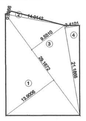
TENEMENT AREA STATEMENT

BUILDING NUMBER	WING	UNIT NUMBER	UNITS	CARPET AREA (SQM)	BALCONY AREA (SQM) ENCLOSED	BALCONY AREA (SQM) OPEN	TERRACE AREA (SQM)	BUILT-UP AREA (SQM)
1	2	3	4	5	6	7	8	9
1	A & B	Conv. Shop 1	1	8.800	0.000	0.000	0.000	9.966
		Conv. Shop 2	1	8.640	0.000	0.000	0.000	9.548
		Conv. Shop 3	1	7.520	0.000	0.000	0.000	8.375
		Conv. Shop 4	1	8.800	0.000	0.000	0.000	9.715
		Conv. Shop 5	1	8.800	0.000	0.000	0.000	9.715
		Conv. Shop 6	1	7.520	0.000	0.000	0.000	8.375
		Conv. Shop 7	1	8.800	0.000	0.000	0.000	9.715
		Conv. Shop 8	1	8.640	0.000	0.000	0.000	9.548
		Conv. Shop 9	1	8.800	0.000	0.000	0.000	9.715
		Conv. Shop 10	1	7.520	0.000	0.000	0.000	8.401
		Conv. Shop 11	1	7.695	0.000	0.000	0.000	8.550
		Conv. Shop 12	1	9.008	0.000	0.000	0.000	9.983
		Conv. Shop 13	1	4.778	0.000	0.000	0.000	5.170
		Conv. Shop 14	1	8.777	0.000	0.000	0.000	9.693
		Conv. Shop 15	1	8.910	0.000	0.000	0.000	9.879
		Conv. Shop 16	1	8.910	0.000	0.000	0.000	9.833
		Conv. Shop 17	1	8.085	0.000	0.000	0.000	8.970
		Conv. Shop 18	1	8.910	0.000	0.000	0.000	9.879
		Conv. Shop 19	1	8.844	0.000	0.000	0.000	9.764
		Conv. Shop 20	1	7.425	0.000	0.000	0.000	8.327
		Conv. Shop 21	1	8.910	0.000	0.000	0.000	9.833
		Conv. Shop 22	1	8.910	0.000	0.000	0.000	9.833
		Conv. Shop 23	1	7.425	0.000	0.000	0.000	8.327
		Conv. Shop 24	1	8.844	0.000	0.000	0.000	9.764
		Conv. Shop 25	1	8.844	0.000	0.000	0.000	9.764
		Conv. Shop 26	1	7.425	0.000	0.000	0.000	8.585
		TOTAL CONV. SHOPPING UNITS	26	215.540	0.000	0.000	0.000	——
	A	101, 201, 301, 401, 501, 601, 701.	7	52.349	0.000	2.115	0.000	59.312
		102	1	50.887	0.000	5.812	13.937	61.685
		202, 302, 402, 502, 602, 702.	6	50.837	0.000	4.770	0.000	60.585
		103	1	53.295	0.000	4.725	13.937	77.694
		203, 303, 403, 503, 603, 703.	6	52.237	0.000	4.725	0.000	61.935
		104, 204, 304, 404, 504, 604, 704.	7	51.750	0.000	4.725	0.000	60.960
		105, 205, 305, 405, 605, 705.	7	51.750	0.000	4.725	0.000	61.410
		106, 206, 306, 406, 506, 606, 706.	7	34.633	0.000	4.635	0.000	43.421
		207, 307, 407, 507, 607, 707.	7	34.633	0.000	4.635	0.000	43.421
	B	101, 201, 301, 401, 501, 601, 701.	7	34.206	0.000	2.070	0.000	41.003
		102, 202, 302, 402, 502, 602, 702.	7	34.206	0.000	2.070	0.000	40.646
		103	1	34.768	0.000	2.400	4.575	45.844
		203, 303, 403, 603, 703.	6	34.206	0.000	2.070	0.000	40.271
		104	1	35.278	0.000	2.550	8.902	50.700
		204, 304, 404, 504, 604, 704.	6	34.206	0.000	2.070	0.000	40.271
		105	1	35.278	0.000	2.550	8.902	50.738
		205, 305, 405, 505, 605, 705.	6	34.206	0.000	2.070	0.000	40.271
		106, 206, 306, 406, 506, 606, 706.	7	34.633	0.000	4.635	0.000	43.046
		107, 207, 307, 407, 507, 607, 707.	7	34.633	0.000	4.635	0.000	43.421
		TOTAL RESIDENTIAL UNITS	98	3983.209	0.000	351.982	50.253	——
		TOTAL	124	4198.749	0.000	351.982	50.253	——

FORM OF STATEMENT 2
SUMMERY OF PROPOSED PLINE AREA AS PER PLINE

SR. NO.	FLOOR	PLINE AREA (CONVEMENT SHOP)	PLINE AREA (A WING)	PLINE AREA (B WING)	PLINE AREA (CLUB HOUSE)	TOTAL PLINE AREA
1	GROUND FLOOR	277.689	48.556	92.706	126.880	268.142
2	1ST FLOOR	0.000	466.437	362.453	0.000	828.890
3	2ND FLOOR	0.000	449.478	336.109	0.000	785.587
4	3RD FLOOR	0.000	449.478	336.109	0.000	785.587
5	4TH FLOOR	0.000	449.478	336.109	0.000	785.587
6	5TH FLOOR	0.000	449.478	336.109	0.000	785.587
7	6TH FLOOR	0.000	449.478	336.109	0.000	785.587
8	7TH FLOOR	0.000	449.478	336.109	0.000	785.587
9	TOTAL	277.689	3211.861	2471.813	126.880	5810.554
10	BASIC + ANCILLARY FSI					6088.243



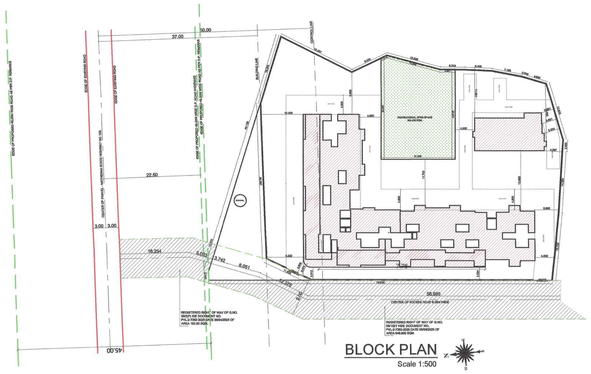
RECREATIONAL AREA DIAGRAM
Scale 1:500

PLOT AREA CALCULATION AS TILR

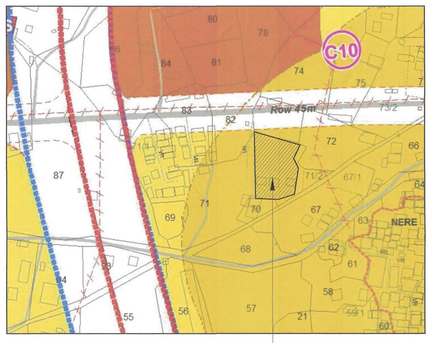
SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
	GROSS PLOT AREA G.NO. 58/1/3					
1	1	1.00	0.50	82.6496	14.3698	593.829
2	2	1.00	0.50	44.9869	17.9038	402.718
3	3	1.00	0.50	79.4604	38.7236	1538.496
4	4	1.00	0.50	68.5482	12.5320	429.523
5	5	1.00	0.50	65.2954	17.5469	572.866
6	6	1.00	0.50	46.0690	13.1731	303.436
	GROSS PLOT AREA G.NO. 58/1/3					3840.868

RECREATIONAL OPEN SPACE

SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
	NET PLOT AREA G.NO. 58/1/3					
1	1	1.00	0.50	29.1672	13.9006	202.720
2	2	1.00	0.50	14.0142	0.8886	6.300
3	3	1.00	0.50	29.1672	9.5510	139.290
4	4	1.00	0.50	21.1866	3.4101	36.120
	NET PLOT AREA G.NO. 58/1/3					384.430



BLOCK PLAN
Scale 1:500



SITE UNDER REFERENCE

LOCATION PLAN
Scale N.T.S.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	SIZE AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4 = 2 X 3	5	6
D	1.000	2.300	2.300	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.300	2.070	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.300	1.725	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.700	3.060	0.800	ALUMINUM SLIDING WINDOW.
W1	1.200	1.700	2.040	0.800	ALUMINUM SLIDING WINDOW.
SD	1.200	2.300	2.760	0.000	ALUMINUM SLIDING WINDOW.
SD1	1.800	2.300	4.140	0.000	ALUMINUM SLIDING WINDOW.
V	0.600	0.800	0.480	1.500	ALUMINUM LOUVERED WINDOW.
FRD	1.200	2.300	2.760	0.000	FIRE RATED DOOR.
RJ	2.400	1.700	4.080	0.600	R.C.C. JALI.

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	110	17.288	W	2.881	3.060
BED ROOM	101	10.517	W	1.753	3.060
BED ROOM 1	110	12.143	W	2.024	3.060
BED ROOM 2	110	7.653	W	1.276	3.060
KITCHEN	110	5.828	SD	0.971	2.760
TOILET	101	2.220	V	0.370	0.480
TOILET	GROUND FLOOR	2.585	V	0.431	0.480
SERVANT'S TOILET	GROUND FLOOR	2.273	V	0.379	0.480
SOCIETY OFFICE	GROUND FLOOR	20.895	W & W1	3.483	5.100
DRIVER'S ROOM	GROUND FLOOR	9.300	W	1.550	3.060

PARKING AREA STATEMENT

TENEMENTS SIZE CARPET ARA IN SQM.	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED PARKING SPACES NO. OF CAR 12.50 SQM. 4=((2)X12.50)/(3)	REQUIRED PARKING SPACES NO. OF SCOOTER 2.00 SQM. 5=((4) X 10%)	PROPOSED PARKING SPACES NO. OF CAR 12.50 SQM. (6)=(4)/12.50	PROPOSED PARKING SPACES NO. OF SCOOTER 2.00 SQM. (7)=(5)/2.00
(1)	(2)	(3)	(4)	(5)	(6)	(7)
UPTO 35 SQM	61	4 tenements having carpet area upto 35 sq.m. each.	190.63	19.07	15	10
35 TO 45	2	2 tenements having carpet area 35 to 45 sq.m. each.	12.50	1.25	1	1
45 TO 60	35	1 tenement having carpet area 45 to 60 sq.m. each.	437.50	43.75	35	22
ABOVE 60	0	1/2 tenement having carpet area above 60 sq.m. each.	0.00	0.00	0	0
CONV. SHOPPING AREA	215.540	2 car parking space for every 100 sqm. Carpet area or fraction thereof.	53.89	25.87	4	13
TOTAL			694.52	89.94	55	46
VISITOR PARKING 10% OF ABOVE					6	5
TOTAL PARKING REQUIRED					61	51
SMALL CAR PARKING SPACES PROVIDED					30	
LARGE CAR PARKING SPACES PROVIDED					31	
TOTAL PARKING PROVIDED					61	51

RIGHT OF WAY AREA CALCULATION AS PER TILR

SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
	RIGHT OF WAY THROUGH G.NO. 59/2(P)					
1	1	1.00	0.50	19.1071	8.0068	76.493
2	2	1.00	0.50	19.1071	7.3056	69.794
3	3	1.00	0.50	10.1173	5.3074	26.848
4	4	1.00	0.50	10.1173	3.7091	18.763
5	5	1.00	0.50	4.4020	0.4100	0.902
	NET AREA OF RIGHT OF WAY THROUGH G.NO. 59/2(P)					192.800
	RIGHT OF WAY THROUGH G.NO. 58/1/2/1					
6	6	1.00	0.50	11.4268	0.4139	2.364
7	7	1.00	0.50	82.6480	3.5019	144.712
8	8	1.00	0.50	71.8716	6.0614	217.821
9	9	1.00	0.50	60.7457	4.8221	146.460
10	10	1.00	0.50	65.9048	4.1104	135.448
	NET AREA OF RIGHT OF WAY THROUGH G.NO. 58/1/2/1					646.805
	TOAL AREA OF RIGHT OF WAY					839.605
	AREA UNDER INTERNAL ROAD G.NO. 58/1/3					
11	11	1.00	0.50	14.8685	6.6711	51.081
12	12	1.00	0.50	24.5809	4.9588	60.946
	NET AREA UNDER INTERNAL ROAD G.NO. 58/1/3					112.027
	TOAL AREA OF INTERNAL ROAD 9.00M WIDE					951.632
	TOAL AREA OF RIGHT OF WAY					839.605

AREA UNDER ROAD WIDENING AS PER TILR SURVEY DIAGRAM
Scale 1:500

AREA UNDER ROAD WIDENING AS PER DP REMARKS DIAGRAM
Scale 1:500

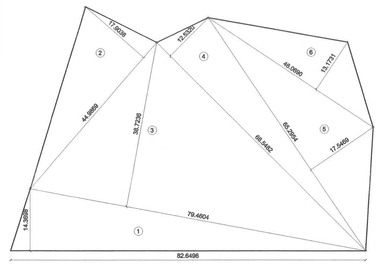
AREA UNDER ROAD WIDENDING CALCULATION

SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
	AREA UNDER ROAD WIDENING AS PER TILR SURVEY					
1	1	1.00	0.50	15.1158	7.1457	54.007
2	2	1.00	0.50	15.1158	7.1457	54.007
3	3	1.00	0.50	10.2251	4.3975	22.482
4	4	1.00	0.50	10.2251	3.0880	15.788
5	5	1.00	0.50	9.0999	2.6031	11.844
6	6	1.00	0.50	9.0916	4.1527	18.877
	NET AREA UNDER ROAD WIDENING AS PER TILR SURVEY					177.005
	AREA UNDER ROAD WIDENING AS PER DP REMARKS					
7	7	1.00	0.50	4.3929	1.2653	2.779
	NET AREA UNDER ROAD WIDENING AS PER TILR SURVEY					2.779
	TOTAL AREA UNDER ROAD WIDENING					179.784

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		

RIGHT OF WAY AREA DIAGRAM
Scale 1:500



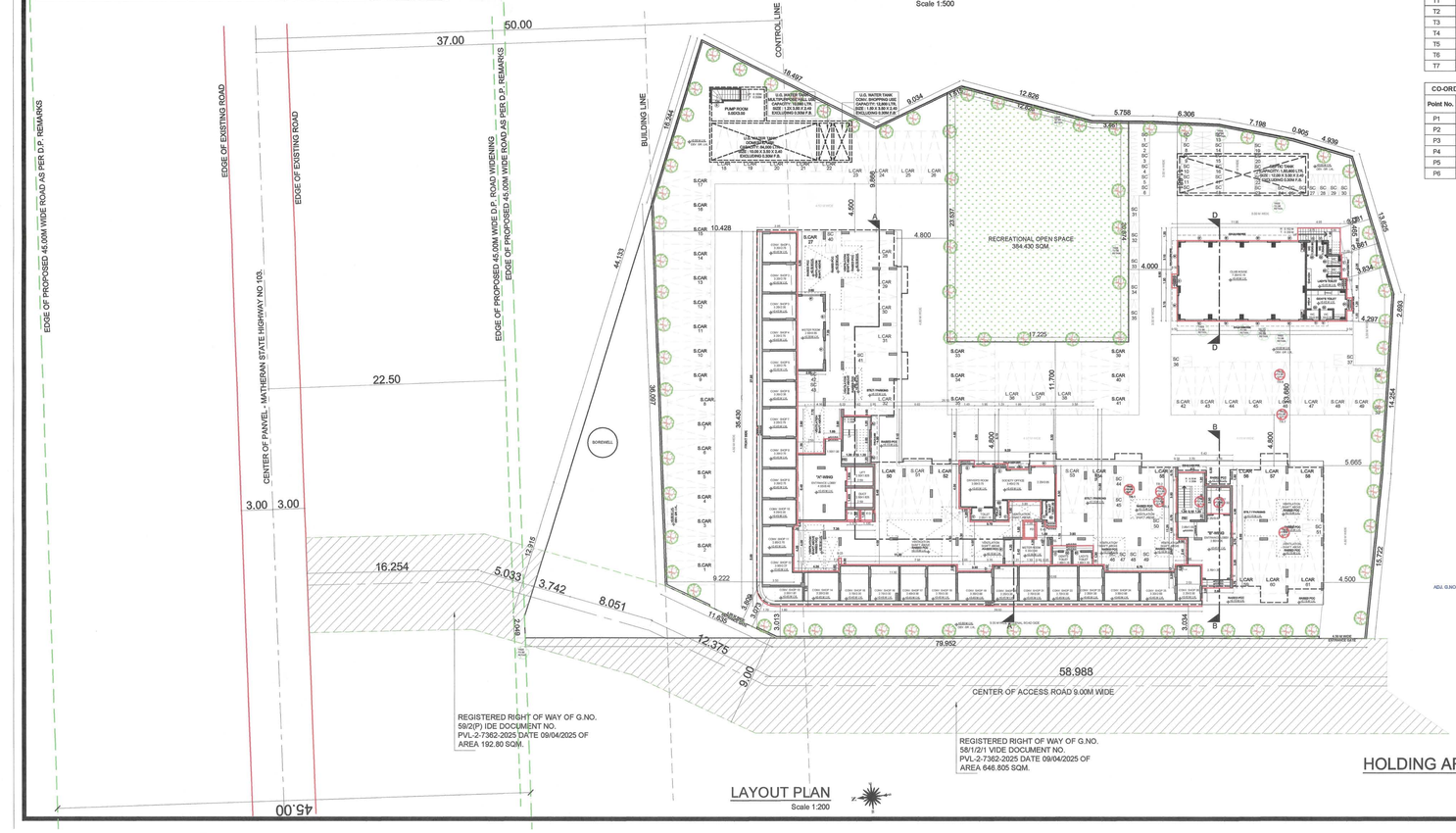
PLOT AREA DIAGRAM
Scale 1:500

CO-ORDINATES AS PER TILR SURVEY

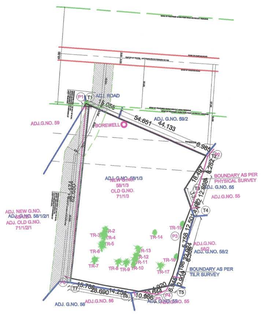
Point No.	Easting (E) Degree	Northing (N) Degree
T1	307139.699	2103282.755
T2	307196.435	2103285.901
T3	307188.391	2103249.275
T4	307194.267	2103237.339
T5	307188.966	2103204.844
T6	307169.277	2103198.637
T7	307140.624	2103200.110

CO-ORDINATES AS PER PHYSICAL SURVEY

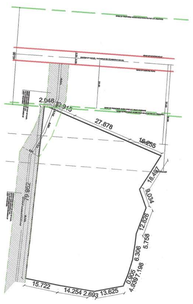
Point No.	Easting (E)	Northing (N)
P1	307136.213	2103283.243
P2	307197.218	2103265.667
P3	307188.160	2103228.744
P4	307185.552	2103202.048
P5	307181.357	2103199.406
P6	307140.466	2103202.111



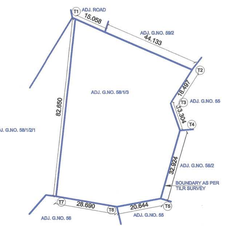
LAYOUT PLAN
Scale 1:200



PLAN SHOWING SUPERIMPOSITION OF DEMARCATION PLAN & PHYSICAL SURVEY
Scale 1:1000

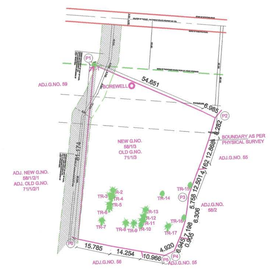


MINIMUM AREA AFTER SUPERIMPOSITION OF DEMARCATION PLAN & PHYSICAL SURVEY
Scale 1:1000



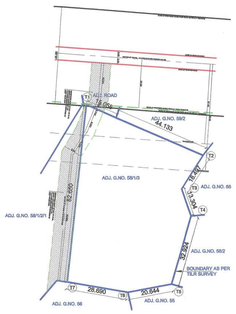
AREA = 3840.00 SQM.

HOLDING AREA DIAGRAM AS PER DEMARCATION PLAN
Scale 1:1000



AREA = 3878.105 SQM.

PHYSICAL SURVEY PLAN
Scale 1:1000



HOLDING AREA DIAGRAM AS PER D.P. REMARKS PLAN
Scale 1:1000

DRAWING FOR BUILDING PERMISSION | SHEET NO. 1/6

CONTENT : (BUILDING - 1 & 2) - LAYOUT PLAN, AREA DIAGRAM, AREA, CALCULATION & FRONT ELEVATION.

STAMP OF APPROVAL

This Commencement Certificate is approved subject to the conditions mentioned in this office Letter / Certificate vide No. CIDCO / NAINA / Panvel / Nere Pada / BP- 00726 / CC / 2025 / 1438 dated: 23 Sep 2025.

AREA STATEMENT

Sr. No.		Particulars	Area (in Sq. M.)
1		Area of Gut No. 58/1/3	
	a	Area of Plot (as per 7/12) and NA order	3840.000
	b	Area of Plot as per TILR (by triangulation method at true scale)	3840.868
	c	Area of Plot as per Physical Survey	3878.105
	e	Area of plot considered (least of (a), (b) and (c))	3840.000
2		Deduction for	
	a	Existing road	0.000
	b	Proposed widening of existing road	2.779
	c	Proposed road as per TILR	0.000
	d	Area under reservation, if any	0.000
		Total (a + b + c + d)	2.779
3		Balance area of Plot (1h - 2)	3837.221
		Amenity Space, if any	
4	a	Required Amenity Space (5% of 3)	0.000
	b	Proposed Amenity Space	0.000
5		Net Plot area (1e + 3 - 4b)	3837.221
		Recreational Open Space (If applicable)	
6	a	Required RGOpen Space (10% of 5)	383.722
	b	Proposed RGopen Space	384.430
		Total Entitlement of FSI in the proposal Gut No. 58/1/3	
7	a	Base FSI permissible	0.70
	b	Premissible FSI with payment of premimum (0.3)	0.30
	c	TDR/ In-situ FSI	0.00
	d	Ancillary FSI to sale BUA (60% on a + b + c)	0.60
		Total Permissible sale Built up area (7a + 7b + 7c + 7d)	1.60
	e	Premissible 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
8		Permissible Built up area	
	a	Permissible Built up area with refrence to Basic FSI, Premium FSI, TDR	3837.221
	b	Permissible Sale Built Up Area ((7a+7b+7c+7d)-(5)) (P line Area)	6139.554
	c	Permissible EWS Built Up area of (EWS component (20% of 8b) including ancillary (P line area)	NA
9		Proposed Built Up area	
	a	Proposed Sale Built Up Area (P-Line)	5810.554
	b	Proposed Sale Built Up Area (with refrence to Basic FSI, Premium FSI, TDR)	5810.554
	c	Consumed Ancillary FSI (Max 60% or 80%) (9a-9b)	2251.022
10		EWS flats details	
	a	~~Required EWS flats Built Up area (20% of base & premium consume FSI) (9.2X 8b)~~	NA
	b	~~Proposed EWS flats Built Up area~~	NA
	c	~~Proposed Built Up area of EWS component (P line)~~	NA
11		Built up area Details	

Built up area		Comm	Resi	Total sale	EWS
a	Total Proposed BUA (P line)	277.689	5810.554	6088.243	NA
b	Net Proposed BUA (Excluding Anillary)	173.556	3663.665	3837.221	NA
c	Consume Ancillary BUA	104.133	2146.889	2251.022	NA

Sr. No.		Particulars	Area (in Sq. M.)
12		Proposed Built Up Area Details	
	a	Sale component (P line area)	6088.243
	b	~~EWS component (P line area)~~	NA
13		Balance Built Up Area (P- Line Area)	
	a	Sale component (12a-8b)	51.311
	b	~~EWS component (12b-8b)~~	NA
14		~~Excess Built Up Area of EWS flat (12b-8c)~~	NA
15	a	Total Built up sale Area including excess EWS BUA (12a+14)	6088.243
	b	~~EWS Built up area after deducting excess EWS area (12b-8c)~~	NA
16		Total Ancillary area including ancillary of EWS BUA (sum of 11c)	2251.022
17		Total FSI consumed	
	a	Sale component (15/5)	1.587
	b	~~EWS component (10a/5)~~	NA
18		Balance FSI	
	a	Sale component (7a+7b+7c+7d)-17a	0.013
	b	~~EWS component (7e+7f)-17b~~	NA
19		No. of units proposed	
	a	Residential - Sale component	98
		Residential – EWS component	NA
	b	Covenient Shops	26
20		Trees proposed	
	a	Trees to be planted against plot area (1 tree for evey 100 Sq. M.)	38
	b	Trees to be planted against RGopen space (5 tree for evey 100 Sq. M.)	19
	c	Existing trees	17
	d	Trees to be cut	8
	e	Trees to be planted against tree fell (5 tree for every 1 tree fall) (d x 5)	40
	f	Total required trees (a + b + e)	59
	g	Existing Number of trees to be retain (c - d)	9
	h	Required Number of trees to be planted (f - g)	50
21		Parking Statement	
	a	Required number of parking spaces – 04 wheeler	61
	b	Required number of parking spaces – 02 wheeler	51
	c	Proposed number of parking spaces – 04 wheeler	61
	d	Proposed number of parking spaces – 02 wheeler	51
22		Height clearance of building from AAI	
	a	Maximum Permissible top elevation by AAI NOC dated 28.02.2022 (54.90 -23.90) = 31.00 meter	54.90m AMSL
	b	The proposed maximum height of the building (23.90 + 29.70 = 53.60 meter	54.55m AMSL

PROFORMA - II

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16/03/2025 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 PHYSICAL SURVEY RECORD.

MANGALMURTI Builders & Developers — Partners
SIGNATURE OF THE OWNERS

AR. DEEPAK THAKARE
SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 58/1/3, AT VILLAGE - NEREPADA, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
S/1, ADITYA SHREE RAM, NEAR SHANI TEMPLE, M.G. ROAD, TAPAL NAKA, TAL. PANVEL, DISTRICT RAIGAD.
For,
MANGALMURTI Builders & Developers — Partners

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
Through It's POA Holder & Partner,
Shri. Kiran Hari Bagad & Shri. Abhijeet Y. Savlekar.

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) 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 : 05/05/2024

ADDRESS:
SHREE NAND-DHAM BLDG., A-609, PLOT NO.55, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614.
dpthakare@gmail.com
PH. 9920060338

SIGNATURE OF LICENSED ARCHITECT

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
07/02/2025	NAINA/	03	AS SHOWN AS	RAKHI	RAKHI

SIGNATURE, NAME OF LICENSED ARCHITECT	ADDRESS OF LICENSED ARCHITECT
AR. DEEPAK THAKARE CA/92/14485	DPT DEEPAK P. THAKARE ARCHITECTS & PLANNERS — SHREE NAND-DHAM BLDG., A-609, PLOT NO.55, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614. PH. +91-98 3004 0338 dpthakare@gmail.com

SEPTIC TANK REQUIREMENT																
BUILDING	NUMBER OF TENEMENT	ADDITIONAL TOILET	POPULATION	WATER REQUIREMENT							FLOW TO SEWER			TOTAL FLOW TO SEPTIC	SEPTIC TANK PROVIDED	CAPACITY
				FLUSHING		FLUSHING ADDITIONAL TOILET		DOMESTIC		TOTAL	FLUSHING 100%	DOMESTIC 85%	TOTAL	100%	SIZE	
				LPCD	LPD	LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	LPD	METER	LITER
1	2	3	4 = 2 X (5)	5	6 = 4 X 5	7	8 = 3 X 7	9	10 = 9 X 4	11 = 6+8+10	12 = (6+8) X100%	13 = 10X85%	14 = 12+13	18 = (13)	19	20
RESIDENTIAL	98.00	102.00	490.00	54.00	26460.00	36.00	3672.00	135.00	66150.00	96282.00	30132.00	56227.50	86359.50	99594.00	12.00 X 3.50 X 2.40	100800.00
CLUB HOUSE	6.00	7.00	30.00	55.00	1650.00	37.00	259.00	136.00	4080.00	5989.00	1909.00	3468.00	5377.00			
CONVENIENT SHOPPING	26.00	2.00	78.00	54.00	4212.00	36.00	72.00	135.00	10530.00	14814.00	4284.00	8950.50	13234.50			
TOTAL	**130.00**	**111.00**	**598.00**							**117085.00**	**36325.00**	**68646.00**	**104971.00**	**99594.00**		**100800.00**

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	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)			UNDERGROUND WATER TANK PROVIDED 50% OF REQUIRED		
				ADDL. TOILET	POPULATION	TOTAL	TANK NUMBER	SIZE/ DIMENSION IN METER	CAPACITY IN LITER
1	2	3	4 = 2 X 5	5 = 3 X 180	6 = 4 X 189	7=(5+6)X1.5	8	9	10
RESIDENTIAL	98.00	102.00	490.00	18360.00	92610.00	166455.00	1.00	10.00 X 3.50 X 2.40	84000.00
CLUB HOUSE	6.00	7.00	190.00	2450.00	5400.00	11775.00	1.00	1.20 X 3.50 X 2.40	10080.00
CONVENIENT SHOPPING	26.00	2.00	78.00	360.00	14742.00	22653.00	1.00	1.50 X 3.50 X 2.40	12600.00
TOTAL	**130.00**	**111.00**	**758.00**	**21170.00**	**112752.00**	**200883.00**	**3.00**		**106680.00**

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.
- v. UNDER GROUND WATER TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT.

OVERHEAD WATER TANK CAPACITY CALCULATION						
BUILDING NUMBER	USE	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	RESIDENTIAL	166455.00	83227.50	4.10 X 2.40 X 3.00	1.00	87000.00
				1.20 X 2.80 X 3.00	1.00	
				2.45 X 6.45 X 3.00	1.00	
	CONVENIENT SHOPS	22653.00	11326.50	2.45 X 1.75 X 2.80	1.00	12000.00
	CLUB HOUSE	11775.00	5887.50	0.90 X 3.85 X 2.80	1.00	9700.00
	FIRE FIGHTING	35000.00	35000.00	4.10 X 2.10 X 3.00	1.00	35000.00
TOTAL		**235883.00**	**135441.50**		**6.00**	**143700.00**

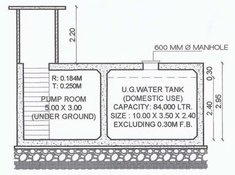
NOTE:
- i. OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT.

SANITATION REQUIREMENTS FOR CLUB HOUSE							
NO.	FIXTURES	PUBLIC		STAFF		TOTAL	
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
1	WATER CLOSET	1	3	1	1	2	4
2	ABLUPTION TAP	1	3	1	1	2	4
3	URINALS	6	0	1	0	7	0
4	WASH BASINS	1	1	1	1	2	2
5	DRINKING WATER FOUNTAIN	2				2	

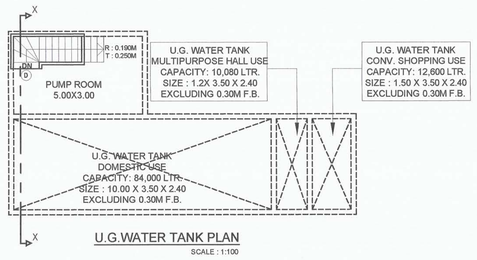
NOTE:
- i. OCCUPANT LOAD 1.5 AS PER 4(b) OF TABLE 27.2
- ii. SANITATION REQUIREMENT AS PER Table 38.3
- iii. GROSS AREA IS 126.88 SQM. AND OCCUPANT LOAD IS 190 PERSONS
- iv. MALE POPULATION CONSIDER 2/3RD i.e. 127 & FEMALE POPULATION AS 1/3RD i.e. 63.
- v. WATER REQUIREMENT 900 LTR PER WC SEAT & 350 LTR PER URINAL SEAT

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	2.300	2.300	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.300	2.070	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.300	1.725	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.700	3.060	0.600	ALUMINIUM SLIDING WINDOW.
W1	1.200	1.700	2.040	0.600	ALUMINIUM SLIDING WINDOW.
SD	1.200	2.300	2.760	0.000	ALUMINIUM SLIDING WINDOW.
SD1	1.800	2.300	4.140	0.000	ALUMINIUM SLIDING WINDOW.
V	0.600	0.800	0.480	1.500	ALUMINIUM LOUVERED WINDOW.
FRD	1.200	2.300	2.760	0.000	FIRE RATED DOOR.
RJ	2.400	1.700	4.080	0.600	R.C.C. JALI

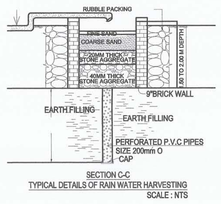
SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5 = 3 / 4	6
LIVING	110	17.288	W	2.881	3.060
BED ROOM	101	10.517	W	1.753	3.060
BED ROOM 1	110	12.143	W	2.024	3.060
BED ROOM 2	110	7.653	W	1.276	3.060
KITCHEN	110	5.828	SD	0.971	2.760
TOILET	101	2.220	V	0.370	0.480
TOILET	GROUND FLOOR	2.585	V	0.431	0.480
SERVANT'S TOILET	GROUND FLOOR	2.273	V	0.379	0.480
SOCIETY OFFICE	GROUND FLOOR	20.895	W & W1	3.483	5.100
DRIVER'S ROOM	GROUND FLOOR	9.300	W	1.550	3.060



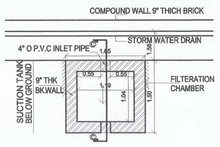
U.G.WATER TANK SECTION
SCALE : 1:100



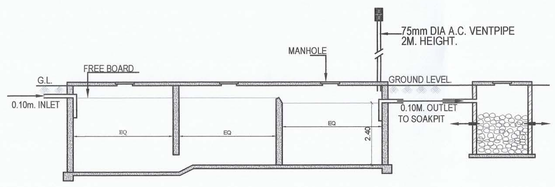
U.G.WATER TANK PLAN
SCALE : 1:100



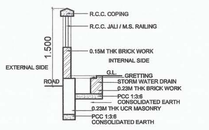
SECTION C-C
TYPICAL DETAILS OF RAIN WATER HARVESTING
SCALE : NTS



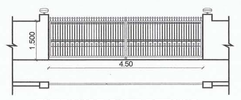
PLAN
TYPICAL DETAILS OF RAIN WATER HARVESTING
SCALE : NTS



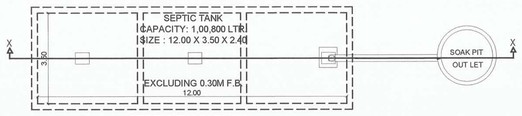
SECTION XX TH'RO SEPTIC TANK
SCALE : 1:100



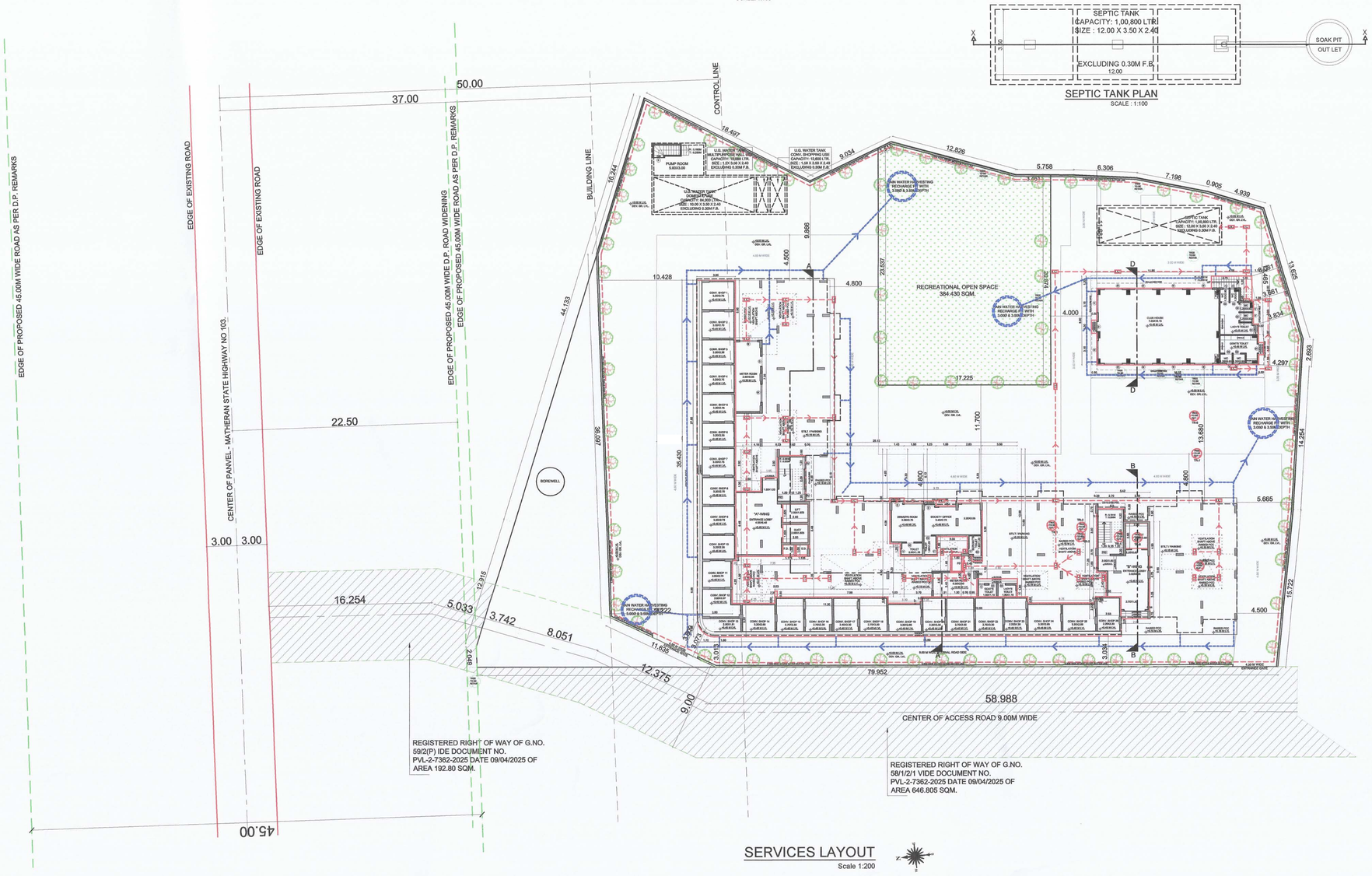
SECTION THROUGH COMPOUND WALL
AND STORM WATER DRAIN
SCALE 1:50



ENTRANCE GATE DETAILS
SCALE: 1:100



SEPTIC TANK PLAN
SCALE : 1:100



SERVICES LAYOUT
Scale 1:200

DRAWING FOR BUILDING PERMISSION | SHEET NO. 2/6

CONTENT : (BUILDING - 1 & 2) - SERVICES LAYOUT & DETAILS.

STAMP OF APPROVAL

This Commencement Certificate is approved subject to the conditions mentioned in this office Letter / Certificate vide No. CIDCO / NAINA / Panvel / Nere Pada / BP- 00726 / CC / 2025 / 1438 dated: 23 Sep 2025.

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	98
b) COMMERCIAL	26

LEGENDS

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

PROFORMA - II

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16/03/2025 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 PHYSICAL SURVEY RECORDS

MANGALMURTI Builders & Developers — Partners
SIGNATURE OF THE OWNERS

AR. DEEPAK THAKARE
SIGNATURE OF LICENSED ARCHITECT

DESCREPTION OF PROPOSAL AND PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 58/1/3, AT VILLAGE - NEREPADA, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
S/1, ADITYA SHREE RAM, NEAR SHANI TEMPLE, M.G. ROAD, TAPAL NAKA, TAL. PANVEL, DISTRICT RAIGAD.
For,
MANGALMURTI Builders & Developers — Partners

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
Through It's POA Holder & Partner,
Shri. Kiran Hari Bagad & Shri. Abhijeet Y. Savlekar.

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) 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 MADm E 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 : 06/05/2024

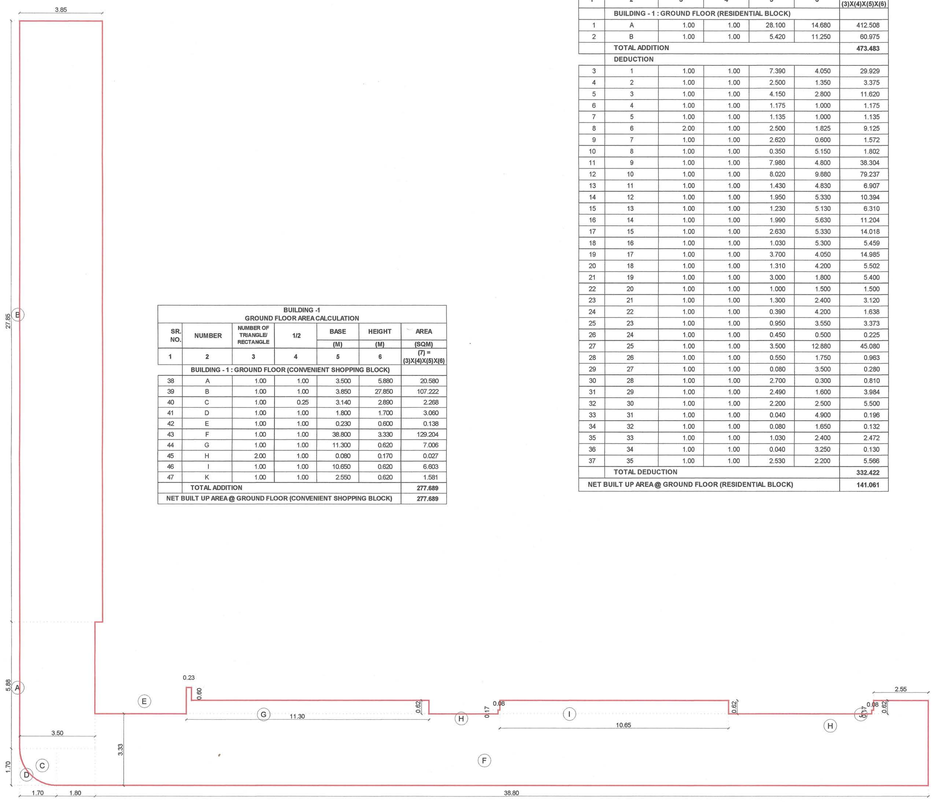
ADDRESS:
SHREE NAND-DHAM BLDG., A-509, PLOT NO.59,
SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614.
dpthakare@gmail.com
PH. 9820200238

SIGNATURE OF LICENSED ARCHITECT

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
07/02/2025	NAINA/	03	AS SHOWN AS	RAKHI	RAKHI

SIGNATURE, NAME OF LICENSED ARCHITECT	ADDRESS OF LICENSED ARCHITECT
AR. DEEPAK THAKARE CA/92/14485	DPT DEEPAK P. THAKARE ARCHITECTS & PLANNERS SHREE NAND-DHAM BLDG., A-509, PLOT NO.59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614. PH. +9198 2006 0238 dpthakare@gmail.com

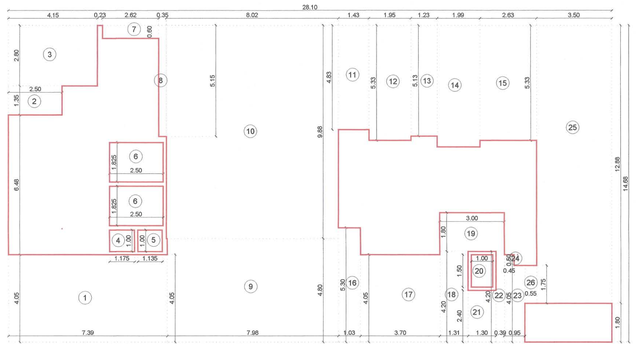
BUILDING -4 GROUND FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
BUILDING - 1 : GROUND FLOOR (CONVENIENT SHOPPING BLOCK)						
38	A	1.00	1.00	3.500	5.880	20.580
39	B	1.00	1.00	3.850	27.850	107.222
40	C	1.00	0.25	3.140	2.890	2.268
41	D	1.00	1.00	1.800	1.700	3.060
42	E	1.00	1.00	0.230	0.600	0.138
43	F	1.00	1.00	36.800	3.330	129.204
44	G	1.00	1.00	11.300	0.620	7.006
45	H	2.00	1.00	0.080	0.170	0.027
46	I	1.00	1.00	10.650	0.620	6.603
47	K	1.00	1.00	2.550	0.620	1.581
TOTAL ADDITION						277.689
NET BUILT UP AREA @ GROUND FLOOR (CONVENIENT SHOPPING BLOCK)						277.689



GROUND FLOOR COMMERCIAL BLOCK (BUILDING - 1) AREA DIAGRAM

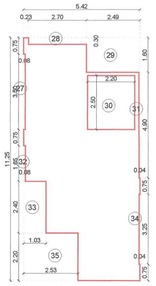
Scale 1:100

BUILDING -1 GROUND FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
BUILDING - 1 : GROUND FLOOR (RESIDENTIAL BLOCK)						
1	A	1.00	1.00	28.100	14.680	412.508
2	B	1.00	1.00	5.420	11.250	60.975
TOTAL ADDITION						473.483
DEDUCTION						
3	1	1.00	1.00	7.390	4.050	29.929
4	2	1.00	1.00	2.500	1.350	3.375
5	3	1.00	1.00	4.150	2.800	11.620
6	4	1.00	1.00	1.175	1.000	1.175
7	5	1.00	1.00	1.135	1.000	1.135
8	6	2.00	1.00	2.500	1.825	9.125
9	7	1.00	1.00	2.620	0.600	1.572
10	8	1.00	1.00	0.350	5.150	1.802
11	9	1.00	1.00	7.980	4.800	38.304
12	10	1.00	1.00	8.020	9.880	79.237
13	11	1.00	1.00	1.430	4.830	6.907
14	12	1.00	1.00	1.950	5.330	10.394
15	13	1.00	1.00	1.230	5.130	6.310
16	14	1.00	1.00	1.990	5.630	11.204
17	15	1.00	1.00	2.630	5.330	14.018
18	16	1.00	1.00	1.030	5.300	5.459
19	17	1.00	1.00	3.700	4.050	14.985
20	18	1.00	1.00	1.310	4.200	5.502
21	19	1.00	1.00	3.000	1.800	5.400
22	20	1.00	1.00	1.000	1.500	1.500
23	21	1.00	1.00	1.300	2.400	3.120
24	22	1.00	1.00	0.390	4.200	1.638
25	23	1.00	1.00	0.950	3.550	3.373
26	24	1.00	1.00	0.450	0.500	0.225
27	25	1.00	1.00	3.500	12.880	45.080
28	26	1.00	1.00	0.550	1.750	0.963
29	27	1.00	1.00	0.080	3.500	0.280
30	28	1.00	1.00	2.700	0.300	0.810
31	29	1.00	1.00	2.490	1.600	3.984
32	30	1.00	1.00	2.200	2.500	5.500
33	31	1.00	1.00	0.040	4.900	0.196
34	32	1.00	1.00	0.080	1.650	0.132
35	33	1.00	1.00	1.030	2.400	2.472
36	34	1.00	1.00	0.040	3.250	0.130
37	35	1.00	1.00	2.530	2.200	5.566
TOTAL DEDUCTION						332.422
NET BUILT UP AREA @ GROUND FLOOR (RESIDENTIAL BLOCK)						141.061



GROUND FLOOR RESIDENTIAL BLOCK (BUILDING - 1) AREA DIAGRAM

Scale 1:100



SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	SIZE AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4= 2 X 3	5	6
D	1.000	2.300	2.300	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.300	2.070	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.300	1.725	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.700	3.060	0.600	ALUMINIUM SLIDING WINDOW.
W1	1.200	1.700	2.040	0.600	ALUMINIUM SLIDING WINDOW.
SD	1.200	2.300	2.760	0.000	ALUMINIUM SLIDING WINDOW.
SD1	1.800	2.300	4.140	0.000	ALUMINIUM SLIDING WINDOW.
V	0.600	0.800	0.480	1.500	ALUMINIUM LOUVERED WINDOW.
FRD	1.200	2.300	2.760	0.000	FIRE RATED DOOR.
RJ	2.400	1.700	4.080	0.600	R.C.C. JALI.

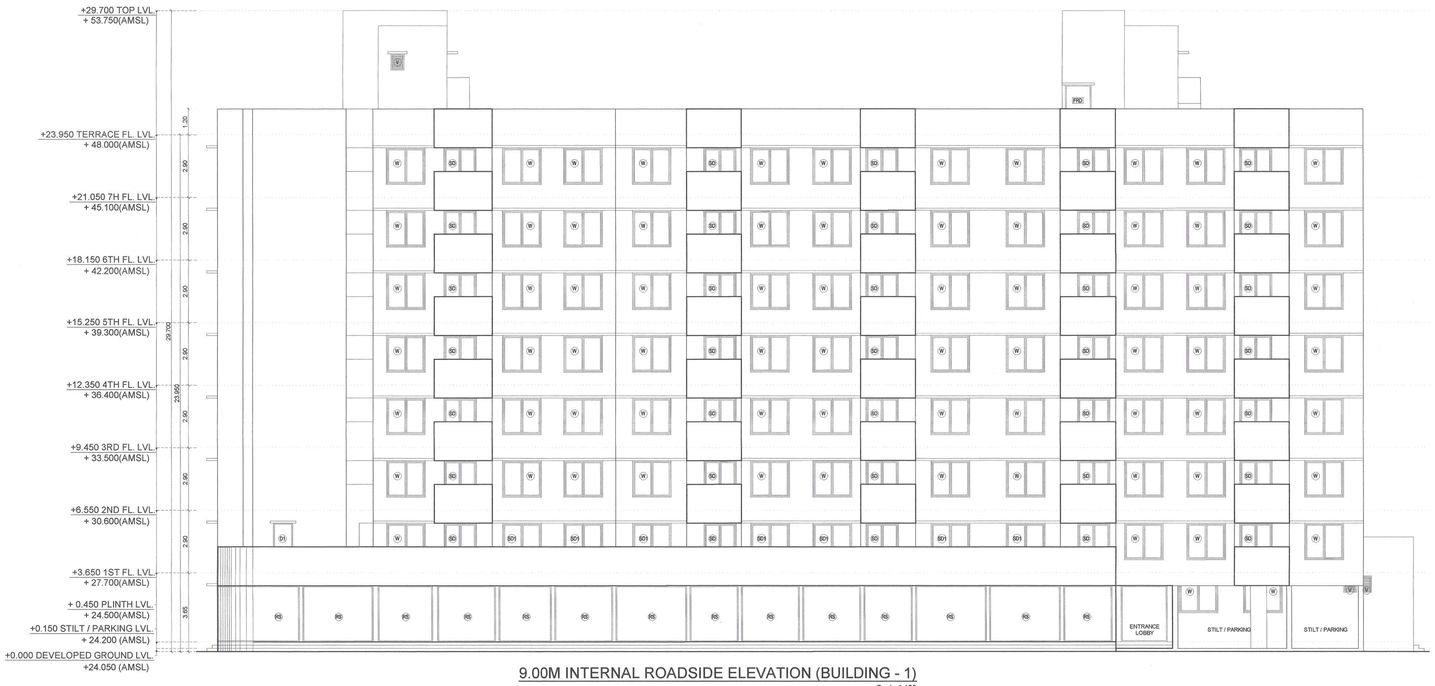
SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5 = 3 / 4	6
LIVING	110	17.288	W	2.881	3.060
BED ROOM	101	10.517	W	1.753	3.060
BED ROOM 1	110	12.143	W	2.024	3.060
BED ROOM 2	110	7.653	W	1.276	3.060
KITCHEN	110	5.828	SD	0.971	2.760
TOILET	101	2.220	V	0.370	0.480
TOILET	GROUND FLOOR	2.585	V	0.431	0.480
SERVANT'S TOILET	GROUND FLOOR	2.273	V	0.379	0.480
SOCIETY OFFICE	GROUND FLOOR	20.895	W & W1	3.483	5.100
DRIVER'S ROOM	GROUND FLOOR	9.300	W	1.550	3.060

DRAWING FOR BUILDING PERMISSION | SHEET NO. 3/6

CONTENT : (BUILDING - 1) - GROUND FLOOR PLAN, AREA DIAGRAM, AREA CALCULATION & FRONT ELEVATION & INTERNAL ROADSIDE ELEVATION.

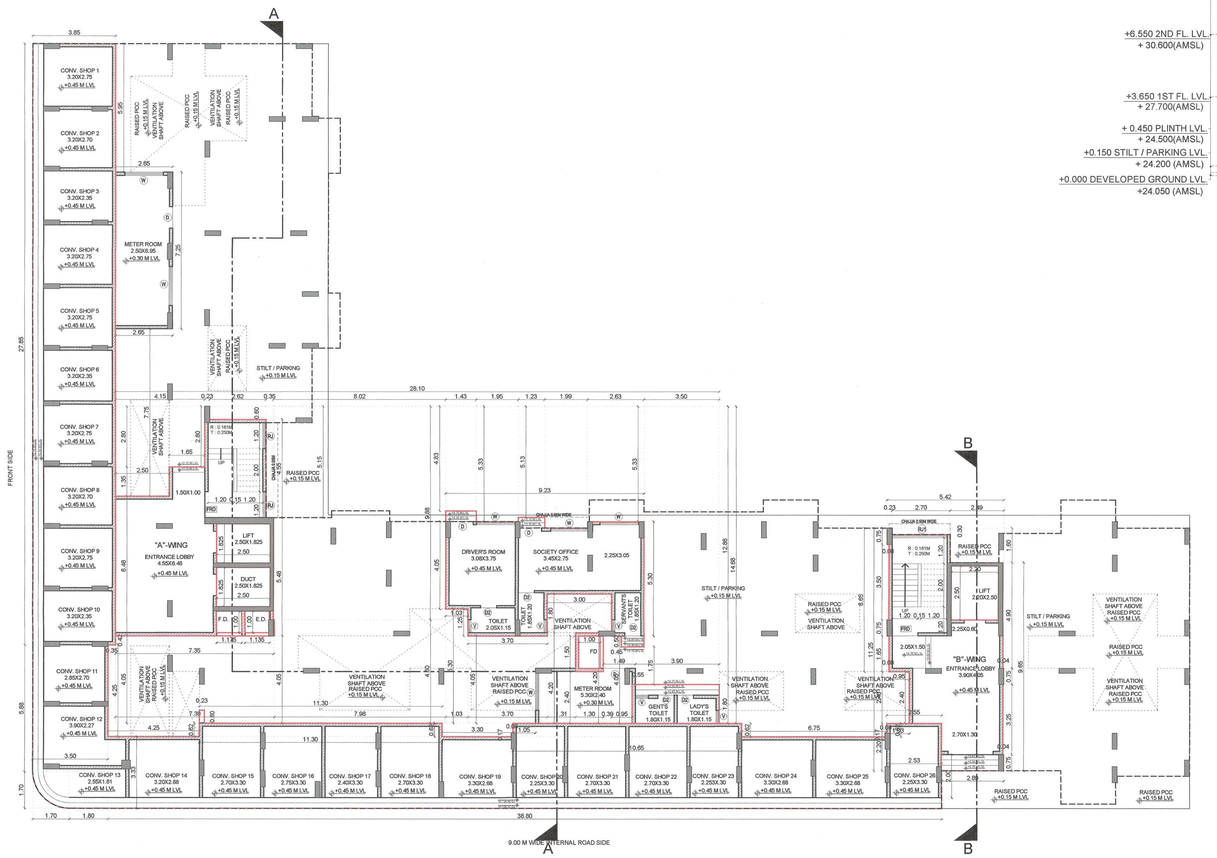
STAMP OF APPROVAL

This Commencement Certificate is approved subject to the conditions mentioned in this office Letter / Certificate vide No. CIDCO / NAINA / Panvel / Nere Pada / BP- 00726 / CC / 2025 / 1438 dated: 23 Sep 2025.



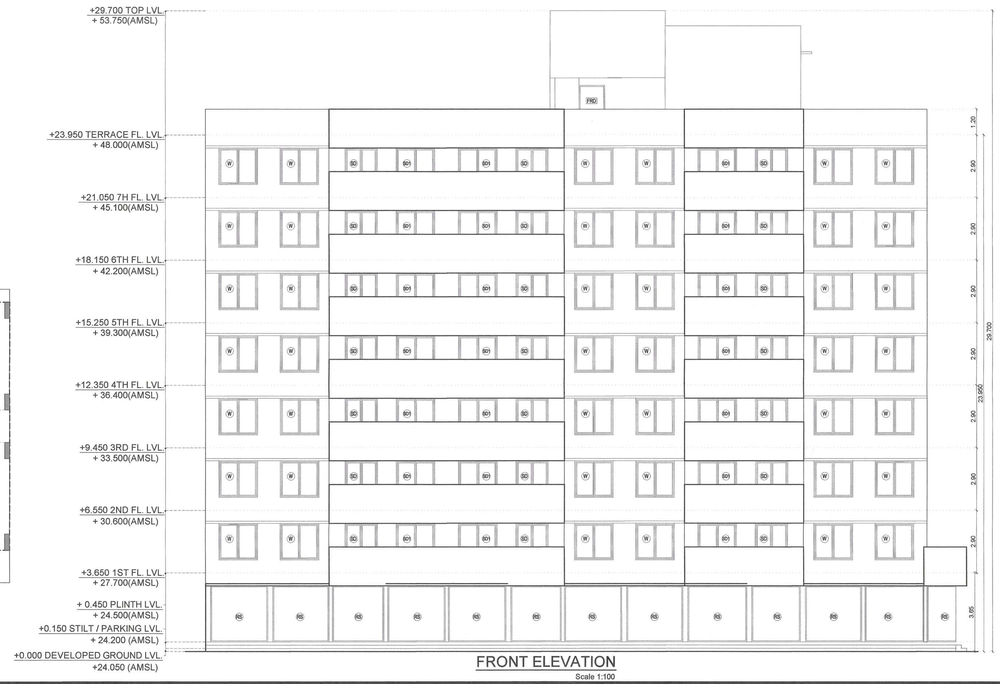
9.00M INTERNAL ROADSIDE ELEVATION (BUILDING - 1)

Scale 1:100



GROUND FLOOR PLAN (BUILDING - 1)

Scale 1:100



FRONT ELEVATION

Scale 1:100

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	98
b) COMMERCIAL	26

LEGENDS

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

DESCREPTION OF PROPOSAL AND PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 58/1/3, AT VILLAGE - NEREPADA, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
S/1, ADITYA SHREE RAM, NEAR SHANI TEMPLE, M.G. ROAD, TAPAL NAKA, TAL. PANVEL, DISTRICT RAIGAD.
For,

MANGALMURTI
Builders & Developers

Partners

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
Through It's POA Holder & Partner,
Shri. Kiran Hari Bagad & Shri. Abhijeet Y. Savlekar.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
07/02/2025	NAINA/	03	AS SHOWN AS	RAKHI	RAKHI

SIGNATURE, NAME OF LICENSED ARCHITECT	ADDRESS OF LICENSED ARCHITECT
AR. DEEPAK THAKARE CA/92/14485	DPT DEEPAK P. THAKARE ARCHITECTS & PLANNERS SHREE NAND DHAM BLDG., A-505, PLOT NO.05, SECTOR 11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614. Ph. +91 98 3500 0338 dpthakare@gmail.com

DRAWING FOR BUILDING PERMISSION	SHEET NO.	4/6

CONTENT : (BUILDING - 2)- FIRST FLOOR PLAN, AREA DIAGRAM, AREA CALCULATION & SECTION D - D.

STAMP OF APPROVAL

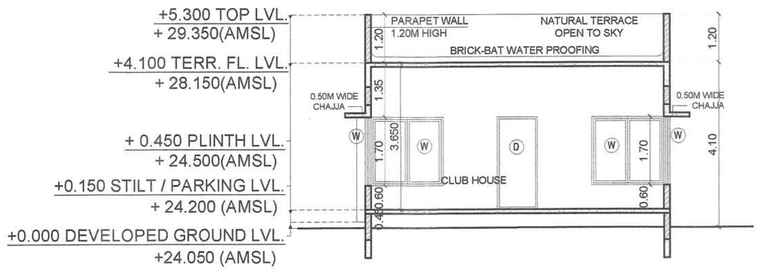
This Commencement Certificate is approved subject to the conditions mentioned in this office Letter / Certificate vide No. CIDCO / NAINA / Panvel / Nere Pada / BP- 00726 / CC / 2025 / 1438 dated: 23 Sep 2025.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	SIZE AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4 = 2 X 3	5	6
D	1.000	2.300	2.300	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.300	2.070	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.300	1.725	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.700	3.060	0.600	ALUMINIUM SLIDING WINDOW.
W1	1.200	1.700	2.040	0.600	ALUMINIUM SLIDING WINDOW.
SD	1.200	2.300	2.760	0.000	ALUMINIUM SLIDING WINDOW.
SD1	1.800	2.300	4.140	0.000	ALUMINIUM SLIDING WINDOW.
V	0.600	0.800	0.480	1.500	ALUMINIUM LOUVERED WINDOW.
FRD	1.200	2.300	2.760	0.000	FIRE RATED DOOR.
RJ	2.400	1.700	4.080	0.600	R.C.C. JALI.

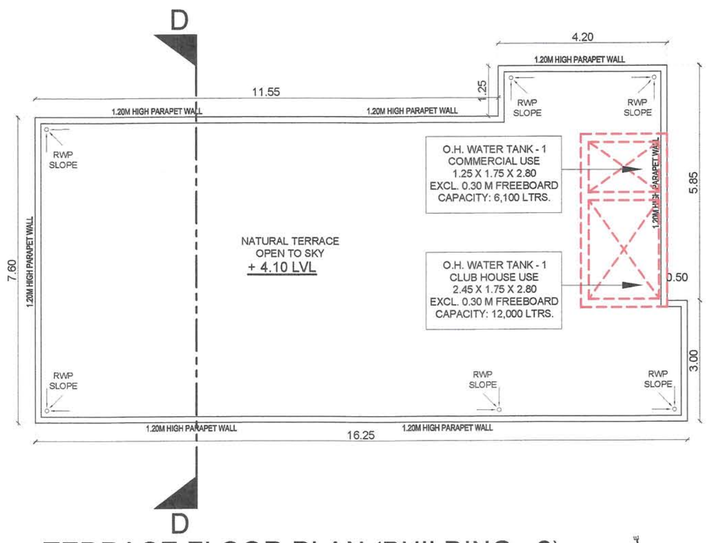
SCHEDULE OF LIGHT AND VENTILATION

ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5 = 3 / 4	6
LIVING	110	17.288	W	2.881	3.060
BED ROOM	101	10.517	W	1.753	3.060
BED ROOM 1	110	12.143	W	2.024	3.060
BED ROOM 2	110	7.653	W	1.276	3.060
KITCHEN	110	5.828	SD	0.971	2.760
TOILET	101	2.220	V	0.370	0.480
TOILET	GROUND FLOOR	2.585	V	0.431	0.480
SERVANT'S TOILET	GROUND FLOOR	2.273	V	0.379	0.480
SOCIETY OFFICE	GROUND FLOOR	20.895	W & W1	3.483	5.100
DRIVER'S ROOM	GROUND FLOOR	9.300	W	1.550	3.060



SECTION D-D (BUILDING - 2)

Scale 1:100



TERRACE FLOOR PLAN (BUILDING - 2)

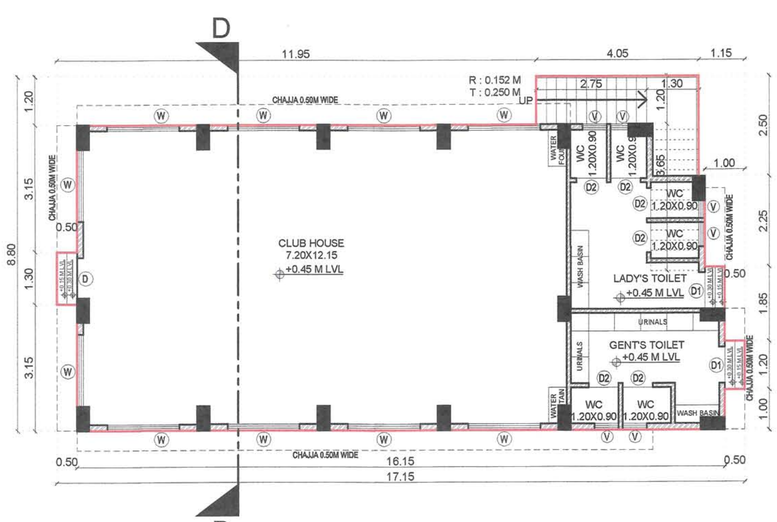
Scale 1:100

BUILDING -2 GROUND FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
	BUILDING - 2 : GROUND FLOOR (CLUB JOUSE)					
43	C	1.00	1.00	17.150	8.800	150.920
	TOTAL ADDITION					150.920
44	41	2.00	1.00	0.500	3.150	3.150
45	42	1.00	1.00	11.950	1.200	14.340
46	43	1.00	1.00	0.500	1.000	0.500
47	44	1.00	1.00	1.850	0.500	0.925
48	45	1.00	1.00	1.000	2.250	2.250
49	46	1.00	1.00	1.150	2.500	2.875
	TOTAL DEDUCTION					24.040
NET BUILT UP AREA @ GROUND FLOOR (CLUB HOUSE)						126.880

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	98
b) COMMERCIAL	26

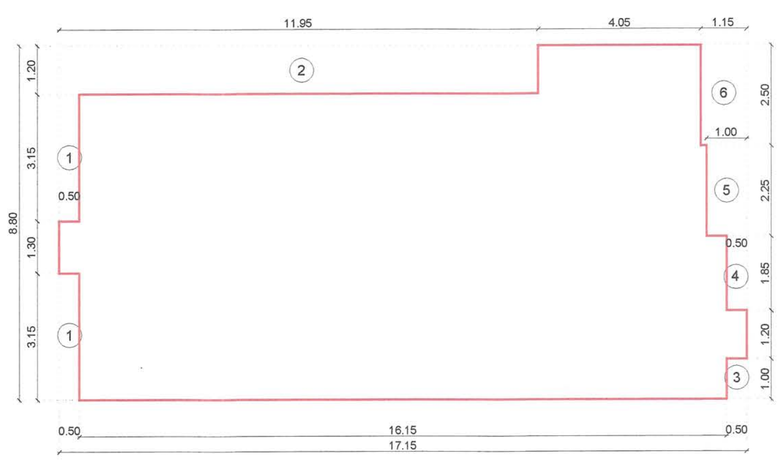
LEGENDS

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



GROUND FLOOR PLAN (BUILDING - 2)

Scale 1:100



GROUND FLOOR (BUILDING - 2) AREA DIAGRAM

Scale 1:100

DESCREPTION OF PROPOSAL AND PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 58/1/3, AT VILLAGE - NEREPADA, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
S/1, ADITYA SHREE RAM, NEAR SHANI TEMPLE, M.G. ROAD, TAPAL NAKA, TAL. PANVEL, DISTRICT RAIGAD.
For,

MANGALMURTI
Builders & Developers
Partners

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
Through It's POA Holder & Partner,
Shri. Kiran Hari Bagad & Shri. Abhijeet Y. Savlekar.

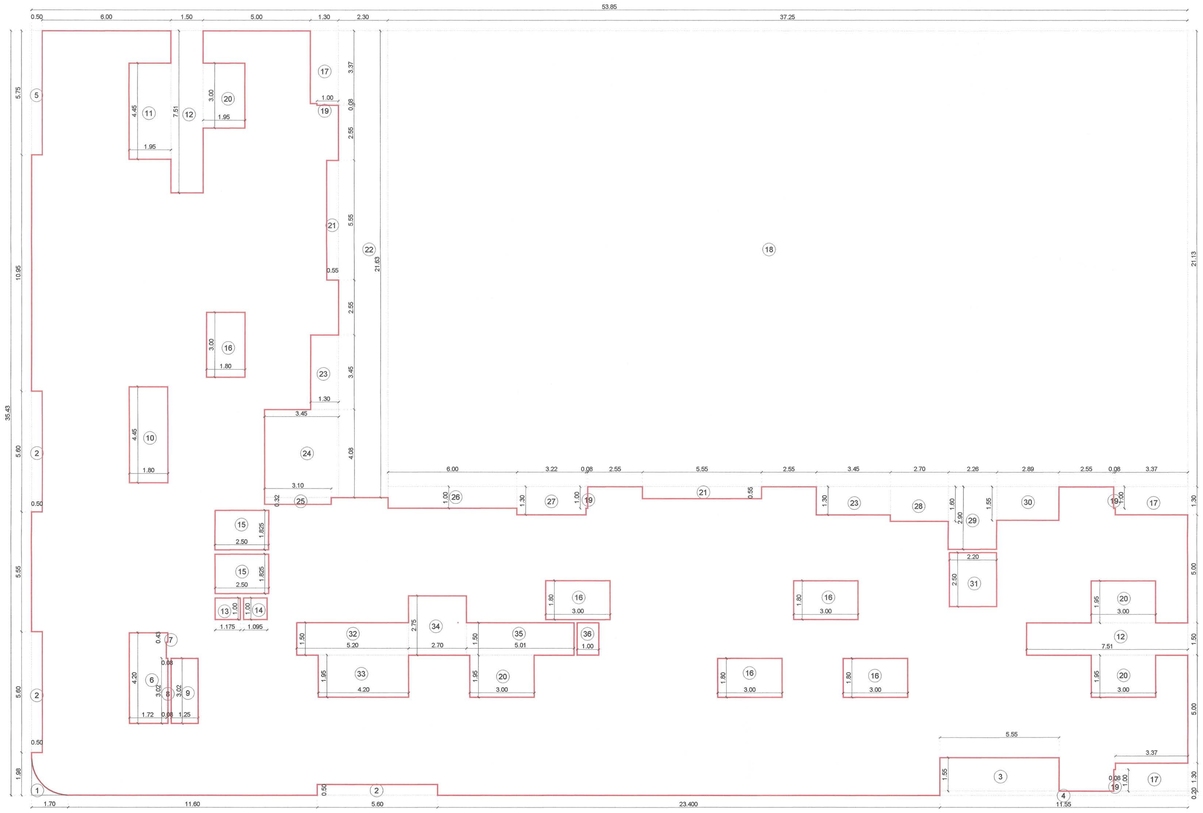
DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
07/02/2025	NAINA/	03	AS SHOWN AS	RAKHI	RAKHI

SIGNATURE, NAME OF LICENSED ARCHITECT

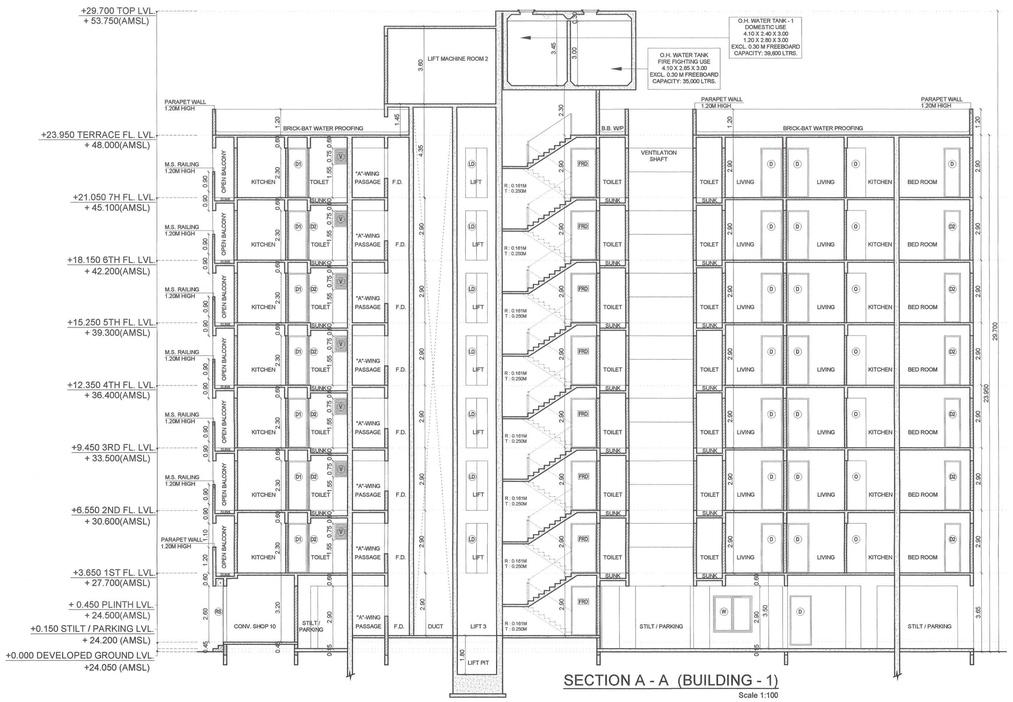
AR. DEEPAK THAKARE
CA/92/14485

ADDRESS OF LICENSED ARCHITECT

DPT DEEPAK P. THAKARE
ARCHITECTS & PLANNERS
SHREE NAND-DHAM BLDG., A-509, PLOT NO 59, SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614.
PH. +9198 2006 0238
dpthakare@gmail.com



1ST FLOOR (BUILDING - 1) AREA DIAGRAM
Scale 1:100



SECTION A - A (BUILDING - 1)
Scale 1:100

DRAWING FOR BUILDING PERMISSION | SHEET NO. 5/6

CONTENT : (BUILDING - 1) - FIRST FLOOR PLAN, AREA DIAGRAM & AREA CALCULATION, SECTION A-A & SECTION B-B.

STAMP OF APPROVAL

This Commencement Certificate is approved subject to the conditions mentioned in this office Letter / Certificate vide No. CIDCO / NAINA / Panvel / Nere Pada / BP- 00726 / CC / 2025 / 1438 dated: 23 Sep 2025.

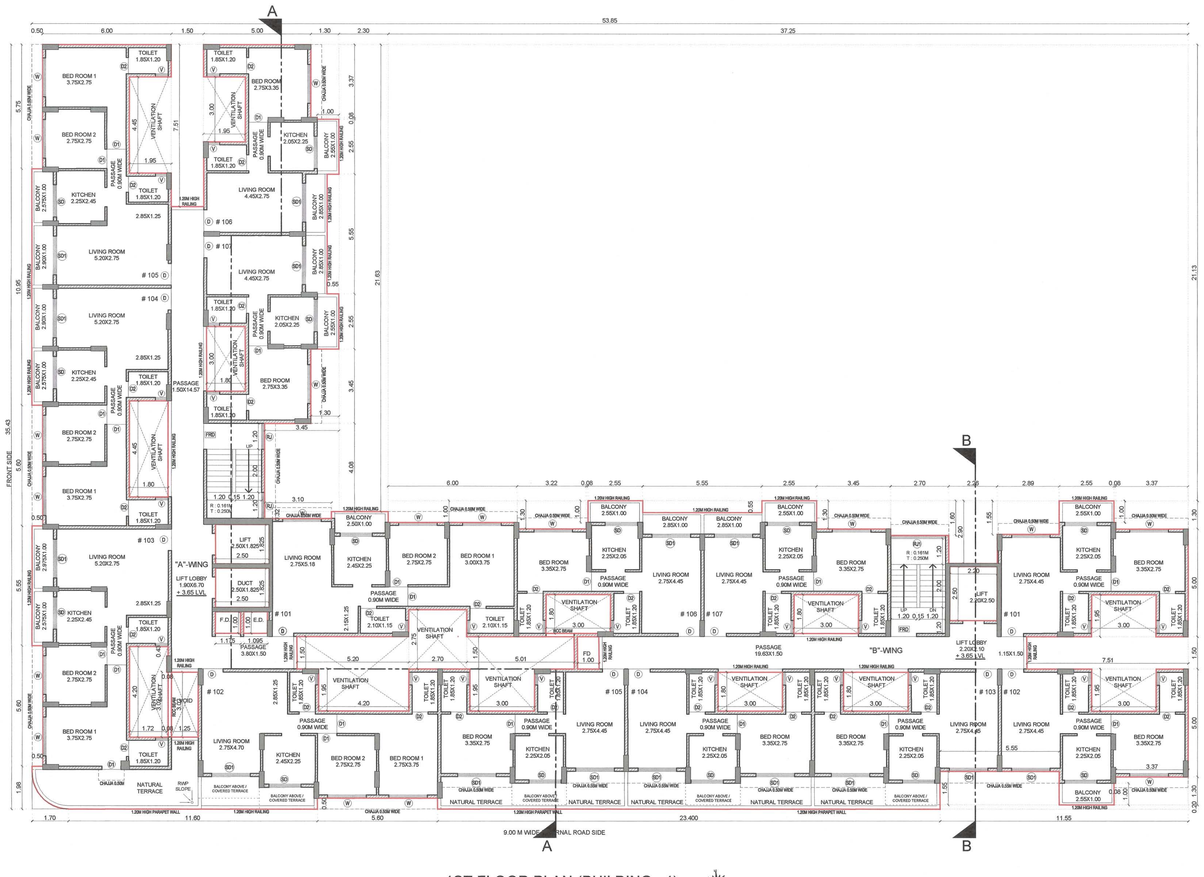
BUILDING - 1 1ST FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
BUILDING - 1 : 1ST FLOOR						
1	A	1.00	1.00	53.850	35.430	1907.906
TOTAL ADDITION						1907.906
DEDUCTION						
2	1	1.00				0.622
3	2	3.00	1.00	0.500	5.600	8.400
4	3	1.00	1.00	5.550	1.550	8.603
5	4	1.00	1.00	11.550	0.200	2.310
6	5	1.00	1.00	0.500	5.750	2.875
7	6	1.00	1.00	1.720	4.200	7.224
8	7	1.00	1.00	0.080	0.430	0.034
9	8	1.00	1.00	0.080	3.020	0.242
10	9	1.00	1.00	1.250	3.000	3.775
11	10	1.00	1.00	1.800	4.450	8.010
12	11	1.00	1.00	1.950	4.450	8.678
13	12	2.00	1.00	1.500	7.510	22.530
14	13	1.00	1.00	1.175	1.000	1.175
15	14	1.00	1.00	1.095	1.000	1.095
16	15	2.00	1.00	2.500	1.825	9.125
17	16	5.00	1.00	1.800	3.000	27.000
18	17	3.00	1.00	1.300	3.370	13.143
19	18	1.00	1.00	37.250	21.130	787.093
20	19	4.00	1.00	1.000	0.080	0.320
21	20	4.00	1.00	1.950	3.000	23.400
22	21	2.00	1.00	0.550	5.550	6.105
23	22	1.00	1.00	2.300	21.630	49.749
24	23	2.00	1.00	1.300	3.450	8.970
25	24	1.00	1.00	3.450	4.080	14.076
26	25	1.00	1.00	3.100	0.320	0.992
27	26	1.00	1.00	6.000	1.000	6.000
28	27	1.00	1.00	3.220	1.300	4.186
29	28	1.00	1.00	2.700	1.600	4.320
30	29	1.00	1.00	2.260	2.900	6.554
31	30	1.00	1.00	2.880	1.550	4.460
32	31	1.00	1.00	2.200	2.500	5.500
33	32	1.00	1.00	5.200	1.500	7.800
34	33	1.00	1.00	4.200	1.950	8.190
35	34	1.00	1.00	2.700	2.750	7.425
36	35	1.00	1.00	5.010	1.500	7.515
37	36	1.00	1.00	1.000	1.500	1.500
TOTAL DEDUCTION						1079.016
NET BUILT UP AREA @ 1ST FLOOR						828.890

SCHEDULE OF DOORS & WINDOWS

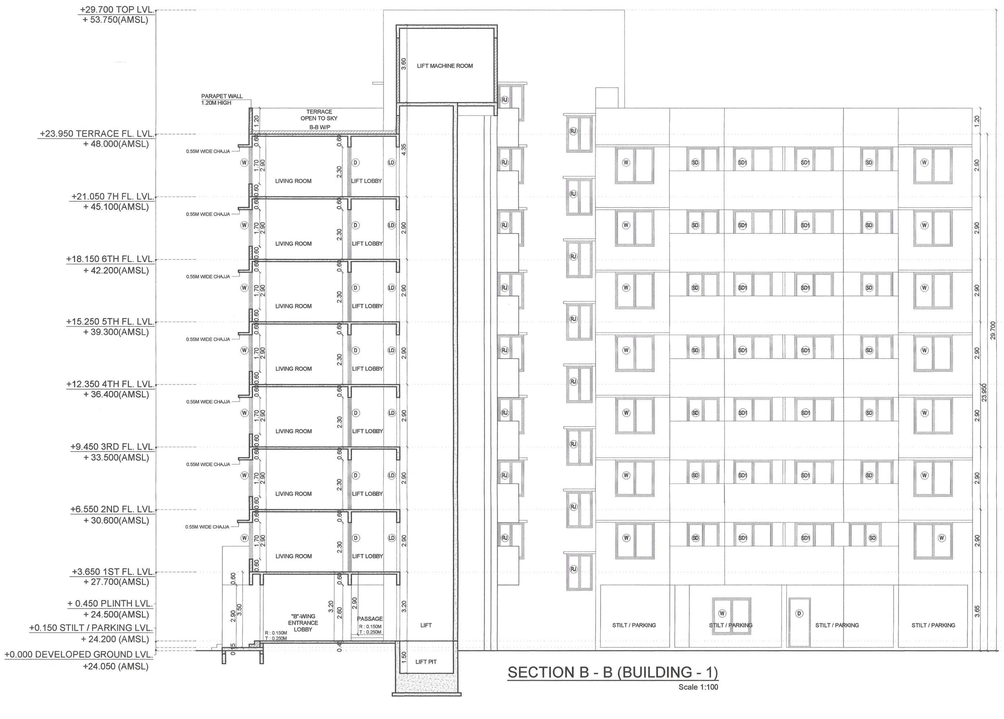
TYPE	SIZE WIDTH (MEETER)	SIZE HEIGHT (MEETER)	SIZE AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4 = 2 X 3	5	6
D	1.000	2.300	2.300	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.300	2.070	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.300	1.725	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.700	3.060	0.600	ALUMINIUM SLIDING WINDOW.
W1	1.200	1.700	2.040	0.600	ALUMINIUM SLIDING WINDOW.
SD	1.200	2.300	2.760	0.000	ALUMINIUM SLIDING WINDOW.
SD1	1.800	2.300	4.140	0.000	ALUMINIUM SLIDING WINDOW.
V	0.600	0.800	0.480	1.500	ALUMINIUM LOUVERED WINDOW.
FRD	1.200	2.300	2.760	0.000	FIRE RATED DOOR.
RJ	2.400	1.700	4.080	0.600	R.C.C. JALI.

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	110	17.288	W	2.881	3.060
BED ROOM	101	10.517	W	1.753	3.060
BED ROOM 1	110	12.143	W	2.024	3.060
BED ROOM 2	110	7.653	W	1.276	3.060
KITCHEN	110	5.828	SD	0.971	2.760
TOILET	101	2.220	V	0.370	0.480
TOILET	GROUND FLOOR	2.585	V	0.431	0.480
SERVANT'S TOILET	GROUND FLOOR	2.273	V	0.379	0.480
SOCIETY OFFICE	GROUND FLOOR	20.895	W & W1	3.483	5.100
DRIMER'S ROOM	GROUND FLOOR	9.300	W	1.550	3.060



1ST FLOOR PLAN (BUILDING - 1)
Scale 1:100



SECTION B - B (BUILDING - 1)
Scale 1:100

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	98
b) COMMERCIAL	26

LEGENDS

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

DESCREPTION OF PROPOSAL AND PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 58/1/3, AT VILLAGE - NEREPADA, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
S/1, ADITYA SHREE RAM, NEAR SHANI TEMPLE, M.G. ROAD, TAPAL NAKA, TAL. PANVEL, DISTRICT RAIGAD.
For,

MANGALMURTI Builders & Developers
Partners

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
Through It's POA Holder & Partner,
Shri. Kiran Hari Bagad & Shri. Abhijeet Y. Savlekar.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
07/02/2025	NAINA/	03	AS SHOWN AS	RAKHI	RAKHI

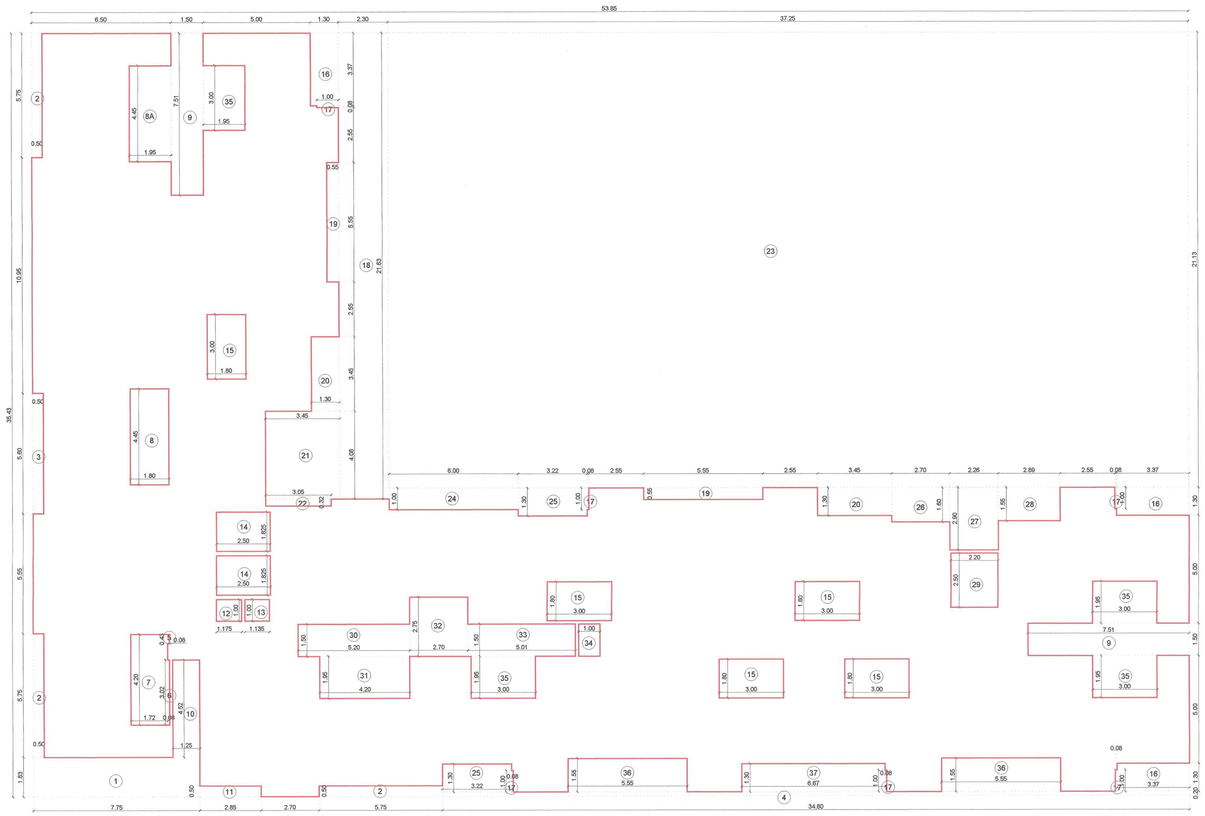
SIGNATURE, NAME OF LICENSED ARCHITECT	ADDRESS OF LICENSED ARCHITECT
AR. DEEPAK THAKARE CA/92/14485	DPT DEEPAK P. THAKARE ARCHITECTS & PLANNERS SHREE NAND DHAM BLDG., A-001, PLOT NO.99, SECTOR-11, C.B.D.-BELAPUR, NAVI MUMBAI, 400614. PH. +91 98 2020 0338 dpthakare@gmail.com

DRAWING FOR BUILDING PERMISSION | SHEET NO. 6/6

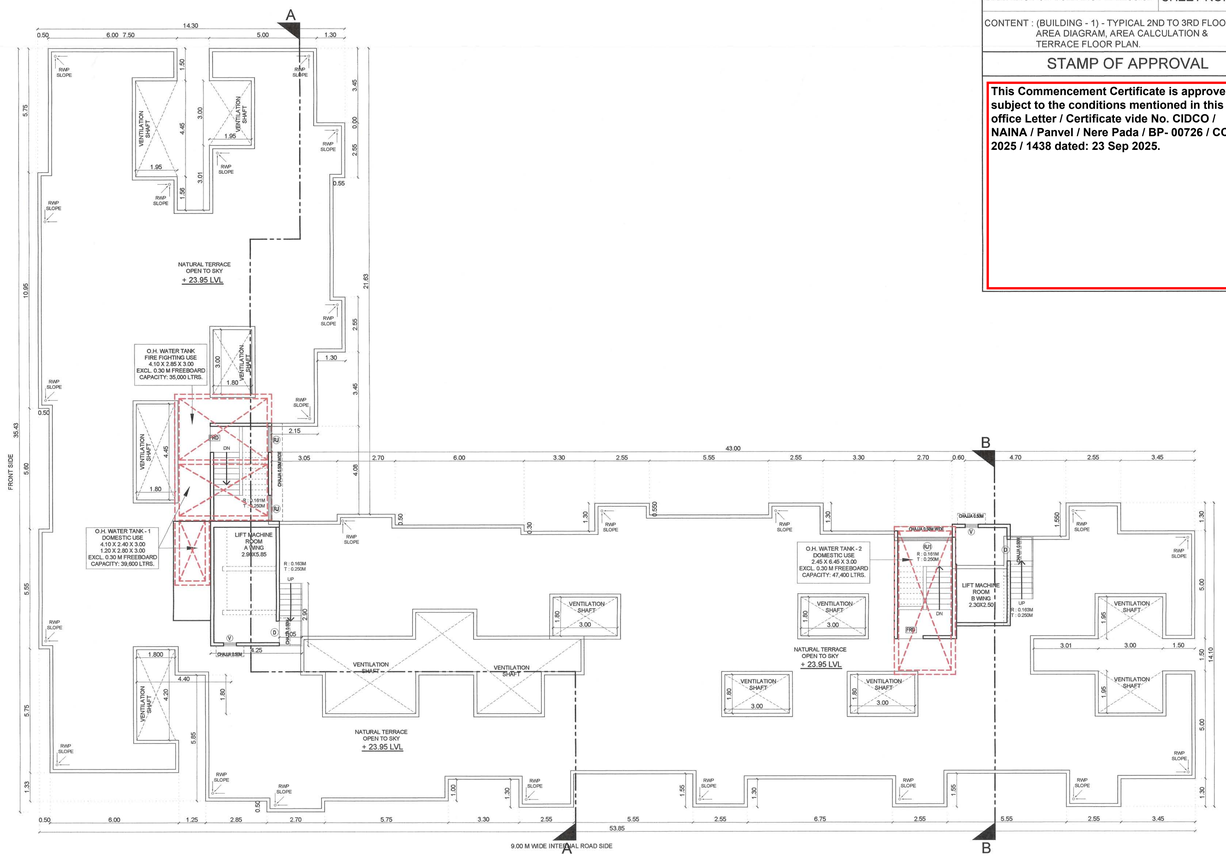
CONTENT : (BUILDING - 1) - TYPICAL 2ND TO 3RD FLOOR PLAN AREA DIAGRAM, AREA CALCULATION & TERRACE FLOOR PLAN.

STAMP OF APPROVAL

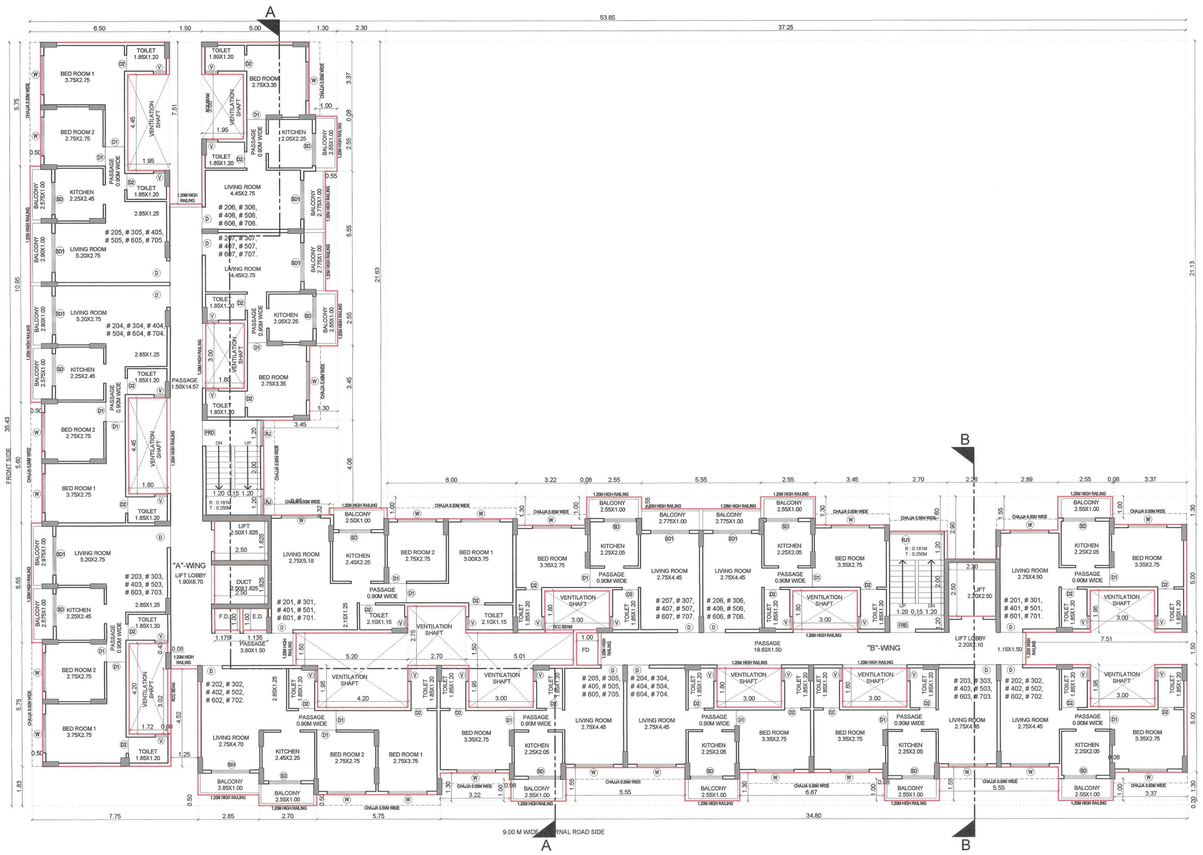
This Commencement Certificate is approved subject to the conditions mentioned in this office Letter / Certificate vide No. CIDCO / NAINA / Panvel / Nere Pada / BP- 00726 / CC / 2025 / 1438 dated: 23 Sep 2025.



TYPICAL 2ND TO 7TH FLOOR (BUILDING - 1) AREA DIAGRAM
Scale 1:100



TERRACE FLOOR PLAN (BUILDING - 1)
Scale 1:100



TYPICAL 2ND TO 7TH FLOOR PLAN (BUILDING - 1)
Scale 1:100

BUILDING -1 TYPICAL 2ND TO 7TH FLOOR AREA CALCULATION							
SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)	
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)	
	BUILDING - 1 : TYPICAL 2ND TO 7TH FLOOR						
1	A	1.00	1.00	53.850	35.430	1907.906	
	TOTAL ADDITION					1907.906	
	DEDUCTION						
2	1	1.00	1.00	7.750	1.830	14.182	
3	2	3.00	1.00	0.500	5.750	8.625	
4	3	1.00	1.00	0.500	5.600	2.800	
5	4	1.00	1.00	34.800	0.200	6.960	
6	5	1.00	1.00	0.080	0.430	0.034	
7	6	1.00	1.00	0.080	3.030	0.242	
8	7	1.00	1.00	1.720	4.200	7.224	
9	8	1.00	1.00	1.800	4.450	8.010	
10	8A	1.00	1.00	1.950	4.450	8.678	
11	9	2.00	1.00	1.500	7.510	22.530	
12	10	1.00	1.00	1.250	4.520	5.650	
13	11	1.00	1.00	2.850	0.500	1.425	
14	12	1.00	1.00	1.175	1.000	1.175	
15	13	1.00	1.00	1.135	1.000	1.135	
16	14	2.00	1.00	2.500	1.825	9.125	
17	15	5.00	1.00	1.800	3.000	27.000	
18	16	3.00	1.00	1.300	3.370	13.143	
19	17	6.00	1.00	1.000	0.080	0.480	
20	18	1.00	1.00	2.300	21.630	49.749	
21	19	2.00	1.00	0.550	5.550	6.105	
22	20	2.00	1.00	1.300	3.450	8.970	
23	21	1.00	1.00	3.450	4.080	14.076	
24	22	1.00	1.00	3.050	0.320	0.976	
25	23	1.00	1.00	37.250	21.130	787.093	
26	24	1.00	1.00	6.000	1.000	6.000	
27	25	2.00	1.00	3.220	1.300	8.372	
28	26	1.00	1.00	2.700	1.600	4.320	
29	27	1.00	1.00	2.260	2.900	6.554	
30	28	1.00	1.00	2.860	1.550	4.480	
31	29	1.00	1.00	2.200	2.500	5.500	
32	30	1.00	1.00	5.200	1.500	7.800	
33	31	1.00	1.00	4.200	1.950	8.190	
34	32	1.00	1.00	2.700	2.750	7.425	
35	33	1.00	1.00	5.010	1.500	7.515	
36	34	1.00	1.00	1.000	1.500	1.500	
37	35	4.00	1.00	3.000	1.950	23.400	
38	36	2.00	1.00	5.550	1.550	17.205	
39	37	1.00	1.00	6.670	1.300	8.671	
	TOTAL DEDUCTION					1122.319	
	NET BUILT UP AREA @ TYPICAL 2ND TO 7TH FLOOR					785.587	

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	SIZE AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4 = 2 X 3	5	6
D	1.000	2.300	2.300	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.300	2.070	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.300	1.725	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.700	3.060	0.600	ALUMINIUM SLIDING WINDOW.
W1	1.200	1.700	2.040	0.600	ALUMINIUM SLIDING WINDOW.
SD	1.200	2.300	2.760	0.000	ALUMINIUM SLIDING WINDOW.
SD1	1.800	2.300	4.140	0.000	ALUMINIUM SLIDING WINDOW.
V	0.600	0.800	0.480	1.500	ALUMINIUM LOUVERED WINDOW.
FRD	1.200	2.300	2.760	0.000	FIRE RATED DOOR.
RJ	2.400	1.700	4.080	0.600	R.C.C. JALI.

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	110	17.288	W	2.881	3.060
BED ROOM	101	10.517	W	1.753	3.060
BED ROOM 1	110	12.143	W	2.024	3.060
BED ROOM 2	110	7.653	W	1.276	3.060
KITCHEN	110	5.628	SD	0.971	2.760
TOILET	101	2.220	V	0.370	0.480
TOILET	GROUND FLOOR	2.585	V	0.431	0.480
SERVANT'S TOILET	GROUND FLOOR	2.273	V	0.379	0.480
SOCIETY OFFICE	GROUND FLOOR	20.895	W & W1	3.483	5.100
DRIVER'S ROOM	GROUND FLOOR	9.300	W	1.550	3.060

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	98
b) COMMERCIAL	26

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

DESCREPTION OF PROPOSAL AND PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 58/1/3, AT VILLAGE - NEREPADA, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
S/1, ADITYA SHREE RAM, NEAR SHANI TEMPLE, M.G. ROAD, TAPAL NAKA, TAL. PANVEL, DISTRICT RAIGAD.
For,

MANGALMURTI Builders & Developers
Partners

M/s. MANGALMURTI BUILDERS & DEVELOPERS.
Through It's POA Holder & Partner,
Shri. Kiran Hari Bagad & Shri. Abhijeet Y. Savlekar.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
07/02/2025	NAINA/	03	AS SHOWN AS	RAKHI	RAKHI

SIGNATURE, NAME OF LICENSED ARCHITECT

AR. DEEPAK THAKARE
CA/92/14485

ADDRESS OF LICENSED ARCHITECT

DPT DEEPAK P. THAKARE
ARCHITECTS & PLANNERS
SHREE NAND DHAM BLDG., A-608, PLOT NO 99,
SECTOR 11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614.
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