NOW PROPOSED BUILT- UP AREA SUMMARY IN SQ.MT.

	FLOOR	BUILDING-1		BUILDING - 5		BUILDING - 6		BUILDING - 7	BUILDING - 8	BUILDING - 9		BUILDING - 10		BUILDING -11				BUILDING -12			
		WING - A7	WING - A8	WING - A	WING - B	WING - A	WING - B			WING - A	WING - B	WING - A	WING - B	WING - A	WING - B	WING - C	WING - D	WING - A	WING - B	WING - C	WING - D
A	GR / ST SALE AREA	-	-	29.82	35.95	34.35	34.45	33.52	35.68	34.56	35.33	33.70	41.28	47.01	43.01	113.73	29.72	48.51	26.74	234.62	27.10
	1ST SALE AREA	-	-	415.61	415.61	398.16	428.90	452.67	528.09	394.29	359.88	413.65	434.20	119.15	208.56	270.38	191.41	223.61	339.36	201.60	331.70
	2ND SALE AREA	-	-	415.61	415.61	413.51	413.55	452.67	528.09	394.29	359.88	413.65	434.20	160.17	197.38	254.32	312.12	171.22	323.31	187.97	339.50
	3RD SALE AREA	-	-	415.61	415.61	413.51	413.55	452.67	528.09	394.29	359.88	413.65	434.20	204.09	208.56	270.38	232.76	208.03	339.36	201.60	368.13
	4TH SALE AREA	-	-	415.61	415.61	413.51	413.55	452.67	528.09	394.29	359.88	413.65	434.20	200.70	197.38	254.32	270.76	130.07	280.61	187.97	303.07
	5TH SALE AREA	-	-	415.61	415.61	413.51	413.55	452.67	528.09	394.29	359.88	413.65	434.20	UPTO 1ST TO 4TH FLOOR HT.BELOW 15.00 M				UPTO 1ST TO 4TH FLOOR HT.BELOW 15.00 M			
	6TH SALE AREA	-	-	-	-	413.51	-	452.67	528.09	394.29	359.88	413.65	434.20								
	7TH SALE AREA	-	-	-	-	-	-	-	-	-	-	-	-								
	TOTAL SALE AREA	0.00	0.00	2107.87	2114.00	2500.06	2117.55	2749.54	3204.22	2400.30	2194.61	2515.60	2646.48	731.12	854.89	1163.13	1036.77	781.44	1309.38	1013.76	1369.50
														3785.91				4474.08			
	A 32810.22 SQ.MT.																				
B	GR / ST EWS AREA	23.04	25.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1ST EWS AREA	198.45	129.19	-	-	-	-	-	-	-	-	-	-	127.84	0.00	0.00	130.78	86.57	0.00	0.00	36.43
	2nd EWS AREA	181.89	115.81	-	-	-	-	-	-	-	-	-	-	89.84	0.00	0.00	0.00	125.09	0.00	0.00	0.00
	3rd EWS AREA	198.45	129.19	-	-	-	-	-	-	-	-	-	-	42.90	0.00	0.00	89.43	102.15	0.00	0.00	0.00
	4th EWS AREA	181.89	115.81	-	-	-	-	-	-	-	-	-	-	49.31	0.00	0.00	41.36	166.24	42.70	0.00	36.43
	5th EWS AREA	UPTO 1ST TO 4TH FLOOR HT. BELOW 15.00 M	UPTO 1ST TO 4TH FLOOR HT. BELOW 15.00 M	-	-	-	-	-	-	-	-	-	-	UPTO 1ST TO 4TH FLOOR HT.BELOW 15.00 M				UPTO 1ST TO 4TH FLOOR HT.BELOW 15.00 M			
	6th EWS AREA			415.61	415.61	-	413.55	-	-	-	-	-	-								
	7TH EWS AREA			415.61	415.61	413.51	413.55	452.67	528.09	394.29	359.88	413.65	434.20								
	TOTAL EWS AREA	783.72	515.40	831.22	831.22	413.51	827.10	452.67	528.09	394.29	359.88	413.65	434.20	309.89	0.00	0.00	261.57	480.05	42.70	0.00	72.86
														571.46				595.61			
	B 7952.02 SQ.MT.																				
	TOTAL SALE + EWS (A + B) AREA	783.72	515.40	2939.09	2945.22	2913.57	2944.65	3202.21	3732.31	2794.59	2554.49	2929.25	3080.68	1041.01	854.89	1163.13	1298.34	1261.49	1352.08	1013.76	1442.36
	40762.24 SQ.M.T																				

CONTENTS OF SHEET — 01 / 28

1] BLOCK PLAN
2] LOCATION PLAN
3] D.P. LOCATION PLAN
4] TENAMENTS AREA STATEMENT
5] R.G. AREA STATEMENT, AMENITY AREA STATEMENT
6] REQUIRED & PROPOSED PARKING STATEMENT
7] BUILT-UP AREA SUMMARY
8] BALCONY & TERRACE AREA STATEMENT
9] 7/12 AREA SUMMARY
9] LEGEND

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/ Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 10:46:57 +05'30'

PROFORMA - A

(I)	Area Statement	Area in Sq.Mt.
1	Area of Plot as per 7/12 Extract	37770.00
2	Area of Plot As per TILR	37836.75
3	Area as per Physical Survey Plan	37684.87
4	Area of Plot Considerd Least of 1,2 & 3 Above	37684.87
5	Deduction For	
	a) Area Under Existing Road	26.29
	b) Area Under Road Winding	334.25
	Total1Deduction	360.54
6	Gross Area of Plot (4 - 5)	37324.33
7	Amenity Open Space Required of (5% of 6)	1866.22
8	Amenity Open Space Proposed	1876.01
9	Recreational Open Space Required (10% of 6)	3732.43
10	Recreational Open Space Proposed	5917.32
11	Permissible Built Up Area (6 - 8)	35448.32
12	Cidco/Naina/Panvel/Wakadi/BP-223/CC/2018/1228, Dated- 09/02/2018 (Existing Building 1,2,3,4)	13798.03
13	Permissible Built up Area (11-12)	21650.29
		SALE / EWS
14	Permissible Fsi (Basic)	1.00 / 0.20
15	Permissible Fsi (Premium)	0.60 / 0.12
16	Permissible Fsi (Basic + Premium)	1.60 / 0.32
17	Total Permissible Fsi Area (Basic + Premium)	21650.29 / 7089.66
18	Residential 60% Ancillary Area Permissible	12990.17 / 4253.80
19	Total Permissible Fsi (17 + 18)	34640.46 / 11343.46
20	**Proposed Built up Area**	
a	Proposed sale built up area	32810.22 / 7952.02
b	Consumed Ancillary FSI (Max x 60% or 80%)	0.00 / 0.00
21	**Proposed Built up area Details**	
	b. Residential LIG / EWS — Comm: 94.71; Resi: 32515.51; Total BUA: 32810.22 / 7952.02	
a	Proposed Built up Area	294.71 / 32515.51 / 32810.22 / 7952.02
b	Net proposed BUA (Excluding Ancillary)	200.00 / 21450.29 / 21650.29 / 7089.66
e	**Permissible Ancillary Area Area (Max 60%** — 94.71 / 11065.22 / 11159.93 / 862.36	
22	**Proposed built up area**	32810.22 / 7952.02
23	Balance Built Up Area (19 - 23)	1830.24 / 3391.44
24	Fsi consumed For Sale (22 / 13)	1.52 / 0.22
25	Fsi Balance (16 - 24)	0.08 / 0.10
(II)	**No of Units**	
a	Residential Sale	596
b	Residential Lig/ Ews	153
c	Convenient Shops	29
(III)	**Trees Proposed to be Planted**	
a	Trees to be Planted Againest Plot Area (11-10) /100)*1 Nos	295
b	Trees to be Planted Againest Open Space (9/100)*5 Nos.	187
c	Required Number of Tree to be Planted (a+b) + 20 Trees as per Undertaking)	502
d	Number of Trees Proposed to be Planted	541
B	**parking Details**	
a	Required Number Of ParkingSpaces - 4 wheeler	484
b	Required Number Of ParkingSpaces - 2 wheeler	302
c	Proposed Number Of Parking Spaces - 4 wheeler	487
d	Proposed Number Of Parking Spaces - 2 wheeler	310
C	**Height clearance of building from AM**	
a	Maximum Permisible top elevation by AAI NOC dated 01.10.2024 (96.40 -25.15)	71.25 mts.
b	Proposed Maxamum height of the building (96.40 - 25.15)	29.5 mts.

LEGEND

Sr. No.	LEGEND	Site & Building Plan on white print
1	Plot Line	
2	Existing Street	
3	Permissible Building line	
4	Permissible Control line	
5	Marginal Open Spaces	No Colour
6	Work Proposed to be demolished	
7	Proposed Work	
8	Recreational open space	
9	Car parking	
10	Two Wheeler Parking	
11	AMENITY SPACE	
12	CC GRANTED FOR BUILDINGS AS PER NO. CIDCO/NAINA /Panvel/Wakadi/BP-223/CC/2018/1227 dated 03-02-2018	

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 14.01.2019 and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T.P. Scheme Records/ Land Records Department /city survey record.

Signature of Owner

JAYESH MEHTA
(PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)

VINAY AGRAWAL
(PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)

KU. RIYA & SHAURYA RAJ KANDHARI
(GUARDIAN - AMOL SAKHARAM PACHPUTE)

Signature of Architect

AR.DEVYANI KHADILKAR

FORM OF CERTIFICATE

I, Ar. Devyani Khadilkar, for M/s Spaceage Consultants have been employed by the applicant as his Architect. I have examined the boundary and the area of the plot and I do hereby certify that I have personally verified and checked all the statement made by applicant who is the owner in possession of the plot as in the above form and found them to be correct.

Signature of Owner

JAYESH MEHTA
(PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)

VINAY AGRAWAL
(PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)

KU. RIYA & SHAURYA RAJ KANDHARI
(GUARDIAN - AMOL SAKHARAM PACHPUTE)

Signature of Architect

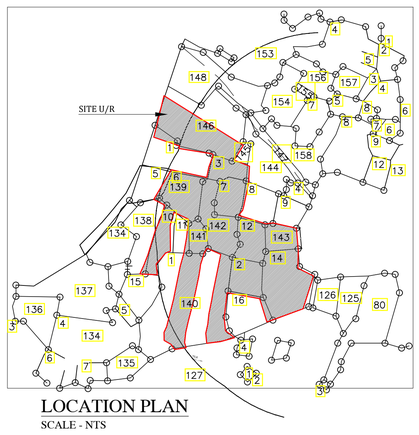
AR.DEVYANI KHADILKAR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON LAND BEARING GUT NO.139/3,139/6, 139/7,139/10,139/12,139/14A,139/14B,140/1(2),140/1(4),140/2,141,142,143 & 146/2 AT VILLAGE: WAKDI,TAL - PANVEL,DIST- RAIGAD.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	01 / 28	-
	SCALE	DATE	CHECKED BY
	1 : 500	-	-
REVISIONS	DESCRIPTION :		
R-0			

NAME OF THE OWNER	SIGNATURE
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
NAME OF ARCHITECT: DEVYANI KHADILKAR	
LICENSE NO: CA/90/13184	
ADDRESS	SPACEAGE CONSULTANTS — B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080



LOCATION PLAN
SCALE - NTS

BUILT UP AREA SUMMARY FOR EWS & EWS ANCILLARY

BUILDING NO	FLAT BUA EWS AREA	EWS ANCILLARY FLR AREA	Floor Name /wings Flats	Total Flats Proopsed
BUILDING NO. 5 (WING - A)	733.44	97.78	6th & 7th Floor	16
BUILDING NO. 5 (WING - B)	733.44	97.78	6th & 7th Floor	16
BUILDING NO. 6 (WING - A)	363.42	50.09	7th floor	8
BUILDING NO. 6 (WING - B)	733.44	93.66	6th & 7th Floor	16
BUILDING NO. 7	380.96	71.71	7th floor	8
BUILDING NO. 8	377.35	150.74	7th floor	9
BUILDING NO. 9 (WING - A & B)	657.19	96.98	7th floor (wing A&B)	13
BUILDING NO. 10 (WING - A)	361.13	52.52	7th floor	8
BUILDING NO. 10 (WING - B)	372.96	61.24	7th floor	8
BUILDING NO. 11 (WING - A,B,C,D)	571.46	0.00	Wing- A- 1st to 4th Wing- D- 1st,3rd & 4th	13
BUILDING NO. 12 (WING - A,B,C,D)	595.61	0.00	Wing- A- 1st to 3rd Wing- B- 4th Wing- D- 1st & 4th	14
BUILDING NO. 1 (WING - A7)	783.72	0.00	1st to 4th	16
BUILDING NO. 1 (WING - A8)	515.40	0.00	1st to 4th	8
TOTAL AREA OF EWS: 7081.09+ 870.93 = 7952.03 sq.m				153

REQUIRED PARKING STATEMENT (RESIDENTIAL)

NOW PROPOSED AND EXISTING BUILDING

AREA (CARPET AREA)		PARKING REQUIRED	NO. OF FLATS	NO. OF CARS
UPTO 35.00 SQ.MT.	NOW PROPOSED TENAMENT	1 FOR 4 FLATS	518	130
35.00 TO 45.00 SQ.MT		1 FOR 2 FLATS	180	90
45.00 TO 60.00 SQ.MT		1 FOR 1 FLATS	51	51
UPTO 35.00 SQ.MT.	EXISTING BUILDING TENAMENT	1 FOR 4 FLATS	34	9
35.00 TO 45.00 SQ.MT		1 FOR 2 FLATS	96	48
45.00 TO 60.00 SQ.MT		1 FOR 1 FLATS	102	102
TOTAL			981	429
10% VISITORS PARKING				43
PARKING REQUIRED (A)				472
TWO WHEELER PARKING REQUIRED (X)				295

REQUIRED PARKING STATEMENT (COMMERCIAL)

USERS		REQUIREMENT	PARKING REQUIRED
PROPOSED AREA 294.71 SQ.M		1 PARKING FOR 40 SQ.MT. UPTO 800 SQ.MT. & 1 PARKING FOR EVERY 80 SQ.MT. FOR EXCEEDING 800 SQ.MT. FLR AREA	8.00
TOTAL			8
10% VISITORS PARKING			1
PARKING REQUIRED (B)			9
REQUIRED TWO WHEELER PARKING (Y)			6
TOTAL 4 WHEELER REQUIRED (A + B)			481
TOTAL 2 WHEELER REQUIRED (X + Y)			301
4 WHEELER PROVIDED		BIG CAR	350
		SMALL CAR	137
		TOTAL	487
TOTAL 2 WHEELER PROVIDED			310

R.G. AREA STATEMENT

TOTAL R.G. REQUIRED		
37324.33 X 10.0%	=	3732.43
R.G. PROVIDED		
R.G. 1	=	2039.46
R.G. 2	=	1109.60
R.G. 3	=	2768.26
TOTAL R.G. PROVIDED	=	5917.32

Clubhouse Area Statement

R.G. 3 / CLUB HOUSE		
Total Area RG 3		2679.06
Total Required builtup area For Club House (15%)		401.86
Floor	Required	Proposed
Ground floor (10%)	267.91	262.73
1st floor (5%)	133.95	133.34
Total builtup Area	401.86	396.07

PIT PARKING
(BUILDING NUMBER)
BUILDING - 5 WING - B
BUILDING - 7

PIT PARKING STATEMENT

BUILBING 5 WING-B					
BIG CAR	10	X	2	=	20
SMALL CAR	2	X	2	=	4
					24
BUILBING 7					
BIG CAR	17	X	2	=	34
SMALL CAR	6	X	2	=	12
					46

PARKING STATEMENT STILT & OPEN PARKING

BIG CAR	350
SMALL CAR	137
TOTAL CAR	487
TWO WHEELER	310

TENAMENT STATEMENT FOR ALL BUILDING

BLDG. NO.	CARPET AREA UPTO 35 SQ.MT.		CARPET AREA 35.00 TO 45.00 SQ.MT.		CARPET AREA 45.00 TO 60.00 SQ.MT.	
	SALE	E W S	SALE	E W S	SALE	E W S
BLDG NO.1 A7	0	12	0	4	0	0
BLDG NO.1 A8	0	4	0	4	0	0
BLDG NO. 5 WING A	29	12	10	4	0	0
BLDG NO. 5 WING B	19	8	20	8	0	0
BLDG NO. 6 WING A	30	6	17	2	0	0
BLDG NO. 6 WING B	24	12	15	4	0	0
BLDG NO. 7	35	6	12	2	0	0
BLDG NO. 8	29	5	24	4	0	0
BLDG NO. 9 WING A	23	4	18	3	0	0
BLDG NO. 9 WING B	24	4	12	2	0	0
BLDG NO. 10 A	41	7	6	1	0	0
BLDG NO. 10 B	41	7	0	0	6	1
BLDG NO. 11	79	13	0	0	8	0
BLDG NO. 12	30	14	8	0	36	0
TOTAL	404	114	142	38	50	1
	518		180		51	
	SALE	596	E W S	153		

SALE TOTAL	596	749
E W S TOTAL	153	
AS PER CC DATED		232
GRAND TOTAL		981

7/12 AREA SUMMARY

SR. NO.	S. NO. / H. NO.	AREA (IN SQ.MT.)
1	139 / 3	1500.00
2	139 / 6	3110.00
3	139 / 7	1900.00
4	139 / 10	2180.00
5	139 / 12	2430.00
6	139 / 14A	2900.00
7	139 / 14B	2900.00
8	140 / 2	2230.00
9	140 / 1(2)	3820.00
10	140 / 1(4)	2700.00
11	141	1190.00
12	142	3540.00
13	143	1670.00
14	146 / 2	5700.00
TOTAL		37770.00

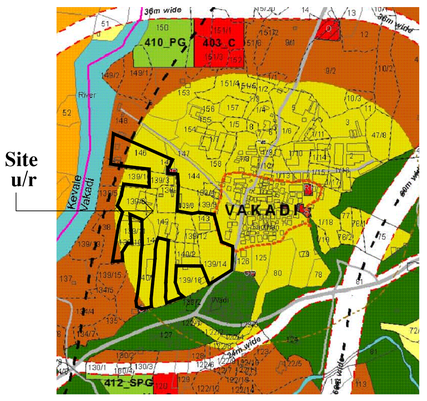
LEGEND

EXISTING BUILDING	
PROPOSED BUILDING	

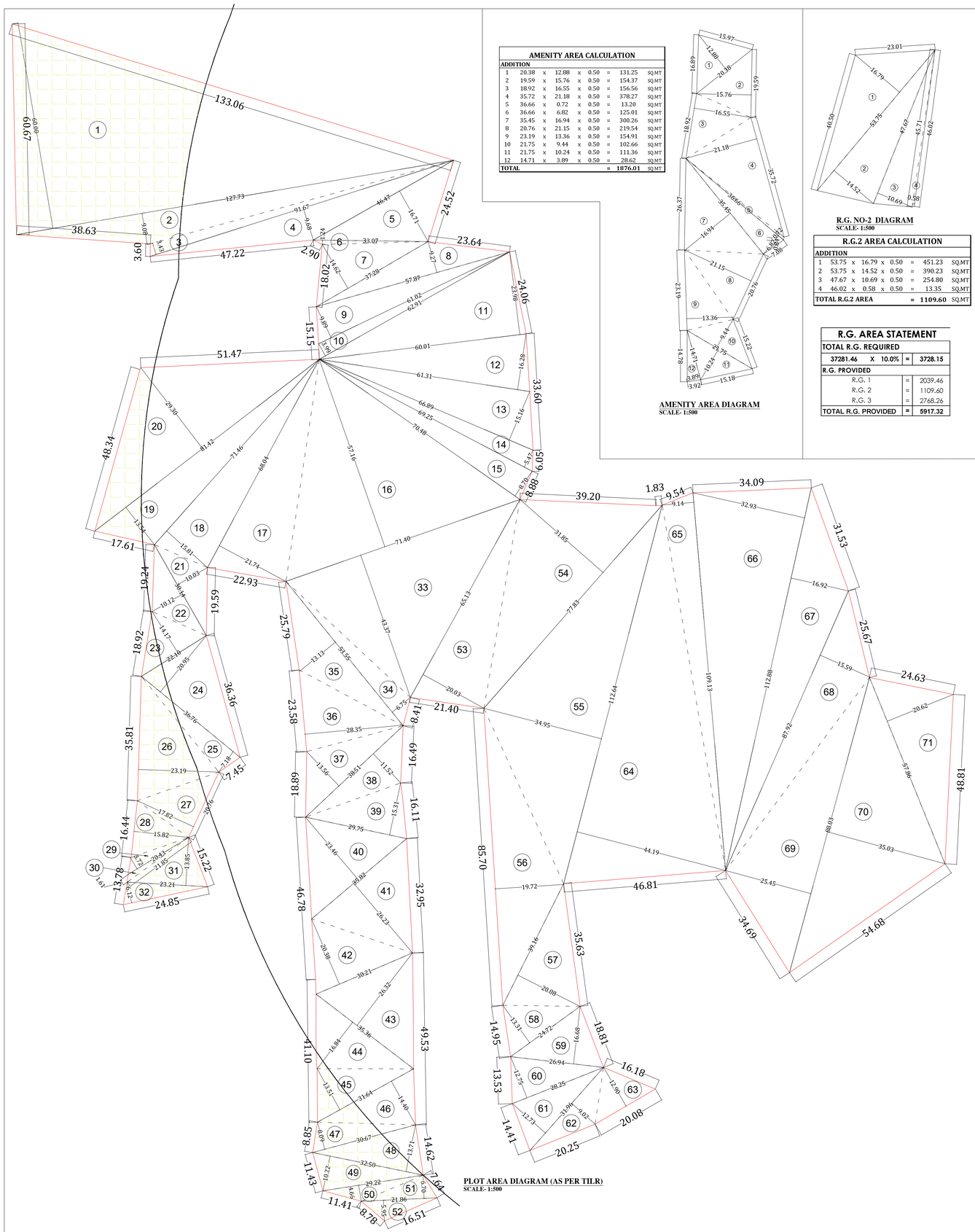
AMENITY AREA STATEMENT

TOTAL AMENITY REQUIRED		
37324.33 X 5.0%	=	1866.22
AMENITY PROVIDED		
AMENITY	=	1876.01
TOTAL AMENITY AREA	=	1876.01

BLOCK PLAN
SCALE - 1:500



DP LOCATION PLAN SCALE - NTS



PLOT AREA DIAGRAM (AS PER TILR)
SCALE- 1:500

AMENITY AREA CALCULATION								
ADDITION								
1	20.38	x	12.88	x	0.50	=	131.25	SQ.MT
2	19.59	x	15.76	x	0.50	=	154.37	SQ.MT
3	18.92	x	16.55	x	0.50	=	156.56	SQ.MT
4	35.72	x	21.18	x	0.50	=	378.27	SQ.MT
5	36.66	x	0.72	x	0.50	=	13.20	SQ.MT
6	36.66	x	6.82	x	0.50	=	125.01	SQ.MT
7	35.45	x	16.94	x	0.50	=	300.26	SQ.MT
8	20.76	x	21.15	x	0.50	=	219.54	SQ.MT
9	23.19	x	13.36	x	0.50	=	154.91	SQ.MT
10	21.75	x	9.44	x	0.50	=	102.66	SQ.MT
11	21.75	x	10.24	x	0.50	=	111.36	SQ.MT
12	14.71	x	3.89	x	0.50	=	28.62	SQ.MT
TOTAL						=	1876.01	SQ.MT

AMENITY AREA DIAGRAM
SCALE- 1:500

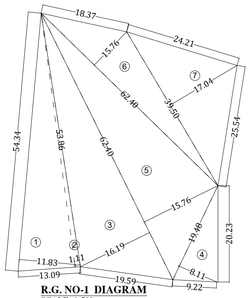
R.G. NO-2 DIAGRAM
SCALE- 1:500

R.G.2 AREA CALCULATION								
ADDITION								
1	53.75	x	16.79	x	0.50	=	451.23	SQ.MT
2	53.75	x	14.52	x	0.50	=	390.23	SQ.MT
3	47.67	x	10.69	x	0.50	=	254.80	SQ.MT
4	46.02	x	0.58	x	0.50	=	13.35	SQ.MT
TOTAL R.G.2 AREA						=	1109.60	SQ.MT

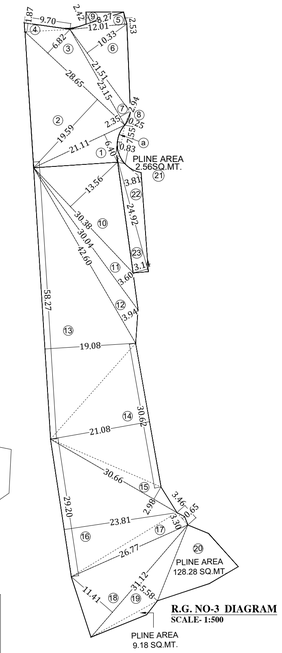
R.G. AREA STATEMENT		
TOTAL R.G. REQUIRED		
37281.46 X 10.0%	=	3728.15
R.G. PROVIDED		
R.G. 1	=	2039.46
R.G. 2	=	1109.60
R.G. 3	=	2768.26
TOTAL R.G. PROVIDED	=	5917.32

R.G.1 AREA CALCULATION								
ADDITION								
1	54.34	x	11.83	x	0.50	=	321.42	SQ.MT
2	53.86	x	1.11	x	0.50	=	29.89	SQ.MT
3	62.40	x	16.19	x	0.50	=	505.14	SQ.MT
4	19.48	x	8.11	x	0.50	=	78.99	SQ.MT
5	62.40	x	15.76	x	0.50	=	491.71	SQ.MT
6	53.34	x	10.34	x	0.50	=	275.77	SQ.MT
7	39.50	x	17.04	x	0.50	=	336.54	SQ.MT
TOTAL R.G.1 AREA						=	2039.46	SQ.MT

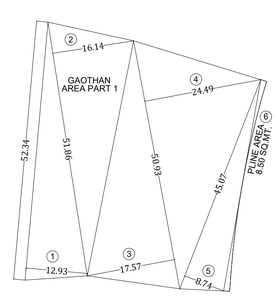
R.G.3 AREA CALCULATION								
ADDITION								
1	21.11	x	6.40	x	0.50	=	67.55	SQ.MT
2	28.65	x	19.59	x	0.50	=	280.63	SQ.MT
3	28.65	x	6.82	x	0.50	=	97.70	SQ.MT
4	9.70	x	1.87	x	0.50	=	9.07	SQ.MT
5	12.01	x	2.53	x	0.50	=	15.19	SQ.MT
6	21.51	x	10.33	x	0.50	=	111.10	SQ.MT
7	23.15	x	2.35	x	0.50	=	27.20	SQ.MT
8	2.94	x	0.25	x	(2 / 3)	=	0.49	SQ.MT
9	8.27	x	2.42	x	0.50	=	10.00	SQ.MT
10	30.38	x	13.56	x	0.50	=	205.98	SQ.MT
11	30.04	x	3.60	x	0.50	=	54.07	SQ.MT
12	42.60	x	3.94	x	0.50	=	83.92	SQ.MT
13	58.26	x	19.08	x	0.50	=	555.78	SQ.MT
14	30.62	x	21.08	x	0.50	=	322.73	SQ.MT
15	30.66	x	2.98	x	0.50	=	45.68	SQ.MT
16	29.30	x	23.81	x	0.50	=	348.82	SQ.MT
17	26.77	x	3.30	x	0.50	=	44.17	SQ.MT
"	3.46	x	0.65	x	0.50	=	1.12	SQ.MT
18	31.12	x	11.41	x	0.50	=	177.54	SQ.MT
19	31.12	x	5.58	x	0.50	=	86.82	SQ.MT
"	pline area	x	9.18	x	1.00	=	9.22	SQ.MT
20	pline area	x	128.28	x	1.00	=	128.28	SQ.MT
21	pline area	x	2.56	x	1.00	=	2.56	SQ.MT
22	24.92	x	3.81	x	0.50	=	47.47	SQ.MT
23	24.92	x	3.14	x	0.50	=	39.12	SQ.MT
TOTAL						=	2772.24	SQ.MT
DEDUCTION								
a	7.55	x	0.79	x	(2 / 3)	=	3.98	SQ.MT
TOTAL						=	3.98	SQ.MT
TOTAL R.G.3 AREA						=	2768.26	SQ.MT

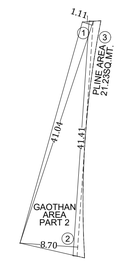


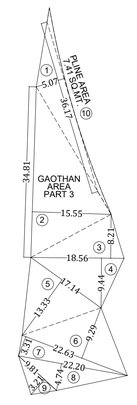
R.G. NO-1 DIAGRAM
SCALE- 1:500

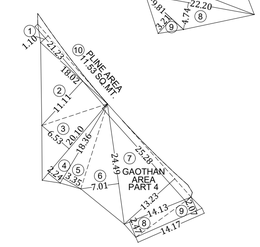


R.G. NO-3 DIAGRAM
SCALE- 1:500









GAOTHAN AREA CALCULATION								
ADDITION								
GAOTHAN AREA PART 1								
1	52.34	x	12.93	x	0.50	=	338.38	SQ.MT
2	51.86	x	16.14	x	0.50	=	418.51	SQ.MT
3	50.93	x	17.57	x	0.50	=	447.42	SQ.MT
4	50.93	x	24.49	x	0.50	=	623.74	SQ.MT
5	45.07	x	8.74	x	0.50	=	196.96	SQ.MT
6	PLINE AREA	x	8.50	x	1.00	=	8.50	SQ.MT
TOTAL						=	2033.50	SQ.MT
GAOTHAN AREA PART 2								
1	41.04	x	1.11	x	0.50	=	22.78	SQ.MT
2	41.41	x	8.70	x	0.50	=	180.07	SQ.MT
3	PLINE AREA	x	21.23	x	1.00	=	21.23	SQ.MT
TOTAL						=	224.08	SQ.MT
GAOTHAN AREA PART 3								
1	36.17	x	5.07	x	0.50	=	91.69	SQ.MT
2	34.81	x	15.55	x	0.50	=	270.65	SQ.MT
3	18.56	x	8.21	x	0.50	=	76.19	SQ.MT
4	18.56	x	9.44	x	0.50	=	87.60	SQ.MT
5	17.14	x	13.33	x	0.50	=	114.24	SQ.MT
6	22.63	x	9.29	x	0.50	=	105.12	SQ.MT
7	22.63	x	3.31	x	0.50	=	37.45	SQ.MT
8	22.20	x	4.74	x	0.50	=	52.61	SQ.MT
9	9.81	x	3.21	x	0.50	=	15.75	SQ.MT
10	PLINE AREA	x	7.41	x	1.00	=	7.41	SQ.MT
TOTAL						=	858.71	SQ.MT
GAOTHAN AREA PART 4								
1	21.23	x	1.10	x	0.50	=	11.68	SQ.MT
2	18.02	x	11.11	x	0.50	=	100.10	SQ.MT
3	20.10	x	6.53	x	0.50	=	65.64	SQ.MT
4	20.10	x	2.24	x	0.50	=	22.51	SQ.MT
5	18.36	x	3.35	x	0.50	=	30.75	SQ.MT
6	24.49	x	7.01	x	0.50	=	85.84	SQ.MT
7	25.28	x	13.23	x	0.50	=	167.23	SQ.MT
8	14.13	x	2.47	x	0.50	=	17.45	SQ.MT
9	14.17	x	2.07	x	0.50	=	14.67	SQ.MT
10	PLINE AREA	x	11.53	x	1.00	=	11.53	SQ.MT
TOTAL						=	527.39	SQ.MT
TOTAL GAOTHAN AREA						=	3643.68	SQ.MT

PLOT AREA CALCULATION								
ADDITION (X)								
1	127.73	x	60.00	x	0.50	=	3831.900	SQ.MT
2	127.73	x	9.08	x	0.50	=	579.894	SQ.MT
3	91.67	x	3.43	x	0.50	=	157.214	SQ.MT
4	91.67	x	9.68	x	0.50	=	443.683	SQ.MT
5	46.47	x	16.71	x	0.50	=	388.257	SQ.MT
6	33.07	x	1.24	x	0.50	=	20.503	SQ.MT
7	37.28	x	14.62	x	0.50	=	272.517	SQ.MT
8	57.87	x	9.27	x	0.50	=	268.227	SQ.MT
9	61.02	x	9.89	x	0.50	=	301.744	SQ.MT
10	62.91	x	3.99	x	0.50	=	125.505	SQ.MT
11	60.01	x	23.98	x	0.50	=	719.520	SQ.MT
12	61.31	x	16.28	x	0.50	=	499.063	SQ.MT
13	66.89	x	15.16	x	0.50	=	507.026	SQ.MT
14	69.25	x	5.47	x	0.50	=	189.399	SQ.MT
15	70.48	x	8.70	x	0.50	=	306.588	SQ.MT
16	71.40	x	57.16	x	0.50	=	2040.612	SQ.MT
17	68.04	x	21.74	x	0.50	=	739.595	SQ.MT
18	71.46	x	15.81	x	0.50	=	564.891	SQ.MT
19	81.42	x	13.54	x	0.50	=	551.213	SQ.MT
20	81.42	x	29.30	x	0.50	=	1192.803	SQ.MT
21	30.14	x	10.03	x	0.50	=	151.152	SQ.MT
22	30.14	x	10.12	x	0.50	=	152.508	SQ.MT
23	22.10	x	14.17	x	0.50	=	156.579	SQ.MT
24	36.76	x	20.95	x	0.50	=	385.061	SQ.MT
25	36.76	x	7.18	x	0.50	=	131.968	SQ.MT
26	35.81	x	23.19	x	0.50	=	415.217	SQ.MT
27	20.76	x	17.82	x	0.50	=	184.972	SQ.MT
28	16.44	x	15.82	x	0.50	=	130.040	SQ.MT
29	20.43	x	3.72	x	0.50	=	38.000	SQ.MT
30	21.85	x	1.61	x	0.50	=	17.589	SQ.MT
31	23.21	x	13.85	x	0.50	=	160.729	SQ.MT
32	24.85	x	6.12	x	0.50	=	76.041	SQ.MT
33	71.40	x	43.37	x	0.50	=	1548.309	SQ.MT
34	53.55	x	6.75	x	0.50	=	180.731	SQ.MT
35	53.55	x	13.13	x	0.50	=	351.556	SQ.MT
36	23.58	x	28.35	x	0.50	=	334.247	SQ.MT
37	38.51	x	13.56	x	0.50	=	261.098	SQ.MT
38	38.51	x	11.52	x	0.50	=	221.818	SQ.MT
39	29.75	x	15.31	x	0.50	=	227.736	SQ.MT
40	35.82	x	23.46	x	0.50	=	420.169	SQ.MT
41	35.82	x	26.23	x	0.50	=	469.779	SQ.MT
42	30.21	x	20.38	x	0.50	=	307.840	SQ.MT
43	35.36	x	26.32	x	0.50	=	465.338	SQ.MT
44	35.36	x	16.84	x	0.50	=	297.731	SQ.MT
45	31.64	x	13.51	x	0.50	=	213.728	SQ.MT
46	31.64	x	14.40	x	0.50	=	227.808	SQ.MT
47	30.67	x	8.09	x	0.50	=	124.060	SQ.MT
48	32.50	x	13.71	x	0.50	=	222.788	SQ.MT
49	32.50	x	10.22	x	0.50	=	166.075	SQ.MT
50	29.22	x	4.66	x	0.50	=	68.083	SQ.MT
51	21.86	x	6.70	x	0.50	=	73.231	SQ.MT
52	21.86	x	5.95	x	0.50	=	65.034	SQ.MT
53	65.13	x	20.03	x	0.50	=	652.277	SQ.MT
54	77.83	x	31.85	x	0.50	=	1239.443	SQ.MT
55	112.64	x	34.95	x	0.50	=	1968.304	SQ.MT
56	85.70	x	19.72	x	0.50	=	845.002	SQ.MT
57	39.16	x	20.08	x	0.50	=	393.166	SQ.MT
58	24.72	x	13.31	x	0.50	=	164.512	SQ.MT
59	26.94	x	16.68	x	0.50	=	224.680	SQ.MT
60	28.25	x	12.75	x	0.50	=	180.094	SQ.MT
61	31.96	x	12.73	x	0.50	=	203.425	SQ.MT
62	31.96	x	9.02	x	0.50	=	144.140	SQ.MT
63	20.08	x	12.90	x	0.50	=	129.516	SQ.MT
64	112.64	x	44.19	x	0.50	=	2488.781	SQ.MT
65	109.13	x	9.14	x	0.50	=	498.724	SQ.MT
66	112.88	x	32.93	x	0.50	=	1858.569	SQ.MT
67	112.88	x	16.92	x	0.50	=	954.965	SQ.MT
68	87.92	x	15.59	x	0.50	=	685.336	SQ.MT
69	88.03	x	25.45	x	0.50	=	1120.182	SQ.MT
70	88.03	x	35.03	x	0.50	=	1541.845	SQ.MT
71	57.86	x	20.62	x	0.50	=	596.537	SQ.MT
TOTAL						=	37836.746	SQ.MT

AREA UNDER ROAD WIDENING DIAGRAM
SCALE- 1:500

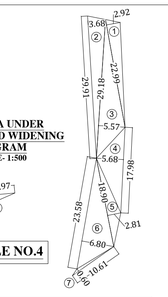


TABLE NO.4

AREA UNDER ROAD WIDENING CALCULATION								
ADDITION								
1	22.99	x	2.92	x	0.50	=	33.62	SQ.MT
2	29.91	x	3.68	x	0.50	=	55.04	SQ.MT
3	29.18	x	5.57	x	0.50	=	81.28	SQ.MT
4	17.98	x	5.68	x	0.50	=	51.07	SQ.MT
5	18.90	x	2.81	x	0.50	=	26.56	SQ.MT
6	23.58	x	6.80	x	0.50	=	80.19	SQ.MT
7	10.61	x	0.60	x	0.50	=	3.18	SQ.MT
8	4.97	x	1.33	x	0.50	=	3.31	SQ.MT
TOTAL						=	334.25	SQ.MT

AREA UNDER EXISTING ROAD DIAGRAM
SCALE- 1:500

TABLE NO.5

AREA UNDER EXISTING ROAD CALCULATION								
ADDITION								
1	7.24	x	0.97	x	0.50	=	3.51	SQ.MT
2	22.01	x	2.07	x	0.50	=	22.78	SQ.MT
TOTAL						=	26.29	SQ.MT

CONTENTS OF SHEET	02 / 28
1] PLOT AREA DIAGRAM	
2] PLOT AREA CALCULATION	
3] AMENITY AREA DIAGRAM	
4] AMENITY AREA CALCULATION	
5] R.G. AREA DIAGRAM	
6] R.G. AREA CALCULATION	
7] EXISTING, WINDENING & SERVICE ROAD AREA DIAGRAM	
8] EXISTING, WINDENING & SERVICE ROAD AREA CALCULATION	

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/Vakadi/ BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 10:49:02 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON LAND BEARING GUT NO.139/3,139/6, 139/7,139/10,139/12,139/14A,139/14B,140/1(2),140/1(4),140/2,141,142,143 & 146/2 AT VILLAGE: WAKDI,TAL - PANVEL,DIST- RAIGAD.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	02 / 28	-
	SCALE	DATE	CHECKED BY
	1:500	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
NAME OF ARCHITECT: DEVYANI KHADILKAR	
LICENSE NO: CA/90/13184	

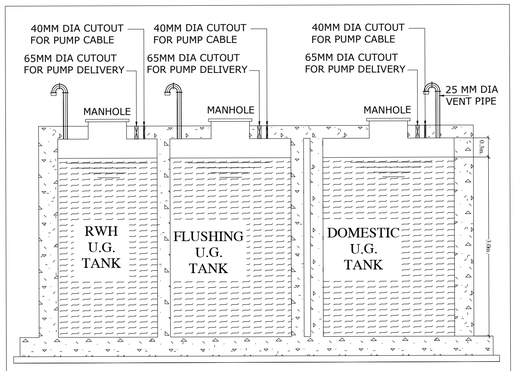
ADDRESS

SPACEAGE CONSULTANTS

B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080

TENAMENT STATEMENT

BLDG. NO.	TOTAL Flats	Total Population	Cold water requirement		Gross Water requirement	% Flow to Sewer		Total Flow	Total Required Capacity	Total Provided Capacity	OH tank capacity required
			Flushing	Domestic	Total LPCD	Flusing 100%	Domestic 85%				
			B LPCD	B LPCD		LPD	LPD	LPD	KLPD	KLPD	
BLDG NO.1	80	400	21600	54000	75600	21600	45900	67500	67.5		37800
BLDG NO.2	24	120	6480	16200	22680	6480	13770	20250	20.25		11340
BLDG NO.3	72	360	19440	48600	68040	19440	41310	60750	60.75		34020
BLDG NO.4	56	280	15120	37800	52920	15120	32130	47250	47.25		26460
BLDG NO. 7	55	275	14850	37125	51975	14850	31556.25	46406.3	46.40625		25987.5
BLDG NO. 8	62	310	16740	41850	58590	16740	35572.5	52312.5	52.3125		29295
BLDG NO. 9	90	450	24300	60750	85050	24300	51637.5	75937.5	75.9375		42525
BLDG NO. 10	110	550	29700	74250	103950	29700	63112.5	92812.5	92.8125		51975
BLDG NO. 11	100	500	27000	67500	94500	27000	57375	84375	84.375	924.2505	47250
BLDG 11 SHOPS	8	24	720	360	1080	720	306	1026	1.026		540
BLDG NO. 12	88	440	23760	59400	83160	23760	50490	74250	74.25		41580
BLDG 12 SHOPS	21	63	1890	945	2835	1890	803.25	2693.25	2.69325		1417.5
BLDG NO. 5 WING A	110	550	29700	74250	103950	29700	63112.5	92812.5	92.8125		51975
BLDG NO. 5 WING B	110	550	29700	74250	103950	29700	63112.5	92812.5	92.8125		51975
BLDG NO. 6	110	550	29700	74250	103950	29700	63112.5	92812.5	92.8125		51975
BLDG NO. A7	16	80	4320	10800	15120	4320	9180	13500	13.5		7560
BLDG NO. A8	8	40	2160	5400	7560	2160	4590	6750	6.75		3780

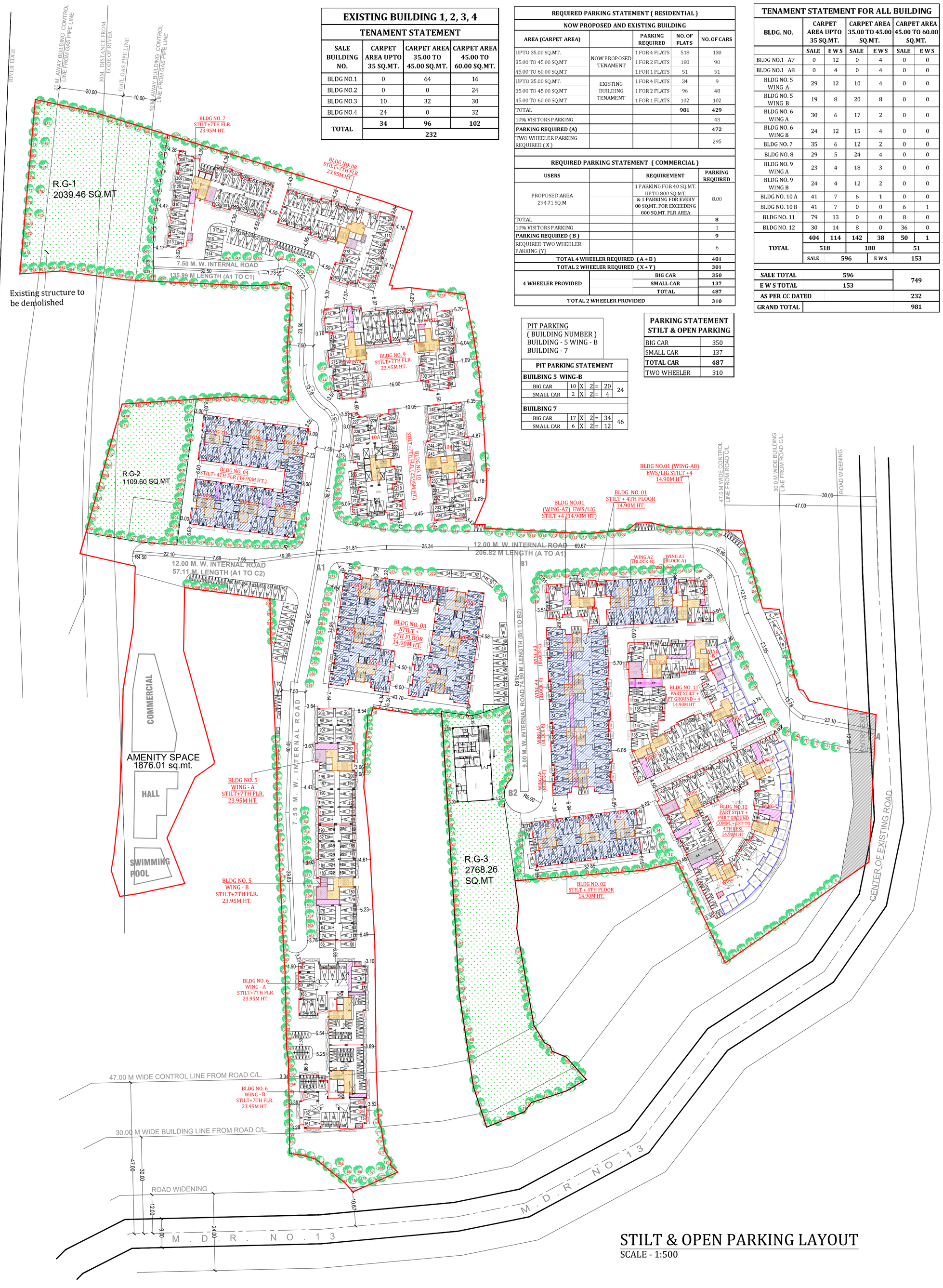


SECTION OF UG TANK

SECTION A - A

SECTION B - B

RIVER EDGE
30 M AWAY BUILDING CONTROL LINE FROM GAIL PIPE LINE
30M. DISTANCE FROM EGDE OF RIVER
GAIL GAS PIPE LINE
R.G-1 2039.46 SQ.MT
Existing structure to be demolished
BLDG NO.7
BLDG NO.8 STILT+7TH FLR 23.85M HT.
7.5 M W. INTERNAL ROAD
135.99 M LENGTH (A1 TO C1)
BLDG. NO.09 STILT + 7
BLDG NO.10
BLDG NO.4
OWC
R-G-2 1080.00 SQ.MT
STP 610 KLD
A WING
B WING
U.G.TANK BLDG NO.10 & 11 Size 3.0m X4m used =2.5m Dt
U.G.TANK BLDG NO.09 & 11 Size 3.0m X4m used =2.5m Dt
SWD DRAIN
SEWER LINE
WATER SUPPLY LINE
C TO RIVER
TO NALLA
12.00 M. W. INTERNAL ROAD
57.11 M. LENGTH (A1 TO B2)
12.0 M. W. INTERNAL ROAD
206.82 M LENGTH (A TO A1)
NMMC WATER SUPPLY LINE
BLDG NO.3 (WING-A7) EWS/LIG STILT +6
BLDG NO.1
BLDG NO.3
BLDG NO.1 (WING-A8) EWS/LIG STILT +6
PART STILT + PART GROUND + 6
BLDG NO.2
BLDG NO.12 PART STILT + PART GROUND
U.G.TANK - 01
U.G.TANK - 02
U.G.TANK - 03
U.G.TANK - 04
U.G.TANK - 05
U.G.TANK - 06
U.G.TANK - 07
U.G.TANK - 08
U.G.TANK - 09
U.G.TANK - 10
U.G.TANK - 11
U.G.TANK - 12
U.G.TANK - 13
U.G.TANK -



EXISTING BUILDING 1, 2, 3, 4

TENAMENT STATEMENT

SALE BUILDING NO.	CARPET AREA UPTO 35 SQ.MT.	CARPET AREA 35.00 TO 45.00 SQ.MT.	CARPET AREA 45.00 TO 60.00 SQ.MT.
BLDG NO.1	0	64	16
BLDG NO.2	0	0	24
BLDG NO.3	10	32	30
BLDG NO.4	24	0	32
TOTAL	**34**	**96**	**102**
	232		

REQUIRED PARKING STATEMENT (RESIDENTIAL)

NOW PROPOSED AND EXISTING BUILDING

AREA (CARPET AREA)		PARKING REQUIRED	NO. OF FLATS	NO. OF CARS
UPTO 35.00 SQ.MT.	NOW PROPOSED TENAMENT	1 FOR 4 FLATS	518	130
35.00 TO 45.00 SQ.MT		1 FOR 2 FLATS	180	90
45.00 TO 60.00 SQ.MT		1 FOR 1 FLATS	51	51
UPTO 35.00 SQ.MT.	EXISTING BUILDING TENAMENT	1 FOR 4 FLATS	34	9
35.00 TO 45.00 SQ.MT		1 FOR 2 FLATS	96	48
45.00 TO 60.00 SQ.MT		1 FOR 1 FLATS	102	102
TOTAL			**981**	**429**
10% VISITORS PARKING				43
PARKING REQUIRED (A)				**472**
TWO WHEELER PARKING REQUIRED (X)				295

REQUIRED PARKING STATEMENT (COMMERCIAL)

USERS		REQUIREMENT	PARKING REQUIRED
PROPOSED AREA 294.71 SQ.M		1 PARKING FOR 40 SQ.MT. UPTO 800 SQ.MT. & 1 PARKING FOR EVERY 80 SQ.MT. FOR EXCEEDING 800 SQ.MT. FLR AREA	8.00
TOTAL			**8**
10% VISITORS PARKING			1
PARKING REQUIRED (B)			**9**
REQUIRED TWO WHEELER PARKING (Y)			6
TOTAL 4 WHEELER REQUIRED (A + B)			**481**
TOTAL 2 WHEELER REQUIRED (X + Y)			**301**
4 WHEELER PROVIDED		BIG CAR	**350**
		SMALL CAR	**137**
		TOTAL	**487**
TOTAL 2 WHEELER PROVIDED			**310**

PIT PARKING
(BUILDING NUMBER)
BUILDING - 5 WING - B
BUILDING - 7

PIT PARKING STATEMENT							
BUILBING 5 WING-B							
BIG CAR	10	X	2	=	20	24	
SMALL CAR	2	X	2	=	4		
BUILBING 7							
BIG CAR	17	X	2	=	34	46	
SMALL CAR	6	X	2	=	12		

PARKING STATEMENT STILT & OPEN PARKING	
BIG CAR	350
SMALL CAR	137
TOTAL CAR	**487**
TWO WHEELER	310

TENAMENT STATEMENT FOR ALL BUILDING

BLDG. NO.	CARPET AREA UPTO 35 SQ.MT.		CARPET AREA 35.00 TO 45.00 SQ.MT.		CARPET AREA 45.00 TO 60.00 SQ.MT.	
	SALE	E W S	SALE	E W S	SALE	E W S
BLDG NO.1 A7	0	12	0	4	0	0
BLDG NO.1 A8	0	4	0	4	0	0
BLDG NO. 5 WING A	29	12	10	4	0	0
BLDG NO. 5 WING B	19	8	20	8	0	0
BLDG NO. 6 WING A	30	6	17	2	0	0
BLDG NO. 6 WING B	24	12	15	4	0	0
BLDG NO. 7	35	6	12	2	0	0
BLDG NO. 8	29	5	24	4	0	0
BLDG NO. 9 WING A	23	4	18	3	0	0
BLDG NO. 9 WING B	24	4	12	2	0	0
BLDG NO. 10 A	41	7	6	1	0	0
BLDG NO. 10 B	41	7	0	0	6	1
BLDG NO. 11	79	13	0	0	8	0
BLDG NO. 12	30	14	8	0	36	0
TOTAL	**404**	**114**	**142**	**38**	**50**	**1**
	518		**180**		**51**	
	SALE	**596**	E W S		**153**	

SALE TOTAL	**596**	**749**
E W S TOTAL	**153**	
AS PER CC DATED		**232**
GRAND TOTAL		**981**

CONTENTS OF SHEET

04 / 28

1] STILT/ OPEN PARKING LAYOUT
2] TENAMENT STATEMENT
3] REQUIRED & PROPOSED PARKING STATEMENT

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 10:52:11 +05'30'

LEGEND

- BIG CAR (SIZE - 5.00 X 2.50)
- SMALL CAR (SIZE - 4.50 X 2.30)
- 2-WHEELER (SIZE - 2.00 X 1.00)
- EXISTING BUILDING
- PROPOSED BUILDING

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON LAND BEARING GUT NO.139/3,139/6, 139/7,139/10,139/12,139/14A,139/14B,140/1(2),140/1(4),140/2,141,142,143 & 146/2 AT VILLAGE: WAKDI,TAL - PANVEL,DIST- RAIGAD.

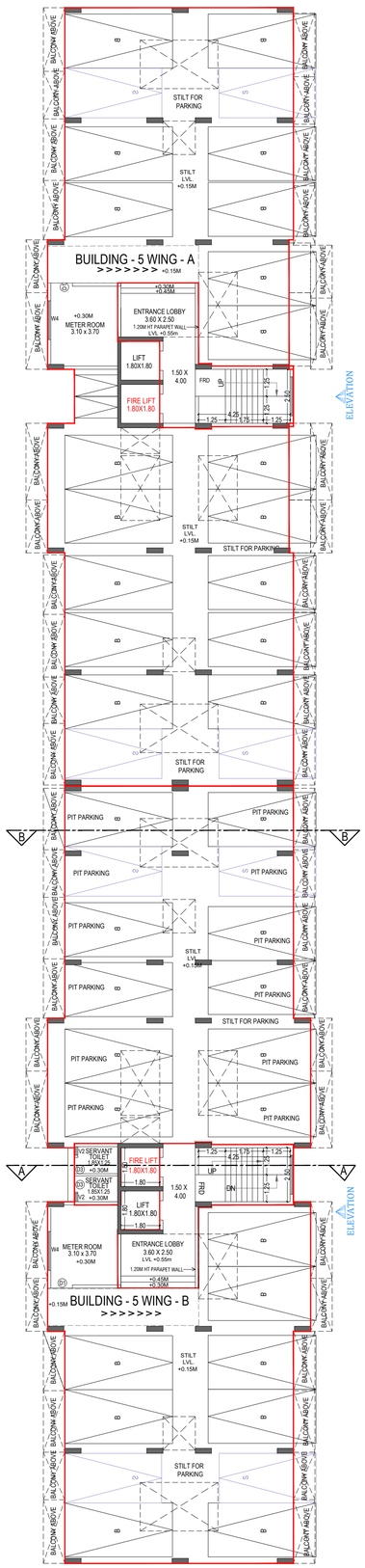
NORTH	JOB. NO.	DRG. NO.	DRAWN BY
N	-	04 / 28	-
	SCALE	DATE	CHECKED BY
	1:500	-	-
REVISIONS	DESCRIPTION :		
R-0			

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

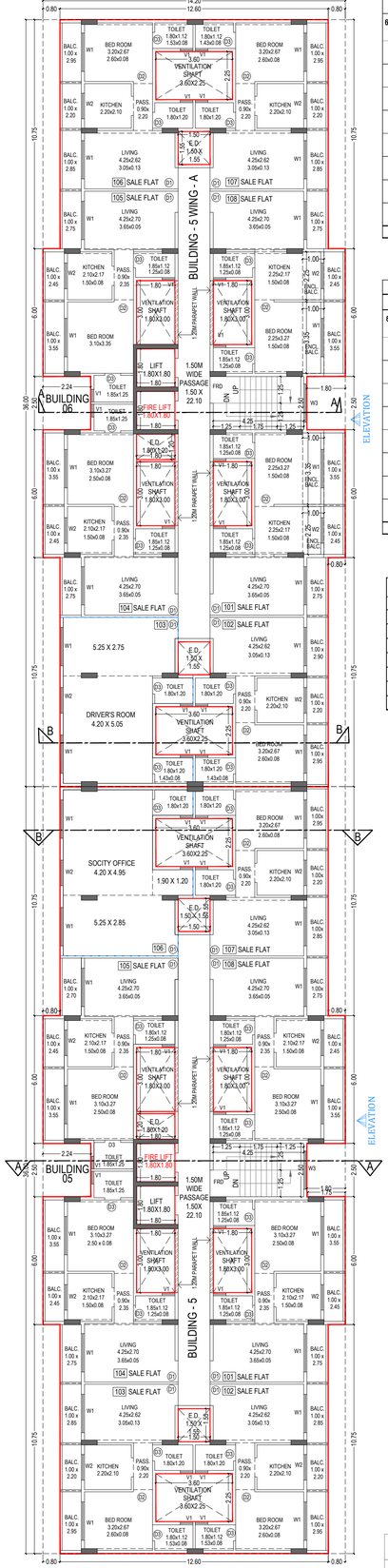
NAME OF ARCHITECT	DEVYANI KHADILKAR	
LICENSE NO	CA/90/13184	
ADDRESS	SPACEAGE CONSULTANTS	B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080

STILT & OPEN PARKING LAYOUT

SCALE - 1:500



(BUILDING - 5 WING -B)
GROUND FLOOR PLAN SCALE = 1 : 100

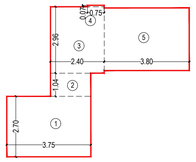


(BUILDING - 5 WING -B)
1ST SALE FLOOR PLAN SCALE = 1 : 100

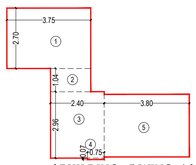
BUILDING - 5 (WING - A)				
TENEMENTS AREA STATEMENT (IN SQ.MT.)				
6TH & 7TH FLR EWS FLAT	1ST TO 5TH FLR SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	FLAT BUILT UP AREA
601, 701	101, 201, 301, 401, 501	1BHK	36.02	47.51
602, 702	102, 202, 302, 402, 502	1BHK	33.83	44.29
603, 703	103, 203, 303, 403, 503	1BHK	33.83	44.29
604, 704	104, 204, 304, 404, 504	1BHK	36.17	47.27
605, 705	105, 205, 305, 405, 505	1BHK	36.17	47.27
606, 706	000, 206, 306, 406, 506	1BHK	33.83	44.29
607, 707	107, 207, 307, 407, 507	1BHK	33.83	44.29
608, 708	108, 208, 308, 408, 508	1BHK	36.02	47.51
6TH & 7TH FLOOR EWS FLAT BUILT UP AREA				366.72

BUILDING - 5 (WING - B)				
TENEMENTS AREA STATEMENT (IN SQ.MT.)				
6TH & 7TH FLR EWS FLAT	1ST TO 5TH FLR SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	FLAT BUILT UP AREA
601, 701	101, 201, 301, 401, 501	1BHK	36.17	47.51
602, 702	102, 202, 302, 402, 502	1BHK	33.83	44.29
603, 703	103, 203, 303, 403, 503	1BHK	33.83	44.29
604, 704	104, 204, 304, 404, 504	1BHK	36.17	47.27
605, 705	105, 205, 305, 405, 505	1BHK	36.17	47.27
606, 706	000, 206, 306, 406, 506	1BHK	33.83	44.29
607, 707	107, 207, 307, 407, 507	1BHK	33.83	44.29
608, 708	108, 208, 308, 408, 508	1BHK	36.17	47.51
7TH FLOOR EWS FLAT BUILT UP AREA (SQM)				366.72

DOOR & WINDOW SCHEDULE			
TYPE	SIZE	AREA	TYPE
D1	1.00 x 2.10	2.10	T.W. PANEL DOOR
D2	0.90 x 2.10	1.89	T.W. PANEL DOOR
D3	0.75 x 2.10	1.58	T.W. PANEL DOOR
W1	1.80 x 2.00	3.60	ALU. SLIDING FRENCH WIN.
W2	1.20 x 2.00	2.40	ALU. SLIDING FRENCH WIN.
W3	1.80 x 1.20	2.16	ALU. SLIDING FRENCH WIN.
V1	0.60 x 0.90	0.54	ALU. LOUVERD WINDOW



(BUILDING - 5 WING - B)
LINE AREA DIAGRAM FOR ENTRANCE LOBBY AREA
SCALE = 1 : 100



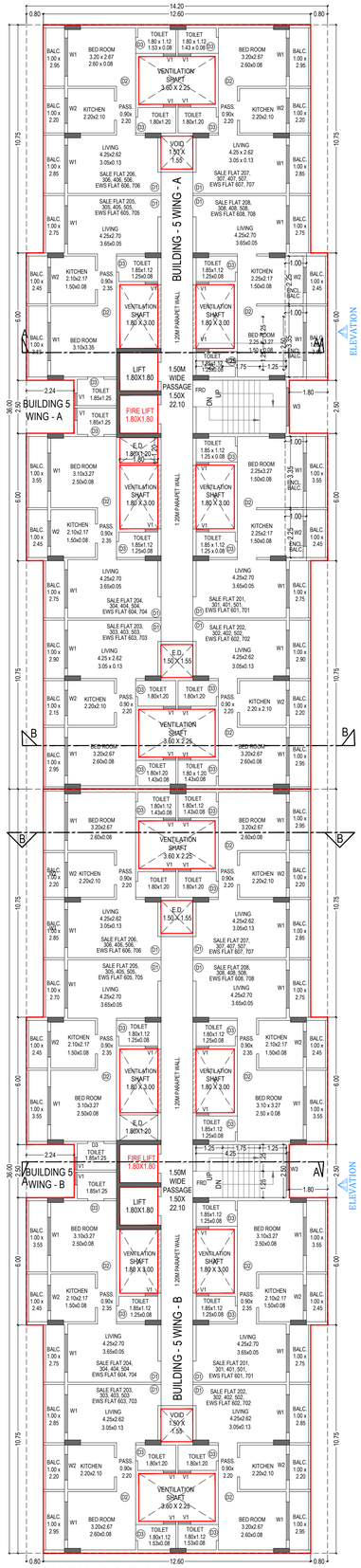
(BUILDING - 5 WING -A)
LINE AREA DIAGRAM FOR ENTRANCE LOBBY AREA
SCALE = 1 : 100

(BUILDING - 5 WING - B)
LINE AREA DIAGRAM FOR SERVANT TOILETS SCALE = 1 : 100

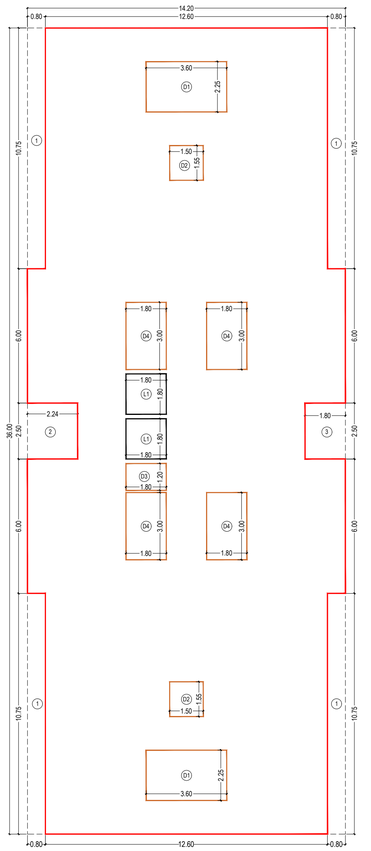
BUILT UP AREA CALCULATION FOR SERVANT TOILET (BUILDING - 5)						
1	2.15	X	2.85	X	1 NO	= 6.13 SQ.MT.

(BUILDING - 5 (WING - A & WING - B)						
BUILT UP AREA CALCULATION FOR GROUND/STILT ENTRANCE LOBBY						
1	3.75	X	2.70	X	1 NO	= 10.13 SQ.MT.
2	1.80	X	1.04	X	1 NO	= 1.87 SQ.MT.
3	2.40	X	2.97	X	1 NO	= 7.13 SQ.MT.
4	0.75	X	0.07	X	1 NO	= 0.05 SQ.MT.
5	3.80	X	2.80	X	1 NO	= 10.64 SQ.MT.
TOTAL ADDITION						= 29.82 SQ.MT.

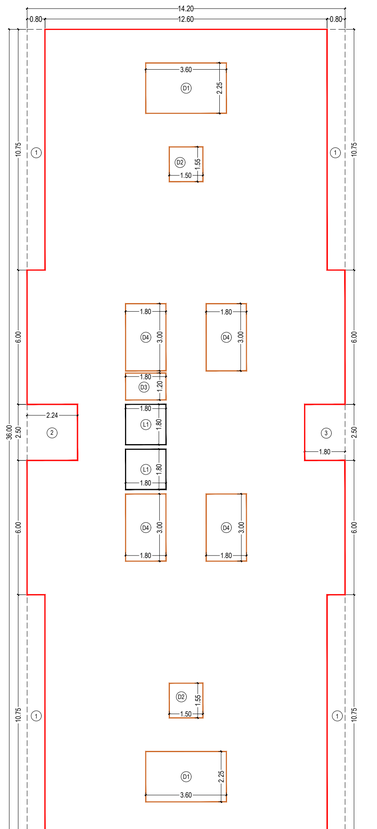
(BUILDING - 5 WING -B) SERVANT TOILET AREA	=	6.13 SQ.MT.
BUILDING - 5 (WING -A) AREA	=	29.82 SQ.MT.
BUILDING - 6 (WING -B) AREA	=	29.82 SQ.MT.
BUILDING - 5 (WING -A & WING - B) AREA	=	65.77 SQ.MT.



(BUILDING - 5 WING -B) SCALE = 1 : 100
TYPICAL FLR PLAN (2ND TO 5TH SALE, 6TH & 7TH EWS)



(BUILDING - 5 WING - A)
LINE AREA DIAGRAM FOR 1ST TO 7TH FLOOR SCALE = 1 : 100



(BUILDING - 5 WING -B)
LINE AREA DIAGRAM FOR 1ST TO 7TH FLOOR SCALE = 1 : 100

BUILDING - 5 (WING - A)								
BUILT-UP AREA CALCULATION FOR 1ST TO 5TH SALE, 6TH & 7TH EWS TYPICAL FLOOR								
ADDITION (X)								
X	14.20	X	36.00	X	1	X 1	= 511.20	SQ.MT.
	TOTAL ADDITION AREA						= 511.20	SQ.MT.
DEDUCTION (Y1)								
1	0.80	X	10.75	X	1.00	X 4	= 34.40	SQ.MT.
2	2.24	X	2.50	X	1.00	X 1	= 5.60	SQ.MT.
3	1.80	X	2.50	X	1.00	X 1	= 4.50	SQ.MT.
TOTAL DEDUCTION AREA (Y1)							= 44.50	SQ.MT.
DUCT DEDUCTION (Y2)								
D1	3.60	X	2.25	X	1.00	X 2	= 16.20	SQ.MT.
D2	1.50	X	1.55	X	1.00	X 2	= 4.65	SQ.MT.
D3	1.80	X	1.20	X	1.00	X 1	= 2.16	SQ.MT.
D4	1.80	X	3.00	X	1.00	X 4	= 21.60	SQ.MT.
TOTAL DUCT DEDUCTION AREA (Y2)							= 44.61	SQ.MT.
LIFT DEDUCTION (Y3)								
L1	1.80	X	1.80	X	1	X 2	= 6.48	SQ.MT.
TOTAL LIFT DEDUCTION AREA (Y3)							= 6.48	SQ.MT.
TOTAL DEDUCTION AREA Y4 (Y1+Y2+Y3)							= 95.59	SQ.MT.
NET BUILT-UP AREA Y5 (X - Y4)							= 415.61	SQ.MT.

BUILDING - 5 (WING - B)								
BUILT-UP AREA CALCULATION FOR 1ST TO 5TH SALE, 6TH & 7TH EWS TYPICAL FLOOR								
ADDITION (X)								
X	14.20	X	36.00	X	1	X 1	= 511.20	SQ.MT.
	TOTAL ADDITION AREA						= 511.20	SQ.MT.
DEDUCTION (Y1)								
1	0.80	X	10.75	X	1.00	X 4	= 34.40	SQ.MT.
2	2.24	X	2.50	X	1.00	X 1	= 5.60	SQ.MT.
3	1.80	X	2.50	X	1.00	X 1	= 4.50	SQ.MT.
TOTAL DEDUCTION AREA (Y1)							= 44.50	SQ.MT.
DUCT DEDUCTION (Y2)								
D1	3.60	X	2.25	X	1.00	X 2	= 16.20	SQ.MT.
D2	1.50	X	1.55	X	1.00	X 2	= 4.65	SQ.MT.
D3	1.80	X	1.20	X	1.00	X 1	= 2.16	SQ.MT.
D4	1.80	X	3.00	X	1.00	X 4	= 21.60	SQ.MT.
TOTAL DUCT DEDUCTION AREA (Y2)							= 44.61	SQ.MT.
LIFT DEDUCTION (Y3)								
L1	1.80	X	1.80	X	1	X 2	= 6.48	SQ.MT.
TOTAL LIFT DEDUCTION AREA (Y3)							= 6.48	SQ.MT.
TOTAL DEDUCTION AREA Y4 (Y1+Y2+Y3)							= 95.59	SQ.MT.
NET BUILT-UP AREA Y5 (X - Y4)							= 415.61	SQ.MT.

LIGHT AND VENTILATION STATEMENT								
SR. NO.	ROOM	TYPE	SIZE			PROPOSED AREA	1/10 REQUIRED	MIN VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.75	X	4.45	12.238	1.224	W1	3.60
		MIN SIZE	2.75	X	4.25	11.688	1.169	W1	3.60
2	BED	MAX SIZE	3.10	X	3.05	9.455	0.946	W1	3.60
		MIN SIZE	2.75	X	2.75	7.563	0.756	W1	3.60
3	KITCHEN	MAX SIZE	2.35	X	2.10	4.935	0.494	W2	2.40
		MIN SIZE	2.10	X	2.10	4.410	0.441	W2	2.40
4	STUDY	MAX SIZE	2.65	X	2.35	6.228	0.623	W2	2.40
		MIN SIZE	2.10	X	1.20	2.520	0.252	W2	2.40
5	TOILET	MAX SIZE	2.10	X	1.20	2.520	0.252	V1	0.54
		MIN SIZE	1.80	X	1.20	2.160	0.216	V1	0.54

BUILDING NO. 5 (WING - A)				
BUILT UP AREA SUMMARY FOR GR / ST, 1ST TO 5TH SALE, 6TH & 7TH EWS FLOOR				
FLOOR	FLAT BUA EWS AREA	EWS ANCILLARY FLR AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0.00	0.00	29.82	29.82
1ST FLR	0.00	0.00	415.61	415.61
2nd FLR	0.00	0.00	415.61	415.61
3rd FLR	0.00	0.00	415.61	415.61
4th FLR	0.00	0.00	415.61	415.61
5th FLR	0.00	0.00	415.61	415.61
6th FLR	366.72	48.89	0.00	415.61
7th FLR	366.72	48.89	0.00	415.61
TOTAL	733.44	97.78	2107.87	2939.09

BUILDING NO. 5 (WING - B)				
BUILT UP AREA SUMMARY FOR GR / ST, 1ST TO 5TH SALE, 6TH & 7TH EWS FLOOR				
FLOOR	PER FLOOR EWS AREA	EWS ANCILLARY FLR AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0.00	0.00	35.95	35.95
1ST FLR	0.00	0.00	415.61	415.61
2nd FLR	0.00	0.00	415.61	415.61
3rd FLR	0.00	0.00	415.61	415.61
4th FLR	0.00	0.00	415.61	415.61
5th FLR	0.00	0.00	415.61	415.61
6th FLR	366.72	48.89	0.00	415.61
7th FLR	366.72	48.89	0.00	415.61
TOTAL	733.44	97.78	2114.00	2945.22

BUILDING - 5 WING - B PARKING STATEMENT GROUND FLOOR	
BIG CAR	28
SMALL CAR	4
TOTAL CAR	32
TWO WHEELER	0

BUILDING - 5 WING - A PARKING STATEMENT GROUND FLOOR	
BIG CAR	19
SMALL CAR	4
TOTAL CAR	23
TWO WHEELER	2

BLDG NO. 5 (WING A & B)	05 / 28

CONTENTS OF SHEETS

1] GROUND FLOOR PLAN
2] 1ST TO 5TH FLOOR PLAN
3] GROUND, LINE AREA DIAGRAM & CALCULATION
4] PARKING STATEMENT
5] TENEMENT AREA STATMENT

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/Vakadi/BP-00223/ ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 10:54:22 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No. 139/3,139/6,139/7, 139/10,139/12,139/14A,139/14B,140/2,140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI, TAL- PANVEL, DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
		05 / 28	
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

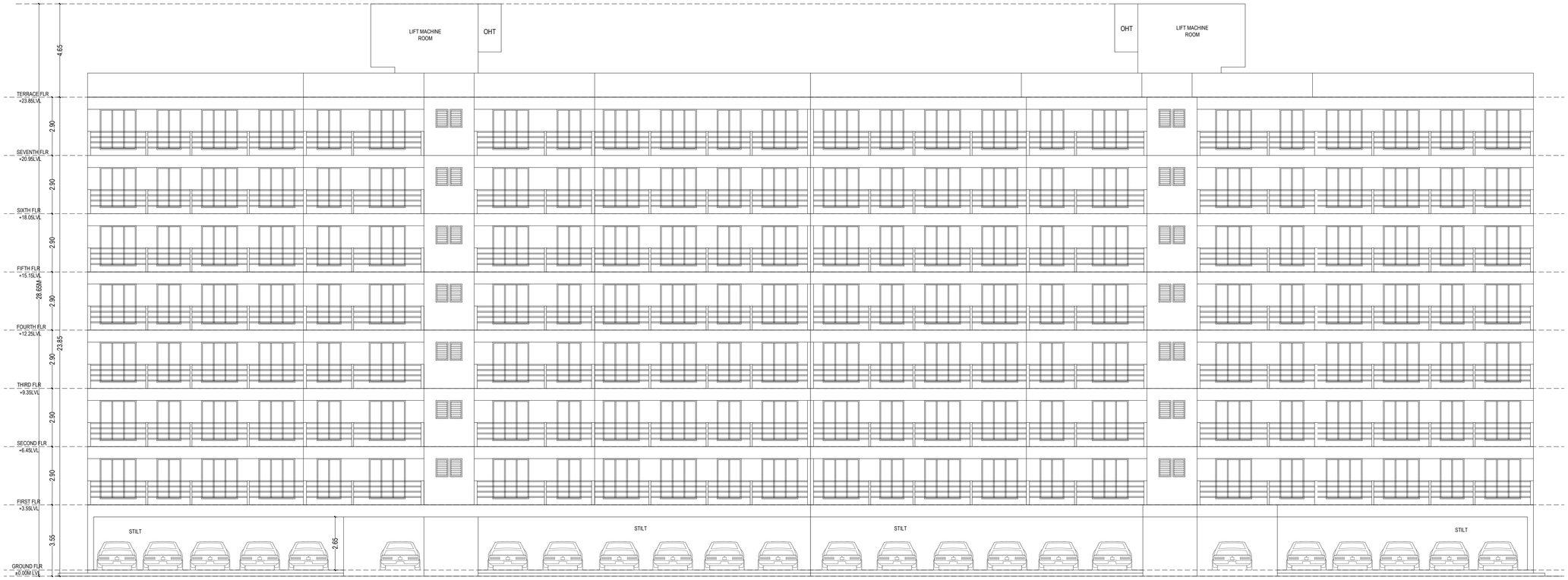
NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR	
LICENSE NO	CA/90/13184	

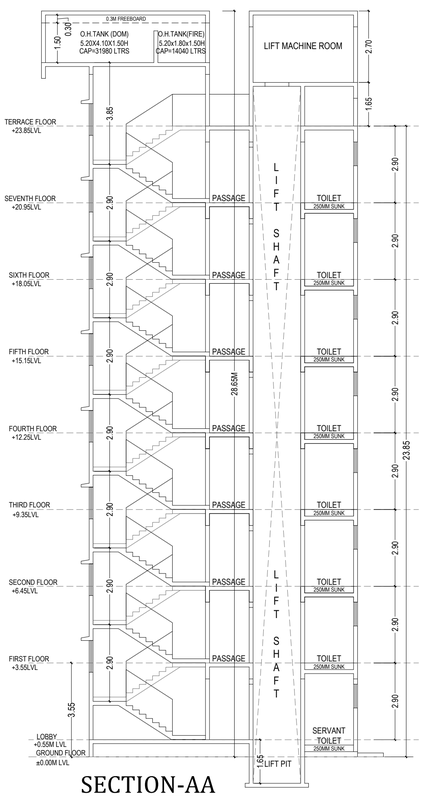
ADDRESS

SPACEAGE CONSULTANTS

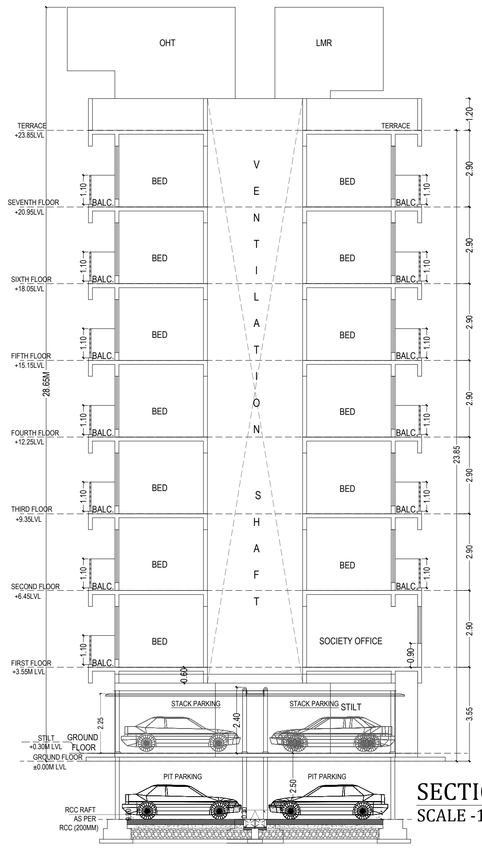
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080



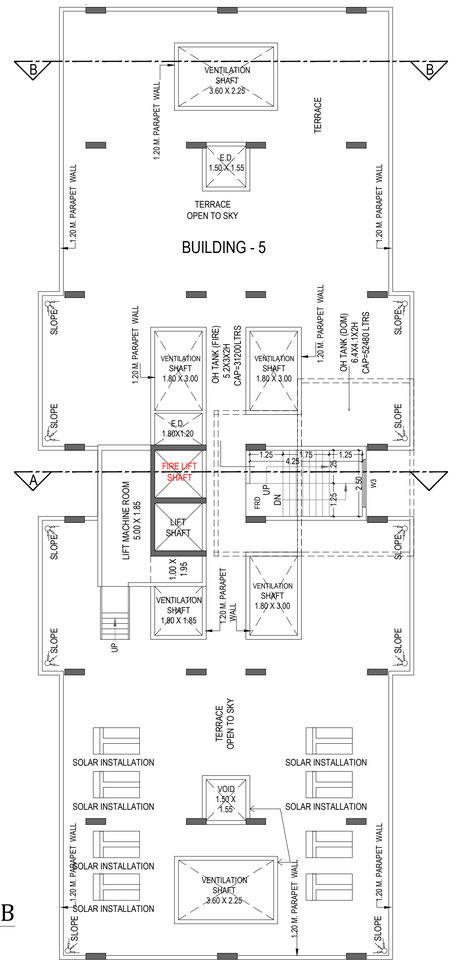
ELEVATION SCALE -1:100



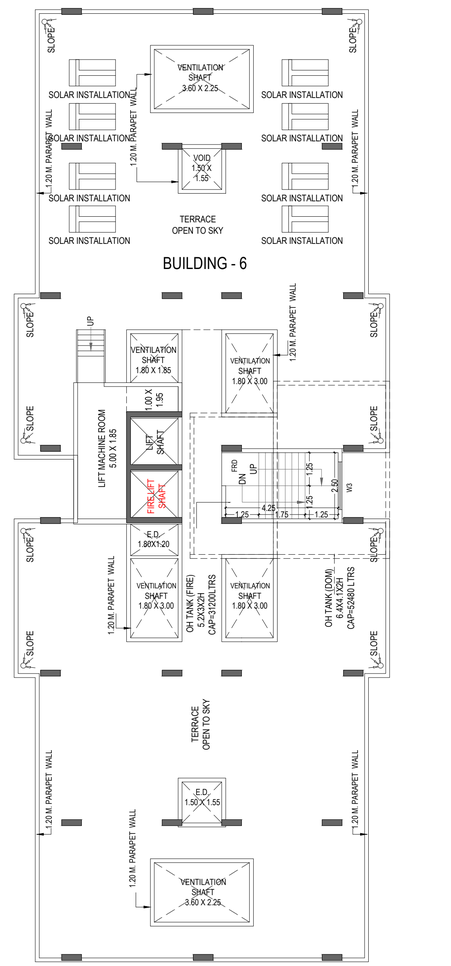
SECTION-AA
SCALE -1:100



SECTION-BB
SCALE -1:100



BUILDING - 5 WING - A) TERRACE FLOOR SCALE = 1 : 100



BUILDING - 5 WING - B) TERRACE FLOOR SCALE = 1 : 100

BLDG NO. 5 (WING A & B) | 06 / 28

CONTENTS OF SHEETS

1] ELEVATION
2] SECTION - AA
3] SECTION - BB

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/ Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:11:23 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No. 139/3,139/6,139/7, 139/10,139/12,139/14A,139/14B,140/2,140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	06 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

ADDRESS

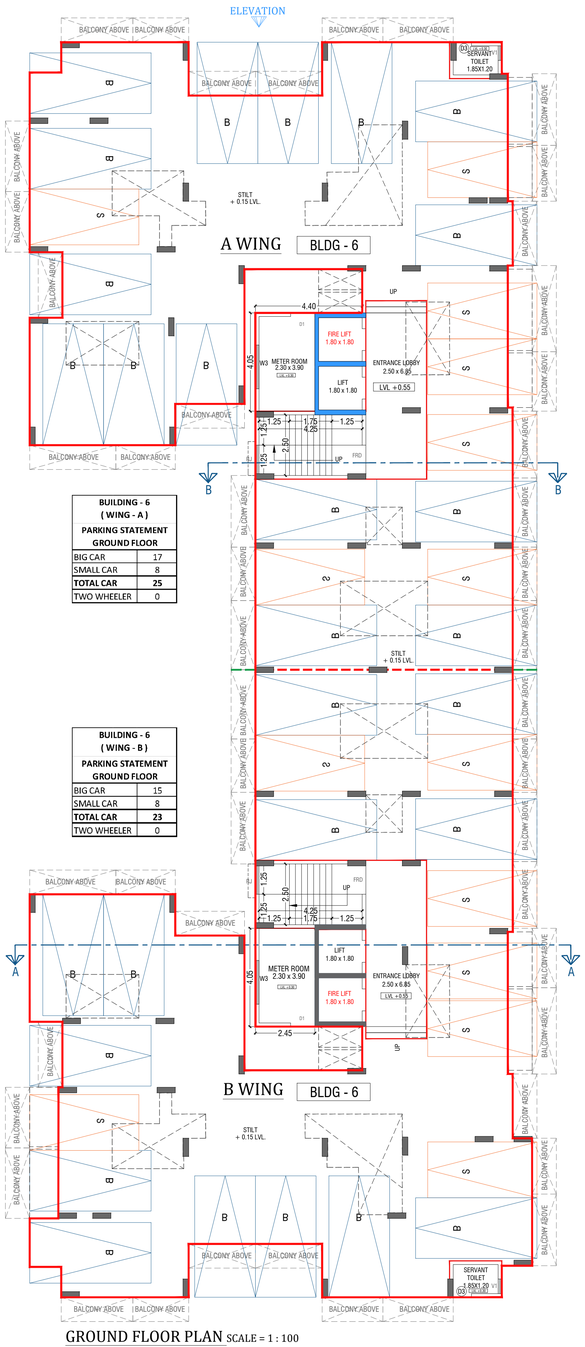
SPACEAGE DESIGN CONSULTANTS
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080

BUILDING - 6 WING -A				
TENEMENTS AREA STATEMENT (IN SQ.MT.)				
7TH FLR EWS FLAT	1ST TO 6TH FLR SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	FLAT BUILT UP AREA
701	101, 201, 301, 401, 501, 601	1BHK	36.55	48.95
702	102, 202, 302, 402, 502, 602	1BHK	34.48	44.72
703	103, 203, 303, 403, 503, 603	1BHK	35.13	45.60
704	104, 204, 304, 404, 504, 604	1BHK	34.80	45.37
705	105, 205, 305, 405, 505, 605	1BHK	29.61	44.50
706	106, 206, 306, 406, 506, 606	1BHK	30.19	46.96
707	107, 207, 307, 407, 507, 607	1BHK	33.83	43.66
708	000, 208, 308, 408, 508, 608	1BHK	33.83	43.66
7TH FLOOR EWS FLAT BUILT UP AREA (SQM)				363.42

BUILDING - 6 WING - B				
TENEMENTS AREA STATEMENT (IN SQ.MT.)				
6TH &7TH FLR EWS FLAT	1ST TO 5TH FLR SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	FLAT BUILT UP PER AREA
601, 701	000, 201, 301, 401, 501	1BHK	36.17	47.51
602, 702	102, 202, 302, 402, 502	1BHK	33.83	44.29
603, 703	103, 203, 303, 403, 503	1BHK	33.83	44.29
604, 704	104, 204, 304, 404, 504	1BHK	36.17	47.27
605, 705	105, 205, 305, 405, 505	1BHK	36.17	47.27
606, 706	106, 206, 306, 406, 506	1BHK	33.83	44.29
607, 707	107, 207, 307, 407, 507	1BHK	33.83	44.29
608, 708	108, 208, 308, 408, 508	1BHK	36.17	47.51
6TH & 7TH FLR EWS FLAT B U A (SQM)				366.72

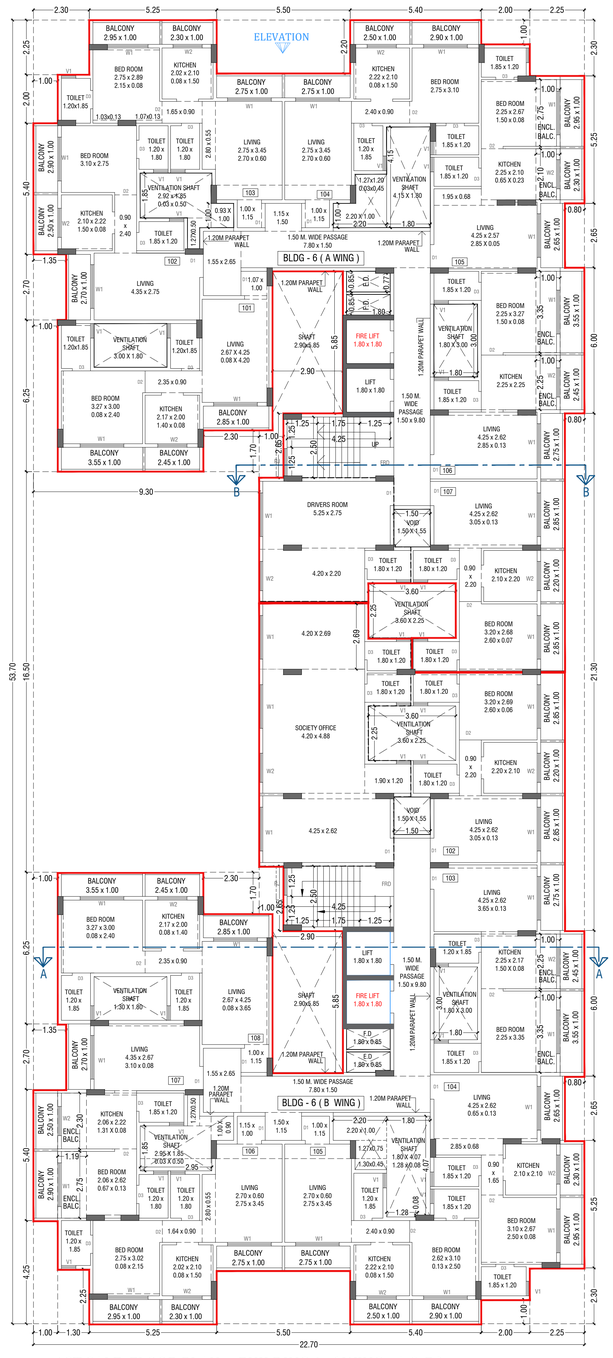
LIGHT AND VENTILATION STATEMENT									
SR. NO.	ROOM	TYPE	SIZE			PROPOSED AREA	1/10 REQUIRED	MIN VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.75	X	4.45	12.238	1.224	W1	3.60
		MIN SIZE	2.75	X	4.25	11.688	1.169	W1	3.60
2	BED	MAX SIZE	3.10	X	3.05	9.455	0.946	W1	3.60
		MIN SIZE	2.75	X	2.75	7.563	0.756	W1	3.60
3	KITCHEN	MAX SIZE	2.35	X	2.10	4.935	0.494	W2	2.40
		MIN SIZE	2.10	X	2.10	4.410	0.441	W2	2.40
4	STUDY	MAX SIZE	2.65	X	2.35	6.228	0.623	W2	2.40
		MIN SIZE	2.10	X	1.20	2.520	0.252	W2	2.40
5	TOILET	MAX SIZE	2.10	X	1.20	2.520	0.252	V1	0.54
		MIN SIZE	1.80	X	1.20	2.160	0.216	V1	0.54

DOOR & WINDOW SCHEDULE			
TYPE	SIZE	AREA	TYPE
D1	1.00 x 2.10	2.10	T.W. PANEL DOOR
D2	0.90 x 2.10	1.89	T.W. PANEL DOOR
D3	0.75 x 2.10	1.58	T.W. PANEL DOOR
W1	1.80 x 2.00	3.60	ALU. SLIDING FRENCH WIN.
W2	1.20 x 2.00	2.40	ALU. SLIDING FRENCH WIN.
W3	1.20 x 1.20	1.44	ALU. SLIDING FRENCH WIN.
V1	0.60 x 0.90	0.54	ALU. LOUVERD WINDOW

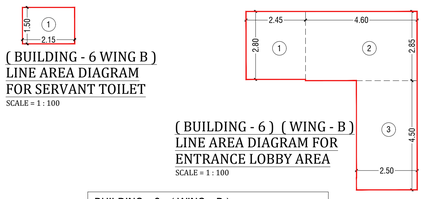


BUILDING - 6 (WING - A) PARKING STATEMENT GROUND FLOOR	
BIG CAR	17
SMALL CAR	8
TOTAL CAR	25
TWO WHEELER	0

BUILDING - 6 (WING - B) PARKING STATEMENT GROUND FLOOR	
BIG CAR	15
SMALL CAR	8
TOTAL CAR	23
TWO WHEELER	0



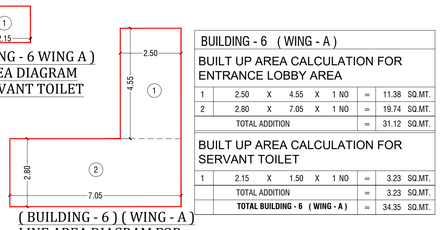
BUILDING - 6 (WING - A) AREA	=	34.35	SQ.MT.
BUILDING - 6 (WING - B) AREA	=	34.45	SQ.MT.
TOTAL BUILDING 6 WING A & B AREA	=	68.80	SQ.MT.



(BUILDING - 6 WING B) LINE AREA DIAGRAM FOR SERVANT TOILET SCALE = 1 : 100

(BUILDING - 6) (WING - B) LINE AREA DIAGRAM FOR ENTRANCE LOBBY AREA SCALE = 1 : 100

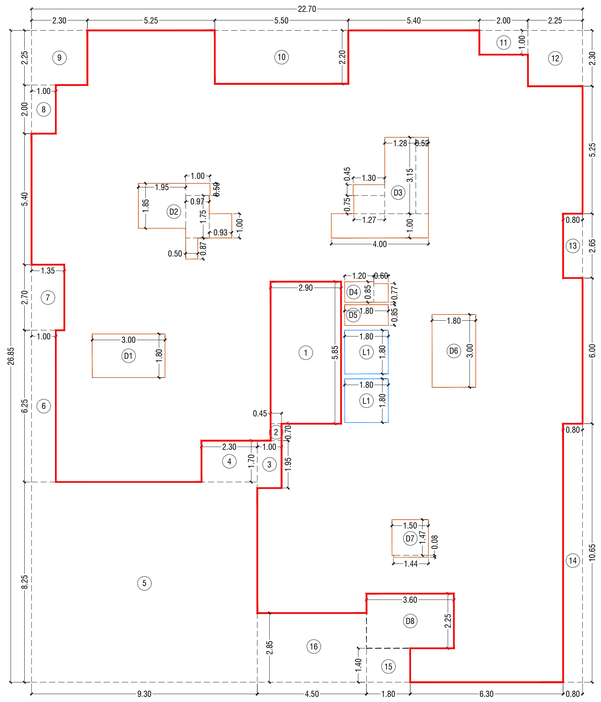
BUILDING - 6 (WING - B) BUILT UP AREA CALCULATION FOR ENTRANCE LOBBY AREA								
1	2.45	X	2.80	X	1 NO	=	6.86	SQ.MT.
2	4.60	X	2.85	X	1 NO	=	13.11	SQ.MT.
3	2.50	X	4.50	X	1 NO	=	11.25	SQ.MT.
TOTAL ADDITION						=	31.22	SQ.MT.
BUILT UP AREA CALCULATION FOR SERVANT TOILET								
1	2.15	X	1.50	X	1 NO	=	3.23	SQ.MT.
TOTAL ADDITION						=	3.23	SQ.MT.
TOTAL BUILDING - 6 (WING - B)						=	34.45	SQ.MT.

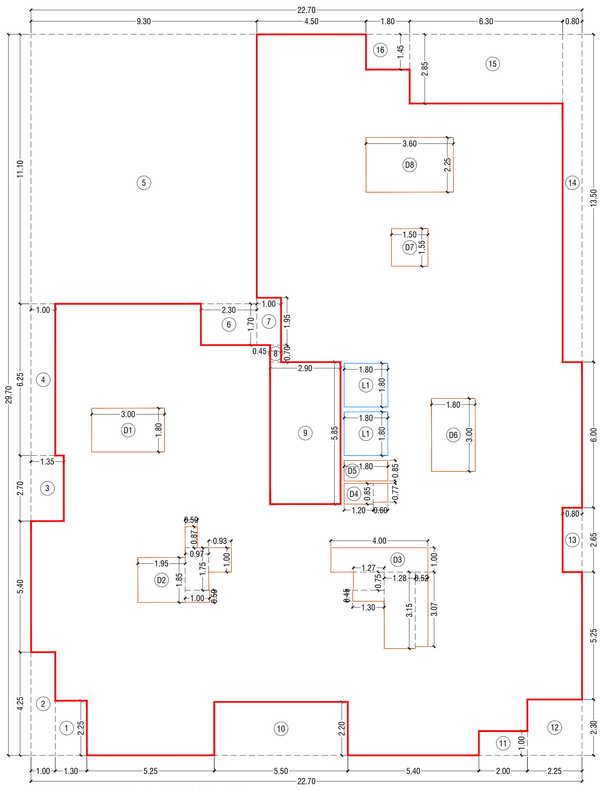


(BUILDING - 6 WING A) LINE AREA DIAGRAM FOR SERVANT TOILET SCALE = 1 : 100

(BUILDING - 6) (WING - A) LINE AREA DIAGRAM FOR ENTRANCE LOBBY AREA SCALE = 1 : 100

BUILDING - 6 (WING - A) BUILT UP AREA CALCULATION FOR ENTRANCE LOBBY AREA								
1	2.50	X	4.55	X	1 NO	=	11.38	SQ.MT.
2	2.80	X	7.05	X	1 NO	=	19.74	SQ.MT.
TOTAL ADDITION						=	31.12	SQ.MT.
BUILT UP AREA CALCULATION FOR SERVANT TOILET								
1	2.15	X	1.50	X	1 NO	=	3.23	SQ.MT.
TOTAL ADDITION						=	3.23	SQ.MT.
TOTAL BUILDING - 6 (WING - A)						=	34.35	SQ.MT.





BUILDING NO. 6 (WING - A) BUILT UP AREA SUMMARY FOR GR/ST, 1ST TO 6TH SALE & 7TH EWS FLOOR				
FLOOR	FLAT BUA EWS AREA	EWS ANCILLARY FLR AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0.00	0.00	34.35	34.35
1ST FLR	0.00	0.00	398.16	398.16
2nd FLR	0.00	0.00	413.51	413.51
3rd FLR	0.00	0.00	413.51	413.51
4th FLR	0.00	0.00	413.51	413.51
5th FLR	0.00	0.00	413.51	413.51
6th FLR	0.00	0.00	413.51	413.51
7th FLR	363.42	50.09	0.00	413.51
TOTAL	363.42	50.09	2500.06	2913.57

BUILDING NO. 6 (WING - B) BUILT UP AREA SUMMARY FOR GR/ST, 1ST TO 5TH SALE, 6TH & 7TH EWS FLOOR				
FLOOR	PER FLOOR EWS AREA	EWS ANCILLARY FLR AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0.00	0.00	34.45	34.45
1ST FLR	0.00	0.00	428.90	428.90
2nd FLR	0.00	0.00	413.55	413.55
3rd FLR	0.00	0.00	413.55	413.55
4th FLR	0.00	0.00	413.55	413.55
5th FLR	0.00	0.00	413.55	413.55
6th FLR	366.72	46.83	0.00	413.55
7th FLR	366.72	46.83	0.00	413.55
TOTAL	733.44	93.66	2117.55	2944.65

BUILDING - 6 WING - A

BUILT UP AREA CALCULATION FOR 1ST SALE FLOOR

1	22.70	X	26.85	X	1 NO	=	609.50	SQ.MT.
X	TOTAL ADDITION					=	609.50	SQ.MT.
DEDUCTIONS								
1	2.90	X	5.85	X	1 NO	=	16.97	SQ.MT.
2	0.45	X	0.70	X	1 NO	=	0.32	SQ.MT.
3	1.00	X	1.95	X	1 NO	=	1.95	SQ.MT.
4	2.30	X	1.70	X	1 NO	=	3.91	SQ.MT.
5	9.30	X	8.25	X	1 NO	=	76.73	SQ.MT.
6	1.00	X	6.25	X	1 NO	=	6.25	SQ.MT.
7	1.35	X	2.70	X	1 NO	=	3.65	SQ.MT.
8	1.00	X	2.00	X	1 NO	=	2.00	SQ.MT.
9	2.30	X	2.25	X	1 NO	=	5.18	SQ.MT.
10	5.50	X	2.20	X	1 NO	=	12.10	SQ.MT.
11	2.00	X	1.00	X	1 NO	=	2.00	SQ.MT.
12	2.25	X	2.30	X	1 NO	=	5.18	SQ.MT.
13	0.80	X	2.65	X	1 NO	=	2.12	SQ.MT.
14	0.80	X	10.65	X	1 NO	=	8.52	SQ.MT.
15	1.80	X	1.40	X	1 NO	=	2.52	SQ.MT.
16	4.50	X	2.85	X	1 NO	=	12.83	SQ.MT.
Y1	TOTAL DEDUCTION					=	162.23	SQ.MT.
LIFT AREA CALCULATION								
L1	1.80	X	1.80	X	2 NOS	=	6.48	SQ.MT.
Y2	TOTAL LIFT AREA					=	6.48	SQ.MT.
DUCT AREA CALCULATION								
D1	3.00	X	1.80	X	1 NO	=	5.40	SQ.MT.
D2	1.95	X	1.85	X	1 NO	=	3.61	SQ.MT.
"	1.00	X	0.50	X	1 NO	=	0.50	SQ.MT.
"	0.97	X	1.75	X	1 NO	=	1.70	SQ.MT.
"	0.50	X	0.87	X	1 NO	=	0.44	SQ.MT.
"	0.93	X	1.00	X	1 NO	=	0.93	SQ.MT.
D3	4.00	X	1.00	X	1 NO	=	4.00	SQ.MT.
"	1.27	X	0.75	X	1 NO	=	0.95	SQ.MT.
"	1.30	X	0.45	X	1 NO	=	0.59	SQ.MT.
"	1.28	X	3.15	X	1 NO	=	4.03	SQ.MT.
"	0.52	X	3.15	X	1 NO	=	1.64	SQ.MT.
D4	1.20	X	0.85	X	1 NO	=	1.02	SQ.MT.
"	0.60	X	0.77	X	1 NO	=	0.46	SQ.MT.
D5	1.80	X	0.85	X	1 NO	=	1.53	SQ.MT.
D6	1.80	X	3.00	X	1 NO	=	5.40	SQ.MT.
D7	1.50	X	1.47	X	1 NO	=	2.21	SQ.MT.
"	1.44	X	0.08	X	1 NO	=	0.12	SQ.MT.
D8	3.60	X	2.25	X	1 NO	=	8.10	SQ.MT.
Y3	TOTAL DUCT AREA					=	42.63	SQ.MT.
Y4	TOTAL DEDUCTION (Y1+Y2+Y3)					=	211.34	SQ.MT.
Y5	NET BUILT UP AREA [X - Y4]					=	398.16	SQ.MT.

BUILDING - 6 WING - B

BUILT UP AREA CALCULATION FOR 1ST SALE FLOOR

1	22.70	X	29.70	X	1 NO	=	674.19	SQ.MT.
X	TOTAL ADDITION					=	674.19	SQ.MT.
DEDUCTIONS								
1	1.30	X	2.25	X	1 NO	=	2.93	SQ.MT.
2	1.00	X	4.25	X	1 NO	=	4.25	SQ.MT.
3	1.35	X	2.70	X	1 NO	=	3.65	SQ.MT.
4	1.00	X	6.25	X	1 NO	=	6.25	SQ.MT.
5	9.30	X	11.10	X	1 NO	=	103.23	SQ.MT.
6	2.30	X	1.70	X	1 NO	=	3.91	SQ.MT.
7	1.00	X	1.95	X	1 NO	=	1.95	SQ.MT.
8	0.45	X	0.70	X	1 NO	=	0.32	SQ.MT.
9	2.90	X	5.85	X	1 NO	=	16.97	SQ.MT.
10	5.50	X	2.20	X	1 NO	=	12.10	SQ.MT.
11	2.00	X	1.00	X	1 NO	=	2.00	SQ.MT.
12	2.25	X	2.30	X	1 NO	=	5.18	SQ.MT.
13	0.80	X	2.65	X	1 NO	=	2.12	SQ.MT.
14	0.80	X	13.50	X	1 NO	=	10.80	SQ.MT.
15	6.30	X	2.85	X	1 NO	=	17.96	SQ.MT.
16	1.80	X	1.45	X	1 NO	=	2.61	SQ.MT.
Y1	TOTAL DEDUCTION					=	196.23	SQ.MT.
LIFT AREA CALCULATION								
L1	1.80	X	1.80	X	2 NOS	=	6.48	SQ.MT.
Y2	TOTAL LIFT AREA					=	6.48	SQ.MT.
DUCT AREA CALCULATION								
D1	3.00	X	1.80	X	1 NO	=	5.40	SQ.MT.
D2	1.95	X	1.85	X	1 NO	=	3.61	SQ.MT.
"	1.00	X	0.50	X	1 NO	=	0.50	SQ.MT.
"	0.97	X	1.75	X	1 NO	=	1.70	SQ.MT.
"	0.50	X	0.87	X	1 NO	=	0.44	SQ.MT.
"	0.93	X	1.00	X	1 NO	=	0.93	SQ.MT.
D3	4.00	X	1.00	X	1 NO	=	4.00	SQ.MT.
"	1.27	X	0.75	X	1 NO	=	0.95	SQ.MT.
"	1.30	X	0.45	X	1 NO	=	0.59	SQ.MT.
"	1.28	X	3.15	X	1 NO	=	4.03	SQ.MT.
"	0.52	X	3.07	X	1 NO	=	1.60	SQ.MT.
D4	1.20	X	0.85	X	1 NO	=	1.02	SQ.MT.
"	0.60	X	0.77	X	1 NO	=	0.46	SQ.MT.
D5	1.80	X	0.85	X	NO	=	1.53	SQ.MT.
D6	1.80	X	3.00	X	1 NO	=	5.40	SQ.MT.
D7	1.50	X	1.55	X	1 NO	=	2.33	SQ.MT.
D8	3.60	X	2.25	X	1 NO	=	8.10	SQ.MT.
Y3	TOTAL DUCT AREA					=	42.59	SQ.MT.
Y4	TOTAL DEDUCTION (Y1+Y2+Y3)					=	245.29	SQ.MT.
Y5	NET BUILT UP AREA [X - Y4]					=	428.90	SQ.MT.

BUILDING NO.6 (WING A & B) **07 / 28**

CONTENTS OF SHEETS

1] GROUND FLOOR PLAN
2] LINE AREA DIAGRAM & CALCULATION
3] 1ST FLOOR PLAN
4] 2ND TO 5TH FLOOR PLAN
5] PARKING STATEMENT
6] TENEMENT STATEMENT
7] BUILTUP AREA SUMMARY

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:12:36 +05'30'

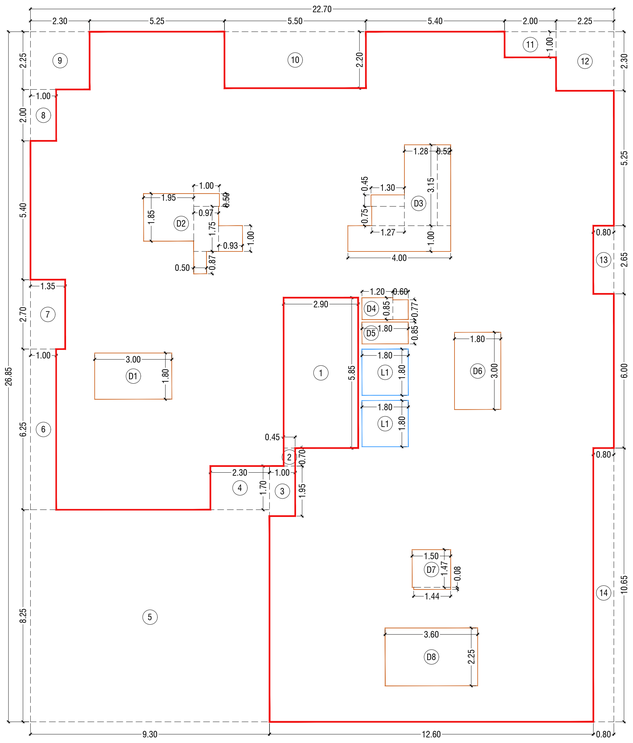
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No.139/3, 139/6, 139/7, 139/10, 139/12, 139/14A, 139/14B, 140/2, 140/1(2), 140/1(4), 141, 142, 143 & 146/2 AT VILLAGE : WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	07 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-
REVISIONS	DESCRIPTION :		
R-0			

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184
ADDRESS	SPACEAGE BUILDTECH CONSULTANTS — B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080



BUILDING NO. 6 (WING - A)
LINE AREA DIAGRAM FOR 2ND TO 6TH SALE & 7TH EWS FLR SCALE = 1 : 100

BUILDING - 6 (WING - A)

BUILT UP AREA CALCULATION FOR
2ND TO 6TH SALE & 7TH EWS FLOOR

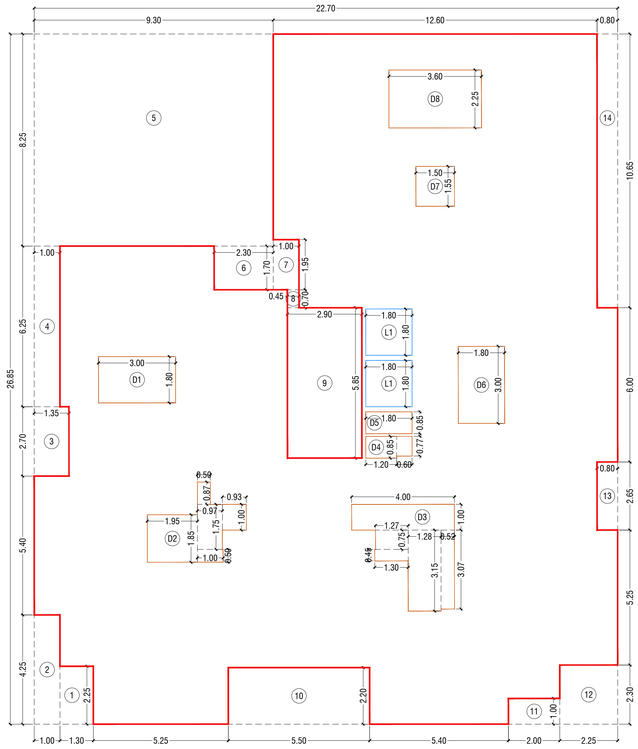
1	22.70	X	26.85	X	1 NO	=	609.50 SQ.MT.
X	TOTAL ADDITION					=	609.50 SQ.MT.

DEDUCTIONS							
1	2.90	X	5.85	X	1 NO	=	16.97 SQ.MT.
2	0.45	X	0.70	X	1 NO	=	0.32 SQ.MT.
3	1.00	X	1.95	X	1 NO	=	1.95 SQ.MT.
4	2.30	X	1.70	X	1 NO	=	3.91 SQ.MT.
5	9.30	X	8.25	X	1 NO	=	76.73 SQ.MT.
6	1.00	X	6.25	X	1 NO	=	6.25 SQ.MT.
7	1.35	X	2.70	X	1 NO	=	3.65 SQ.MT.
8	1.00	X	2.00	X	1 NO	=	2.00 SQ.MT.
9	2.30	X	2.25	X	1 NO	=	5.18 SQ.MT.
10	5.50	X	2.20	X	1 NO	=	12.10 SQ.MT.
11	2.00	X	1.00	X	1 NO	=	2.00 SQ.MT.
12	2.25	X	2.30	X	1 NO	=	5.18 SQ.MT.
13	0.80	X	2.65	X	1 NO	=	2.12 SQ.MT.
14	0.80	X	10.65	X	1 NO	=	8.52 SQ.MT.
Y1	TOTAL DEDUCTION					=	146.88 SQ.MT.

LIFT AREA CALCULATION							
L1	1.80	X	1.80	X	2 NOS	=	6.48 SQ.MT.
Y2	TOTAL LIFT AREA					=	6.48 SQ.MT.

DUCT AREA CALCULATION							
D1	3.00	X	1.80	X	1 NO	=	5.40 SQ.MT.
D2	1.95	X	1.85	X	1 NO	=	3.61 SQ.MT.
"	1.00	X	0.50	X	1 NO	=	0.50 SQ.MT.
"	0.97	X	1.75	X	1 NO	=	1.70 SQ.MT.
"	0.50	X	0.87	X	1 NO	=	0.44 SQ.MT.
"	0.93	X	1.00	X	1 NO	=	0.93 SQ.MT.
D3	4.00	X	1.00	X	1 NO	=	4.00 SQ.MT.
"	1.27	X	0.75	X	1 NO	=	0.95 SQ.MT.
"	1.30	X	0.45	X	1 NO	=	0.59 SQ.MT.
"	1.28	X	3.15	X	1 NO	=	4.03 SQ.MT.
"	0.52	X	3.15	X	1 NO	=	1.64 SQ.MT.
D4	1.20	X	0.85	X	1 NO	=	1.02 SQ.MT.
"	0.60	X	0.77	X	1 NO	=	0.46 SQ.MT.
D5	1.80	X	0.85	X	1 NO	=	1.53 SQ.MT.
D6	1.80	X	3.00	X	1 NO	=	5.40 SQ.MT.
D7	1.50	X	1.47	X	1 NO	=	2.21 SQ.MT.
"	1.44	X	0.08	X	1 NO	=	0.12 SQ.MT.
D8	3.60	X	2.25	X	1 NO	=	8.10 SQ.MT.
Y3	TOTAL DUCT AREA					=	42.63 SQ.MT.

Y4	TOTAL DEDUCTION (Y1+Y2+Y3)	=	195.99 SQ.MT.
Y5	NET BUILT UP AREA [X - Y4]	=	413.51 SQ.MT.



BUILDING NO. 6 (WING - B)
LINE AREA DIAGRAM FOR 2ND TO 5TH SALE ,
6TH & 7TH EWS FLR SCALE = 1 : 100

BUILDING - 6 (WING - B)

BUILT UP AREA CALCULATION FOR
2ND TO 5TH SALE, 6TH & 7TH EWS FLR

1	22.70	X	26.85	X	1 NO	=	609.50 SQ.MT.
X	TOTAL ADDITION					=	609.50 SQ.MT.

DEDUCTIONS							
1	1.30	X	2.25	X	1 NO	=	2.93 SQ.MT.
2	1.00	X	4.25	X	1 NO	=	4.25 SQ.MT.
3	1.35	X	2.70	X	1 NO	=	3.65 SQ.MT.
4	1.00	X	6.25	X	1 NO	=	6.25 SQ.MT.
5	9.30	X	8.25	X	1 NO	=	76.73 SQ.MT.
6	2.30	X	1.70	X	1 NO	=	3.91 SQ.MT.
7	1.00	X	1.95	X	1 NO	=	1.95 SQ.MT.
8	0.45	X	0.70	X	1 NO	=	0.32 SQ.MT.
9	2.90	X	5.85	X	1 NO	=	16.97 SQ.MT.
10	5.50	X	2.20	X	1 NO	=	12.10 SQ.MT.
11	2.00	X	1.00	X	1 NO	=	2.00 SQ.MT.
12	2.25	X	2.30	X	1 NO	=	5.18 SQ.MT.
13	0.80	X	2.65	X	1 NO	=	2.12 SQ.MT.
14	0.80	X	10.65	X	1 NO	=	8.52 SQ.MT.
Y1	TOTAL DEDUCTION					=	146.88 SQ.MT.

LIFT AREA CALCULATION							
L1	1.80	X	1.80	X	2 NOS	=	6.48 SQ.MT.
Y2	TOTAL LIFT AREA					=	6.48 SQ.MT.

DUCT AREA CALCULATION							
D1	3.00	X	1.80	X	1 NO	=	5.40 SQ.MT.
D2	1.95	X	1.85	X	1 NO	=	3.61 SQ.MT.
"	1.00	X	0.50	X	1 NO	=	0.50 SQ.MT.
"	0.97	X	1.75	X	1 NO	=	1.70 SQ.MT.
"	0.50	X	0.87	X	1 NO	=	0.44 SQ.MT.
"	0.93	X	1.00	X	1 NO	=	0.93 SQ.MT.
D3	4.00	X	1.00	X	1 NO	=	4.00 SQ.MT.
"	1.27	X	0.75	X	1 NO	=	0.95 SQ.MT.
"	1.30	X	0.45	X	1 NO	=	0.59 SQ.MT.
"	1.28	X	3.15	X	1 NO	=	4.03 SQ.MT.
"	0.52	X	3.07	X	1 NO	=	1.60 SQ.MT.
D4	1.20	X	0.85	X	1 NO	=	1.02 SQ.MT.
"	0.60	X	0.77	X	1 NO	=	0.46 SQ.MT.
D5	1.80	X	0.85	X	NO	=	1.53 SQ.MT.
D6	1.80	X	3.00	X	1 NO	=	5.40 SQ.MT.
D7	1.50	X	1.55	X	1 NO	=	2.33 SQ.MT.
D8	3.60	X	2.25	X	1 NO	=	8.10 SQ.MT.
Y3	TOTAL DUCT AREA					=	42.59 SQ.MT.

Y4	TOTAL DEDUCTION (Y1+Y2+Y3)	=	195.95 SQ.MT.
Y5	NET BUILT UP AREA [X - Y4]	=	413.55 SQ.MT.

BLDG NO. 6 (WING A & B) 08 / 28

CONTENTS OF SHEETS

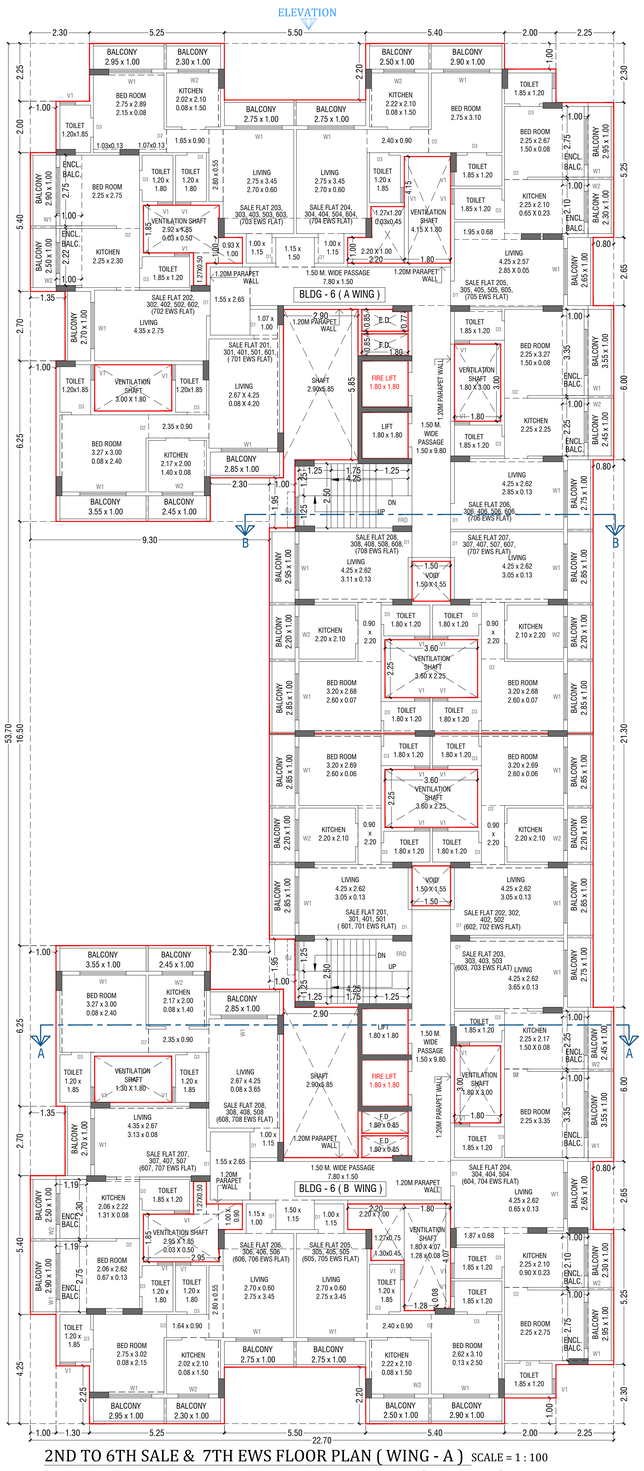
1] 6TH & 7TH FLOOR PLAN
2] LINE AREA DIAGRAM AND CALCULATION
3] SECTIONS
4] ELEVATION
5] TERRACE FLOOR PLAN

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/ Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

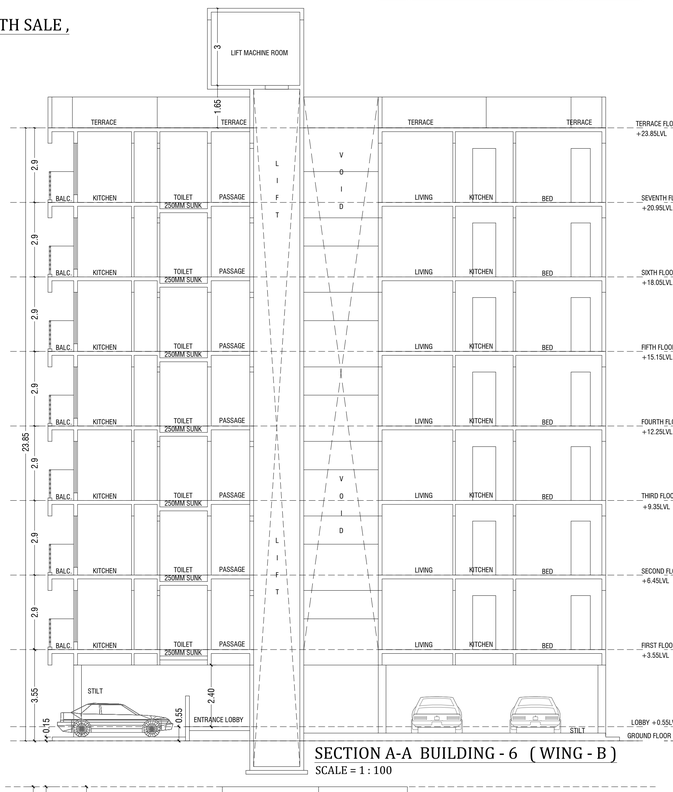
SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:13:54 +05'30'

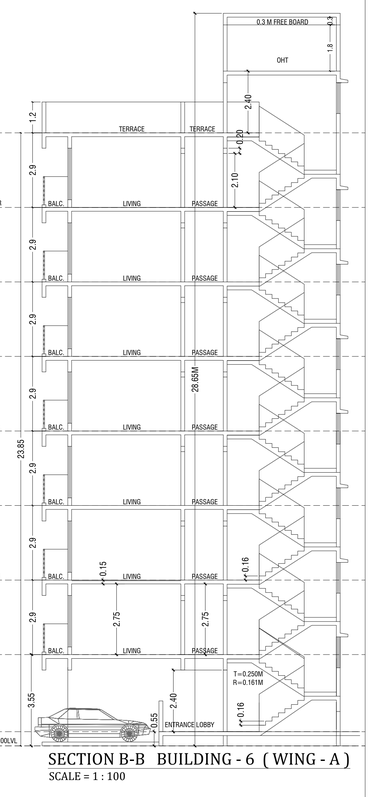


2ND TO 6TH SALE & 7TH EWS FLOOR PLAN (WING - A) SCALE = 1 : 100
2ND TO 5TH SALE, 6TH & 7TH EWS FLOOR PLAN (WING - B) SCALE = 1 : 100

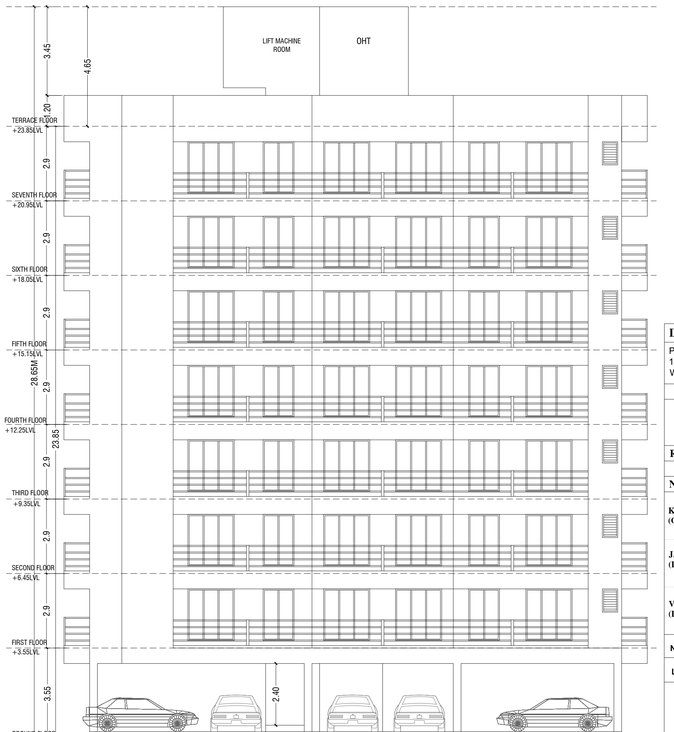
TERRACE FLOOR PLAN SCALE = 1 : 100



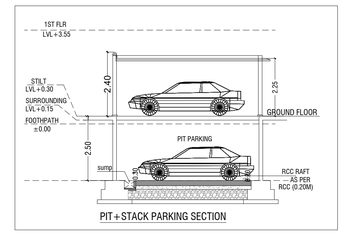
SECTION A-A BUILDING - 6 (WING - B)
SCALE = 1 : 100



SECTION B-B BUILDING - 6 (WING - A)
SCALE = 1 : 100



ELEVATION (BUILDING -6 WING - A & B) SCALE = 1 : 100



PIT + STACK PARKING SECTION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No.139/3, 139/6, 139/7, 139/10, 139/12, 139/14A, 139/14B, 140/2, 140/1(2), 140/1(4), 141, 142, 143 & 146/2 AT VILLAGE : WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	08 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

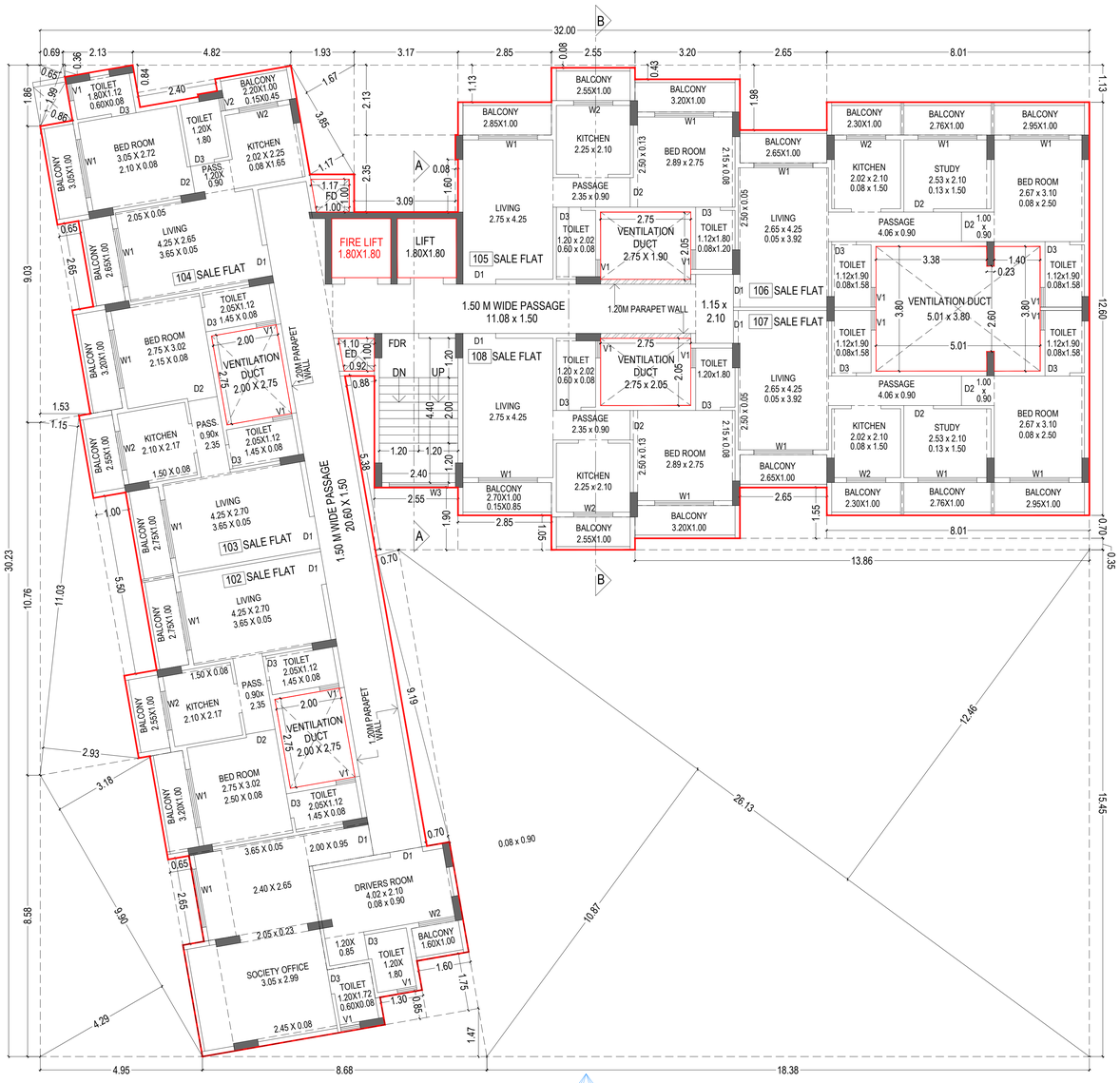
NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

ADDRESS

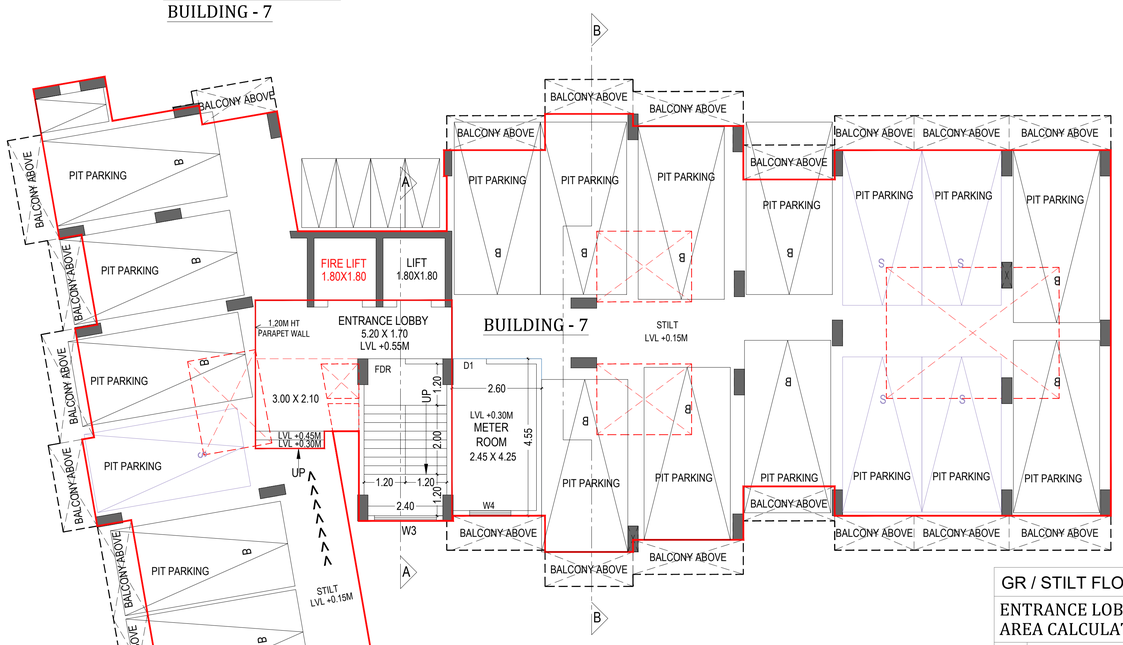
SPACEAGE CONSULTANTS

B-106, Natraj Building,
Mulund Goregaon Link Road
Mulund (w), Mumbai : 400 080



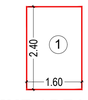
1ST FLOOR PLAN SCALE = 1 : 100

BUILDING - 7



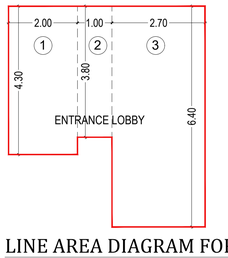
GROUND / STILT FLOOR PLAN SCALE = 1 : 100

BUILDING - 7



LINE AREA DIAGRAM FOR SERVANT TOILET

SCALE = 1 : 100



LINE AREA DIAGRAM FOR ENTRANCE LOBBY AREA

SCALE = 1 : 100

BUILDING - 7 PARKING STATEMENT GROUND FLOOR	
BIG CAR	34
SMALL CAR	12
TOTAL CAR	**46**
TWO WHEELER	5

GR / STILT FLOOR AREA

ENTRANCE LOBBY AREA CALCULATION

ENT1	2.00	X	4.30	X	1 NO	=	8.60 SQ.MT.
ENT2	1.00	X	3.80	X	1 NO	=	3.80 SQ.MT.
ENT3	2.70	X	6.40	X	1 NO	=	17.28 SQ.MT.
TOTAL ENTRANCE LOBBY AREA						=	29.68 SQ.MT.

SERVANT TOILET AREA CALCULATION

1	1.60	X	2.40	X	1 NO	=	3.84 SQ.MT.
TOTAL SERVANT TOILET AREA						=	3.84 SQ.MT.

TOTAL AREA (29.68 + 3.84) = 33.52 SQ.MT

DOOR & WINDOW SCHEDULE			
TYPE	SIZE	AREA	TYPE
D1	1.00 x 2.10	2.10	T.W. PANEL DOOR
D2	0.90 x 2.10	1.89	T.W. PANEL DOOR
D3	0.75 x 2.10	1.58	T.W. PANEL DOOR
W1	1.80 x 2.00	3.60	ALU. SLIDING FRENCH WIN.
W2	1.20 x 2.00	2.40	ALU. SLIDING FRENCH WIN.
W3	1.80 x 1.20	2.40	ALU. SLIDING FRENCH WIN.
V1	0.60 x 0.90	0.54	ALU. LOUVERD WINDOW
V2	0.40 x 0.90	0.36	ALU. LOUVERD WINDOW

LIGHT AND VENTILATION STATEMENT

SR. NO.	ROOM	TYPE	SIZE			PROPOSED AREA	1/10 REQUIRED	MIN VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.75	X	4.25	11.688	1.169	W1	3.60
2	BED	MAX SIZE	3.15	X	3.05	9.608	0.961	W1	3.60
		MIN SIZE	3.10	X	2.75	8.525	0.853	W1	3.60
3	KITCHEN	MAX SIZE	2.25	X	2.10	4.725	0.473	W2	2.40
		MIN SIZE	2.10	X	2.10	4.410	0.441	W2	2.40
4	TOILET	MAX SIZE	2.10	X	1.20	2.520	0.252	V1	0.54
		MIN SIZE	1.80	X	1.20	2.160	0.216	V1,V2	0.54,0.36

(BUILDING NO. 7)

BUILT UP AREA SUMMARY FOR GR / ST, 1ST TO 6TH SALE & 7TH EWS FLOOR

FLOOR	FLAT BUA EWS AREA	EWS ANCILLARY FLR AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0.00	0.00	**33.52**	33.52
1ST FLR	0.00	0.00	**452.67**	452.67
2nd FLR	0.00	0.00	**452.67**	452.67
3rd FLR	0.00	0.00	**452.67**	452.67
4th FLR	0.00	0.00	**452.67**	452.67
5th FLR	0.00	0.00	**452.67**	452.67
6th FLR	0.00	0.00	**452.67**	452.67
7th FLR	380.96	71.71	**0.00**	452.67
TOTAL	**380.96**	**71.71**	**2749.54**	**3202.21**

BUILDING - 7

TENEMENTS AREA STATEMENT (IN SQ.MT.)

7TH FLR EWS FLAT	1ST TO 6TH FLR SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	FLAT BUILT UP AREA
701	101, 201, 301, 401, 501, 601	1BHK	34.96	43.25
702	102, 202, 302, 402, 502, 602	1BHK	34.64	45.34
703	103, 203, 303, 403, 503, 603	1BHK	34.64	45.34
704	104, 204, 304, 404, 504, 604	1BHK	33.06	43.38
705	105, 205, 305, 405, 505, 605	1BHK	34.41	45.88
706	000, 206, 306, 406, 506, 606	2BHK	42.67	56.03
707	107, 207, 307, 407, 507, 607	2BHK	42.67	56.03
708	108, 208, 308, 408, 508, 608	1BHK	34.41	45.71
7TH FLOOR EWS FLAT BUILT UP AREA (SQM)				**380.96**

ELEVATION SCALE = 1 : 100

BLOCK PLAN

SCALE :- N.T.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No.139/3, 139/6, 139/7, 139/10, 139/12, 139/14A, 139/14B, 140/2, 140/1(2), 140/1(4), 141, 142, 143 & 146/2 AT VILLAGE : WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	09 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

ADDRESS

SPACEAGE CONSULTANTS

B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080

BUILDING - 7 **09 / 28**

CONTENTS OF SHEET

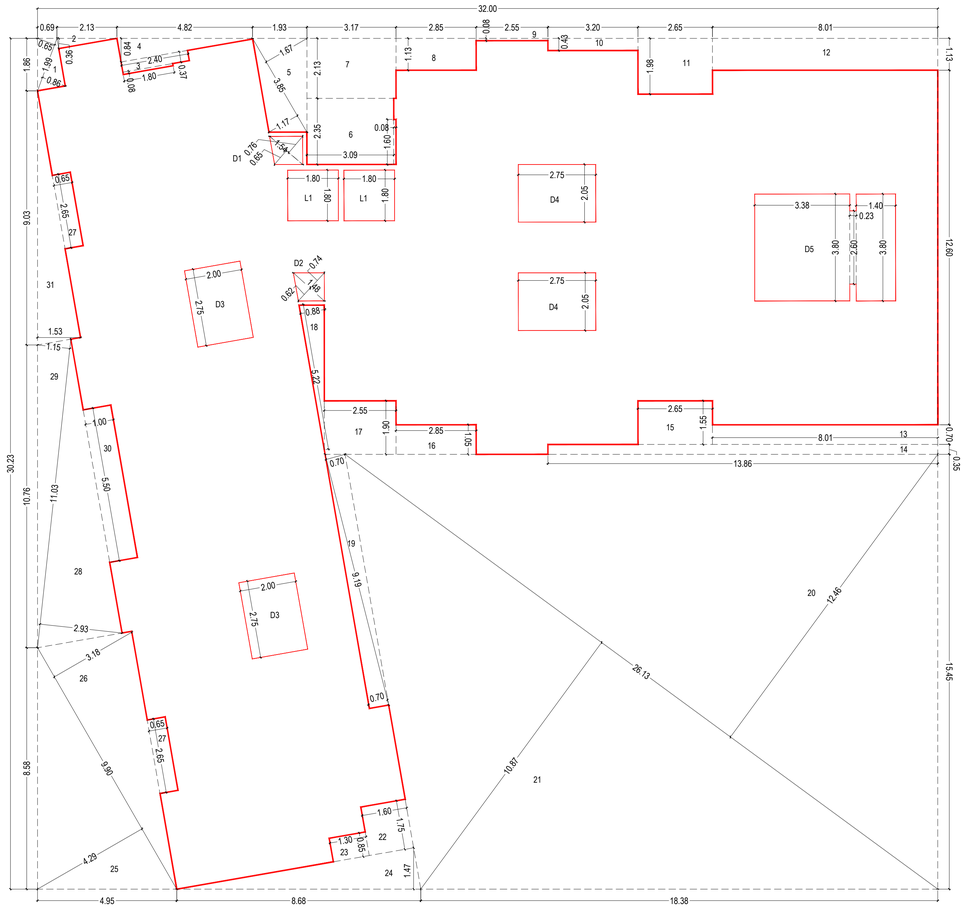
1. GROUND FLOOR PLAN
2. LINE AREA DIAGRAM & CALCULATION
3. 1ST FLOOR PLAN
4. ELEVATION
5. DOOR - WINDOW SCHEDULE
6. LIGHT & VENTILATION STATEMENT
7. BUILT-UP AREA SUMMARY
8. TENEMENT STATEMENT
9. PARKING STATEMENT

STAMP AND DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:15:39 +05'30'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30.23
9.03
10.76
11.03
8.58
12.80
15.45
13.86
26.13
12.46
10.87
9.90
4.95
8.68
18.38
D1
D2
D3
D4
D5
L1
L1
2.00
2.75
3.38
1.40
0.23
3.80
2.60
1.53
1.15
1.00
5.50
2.93
3.18
4.29
1.47
1.30
1.60
1.75
0.70
0.35
0.88
0.74
1.10
0.92
1.20
2.40
1.50
0.90
2.55
1.90
2.85
0.50
8.01
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1.17
1.80
1.80
0.08
1.60
3.09
0.08
1.13
2.13
1.67
3.85
2.35
0.69
2.13
4.82
1.93
3.17
2.85
0.08
2.55
3.20
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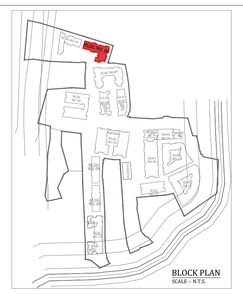
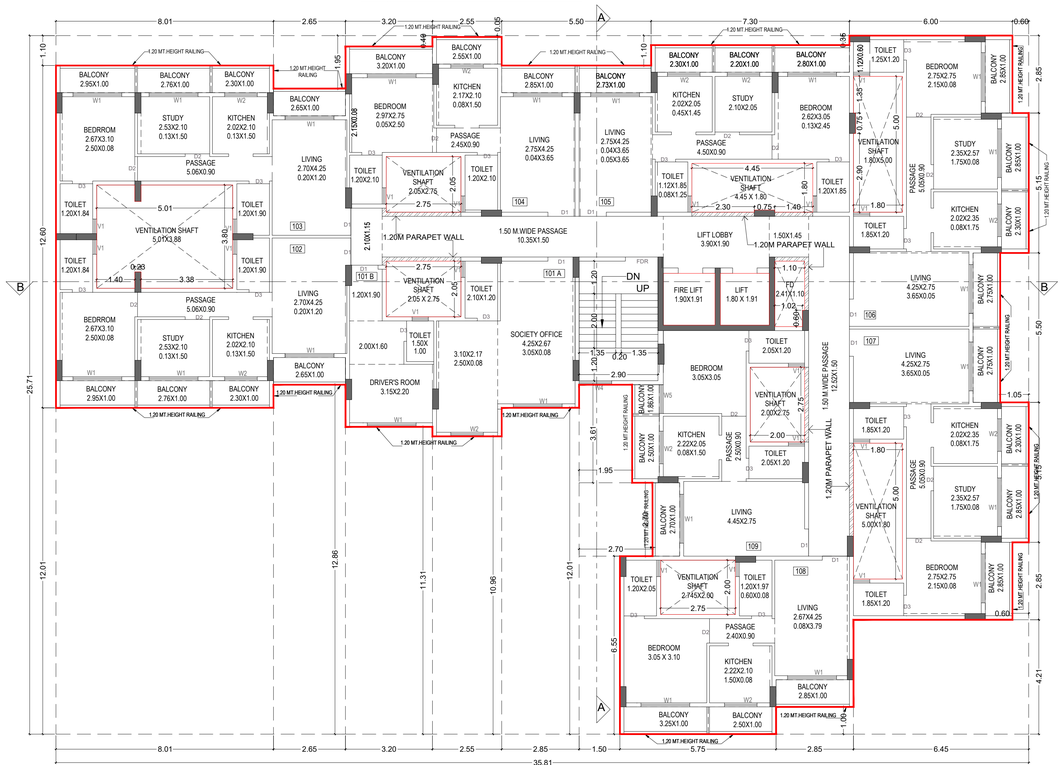


BUILDING NO. 8				
BUILT UP AREA SUMMARY FOR GR / ST, 1ST TO 6TH SALE & 7TH EWS FLOOR				
FLOOR	FLAT BUA EWS AREA	EWS ANCILLARY FLR AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0.00	0.00	**35.68**	35.68
1ST FLR	0.00	0.00	**528.09**	528.09
2nd FLR	0.00	0.00	**528.09**	528.09
3rd FLR	0.00	0.00	**528.09**	528.09
4th FLR	0.00	0.00	**528.09**	528.09
5th FLR	0.00	0.00	**528.09**	528.09
6th FLR	0.00	0.00	**528.09**	528.09
7th FLR	377.35	150.74	**0.00**	528.09
TOTAL	**377.35**	**150.74**	**3204.22**	**3732.31**

BUILDING - 8 (TENEMENTS AREA STATEMENT)				
7TH FLR EWS FLAT NUMBER	1ST TO 6TH FLOOR SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
701	000, 201, 301, 401, 501, 601	1BHK	34.41	37.20
702	102, 202, 302, 402, 502, 602	2BHK	42.67	45.28
703	103, 203, 303, 403, 503, 603	2BHK	42.67	45.28
704	104, 204, 304, 404, 504, 604	1BHK	34.41	36.86
705	105, 205, 305, 405, 505, 605	2BHK	40.14	43.18
706	106, 206, 306, 406, 506, 606	2BHK	42.86	45.83
707	107, 207, 307, 407, 507, 607	2BHK	42.86	45.74
708	108, 208, 308, 408, 508, 608	1BHK	35.71	38.65
709	109, 209, 309, 409, 509, 609	1BHK	35.79	39.33
7TH FLR EWS FLAT BUILT-UP AREA (SQ.MT.)				377.35

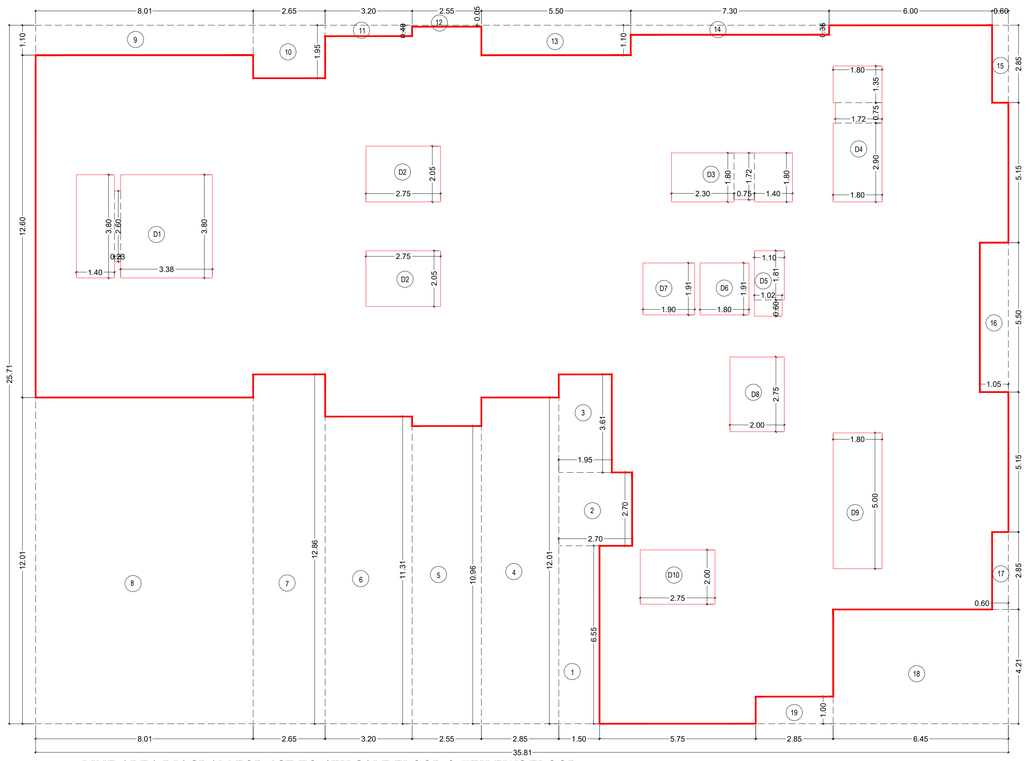
DOOR & WINDOW SCHEDULE			
TYPE	SIZE	AREA	TYPE
D1	1.00 x 2.10	2.10	T.W. PANEL DOOR
D2	0.90 x 2.10	1.89	T.W. PANEL DOOR
D3	0.75 x 2.10	1.58	T.W. PANEL DOOR
W1	1.80 x 2.00	3.60	ALU. SLIDING FRENCH WIN.
W2	1.20 x 2.00	2.40	ALU. SLIDING FRENCH WIN.
W4	1.20 x 1.20	1.44	ALU. SLIDING FRENCH WIN.
W5	1.06 x 1.90	0.95	ALU. SLIDING FRENCH WIN.
V1	0.60 x 0.90	0.54	ALU. LOUVERD WINDOW

LIGHT AND VENTILATION STATEMENT										
SR. NO.	ROOM	TYPE	SIZE			PROPOSED AREA	1/10 REQUIRED	MIN VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.75	X	4.25	11.688	1.169	W1	3.60
		MIN SIZE	2.70	X	4.25	11.475	1.148	W1	3.60
2	BED	MAX SIZE	3.10	X	3.05	9.455	0.946	W1	3.60
		MIN SIZE	2.75	X	2.75	7.563	0.756	W1	3.60
3	KITCHEN	MAX SIZE	2.35	X	2.10	4.935	0.494	W2	2.40
		MIN SIZE	2.10	X	2.10	4.410	0.441	W2	2.40
4	STUDY	MAX SIZE	2.65	X	2.35	6.228	0.623	W2	2.40
		MIN SIZE	2.10	X	1.20	2.520	0.252	W2	2.40
5	TOILET	MAX SIZE	2.10	X	1.20	2.520	0.252	V1	0.54
		MIN SIZE	1.80	X	1.20	2.160	0.216	V1	0.54

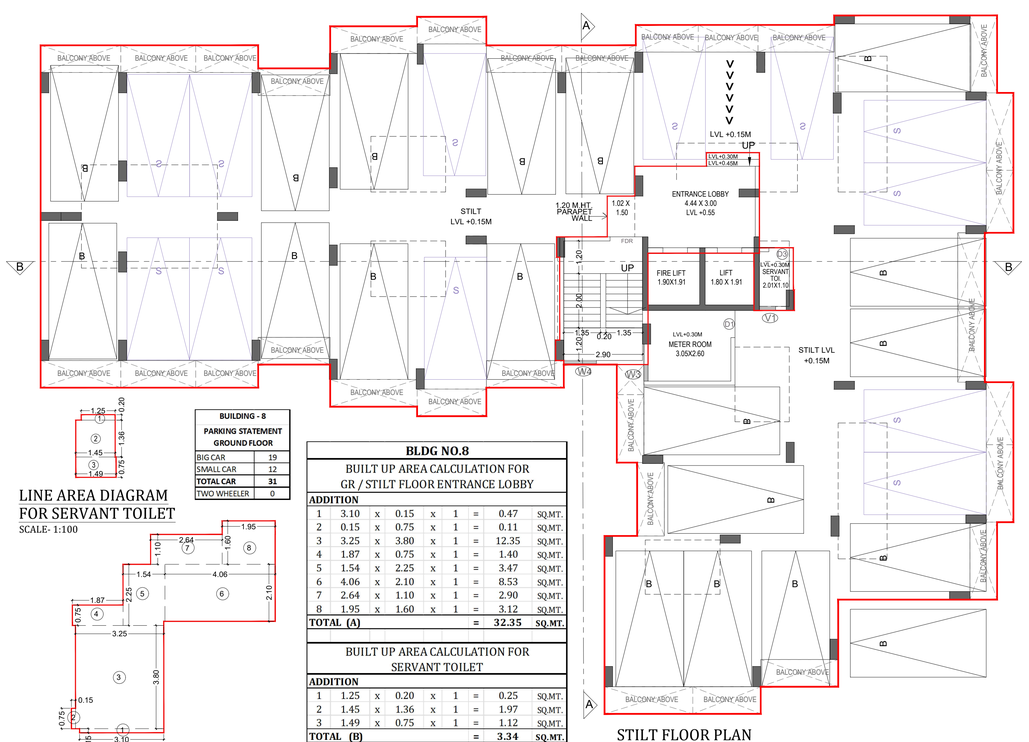


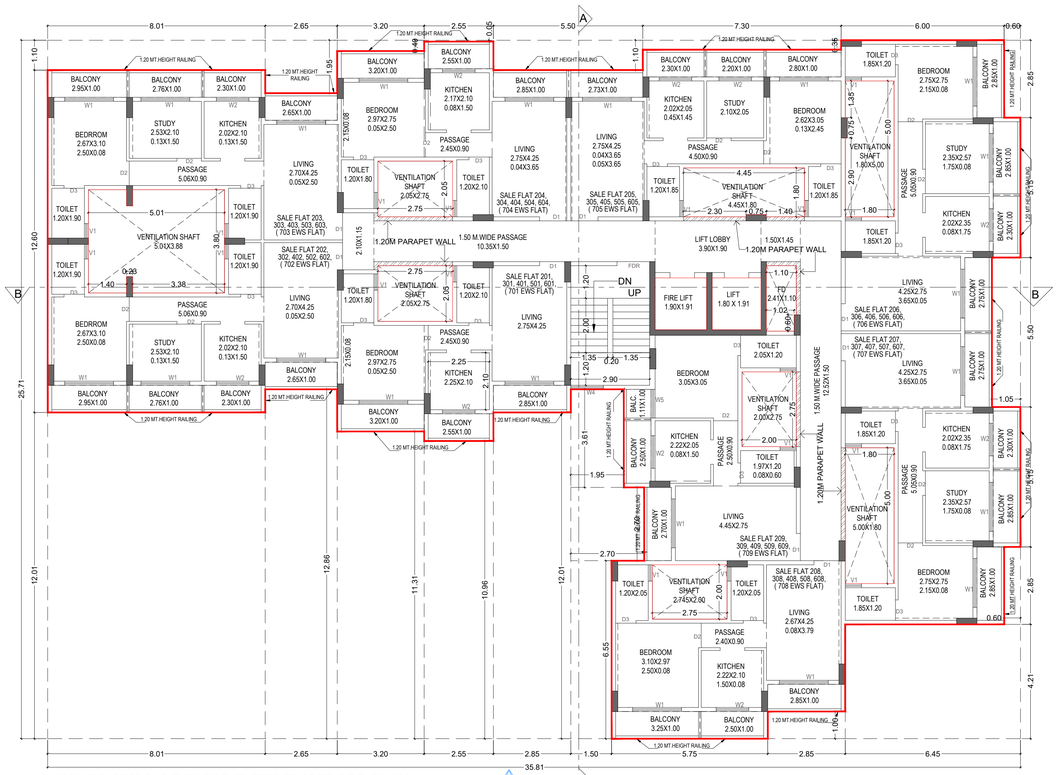
1ST FLOOR PLAN SCALE- 1:100

ELEVATION



LINE AREA DIAGRAM FOR 1ST TO 6TH SALE FLOOR & 7TH EWS FLOOR SCALE- 1:100

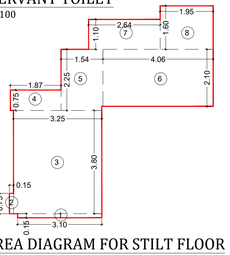




STILT FLOOR PLAN SCALE- 1:100

LINE AREA DIAGRAM FOR SERVANT TOILET SCALE- 1:100

BUILDING - 8 PARKING STATEMENT GROUND FLOOR	
BIG CAR	19
SMALL CAR	12
TOTAL CAR	**31**
TWO WHEELER	0



LINE AREA DIAGRAM FOR STILT FLOOR SCALE- 1:100

BLDG NO.8							
BUILT UP AREA CALCULATION FOR GR / STILT FLOOR ENTRANCE LOBBY							
ADDITION							
1	3.10	x	0.15	x	1	=	0.47 SQ.MT.
2	0.15	x	0.75	x	1	=	0.11 SQ.MT.
3	3.25	x	3.80	x	1	=	12.35 SQ.MT.
4	1.87	x	0.75	x	1	=	1.40 SQ.MT.
5	1.54	x	2.25	x	1	=	3.47 SQ.MT.
6	4.06	x	2.10	x	1	=	8.53 SQ.MT.
7	2.64	x	1.10	x	1	=	2.90 SQ.MT.
8	1.95	x	1.60	x	1	=	3.12 SQ.MT.
TOTAL (A)						=	**32.35 SQ.MT.**
BUILT UP AREA CALCULATION FOR SERVANT TOILET							
ADDITION							
1	1.25	x	0.20	x	1	=	0.25 SQ.MT.
2	1.45	x	1.36	x	1	=	1.97 SQ.MT.
3	1.49	x	0.75	x	1	=	1.12 SQ.MT.
TOTAL (B)						=	**3.34 SQ.MT.**
TOTAL GR / STILT AREA (A+B)						=	**35.68 SQ.MT.**

2ND TO 6TH SALE FLOOR & 7TH EWS FLOOR PLAN SCALE- 1:100

ELEVATION

BUILT UP AREA CALCULATION FOR TYPICAL FLR 1ST TO6TH SALE & 7TH EWS (BLDG NO. 8)							
ADDITION (X)							
A	25.71	x	35.81	x	1	=	920.68 SQ.MT.
TOTAL						=	**920.68 SQ.MT.**
STANDARD DEDUCTION (Y1)							
1	1.50	x	6.55	x	1	=	9.83 SQ.MT.
2	2.70	x	2.70	x	1	=	7.29 SQ.MT.
3	1.95	x	3.61	x	1	=	7.04 SQ.MT.
4	2.85	x	12.01	x	1	=	34.23 SQ.MT.
5	2.55	x	10.96	x	1	=	27.95 SQ.MT.
6	3.20	x	11.31	x	1	=	36.19 SQ.MT.
7	2.65	x	12.86	x	1	=	34.08 SQ.MT.
8	8.01	x	12.01	x	1	=	96.20 SQ.MT.
9	8.01	x	1.10	x	1	=	8.81 SQ.MT.
10	2.65	x	1.95	x	1	=	5.17 SQ.MT.
11	3.20	x	0.40	x	1	=	1.28 SQ.MT.
12	2.55	x	0.05	x	1	=	0.13 SQ.MT.
13	5.50	x	1.10	x	1	=	6.05 SQ.MT.
14	7.30	x	0.35	x	1	=	2.56 SQ.MT.
15	0.60	x	2.85	x	1	=	1.71 SQ.MT.
16	1.05	x	5.50	x	1	=	5.78 SQ.MT.
17	0.60	x	2.85	x	1	=	1.71 SQ.MT.
18	6.45	x	4.21	x	1	=	27.15 SQ.MT.
19	2.85	x	1.00	x	1	=	2.85 SQ.MT.
TOTAL						=	**315.99 SQ.MT.**
DUCT DEDUCTION (Y2)							
D1	3.38	x	3.80	x	1	=	12.84 SQ.MT.
"	0.23	x	2.60	x	1	=	0.60 SQ.MT.
"	1.40	x	3.80	x	1	=	5.32 SQ.MT.
D2	2.75	x	2.05	x	2	=	11.28 SQ.MT.
D3	1.40	x	1.80	x	1	=	2.52 SQ.MT.
"	0.75	x	1.72	x	1	=	1.29 SQ.MT.
"	2.30	x	1.80	x	1	=	4.14 SQ.MT.
D4	1.80	x	2.90	x	1	=	5.22 SQ.MT.
"	1.72	x	0.75	x	1	=	1.29 SQ.MT.
"	1.80	x	1.35	x	1	=	2.43 SQ.MT.
D5	1.10	x	1.81	x	1	=	1.99 SQ.MT.
"	1.02	x	0.60	x	1	=	0.61 SQ.MT.
D6	1.80	x	1.91	x	1	=	3.44 SQ.MT.
D7	1.90	x	1.91	x	1	=	3.63 SQ.MT.
D8	2.00	x	2.75	x	1	=	5.50 SQ.MT.
D9	1.80	x	5.00	x	1	=	9.00 SQ.MT.
D10	2.75	x	2.00	x	1	=	5.50 SQ.MT.
TOTAL						=	**76.60 SQ.MT.**
TOTAL DEDUCTION(Y3) (Y1+Y2)						=	**392.59 SQ.MT.**
TOTAL BUILT UP AREA (Y4) (X-Y3)						=	**528.09 SQ.MT.**

BUILDING - 8

11 / 28

CONTENTS OF SHEETS

1. STILT, 1ST TO 4TH FLOOR PLAN
2. LINE AREA DIAGRAM & CALCULATION
3. TENEMENT STATEMENT
4. LIGHT AND VENTILATION STATEMENT
5. DOOR & WINDOW SCHEDULE
6. BUILT UP AREA SUMMARY
7. PARKING STATEMENT
8. BLOCK PLAN

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/ Vakadi/BP-00223/ACC/2025/1441
Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:18:49 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

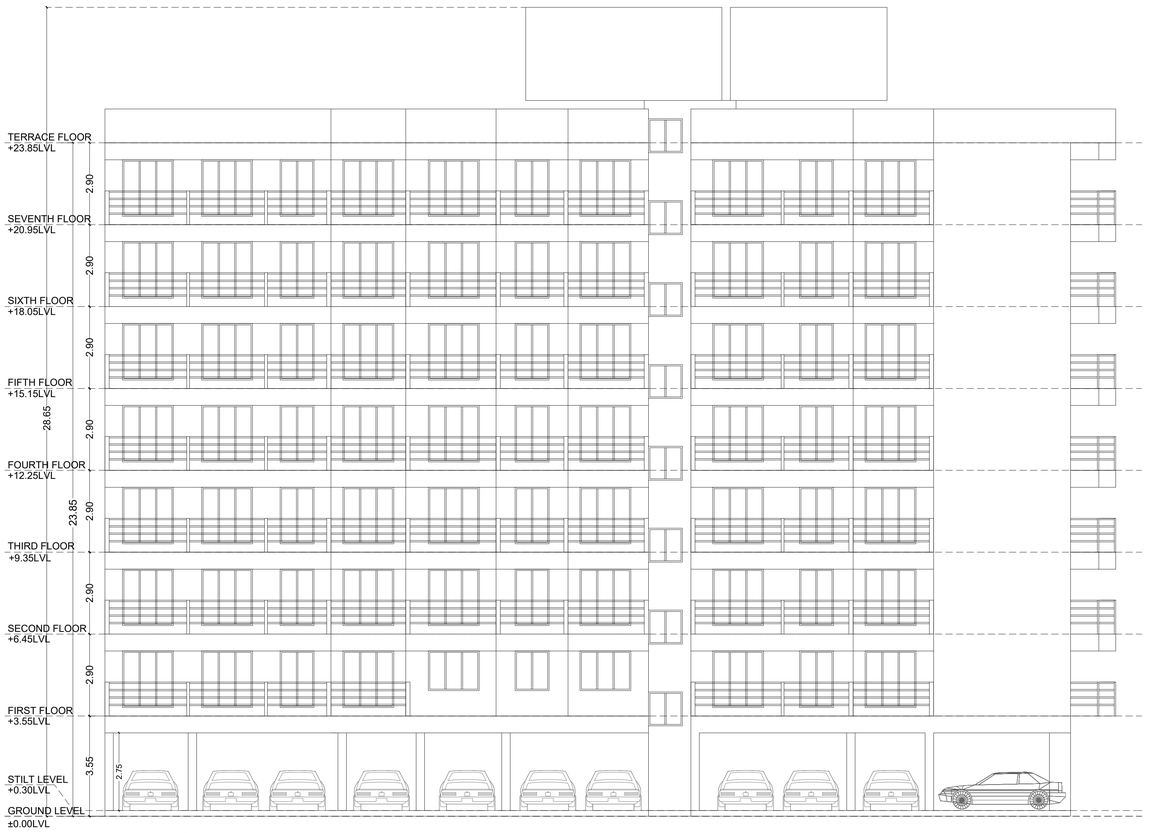
PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No.139/3, 139/6, 139/7, 139/10, 139/12, 139/14A, 139/14B, 140/2, 140/1(2), 140/1(4), 141, 142, 143 & 146/2 AT VILLAGE : WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	11 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

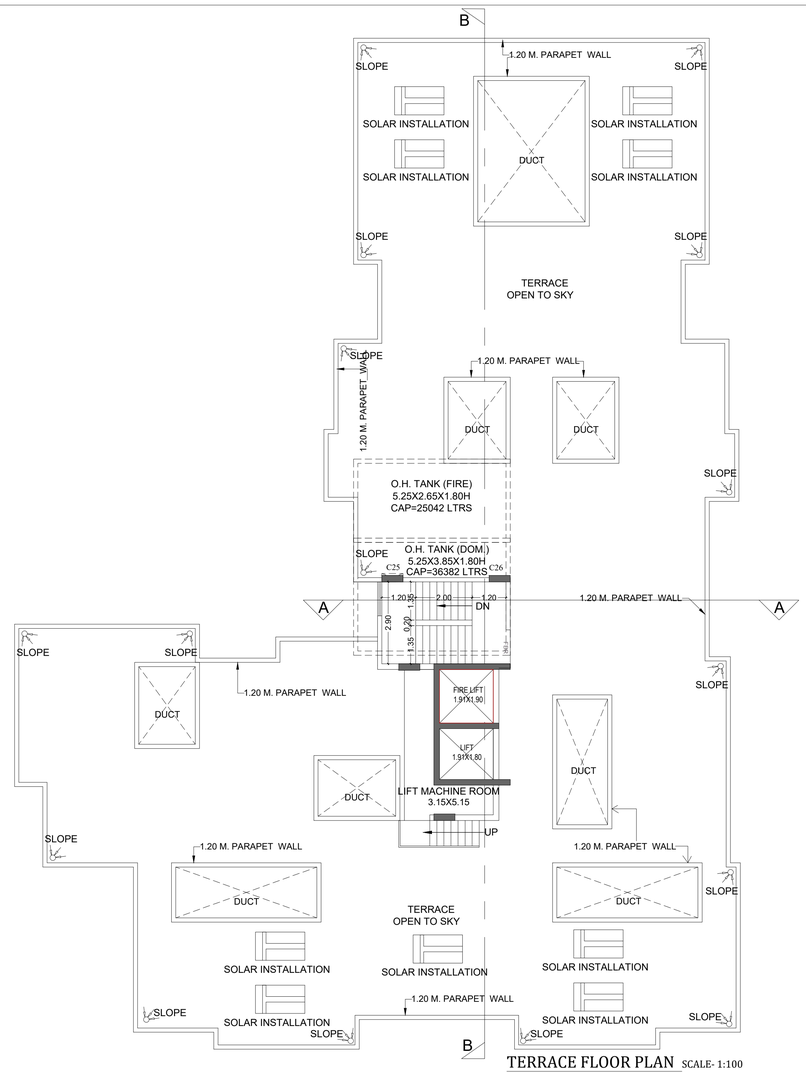
NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR	
LICENSE NO	CA/90/13184	
ADDRESS	SPACEAGE CONSULTANTS	B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080

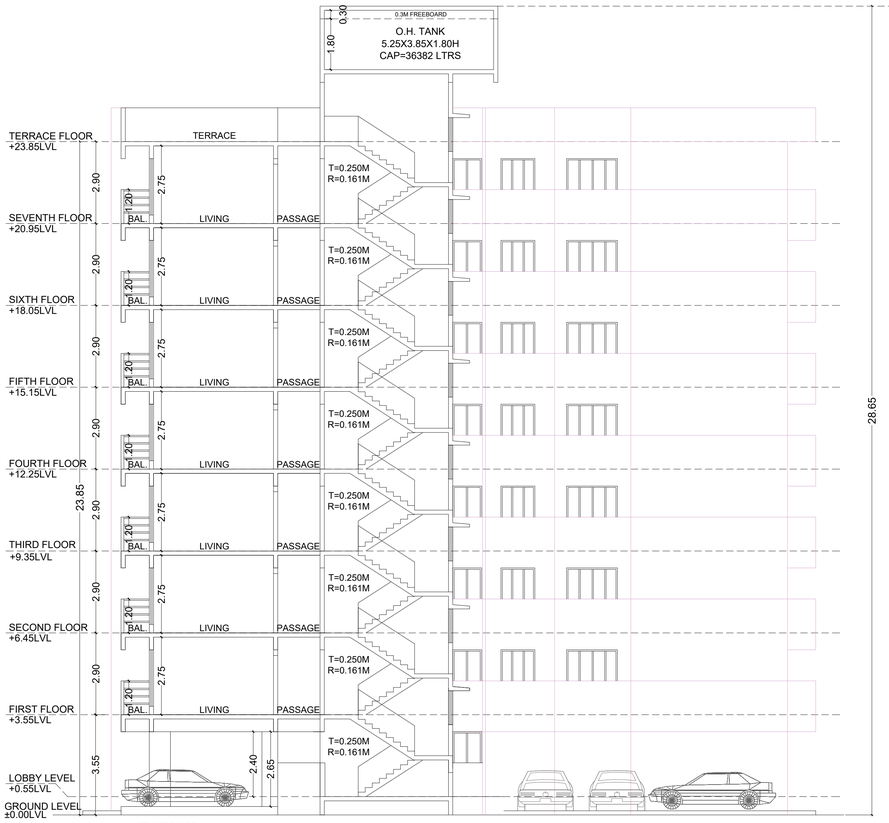


ELEVATION

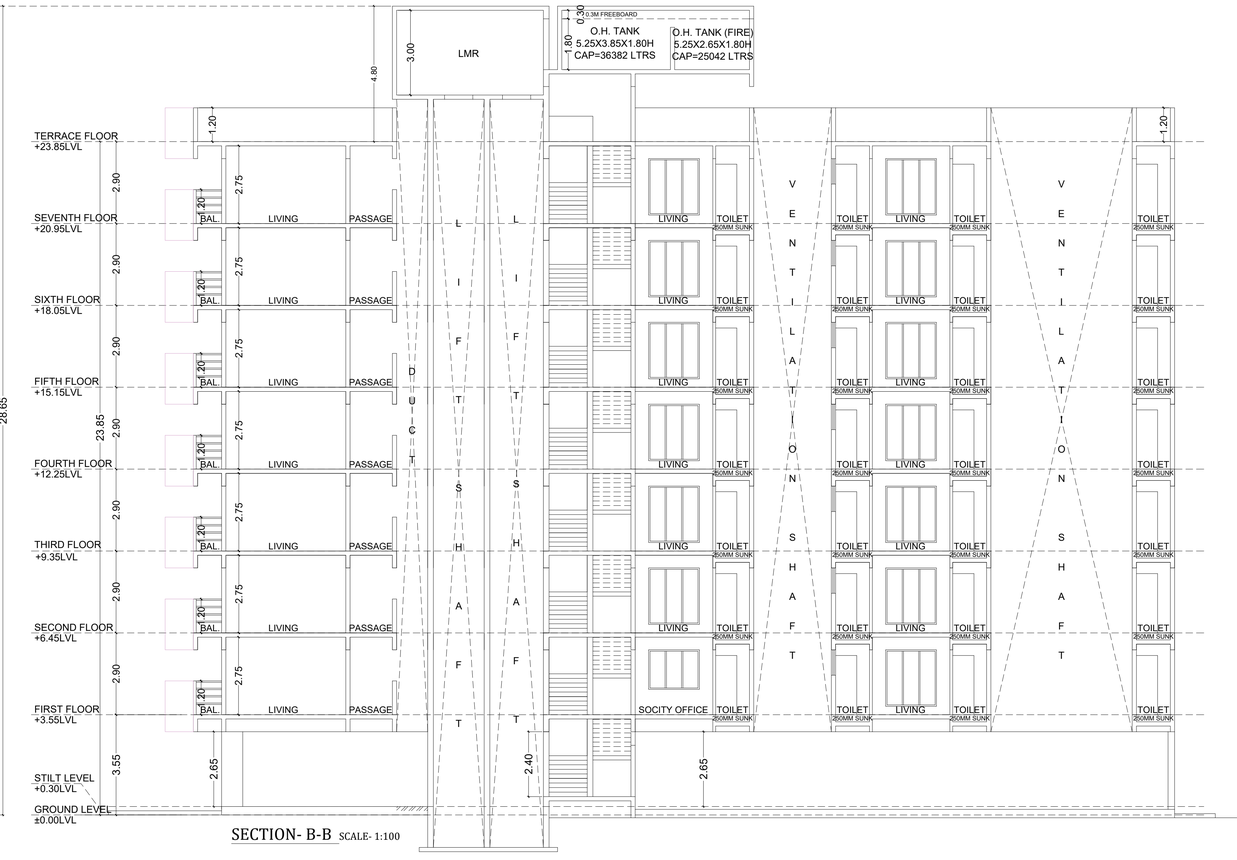
SCALE- 1:100



TERRACE FLOOR PLAN SCALE- 1:100



SECTION- A-A SCALE- 1:100



SECTION- B-B SCALE- 1:100

BUILDING - 8

12 / 28

CONTENTS OF SHEETS

1. TERRACE FLOOR PLAN
2. SECTION A-A
3. SECTION B-B
4. ELEVATION

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/ Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:20:26 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No.139/3, 139/6, 139/7, 139/10, 139/12, 139/14A, 139/14B, 140/2, 140/1(2), 140/1(4), 141, 142, 143 & 146/2 AT VILLAGE : WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	12 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

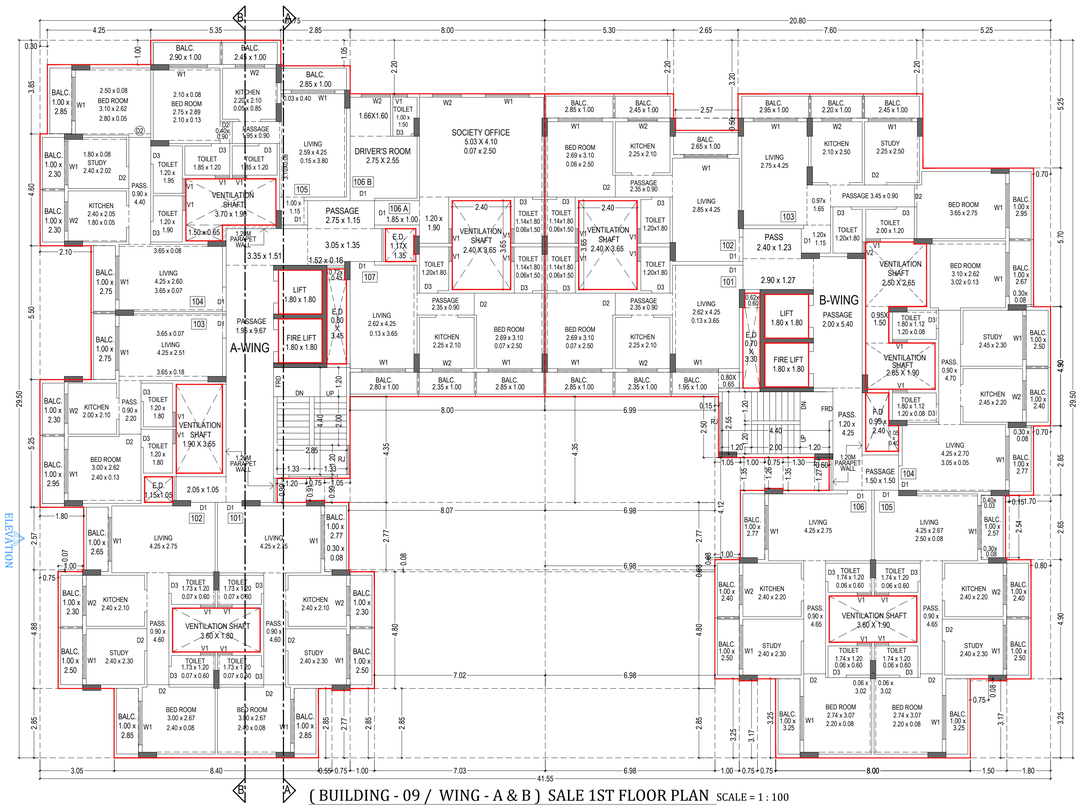
NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

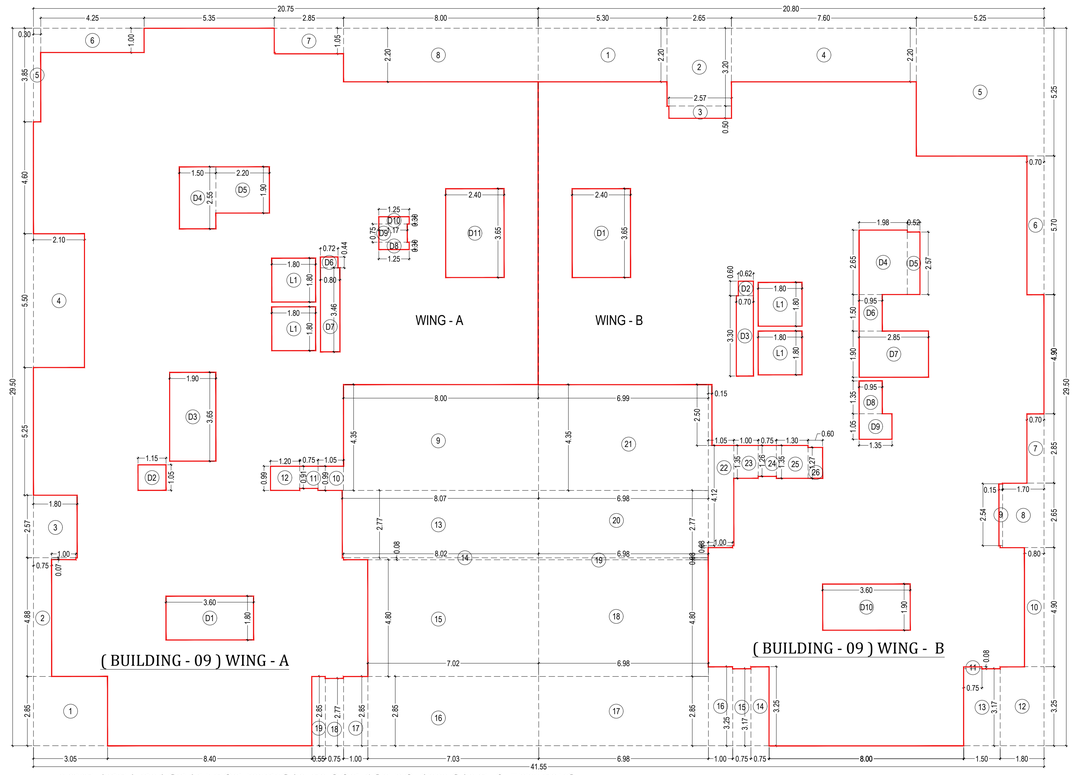
ADDRESS

SPACEAGE CONSULTANTS

B-106, Natraj Building,
Mulund Goregaon Link Road
Mulund (w), Mumbai : 400 080



(BUILDING - 09 / WING - A & B) SALE 1ST FLOOR PLAN SCALE = 1 : 100



LINE AREA DIAGRAM FOR TYPICAL FLOOR 1ST TO 6TH SALE & 7TH EWS SCALE = 1 : 100

LIGHT AND VENTILATION STATEMENT

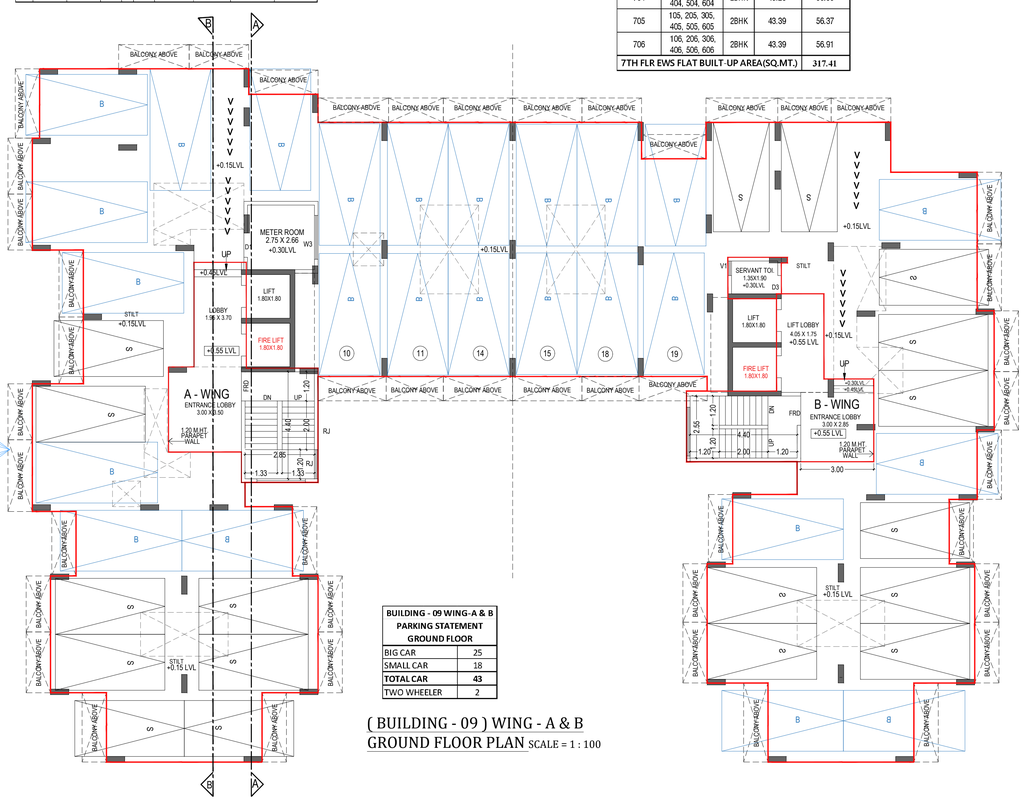
SR. NO.	ROOM	TYPE	SIZE			PROPOSED AREA	1/10 REQUIRED	MIN VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.75	X	4.25	11.688	1.169	W1	3.60
2	BED	MAX SIZE	3.15	X	3.05	9.608	0.961	W1	3.60
		MIN SIZE	3.10	X	2.75	8.525	0.853	W1	3.60
3	KITCHEN	MAX SIZE	2.25	X	2.10	4.725	0.473	W2	2.40
		MIN SIZE	2.10	X	2.10	4.410	0.441	W2	2.40
4	TOILET	MAX SIZE	2.10	X	1.20	2.520	0.252	V1	0.54
		MIN SIZE	1.80	X	1.20	2.160	0.216	V1,V2	0.54,0.36

DOOR & WINDOW SCHEDULE

TYPE	SIZE	AREA	TYPE
D1	1.00 x 2.10	2.10	T.W. PANEL DOOR
D2	0.90 x 2.10	1.89	T.W. PANEL DOOR
D3	0.75 x 2.10	1.58	T.W. PANEL DOOR
RJ	1.20 x 1.40	2.52	R.C.C. JALI
W1	1.80 x 2.00	2.40	ALU. SLIDING FRENCH WIN.
W2	1.20 x 2.00	2.40	ALU. SLIDING FRENCH WIN.
V1	0.60 x 0.90	0.54	ALU. LOUVERD WINDOW

BUILDING - 9 (WING - B)
TENEMENTS AREA STATEMENT

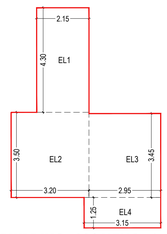
7TH FLR EWS FLAT NUMBER	1ST TO 6TH SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
701	101, 201, 301, 401, 501, 601	1BHK	33.83	44.14
702	102, 202, 302, 402, 502, 602	1BHK	33.89	43.79
703	103, 203, 303, 403, 503, 603	2BHK	46.46	59.65
704	104, 204, 304, 404, 504, 604	2BHK	43.28	56.55
705	105, 205, 305, 405, 505, 605	2BHK	43.39	56.37
706	106, 206, 306, 406, 506, 606	2BHK	43.39	56.91
7TH FLR EWS FLAT BUILT-UP AREA(SQ.MT.)				317.41



(BUILDING - 09) WING - A & B GROUND FLOOR PLAN SCALE = 1 : 100

BUILDING - 09 WING-A & B PARKING STATEMENT GROUND FLOOR

BIG CAR	25
SMALL CAR	18
TOTAL CAR	43
TWO WHEELER	2



(BUILDING - 09) WING - A LINE AREA DIAGRAM FOR GR / STILT ENTRANCE LOBBY

BLDG - 09 (WING - A)
BUILT UP AREA CALCULATION FOR ENTRANCE LOBBY GROUND FLOOR

EL1	2.15	X	4.30	X	1 NO	=	9.24 SQ.MT.
EL2	3.20	X	3.50	X	1 NO	=	11.20 SQ.MT.
EL3	2.95	X	3.45	X	1 NO	=	10.18 SQ.MT.
EL4	3.15	X	1.25	X	1 NO	=	3.94 SQ.MT.
TOTAL ADDITION						=	34.56 SQ.MT.

BLDG - 09 (WING - B)
BUILT UP AREA CALCULATION FOR ENTRANCE LOBBY GROUND FLOOR

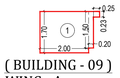
EL1	1.95	X	4.00	X	1 NO	=	7.80 SQ.MT.
EL1	2.90	X	7.70	X	1 NO	=	22.33 SQ.MT.
EL3	2.05	X	0.50	X	1 NO	=	1.02 SQ.MT.
TOTAL ADDITION						=	31.15 SQ.MT.

BLDG - 09
BUILT UP AREA CALCULATION FOR SERVANT TOILET

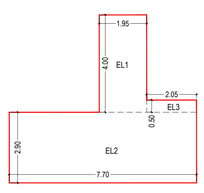
1	2.00	X	1.70	X	1 NO	=	3.40 SQ.MT.
"	0.20	X	1.50	X	1 NO	=	0.30 SQ.MT.
"	0.25	X	0.23	X	1 NO	=	0.48 SQ.MT.
TOTAL ADDITION						=	4.18 SQ.MT.

BLDG-09 ENTRANCE LOBBY (WING - A & B)

TOTAL AREA
34.56 + 31.15 + 4.18 = 69.89 SQ.MT



(BUILDING - 09) WING - A LINE AREA DIAGRAM FOR SERVANT TOILET



(BUILDING - 09) WING - B LINE AREA DIAGRAM FOR GR / STILT ENTRANCE LOBBY

BUILT UP AREA CALCULATION FOR TYPICAL FLR 1ST TO 7TH FLOOR WING A (BLDG NO. 9)

ADDITION (X)							
A	20.75	x	29.50	x	1	=	612.13 SQ.MT.
TOTAL						=	**612.13 SQ.MT.**
STANDARD DEDUCTION (Y1)							
1	3.05	x	2.85	x	1	=	8.69 SQ.MT.
2	0.75	x	4.88	x	1	=	3.66 SQ.MT.
3	1.80	x	2.57	x	1	=	4.63 SQ.MT.
4	2.10	x	5.50	x	1	=	11.55 SQ.MT.
5	0.30	x	3.85	x	1	=	1.16 SQ.MT.
6	4.25	x	1.00	x	1	=	4.25 SQ.MT.
7	2.85	x	1.05	x	1	=	2.99 SQ.MT.
8	8.00	x	2.20	x	1	=	17.56 SQ.MT.
9	8.00	x	4.35	x	1	=	34.76 SQ.MT.
10	1.05	x	0.99	x	1	=	1.04 SQ.MT.
11	0.75	x	0.91	x	1	=	0.68 SQ.MT.
12	1.20	x	0.99	x	1	=	1.19 SQ.MT.
13	8.07	x	2.77	x	1	=	22.31 SQ.MT.
14	8.02	x	0.08	x	1	=	0.64 SQ.MT.
15	7.02	x	4.80	x	1	=	33.66 SQ.MT.
16	7.03	x	2.85	x	1	=	20.00 SQ.MT.
17	1.00	x	2.85	x	1	=	2.85 SQ.MT.
18	0.75	x	2.77	x	1	=	2.08 SQ.MT.
19	2.85	x	0.55	x	1	=	1.57 SQ.MT.
TOTAL						=	**175.26 SQ.MT.**
LIFT DEDUCTION (Y2)							
D1	1.80	x	1.80	x	2	=	6.48 SQ.MT.
TOTAL LIFT AREA (Y2)						=	**6.48** SQ.MT.
DUCT DEDUCTION (Y3)							
D1	3.60	x	1.80	x	1	=	6.48 SQ.MT.
D2	1.15	x	1.05	x	1	=	1.21 SQ.MT.
D3	1.90	x	3.65	x	1	=	6.94 SQ.MT.
D4	1.50	x	2.55	x	1	=	3.83 SQ.MT.
D5	2.20	x	1.90	x	1	=	4.18 SQ.MT.
D6	0.72	x	0.44	x	1	=	0.32 SQ.MT.
D7	0.80	x	3.46	x	1	=	2.77 SQ.MT.
D8	1.25	x	0.30	x	1	=	0.38 SQ.MT.
D9	1.17	x	0.75	x	1	=	0.88 SQ.MT.
D10	1.25	x	0.30	x	1	=	0.38 SQ.MT.
D11	2.40	x	3.65	x	1	=	8.76 SQ.MT.
TOTAL						=	**36.10 SQ.MT.**
TOTAL DEDUCTION(Y4) (Y1+Y2+Y3)						=	**217.84 SQ.MT.**
TOTAL BUILT UP AREA (Y5) (X-Y4)						=	**394.29 SQ.MT.**

BUILT UP AREA CALCULATION FOR TYPICAL FLR 1ST TO 7TH FLOOR WING B (BLDG NO. 9)

ADDITION (X)							
A	20.80	x	29.50	x	1	=	613.60 SQ.MT.
TOTAL						=	**613.60 SQ.MT.**
STANDARD DEDUCTION (Y1)							
1	5.30	x	2.20	x	1	=	11.67 SQ.MT.
2	2.65	x	3.20	x	1	=	8.49 SQ.MT.
3	2.57	x	0.50	x	1	=	1.30 SQ.MT.
4	7.60	x	2.20	x	1	=	16.76 SQ.MT.
5	5.25	x	5.25	x	1	=	27.60 SQ.MT.
6	5.70	x	0.70	x	1	=	3.99 SQ.MT.
7	0.70	x	2.85	x	1	=	2.00 SQ.MT.
8	1.70	x	2.65	x	1	=	4.51 SQ.MT.
9	0.15	x	2.54	x	1	=	0.38 SQ.MT.
10	0.80	x	4.90	x	1	=	3.92 SQ.MT.
11	0.75	x	0.08	x	1	=	0.06 SQ.MT.
12	1.80	x	3.25	x	1	=	5.86 SQ.MT.
13	1.50	x	3.17	x	1	=	4.76 SQ.MT.
14	0.75	x	3.25	x	1	=	2.44 SQ.MT.
15	0.75	x	3.17	x	1	=	2.38 SQ.MT.
16	1.00	x	3.25	x	1	=	3.25 SQ.MT.
17	6.98	x	2.85	x	1	=	19.93 SQ.MT.
18	6.98	x	4.80	x	1	=	33.55 SQ.MT.
19	6.98	x	0.08	x	1	=	0.56 SQ.MT.
20	6.98	x	2.77	x	1	=	19.37 SQ.MT.
21	6.99	x	4.35	x	1	=	30.45 SQ.MT.
"	0.15	x	2.50	x	1	=	0.38 SQ.MT.
22	1.05	x	4.12	x	1	=	4.33 SQ.MT.
"	1.00	x	0.08	x	1	=	0.08 SQ.MT.
23	1.00	x	1.35	x	1	=	1.35 SQ.MT.
24	0.75	x	1.26	x	1	=	0.95 SQ.MT.
25	1.30	x	1.35	x	1	=	1.76 SQ.MT.
26	0.60	x	1.27	x	1	=	0.76 SQ.MT.
TOTAL						=	**212.83 SQ.MT.**
LIFT DEDUCTION (Y2)							
D1	1.80	x	1.80	x	2	=	6.48 SQ.MT.
TOTAL LIFT AREA (Y2)						=	**6.48** SQ.MT.
DUCT DEDUCTION (Y3)							
D1	2.40	x	3.65	x	1	=	8.76 SQ.MT.
D2	0.62	x	0.60	x	1	=	0.37 SQ.MT.
D3	0.70	x	3.30	x	1	=	2.31 SQ.MT.
D4	1.98	x	2.65	x	1	=	5.25 SQ.MT.
D5	0.52	x	2.57	x	1	=	1.34 SQ.MT.
D6	0.95	x	1.50	x	1	=	1.43 SQ.MT.
D7	2.85	x	1.90	x	1	=	5.42 SQ.MT.
D8	0.95	x	1.35	x	1	=	1.28 SQ.MT.
D9	1.35	x	1.05	x	1	=	1.42 SQ.MT.
D10	3.60	x	1.90	x	1	=	6.84 SQ.MT.
TOTAL						=	**34.41 SQ.MT.**
TOTAL DEDUCTION(Y4) (Y1+Y2+Y3)						=	**253.72 SQ.MT.**
TOTAL BUILT UP AREA (Y5) (X-Y4)						=	**359.88 SQ.MT.**

BUILDING - 9 (WING - A)
TENEMENTS AREA STATEMENT

7TH FLR EWS FLAT NUMBER	1ST TO 6TH SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
701	101, 201, 301, 401, 501, 601	2BHK	42.47	55.46
702	102, 202, 302, 402, 502, 602	2BHK	42.47	55.11
703	103, 203, 303, 403, 503, 603	1BHK	33.02	43.30
704	104, 204, 304, 404, 504, 604	2BHK	42.37	54.68
705	105, 205, 305, 405, 505, 605	1BHK	35.44	42.77
706	000, 206, 306, 406, 506, 606	1BHK	33.83	44.03
707	107, 207, 307, 407, 507, 607	1BHK	33.83	44.43
7TH FLR EWS FLAT BUILT-UP AREA				339.78

BUILDING NO. 9 (WING A)
BUILT UP AREA SUMMARY FOR GR / ST, 1ST TO 6TH SALE & 7TH EWS FLOOR

(WING A)

FLOOR	FLAT BUA EWS AREA	EWS ANCILLARY FLR AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0.00	0.00	34.56	34.56
1ST FLR	0.00	0.00	394.29	394.29
2nd FLR	0.00	0.00	394.29	394.29
3rd FLR	0.00	0.00	394.29	394.29
4th FLR	0.00	0.00	394.29	394.29
5th FLR	0.00	0.00	394.29	394.29
6th FLR	0.00	0.00	394.29	394.29
7th FLR	339.78	54.51	0.00	394.29
TOTAL	**339.78**	**54.51**	**2400.30**	**2794.59**

(WING B)

FLOOR	FLAT BUA EWS AREA	EWS ANCILLARY FLR AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0.00	0.00	35.33	35.33
1ST FLR	0.00	0.00	359.88	359.88
2nd FLR	0.00	0.00	359.88	359.88
3rd FLR	0.00	0.00	359.88	359.88
4th FLR	0.00	0.00	359.88	359.88
5th FLR	0.00	0.00	359.88	359.88
6th FLR	0.00	0.00	359.88	359.88
7th FLR	317.41	42.47	0.00	359.88
TOTAL	**317.41**	**42.47**	**2194.61**	**2554.49**
WING A + B	**657.19**	**96.98**	**4594.91**	**5349.08**

BLOCK PLAN SCALE :- N.T.S.

BUILDING - 9 | 13 / 28

CONTENTS OF SHEETS

1] GROUND FLOOR PLAN
2] 1ST FLOOR PLAN
3] LINE AREA DIAGRAM AND CALCULATION
4] DOOR - WINDOW SCHEDULE
5] LIGHT & VENTILATION STATEMENT
6] PARKING STATEMENT
7] TENEMENT AREA STATEMENT
8] BUILTUP AREA STATEMENT

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:21:33 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No.139/3, 139/6, 139/7, 139/10, 139/12, 139/14A, 139/14B, 140/2, 140/1(2), 140/1(4), 141, 142, 143 & 146/2 AT VILLAGE : WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	13 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-
REVISIONS	DESCRIPTION :		
R-0			

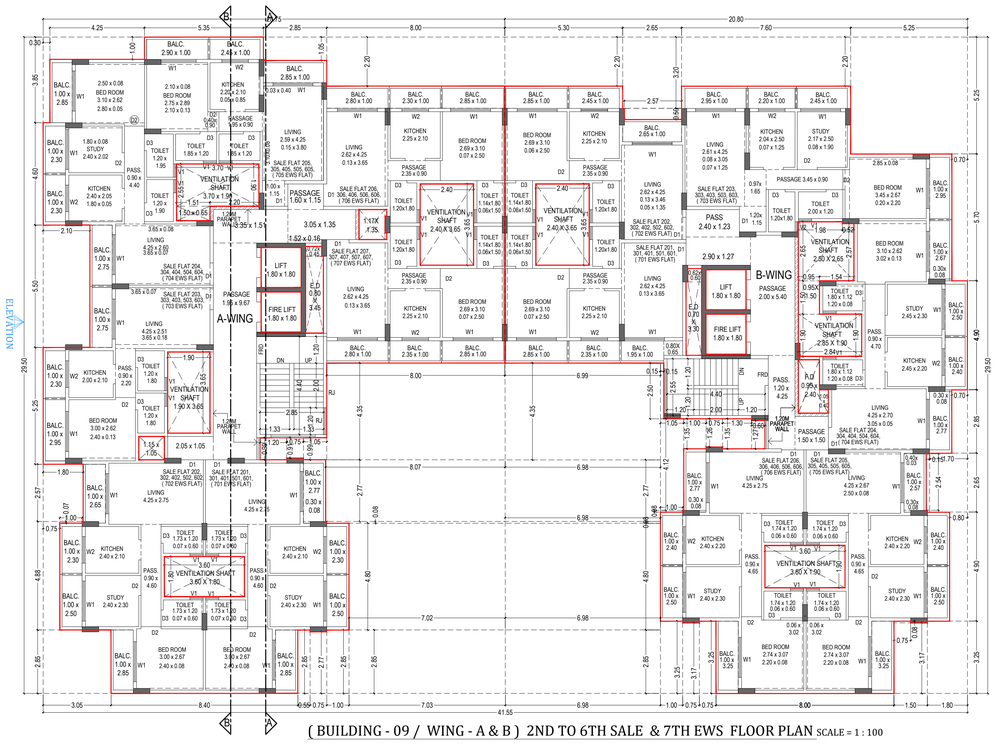
NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

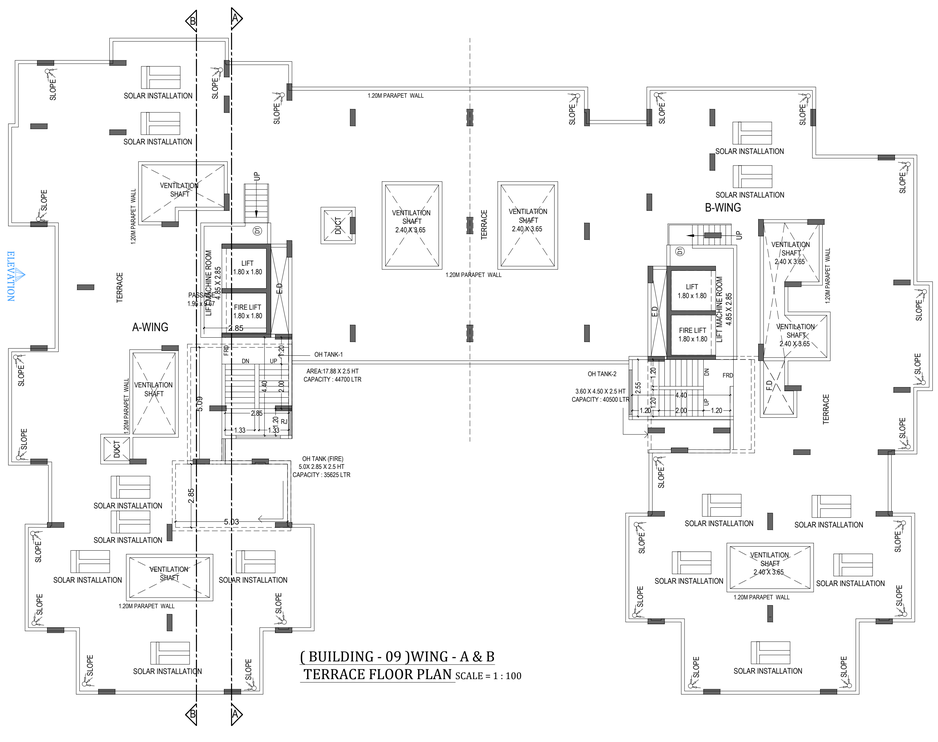
ADDRESS

SPACEAGE CONSULTANTS

8-106, Natraj Building,
Mulund Goregaon Link Road
Mulund (w), Mumbai : 400 080

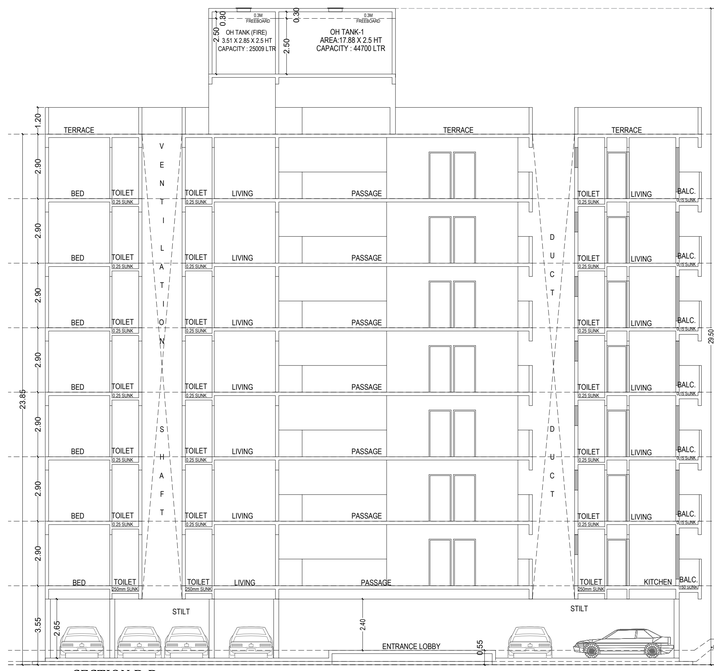


(BUILDING - 09 / WING - A & B) 2ND TO 6TH SALE & 7TH EWS FLOOR PLAN SCALE = 1 : 100

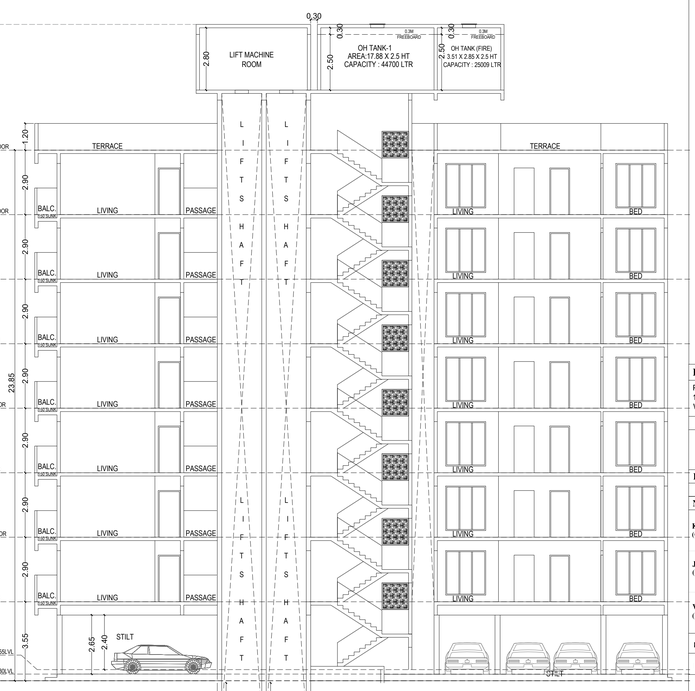


(BUILDING - 09)WING - A & B
TERRACE FLOOR PLAN SCALE = 1 : 100

ELEVATION SCALE = 1 : 100



SECTION B-B SCALE = 1 : 100



SECTION A-A
SCALE = 1 : 100

BUILDING - 9 | **14 / 28**

CONTENTS OF SHEETS

1] 2ND TO 7TH TYPICAL FLOOR PLAN
2] TERRACE FLOOR PLAN
3] ELEVATION
4] SECTION A-A
5] SECTION B-B

STAMP & DATE OF APPROVAL OF PLAN

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SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:22:41 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

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NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	14 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
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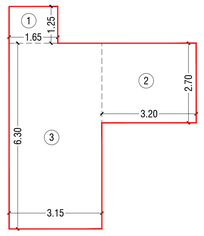


LINE AREA DIAGRAM FOR ENTRANCE LOBBY AREA
SCALE = 1 : 100

BUILDING - 10 (WING - A)							
BUILT-UP AREA CALCULATION FOR GR / STILT ENTRANCE LOBBY							
1	1.65	X	1.25	X 1.00	=	2.06	SQ.MT.
2	3.20	X	2.70	X 1.00	=	8.64	SQ.MT.
3	3.15	X	6.30	X 1.00	=	19.85	SQ.MT.
TOTAL ENTRANCE LOBBY AREA (A)					=	30.55	SQ.MT.

BUILT-UP AREA CALCULATION FOR SERVANT TOILET							
1	2.10	X	1.50	X 1.00	=	3.15	SQ.MT.
TOTAL SERVANT TOILET AREA (B)					=	3.15	SQ.MT.

TOTAL GR / STILT AREA (A + B)	=	33.70	SQ.MT.

BUILDING - 10 WING-A PARKING STATEMENT GROUND FLOOR	
BIG CAR	22
SMALL CAR	1
TOTAL CAR	23
TWO WHEELER	5

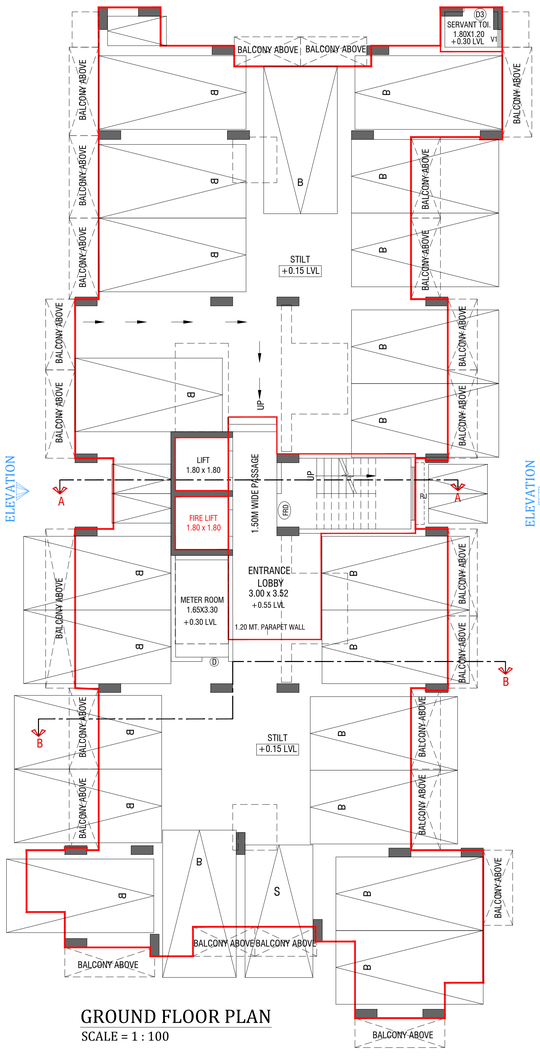
LINE AREA DIAGRAM FOR SERVANT TOILET
SCALE = 1 : 100

BUILDING NO. 10 (WING - A)				
BUILT UP AREA SUMMARY FOR GR / ST, 1ST TO 6TH SALE & 7TH EWS FLOOR				
FLOOR	FLAT BUA EWS AREA	EWS ANCILLARY FLR AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0.00	0.00	33.70	33.70
1ST FLR	0.00	0.00	413.65	413.65
2nd FLR	0.00	0.00	413.65	413.65
3rd FLR	0.00	0.00	413.65	413.65
4th FLR	0.00	0.00	413.65	413.65
5th FLR	0.00	0.00	413.65	413.65
6th FLR	0.00	0.00	413.65	413.65
7th FLR	361.13	52.52	0.00	413.65
TOTAL	361.13	52.52	2515.60	2929.25

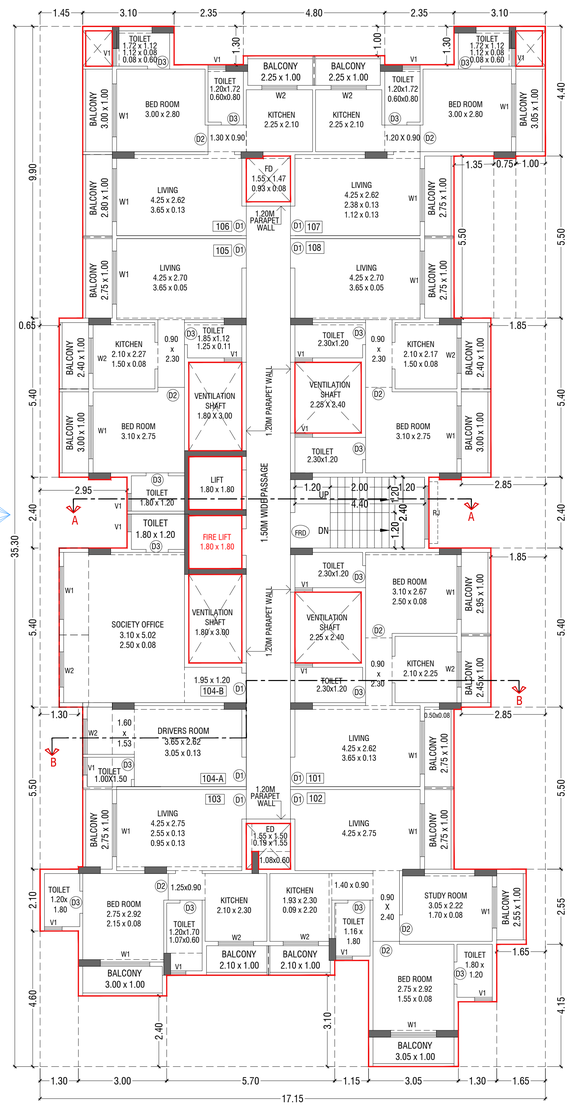
LIGHT AND VENTILATION STATEMENT										
SR. NO.	ROOM	TYPE	SIZE			PROPOSED AREA	1/10 REQUIRED	MIN VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.75	X	4.45	12.238	1.224	W1	3.60
		MIN SIZE	2.75	X	4.25	11.688	1.169	W1	3.60
2	BED	MAX SIZE	3.10	X	3.05	9.455	0.946	W1	3.60
		MIN SIZE	2.75	X	2.75	7.563	0.756	W1	3.60
3	KITCHEN	MAX SIZE	2.35	X	2.10	4.935	0.494	W2	2.40
		MIN SIZE	2.10	X	2.10	4.410	0.441	W2	2.40
4	STUDY	MAX SIZE	2.65	X	2.35	6.228	0.623	W2	2.40
		MIN SIZE	2.10	X	1.20	2.520	0.252	W2	2.40
5	TOILET	MAX SIZE	2.10	X	1.20	2.520	0.252	V1	0.54
		MIN SIZE	1.80	X	1.20	2.160	0.216	V1	0.54

DOOR & WINDOW SCHEDULE			
TYPE	SIZE	AREA	TYPE
D1	1.00 x 2.10	2.10	T.W. PANEL DOOR
D2	0.90 x 2.10	1.89	T.W. PANEL DOOR
D3	0.75 x 2.10	1.58	T.W. PANEL DOOR
RJ	1.80 x 1.40	2.52	R.C.C. JALI
W1	1.80 x 2.00	3.60	ALU. SLIDING FRENCH WIN.
W2	1.20 x 2.00	2.40	ALU. SLIDING FRENCH WIN.
V1	0.60 x 0.90	0.54	ALU. LOUVERD WINDOW

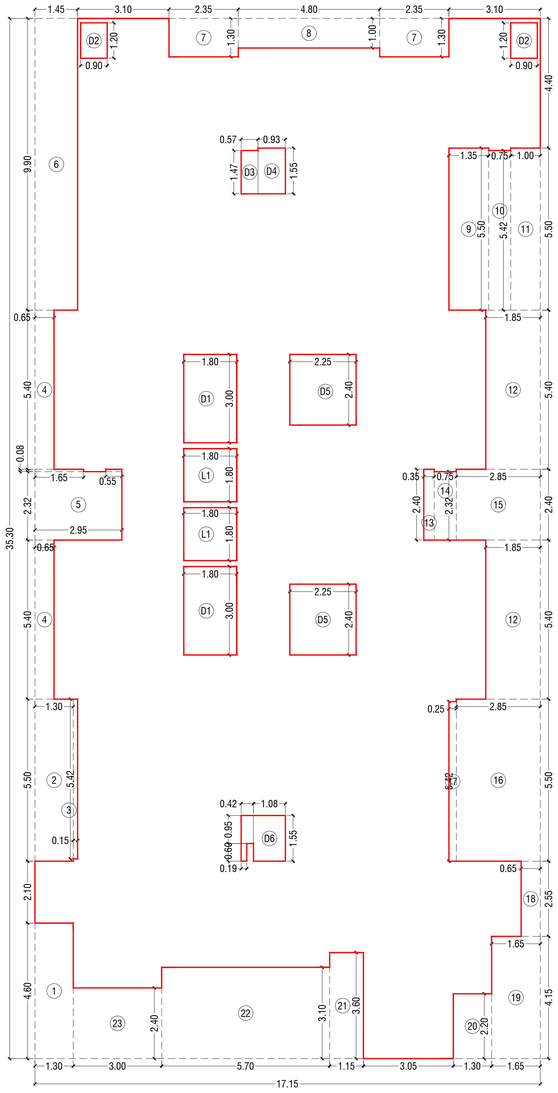
BUILDING - 10 (WING - A)				
TENEMENTS AREA STATEMENT				
7TH FLR. EWS FLAT NUMBER	1ST TO 6TH FLR SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
701	101, 201, 301, 401, 501, 601,	1BHK	33.91	44.84
702	102, 202, 302, 402, 502, 602	2BHK	42.97	53.21
703	103, 203, 303, 403, 503, 603	1BHK	33.64	43.32
704	204, 304, 404, 504, 604	1BHK	34.07	44.47
705	105, 205, 305, 405, 505, 605	1BHK	34.07	44.47
706	106, 206, 306, 406, 506, 606	1BHK	32.86	42.92
707	107, 207, 307, 407, 507, 607	1BHK	32.92	43.08
708	108, 208, 308, 408, 508, 608	1BHK	33.91	44.82
7TH FLR. EWS FLAT BUILT-UP AREA (SQ.MT)				361.13



GROUND FLOOR PLAN
SCALE = 1 : 100



1ST SALE FLOOR PLAN SCALE = 1 : 100



LINE AREA DIAGRAM FOR 1ST TO 6TH SALE & 7TH EWS FLR
SCALE = 1 : 100

BUILDING - 10 (WING - A)										
BUILT-UP AREA CALCULATION FOR 1ST TO 6TH SALE & 7TH EWS TYPICAL FLR										
ADDITION (X)										
X	35.30	X	17.15	X	1	X	1	=	605.40	SQ.MT.
TOTAL ADDITION AREA								=	605.40	SQ.MT.
DEDUCTION (Y1)										
1	1.30	X	4.60	X	1.00	X	1	=	5.98	SQ.MT.
2	1.30	X	5.50	X	1.00	X	1	=	7.15	SQ.MT.
3	0.15	X	5.42	X	1.00	X	1	=	0.81	SQ.MT.
4	0.65	X	5.40	X	1.00	X	2	=	7.02	SQ.MT.
5	2.95	X	2.32	X	1.00	X	1	=	6.84	SQ.MT.
"	0.55	X	0.08	X	1.00	X	1	=	0.04	SQ.MT.
"	1.65	X	0.08	X	1.00	X	1	=	0.13	SQ.MT.
6	1.45	X	9.90	X	1.00	X	1	=	14.36	SQ.MT.
7	2.35	X	1.30	X	1.00	X	2	=	6.11	SQ.MT.
8	4.80	X	1.00	X	1.00	X	1	=	4.80	SQ.MT.
9	1.35	X	5.50	X	1.00	X	1	=	7.43	SQ.MT.
10	0.75	X	5.42	X	1.00	X	1	=	4.07	SQ.MT.
11	1.00	X	5.50	X	1.00	X	1	=	5.50	SQ.MT.
12	1.85	X	5.40	X	1.00	X	2	=	19.98	SQ.MT.
13	0.35	X	2.40	X	1.00	X	1	=	0.84	SQ.MT.
14	0.75	X	2.32	X	1.00	X	1	=	1.74	SQ.MT.
15	2.85	X	2.40	X	1.00	X	1	=	6.84	SQ.MT.
16	2.85	X	5.50	X	1.00	X	1	=	15.68	SQ.MT.
17	0.25	X	5.42	X	1.00	X	1	=	1.36	SQ.MT.
18	0.65	X	2.55	X	1.00	X	1	=	1.66	SQ.MT.
19	1.65	X	4.15	X	1.00	X	1	=	6.85	SQ.MT.
20	1.30	X	2.20	X	1.00	X	1	=	2.86	SQ.MT.
21	1.15	X	3.60	X	1.00	X	1	=	4.14	SQ.MT.
22	5.70	X	3.10	X	1.00	X	1	=	17.67	SQ.MT.
23	3.00	X	2.40	X	1.00	X	1	=	7.20	SQ.MT.
TOTAL DEDUCTION AREA (Y1)								=	157.04	SQ.MT.
DUCT DEDUCTION (Y2)										
D1	3.00	X	1.80	X	1.00	X	2	=	10.80	SQ.MT.
D2	0.90	X	1.20	X	1.00	X	2	=	2.16	SQ.MT.
D3	0.57	X	1.47	X	1.00	X	1	=	0.84	SQ.MT.
D4	0.93	X	1.55	X	1.00	X	1	=	1.44	SQ.MT.
D5	2.25	X	2.40	X	1.00	X	2	=	10.80	SQ.MT.
D6	1.08	X	1.55	X	1.00	X	1	=	1.67	SQ.MT.
"	0.42	X	0.95	X	1.00	X	1	=	0.40	SQ.MT.
"	0.19	X	0.60	X	1.00	X	1	=	0.11	SQ.MT.
TOTAL DUCT DEDUCTION AREA (Y2)								=	28.23	SQ.MT.
LIFT DEDUCTION (Y3)										
L1	1.80	X	1.80	X	1	X	2	=	6.48	SQ.MT.
TOTAL LIFT DEDUCTION AREA (Y3)								=	6.48	SQ.MT.
TOTAL DEDUCTION AREA Y4 (Y1+Y2+Y3)								=	191.75	SQ.MT.
NET BUILT-UP AREA (Y5) (X - Y4)								=	413.65	SQ.MT.

BUILDING 10 (WING - A)

CONTENTS OF SHEETS

1] GROUND FLOOR PLAN
2] 1ST FLOOR PLAN
3] LINE AREA DIAGRAM AND CALCULATION FOR 1ST TO 7TH FLOOR
4] PARKING STATEMENT
5] TENEMENT AREA STATEMENT
6] BUILTUP AREA STATEMENT
7] LIGHT & VENTILATION STATEMENT
8] DOOR - WINDOW SCHEDULE

STAMP & DATE OF APPROVAL OF PLAN

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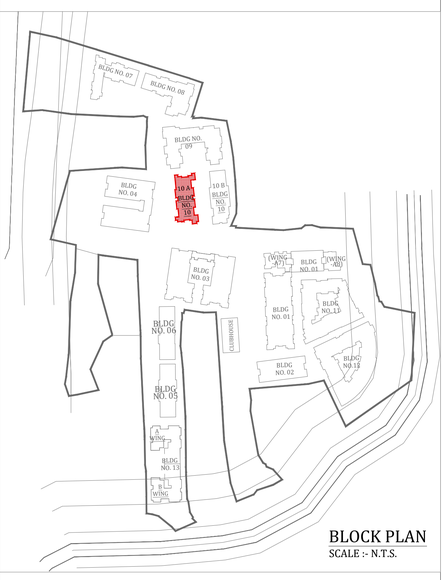
SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:30:34 +05'30'



BLOCK PLAN
SCALE :- N.T.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No.139/3, 139/6, 139/7, 139/10, 139/12, 139/14A, 139/14B, 140/2, 140/1(2), 140/1(4), 141, 142, 143 & 146/2 AT VILLAGE : WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	15 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
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LICENSE NO	CA/90/13184

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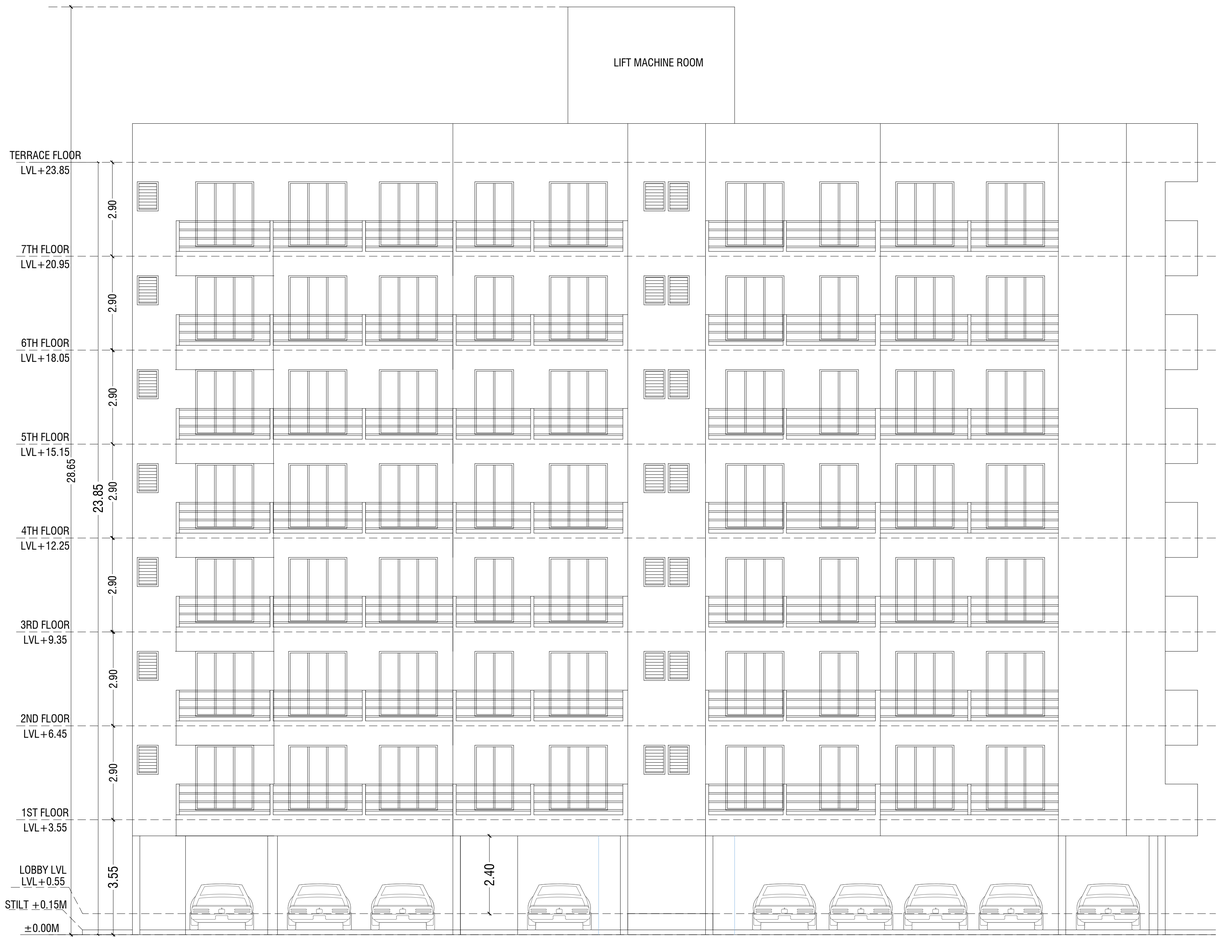
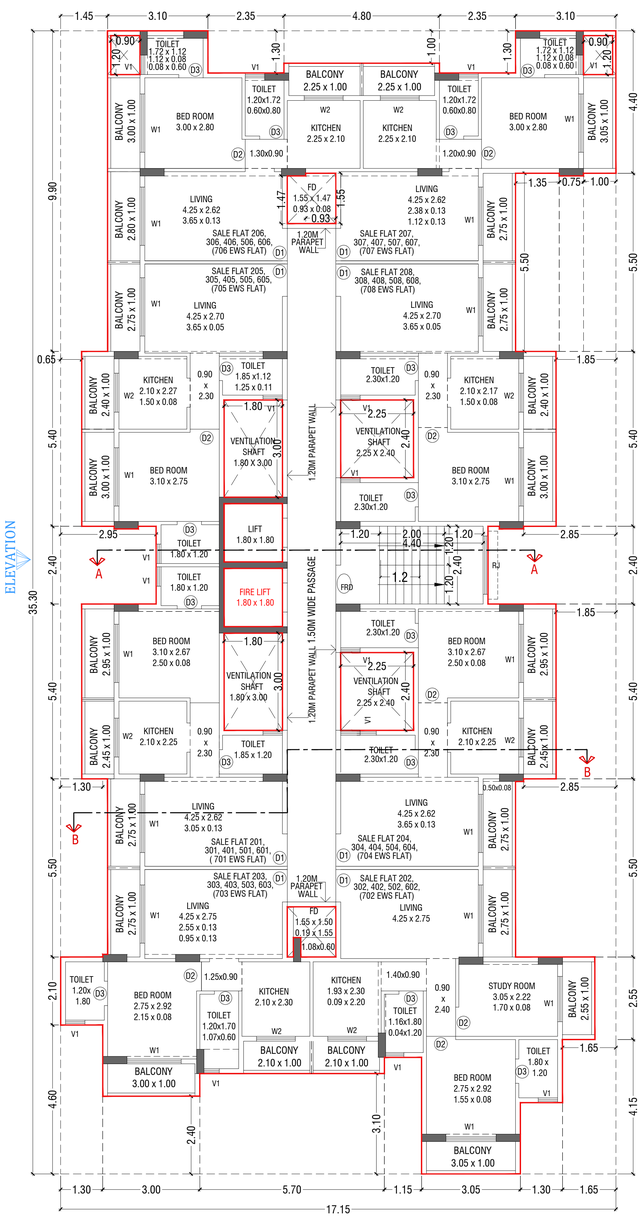
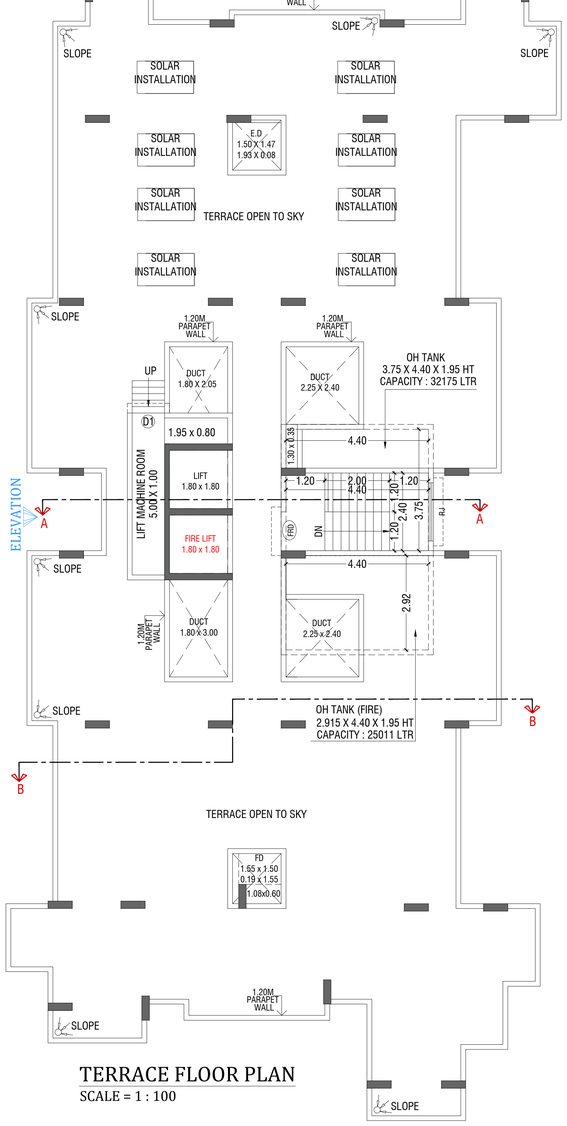


ELEVATION SCALE = 1 : 100

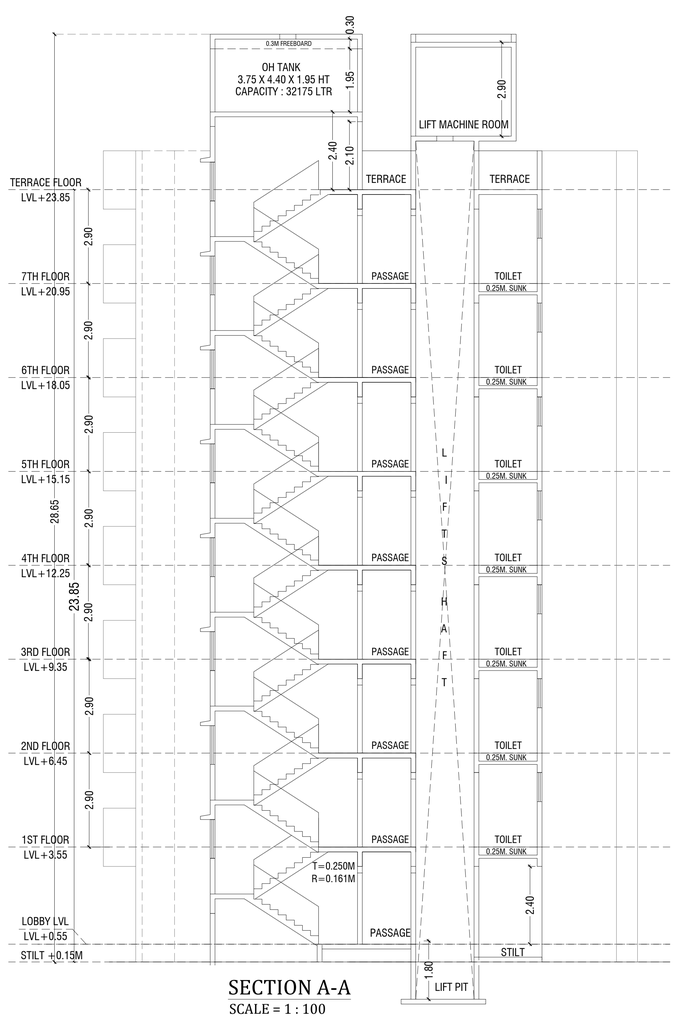
SECTION B-B
SCALE = 1 : 100



2ND TO 6TH TYPICAL SALE & 7TH EWS FLOOR PLAN SCALE = 1 : 100



TERRACE FLOOR PLAN
SCALE = 1 : 100



SECTION A-A
SCALE = 1 : 100

BUILDING 10 (WING - A) 16 / 28

CONTENTS OF SHEETS

1] 2ND TO 7TH TYPICAL FLOOR PLAN
2] TERRACE FLOOR PLAN
3] SECTIONS A-A
4] SECTIONS B-B
5] ELEVATION

STAMP & DATE OF APPROVAL OF PLAN

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	-	16 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

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NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

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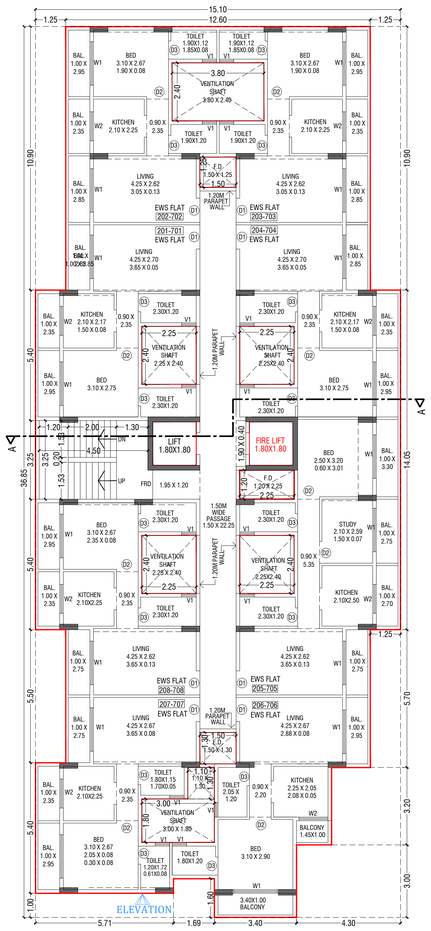
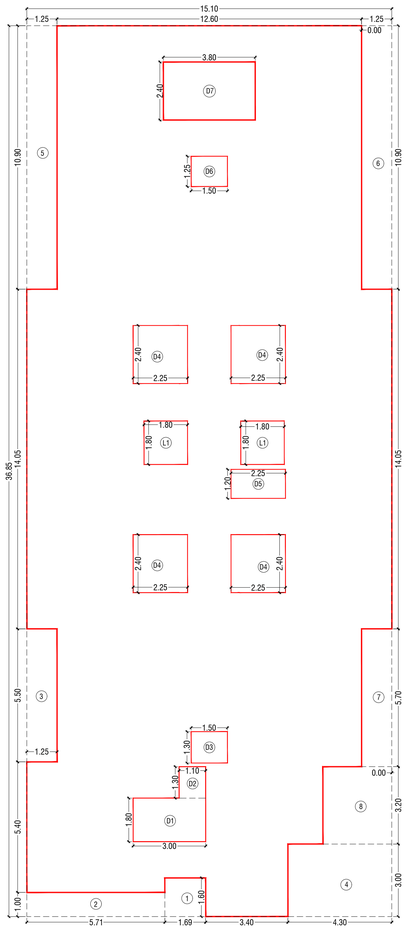
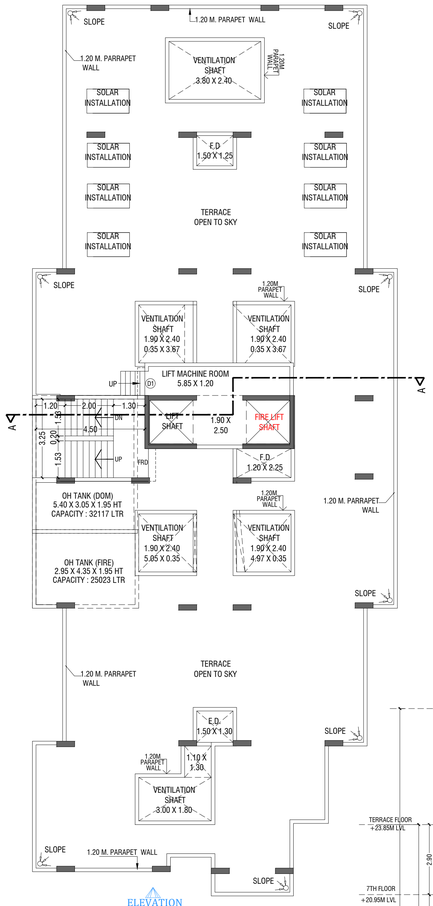


2ND TO 6TH SALE & 7TH EWS FLOOR PLAN
SCALE = 1 : 100



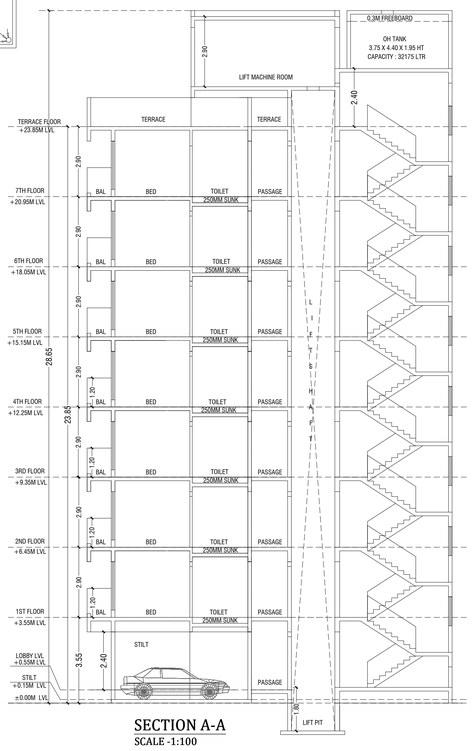
LINE AREA DIAGRAM FOR TYPICAL FLOOR
(1ST TO 6TH SALE & 7TH EWS) SCALE = 1 : 100



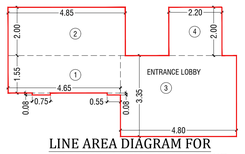
TERRACE FLOOR PLAN
SCALE = 1 : 100

BUILDING - 10 (WING - B)							
TENEMENTS AREA STATEMENT							
7TH FLR. EWS FLAT NUMBER	1ST TO 6TH SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)			
701	101, 201, 301, 401, 501, 601	1BHK	33.91	44.91			
702	102, 202, 302, 402, 502, 602	1BHK	34.07	44.72			
703	103, 203, 303, 403, 503, 603	1BHK	34.07	44.72			
704	104, 204, 304, 404, 504, 604	1BHK	33.91	44.47			
705	105, 205, 305, 405, 505, 605	2BHK	45.12	59.74			
706	106, 206, 306, 406, 506, 606	1BHK	34.52	44.93			
707	107, 207, 307, 407, 507, 607	1BHK	33.97	44.56			
708	208, 308, 408, 508, 608	1BHK	33.91	44.91			
7TH FLR. EWS FLAT BUILT-UP AREA (SQ.MT.)				372.96			

BUILDING NO. 10 (WING - B)				
BUILT UP AREA SUMMARY FOR GR / ST, 1ST TO 6TH SALE & 7TH EWS FLOOR				
FLOOR	FLAT BUA EWS AREA	EWS ANCILLARY FLR AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0.00	0.00	41.28	41.28
1ST FLR	0.00	0.00	434.20	434.20
2nd FLR	0.00	0.00	434.20	434.20
3rd FLR	0.00	0.00	434.20	434.20
4th FLR	0.00	0.00	434.20	434.20
5th FLR	0.00	0.00	434.20	434.20
6th FLR	0.00	0.00	434.20	434.20
7th FLR	372.96	61.24	0.00	434.20
TOTAL	372.96	61.24	2646.48	3080.68



SECTION A-A
SCALE -1:100



LINE AREA DIAGRAM FOR GROUND / STILT ENTRANCE LOBBY AREA SCALE = 1 : 100

BUILDING - 10 (WING - B)							
BUILT-UP AREA CALCULATION FOR GR / STILT ENTRANCE LOBBY							
1	4.65	X	1.55	X 1.00	=	7.21	SQ.MT.
"	0.08	X	0.55	X 1.00	=	0.04	SQ.MT.
"	0.08	X	0.75	X 1.00	=	0.06	SQ.MT.
2	4.85	X	2.00	X 1.00	=	9.69	SQ.MT.
3	4.80	X	3.35	X 1.00	=	16.08	SQ.MT.
4	2.20	X	2.00	X 1.00	=	4.40	SQ.MT.
TOTAL ENTRANCE LOBBY AREA (A)					=	37.48	SQ.MT.

LINE AREA DIAGRAM FOR SERVANT TOILET SCALE = 1 : 100

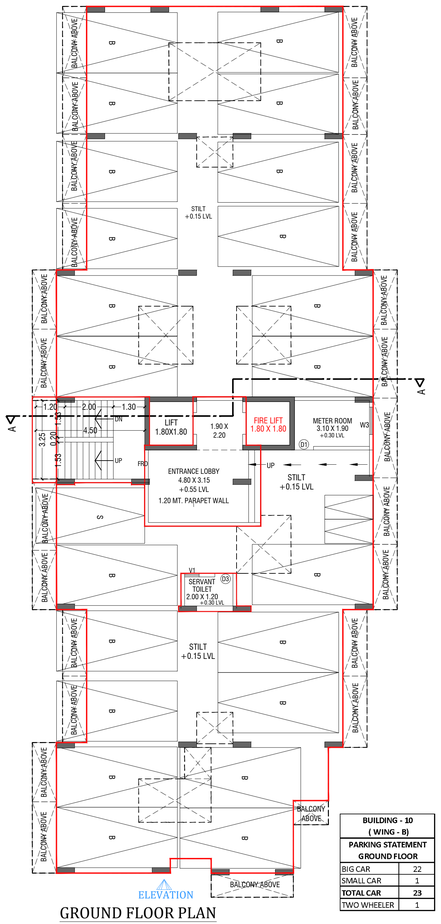
BUILT-UP AREA CALCULATION FOR SERVANT TOILET							
1	2.30	X	1.35	X 1.00	=	3.11	SQ.MT.
2	3.00	X	0.23	X 1.00	=	0.69	SQ.MT.
TOTAL SERVANT TOILET AREA (B)					=	3.80	SQ.MT.

TOTAL GR / STILT AREA (A + B)	=	41.28	SQ.MT.

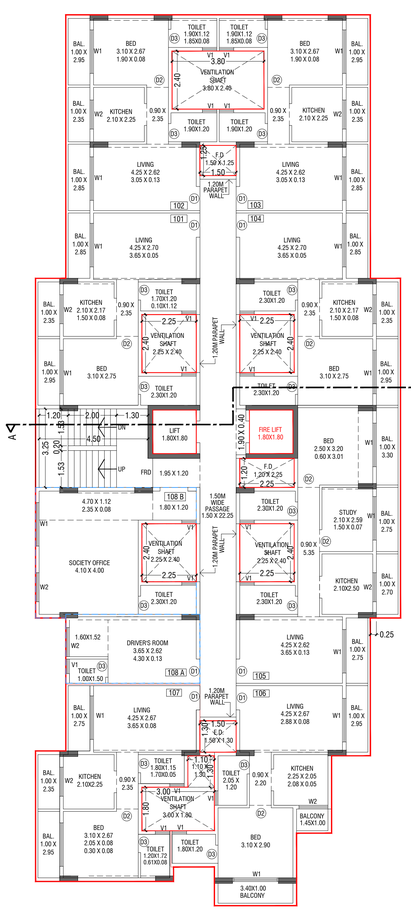
BUILDING - 10 (WING - B)							
BUILT-UP AREA CALCULATION FOR 1ST TO 7TH TYPICAL FLOOR							
ADDITION (X)							
X	15.10	X	36.85	X 1	=	556.44	SQ.MT.
	TOTAL ADDITION AREA				=	556.44	SQ.MT.
DEDUCTION (Y1)							
1	1.69	X	1.60	X 1	=	2.70	SQ.MT.
2	5.71	X	1.00	X 1	=	5.71	SQ.MT.
3	1.25	X	5.50	X 1	=	6.88	SQ.MT.
4	4.30	X	3.00	X 1	=	12.90	SQ.MT.
5	1.25	X	10.90	X 1	=	13.63	SQ.MT.
6	1.25	X	10.90	X 1	=	13.63	SQ.MT.
7	1.25	X	5.70	X 1	=	7.13	SQ.MT.
8	2.85	X	3.20	X 1	=	9.12	SQ.MT.
TOTAL DEDUCTION AREA (Y1)					=	71.68	SQ.MT.
DUCT DEDUCTION (Y2)							
D1	3.00	X	1.80	X 1	=	5.40	SQ.MT.
D2	1.10	X	1.30	X 1	=	1.43	SQ.MT.
D3	1.50	X	1.30	X 1	=	1.95	SQ.MT.
D4	2.25	X	2.40	X 4	=	21.60	SQ.MT.
D5	2.25	X	1.20	X 1	=	2.70	SQ.MT.
D6	1.50	X	1.25	X 1	=	1.88	SQ.MT.
D7	3.80	X	2.40	X 1	=	9.12	SQ.MT.
TOTAL DUCT DEDUCTION AREA (Y2)					=	44.08	SQ.MT.
LIFT DEDUCTION (Y3)							
L1	1.80	X	1.80	X 2	=	6.48	SQ.MT.
TOTAL LIFT DEDUCTION AREA (Y3)					=	6.48	SQ.MT.
TOTAL DEDUCTION AREA Y4 (Y1 + Y2 + Y3)					=	122.24	SQ.MT.
NET BUILT-UP AREA (Y5) (X - Y4)					=	434.20	SQ.MT.

LIGHT AND VENTILATION STATEMENT									
SR. NO.	ROOM	TYPE	SIZE			PROPOSED AREA	1/10 REQUIRED	MIN VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.75	X	4.45	12.238	1.224	W1	3.60
		MIN SIZE	2.75	X	4.25	11.688	1.169	W1	3.60
2	BED	MAX SIZE	3.10	X	3.05	9.455	0.946	W1	3.60
		MIN SIZE	2.75	X	2.75	7.563	0.756	W1	3.60
3	KITCHEN	MAX SIZE	2.35	X	2.10	4.935	0.494	W2	2.40
		MIN SIZE	2.10	X	2.10	4.410	0.441	W2	2.40
4	STUDY	MAX SIZE	2.66	X	2.35	6.228	0.623	W2	2.40
		MIN SIZE	2.10	X	1.20	2.520	0.252	W2	2.40
5	TOILET	MAX SIZE	2.10	X	1.20	2.520	0.252	V1	0.54
		MIN SIZE	1.80	X	1.20	2.160	0.216	V1	0.54

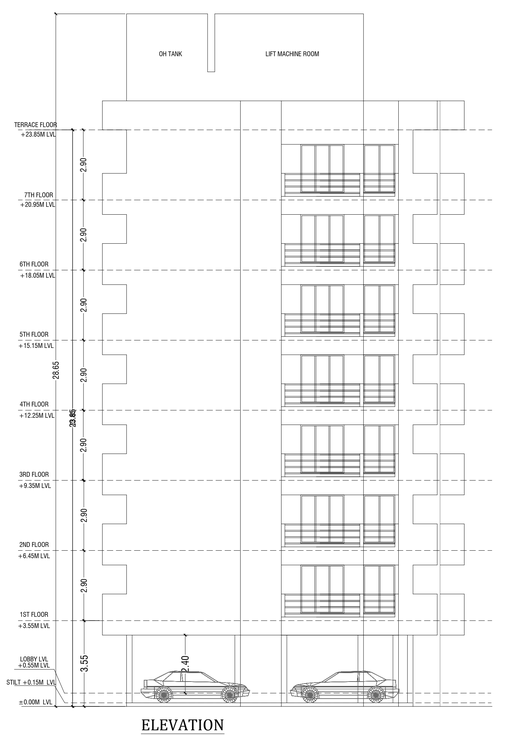
DOOR & WINDOW SCHEDULE			
TYPE	SIZE	AREA	TYPE
D1	1.00 x 2.10	2.10	T.W. PANEL DOOR
D2	0.90 x 2.10	1.89	T.W. PANEL DOOR
D3	0.75 x 2.10	1.58	T.W. PANEL DOOR
RJ	1.25 x 1.40	1.75	R.C.C. JALI
W1	1.80 x 2.00	3.60	ALU. SLIDING FRENCH WIN.
W2	1.20 x 2.00	2.40	ALU. SLIDING FRENCH WIN.
V1	0.60 x 0.90	0.54	ALU. LOUVERD WINDOW



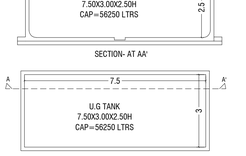
GROUND FLOOR PLAN
SCALE = 1 : 100



1ST SALE FLOOR PLAN SCALE = 1 : 100



SECTION A-A
SCALE -1:100



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

BLOCK PLAN
SCALE :- N.T.S.

BUILDING - 10 (WING - B)	
PARKING STATEMENT GROUND FLOOR	
BIG CAR	22
SMALL CAR	1
TOTAL CAR	23
TWO WHEELER	1

BUILDING 10 (WING - B)

17 / 28

CONTENTS OF SHEETS

1] GROUND FLOOR PLAN
2] 1ST FLOOR PLAN
3] TYPICAL FLOOR PLAN (2ND TO 7TH FLOOR)
4] LINE AREA DIAGRAM & CALCULATION
5] PARKING STATEMENT
6] TENEMENT AREA STATMENT
7] BUILT UP AREA SUMMARY
8] DOOR - WINDOW SCHEDULE
9] LIGHT & VENTILATION STATEMENT

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:33:36 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No.139/3, 139/6, 139/7, 139/10, 139/12, 139/14A, 139/14B, 140/2, 140/1(2), 140/1(4), 141, 142, 143 & 146/2 AT VILLAGE : WAKDI; TAL:- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	17 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

ADDRESS

SPACEAGE BUILDTECH CONSULTANTS

B-106, Natraj Building,
Mulund Goregaon Link Road
Mulund (w). Mumbai : 400 080

(BUILDING 11) TENEMENTS AREA STATEMENT				
(WING - A) 1ST & 3RD FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
101	301	1BHK	32.42	40.53
102	302	1BHK	31.58	44.41
	103, 303	1BHK	29.51	37.71
104, 304	-	1BHK	32.60	42.90
	105, 305	1RK	20.72	24.58
	106, 306	1RK	21.19	28.00

(WING - A) 2ND TO 4TH FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
201	401	1BHK	32.42	40.53
	202, 402	1BHK	31.02	40.95
	203, 403	1BHK	29.51	37.65
204, 404	-	1BHK	33.07	49.31
	205, 405	1RK	20.72	24.58
	206, 406	1RK	21.19	28.00

(BUILDING 11) TENEMENTS AREA STATEMENT				
(WING - B) 1ST & 3RD FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
	101, 301	1 R K	21.76	28.36
	102, 302	1 R K	19.73	27.95
	103, 303	1 R K	21.88	29.90
	104, 304	1 R K	20.22	27.48
	105, 305	1 R K	22.38	32.79
	106, 306	1BHK	28.88	35.48

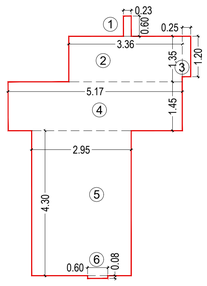
(WING - B) 2ND TO 4TH FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
	201, 401	1 R K	21.76	28.36
	202, 402	1 R K	19.30	23.13
	203, 403	1 R K	21.88	30.08
	204, 404	1 R K	20.22	27.62
	205, 405	1 R K	21.78	26.15
	206, 406	1BHK	28.88	35.48

(BUILDING 11) TENEMENTS AREA STATEMENT				
(WING - C) 1ST & 3RD FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
-	101, 301	1 R K	20.37	24.11
-	102, 302	1 R K	23.55	31.93
-	103, 303	2BHK	50.80	64.52
-	104, 304	1BHK	32.17	35.54
-	105, 305	1BHK	32.55	44.43
-	106, 306	1BHK	32.30	41.78

(WING - C) 2ND TO 4TH FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
-	201, 401	1 R K	20.37	24.11
-	202, 402	1 R K	22.88	27.13
-	203, 403	2BHK	50.78	64.62
-	204, 404	1BHK	32.17	35.67
-	205, 405	1BHK	31.33	37.20
-	206, 406	1BHK	32.30	41.78

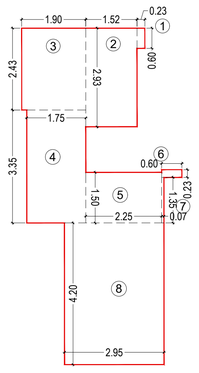
(BUILDING 11) TENEMENTS AREA STATEMENT				
(WING - D) 1ST & 3RD FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
	101, 301	1BHK	31.84	39.92
102, 302	-	1BHK	32.34	45.35
103, 303	-	1BHK	33.06	44.08
	104, 304	2 BHK	45.41	59.96
	105, 305	1 R K	19.34	24.06
106	306	1BHK	32.19	41.35
	107, 307	1BHK	29.70	37.34

(WING - D) 2ND TO 4TH FLOOR				
FLAT NUMBER	FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
-	201, 401	1BHK	31.84	39.92
-	202, 402	1BHK	31.32	37.16
403	203	1BHK	32.33	41.36
-	204, 404	2 BHK	45.41	59.96
-	205, 405	1 R K	19.34	24.06
-	206, 406	1BHK	31.64	37.83
-	207, 407	1BHK	29.70	37.34



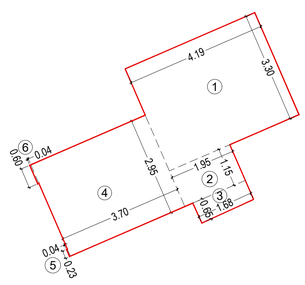
LINE AREA DIAGRAM FOR STILT FLOOR (WING- A) SCALE- 1:100

BUILT UP AREA CALCULATION FOR STILT FLOOR (BLDG NO.11,WING A)								
ADDITION								
1	0.23	x	0.60	x	1	=	0.14	SQ.MT.
2	3.36	x	1.35	x	1	=	4.54	SQ.MT.
3	0.25	x	1.20	x	1	=	0.30	SQ.MT.
4	5.17	x	1.45	x	1	=	7.50	SQ.MT.
5	2.95	x	4.30	x	1	=	12.69	SQ.MT.
6	0.60	x	0.08	x	1	=	0.05	SQ.MT.
TOTAL						=	25.20	SQ.MT.



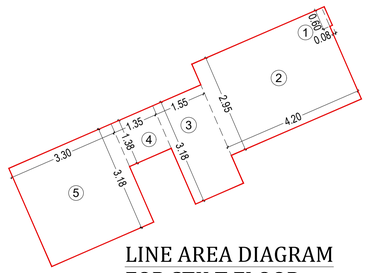
LINE AREA DIAGRAM FOR STILT FLOOR (WING- B) SCALE- 1:100

BUILT UP AREA CALCULATION FOR STILT FLOOR (BLDG NO.11,WING B)								
ADDITION								
1	0.23	x	0.60	x	1	=	0.14	SQ.MT.
2	1.52	x	2.93	x	1	=	4.45	SQ.MT.
3	1.90	x	2.43	x	1	=	4.62	SQ.MT.
4	1.75	x	3.35	x	1	=	5.86	SQ.MT.
5	2.25	x	1.50	x	1	=	3.38	SQ.MT.
6	0.60	x	0.23	x	1	=	0.14	SQ.MT.
7	0.07	x	1.35	x	1	=	0.09	SQ.MT.
8	2.95	x	4.20	x	1	=	12.39	SQ.MT.
TOTAL						=	31.07	SQ.MT.



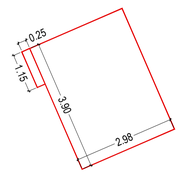
LINE AREA DIAGRAM FOR STILT FLOOR (WING- C) SCALE- 1:100

BUILT UP AREA CALCULATION FOR STILT FLOOR (BLDG NO.11,WING C)								
ADDITION								
1	4.19	x	3.30	x	1	=	13.83	SQ.MT.
2	1.95	x	1.15	x	1	=	2.24	SQ.MT.
3	1.68	x	0.65	x	1	=	1.09	SQ.MT.
4	3.70	x	2.95	x	1	=	10.92	SQ.MT.
5	0.04	x	0.23	x	1	=	0.01	SQ.MT.
6	0.04	x	0.60	x	1	=	0.02	SQ.MT.
TOTAL						=	28.11	SQ.MT.



LINE AREA DIAGRAM FOR STILT FLOOR (WING- D) SCALE- 1:100

BUILT UP AREA CALCULATION FOR STILT FLOOR (BLDG NO.11,WING D)								
ADDITION								
1	0.60	x	0.08	x	1	=	0.05	SQ.MT.
2	4.20	x	2.95	x	1	=	12.39	SQ.MT.
3	1.55	x	3.18	x	1	=	4.93	SQ.MT.
4	1.35	x	1.38	x	1	=	1.86	SQ.MT.
5	3.30	x	3.18	x	1	=	10.49	SQ.MT.
TOTAL						=	29.72	SQ.MT.



SOCIETY OFFICE SCALE- 1:100

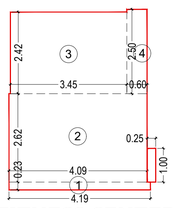
SOCIETY OFFICE								
1	2.98	x	3.90	=	11.65	SQ.MT.		
2	0.25	x	1.15	=	0.29	SQ.MT.		
TOTAL				=	11.94	SQ.MT.		

GROUND FLOOR BUILT-UP AREA					
WING A	ENT LOBBY	25.20	=	47.01	SQ.MT.
	FITNESS CENTER	21.81			
WING B	ENT LOBBY	31.07	=	43.01	SQ.MT.
	SOCIETY OFFICE	11.94			
WING C	ENT LOBBY	28.11	=	113.73	SQ.MT.
	SHOP	85.62			
WING D	ENT LOBBY	-	=	29.72	SQ.MT.
TOTAL WING A, B, C, D			=	233.47	SQ.MT.

BUILDING NO. 11			
PLINE BUILT UP AREA SUMMARY FOR 1ST TO 4TH FLOOR			
(WING A)			
FLOOR	PER FLOOR EWS AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0	47.01	47.01
1ST FLR	127.84	119.15	246.99
2nd FLR	89.84	160.17	250.01
3rd FLR	42.90	204.09	246.99
4th FLR	49.31	200.70	250.01
WING A TOTAL	309.89	731.12	1041.01
(WING B)			
FLOOR	PER FLOOR EWS AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0	43.01	43.01
1ST FLR	0	208.56	208.56
2nd FLR	0	197.38	197.38
3rd FLR	0	208.56	208.56
4th FLR	0	197.38	197.38
WING B TOTAL	0.00	854.89	854.89
(WING C)			
FLOOR	PER FLOOR EWS AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0	113.73	113.73
1ST FLR	0	270.38	270.38
2nd FLR	0.00	254.32	254.32
3rd FLR	0.00	270.38	270.38
4th FLR	0.00	254.32	254.32
WING C TOTAL	0.00	1163.13	1163.13
(WING D)			
FLOOR	PER FLOOR EWS AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0	29.72	29.72
1ST FLR	130.78	191.41	322.19
2nd FLR	0.00	312.12	312.12
3rd FLR	89.43	232.76	322.19
4th FLR	41.36	270.76	312.12
WING D TOTAL	261.57	1036.77	1298.34

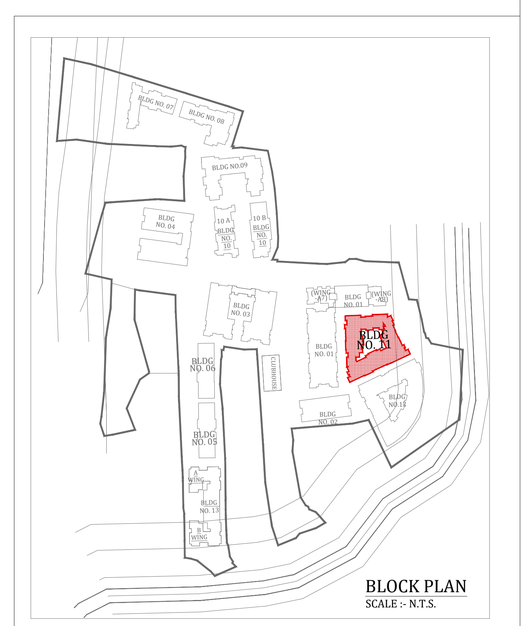
TOTAL	EWS AREA	SALE AREA	TOTAL
A+B+C+D	571.46	3785.91	4357.37

FITNESS CENTER								
1	4.19	x	0.23	x	1	=	0.96	
2	4.09	x	2.62	x	1	=	10.74	
3	3.45	x	2.42	x	1	=	8.36	
4	0.60	x	2.50	x	1	=	1.50	
5	0.25	x	1.00	x	1	=	0.25	
TOTAL						=	21.81	



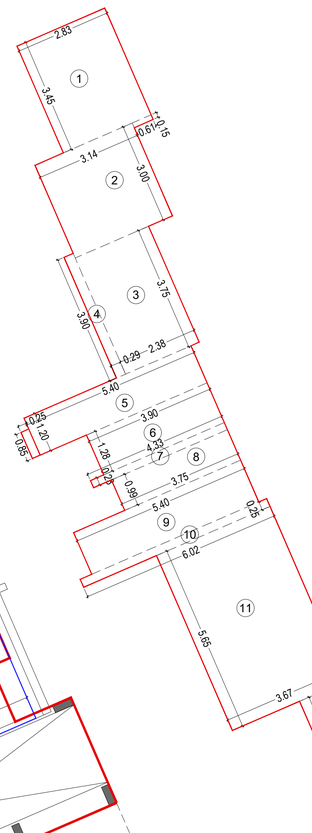
FITNESS CENTER SCALE- 1:100

BUILT UP AREA SUMMARY FOR 1ST TO 4TH FLOOR (BUILDING NO. 11 , WING A, B, C & D)							
FLOOR	WING A (EWS)	WING B (EWS)	WING C (EWS)	WING D (EWS)	PER FLOOR EWS AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0	0	0	0	0	233.47	233.47
1ST FLR	127.84	0	0.00	130.78	258.62	789.51	1048.13
2nd FLR	89.84	0	0	0	89.84	923.98	1013.82
3rd FLR	42.90	0	0.00	89.43	132.33	915.80	1048.13
4th FLR	49.31	0	0	41.36	90.67	923.15	1013.82
BUILDING NO. 11 , WING A, B, C & D TOTAL FLR AREA					571.46	3785.91	4357.37



BLOCK PLAN SCALE :- N.T.S.

STILT FLOOR (WING - A, B, C, D) SCALE- 1:100



LINE AREA DIAGRAM FOR SHOPS SCALE- 1:100

SHOP AREA STATEMENT	
	CARPET AREA (SQ.M.)
SHOP - 01	9.01
SHOP - 02	8.1
SHOP - 03	9.45
SHOP - 04	9.19
SHOP - 05	8.87
SHOP - 06	9.5
SHOP - 07	9.68
SHOP - 08	9.15
TOTAL	72.95

BUILDING - 11	
WING - A, B, C, D	
PARKING STATEMENT GROUND FLOOR	
BIG CAR	9
SMALL CAR	14
TOTAL CAR	23
TWO WHEELER	54

BUILT UP AREA CALCULATION FOR STILT FLOOR(SHOP & W.C/TOILET) (BLDG NO.11, WING A, B,C & D)							
SHOPS	1	2.83	x	3.45	=	9.76	SQ.MT.
	2	3.14	x	3.00	=	9.42	SQ.MT.
	"	0.61	x	0.15	=	0.09	SQ.MT.
	3	2.38	x	3.75	=	8.93	SQ.MT.
	4	0.29	x	3.90	=	1.13	SQ.MT.
	5	5.40	x	1.20	=	6.48	SQ.MT.
	"	0.25	x	0.85	=	0.21	SQ.MT.
	6	3.90	x	1.28	=	4.99	SQ.MT.
	7	4.33	x	0.23	=	1.00	SQ.MT.
	8	3.75	x	0.99	=	3.71	SQ.MT.
	9	5.40	x	1.35	=	7.29	SQ.MT.
	10	6.02	x	0.25	=	1.51	SQ.MT.
	11	3.67	x	5.65	=	20.74	SQ.MT.
	12	1.49	x	3.85	=	5.74	SQ.MT.
	13	0.55	x	4.00	=	2.20	SQ.MT.
	14	0.60	x	4.05	=	2.43	SQ.MT.
TOTAL SHOP & W.C/TOILET AREA =						85.62	SQ.MT.

BUILDING NO. 11 EWS Flat AREA IN SQ.MT.				
WING	Flat No.	FLAT BUILT-UP AREA IN SQ.MT.	FLOOR	TOTAL AREA
A Wing	101	40.53	1st floor Area	127.84
A Wing	102	44.41		
A Wing	104	42.90		
A Wing	201	40.53	2ND floor Area	89.84
A Wing	204	49.31		
A Wing	304	42.90	3RD	42.90
A Wing	404	49.31	4TH	49.31
D Wing	102	45.35	1st floor Area	130.78
D Wing	103	44.08		
D Wing	106	41.35		
D Wing	302	45.35	3rd flr.	89.43
D Wing	303	44.08		
D Wing	403	41.36	4TH	41.36
TOTAL EWS AREA				571.46

BUILDING - 11 | 18 / 28

CONTENTS OF SHEETS

1] STILT FLOOR PLAN
2] BUILT-UP AREA DIAGRAM
3] BUILT-UP AREA CALCULATION
4] TENEMENT AREA STATEMENT
5] PARKING STATEMENT
6] BLOCK PLAN
7] BUILT-UP AREA STATEMENT

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/Vakadi/BP-00223/ ACC/2025/1441 Dat- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:34:43 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No. 139/3,139/6,139/7, 139/10,139/12,139/14A,139/14B,140/2,140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	18 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

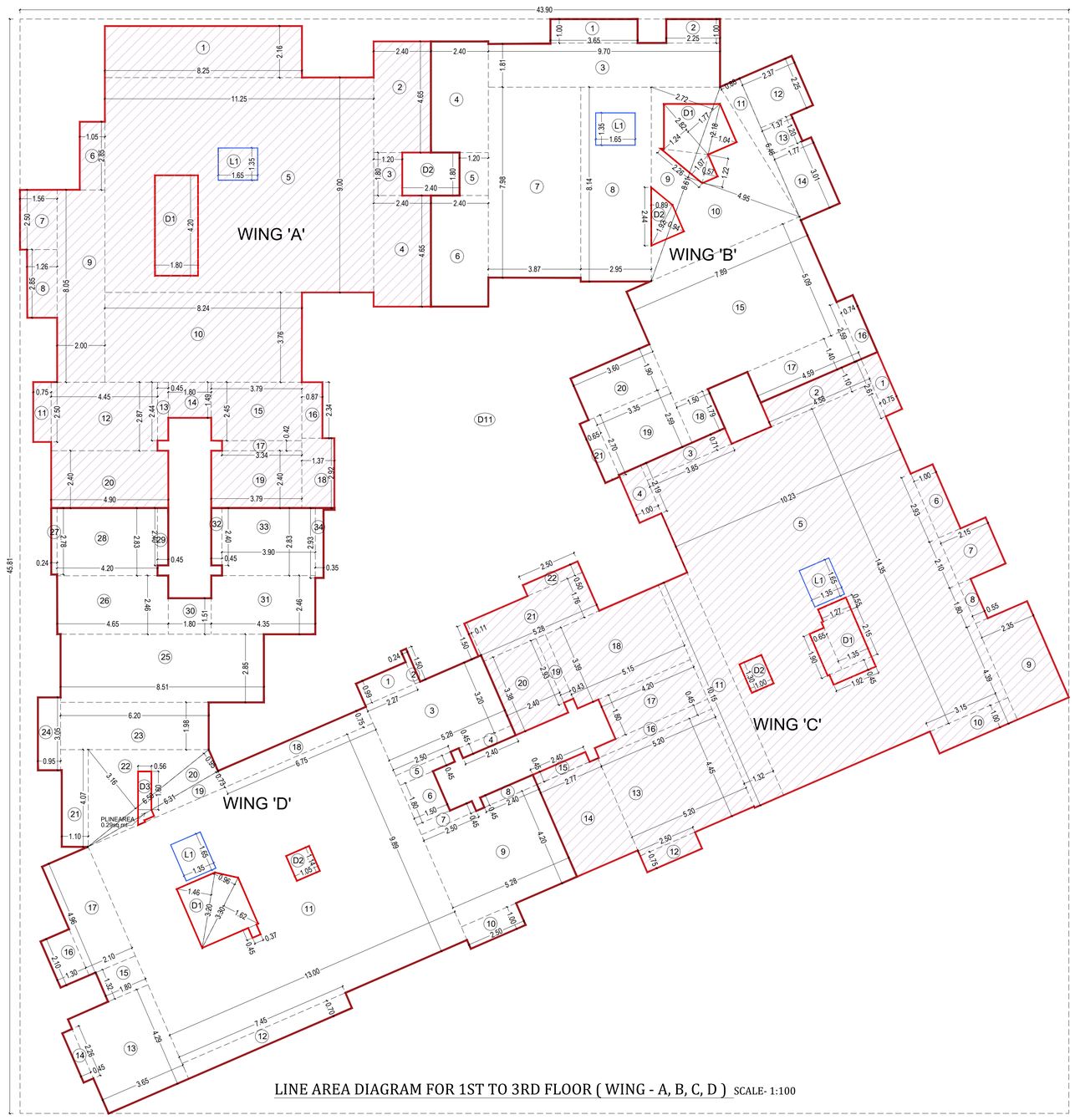
NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

ADDRESS

SPACE AGE CONSULTANTS

B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080



LINE AREA DIAGRAM FOR 1ST TO 3RD FLOOR (WING - A, B, C, D) SCALE- 1:100

1ST & 3RD FLOOR (WING- A, B, C, D) BUILDING 11 SCALE- 1:100

BUILT UP AREA CALCULATION FOR 1ST & 3RD FLOOR

ADDITION WING A									
1	8.25	x	2.16	x	1	x 1	=	17.77	SQ.MT.
2	2.40	x	4.65	x	1	x 1	=	11.12	SQ.MT.
3	1.20	x	1.80	x	1	x 1	=	2.16	SQ.MT.
4	2.40	x	4.65	x	1	x 1	=	11.15	SQ.MT.
5	11.25	x	9.00	x	1	x 1	=	101.21	SQ.MT.
6	1.05	x	2.85	x	1	x 1	=	2.99	SQ.MT.
7	1.56	x	2.50	x	1	x 1	=	3.90	SQ.MT.
8	1.26	x	2.85	x	1	x 1	=	3.59	SQ.MT.
9	2.00	x	8.05	x	1	x 1	=	16.09	SQ.MT.
10	8.24	x	3.76	x	1	x 1	=	30.92	SQ.MT.
11	0.75	x	2.50	x	1	x 1	=	1.88	SQ.MT.
12	4.45	x	2.87	x	1	x 1	=	12.73	SQ.MT.
13	0.45	x	2.44	x	1	x 1	=	1.10	SQ.MT.
14	1.80	x	1.49	x	1	x 1	=	2.68	SQ.MT.
15	3.79	x	2.45	x	1	x 1	=	9.27	SQ.MT.
16	0.87	x	2.34	x	1	x 1	=	2.04	SQ.MT.
17	3.34	x	0.42	x	1	x 1	=	1.40	SQ.MT.
18	1.37	x	2.92	x	1	x 1	=	3.98	SQ.MT.
19	3.79	x	2.40	x	1	x 1	=	9.08	SQ.MT.
20	4.90	x	2.40	x	1	x 1	=	11.72	SQ.MT.
TOTAL							=	**256.78**	**SQ.MT.**
DUCT DEDUCTION (Y1)									
1	1.80	x	4.20	x	1	x 1	=	7.56	SQ.MT.
TOTAL DEDUCTION AREA							=	**7.56**	**SQ.MT.**
LIFT DEDUCTION (Y2)									
L1	1.65	x	1.35	x	1	x 1	=	2.23	SQ.MT.
TOTAL LIFT AREA							=	**2.23**	**SQ.MT.**
TOTAL DEDUCTION(Y3 (Y1+Y2)							=	**9.79**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4)							=	**246.99**	**SQ.MT.**

BUILT UP AREA CALCULATION FOR 1ST & 3RD FLOOR

ADDITION WING B									
1	3.65	x	1.00	x	1	x 1	=	3.65	SQ.MT.
2	2.25	x	1.00	x	1	x 1	=	2.25	SQ.MT.
3	9.70	x	1.81	x	1	x 1	=	17.58	SQ.MT.
4	2.40	x	4.65	x	1	x 1	=	11.17	SQ.MT.
5	1.20	x	1.80	x	1	x 1	=	2.16	SQ.MT.
6	2.40	x	4.65	x	1	x 1	=	11.17	SQ.MT.
7	3.87	x	7.98	x	1	x 1	=	30.90	SQ.MT.
8	2.95	x	8.14	x	1	x 1	=	24.02	SQ.MT.
9	8.61	x	2.72	x	0.5	x 1	=	11.73	SQ.MT.
10	8.61	x	4.95	x	0.5	x 1	=	21.34	SQ.MT.
11	6.46	x	0.88	x	0.5	x 1	=	2.84	SQ.MT.
12	2.37	x	2.25	x	1	x 1	=	5.35	SQ.MT.
13	1.37	x	1.20	x	1	x 1	=	1.65	SQ.MT.
14	1.77	x	3.01	x	1	x 1	=	5.35	SQ.MT.
15	7.89	x	5.09	x	1	x 1	=	40.21	SQ.MT.
16	0.74	x	2.59	x	1	x 1	=	1.92	SQ.MT.
17	4.59	x	1.40	x	1	x 1	=	6.43	SQ.MT.
18	1.50	x	1.79	x	1	x 1	=	2.69	SQ.MT.
19	3.35	x	2.59	x	1	x 1	=	8.70	SQ.MT.
20	3.60	x	1.90	x	1	x 1	=	6.84	SQ.MT.
21	0.65	x	2.70	x	1	x 1	=	1.76	SQ.MT.
TOTAL							=	**219.71**	**SQ.MT.**
DUCT DEDUCTION (Y1)									
D1	2.82	x	1.77	x	0.5	x 1	=	2.50	SQ.MT.
"	2.82	x	1.24	x	0.5	x 1	=	1.75	SQ.MT.
"	2.26	x	1.07	x	0.5	x 1	=	1.21	SQ.MT.
"	1.22	x	0.57	x	0.5	x 1	=	0.35	SQ.MT.
"	2.18	x	1.04	x	0.5	x 1	=	1.13	SQ.MT.
D2	2.44	x	0.89	x	0.5	x 1	=	1.09	SQ.MT.
"	1.92	x	0.94	x	0.5	x 1	=	0.90	SQ.MT.
TOTAL DEDUCTION AREA							=	**8.92**	**SQ.MT.**
LIFT DEDUCTION (Y2)									
L1	1.65	x	1.35	x	1	x 1	=	2.23	SQ.MT.
TOTAL LIFT AREA							=	**2.23**	**SQ.MT.**
TOTAL DEDUCTION(Y3)							=	**11.15**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4)							=	**208.56**	**SQ.MT.**

BUILT UP AREA CALCULATION FOR 1ST & 3RD FLOOR

ADDITION WING C									
1	0.75	x	2.61	x	1	x 1	=	1.96	SQ.MT.
2	4.58	x	1.10	x	1	x 1	=	5.04	SQ.MT.
3	3.85	x	0.71	x	1	x 1	=	2.75	SQ.MT.
4	1.00	x	2.19	x	1	x 1	=	2.19	SQ.MT.
5	10.23	x	14.35	x	1	x 1	=	146.90	SQ.MT.
6	1.00	x	2.93	x	1	x 1	=	2.93	SQ.MT.
7	2.15	x	2.10	x	1	x 1	=	4.52	SQ.MT.
8	0.55	x	1.80	x	1	x 1	=	0.99	SQ.MT.
9	2.35	x	4.39	x	1	x 1	=	10.34	SQ.MT.
10	3.15	x	1.00	x	1	x 1	=	3.15	SQ.MT.
11	1.32	x	10.15	x	1	x 1	=	13.44	SQ.MT.
12	2.50	x	0.75	x	1	x 1	=	1.88	SQ.MT.
13	5.20	x	4.45	x	1	x 1	=	23.18	SQ.MT.
14	2.77	x	4.20	x	1	x 1	=	11.65	SQ.MT.
15	2.77	x	0.45	x	1	x 1	=	1.25	SQ.MT.
16	5.20	x	0.45	x	1	x 1	=	2.36	SQ.MT.
17	4.20	x	1.80	x	1	x 1	=	7.58	SQ.MT.
18	5.15	x	3.39	x	1	x 1	=	17.49	SQ.MT.
19	2.93	x	0.43	x	1	x 1	=	1.27	SQ.MT.
20	2.40	x	3.38	x	1	x 1	=	8.14	SQ.MT.
21	5.28	x	1.76	x	1	x 1	=	9.32	SQ.MT.
22	2.50	x	0.50	x	1	x 1	=	1.26	SQ.MT.
TOTAL							=	**279.60**	**SQ.MT.**
DUCT DEDUCTION (Y1)									
D1	1.27	x	0.55	x	1.0	x 1	=	0.70	SQ.MT.
"	1.35	x	2.15	x	1.0	x 1	=	2.90	SQ.MT.
"	0.65	x	1.90	x	1.0	x 1	=	1.24	SQ.MT.
"	1.92	x	0.45	x	1.0	x 1	=	0.86	SQ.MT.
D2	1.00	x	1.30	x	1.0	x 1	=	1.30	SQ.MT.
TOTAL DEDUCTION AREA							=	**7.00**	**SQ.MT.**
LIFT DEDUCTION (Y2)									
L1	1.35	x	1.65	x	1	x 1	=	2.23	SQ.MT.
TOTAL LIFT AREA							=	**2.23**	**SQ.MT.**
TOTAL DEDUCTION(Y3)							=	**9.23**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4)							=	**270.38**	**SQ.MT.**

BUILT UP AREA CALCULATION FOR 1ST & 3RD FLOOR

ADDITION WING D									
1	2.27	x	0.99	x	1	x 1	=	2.25	SQ.MT.
2	0.24	x	1.50	x	1	x 1	=	0.36	SQ.MT.
3	5.28	x	3.20	x	1	x 1	=	16.90	SQ.MT.
4	2.40	x	0.45	x	1	x 1	=	1.08	SQ.MT.
5	2.50	x	0.45	x	1	x 1	=	1.13	SQ.MT.
6	1.50	x	1.80	x	1	x 1	=	2.70	SQ.MT.
7	2.50	x	0.45	x	1	x 1	=	1.13	SQ.MT.
8	2.40	x	0.45	x	1	x 1	=	1.08	SQ.MT.
9	5.28	x	4.20	x	1	x 1	=	22.18	SQ.MT.
10	2.50	x	1.00	x	1	x 1	=	2.50	SQ.MT.
11	13.00	x	9.89	x	1	x 1	=	128.57	SQ.MT.
12	7.45	x	0.70	x	1	x 1	=	5.22	SQ.MT.
13	3.65	x	4.29	x	1	x 1	=	15.66	SQ.MT.
14	0.45	x	2.26	x	1	x 1	=	1.02	SQ.MT.
15	1.80	x	1.32	x	1	x 1	=	2.38	SQ.MT.
16	1.30	x	2.10	x	1	x 1	=	2.73	SQ.MT.
17	2.10	x	4.96	x	1	x 1	=	10.42	SQ.MT.
18	0.75	x	6.75	x	1	x 1	=	5.06	SQ.MT.
19	6.31	x	0.73	x	0.5	x 1	=	2.30	SQ.MT.
20	6.50	x	0.95	x	0.5	x 1	=	3.09	SQ.MT.
21	1.10	x	4.07	x	1	x 1	=	4.48	SQ.MT.
22	6.50	x	3.16	x	0.5	x 1	=	10.25	SQ.MT.
23	6.20	x	1.98	x	1	x 1	=	12.28	SQ.MT.
24	0.95	x	3.05	x	1	x 1	=	2.90	SQ.MT.
25	8.51	x	2.85	x	1	x 1	=	24.24	SQ.MT.
26	4.65	x	2.46	x	1	x 1	=	11.44	SQ.MT.
27	0.24	x	2.78	x	1	x 1	=	0.67	SQ.MT.
28	4.20	x	2.83	x	1	x 1	=	11.87	SQ.MT.
29	0.45	x	2.40	x	1	x 1	=	1.08	SQ.MT.
30	1.80	x	1.51	x	1	x 1	=	2.72	SQ.MT.
31	4.35	x	2.45	x	1	x 1	=	10.64	SQ.MT.
32	0.45	x	2.40	x	1	x 1	=	1.08	SQ.MT.
33	3.90	x	2.83	x	1	x 1	=	11.02	SQ.MT.
34	0.35	x	2.93	x	1	x 1	=	1.03	SQ.MT.
TOTAL							=	**333.39**	**SQ.MT.**
DUCT DEDUCTION (Y1)									
D1	3.20	x	1.46	x	0.5	x 1	=	2.34	SQ.MT.
"	3.30	x	0.96	x	0.5	x 1	=	1.58	SQ.MT.
"	3.30	x	1.62	x	0.5	x 1	=	2.67	SQ.MT.
D2	1.05	x	1.14	x	1.0	x 1	=	1.20	SQ.MT.
D3	1.60	x	0.56	x	1.0	x 1	=	0.90	SQ.MT.
PLINE AREA							=	0.29	SQ.MT.
TOTAL DEDUCTION AREA							=	**8.98**	**SQ.MT.**
LIFT DEDUCTION (Y2)									
L1	1.35	x	1.65	x	1	x 1	=	2.23	SQ.MT.
TOTAL LIFT AREA							=	**2.23**	**SQ.MT.**
TOTAL DEDUCTION(Y3)							=	**11.20**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4)							=	**322.19**	**SQ.MT.**

DOOR WINDOW SCHEDULE

TYPE	SIZE (METER)	AREA (SQ.M.)	SILL LEVEL	DESCRIPTION
D1	1.00 X 2.10	2.10	-	FLUSH DOOR
D2	0.90 X 2.10	1.89	-	
D3	0.75 X 2.10	1.575	-	
W1	1.80 X 2.00	3.60	0.30	ALUMINIUM SLIDING WINDOW
W2	1.80 X 1.40	2.52	0.90	ALUMINIUM TOP HUNG WINDOW
W3	1.20 X 2.00	2.40	0.30	ALUMINIUM SLIDING WINDOW
W4	1.20 x 1.40	1.68	0.90	ALUMINIUM SLIDING WINDOW
W5	1.50 X 1.40	2.10	0.90	ALUMINIUM SLIDING WINDOW
V	0.60 X 0.90	0.54	1.40	LOUVERED WINDOW
V1	0.45 X 0.90	0.405	1.40	LOUVERED WINDOW
V2	0.35 X 0.90	0.315	1.40	LOUVERED WINDOW

LIGHT AND VENTILATION STATEMENT FOR (BUILDING NO. 11)

SR. NO.	ROOM	AREA OF ROOM (SQM)	AREA OF WIN REQ. (SQM)	AREA OF WIN PROV. (SQM)	TYPE OF WINDOW PROVD.
1	LIVING	12.581	2.097	3.240	W1
2	KITCHEN	6.520	1.087	2.160	W3
3	BED RM	8.52	1.420	3.240	W1
4	M.BED RM	8.93	1.488	3.240	W1
5	TOILET	2.160	0.360	0.540	V1
6	M.TOILET	2.160	0.360	0.540	V1
7	BATH	1.470	0.245	0.540	V1
8	W.C.	1.080	0.180	0.540	V1

BUILDING - 11 19 / 28

CONTENTS OF SHEETS

1] 1ST & 3RD FLOOR PLAN
2] BUILT-UP AREA DIAGRAM FOR 1ST & 3RD FLOOR
3] BUILT-UP AREA CALCULATION FOR 1ST & 3RD FLOOR
4] LIGHT AND VENTILATION STATEMENT
5] DOOR & WINDOW SCHEDULE
6] BLOCK PLAN

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/ Panvel/Vakadi/BP-00223/ACC/2025/1441
Dated- 24/09/2025

SWATI PUNDALIK POHEKAR
Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:36:04 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No. 139/3,139/6,139/7, 139/10,139/12,139/14A,139/14B,140/2,140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

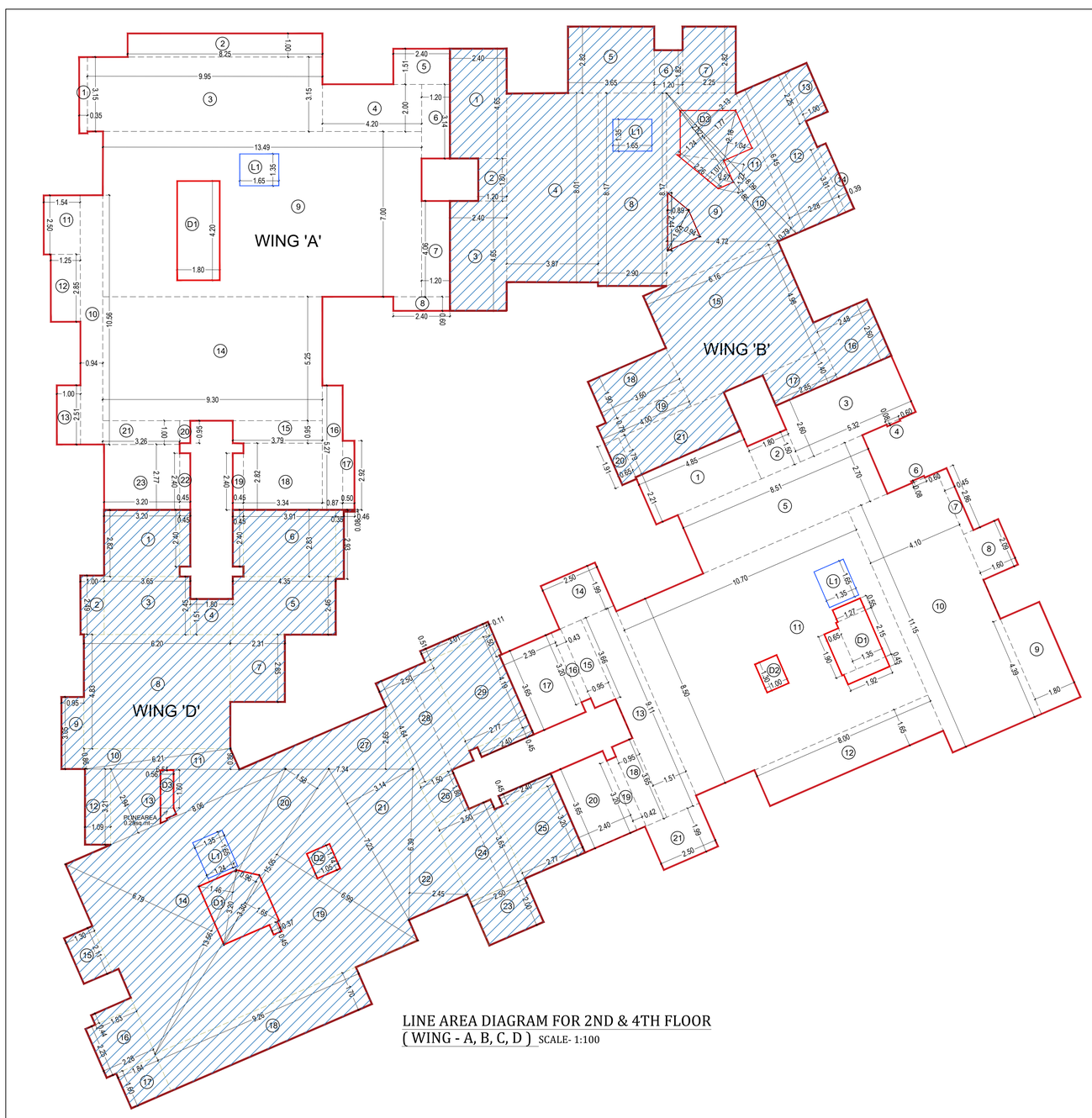
NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	19 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
NAME OF ARCHITECT: DEVYANI KHADILKAR	
LICENSE NO: CA/90/13184	

ADDRESS

SPACEAGE CONSULTANTS
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080



LINE AREA DIAGRAM FOR 2ND & 4TH FLOOR
(WING - A, B, C, D) SCALE- 1:100

2ND & 4TH FLOOR (WING- A, B, C, D) SCALE- 1:100

WING - A

BUILT UP AREA CALCULATION FOR 2ND & 4TH FLOOR

ADDITION										
1	0.35	x	3.15	x	1	x	1	=	1.10	SQ.MT.
2	8.25	x	1.00	x	1	x	1	=	8.25	SQ.MT.
3	9.95	x	3.15	x	1	x	1	=	31.34	SQ.MT.
4	4.20	x	2.00	x	1	x	1	=	8.40	SQ.MT.
5	2.40	x	1.51	x	1	x	1	=	3.62	SQ.MT.
6	1.20	x	3.14	x	1	x	1	=	3.77	SQ.MT.
7	1.20	x	4.06	x	1	x	1	=	4.87	SQ.MT.
8	2.40	x	0.60	x	1	x	1	=	1.44	SQ.MT.
9	13.49	x	7.00	x	1	x	1	=	94.51	SQ.MT.
10	0.94	x	10.56	x	1	x	1	=	9.93	SQ.MT.
11	1.54	x	2.50	x	1	x	1	=	3.85	SQ.MT.
12	1.25	x	2.85	x	1	x	1	=	3.56	SQ.MT.
13	1.00	x	2.51	x	1	x	1	=	2.51	SQ.MT.
14	9.30	x	5.25	x	1	x	1	=	48.86	SQ.MT.
15	3.79	x	0.95	x	1	x	1	=	3.60	SQ.MT.
16	0.87	x	5.27	x	1	x	1	=	4.58	SQ.MT.
17	0.50	x	2.92	x	1	x	1	=	1.46	SQ.MT.
18	3.34	x	2.82	x	1	x	1	=	9.42	SQ.MT.
19	0.45	x	2.40	x	1	x	1	=	1.08	SQ.MT.
20	0.45	x	0.95	x	1	x	1	=	0.43	SQ.MT.
21	3.26	x	1.00	x	1	x	1	=	3.26	SQ.MT.
22	0.45	x	2.40	x	1	x	1	=	1.08	SQ.MT.
23	3.20	x	2.77	x	1	x	1	=	8.86	SQ.MT.
TOTAL								=	**259.80**	**SQ.MT.**
DUCT DEDUCTION (Y1)										
1	1.80	x	4.20	x	1	x	1	=	7.56	SQ.MT.
TOTAL DEDUCTION AREA								=	**7.56**	**SQ.MT.**
LIFT DEDUCTION (Y2)										
L1	1.65	x	1.35	x	1	x	1	=	2.23	SQ.MT.
TOTAL LIFT AREA								=	**2.23**	**SQ.MT.**
TOTAL DEDUCTION(Y3 (Y1+Y2)								=	**9.79**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4)								=	**250.01**	**SQ.MT.**

BUILT UP AREA CALCULATION FOR 2ND & 4TH FLOOR

ADDITION WING B										
1	2.40	x	4.65	x	1	x	1	=	11.16	SQ.MT.
2	1.20	x	1.80	x	1	x	1	=	2.16	SQ.MT.
3	2.40	x	4.65	x	1	x	1	=	11.19	SQ.MT.
4	3.87	x	8.01	x	1	x	1	=	31.05	SQ.MT.
5	3.65	x	2.82	x	1	x	1	=	10.29	SQ.MT.
6	1.20	x	1.82	x	1	x	1	=	2.18	SQ.MT.
7	2.25	x	2.82	x	1	x	1	=	6.35	SQ.MT.
8	2.90	x	8.17	x	1	x	1	=	23.74	SQ.MT.
9	8.17	x	4.72	x	0.5	x	1	=	19.31	SQ.MT.
10	8.09	x	0.79	x	0.5	x	1	=	3.20	SQ.MT.
11	8.09	x	2.13	x	0.5	x	1	=	8.62	SQ.MT.
12	2.28	x	6.45	x	1	x	1	=	14.74	SQ.MT.
13	1.00	x	2.25	x	1	x	1	=	2.25	SQ.MT.
14	0.39	x	3.01	x	1	x	1	=	1.17	SQ.MT.
15	6.16	x	4.98	x	1	x	1	=	30.72	SQ.MT.
16	2.48	x	2.60	x	1	x	1	=	6.46	SQ.MT.
17	2.85	x	1.40	x	1	x	1	=	3.99	SQ.MT.
18	3.60	x	1.90	x	1	x	1	=	6.84	SQ.MT.
19	4.00	x	0.79	x	1	x	1	=	3.17	SQ.MT.
20	0.65	x	1.91	x	1	x	1	=	1.24	SQ.MT.
21	4.85	x	1.79	x	1	x	1	=	8.71	SQ.MT.
TOTAL								=	**208.53**	**SQ.MT.**
DUCT DEDUCTION (Y1)										
D1	2.82	x	1.77	x	0.5	x	1	=	2.50	SQ.MT.
"	2.82	x	1.24	x	0.5	x	1	=	1.75	SQ.MT.
"	2.26	x	1.07	x	0.5	x	1	=	1.21	SQ.MT.
"	1.22	x	0.57	x	0.5	x	1	=	0.35	SQ.MT.
"	2.18	x	1.04	x	0.5	x	1	=	1.13	SQ.MT.
D2	2.44	x	0.89	x	0.5	x	1	=	1.09	SQ.MT.
"	1.92	x	0.94	x	0.5	x	1	=	0.90	SQ.MT.
TOTAL DEDUCTION AREA								=	**8.92**	**SQ.MT.**
LIFT DEDUCTION (Y2)										
L1	1.65	x	1.35	x	1	x	1	=	2.23	SQ.MT.
TOTAL LIFT AREA								=	**2.23**	**SQ.MT.**
TOTAL DEDUCTION(Y3)								=	**11.15**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4)								=	**197.38**	**SQ.MT.**

WING D

BUILT UP AREA CALCULATION FOR 2ND & 4TH FLOOR

ADDITION AREA										
1	3.20	x	2.82	x	1	x	1	=	9.01	SQ.MT.
"	2.40	x	0.45	x	1	x	2	=	2.16	SQ.MT.
2	1.00	x	2.49	x	1	x	1	=	2.49	SQ.MT.
3	3.65	x	2.45	x	1	x	1	=	8.94	SQ.MT.
4	1.80	x	1.51	x	1	x	1	=	2.72	SQ.MT.
5	4.35	x	2.46	x	1	x	1	=	10.68	SQ.MT.
6	3.91	x	2.83	x	1	x	1	=	11.07	SQ.MT.
"	0.46	x	0.08	x	1	x	1	=	0.04	SQ.MT.
"	0.35	x	2.93	x	1	x	1	=	1.03	SQ.MT.
7	2.31	x	2.85	x	1	x	1	=	6.58	SQ.MT.
8	6.20	x	4.83	x	1	x	1	=	29.95	SQ.MT.
9	0.95	x	3.05	x	1	x	1	=	2.90	SQ.MT.
10	6.21	x	0.86	x	0.5	x	1	=	2.67	SQ.MT.
11	6.54	x	0.86	x	0.5	x	1	=	2.81	SQ.MT.
12	1.09	x	3.21	x	1	x	1	=	3.50	SQ.MT.
13	8.06	x	2.94	x	0.5	x	1	=	11.85	SQ.MT.
14	13.56	x	6.79	x	0.5	x	1	=	46.04	SQ.MT.
15	1.30	x	2.11	x	0.5	x	1	=	1.37	SQ.MT.
16	2.28	x	2.25	x	0.5	x	1	=	2.57	SQ.MT.
"	1.83	x	0.44	x	0.5	x	1	=	0.40	SQ.MT.
17	1.84	x	1.60	x	1	x	1	=	2.94	SQ.MT.
18	9.26	x	1.70	x	1	x	1	=	15.74	SQ.MT.
19	15.05	x	6.99	x	0.5	x	1	=	52.60	SQ.MT.
20	15.05	x	1.58	x	0.5	x	1	=	11.89	SQ.MT.
21	7.23	x	3.14	x	0.5	x	1	=	11.35	SQ.MT.
22	6.39	x	2.45	x	0.5	x	1	=	7.83	SQ.MT.
23	2.50	x	2.00	x	1	x	1	=	5.00	SQ.MT.
24	2.50	x	3.65	x	1	x	1	=	9.11	SQ.MT.
25	2.77	x	3.20	x	1	x	1	=	8.85	SQ.MT.
"	2.40	x	0.45	x	1	x	1	=	1.08	SQ.MT.
26	1.50	x	1.80	x	1	x	1	=	2.70	SQ.MT.
27	7.34	x	2.65	x	0.5	x	1	=	9.72	SQ.MT.
28	2.50	x	4.64	x	1	x	1	=	11.59	SQ.MT.
29	4.19	x	2.77	x	1	x	1	=	11.57	SQ.MT.
"	2.40	x	0.45	x	1	x	1	=	1.07	SQ.MT.
"	3.01	x	0.51	x	1	x	1	=	1.53	SQ.MT.
"	0.11	x	1.50	x	1	x	1	=	0.17	SQ.MT.
TOTAL								=	**323.49**	**SQ.MT.**
DUCT DEDUCTION (Y1)										
D1	3.20	x	1.46	x	0.50	x	1	=	2.34	SQ.MT.
"	3.30	x	0.96	x	0.50	x	1	=	1.59	SQ.MT.
"	3.30	x	1.65	x	0.50	x	1	=	2.73	SQ.MT.
"	0.37	x	0.45	x	0.50	x	1	=	0.08	SQ.MT.
D2	1.05	x	1.14	x	1.00	x	1	=	1.21	SQ.MT.
D3	1.60	x	0.56	x	1.00	x	1	=	0.90	SQ.MT.
PLINE AREA								=	0.29	SQ.MT.
TOTAL DEDUCTION AREA								=	**9.15**	**SQ.MT.**
LIFT DEDUCTION (Y2)										
L1	1.35	x	1.65	x	1	x	1	=	2.23	SQ.MT.
TOTAL LIFT AREA								=	**2.23**	**SQ.MT.**
TOTAL DEDUCTION(Y3)								=	**11.37**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4)								=	**312.12**	**SQ.MT.**

DOOR WINDOW SCHEDULE

TYPE	SIZE (METER)	AREA (SQ.M.)	SILL LEVEL	DESCRIPTION
D1	1.00 X 2.10	2.10	-	FLUSH DOOR
D2	0.90 X 2.10	1.89	-	
D3	0.75 X 2.10	1.575	-	
W1	1.80 X 2.00	3.60	0.30	ALUMINIUM SLIDING WINDOW
W2	1.80 X 1.40	2.52	0.90	ALUMINIUM TOP HUNG WINDOW
W3	1.20 X 2.00	2.40	0.30	ALUMINIUM SLIDING WINDOW
W4	1.20 x 1.40	1.68	0.90	ALUMINIUM SLIDING WINDOW
W5	1.50 X 1.40	2.10	0.90	ALUMINIUM SLIDING WINDOW
V	0.60 X 0.90	0.54	1.40	LOUVERED WINDOW
V1	0.45 X 0.90	0.405	1.40	LOUVERED WINDOW
V2	0.35 X 0.90	0.315	1.40	LOUVERED WINDOW

LIGHT AND VENTILATION STATEMENT FOR (BUILDING NO. 11)

SR. NO.	ROOM	AREA OF ROOM (SQM)	AREA OF WIN REQ. (SQM)	AREA OF WIN PROV. (SQM)	TYPE OF WINDOW PROVD.
1	LIVING	12.581	2.097	3.240	W1
2	KITCHEN	6.520	1.087	2.160	W3
3	BED RM	8.52	1.420	3.240	W1
4	M.BED RM	8.93	1.488	3.240	W1
5	TOILET	2.160	0.360	0.540	V1
6	M.TOILET	2.160	0.360	0.540	V1
7	BATH	1.470	0.245	0.540	V1
8	W.C.	1.080	0.180	0.540	V1

BUILDING - 11

20 / 28

CONTENTS OF SHEETS

1] 2ND & 4TH FLOOR PLAN
2] BUILT-UP AREA DIAGRAM FOR 2ND & 4TH FLOOR
3] BUILT-UP AREA CALCULATION FOR 2ND & 4TH FLOOR
4] LIGHT AND VENTILATION STATEMENT
5] DOOR & WINDOW SCHEDULE
6] BLOCK PLAN

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/ Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:37:57 +05'30'

WING C

BUILT UP AREA CALCULATION FOR 2ND & 4TH FLOOR

ADDITION										
1	4.85	x	2.21	x	1	x	1	=	10.72	SQ.MT.
2	1.80	x	1.50	x	1	x	1	=	2.70	SQ.MT.
3	5.32	x	2.60	x	1	x	1	=	13.83	SQ.MT.
4	0.06	x	0.08	x	1	x	1	=	0.00	SQ.MT.
5	8.51	x	2.70	x	1	x	1	=	22.98	SQ.MT.
6	0.60	x	0.08	x	1	x	1	=	0.05	SQ.MT.
7	0.45	x	2.86	x	1	x	1	=	1.29	SQ.MT.
8	2.09	x	1.60	x	1	x	1	=	3.34	SQ.MT.
9	1.80	x	4.39	x	1	x	1	=	7.90	SQ.MT.
10	4.10	x	11.15	x	1	x	1	=	45.72	SQ.MT.
11	10.70	x	8.50	x	1	x	1	=	90.95	SQ.MT.
12	8.00	x	1.65	x	1	x	1	=	13.20	SQ.MT.
13	1.51	x	9.11	x	1	x	1	=	13.76	SQ.MT.
14	2.50	x	1.99	x	1	x	1	=	4.98	SQ.MT.
15	0.95	x	3.66	x	1	x	1	=	3.48	SQ.MT.
16	0.43	x	3.20	x	1	x	1	=	1.38	SQ.MT.
17	2.39	x	3.65	x	1	x	1	=	8.73	SQ.MT.
18	0.95	x	3.65	x	1	x	1	=	3.47	SQ.MT.
19	0.42	x	3.20	x	1	x	1	=	1.34	SQ.MT.
20	2.40	x	3.65	x	1	x	1	=	8.76	SQ.MT.
21	2.50	x	1.99	x	1	x	1	=	4.98	SQ.MT.
TOTAL								=	**263.55**	**SQ.MT.**
DUCT DEDUCTION (Y1)										
D1	1.27	x	0.55	x	1.0	x	1	=	0.70	SQ.MT.
"	1.35	x	2.15	x	1.0	x	1	=	2.90	SQ.MT.
"	0.65	x	1.90	x	1.0	x	1	=	1.24	SQ.MT.
"	1.92	x	0.45	x	1.0	x	1	=	0.86	SQ.MT.
D2	1.00	x	1.30	x	1.0	x	1	=	1.30	SQ.MT.
TOTAL DEDUCTION AREA								=	**7.00**	**SQ.MT.**
LIFT DEDUCTION (Y2)										
L1	1.35	x	1.65	x	1	x	1	=	2.23	SQ.MT.
TOTAL LIFT AREA								=	**2.23**	**SQ.MT.**
TOTAL DEDUCTION(Y3)								=	**9.23**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4)								=	**254.32**	**SQ.MT.**

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No. 139/3,139/6,139/7, 139/10,139/12,139/14A,139/14B,140/2,140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI; TAL:- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	20 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

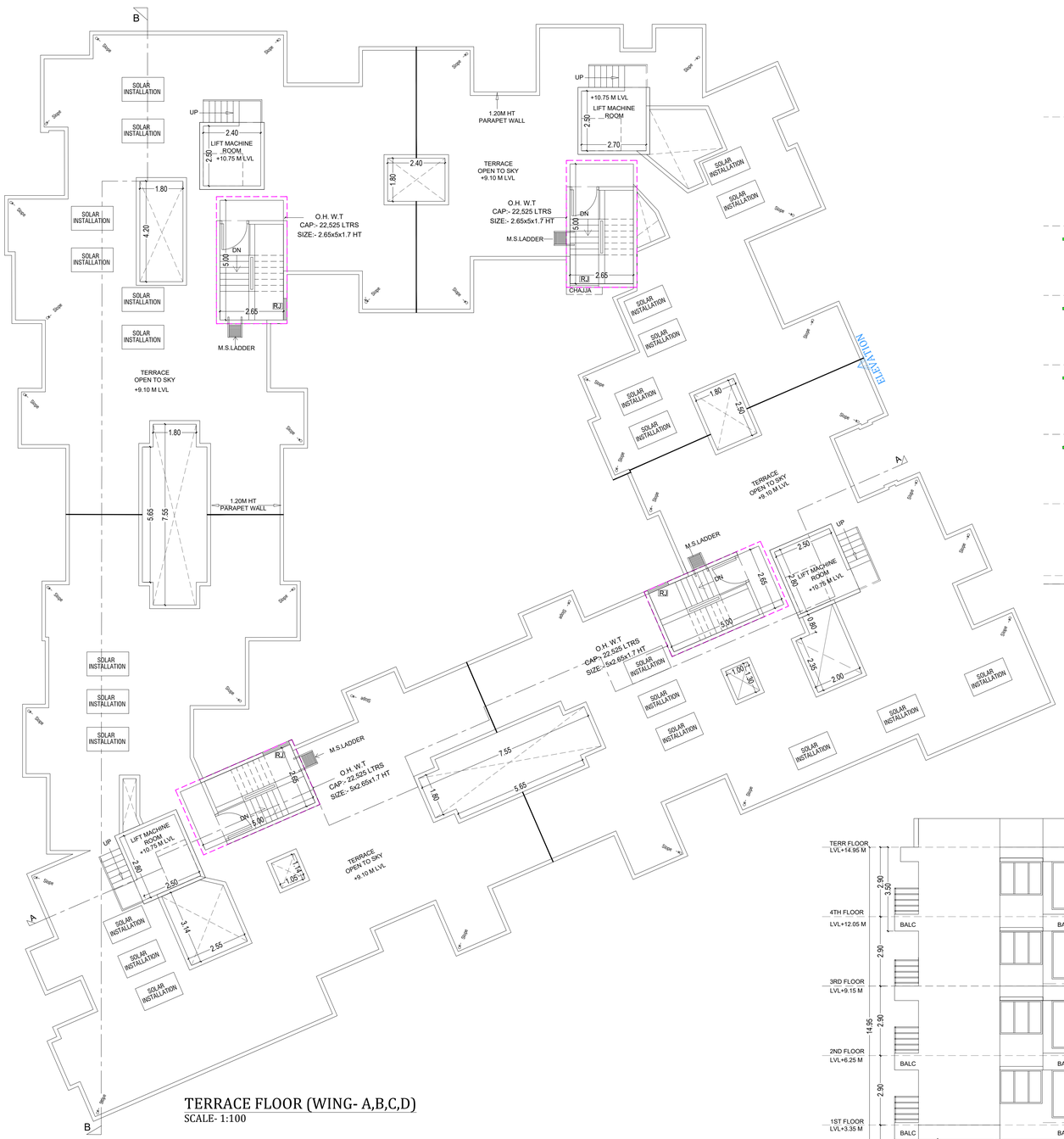
NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

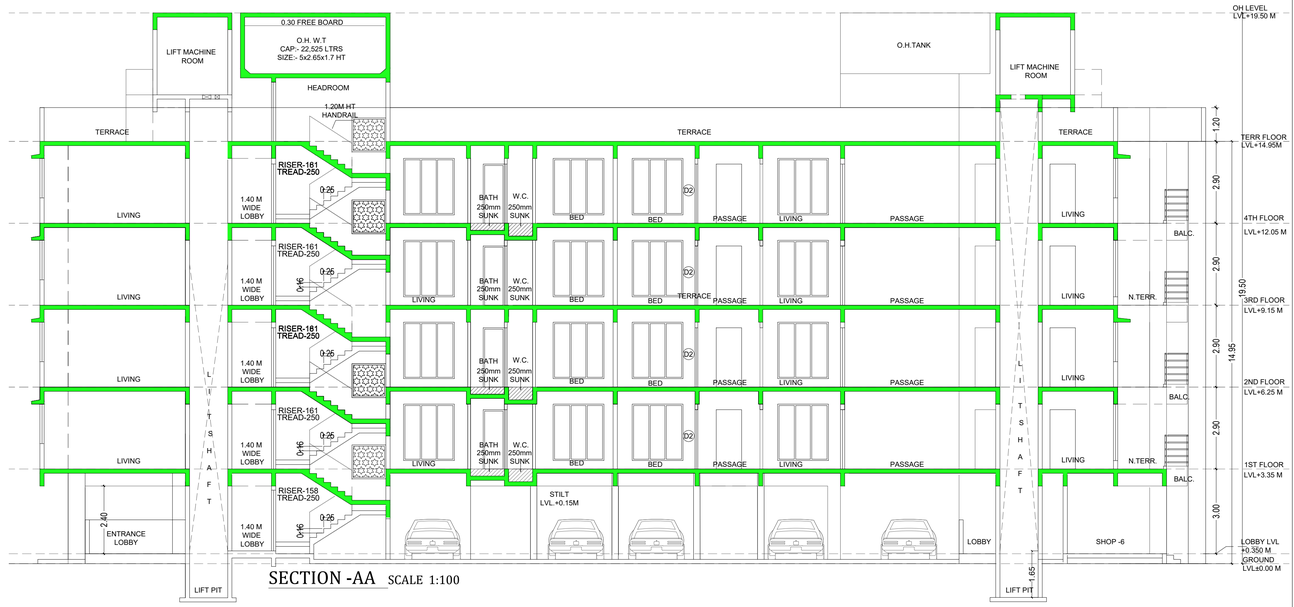
ADDRESS

SPACEAGE CONSULTANTS

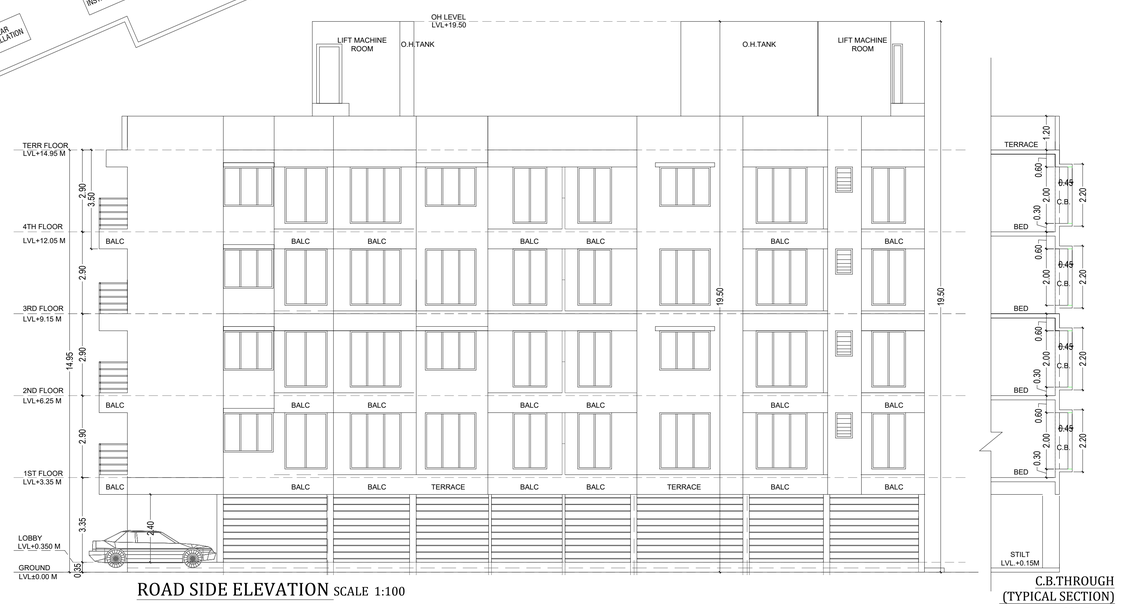
B-106, Natraj Building,
Mulund Goregaon Link Road
Mulund (w), Mumbai : 400 080

SECTION -BB SCALE 1:100





SECTION -AA SCALE 1:100



ROAD SIDE ELEVATION SCALE 1:100

C.B.THROUGH (TYPICAL SECTION)
SCALE -1:100

BUILDING - 11

21 / 28

CONTENTS OF SHEETS

1] TERRACE FLOOR PLAN
2] ROAD SIDE ELEVATION
3] SECTION A-A, SECTION B-B
4] BLOCK PLAN
5] EWS FLAT AREA DIAGRAM & CALCULATION.

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/ Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:39:29 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No. 139/3,139/6,139/7, 139/10,139/12,139/14A,139/14B,140/2,140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	21 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-
REVISIONS	DESCRIPTION :		
R-0			

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

ADDRESS

SPACEAGE PLANNING CONSULTANTS

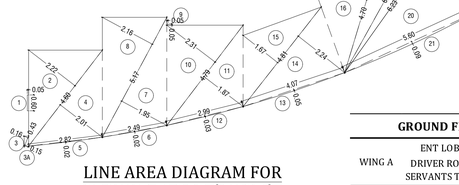
B-106, Natraj Building,
Mulund Goregaon Link Road
Mulund (w), Mumbai : 400 080

GROUND FLOOR (WING- A,B,C,D)

SCALE- 1:100

BUILDING - 12
WING - A, B, C, D
PARKING STATEMENT GROUND FLOOR
BIG CAR 12
SMALL CAR 15
TOTAL CAR 27
TWO WHEELER 26

SHOP AREA STATEMENT	
CARPET AREA(SQ.MT.)	
SHOP - 01	8.44
SHOP - 02	8.77
SHOP - 03	9.51
SHOP - 04	5.14
SHOP - 05	9.04
SHOP - 06	7.89
SHOP - 07	9.55
SHOP - 08	9.57
SHOP - 09	8.01
SHOP - 10	6.47
SHOP - 11	6.44
SHOP - 12	9.05
SHOP - 13	8.52
SHOP - 14	9.99
SHOP - 15	8.51
SHOP - 16	8.97
SHOP - 17	9.14
SHOP - 18	8.98
SHOP - 19	9.18
SHOP - 20	9.21
SHOP - 21	9.18
PASSAGE AREA	6.06
TOTAL	185.62

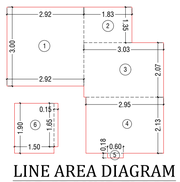


LINE AREA DIAGRAM FOR GROUND FLOOR (SHOP)

SCALE- 1:100

GROUND FLOOR BUILT-UP AREA					
WING A	ENT LOBBY	28.01	=	48.51	SQ.MT.
	DRIVER ROOM + SERVANTS TOILET	20.50			
WING B	ENT LOBBY	26.74	=	26.74	SQ.MT.
WING C	ENT LOBBY	25.53	=	234.62	SQ.MT.
	SHOP	209.09			
WING D	ENT LOBBY	27.10	=	27.10	SQ.MT.
TOTAL WING A, B, C, D			=	336.97	SQ.MT.

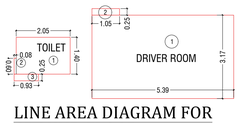
BUILT UP AREA CALCULATION FOR GROUND FLOOR (BLDG NO.12,WING B)							
ADDITION							
1	2.92	x	3.00	x	1	=	8.76 SQ.MT.
2	1.83	x	1.35	x	1	=	2.47 SQ.MT.
3	3.03	x	2.07	x	1	=	6.27 SQ.MT.
4	2.95	x	2.13	x	1	=	6.28 SQ.MT.
5	0.60	x	0.18	x	1	=	0.11 SQ.MT.
6	1.50	x	1.90	x	1	=	2.85 SQ.MT.
"	0.15	x	1.65	x	1	=	0.25 SQ.MT.
TOTAL						=	26.74 SQ.MT.



LINE AREA DIAGRAM FOR GROUND FLOOR (WING- B) SCALE- 1:100

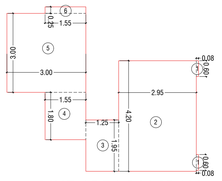
DRIVER ROOM							
ADDITION (X)							
1	5.39	x	3.17	=	17.09	SQ.MT.	
2	1.05	x	0.25	=	0.26	SQ.MT.	
TOTAL				=	17.35	SQ.MT.	

TOILET							
ADDITION (X)							
1	2.05	x	1.40	=	2.87	SQ.MT.	
2	0.08	x	0.60	=	0.05	SQ.MT.	
3	0.93	x	0.25	=	0.23	SQ.MT.	
TOTAL				=	3.15	SQ.MT.	
TOTAL				=	20.50	SQ.MT.	



LINE AREA DIAGRAM FOR GROUND FLOOR SCALE- 1:100

BUILT UP AREA CALCULATION FOR STILT FLOOR (BLDG NO.12, WING A,B,C &D)								
SHOPS	1	0.05	x	0.60	x	1	=	0.03 SQ.MT.
	2	4.60	x	2.22	x	0.5	=	5.11 SQ.MT.
	3	0.43	x	0.16	x	0.5	=	0.03 SQ.MT.
	3A	0.43	x	0.15	x	0.5	=	0.03 SQ.MT.
	5	2.82	x	0.02	x	2/3	=	0.04 SQ.MT.
	6	2.49	x	0.02	x	2/3	=	0.03 SQ.MT.
	7	5.17	x	1.95	x	0.5	=	5.04 SQ.MT.
	8	5.17	x	2.16	x	0.5	=	5.58 SQ.MT.
	9	0.05	x	0.05	x	1	=	0.003 SQ.MT.
	10	4.79	x	2.31	x	0.5	=	5.53 SQ.MT.
	11	4.79	x	1.87	x	0.5	=	4.48 SQ.MT.
	12	2.99	x	0.03	x	2 / 3	=	0.06 SQ.MT.
	13	4.07	x	0.05	x	2/3	=	0.14 SQ.MT.
	14	4.81	x	2.24	x	0.5	=	5.39 SQ.MT.
	15	4.81	x	1.67	x	0.5	=	4.02 SQ.MT.
	16	4.70	x	2.15	x	0.5	=	5.05 SQ.MT.
	17	6.59	x	0.99	x	0.5	=	3.26 SQ.MT.
	18	2.23	x	0.29	x	0.5	=	0.32 SQ.MT.
	19	6.59	x	0.70	x	0.5	=	2.31 SQ.MT.
	20	6.23	x	2.78	x	0.5	=	8.66 SQ.MT.
	21	5.60	x	0.09	x	2 / 3	=	0.34 SQ.MT.
	22	3.54	x	1.31	x	0.5	=	2.32 SQ.MT.
	23	3.54	x	1.31	x	0.5	=	2.32 SQ.MT.
	24	1.65	x	0.01	x	2/3	=	0.01 SQ.MT.
	25	4.93	x	0.07	x	2/3	=	0.23 SQ.MT.
	26	4.93	x	3.11	x	0.5	=	7.67 SQ.MT.
	27	4.24	x	2.09	x	0.5	=	4.43 SQ.MT.
	28	3.05	x	1.08	x	0.5	=	1.65 SQ.MT.
	29	3.05	x	1.09	x	0.5	=	1.66 SQ.MT.
	30	3.72	x	1.61	x	0.45	=	2.70 SQ.MT.
	31	2.38	x	0.72	x	0.45	=	0.77 SQ.MT.
	32	2.38	x	0.45	x	0.5	=	0.54 SQ.MT.
	33	4.19	x	1.69	x	0.5	=	3.54 SQ.MT.
	34	6.25	x	1.42	x	0.5	=	4.44 SQ.MT.
	35	6.25	x	3.00	x	0.5	=	9.38 SQ.MT.
	36	5.45	x	0.08	x	2/3	=	0.29 SQ.MT.
	37	3.75	x	1.68	x	0.5	=	3.15 SQ.MT.
	38	3.75	x	1.63	x	0.5	=	3.06 SQ.MT.
	39	3.51	x	0.96	x	0.5	=	1.68 SQ.MT.
	40	3.51	x	1.20	x	0.5	=	2.11 SQ.MT.
	41	5.81	x	0.10	x	2/3	=	0.39 SQ.MT.
	42	6.72	x	3.27	x	0.5	=	10.99 SQ.MT.
	43	6.72	x	2.77	x	0.5	=	9.31 SQ.MT.
	43A	3.57	x	0.33	x	0.5	=	0.59 SQ.MT.
	44	2.07	x	0.13	x	0.5	=	0.13 SQ.MT.
	45	3.52	x	1.45	x	0.5	=	2.55 SQ.MT.
	46	1.77	x	0.88	x	0.5	=	0.78 SQ.MT.
	47	2.80	x	1.02	x	0.5	=	1.43 SQ.MT.
	48	1.69	x	0.86	x	0.5	=	0.73 SQ.MT.
	49	5.57	x	1.48	x	0.5	=	4.12 SQ.MT.
	50	6.84	x	2.91	x	0.5	=	9.95 SQ.MT.
	51	6.84	x	0.16	x	2/3	=	0.73 SQ.MT.
	52	3.58	x	1.57	x	0.5	=	2.81 SQ.MT.
	53	6.18	x	0.46	x	0.5	=	1.42 SQ.MT.
	54	9.04	x	2.79	x	0.5	=	12.61 SQ.MT.
	55	9.04	x	2.87	x	0.5	=	12.97 SQ.MT.
	56	7.68	x	0.17	x	2/3	=	0.87 SQ.MT.
	57	0.28	x	0.08	x	0.5	=	0.01 SQ.MT.
	58	0.28	x	0.13	x	0.5	=	0.02 SQ.MT.
	59	3.84	x	2.47	x	0.5	=	4.74 SQ.MT.
	60	2.99	x	0.73	x	0.5	=	1.09 SQ.MT.
	61	2.55	x	0.99	x	0.5	=	1.26 SQ.MT.
	62	5.39	x	1.66	x	0.5	=	4.47 SQ.MT.
	63	5.39	x	1.35	x	0.5	=	3.64 SQ.MT.
	64	2.82	x	0.02	x	2/3	=	0.04 SQ.MT.
	65	2.57	x	0.68	x	0.5	=	0.87 SQ.MT.
	66	3.22	x	2.37	x	0.5	=	3.82 SQ.MT.
	67	4.37	x	2.07	x	0.5	=	4.52 SQ.MT.
	68	4.37	x	2.18	x	0.5	=	4.76 SQ.MT.
	69	1.57	x	0.05	x	1	=	0.08 SQ.MT.
TOTAL							=	209.09 SQ.MT.



LINE AREA DIAGRAM FOR GROUND FLOOR (WING- D) SCALE- 1:100

BUILT UP AREA CALCULATION FOR GROUND FLOOR (BLDG NO.12,WING D)								
ADDITION								
1	0.08	x	0.60	x	2	=	0.10	SQ.MT.
2	2.95	x	4.20	x	1	=	12.39	SQ.MT.
3	1.25	x	1.95	x	1	=	2.44	SQ.MT.
4	1.55	x	1.80	x	1	=	2.79	SQ.MT.
5	3.00	x	3.00	x	1	=	9.00	SQ.MT.
6	1.55	x	0.25	x	1	=	0.39	SQ.MT.
TOTAL						=	27.10	SQ.MT.

BUILT UP AREA SUMMARY FOR 1ST TO 4TH FLOOR (BUILDING NO. 12 , WING A, B, C & D)							
FLOOR	WING A	WING B	WING C	WING D	PER FLOOR EWS AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0	0	0	0	0	336.97	336.97
1ST FLR	86.57	0	0	36.43	123.00	1096.20	1219.20
2nd FLR	125.09	0	0	0	125.09	1022.07	1147.16
3rd FLR	102.15	0	0	0	102.15	1117.05	1219.20
4th FLR	166.24	42.70	0	36.43	245.37	901.79	1147.16
BUILDING NO. 12 , WING A, B, C & D TOTAL FLR AREA					595.61	4474.08	5069.69

BUILDING - 12			
PILNE BUILT UP AREA SUMMARY FOR GR/ST, 1ST TO 4TH FR			
(WING A)			
FLOOR	PER FLOOR EWS AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0	48.51	48.51
1ST FLR	86.57	223.61	310.18
2nd FLR	125.09	171.22	296.31
3rd FLR	102.15	208.03	310.18
4th FLR	166.24	130.07	296.31
WING A TOTAL	480.05	781.44	1261.49
(WING B)			
FLOOR	PER FLOOR EWS AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0	26.74	26.74
1ST FLR	0	339.36	339.36
2nd FLR	0	323.31	323.31
3rd FLR	0	339.36	339.36
4th FLR	42.70	280.61	323.31
WING B TOTAL	42.70	1309.38	1352.08
(WING C)			
FLOOR	PER FLOOR EWS AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0	234.62	234.62
1ST FLR	0	201.60	201.60
2nd FLR	0	187.97	187.97
3rd FLR	0	201.60	201.60
4th FLR	0	187.97	187.97
WING C TOTAL	0.00	1013.76	1013.76
(WING D)			
FLOOR	PER FLOOR EWS AREA	PER FLOOR SALE AREA	TOTAL NET BUA
GR FLR	0	27.1	27.1
1ST FLR	36.43	331.70	368.13
2nd FLR	0	339.50	339.50
3rd FLR	0	368.13	368.13
4th FLR	36.43	303.07	339.50
WING D TOTAL	72.86	1369.50	1442.36
TOTAL	EWS AREA	SALE AREA	TOTAL
A+B+C+D	595.61	4474.08	5069.69

WING - C			
TENEMENTS AREA STATEMENT			
1ST & 3RD FLOOR			
FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
101, 301	1BHK	33.91	39.09
102, 302	1BHK	36.25	44.72
103, 303	1BHK	47.08	59.60
104, 304	1BHK	32.08	39.99
2ND TO 4TH FLOOR			
FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
201, 401	1BHK	33.91	39.09
202, 402	1BHK	35.37	38.12
203, 403	1BHK	45.44	52.50
204, 404	1BHK	32.08	39.99

BUILDING NO. 12 EWS Flat AREA IN SQ.MT.				
WING	Flat No.	FLAT BUILT-UP AREA IN SQ.MT.	FLOOR	TOTAL AREA
A Wing	104	42.62	1st floor	86.57
A Wing	105	43.95		
A Wing	204	42.70	2ND flr Area	125.09
A Wing	205	40.68		
A Wing	206	41.71		
A Wing	303	59.53	3RD flr Area	102.15
A Wing	304	42.62		
A Wing	401	41.15	4TH flr Area	166.24
A Wing	404	42.70		
A Wing	405	40.68		
A Wing	406	41.71		
B Wing	403	42.70	4TH Flr	42.70
D Wing	101	36.43	1ST Flr	36.43
D Wing	401	36.43	4TH Flr	36.43
TOTAL EWS AREA				595.61

(BUILDING 12) TENEMENTS AREA STATEMENT				
(WING - A) 1ST & 3RD FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
-	101, 301	1BHK	33.67	41.15
-	102, 302	1BHK	34.07	45.63
303	103	2BHK	46.22	59.53
104, 304	-	1BHK	32.92	42.62
105		1BKH	34.01	43.95
-	106, 306	1BHK	45.38	34.19

(WING - A) 2ND & 4TH FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
401	201	1BHK	33.40	41.15
-	202, 402	1BHK	33.40	40.91
-	203, 403	2BHK	46.22	59.53
204, 404	-	1BHK	32.92	42.70
205, 405	-	1BHK	33.39	40.68
206, 406	-	1BHK	33.60	41.71

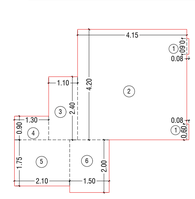
(BUILDING 12) TENEMENTS AREA STATEMENT				
(WING - B) 1ST & 3RD FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
-	101, 301	2BHK	48.16	57.36
-	102, 302	2BHK	48.13	61.98
-	103, 303	1BHK	32.92	42.61
-	104, 304	2BHK	47.38	59.38
-	105, 305	1BHK	37.48	40.50
-	106, 306	1BHK	32.16	35.13

(WING - B) 2ND TO 4TH FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
-	201, 401	2BHK	48.16	57.36
-	202, 402	2BHK	47.47	58.29
403	203	1BHK	32.92	42.70
-	204, 404	2BHK	46.09	55.45
-	205, 405	1BHK	37.48	40.50
-	206, 406	1BHK	32.16	35.13

(BUILDING 12) TENEMENTS AREA STATEMENT				
(WING - D) 1ST & 3RD FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
101	301	1BHK	33.46	36.43
-	102, 302	2BHK	52.80	65.74
-	103, 303	2BHK	49.90	71.46
-	104, 304	1BHK	32.80	42.85
-	105, 305	2BKH	49.06	62.89
-	106, 306	2BHK	49.24	59.89

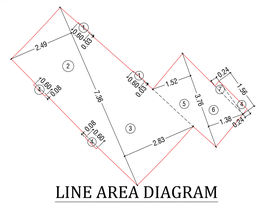
(WING - D) 2ND TO 4TH FLOOR				
EWS FLAT NUMBER	SALE FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
401	201	1BHK	33.46	36.43
-	202, 402	2BHK	51.17	57.34
-	203, 403	2BHK	48.02	55.05
-	204, 404	1BHK	32.80	42.85
-	205, 405	2BHK	48.45	58.82
-	206, 406	2BHK	48.24	59.89

BUILT UP AREA CALCULATION FOR GROUND FLOOR (BLDG NO.12,WING A)								
ADDITION								
1	0.08	x	0.60	x	2	=	0.10	SQ.MT.
2	4.15	x	4.20	x	1	=	17.43	SQ.MT.
3	1.10	x	2.40	x	1	=	2.64	SQ.MT.
4	1.30	x	0.90	x	1	=	1.17	SQ.MT.
5	2.10	x	1.75	x	1	=	3.68	SQ.MT.
6	1.50	x	2.00	x	1	=	3.00	SQ.MT.
TOTAL						=	28.01	SQ.MT.



LINE AREA DIAGRAM FOR GROUND FLOOR (WING- A) SCALE- 1:100

BUILT UP AREA CALCULATION FOR GROUND FLOOR (BLDG NO.12,WING C)								
ADDITION								
1	0.60	x	0.03	x	1.00	x	2 =	0.04 SQ.MT.
2	7.36	x	2.49	x	0.50	x	1 =	9.16 SQ.MT.
3	7.36	x	2.83	x	0.50	x	1 =	10.41 SQ.MT.
4	0.60	x	0.08	x	1.00	x	2 =	0.10 SQ.MT.
5	3.76	x	1.52	x	0.50	x	1 =	2.85 SQ.MT.
6	3.76	x	1.38	x	0.50	x	1 =	2.59 SQ.MT.
7	1.56	x	0.24	x	0.50	x	1 =	0.19 SQ.MT.
8	1.56	x	0.24	x	0.50	x	1 =	0.19 SQ.MT.
TOTAL							=	25.53 SQ.MT.



LINE AREA DIAGRAM FOR GROUND FLOOR (WING- C) SCALE- 1:100

BUILDING - 12

22 / 28

CONTENTS OF SHEETS

1] GROUND FLOOR PLAN
2] LINE AREA DIAGRAM & CALCULATION
3] PARKING STATEMENT
4] TENEMENT STATEMENT
5] SHOP AREA STATEMENT
6] BLOCK PLAN

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/ Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:40:38 +05'30'

BLOCK PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

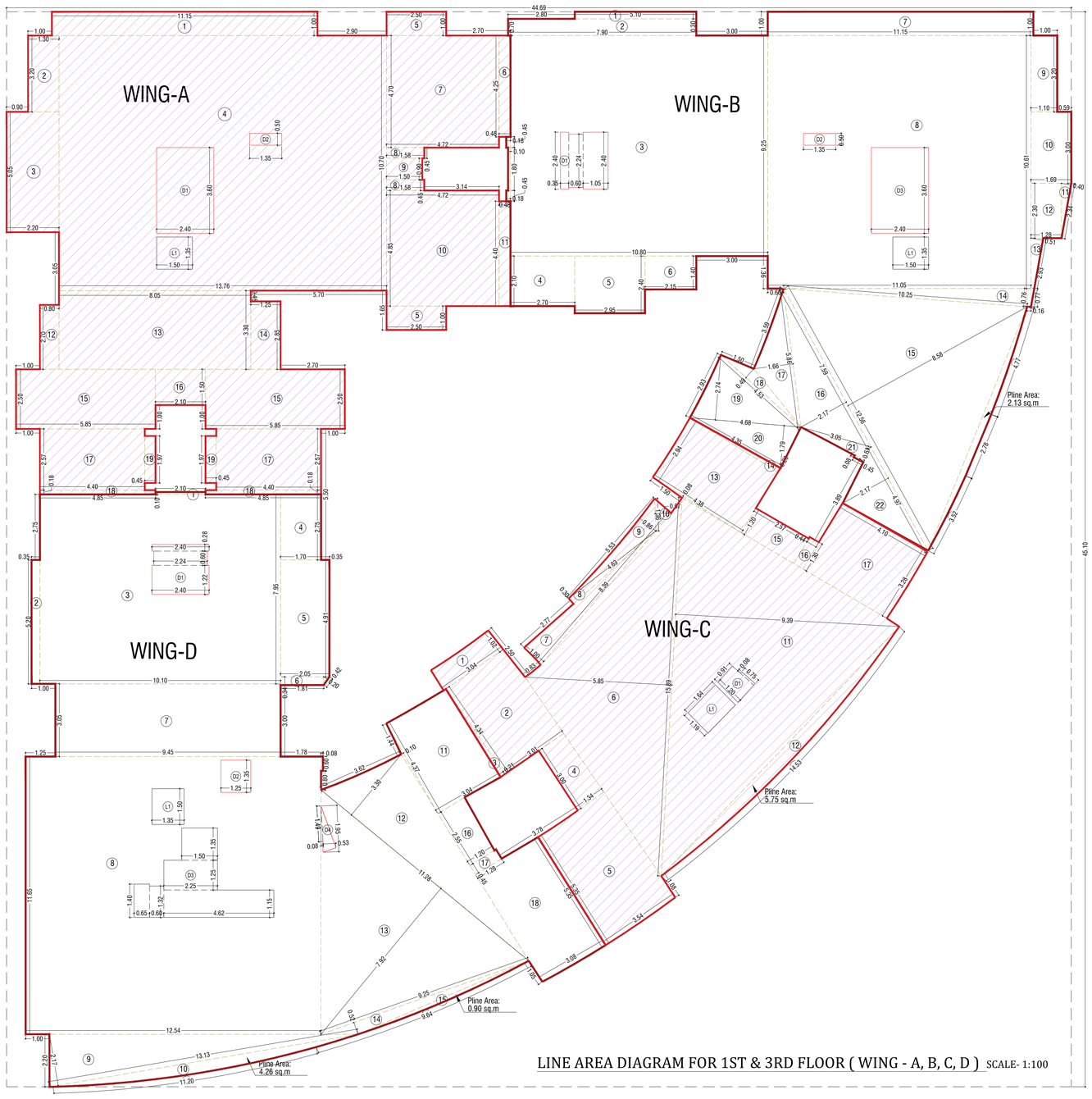
PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No. 139/3,139/6,139/7, 139/10,139/12,139/14A,139/14B,140/2,140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	22 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
NAME OF ARCHITECT: DEVYANI KHADILKAR	
LICENSE NO: CA/90/13184	

ADDRESS
SPACEAGE CONSULTANTS
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080



LINE AREA DIAGRAM FOR 1ST & 3RD FLOOR (WING - A, B, C, D) SCALE- 1:100

1ST & 3RD FLOOR PLAN SCALE- 1:100

WING - A
BUILT UP AREA CALCULATION FOR 1ST & 3RD FLOOR

ADDITION (A)								
1	11.15	x	1.00	x	1	=	11.15	SQ.MT.
2	1.30	x	3.20	x	1	=	4.16	SQ.MT.
3	2.20	x	5.05	x	1	=	11.11	SQ.MT.
4	13.76	x	10.70	x	1	=	147.27	SQ.MT.
5	2.50	x	1.00	x	2	=	5.00	SQ.MT.
6	0.48	x	4.25	x	1	=	2.04	SQ.MT.
7	4.72	x	4.70	x	1	=	22.18	SQ.MT.
8	1.58	x	0.45	x	2	=	1.42	SQ.MT.
9	1.50	x	0.90	x	1	=	1.35	SQ.MT.
10	4.72	x	4.85	x	1	=	22.89	SQ.MT.
11	0.48	x	4.40	x	1	=	2.11	SQ.MT.
12	0.80	x	2.70	x	1	=	2.16	SQ.MT.
13	8.05	x	3.30	x	1	=	26.57	SQ.MT.
14	1.25	x	2.85	x	1	=	3.56	SQ.MT.
15	5.85	x	2.50	x	2	=	29.25	SQ.MT.
16	2.10	x	1.50	x	1	=	3.15	SQ.MT.
17	4.40	x	2.57	x	2	=	22.62	SQ.MT.
18	4.85	x	0.18	x	2	=	1.75	SQ.MT.
19	0.45	x	1.97	x	1	=	1.77	SQ.MT.
TOTAL						=	**321.52**	**SQ.MT.**
DUCT DEDUCTION (Y1)								
D1	2.40	x	3.60	x	1	=	8.64	SQ.MT.
D2	1.35	x	0.50	x	1	=	0.68	SQ.MT.
TOTAL DEDUCTION AREA						=	**9.32**	**SQ.MT.**
LIFT DEDUCTION (Y2)								
L1	1.50	x	1.35	x	1	=	2.03	SQ.MT.
TOTAL LIFT AREA						=	**2.03**	**SQ.MT.**
TOTAL DEDUCTION(Y3 (Y1+Y2)						=	**11.34**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4) (A-Y3)						=	**310.18**	**SQ.MT.**

WING - B
BUILT UP AREA CALCULATION FOR 1ST & 3RD FLOOR

ADDITION (A)								
1	5.10	x	0.30	x	1	=	1.53	SQ.MT.
2	7.90	x	0.70	x	1	=	5.53	SQ.MT.
3	10.80	x	9.25	x	1	=	99.90	SQ.MT.
"	0.18	x	0.45	x	2	=	0.16	SQ.MT.
"	0.10	x	1.80	x	1	=	0.18	SQ.MT.
4	2.70	x	2.10	x	1	=	5.67	SQ.MT.
5	2.95	x	2.40	x	1	=	7.08	SQ.MT.
6	2.15	x	1.40	x	1	=	3.01	SQ.MT.
7	11.15	x	1.00	x	1	=	11.15	SQ.MT.
8	11.05	x	10.61	x	1	=	117.24	SQ.MT.
9	1.10	x	3.20	x	1	=	3.52	SQ.MT.
10	1.69	x	3.00	x	1	=	5.07	SQ.MT.
11	2.34	x	0.40	x	0.5	=	0.47	SQ.MT.
12	1.28	x	2.30	x	1	=	2.94	SQ.MT.
13	2.93	x	0.51	x	0.5	=	0.75	SQ.MT.
"	0.16	x	0.77	x	1	=	0.12	SQ.MT.
14	10.25	x	0.76	x	0.5	=	3.90	SQ.MT.
15	12.56	x	8.58	x	0.5	=	53.88	SQ.MT.
"	Pline Area		2.13	x	1	=	2.13	SQ.MT.
16	7.59	x	2.17	x	0.5	=	8.24	SQ.MT.
17	5.86	x	1.66	x	0.5	=	4.86	SQ.MT.
18	4.53	x	0.49	x	0.5	=	1.11	SQ.MT.
19	4.68	x	2.74	x	0.5	=	6.41	SQ.MT.
20	4.68	x	1.79	x	0.5	=	4.19	SQ.MT.
21	3.05	x	0.61	x	0.5	=	0.93	SQ.MT.
"	0.45	x	0.08	x	1	=	0.04	SQ.MT.
22	4.97	x	2.17	x	0.5	=	5.39	SQ.MT.
TOTAL						=	**355.40**	**SQ.MT.**
DUCT DEDUCTION (Y1)								
D1	0.35	x	2.40	x	1	=	0.84	SQ.MT.
"	0.60	x	2.24	x	1	=	1.34	SQ.MT.
"	1.05	x	2.40	x	1	=	2.52	SQ.MT.
D2	1.35	x	0.50	x	1	=	0.68	SQ.MT.
D3	2.40	x	3.60	x	1	=	8.64	SQ.MT.
TOTAL DEDUCTION AREA						=	**14.02**	**SQ.MT.**
LIFT DEDUCTION (Y2)								
L1	1.50	x	1.35	x	1	=	2.03	SQ.MT.
TOTAL LIFT AREA						=	**2.03**	**SQ.MT.**
TOTAL DEDUCTION(Y3)						=	**16.04**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4) (A-Y3)						=	**339.36**	**SQ.MT.**

WING - C
BUILT UP AREA CALCULATION FOR 1ST & 3RD FLOOR

ADDITION (A)								
1	3.04	x	1.02	x	1	=	3.10	SQ.MT.
2	3.01	x	4.34	x	1	=	13.06	SQ.MT.
3	0.21	x	4.34	x	0.5	=	0.46	SQ.MT.
4	1.34	x	3.00	x	1	=	4.02	SQ.MT.
5	3.54	x	5.35	x	1	=	18.94	SQ.MT.
6	15.89	x	5.85	x	0.5	=	46.45	SQ.MT.
7	8.39	x	1.00	x	0.5	=	4.20	SQ.MT.
8	4.63	x	0.30	x	0.5	=	0.69	SQ.MT.
9	5.53	x	0.86	x	0.5	=	2.38	SQ.MT.
10	1.36	x	0.67	x	0.5	=	0.46	SQ.MT.
11	15.89	x	9.39	x	0.5	=	74.60	SQ.MT.
12	Pline Area		5.75	x	1	=	5.75	SQ.MT.
13	2.94	x	4.38	x	1	=	12.88	SQ.MT.
"	0.08	x	4.38	x	0.5	=	0.18	SQ.MT.
14	0.20	x	4.35	x	0.5	=	0.44	SQ.MT.
15	1.20	x	2.57	x	1	=	3.08	SQ.MT.
16	1.30	x	0.44	x	1	=	0.57	SQ.MT.
17	3.28	x	4.10	x	1	=	13.45	SQ.MT.
TOTAL						=	**204.70**	**SQ.MT.**
DUCT DEDUCTION (Y1)								
D1	0.91	x	1.20	x	1	=	1.09	SQ.MT.
"	0.08	x	0.75	x	1	=	0.06	SQ.MT.
TOTAL DEDUCTION AREA						=	**1.15**	**SQ.MT.**
LIFT DEDUCTION (Y2)								
L1	1.64	x	1.19	x	1	=	1.95	SQ.MT.
TOTAL LIFT AREA						=	**1.95**	**SQ.MT.**
TOTAL DEDUCTION(Y3)						=	**3.10**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4) (A-Y3)						=	**201.60**	**SQ.MT.**

WING D
BUILT UP AREA CALCULATION FOR 1ST & 3RD FLOOR

ADDITION (A)								
1	2.10	x	0.10	x	1	=	0.21	SQ.MT.
2	0.35	x	5.20	x	1	=	1.82	SQ.MT.
3	10.10	x	7.95	x	1	=	80.30	SQ.MT.
4	1.70	x	2.75	x	1	=	4.68	SQ.MT.
5	2.05	x	4.91	x	1	=	10.07	SQ.MT.
6	1.81	x	0.34	x	1	=	0.62	SQ.MT.
"	0.42	x	0.20	x	0.5	=	0.04	SQ.MT.
7	9.45	x	3.05	x	1	=	28.82	SQ.MT.
8	12.54	x	11.65	x	1	=	146.10	SQ.MT.
"	0.08	x	0.60	x	1	=	0.05	SQ.MT.
9	13.13	x	2.17	x	1	=	28.49	SQ.MT.
10	Pline Area		4.26	x	1	=	4.26	SQ.MT.
11	3.04	x	4.37	x	1	=	13.28	SQ.MT.
"	4.37	x	0.10	x	1	=	0.44	SQ.MT.
12	11.28	x	3.30	x	0.5	=	18.61	SQ.MT.
13	11.28	x	7.92	x	0.5	=	44.67	SQ.MT.
14	9.25	x	0.52	x	1	=	4.81	SQ.MT.
15	Pline Area		0.90	x	1	=	0.90	SQ.MT.
16	1.20	x	2.55	x	1	=	3.06	SQ.MT.
17	1.28	x	0.45	x	1	=	0.58	SQ.MT.
18	3.08	x	5.35	x	1	=	16.48	SQ.MT.
TOTAL						=	**408.27**	**SQ.MT.**
DUCT DEDUCTION (Y1)								
D1	2.40	x	1.22	x	1	=	2.93	SQ.MT.
"	2.40	x	0.28	x	1	=	0.67	SQ.MT.
"	2.24	x	0.60	x	1	=	1.34	SQ.MT.
D2	1.25	x	1.35	x	1	=	1.69	SQ.MT.
D3	2.25	x	1.25	x	1	=	2.81	SQ.MT.
"	1.50	x	1.35	x	1	=	2.03	SQ.MT.
"	0.65	x	1.40	x	1	=	0.91	SQ.MT.
"	0.60	x	1.32	x	1	=	0.79	SQ.MT.
"	4.62	x	1.15	x	1	=	5.31	SQ.MT.
D4	1.95	x	0.53	x	0.5	=	0.52	SQ.MT.
"	1.49	x	0.08	x	0.5	=	0.06	SQ.MT.
TOTAL DEDUCTION AREA						=	**19.06**	**SQ.MT.**
LIFT DEDUCTION (Y2)								
L1	1.35	x	1.50	x	1	=	2.03	SQ.MT.
TOTAL LIFT AREA						=	**2.03**	**SQ.MT.**
TOTAL DEDUCTION(Y3)						=	**21.09**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4) (A-Y3)						=	**368.13**	**SQ.MT.**

LIGHT AND VENTILATION STATEMENT FOR (BUILDING NO. 12)

SR. NO.	ROOM	AREA OF ROOM (SQM)	AREA OF WIN REQ. (SQM)	AREA OF WIN PROV. (SQM)	TYPE OF WINDOW PROVD.
1	LIVING	14.300	2.383	3.600	W1
2	KITCHEN	6.050	1.008	1.440	W3
3	BED ROOM	11.5164	1.919	3.600	W1
4	TOILET	2.520	0.420	0.540	V.
5	BATH	2.248	0.375	0.540	V.
6	W.C.	1.080	0.180	0.540	V.

BUILDING - 12

CONTENTS OF SHEETS

1. 1ST & 3RD FLOOR PLAN
2. LINE AREA DIAGRAM & CALCULATION
3. DOOR - WINDOW SCHEDULE
4. LIGHT & VENTILATION SCHEDULE
5. BLOCK PLAN

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/ Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:41:54 +05'30'

DOOR WINDOW SCHEDULE

TYPE	SIZE (METER)	AREA (SQ.M.)	SILL LEVEL	DESCRIPTION
D1	1.00 X 2.10	2.10	-	FLUSH DOOR
D2	0.90 X 2.10	1.89	-	
D3	0.75 X 2.10	1.575	-	
W1	1.80 X 2.00	3.60	0.30	ALUMINIUM SLIDING WINDOW
W2	1.80 X 1.40	2.52	0.90	ALUMINIUM TOP HUNG WINDOW
W3	1.20 X 2.00	2.40	0.30	ALUMINIUM SLIDING WINDOW
W4	1.20 x 1.40	1.68	0.90	ALUMINIUM SLIDING WINDOW
W5	1.50 X 1.40	2.10	0.90	ALUMINIUM SLIDING WINDOW
RJ	1.20 X 1.20	1.44	1.10	
V	0.60 X 0.90	0.54	1.40	LOUVERED WINDOW
V1	0.55 X 0.90	0.495	1.40	LOUVERED WINDOW
V2	0.50 X 0.90	0.45	1.40	LOUVERED WINDOW
V3	0.45 X 0.90	0.405	1.40	LOUVERED WINDOW

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No. 139/3,139/6,139/7, 139/10,139/12,139/14A,139/14B,140/2,140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	23 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-
REVISIONS	DESCRIPTION :		
R-0			

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
NAME OF ARCHITECT: DEVYANI KHADILKAR	
LICENSE NO: CA/90/13184	

ADDRESS

SPACEAGE CONSULTANTS

B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080

BUILDING - 12

CONTENTS OF SHEETS

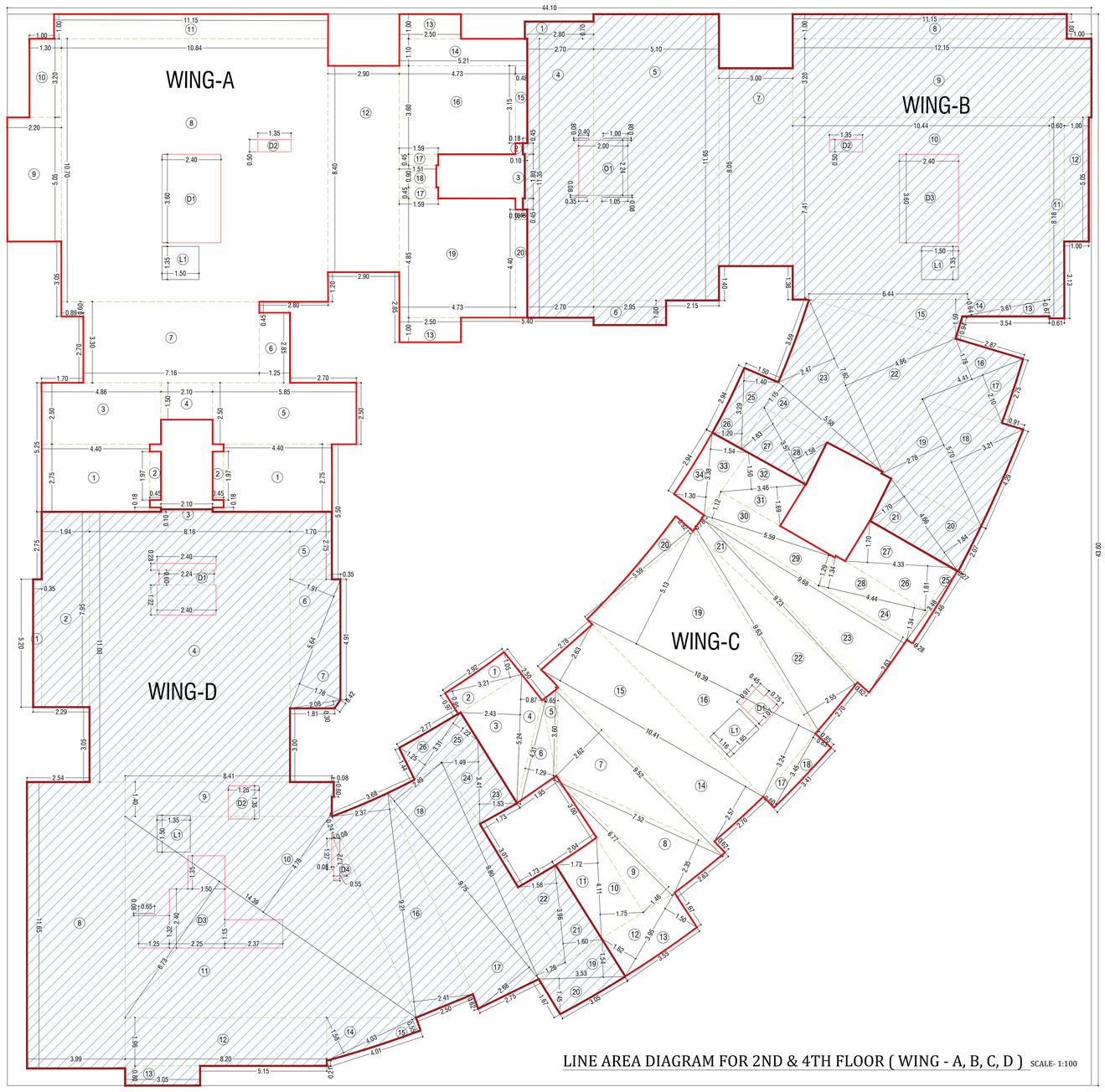
1. 2ND & 4TH FLOOR PLAN
2. LINE AREA DIAGRAM & CALCULATION
3. DOOR - WINDOW SCHEDULE
4. LIGHT & VENTILATION SCHEDULE
5. BLOCK PLAN

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/ Panvel/Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:44:49 +05'30'



LINE AREA DIAGRAM FOR 2ND & 4TH FLOOR (WING - A, B, C, D) SCALE- 1:100

WING - A
BUILT UP AREA CALCULATION FOR 2ND & 4TH FLOOR

ADDITION (A)									
1	4.40	x	2.75	x	1	x 2	=	24.20	SQ.MT.
2	0.45	x	1.97	x	1	x 2	=	1.77	SQ.MT.
"	0.45	x	0.18	x	1	x 2	=	0.16	SQ.MT.
3	4.86	x	2.50	x	1	x 1	=	12.15	SQ.MT.
4	2.10	x	1.50	x	1	x 1	=	3.15	SQ.MT.
5	5.85	x	2.50	x	1	x 1	=	14.63	SQ.MT.
6	1.25	x	2.85	x	1	x 1	=	3.56	SQ.MT.
7	7.16	x	3.30	x	1	x 1	=	23.63	SQ.MT.
"	0.89	x	0.60	x	1	x 1	=	0.53	SQ.MT.
8	10.84	x	10.70	x	1	x 1	=	115.99	SQ.MT.
9	2.20	x	5.05	x	1	x 1	=	11.11	SQ.MT.
10	1.30	x	3.20	x	1	x 1	=	4.16	SQ.MT.
11	11.15	x	1.00	x	1	x 1	=	11.15	SQ.MT.
12	2.90	x	8.40	x	1	x 1	=	24.36	SQ.MT.
13	2.50	x	1.00	x	1	x 2	=	5.00	SQ.MT.
14	5.21	x	1.10	x	1	x 1	=	5.73	SQ.MT.
15	0.48	x	3.15	x	1	x 1	=	1.51	SQ.MT.
16	4.73	x	3.60	x	1	x 1	=	17.03	SQ.MT.
17	1.59	x	0.45	x	1	x 2	=	1.43	SQ.MT.
18	1.51	x	0.90	x	1	x 1	=	1.36	SQ.MT.
19	4.73	x	4.85	x	1	x 1	=	22.92	SQ.MT.
20	0.48	x	4.40	x	1	x 1	=	2.11	SQ.MT.
TOTAL							=	**307.65**	**SQ.MT.**
DUCT DEDUCTION (Y1)									
D1	2.40	x	3.60	x	1	x 1	=	8.64	SQ.MT.
D2	1.35	x	0.50	x	1	x 1	=	0.68	SQ.MT.
TOTAL DEDUCTION AREA							=	**9.32**	**SQ.MT.**
LIFT DEDUCTION (Y2)									
L1	1.50	x	1.35	x	1	x 1	=	2.03	SQ.MT.
TOTAL LIFT AREA							=	**2.03**	**SQ.MT.**
TOTAL DEDUCTION(Y3) (Y1+Y2)							=	**11.34**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4) (A-Y3)							=	**296.31**	**SQ.MT.**

WING - B
BUILT UP AREA CALCULATION FOR 2ND & 4TH FLOOR

ADDITION (A)									
1	2.80	x	0.70	x	1	x 1	=	1.96	SQ.MT.
2	0.18	x	0.45	x	1	x 2	=	0.17	SQ.MT.
3	0.10	x	1.80	x	1	x 1	=	0.18	SQ.MT.
4	2.70	x	11.35	x	1	x 1	=	30.66	SQ.MT.
5	5.10	x	11.65	x	1	x 1	=	59.44	SQ.MT.
6	2.95	x	1.00	x	1	x 1	=	2.95	SQ.MT.
7	3.00	x	8.05	x	1	x 1	=	24.16	SQ.MT.
8	11.15	x	1.00	x	1	x 1	=	11.15	SQ.MT.
9	12.15	x	3.20	x	1	x 1	=	38.88	SQ.MT.
10	10.44	x	7.41	x	1	x 1	=	77.40	SQ.MT.
11	0.60	x	8.16	x	1	x 1	=	4.90	SQ.MT.
12	1.00	x	5.05	x	1	x 1	=	5.05	SQ.MT.
13	3.61	x	0.67	x	0.5	x 1	=	1.22	SQ.MT.
14	3.61	x	0.64	x	0.5	x 1	=	1.16	SQ.MT.
15	6.44	x	1.59	x	0.5	x 1	=	5.14	SQ.MT.
16	4.41	x	1.78	x	0.5	x 1	=	3.93	SQ.MT.
17	4.41	x	2.10	x	0.5	x 1	=	4.63	SQ.MT.
18	5.70	x	3.21	x	0.5	x 1	=	9.16	SQ.MT.
19	5.70	x	2.78	x	0.5	x 1	=	7.93	SQ.MT.
20	4.66	x	1.84	x	0.5	x 1	=	4.30	SQ.MT.
21	4.66	x	1.70	x	0.5	x 1	=	3.96	SQ.MT.
22	7.62	x	4.86	x	0.5	x 1	=	18.53	SQ.MT.
23	7.62	x	2.47	x	0.5	x 1	=	9.42	SQ.MT.
24	5.58	x	1.15	x	0.5	x 1	=	3.22	SQ.MT.
25	3.29	x	1.40	x	0.5	x 1	=	2.31	SQ.MT.
26	3.29	x	1.20	x	0.5	x 1	=	1.98	SQ.MT.
27	3.57	x	1.63	x	0.5	x 1	=	2.92	SQ.MT.
28	3.57	x	1.58	x	0.5	x 1	=	2.83	SQ.MT.
TOTAL							=	**339.53**	**SQ.MT.**
DUCT DEDUCTION (Y1)									
D1	2.00	x	2.24	x	1	x 1	=	4.47	SQ.MT.
"	0.40	x	0.08	x	1	x 2	=	0.06	SQ.MT.
"	0.35	x	0.80	x	1	x 1	=	0.28	SQ.MT.
"	1.05	x	0.08	x	1	x 1	=	0.08	SQ.MT.
D2	1.35	x	0.50	x	1	x 1	=	0.67	SQ.MT.
D3	2.40	x	3.60	x	1	x 1	=	8.64	SQ.MT.
TOTAL DEDUCTION AREA							=	**14.20**	**SQ.MT.**
LIFT DEDUCTION (Y2)									
L1	1.50	x	1.35	x	1	x 1	=	2.03	SQ.MT.
TOTAL LIFT AREA							=	**2.03**	**SQ.MT.**
TOTAL DEDUCTION (Y3) (Y1+Y2)							=	**16.22**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4) (A-Y3)							=	**323.31**	**SQ.MT.**

WING - C
BUILT UP AREA CALCULATION FOR 2ND & 4TH FLOOR

ADDITION (A)									
1	3.21	x	1.05	x	0.5	x 1	=	1.69	SQ.MT.
2	3.21	x	0.95	x	0.5	x 1	=	1.52	SQ.MT.
3	5.24	x	2.43	x	0.5	x 1	=	6.37	SQ.MT.
4	5.24	x	0.87	x	0.5	x 1	=	2.28	SQ.MT.
5	3.60	x	0.65	x	0.5	x 1	=	1.17	SQ.MT.
6	4.31	x	1.29	x	0.5	x 1	=	2.78	SQ.MT.
7	9.52	x	2.62	x	0.5	x 1	=	12.47	SQ.MT.
8	7.52	x	2.35	x	0.5	x 1	=	8.84	SQ.MT.
9	6.77	x	1.46	x	0.5	x 1	=	4.94	SQ.MT.
10	4.11	x	1.75	x	0.5	x 1	=	3.60	SQ.MT.
11	4.11	x	1.72	x	0.5	x 1	=	3.53	SQ.MT.
12	3.95	x	1.62	x	0.5	x 1	=	3.20	SQ.MT.
13	3.95	x	1.50	x	0.5	x 1	=	2.96	SQ.MT.
14	10.41	x	2.57	x	0.5	x 1	=	13.38	SQ.MT.
15	10.41	x	2.63	x	0.5	x 1	=	13.69	SQ.MT.
16	10.39	x	3.24	x	0.5	x 1	=	16.83	SQ.MT.
17	3.45	x	0.60	x	0.5	x 1	=	1.04	SQ.MT.
18	3.45	x	0.83	x	0.5	x 1	=	1.43	SQ.MT.
19	10.39	x	5.13	x	0.5	x 1	=	26.65	SQ.MT.
20	5.59	x	0.92	x	0.5	x 1	=	2.57	SQ.MT.
21	9.23	x	0.78	x	0.5	x 1	=	3.60	SQ.MT.
22	9.63	x	2.55	x	0.5	x 1	=	12.28	SQ.MT.
23	9.68	x	2.63	x	0.5	x 1	=	12.73	SQ.MT.
24	4.44	x	1.34	x	0.5	x 1	=	2.97	SQ.MT.
25	3.48	x	0.27	x	0.5	x 1	=	0.47	SQ.MT.
"	3.48	x	0.28	x	0.5	x 1	=	0.49	SQ.MT.
26	4.33	x	1.81	x	0.5	x 1	=	3.92	SQ.MT.
27	4.33	x	1.70	x	0.5	x 1	=	3.68	SQ.MT.
28	4.44	x	1.34	x	0.5	x 1	=	2.97	SQ.MT.
29	5.59	x	1.29	x	0.5	x 1	=	3.61	SQ.MT.
30	5.59	x	1.12	x	0.5	x 1	=	3.13	SQ.MT.
31	3.46	x	1.69	x	0.5	x 1	=	2.92	SQ.MT.
32	3.46	x	1.50	x	0.5	x 1	=	2.59	SQ.MT.
33	3.38	x	1.54	x	0.5	x 1	=	2.60	SQ.MT.
34	3.38	x	1.30	x	0.5	x 1	=	2.20	SQ.MT.
TOTAL							=	**191.09**	**SQ.MT.**
DUCT DEDUCTION (Y1)									
D1	1.07	x	0.75	x	1	x 1	=	0.80	SQ.MT.
"	0.91	x	0.45	x	1	x 1	=	0.41	SQ.MT.
TOTAL DEDUCTION AREA							=	**1.21**	**SQ.MT.**
LIFT DEDUCTION (Y2)									
L1	1.65	x	1.16	x	1	x 1	=	1.91	SQ.MT.
TOTAL LIFT AREA							=	**1.91**	**SQ.MT.**
TOTAL DEDUCTION(Y3)							=	**3.13**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4) (A-Y3)							=	**187.97**	**SQ.MT.**

WING - D
BUILT UP AREA CALCULATION FOR 2ND & 4TH FLOOR

ADDITION (A)									
1	0.35	x	5.20	x	1	x 1	=	1.82	SQ.MT.
2	1.94	x	7.95	x	1	x 1	=	15.42	SQ.MT.
3	2.10	x	0.10	x	1	x 1	=	0.21	SQ.MT.
4	8.16	x	11.00	x	1	x 1	=	89.76	SQ.MT.
5	1.70	x	2.75	x	1	x 1	=	4.68	SQ.MT.
6	5.64	x	1.91	x	0.5	x 1	=	5.39	SQ.MT.
7	5.64	x	1.78	x	0.5	x 1	=	5.02	SQ.MT.
"	2.08	x	0.30	x	0.5	x 1	=	0.31	SQ.MT.
8	3.99	x	11.65	x	1	x 1	=	46.48	SQ.MT.
9	8.41	x	1.40	x	1	x 1	=	11.77	SQ.MT.
"	0.08	x	0.60	x	1	x 1	=	0.05	SQ.MT.
10	14.39	x	4.78	x	0.5	x 1	=	34.39	SQ.MT.
11	14.39	x	6.73	x	0.5	x 1	=	48.42	SQ.MT.
12	8.20	x	1.96	x	1	x 1	=	16.07	SQ.MT.
13	3.05	x	0.80	x	1	x 1	=	2.44	SQ.MT.
14	4.03	x	1.58	x	0.5	x 1	=	3.18	SQ.MT.
15	4.03	x	0.55	x	0.5	x 1	=	1.11	SQ.MT.
16	9.21	x	2.41	x	0.5	x 1	=	11.10	SQ.MT.
"	9.21	x	2.37	x	0.5	x 1	=	10.91	SQ.MT.
17	9.75	x	2.60	x	0.5	x 1	=	12.68	SQ.MT.
18	9.75	x	2.49	x	0.5	x 1	=	12.14	SQ.MT.
"	9.80	x	1.31	x	0.5	x 1	=	6.42	SQ.MT.
19	3.53	x	1.54	x	0.5	x 1	=	2.72	SQ.MT.
20	3.53	x	1.45	x	0.5	x 1	=	2.56	SQ.MT.
21	3.96	x	1.60	x	0.5	x 1	=	3.17	SQ.MT.
22	3.96	x	1.58	x	0.5	x 1	=	3.13	SQ.MT.
23	3.41	x	1.53	x	0.5	x 1	=	2.61	SQ.MT.
24	3.41	x	1.49	x	0.5	x 1	=	2.54	SQ.MT.
25	3.31	x	1.22	x	0.5	x 1	=	2.02	SQ.MT.
26	3.31	x	1.25	x	0.5	x 1	=	2.07	SQ.MT.
TOTAL							=	**360.59**	**SQ.MT.**
DUCT DEDUCTION (Y1)									
D1	2.24	x	0.60	x	1	x 1	=	1.34	SQ.MT.
"	2.40	x	0.28	x	1	x 1	=	0.67	SQ.MT.
"	2.40	x	1.22	x	1	x 1	=	2.93	SQ.MT.
D2	1.25	x	1.35	x	1	x 1	=	1.69	SQ.MT.
D3	2.25	x	2.40	x	1	x 1	=	5.40	SQ.MT.
"	1.50	x	1.35	x	1	x 1	=	2.03	SQ.MT.
"	1.25	x	1.32	x	1	x 1	=	1.65	SQ.MT.
"	0.65	x	0.08	x	1	x 1	=	0.05	SQ.MT.
"	2.37	x	1.15	x	1	x 1	=	2.73	SQ.MT.
D4	1.72	x	0.55	x	0.5	x 1	=	0.47	SQ.MT.
"	0.08	x	1.27	x	1	x 1	=	0.10	SQ.MT.
"	0.24	x	0.08	x	0.5	x 1	=	0.01	SQ.MT.
TOTAL DEDUCTION AREA							=	**19.06**	**SQ.MT.**
LIFT DEDUCTION (Y2)									
L1	1.50	x	1.35	x	1	x 1	=	2.03	SQ.MT.
TOTAL LIFT AREA							=	**2.03**	**SQ.MT.**
TOTAL DEDUCTION (Y3) (Y1+Y2)							=	**21.08**	**SQ.MT.**
TOTAL BUILT UP AREA (Y4) (A-Y3)							=	**339.50**	**SQ.MT.**

2ND & 4TH FLOOR PLAN SCALE- 1:100

DOOR WINDOW SCHEDULE

TYPE	SIZE (METER)	AREA (SQ.M.)	SILL LEVEL	DESCRIPTION
D1	1.00 X 2.10	2.10	-	FLUSH DOOR
D2	0.90 X 2.10	1.89	-	
D3	0.75 X 2.10	1.575	-	
W1	1.80 X 2.00	3.60	0.30	ALUMINIUM SLIDING WINDOW
W2	1.80 X 1.40	2.52	0.90	ALUMINIUM TOP HUNG WINDOW
W3	1.20 X 2.00	2.40	0.30	ALUMINIUM SLIDING WINDOW
W4	1.20 x 1.40	1.68	0.90	ALUMINIUM SLIDING WINDOW
W5	1.50 X 1.40	2.10	0.90	ALUMINIUM SLIDING WINDOW
RJ	1.20 X 1.20	1.44	1.10	
V	0.60 X 0.90	0.54	1.40	LOUVERED WINDOW
V1	0.55 X 0.90	0.495	1.40	LOUVERED WINDOW
V2	0.50 X 0.90	0.45	1.40	LOUVERED WINDOW
V3	0.45 X 0.90	0.405	1.40	LOUVERED WINDOW

LIGHT AND VENTILATION STATEMENT FOR (BUILDING NO. 12)

SR.NO.	ROOM	AREA OF ROOM (SQM)	AREA OF WIN REQ. (SQM)	AREA OF WIN PROV. (SQM)	TYPE OF WINDOW PROVD.
1	LIVING	14.300	2.383	3.600	W1
2	KITCHEN	6.050	1.008	1.440	W3
3	BED ROOM	11.5164	1.919	3.600	W1
4	TOILET	2.520	0.420	0.540	V.
5	BATH	2.248	0.375	0.540	V.
6	W.C.	1.080	0.180	0.540	V.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No. 139/3,139/6,139/7, 139/10,139/12,139/14A,139/14B,140/2,140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	24 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-
REVISIONS	DESCRIPTION :		
R-0			

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

ADDRESS

SPACEAGE CONSULTANTS

B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080

BUILDING - 12

CONTENTS OF SHEETS

1] TERRACE FLOOR PLAN
2] SECTION- AA
3] ROAD SIDE ELEVATION
4] BLOCK PLAN
5] EWS FLAT AREA DIAGRAM & CALCULATION

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/ Vakadi/BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:46:23 +05'30'

TERRACE FLOOR
SCALE- 1:100

SECTION -AA
SCALE -1:100

C.B. THROUGH (TYPICAL SECTION)
SCALE -1:100

ROAD SIDE ELEVATION SCALE- 1:100

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON SURVEY No. 139/3,139/6,139/7, 139/10,139/12,139/14A,139/14B,140/2,140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	25 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	

NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

ADDRESS

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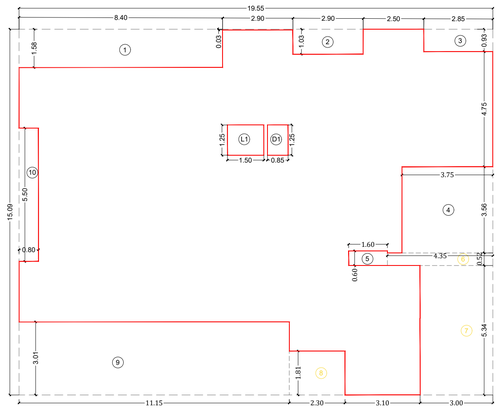
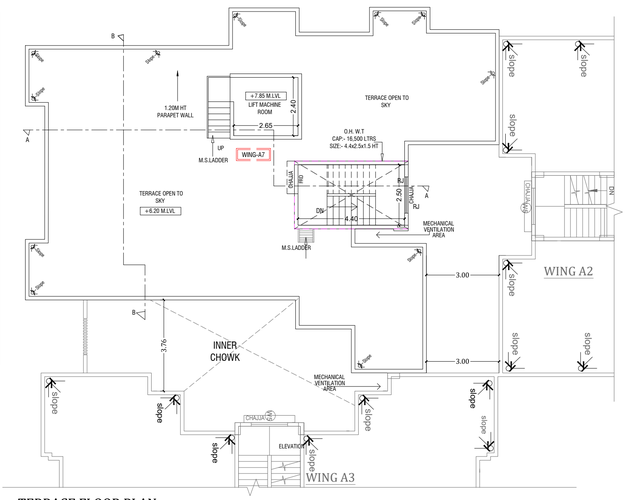
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080

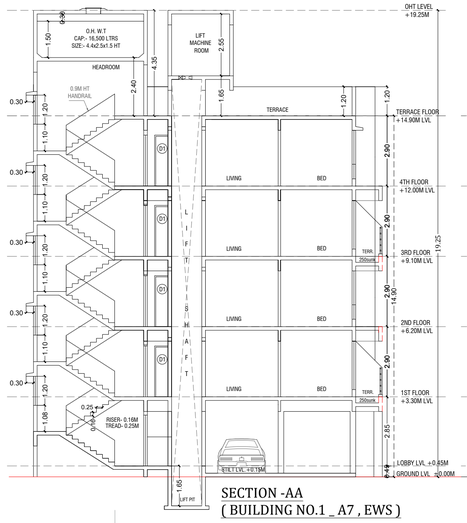


LINE AREA DIAGRAM OF 1ST & 3RD FLOOR
(BLDG NO.1 - EWS (WING - A7) SCALE :- 1:100

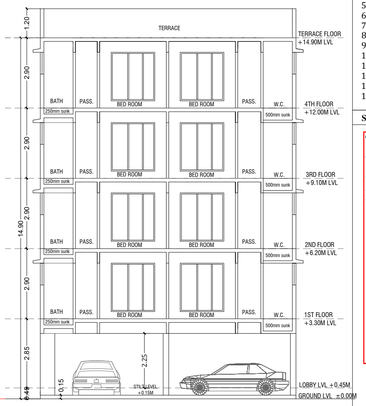
BUILT UP AREA CALCULATION FOR 1ST & 3RD FLOOR (BLDG NO. 1 , WING A7 EWS)						
ADDITION (X)						
A	19.55	x	15.09	=	295.07	SQ.MT.
TOTAL				=	**295.07**	**SQ.MT.**
STANDARD DEDUCTION (Y1)						
1	8.40	x	1.58	=	13.27	SQ.MT.
"	2.90	x	0.03	=	0.09	SQ.MT.
2	2.90	x	1.03	=	2.99	SQ.MT.
3	2.85	x	0.93	=	2.65	SQ.MT.
4	3.75	x	3.56	=	13.35	SQ.MT.
5	1.60	x	0.60	=	0.96	SQ.MT.
6	4.35	x	0.52	=	2.26	SQ.MT.
7	3.00	x	5.34	=	16.02	SQ.MT.
8	2.30	x	1.81	=	4.15	SQ.MT.
9	11.15	x	3.01	=	33.55	SQ.MT.
10	0.80	x	5.50	=	4.40	SQ.MT.
TOTAL				=	**93.69**	**SQ.MT.**
DUCT DEDUCTION (Y2)						
D1	0.85	x	1.25	=	1.06	SQ.MT.
TOTAL				=	**1.06**	**SQ.MT.**
LIFT DEDUCTION (Y3)						
L1	1.50	x	1.25	=	1.88	SQ.MT.
TOTAL				=	**1.88**	**SQ.MT.**
TOTAL DEDUCTION (Y4) (Y1+Y2+Y3)				=	**96.62**	**SQ.MT.**
TOTAL BUILT UP AREA (Y5) (X-Y4)				=	**198.45**	**SQ.MT.**



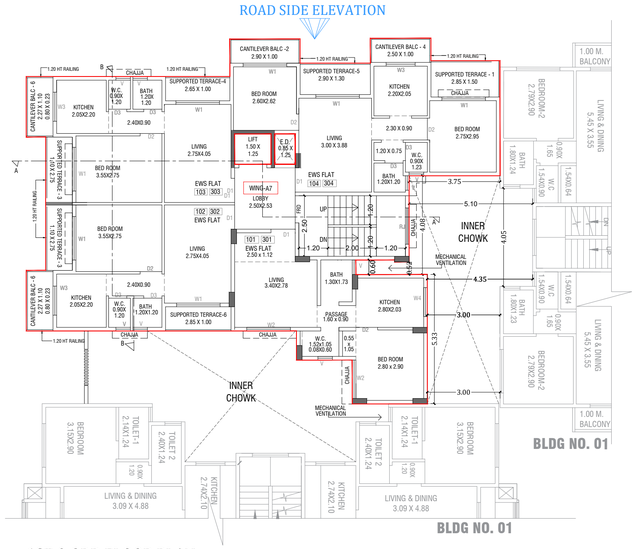
TERRACE FLOOR PLAN
(BLDG NO.1 - WING A7) SCALE :- 1:100



SECTION -AA
(BUILDING NO.1 _ A7 , EWS)

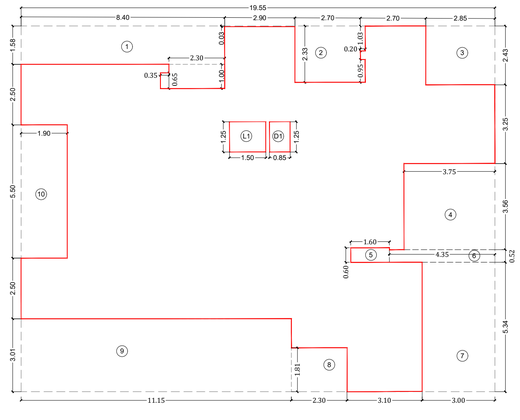


SECTION -BB (BUILDING NO.1 _ A7, EWS)



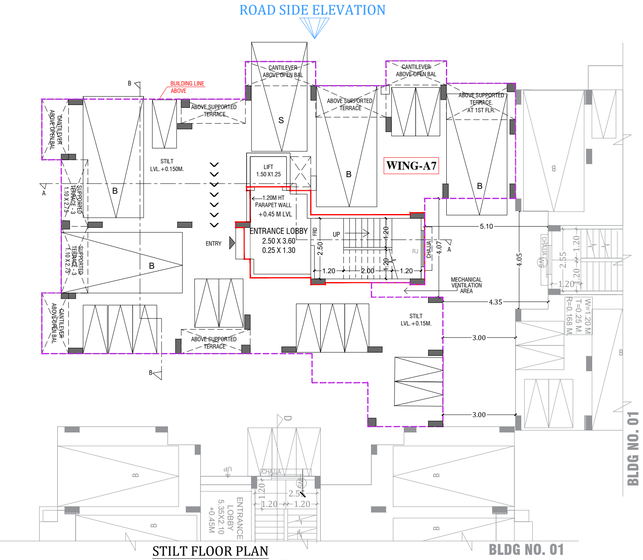
1ST & 3RD FLOOR PLAN
(BLDG NO.1_EWS - WING A7)
SCALE :- 1:100

BUILT UP AREA CALCULATION FOR 2ND & 4TH FLOOR (BLDG NO. 1 , WING A7 EWS)						
ADDITION (X)						
A	19.55	x	15.09	=	295.07	SQ.MT.
TOTAL				=	**295.07**	**SQ.MT.**
STANDARD DEDUCTION (Y1)						
1	8.40	x	1.58	=	13.27	SQ.MT.
"	2.90	x	0.03	=	0.09	SQ.MT.
"	2.30	x	1.09	=	2.30	SQ.MT.
"	0.35	x	0.65	=	0.23	SQ.MT.
2	2.70	x	2.33	=	6.29	SQ.MT.
"	0.20	x	1.03	=	0.21	SQ.MT.
"	0.20	x	0.95	=	0.19	SQ.MT.
3	2.85	x	2.43	=	6.93	SQ.MT.
4	3.75	x	3.56	=	13.35	SQ.MT.
5	1.60	x	0.60	=	0.96	SQ.MT.
6	4.35	x	0.52	=	2.26	SQ.MT.
7	3.00	x	5.34	=	16.02	SQ.MT.
8	2.30	x	1.81	=	4.15	SQ.MT.
9	11.15	x	3.01	=	33.55	SQ.MT.
10	1.90	x	5.50	=	10.45	SQ.MT.
TOTAL				=	**110.24**	**SQ.MT.**
DUCT DEDUCTION (Y2)						
D1	0.85	x	1.25	=	1.06	SQ.MT.
TOTAL				=	**1.06**	**SQ.MT.**
LIFT DEDUCTION (Y3)						
L1	1.50	x	1.25	=	1.88	SQ.MT.
TOTAL				=	**1.88**	**SQ.MT.**
TOTAL DEDUCTION (Y4) (Y1+Y2+Y3)				=	**113.18**	**SQ.MT.**
TOTAL BUILT UP AREA (Y5) (X-Y4)				=	**181.89**	**SQ.MT.**

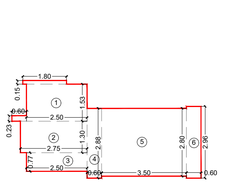


LINE AREA DIAGRAM OF 2ND & 4TH FLOOR
(BLDG NO.1 - EWS (WING - A7) SCALE :- 1:100

ROAD SIDE ELEVATION (BUILDING NO.1 - A7, EWS)



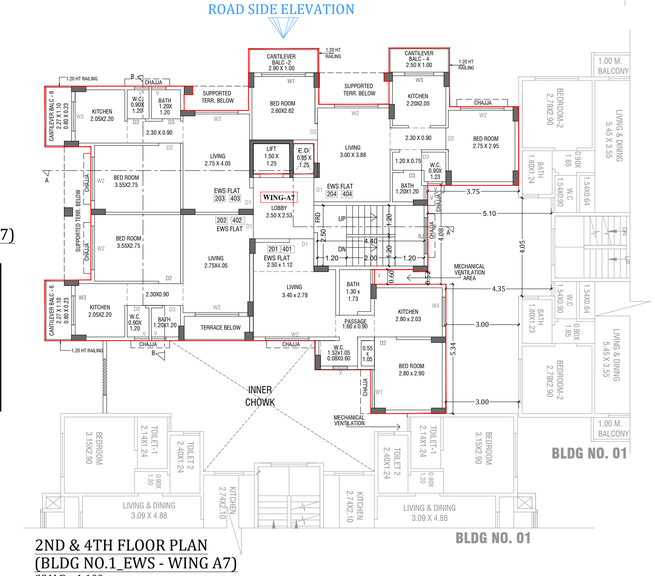
STILT FLOOR PLAN
(BLDG NO.1 - WING A7) SCALE :- 1:100



LINE AREA DIAGRAM
OF STILT FLOOR
(BLDG NO.1(EWS) -WING-A7)
SCALE 1:100

BUILT UP AREA CALCULATION FOR STILT FLOOR (BLDG NO. 1 EWS - WING A7)							
ADDITION (X)							
"	1.80	x	0.15	x	1	=	0.27 SQ.MT.
1	2.50	x	1.53	x	1	=	3.83 SQ.MT.
"	0.60	x	0.23	x	1	=	0.14 SQ.MT.
2	2.75	x	1.30	x	1	=	3.58 SQ.MT.
3	2.50	x	0.77	x	1	=	1.93 SQ.MT.
4	0.60	x	2.88	x	1	=	1.73 SQ.MT.
5	3.50	x	2.80	x	1	=	9.80 SQ.MT.
6	0.60	x	2.96	x	1	=	1.78 SQ.MT.
STILT BUILT UP AREA (X)					=		**23.04 SQ.MT.**

BLGD NO. 1 (WING - A7 EWS) PARKING STATEMENT STILT FLOOR	
B/G CAR	4
SMALL CAR	1
TOTAL CAR	5
TWO WHEELER	21



2ND & 4TH FLOOR PLAN
(BLDG NO.1_EWS - WING A7)
SCALE :- 1:100

BLDG. NO. - 1 (WING - A7) EWS TENEMENTS AREA STATEMENT 1ST & 3RD FLOOR EWS FLAT			
FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
101, 301	1BHK	33.33	37.69
102, 302	1BHK	32.82	42.64
103, 303	1BHK	32.82	42.70
104, 304	2BHK	40.45	56.57

2ND & 4TH FLOOR EWS FLAT			
FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
201, 401	1BHK	33.33	37.69
202, 402	1BHK	31.71	36.83
203, 403	1BHK	31.71	36.06
204, 404	2BHK	38.93	48.68

BLDG NO. 1 (WING - A7 EWS) REQUIRED PARKING STATEMENT (RESIDENTIAL)			
(CARPET AREA)	PARK. REQD.	NO. OF FLATS	NO. OF CARS
UPTO 35.00 SQ.MT.	1 FOR 4 FLATS	12	3
35.00 TO 45.00 SQ.MT	1 FOR 2 FLATS	4	2
45.00 TO 60.00 SQ.MT	1 FOR 1 FLATS	0	0
TOTAL		16	5
10% VISITORS PARKING			1
CAR PARKING REQUIRED (X)			6
TWO WHEELER PARKING REQUIRED (A)			3
TOTAL TWO WHEELER PARKING PROVIDED			21
TOTAL CAR PARKING PROVIDED			5

BLDG NO. 1 WING A7 EWS BUILT-UP AREA STATEMENT	
FLOOR	BUA IN SQ.MT.
STILT	23.04
1ST	198.45
2nd	181.89
3rd	198.45
4th	181.89
TOTAL AREA	783.72

DOOR WINDOW SCHEDULE				
TYPE	SIZE (M)	AREA (SQ.M.)	SILL LEVEL	DESCRIPTION
D1	1.00 X 2.10	2.10	-	FLUSH DOOR
D2	0.90 X 2.10	1.89	-	
D3	0.75 X 2.10	1.575	-	
W1	1.80 X 2.00	3.60	0.30	ALUMINIUM SLIDING WINDOW
W2	1.80 X 1.40	2.52	0.90	ALUMINIUM TOP HUNG WINDOW
W3	1.20 X 2.00	2.40	0.30	ALUMINIUM SLIDING WINDOW
W4	1.20 X 1.40	1.68	0.90	ALUMINIUM SLIDING WINDOW
V	0.60 X 0.90	0.54	1.40	LOUVERED WINDOW

LIGHT AND VENTILATION STATEMENT FOR (BUILDING NO. 1 (EWS) WING A7)					
SR. NO.	ROOM	AREA OF ROOM (SQM)	AREA OF WIN REQ. (SQM)	AREA OF WIN PROV. (SQM)	TYPE OF WINDOW PROVD.
1	LIVING	12.726	2.121	3.600	W1
2	KITCHEN	4.655	0.776	2.400	W3
3	BED ROOM	8.112	1.352	3.600	W1
4	BED ROOM	6.814	1.136	3.600	W1
5	BATH	1.508	0.251	0.540	V
6	W.C.	1.102	0.184	0.540	V

CONTENTS OF SHEET

1. STILT FLOOR PLAN
2. 1ST & 3RD FLOOR PLAN
3. 2ND & 4TH FLOOR PLAN
4. LINE AREA DIAGRAM & CALCULATION
5. TERRACE FLOOR PLAN
6. SECTION AA
7. SECTION BB
8. ROAD SIDE ELEVATION
9. DOOR - WINDOW SCHEDULE
10. LIGHT & VENTILATION STATEMENT
11. TENEMENT STATEMENT
12. BUILT-UP AREA SUMMARY
13. PARKING STATEMENT
14. BLOCK PLAN

STAMP & DATE OF APPROVAL OF PLAN

This Commencement Certificate is Approved Subject to the Conditions Mentioned in this office Letter/ Certificate Vide No. CIDCO/NAINA/Panvel/Vakadi/ BP-00223/ACC/2025/1441 Dated- 24/09/2025

SWATI PUNDALIK POHEKAR

Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:47:40 +05'30'

CONTENTS OF SHEET

1] STILT,1ST TO 4TH & TERRACE FLOOR PLAN (WING-A7)
2] BUILT-UP AREA DIAGRAM FOR 1ST TO 4TH FLOOR (WING- A7)
3] BUILT-UP AREA CALCULATION FOR1ST TO 4TH FLOOR (WING- A7)
4] TENEMENT AREA STATEMENT (WING- A7)
5] LIGHT AND VENTILATION STATEMENT (WING- A7)
6] DOOR & WINDOW SCHEDULE (WING- A7)
7] B.U.AREA & GROSS B.U.AREA SUMMARY (WING- A7)
8] TERRACE AREA STATEMENT(WING- A7)
9] ROAD SIDE ELEVATION(WING- A7)
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11] SECTION AA(WING- A7)
12] BLOCK PLAN (WING- A7)

KEY PLAN
SCALE :- N.T.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON LAND BEARING SURVEY No. 139/3, 139/6,139/7, 139/10, 139/12, 139/14A, 139/14B,140/2, 140/1(2),140/1(4),141,142,143 & 146/2 AT VILLAGE: WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

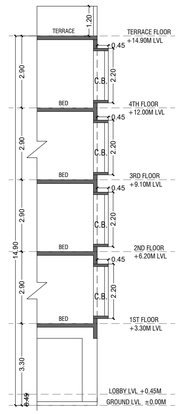
NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	26 / 28	-
	SCALE	DATE	CHECKED BY
	1:100	-	-
REVISIONS	DESCRIPTION :		
R-0			

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
VINAY AGRAWAL (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
NAME OF ARCHITECT: DEVYANI KHADILKAR	
LICENSE NO: CA/90/13184	

ADDRESS

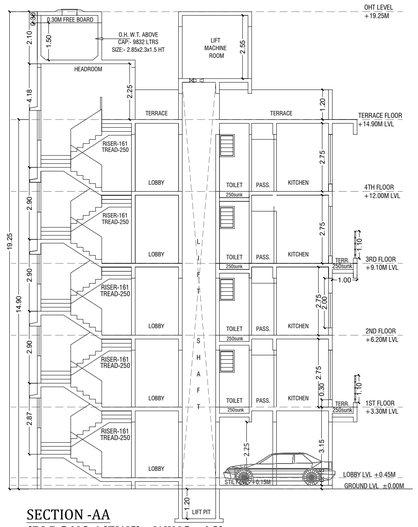
SPACEAGE CONSULTANTS

B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080



C.B.THROUGH
(TYPICAL SECTION)
SCALE 1:100

ROAD SIDE ELEVATION (BLDG NO.1(EWS) - WING - A8)
SCALE 1:100



SECTION -AA
(BLDG NO.1(EWS) - WING - A8)
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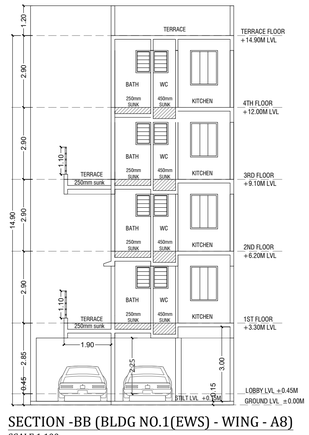

SECTION -BB (BLDG NO.1(EWS) - WING - A8)
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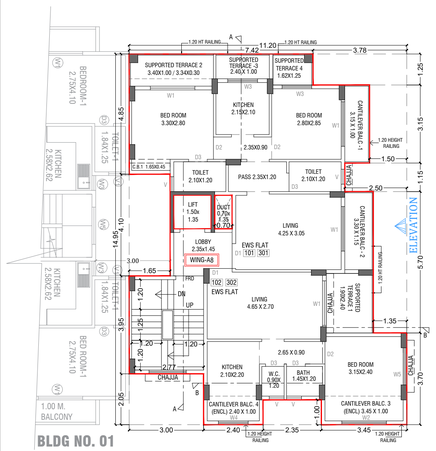
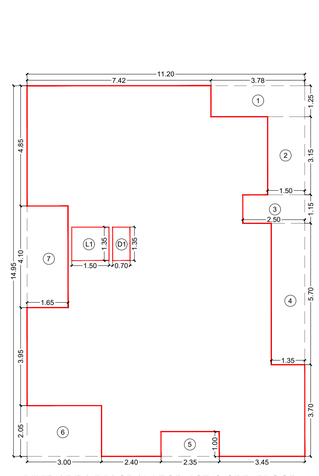
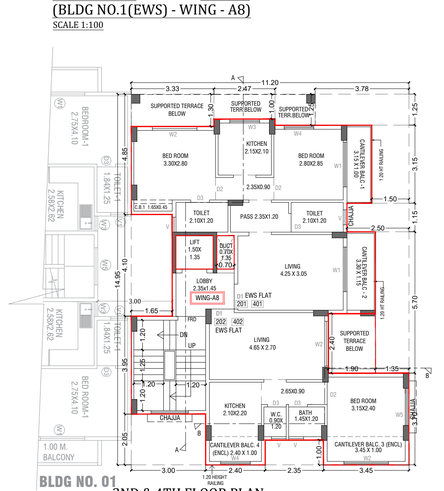


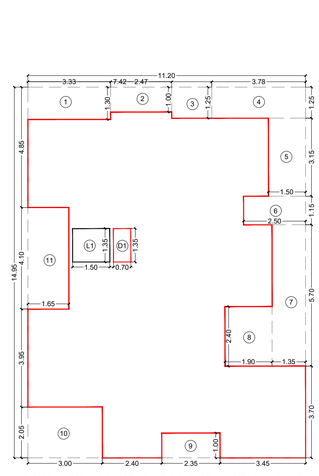
1ST & 3RD FLOOR PLAN
(BLDG NO.1 - WING - A8 EWS)
SCALE :- 1:100



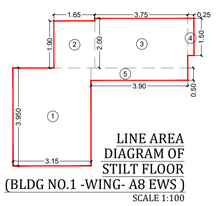
LINE AREA DIAGRAM FOR 1ST & 3RD FLOOR
(BLDG NO.1 -WING- A8 EWS) SCALE 1:100



2ND & 4TH FLOOR PLAN
(BLDG NO.1(EWS) - WING - A8)
SCALE :- 1:100



LINE AREA DIAGRAM FOR 2ND & 4TH FLOOR
(BLDG NO.1 -WING- A8 EWS) SCALE 1:100



LINE AREA
DIAGRAM OF
STILT FLOOR
(BLDG NO.1 -WING- A8 EWS)
SCALE 1:100

BUILT UP AREA CALCULATION FOR STILT FLOOR (BLDG NO. 1 , WING A8 EWS)

ADDITION (X)								
1	3.15	x	3.95	x	1	=	12.44	SQ.MT.
2	1.65	x	1.90	x	1	=	3.14	SQ.MT.
3	3.75	x	2.00	x	1	=	7.50	SQ.MT.
4	0.25	x	1.50	x	1	=	0.38	SQ.MT.
5	3.90	x	0.50	x	1	=	1.95	SQ.MT.
STILT BUILT UP AREA (X)						=	25.40	SQ.MT.

BUILT UP AREA CALCULATION FOR 1ST & 3RD FLOOR (BLDG NO. 1 , WING A8 EWS)

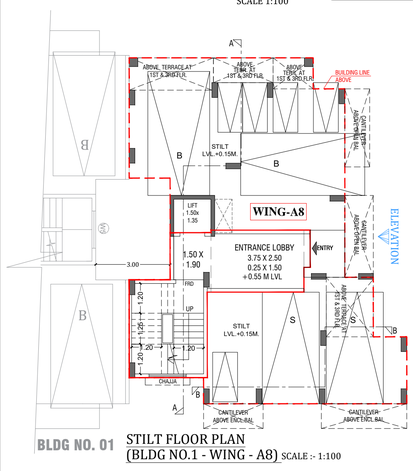
ADDITION (X)								
A	11.20	x	14.95	x	1	=	167.44	SQ.MT.
TOTAL						=	167.44	SQ.MT.
STANDARD DEDUCTION (Y1)								
1	3.78	x	1.25	x	1	=	4.73	SQ.MT.
2	1.50	x	3.15	x	1	=	4.73	SQ.MT.
3	2.50	x	1.15	x	1	=	2.88	SQ.MT.
4	1.35	x	5.79	x	1	=	7.70	SQ.MT.
5	2.35	x	1.00	x	1	=	2.35	SQ.MT.
6	3.00	x	2.05	x	1	=	6.15	SQ.MT.
7	1.65	x	4.10	x	1	=	6.77	SQ.MT.
TOTAL						=	35.29	SQ.MT.
DUCT DEDUCTION (Y2)								
D1	0.70	x	1.35	x	1	=	0.95	SQ.MT.
TOTAL						=	0.95	SQ.MT.
LIFT DEDUCTION (Y3)								
L1	1.50	x	1.35	x	1	=	2.03	SQ.MT.
TOTAL						=	2.03	SQ.MT.
TOTAL DEDUCTION (Y4) (Y1+Y2+Y3)						=	38.26	SQ.MT.
TOTAL BUILT UP AREA (Y5) (X-Y4)						=	129.19	SQ.MT.

BUILT UP AREA CALCULATION FOR 2ND & 4TH FLOOR (BLDG NO. 1 , WING A8 EWS)

ADDITION (X)								
A	11.20	x	14.95	x	1	=	167.44	SQ.MT.
TOTAL						=	167.44	SQ.MT.
STANDARD DEDUCTION (Y1)								
1	3.33	x	1.30	x	1	=	4.33	SQ.MT.
2	2.47	x	1.00	x	1	=	2.47	SQ.MT.
3	1.62	x	1.25	x	1	=	2.03	SQ.MT.
4	1.90	x	2.40	x	1	=	4.56	SQ.MT.
5	3.78	x	1.25	x	1	=	4.73	SQ.MT.
6	1.50	x	3.15	x	1	=	4.73	SQ.MT.
7	2.50	x	1.15	x	1	=	2.88	SQ.MT.
8	1.35	x	5.70	x	1	=	7.70	SQ.MT.
9	2.35	x	1.00	x	1	=	2.35	SQ.MT.
10	3.00	x	2.05	x	1	=	6.15	SQ.MT.
11	1.65	x	4.10	x	1	=	6.77	SQ.MT.
TOTAL						=	48.66	SQ.MT.
DUCT DEDUCTION (Y2)								
D1	0.70	x	1.35	x	1	=	0.95	SQ.MT.
TOTAL						=	0.95	SQ.MT.
LIFT DEDUCTION (Y3)								
L1	1.50	x	1.35	x	1	=	2.03	SQ.MT.
TOTAL						=	2.03	SQ.MT.
TOTAL DEDUCTION (Y4) (Y1+Y2+Y3)						=	51.63	SQ.MT.
TOTAL BUILT UP AREA (Y5) (X-Y4)						=	115.81	SQ.MT.

DOOR WINDOW SCHEDULE

TYPE	SIZE (METER)	AREA (SQ.M.)	SILL LEVEL	DESCRIPTION
D1	1.00 X 2.10	2.10	-	FLUSH DOOR
D2	0.90 X 2.10	1.89	-	
D3	0.75 X 2.10	1.58	-	
W1	1.80 X 2.00	3.60	0.30	ALUMINIUM SLIDING WINDOW
W2	1.80 X 1.40	2.52	0.90	ALUMINIUM TOP HUNG WINDOW
W3	1.20 X 2.00	2.40	0.30	ALUMINIUM SLIDING WINDOW
W4	1.20 x 1.40	1.68	0.90	ALUMINIUM SLIDING WINDOW
W5	1.50 X 1.40	2.10	0.90	ALUMINIUM SLIDING WINDOW
V	0.60 X 0.90	0.54	1.40	LOUVERED WINDOW



STILT FLOOR PLAN
(BLDG NO.1 - WING - A8) SCALE :- 1:100

BLDG NO. 1 WING A8 EWS

BUILT-UP AREA STATEMENT	
FLOOR	BUA IN SQ.MT.
STILT	25.40
1ST	129.19
2nd	115.81
3rd	129.19
4th	115.81
TOTAL AREA	515.40

LIGHT AND VENTILATION STATEMENT FOR (BUILDING NO. 1 (EWS) WING - A8)

SR.NO.	ROOM	AREA OF ROOM (SQM)	AREA OF WIN REQ. (SQM)	AREA OF WIN PROV. (SQM)	TYPE OF WINDOW PROVD.
1	LIVING	12.960	2.160	3.600	W1
2	KITCHEN	4.515	0.753	2.400	W3
3	BED ROOM	7.98	1.330	3.600	W1
4	BED ROOM	9.24	1.540	3.600	W1
5	TOILET	2.520	0.420	0.540	V
6	TOILET	2.520	0.420	0.540	V

TENEMENTS STATEMENT (BUILDING - 1) WING - A8

FLOORS	UP TO 35	35TO 45	45 TO 60
1ST FLOOR	1	0	1
2ND FLOOR	1	0	1
3RD FLOOR	1	0	1
4TH FLOOR	1	0	1
TOTAL	4.00	0.00	4.00

TOTAL TENEMENTS (BUILDING - 1) WING - A8	8.00

BLGD NO. 1 (WING - A8 EWS)

PARKING STATEMENT STILT FLOOR	
BIG CAR	2
SMALL CAR	2
TOTAL CAR	4
TWO WHEELER	5

BLDG. NO. -1 (WING - A8) EWS

TENEMENTS AREA STATEMENT

1ST & 3RD FLOOR EWS FLAT

FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
101, 301	2BHK	49.63	67.34
102, 302	1BHK	32.71	45.18

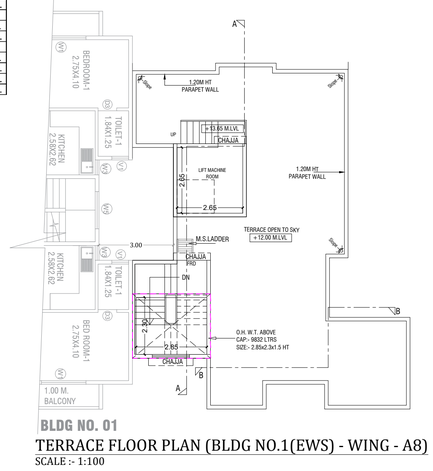
2ND & 4TH FLOOR EWS FLAT

FLAT NUMBER	UNITS	CARPET AREA (SQM)	BUILT UP AREA (SQM)
201, 401	2BHK	48.41	58.52
202, 402	1BHK	32.03	40.46

BLDG NO. 1 (WING - A8 EWS)

REQUIRED PARKING STATEMENT (RESIDENTIAL)

(CARPET AREA)	PARK. REQD.	NO. OF FLATS	NO. OF CARS
UPTO 35.00 SQ.MT.	1 FOR 4 FLATS	4	1
35.00 TO 45.00 SQ.MT	1 FOR 2 FLATS	0	0
45.00 TO 60.00 SQ.MT	1 FOR 1 FLATS	4	4
TOTAL		8	5
10% VISITORS PARKING			1
CAR PARKING REQUIRED (X)			6
TWO WHEELER PARKING REQUIRED (A)			3
TOTAL TWO WHEELER PARKING PROVIDED			
TOTAL CAR PARKING PROVIDED			



TERRACE FLOOR PLAN (BLDG NO.1(EWS) - WING - A8)
SCALE :- 1:100

BUILDING NO.1 (EWS/LIG) - WING - A8 | **27 / 28**

CONTENTS OF SHEET

1. STILT FLOOR PLAN
2. 1ST & 3RD FLOOR PLAN
3. 2ND & 4TH FLOOR PLAN
4. LINE AREA DIAGRAM & CALCULATION
5. TERRACE FLOOR PLAN
6. SECTION AA
7. SECTION BB
8. ROAD SIDE ELEVATION
9. DOOR - WINDOW SCHEDULE
10. LIGHT & VENTILATION STATEMENT
11. TENEMENT STATEMENT
12. BUILT-UP AREA SUMMARY
13. PARKING STATEMENT
14. BLOCK PLAN

STAMP & DATE OF APPROVAL OF PLAN

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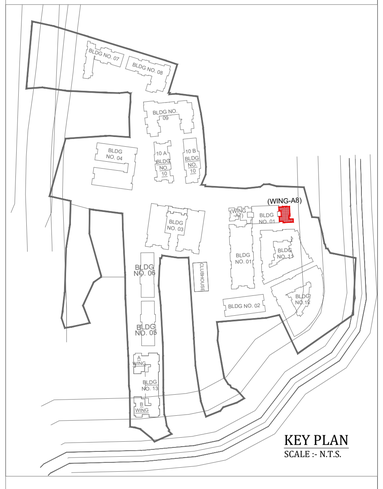
SWATI PUNDALIK POHEKAR
Digitally signed by SWATI PUNDALIK POHEKAR
Date: 2025.09.24 11:49:24 +05'30'

CONTENTS OF SHEET

1) STILT, 1ST TO 4TH & TERRACE FLOOR PLAN (WING- A8)
2) LINE AREA DIAGRAM & CALCULATION FOR 1ST TO 4TH FLOOR (WING- A8)
4) TENEMENT AREA STATEMENT (WING- A8)
5) DOOR & WINDOW SCHEDULE (WING-A8)
8) ROAD SIDE ELEVATION(WING- A8)
9) PARKING STATEMENT (WING- A8)
10) SECTION AA & SECTION BB (WING- A8)



KEY PLAN
SCALE :- N.T.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON LAND BEARING SURVEY No. 139/3, 139/6, 139/7, 139/10, 139/12, 139/14A, 139/14B, 140/2, 140/1(2), 140/1(4), 141, 142, 143 & 146/2 AT VILLAGE: WAKDI; TAL.- PANVEL; DIST.- RAIGAD, MAHARASHTRA.

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REVISIONS	DESCRIPTION :
R-0	

NAME OF THE OWNER	SIGNATURE
KU. RIYA & SHAURYA RAJ KANDHARI (GUARDIAN - AMOL SAKHARAM PACHPUTE)	
JAYESH MEHTA (PARTNERS OF M/S VISHESH GREENSCAPE L.L.P.)	
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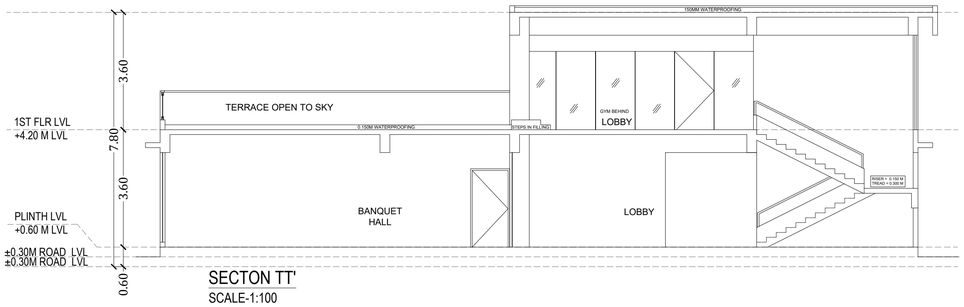
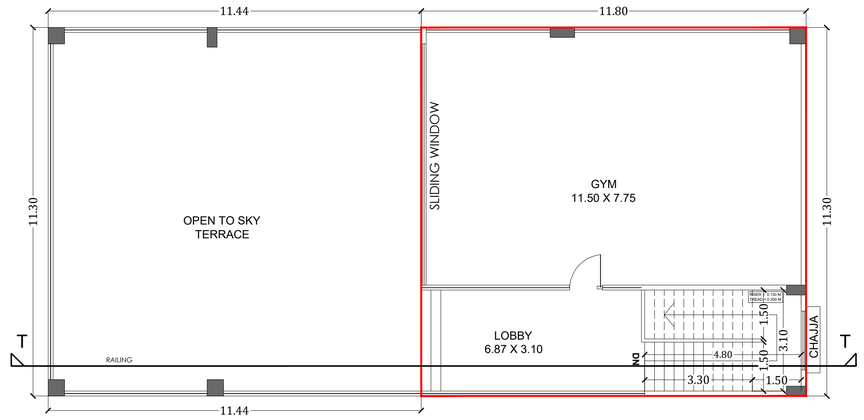


SECTON TT'

SCALE-1:100



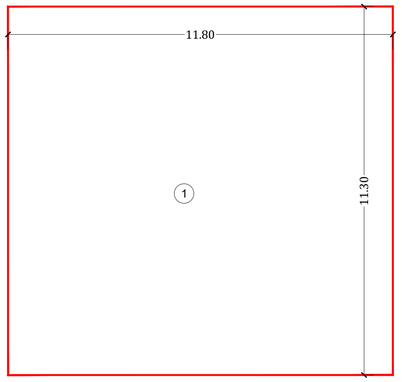
CLUBHOUSE -: 1ST FLOOR PLAN

SCALE-1:100

CLUB HOUSE BUILT-UP AREA STATEMENT		
GROUND FLOOR	262.73	SQ.MT.
1ST FLOOR	133.34	SQ.MT.
TOTAL CLUB HOUSE AREA	**396.07**	SQ.MT.

BUILT-UP AREA CALCULATION FOR 1ST FLOOR (CLUBHOUSE)					
ADDITION					
1	11.80	X 11.30	=	133.34	SQ.MT.
NET 1st PART BUILT-UP AREA			=	**133.34**	**SQ.MT.**

BUILT-UP AREA CALCULATION FOR GROUND (CLUBHOUSE)						
ADDITION						
1	23.25	X	11.30	=	262.73	SQ.MT.
NET GROUNDR FLR BUILT-UP AREA				=	**262.73**	**SQ.MT.**

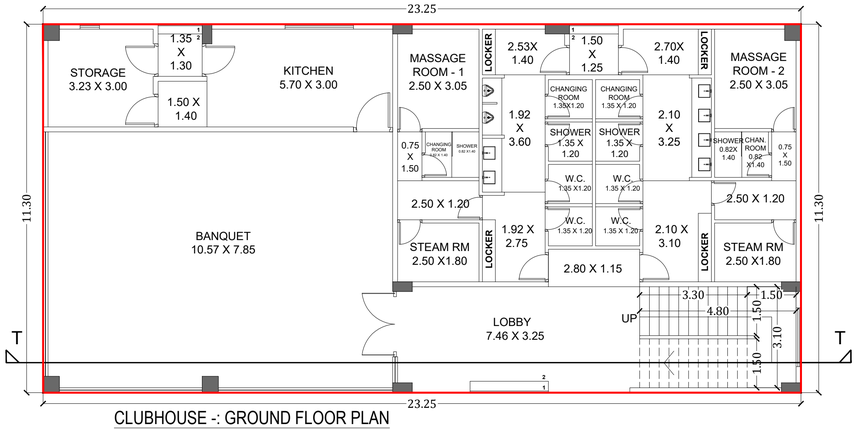


CLUBHOUSE -: LINE AREA DIAGRAM FOR 1ST FLOOR

SCALE-1:100

CLUBHOUSE -2: LINE AREA DIAGRAM FOR GROUND & 1ST FLOOR

SCALE-1:100



CLUBHOUSE -: GROUND FLOOR PLAN

SCALE-1:100

KEY PLAN

SCALE :- N.T.S.

CLUBHOUSE

28 / 28

CONTENTS OF SHEET

1] GROUND & 1ST FLOOR PLAN
2] LINE AREA DIAGRAM & CALCULATION.
3] ROOF PLAN
4] SECTION TT'

STAMP & DATE OF APPROVAL OF PLAN

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NAME OF ARCHITECT	DEVYANI KHADILKAR
LICENSE NO	CA/90/13184

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SPACEAGE CONSULTANTS

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Mulund (w), Mumbai : 400 080