

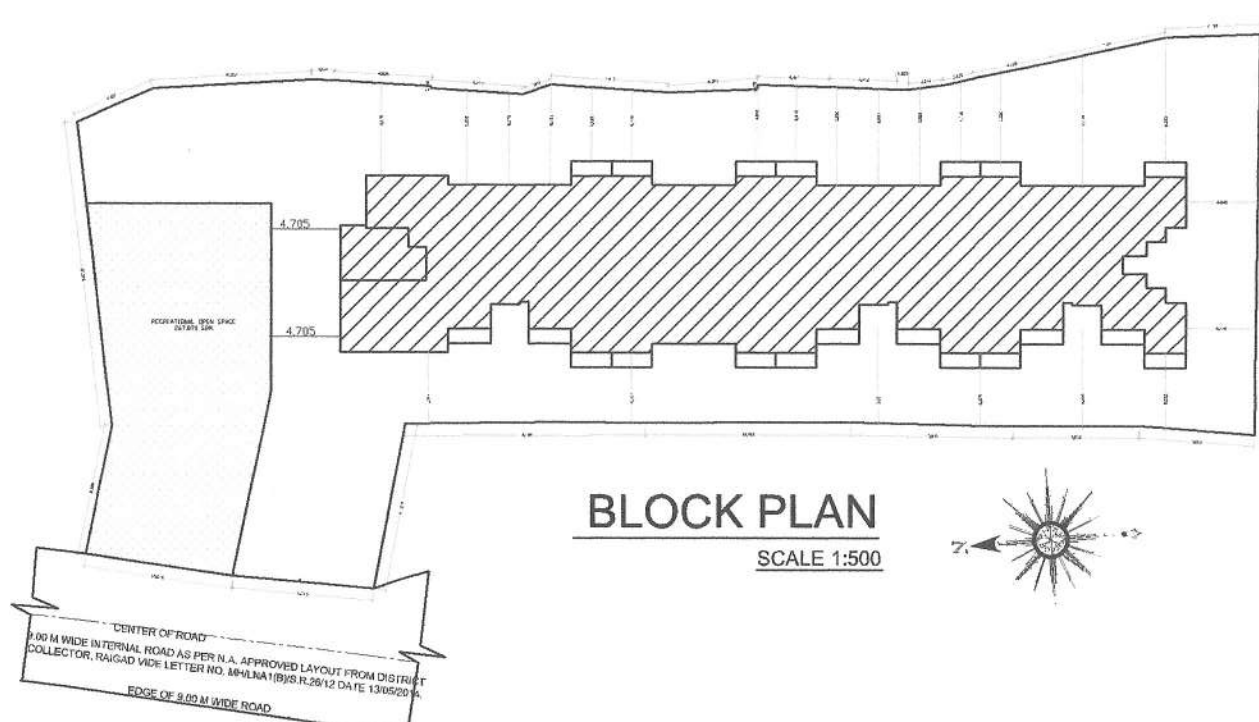
TENEMENT AREA STATEMENT									
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA	BALCONY AREA		TERRACE AREA	CUP BOARD AREA	BUILT-UP AREA
				(SQM)	(SQM)	PROJECTED	(SQM)	(SQM)	(SQM)
1	2	3	4	5	6	7	8	9	10
A		001,101,201,301,401	5.00	21.768	2.125	0.000	0.000	0.000	24.582
		002,102,202,302,402	5.00	21.768	2.125	0.000	0.000	0.000	24.582
		003	1.00	110.392	4.590	0.000	17.165	0.000	122.111
		103,203,303,403	4.00	21.768	2.125	0.000	0.000	0.000	24.226
		104,204,304,404	4.00	18.868	4.462	0.000	0.000	0.000	21.682
		105	1.00	34.323	0.000	0.000	0.000	0.000	38.298
		205	1.00	31.608	2.295	0.000	10.291	0.000	38.298
		305,405	2.00	31.473	2.295	0.000	0.000	0.000	35.448
		206,306,406	3.00	34.323	0.000	0.000	0.000	0.000	38.298
	1	B	001,101,201,301,401	5.00	21.768	2.125	0.000	0.000	0.000
002			1.00	21.768	2.125	0.000	0.000	0.000	24.226
003			1.00	21.768	2.125	0.000	0.000	0.000	24.582
102			1.00	19.003	4.462	0.000	3.825	0.000	21.682
103			1.00	18.868	4.462	0.000	0.000	0.000	21.682
202,302,402			3.00	18.868	4.462	0.000	0.000	0.000	21.682
203,303,403			3.00	18.868	4.462	0.000	0.000	0.000	21.682
104,204,304,404			4.00	21.768	2.125	0.000	0.000	0.000	24.226
105,205,305,405			4.00	21.768	2.125	0.000	0.000	0.000	24.226
106,206,306,406			4.00	21.768	2.725	0.000	0.000	0.000	24.582
1	C	101,201,301,401	4.00	21.768	2.125	0.000	0.000	0.000	24.837
		102,202,302,402	4.00	18.868	4.462	0.000	0.000	0.000	21.937
		103	1.00	19.003	4.462	0.000	3.825	0.000	21.682
		203,303,403	3.00	18.868	5.625	0.000	0.000	0.000	21.682
		001,104,204,304,404	5.00	21.768	2.125	0.000	0.000	0.000	24.582
		TOTAL	70.00	611.013	67.889	0.000	35.106	0.000	---

FLOORS	NO. OF UNITS
GROUND	7.00
FIRST	15.00
SECOND	16.00
THIRD	16.00
FOURTH	16.00
TOTAL NO. OF UNITS	70.00

BALCONY AREA STATEMENT *							
BUILDING NUMBER	FLOOR	BUA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA			
			TOTAL	PARTIALLY ENCLOSED	OPEN	EXCESS	
1	GR. FLOOR	307.427	46.114	19.200	0.000	0.000	0.000
	1ST FLOOR	461.840	69.275	55.650	0.000	55.650	0.000
	2ND FLOOR	449.933	67.490	55.650	0.000	55.650	0.000
	3RD FLOOR	449.933	67.490	55.650	0.000	55.650	0.000
	4TH FLOOR	449.933	67.490	55.650	0.000	55.650	0.000
TOTAL		2119.066	317.869	241.800	0.000	241.800	0.000

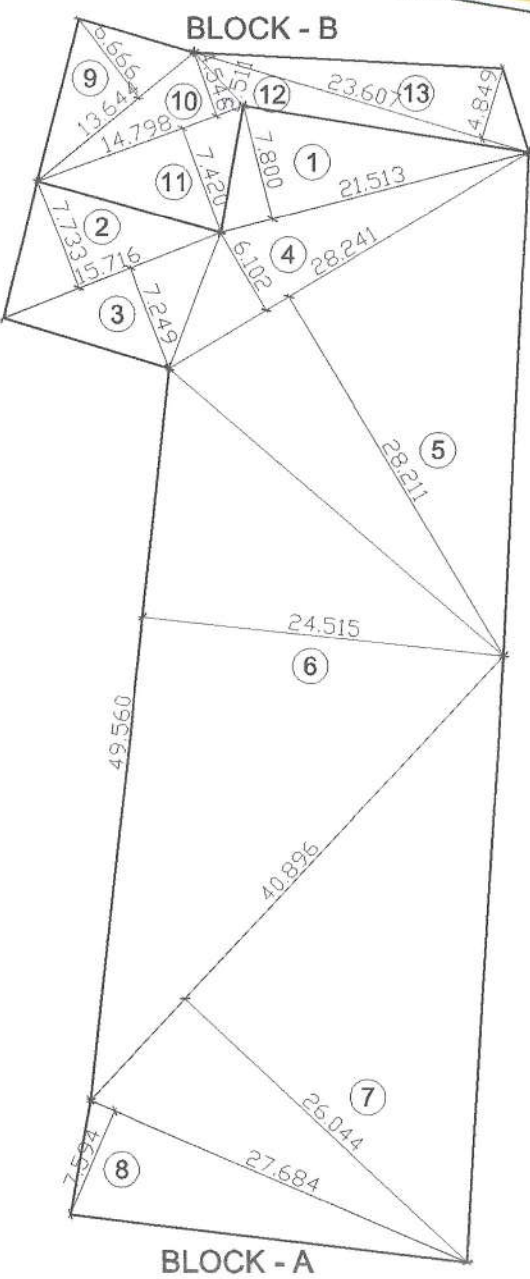
BUILT UP AREA STATEMENT	
BUILDING	BUILDING 1
FLOOR	IN SQM.
GR. FLOOR	307.427
1ST FLOOR	461.840
2ND FLOOR	449.933
3RD FLOOR	449.933
4TH FLOOR	449.933
TOTAL	2119.066
TOTAL BUILT-UP AREA	2119.066

TERRACE AREA STATEMENT				
BUILDING NUMBER	FLOOR	BUA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
1	GR. FLOOR	307.427	0.000	0.000
	1ST FLOOR	461.840	92.368	27.231
	2ND FLOOR	449.933	99.987	11.908
	3RD FLOOR	449.933	99.987	0.000
	4TH FLOOR	449.933	99.987	0.000
TOTAL		2119.066	362.329	39.139



LAND/PLOT AREA CONSIDERED FOR FSI CALCULATION					
SR. NO.	SURVEY NUMBER	AREA AS PER 7/12 (SQM)	AREA WITHIN 200M BELT OF GAOTHAN IN SQM	IN %	AREA CONSIDERED FOR FSI (SQM)
1	2	3	4	(5) = (4) ÷ (3)	6
1	G. NO. 50/12	209	209	100	209.000
2	G. NO. 23/5A	2340	2340	100	2340.000
TOTAL					2549.000

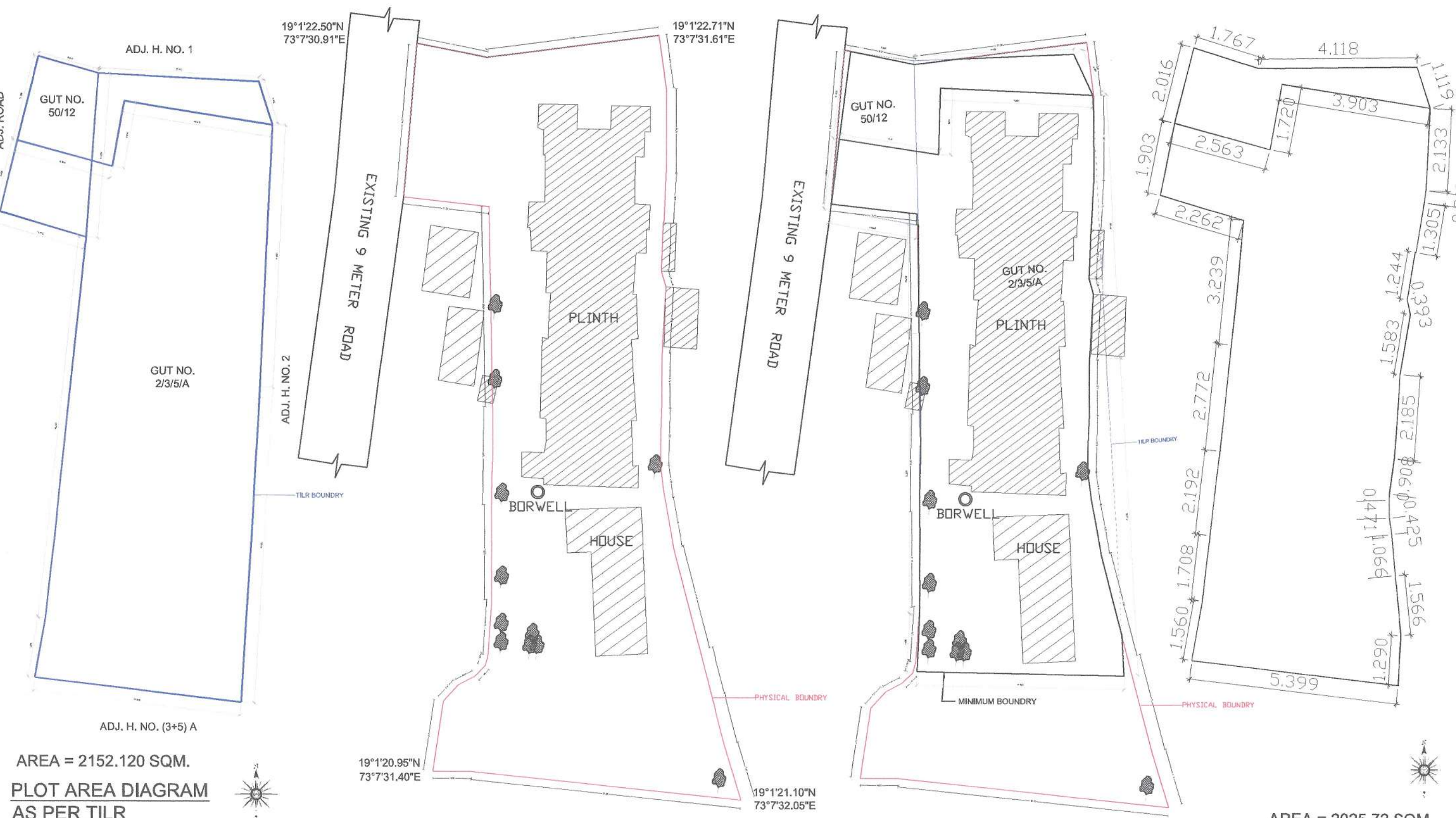
PLOT AREA CALCULATION (AS PER TILR)						
SR. NO.	NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
PLOT UNDER POSSESSION (BLOCK - A)						
1	1	1.00	1/2	21.513	7.800	83.900
2	2	1.00	1/2	15.716	7.733	60.760
3	3	1.00	1/2	15.716	7.249	56.960
4	4	1.00	1/2	28.241	6.102	86.160
5	5	1.00	1/2	28.241	28.211	398.350
6	6	1.00	1/2	49.560	24.515	607.480
7	7	1.00	1/2	40.896	26.044	532.540
8	8	1.00	1/2	27.684	7.594	105.110
AREA OF PLOT UNDER POSSESSION (BLOCK - A)						1931.260
PLOT UNDER OPEN SPACE (BLOCK - B)						
9	9	1.00	1/2	13.644	6.866	45.470
10	10	1.00	1/2	14.798	4.546	33.630
11	11	1.00	1/2	14.798	7.420	54.900
12	12	1.00	1/2	23.607	2.511	29.630
13	13	1.00	1/2	23.607	4.849	57.230
AREA OF PLOT UNDER OPEN SPACE (BLOCK - B)						220.860
GROSS PLOT AREA AS PER TILR						2152.120



LOCATION PLAN SCALE N.T.S.

** PARKING AREA STATEMENT							
SR. NO.	OCCUPANCY	ONE PARKING FOR EVERY	NUMBER OF UNITS	STANDARD	CAR	SCOOTER	PARKING TYPE
1	2	3	4	5	(6) = (4)X(5)	(7) = (6)X(3)	
1	COMMERCIAL	0.50	0	0.00	0.00	0.00	
2	UPTO 35 SQM	0.25	69	18.00	18.00	12.00	
3	> 35 SQM & < 45 SQM	0.50	0	0.00	0.00	0.00	
4	> 45 SQM & < 60 SQM	1.00	0	0.00	0.00	0.00	
5	MORE THAN 60 SQM	2.00	1	2.00	2.00	2.00	
SUBTOTAL PARKING REQUIRED				20.00	14.00	10.00	
VISITOR PARKING 10% OF ABOVE				2.00	2.00	2.00	
TOTAL PARKING REQUIRED				22.00	16.00	12.00	
TOTAL PARKING PROVIDED				22.00	16.00	12.00	
NOTE: NO. OF SCOOTER PARKING = (NO. OF CAR) X (12.5 I.E. AREA OF CAR PARKING) X (10%) / 1/2 I.E. AREA OF SCOOTER PARKING							

PLOT AREA DIAGRAM AS PER TILR SCALE 1:500



AREA = 2152.120 SQM. PLOT AREA DIAGRAM AS PER TILR SCALE 1:500

AREA = 2603.530 SQM. PHYSICAL SURVEY PLAN SCALE 1:500

PLAN SHOWING SUPERIMPOSITION OF T.I.L.R. AND PHYSICAL SURVEY SCALE 1:500

AREA = 2025.72 SQM. MINIMUM AREA AFTER SUPERIMPOSITION OF T.I.L.R. AND PHYSICAL SURVEY SCALE 1:500

AS BUILT DRAWING FOR BUILDING PERMISSION

SHEET NO. 01/06

CONTENT : LAYOUT PLAN, BLOCK PLAN, LOCATION PLAN, R.G. AREA DIAGRAM & AREA CALCULATION, PLOT AREA DIAGRAM & AREA CALCULATION.

STAMP OF APPROVAL

AS BUILT DRAWING APPROVED subject to condition mentioned in this office Certificate No. CIDCO/NAINA/Panvel/Newali/BP-00541/OC/FULL/2025/1456

Dated 16 Oct 2025

PROFORMA - 1		LEGENDS	
1	AREA OF PLOT	ITEM	SITE PLAN
(a)	AREA OF PLOT AS PER 7/12 EXTRACT	2549.000	
(b)	AREA OF PLOT AS PER PHYSICAL PLAN	2119.840	
(c)	AREA OF PLOT AS PER TRIANGULATION MAP OF TILR	2152.120	
(d)	AREA OF PLOT, CONSIDERED (LEAST OF (A) & (B) & (C) ABOVE)	2119.840	
2	DEDUCTION FOR		
A.	EXISTING ROAD ACQUISITION AREA	0.000	
B.	PROPOSED ROAD	0.000	
C.	ANY RESERVATION (ENCROACHMENT)	0.000	
D.	NAINA DP (RESERVATION)	0.000	
TOTAL = (A + B + C)		0.000	
3	GROSS AREA OF PLOT (1 - 2)	2119.840	
4	LAYOUT SPACES		
(4A)	LAYOUT AMENITY SPACE REQUIRED, IF ANY	0.000	
(4B)	LAYOUT AMENITY SPACE PROVIDED, IF ANY	0.000	
(4C)	RECREATIONAL OPEN SPACE REQUIRED, IF ANY (AS PER APPROVED N.A. LAYOUT)	280.000	
(4D)	RECREATIONAL OPEN SPACE PROVIDED, IF ANY	267.870	
5	NET AREA OF PLOT = 100% (3 - (4B))	2119.840	
(5A)	AREA OF PLOT WITHIN GAOTHAN EXPANSION	2119.840	
(5B)	AREA OF PLOT OUTSIDE GAOTHAN EXPANSION = ((5) - (5A))	0.000	
AREA STATEMENT FOR PLOT WITHIN GAOTHAN EXPANSION			
6A	NET PLOT AREA ((5A))	2119.840	
7	PERMISSIBLE FSI	1.000	
8	MAXIMUM PERMISSIBLE BUILT-UP-AREA = ((5A) X (7))	2119.840	
9	EXISTING BUILT-UP-AREA	0.000	
10	AS BUILT BUILT-UP-AREA	2119.066	
11	EXCESS BALCONY AREA TAKEN IN FSI (AS PER (10C) BELOW)	0.000	
12	TOTAL BUILT-UP-AREA ((10) + (11) + (12))	2119.066	
13	FSI CONSUMED ((12) ÷ (5A))	0.774	
14	BALANCE BUILT UP AREA ((9) - (13))	0.000	
15	FSI BALANCED ((8D) - (14))	0.000	
16	NUMBER OF UNITS		
(16A)	RESIDENTIAL	70.000	
(16B)	COMMERCIAL	0.000	
17	TREES		
(A)	TREES TO BE PLANTED AGAINST PLOT AREA ((5A) + 1000)	22	
(B)	TREES TO BE PLANTED AGAINST OPEN SPACE ((4D) + 1000) X (5)	15	
(C)	EXISTING NUMBER OF TREES	7	
(D)	EXISTING NUMBER OF TREES TO BE RETAIN	3	
(E)	TREES TO BE CUT	0	
(F)	TREES TO BE PLANTED AGAINST TREE FELL (D X 5)	0	
(G)	TREES FOR EVERY 1 TREE FELL	0	
(H)	TOTAL REQUIRED TREES (A + B + C)	47	
(I)	PROPOSED NUMBER OF TREES TO BE PLANTED	71	
18	BALCONY AREA STATEMENT (FOR DETAILS REFER BALCONY AREA STATEMENT)	*	
19	PARKING STATEMENT (FOR DETAILS REFER PARKING AREA STATEMENT)	**	

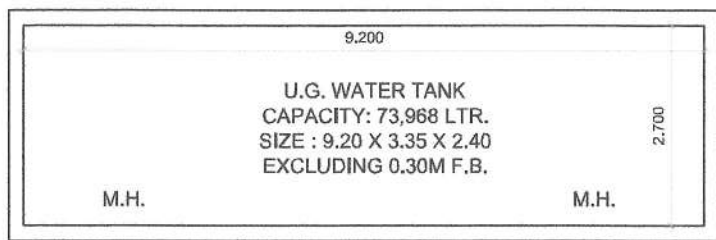
PROFORMA - II	
CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 29/03/2022 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF PHYSICAL SURVEY RECORDS.	
Signed by Sapna R. Agarwal	DEEPAK PANDURANG THAKARE AR. DEEPAK THAKARE SIGNATURE OF LICENSED ARCHITECT
DATE 15/10/2025	JOB NO. AS BUILT_PD_R3
SCALE 01	DRAWN BY AR. NILAM
CHECKED BY DPT	
DESCRIPTION OF PROPOSAL AND PROPERTY	
AS BUILT DRAWING FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY NO. 23/5/A & 50/12 AT VILLAGE - NEVALI, TALUKA - PANVEL, DIST - RAIGAD.	
NAME OF OWNER	
Mr. Bharat S. Khandekar. भारत सी.खानडेकर	
Mr. Krushana R. Agrawal. कृष्णा र.अग्रवाल	
Mrs. Sapanadev alias Sapan R. Agrawal. सपना र.अग्रवाल	

FORM OF CERTIFICATE	
I, (AR. DEEPAK THAKARE) HAVE BEEN EMPLOYED AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT. DATE : 04/09/2021	
ADDRESS: SHREE VINODCHANDR BROS., A/209, PLOT NO. 20, SECTOR-11, C.D.O. BELAPUR, NAVAMUMBAI, 400114. PL. +91 98 2020 0238 AR@vinodchandr.com	DEEPAK PANDURANG THAKARE SIGNATURE OF LICENSED ARCHITECT ADDRESS OF LICENSED ARCHITECT DPT DEEPAK P. THAKARE ARCHITECTS & PLANNERS SHREE VINODCHANDR BROS., A/209, PLOT NO. 20, SECTOR-11, C.D.O. BELAPUR, NAVAMUMBAI, 400114. PL. +91 98 2020 0238 AR@vinodchandr.com

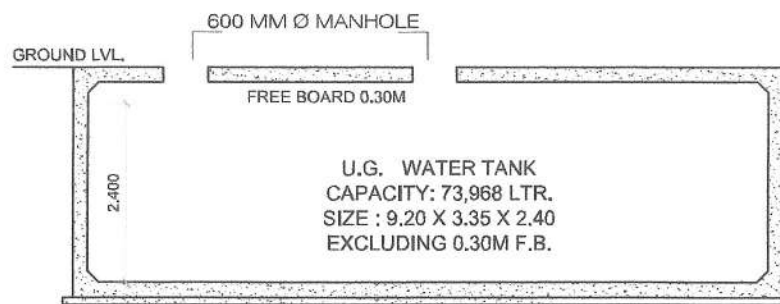
SEPTIC TANK REQUIREMENT																		
BUILDING NUMBER	NUMBER OF TENEMENT	ADDITIONAL TOILET	POPULATION	WATER REQUIREMENT							FLOW TO SEWER			TOTAL FLOW TO SEPTIC TANK	SEPTIC TANK PROVIDED			
				FLUSHING		FLUSHING ADDITIONAL TOILET		DOMESTIC		TOTAL	FLUSHING 100%	DOMESTIC 85%	TOTAL		LPD	LPD	SIZE	CAPACITY
				LPCD	LPD	LPCD	LPD	LPCD	LPD									
1	2	3	4 = 2 X 5	5	6 = 4 X 5	7	8 = 3 X 7	9	10 = 4 X 9	11 = 6 + 8 + 10	12 = (8+8) X 100%	13 = 10 X 85%	14 = 12 + 13	15	16	17		
1	70.00	3.00	350.00	54.00	18900.00	36.00	108.00	135.00	47250.00	66250.00	19008.00	40162.50	59170.50	59170.50	8.75 X 3.00 X 2.40	60600.00		
TOTAL	70.00	3.00	350.00	54.00	18900.00	36.00	108.00	135.00	47250.00	66250.00	19008.00	40162.50	59170.50	59170.50				
NOTE:																		
I. LPCD = LITER PER CAPITA PER DAY.																		
II. LPD = LITER PER DAY.																		
III. FOR SEPTIC TANK CAPACITY FLUSHING & DOMESTIC FLOW TO SEWER WILL BE 100% & 85% RESPECTIVELY.																		
IV. SIZE OF SEPTIC TANK IS EXCLUDING FREEBOARD.																		

WATER STORAGE CAPACITY CALCULATION									
BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)			UNDERGROUND WATER TANK PROVIDED		
				ADDL. TOILET	POPULATION	TOTAL	TANK NUMBER	SIZE/ DIMENSION	CAPACITY
								METER	LITER
1	2	3	4 = 2 X 5	5 = 3 X 180	6 = 4 X 189	7 = 5 + 6	8	9	10
1	70.00	3.00	350.00	540.00	66150.00	66690.00	1.00	9.20 X 3.35 X 2.40	73968.00
TOTAL	70.00	3.00	350.00	540.00	66150.00	66690.00	1.00		73968.00
NOTE: I. FOR RESIDENTIAL UNIT 5 PERSON PER TENEMENT. II. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA III. WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITER PER TENEMENT IV. SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.									

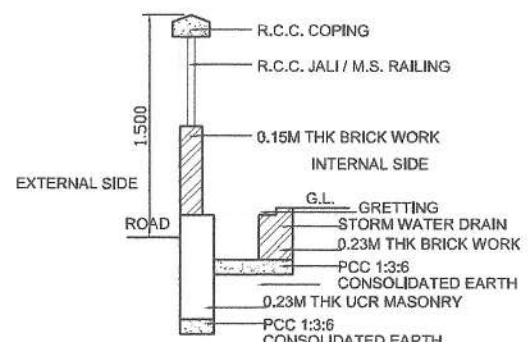
OVERHEAD WATER TANK CAPACITY CALCULATION						
BUILDING NUMBER	WING	WATER CAPACITY (LITER)	WATER REQUIRED (LITER)	OVERHEAD WATER TANK PROVISION		
				TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)
1	2	3	4	5	6	7
	A	73968.00	36964.00	2.45 X 4.35 X 1.80	1.00	19000.00
	B			2.45 X 4.35 X 1.80	1.00	19000.00
	C			2.45 X 4.35 X 1.80	1.00	19000.00
TOTAL		73968.00	36964.00		3.00	57000.00
NOTE: I. OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT. II. SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD.						



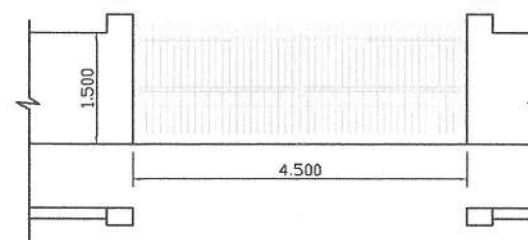
U.G. WATER TANK PLAN
SCALE : 1:100



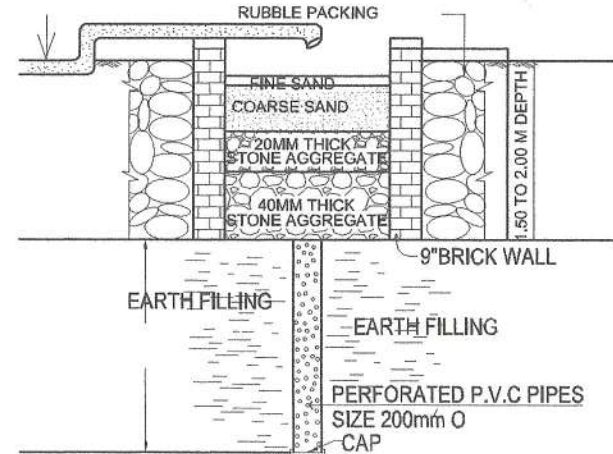
U.G. WATER TANK SECTION
SCALE : 1:100



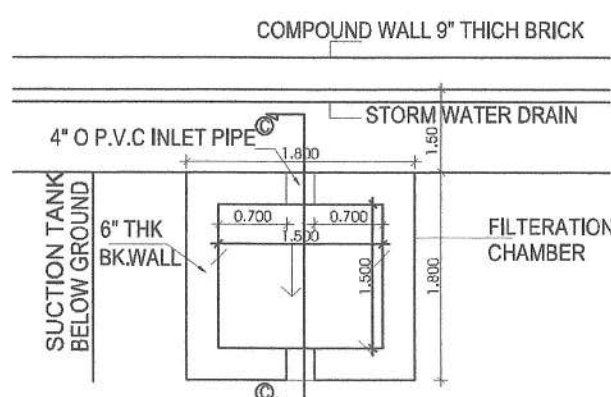
SECTION THROUGH COMPOUND WALL
AND STORM WATER DRAIN
SCALE : 1:50



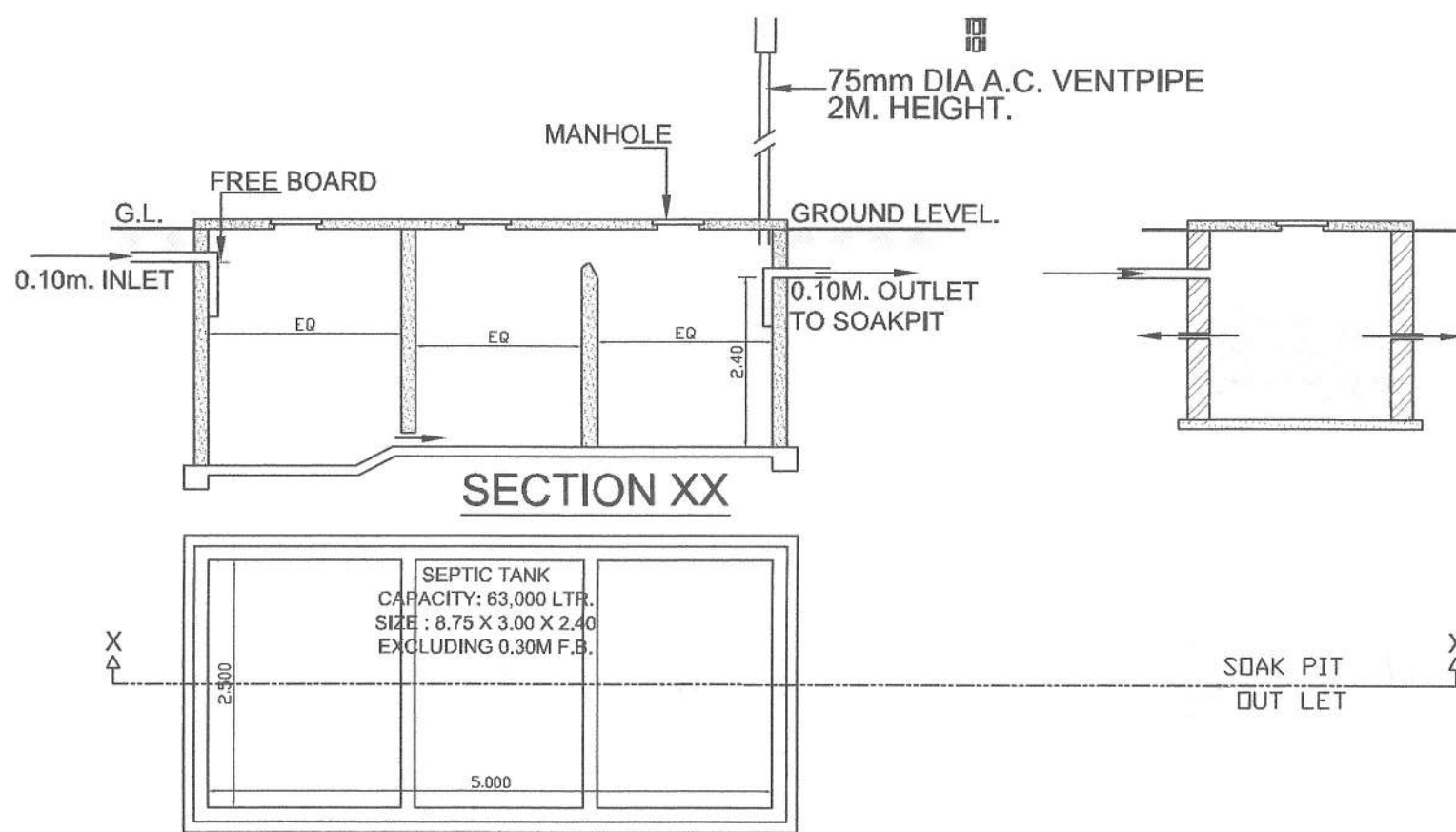
ENTRANCE GATE DETAILS
SCALE : 1:100



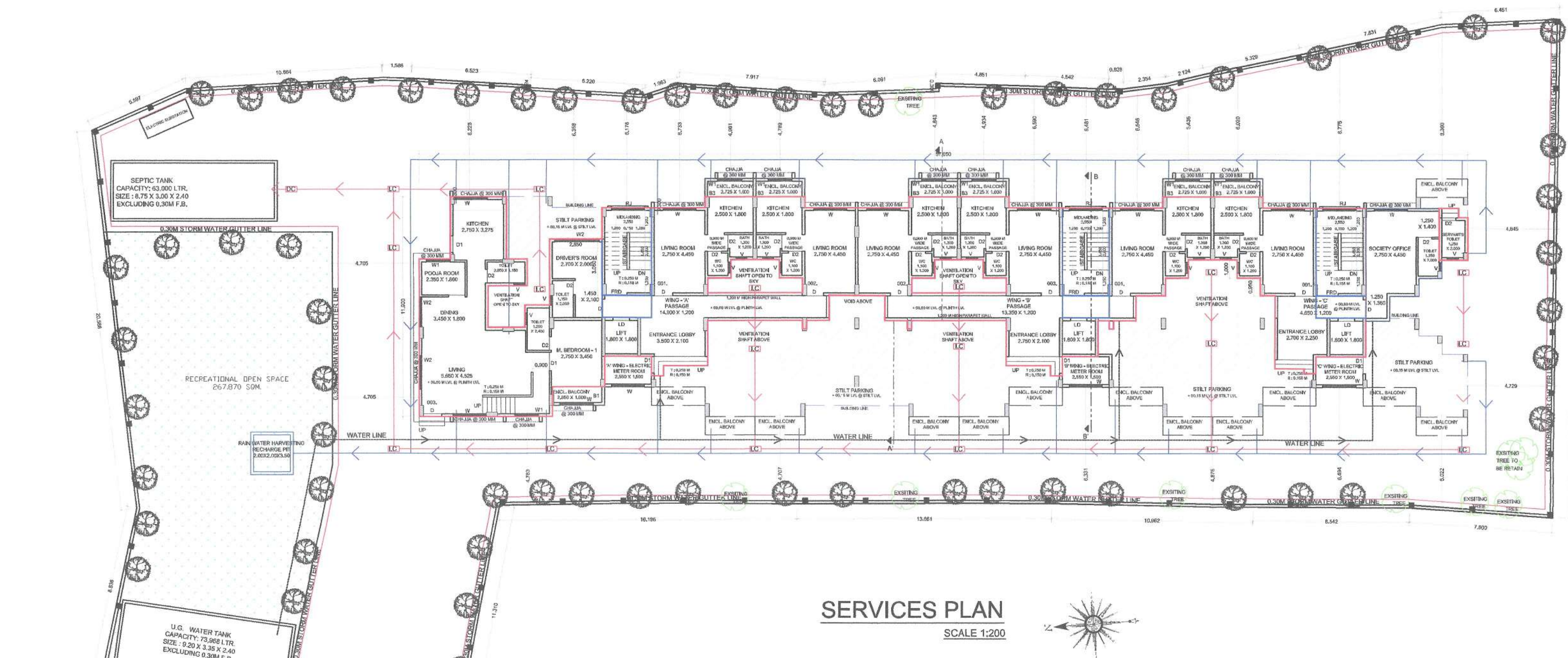
SECTION C-C
TYPICAL DETAILS OF RAIN WATER HARVESTING
SCALE : NTS



PLAN
TYPICAL DETAILS OF RAIN WATER HARVESTING
SCALE : NTS



PLAN
DETAILS OF SEPTIC TANK & SOAK PIT
SCALE : N.T.S.

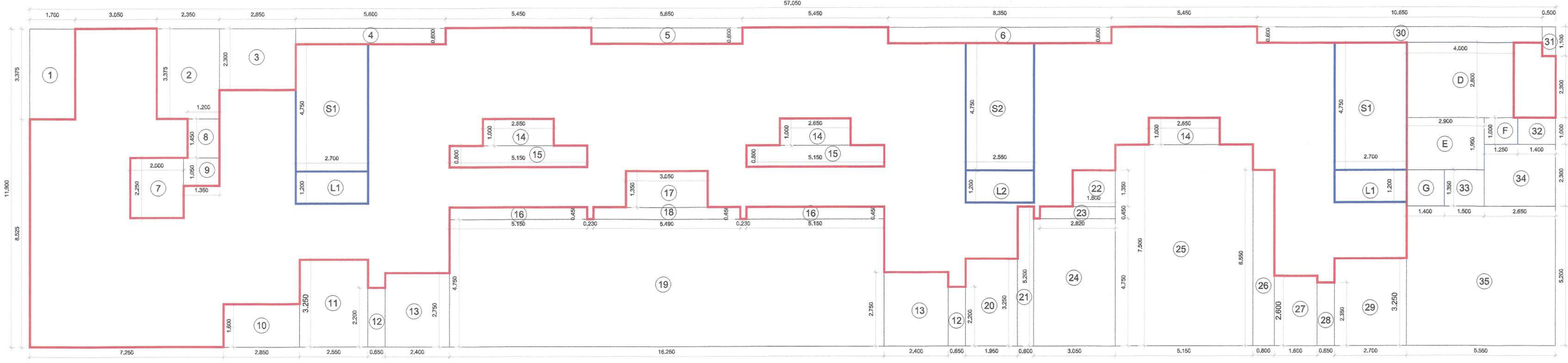


SERVICES PLAN
SCALE 1:200

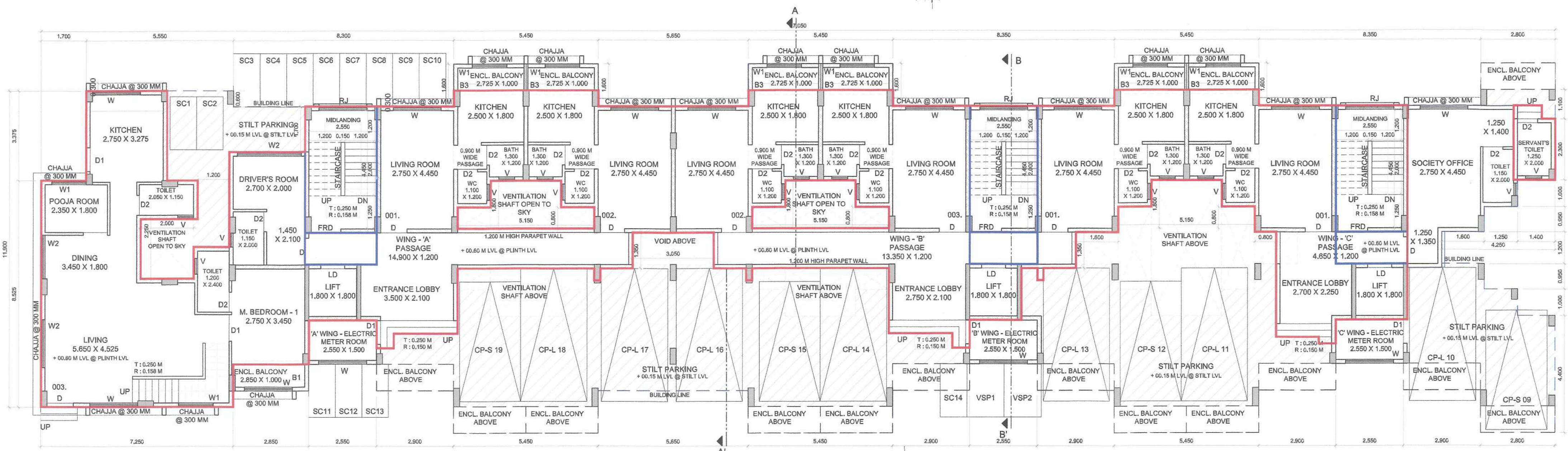
AS BUILT DRAWING FOR BUILDING PERMISSION		SHEET NO. 02/06	
CONTENT : SERVICES PLAN, UNDER GROUND WATER TANK & SEPTIC TANK DETAILS.			
STAMP OF APPROVAL			
AS BUILT DRAWING APPROVED subject to condition mentioned in this office Certificate No. CIDCO/NAINA/Panvel/Newali/BP- 00541/OC/FULL/2025/1456			
Dated 16 Oct 2025			
LEGENDS			
ITEM	SITE PLAN	BUILDING PLAN	
PLOT LINES	—	—	
EXISTING STREET	—	—	
FUTURE STREET	—	—	
BUILDING LINE	—	—	
FSI LINE	—	—	
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR	
PROPOSED WORK	—	—	
DRAINAGE & SEWERAGE WORK	—	—	
WATER SUPPLY WORK	—	—	
RWH LINE	—	—	
S.W. DRAIN	—	—	
RECREATIONAL OPEN SPACES	—	—	
CAR PARKING	—	—	
TWO WHEELER PARKING	—	—	
EXISTING TREES	—	—	
TREES TO BE RETAIN	—	—	
NEWLY PROPOSED TREES	—	—	
PROFORMA - II			
CERTIFICATE OF AREA			
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09/03/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF PHYSICAL SURVEY RECORDS. भारत सागदेव अग्रवाल			
SIGNATURE OF THE OWNERS		SIGNATURE OF LICENSED ARCHITECT	
DEEPAK PANDURANG THAKARE		AR. DEEPAK THAKARE	
DATE		JOB NO.	
15/10/2025		AS BUILT_PD_R9	
DRG NO.		SCALE	
02		AS SHOWN AS	
DRAWN BY		CHECKED BY	
DPT		DPT	
DESCRIPTION OF PROPOSAL AND PROPERTY			
AS BUILT DRAWING FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY NO. 2/3/5/A & 50/12 AT VILLAGE - NEVALI, TALUKA -PANVEL, DIST - RAIGAD.			
NAME OF OWNER			
Mr. Bharat S. Khandekar. भारत सागदेव अग्रवाल			
Mr. Krushana R. Agrawal. कृष्णा रागदेव अग्रवाल			
Mrs. Sapanadev alies Sapan R. Agrawal. सपान रागदेव अग्रवाल			
FORM OF CERTIFICATE			
I, (AR. DEEPAK THAKARE) HAVE BEEN EMPLOYED AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT. DATE : 04/09/2021			
ADDRESS: SHREE NAND-CHAM BLDG., A-509, PLOT NO 59, SECTOR-11, C.B.D.-BEAPUR, NAVAMUMBAI 400014, P.L. = 91198 2006 0238 dptthakare@gmail.com		DEEPAK PANDURANG THAKARE SIGNATURE OF LICENSED ARCHITECT	
SIGNATURE, NAME OF LICENSED ARCHITECT		ADDRESS OF LICENSED ARCHITECT	
DEEPAK PANDURANG THAKARE AR. DEEPAK THAKARE CA/92/14465		DPT DEEPAK P. THAKARE ARCHITECTS & PLANNERS THREE NAND-CHAM BLDG., A-509, PLOT NO 59, SECTOR-11, C.B.D.-BEAPUR, NAVAMUMBAI 400014, P.L. = 91198 2006 0238 dptthakare@gmail.com	



SIDE 2 ELEVATION
SCALE 1:50



GROUND FLOOR AREA DIAGRAM
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE			SILL LEVEL (METER)	DESCRIPTION
	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)		
1	2	3	4 = 2 X 3	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.200	2.160	1.050	ALUMINUM SLIDING WINDOW
W1	1.200	1.200	1.440	1.050	ALUMINUM SLIDING WINDOW
W2	2.400	1.200	2.880	1.050	ALUMINUM SLIDING WINDOW
V	0.800	0.900	0.720	1.350	ALUMINUM LOUVERED WINDOW
FDR	1.200	2.250	2.700	0.000	FIRE RATED DOOR.
RJ	2.550	1.800	4.590	0.450	R.C.C. JALLI

SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENERMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5 = 3/4	6
LIVING ROOM	#003	38.120	W	6.020	2.160
			W2		2.160
			W2		2.880
KITCHEN-1	#003	9.000	W	1.500	2.160
BED ROOM-1	#003	12.240	W	2.040	2.160
TOILET-1	#003	2.880	V	0.450	0.540
POOJA ROOM	#003	4.230	W1	0.705	1.440
BED ROOM-3	#003	15.840	W	2.640	2.160
LIVING	#104	12.240	W	2.040	2.160
KITCHEN-1	#104	7.000	W1	1.167	1.440
BATH	#104	1.580	V	0.260	0.540
W.C.	#104	1.320	V	0.220	0.540
SOCIETY OFFICE	AWING	15.660	W2	2.610	2.880
METER ROOM	GROUND FLOOR	6.380	W	1.053	2.160

PROPOSED SOCIETY OFFICE ROOM, DRIVER'S ROOM & METER ROOM AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE	1/2	BASE	HEIGHT	AREA
				(M)	(M)	(SQM) (7) = (3)X(4)X(5)/6
1	2	3	4	5	6	
DRIVER'S ROOM						
1	A	1.00	1.00	2.850	3.050	8.693
2	B	1.00	1.00	0.150	0.525	0.079
3	C	1.00	1.00	2.850	1.200	3.420
AREA OF DRIVER'S ROOM						12.191
SOCIETY OFFICE ROOM						
4	D	1.00	1.00	4.000	2.800	11.200
5	E	1.00	1.00	2.900	1.950	5.655
6	F	1.00	1.00	1.250	1.000	1.250
7	G	1.00	1.00	1.400	1.350	1.890
AREA OF SOCIETY OFFICE ROOM						19.995
ELECTRIC METER ROOM						
8	H	3.00	1.00	2.550	1.850	12.823
9	I	3.00	1.00	0.150	0.600	0.270
AREA OF ELECTRIC METER ROOM						12.893

BUILDING - 1						
GROUND FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE	HEIGHT	AREA
				(M)	(M)	(SQM)
1	2	3	4	5	6	(7) = (3)(4)(5)(6)
BUILDING - 1 : GROUND FLOOR						
1	A	1.00	1.00	57.050	11.900	678.895
TOTAL ADDITION						678.895
DEDUCTION						

DEDUCTION						
1	1	1.00	1.00	1.700	3.375	5.738
2	2	1.00	1.00	2.350	3.375	7.931
3	3	1.00	1.00	2.850	2.300	6.555
4	4	1.00	1.00	5.600	0.800	3.360
5	5	1.00	1.00	5.650	0.600	3.390
6	6	1.00	1.00	8.350	0.600	5.010
7	7	1.00	1.00	2.000	2.250	4.500
8	8	1.00	1.00	1.200	1.450	1.740
10	9	1.00	1.00	1.350	1.050	1.418
11	10	1.00	1.00	2.850	1.600	4.560
12	11	1.00	1.00	2.550	3.250	8.288
13	12	2.00	1.00	0.650	2.200	2.860
14	13	2.00	1.00	2.400	2.750	13.200
15	14	3.00	1.00	2.650	1.000	7.950
16	15	2.00	1.00	5.150	0.800	8.240
17	16	2.00	1.00	5.150	0.450	4.635
18	17	1.00	1.00	3.050	1.350	4.118
19	18	1.00	1.00	5.450	0.450	2.471
20	19	1.00	1.00	16.250	4.750	77.188
21	20	1.00	1.00	1.950	3.250	6.338
22	21	1.00	1.00	0.800	6.200	3.120
23	22	1.00	1.00	1.600	1.350	2.160
24	23	1.00	1.00	2.820	0.450	1.269
25	24	1.00	1.00	3.050	4.750	14.488
26	25	1.00	1.00	5.150	7.500	38.625
27	26	1.00	1.00	0.800	6.550	5.240
28	27	1.00	1.00	1.600	2.600	4.160
29	28	1.00	1.00	0.650	2.350	1.528
30	29	1.00	1.00	2.700	3.250	8.775
31	30	1.00	1.00	10.650	0.800	8.390
32	31	1.00	1.00	0.500	1.100	0.550
33	32	1.00	1.00	1.400	1.000	1.400
34	33	1.00	1.00	1.500	1.350	2.025
35	34	1.00	1.00	2.650	2.300	6.095
36	35	1.00	1.00	5.550	5.200	28.860
37	D	1.00	1.00	4.000	2.800	11.200
38	E	1.00	1.00	2.900	1.950	5.655
39	F	1.00	1.00	1.250	1.000	1.250
40	G	1.00	1.00	1.400	1.350	1.890
DEDUCTION						
324.168						

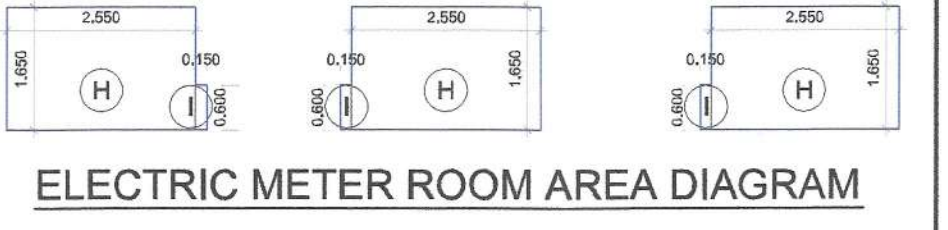
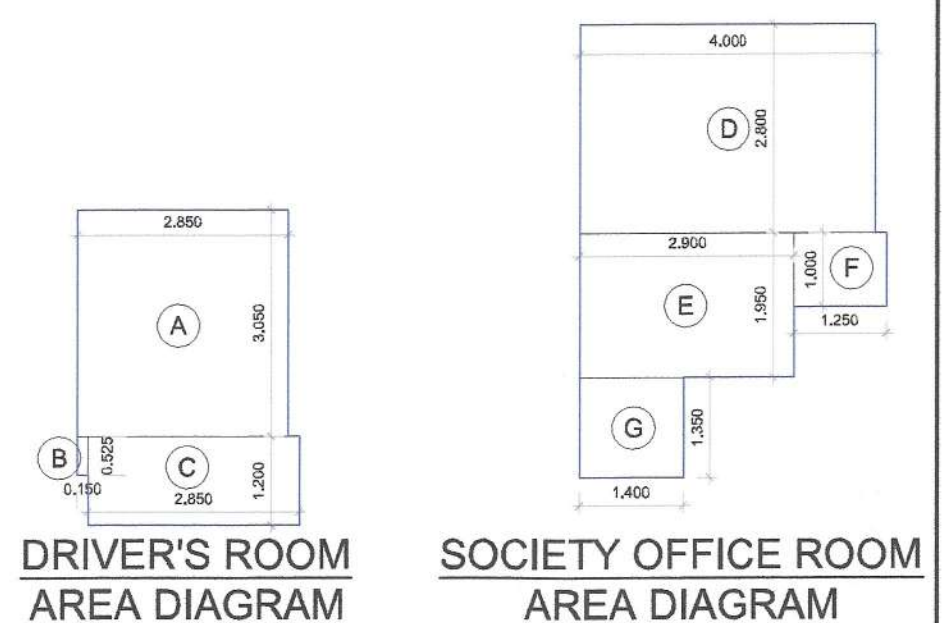
DEDUCTION						324.166
STAIRCASE & PASSAGE						
31	S1	2.00	1.00	2.700	4.750	25.650
32	S2	1.00	1.00	2.550	4.750	12.113
33	L1	2.00	1.00	2.700	1.200	6.480
34	L2	1.00	1.00	2.550	1.200	3.060
TOTAL AREA OF STAIRCASE & PASSAGE						47.303
TOTAL DEDUCTION						371.468
NET BUILT UP AREA @ GROUND FLOOR						307.427
PERMISSIBLE / PROPOSED BALCONY (15% OF TOTAL BUA AREA)						46.114
35	B1	1.00	1.00	2.850	1.000	2.850
36	B2	6.00	1.00	2.725	1.000	15.355
PROPOSED BALCONY AREA @ GROUND FLOOR						19.200
EXCESS BALCONY AREA @ GROUND FLOOR						0.000
NET BUILT UP AREA @ GROUND FLOOR						307.427
PERMISSIBLE / PROPOSED TERRACE @ GROUND FLOOR (20% OF NET BUA)						0.000

CONTENT : GROUND FLOOR PLAN, AREA DIAGRAM, AREA CALCULATIONS & FRONT ELEVATION.

STAMP OF APPROVAL

AS BUILT DRAWING APPROVED subject to condition mentioned in this office Certificate No. CIDCO/NAINA/Panel/Nevali/BP- 00541/OC/FULL/2025/1456

Dated 16 Oct 2025



NO. OF UNIT PROPOSED	
a) RESIDENTIAL	70.000
b) COMMERCIAL	0.000

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

DESCRIPTION OF PROPOSAL AND PROPERTY
AS BUILT DRAWING FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING SURVEY NO. 2/3/5/A & 50/12 AT VILLAGE - NEVALI, TALUKA -PANVEL, DIST - RAIGAD.

NAME OF OWNER

Mr. Bharat S. Khandekar. भरत सहायभा शंकादेकर

Mr. Krushana R. Agrawal. कृष्णा रा. अग्रवाल









Mrs. Sapanadev alias Sapan R. Agrawal. सपना रा. अग्रवाल

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
15/10/2025	AS BUILT_PD_R9	03	AS SHOWN AS	AR, NILAM	DPT
SIGNATURE, NAME OF LICENSED ARCHITECT			ADDRESS OF LICENSED ARCHITECT		
DEEPAK PANDURANG THAKARE			DPT DEEPAK P. THAKARE ARCHITECTS & PLANNERS		
AR, DEEPAK THAKARE CA/92/14485			SHREE NANO-CHAM BLDG., A-509, PLOT NO 59, SECTOR-11, C.D.O. RESIDUAL, WAKHANA, 40014, PH. +91 98 2028 0238 dptthakare@gmail.com		

STAMP OF APPROVAL

Dated 16 Oct 2025

SCHEDULE OF LIGHT AND VENTILATION						
ROOM	TENEMENT NUMBER	CARPET AREA	WINDY TYPE	LAZ REQUIRED	LAZ PROVIDED	
1	2	3	4	5=3/4	6	
LIVING ROOM	#003	36.120	W		2.16	
			W2	0.020	2.18	
			W2			
KITCHEN1	#003	9.000	W	1.500	2.16	
BED ROOM#1	#003	12.240	W	2.040	2.16	
TOILET-1	#003	2.880	V	0.480	0.54	
POJUA ROOM	#003	4.230	W1	0.705	1.44	
BED ROOM#3	#003	15.840	W	2.040	2.16	
LIVING	#104	12.240	W	2.040	2.16	
KOENELN1	#104	5.000	W1	0.675	0.675	
BATH	#104	1.500	V	0.250	0.54	
W.C	#106	1.320	V	0.220	0.54	
GROUND FLOOR SOCIETY OFFICE	GROUND FLOOR A/WING	15.680	W2	2.610	2.88	
METER	GROUND FLOOR	6.380	W	1.093	2.16	

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

NAME OF OWNER

Mr. Krushana R. Agrawal.

Mrs. Sapanadev alias Sapana R. Agrawal. *Sapana R Agrawal*

SIGNATURE, NAME OF LICENSED ARCHITECT	ADDRESS OF LICENSED ARCHITECT
---------------------------------------	-------------------------------

**DEEPAK
PANDURANG
THAKARE**

Digital signature of DEEPAK PANDURANG THAKARE
CA/92/14485
You can verify this signature by clicking on the link
https://www.dptthakare.com/verify/CA/92/14485
or by clicking on the QR Code below
https://www.dptthakare.com/verify/CA/92/14485
or by clicking on the QR Code below
Date: 2023.11.11 10:46:49 PST

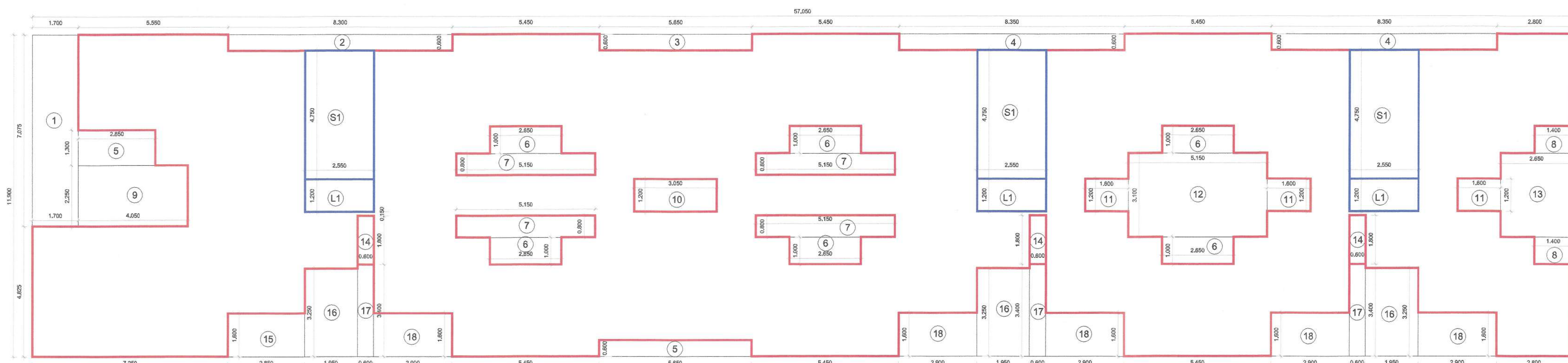
AR. DEEPAK THAKARE
CA/92/14485

DPT DEEPAK P. THAKARE
ARCHITECTS & PLANNERS

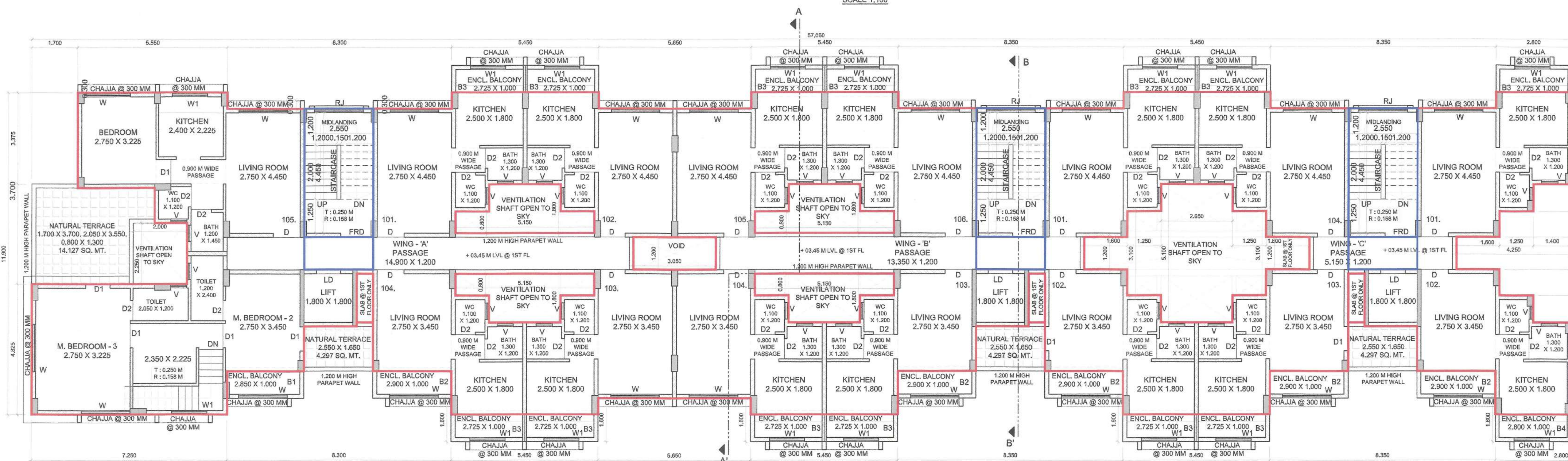
SRIREE NAMO-CHANDI BLDG., 4-509, PLOT NO. 69,
SECTION-11, C.B.D.-B.E. AREA, NARAYANAMPAL, 400014,
PUNE-411005, INDIA
P: +91-93 208 0033
dptthakare@gmail.com



SIDE 1 ELEVATION



FIRST FLOOR AREA DIAGRAM



FIRST FLOOR PLAN
SCALE 1:100

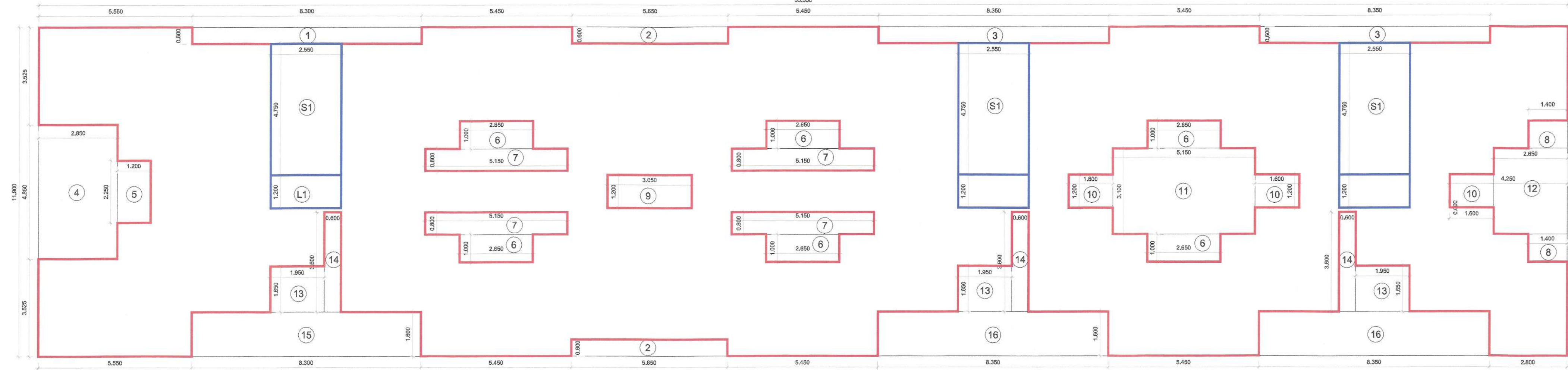
BUILDING - 1 FIRST FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE	HEIGHT	AREA (SQM) (7' x 10') (30'x40')
				(H)	(H)	
1	2	3	4	5	6	
BUILDING - 1 : FIRST FLOOR						
1	A	1.00	1.00	57.050	11.900	678.8
TOTAL ADDITION						678.8
DEDUCTION						
2	1	1.00	1.00	1.700	7.075	12.0
3	2	1.00	1.00	8.300	0.600	4.9
4	3	2.00	1.00	5.650	0.600	8.7
5	4	2.00	1.00	8.350	0.600	10.0
6	5	1.00	1.00	2.850	1.300	3.7
7	6	8.00	1.00	2.650	1.000	15.9
8	7	4.00	1.00	5.150	0.800	16.4
9	8	2.00	1.00	4.400	1.000	2.8
10	9	1.00	1.00	1.050	2.250	5.1
11	10	1.00	1.00	3.350	1.200	3.8
12	11	3.00	1.00	1.800	1.200	5.7
13	12	1.00	1.00	5.150	3.100	15.9
14	13	1.00	1.00	2.950	3.100	8.2
15	14	3.00	1.00	0.800	1.800	3.3
16	15	1.00	1.00	2.850	1.600	4.9
17	16	3.00	1.00	1.950	3.250	15.0
18	17	3.00	1.00	0.900	3.400	6.1
19	18	5.00	1.00	2.900	1.600	23.2
DEDUCTION						171.5
STAIRCASE & PASSAGE						
22	S1	3.00	1.00	2.550	4.750	36.3
23	L2	3.00	1.00	2.550	1.200	9.1
TOTAL AREA OF STAIRCASE & PASSAGE						45.6
TOTAL DEDUCTION						217.0
TOTAL BUILT UP AREA @ FIRST FLOOR						461.8
PERMISSIBLE BALCONY (10% OF TOTAL BIUP AREA)						
24	B1	1.00	1.00	2.850	1.000	2.8
25	B2	5.00	1.00	2.900	1.000	14.5
26	B3	12.00	1.00	2.725	1.000	32.7
27	B4	2.00	1.00	2.900	1.000	5.8
PROPOSED BALCONY AREA @ FIRST FLOOR						55.6
EXCESS BALCONY AREA @ FIRST FLOOR						0.0
NET BUILT UP AREA @ FIRST FLOOR						461.8
PERMISSIBLE TERRACE @ FIRST FLOOR (20% OF NET BIUA)						
28	T1	1.00	1.00	1.700	3.700	6.2
29	T1	1.00	1.00	2.850	1.300	3.7
30	T1	1.00	1.00	2.050	2.250	4.6
31	T2	3.00	1.00	2.550	1.650	12.6
32	T2	3.00	1.00	0.600	0.150	0.2
PROPOSED TERRACE AREA @ FIRST FLOOR						27.5
EXCESS TERRACE AREA @ FIRST FLOOR						0.0
NET BUILT UP AREA @ FIRST FLOOR						461.8

CONTENT : SECOND, THIRD & FOURTH FLOOR PLAN, AREA
DIAGRAM, AREA CALCULATIONS.

STAMP OF APPROVAL

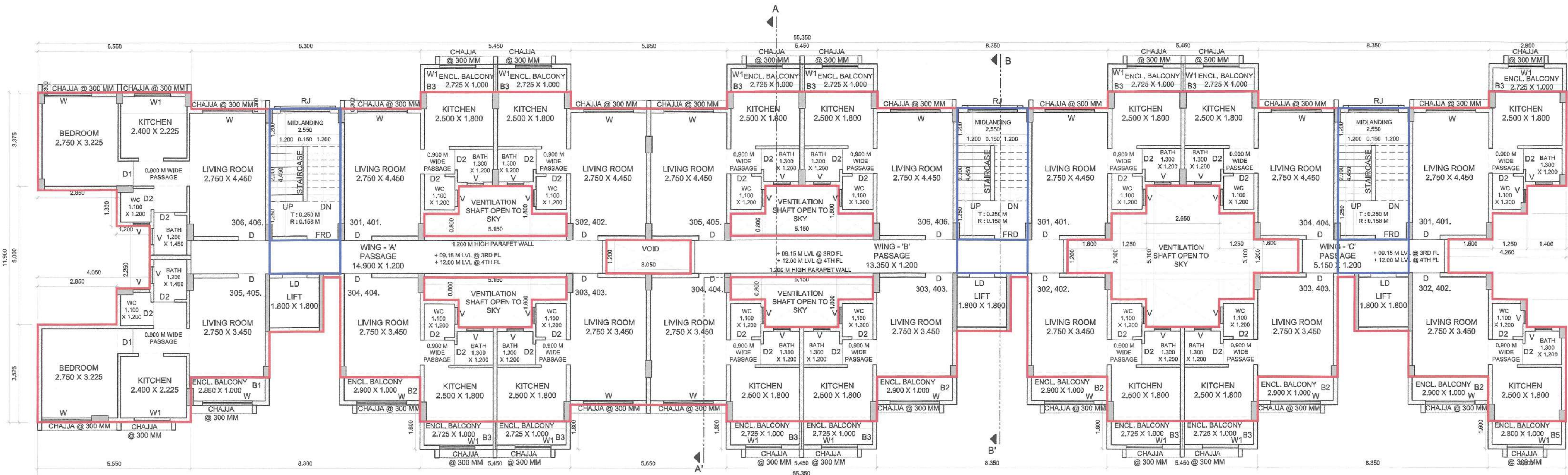
AS BUILT DRAWING APPROVED subject to condition
mentioned in this office Certificate No.
CIDCO/NAINA/Panel/Newali/BP- 00541/OC/FULL/2025/1456

Dated 16 Oct 2025



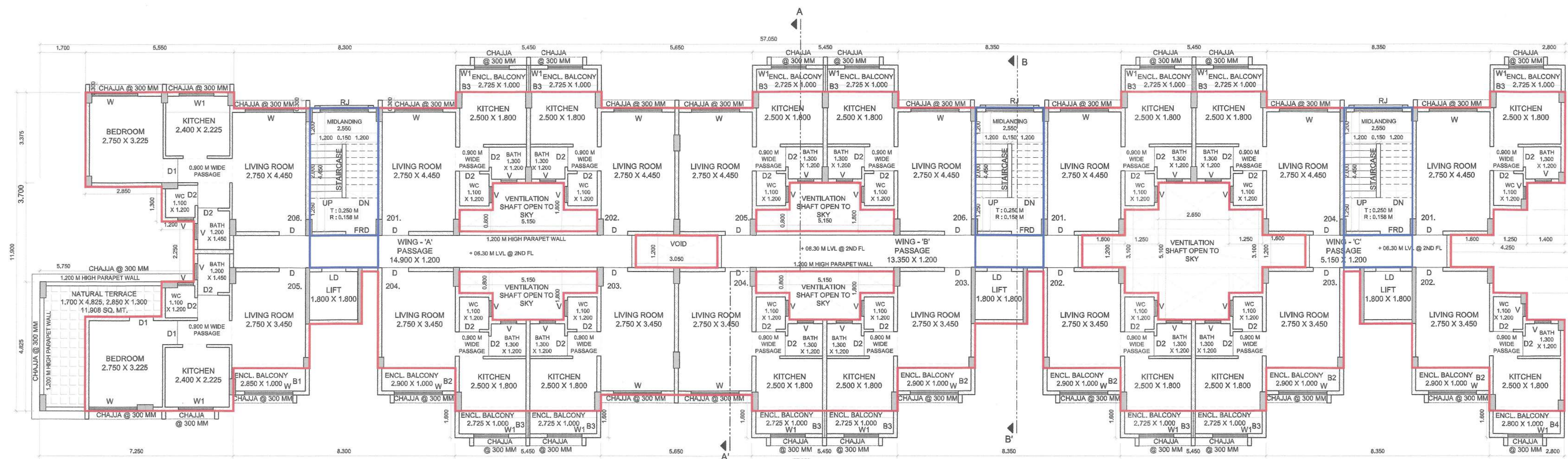
SECOND, THIRD & FOURTH FLOOR AREA DIAGRAM

SCALE 1:100



THIRD & FOURTH FLOOR PLAN

SCALE 1:100



SECOND FLOOR PLAN

SCALE 1:100

BUILDING - 1						
SECOND TO FOURTH FLOOR AREA CALCULATION						
SR. NO.	NUMBER	DEDUCTION	1/2	BASE	HEIGHT	AREA
				(M)	(M)	(SQM)
1	2	3	4	5	6	(7) = (3)(4)(5)(6)
BUILDING - 1: SECOND TO FOURTH FLOOR						
1	A	1.00	1.00	55.350	11.900	658.665
TOTAL ADDITION						
DEDUCTION						
2	1	1.00	1.00	8.300	0.600	4.980
3	2	2.00	1.00	5.650	0.600	6.780
4	3	2.00	1.00	8.350	0.600	10.020
5	4	1.00	1.00	2.850	4.850	13.823
6	5	1.00	1.00	1.200	2.250	2.700
7	6	6.00	1.00	2.850	1.000	15.900
8	7	4.00	1.00	5.150	0.800	16.480
9	8	2.00	1.00	1.400	1.000	2.800
10	9	1.00	1.00	3.050	1.200	3.660
11	10	3.00	1.00	1.600	1.200	5.760
12	11	1.00	1.00	5.150	3.100	15.965
13	12	1.00	1.00	2.650	3.100	8.215
14	13	3.00	1.00	1.950	1.650	9.653
15	14	3.00	1.00	0.600	3.600	6.480
16	15	1.00	1.00	8.300	1.600	13.280
17	16	2.00	1.00	8.350	1.600	26.720
DEDUCTION						
STAIRCASE & PASSAGE						
18	S1	3.00	1.00	2.550	4.750	36.338
19	L2	3.00	1.00	2.550	1.200	9.180
TOTAL AREA OF STAIRCASE & PASSAGE						
TOTAL DEDUCTION						
TOTAL BUILT UP AREA @ SECOND TO FOURTH FLOOR						
PERMISSIBLE BALCONY (15% OF TOTAL BUA AREA)						
20	B1	1.00	1.00	2.850	1.000	2.850
21	B2	5.00	1.00	2.900	1.000	14.500
22	B3	12.00	1.00	2.725	1.000	32.700
23	B4	2.00	1.00	2.800	1.000	5.600
PROPOSED BALCONY AREA @ SECOND TO FOURTH FLOOR						
EXCESS BALCONY AREA @ SECOND TO FOURTH FLOOR						
NET BUILT UP AREA @ SECOND TO FOURTH FLOOR						
PERMISSIBLE TERRACE @ SECOND, THIRD & FOURTH FLOOR (20% OF NET BUA)						
24	T1	1.00	1.00	1.700	4.825	8.203
25	T1	1.00	1.00	2.850	1.300	3.705
PROPOSED TERRACE AREA @ SECOND FLOOR						
EXCESS TERRACE AREA @ SECOND FLOOR						
PROPOSED TERRACE AREA @ THIRD & FOURTH FLOOR						
EXCESS TERRACE AREA @ THIRD & FOURTH FLOOR						
NET BUILT UP AREA @ FIRST FLOOR						
TOTAL BUILT UP AREA @ SECOND TO FOURTH FLOOR						

SCHEDULE OF DOORS & WINDOWS						
TYPE	SIZE			SILL LEVEL (METER)	DESCRIPTION	
	WIDTH	HEIGHT	AREA			
	(METER)	(METER)	(SQM)	4 = 2,3,4		
	1	2	3	5	6	
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.	
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.	
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.	
W	1.800	1.200	2.160	1.050	ALUMINUM SLIDING WINDOW	
W1	1.200	1.200	1.440	1.050	ALUMINUM SLIDING WINDOW	
W2	2.400	1.200	2.880	1.050	ALUMINUM SLIDING WINDOW	
V	0.600	0.900	0.540	1.350	ALUMINUM LOUVERED WINDOW	
FOR	1.200	2.250	2.700	0.000	FIRE RATED DOOR.	
RJ	2.550	1.800	4.590	0.450	R.C.C. JALI	

CONTENT : TERRACE FLOOR PLAN, SECTION A-A, SECTION
B-B, NORTH SIDE & SOUTH SIDE ELEVATIONS.

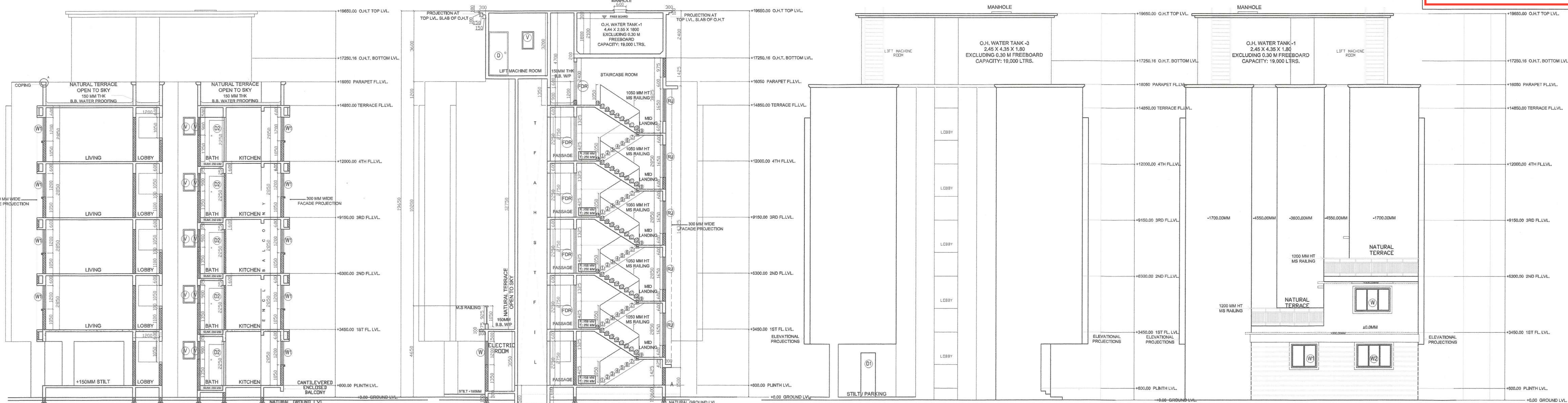
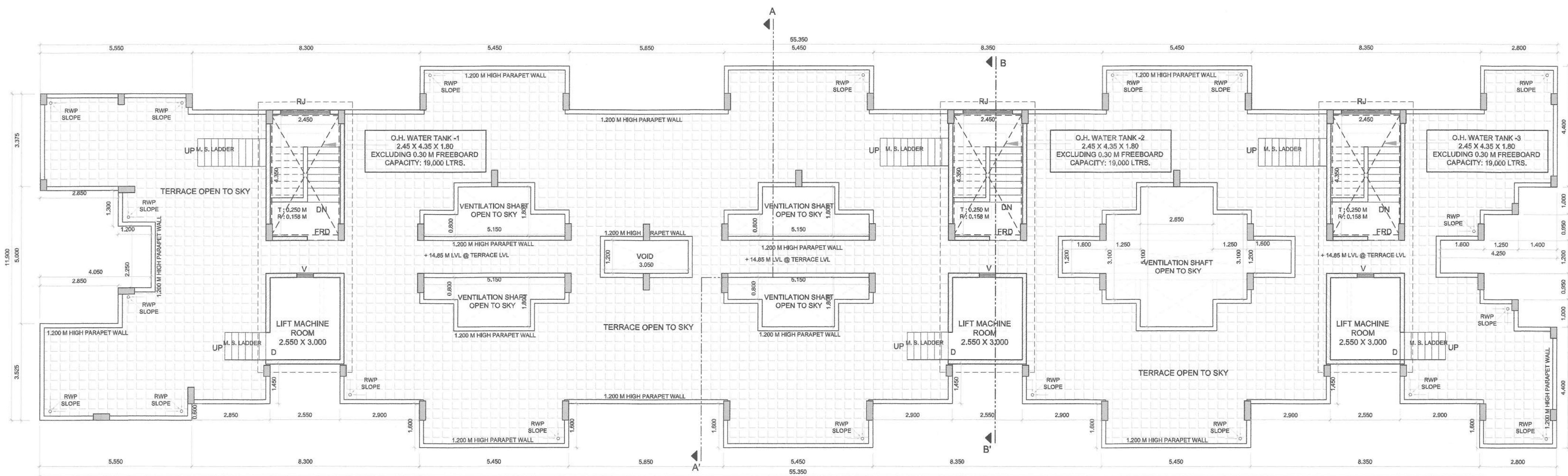
STAMP OF APPROVAL

AS BUILT DRAWING APPROVED subject to condition
mentioned in this office Certificate No.
CIDCO/NAINA/Panvel/Newali/BP- 00541/OC/FULL/2025/1456

Dated 16 Oct 2025

SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5	6
LIVING ROOM	#003	38.120	W	6.020	2.160
KITCHEN#1	#003	8.000	W	1.500	2.160
BED ROOM#1	#003	12.240	W	2.940	2.160
TOILET#1	#003	2.880	V	0.480	0.540
POOJA ROOM	#003	4.230	W	0.705	1.440
BED ROOM#3	#003	15.840	W	2.840	2.160
LIVING	#104	12.240	W	2.040	2.160
KITCHEN#1	#104	7.000	W	1.167	1.440
BATH	#104	1.580	V	0.260	0.540
W.C.	#104	1.320	V	0.220	0.540
SOCIETY OFFICE	GROUND FLOOR	15.660	W	2.610	2.880
METER ROOM	GROUND FLOOR	6.380	W	1.063	2.160

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE	AREA	DESCRIPTION		
	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	BILL LEVEL (METER)	
1	2	3	4	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.200	2.160	1.050	ALUMINUM SLIDING WINDOW
W1	1.200	1.200	1.440	1.050	ALUMINUM SLIDING WINDOW
W2	2.400	1.200	2.880	1.050	ALUMINUM SLIDING WINDOW
V	0.600	0.900	0.540	1.350	ALUMINUM LOUVERED WINDOW
FDR	1.200	2.250	2.700	0.000	FIRE RATED DOOR.
RJ	2.550	1.800	4.590	0.450	R.C.C. JALI

SECTION A - A
SCALE 1:100SECTION B - B
SCALE 1:100REAR ELEVATION
SCALE 1:100FRONT ELEVATION
SCALE 1:100TERRACE FLOOR PLAN
SCALE 1:100

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	70.000
b) COMMERCIAL	0.000

LEGENDS

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

DESCRIPTION OF PROPOSAL AND PROPERTY

AS BUILT DRAWING FOR PROPOSED RESIDENTIAL
BUILDING ON LAND BEARING SURVEY NO. 2/3/5/A &
50/12 AT VILLAGE - NEVALI, TALUKA - PANVEL, DIST -
RAIGAD.

NAME OF OWNER

Mr. Bharat S. Khandekar. भरत स. खंदेकर

Mr. Krushana R. Agrawal. कृष्णा रा. अग्रवाल

Mrs. Sapanadev alles Sapana R. Agrawal. सपना रा. अग्रवाल

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
15/10/2025	AS BUILT_PD_09	06	AS SHOWN AS	AR. NILAM	DPT

SIGNATURE, NAME OF LICENSED ARCHITECT

ADDRESS OF LICENSED ARCHITECT

DEEPAK PANDURANG THAKARE

AR. DEEPAK THAKARE
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