(EWS) Sale Plot Area and FSI Distribution Calculation

Plot Area Details

Plot		Half	Base	Height	Total area	Total Plot	Roundi	Final Plot
		(A)	(B)	(C)	(D)	(E)	(F)	(E) - (F) =(G)
76	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
77	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
78	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
79	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
80	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
81	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
82	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
83	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
84	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
85	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
86	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
87	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
88	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
89	a	0.5	11.719	5.214	30.551	61.10		61.10
	b	0.5	11.719	5.214	30.551			
90	a	0.5	11.230	8.944	50.221	75.85		75.85
	b	0.5	11.230	4.565	25.632			
91	a	0.5	10.812	8.408	45.454	66.01		66.01
	b	0.5	10.812	3.802	20.554			
92	a	0.5	12.223	5.799	35.441	70.88		70.88
	b	0.5	12.223	5.799	35.441			
93	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
94	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
95	a	0.5	11.180	4.472	24.999	49.998		49.998
	b	0.5	11.180	4.472	24.999			
96	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
97	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
98	a	0.5	11.180	4.472	24.999	50.00	0.493	49.51
	b	0.5	11.180	4.472	24.999			
99	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
100	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
101	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
102	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
103	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
104	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
105	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
106	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
107	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
108	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
109	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
110	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
111	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
112	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
113	a	0.5	10.480	3.000	15.720	46.37		46.37
	b	0.5	10.480	5.850	30.654			
114	a	0.5	12.897	6.315	40.722	66.27		66.27
	b	0.5	12.897	3.321	21.415			
	c	0.5	5.912	1.398	4.132			
115	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
116	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
117	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
118	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
119	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
120	a	0.5	11.180	4.472	24.999	49.998	0.483	49.515
	b	0.5	11.180	4.472	24.999			
121	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
122	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
123	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
124	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
125	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			

(EWS) Sale Plot Area and FSI Distribution Calculation

Plot Area Details

Plot		Half	Base	Height	Total area	Total Plot	Roundi	Final Plot
		(A)	(B)	(C)	(D)	(E)	(F)	(E) - (F) =(G)
126	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
127	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
128	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
129	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
130	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
131	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
132	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
133	a	0.5	11.180	4.472	24.999	50.00	0.483	49.52
	b	0.5	11.180	4.472	24.999			
134	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
135	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
136	a	0.5	8.870	4.130	18.317	47.200		47.200
	b	0.5	8.870	4.130	18.317			
	c	As per poly line			10.567			
137	a	0.5	18.454	5.971	55.094	94.12		94.12
	b	0.5	18.454	4.230	39.030			
138	a	0.5	14.322	6.312	45.200	53.63		53.63
	b	0.5	14.322	1.177	8.428			
139	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
140	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
141	a	0.5	11.180	4.472	24.998	50.00	0.483	49.51
	b	0.5	11.180	4.472	24.998			
142	a	0.5	11.977	5.503	32.955	58.15		58.15
	b	0.5	11.977	4.207	25.194			
143	a	0.5	12.897	5.111	32.958	73.68		73.68
	b	0.5	12.897	6.315	40.722			
144	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
145	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
146	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
147	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
148	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
149	a	0.5	11.928	5.451	32.510	65.02	0.483	64.54
	b	0.5	11.928	5.451	32.510			
150	a	0.5	11.485	4.919	28.247	78.81	0.48	78.33
	b	0.5	11.485	4.607	26.456			
	c	0.5	10.218	4.719	24.109			
151	a	0.5	16.863	5.780	48.734	74.96		74.96
	b	0.5	16.863	3.111	26.230			
152	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
153	a	0.5	11.180	4.472	24.998	49.997		49.997
	b	0.5	11.180	4.472	24.998			
154	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
155	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
156	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
157	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
158	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.998			
159	a	0.5	11.180	4.472	24.998	50.00	0.483	49.51
	b	0.5	11.180	4.472	24.998			
160	a	0.5	11.180	4.472	24.998	50.00	0.483	49.51
	b	0.5	11.180	4.472	24.998			
161	a	0.5	10.713	3.587	19.214	46.10		46.10
	b	As per poly line			26.885			
162	a	0.5	11.180	4.472	24.998	50.00		50.00
	b	0.5	11.180	4.472	24.999			
163	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
164	a	0.5	11.180	4.472	24.999	46.10		46.10
	b	0.5	11.180	4.472	24.999			
165	a	0.5	11.180	4.472	24.999	50.00		50.00
	b	0.5	11.180	4.472	24.999			
166	a	0.5	12.550	6.220	39.031	40.15		40.15
Ttoal Area						**4714.257**	**8.221**	**4706.036**

Sale Plot Area and FSI Distribution Calculation

Plot Area Details

Plot		Half	Base	Height	Total area (D)	Total Plot Area	Rounding Area Of road (if any sq.mt.)	Final Plot Area (G)
		(A)	(B)	(C)	(D)	(E)	(F)	(E) - (F) =(G)
41	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
42	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
43	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
44	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
45	a	0.5	23.707	9.744	115.501	231.001	1.931	229.070
	b	0.5	23.707	9.744	115.501			
46	a	0.5	23.707	9.744	115.501	231.001	1.931	229.070
	b	0.5	23.707	9.744	115.501			
47	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
48	a	0.5	25.113	11.515	144.588	287.302		287.302
	b	0.5	25.113	10.774	135.284			
	c	0.5	13.836	1.074	7.430			
49	a	0.5	25.660	12.639	162.158	258.486		258.486
	b	0.5	25.660	7.508	96.328			
50	a	0.5	23.130	2.436	28.172	252.080		252.080
	b	0.5	25.501	13.055	166.458			
	c	0.5	19.350	5.938	57.450			
51	a	0.5	25.50	9.923	126.501	253.002		253.002
	b	0.5	25.50	9.923	126.501			
52	a	0.5	25.50	9.923	126.501	253.002		253.002
	b	0.5	25.50	9.923	126.501			
53	a	0.5	25.50	9.923	126.501	253.002	1.931	251.071
	b	0.5	25.50	9.923	126.501			
54	a	0.5	23.707	9.744	115.501	231.001	1.931	229.070
	b	0.5	23.707	9.744	115.501			
55	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
56	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
57	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
58	a	0.5	23.707	9.744	115.501	230.854		230.854
	b	0.5	23.707	8.658	102.628			
	c	As per poly line			12.726			
59	a	0.5	23.630	9.735	115.019	232.519		232.519
	b	0.5	23.630	9.945	117.500			
60	a	0.5	26.230	12.396	162.574	244.346		244.346
	b	0.5	26.230	6.235	81.772			
61	a	0.5	18.377	3.234	29.716	402.844		402.844
	b	0.5	29.473	10.585	155.986			
	c	0.5	29.473	14.735	217.142			
62	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
63	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
64	a	0.5	23.707	9.744	115.501	231.001	1.931	229.070
	b	0.5	23.707	9.744	115.501			
65	a	0.5	31.510	10.310	162.434	335.739		335.739
	b	0.5	31.510	11.000	173.305			
66	a	0.5	31.510	10.310	162.434	292.255		292.255
	b	0.5	31.510	8.240	129.821			
67	a	0.5	26.050	9.970	129.859	228.719		228.719
	b	0.5	26.050	7.590	98.860			
68	a	0.5	32.890	17.980	295.681	295.681		295.681
69	a	0.5	27.296	11.256	153.622	307.244	1.931	305.313
	b	0.5	27.296	11.256	153.622			
70	a	0.5	19.863	5.466	54.286	204.202		204.202
	b	0.5	19.863	11.174	110.975			
	c	0.5	20.282	3.840	38.941			
71	a	0.5	26.886	6.438	86.546	373.720		373.720
	b	0.5	26.886	14.007	188.296			
	c	0.5	29.622	6.676	98.878			
72	a	0.5	21.900	5.441	59.579	265.654	0.448	265.206
	b	0.5	24.149	17.067	206.075			
73	a	0.5	28.920	7.970	115.246	278.210	6.508	271.702
	b	0.5	28.920	11.270	162.964			
74	a	0.5	16.000	12.260	98.080	196.880		196.880
	b	0.5	16.000	12.350	98.800			
75	a	0.5	22.359	8.355	93.405	193.372		193.372
	b	0.5	22.359	8.942	99.967			
Total Area						**18672.781**	**33.990**	**18445.420**

Sale Plot Area and FSI Distribution Calculation

Plot Area Details

Plot		Half	Base	Height	Total area (D)	Total Plot Area	Rounding Area Of road (if any sq.mt.)	Final Plot Area (G)
		(A)	(B)	(C)	(D)	(E)	(F)	(E) - (F) =(G)
1	a	0.5	21.955	8.903	97.733	201.843		201.843
	b	0.5	21.955	9.484	104.111			
2	a	0.5	24.124	9.100	109.764	213.871		213.871
	b	0.5	24.124	8.631	104.107			
3	a	0.5	27.620	11.421	157.724	409.254		409.254
	b	0.5	39.611	12.700	251.530			
4	a	0.5	21.894	9.511	104.117	224.084		224.084
	b	0.5	21.894	9.885	108.211			
	c	As per poly line			11.756			
5	a	0.5	22.540	9.601	108.203	220.498		220.498
	b	0.5	22.540	9.964	112.294			
6	a	0.5	23.192	9.684	112.296	228.685		228.685
	b	0.5	23.192	10.037	116.389			
7	a	0.5	23.850	9.760	116.388	278.945	1.931	277.014
	b	0.5	23.850	6.471	77.167			
	c	0.5	13.109	4.114	26.965			
	d	0.5	19.276	6.062	58.426			
8	a	0.5	25.340	11.750	148.873	297.745		297.745
	b	0.5	25.340	11.750	148.873			
9	a	0.5	23.707	9.744	115.501	231.001	1.931	229.070
	b	0.5	23.707	9.744	115.501			
10	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
11	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
12	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
13	a	0.5	16.372	8.147	66.691	258.779		258.779
	b	0.5	27.064	13.247	179.258			
	c	As per poly line			12.829			
14	a	0.5	33.730	13.060	220.257	383.983		383.983
	b	0.5	28.270	11.583	163.726			
15	a	0.5	22.239	10.571	117.544	235.088		235.088
	b	0.5	22.239	10.571	117.544			
16	a	0.5	22.239	10.571	117.544	235.088	1.931	233.157
	b	0.5	22.239	10.571	117.544			
17	a	0.5	19.350	9.050	87.559	175.118	1.931	173.187
	b	0.5	19.350	9.050	87.559			
18	a	0.5	19.350	9.050	87.559	175.118		175.118
	b	0.5	19.350	9.050	87.559			
19	a	0.5	19.350	9.050	87.559	175.118		175.118
	b	0.5	19.350	9.050	87.559			
20	a	0.5	19.350	9.050	87.559	175.118		175.118
	b	0.5	19.350	9.050	87.559			
21	a	0.5	19.350	9.050	87.559	175.118		175.118
	b	0.5	19.350	9.050	87.559			
22	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
23	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
24	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
25	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
26	a	0.5	23.707	9.744	115.501	231.001	1.931	229.070
	b	0.5	23.707	9.744	115.501			
27	a	0.5	23.707	9.744	115.501	231.001	1.931	229.070
	b	0.5	23.707	9.744	115.501			
28	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
29	a	0.5	30.652	15.297	234.442	347.517		347.517
	b	0.5	30.652	7.378	113.075			
30	a	0.5	26.713	12.978	173.341	338.913		338.913
	b	0.5	26.713	10.092	134.794			
	c	0.5	16.953	3.631	30.778			
31	a	0.5	25.112	11.515	144.582	289.165		289.165
	b	0.5	25.112	11.515	144.582			
32	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
33	a	0.5	23.707	9.744	115.501	231.001	1.931	229.070
	b	0.5	23.707	9.744	115.501			
34	a	0.5	23.707	9.744	115.501	231.001	1.931	229.070
	b	0.5	23.707	9.744	115.501			
35	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
36	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
37	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
38	a	0.5	23.707	9.744	115.501	231.001		231.001
	b	0.5	23.707	9.744	115.501			
39	a	0.5	23.879	9.997	119.359	293.341		293.341
	b	As per poly line			89.680			
	c	0.5	16.572	6.738	55.831			
	d	0.5	16.572	3.436	28.471			
40	a	0.5	25.649	12.057	154.625	309.250		309.250
	b	0.5	25.649	12.057	154.625			

PROFORMA

Sr.No		Area Statement	Area in Sq.mt
1	a	Area of Plot as per 7/12 extract	46780.000
	b	Area of Plot as per TILR	45871.600
	c	Area of Plot as per PHYSICAL SURVEY	45870.967
	d	Area of Plot considered least of (a), (b) & (c)	**45870.967**
2		Deductions	
	a	Area under 36.00 M wide DP Road	240.880
	b	Area under MESZ LINE	4478.383
	c	Area under as per TILR	870.903
	d	Total Deduction	5590.166
3		Gross Plot Area (1d- 2d)	**40280.801**
4		Amenity Open space required (5%) (3x5%)	2293.548
5		Amenity Open space Proposed	2294.051
6		Net Plot Area (3-5)	**37986.750**
7		Required Recreational Open Space 10% of (3)	4587.097
8		Proposed Recreational Open Space	4588.732
9		Area under Internal Road	10172.578
10		Balance Plot Area (3-5-8-9)	**23225.440**
11		Total area under Sale plots (10*0.8)	18580.352
12		Total area under EWS plots (10*0.2)	4645.088
13	a	Trees to be planted against plot area (1 tree for evey 100 Sq. M.)	403
	b	Trees to be planted against RG/open space (5 tree for evey 100 Sq. M.)	229
	c	Existing trees	30
	d	Trees to be cut	17
	e	Trees to be planted against tree fell (5 tree for every 1 tree fell) (dx5)	85
	f	Total required trees (a+b+e)	717
	g	Existing Number of trees to be retain (f-g)	13
	h	Req. Number of trees to be planted (f - g)	704
	(i)	Total Proposed Number of trees to be planted	704
14	a	Total Proposed Number (FREE SALE) plot	75
	b	Total Proposed Number (EWS) plot	91

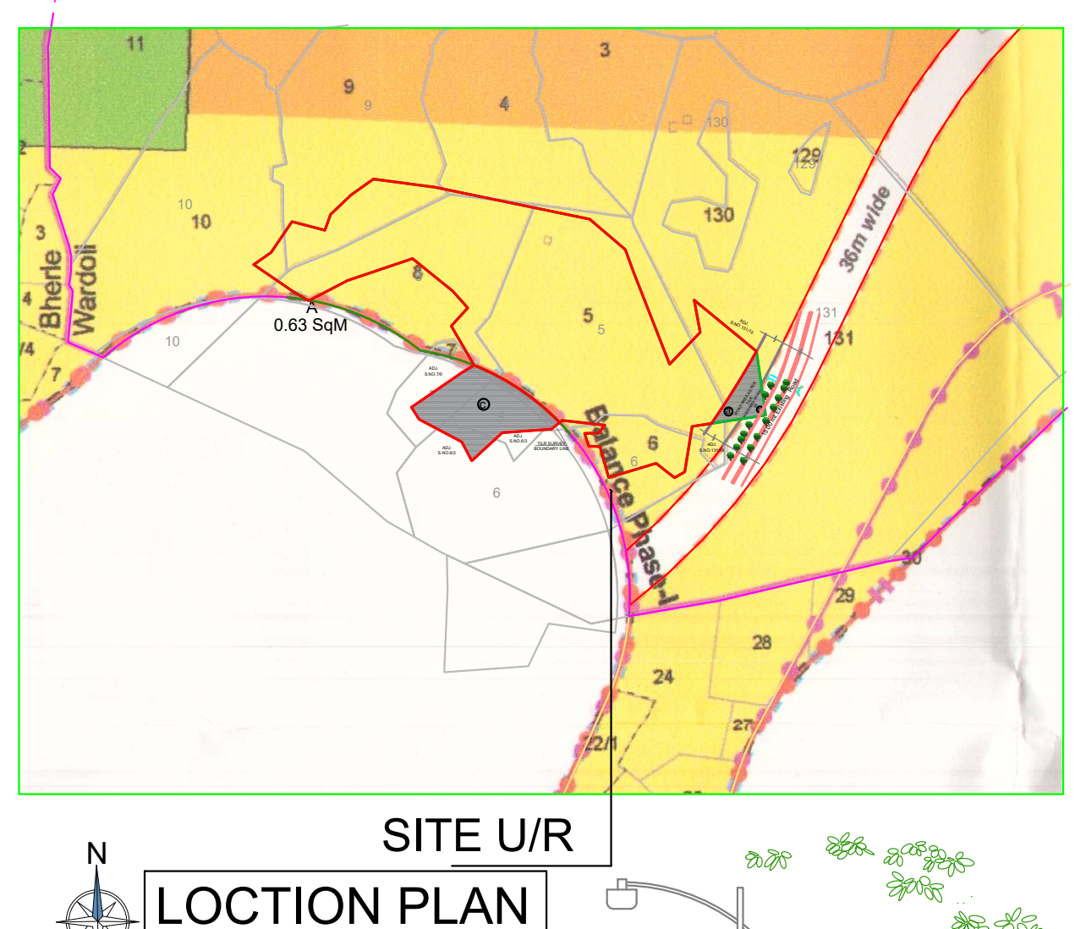
STAMP OF APPROVAL

1/2

This plans are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate No. CIDCO/NAINA/Panvel/Wardoli/LT-BP-00720/CC/2025/1421 Dated -03 Jul 2025

SWATI PUNDALIK POHEKAR

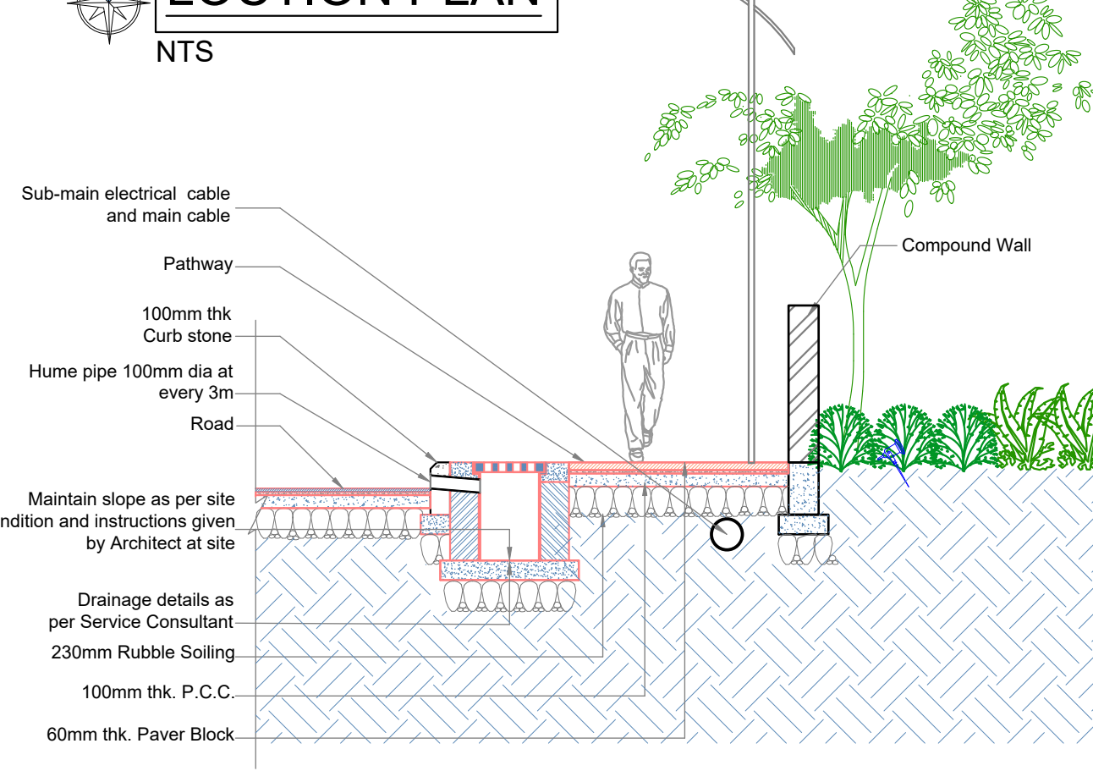
Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.07.03 10:44:24 +05'30'



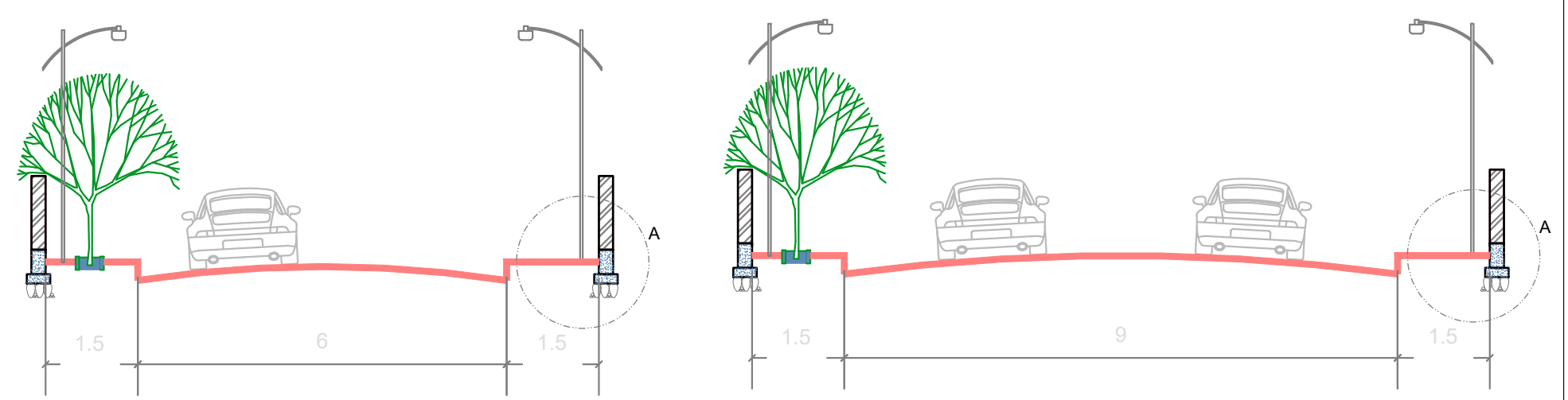
SITE U/R

LOCTION PLAN

NTS



ROAD DETAIL 'A'



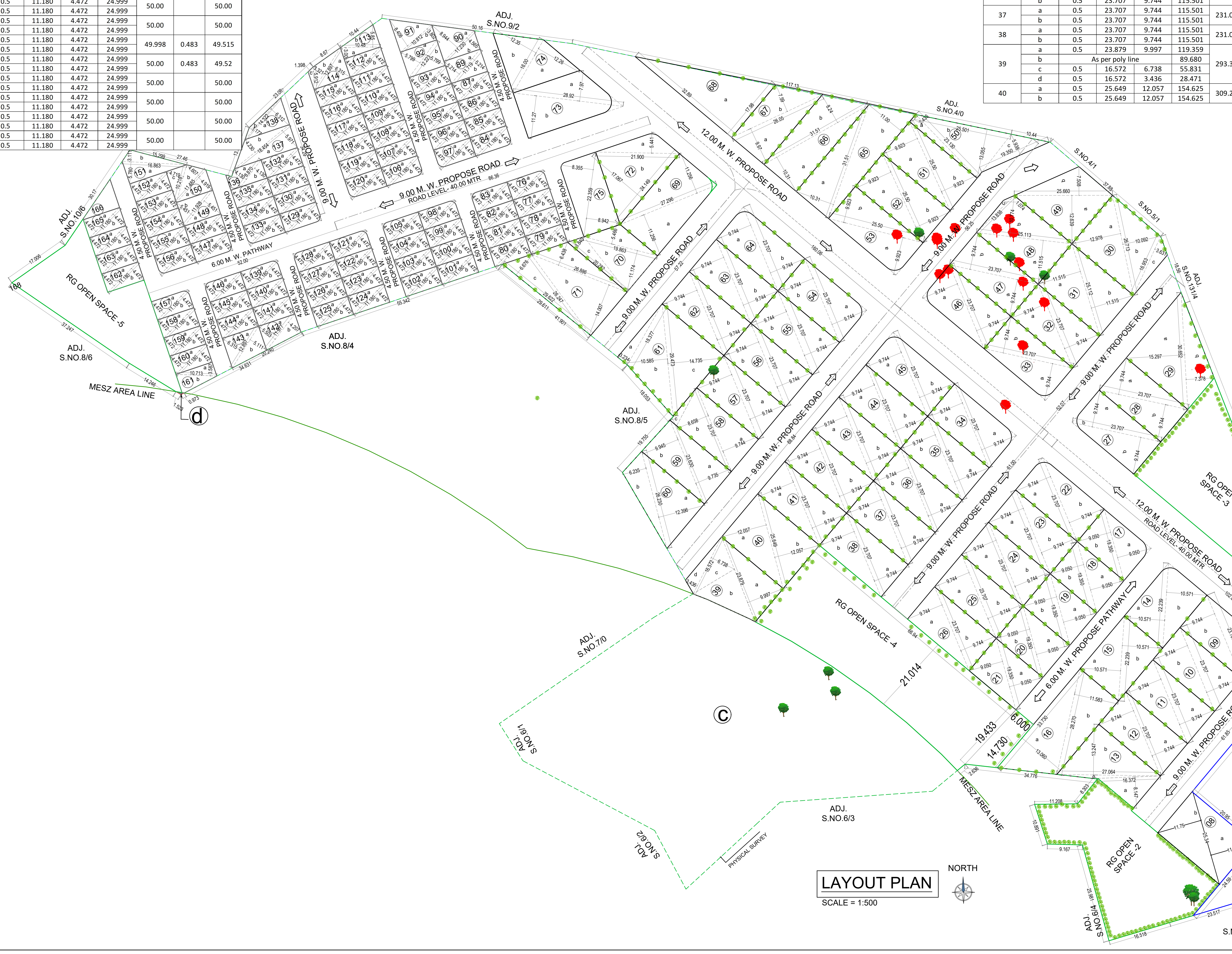
9M ROAD

SCALE 1:100

12M ROAD

ROAD SECTIONS

SCALE 1:100



LAYOUT PLAN

SCALE = 1:500

Legend :-

Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line	▬	
02.	Existing Street	🟩	▬
03.	Propose Road	▬	▬
03.	RG /Open Space Area	🟩	▬
05.	Amenity Space Area	🟦	▬

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

CONTENT OF THE SHEET

PROFORMA & PLOT BOUNDRY AREA DIAGRAM, PLOT AREA STATEMENT,HOLDING AREA DIAGRAM AS PER TILR & CALCUTLATION STATEMENT,RG OPEN SPACE AREA DIGRAM & CALCULATION STATEMENT,AMENITY SPACE AREA DIAGRAM,CALCULATION STATEMENT & LOCTION PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE BEARING PERMISSION ON S.NO-5/2,5/3,5/4,5/5,6/5,8/1,8/2,8/3,9/6,9/7,131/17, AT VILLAGE -WARDOLI, TAL- PANVEL, DIST - RAIGAD, ON DATE **23/12/2024** 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. **45871.600. SQ.M**.

Property Pioneers
Partner

MR.VIJAY ALDAR
NAME & SIGNATURE OF **POA Holder**

M/S. SWAPNIL KALYANKAR ARCHITECTS NAVI MUMBAI

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

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 POSSESION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

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

M/S. SWAPNIL KALYANKAR ARCHITECTS NAVI MUMBAI

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

NAME OF THE OWNERS & SIGNATURE

Property Pioneers
Partner

MR.VIJAY ALDAR
NAME & SIGNATURE OF **POA Holder**

DESCRIPTION OF PROPOSAL & PROPERTY

NA REMARKS FOR PROPOSED RESIDENTIAL USE ON LAND BEARING
S.NO-5/2,5/3,5/4,5/5,6/5,8/1,8/2,8/3,9/6,9/7,131/17
AT VILLAGE- WARDOLI, TALUKA - PANVEL, DISTRICT-RAIGAD

DATE	09.05.2025
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.TAHSILDAR OFFICE, PANVEL 410206.
EMAIL : skaplanners@gmail.com

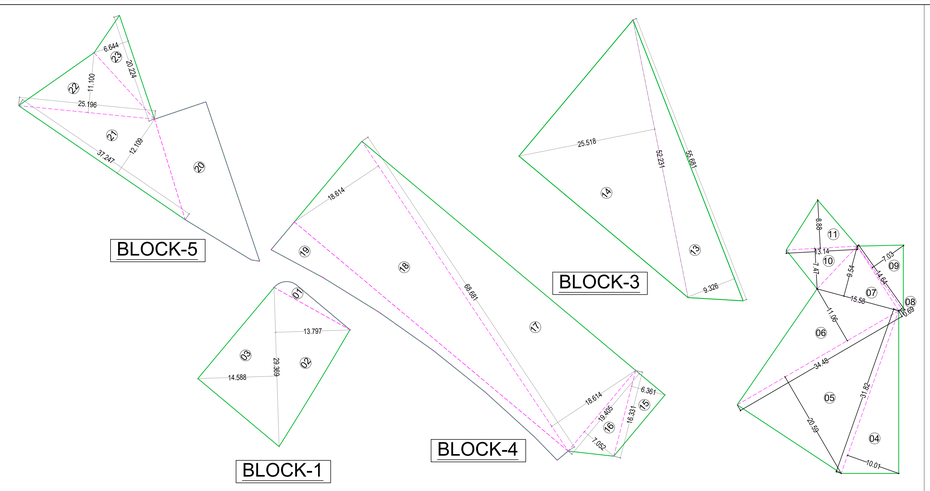
INTERNAL ROAD AREA CALCULATION						
SR.NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M.)	AREA (SQM.)
1	1	1	1/2	16.144	9.652	77.911
2	2	1	1/2	25.532	12.139	154.966
3	3	1	AS PER POLY LINE			37.935
4	4	1	1/2	53.923	12.000	323.538
5	5	1	1/2	53.920	12.000	323.520
6	6	1	AS PER POLY LINE			46.931
7	7	1	1/2	20.402	9.705	99.001
8	8	1	AS PER POLY LINE			261.558
9	9	1	1/2	64.595	8.912	287.835
10	10	1	1/2	64.595	8.912	287.835
11	11	1	1/2	30.416	11.033	167.790
12	12	1	1/2	30.416	11.033	167.790
13	13	1	AS PER POLY LINE			165.863
14	14	1	1/2	52.345	5.960	155.988
15	15	1	1/2	52.345	5.960	155.988
16	16	1	1/2	33.167	11.187	185.520
17	17	1	1/2	31.280	2.971	46.466
18	18	1	1/2	32.769	2.985	48.908
19	19	1	1/2	33.167	11.187	185.520
20	20	1	1/2	52.776	8.883	234.405
21	21	1	1/2	52.776	8.883	234.405
22	22	1	AS PER POLY LINE			242.000
23	23	1	1/2	42.300	8.808	186.289
24	24	1	1/2	46.539	9.015	209.775
25	25	1	1/2	37.947	11.384	215.994
26	26	1	1/2	37.947	11.384	215.994
27	27	1	1/2	81.452	9.000	366.534
28	28	1	1/2	78.736	8.941	351.989
29	29	1	AS PER POLY LINE			241.725
30	30	1	1/2	31.321	8.490	132.958
31	31	1	AS PER POLY LINE			143.894
32	32	1	1/2	25.424	7.654	97.298
33	33	1	1/2	25.424	6.814	86.620
34	34	1	1/2	37.947	11.384	215.994
35	35	1	1/2	37.947	11.384	215.994
36	36	1	1/2	49.125	8.819	216.617
37	37	1	1/2	49.125	8.848	217.329
38	38	1	AS PER POLY LINE			210.863
39	39	1	1/2	20.584	9.750	100.347
40	40	1	1/2	20.584	9.750	100.347
41	41	1	AS PER POLY LINE			269.542
42	42	1	1/2	16.810	10.846	91.161
43	43	1	1/2	21.752	4.035	43.885
44	44	1	1/2	74.280	8.268	307.074
45	45	1	AS PER POLY LINE			7.716
46	46	1	1/2	18.991	4.372	41.514
47	47	1	1/2	18.991	4.373	41.524
48	48	1	AS PER POLY LINE			7.234
49	49	1	1/2	27.873	4.442	61.906
50	50	1	1/2	29.721	4.500	66.872
51	51	1	1/2	19.039	4.373	41.629
52	52	1	1/2	19.039	4.373	41.629
53	53	1	AS PER POLY LINE			7.716
54	54	1	1/2	74.280	8.934	331.809
55	55	1	AS PER POLY LINE			11.471
56	56	1	1/2	39.083	4.470	87.351
57	57	1	1/2	38.896	4.500	87.516
58	58	1	AS PER POLY LINE			1.919
59	59	1	1/2	19.039	4.373	41.629
60	60	1	1/2	19.039	4.373	41.629
61	61	1	AS PER POLY LINE			7.716
62	62	1	AS PER POLY LINE			117.963
63	63	1	1/2	34.570	8.689	150.189
64	64	1	1/2	34.570	7.603	131.418
65	65	1	1/2	47.877	5.953	142.506
66	66	1	AS PER POLY LINE			7.719
67	67	1	1/2	19.039	4.373	41.629
68	68	1	1/2	19.039	4.378	41.676
69	69	1	AS PER POLY LINE			7.712
70	70	1	1/2	18.251	4.361	39.796
71	71	1	1/2	20.651	4.501	46.475
72	72	1	1/2	22.107	4.500	49.741
73	73	1	1/2	22.107	4.406	48.702
74	74	1	AS PER POLY LINE			7.719
75	75	1	1/2	47.877	5.953	142.506
76	76	1	AS PER POLY LINE			10.410
77	77	1	1/2	29.359	4.447	65.280
78	78	1	1/2	29.359	3.924	57.602
TOTAL AREA						10172.578

Area Calculation Road Under TILR & MESZ AREA Line						
SR.NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M.)	AREA (SQM.)
Road Under Area in TILR Calculation (a)						
1	a	1	AS PER P LINE			870.903
Total Area						870.903
Road Area as per D.P (b)						
2	b	1	AS PER P LINE			240.880
TOTAL AREA						240.880
Total Area						1111.783
MESZ Area Line Area Calculation						
3	c	1	AS PER P LINE			4477.749
4	d	1	AS PER P LINE			0.634
Total MESZ Area Line Area Calculation						4478.383

AREA CALCULATION FOR TILR PLOT (A)						
SR.NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M.)	AREA (SQM.)
1	1	1	1/2	19.598	14.127	138.430
2	2	1	1/2	63.045	25.554	805.526
3	3	1	AS PER P LINE			372.21
3A	39	1	AS PER P LINE			253.566
4	4	1	1/2	65.409	21.219	693.957
5	5	1	1/2	65.409	14.517	474.771
6	6	1	1/2	74.394	32.962	1226.088
7	7	1	1/2	75.193	13.440	505.297
8	8	1	1/2	75.193	21.913	823.852
9	9	1	1/2	71.559	21.654	774.769
10	10	1	1/2	71.559	41.715	1492.542
11	11	1	1/2	137.141	51.337	3520.204
12	12	1	1/2	137.141	33.590	2303.283
13	13	1	1/2	124.892	6.629	413.955
14	14	1	1/2	143.319	30.663	2197.295
15	15	1	1/2	143.319	15.916	1140.533
16	16	1	1/2	14.845	46.589	345.807
17	17	1	1/2	153.694	39.948	3069.884
18	18	1	1/2	153.694	17.709	1360.884
19	19	1	1/2	157.872	75.251	5940.013
20	20	1	1/2	157.872	44.903	3544.463
21	21	1	1/2	83.800	10.549	441.991
22	22	1	AS PER P LINE			727.383
23	45	1	AS PER P LINE			692.392
24	41	1	1/2	52.289	56.592	1479.570
25	40	1	AS PER P LINE			293.829
26	42	1	1/2	68.055	12.516	425.888
27	44	1	1/2	33.602	4.173	70.111
28	43	1	1/2	25.133	16.791	210.999
29	23	1	1/2	98.009	19.432	952.255
30	24	1	1/2	71.846	49.070	1762.742
31	25	1	1/2	75.896	6.101	231.521
32	26	1	AS PER P LINE			107.43
33	27	1	1/2	76.156	10.773	410.214
34	28	1	1/2	79.094	24.978	987.805
35	29	1	1/2	79.094	4.216	166.730
36	30	1	1/2	63.263	7.504	237.363
37	31	1	1/2	43.806	17.880	391.626
38	32	1	AS PER P LINE			136.56
39	33	1	1/2	76.249	22.401	854.027
40	34	1	1/2	65.144	17.037	554.931
41	35	1	1/2	76.249	46.650	1778.508
42	36	1	AS PER P LINE			448.616
TOTAL AREA (A)						44759.817
ROAD UNDER TILR AREA CALCULATION (B)						
43	37	1	AS PER P LINE			143.407
44	38	1	1/2	64.314	30.114	968.376
TOTAL AREA						1111.783
TOTAL PLOT AREA (A+B)						45871.600

AMENITY SPACE AREA CALCULATION						
SR.NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M.)	AREA (SQM.)
1	1	1	1/2	21.050	3.780	39.785
2	2	1	1/2	24.130	3.590	43.313
3	3	1	1/2	31.620	10.100	159.681
4	4	1	1/2	24.590	9.420	115.819
5	5	1	1/2	37.200	26.780	498.108
6	6	1	1/2	45.834	14.250	326.567
7	7	1	1/2	45.834	26.293	602.557
8	8	1	1/2	33.920	6.560	111.258
9	9	1	AS PER PLINE			5.884
10	10	1	1/2	30.997	5.692	88.217
11	11	1	1/2	22.644	4.519	51.164
12	12	1	1/2	22.344	18.880	210.927
13	13	1	1/2	21.290	3.830	40.770
TOTAL AREA						2294.051

RG OPEN SPACE AREA CALCULATION						
SR.NO.	TRIANGLE	NUMBE	1/2	BASE (M)	HEIGHT (M.)	AREA (SQM.)
OPEN SPACE AREA CALCULATION (BLOCK-1)						
1	1	1	AS PER P LINE			21.671
2	2	1	1/2	29.369	13.797	202.602
3	3	1	1/2	29.369	14.588	214.217
TOTAL AREA						439.548
OPEN SPACE AREA CALCULATION (BLOCK-2)						
4	4	1	1/2	31.820	10.010	159.259
5	5	1	1/2	34.480	20.590	354.972
6	6	1	1/2	34.480	11.060	190.674
7	7	1	1/2	15.580	9.540	74.317
8	8	1	1/2	14.640	0.690	5.051
9	9	1	1/2	14.640	7.030	51.460
10	10	1	1/2	13.140	7.470	49.078
11	11	1	1/2	13.140	8.880	58.342
12	12	1	1/2	0.000	0.000	0.000
TOTAL AREA						943.152
OPEN SPACE AREA CALCULATION (BLOCK-3)						
13	13	1	1/2	55.681	9.326	259.641
14	14	1	1/2	52.231	25.518	666.415
TOTAL AREA						923.808
OPEN SPACE AREA CALCULATION (BLOCK-4)						
15	15	1	1/2	16.331	6.361	51.941
16	16	1	1/2	19.405	7.052	68.422
17	17	1	1/2	68.681	18.614	639.214
18	18	1	1/2	68.681	18.614	639.214
19	19	1	AS PER P LINE			185.566
TOTAL AREA						1584.357
OPEN SPACE AREA CALCULATION (BLOCK-5)						
20	20	1	AS PER P LINE			265.325
21	21	1	1/2	37.247	12.109	225.512
22	22	1	1/2	25.196	11.100	139.838
23	23	1	1/2	20.224	6.644	67.184
TOTAL AREA						697.859
TOTAL AREA (OPEN SPACE AREA =1,2,3,4,5)						4588.723



OPEN SPACE AREA DIAGRAM
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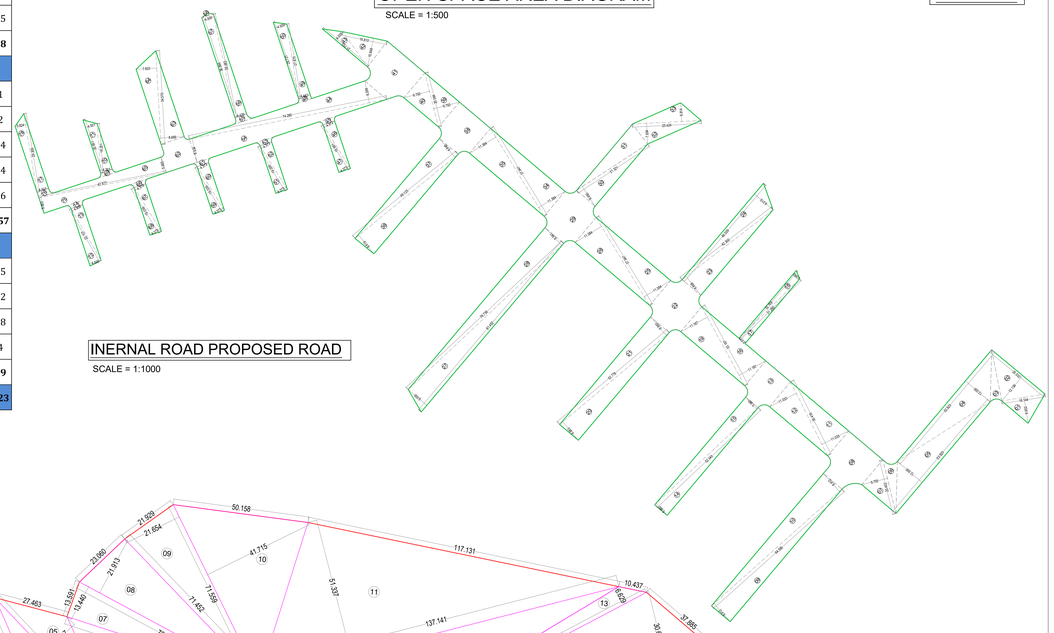

INERNAL ROAD PROPOSED ROAD
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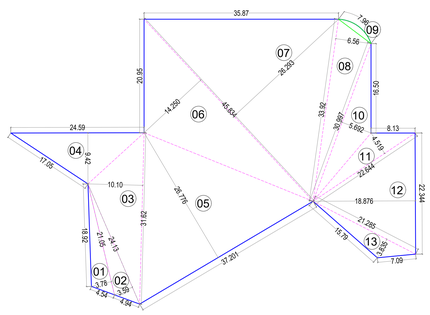
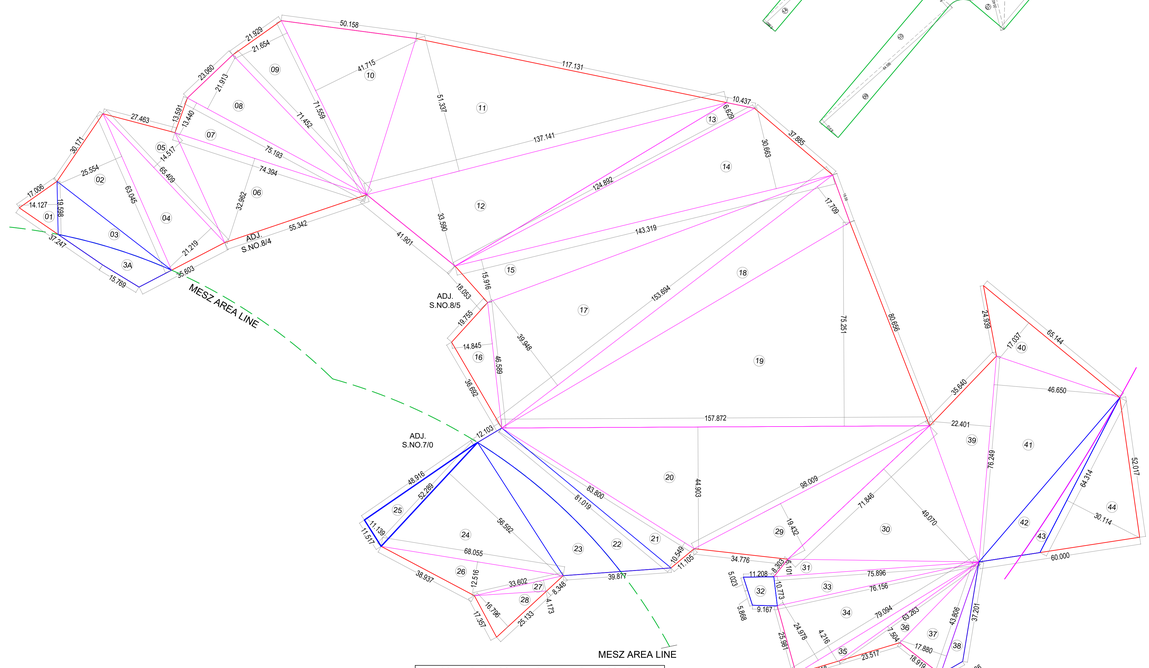


AMENITY SPACE AREA DIAGRAM
SCALE = 1:500



HOLDING AREA DIAGRAM
AS PER TILR
SCALE = 1:1000

STAMP OF APPROVAL 2/2

This plans are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate No.

CIDCO/NAINA/Panvel/Wardoli/LT-BP-00720/CC/2025/1421 Dated : 03 Jul 2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.07.03 10:44:57 +05'30'

Legend :-

Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Propose Road		
03.	RG /Open Space Area		
05.	Amenity Space Area		

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

CONTENT OF THE SHEET

PROFORMA & PLOT BOUNDRY AREA DIAGRAM, PLOT AREA STATEMENT,HOLDING AREA DIAGRAM AS PER TILR & CALCUTLATION STATEMENT,RG OPEN SPACE AREA DIGRAM & CALCULATION STATEMENT,AMENITY SPACE AREA DIAGRAM,CALCULATION STATEMENT & LOCTION PLAN

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 POSSESION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

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

SWAPNIL KALYANKAR NAVI MUMBAI

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

NAME OF THE OWNERS & SIGNATURE

Property Pioneers
Partner
MR.VIJAY ALDAR
NAME & SIGNATURE OF **POA Holder**

DESCRIPTION OF PROPOSAL & PROPERTY

NA REMARKS FOR PROPOSED RESIDENTIAL USE ON LAND BEARING S.NO-5/2,5/3,5/4,5/5,6/5,8/1,8/2,8/3,9/6,9/7,131/17
AT VILLAGE- WARDOLI, TALUKA - PANVEL, DISTRICT-RAIGAD

DATE	09.05.2025
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.TAHSILDAR OFFICE, PANVEL 410206.
EMAIL : skaplanners@gmail.com