



STAMP OF APPROVAL

These plans are approved subject to the conditions mentioned in the Commencement Certificate issued by this office, bearing Commencement Certificate No. CIDCO/NAINA/Panvel/Shirdhon/LT-BP-00754/CC/2026/1554, Date. 23.04.2026

SIGN	STAMP	1/2
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Sl.No.	PROVISIONS	Area in Sq. Mts.
1	Area of Plot as per 7:12 Extract	17479
2	Area of Plot as per TDR	168766.92
3	Area of Plot as per Physical Survey	17829.58
4	Area of Plot as per Stringency	192266.7
5	Area of Plot considered least of (a), (b), (c) & (d)	192266.7
6	Deduction	0
7	Area under 30.00 M wide DP Road	1311.8
8	Area under 24.00 M wide DP Road	1311.8
9	Total Deduction	2623.6
10	Gross Plot Area (14-24)	157948.9
11	Ancestry (5%) (3x5%)	7897.45
12	Proposed Amenity Open space	7967.46
13	Net Plot Area (13-5)	149981.44
14	Required Recreational Open Space (10% of 13)	14998.14
15	Proposed Recreational Open Space	14998.14
16	Area under Internal Road	46586.36
17	Balance Plot Area (13-5-8-9-10)	87897.01
18	Required Social Housing (20%) (6x20%)	29966.26
19	Proposed Inclusive Housing (EWS/LIG) to be handed over to CIDCO	29136.03
20	Total Area under Sale Plot (10-12)	67466.98

Form of certificate to be signed by the Architect/ Licensed Engineer / Structural Engineer / Supervisor employed by the Applicant

1. (Er. Santosh Pokale.) have been employed by the applicant as his Architect/ Licensed Engineer / Structural Engineer / Supervisor. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/ lessee in possession of the plot as in the above form and found them to be correct.

Date: **SANTOSH SADANAND POKALE**
 Digitally signed by **SANTOSH SADANAND POKALE**
 Date: 2026.03.17 09:55:30 +05'30'

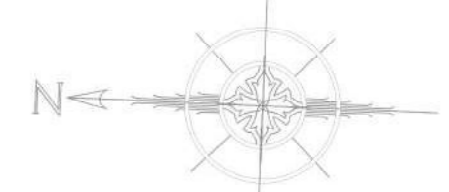
Signature of Architect/ Licensed engineer / Structural Engineer / Supervisor

CERTIFICATE OF AREA :
 Certified that the plot under reference was surveyed by me on 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 Ownership / T.P Scheme records / land Records Department / City Survey Records.

(Er. Santosh Pokale.)
 Address: Shop no. 3 & 4, Gurudev Arcade, Plot no - 7A, Sector - 09, Khanda Colony, New Panvel (w) - 410206.

 **SANTOSH SADANAND POKALE**
 Digitally signed by **SANTOSH SADANAND POKALE**
 Date: 2026.03.17 09:56:27 +05'30'

TITLE OF DRAWING :
 MASTER LAYOUT

REVISION NO.	17
DRAWN BY-	Ar. Asmita Pagar
APPROVED BY-	Ar. Jayesh Kulkarni
SCALE	NOT TO SCALE
DATE	16.03.2026
NORTH	

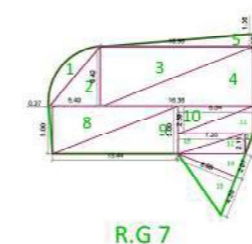
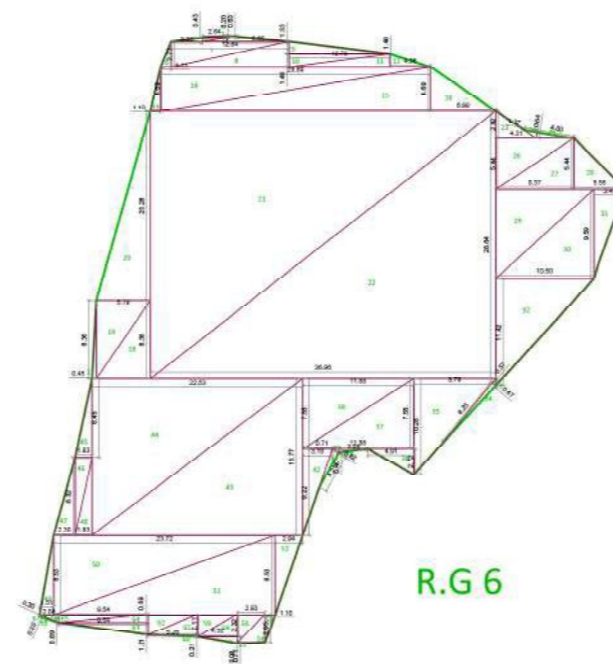
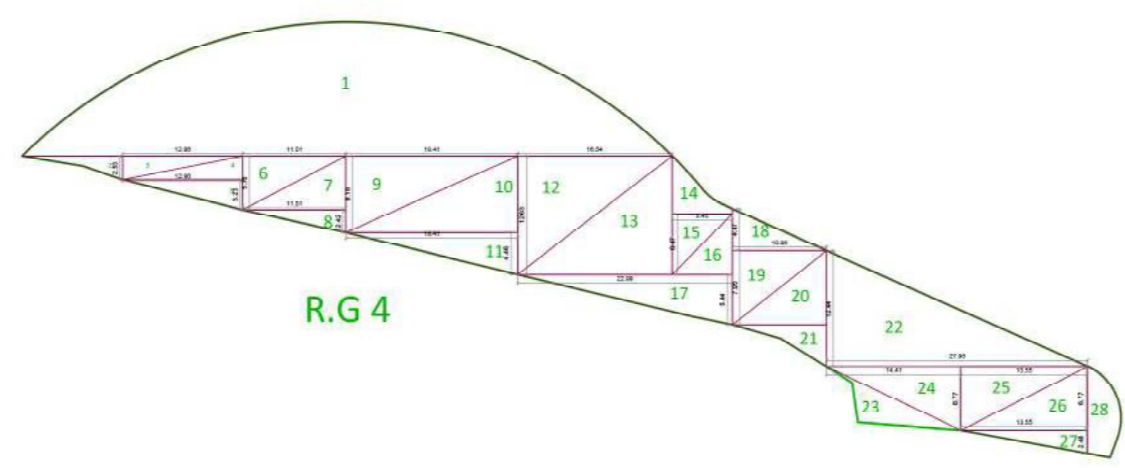
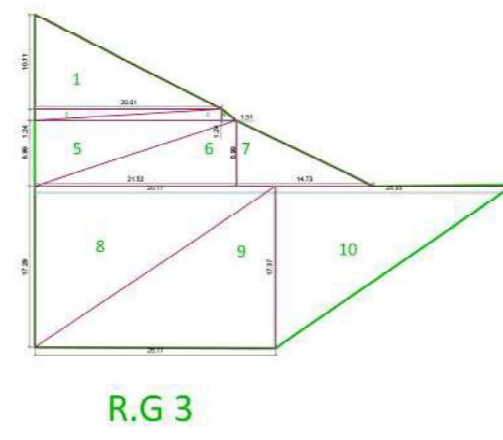
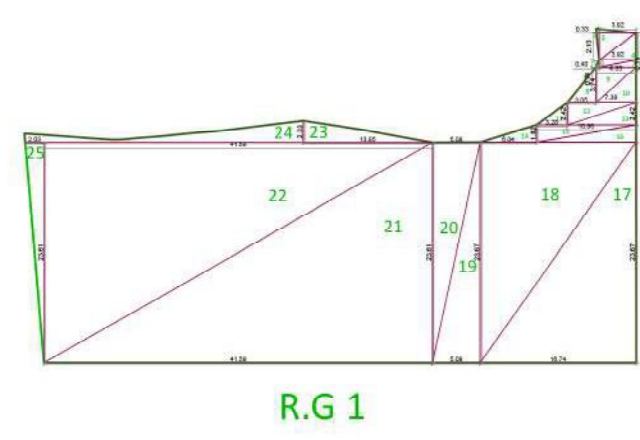
PROJECT NAME :
 PROPOSED MASTER LAYOUT OF SHIRDON VILLAGE FOR PLOT DIVISION

CLIENT NAME :
 AAVSOME URBAN SPACE SHIRDHON DEVELOPERS LLP

RAMACHANDRAN RAJARAM RAN RAJARAM
 Digitally signed by **RAMACHANDRAN RAJARAM RAN RAJARAM**
 Date: 2026.03.17 10:32:42 +05'30'

TOWN PLANNER :
 MR. NISHANT SUBHASH GAIKWAAD.
 Address: 701, Millennium Grand Chs, Plot 71B, Opp. Shiv Mandir, Sector - 11, VTC: Po. Kharghar, Panvel, Raigad 410210.

NISHANT SUBHASH GAIKWAAD
 Digitally signed by **NISHANT SUBHASH GAIKWAAD**
 Date: 2026.03.17 11:21:42 +05'30'



[1] RECREATIONAL GROUND CALCULATION									
SR.NO			L	H	NO.S				
AREA OF 1									
1									0.96
2	1/2	X	0.33	X	2.93	X	1		0.48345
3	1/2	X	3.92	X	2.93	X	1		5.7428
4	1/2	X	3.92	X	2.93	X	1		5.7428
5	1/2	X	0.4	X	0.78	X	1		0.156
6	1/2	X	0.4	X	3.92	X	1		0.784
7	1/2	X	3.92	X	0.78	X	1		1.5288
8	1/2	X	3.74	X	3.05	X	1		5.7035
9	1/2	X	4.33	X	3.74	X	1		8.0971
10	1/2	X	4.33	X	3.74	X	1		8.0971
11	1/2	X	3.28	X	2.42	X	1		3.9688
12	1/2	X	7.38	X	2.42	X	1		8.9298
13	1/2	X	7.38	X	2.42	X	1		8.9298
14	1/2	X	6.04	X	1.82	X	1		5.4964
15	1/2	X	1.82	X	10.66	X	1		9.7006
16	1/2	X	1.82	X	10.66	X	1		9.7006
17	1/2	X	23.67	X	16.74	X	1		198.1179
18	1/2	X	23.67	X	16.74	X	1		198.1179
19	1/2	X	23.67	X	5.08	X	1		60.1218
20	1/2	X	23.61	X	5.08	X	1		59.9694
21	1/2	X	23.61	X	41.59	X	1		490.97
22	1/2	X	23.61	X	41.59	X	1		490.97
23	1/2	X	13.85	X	2.33	X	1		16.13525
24	AREA OF 24								
25	1/2	X	2.03	X	23.61	X	1		30.89
TOTAL R.G AREA PROPOSED = 1653.278									

[2] RECREATIONAL GROUND CALCULATION									
SR.NO			L	H	NO.S				
AREA OF 1									
1									1.81
2	AREA OF 2								
3	1/2	X	4.49	X	1.27	X	1		2.85115
4	1/2	X	4.49	X	1.27	X	1		2.85115
5	1/2	X	1.32	X	4.89	X	1		3.2274
6	1/2	X	1.32	X	9.75	X	1		6.435
7	1/2	X	1.32	X	9.75	X	1		6.435
8	1/2	X	9.99	X	27.05	X	1		135.1148
9	1/2	X	14.64	X	27.05	X	1		198.006
10	1/2	X	14.64	X	27.05	X	1		198.006
11	AREA OF 11								
12	1/2	X	24.62	X	18.88	X	1		232.4128
13	1/2	X	24.62	X	18.88	X	1		232.4128
14	1/2	X	19.68	X	61.63	X	1		606.4392
15	1/2	X	10.71	X	57.13	X	1		305.9312
16	1/2	X	10.71	X	57.13	X	1		305.9312
17	AREA OF 2								
TOTAL R.G AREA PROPOSED = 2338.454									

[6] RECREATIONAL GROUND CALCULATION									
SR.NO			L	H	NO.S				
AREA OF 1									
1	1/2	X	0.2	X	2.64	X	1		0.264
2	1/2	X	3.35	X	0.43	X	1		0.72025
3	1/2	X	0.43	X	2.64	X	1		0.5676
4	1/2	X	2.64	X	0.43	X	1		0.5676
5	1/2	X	0.63	X	6.65	X	1		2.09475
6	1/2	X	1.11	X	2.73	X	1		1.51515
7	1/2	X	2.73	X	12.64	X	1		17.2536
8	1/2	X	2.73	X	12.64	X	1		17.2536
9	1/2	X	1.33	X	10.78	X	1		7.1687
10	1/2	X	10.78	X	1.4	X	1		7.546
11	1/2	X	1.4	X	10.78	X	1		7.546
12	1/2	X	1.4	X	4.36	X	1		3.052
13	1/2	X	1.1	X	4.69	X	1		2.5795
14	1/2	X	4.69	X	28.89	X	1		67.74705
15	1/2	X	28.89	X	4.69	X	1		67.74705
16	1/2	X	4.69	X	6.98	X	1		16.3681
17	1/2	X	8.36	X	0.45	X	1		1.881
18	1/2	X	8.36	X	5.78	X	1		24.1604
19	1/2	X	5.78	X	8.36	X	1		24.1604
20	1/2	X	5.78	X	20.28	X	1		58.6092
21	1/2	X	28.64	X	36.96	X	1		529.2672
22	1/2	X	36.96	X	28.64	X	1		529.2672
23	1/2	X	2.92	X	4.31	X	1		6.2926
24	1/2	X	0.64	X	1.37	X	1		0.4384
25	1/2	X	0.64	X	4	X	1		1.28
26	1/2	X	8.37	X	5.44	X	1		22.7664
27	1/2	X	8.37	X	5.44	X	1		22.7664
28	1/2	X	5.55	X	5.44	X	1		15.096
29	1/2	X	10.5	X	9.59	X	1		50.3475
30	1/2	X	9.59	X	10.5	X	1		50.3475
31	1/2	X	3.41	X	9.59	X	1		16.35095
32	1/2	X	10.5	X	11.42	X	1		59.955
33	1/2	X	0.57	X	0.47	X	1		0.13395
34	1/2	X	0.47	X	8.25	X	1		1.93875
35	1/2	X	10.28	X	8.79	X	1		45.1806
36	1/2	X	2.72	X	4.91	X	1		6.6776
37	1/2	X	11.88	X	7.55	X	1		44.847
38	1/2	X	11.88	X	7.55	X	1		44.847
39	1/2	X	0.4	X	3.08	X	1		0.616
40	1/2	X	0.4	X	0.71	X	1		0.142
41	1/2	X	4.21	X	0.82	X	1		1.7261
42	1/2	X	3.18	X	9.22	X	1		14.6598
43	1/2	X	22.53	X	16.77	X	1		188.9141
44	1/2	X	16.77	X	22.53	X	1		188.9141
45	1/2	X	8.45	X	1.83	X	1		7.73175
46	1/2	X	1.83	X	8.32	X	1		7.6128
47	1/2	X	8.32	X	2.3	X	1		9.568
48	1/2	X	1.83	X	8.32	X	1		7.6128
49	1/2	X	8.53	X	1.51	X	1		6.44015
50	1/2	X	8.53	X	23.72	X	1		101.1658
51	1/2	X	8.53	X	23.72	X	1		101.1658
52	1/2	X	2.94	X	8.53	X	1		12.5391
53	1/2	X	2.95	X	1.1	X	1		1.6225
54	1/2	X	2.95	X	2.93	X	2		4.32175
55	1/2	X	2.93	X	0.08	X	3		0.1172
56	1/2	X	2.93	X	2.32	X	4		3.9988
57	1/2	X	0.71	X	4.32	X	5		1.5336
58	1/2	X	2.32	X	4.32	X	6		5.0112
59	1/2	X	2.32	X	4.32	X	7		5.0112
60	1/2	X	5.26	X	0.21	X	8		0.5523
61	1/2	X	5.26	X	2.11	X	9		5.5493
62	1/2	X	5.26	X	2.11	X	10		5.5493
63	1/2	X	1.21	X	9.54	X	11		5.7717
64	1/2	X	9.54	X	0.89	X	12		4.2453
65	1/2	X	0.89	X	9.54	X	13		4.2453
66	1/2	X	2.08	X	0.89	X	14		0.9256
67	1/2	X	0.2	X	0.3	X	15		0.03
68	1/2	X	1.97	X	0.2	X	16		0.197
TOTAL R.G AREA PROPOSED = 2473.492									

[7] RECREATIONAL GROUND CALCULATION									
SR.NO			L	H	NO.S				
AREA OF 1									
1									10.11
2	1/2	X	6.42	X	5.49	X	1		17.6229
3	1/2	X	16.36	X	6.42	X	1		52.5156
4	1/2	X	16.36	X	6.42	X	1		52.5156
5	1/2	X	16.36	X	1.36	X	1		11.1248
6	1/2	X	0.47	X	10.67	X	1		2.50745
7	1/2	X	5	X	0.37	X	1		0.925
8	1/2	X	5	X	13.44	X	1		33.6
9	1/2	X	5	X	13.44	X	1		33.6
10	1/2	X	2.89	X	8.04	X	1		11.6178
11	1/2	X	2.89	X	8.04	X	1		11.6178
12	1/2	X	2.11	X	7.2	X	1		7.596
13	1/2	X	0.84	X	2.11	X	1		0.8862
14	1/2	X	6.68	X	2.67	X	1		8.9178
15	1/2	X	6.68	X	4.39	X	1		14.6626
16	1/2	X	2.11	X	7.2	X	1		7.596
TOTAL R.G AREA PROPOSED = 277.4156									

[5] RECREATIONAL GROUND CALCULATION									
SR.NO			L	H	NO.S				
AREA OF 1									
1									1462.88
2	1/2	X	1.91	X	2.69	X	1		2.56895
3	1/2	X	6.87	X	2.69	X	1		9.24015
4	1/2	X	7.38	X	27.16	X	1		100.2204
5	1/2	X	69.27	X	27.16	X	1		940.6866
6	1/2	X	14.48	X	52.37	X	1		379.1588
7	AREA OF 7								
8	1/2	X	40.3	X	54.79	X</			