

CONTENTS OF SHEET
LAYOUT OF GROUND LVL OF A-1 & A-2

STAMP OF APPROVAL

Approved subject to the conditions mentioned in the Occupancy Certificate issued by this office bearing letter no CIDCO/NAINA/Panvel/Nandgaon/BP-0052 6/OC/Full/2025/0892 Dated : 02Apr 2025

SWATI PUNDALIK POHEKAR Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.04.02 10:41:57 +05'30'



DESCRIPTION OF PROPOSAL & PROPERTY
AS BUILT RESIDENTIAL BUILDING ON SURVEY
NO. 5/1, 5/2/2, 5/3, 5/4, 5/8, 6/3, 6/5A, 6/5B
AT VILLAGE-NANDGAON, TALUKA-PANVEL, DIST-RAIGAD.

OWNER NAME & SIGN

M/S TODAY GLOBAL REALTORS THROUGH

BHADRESH R. SHAH Digitally signed by BHADRESH R. SHAH
Date: 2025.04.01 18:16:56 +05'30'

BHAVESH R. SHAH Digitally signed by BHAVESH R. SHAH
Date: 2025.04.01 18:17:08 +05'30'

PARTNERS MR. BHADRESH R. SHAH

PARTNERS MR. BHAVESH R. SHAH

ARCHITECT NAME & SIGN

PIYUSH TAK Digitally signed by PIYUSH TAK
Date: 2025.04.01 18:16:56 +05'30'

ARCH. PIYUSH TAK

RG.NO- CA/28272/2001

NAME, ADDRESS & SIGN OF ARCHITECT

CONCEPT DESIGN CELL
Architect's & Associates

OFF - A-1306-1309, SHELTON SAPPHIRE, PLOT NO. 18 & 19,
SECTOR - 15, C.B.D. BELAPUR, NAVI MUMBAI

SCALE SHEET NO.
1:100
DATE 25-02-2025
DRAWN BY SANDEEP

CONTENTS OF SHEET

SERVICE LAYOUT

STAMP OF APPROVAL

Approved subject to the conditions mentioned in the Occupancy Certificate issued by this office bearing letter no CIDCO/NAINA/Panvel/Nandgaon/BP-0052 6/OC/Full/2025/0892 Dated : 02Apr 2025

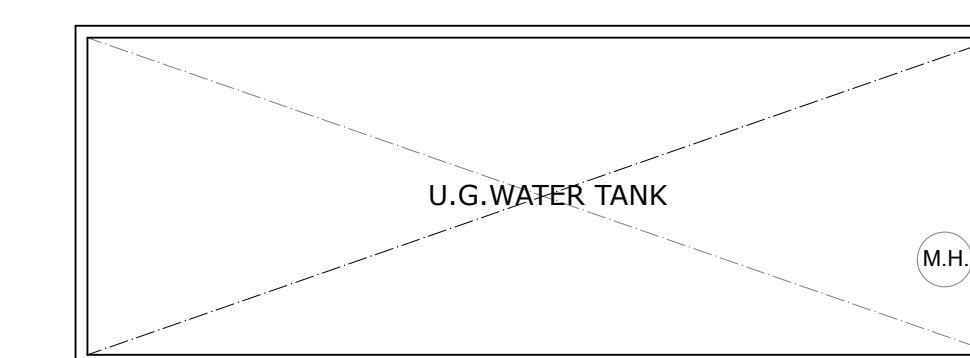
SWATI PUNDALIK POHEKAR
Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.04.02 10:42:22 +05'30'

		STP CALCULATION																
BUILDING NO.	NUMBER OF FLOORS	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT						GROSS WATER REQUIREMENT (LITERS)	% FLOW TO SEWER		TOTAL FLOW TO STP	TOTAL PROVIDED STP SIZE	TOTAL PROVIDED STP CAPACITY (LITERS)			
				FLUSHING			DOMESTIC				(A+B)	FLUSHING				DOMESTIC		
				(A)			(B)					100%					85%	
				LPCD	LPCD	LPCD	LPCD	LPCD	LPCD			LPCD						LPCD
A1	FLATS (60)	5	300	54	16200	135	40800	56700	16200	34425	59625	50.63	224.00	225	KLD			
A2	SHOPS (60)	5	300	54	16200	135	40800	56700	16200	34425	59625	50.63						
B	FLATS (24)	5	120	54	2160	135	6480	2160	4950	6750	20.25							
C	FLATS (75)	5	385	54	20700	135	51975	72765	20700	44178.75	64968.75	64.97						
D	FLATS (24)	5	180	54	720	135	24300	34020	9720	20655	30375	30.38						
TOTAL REQUIRED CAPACITY OF STP				TOTAL PROVIDED STP														

WATER STORAGE CAPACITY CALCULATION												
BUILD. NO.	TOTAL NO. OF UNITS	ADD. TOILET	POPULATION	ADD. TOILET	POPULATION	TOTAL	TANK NUMBER	TYPE	SIZE/ DIMENSION	CAPACITY (LTR.)	UGT PROVIDED	CAPACITY (LTR.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
A1	60	48	300	720	2880	3600	1	1	4 X 11.150 X 3.1	137,000		
A2	60	48	300	720	2880	3600	1	1	4 X 11.150 X 3.1	137,000		
B	24	0	120	0	720	720	1	1	3.25 X 2.90 X 2.60	34,200		
C	75	0	385	0	1540	1540	1	1	8.5 X 3.90 X 2.6	86,700		
D	24	0	180	0	720	720	1	1	5.50 X 2.40 X 2.90	34,100		
TOTAL	257	97	1325	1140	452,773	452,773	4	4		224,000		

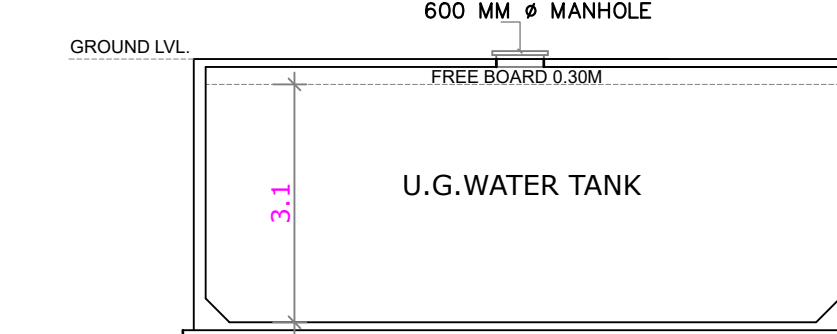
Overhead water tank capacity calculation				
Building Number	Water Required (Ltr/50% of U.G. Tank)	Overhead water tank provision	Tank size (Meter)	Capacity (Liter)
1	2	3	4	5
A1	34200	2.50 X 4.40 X 2.10	1	35200
A2	34200	2.50 X 4.40 X 2.10	1	35200
B	12060	2.50 X 4.40 X 1.2	1	13200
C	43315	2.50 X 4.40 X 2.50	1	44000
D	17010	2.50 X 4.40 X 1.50	1	17500
TOTAL	140785	2.50 X 4.40 X 1.6	8	145100

Water Capacity for Fire Fighting				
Sr. No.	TANK	BUILDING	REQUIRED WATER CAPACITY	PROVIDED WATER CAPACITY
1	2	3	4	5
1	U.G. TANK	A1 TO D	0	0
2	O.H. TANK	A1	10000	2.50 X 4.40 X 1
		A2	10000	2.50 X 4.40 X 1
		C	10000	2.50 X 4.40 X 1



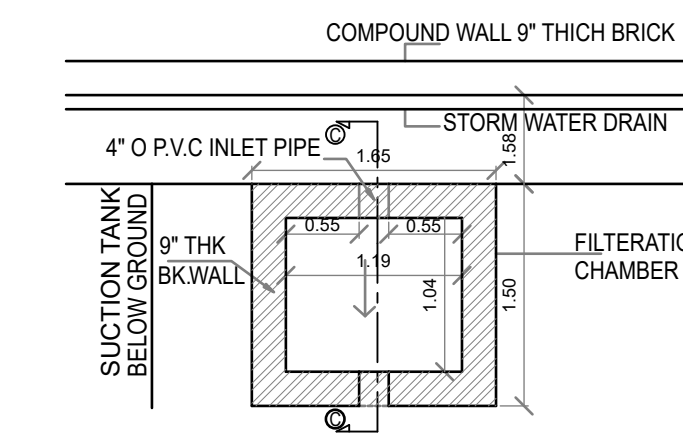
U.G. WATER TANK PLAN

SCALE: N.T.S.



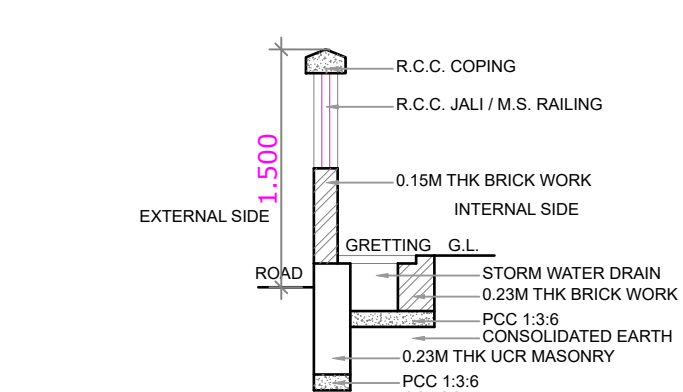
U.G. WATER TANK SECTION

SCALE: N.T.S.



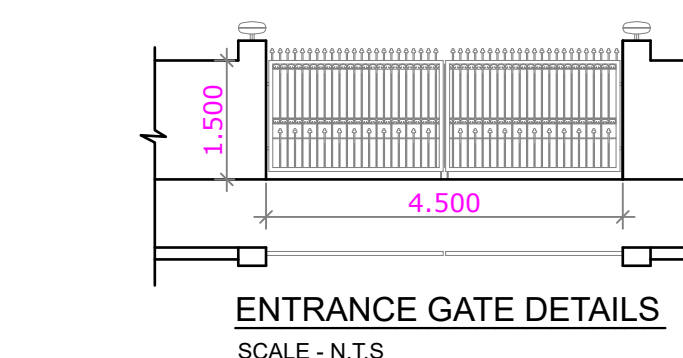
PLAN TYPICAL DETAILS OF RAIN WATER HARVESTING

SCALE: N.T.S.



SECTION THROUGH COMPOUND WALL AND STORM WATER DRAIN

SCALE: N.T.S.



ENTRANCE GATE DETAILS

SCALE: N.T.S.

DESCRIPTION	SYMBOL
1. 150mmØ DRAINAGE LINE	—
2. 900mm X 450mm DRAINAGE CHAMBER	□
3. 600mm X 600mm STORM WATER CHAMBER	■
4. STORM WATER LINE	—
5. TOP TERRACE RAINWATER PIPE	—
6. WASTE PIPE SHOWN AS	—
7. SOIL PIPE SHOWN AS	—
8. INDIVIDUAL TERRACE RWP PIPE	—
9. DRAINAGE MANHOLE SHOWN AS	○
10. STORM MANHOLE SHOWN AS	○
11. H.T. CABLE ROUTING SHOWN AS—	—
12. 900mm(L)X900mm(W)X1000mm(D) HT CHAMBER	□
13. L.T. + DG CABLE ROUTING SHOWN AS—	—
14. TV/SEC CABLE ROUTING SHOWN AS—	—
15. 900mm(L)X600mm(W)X1000(H) LT/LV CHAMBER	□
16. EARTH PIT—600mmX600mm	□
17. STREET LIGHT CABLE ROUTING SHOWN AS—100MM PVC	—
18. STREET LIGHT POLE SHOWN AS— 4.5 M(H)	—
19. FLOW DIRECTION	→
20. TRENCH SHOWN AS	—
21. RECHARGE PIT SHOWN AS	□

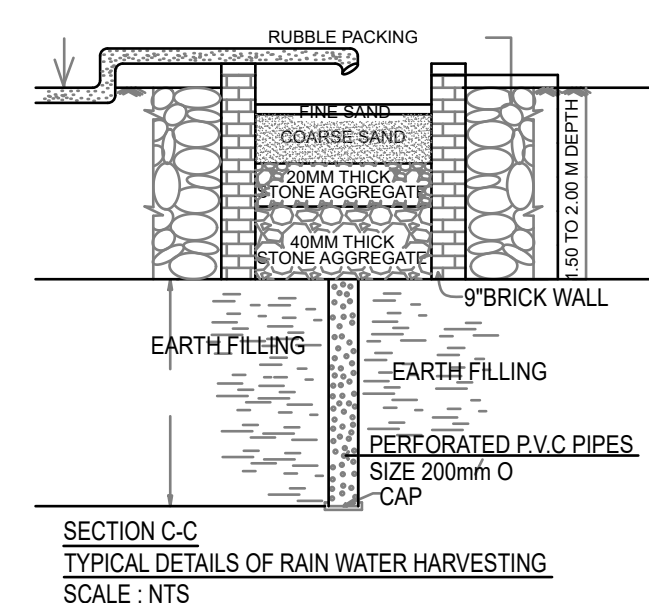
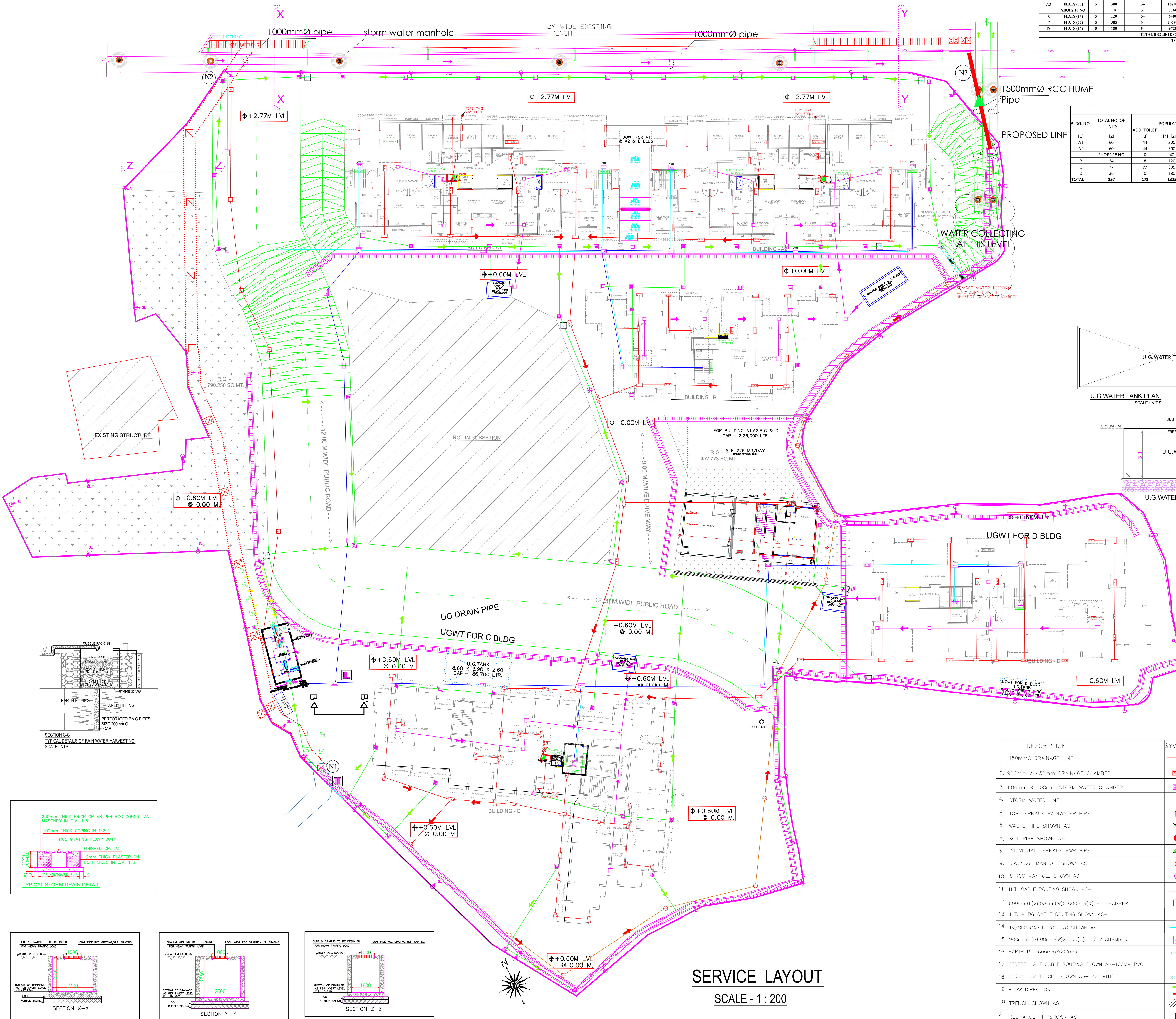
Sr. No.	DESCRIPTION	SYMBOL
1	CABLE ROUTING SHOWN AS—	—
2	900mm(L)X900mm(W)X1000mm(D) HT CHAMBER	□
3	L.T. + DG CABLE ROUTING SHOWN AS—	—
4	TV/SEC CABLE ROUTING SHOWN AS—	—
5	900mm(L)X600mm(W)X1000(H) LT/LV CHAMBER	□
6	EARTH PIT—600mmX600mm	□
7	STREET LIGHT CABLE ROUTING SHOWN AS—100MM PVC	—
8	STREET LIGHT POLE SHOWN AS— 4.5 M(H)	—

DESCRIPTION	SYMBOL
1. 600mm X 600mm STORM WATER CHAMBER	■
2. STORM WATER LINE	—
3. TOP TERRACE RAINWATER PIPE	—
4. INDIVIDUAL TERRACE RWP PIPE	—
5. STORM MANHOLE SHOWN AS	○
6. FLOW DIRECTION	→
7. TRENCH SHOWN AS	—
8. RECHARGE PIT SHOWN AS	□

Sr.No	Description	Shown As
01	COURTYARD HYDRANT SHOWN AS-	—
02	HYDRANT MAIN LINE SHOWN AS-	—

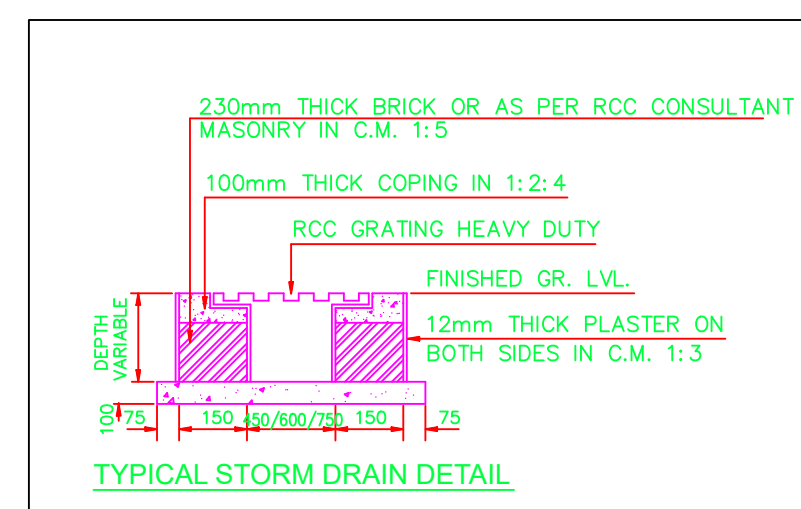
SERVICE LAYOUT

SCALE - 1 : 200



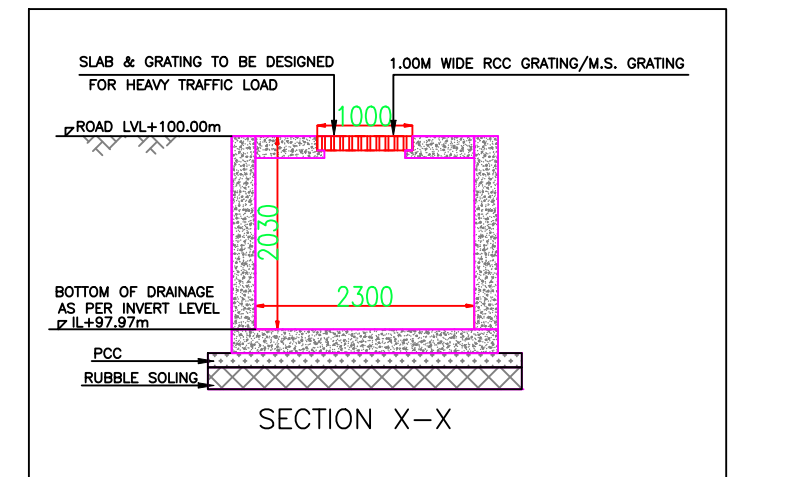
SECTION C-C TYPICAL DETAILS OF RAIN WATER HARVESTING

SCALE: N.T.S.



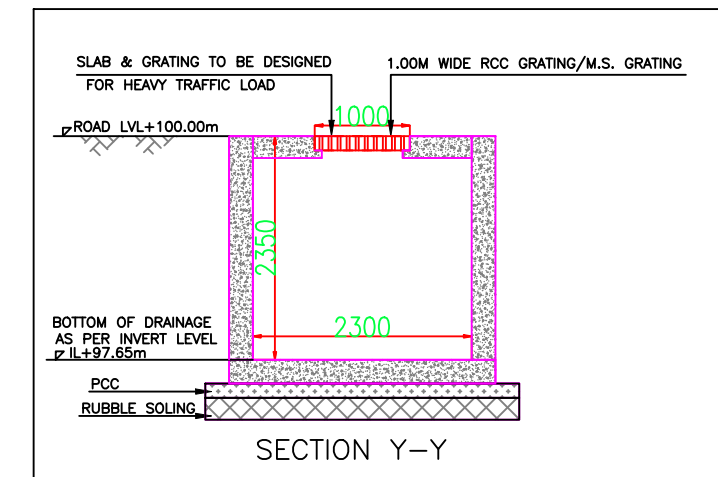
TYPICAL STORM DRAIN DETAIL

SCALE: N.T.S.



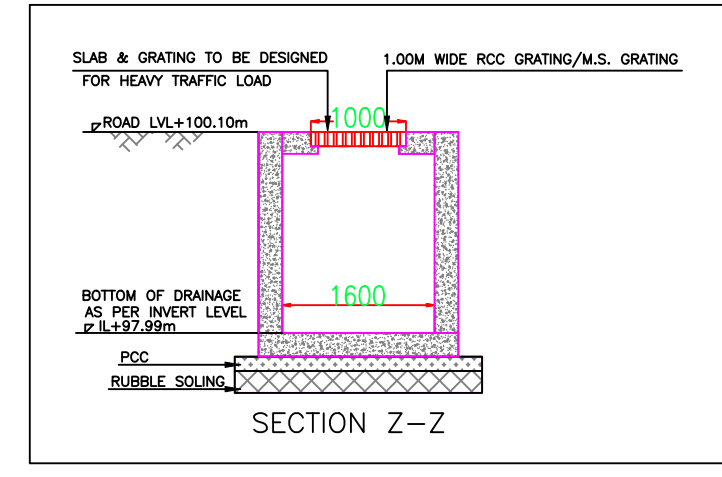
SECTION X-X

SCALE: N.T.S.



SECTION Y-Y

SCALE: N.T.S.



SECTION Z-Z

SCALE: N.T.S.

CONTENT : SERVICE LAYOUT, WATER CALCULATIONS, ENTRANCE GATE, COMPOUND WALL, U.G. TANK & SEPTIC TANK SECTIONS.

DESCRIPTION OF PROPOSAL & PROPERTY
AS BUILT RESIDENTIAL BUILDING ON SURVEY NO. 5/1, 5/2/2, 5/3, 5/4, 5/8, 6/3, 6/5A, 6/5B AT VILLAGE-NANDGAON, TALUKA-PANVEL, DIST-RAIGAD.

OWNER NAME & SIGN

M/S TODAY GLOBAL REALTORS THROUGH
BHADRESH RAJESH SHAH
Date: 2025.04.01 18:17:41 +05'30'
PARTNERS MR. BHADRESH R. SHAH

Digitally signed by BHAVESH SHAH
BHAVESH SHAH
Date: 2025.04.01 18:17:54 +05'30'
PARTNERS MR. BHAVESH R. SHAH

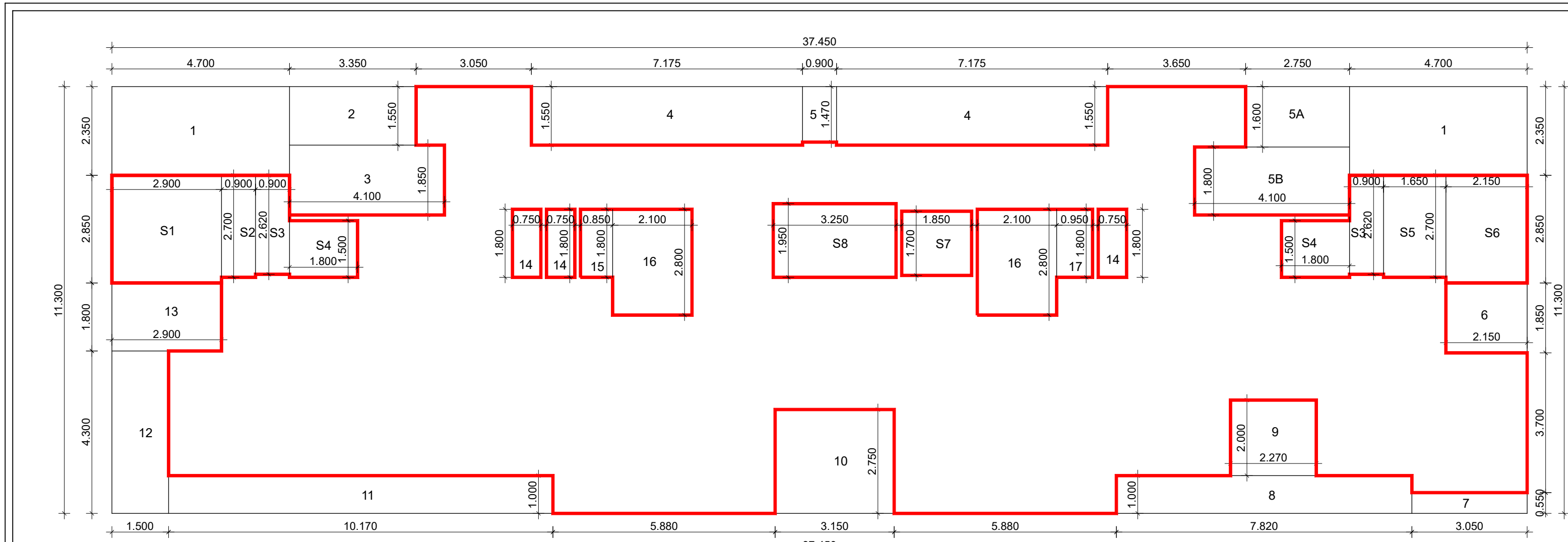
ARCHITECT NAME & SIGN

PIYUSH TAK

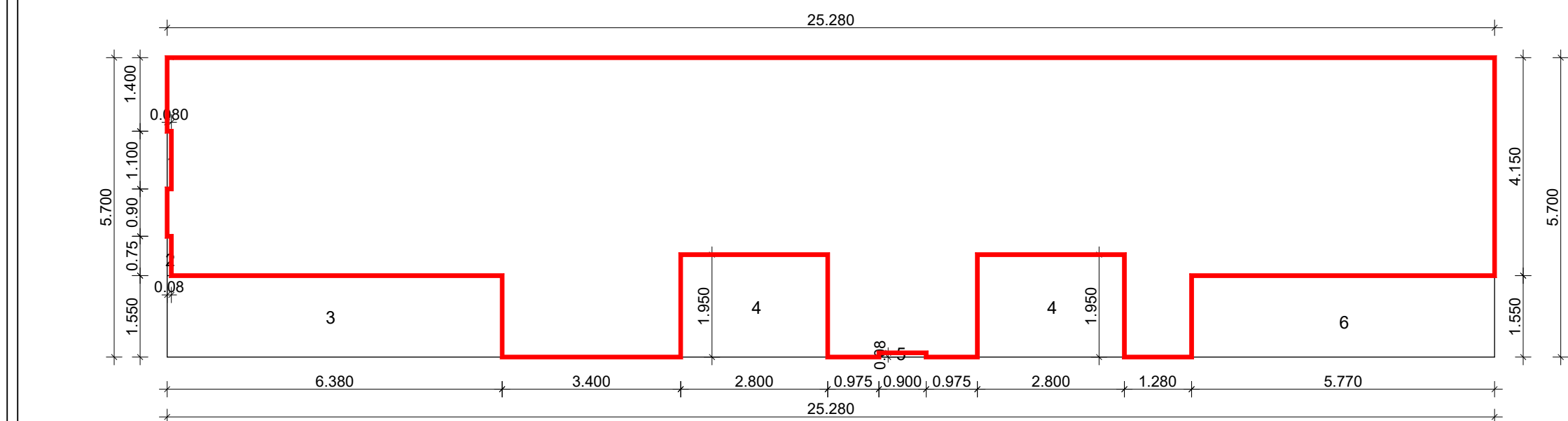
ARCH. PIYUSH TAK
RG.NO: CA/28272/2001
NAME, ADDRESS & SIGN OF ARCHITECT

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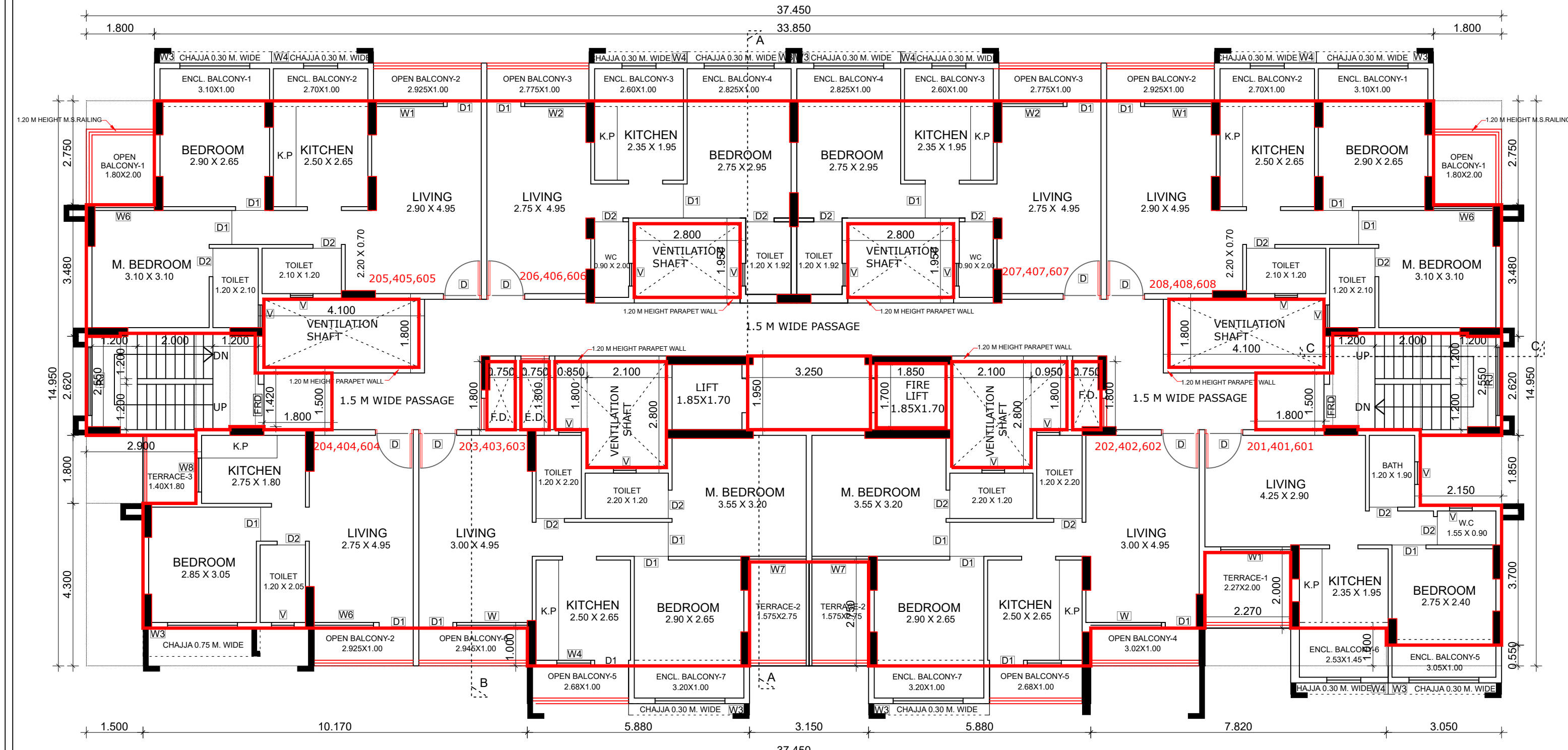
SCALE: 1:100
DATE: 25-02-2025
NORTH
DRAWN BY: SANDEEP



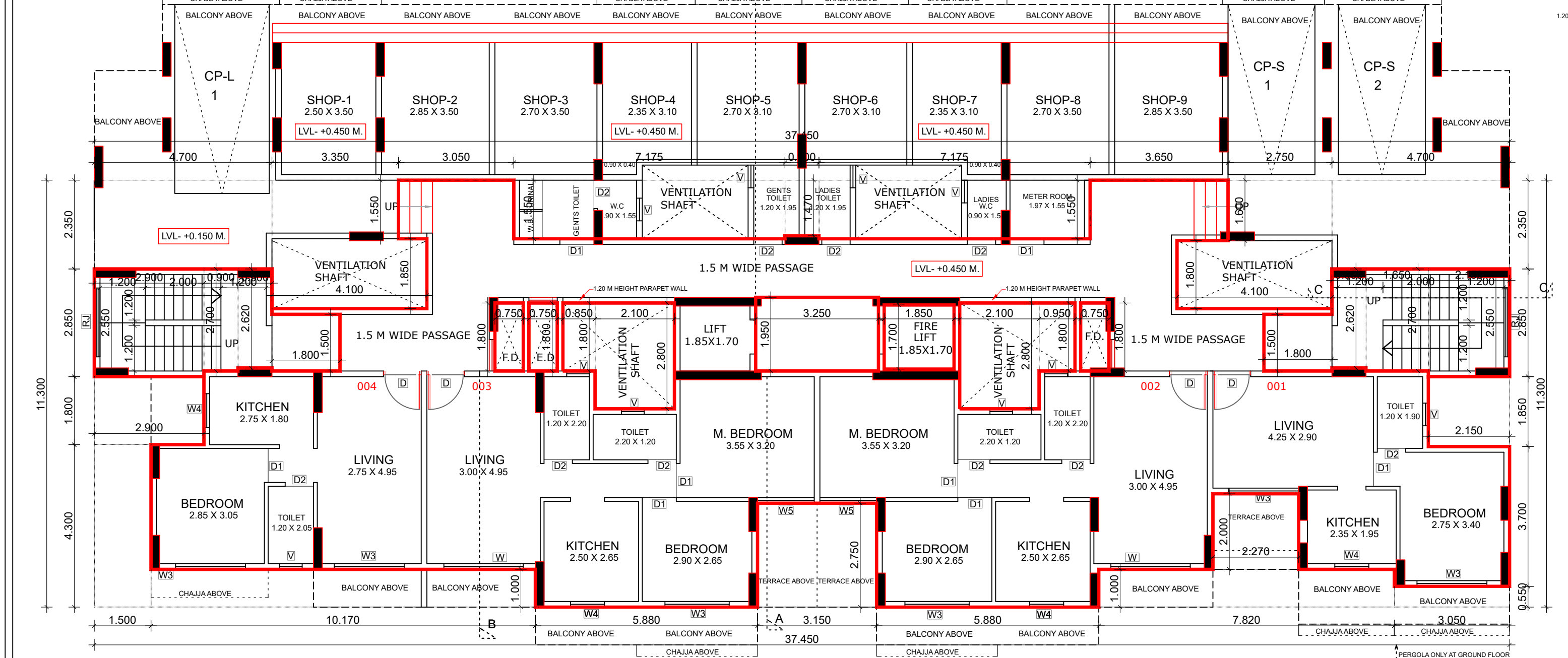
GROUND FLOOR AREA CALCULATION (RESIDENTIAL) (BUILDING - A1)
SCALE:1 : 100



GROUND FLOOR AREA CALCULATION (COMMERCIAL) (BUILDING - A1)
SCALE:1 : 100



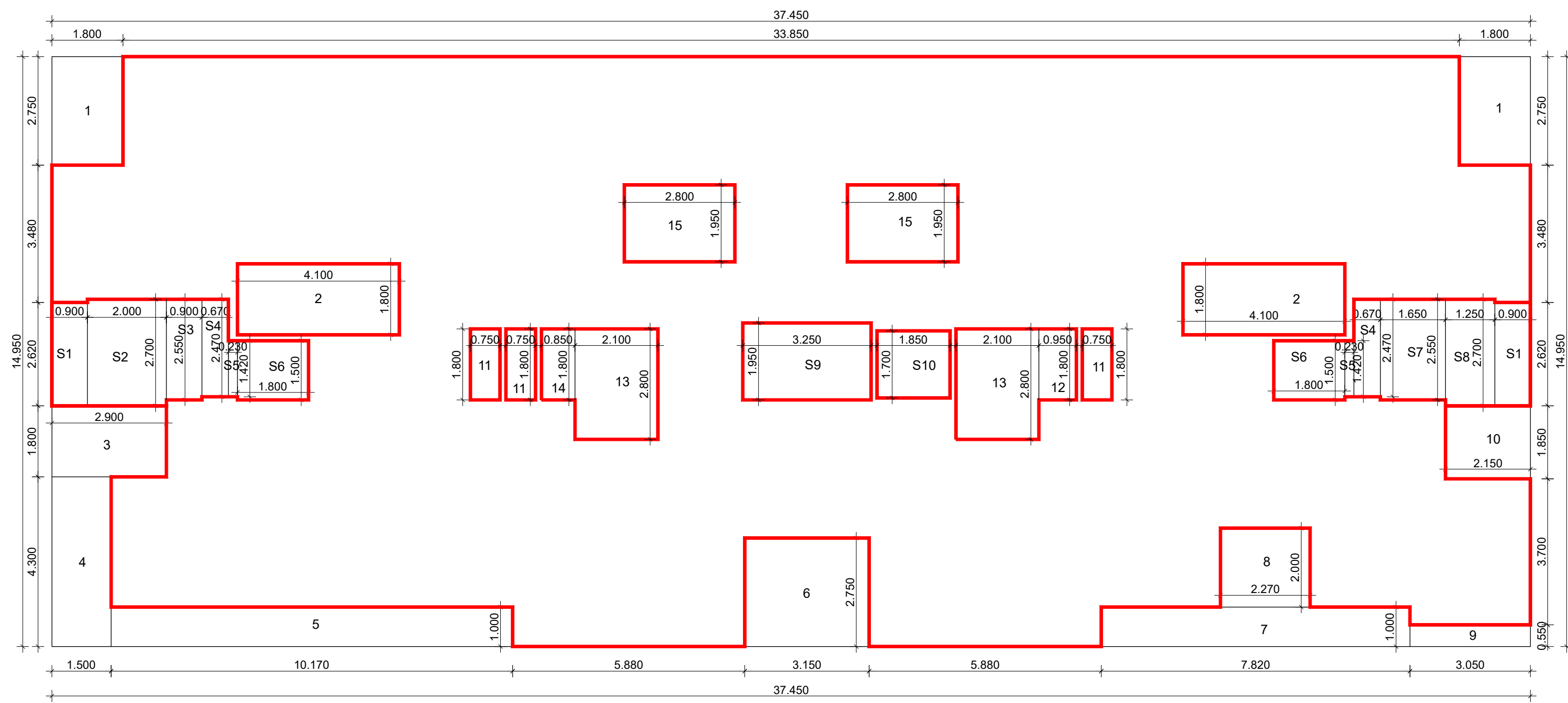
TYPICAL 2ND, 4TH & 6TH FLOOR PLAN (BUILDING - A1)
SCALE:1 : 100



GROUND FLOOR PLAN (BUILDING - A1)
SCALE:1 : 100

BUILDING NO- A1			
GROUND FLOOR (RESIDENTIAL)			
ADDITION (A)			
A	37.450	X	11.300
1	1	1	1
TOTAL	423.185	SQ.MT	
DEDUCTION (B)			
1	4.700	X	2.350
2	2.750	X	1.550
3	4.100	X	1.850
4	7.175	X	1.550
5	0.900	X	1.470
6	2.750	X	1.600
7	4.100	X	1.800
8	2.150	X	1.350
9	2.270	X	2.000
10	1.150	X	2.750
11	10.170	X	1.000
12	1.000	X	4.300
13	2.900	X	1.800
14	0.750	X	1.800
15	0.950	X	1.200
16	2.100	X	2.800
17	0.950	X	1.000
TOTAL	137.783	SQ.MT	
GROSS AREA (C) = A-B	423.185	-	137.783
STAIRCASE & LIFT AREA (D)			
S1	2.900	X	2.650
S2	0.900	X	2.700
S3	0.900	X	2.650
S4	1.000	X	1.200
S5	1.650	X	2.700
S6	2.150	X	2.850
S7	1.050	X	1.700
S8	3.250	X	1.000
TOTAL	40.876	SQ.MT	
GROSS AREA (C) = A-B	285.403	-	40.876
PERMISSIBLE BAL. AREA	417.891	-	417.891

BALCONY AREA STATEMENT (BUILDING NO- A1)			
BUILDING NO.	FLOOR	PERMISSIBLE BALCONY	PROPOSED BALCONY
BUILDING A1	GROUND	0.000	0.000
	FIRST	62.684	68.419
	SECOND	62.684	68.419
	THIRD	62.684	68.419
	FOURTH	62.684	68.419
	FIFTH	62.684	68.419
	SIXTH	62.684	68.419
	SEVENTH	62.684	68.419
TOTAL		438.788	478.933



TYPICAL 1ST TO 7TH FLOOR AREA CALCULATION (BUILDING - A1)
SCALE:1 : 100

BUILDING NO- A1									
1ST TO 7TH FLOOR									
ADDITION (A)									
A	37.450	X	14.950	1	=	559.878	SQ.MT		
TOTAL						559.878	SQ.MT		
DEDUCTION (B)									
1	1.800	X	2.750	1	2	=	9.000	SQ.MT	
2	4.100	X	1.800	1	2	=	14.760	SQ.MT	
3	2.900	X	1.800	1	2	=	10.260	SQ.MT	
4	1.500	X	4.300	1	1	=	6.450	SQ.MT	
5	10.170	X	1.000	1	1	=	10.170	SQ.MT	
6	3.150	X	2.750	1	1	=	8.663	SQ.MT	
7	7.820	X	1.000	1	1	=	7.820	SQ.MT	
8	2.270	X	2.000	1	1	=	4.540	SQ.MT	
9	3.050	X	1.850	1	1	=	5.643	SQ.MT	
10	2.150	X	1.850	1	1	=	3.978	SQ.MT	
11	0.750	X	1.800	1	1	=	1.350	SQ.MT	
12	0.950	X	1.000	1	1	=	0.950	SQ.MT	
13	2.100	X	2.800	1	1	=	5.880	SQ.MT	
14	0.950	X	1.000	1	1	=	0.950	SQ.MT	
15	2.800	X	1.950	1	2	=	10.520	SQ.MT	
TOTAL						103.148	SQ.MT		
GROSS AREA (C) = A-B						559.878	SQ.MT		
STAIRCASE & LIFT AREA (D)									
S1	0.900	X	2.650	2	2	=	4.710	SQ.MT	
S2	2.900	X	2.700	2	2	=	15.660	SQ.MT	
S3	0.900	X	2.650	1	2	=	4.710	SQ.MT	
S4	0.670	X	2.550	1	2	=	3.295	SQ.MT	
S5	0.230	X	1.440	2	2	=	0.663	SQ.MT	
S6	1.800	X	1.500	2	2	=	5.400	SQ.MT	
S7	1.650	X	2.550	2	2	=	8.460	SQ.MT	
S8	1.250	X	2.700	2	2	=	6.750	SQ.MT	
S9	3.250	X	1.950	1	1	=	6.338	SQ.MT	
S10	1.850	X	1.700	2	2	=	6.280	SQ.MT	
TOTAL						38.839	SQ.MT		
GROSS AREA (C) = A-B						456.739	SQ.MT		
PERMISSIBLE BAL. AREA						417.891	SQ.MT		
PROPOSED BALCONY AREA (B)									
ENCL. BAL. B1	3.100	X	1.000	2	2	=	6.200	SQ.MT	
ENCL. BAL. B2	2.700	X	1.000	2	2	=	5.400	SQ.MT	
ENCL. BAL. B3	2.600	X	1.000	2	2	=	5.200	SQ.MT	
ENCL. BAL. B4	2.625	X	1.000	2	2	=	5.250	SQ.MT	
ENCL. BAL. B5	3.050	X	1.000	2	2	=	6.100	SQ.MT	
ENCL. BAL. B6	2.530	X	1.000	2	2	=	5.060	SQ.MT	
ENCL. BAL. B7	3.200	X	1.000	2	2	=	6.400	SQ.MT	
ENCL. BAL. B8	1.800	X	2.000	2	2	=	7.200	SQ.MT	
ENCL. BAL. B9	2.925	X	1.000	2	2	=	5.850	SQ.MT	
ENCL. BAL. B10	2.775	X	1.000	2	2	=	5.550	SQ.MT	
ENCL. BAL. B11	1.800	X	2.000	2	2	=	7.200	SQ.MT	
ENCL. BAL. B12	2.925	X	1.000	2	2	=	5.850	SQ.MT	
ENCL. BAL. B13	2.775	X	1.000	2	2	=	5.550	SQ.MT	
ENCL. BAL. B14	3.020	X	1.000	2	2	=	6.040	SQ.MT	
ENCL. BAL. B15	2.600	X	1.000	2	2	=	5.200	SQ.MT	
ENCL. BAL. B16	2.945	X	1.000	2	2	=	5.890	SQ.MT	
TOTAL						103.148	SQ.MT		
EXCESS BALCONY AREA TAKEN IN FIVE						5.735	SQ.MT		
417.891					+	5.735	=	423.626	SQ.MT

FLOOR AREA STATEMENT FOR BUILDING NO. A1 (SALE FLATS)											
SR. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY					PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)
				ENCLOSED		OPEN	TOTAL (5 + 6 + 7)	EXCESS (8 - 4)			
				OPEN	CLOSE						
1	GROUND (COMMERCIAL)	114.124	0.000	0	0	0	0.000	0.000	0.000	0	0.000
	GROUND (RESIDENTIAL)	244.527	0.000			0.000	0.000	0.000	0.000	0	0.000
2	FIRST	417.891	62.684	0.000	35.569	32.850	68.419	5.735	83.578	0	0.000
3	SECOND	417.891	62.684	0.000	35.569	32.850	68.419	5.735	83.578	15.723	0.000
4	THIRD	417.891	62.684	0.000	35.569	32.850	68.419	5.735	83.578	0	0.000
4	FORTH	417.891	62.684	0.000	35.569	32.850	68.419	5.735	83.578	15.723	0.000
4	FIFTH	417.891	62.684	0.000	35.569	32.850	68.419	5.735	83.578	0	0.000
4	SIXTH	417.891	62.684	0.000	35.569	32.850	68.419	5.735	83.578	15.723	0.000
5	SEVENTH	417.891	62.684	0.000	35.569	32.850	68.419	5.735	83.578	0	0.000
6	TOTAL	3283.888	438.786		248.983	229.950	478.933	40.145	585.047	47.169	0.000
7	TOTAL EXCESS BALC.	40.145									
8	TOTAL EXCESS TERRACE	0.000									
	TOTAL BUILTUP AREA	3324.033									

LIGHT & VENTILATION SCHEDULE (BUILDING - 2)			
ROOM	TENEMENT NUMBER	CARPET WINDOW AREA (SQ.M)	L & V PROVIDED
LIVING	1	14.950	2.475
KITCHEN	2	6.625	1.104
BEDROOM	3	7.820	1.281
TOILET	4	1.350	0.230
TOILET-2	5	2.640	0.440
LIVING	6	14.950	2.475
BEDROOM	7	7.820	1.281
TOILET	8	1.350	0.230
TOILET-2	9	2.640	0.440

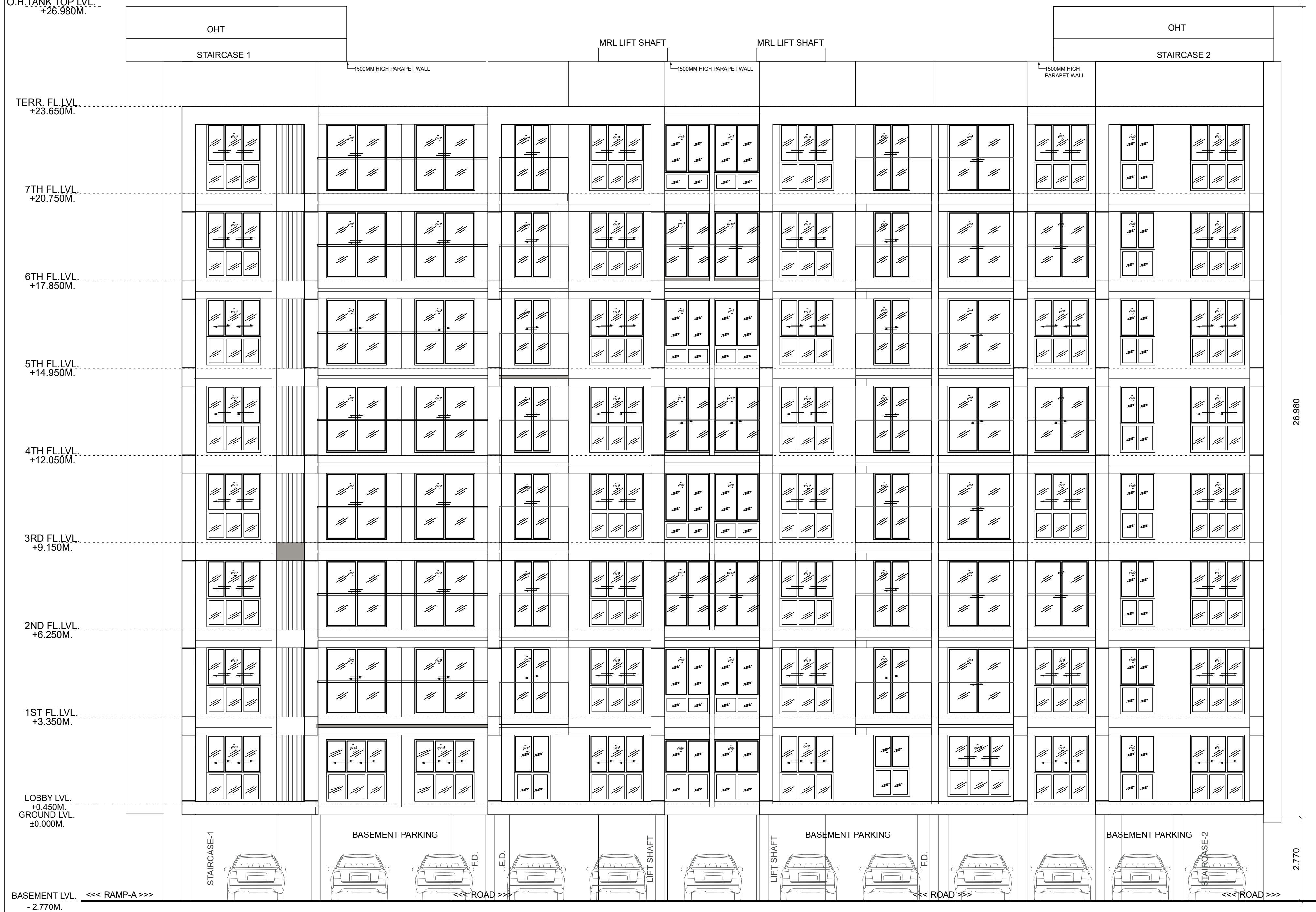
SCHEDULE OF DOORS & WINDOWS (BUILDING - 1)			
TYPE	SIZE IN MM	AREA IN SQ.M	DESCRIPTION
D1	1.000 X 2.10	2.100	T.w Panel door
D2	0.900 X 2.10	1.890	T.w Panel door
D3	0.750 X 2.10	1.575	T.w Panel door
D4	2.300 X 2.10	4.830	T.w Panel door
D5	1.950 X 2.15	4.193	Al Sliding window
D6	1.850 X 2.15	3.978	Al Sliding window
D7	1.700 X 2.15	3.623	Al Sliding window
D8	1.850 X 2.15	3.978	Al Sliding window
D9	1.850 X 2.15	3.978	Al Sliding window
D10	1.850 X 2.15	3.978	Al Sliding window
D11	1.850 X 2.15	3.978	Al Sliding window
D12	1.850 X 2.15	3.978	Al Sliding window
D13	1.850 X 2.15	3.978	Al Sliding window
D14	1.850 X 2.15	3.978	Al Sliding window
D15	1.850 X 2.15	3.978	Al Sliding window
D16	1.850 X 2.15	3.978	Al Sliding window
D17	1.850 X 2.15	3.978	Al Sliding window
D18	1.850 X 2.15	3.978	Al Sliding window
D19	1.850 X 2.15	3.978	Al Sliding window
D20	1.850 X 2.15	3.978	Al Sliding window
D21	1.850 X 2.15	3.978	Al Sliding window
D22	1.850 X 2.15	3.978	Al Sliding window
D23	1.850 X 2.15	3.978	Al Sliding window
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D25	1.850 X 2.15	3.978	Al Sliding window
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D28	1.850 X 2.15	3.978	Al Sliding window
D29	1.850 X 2.15	3.978	Al Sliding window
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D97	1.850 X 2.15	3.978	Al Sliding window
D98	1.850 X 2.15	3.978	Al Sliding window
D99	1.850 X 2.15	3.978	Al Sliding window
D100	1.850 X 2.15	3.978	Al Sliding window

BUILT UP AREA SUMMARY IN SQ.MT.			
FLOORS	BLDG - A1	B.U AREA	
GR. FLOOR (COMM.)		114.124	
GR. FLOOR (RESI.)		235.686	
1st FLOOR		423.626	
2nd FLOOR		423.626	
3rd FLOOR		423.626	
4th FLOOR		423.626	
5th FLOOR		423.626	
6th FLOOR		423.626	
7th FLOOR		423.626	
TOTAL AREA		3315.192	

2ND, 4TH & 6TH FLOOR				
TERRACE TYPE	NO. OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA (SQR. METER)
T1	1	2.270	2.000	4.54
T2	2	1.575	2.750	8.68
T3	1	1.400	1.800	2.52
TOTAL PROPOSED TERRACE AREA				
NET BUA OF FLOOR				
PERMISSIBLE TERRACE AREA = (NET BUA) *20% / FLOOR				
PERMISSIBLE TERRACE AREA ON 2ND 4TH & 6TH FLOOR				
PROPOSED TERRACE AREA ON 2ND 4TH & 6TH FLOOR				
EXCESS TERRACE AREA, IF ANY				

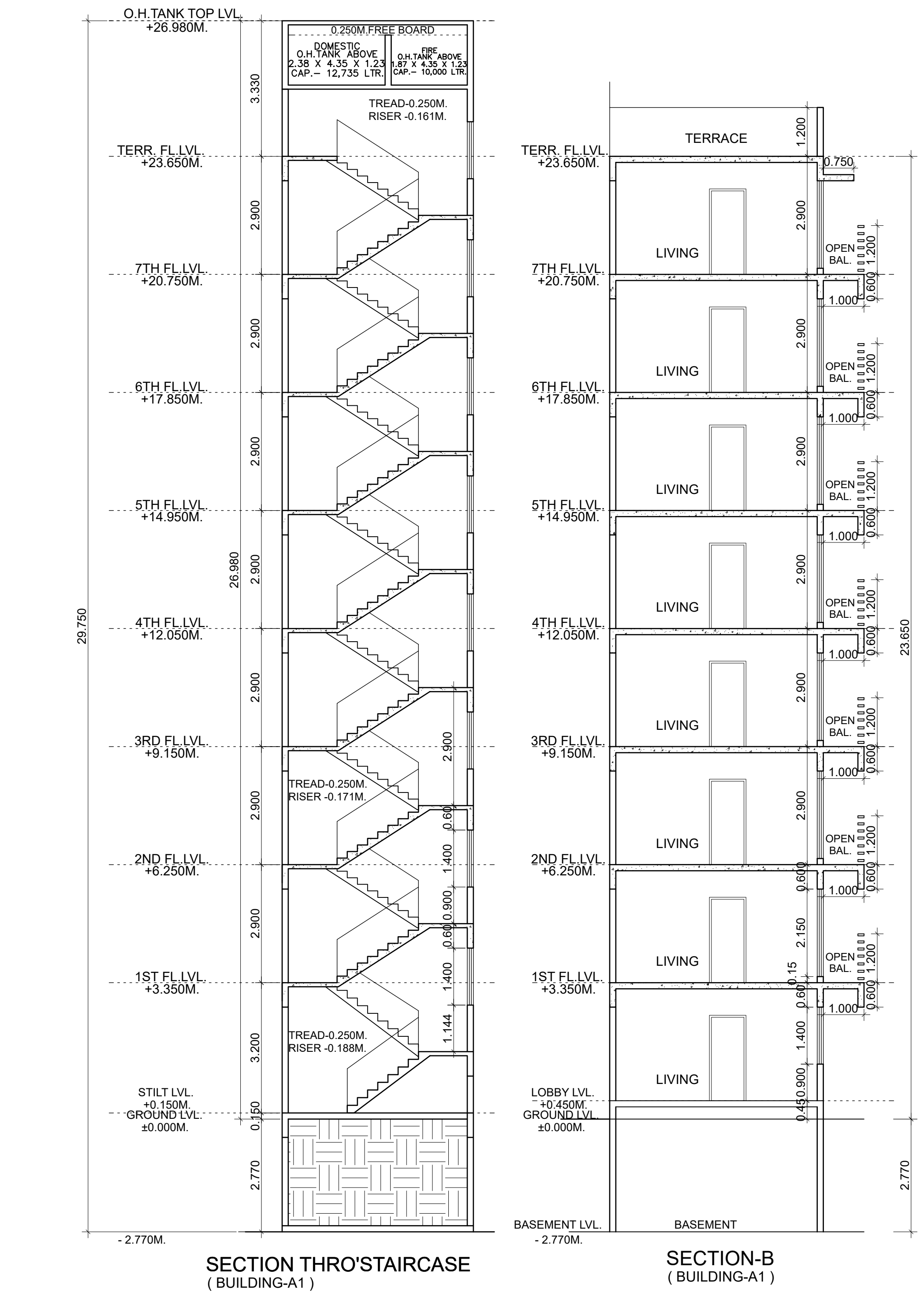
PERMISSIBLE AMSL LVL. (AS PER A.I.NOC.) +40.000M.

O.H.TANK TOP LVL. +26.980M.



ELEVATION C (BACK SIDE)
(BUILDING-A1)

PERMISSIBLE AMSL LVL. (AS PER A.I.NOC.) +40.000M.

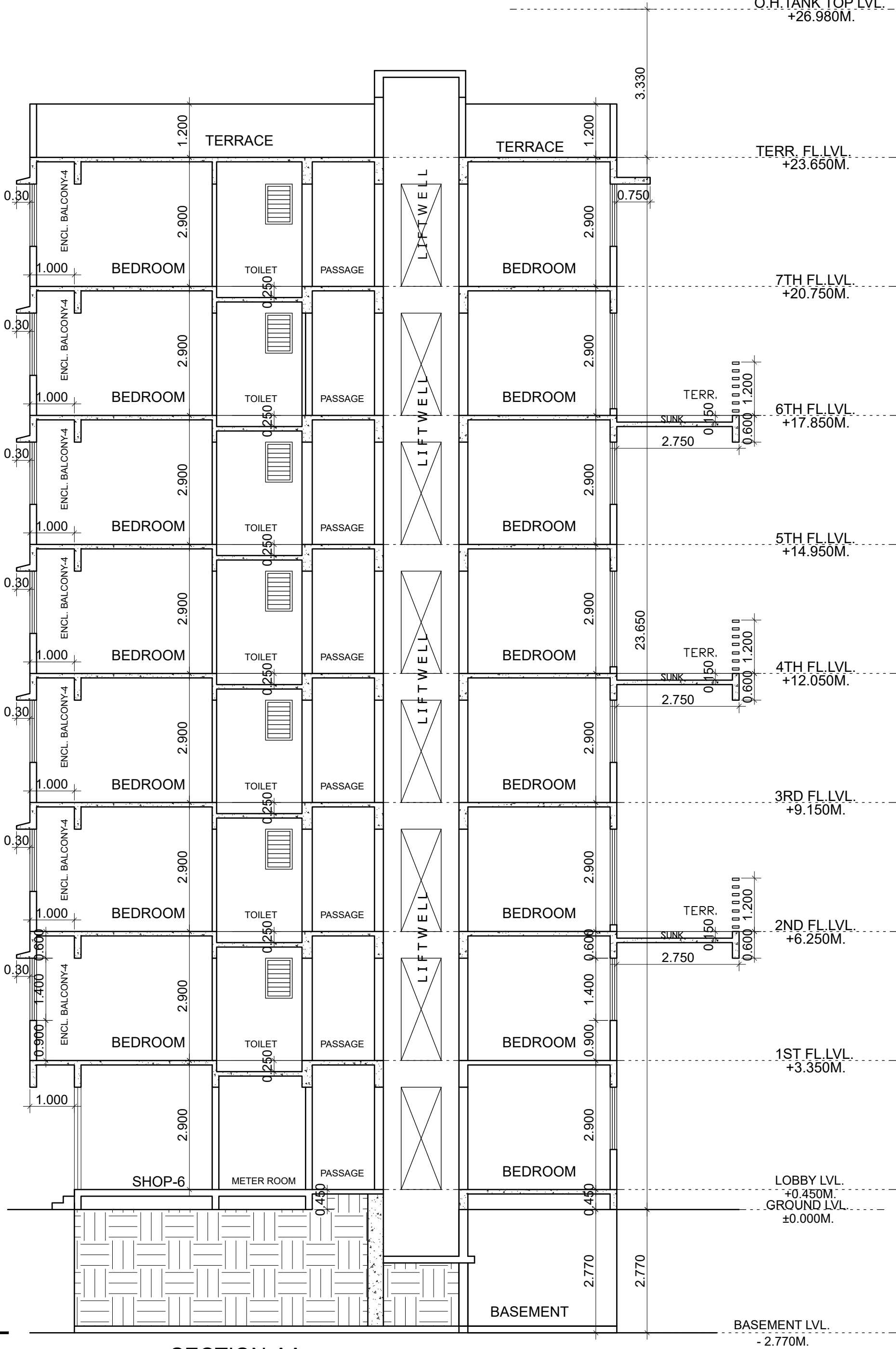


SECTION-AA
(BUILDING-A1)

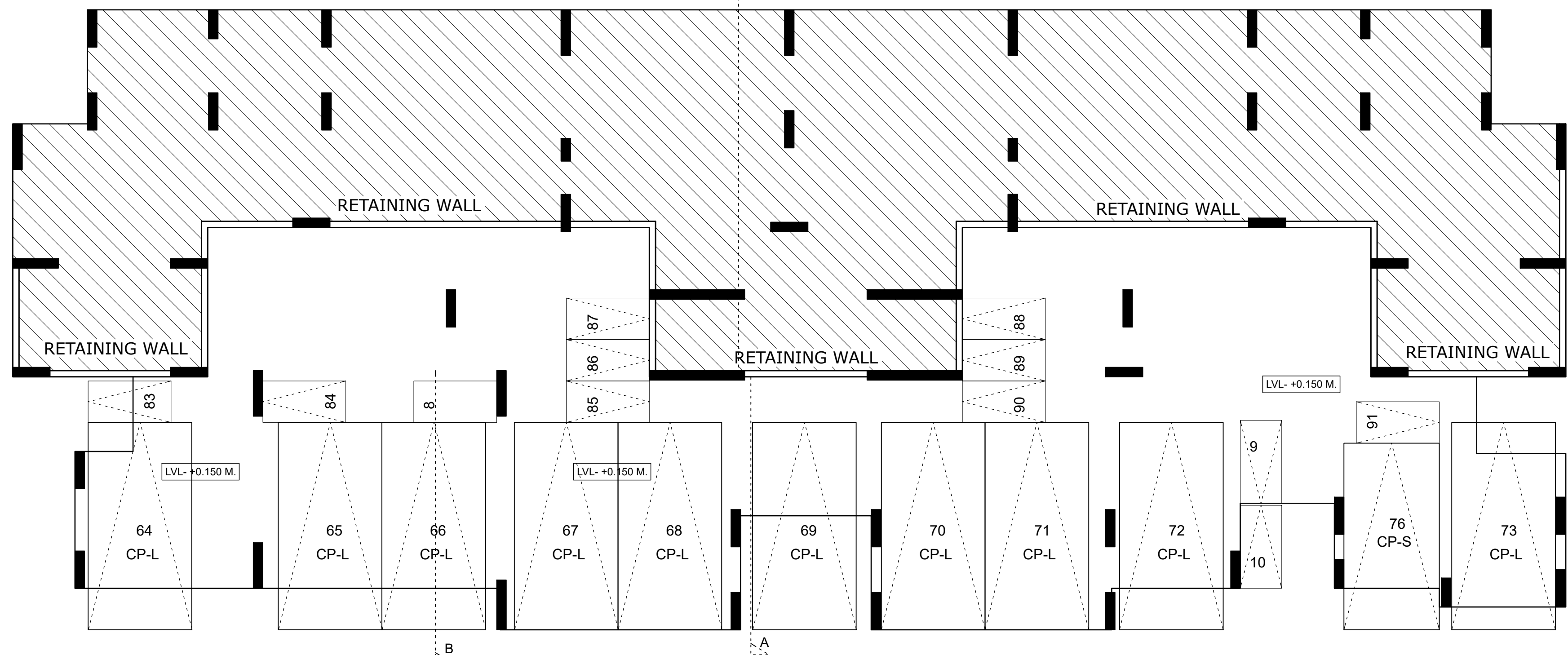
SECTION THRO STAIRCASE
(BUILDING-A1)

PERMISSIBLE AMSL LVL. (AS PER A.I.NOC.) +40.000M.

O.H.TANK TOP LVL. +26.980M.



SECTION-B
(BUILDING-A1)



PARKING LAYOUT (BUILDING - A1)
SCALE-1 : 100

STAMP OF APPROVAL 05/13

Approved subject to the conditions mentioned in the Occupancy Certificate issued by this office bearing letter no CIDCO/NAINA/Panvel/Nandgaon /BP-00526/OC/Full/2025/0892 Dated : 02Apr 2025

SWATI PUNDALIK POHEKAR
Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.04.02 10:43:18 +05'30'

NOTE : ALL DIMENSION ARE IN METER

SHEET CONTENT :-

BASEMENT FLOOR,
ELEVATION & SECTIONS.(BUILDING NO. A1)

NAME OF THE OWNER & SIGNATURE

M/S TODAY GLOBAL REALTORS THROUGH
BHADRESH H RAJESH SHAH
Digitally signed by BHADRESH H RAJESH SHAH
Date: 2025.04.01 18:19:12 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILT RESIDENTIAL BUILDING ON SURVEY
NO. 5/1, 5/2/2, 5/3, 5/4, 5/8, 6/3, 6/5A, 6/5B
AT VILLAGE-NANDGAON, TALUKA-PANVEL,
DIST-RAIGAD.

ARCHITECT NAME & SIGN

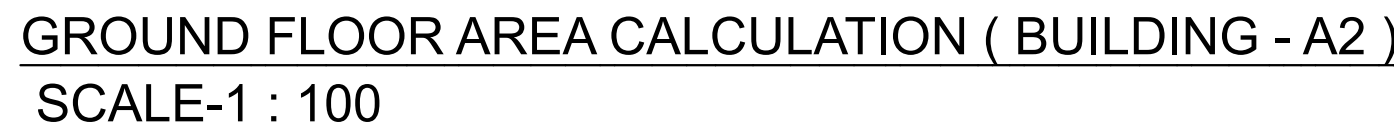
PIYUSH TAK

ARCH.PIYUSH TAK
RG.NO. CA/28272/2001

DRAWING CHECK BY: NORTH DATE: 25-02-2025
DRAWING NAME: SCALE: AS SHOWN
SANDEEP

CONCEPT
DESIGN CELL
Architect's & Associates

OFF : A-1306-1309, SHELTON SAPPHIRE, PLOT NO. 18 & 19,
SECTOR - 15, C.B.D. BELAPUR, NAVI MUMBAI.



BALCONY AREA STATEMENT (BUILDING NO - A2)			
BUILDING NO.	FLOOR	PERMISSIBLE BALCONY	PROPOSED BALCONY
BUILDING-A1	GROUND	0.000	0.000
	FIRST	62.694	68.419
	SECOND	62.694	68.419
	THIRD	62.694	68.419
	FOURTH	62.694	68.419
	FIFTH	62.694	68.419
	SIXTH	62.694	68.419
	SEVENTH	62.694	68.419
TOTAL		438.788	478.933



STAMP OF APPROVAL	06/13
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Approved subject to the conditions mentioned in the Occupancy Certificate issued by this office bearing letter no CIDCO/NAINA/Panvel/Nandgaon/BP-00526/OC/Full/2025/0892
Dated : 02Apr 2025

SWATI
PUNDALIK
POHEKAR

Digitally signed by
SWATI PUNDALIK
POHEKAR
Date: 2025.04.02
10:43:44 +05'30'

SCHEDULE OF DOORS & WINDOWS (BUILDING -A2)				
TYPE	SIZE IN MM	AREA IN SQM	SILL LVL.	DESCRIPTION
D	1.00 X 2.10	2.100	0.000	T.W. Panel door
D	0.90 X 2.10	1.890	0.000	T.W. Panel door
D	0.75 X 2.10	1.575	0.000	T.W. Panel door
FRD	2.10 X 2.10	2.520	0.000	W. Panel door
W	1.95 X 2.15	4.193	0.150	Al.Sliding French window
W1	1.85 X 2.15	3.978	0.150	Al.Sliding window
W2	1.70 X 2.15	3.665	0.150	Al.Sliding French window
W3	1.85 X 1.40	2.590	0.900	Al.Sliding French window
W4	0.90 X 1.40	1.260	0.900	Al.Sliding window
W5	1.50 X 1.40	2.100	0.900	Al.Sliding window
W6	1.65 X 2.15	3.548	0.000	Al.Sliding window
WP	0.90 X 2.15	3.225	0.150	Al.Sliding window
WP	0.90 X 2.15	3.150	0.150	Al.Sliding window
W	0.60 X 0.90	0.540	0.000	Al.Lowered Window
RJ	1.80 X 1.40	2.520	0.900	R.C.C. JALI

BUILT UP AREA SUMMARY IN SQM	
FLOORS	BLDG - A2
	B.U AREA
GR. FLOOR (COMM.)	114.124
GR. FLOOR (RESI.)	235.686
1st FLOOR	423.626
2nd FLOOR	423.626
3rd FLOOR	423.626
4th FLOOR	423.626
5th FLOOR	423.626
6th FLOOR	423.626
7th FLOOR	423.626
TOTAL AREA	3315.192

TERRACE AREA STATEMENT - (BUILDING - A2)			
2ND, 4TH & 6TH FLOOR			
TERRACE TYPE	NO.OF TERRACE	LENGTH (METER)	BREATH (METER)
T1	1	2.270	2.000
T2	2	1.575	2.750
T3	1	1.400	1.800
TOTAL PROPOSED TERRACE AREA			
NET BUA OF FLOOR			

PERMISSIBLE TERRACE AREA = (NET BUA) * 20% / FLOOR	83.57
PERMISSIBLE TERRACE AREA ON 2ND 4TH & 6TH FLOOR	250.73
PROPOSED TERRACE AREA ON 2ND 4TH & 6TH FLOOR	47.16

BALCONY AREA STATEMENT-(BUILDING-A2)	
1ST TO 7TH FLOOR	

BALCONY TYPE	NO. OF BALCONY	LENGTH (METER)	BREATH (METER)	AREA IN SQ.M.
ENCLOSE - B1	2	3.100	1.000	6.200
ENCLOSE - B2	2	2.700	1.000	5.400

ENCLOSE - B3	2	2.600	1.000	5.200
ENCLOSE - B4	2	2.825	1.000	5.650
ENCLOSE - B5	1	3.050	1.000	3.050

ENCLOSE - B6	1	2.530	1.450	3.669
ENCLOSE - B7	2	3.200	1.000	6.400
OPEN - B1	2	1.800	2.000	7.200
OPEN - B2	2	2.825	1.000	8.275

OPEN - B3	2	2.775	1.000	5.550
OPEN - B4	1	3.020	1.000	3.020
OPEN - B5	2	2.680	1.000	5.360

OPEN - B6	1	2.945	1.000	2.945
TOTAL PROPOSED BALCONY AREA				68.419
NET BUA OF FLOOR				417.89
PERMISSIBLE BALCONY AREA = (NET BUA WHEN / FLOOR				62.66

PERMISSIBLE BALCONY AREA ON 1ST TO 7TH FLOOR	438.78
PROPOSED BALCONY AREA ON 1ST TO 7TH FLOOR	478.93
EXCESS BALCONY AREA, IF ANY	40.145

NAME OF THE OWNER & SIGNATURE

M/S TODAY GLOBAL REALTORS THROUGH

BHADRESH H RAJESH SHAH Digitally signed by BHADRESH RAJESH SHAH Date: 2025.04.01 18:20:05 +05'30' PARTNERS MR. BHADRESH R. SHAH	BHAVESH H SHAH Digitally signed by BHAVESH SHAH Date: 2025.04.01 18:20:20 +05'30' PARTNERS MR. BHAVESH R. SHAH
--	---

DESCRIPTION OF PROPOSAL & PROPERTY
AS BUILT RESIDENTIAL BUILDING ON SURVEY

NO. 5/1, 5/2/2, 5/3, 5/4, 5/8, 6/3, 6/5A, 6/5B
AT VILLAGE-NANDGOAN, TALUKA-PANVEL,
DIST-RAIGAD.

ARCHITECT NAME & SIGN

PIYUSH TAK

ARCH.PIYUSH TAK		
RG.NO. CA/28272/2001		
DRAWING CHECK BY.	NORTH	DATE

		25-02-2025
DRAWING NAME		SCALE

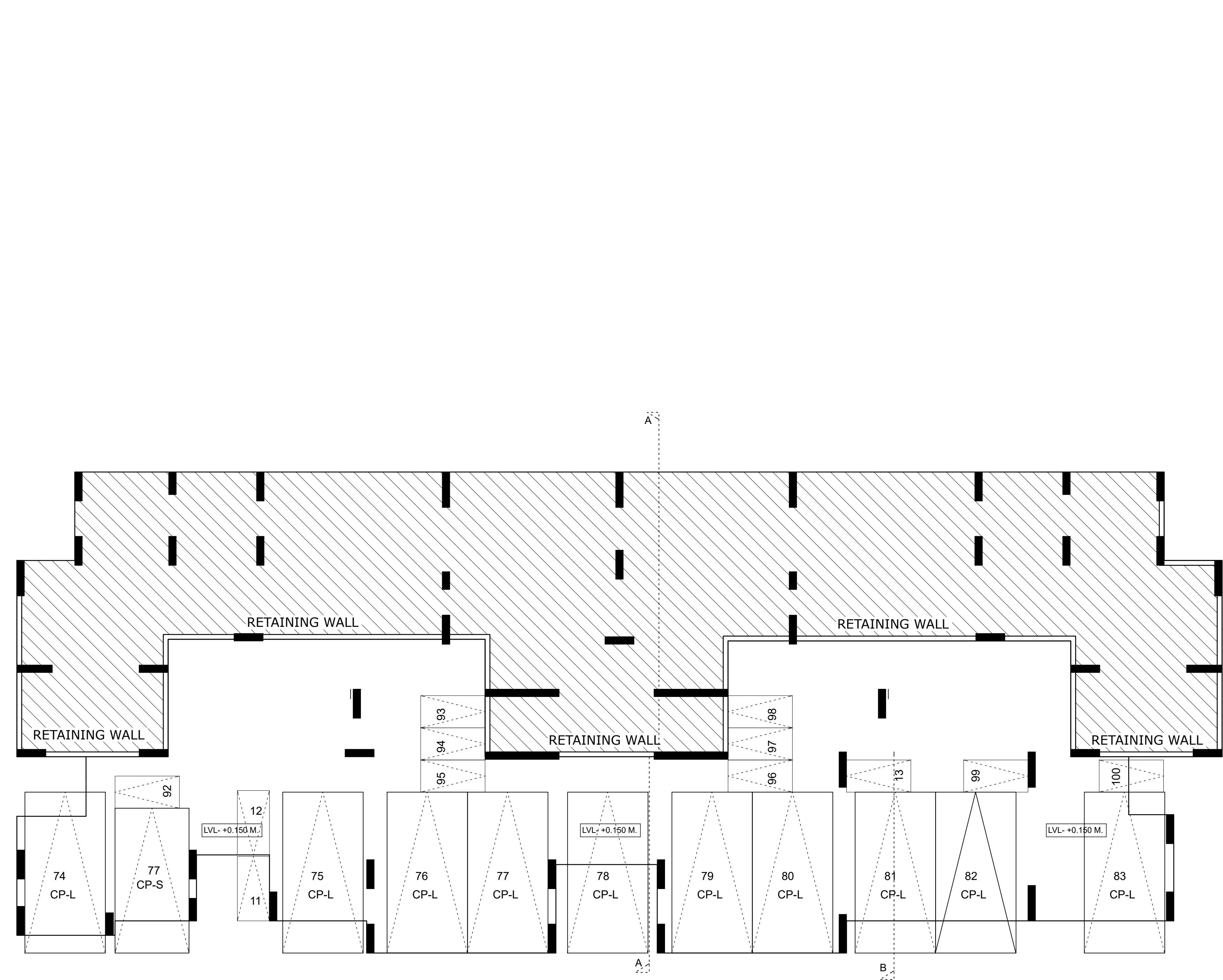
SANDEEP  AS SHOWN
CONCEPT
DESIGN CELL

Architect's & Associates
OFF : A - 1306-1309, SHELTON SAPPHIRE, PLOT NO. 18 & 19,
SECTOR - 15, C.B.D. BELAPUR, NAVI MUMBAI.

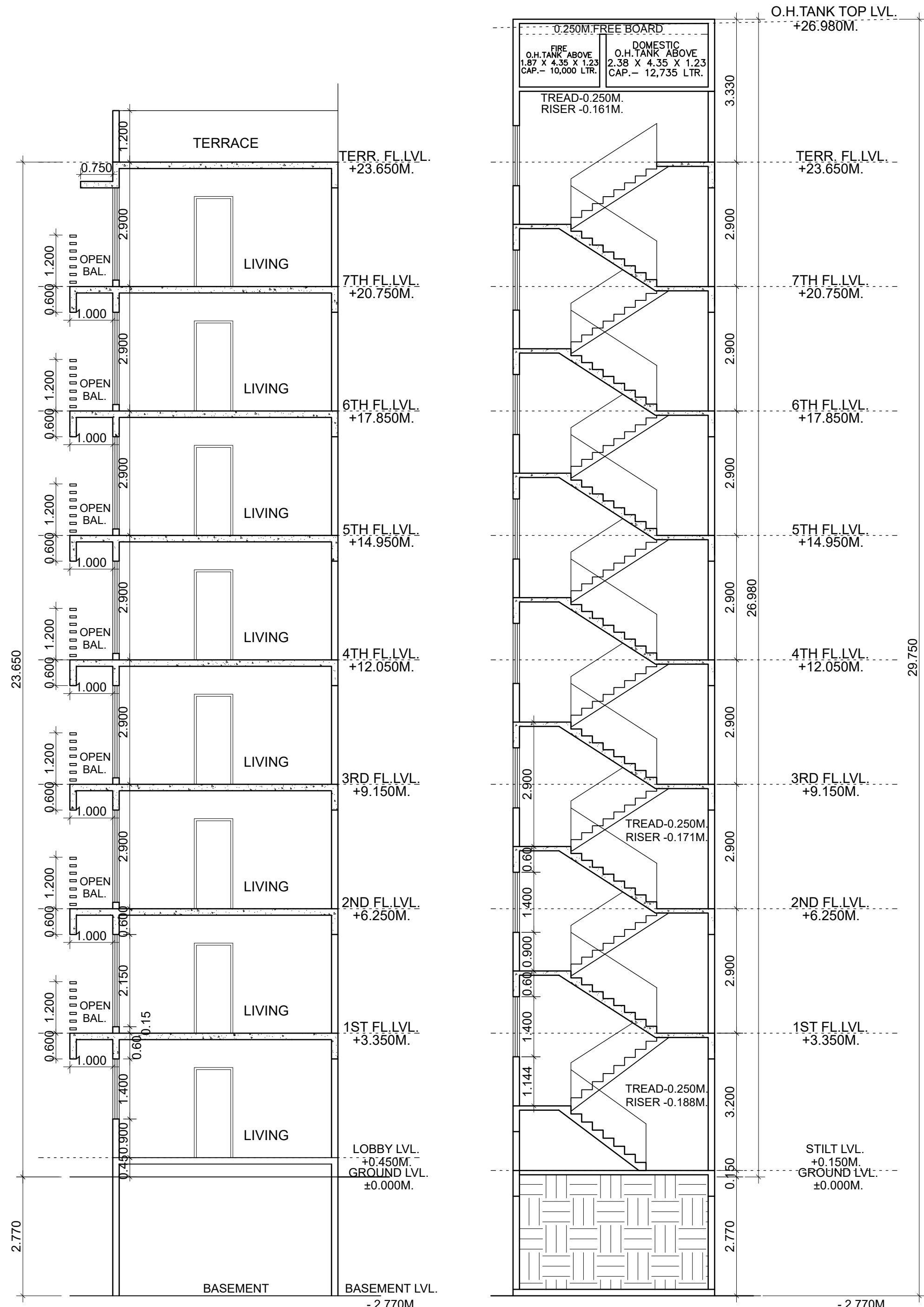


ELEVATION
(BUILDING-A2)

SECTION-AA
(BUILDING-A2)



PARKING LAYOUT (BUILDING - A2)
SCALE-1 : 100



SECTION-B
(BUILDING-A2)

SECTION THRO' STAIRCASE
(BUILDING-A2)

Approved subject to the conditions mentioned in the Occupancy Certificate issued by this office bearing letter no CIDCO/NAINA/Panvel/Nandgaon /BP-00526/OC/Full/2025/0892 Dated : 02Apr 2025

SWATI PUNDALIK POHEKAR
Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.04.02 10:44:12 +05'30'

NOTE - ALL DIMENSION ARE IN METER

SHEET CONTENT :-

BASEMENT FLOOR,
ELEVATION & SECTIONS.(BUILDING NO. A2)

NAME OF THE OWNER & SIGNATURE

M/S TODAY GLOBAL REALTORS THROUGH
BHADRESH H RAJESH SHAH
BHAVESH H SHAH
Date: 2025.04.01 18:20:57 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILT RESIDENTIAL BUILDING ON SURVEY
NO. 5/1, 5/2/2, 5/3, 5/4, 5/8, 6/3, 6/5A, 6/5B
AT VILLAGE-NANDGOAN, TALUKA-PANVEL,
DIST-RAIGAD.

ARCHITECT NAME & SIGN

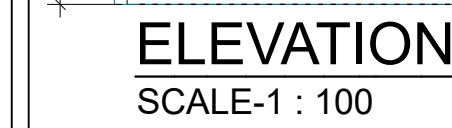
PIYUSH TAK

ARCH.PIYUSH TAK
RG.NO. CA/28272/2001

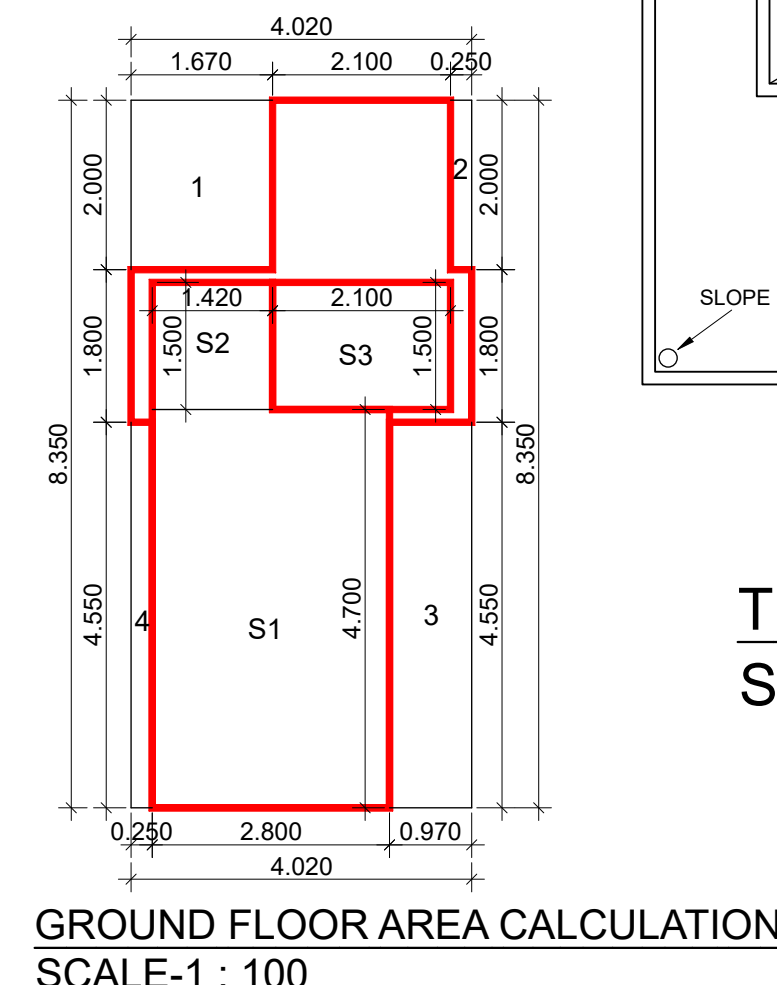
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DRAWING NAME: SCALE: AS SHOWN
SANDEEP

CONCEPT
DESIGN CELL
Architects & Associates

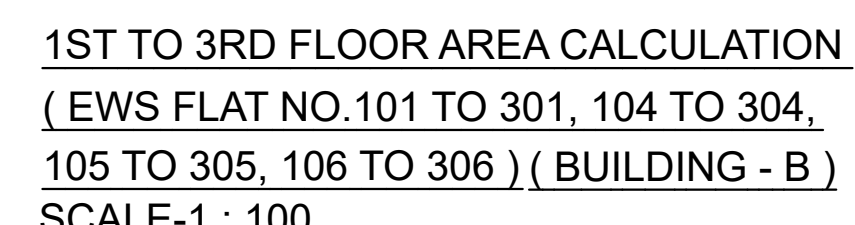
OFF. A-1306-1300, SHELTON SAPPHIRE, PLOT NO. 18 & 19,
SECTOR - 15, C.B.D. BELAPUR, NAVI MUMBAI.



BUILDING NO - B						
GROUND FLOOR						
ADDITION (A)						
A	4.020	X	8.350	X	1	= 33.567 SQ.M
TOTAL						33.567 SQ.M
DEDUCTION (B)						
1	1.670	X	2.000	X	1	= 3.340 SQ.M
2	0.250	X	2.000	X	1	= 0.500 SQ.M
3	0.970	X	4.550	X	1	= 4.414 SQ.M
4	0.820	X	4.550	X	1	= 3.739 SQ.M
TOTAL						9.993 SQ.M
GROSS AREA (C) = A-B						33.567 - 9.991
						24.176 SQ.M
STAIRCASE & LIFT AREA (D)						
S1	2.080	X	4.700	X	1	= 13.160 SQ.M
S2	1.420	X	1.500	X	1	= 2.130 SQ.M
S3	2.100	X	1.500	X	1	= 3.150 SQ.M
TOTAL						18.440 SQ.M



TERRACE FLOOR PLAN (BUILDING - B)
SCALE-1 : 100



STAMP OF APPROVAL 08/13

Approved subject to the conditions mentioned in the Occupancy Certificate issued by this office bearing letter no CIDCO/NAINA/Parvel/Nandgaon /BP-00526/OC/Full/2025/0892
Dated : 02Apr 2025

SWATI PUNDALIK POHEKAR

Digitally signed by
SWATI PUNDALIK
POHEKAR
Date: 2025.04.02
10:44:34 +05'30'

LIGHT & VENTILATION SCHEDULE (BUILDING B)						
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L & V REQUIRED	L & V PROVIDED	
1	2	3	4	5	6	7
LIVING		13.545	W2	2.258	2.258	0.840
KITCHEN		4.953	W1	0.754	1.260	1.260
BEDROOM	(1st & 3rd Floor)	10.303	W2	1.730	1.730	1.260
BEDROOM		8.720	W1	0.754	1.260	1.260
BATH		2.835	W1	0.423	0.423	0.440
TOILET		2.520	W1	0.420	0.440	0.440
LIVING		13.545	W2	2.258	2.258	0.840
KITCHEN		4.953	W1	0.754	1.260	1.260
BEDROOM	(2nd & 4th Floor)	10.303	W2	1.730	1.730	1.260
BEDROOM		8.720	W1	0.754	1.260	1.260
BATH		2.835	W1	0.423	0.423	0.440
TOILET		2.520	W1	0.420	0.440	0.440
LIVING		13.545	W2	2.258	2.258	0.840
KITCHEN		4.953	W1	0.754	1.260	1.260
BEDROOM	(2nd & 4th Floor)	10.303	W2	1.730	1.730	1.260
BEDROOM		8.720	W1	0.754	1.260	1.260
BATH		2.835	W1	0.423	0.423	0.440
TOILET		2.520	W1	0.420	0.440	0.440

SCHEDULE OF DOORS & WINDOWS (BUILDING B)				
TYPE	SIZE IN MM	AREA IN SQM	SILL LVL.	DESCRIPTION
D	1.00 X 2.10	2.100	0.000	T.w Panel door
D1	0.90 X 2.10	1.890	0.000	T.w Panel door
D2	0.75 X 2.10	1.575	0.000	T.w Panel door
FRD	1.20 X 2.10	2.520	0.000	T.w Panel door
W	1.80 X 1.40	2.520	0.900	Al Sliding French window
W1	0.90 X 1.40	1.260	0.900	Al Sliding French window

NAME OF THE OWNER & SIGNATURE

M/S TODAY GLOBAL REALTORS THROUGH

BHADRES

H RAJESH

SHAH

Digitally signed by BHADRES H RAJESH SHAH

Date: 2025.04.01 18:21:49 +05'30'

BHAVESH

H SHAH

Digitally signed by BHAVESH SHAH

Date: 2025.04.01 18:22:04 +05'30'

PARTNERS MR. BHADRESH H. SHAH

PARTNERS MR. BHAVESH H. SHAH

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILT RESIDENTIAL BUILDING ON SURVEY NO. 5/1, 5/2/2, 5/3, 5/4, 5/6, 5/8, 6/3, 6/5A, 6/5B AT VILLAGE-NANDGOAN, TALUKA-PANVEL, DIST.-RAIGAD.

ARCHITECT NAME & SIGN

PIYUSH TAK

Digitally signed by Piyush Tak

DN: cn=Piyush Tak, o=PIYUSH TAK ARCHITECT, email=piyush@piyusharchitect.com, c=IN

Date: 20250401 17:03:00 +05'30'

Digitally signed by Piyush Tak

DN: cn=Piyush Tak, o=PIYUSH TAK ARCHITECT, email=piyush@piyusharchitect.com, c=IN

Date: 20250401 17:03:00 +05'30'

ARCH.PIYUSH TAK

RG.NO. CA/28272/2001

DRAWING CHECK BY:

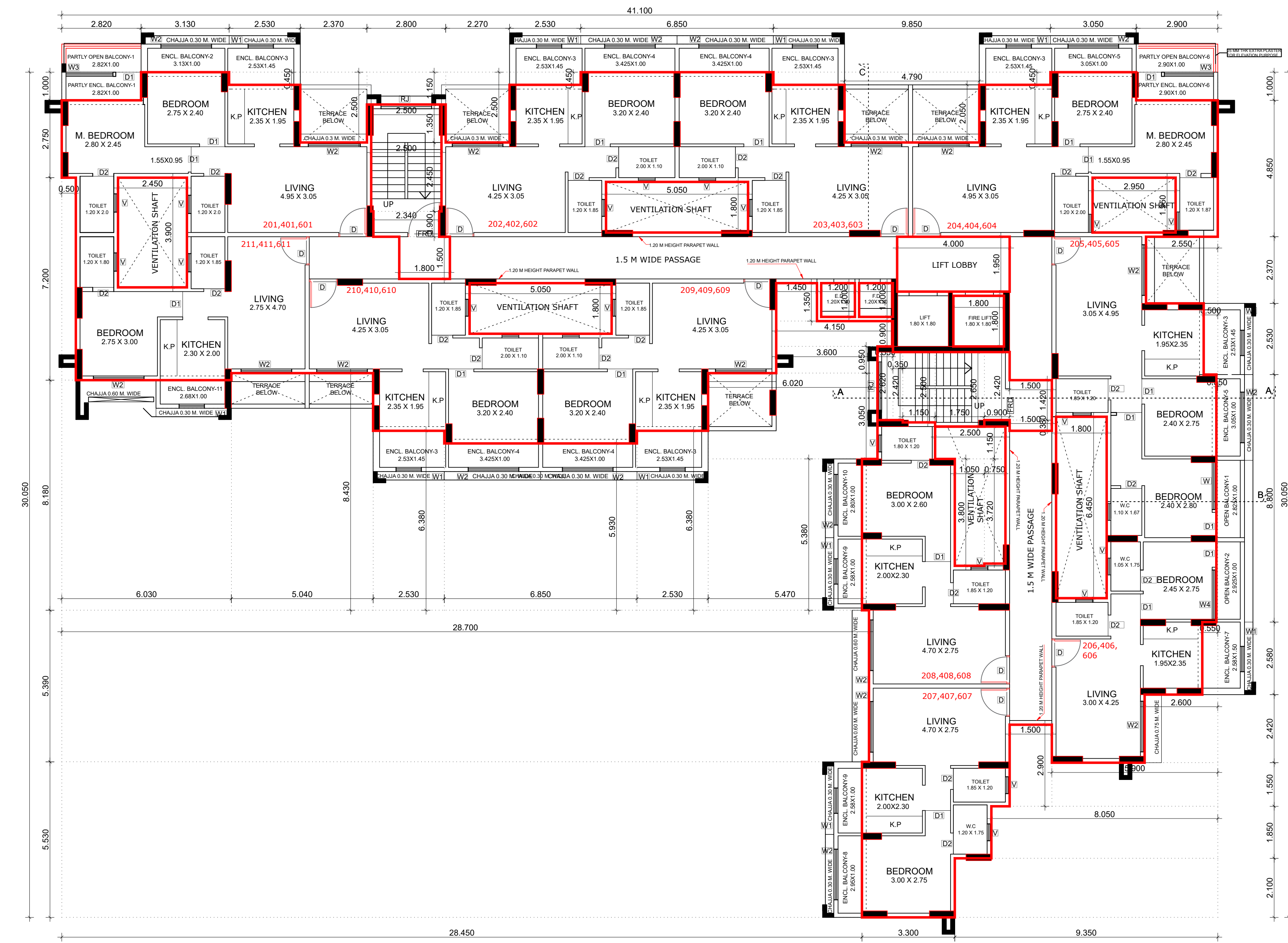
NORTH

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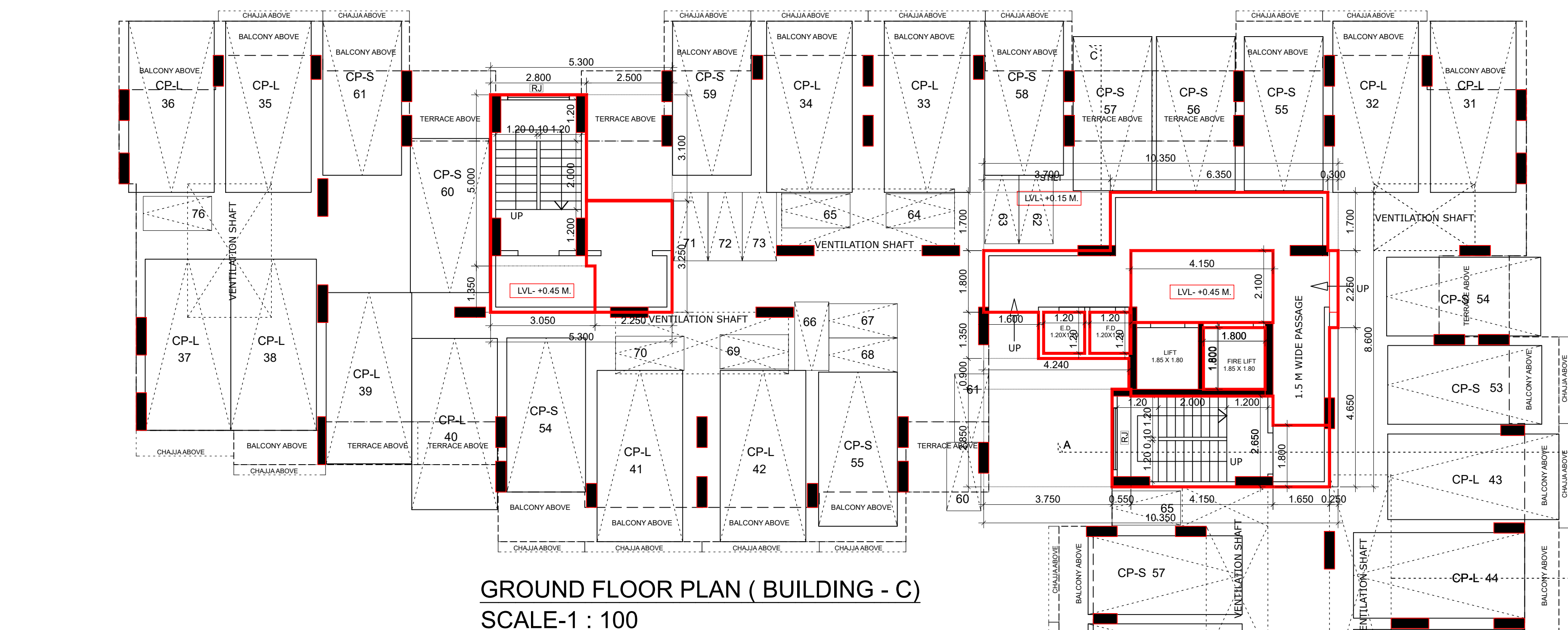
DRAWING NAME

Approved subject to the conditions mentioned in the
Occupancy Certificate issued by this office bearing
letter no
C/OCCON/NA/PA/Panel/Nandgaon/BP-00526/OC/Ful
1/2025/0892 Dated : 02Apr 2025

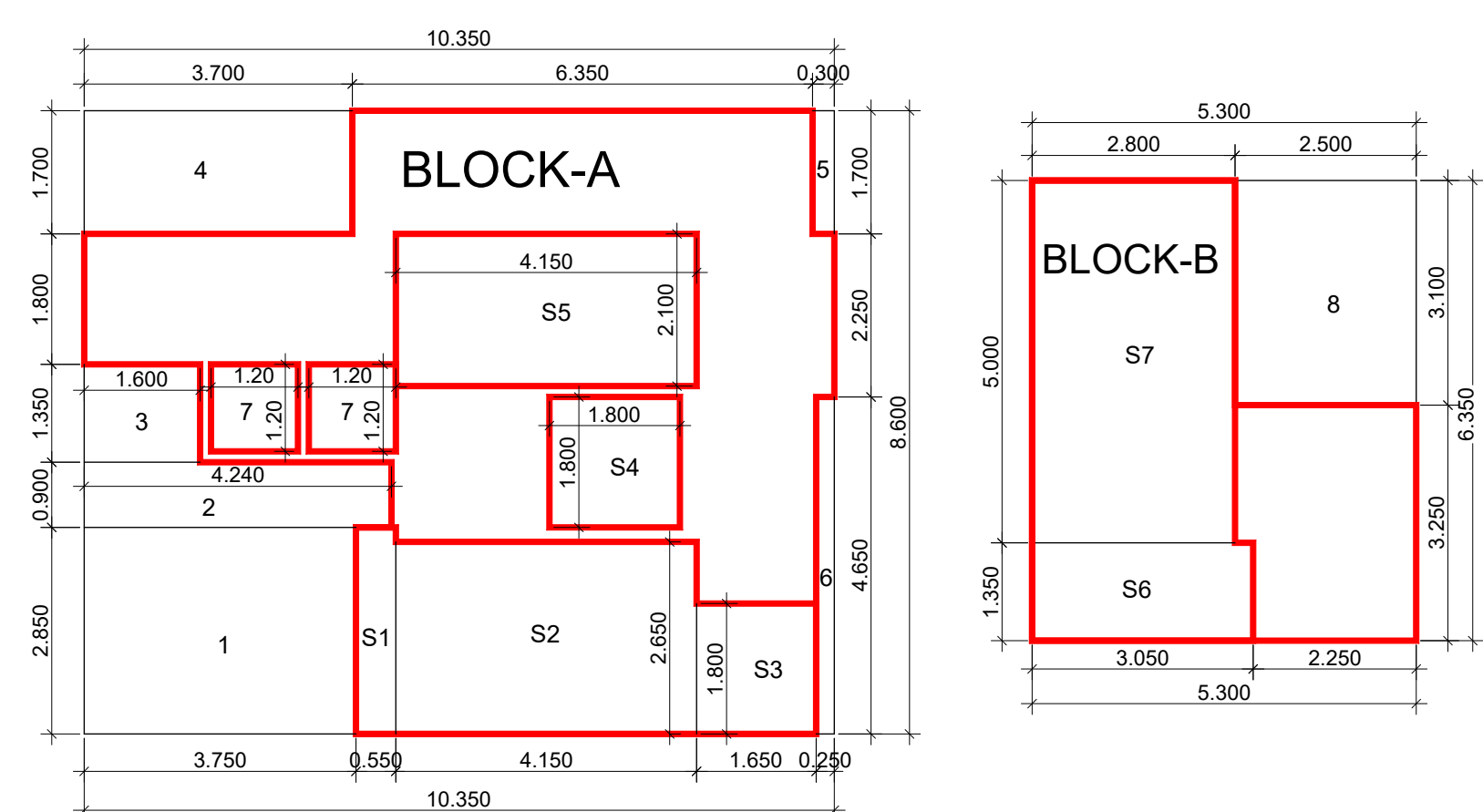
SWATI Digitally signed by
PUNDALIK POHEKAR
Date: 2025.04.02
10:45:38 +05'30'



TYPICAL 2ND, 4TH & 6TH FLOOR PLAN (BUILDING - C)
SCALE-1 : 100

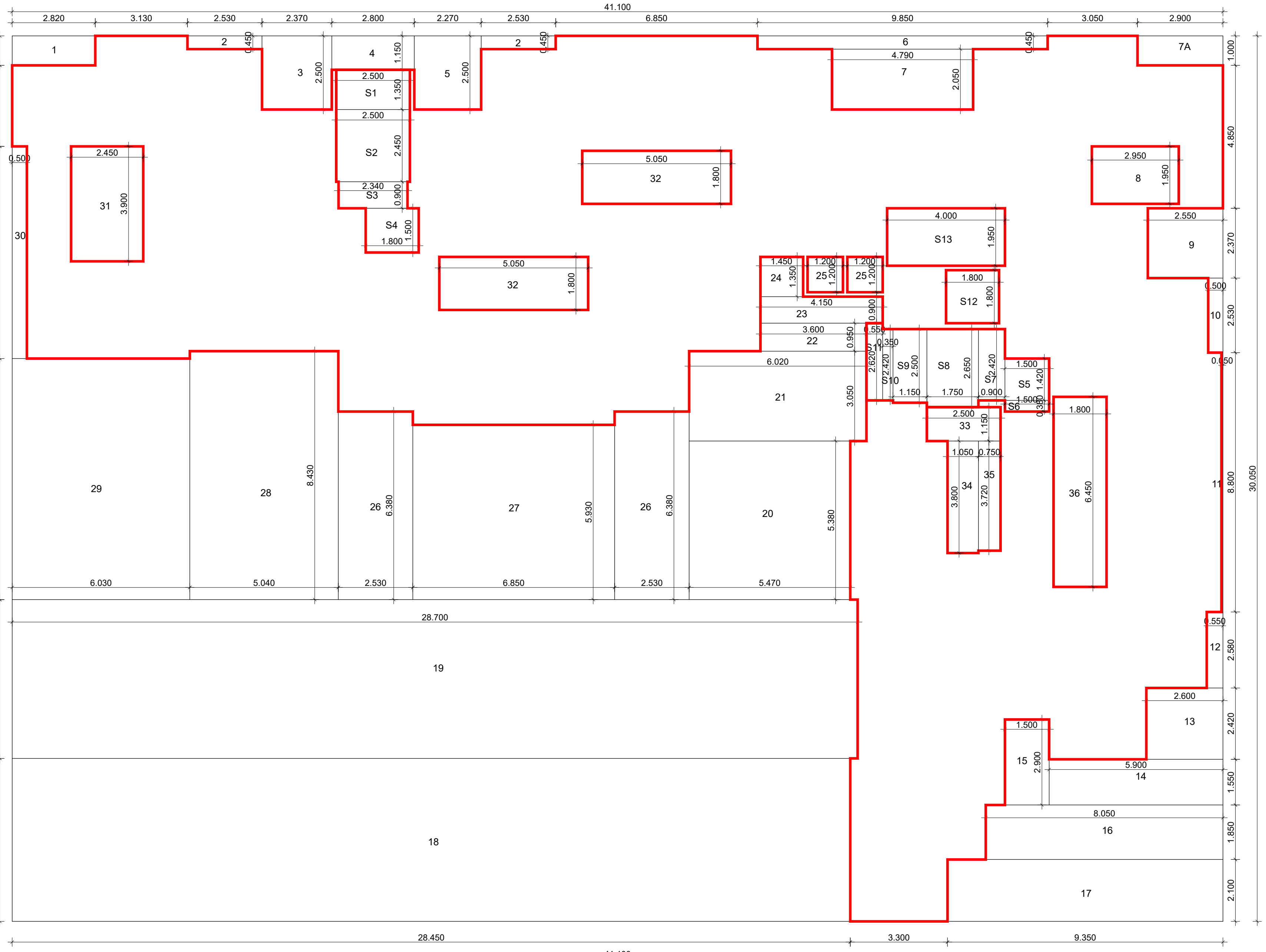


GROUND FLOOR PLAN (BUILDING - C)
SCALE-1 : 100

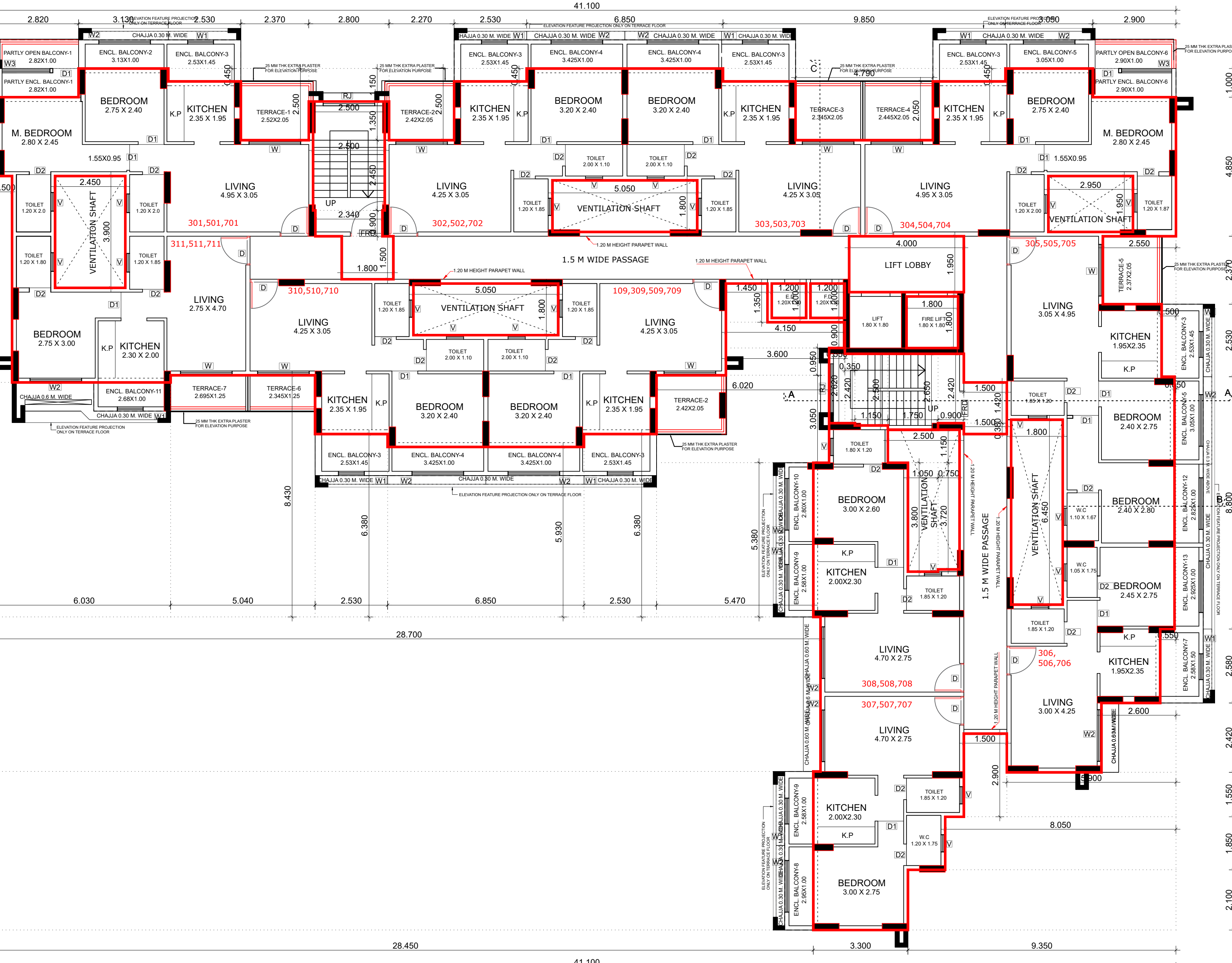


GROUND FLOOR AREA CALCULATION (BUILDING - C)
SCALE-1 : 100

BUILDING NO. A-2									
GROUND FLOOR (RESIDENTIAL) (BLOCK-A)									
ADDITION (A)									
A	10.350	X	8.000	X	1	=	89.010	SQ.MT	
TOTAL									
DEDUCTION (B)									
1	3.750	X	2.450	X	1	=	10.688	SQ.MT	
2	4.210	X	0.900	X	1	=	3.816	SQ.MT	
3	1.600	X	1.350	X	1	=	2.160	SQ.MT	
4	3.700	X	1.700	X	1	=	6.292	SQ.MT	
5	0.300	X	1.700	X	1	=	0.510	SQ.MT	
6	0.250	X	4.650	X	1	=	1.163	SQ.MT	
7	1.200	X	1.200	X	2	=	2.880	SQ.MT	
TOTAL									
27.508 SQ.MT									
GROSS AREA (C)=A-B 89.010 - 27.508 61.502 SQ.MT									
GROUND FLOOR (RESIDENTIAL) (BLOCK-B)									
ADDITION (A)									
A	5.350	X	2.650	X	1	=	1.568	SQ.MT	
S2	4.150	X	2.650	X	1	=	10.998	SQ.MT	
S3	1.650	X	1.850	X	1	=	2.970	SQ.MT	
S4	3.750	X	1.850	X	1	=	6.938	SQ.MT	
S5	4.150	X	2.100	X	1	=	8.715	SQ.MT	
TOTAL									
27.490 SQ.MT									
GROSS AREA (C)=A-B 61.502 - 27.490 34.012 SQ.MT									
GROUND FLOOR (RESIDENTIAL) (BLOCK-B)									
ADDITION (A)									
A	5.300	X	6.350	X	1	=	33.655	SQ.MT	
TOTAL									
33.655 SQ.MT									
DEDUCTION (B)									
0	2.500	X	3.100	X	1	=	7.750	SQ.MT	
TOTAL									
7.750 SQ.MT									
GROSS AREA (C)=A-B 33.655 - 7.750 25.905 SQ.MT									
STAIRCASE & LIFT AREA (D)									
S6	3.600	X	1.150	X	1	=	4.118	SQ.MT	
S7	2.800	X	5.000	X	1	=	14.000	SQ.MT	
TOTAL									
18.118 SQ.MT									
GROSS AREA (C)=A+B 25.905 + 18.118 44.023 SQ.MT									
GROSS AREA (BLOCK-A+B) 34.012 + 7.743 41.755 SQ.MT									



TYPICAL FLOOR AREA CALCULATION (BUILDING - C)
SCALE-1 : 100



TYPICAL 3RD, 5TH & 7TH FLOOR PLAN (BUILDING - C)
SCALE-1 : 100

BUILDING NO. - C									
1ST TO 7TH FLOOR									
ADDITION (A)									
A	41.100	X	38.050	X	1	=	1235.055	SQ.MT	
TOTAL							1235.055	SQ.MT	
DEDUCTION (B)									
1	2.820	X	1.000	X	1	=	2.820	SQ.MT	
2	2.520	X	0.450	X	2	=	2.277	SQ.MT	
3	2.270	X	2.200	X	1	=	5.055	SQ.MT	
4	2.800	X	1.150	X	1	=	3.220	SQ.MT	
5	2.270	X	2.200	X	1	=	5.055	SQ.MT	
6	4.650	X	0.450	X	1	=	2.093	SQ.MT	
7	4.790	X	2.050	X	1	=	9.820	SQ.MT	
7A	2.900	X	1.000	X	1	=	2.900	SQ.MT	
8	2.550	X	1.950	X	1	=	5.073	SQ.MT	
9	3.550	X	2.370	X	1	=	8.404	SQ.MT	
10	0.500	X	2.530	X	1	=	1.265	SQ.MT	
11	0.050	X	0.800	X	1	=	0.040	SQ.MT	
12	0.550	X	2.580	X	1	=	1.419	SQ.MT	
13	2.600	X	2.420	X	1	=	6.292	SQ.MT	
14	3.500	X	1.550	X	1	=	5.425	SQ.MT	
15	1.900	X	2.900	X	1	=	5.510	SQ.MT	
16	0.050	X	1.850	X	1	=	0.093	SQ.MT	
17	4.550	X	2.100	X	1	=	9.555	SQ.MT	
18	28.450	X	5.530	X	1	=	157.329	SQ.MT	
19	28.700	X	5.390	X	1	=	154.693	SQ.MT	
20	3.470	X	5.380	X	1	=	18.689	SQ.MT	
21	0.020	X	3.650	X	1	=	0.073	SQ.MT	
22	1.600	X	0.950	X	1	=	1.520	SQ.MT	
23	4.150	X	0.700	X	1	=	2.905	SQ.MT	
24	1.450	X	1.550	X	1	=	2.238	SQ.MT	
25	1.200	X	1.200	X	2	=	2.880	SQ.MT	
26	2.500	X	0.380	X	1	=	0.950	SQ.MT	
27	1.450	X	5.590	X	1	=	8.086	SQ.MT	
28	0.940	X	0.830	X	1	=	0.780	SQ.MT	
29	0.030	X	0.800	X	1	=	0.024	SQ.MT	
30	0.500	X	7.200	X	1	=	3.600	SQ.MT	
31	2.450	X	3.900	X	1	=	9.555	SQ.MT	
32	0.050	X	1.800	X	2	=	0.180	SQ.MT	
33	2.500	X	1.150	X	1	=	2.875	SQ.MT	
34	1.050	X	3.800	X	1	=	3.990	SQ.MT	
35	0.750	X	3.720	X	1	=	2.790	SQ.MT	
36	1.000	X	6.450	X	1	=	6.450	SQ.MT	
TOTAL							695.423	SQ.MT	
STAIRCASE & LIFT AREA (D)									
S1	2.500	X	1.350	X	1	=	3.375	SQ.MT	
S2	3.500	X	2.450	X	1	=	8.575	SQ.MT	
S3	2.400	X	0.700	X	1	=	1.680	SQ.MT	
S4	1.500	X	1.400	X	1	=	2.100	SQ.MT	
S5	1.500	X	1.420	X	1	=	2.130	SQ.MT	
S6	1.000	X	0.800	X	1	=	0.800	SQ.MT	
S7	0.900	X	2.420	X	1	=	2.178	SQ.MT	
S8	1.750	X	2.650	X	1	=	4.638	SQ.MT	
S9	1.150	X	2.580	X	1	=	2.967	SQ.MT	
S10	0.350	X	2.420	X	1	=	0.847	SQ.MT	
S11	0.550	X	2.620	X	1	=	1.441	SQ.MT	
S12	1.000	X	1.800	X	1	=	1.800	SQ.MT	
S13	4.000	X	1.950	X	1	=	7.800	SQ.MT	
TOTAL							48.025	SQ.MT	
GROSS AREA (C)=A-B	539.632	X	48.025	X	1	=	25914.688	SQ.MT	
PERMISSIBLE BAL. AREA	499.608	X	15 / 100	X	1	=	74.941	SQ.MT	

PROPOSED BALCONY AREA (B)									
PARTIAL ENCL. BALCONY (B1)	2.820	X	1.000	X	1	=	2.820	SQ.MT	
PARTIAL ENCL. BAL. (B2)	3.130	X	1.000	X	1	=	3.130	SQ.MT	
ENCL. BAL. (B3)	2.730	X	1.450	X	1	=	3.959	SQ.MT	
ENCL. BAL. (B4)	3.425	X	1.000	X	1	=	3.425	SQ.MT	
ENCL. BAL. (B5)	3.050	X	1.000	X	2	=	6.100	SQ.MT	
PARTIAL ENCL. BAL. (B6)	2.900	X	1.000	X	1	=	2.900	SQ.MT	
PARTIAL ENCL. BAL. (B7)	2.880	X	1.500	X	1	=	4.320	SQ.MT	
ENCL. BAL. (B8)	2.550	X	1.000	X	1	=	2.550	SQ.MT	
ENCL. BAL. (B9)	3.500	X	1.000	X	2	=	7.000	SQ.MT	
ENCL. BAL. (B10)	2.880	X	1.000	X	1	=	2.880	SQ.MT	
ENCL. BAL. (B11)	2.680	X	1.000	X	1	=	2.680	SQ.MT	
ENCL. BAL. (B12)	2.825	X	1.000	X	1	=	2.825	SQ.MT	
ENCL. BAL. (B13)	2.925	X	1.000	X	1	=	2.925	SQ.MT	
TOTAL							83.248	SQ.MT	
EXCESS BALCONY AREA TAKEN IN FSI									
499.608							8.319	X	=
507.927							507.927	SQ.MT	

LIGHT & VENTILATION SCHEDULE (BUILDING - C)									
ROOM	TENEMENT NUMBER	CARPE TAREA	WINDOW TYPE	L & V REQUIRED	L & V PROVIDED				
1	2								
LIVING	101, 301, 501, 701	15.088	W2	2.516	2.520				
KITCHEN		4.883	W2	0.764	1.200				
BEDROOM		6.600	W2	1.100	2.520				
WATERROOM		0.332	W3	0.389	2.520				
TOILET-1		2.400	V	0.400	0.540				
TOILET-2		2.400	V	0.400	0.540				
LIVING	201, 401, 601	15.088	W2	2.516	2.520				
KITCHEN		4.883	W2	0.764	1.200				
BEDROOM		6.600	W2	1.100	2.520				
WATERROOM		0.332	W3	0.389	2.520				
TOILET		2.400	V	0.400	0.540				
TOILET-2		2.400	V	0.400	0.540				

SCHEDULE OF DOORS & WINDOWS (BUILDING - C)									
TYPE	SIZE IN MM	AREA IN SQ.M	SILL LVL.	DESCRIPTION					
D1	1.00 X 2.10	2.100	0.000	T.w Panel door					
D2	0.90 X 2.10	1.890	0.000	T.w Panel door					
D3	0.75 X 2.10	1.575	0.000	T.w Panel door					
FRD	1.20 X 2.10	2.520	0.000	T.w Panel door					
W1	1.80 X 2.15	3.870	0.150	Al Sliding French window					
W2	0.90 X 1.40	1.260	0.900	Al Sliding window					
W3	1.80 X 1.40	2.520	0.900	Al Sliding window					
W4	1.67 X 2.15	3.591	0.150	Al Sliding French window					
W5	1.75 X 2.15	3.763	0.150	Al Sliding French window					
V	0.60 X 0.90	0.540	1.400	Al Louvered Window					
R1	1.80 X 1.40	2.520	0.900	R.C.C. JAU					

NOTE - ALL DIMENSION ARE IN METER

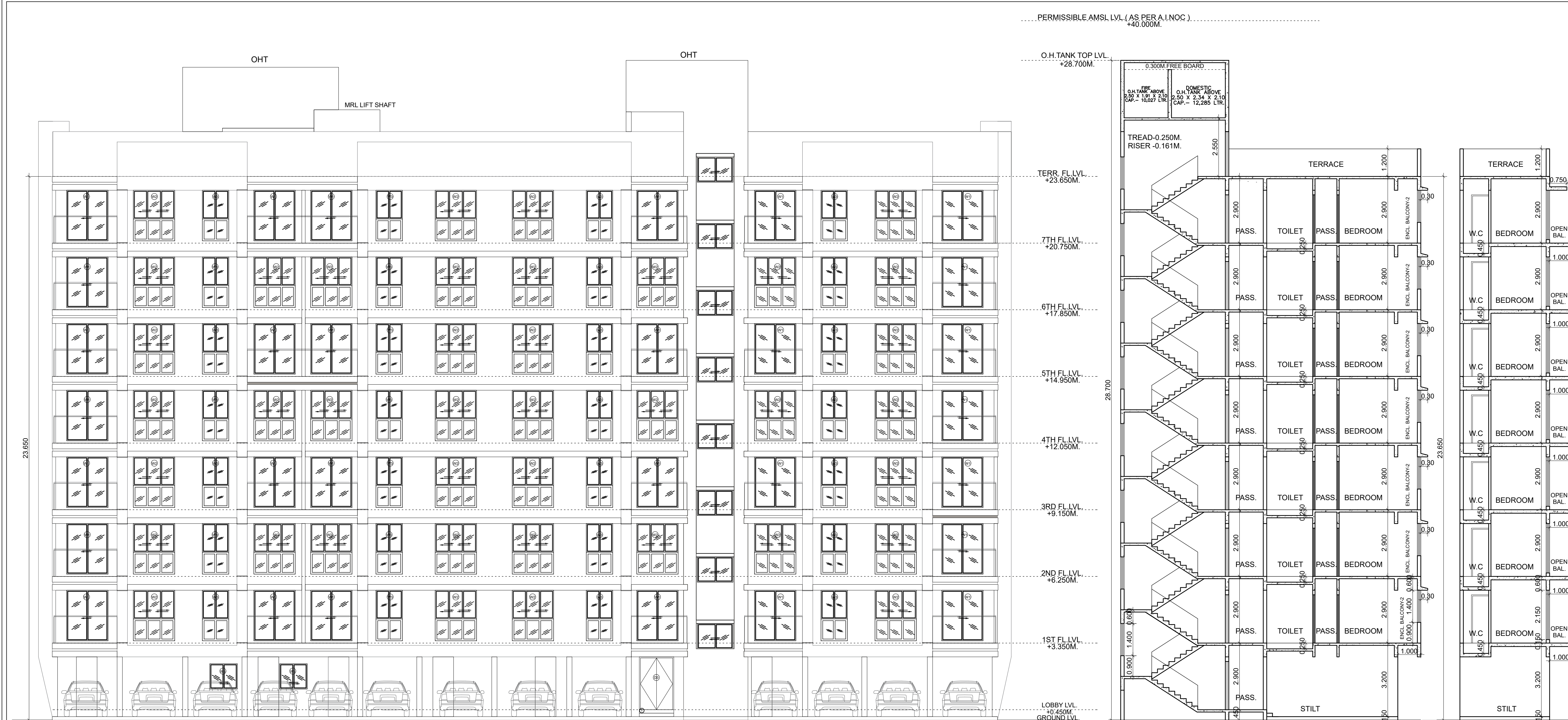
SHEET CONTENT :-

GROUND FLOOR PLAN, TYPICAL 1ST TO 7TH FLOOR PLAN, TYPICAL AREA CALCULATION TERRACE FLOOR PLAN, B.U.A STATEMENT, ELEVATION & SECTIONS (BUILDING NO. C)

NAME OF THE OWNER & SIGNATURE

M/S TODAY GLOBAL REALTORS THROUGH
BHADRESH Digitally signed by BHADRESH H RAJESH SHAH
Date: 2025.04.01
18:22:45 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY
AS BUILT RESIDENTIAL BUILDING ON SURVEY



ELEVATION
(BUILDING C)

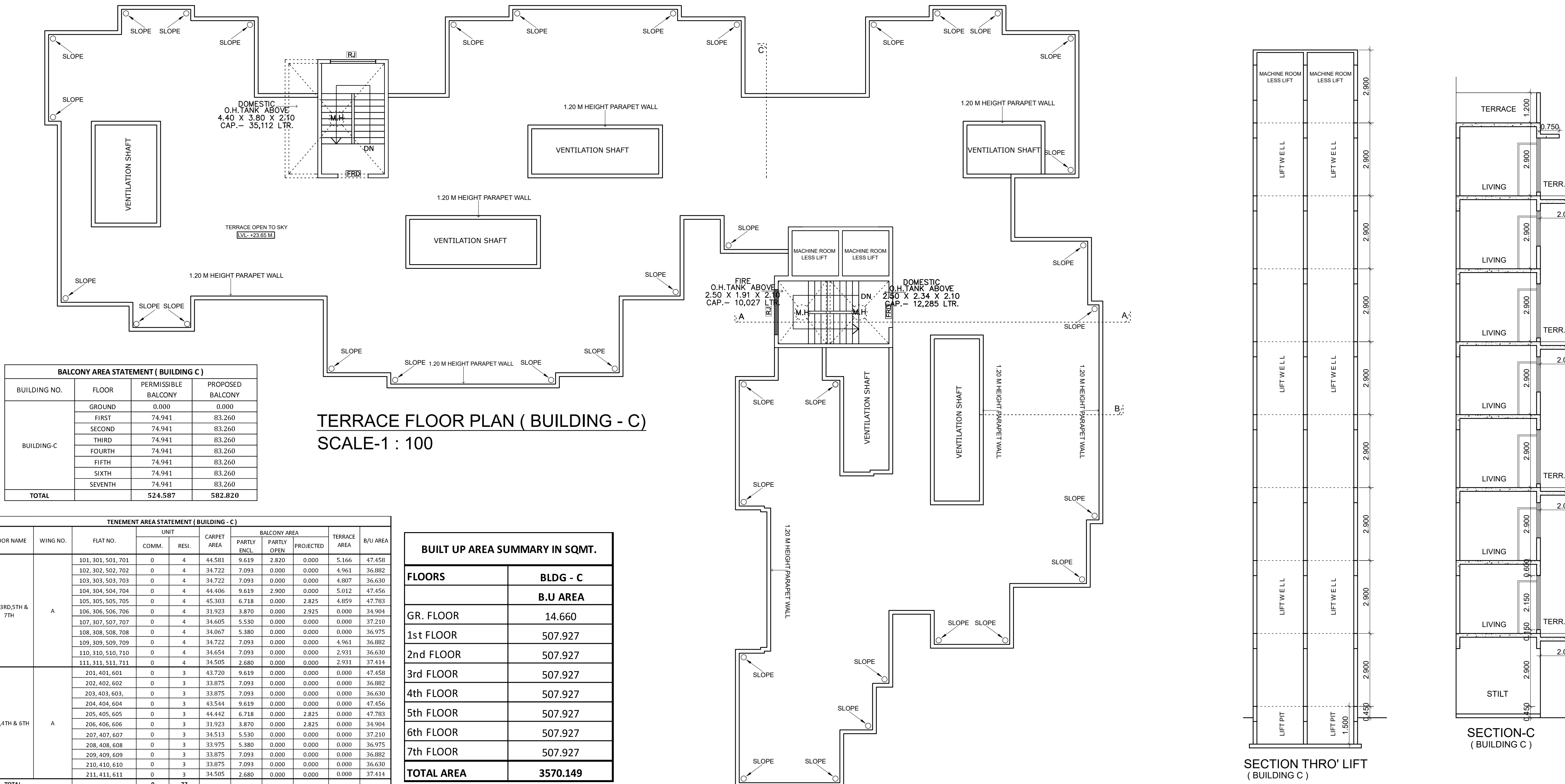
SECTION-AA
(BUILDING C)

SECTION-BB
(BUILDING C)

BALCONY AREA STATEMENT - (BUILDING - C)				
1ST TO 7TH FLOOR				
BALCONY TYPE	NO OF BALCONY	LENGTH (METER)	BREATH (METER)	AREA IN SQ.M.
PART ENCLOSE - B1	1	2.820	1.000	2.820
PART OPEN - B1	1	2.820	1.000	2.820
ENCLOSE - B2	1	3.130	1.000	3.130
ENCLOSE - B3	7	2.530	1.450	25.680
ENCLOSE - B4	4	3.425	1.000	13.700
ENCLOSE - B5	2	3.050	1.000	6.100
PART ENCLOSE - B6	1	2.900	1.000	2.900
PART OPEN - B6	1	2.900	1.000	2.900
ENCLOSE - B7	1	2.580	1.500	3.870
ENCLOSE - B8	1	2.950	1.000	2.950
ENCLOSE - B9	2	2.580	1.000	5.160
ENCLOSE - B10	1	2.800	1.000	2.800
ENCLOSE - B11	1	2.680	1.000	2.680
OPEN - B1	1	2.825	1.000	2.825
OPEN - B2	1	2.925	1.000	2.925
TOTAL PROPOSED BALCONY AREA				83.260
NET BUA OF FLOOR				499.608
PERMISSIBLE BALCONY AREA = (NET BUA * 15%) / FLOOR				74.941
PERMISSIBLE BALCONY AREA ON 1ST TO 7TH FLOOR				524.587
PROPOSED BALCONY AREA ON 1ST TO 7TH FLOOR				582.820
EXCESS BALCONY AREA, IF ANY				58.233

TERRACE AREA STATEMENT - (BUILDING - C)				
1ST, 3RD, 5TH & 7TH FLOOR				
TERRACE TYPE	NO OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQ.M.
T1	1	2.520	2.050	5.166
T2	2	2.420	2.050	9.922
T3	1	2.345	2.050	4.807
T4	1	2.445	2.050	5.012
T5	1	2.370	2.050	4.859
T6	1	2.345	1.250	2.931
T7	1	2.695	1.250	3.369
TOTAL PROPOSED TERRACE AREA				36.066
NET BUA OF FLOOR				499.608
PERMISSIBLE TERRACE AREA = (NET BUA * 20%) / FLOOR				99.922
PERMISSIBLE TERRACE AREA ON 1ST, 3RD, 5TH & 7TH FLOOR				399.686
PROPOSED TERRACE AREA ON 1ST, 3RD, 5TH & 7TH FLOOR				144.264
EXCESS TERRACE AREA, IF ANY				NIL

FLOOR AREA STATEMENT FOR BUILDING NO. C (SALE FLATS)													
SR. NO.	FLOORS	PROPOSED AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY						PERMISSIBLE TERRACE AREA (20% OF 3)	PROPOSED TERRACE AREA	EXCESS TERRACE (11 - 10)	
				ENCLOSED		OPEN	TOTAL (5 + 6 + 7)	EXCESS (8 - 4)					
				OPEN	CLOSE								
1	GROUND (COMMERCIAL)	0	0.000	0	0	0	0	0.000	0.000	0.000	0	0.000	
	GROUND (RESIDENTIAL)	41.756	0.000	0.000	0.000	0	0	0.000	0.000	0.000	0	0.000	
2	FIRST	499.608	74.941	5.720	71.790	5.750	83.260	8.319	99.922	36.066	0.000	0.000	
3	SECOND	499.608	74.941	5.720	71.790	5.750	83.260	8.319	99.922	36.066	0.000	0.000	
4	THIRD	499.608	74.941	5.720	71.790	5.750	83.260	8.319	99.922	36.066	0.000	0.000	
4	FORTH	499.608	74.941	5.720	71.790	5.750	83.260	8.319	99.922	36.066	0.000	0.000	
4	FIFTH	499.608	74.941	5.720	71.790	5.750	83.260	8.319	99.922	36.066	0.000	0.000	
4	SIXTH	499.608	74.941	5.720	71.790	5.750	83.260	8.319	99.922	36.066	0.000	0.000	
5	SEVENTH	499.608	74.941	5.720	71.790	5.750	83.260	8.319	99.922	36.066	0.000	0.000	
6	TOTAL	3539.012	524.588		542.570	40.250	582.820	58.233	699.454	144.264	0.000		
7	TOTAL EXCESS BALC.		58.233										
8	TOTAL EXCESS TERRACE		0.000										
	TOTAL BUILTUP AREA	3597.245											



BALCONY AREA STATEMENT (BUILDING - C)				
BUILDING NO.	FLOOR	PERMISSIBLE BALCONY	PROPOSED BALCONY	
BUILDING - C	GROUND	0.000	0.000	
	FIRST	74.941	83.260	
	SECOND	74.941	83.260	
	THIRD	74.941	83.260	
	FOURTH	74.941	83.260	
	FIFTH	74.941	83.260	
	SIXTH	74.941	83.260	
	SEVENTH	74.941	83.260	
TOTAL		524.587	582.820	

TENEMENT AREA STATEMENT (BUILDING - C)											
BUILDING NO.	FLOOR NAME	WING NO.	FLAT NO.	LIMIT		CARPET AREA	PRIORITY AREA		TERRACE AREA	B.U. AREA	
				COMM.	RES.		PARTY ENCL.	PARTY OPEN			PARTY PROTECTED
C	1ST, 3RD & 5TH	A	101, 301, 501, 701	0	4	44.581	9.619	2.820	0.000	5.166	47.456
			102, 302, 502, 702	0	4	34.722	7.093	0.000	0.000	4.807	36.630
			103, 303, 503, 703	0	4	34.722	7.093	0.000	0.000	4.807	36.630
			104, 304, 504, 704	0	4	44.486	9.619	2.800	0.000	5.012	47.456
			105, 305, 505, 705	0	4	45.003	6.718	0.000	2.825	4.859	47.783
			106, 306, 506, 706	0	4	31.923	3.870	0.000	2.825	0.000	34.901
			107, 307, 507, 707	0	4	34.605	5.510	0.000	0.000	0.000	37.210
			108, 308, 508, 708	0	4	34.607	5.580	0.000	0.000	0.000	36.975
			109, 309, 509, 709	0	4	34.722	7.093	0.000	0.000	4.861	36.882
			110, 310, 510, 710	0	4	34.651	7.093	0.000	0.000	2.931	36.630
			111, 311, 511, 711	0	4	34.605	2.680	0.000	0.000	2.931	37.411
			201, 401, 601	0	3	43.720	9.619	0.000	0.000	0.000	47.456
			202, 402, 602	0	3	33.875	7.093	0.000	0.000	0.000	36.882
			203, 403, 603	0	3	33.875	7.093	0.000	0.000	0.000	36.630
			204, 404, 604	0	3	43.544	9.619	0.000	0.000	0.000	47.456
			205, 405, 605	0	3	44.442	6.718	0.000	2.825	0.000	47.783
			206, 406, 606	0	3	31.923	3.870	0.000	2.825	0.000	34.901
			207, 407, 607	0	3	34.513	5.510	0.000	0.000	0.000	37.210
			208, 408, 608	0	3	33.975	5.580	0.000	0.000	0.000	36.975
			209, 409, 609	0	3	33.875	7.093	0.000	0.000	0.000	36.882
			210, 410, 610	0	3	33.875	7.093	0.000	0.000	0.000	36.630
			TOTAL			211, 411, 611	0	3	34.505	2.680	0.000

BUILT UP AREA SUMMARY IN SQMT.		
FLOORS	BLDG - C	
GR. FLOOR	14.660	
1st FLOOR	507.927	
2nd FLOOR	507.927	
3rd FLOOR	507.927	
4th FLOOR	507.927	
5th FLOOR	507.927	
6th FLOOR	507.927	
7th FLOOR	507.927	
TOTAL AREA	3570.149	

Approved subject to the conditions mentioned in the Occupancy Certificate issued by this office bearing letter no CIDCO/NAINA/Panvel/Nandgaon/BP-00526/OC /Full/2025/0892 Dated : 02Apr 2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR Date: 2025.04.02 10:46:14 +05'30'

NOTE - ALL DIMENSION ARE IN METER

SHEET CONTENT :-

GROUND FLOOR PLAN, TYPICAL 1ST TO 7TH FLOOR PLAN, TYPICAL AREA CALCULATION TERRACE FLOOR PLAN, B.U.A STATEMENT, ELEVATION & SECTIONS (BUILDING NO. C)

NAME OF THE OWNER & SIGNATURE

MS TODAY GLOBAL REALTORS THROUGH

BHADRES H RAJESH SHAH Digitally signed by BHADRES H RAJESH SHAH Date: 2025.04.01 10:24:19 +05'30'

BHAVES H SHAH Digitally signed by BHAVES H SHAH Date: 2025.04.01 10:24:19 +05'30'

PARTNERS MR. BHADRESH H. SHAH PARTNERS MR. BHAVESH H. SHAH

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILT RESIDENTIAL BUILDING ON SURVEY NO. 5/1, 5/2/2, 5/3, 5/4, 5/8, 6/3, 6/5A, 6/5B AT VILLAGE-NANDGAON, TALUKA-PANVEL, DIST-RAIGAD.

ARCHITECT NAME & SIGN

PIYUSH TAK

ARCH.PIYUSH TAK

RG.NO. CA/28272/2001

DRAWING CHECK BY	NORTH	DATE
DRAWING NAME	SCALE	
SANDEEP	AS SHOWN	

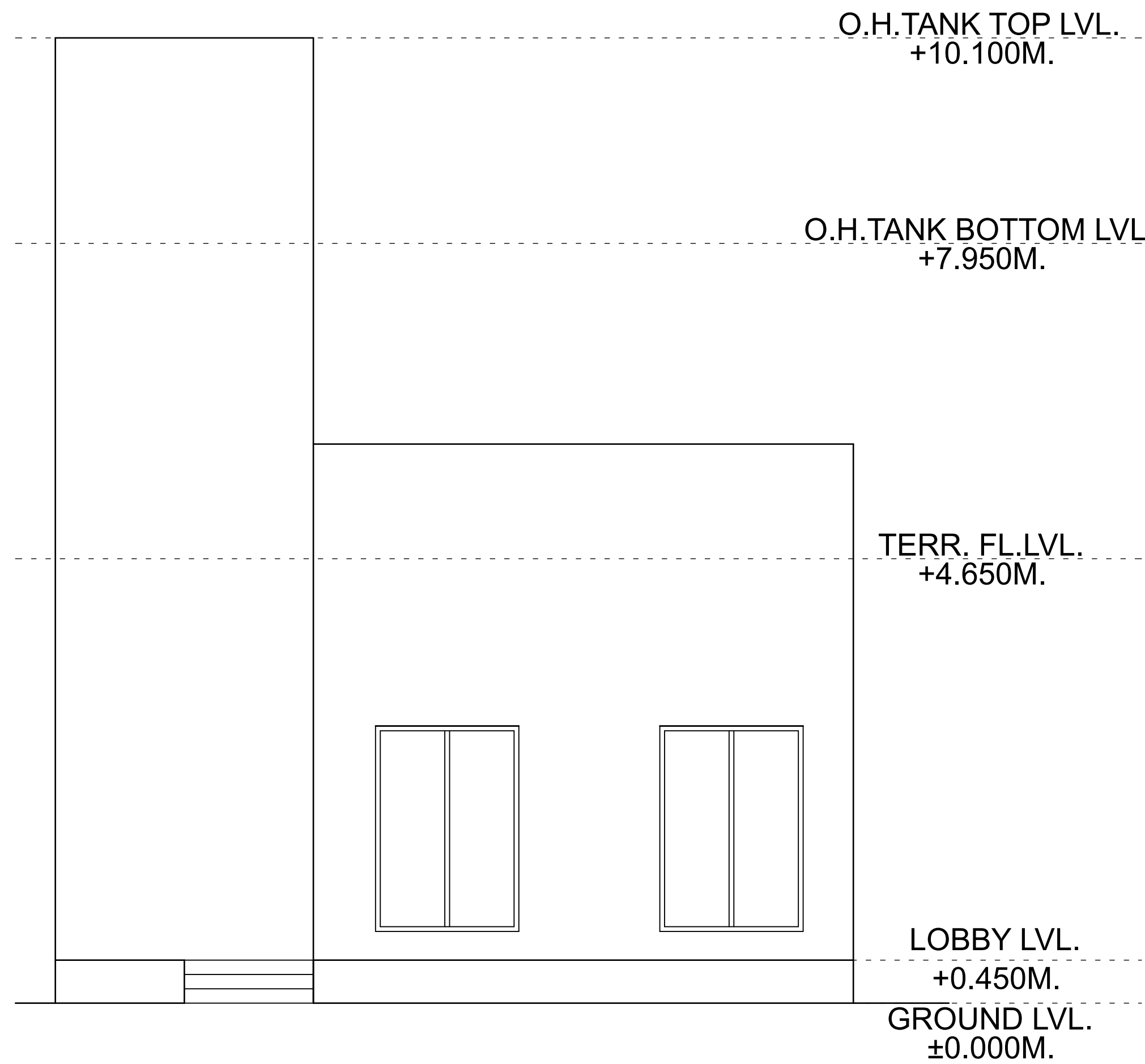
CONCEPT
DESIGN CELL
Architects & Associates

OFF. A - 1305 - 1309, SHELTON SAPPHIRE, PLOT NO. 18 & 19, SECTOR - 15, C.B.D. BELAPUR, NAMI MUMBAI

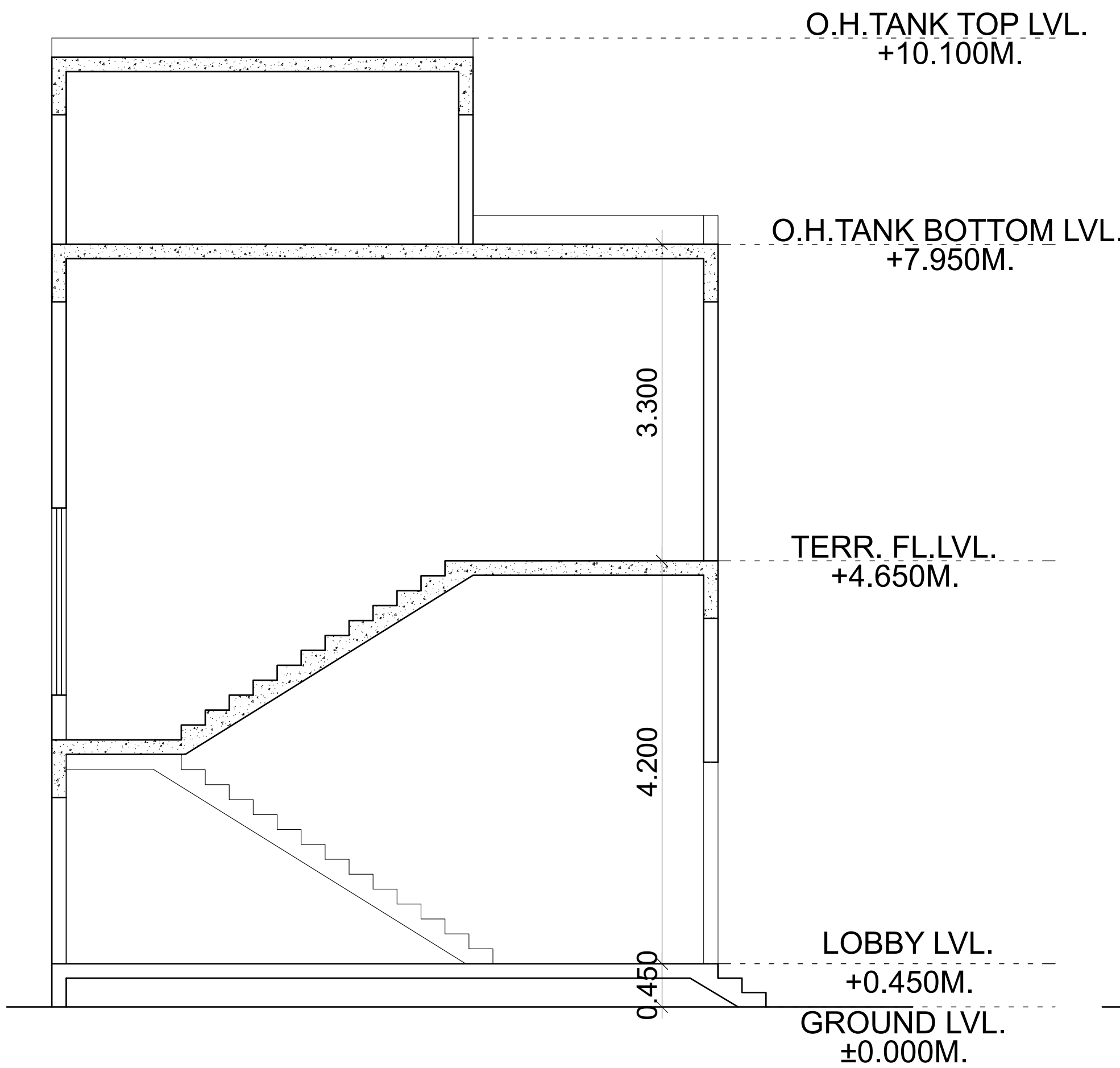
ELEVATION A

GROUND FLOOR AREA CALCULATION
(BLOCK-B) (BUILDING - D)
SCALE-1 : 100

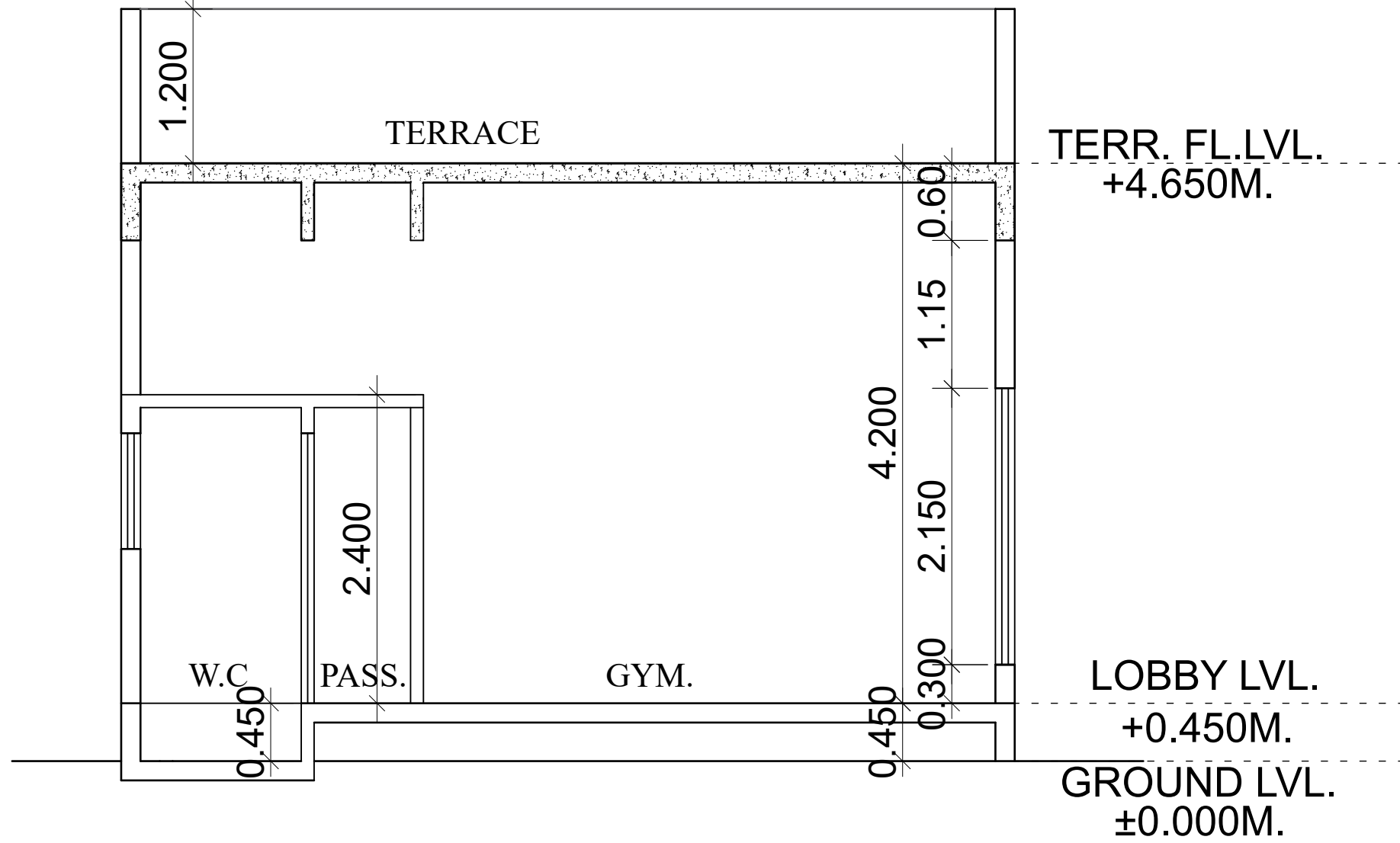
SECTION-BB
SCALE-1 : 100



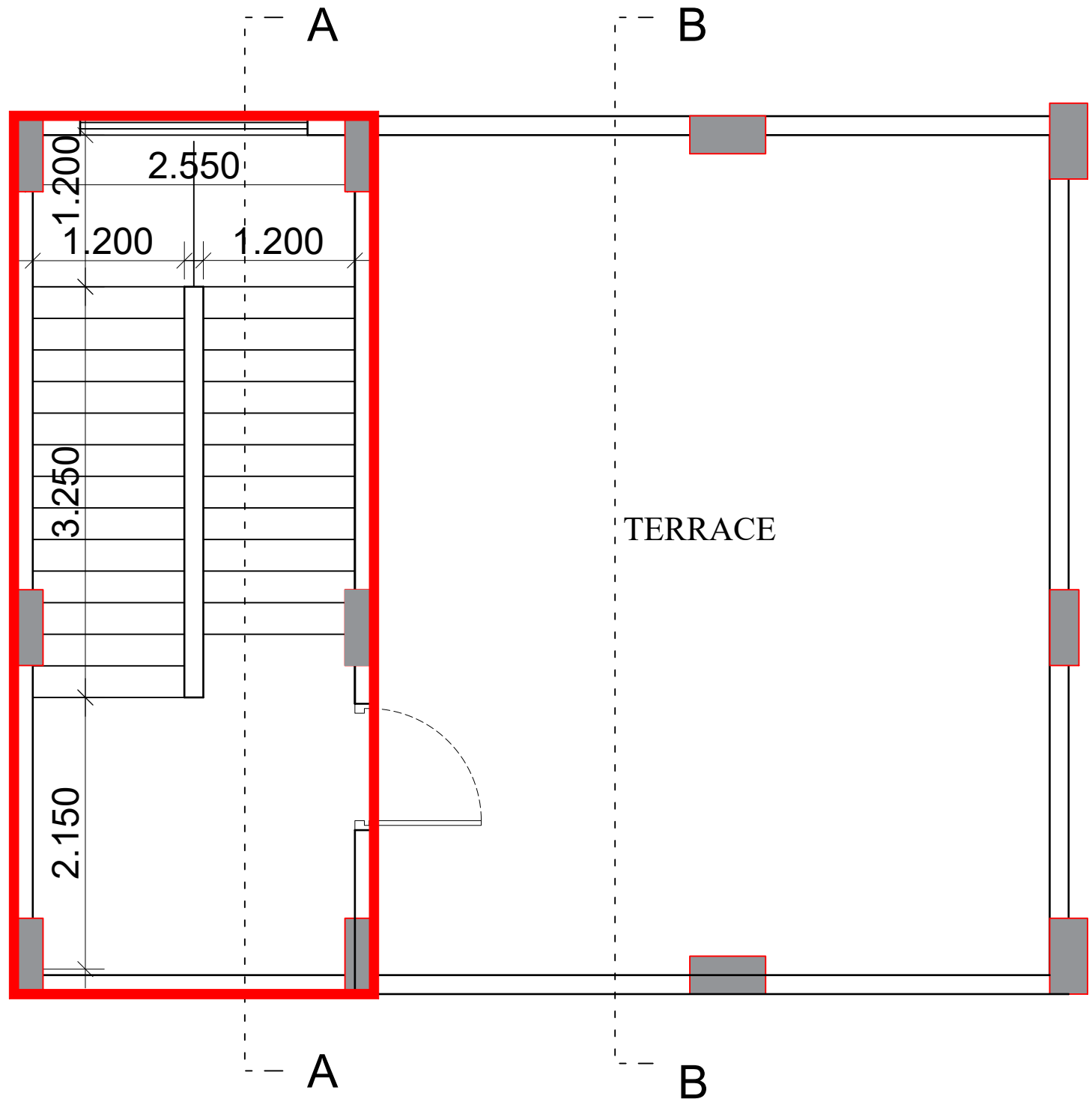
FRONT ELEVATION (CLUB HOUSE)
SCALE - 1:100



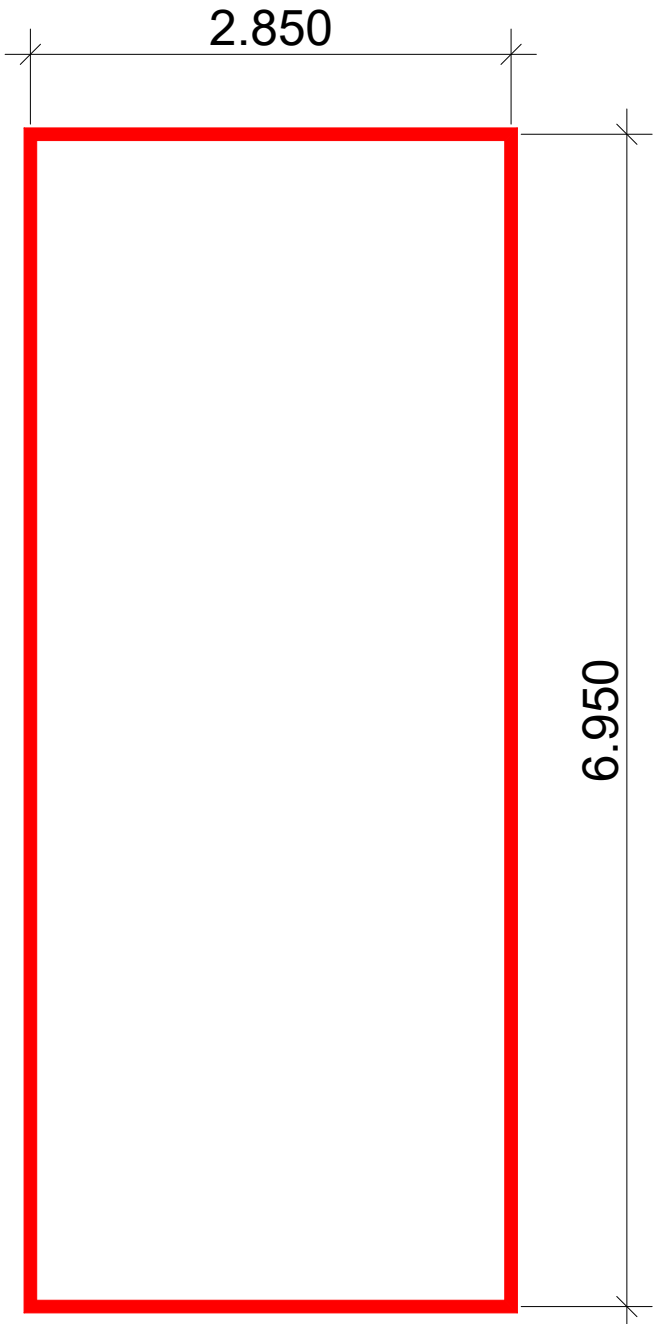
SECTION A-A (CLUB HOUSE)
SCALE - 1:100



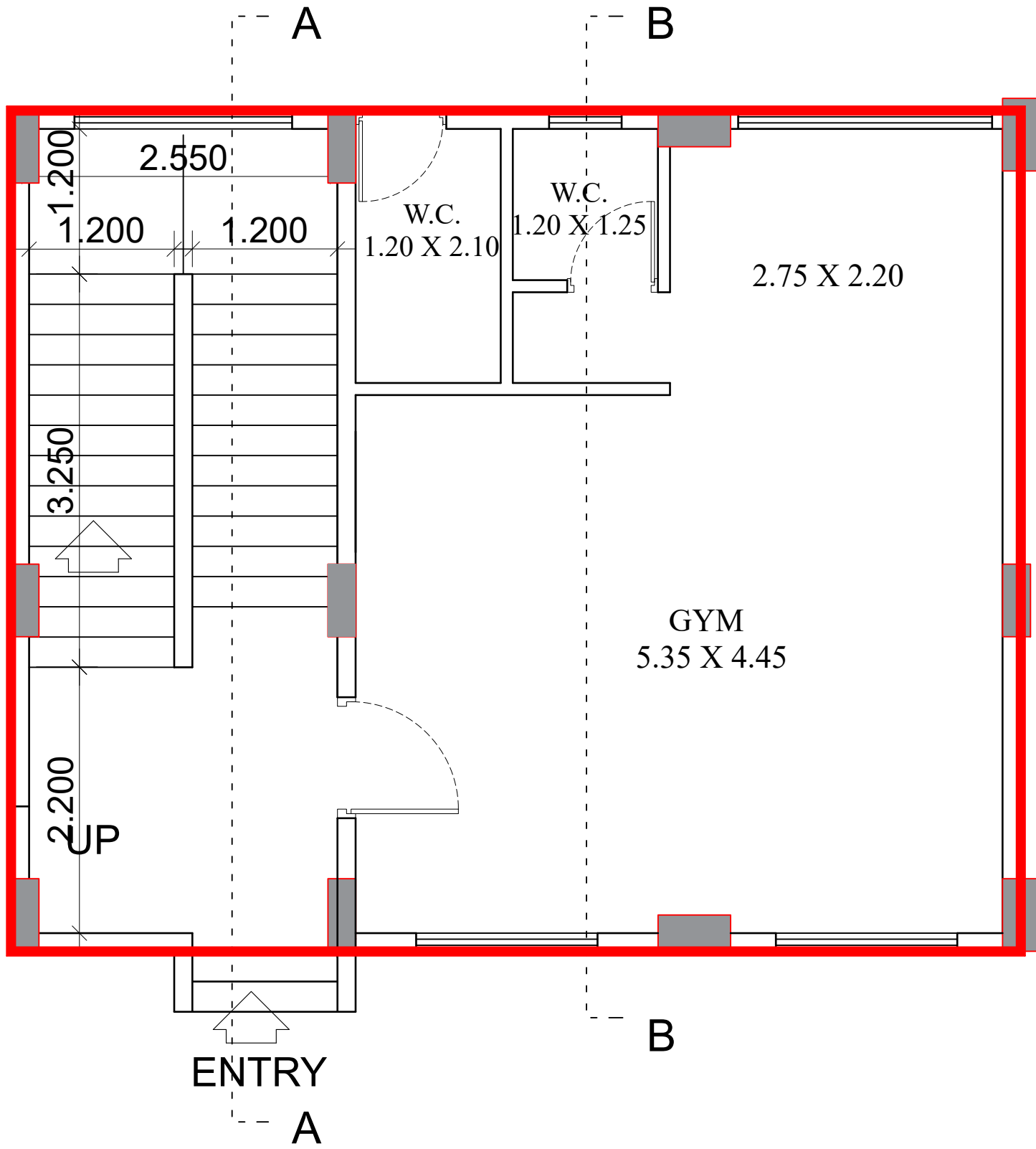
SECTION B-B (CLUB HOUSE)
SCALE - 1:100



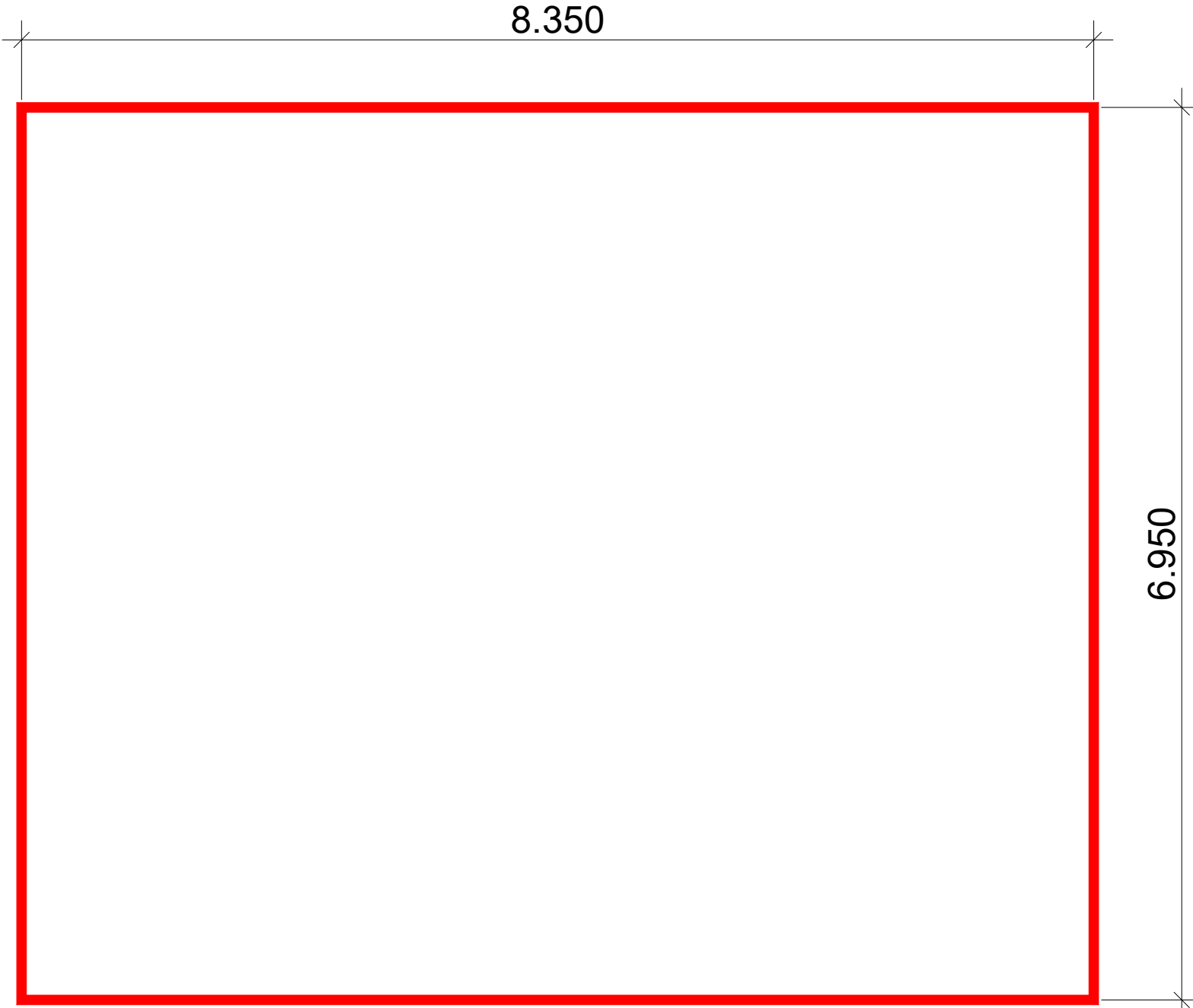
TERRACE FLOOR PLAN (CLUB HOUSE)
SCALE - 1:100



TERRACE FLOOR AREA DIAGRAM
(CLUB HOUSE)
SCALE - 1:100



GROUND FLOOR PLAN (CLUB HOUSE)
SCALE - 1:100



GROUND FLOOR AREA DIAGRAM
(CLUB HOUSE)
SCALE - 1:100

CLUB HOUSE AREA STATEMENT	
REQUIRD R.G. AREA	= 452.773 SQ.M.
PERMISSIBLE GROUND FLOOR AREA OF CLUB HOUSE (10%)	= 45.277 SQ.M.
PERMISSIBLE FIRST FLOOR AREA OF CLUB HOUSE (5%)	= 22.639 SQ.M.
TOTAL PERMISSIBLE AREA	= 67.916 SQ.M.
PROPOSED CLUB HOUSE AREA	
GROUND FLOOR AREA OF CLUB HOUSE	= 58.024 SQ.M.
FIRST FLOOR AREA OF CLUB HOUSE	= 19.808 SQ.M.
TOTAL CLUB HOUSE AREA	= 77.832 SQ.M.
EXCESS CLUB HOUSE AREA	= 12.747 SQ.M.

AREA CALCULATION OF GROUND FLOORS (CLUB HOUSE)					
ADDITION (A)					
A	8.350	X	6.950	X	1 = 58.033 SQ.MT
TOTAL					58.033 SQ.MT

AREA CALCULATION OF FIRST FLOORS (CLUB HOUSE)					
ADDITION (A)					
A	2.850	X	6.950	X	1 = 19.808 SQ.MT
TOTAL					19.808 SQ.MT

STAMP OF APPROVAL 12/13

Approved subject to the conditions mentioned in the
Occupancy Certificate issued by this office bearing
letter no
CIDCO/NAINA/Panvel/Nandgaon/BP-00526/OC/Ful
I/2025/0892 Dated : 02Apr 2025

SWATI PUNDALIK POHEKAR Digitally signed by
SWATI PUNDALIK POHEKAR
Date: 2025.04.02
10:47:14 +05'30'

NOTE :- ALL DIMENSION ARE IN METER

SHEET CONTENT :-

CLUB HOUSE AREA DIAGRAM & CALCULATION

NAME OF THE OWNER & SIGNATURE

M/S TODAY GLOBAL REALTORS THROUGH
BHADRESH RAJESH SHAH Digitally signed
by BHADRESH RAJESH SHAH
Date: 2025.04.01
18:26:00 +05'30'

BHAVESH R. SHAH Digitally signed
by BHAVESH R. SHAH
Date: 2025.04.01
18:26:15 +05'30'

PARTNERS MR. BHADRESH R. SHAH PARTNERS MR. BHAVESH R. SHAH

DESCRIPTION OF PROPOSAL & PROPERTY

AS BUILT RESIDENTIAL BUILDING ON SURVEY
NO. 5/1, 5/2/2, 5/3, 5/4, 5/8, 6/3, 6/5A, 6/5B
AT VILLAGE-NANDGAON, TALUKA-PANVEL,
DIST-RAIGAD.

ARCHITECT NAME & SIGN

PIYUSH TAK Digitally signed
by PIYUSH TAK
Date: 2025.04.01
18:26:00 +05'30'

ARCH.PIYUSH TAK
RG.NO. CA/28272/2001

DRAWING CHECK BY:	NORTH	DATE
		25-02-2025
DRAWING NAME	AS SHOWN	SCALE
SANDEEP		

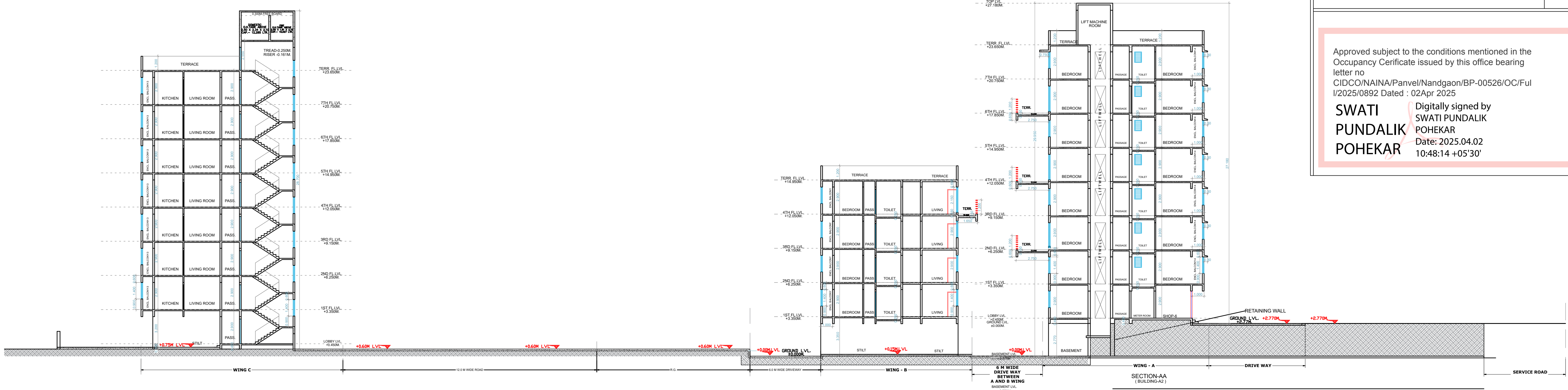
CONCEPT
DESIGN CELL
Architects & Associates

OFF : A - 1308 -1309, SHELTON SAPPHIRE, PLOT NO. 18 & 19,
SECTOR - 15, C.B.D. BELAPUR, NAVI MUMBAI.

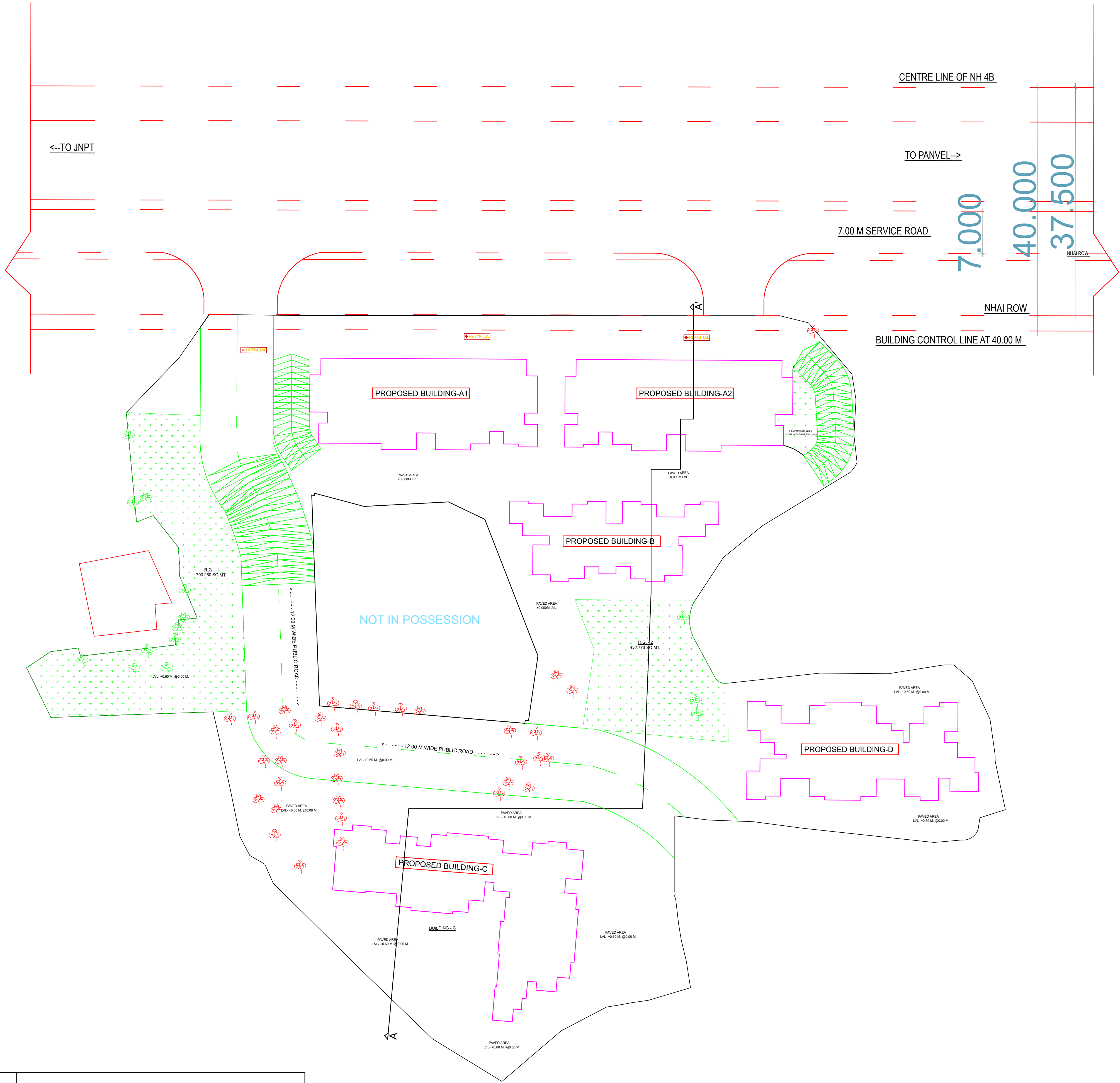
Approved subject to the conditions mentioned in the Occupancy Certificate issued by this office bearing letter no. CIDCO/NAINA/Panvel/Nandgaon/BP-00526/OC/Ful/1/2025/0892 Dated : 02Apr 2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR Date: 2025.04.02 10:48:14 +05'30'



ROAD LEVEL SECTION
SCALE :- 1:250



	34 EXISTING TREE TO BE CUT
	14 EXISTING TREE TO BE RETAINED

SITE LAYOUT
SCALE :- 1:500

NOTE :- ALL DIMENSION ARE IN METER		
SHEET CONTENT :-		
SITE LAYOUT & LEVEL SECTION		
NAME OF THE OWNER & SIGNATURE		
M/S TODAY GLOBAL REALTORS THROUGH BHADRESH H RAJESH SHAH SHAH	Digitally signed by BHADRESH H RAJESH SHAH Date: 2025.04.01 18:27:17 +05'30'	BHAVESH H SHAH Digitally signed by BHAVESH H SHAH Date: 2025.04.01 18:27:28 +05'30'
PARTNERS MR. BHADRESH R. SHAH PARTNERS MR. BHAVESH R. SHAH		
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED RESIDENTIAL BUILDING ON SURVEY NO. 5/1, 5/2/2, 5/3, 5/4, 5/8, 6/3, 6/5A, 6/5B AT VILLAGE-NANDGOAN, TALUKA-PANVEL, DIST-RAIGAD.		
ARCHITECT NAME & SIGN		
PIYUSH TAK RG.NO. CA/28272/2001		
DRAWING CHECK BY.	NORTH	DATE
DRAWING NAME		25-02-2025
SANDEEP		SCALE
AS SHOWN		
CONCEPT DESIGN CELL Architects & Associates		
OFF : G-19, 1ST FL., NEIGHBOURHOOD SHOPPING COMPLEX, SEC- 4,NERUL, NAVI MUMBAI 400706. PH : 9820291011.		