						
30	S1	1	1.00	1.00	2.800	2.100
31	S2	1	1.00	1.00	2.650	2.350
32	S3	1	1.00	1.00	4.450	2.650
33	P1	1	1.00	1.00	1.750	1.730
34	P2	1	1.00	1.00	0.200	0.080
35	P3	1	1.00	1.00	1.950	2.350
36	P4	1	1.00	1.00	1.550	0.150
37	P5	1	1.00	1.00	2.088	1.350
38	P6	1	1.00	1.00	1.800	1.200
39	P7	1	1.00	1.00	0.150	0.100
TOTAL AREA OF STAIRCASE & PASSAGE						36.066
TOTAL DEDUCTION						343.363
TOTAL BUILT UP AREA @ 1ST, 2ND, 3RD FLOOR						310.680
PERMISSIBLE BALCONY (15% OF TOTAL BUA AREA)						46.602
PROPOSED BALCONY AREA @ 1ST, 2ND, 3RD FLOOR						32.800
EXCESS BALCONY AREA @ 1ST, 2ND, 3RD FLOOR						0.000
NET BUILT UP AREA @ 1ST, 2ND, 3RD FLOOR						310.680
PERMISSIBLE TERRACE @ 1ST, 2ND, 3RD FLOOR (20% OF NET BUA)						62.136
PROPOSED TERRACE AREA @ 1ST, 2ND, 3RD FLOOR						0.000

NO. OF UNIT PROPOSED
a) RESIDENTIAL 34,005
b) COMMERCIAL 0,000

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
BUILDING LINE		
FSI LINE		

DESCRIPTION OF PROPOSAL AND PROPERTY

AS BUILT DRAWING FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 161/5, 161/6, 161/7 & 161/8 AT VILLAGE - PALASPPE, TALUKA - PANVEL, DIST - RAIGAD.

NAME OF OWNER
M/s. S. P. CONSTRUCTION
Mr. Nandkishor D. Thesia, 01, Crystal CHS, Plot No. 25, Sector - 19, New Panvel (E), Navi Mumbai - 410206

For S. P. CONSTRUCTION
Mr. Nandkishor D. Thesia
(PoA HOLDER)

DATE	JOB NO.	DWG NO.	SCALE	DRAWN BY	CHECKED BY
15/01/2025			AS SHOWN	NTIN	DPT

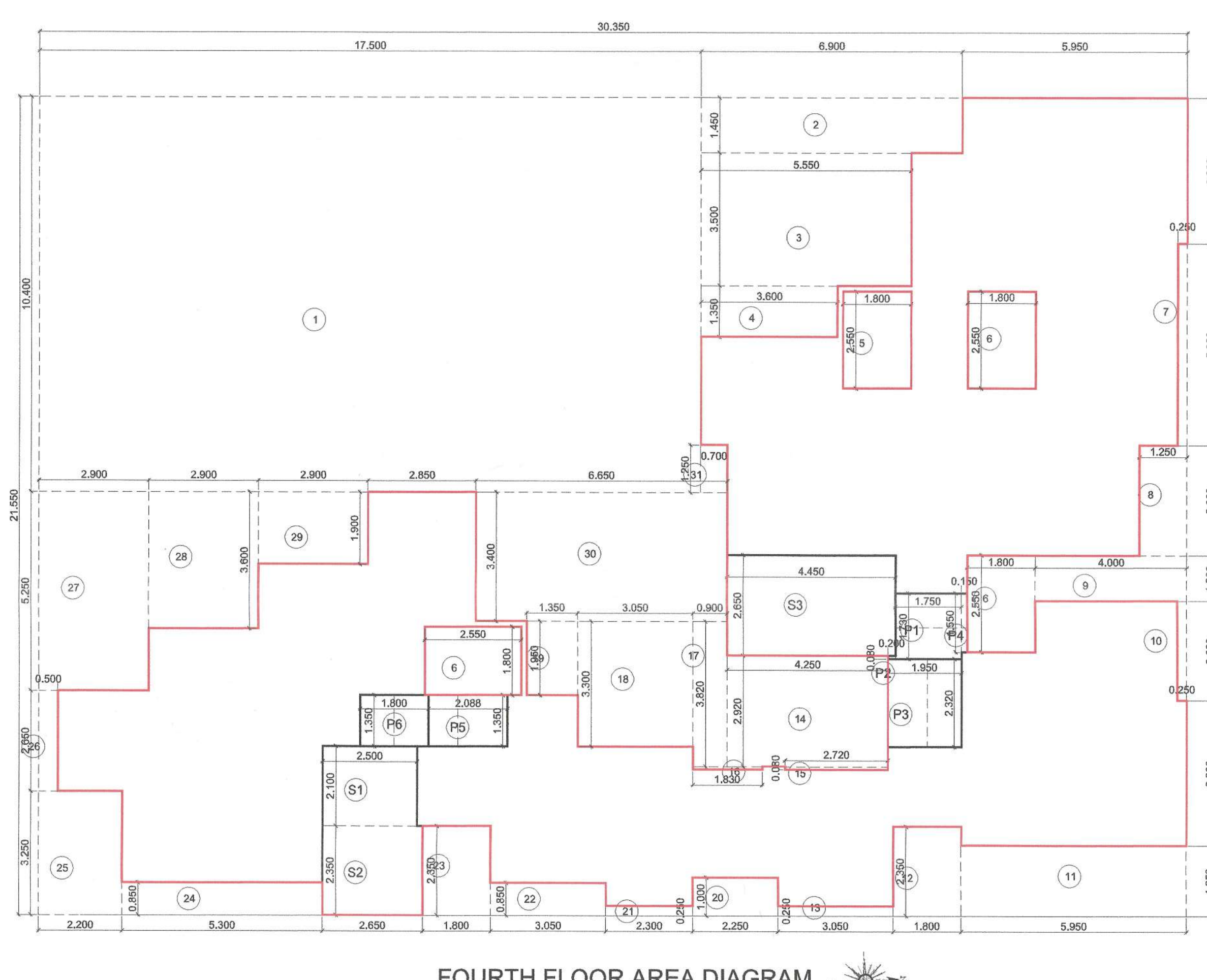
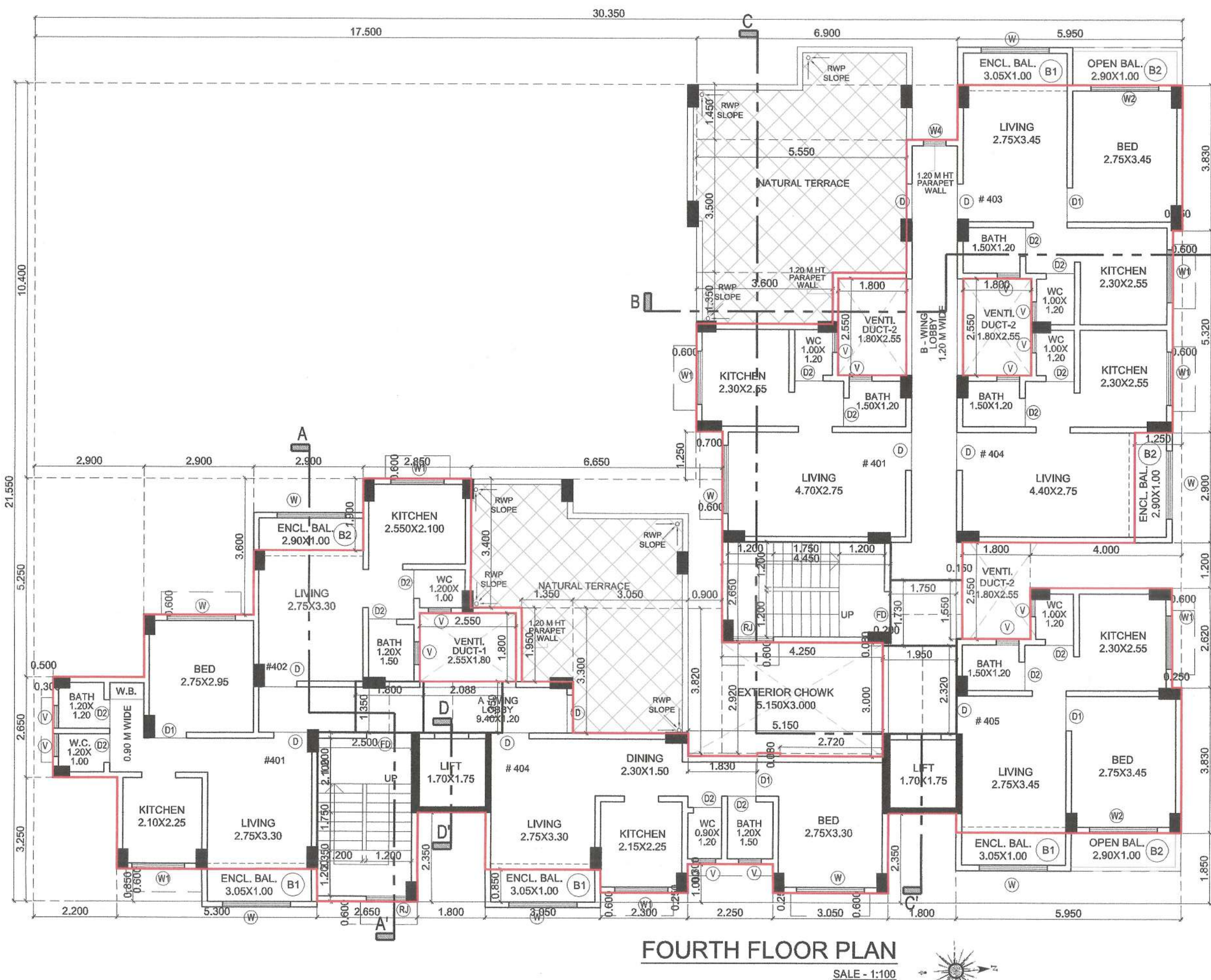
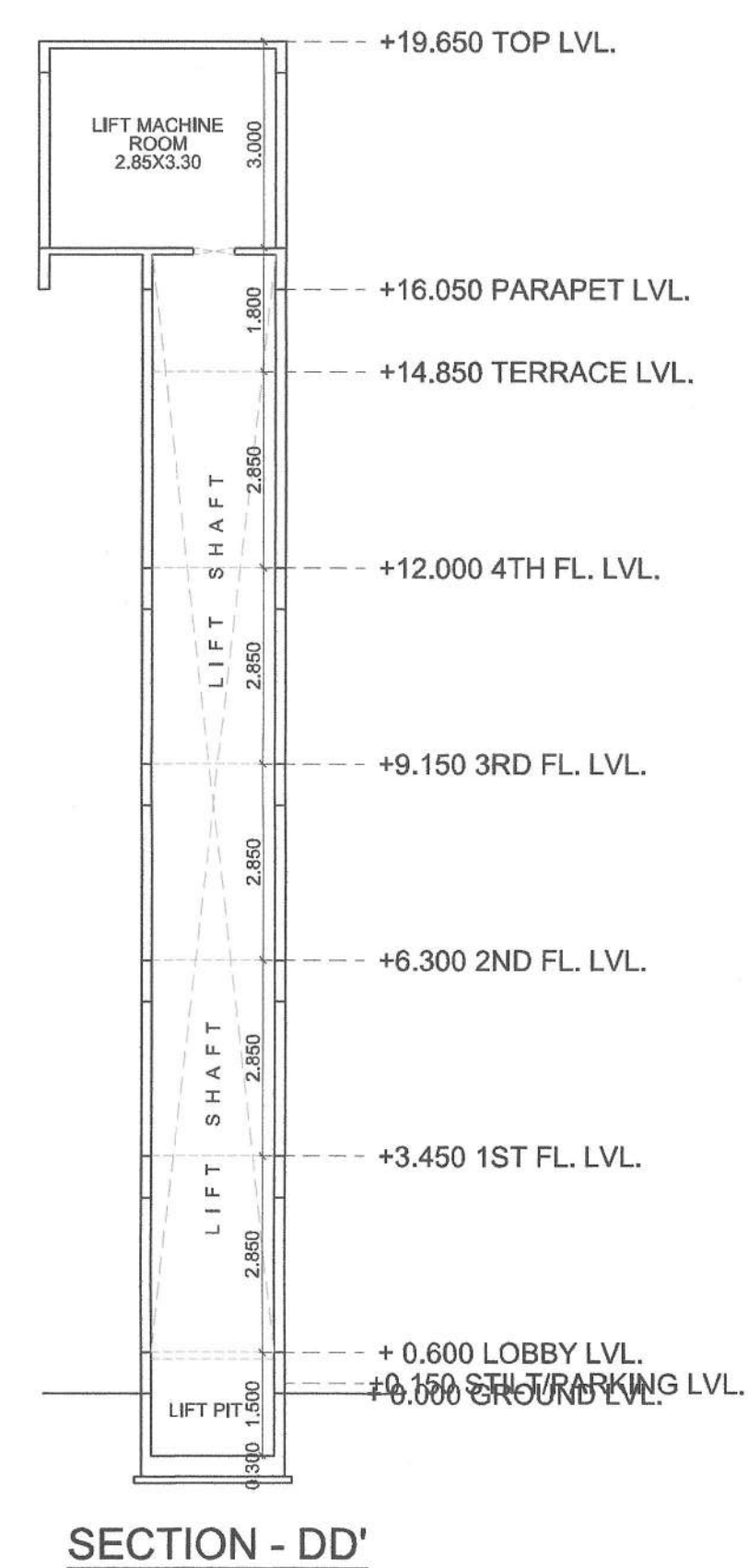
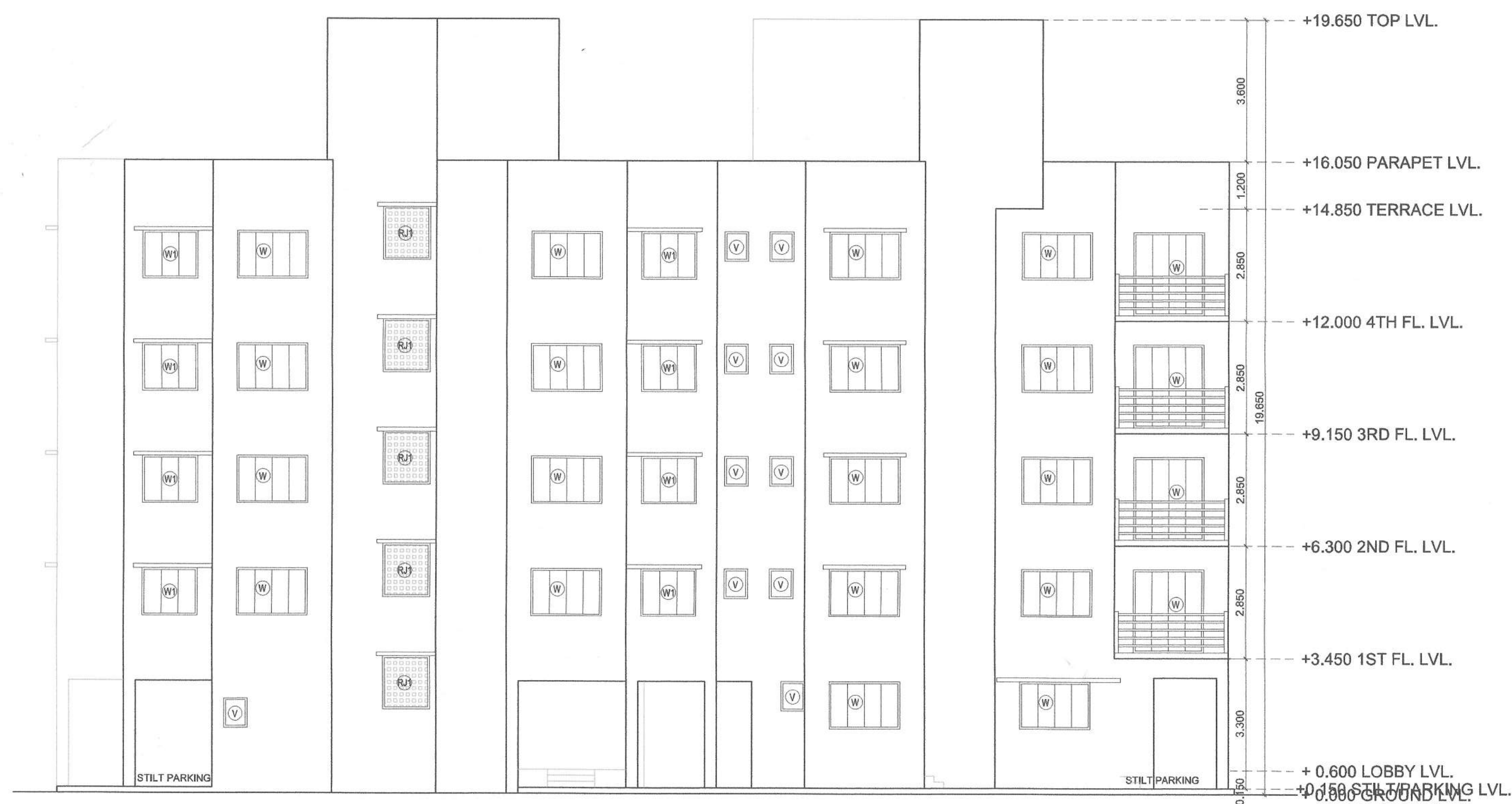
SIGNATURE, NAME OF LICENSED ARCHITECT ADDRESS OF LICENSED ARCHITECT

DEEPAK PANDURAN
G THAKARE
AR. DEEPAK THAKARE
CA/92/14485

DPT DEEPAK P. THAKARE
ARCHITECTS & PLANNERS
SHREE NAVD-CHAM BLDG., 4/08, PLOT NO. 85,
SECTION-A, C-2, BELUR, BANGALORE-560044
Ph: +91 9846 300428
dptnand@gmail.com

STAMP OF APPROVAL

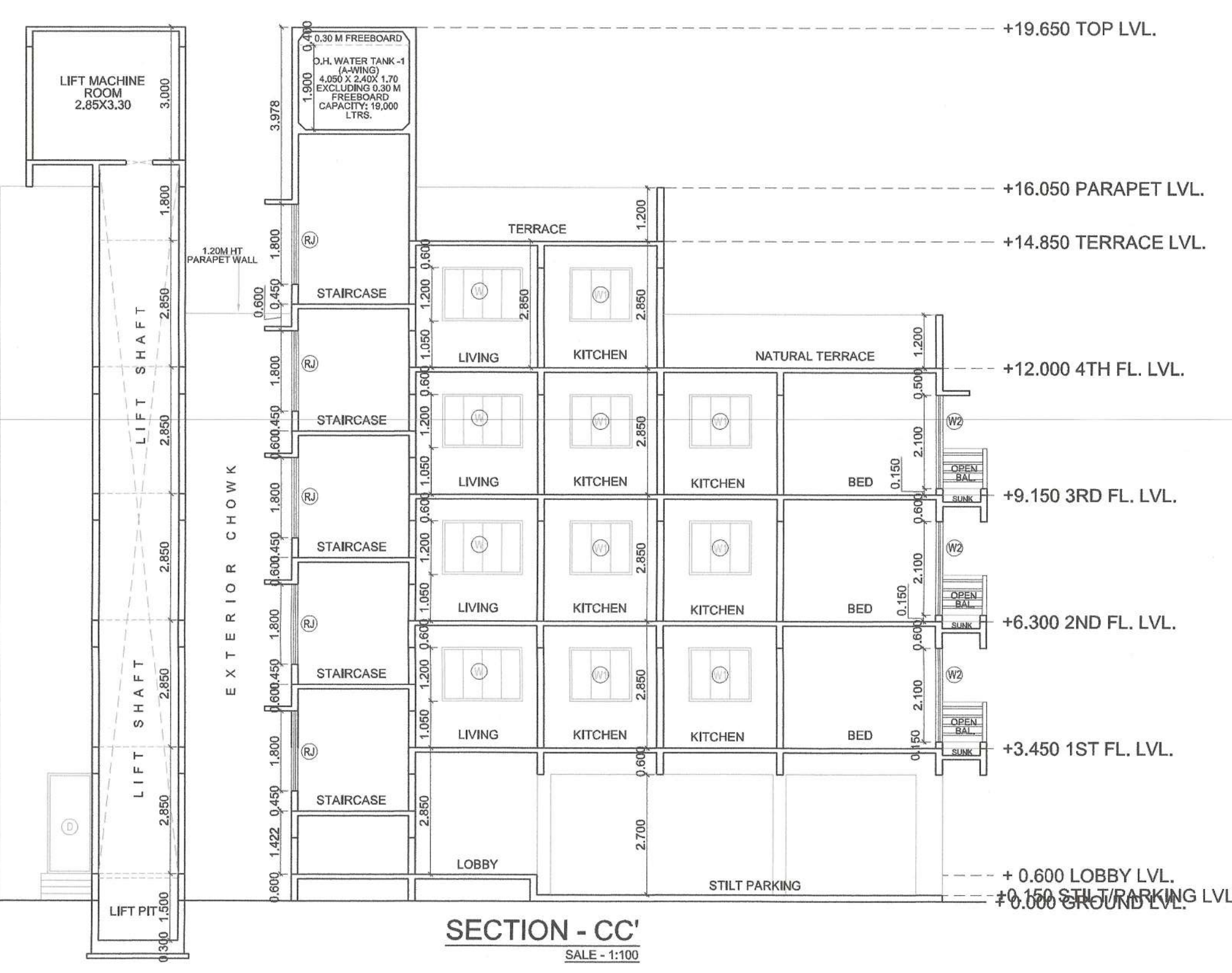
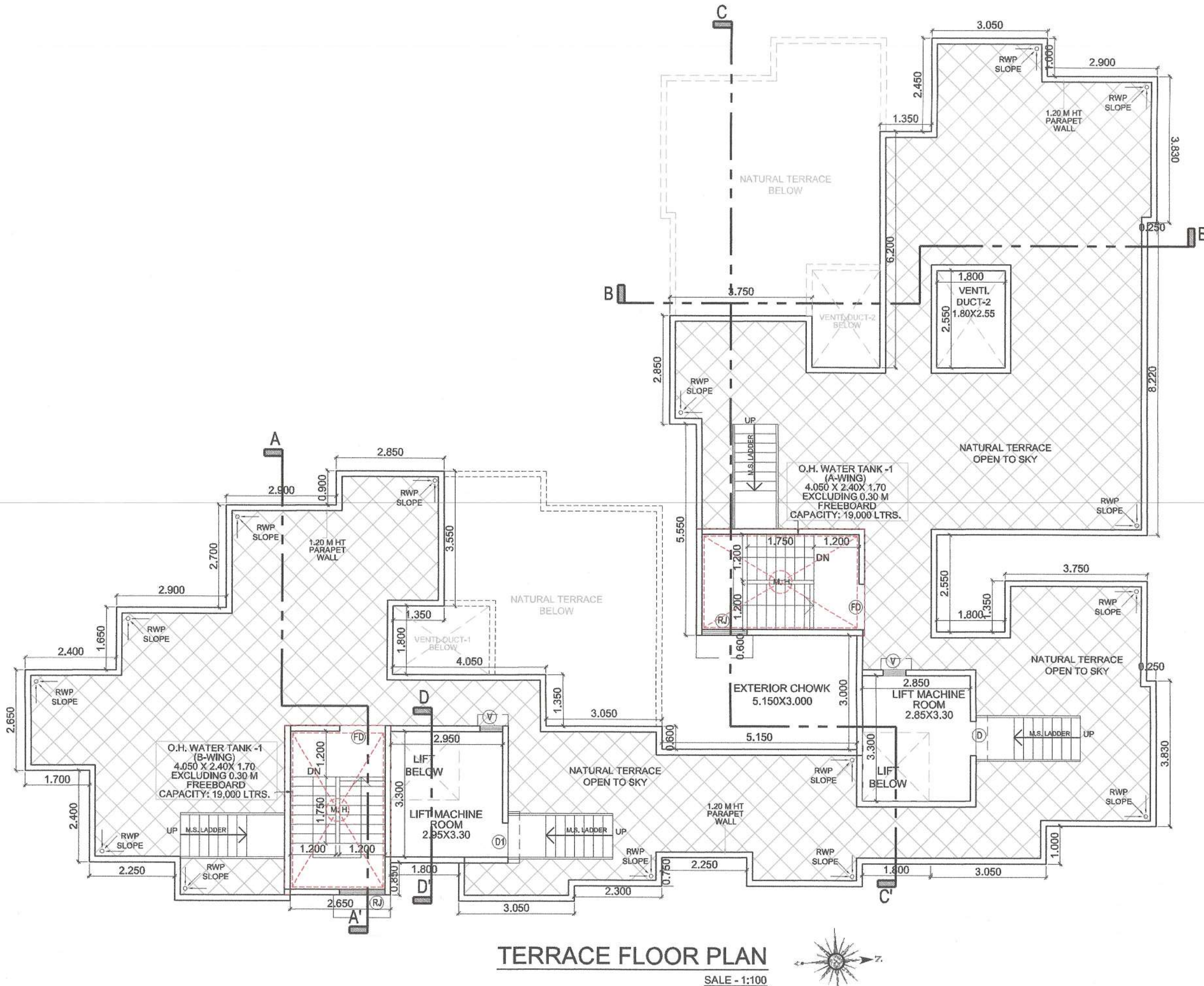
Approved subject to the conditions
mentioned in Full Occupancy Certificate
issued by this office bearing certificate
no:
CIDCO/NA/NA/Panvel/Palasppe/BP-0054
7/OC/Full/2025/0858, Dated : 18 Feb
2025



BUILDING - 1 4TH FLOOR AREA CALCULATION						
SRL NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	7=(3)X(4)X(5)X(6)
BUILDING - 1: 4TH FLOOR						
1	A	1.00	1.00	30.350	21.550	654.043
TOTAL ADDITION						654.043
DEDUCTION						
2	1	1.00	1.00	17.500	10.400	182.000
3	2	1.00	1.00	6.900	1.450	10.005
4	3	1.00	1.00	5.550	3.500	19.425
5	4	1.00	1.00	3.600	1.350	4.860
6	5	1.00	1.00	1.800	2.550	4.590
6	6	3.00	1.00	1.800	2.550	13.770
6	7	1.00	1.00	5.320	0.250	1.330
7	8	1.00	1.00	1.250	2.900	3.625
8	9	1.00	1.00	4.000	1.200	4.800
9	10	1.00	1.00	0.250	2.820	0.855
10	11	1.00	1.00	5.950	1.850	11.008
11	12	1.00	1.00	1.800	2.350	4.230
12	13	1.00	1.00	3.050	0.250	0.763
14	14	1.00	1.00	4.250	2.820	12.410
14	15	1.00	1.00	2.720	0.080	0.218
14	16	1.00	1.00	1.830	0.080	0.148
16	17	1.00	1.00	0.900	3.820	3.438
18	18	1.00	1.00	3.050	3.300	10.065
19	19	1.00	1.00	1.350	1.950	2.633
20	20	1.00	1.00	1.000	2.250	2.250
21	21	1.00	1.00	2.300	0.250	0.575
22	22	1.00	1.00	3.050	0.850	2.593
25	23	1.00	1.00	1.800	2.350	4.230
26	24	1.00	1.00	5.300	0.850	4.505
27	25	1.00	1.00	2.200	3.250	7.150
27	26	1.00	1.00	0.350	0.550	0.193
28	27	1.00	1.00	2.900	5.250	15.225
30	28	1.00	1.00	2.900	3.600	10.440
31	29	1.00	1.00	2.900	1.000	5.510
32	30	1.00	1.00	6.650	3.400	22.610
33	31	1.00	1.00	0.700	1.250	0.875
DEDUCTION						367.257
STAIRCASE & PASSAGE						
37	S1	1.00	1.00	2.500	2.100	5.250
38	S2	1.00	1.00	2.850	2.350	6.628
39	S3	1.00	1.00	4.450	2.950	11.793
40	P1	1.00	1.00	1.750	1.730	3.028
41	P2	1.00	1.00	0.200	0.060	0.016
42	P3	1.00	1.00	1.950	2.320	4.524
43	P4	1.00	1.00	1.550	0.150	0.233
44	P5	1.00	1.00	2.088	1.350	2.819
45	P6	1.00	1.00	1.800	1.350	2.430
TOTAL AREA OF STAIRCASE & PASSAGE						38.319
TOTAL DEDUCTION						403.676
TOTAL BUILT UP AREA @ 4TH FLOOR						290.468
PERMISSIBLE BALCONY (15% OF TOTAL BUA AREA)						37.570
46	B1	4.00	1.00	3.050	1.000	12.200
47	B2	4.00	1.00	2.900	1.000	11.600
PROPOSED BALCONY AREA @ 4TH FLOOR						23.800
EXCESS BALCONY AREA @ 4TH FLOOR						0.000
NET BUILT UP AREA @ 4TH FLOOR						290.468
PERMISSIBLE TERRACE @ 4TH FLOOR (20% OF NET BUA)						58.094
PROPOSED TERRACE AREA @ 4TH FLOOR						0.000

SCHEDULE OF LIGHT & VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5=3/4	6
LIVING	B-#101	12.250	W	2.042	2.180
BED	B-#102	9.485	W2	1.581	3.780
KITCHEN	B-#102	6.008	W1	1.002	1.680
BATHW.C.	B-#102	1.913	V	0.319	0.450

SCHEDULE OF DOORS & WINDOWS					
TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4=2X3	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.200	2.160	1.050	ALUMINUM SLIDING WINDOW
W1	1.400	1.200	1.680	1.050	ALUMINUM SLIDING WINDOW
W2	1.800	2.100	3.780	0.150	ALUMINUM SLIDING WINDOW
W3	2.100	1.200	2.520	1.050	ALUMINUM SLIDING WINDOW
W4	0.600	1.200	0.720	1.050	ALUMINUM SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINUM LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR.
RJ	1.200	1.800	2.160	0.450	R.C.C. JALLI



NO. OF UNIT PROPOSED	
a) RESIDENTIAL	34,000
b) COMMERCIAL	0,000

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
FLOT LINES		
EXISTING STREET		
FUTURE STREET		
BUILDING LINE		
FSI LINE		

DESCRIPTION OF PROPOSAL AND PROPERTY

AS BUILT DRAWING FOR PROPOSED RESIDENTIAL
BUILDING ON LAND BEARING GUT NO. 161/5, 161/6,
161/7 & 161/8 AT VILLAGE - PALASPPE, TALUKA - PANVEL,
DIST - RAIGAD.

NAME OF OWNER

M/s. S. P. CONSTRUCTION
Mr. Nandkishor D. Thesia, 01, Crystal CHS, Plot No. 25,
Sector - 19, New Panvel (E), Navi Mumbai - 410206

For S. P. CONSTRUCTION

PARTNER

Mr. Nandkishor D. Thesia
(PoA HOLDER)

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
15/01/2025			AS SHOWN AS	NTN	DPT

SIGNATURE, NAME OF LICENSED ARCHITECT	ADDRESS OF LICENSED ARCHITECT
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