

DIGITALIZED SCAN TILR SCALE 1 : 2000

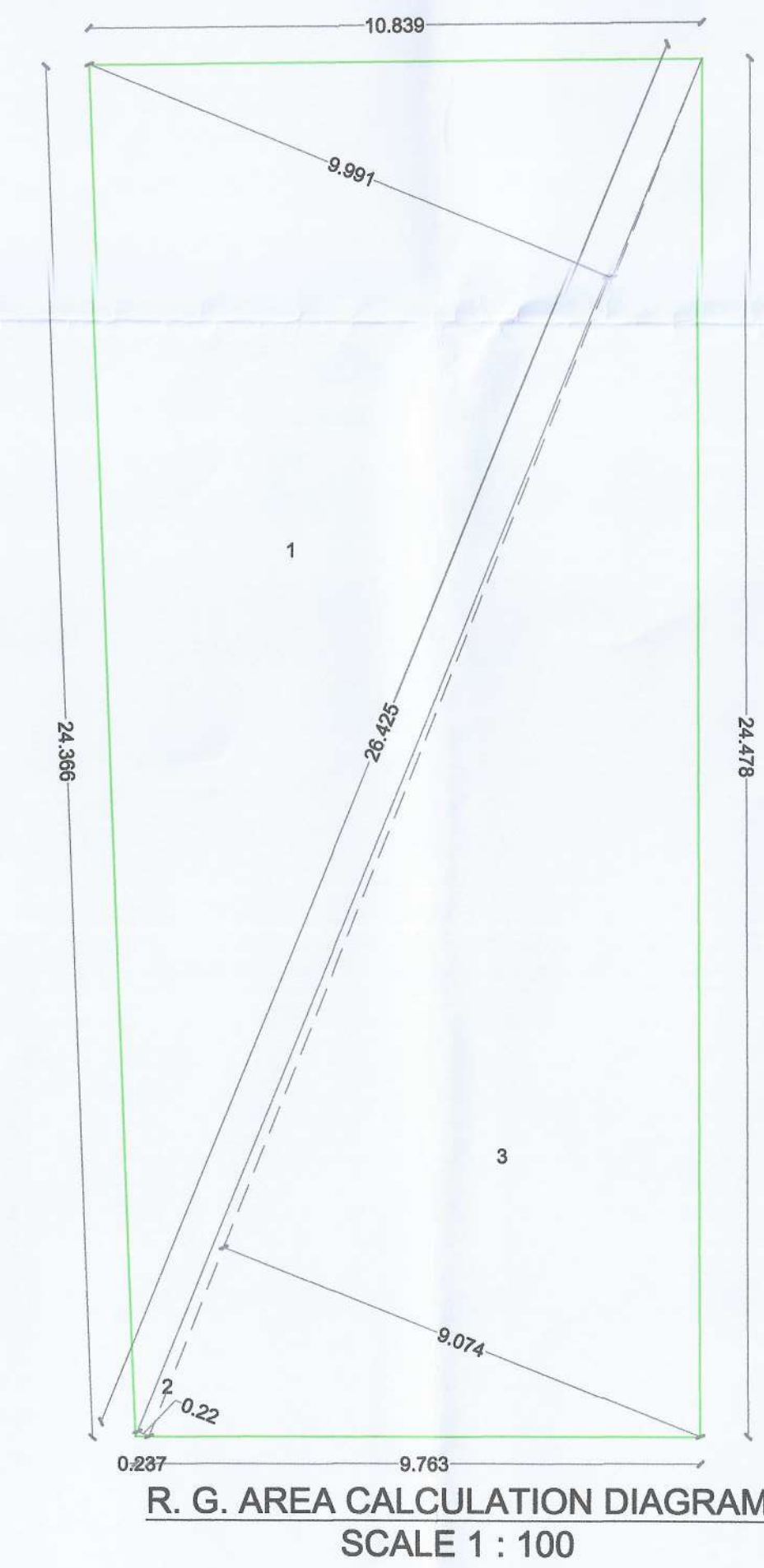
R. G. AREA CALCULATION					
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)
(1)	(2)	(3)	(4)	(5)	(6)
1	1	1	1/2	10.839	24.365
2	2	1	1/2	0.220	26.425
3	3	1	1/2	5.763	24.478
TOTAL R.G. AREA					254.448

PROPOSED ROAD WIDENING AREA CALCULATION					
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)
(1)	(2)	(3)	(4)	(5)	(6)
1	1	1	1/2	3.074	0.688
2	2	1	1/2	2.367	21.312
3	3	1	1/2	3.000	21.353
TOTAL AREA PROPOSED ROAD WIDENING					64.478

BUILT UP AREA STATEMENT		
Sr. No.	FLOORS	PROPOSED AREA
1	GROUND	35.875
2	FIRST	553.015
3	SECOND	540.210
4	THIRD	553.015
5	FOURTH	540.210
6	FIFTH	192.138
TOTAL BUILT UP AREA		2414.523

PARKING AREA STATEMENT							
OCCUPANCY	TENEMENTS SIZE CARPET	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED NO. OF PARKING SPACES	
				No. of cars 12.5 sq.mt.	No. of scooter 2.0 sq.mt	No. of large car 12.5 sq.mt	No. of small car 2.0 sq.mt
RESIDENTIAL	UPTO 35 SCLM/TS	52	4 tenements having carpet area upto 35 sq.m. each.	13	proportion of equivalent of 1 car space 12.5 x 15 = 175 sq.m, 175,000 / 100 = 1750 sq.m 1750/2 = 875 sq.m	14	14
				13		8	
				1			
				14			
				TOTAL REQUIRED PARKING		14	14
TOTAL PROPOSED PARKING		14	14				

AREA STATEMENT		
Sr. No.	Particulars	Area(In Sq. M.)
1	Area of Plot (as per 7/12) and NA order	1600.000
2	Area of Plot as per TLR (by triangulation method at true scale)	1628.52
3	Area of Plot as per Physical Survey	1603.950
4	Area of plot considered (least of (a), (b) and (c))	1600.000
5	Area within 200 m. from Southern Boundary	1600.000
6	Area outside 200 m. from Southern Boundary	1600.000
Deduction for		
a	Existing road	0.000
b	Proposed DP road	64.480
c	Area under reservation, if any	0.000
Total (a+b+c)		64.480
8	Gross area of Plot (4-7)	1535.520
9	Deduction for Amenity Space, if any	0.000
10	Required RG/Open Space (10% of 8)	250.000
11	Proposed RG/Open Space	254.450
12	Net Plot area (8-9)	1535.520
SALE		
13	a. Base FSI permissible	0.7
b. Permissible FSI with payment of premium		0.3
14	Permissible Built Up Area (13a+13b)x12	1535.52
15	Permissible TDR Against Proposed DP Road	0
16	Total entitlement of FSI in the proposal	1535.520
a	Total Permissible BUA (14+15)	1535.520
b	Auxiliary Area FSI upto 80% with payment of charges	0.000
c	Auxiliary Area FSI upto 60% with payment of charges (1535.520x60%)	921.312
d	Total entitlement (a+b+c)	2456.832
17	Proposed EWS/LIG BUILT UP AREA	0.000
18	Excess EWS/LIG Built-up area (17-14)	0.000
19	Total Built up area Proposal (SALE)	0.000
a	Proposed commercial area as per P line	0.000
b	Proposed residential area as per P line	2414.523
c	Total (a+b)	2414.523
20	Balance Built Up Area (SALE) =	42.309
No. of units proposed		
a	Residential (SALE)	52
b	Convenient Shop (SALE)	
c	Residential (EWS)	
Required		
a	Trees to be planted against plot area (1 tree for every 100 Sq. M.)	16
b	Trees to be planted against RG/open space (5 tree for every 100 Sq. M.)	13
c	Existing trees	8
d	Trees to be cut	0
e	Trees to be planted against tree fall (5 tree for every 1 tree fall) (5x0)	0
f	Total required trees(a+b+c-d+e)	29
g	Total existing trees to be retained	8
h	Required number of trees to be planted (f-g)	21
i	Total number of proposed trees (22g + 21h)	29
BALANCE TREE/AREA STATEMENT		
24	PARKING AREA STATEMENT	**



AS PER TILR PLOT AREA CALCULATION DIAGRAM SCALE 1 : 200

PLOT AREA CALCULATION (TILR BOUNDARY)					
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)
(1)	(2)	(3)	(4)	(5)	(6)
1	1	1	1/2	38.099	19.391
2	2	1	1/2	38.099	20.492
3	3	1	1/2	12.314	25.313
4	4	1	1/2	41.329	15.015
5	5	1	1/2	41.329	19.485
TOTAL PLOT AREA AS PER TILR					1608.529

LEGENDS		
Sr. No.	Item	Site Plan on White Print
1	Plot Line	
2	Existing Street	
3	Future Street	
4	Permissible Building lines	
5	Built up area lines	
6	Marginal Open Spaces	No colour
7	Drainage & Sewerage Work	
8	Water Supply Work	
9	IRW Line	
10	S.W. Drain	
11	Two wheeler parking	
12	Big car parking	
13	Small car parking	
14	Existing other tree to be retained	
15	Existing mango tree to be retained	

FORM OF CERTIFICATE

I, (Neha Jain) have been employed by the applicant 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/ lessee in possession of the plot as in the above form and found them to be correct. Date: 09/10/2018.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 19/09/2018 and the dimensions of side 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 record.

NAME OF THE OWNER & SIGNATURE

ARCHITECT NAME & SIGN

Mr. Rajendra Javannmal Gandhi (Name & Signature of Owner)

SHEET CONTENT :-

LOCATION PLAN, LAYOUT PLAN, PLOT AREA & R.G. DAIGRAM, BUILT UP AREA STATEMENT, TENEMENT AREA STATEMENTS, PARKING AREA STATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY No. 71/2 AT VILLAGE - KEVALE, TAL - PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN REG NO : CA/2008/43603

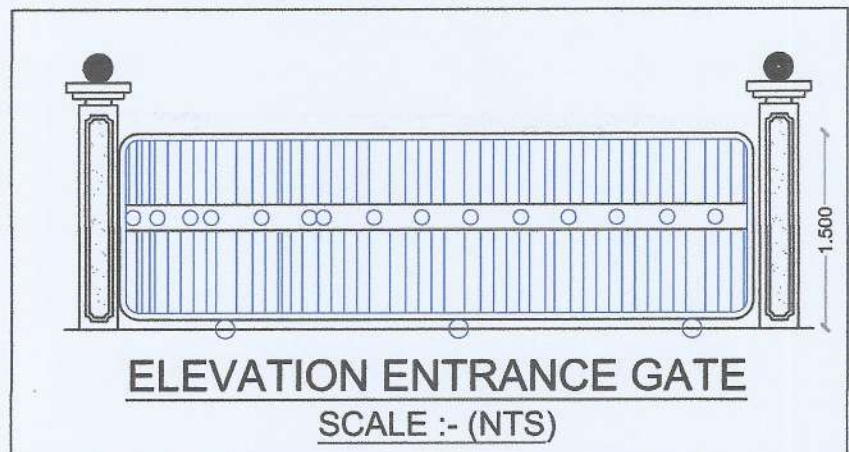
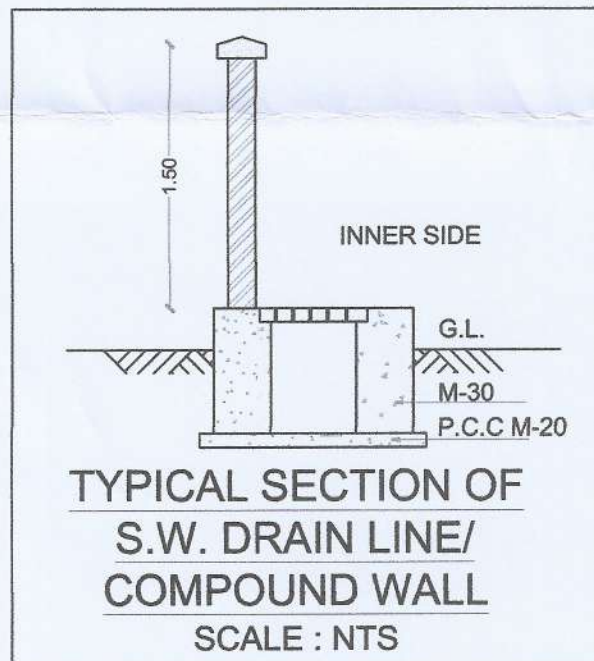
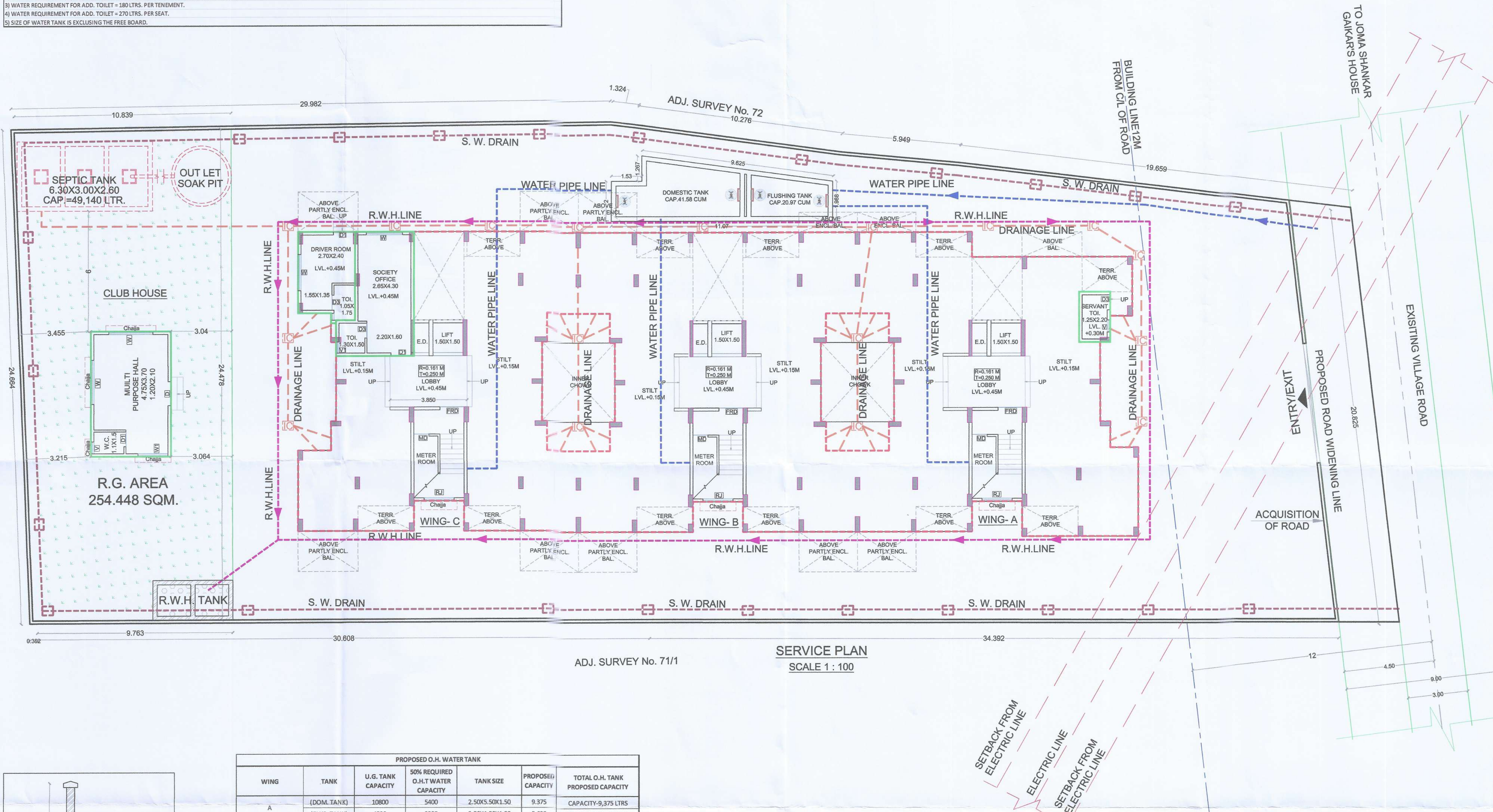
DATE 18-01-2025 DRAWN BY JAYASHRI CHKD BY AS SHOWN SCALE NORTH

AN.ARCH ARCHITECT & PLANNERS

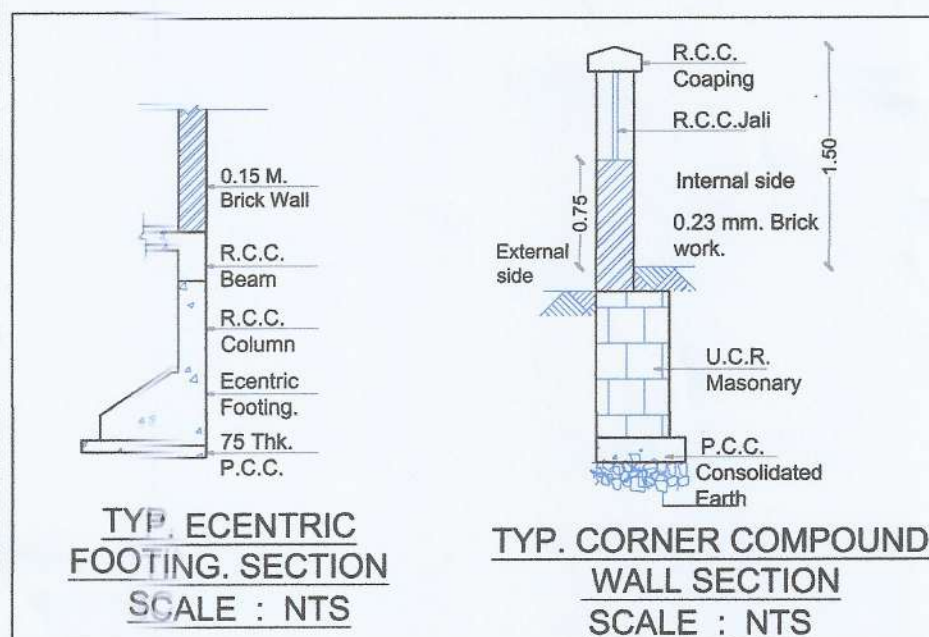
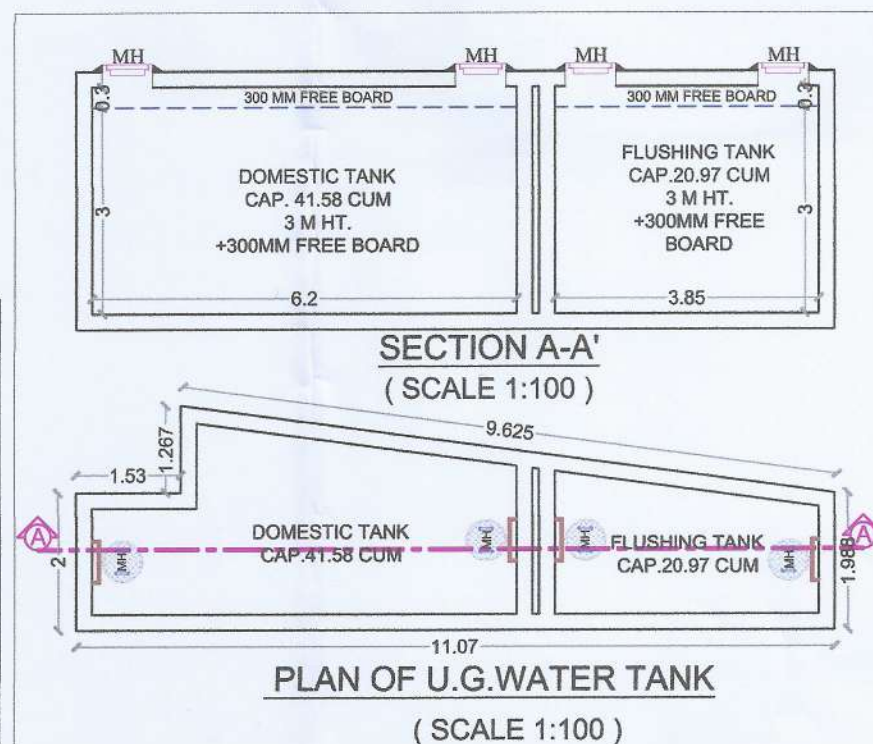
Office no.20&21, Raheja Arcade, Sec-11, Plot no.61, CBD Belapur-400614, contact no.022-2760410, mail id-architectnaina@gmail.com

WATER CAPACITY CALCULATION (U. G. WATER TANK RESIDENTIAL UNITS)												
WING	DESCRIPTION	Nos.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 54 LTRS./person	ADDITIONAL TOILET 180 LTR. PER SIT		ADDITIONAL SERVANT TOILET 270 LTR. PER SEAT	TOTAL FLUSHING LTRS. (B)	TOTAL LITRES (COMM.+ RES) (A + B)		
A	FLATS	16	135 X 16X 5	10800	54 X 16 X 5	4320	0	0	1	270	4990	15390
B	FLATS	16	135 X 16X 5	10800	54 X 16 X 5	4320	0	0	0	0	4320	15120
C	FLATS	20	135 X 20X 5	13500	54 X 20 X 5	5400	2	360	0	0	5760	19260
TOTAL		52		35100		14040		360		270	14670	49770
PROPOSED U.G. WATER TANK												
DOMESTIC TANK			SIZE-13.80X3.00		41.58							41580
FLUSHING TANK			SIZE-6.99X3.00		20.97							20970
TOTAL PROVIDED WATER CAPACITY U.G. TANK											62550	
NOTE:-												
1) FOR RESIDENTIAL UNIT 5 PERSONS PER TENEMENT.												
2) WATER REQUIREMENT (Residential) = 135(DOMESTIC)+54(FLUSHING)=189 LTRS. PER PERSON												
3) WATER REQUIREMENT FOR ADD. TOILET = 180 LTRS. PER TENEMENT.												
4) WATER REQUIREMENT FOR ADD. TOILET = 270 LTRS. PER SEAT.												
5) SIZE OF WATER TANK IS EXCLUDING THE FREE BOARD.												

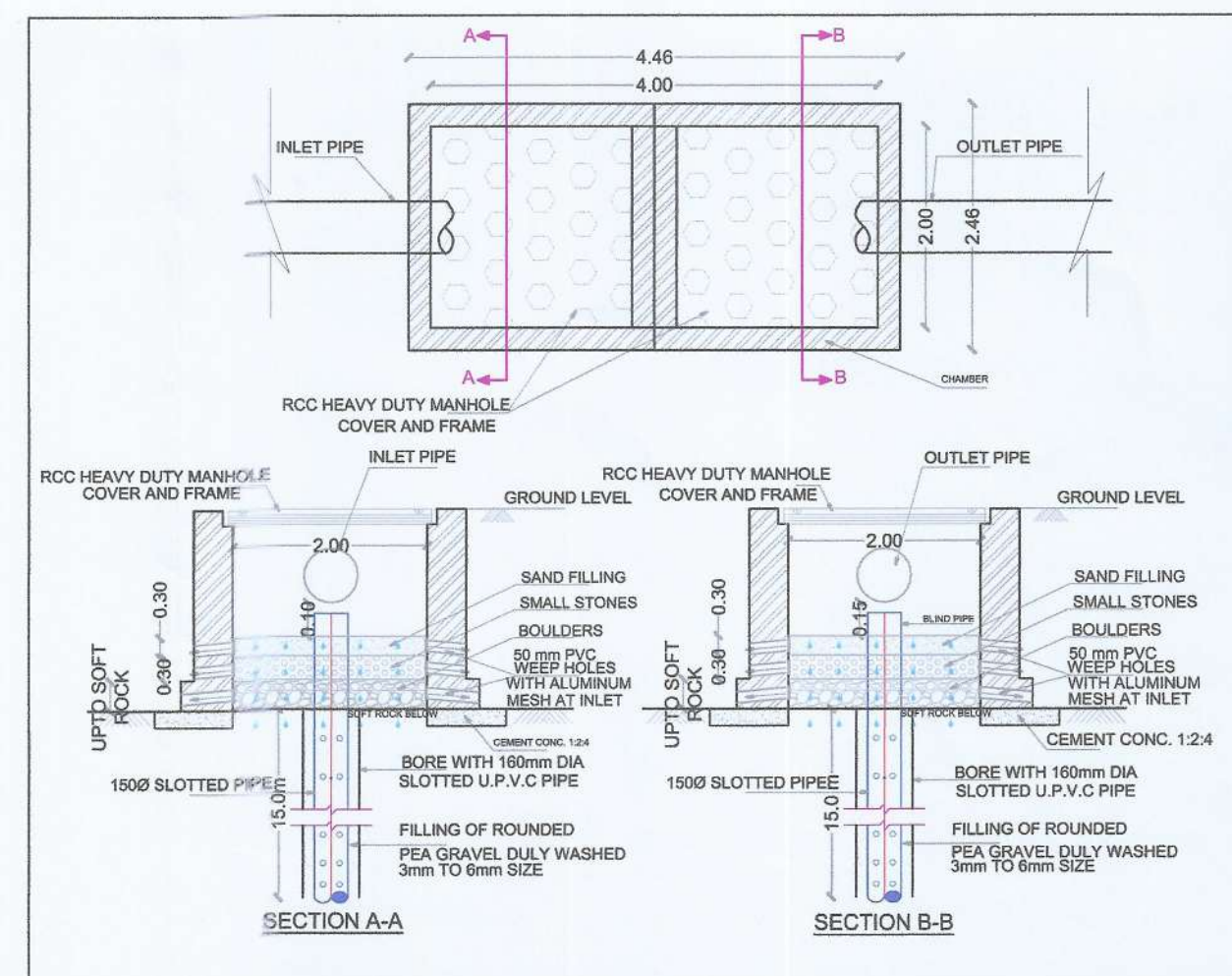
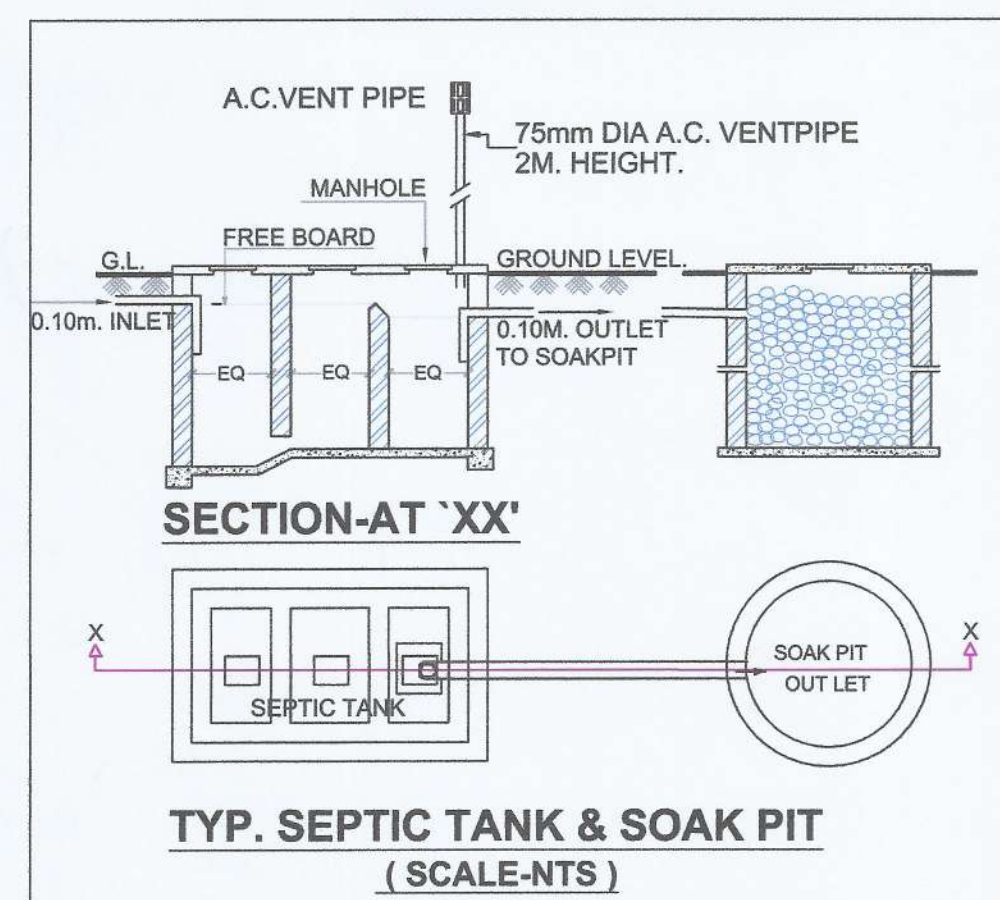
SEPTIC TANK REQUIREMENT														
SL. No.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT		GROSS WATER REQUIREMENT	% FLOW TO SEWER		ADDITIONAL TOILET REQUIREMENT		ADDITIONAL SERVANT TOILET REQUIREMENT		TOTAL FLOW	TOTAL REQUIRED CAPACITY
				FLUSHING	DOMESTIC		FLUSHING	DOMESTIC	FLUSHING	FLUSHING	ADDITIONAL SERVANT TOILET 270 LTR.	FLUSHING		
				(A)	(B)		(A)	(B)	(A)	(B)	(A)	(B)		
1	WING-A, B & C (FLAT- 52)	5	260	54	14040	135	35100	49140	14040	23835	2	180	360	360
TOTAL				14040	35100	49140	14040	23835		360	360	270	270	44505



PROPOSED O.H. WATER TANK					
WING	TANK	U.G. TANK CAPACITY	50% REQUIRED O.H.T. WATER CAPACITY	TANK SIZE	PROPOSED CAPACITY
A	(DOM. TANK)	10800	5400	2.50X5.50X1.50	9.375
	(FLUS. TANK)	4590	2295	2.50X1.50X1.50	5.625
B	(DOM. TANK)	10800	5400	2.50X5.50X1.50	9.375
	(FLUS. TANK)	4320	2160	2.50X1.50X1.50	5.625
C	(DOM. TANK)	13500	6750	2.50X5.50X1.50	9.375
	(FLUS. TANK)	5760	2880	2.50X1.50X1.50	5.625
TOTAL		49770	24885		45.000



SERVICE PLAN
SCALE 1 : 100



STAMP OF APPROVAL 02/05

Approved subject to the conditions mentioned in this Office Letter / Certificate No. :- CIDCO/NAINA/Panvel/Kevale/BP-0 0517/ACC/2025/1472 Dated : 08 Dec 2025

NAME OF THE OWNER & SIGNATURE

Mr. Rajendra Javanmal Gandhi
(Name & Signature of Owner)

SHEET CONTENT :-

SERVICES LAYOUT PLAN, SEPTIC TANK REQUIREMENT, WATER STORAGE CAP. CALCULATION, DETAILS OF U.G. TANK, DETAILS OF SEPTIC TANK, ENTRANCE GATE ELEVATION, TYP. SECTION OF S.W. DRAIN LINE/COMPOUND WALL, DETAILS OF RECHARGE PIT, TYP. ECCENTRIC FOOTING SECTION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY No. 71/2 AT VILLAGE - KEVALE, TAL - PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN
REG NO : CA/2008/43803

DATE 18-01-2025 DRAWN BY JAYASHRI CHKD. BY AS SHOWN SCALE NORTH

AN.ARCH ARCHITECT & PLANNERS
Office no.20&21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614, contact no.022-27562410, mail i.d-anarch.architect@gmail.com

Approved subject to the conditions mentioned in this Office Letter / Certificate No. :- CIDCO/NAINA/Panvel/Kevale/ BP-005 17/ACCO/2025/1472 Dated : 08 Dec 2025



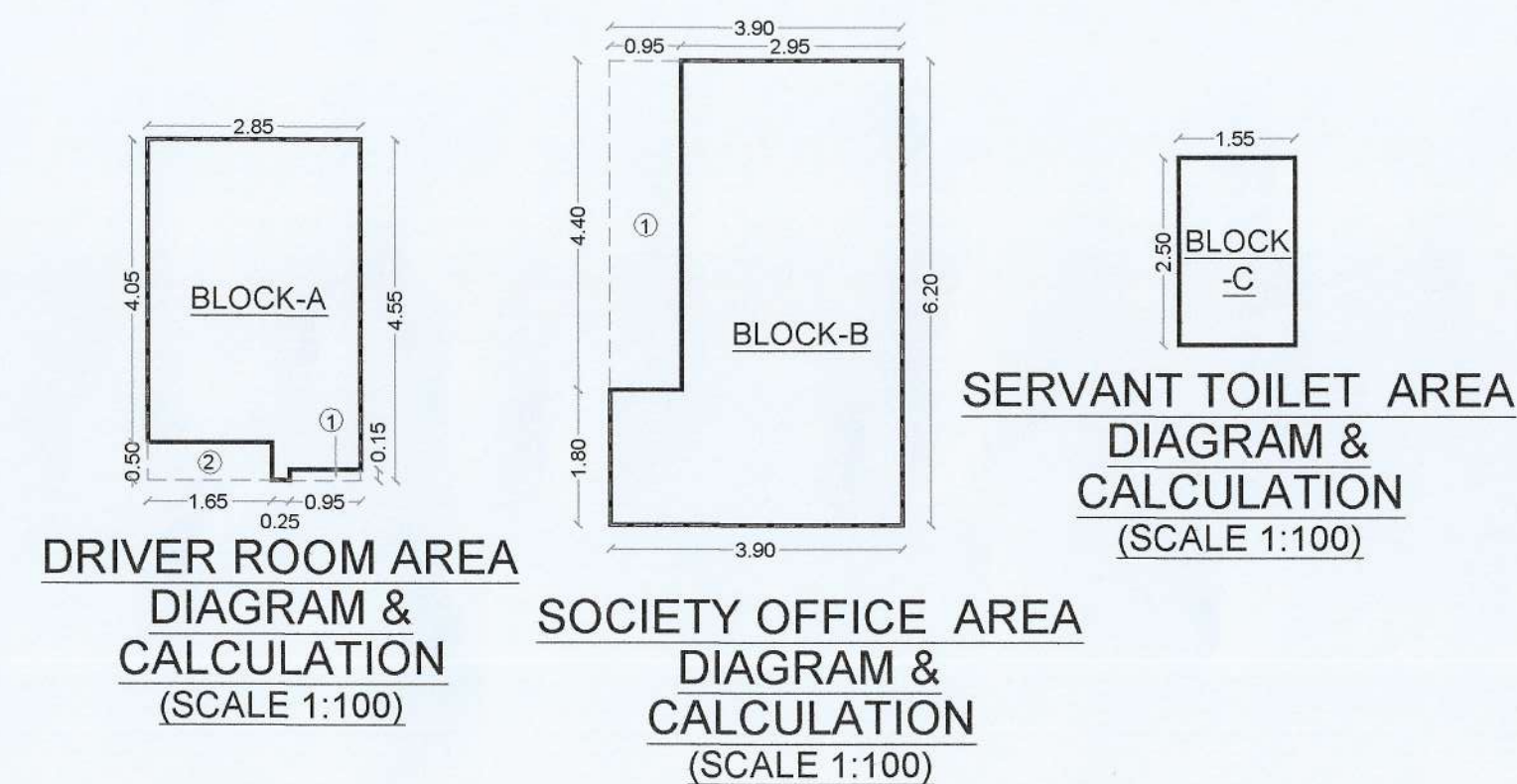
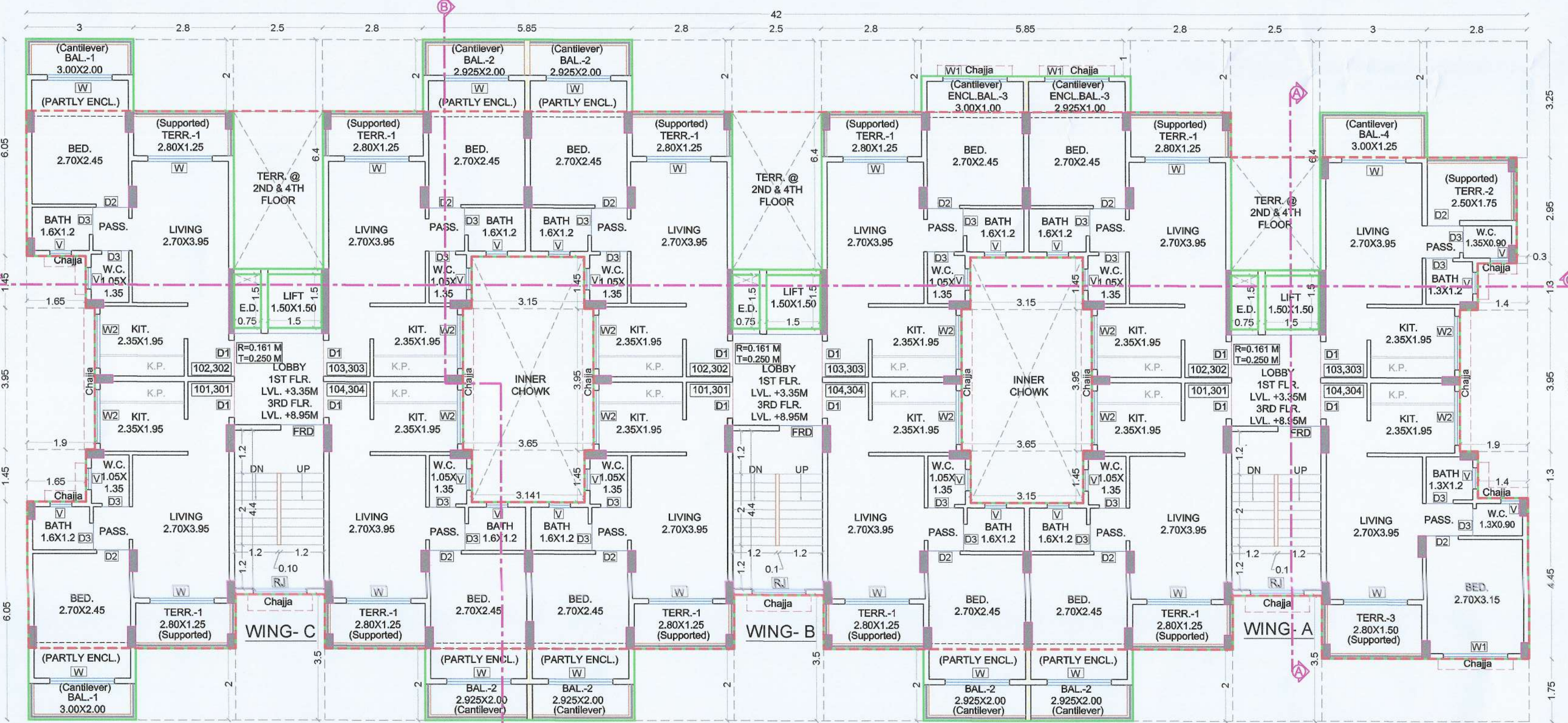
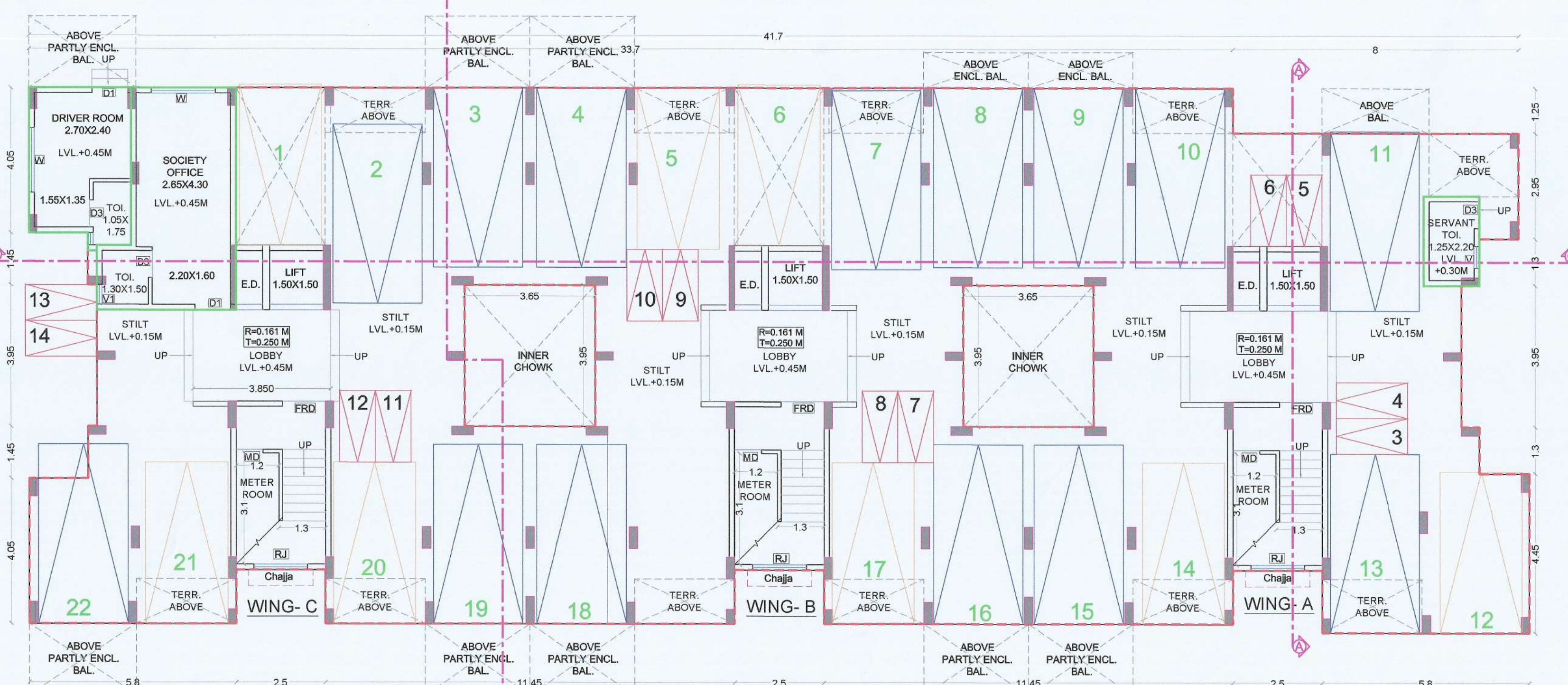
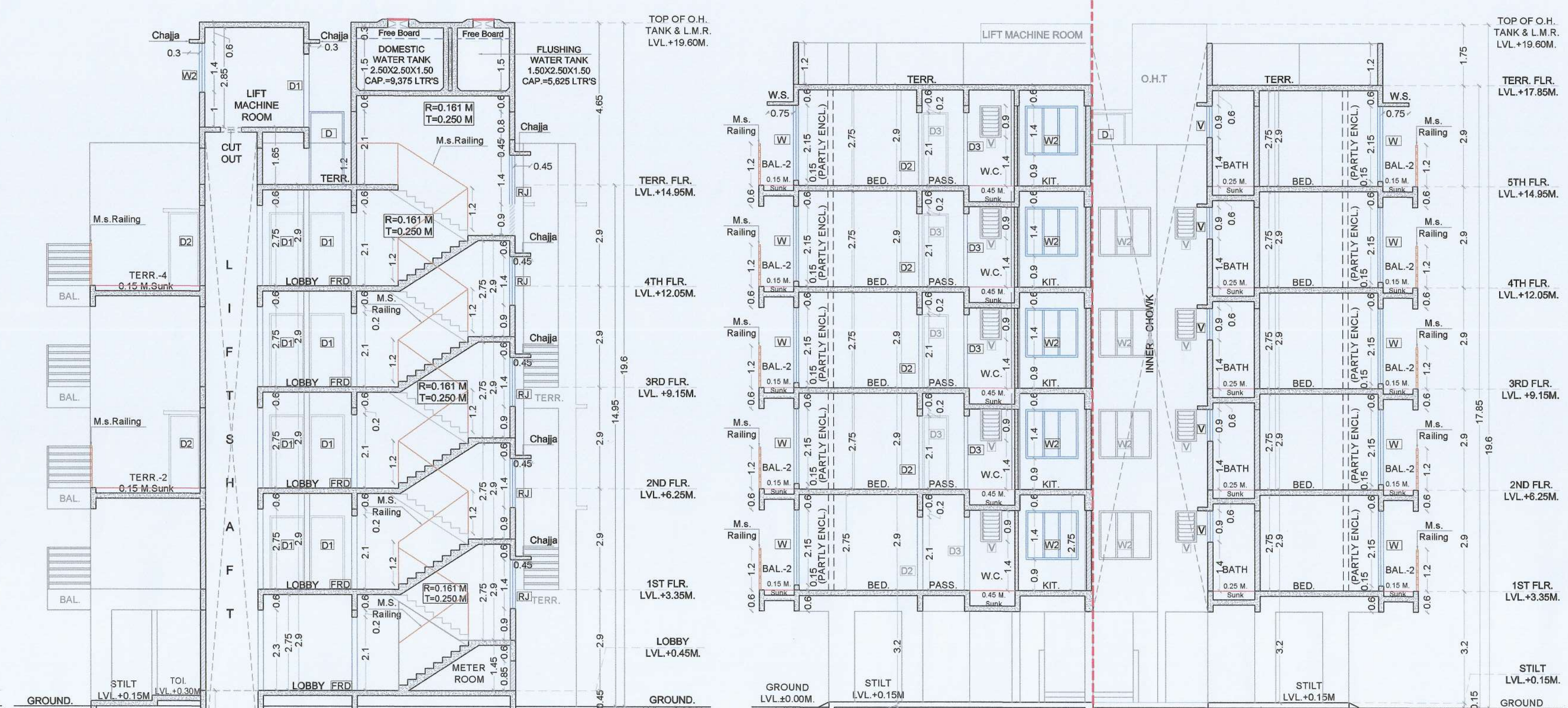
A SIDE ELEVATION

SCALE = 1:100

Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = 3X4X5X6
1	BLOCK-C	1	1	1.500	X	2.500
SERVANT TOILET TOTAL NET BUILT UP AREA						3.875

Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = 3X4X5X6
1	BLOCK-A	1	1	2.850	X	4.500
DRIVERS ROOM BUILT UP AREA CALCULATION						12.568
2	1	1	1	0.950	X	0.150
3	2	1	1	1.650	X	0.825
TOTAL ADDITION						13.543
TOTAL DEDUCTION						0.988
DRIVERS ROOM TOTAL NET BUILT UP AREA						12.000

Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = 3X4X5X6
1	BLOCK-A	1	1	3.900	X	6.200
SOCIETY OFFICE BUILT UP AREA CALCULATION						24.180
2	1	1	1	0.950	X	4.400
TOTAL ADDITION						4.180
TOTAL DEDUCTION						4.180
SOCIETY OFFICE TOTAL NET BUILT UP AREA						20.000

DRIVER ROOM AREA
DIAGRAM & CALCULATION
(SCALE 1:100)SOCIETY OFFICE AREA
DIAGRAM & CALCULATION
(SCALE 1:100)1ST & 3RD FLOOR PLAN
(SCALE 1:100)GROUND FLOOR PLAN
(SCALE 1:100)SECTION A-A'
(SCALE 1:100)SECTION B-B'
(SCALE 1:100)

WING	FLAT	UNITS	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	BUILT UP AREA (SQ.M.)
101	1	31.228	5.850	0.000	3.500	33.406
102	1	31.228	5.850	0.000	3.500	33.406
103	1	31.228	5.850	0.000	3.500	33.406
104	1	31.228	5.850	0.000	3.500	33.406
201	1	30.643	5.850	0.000	0.000	33.406
202	1	30.643	5.850	0.000	0.000	33.406
203	1	30.643	5.850	0.000	0.000	33.406
204	1	30.643	5.850	0.000	0.000	33.406
301	1	31.228	5.850	0.000	0.000	33.406
302	1	31.228	5.850	0.000	0.000	33.406
303	1	31.228	5.850	0.000	0.000	33.406
304	1	31.228	5.850	0.000	0.000	33.406
401	1	30.643	5.850	0.000	0.000	33.406
402	1	30.643	5.850	0.000	0.000	33.406
403	1	30.643	5.850	0.000	0.000	33.406
404	1	30.643	5.850	0.000	0.000	33.406
TOTAL WING A						508.464

WING	FLAT	UNITS	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	BUILT UP AREA (SQ.M.)
101	1	31.228	5.850	0.000	3.500	33.406
102	1	31.228	5.850	0.000	3.500	33.406
103	1	31.228	5.850	0.000	3.500	33.406
104	1	31.228	5.850	0.000	3.500	33.406
201	1	30.643	5.850	0.000	0.000	33.406
202	1	30.643	5.850	0.000	0.000	33.406
203	1	30.643	5.850	0.000	0.000	33.406
204	1	30.643	5.850	0.000	0.000	33.406
301	1	31.228	5.850	0.000	0.000	33.406
302	1	31.228	5.850	0.000	0.000	33.406
303	1	31.228	5.850	0.000	0.000	33.406
304	1	31.228	5.850	0.000	0.000	33.406
401	1	30.643	5.850	0.000	0.000	33.406
402	1	30.643	5.850	0.000	0.000	33.406
403	1	30.643	5.850	0.000	0.000	33.406
404	1	30.643	5.850	0.000	0.000	33.406
TOTAL WING B						508.464

WING	FLAT	UNITS	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	BUILT UP AREA (SQ.M.)
101	1	31.228	5.850	0.000	3.500	33.406
102	1	31.228	5.850	0.000	3.500	33.406
103	1	31.228	5.850	0.000	3.500	33.406
104	1	31.228	5.850	0.000	3.500	33.406
201	1	30.643	5.850	0.000	0.000	33.406
202	1	30.643	5.850	0.000	0.000	33.406
203	1	30.643	5.850	0.000	0.000	33.406
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303	1	31.228	5.850	0.000	0.000	33.406
304	1	31.228	5.850	0.000	0.000	33.406
401	1	30.643	5.850	0.000	0.000	33.406
402	1	30.643	5.850	0.000	0.000	33.406
403	1	30.643	5.850	0.000	0.000	33.406
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TOTAL WING C						508.464

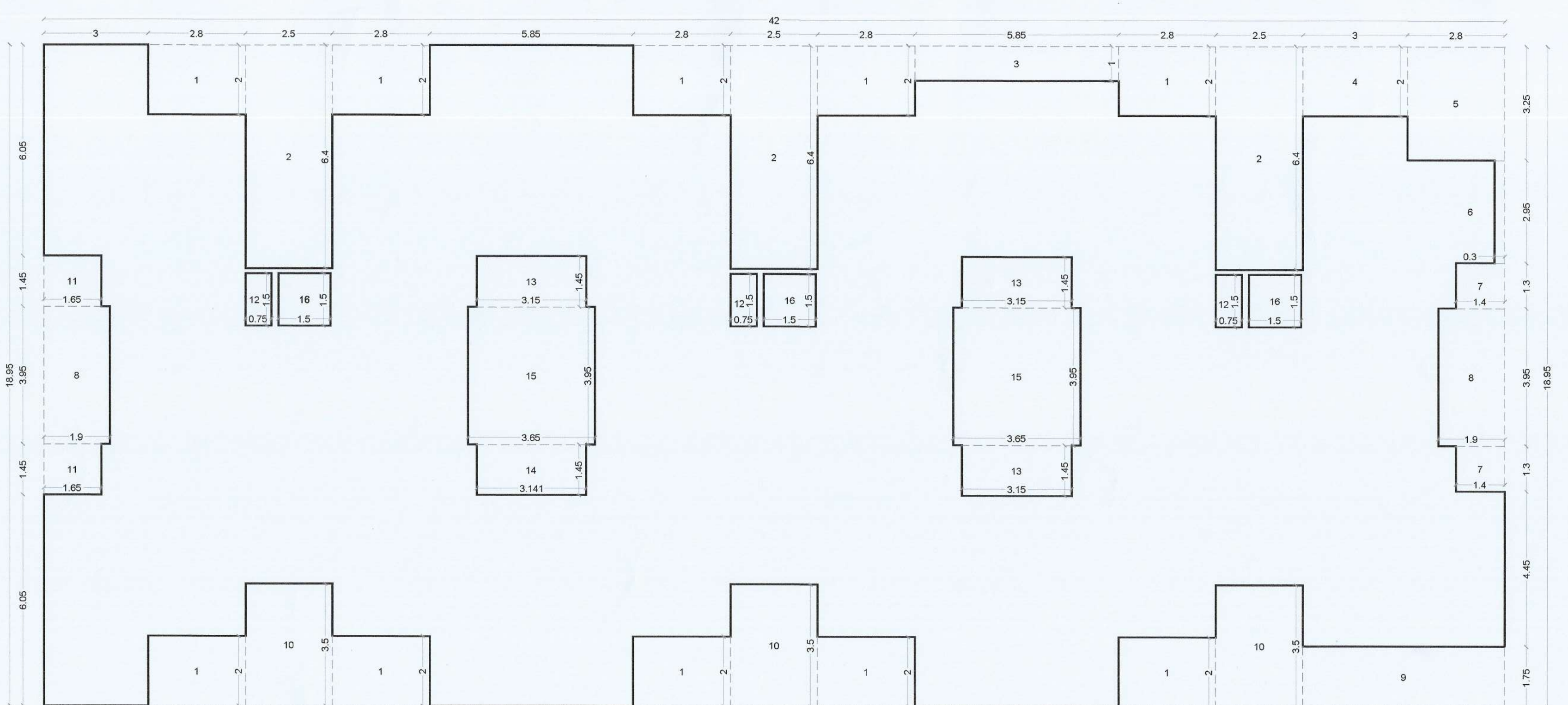
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202	1	30.643	5.850	0.000	0.000	33.406
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401	1	30.643	5.850	0.000	0.000	33.406
402	1	30.643	5.850	0.000	0.000	33.406
403	1	30.643	5.850	0.000	0.000	33.406
404	1	30.643	5.850	0.000	0.000	33.406
TOTAL WING D						508.464

Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = 3X4X5X6
1	BLOCK-A	1	1	2.800	X	3.250
TOTAL ADDITION						28.140
2	1	3	1	1.350	X	2.000
TOTAL DEDUCTION						8.100
TOTAL NET BUILT UP AREA OF METER ROOM						20.040

Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = 3X4X5X6
1	BLOCK-A	1	1	2.800	X	3.250
TOTAL ADDITION						28.140
2	1	3	1	1.350	X	2.000
TOTAL DEDUCTION						8.100
TOTAL NET BUILT UP AREA OF METER ROOM						20.040

METER ROOM AREA DIAGRAM & CALCULATION
(SCALE 1:100)

WING	Sr.No.	Scheme Requirement	Req. Area	Proposed Area	Location
1	1	Fitness center, Cerebro, Society Office, Letter Box Room, address using area of about 25sq.m.in scheme having minimum 100 flats and there after additional 10 sq.m. Area for every 300 flats.	20.000	20.000	Society Office Provided at Ground Floor
2	2	Sanitary Block for servants having maximum area of 3.00 sq.m. in schemes having minimum 100 flats and there after additional 3.00 sq.m. Area for every 300 flats.	3.015	3.875	Sanitary Block Provided at Ground Floor
3	3	Drivers Room of size 12 sq.m. With attached toilet in schemes having minimum 100 flats and there after additional 10 sq.m. area for every 300 flats.	12.000	12.000	Drivers Room Provided at Ground Floor
TOTAL			35.015	35.875	

TYPICAL 1ST & 3RD FLOOR AREA DIAGRAM & CALCULATION
(SCALE 1:100)

SPECIFICATIONS
External wall thk 0.15M
Internal wall thk 0.10M
TOTAL NO. OF UNITS 00
COMMERCIAL UNITS 00
RESIDENTIAL UNITS 52

SHEET CONTENT

GROUND FLOOR PLAN,
TYPICAL 1ST TO 3RD FLOOR PLAN,
ELEVATION & SECTIONS,
BUILT UP AREA DIAGRAM & CALCULATION,
BALCONY AREA STATEMENT,
TERRACE AREA STATEMENT,
SCHEDULE OF DOOR & WINDOW,
SCHEDULE OF LIGHT & VENTILATION.

NAME OF THE OWNER & SIGNATURE

Mr. Rajendra S. Jadhav
(Name & Signature of owner)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND
BEARING SURVEY NO. 71/2 AT VILLAGE - KEVALE,
TAL - PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

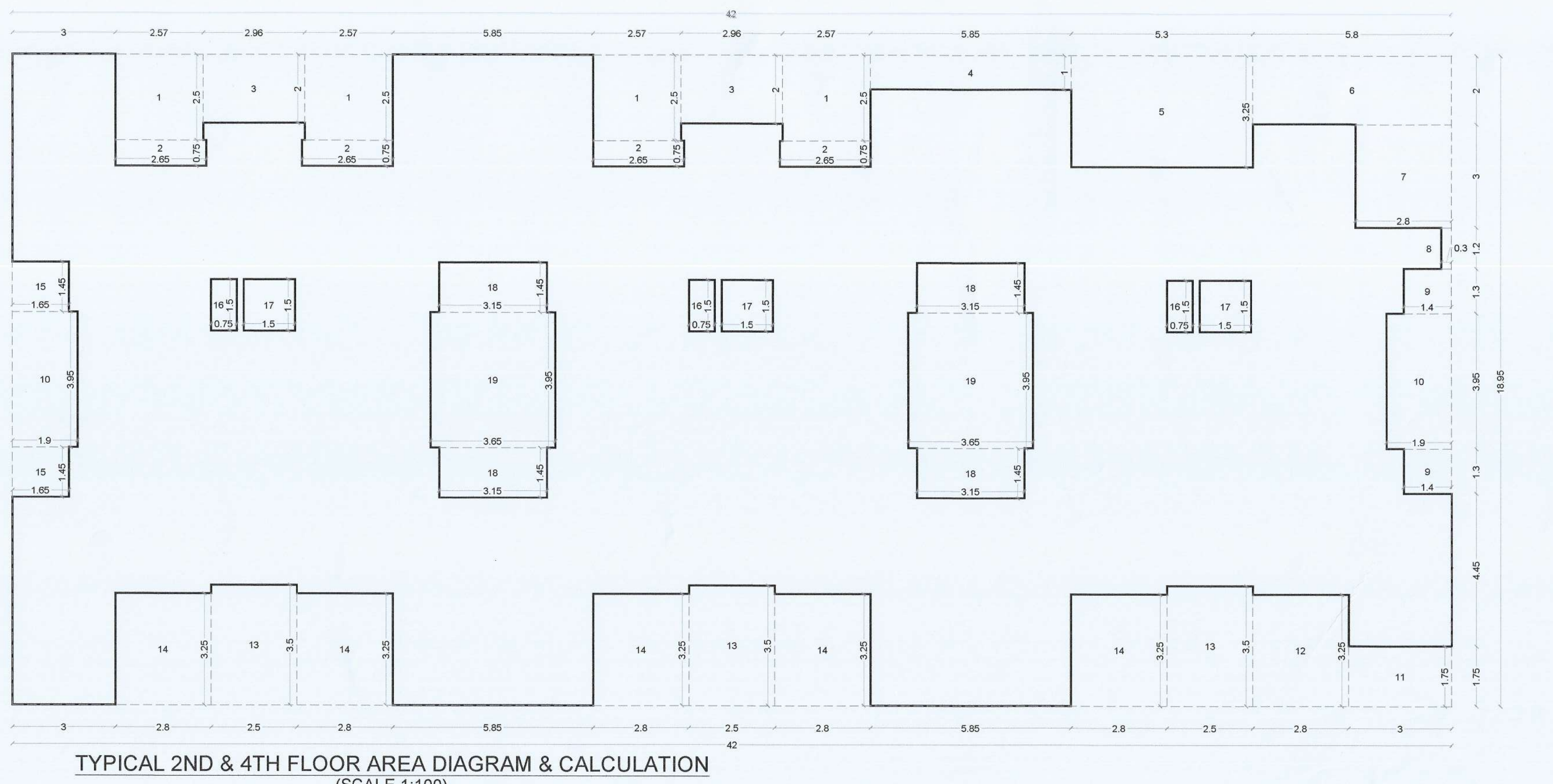
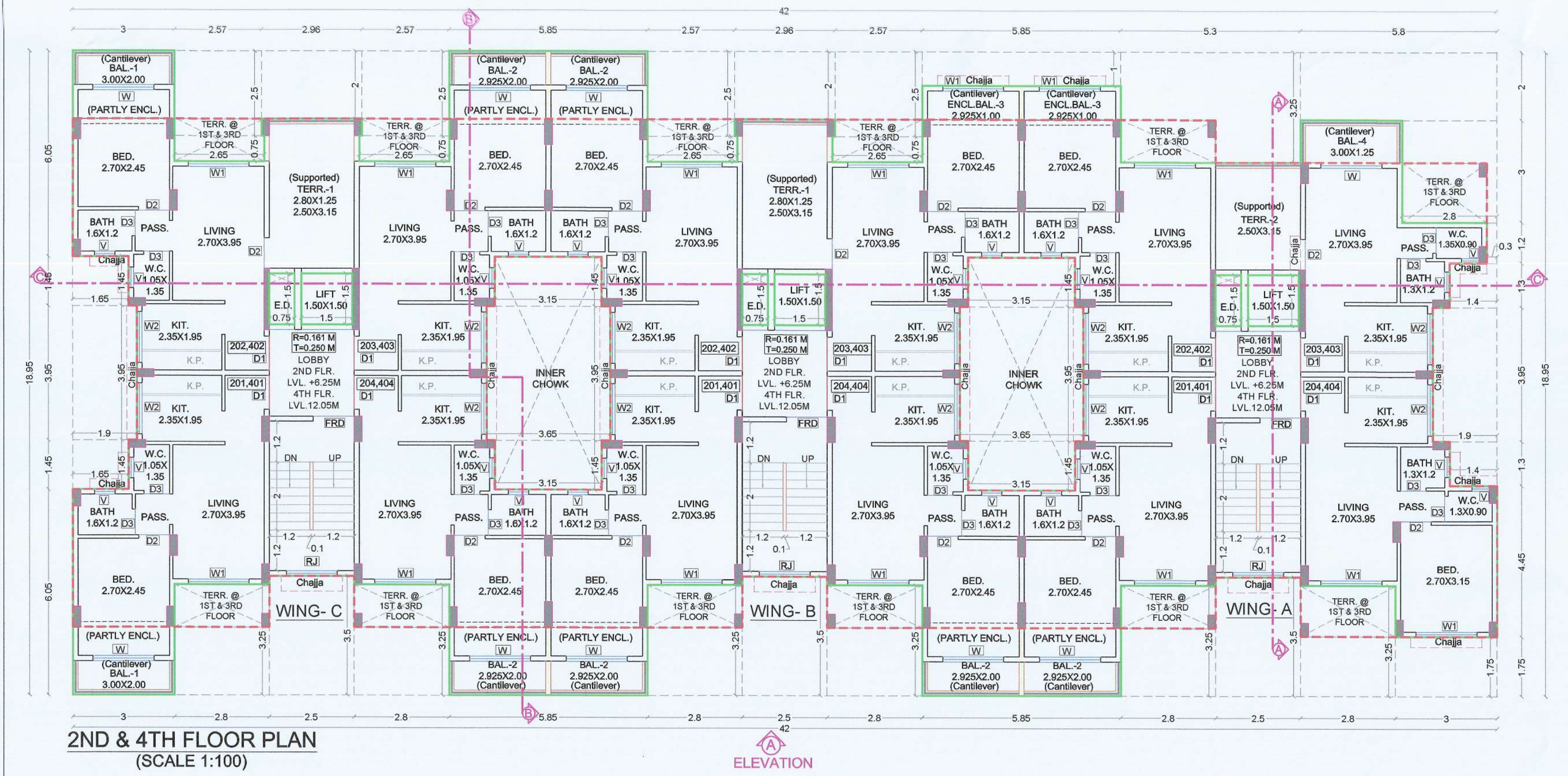
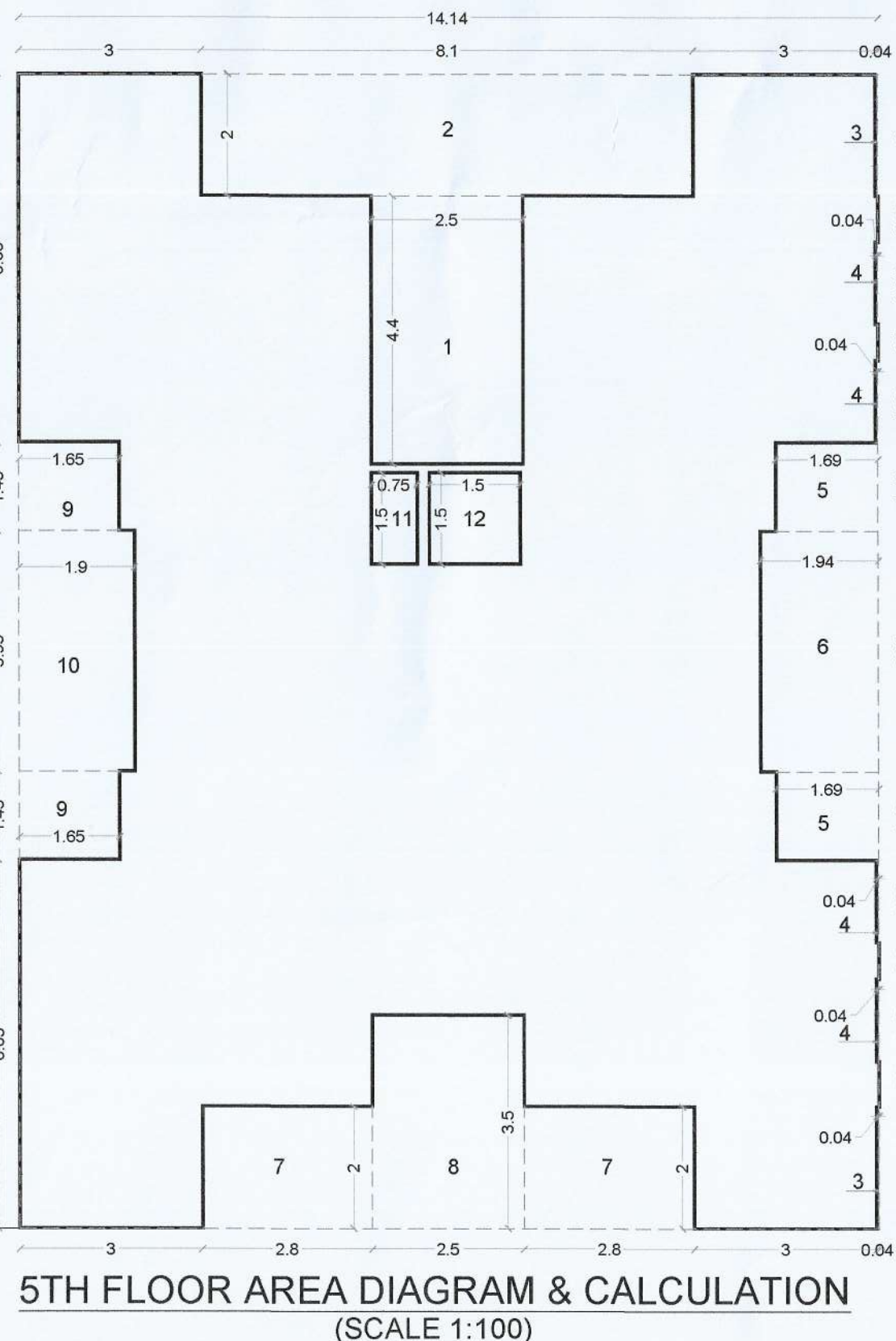
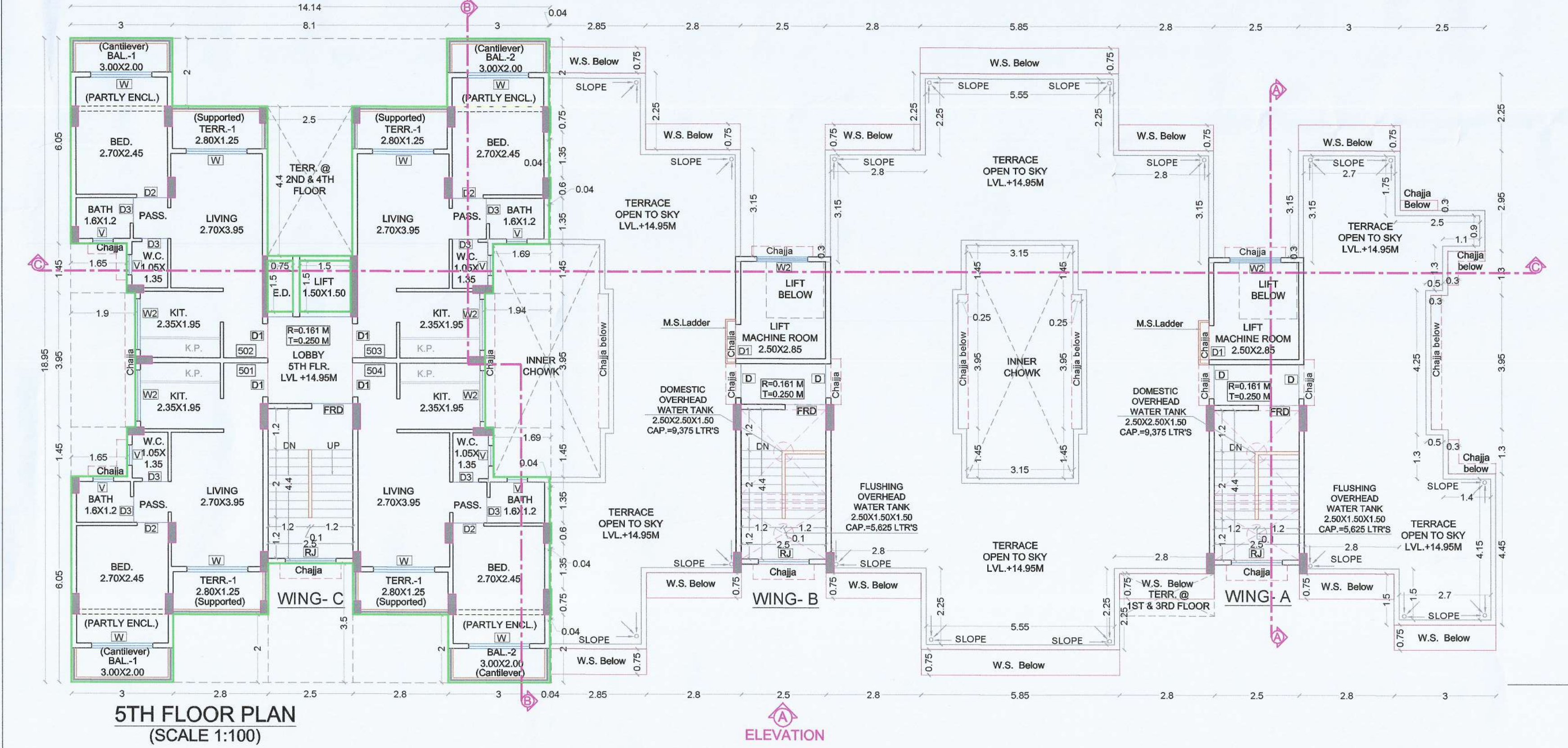
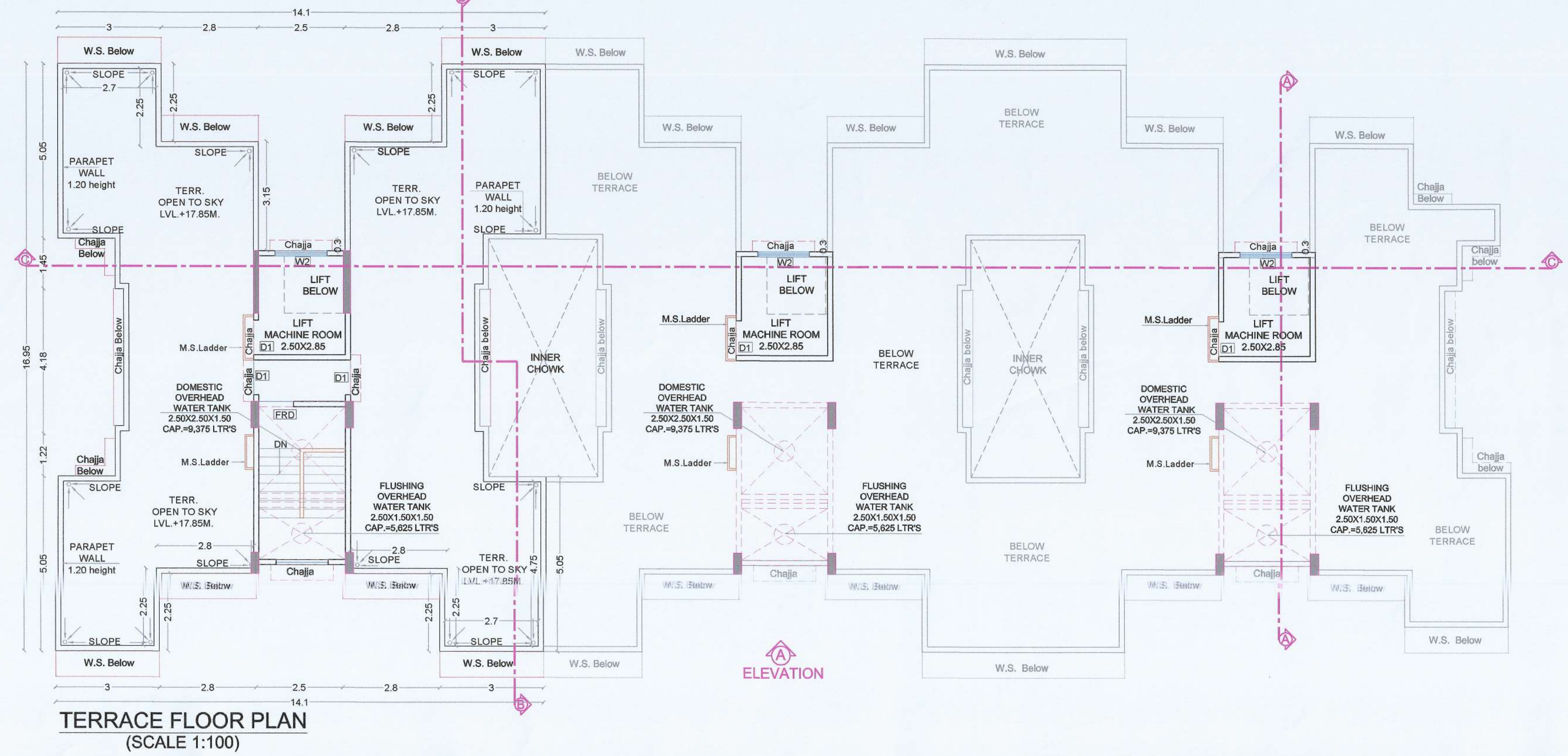
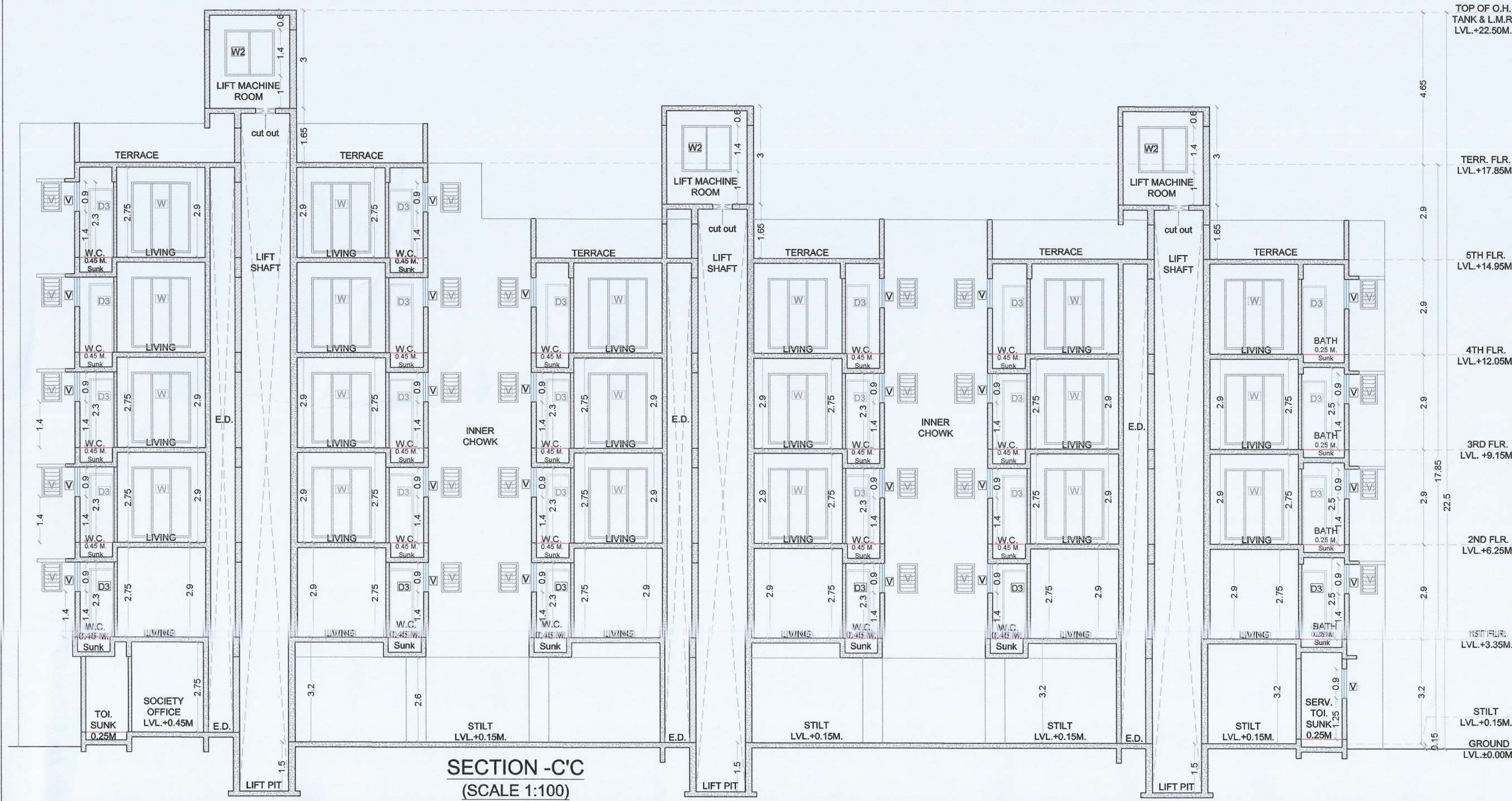
NEHA JAIN
REG NO. : CA/2008/43803

DATE 18-01-2025
DRAWN BY Aadhya
CHKD. BY SCALE 1:100
NORTH

AN.ARCH
ARCHITECT & PLANNERS

Office no 20&21, Rajesh Arcade,
Sec-11, Plot no 61, CBD Belpur-400614,
tata no 022-27162410,
mail id an-architect@gmail.com

Approved subject to the conditions mentioned in this Office Letter / Certificate No. :- CIDCO/NAINA/Parvel/Kevale/BP-00 517/ACC/2025/1472 Dated : 08 Dec 2025



SCHEDULE OF DOORS & WINDOWS					
TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M)	SILL LEVEL (METER)	DESCRIPTION
D	1.200	2.100	2.520	0.000	T.W. FRAMED PANEL DOOR
D1	1.200	2.100	2.520	0.000	T.W. FRAMED PANEL DOOR
D2	0.900	2.100	1.890	0.000	T.W. FRAMED PANEL DOOR
D3	0.750	2.100	1.575	0.000	T.W. FRAMED PANEL DOOR
W	1.800	2.150	3.870	0.150	ALUMINIUM SLIDING WINDOW
W1	1.800	1.400	2.520	0.900	ALUMINIUM SLIDING WINDOW
W2	1.500	1.400	2.100	0.900	ALUMINIUM SLIDING WINDOW
W3	1.000	1.400	1.400	0.900	ALUMINIUM SLIDING WINDOW
V	0.600	0.750	0.450	1.550	ALUMINIUM LOUVERED WINDOW
FRD	1.350	2.100	2.835	0.000	FIRE RESISTANCE DOOR
RJ	1.500	1.400	2.100	0.900	R.C.C. JALI

2ND & 4TH FLOOR BUILT UP AREA CALCULATION							
Sr. No.	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M)		
(1)	(2)	(3)	(4)	(5)	(6)	(7)=3X4X5X6	
2ND & 4TH FLOOR BUILT UP AREA CALCULATION							
1	A	1	1	42.000	18.950	795.900	
TOTAL ADDITION						795.900	
2	1	4	1	2.570	X	2.500	25.700
3	2	4	1	2.650	X	0.750	7.950
4	3	2	1	2.960	X	2.000	11.840
5	4	1	1	5.850	X	1.000	5.850
6	5	1	1	5.300	X	3.250	17.225
7	6	1	1	5.800	X	2.000	11.600
8	7	1	1	2.800	X	3.000	8.400
9	8	1	1	0.300	X	1.200	0.360
10	9	2	1	1.400	X	1.300	3.640
11	10	2	1	1.900	X	3.950	15.010
12	11	1	1	1.000	X	3.750	5.250
13	12	1	1	2.800	X	3.250	9.100
14	13	3	1	2.500	X	3.500	26.250
15	14	5	1	2.800	X	3.250	45.500
16	15	2	1	1.650	X	1.450	4.785
17	16	3	1	0.750	X	1.500	3.375
18	17	3	1	1.500	X	1.500	6.750
19	18	4	1	3.150	X	1.450	18.270
20	19	2	1	3.650	X	3.950	28.835
TOTAL DEDUCTION =						255.690	
BUILT UP AREA PER FLOOR =						540.210	
TOTAL NET BUILT UP AREA OF 2ND & 4TH FLOOR =						1620.630	

SPECIFICATIONS	
External wall thk	0.15M
Internal wall thk	0.10M
TOTAL NO. OF UNITS	
COMMERCIAL UNITS	00
RESIDENTIAL UNITS	52
SHEET CONTENT	

GROUND FLOOR PLAN, TYPICAL 1ST TO 3RD FLOOR PLAN, ELEVATION & SECTIONS, BUILT UP AREA DIAGRAM & CALCULATION, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT & VENTILATION.

NAME OF THE OWNER & SIGNATURE

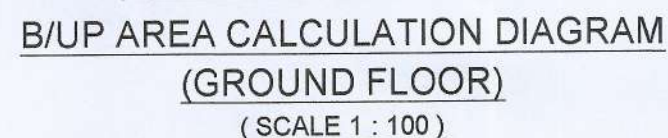
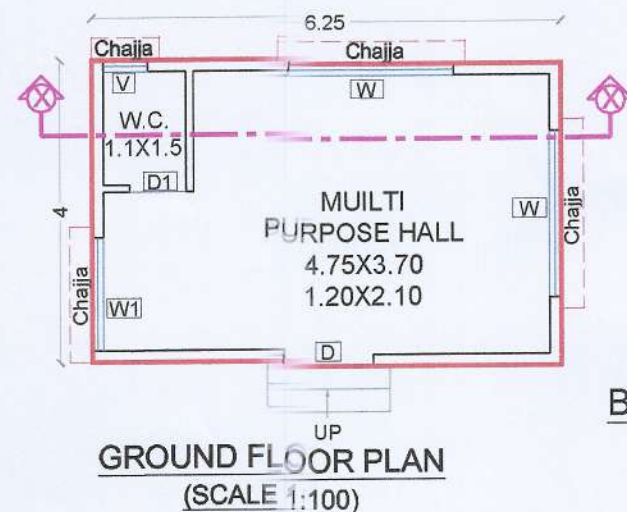
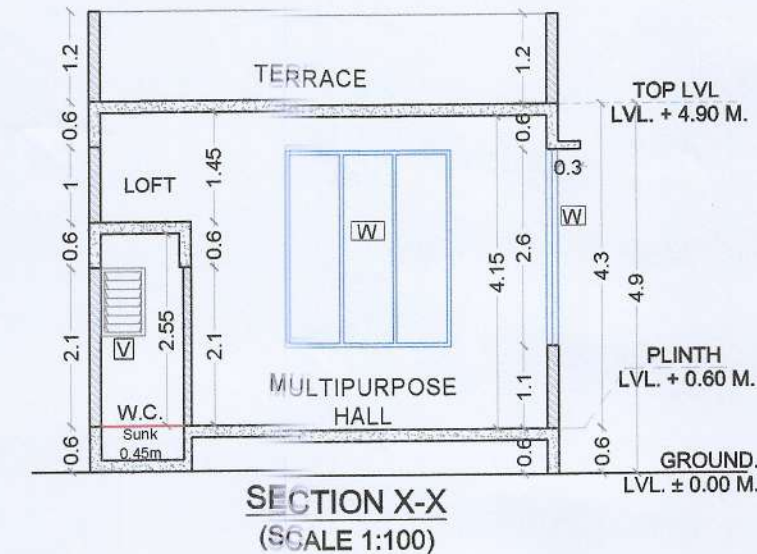
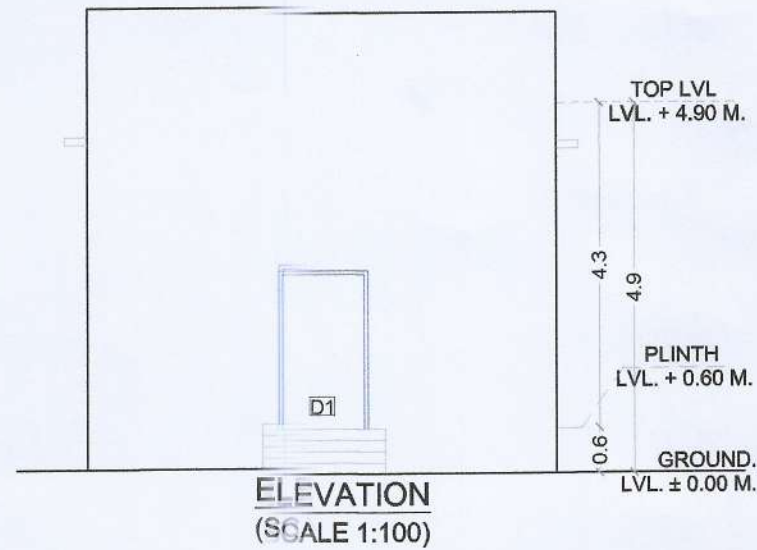
Mr. Rajendra Javanmal Gandhi
(Name & Signature of Owner)

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY No. 712 AT VILLAGE - KEVALE, TAL - PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN REG NO : CA/2008/43603			
DATE	DRAWN BY	CHKD. BY	SCALE
18-01-2025	Aaditya		1:100

Office no 20&21, Rahija Arcade, Sec-11, Plot no 61, CBD Belapur-400614, ent no 022-27562410, mail id-anarchitect@gmail.com



SHEET CONTENT	
GROUND FLOOR PLAN, ELEVATION & SECTIONS, BUILT UP AREA DIAGRAM & CALCULATION, SCHEDULE OF DOOR & WINDOW, SCHEDULE OF LIGHT & VENTILATION.	
SPECIFICATIONS	
External wall thk	0.15M
Internal wall thk	0.10M

	RECREATIONAL OPEN SPACE AREA STATEMENT	Area Sq.M.
1	Permissible Recreational Open Space Area	250.000
2	Proposed Recreational Open Space Area	254.448
Permissible Structure In Recreational Open Space = (15%) Of		37.500
3	a Allowed On Ground Floor 10%	25.000
	b Allowed On 1st Floor 5%	12.500
Total Permissible B.U.A.		37.500
Proposed Structure In Recreational Open Space 1		
4	a Proposed On Ground Floor	25.000
	Total Proposed B.U.A.	25.000

SCHEDULE OF DOORS & WINDOWS				
TYPE	SIZE IN M.	AREA IN SQ.M.	SILL HEIGHT IN M.	DESCRIPTION
D	1.20X2.10	2.100	0.00	T.W. PANEL DOOR
D1	0.75X2.10	1.575	0.00	T.W. PANEL DOOR
W	2.20X2.60	5.720	1.10	AL.SLIDING FRENCH WINDOW
W1	1.50X2.60	3.900	1.10	AL.SLIDING FRENCH WINDOW
V	0.60X0.90	0.540	1.20	AL. FRAME LOUVERED WINDOW

SCHEDULE OF LIGHT & VENTILATION				
ROOM	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L & V PROVIDED
(1)	(2)	(3)	(4)=(2)/6	(5)
MULTIPURPOSE HALL	20.095	W, W1 3 Nos.	3.349	15.340
W. C.	1.650	V 1Nos.	0.275	0.540

GROUND FLOOR BUILT UP AREA CALCULATION						
Sr. No.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)=3X4X5X6
GROUND FLOOR BUILT UP AREA CALCULATION						
1	A	1	1	6.250	4.000	25.000
TOTAL NET BUILT UP AREA GROUND FLOOR						25.000

STAMP OF APPROVAL

05/05

CLUB HOUSE

Approved subject to the conditions mentioned in this Office Letter / Certificate No. :- CIDCO/NAINA/Panvel/Kevale/BP-00517/ACC/2025/1472 Dated : 08 Dec 2025

NAME OF THE OWNER & SIGNATURE

Mr. Rajendra Javanmal Gandhi
(Name & Signature of Owner)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY No. 71/2 AT VILLAGE - KEVALE, TAL -PANVEL, DIST - RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
18-01-2025	JAYASHRI		1:100	

AN.ARCH
ARCHITECT & PLANNERS
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