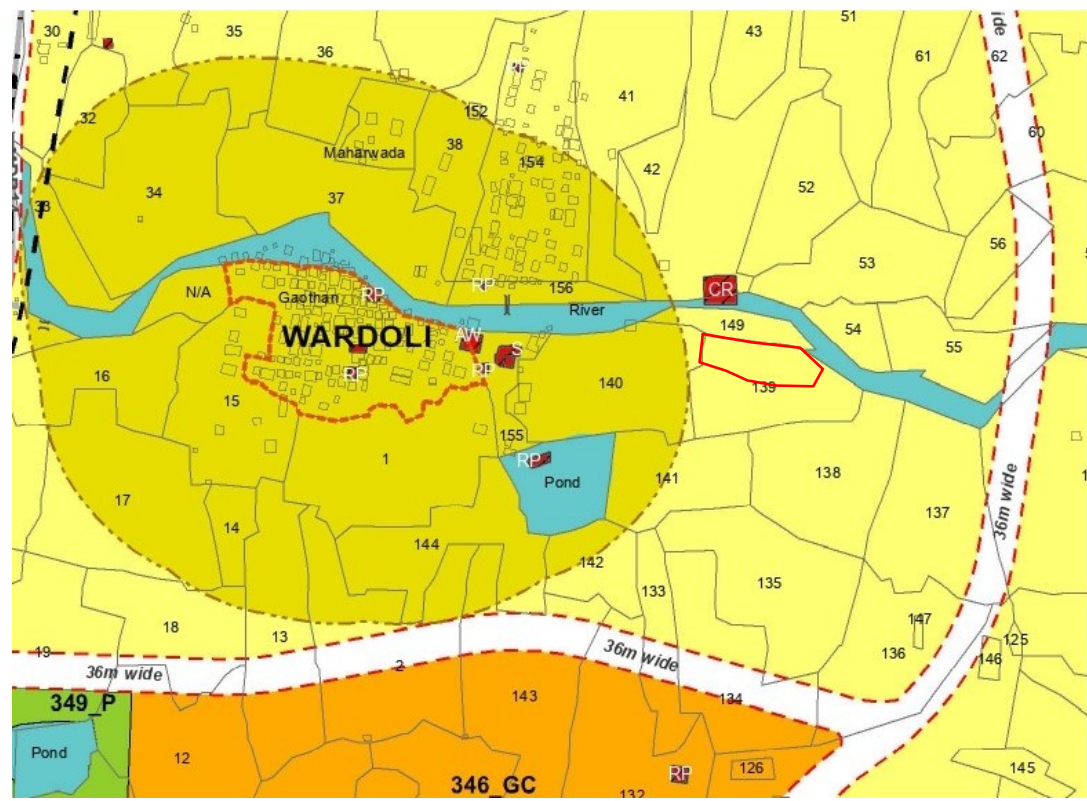
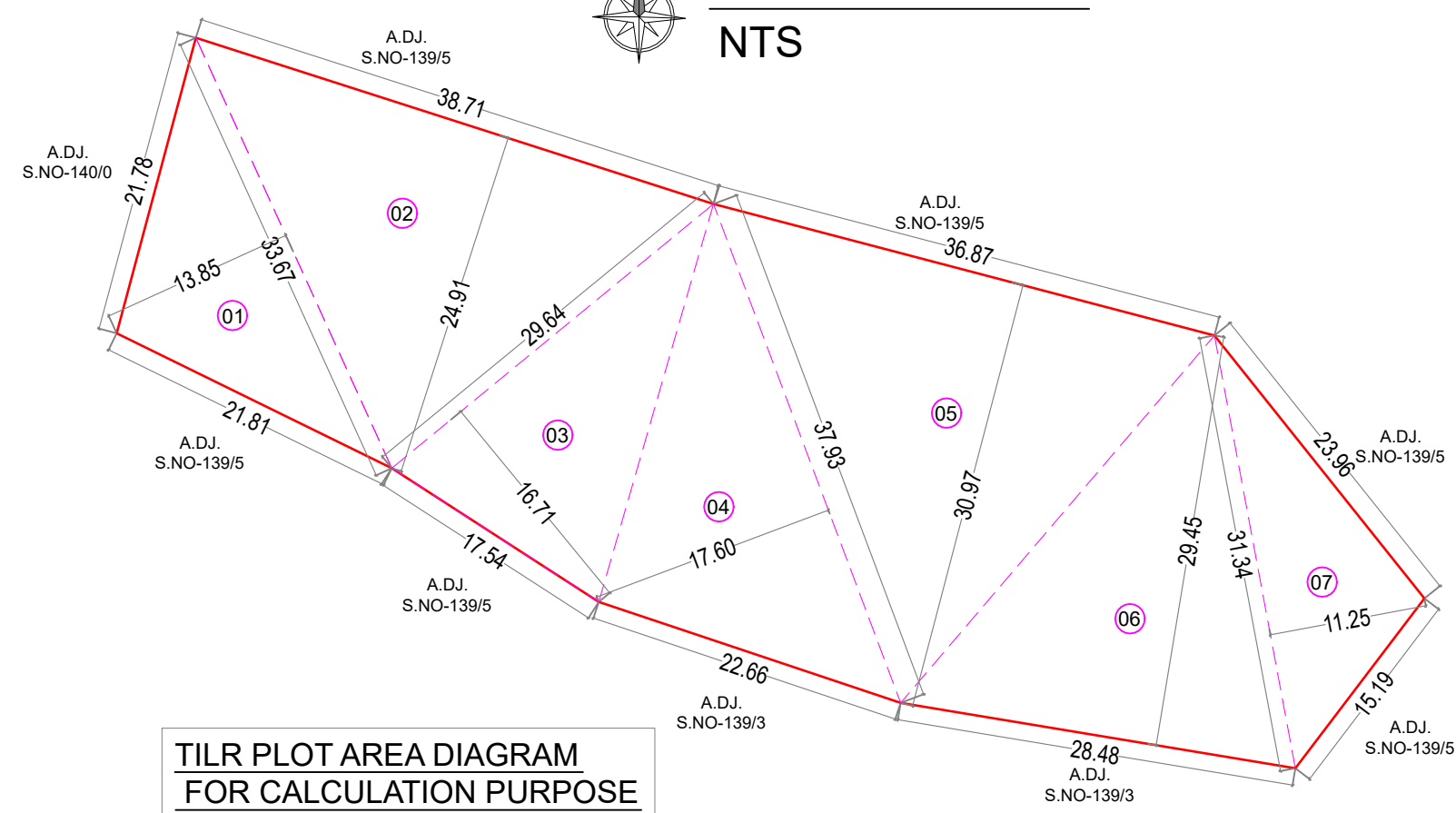


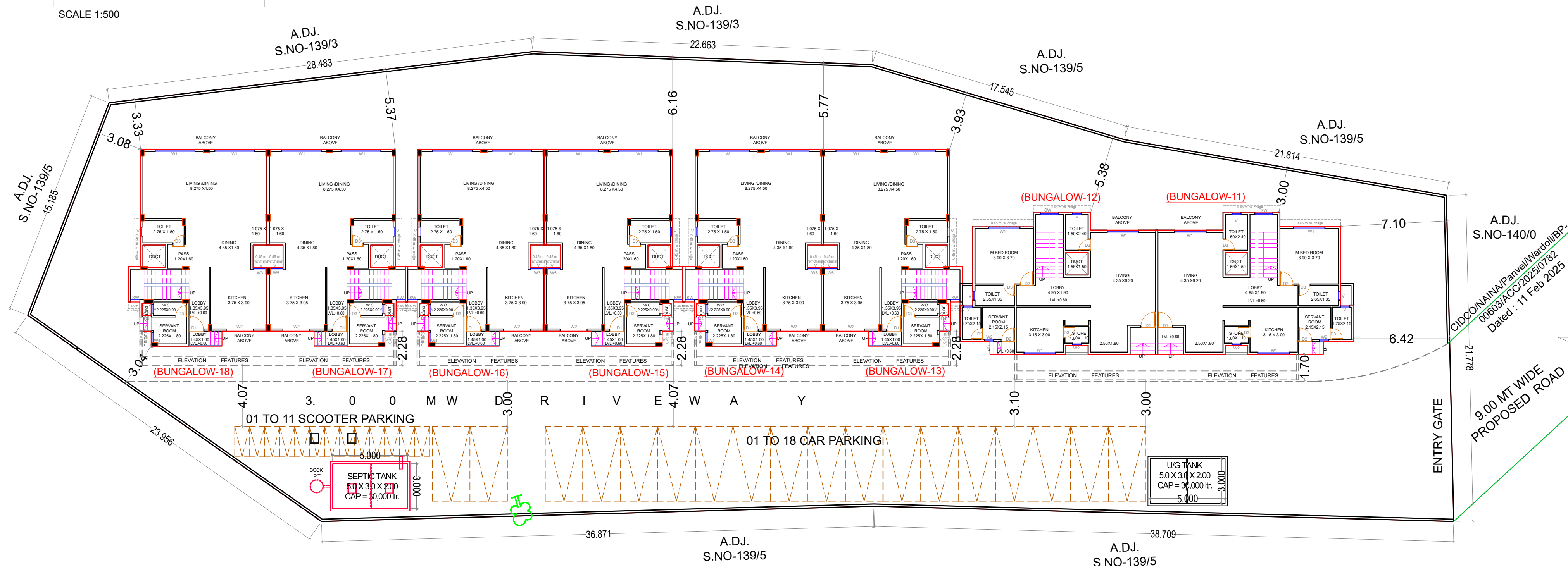


LOCATION MAP NTS



TILR PLOT AREA DIAGRAM FOR CALCULATION PURPOSE

SCALE 1:500



LAYOUT PLAN

SCALE 1:200



PLOT AREA CALCULATION FOR TILR AREA				
Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
1	0.50	33.670	13.850	233.165
2	0.50	38.710	24.910	482.133
3	0.50	29.640	16.710	247.642
4	0.50	37.930	17.600	333.784
5	0.50	36.870	30.970	570.932
6	0.50	28.480	29.450	419.368
7	0.50	31.340	11.250	176.288
TOTAL PLOT AREA				2463.311

BUILT UP AREA SUMMARY		
BUILDING	BUNGALOW-1 & 2	BUNGALOW-3RD TO 8TH
FLOOR	IN SQM.	IN SQM.
GROUND	214.82	211.506
1ST FLOOR	184.285	215.254
TOTAL	399.105	1280.28
TOTAL BUILT UP AREA	1679.385	

** PARKING STATEMENT (FREE SALE)						
TENEMENTS SIZE CARPET AREA IN SQM.	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES	
			NO. OF CARS	NO. OF SCOOTER	NO. OF CARS	NO. OF SCOOTER
			12.50 SQM.	2.00 SQMT.	12.50 SQM.	2.00 SQMT
EXCEEDING 60 m	8	½ tenement with carpet exceeding 60 m	16	11	18	11
TOTAL	8	visitor's parking 10%	2			
TOTAL			18	11	18	11

TENEMENT AREA STATEMENT					
BUNGLOW NUMBER	UNITS	Carpet Area IN SQM.	OPEN BALCONY AREA (SQM.)	TERRACE AREA (SQM.)	BUILT - UP AREA (SQM.)
BUNGALOW -11	1	176.453	6.682	21.390	185.103
BUNGALOW -12	1	176.453	6.682	21.390	185.103
BUNGALOW -13	1	184.749	14.604	10.976	196.818
BUNGALOW -14	1	184.749	14.604	10.976	196.818
BUNGALOW -15	1	184.749	14.604	10.976	196.818
BUNGALOW -16	1	184.749	14.604	10.976	196.818
BUNGALOW -17	1	184.749	14.604	10.976	196.818
BUNGALOW -18	1	184.749	14.604	10.976	196.818
TOTAL	8	1461.40	100.99	108.64	1551.11

AREA STATEMENT		
Sr. No.	Particulars	Area (in Sq. M.)
1	a Area of Plot (as per 7/12) and NA order	2480.000
	b Area of Plot as per TILR (by triangulation method at true scale)	2463.311
	c Area of Plot as per Physical Survey	2463.272
	d Area of plot as per TPS-	0.000
d Area of plot considered (least of (a), (b) and (c))		2463.272
2	Deduction for	
	a Existing road (ROW)	0.000
	b Proposed widening of existing road	0.000
	c Proposed road as per TILR	0.000
	d Area under reservation, if any	0.000
	Total (a+b+c+d)	0.000
3	Balance area of Plot (1-2)	2463.272
4	Amenity Space, if any	
	a Required Amenity Space (5% of 3)	0.00
5	Net Plot area (3-4b)	
	2463.27	
6	Recreational Open Space (If applicable)	
	a Required RG/Open Space (10% of 5)	0.000
7	Total Entitlement of FSI in the proposal	
	a Base FSI permissible	0.20
8	Permissible FSI with payment of premium (0.3)	
	b TDR/ In-situ FSI	0.00
9	Total Permissible sale Built up area (7a+7b+7c+7d)	
	0.80	
10	Permissible EWS FSI (20% of permissible FSI(a+b+c))	
	a Ancillary FSI to EWS BUA (60% on e)	0.00
11	Total Permissible EWS Built up area (7e+7f)	
	0.00	
12	Permissible Built up area	
	a Permissible Built up area with reference to Basic FSI, Premium FSI, TDR	1231.64
13	Proposed Built Up area	
	a Proposed Sale Built Up Area (P-Line)	1679.385
14	Proposed Built Up area of EWS flats (P-line)	
	b Consumed Ancillary FSI (Max 60% or 80%) (9a-9b)	1231.636
15	EWS flats details	
	a Required EWS flats Built Up area (20% of base & premium consume FSI) (0.2X 9b)	447.749
16	Built up area Details	
	a Total Proposed BUA (P line)	0.000
17	Net Proposed BUA (Excluding Ancillary)	
	b Consumed Ancillary Built Up area of EWS flats (10b-10a)	0.000
18	Proposed Built Up Area Details	
	a Sale component (P line area)	1679.385
19	Balance Built Up Area (P- Line Area)	
	a Sale component (8b-12a)	0.00
20	Excess Built Up Area of EWS flat (12b-8c)	
	a Total Built up sale Area including excess EWS BUA (12a+14)	291.233
21	EWS Built up area after deducting excess EWS area (12b-8c)	
	b EWS Built up area (12b-8c)	0.00
22	Total Sale Ancillary area including ancillary of EWS BUA (sum of 11c)	
	447.749	
23	Total FSI consumed	
	a Sale component (9a/5)	0.682
24	Balance FSI	
	b EWS component (10b/5)	0.000
25	No. of units proposed	
	a Residential - Sale component	8
26	Residential - EWS component	
	b Commercial	0
27	Trees to be planted against plot area (1 tree for every 100 Sq. M.)	
	a Trees to be planted against RG/open space (5 tree for every 100 Sq. M.)	25
28	Existing trees	
	b Trees to be cut	0
29	Trees to be planted against tree fell (5 tree for every 1 tree fell) (dx/5)	
	c Total required trees (a+b+e)	0
30	Existing Number of trees to be retain (c-d)	
	d Total required trees (f - g)	1
31	Req. Number of trees to be planted (f - g)	
	e Total Proposed Number of trees to be planted	24

STAMP OF APPROVAL

1/4

This plans are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. CIDCO/NAINA/Panvel/Wardoli/BP-00731/CC/2025/1455 Dated :-15 Oct 2025

Legend :-

Sr.No	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Build/ing Line		
04.	F.S.I. Lines		
05.	Parking Car /Scoter		
06.	Trees To be Planted again Plot area		

NOTE: • ALL DIMENSIONS ARE IN METERS.
• INTERNAL WALL THICKNESS 0.10 M.
• EXTERNAL WALL THICKNESS 0.15 M.

CONTENT OF THE SHEET

LAYOUT PLAN, PLOT AREA DIAGRAM & CALCULATION, LOCATION PLAN,BLOCK PLAN, PARKING AREA STATEMENT, BALCONY AREA STATEMENT,TERRACE AREA STATEMENT, EXISTING ROAD UNDER AREA DIAGRAM & CALCULATION,TENEMENT AREA STATEMENT, BUILT UP AREA,TENAMENT AREA STATEMENT,LEGENDS.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE BEARING PERMISSION ON S.NO-139-6, AT VILLAGE -WARDOLI, TAL - PANVEL, DIST - RAIGAD, ON DATE 01/04/2025 AND THAT THE DIMENSIONS ON SIDES ETC.OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS. 2463.272 SQ.M.

GREEN PATH REALTY PVT LTD THROUGH

For GREENPATH REALTY PVT. LTD.

DIRECTOR
MR. Jitesh Pramod Agrawal
NAME & SIGNATURE OF OWNER

FORM OF CERTIFICATE

I, SWAPNIL KALYANKAR HAVE BEEN EMPLOYED AS HIS 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.

ADD.: A - 101, NEEL EMERALD1,
OPP.TAHSIDAR OFFICE,
PANVEL 410206.
E-MAIL ID: skaplanners@gmail.com
MOBILE NO. 99875 96001

NAME OF THE OWNERS & SIGNATURE

M/S ANANT BUILDERS THROUGH PARTNER

MR. Jitesh Pramod Agrawal
NAME & SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON S.NO.139/6 AT-WARDOLI ,TALUKA -PANVEL,DIST-RAIGAD.

DATE 19/09/2025
SCALE 1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY IMRAN
CHKD BY SWAPNIL KALYANKAR

SWAPNIL KALYANKAR ARCHITECTS

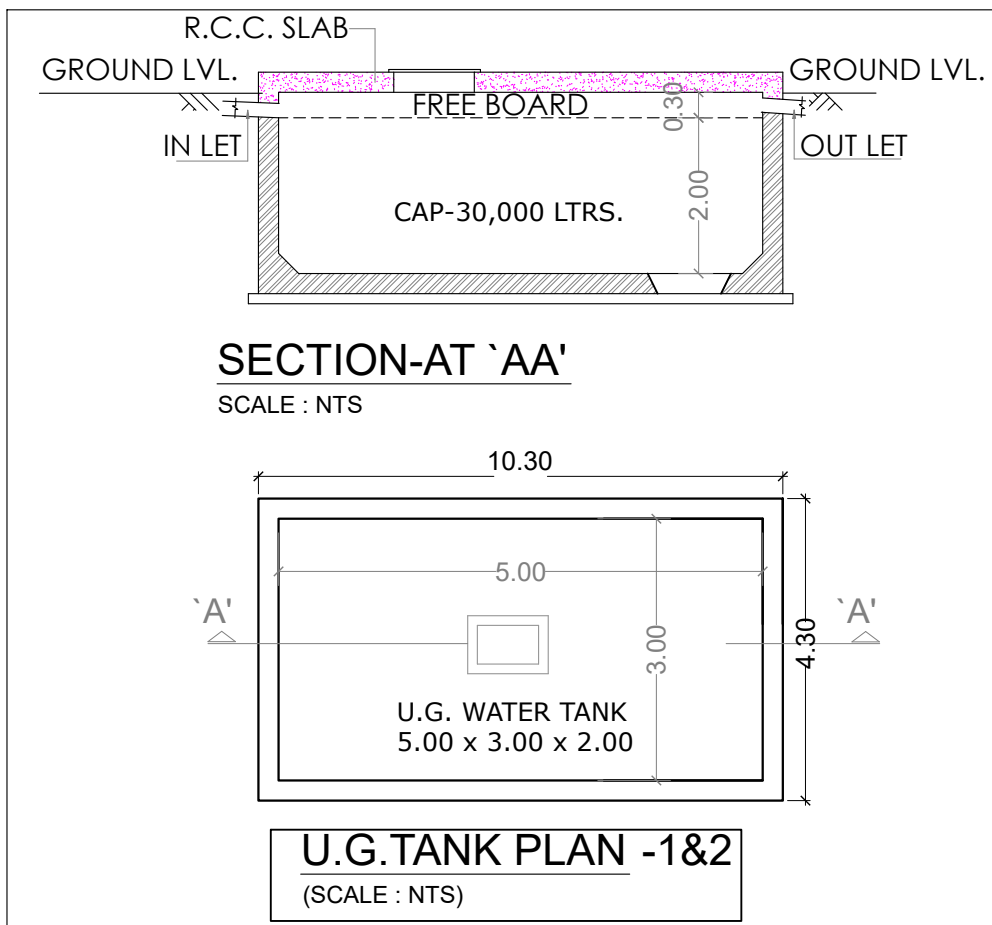
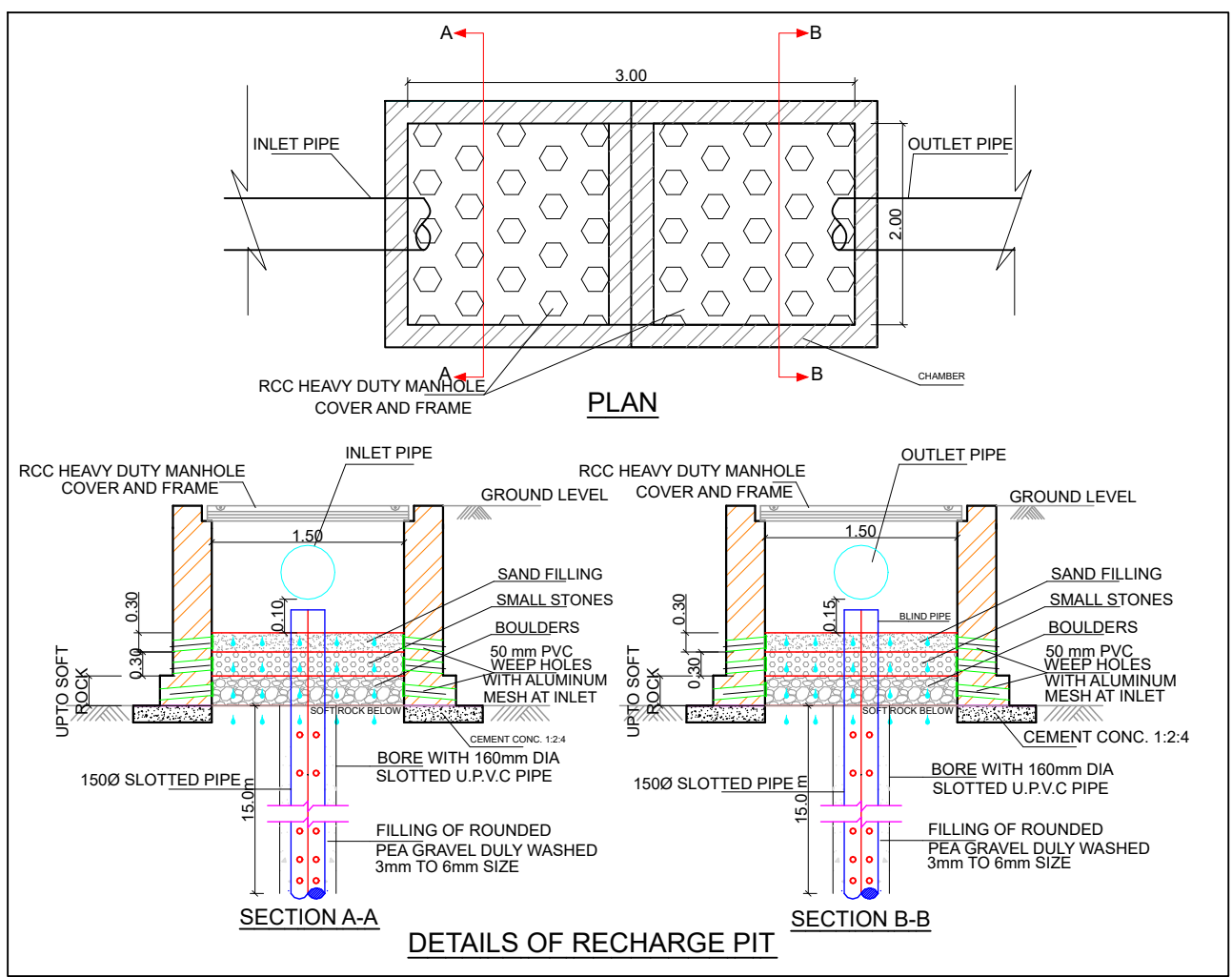
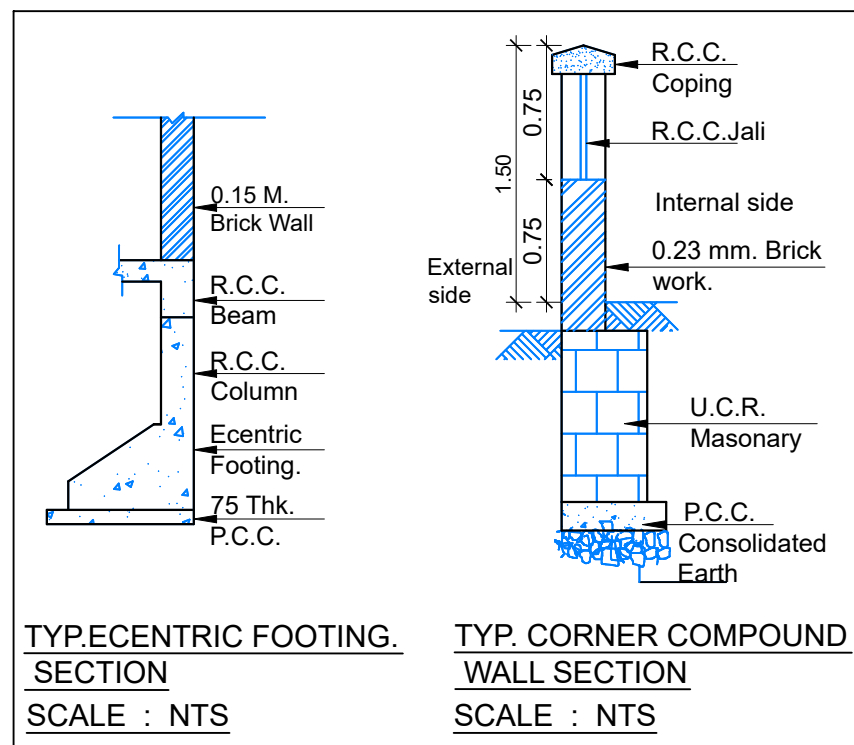
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : A - 101, NEEL EMERALD, OPP.TAHSIDAR OFFICE,
PANVEL 410206.
EMAIL : skaplanners@gmail.com

This plans are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. CIDCO/NAINA/Panvel/Wardoli/BP-00731/CC/2025/1455
Dated :-15 Oct 2025

SEPTIC TANK REQUIRMENT										
BUNGALOW NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT			% FLOW TO SEWER			SIZE/ DIMENSION	TOTAL PROVIDED
			FLUSHING	DOMESTIC	TOTAL	FLUSHING 100%	DOMESTIC 85%	TOTAL FLOW		
11,12,13,14,15,16,17,18	8	40	LPD	LPD	LPD	LPD	LPD	LPD	TANK-1 5.00X3.00X2.00= 30000 CAPACITY	30000
	ADD. TOILETS	40	54	2160	135	5400	7560	2160		
TOTAL	8	40	-	4320	-	10440	14760	4320	8874	13194

WATER STORAGE CAPACITY CALCULATION										
BUNGALOW NUMBER	TOTAL NUMBER OF UNITS	ADDITIONAL TOILET	POPULATION UNITS	TOTAL POPULATION UNITS	WATER REQUIREMENT (IN LITRE)			UNDER GROUND WATER TANK PROVIDED		
					ADDL. TOILET (180 LITRE)	POPULATION (189 LITRE)	TOTAL	TANK NUMBER	SIZE /DIMENSION	CAPACITY (LITRE)
11,12,13,14,115,16,17 & 18	8	40	5	40	7200	7560	14760	1	TANK -1 =5.00X3.00X2.00	30000
TOTAL	8	40	-	40	7200	7560	14760			

OVERHEAD WATER TANK CAPACITY CALCULATION				
BUNGALOW NUMBER	WATER REQUIRED (LITRE) [TOTAL UG TANK PROPOSED/2/ (TOTAL O.H.T PROPOSED)]i.e 4]	COLD WATER REQUIREMENT		
		TANK SIZE (METRE)	NUMBER OF TANK	CAPACITY (LITRE)
11,12,13,14,15 ,16,17 & 18	1875	5.80X 1.85 X 1.00	2	10730
		5.20 X 1.85 X 1.00	6	9620
		TOTAL NO. OF	8	79180



Legend :-

Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line	—	—
02.	Existing Street	—	—
03.	Proposed Work	—	—
04.	Drainage & Sewerage Work	—	—
05.	Water Supply Work	—	—
06.	RWH Line	—	—

NOTE: ALL DIMENSIONS ARE IN METERS.
• INTERNAL WALL THICKNESS 0.10 M.
• EXTERNAL WALL THICKNESS 0.15 M.

CONTENT OF THE SHEET

SERVICES PLAN , U/G TANK PLAN ,U/G TANK SECTION , U/G TANK AREAS CALCULATION , SEPTIC TANK & SECTION , SEPTIC TANK AREA CALCULATION , COMPOUND WALL SECTION ,ENTRANCE GATE, R.O.H. DRAIN SECTION.

FORM OF CERTIFICATE

I, SWAPNIL KALYANKAR HAVE BEEN EMPLOYED AS HIS 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.

ADD : A - 101, NEEL EMERALD 1,
OPP.TAHSILDAR OFFICE,
PANVEL 410206.
E-MAIL ID: skaplanners@gmail.com
MOBILE NO. 99875 96001

(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

NAME OF THE OWNERS & SIGNATURE

GREEN PATH REALTY PVT LTD THROUGH
For GREENPATH REALTY PVT. LTD.

DIRECTOR
MR. JITESH PRAMOD AGRAWAL.
NAME & SIGNATURE OF OWNER

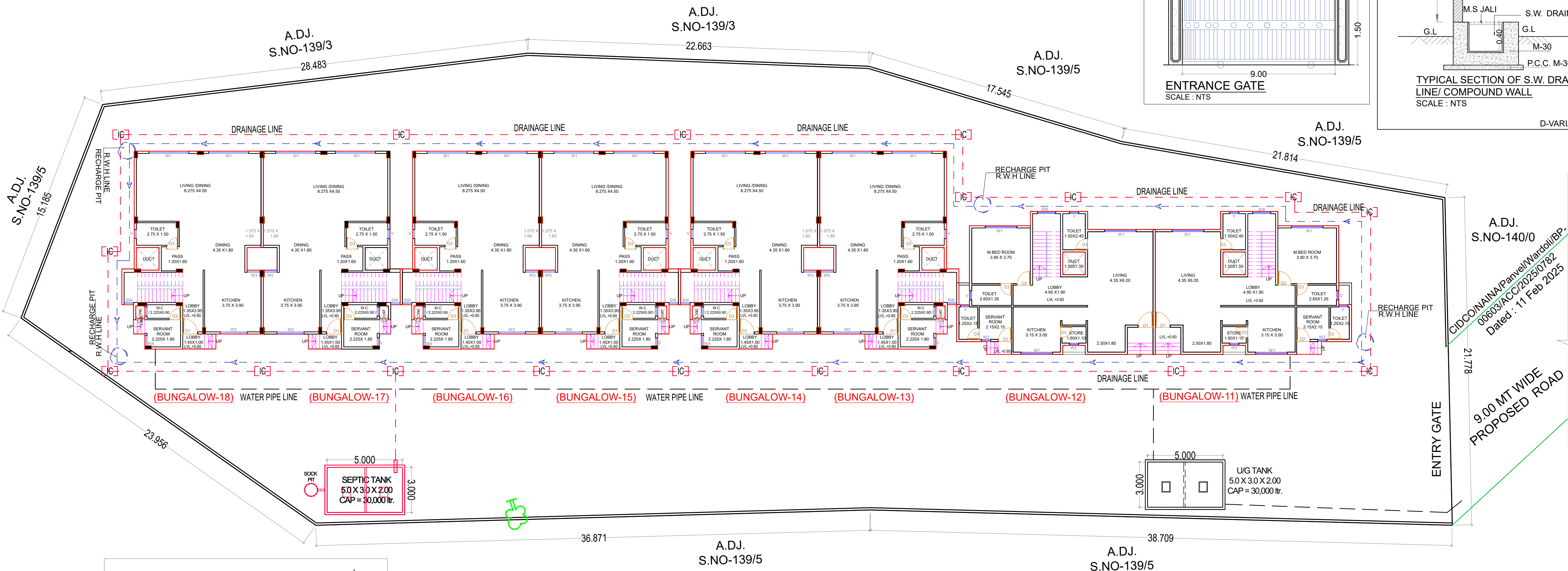
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON
S.NO.139/6 AT-WARDOLI ,TALUKA -PANVEL,DIST-RAIGAD.

DATE	19/09/2025
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	IMRAN
CHKD BY	SWAPNIL KALYANKAR



Swapnil Kalyankar | +91 - 99875 96001
OFFICE : A - 101, NEEL EMERALD, OPP.TAHSILDAR OFFICE,
PANVEL 410206.
EMAIL : skaplanners@gmail.com



SERVICES PLAN

SCALE 1:200



This plans are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. C/D/CO/NA/IN/AN/Panvel/Wardoli/BP-00731/CC/2025/1455
Dated :-15 Oct 2025

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN MM	AREA IN SQM.	DISCREPTION	SILL LVL.
D1	1.00 X 2.1	2.10	T.W. PANEL DOOR	
D2	0.9 X 2.1	1.89	T.W. PANEL DOOR	
D3	0.75 X 2.1	1.58	T.W. PANEL DOOR	
SW	1.2 X 1.2	1.44	AL. SLIDING WINDOW	1.20
W1	2.1 X 1.5	3.15	AL. SLIDING WINDOW	0.60
W2	0.6 X 0.75	0.45	AL. SLIDING WINDOW	0.60
DW1	2.1 X 2	4.20	AL. SLIDING WINDOW	1.35
DW2	3.15 X 2	6.30	AL. SLIDING WINDOW	0.60
V	0.6 X 0.75	0.45	AL.LOUVERD WINDOW	1.50

BUNGALOW -11 & 12

GROUND FLOOR BUILT UP AREA CALCULATION

Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
1	1	26.250	9.500	249.375
SUBTOTAL : A				249.375

DEDUCTION

1	2	0.850	5.250	8.925
2	2	4.900	0.950	9.310
3	1	8.850	1.200	10.620
4	2	1.500	0.600	1.800
5	2	2.000	0.850	3.400
6	2	1.500	1.500	4.500

SUBTOTAL : B

NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B) 210.820

1ST FLOOR BUILT UP AREA CALCULATION

Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
1	1	24.550	9.800	240.590
SUBTOTAL : A				240.590

DEDUCTION

1	2	4.050	1.250	10.125
2	2	3.650	0.300	2.190
3	2	1.650	0.600	1.980
4	2	6.050	3.100	37.510
5	2	1.500	1.500	4.500

SUBTOTAL : B

NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B) 184.285

CONTENT OF THE SHEET

GROUND FLOOR PLAN , FIRST FLOOR PLAN,AREA DIAGRAM &CALCULATION ,SCHEDULE OF DOORS&WINDOWS,SCHEDULE OF LIGHT &VENTILATIONS,ELEVATION & SECTION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON S.NO.139/6 AT-WARDOLI ,TALUKA -PANVEL,DIST-RAIGAD.

DATE 19/09/2025

SCALE 1: 100 ,1:200,1: 500,1: 5000 ,N.T.S.

DRN BY IMRAN

CHKD BY SWAPNIL KALYANKAR

NAME OF THE OWNERS & SIGNATURE

GREEN PATH REALTY PVT LTD THROUGH

For GREENPATH REALTY PVT. LTD.

DIRECTOR

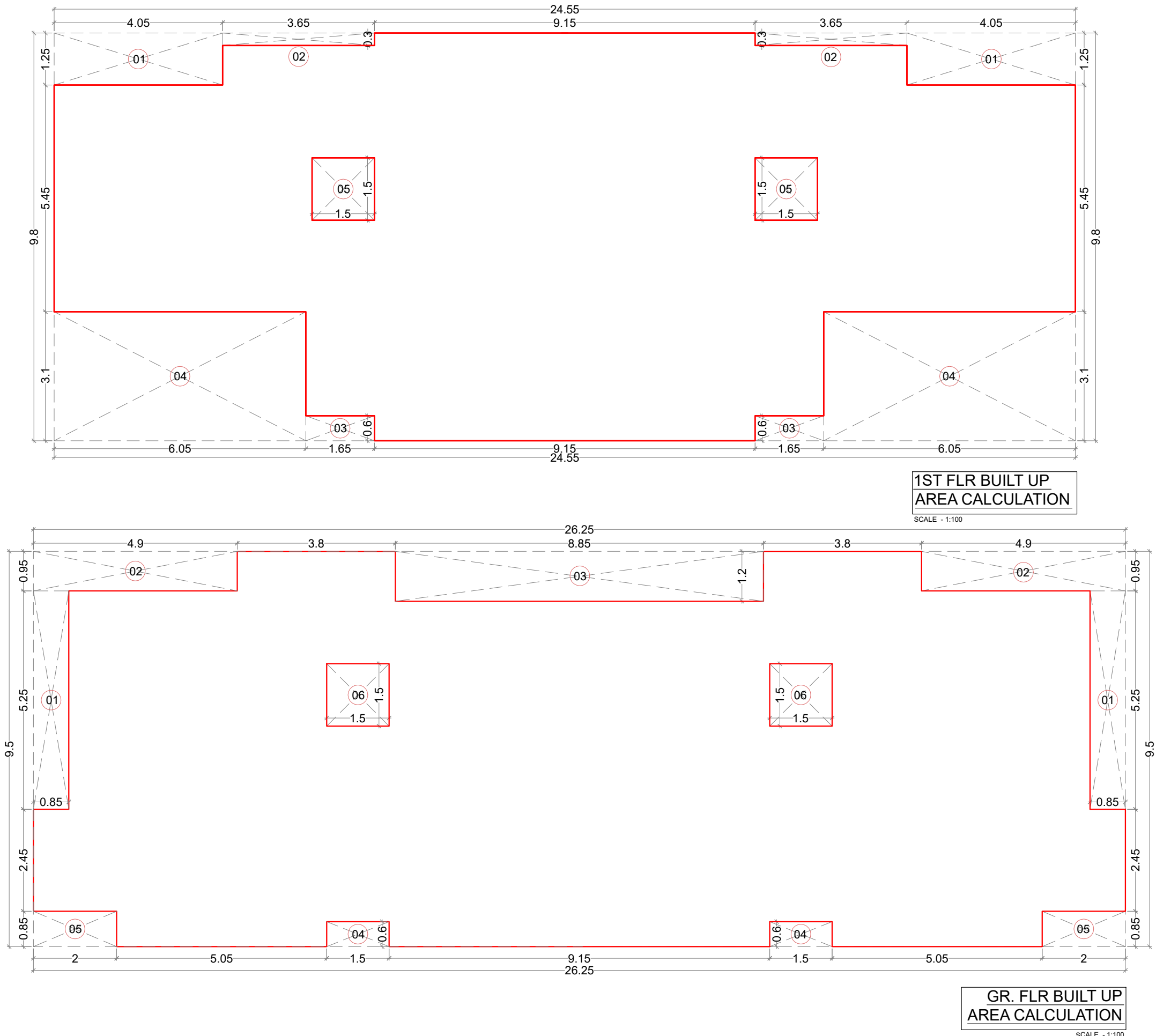
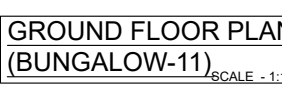
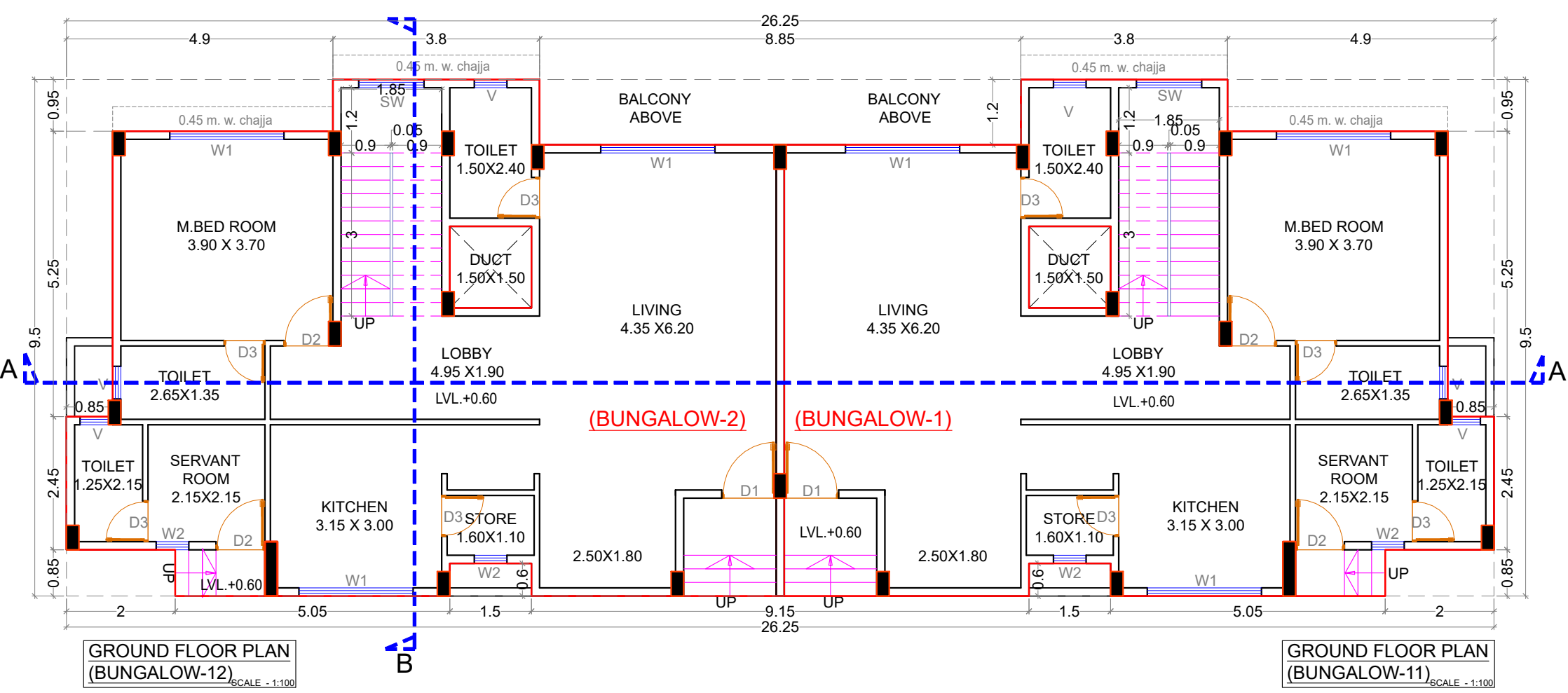
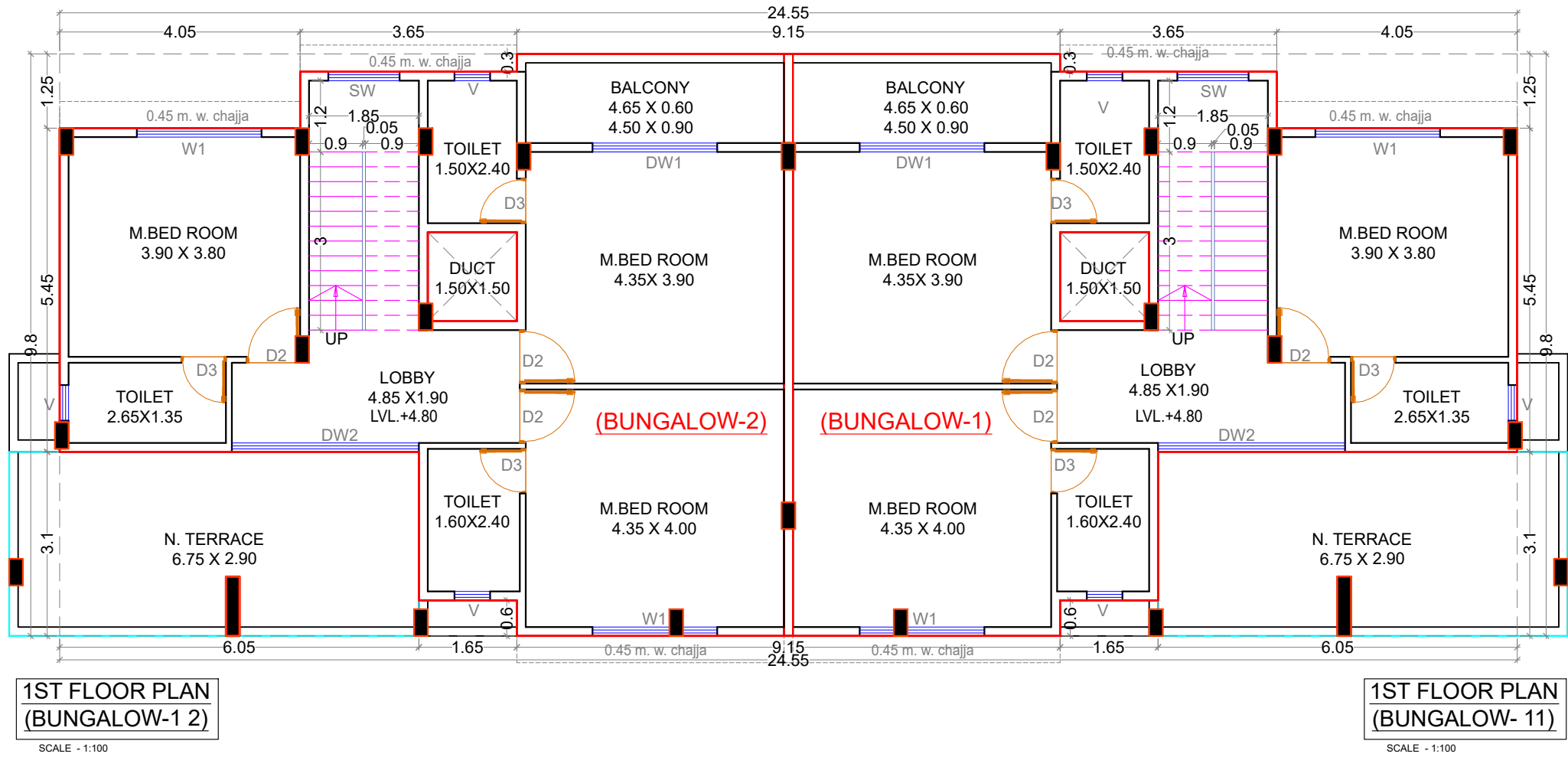
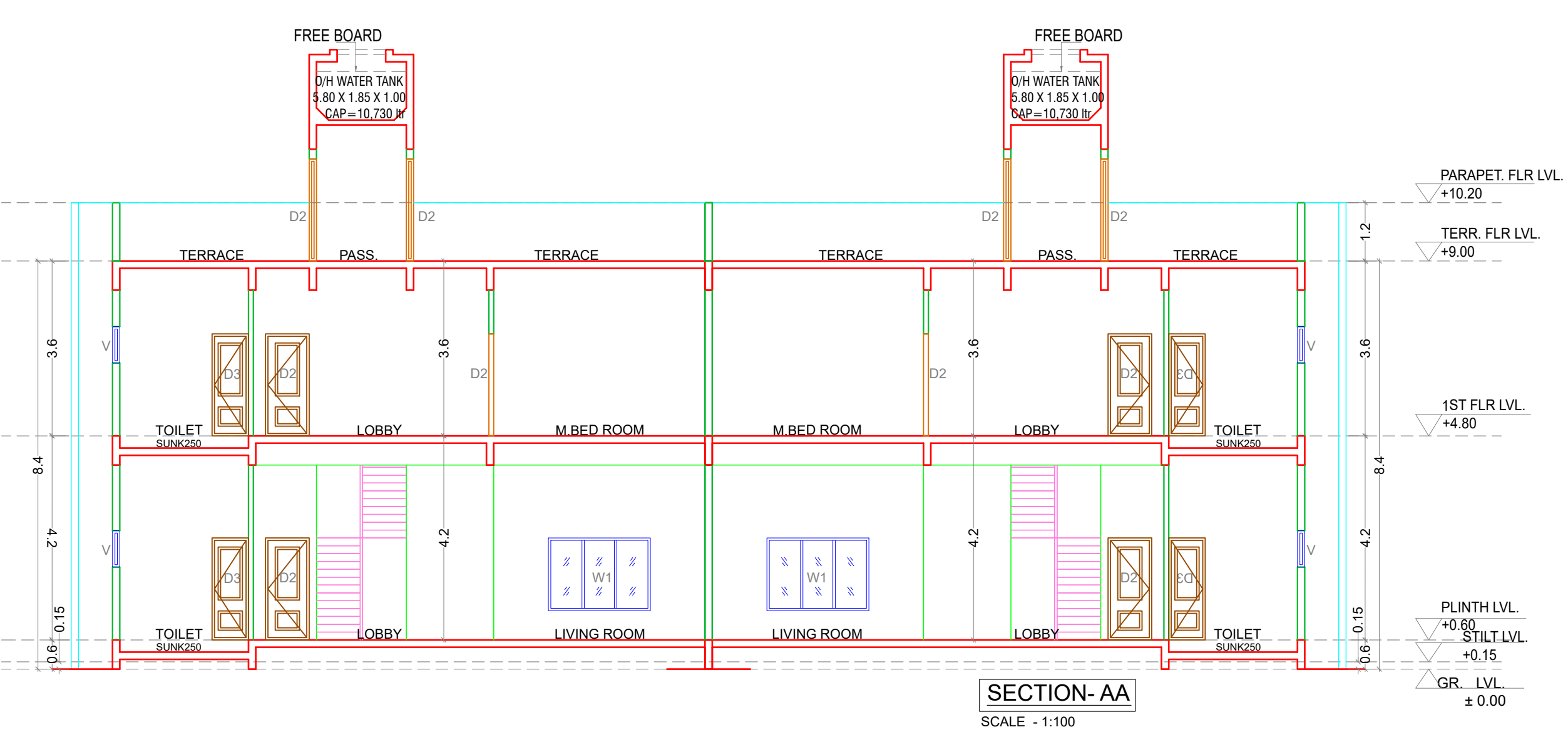
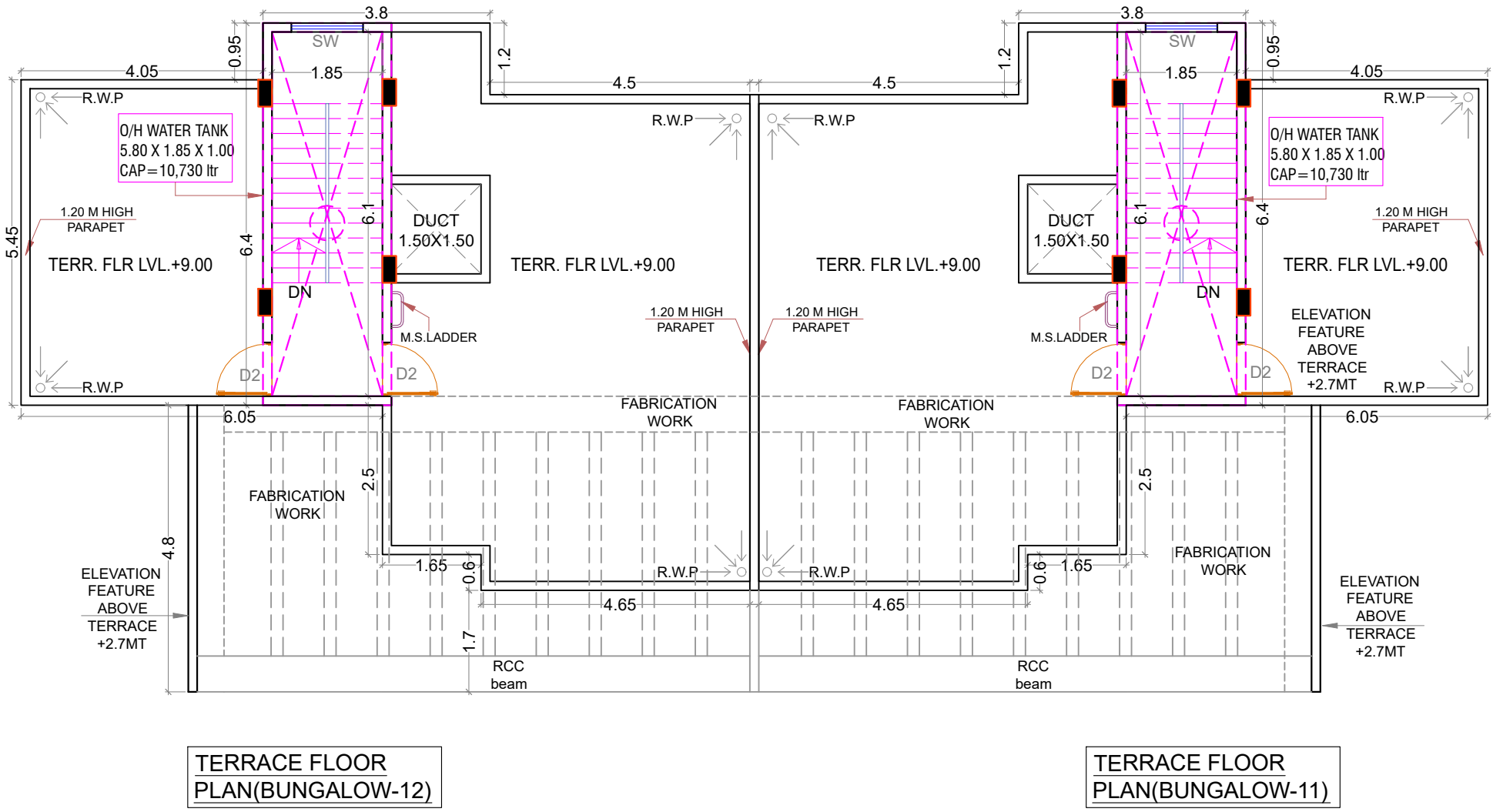
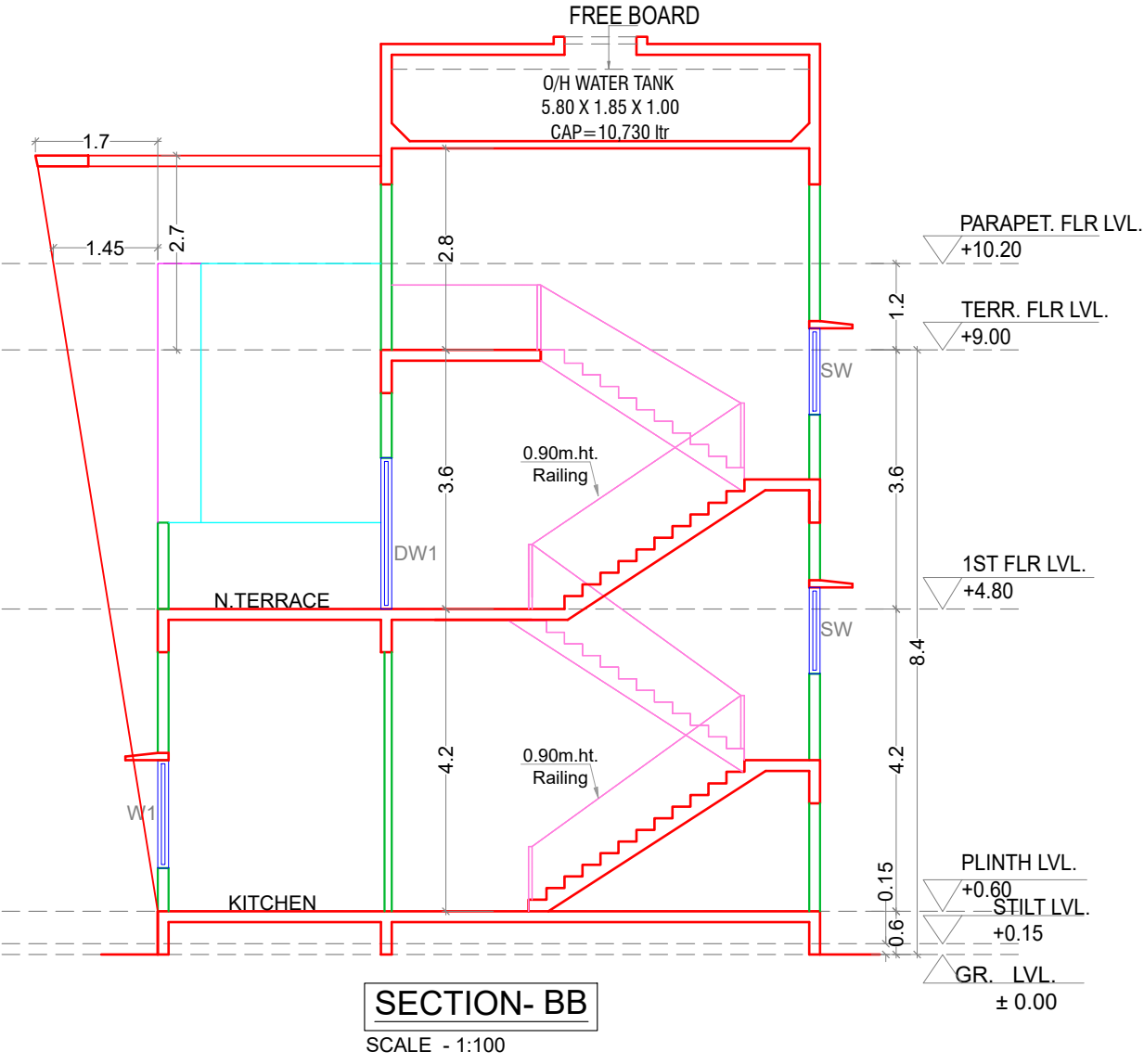
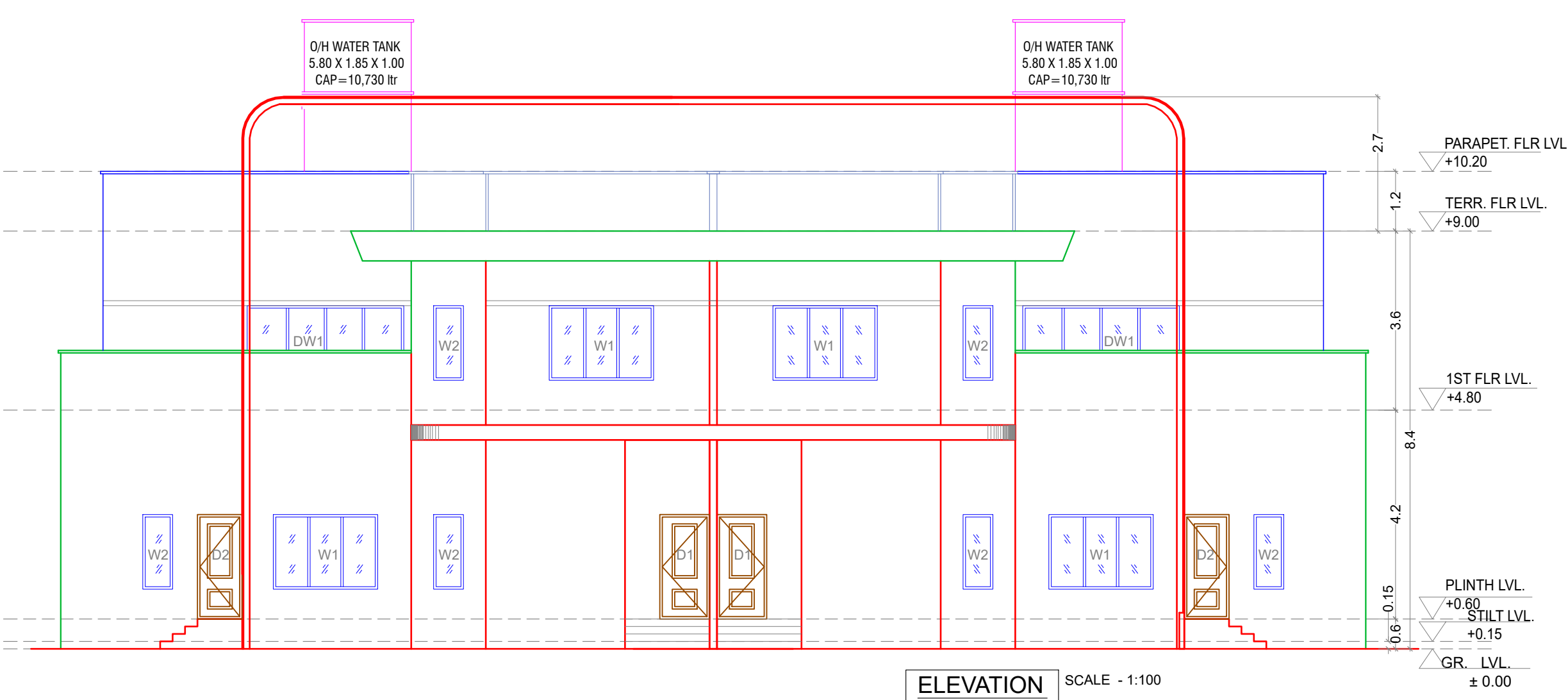
MR. JITESH PRAMOD AGRAWAL
NAME & SIGNATURE OF OWNER

NAME & SIGNATURE
OF ARCHITECT

SWAPNIL KALYANKAR ARCHITECTS

Swapnil Kalyankar | +91 - 96875 96001
OFFICE : A - 101, NEEL EMERALD OPP.TANSHILDAR OFFICE, PANVEL 410206.
EMAIL : skaplanners@gmail.com

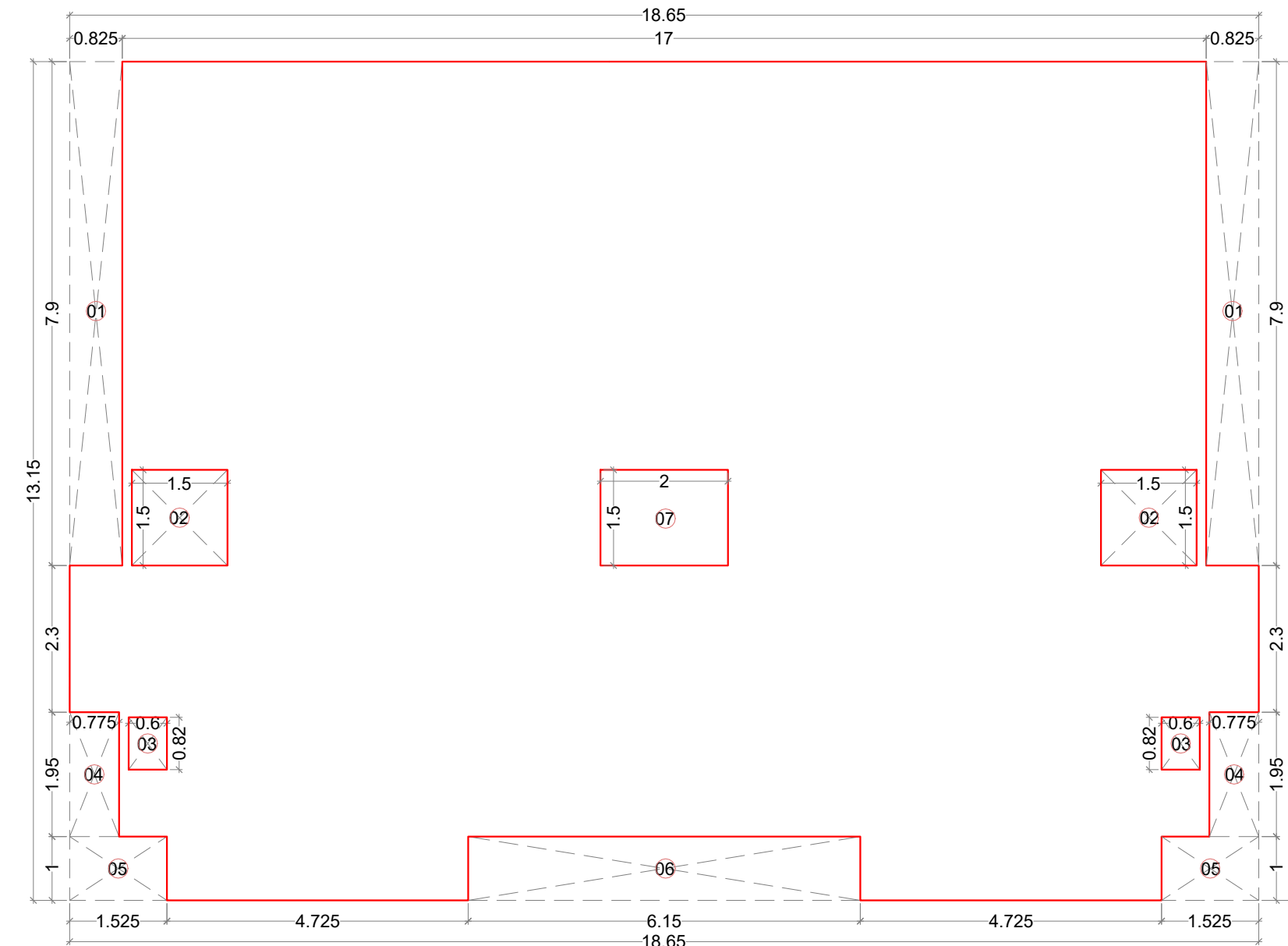
(Signature of Architect)
AR. SWAPNIL KALYANKAR
REGD. NO. CA /2010 / 47491



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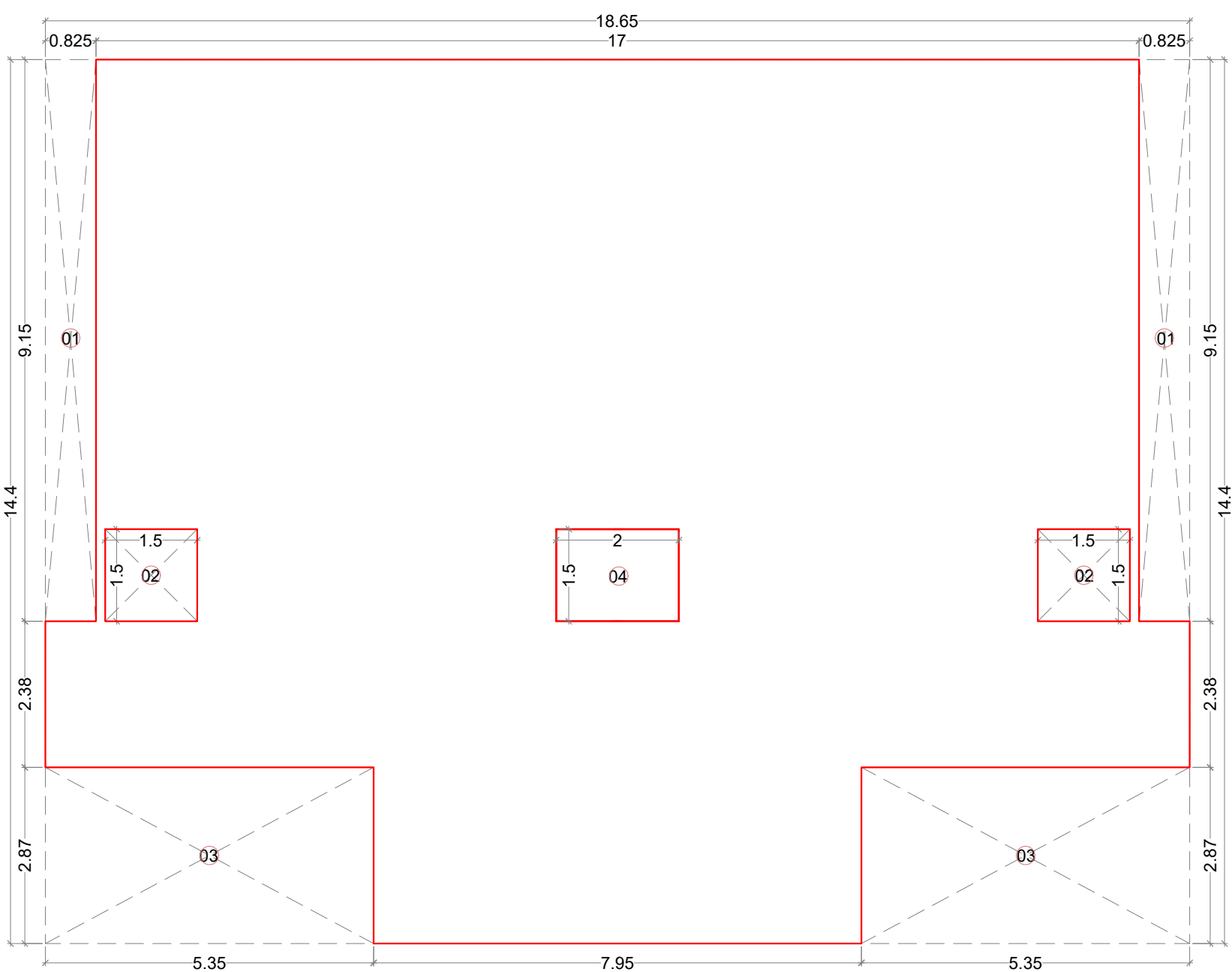
BUNGALOW -13TH TO 18TH				
GROUND FLOOR BUILT UP AREA CALCULATION				
Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
1	1	18.650	13.150	245.248
SUBTOTAL : A				245.248
DEDUCTION				
1	2	0.825	7.900	13.035
2	2	1.500	1.500	4.500
3	2	0.600	0.820	0.984
4	2	0.775	1.950	3.023
5	2	1.525	1.000	3.050
6	1	6.150	1.000	6.150
7	1	2.000	1.500	3.000
SUBTOTAL : B				33.742
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B)				211.506

1ST FLOOR BUILT UP AREA CALCULATION				
Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
1	1	18.650	14.400	268.560
SUBTOTAL : A				268.560
DEDUCTION				
1	2	0.825	9.150	15.098
2	2	1.500	1.500	4.500
3	2	5.350	2.870	30.709
4	1	2.000	1.500	3.000
SUBTOTAL : B				53.307
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B)				215.254



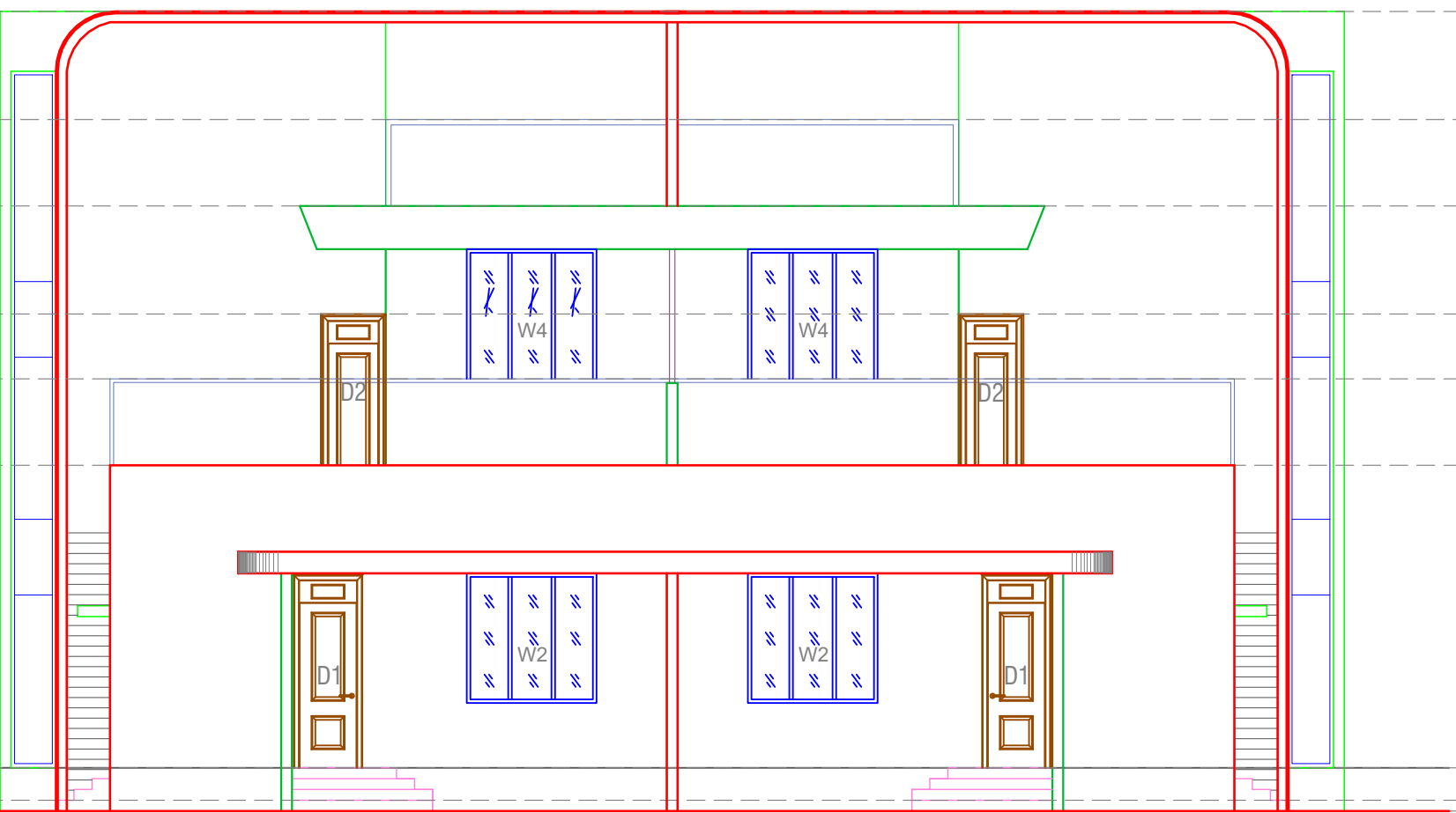
GROUND FLR BUILT UP AREA CALCULATION

SCALE - 1:100



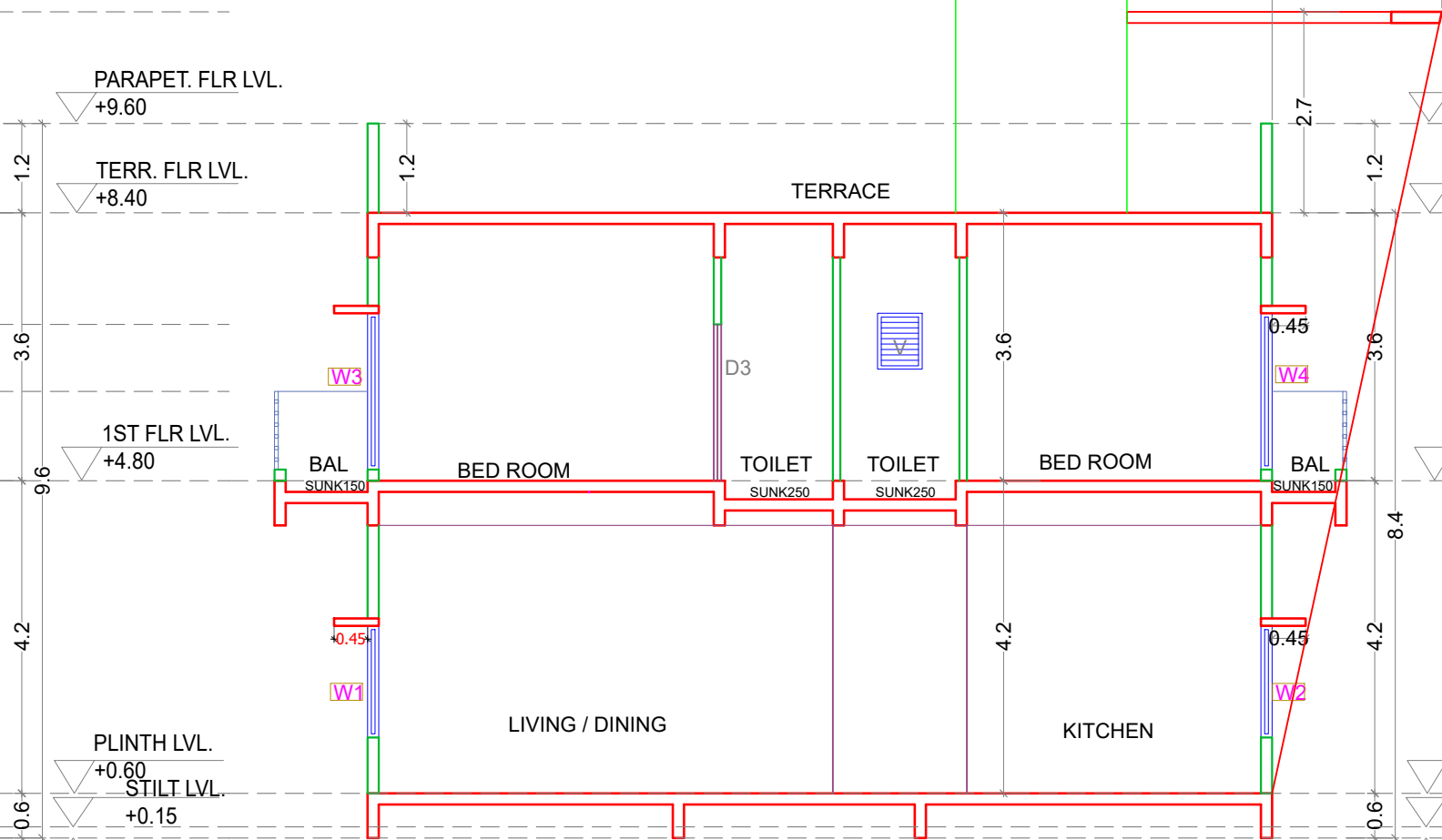
1ST FLR BUILT UP AREA CALCULATION

SCALE - 1:100



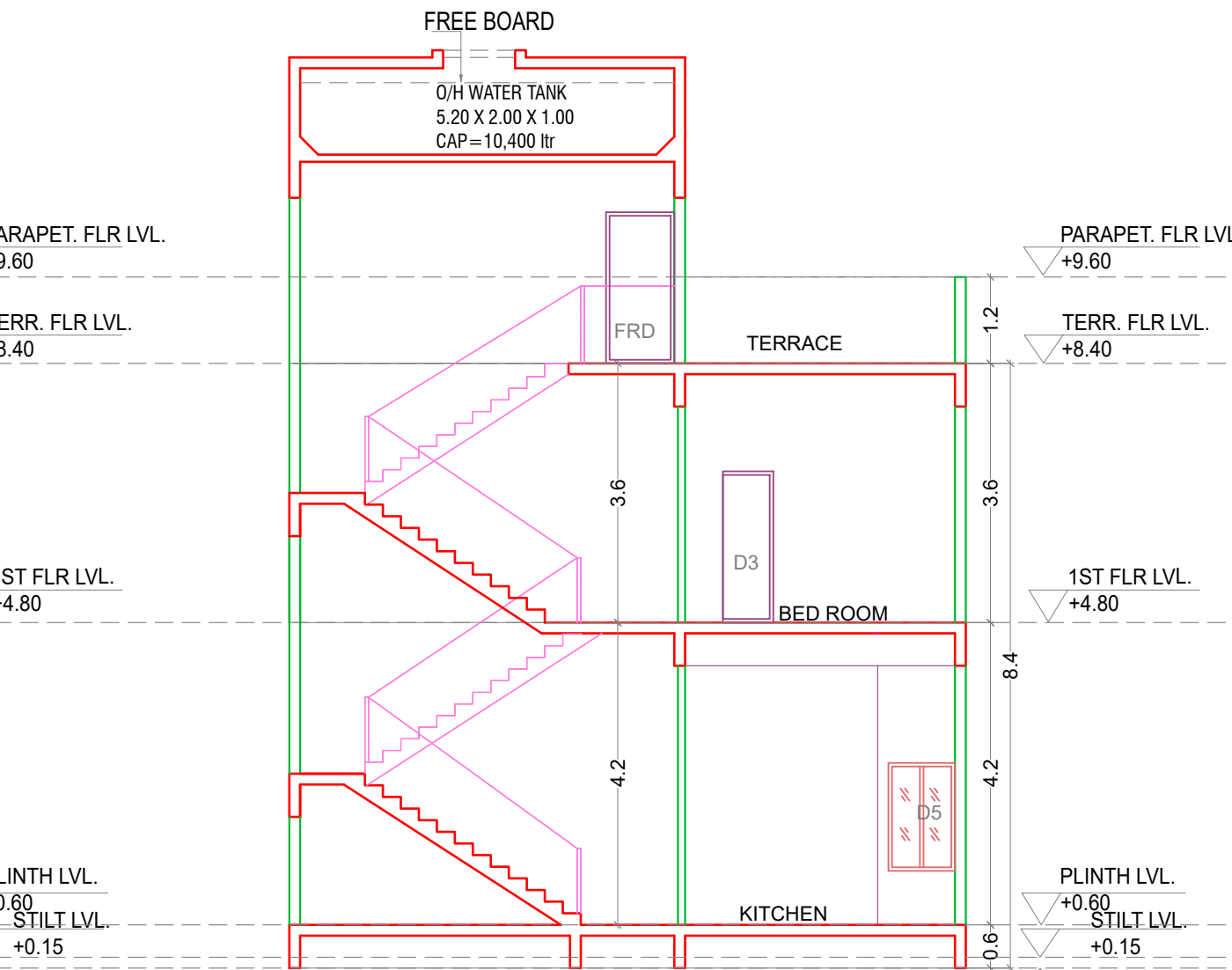
FRONT ELEVATION

SCALE- 1:100



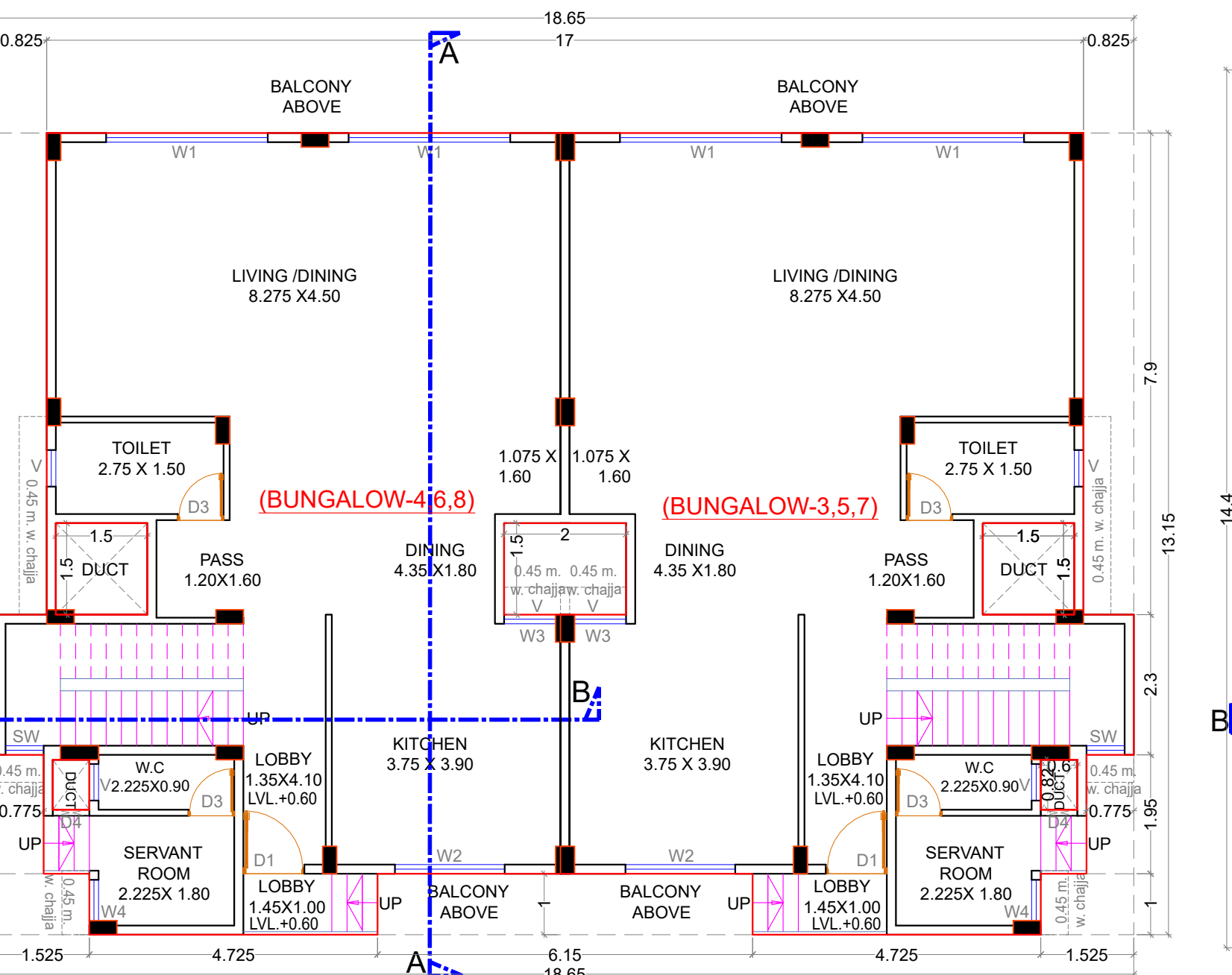
SECTION-AA

SCALE- 1:100



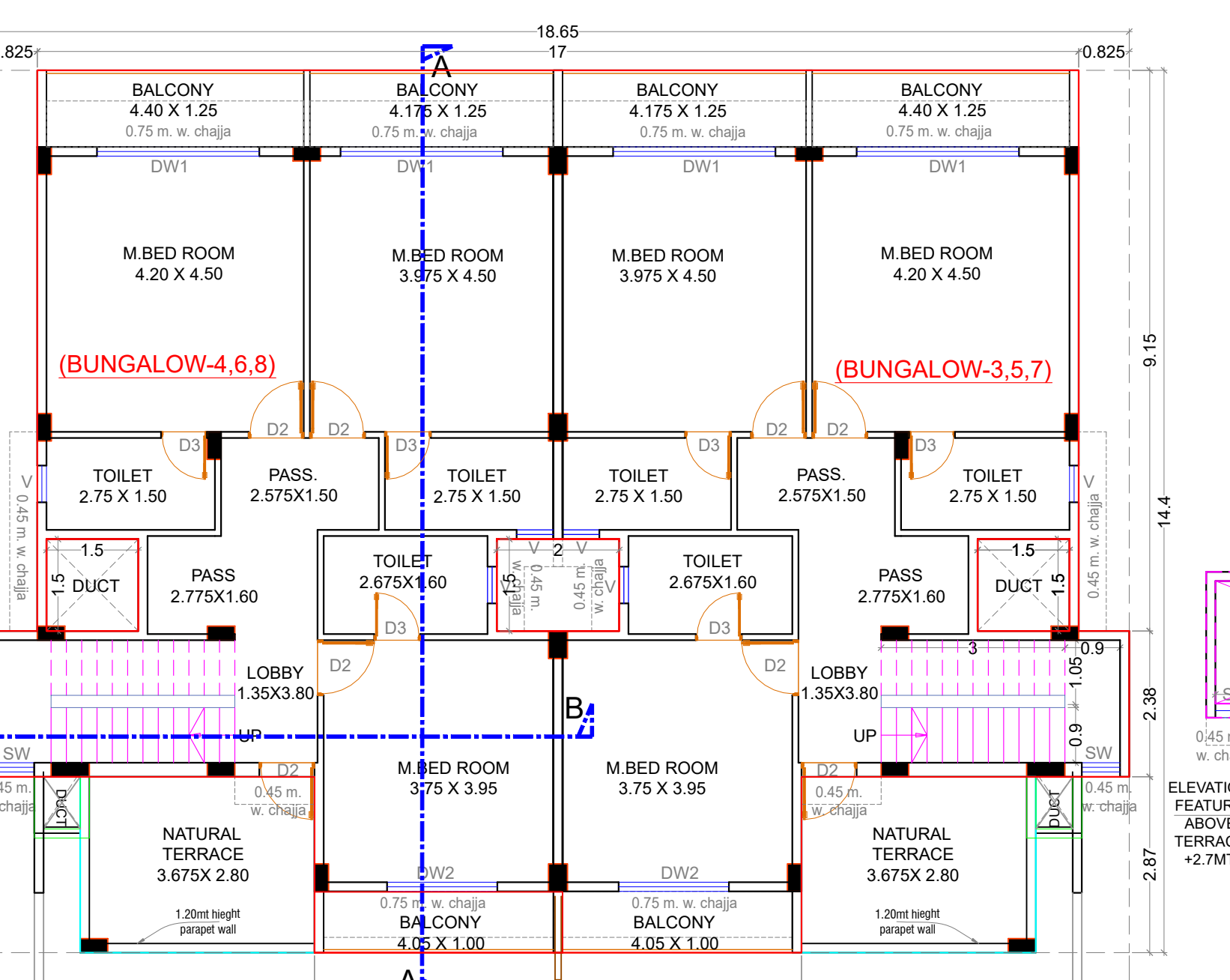
SECTION-BB

SCALE- 1:100



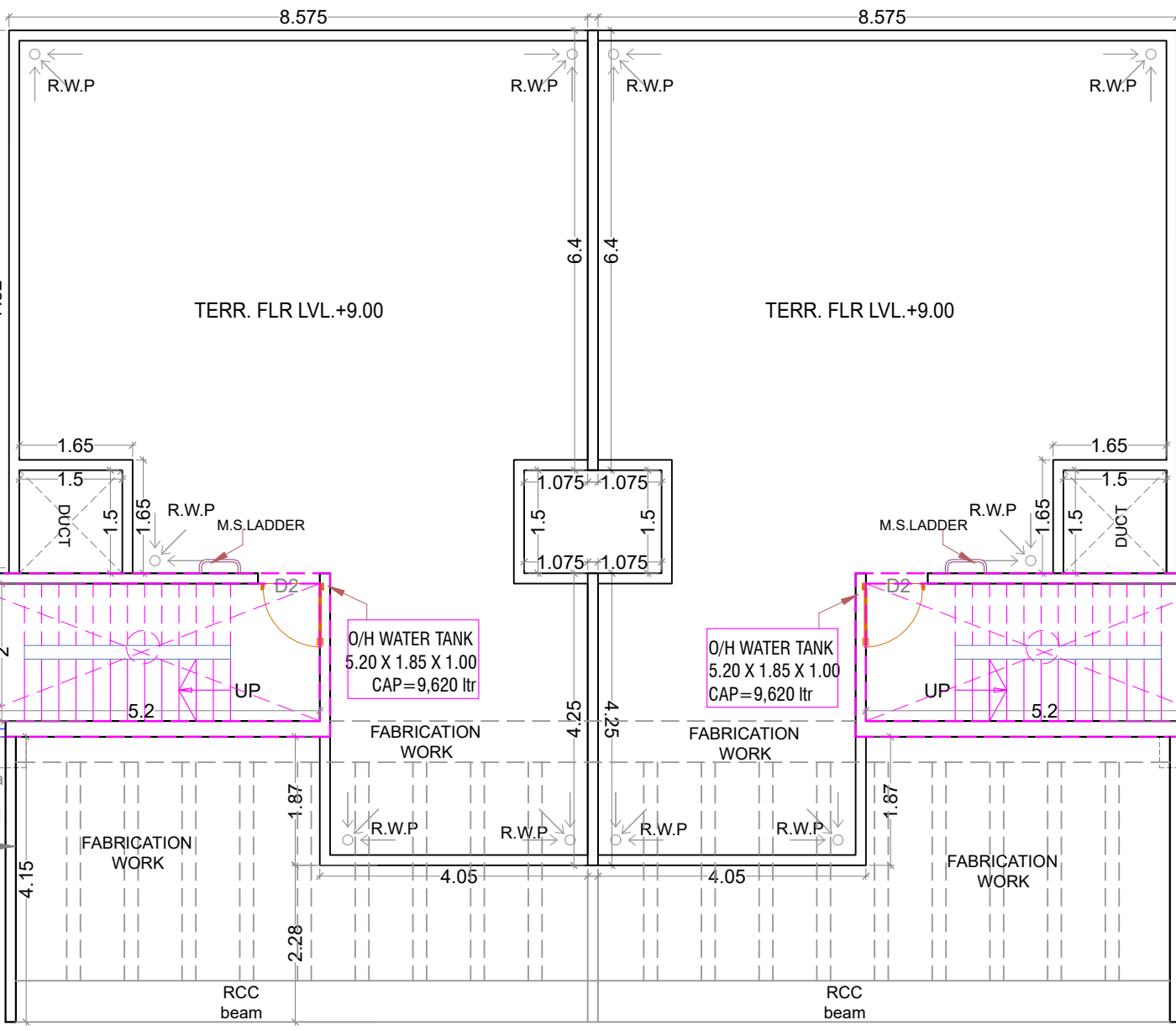
GROUND FLOOR PLAN (BUNGALOW-14,16,18)

SCALE - 1:100



1ST FLOOR PLAN (BUNGALOW-14,16,18)

SCALE - 1:100



TERRACE FLOOR PLAN (BUNGALOW-14,16,18)

TERRACE FLOOR PLAN (BUNGALOW-13,15,17)

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE IN MM			AREA IN SQM.	DISCREPTION
D1	1.00	X	2.1	2.10	T.W. PANEL DOOR
D2	0.9	X	2.1	1.89	T.W. PANEL DOOR
D3	0.75	X	2.1	1.58	T.W. PANEL DOOR
SW	1.2	X	1.2	1.44	AL SLIDING WINDOW
W1	2.1	X	1.5	3.15	AL SLIDING WINDOW
W2	0.6	X	0.75	0.45	AL SLIDING WINDOW
DW1	2.1	X	2	4.20	AL SLIDING WINDOW
DW2	3.15	X	2	6.30	AL SLIDING WINDOW
V	0.6	X	0.75	0.45	AL LOUVERED WINDOW

CONTENT OF THE SHEET

GROUND FLOOR PLAN , FIRST FLOOR PLAN,AREA DIAGRAM &CALCULATION ,SCHEDULE OF DOORS&WINDOWS,SCHEDULE OF LIGHT &VENTILATIONS,ELEVATION & SECTION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON S.NO.139/6 AT-WARDOLI ,TALUKA -PANVEL,DIST-RAIGAD.

DATE	19/09/2025
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	IMRAN
CHKD BY	SWAPNIL KALYANKAR

NAME OF THE OWNERS & SIGNATURE

GREEN PATH REALTY PVT LTD THROUGH

For GREENPATH REALTY PVT. LTD.

DIRECTOR

MR. JITESH PRAMOD AGRAWAL.
NAME & SIGNATURE OWNER

NAME & SIGNATURE OF ARCHITECT

(Signature of Architect.)
AR, SWAPNIL KALYANKAR
REGD. NO. CA /2010 /47491

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