

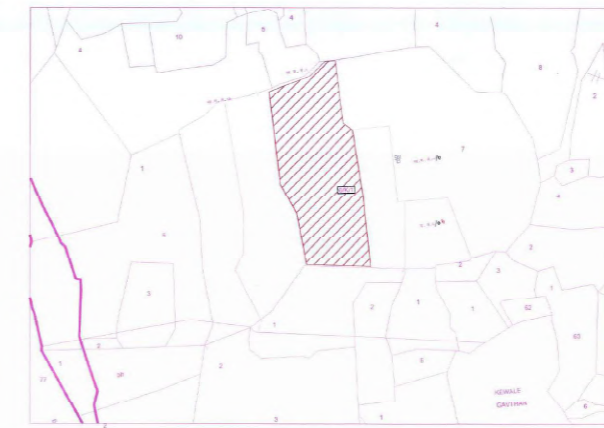
LEGEND

	TILR BOUNDARY
	MEASUREMENT SHEET BOUNDARY
	SUPERIMPOSED AREA

SR.NO	DESCRIPTION	AREA	UNIT
1	TILR	11905.00	
2	PHYSICAL SHEET	11805.80	Sq.M
3	SUPERIMPOSED AREA	11793.37	



(NOTE: ROAD WIDENING CONSIDERED AS PER ROAD NOC DATED : 07.06.2024 FROM RZP A1/18A/C34)



LOCATION PLAN



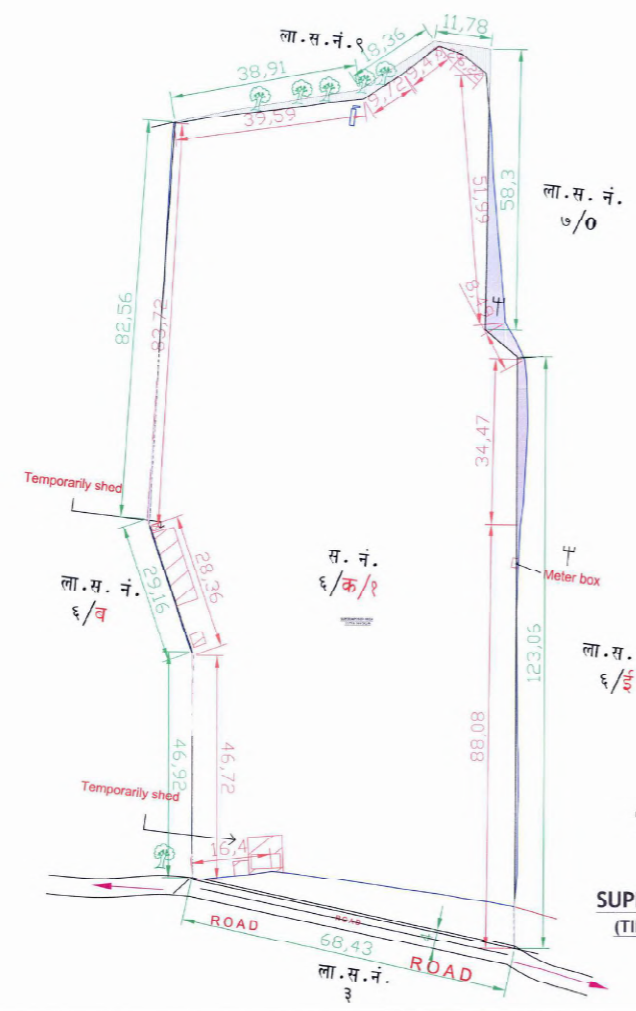
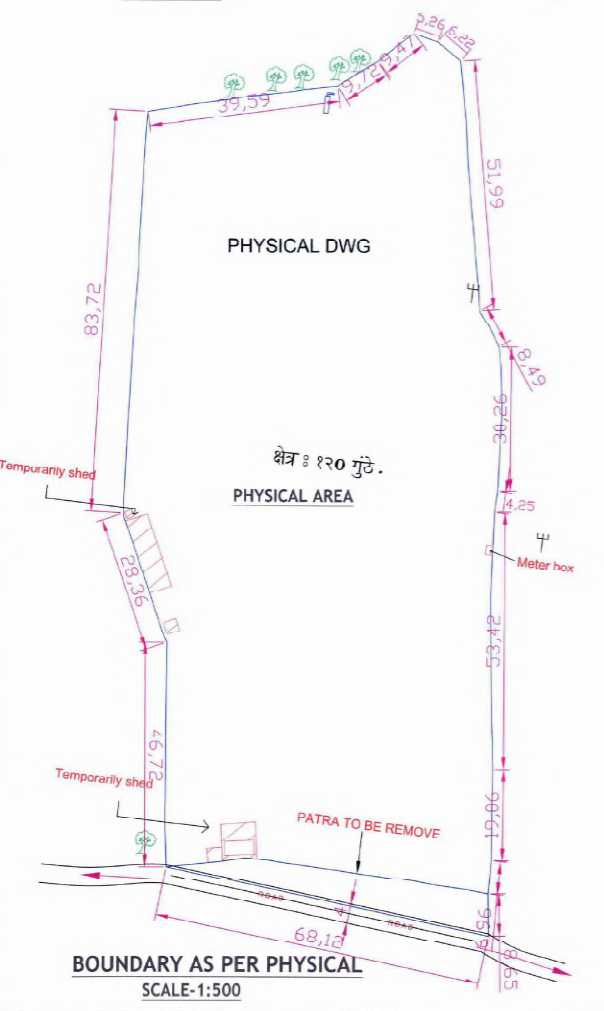
GOOGLE LOCATION LAYOUT

STAMP OF APPROVAL 1/1

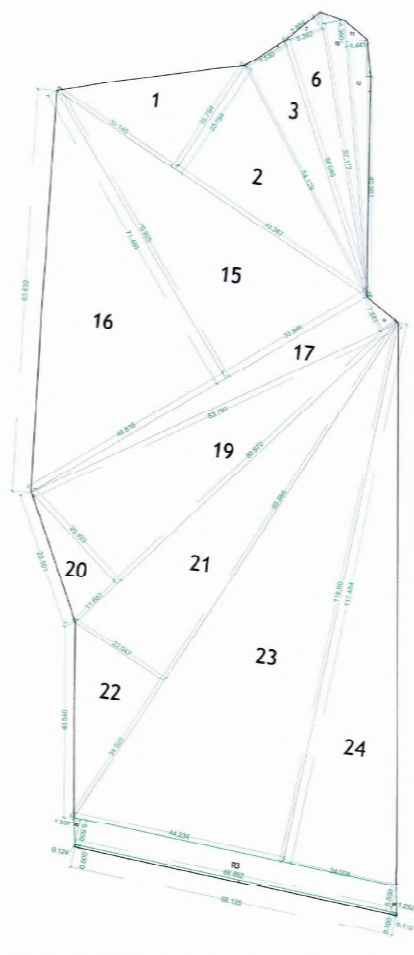
This plans are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. C/DCO/NARVA/Panvel/Kevala/BP-00744/CC/2026/1520 Dated 02 Mar 2025

ABHIJEET RAMESH PAWAR Digitally signed by ABHIJEET RAMESH PAWAR Date: 2026.03.02 17:19:49 +05'30'

KEY PLAN



SUPERIMPOSED BOUNDARY (TILR & PHYSICAL MAP SHEET)
SCALE-1:500



SR.NO	SITE TRIANGULATION			AREA	UNIT
	1/2 X B X H				
	0.5	B	H		
PLOT (A)					
1	0.50	30.140	25.794	382.946	Sq.M
2	0.50	48.367	25.794	614.521	Sq.M
3	0.50	54.129	9.530	257.925	Sq.M
4	0.50	9.530	0.758	3.612	Sq.M
5	0.50	0.758	0.197	0.075	Sq.M
6	0.50	56.046	8.392	234.220	Sq.M
7	0.50	7.884	2.937	11.578	Sq.M
8	0.50	2.937	1.384	2.326	Sq.M
9	0.50	4.620	2.507	5.791	Sq.M
10	0.50	57.177	4.620	132.079	Sq.M
11	0.50	4.441	4.360	9.681	Sq.M
12	0.50	53.004	4.441	117.695	Sq.M
13	0.50	7.608	0.726	2.762	Sq.M
14	0.50	45.581	0.726	16.546	Sq.M
15	0.50	70.950	33.846	1176.507	Sq.M
16	0.50	71.488	46.016	1620.399	Sq.M
17	0.50	83.790	7.841	328.409	Sq.M
18	0.50	3.706	7.841	14.529	Sq.M
19	0.50	80.970	25.993	1086.563	Sq.M
20	0.50	11.692	25.993	151.955	Sq.M
21	0.50	89.888	22.047	978.441	Sq.M
22	0.50	34.020	22.047	375.019	Sq.M
23	0.50	44.234	118.600	2534.680	Sq.M
24	0.50	24.004	117.130	1375.913	Sq.M
TOTAL (A)				11384.262	Sq.M
AREA UNDER EXISTING ROAD (B)					
25	0.50	0.115	0.500	0.029	Sq.M
26	0.50	0.124	0.500	0.031	Sq.M
27	1.00	66.125	0.500	34.063	Sq.M
TOTAL (B)				34.122	Sq.M
AREA UNDER ROAD WIDENING (C)					
R1	0.50	1.262	5.500	3.471	Sq.M
R2	0.50	1.367	5.500	3.759	Sq.M
R3	1.00	66.862	5.500	367.741	Sq.M
TOTAL (C)				374.971	Sq.M
TOTAL (A+B+C)				11793.36	Sq.M

PLOT TRIANGULATION
SCALE-1:500

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON S. NO. 6/K/1 AT -VILLAGE - KEVALE, TAL.- PANVEL, DIST.- RAIGAD.

NAME SIGN. OF OWNER:

NAME SIGN. OF ARCHITECT:

AR. NITIN RASKAR
REG. NO. - CA/9/13737

DRAWN BY : AKASH CHECKED BY : SANDHEEP SCALE : REFER LAYOUT DATE : 11.06.2025

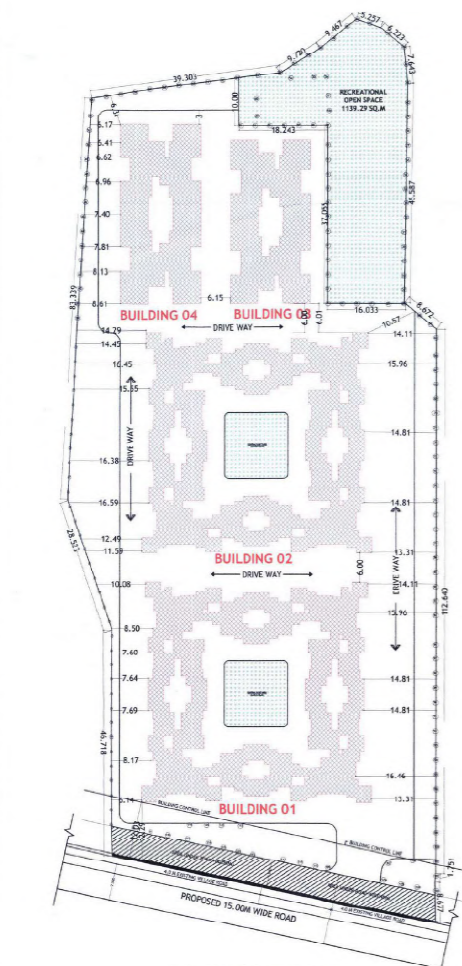
NORTH

NITIN RASKAR
ARCHITECTS & PLANNERS
410 PUNJ CHAMBER, SECTOR 18, VASHI,
PHONE : 9820701977

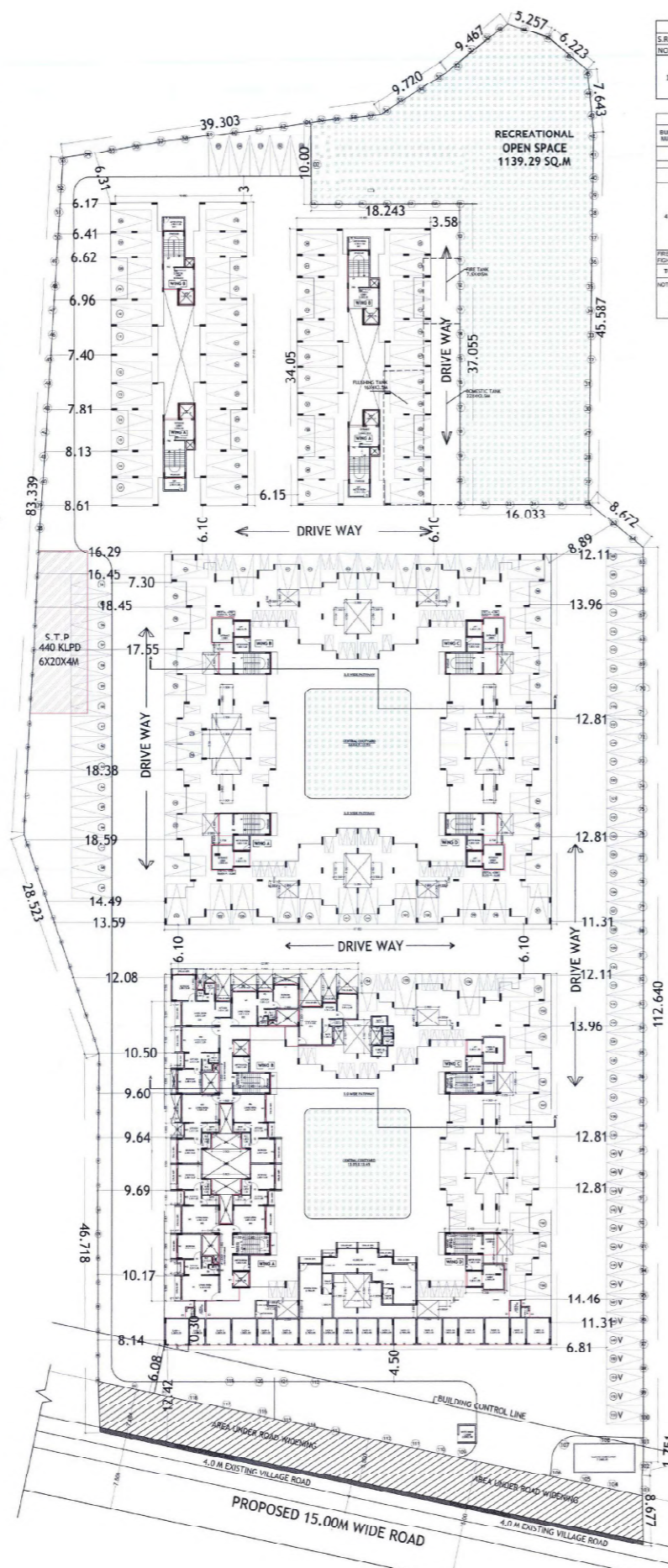
This plan is Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. CDCC/NA/PAW/R/KEVALE/EP-207/44/CC/2026/1520 Dated 02 Mar 2026

Digitally signed by ABHIJEET RAMESH PAWAR Date: 2026.03.02 17:23:23 +05'30'

Sr.No	1/2 X B X H	AREA	UNIT
1	0.50 4.970 1.713	4.257	Sq.M
2	0.50 3.969 4.970	9.863	Sq.M
3	0.50 4.970 3.969	9.863	Sq.M
4	0.50 4.794 3.969	9.514	Sq.M
5	0.50 9.764 0.604	2.949	Sq.M
6	0.50 0.604 9.764	2.949	Sq.M
7	0.50 7.436 5.861	21.791	Sq.M
8	0.50 5.326 7.436	19.802	Sq.M
9	0.50 5.745 9.822	28.214	Sq.M
10	0.50 9.822 5.745	28.214	Sq.M
11	0.50 0.676 6.979	2.359	Sq.M
12	0.50 7.436 5.236	19.467	Sq.M
13	0.50 8.190 5.236	21.441	Sq.M
14	0.50 8.467 0.934	3.998	Sq.M
15	0.50 15.625 0.934	7.297	Sq.M
16	0.50 0.934 15.625	7.297	Sq.M
17	0.50 34.009 10.008	170.181	Sq.M
18	0.50 10.008 34.009	170.181	Sq.M
19	0.50 37.055 15.766	292.105	Sq.M
20	0.50 15.766 37.055	292.105	Sq.M
21	0.50 0.267 0.215	0.029	Sq.M
22	0.50 45.582 0.676	15.407	Sq.M
23	0.50 0.058 0.604	0.018	Sq.M
TOTAL		1139.30	Sq.M



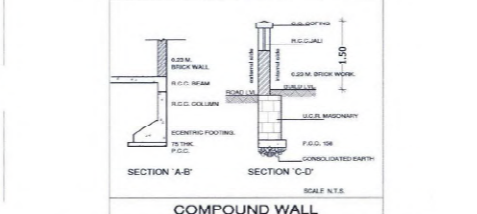
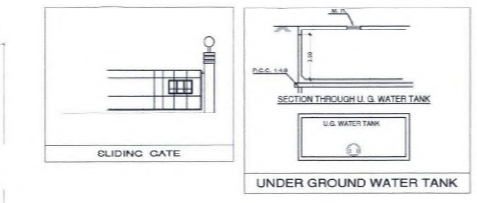
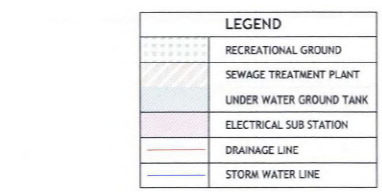
BLOCK PLAN SCALE-1:500



SITE PLAN SCALE-1:250

S.R. NO.	DESCRIPTION	POPULATION	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT				TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED CAPACITY
				FLUSHING (A)	DOMESTIC (B)	LAUNDRY (C)	TOILET (D)	FLUSHING (A+B)	DOMESTIC (C+D)	LAUNDRY (E)	TOILET (F)			
1	TOTAL FLATS	485.00	5.00	2425.00	54.00	130950.00	135.00	327375.00	458825.00	130950.00	278668.75	409218.75	409.22	440.00

BUILDING NUMBER	TOTAL NO. OF FLATS	TOTAL POPULATION	WATER REQUIREMENT (IN LITERS)	PROVIDED (100% OF)	UNDERGROUND & OVERHEAD WATER TANK PROVIDED	
					TANK NUMBER	CAPACITY
1	485	5000	180000.00	180000.00	1	180000.00
2	485	5000	180000.00	180000.00	1	180000.00
3	485	5000	180000.00	180000.00	1	180000.00
4	485	5000	180000.00	180000.00	1	180000.00
TOTAL	1940	20000	7200000.00	7200000.00	4	7200000.00



Sr. No	Particulars	Area (In Sq. M)
1	RESIDENTIAL AREA	11284.176
2	60% ANCILLARY AREA	6770.507
3	COMMERCIAL AREA	88.417
4	80% ANCILLARY AREA	70.734
5	TOTAL ANCILLARY AREA (2+4)	6841.241
6	TOTAL AREA FOR F.S.I (1+3)	11372.593

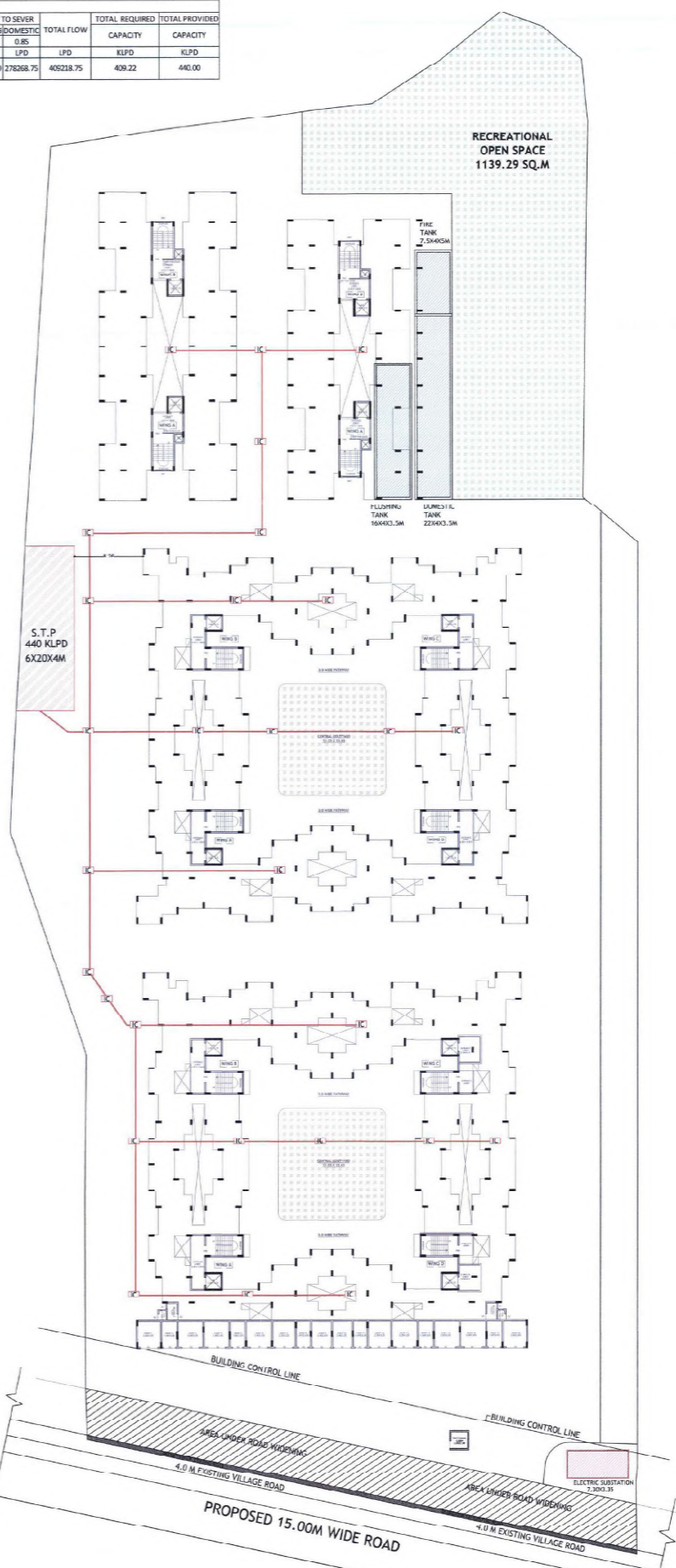
Particulars	Area (In Sq. M)
RESIDENTIAL AREA INCLUDING 60% ANCILLARY AREA	18054.683
AREA FOR F.S.I (18054.683 / 1.6)	11284.176
ANCILLARY AREA (18054.683 - 11283.750)	6770.933

Building No.	Area (Sq. M)
BUILDING NO. 1	5498.277
BUILDING NO. 2	6226.05
BUILDING NO. 3	2993.937
BUILDING NO. 4	3336.419
TOTAL	18054.683

Sr.No	Building No.	BUA	UNIT	No of Flats
1	BUILDING 01	5498.277	SQ.M	190
2	BUILDING 02	6226.050	SQ.M	250
3	BUILDING 03	2993.937	SQ.M	120
4	BUILDING 04	3336.419	SQ.M	130
TOTAL RESIDENTIAL	18054.683	2279.205	SQ.M	490

Sr.No	Building No.	BUA	UNIT	No of Shops
1	COMMERCIAL SHOPS	88.417	SQ.M	3
TOTAL RESIDENTIAL + COMMERCIAL FSI BUA	18213.834	2279.205	SQ.M	3

Sl. No.	Category	Area (Sq. M)	Rate (No. of Spaces/Sq. M)	Total No. of Spaces
1	Commercial	88.417	1:100	88
2	Residential	18054.683	1:100	18054
3	Other	70.734	1:100	70
TOTAL		18213.834		18112



SERVICES LAYOUT SCALE-1:250

Sr. No	Particulars	Area (In Sq. M)
1	Area of Plot (as per 7/73) and NA order	12150.000
2	Area of Plot as per 7/73 and NA order	11942.510
3	Area of Plot as per 7/73 and NA order	11795.964
4	Area of Plot as per 7/73 and NA order	11795.964
5	Area of Plot as per 7/73 and NA order	11795.964
6	Area of Plot as per 7/73 and NA order	11795.964
7	Area of Plot as per 7/73 and NA order	11795.964
8	Area of Plot as per 7/73 and NA order	11795.964
9	Area of Plot as per 7/73 and NA order	11795.964
10	Area of Plot as per 7/73 and NA order	11795.964
11	Area of Plot as per 7/73 and NA order	11795.964
12	Area of Plot as per 7/73 and NA order	11795.964
13	Area of Plot as per 7/73 and NA order	11795.964
14	Area of Plot as per 7/73 and NA order	11795.964
15	Area of Plot as per 7/73 and NA order	11795.964
16	Area of Plot as per 7/73 and NA order	11795.964
17	Area of Plot as per 7/73 and NA order	11795.964
18	Area of Plot as per 7/73 and NA order	11795.964
19	Area of Plot as per 7/73 and NA order	11795.964
20	Area of Plot as per 7/73 and NA order	11795.964
21	Area of Plot as per 7/73 and NA order	11795.964
22	Area of Plot as per 7/73 and NA order	11795.964
23	Area of Plot as per 7/73 and NA order	11795.964
24	Area of Plot as per 7/73 and NA order	11795.964
25	Area of Plot as per 7/73 and NA order	11795.964
26	Area of Plot as per 7/73 and NA order	11795.964
27	Area of Plot as per 7/73 and NA order	11795.964
28	Area of Plot as per 7/73 and NA order	11795.964
29	Area of Plot as per 7/73 and NA order	11795.964
30	Area of Plot as per 7/73 and NA order	11795.964

I, AR. NITIN RASKAR have been employed by the applicant 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/lessee in possession of the plot as in the above form and found them to be correct.

CERTIFICATE OF AREA
NAME & SIGNATURE OF CLIENT
AR. NITIN RASKAR
REG. NO. - CA/61/13737

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDINGS ON S. NO. 6/01 AT VILLAGE - KEVALE, TAL - PANVEL, DIST. - RAIGAD.

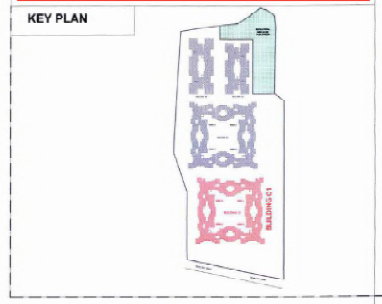
NAME SIGN. OF OWNER
NAME SIGN. OF ARCHITECT
AR. NITIN RASKAR
REG. NO. - CA/61/13737

DRAWN BY: AKASH
CHECKED BY: SANDEEP
SCALE: REFER LAYOUT
DATE: 13.02.2026

NORTH
NITIN RASKAR
ARCHITECT & ENGINEER
410 PUNE CHAMBER, SECTOR 18, VASHI,
PHONE : 982071977

This plans are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. CIDCO/IN/PA/Panel/Kevala/EP-00744/CC/2026/1520 Dated 02 Mar 2026

ABHJUEET RAMESH PAWAR Digitally signed by ABHJUEET RAMESH PAWAR Date: 2026.03.07 17:24:05 +05'30'

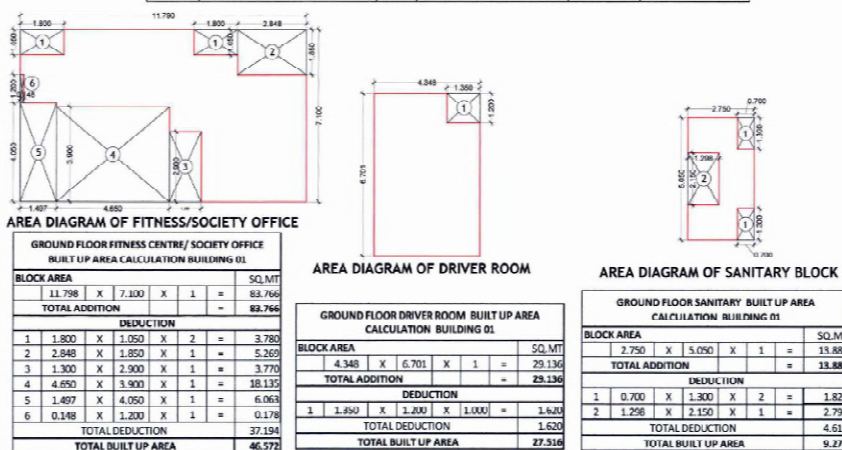


SR.	ADDITIONAL REQUIRMENTS FOR HOUSING SCHEME.	REQUIRED AREA		PROPOSED AREA
		NO OF FLAT	UP TO 100 FLATS	
1	FITNESS CENTER CRECHES SOCIETY OFFICE CLUM LETTER BOX ROOM.	489	20.00 SQ.M	46.577 SQ.M
			5.666 SQ.M	
2	SANITARY BLOCK FOR SERVANTS		9.9 SQ.M	9.277 SQ.M
			12.00 SQ.M	
3	DRIVERS ROOM		10.00 SQ.M	27.516 SQ.M
			2.80 SQ.M	
TOTAL			24.805 SQ.M	

TYPICAL BUILT UP AREA CALCULATION OF BUILDING 01 - 6th FLOOR & BUILDING 02 - TYPICAL FLOOR 1st - 7th

BLOCK AREA		SQ. MT	
H	47.451 X 45.652 X 1	=	2166.233
TOTAL ADDITION (A)			= 2166.233

DEDUCTION		SQ. MT	
1	5.250 X 2.351 X 1	=	12.343
2	1.850 X 3.401 X 2	=	12.584
3	2.700 X 4.201 X 2	=	22.685
4	3.300 X 1.201 X 2	=	7.927
5	2.000 X 2.051 X 2	=	8.204
6	3.150 X 2.851 X 2	=	17.961
7	1.847 X 3.200 X 2	=	11.821
8	1.450 X 1.001 X 2	=	2.903
9	0.850 X 1.850 X 2	=	3.145
10	0.800 X 3.900 X 2	=	5.280
11	2.650 X 3.201 X 2	=	16.965
12	3.150 X 3.000 X 4	=	37.800
13	2.350 X 2.000 X 4	=	18.800
14	2.850 X 3.300 X 4	=	37.800
15	2.650 X 3.300 X 4	=	34.980
16	2.350 X 1.950 X 4	=	18.330
17	1.500 X 6.550 X 2	=	19.650
18	1.850 X 1.050 X 4	=	7.770
19	2.850 X 1.850 X 4	=	21.090
20	1.630 X 4.000 X 4	=	26.040
21	1.750 X 4.750 X 4	=	33.250
22	2.550 X 3.850 X 4	=	39.270
TOTAL DEDUCTION (B)			1130.336
TOTAL BUILT UP AREA FOR TYPICAL FLOOR (C = A-B)			1035.897

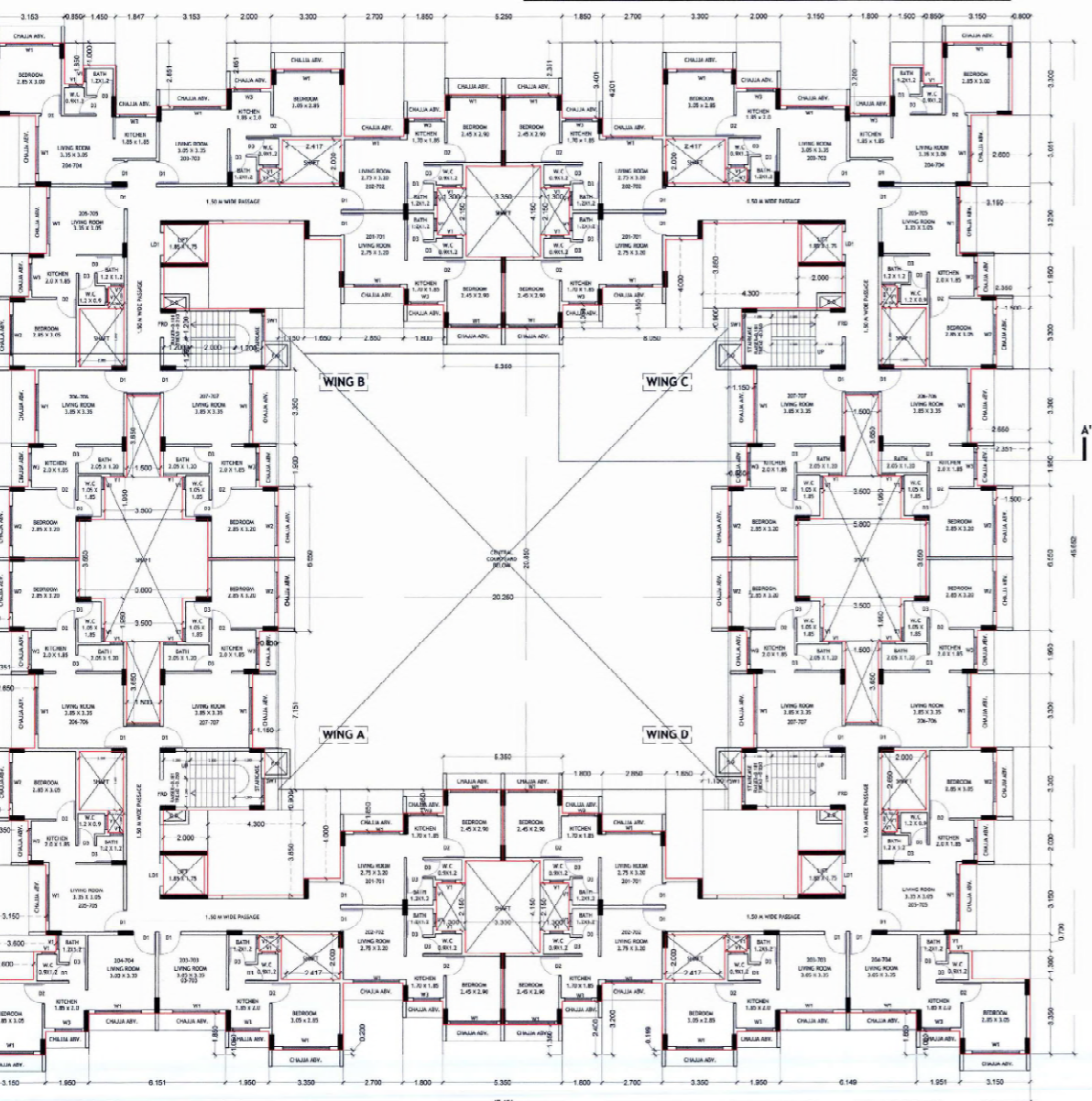


WING A								
FLOOR	NO. OF FLAT/SHOP	TOTAL NO. OF FLATS	REAR CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TERRACE AREA	TOTAL CA AREA	TOTAL BUA
GROUND	001	1	18HK (SALE)	28.24	0.00	0.00	28.24	32.110
	002	1	18HK (SALE)	27.18	0.00	0.00	27.18	30.960
	003	1	18HK (SALE)	27.35	0.00	0.00	27.35	32.240
	004	1	18HK (SALE)	27.18	0.00	0.00	27.18	30.700
	005	1	18HK (SALE)	30.85	0.00	0.00	30.85	33.990
5th-7th FLOOR	501-502	2	18HK (EWS)	27.18	0.00	0.00	27.18	30.960
	503-504	2	18HK (EWS)	27.35	0.00	0.00	27.35	32.240
	505-506	2	18HK (EWS)	27.18	0.00	0.00	27.18	30.700
	507-508	2	18HK (EWS)	30.85	0.00	0.00	30.85	33.990
	509-510	2	18HK (EWS)	27.18	0.00	0.00	27.18	30.960
TOTAL FLATS		23	18HK (EWS)				24.980	26.750

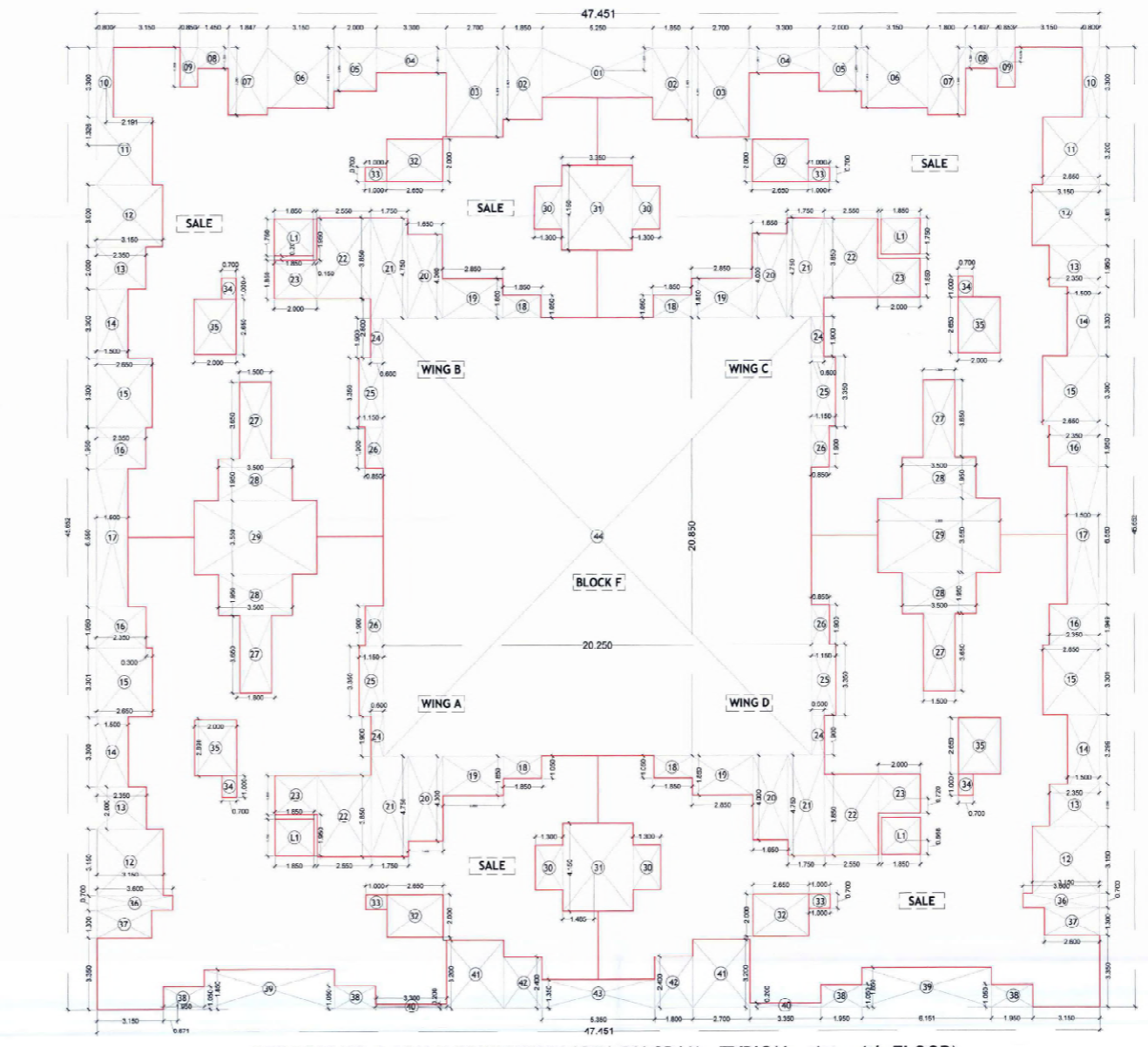
WING B								
FLOOR	NO. OF FLAT/SHOP	TOTAL NO. OF FLATS	REAR CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TERRACE AREA	TOTAL CA AREA	TOTAL BUA
GROUND	001	1	18HK (SALE)	27.18	0.00	0.00	27.18	30.700
	002	1	18HK (SALE)	30.85	0.00	0.00	30.85	33.990
	003	1	18HK (SALE)	27.18	0.00	0.00	27.18	30.700
	004	2	18HK (EWS)	27.18	0.00	0.00	27.18	30.960
	005	2	18HK (EWS)	27.18	0.00	0.00	27.18	30.700
5th-7th FLOOR	501-502	2	18HK (EWS)	27.18	0.00	0.00	27.18	30.960
	503-504	2	18HK (EWS)	27.18	0.00	0.00	27.18	30.700
	505-506	2	18HK (EWS)	30.85	0.00	0.00	30.85	33.990
	507-508	2	18HK (EWS)	27.18	0.00	0.00	27.18	30.700
	509-510	2	18HK (EWS)	30.85	0.00	0.00	30.85	33.990
TOTAL FLATS		14	18HK (EWS)				24.980	26.750

WING C								
FLOOR	NO. OF FLAT/SHOP	TOTAL NO. OF FLATS	REAR CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TERRACE AREA	TOTAL CA AREA	TOTAL BUA
3rd-5th FLOOR	301-302	2	18HK (SALE)	24.58	0.00	0.00	24.58	26.750
	303-304	2	18HK (SALE)	24.38	0.00	0.00	24.38	26.750
	305-306	2	18HK (SALE)	27.18	0.00	0.00	27.18	30.960
	307-308	2	18HK (SALE)	27.18	0.00	0.00	27.18	30.700
	309-310	2	18HK (SALE)	30.85	0.00	0.00	30.85	33.990
6th-7th FLOOR	601-602	2	18HK (SALE)	24.58	0.00	0.00	24.58	26.750
	603-604	2	18HK (SALE)	24.38	0.00	0.00	24.38	26.750
	605-606	2	18HK (SALE)	27.18	0.00	0.00	27.18	30.960
	607-608	2	18HK (SALE)	27.18	0.00	0.00	27.18	30.700
	609-610	2	18HK (SALE)	30.85	0.00	0.00	30.85	33.990
TOTAL FLATS		20	18HK (SALE)				24.980	26.750

WING D								
FLOOR	NO. OF FLAT/SHOP	TOTAL NO. OF FLATS	REAR CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TERRACE AREA	TOTAL CA AREA	TOTAL BUA
3rd-5th FLOOR	301-302	2	18HK (SALE)	24.58	0.00	0.00	24.58	26.750
	303-304	2	18HK (SALE)	24.38	0.00	0.00	24.38	26.750
	305-306	2	18HK (SALE)	27.18	0.00	0.00	27.18	30.960
	307-308	2	18HK (SALE)	27.18	0.00	0.00	27.18	30.700
	309-310	2	18HK (SALE)	30.85	0.00	0.00	30.85	33.990
6th-7th FLOOR	601-602	2	18HK (SALE)	24.58	0.00	0.00	24.58	26.750
	603-604	2	18HK (SALE)	24.38	0.00	0.00	24.38	26.750
	605-606	2	18HK (SALE)	27.18	0.00	0.00	27.18	30.960
	607-608	2	18HK (SALE)	27.18	0.00	0.00	27.18	30.700
	609-610	2	18HK (SALE)	30.85	0.00	0.00	30.85	33.990
TOTAL FLATS		20	18HK (SALE)				24.980	26.750



BUILDING NO-1 (TYPICAL FLOOR PLAN - 2nd-7th)



BUILDING NO-1 (SALE COMPONENT AREA DIAGRAM - TYPICAL - 1st-4th FLOOR)

TYPE	SIZE	DUOR & WINDOW SCHEDULE	REMARKS
FRD	1.200 X 2.100	- 2.500	T/W PANNELED DOOR
D1	0.900 X 2.100	- 2.100	T/W PANNELED DOOR
D2	0.900 X 2.100	- 1.800	T/W FLUSHED DOOR
D3	0.750 X 2.100	- 1.575	T/W FLUSHED DOOR
SW	2.100 X 1.400	0.900 2.940	ALL FRAMED SLIDING GL WINDOW
W1	2.100 X 1.400	0.000 2.940	ALL FRAMED SLIDING GL WINDOW
W2	1.800 X 1.400	0.000 2.520	ALL FRAMED SLIDING GL WINDOW
W3	1.200 X 1.400	0.000 1.560	ALL FRAMED SLIDING GL WINDOW
FD	2.100 X 2.300	0.000 4.830	ALL FRAMED SLIDING GL WINDOW
V1	0.600 X 0.900	1.400 0.540	LOUVERED VENTILATOR
LD1	1.200 X 2.100	0.000 2.520	LIFT DOOR

LIGHT & VENTILATION STATEMENT				
ROOM	AREA OF ROOM	AREA OF WIN. MIN. REQ. 1/30 (In sq.m)	AREA OF WIN. PROVIDED	TYPES OF WIN PROVIDED
LIVING	12.898	1.290	2.940	W1
KITCHEN	3.700	0.370	1.680	W2
BEDROOM	9.120	0.912	2.520	W3
TOILET 1	2.460	0.246	0.540	V1
TOILET 2	1.943	0.194	0.540	V1

TOTAL P LINE BUILT UP AREA STATEMENT OF BUILDING 01				
SR.NO	FLOOR	SALE	EWS	UNIT
1	GROUND	139.193		387.014
2	FIRST	1035.897		0.000
3	SECOND	1035.897		0.000
4	THIRD	1035.897		0.000
5	FOURTH	1035.897		0.000
6	FIFTH	784.442		251.455
7	SIXTH	215.527		820.370
8	SEVENTH	215.527		820.370
TOTAL		5498.277	2279.209	SQ.M

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDINGS ON S. NO. 6/CH AT VILLAGE - KEVALA, TAL. - PANEVAL, DIST. - RAIGAD.

NAME SIGN. OF OWNER: [Signature]
 NAME SIGN. OF ARCHITECT: [Signature]

DRAWN BY: AKASH
 CHECKED BY: SANDEEP
 SCALE: REFER LAYOUT
 DATE: 09.01.2025

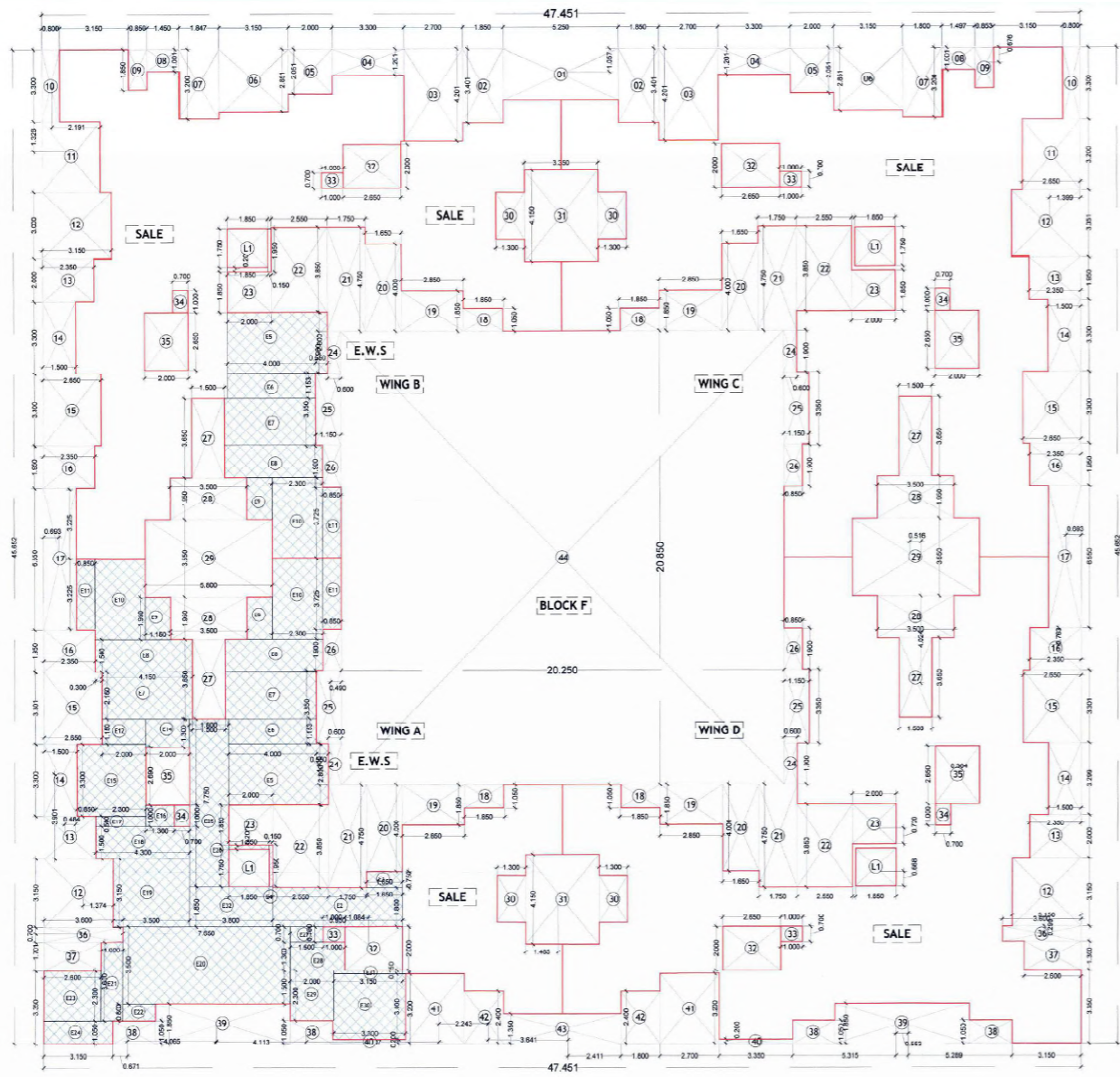
NORTH

NITIN RASKAR
 ARCHITECT & ENGINEER
 410 PUNE CHAMBER, SECTOR 18, VASHI,
 PHONE : 982701977

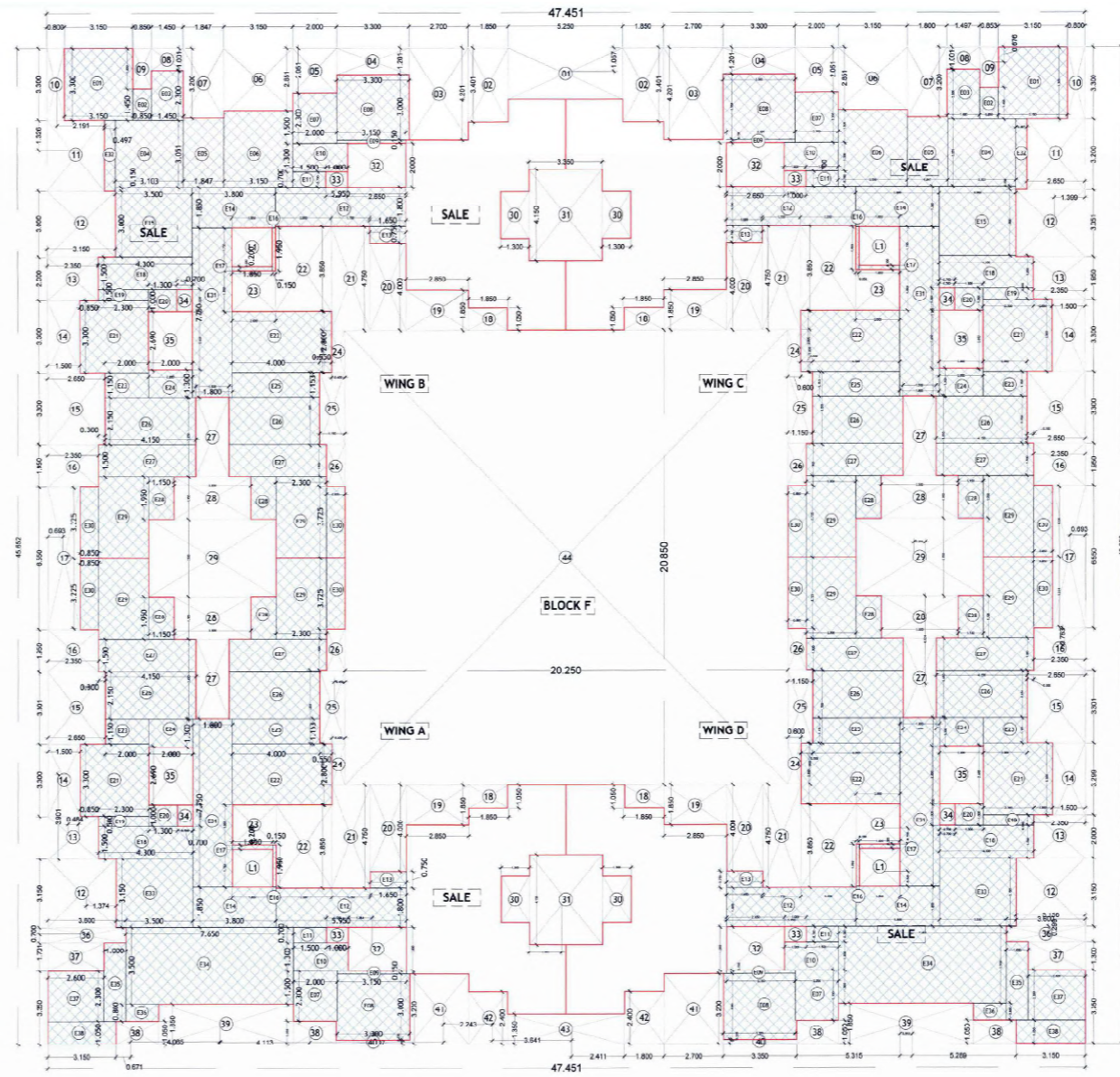
This plan is Approved subject to the conditions mentioned in the Commencement Certificate issued by this office bearing certificate no. CIDCO/NANV/Panvel/Kevala/BP-00744/CC/2026/1520 Dated 02 Mar 2026

ABHIJEET RAMESH PAWAR Digitally signed by ABHIJEET RAMESH PAWAR Date: 2026.03.02 17:24:23 +05'30'

KEY PLAN



BUILDING NO-1 (SALE & EWS COMPONENT AREA DIAGRAM - 5 th FLOOR)
SCALE:1:100



BUILDING NO-1 (SALE & EWS COMPONENT AREA DIAGRAM - 6th - 7th FLOOR)
SCALE:1:100

TYPICAL BUILT UP AREA CALCULATION OF BUILDING 01 - 5TH FLOOR

BLOCK AREA		SQ.MT	
F	47.451 X 45.652 X 1 =	2166.233	
TOTAL ADDITION (A)		2166.233	
DEDUCTION			
1	5.250 X 2.351 X 1 =	12.343	
2	1.850 X 3.401 X 2 =	12.584	
3	2.700 X 4.201 X 2 =	22.685	
4	3.300 X 1.201 X 2 =	7.927	
5	2.000 X 2.051 X 2 =	8.204	
6	3.150 X 2.851 X 2 =	17.961	
7	1.847 X 3.200 X 2 =	11.821	
8	1.450 X 1.001 X 2 =	2.903	
9	0.850 X 1.850 X 2 =	3.145	
10	0.800 X 3.300 X 2 =	5.280	
11	2.650 X 3.201 X 2 =	16.965	
12	3.150 X 3.000 X 4 =	37.800	
13	2.350 X 2.000 X 4 =	18.800	
14	1.500 X 3.300 X 4 =	19.800	
15	2.650 X 3.300 X 4 =	34.980	
16	2.350 X 1.950 X 4 =	18.330	
17	1.500 X 6.550 X 2 =	19.650	
18	1.850 X 1.050 X 4 =	7.770	
19	2.850 X 1.850 X 4 =	21.050	
20	1.650 X 4.000 X 4 =	26.400	
21	1.750 X 4.750 X 4 =	33.250	
22	2.550 X 3.850 X 4 =	39.270	
DEDUCTION			
23	2.000 X 1.850 X 4 =	14.800	
24	0.600 X 1.900 X 4 =	4.560	
25	1.150 X 3.350 X 4 =	15.410	
26	0.850 X 1.900 X 4 =	6.460	
27	1.500 X 3.650 X 4 =	21.900	
28	3.500 X 1.950 X 4 =	27.300	
29	5.800 X 3.550 X 2 =	41.180	
30	1.300 X 2.150 X 4 =	11.180	
31	3.350 X 4.150 X 2 =	27.805	
32	2.650 X 2.000 X 4 =	21.200	
33	1.000 X 0.700 X 4 =	2.800	
34	0.700 X 1.000 X 4 =	2.800	
35	2.000 X 2.650 X 4 =	21.200	
36	3.600 X 0.700 X 7 =	5.040	
37	2.600 X 1.300 X 2 =	6.760	
38	1.950 X 1.100 X 4 =	8.580	
39	6.151 X 1.850 X 2 =	22.759	
40	3.350 X 0.200 X 2 =	1.340	
41	2.700 X 3.200 X 2 =	17.280	
42	1.800 X 2.400 X 2 =	8.640	
43	5.350 X 1.350 X 1 =	7.223	
44	20.250 X 20.850 X 1 =	422.213	
L1	1.850 X 1.750 X 4 =	12.950	
TOTAL DEDUCTION (B)		1130.336	
TOTAL BUILT UP AREA FOR TYPICAL FLOOR (C = A-B)		1035.897	

P LINE - AREA FOR EWS			
E1	1.650 X 0.750 X 1 =	1.238	
E2	5.950 X 1.800 X 1 =	10.710	
E3	0.150 X 1.950 X 1 =	0.293	
E4	4.550 X 2.800 X 2 =	25.480	
E5	4.000 X 1.153 X 7 =	9.724	
E6	4.150 X 2.150 X 3 =	26.768	
E7	4.450 X 1.500 X 3 =	20.025	
E8	1.150 X 1.950 X 3 =	6.728	
E9	2.300 X 3.725 X 3 =	25.703	
E10	0.850 X 3.225 X 3 =	8.224	
E11	2.000 X 1.150 X 1 =	2.300	
E12	2.000 X 1.300 X 1 =	2.600	
E13	3.150 X 3.300 X 1 =	10.395	
E14	1.300 X 1.000 X 1 =	1.300	
E15	2.300 X 0.500 X 1 =	1.150	
E16	4.300 X 1.500 X 1 =	6.450	
E17	3.500 X 3.500 X 1 =	11.025	
E18	7.650 X 3.500 X 1 =	26.775	
TOTAL		251.455	
TOTAL BUILT UP AREA FOR EWS COMPONENT (D)		251.455	
TOTAL BUILT UP AREA FOR SALE COMPONENT (C-D)		784.441	

TYPICAL BUILT UP AREA CALCULATION OF BUILDING 01 - 5TH FLOOR

BLOCK AREA		SQ.MT	
F	47.451 X 45.652 X 1 =	2166.233	
TOTAL ADDITION (A)		2166.233	
DEDUCTION			
1	5.250 X 2.351 X 1 =	12.343	
2	1.850 X 3.401 X 2 =	12.584	
3	2.700 X 4.201 X 2 =	22.685	
4	3.300 X 1.201 X 2 =	7.927	
5	2.000 X 2.051 X 2 =	8.204	
6	3.150 X 2.851 X 2 =	17.961	
7	1.847 X 3.200 X 2 =	11.821	
8	1.450 X 1.001 X 2 =	2.903	
9	0.850 X 1.850 X 2 =	3.145	
10	0.800 X 3.300 X 2 =	5.280	
11	2.650 X 3.201 X 2 =	16.965	
12	3.150 X 3.000 X 4 =	37.800	
13	2.350 X 2.000 X 4 =	18.800	
14	1.500 X 3.300 X 4 =	19.800	
15	2.650 X 3.300 X 4 =	34.980	
16	2.350 X 1.950 X 4 =	18.330	
17	1.500 X 6.550 X 2 =	19.650	
18	1.850 X 1.050 X 4 =	7.770	
19	2.850 X 1.850 X 4 =	21.050	
20	1.650 X 4.000 X 4 =	26.400	
21	1.750 X 4.750 X 4 =	33.250	
22	2.550 X 3.850 X 4 =	39.270	
DEDUCTION			
23	2.000 X 1.850 X 4 =	14.800	
24	0.600 X 1.900 X 4 =	4.560	
25	1.150 X 3.350 X 4 =	15.410	
26	0.850 X 1.900 X 4 =	6.460	
27	1.500 X 3.650 X 4 =	21.900	
28	3.500 X 1.950 X 4 =	27.300	
29	5.800 X 3.550 X 2 =	41.180	
30	1.300 X 2.150 X 4 =	11.180	
31	3.350 X 4.150 X 2 =	27.805	
32	2.650 X 2.000 X 4 =	21.200	
33	1.000 X 0.700 X 4 =	2.800	
34	0.700 X 1.000 X 4 =	2.800	
35	2.000 X 2.650 X 4 =	21.200	
36	3.600 X 0.700 X 7 =	5.040	
37	2.600 X 1.300 X 2 =	6.760	
38	1.950 X 1.100 X 4 =	8.580	
39	6.151 X 1.850 X 2 =	22.759	
40	3.350 X 0.200 X 2 =	1.340	
41	2.700 X 3.200 X 2 =	17.280	
42	1.800 X 2.400 X 2 =	8.640	
43	5.350 X 1.350 X 1 =	7.223	
44	20.250 X 20.850 X 1 =	422.213	
L1	1.850 X 1.750 X 4 =	12.950	
TOTAL DEDUCTION (B)		1130.336	
TOTAL BUILT UP AREA FOR TYPICAL FLOOR (C = A-B)		1035.897	

P LINE - AREA FOR EWS			
E1	3.150 X 3.300 X 2 =	20.790	
E2	0.850 X 1.450 X 2 =	2.465	
E3	1.450 X 2.300 X 2 =	6.670	
E4	3.103 X 3.051 X 2 =	18.935	
E5	1.847 X 3.051 X 2 =	11.270	
E6	3.200 X 3.500 X 2 =	22.400	
E7	2.000 X 2.300 X 4 =	18.400	
E8	3.300 X 3.000 X 4 =	39.600	
E9	3.150 X 0.150 X 4 =	1.890	
E10	2.500 X 1.300 X 4 =	13.000	
E11	1.500 X 0.700 X 4 =	4.200	
E12	5.950 X 1.800 X 4 =	42.840	
E13	1.650 X 0.750 X 4 =	4.950	
E14	3.800 X 1.850 X 4 =	28.120	
E15	3.500 X 3.000 X 2 =	21.000	
E16	0.150 X 1.950 X 4 =	1.170	
E17	0.700 X 1.850 X 4 =	1.480	
E18	4.300 X 1.500 X 4 =	25.800	
E19	2.300 X 0.500 X 4 =	4.600	
E20	1.300 X 1.000 X 4 =	5.200	
E21	3.150 X 3.300 X 4 =	41.580	
E22	4.550 X 2.800 X 4 =	50.960	
E23	2.000 X 1.150 X 4 =	9.200	
E24	2.000 X 1.300 X 4 =	10.400	
E25	4.000 X 1.153 X 4 =	18.448	
E26	4.150 X 2.150 X 8 =	71.380	
E27	4.450 X 1.500 X 8 =	53.400	
E28	1.150 X 1.950 X 8 =	17.940	
E29	2.300 X 3.725 X 8 =	68.540	
E30	0.850 X 3.225 X 8 =	21.930	
E31	1.800 X 7.750 X 4 =	55.800	
E32	0.497 X 3.201 X 2 =	3.182	
E33	3.350 X 3.150 X 2 =	21.105	
E34	7.650 X 3.500 X 2 =	53.550	
E35	1.000 X 3.600 X 2 =	7.200	
E36	1.500 X 0.800 X 2 =	2.400	
E37	2.600 X 2.300 X 2 =	11.960	
E38	1.050 X 3.150 X 2 =	6.615	
TOTAL		820.370	
TOTAL BUILT UP AREA FOR EWS COMPONENT (D)		820.370	
TOTAL BUILT UP AREA FOR SALE COMPONENT (C-D)		215.527	

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDINGS ON S. NO: 6/C1 AT VILLAGE - KEVALA TAL. PANVEL, DIST. RAIGAD.

NAME SIGN. OF OWNER: [Signature]
NAME SIGN. OF ARCHITECT: [Signature]

AR. NITIN RASKAR
REGD. NO. - 0496/13737

DRAWN BY: AKASH
CHECKED BY: SANKER
SCALE: REFER LAYOUT
DATE: 09.01.2025

NORTH

NITIN RASKAR
ARCHITECT & ENGINEER
410 PUNIT CHAMBER, SECTOR 18, VASHI,
PHONE: 9820701977

This plan is Approved subject to the conditions mentioned in the Commencement Certificate issued by this office bearing certificate no. CIDCO/NAINA/Parval/Kevale/BP-007/44/CC/2026/1520 Dated 02 Mar 2025

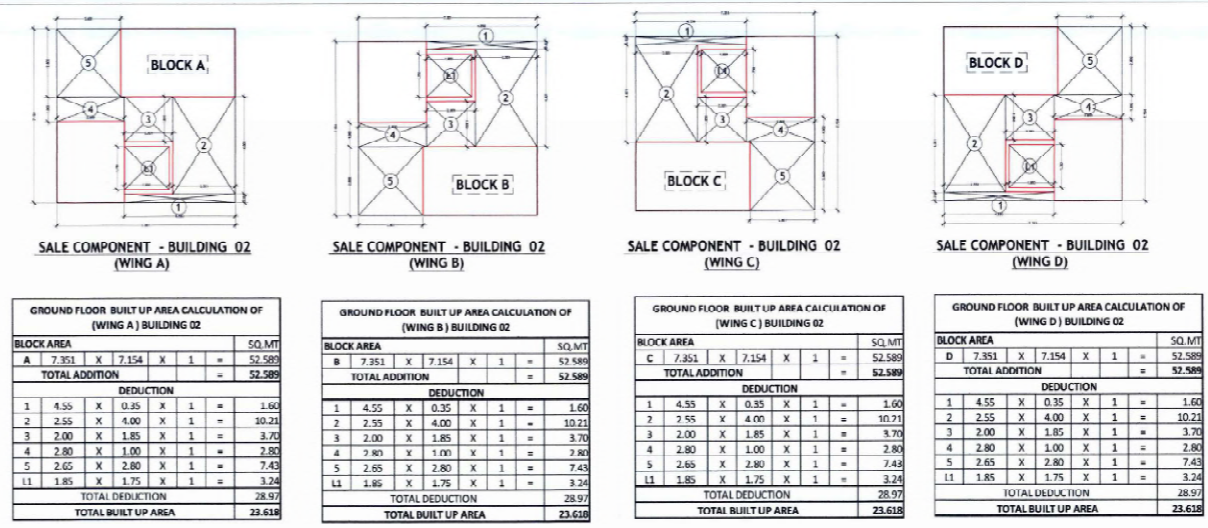
Digitally signed by ABHIJEET RAMESH PAWAR Date: 2026.03.02 17:24:48 +05'30'

RERA CARPET AREA STATEMENT OF BUILDING 02											
WING A						WING D					
FLOOR	NO.OF FLAT/SHOP	TOTAL NO.OF FLATS	CATEGORY	RERA CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TERRACE AREA	TOTAL CA AREA	TOTAL BUA		
1ST-6TH FLOOR	101-601	7	1BHK (SALE)	24.58	0.00	0.00	0.00	24.58	26.750		
	102-602	7	1BHK (SALE)	24.58	0.00	0.00	0.00	24.58	26.750		
	103-503	6	1BHK (SALE)	27.18	0.00	0.00	0.00	27.18	30.960		
	104-504	6	1BHK (SALE)	27.18	0.00	0.00	0.00	27.18	30.180		
	105-605	7	1BHK (SALE)	27.18	0.00	0.00	0.00	27.18	30.700		
	106-606	7	1BHK (SALE)	30.85	0.00	0.00	0.00	30.85	33.990		
	603	1	1BHK (SALE)	18.25	0.00	0.00	8.93	27.180	30.960		
604	1	1BHK (SALE)	18.25	0.00	0.00	8.93	27.180	30.180			
TOTAL FLATS		42	1BHK (SALE)								

WING B										
FLOOR	NO.OF FLAT/SHOP	TOTAL NO.OF FLATS	CATEGORY	RERA CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TERRACE AREA	TOTAL CA AREA	TOTAL BUA	
1ST-6TH FLOOR	101-601	7	1BHK (SALE)	24.58	0.00	0.00	0.00	24.58	24.580	
	102-602	7	1BHK (SALE)	24.58	0.00	0.00	0.00	24.58	24.580	
	103-503	6	1BHK (SALE)	27.18	0.00	0.00	0.00	27.180	27.180	
	104-504	6	1BHK (SALE)	27.18	0.00	0.00	0.00	27.180	27.180	
	105-605	7	1BHK (SALE)	27.18	0.00	0.00	0.00	27.180	27.180	
	106-606	7	1BHK (SALE)	30.85	0.00	0.00	0.00	30.850	30.850	
	603	1	1BHK (SALE)	18.25	0.00	0.00	8.93	27.180	27.180	
604	1	1BHK (SALE)	18.46	0.00	0.00	8.89	27.350	32.240		
TOTAL FLATS		42	1BHK (SALE)							

WING C										
FLOOR	NO.OF FLAT/SHOP	TOTAL NO.OF FLATS	CATEGORY	RERA CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TERRACE AREA	TOTAL CA AREA	TOTAL BUA	
1ST-6TH FLOOR	101-601	7	1BHK (SALE)	24.58	0.00	0.00	0.00	24.58	24.580	
	102-602	7	1BHK (SALE)	24.58	0.00	0.00	0.00	24.58	24.580	
	103-503	6	1BHK (SALE)	27.18	0.00	0.00	0.00	27.180	27.180	
	104-504	6	1BHK (SALE)	27.18	0.00	0.00	0.00	27.180	27.180	
	105-605	7	1BHK (SALE)	27.18	0.00	0.00	0.00	27.180	27.180	
	106-606	7	1BHK (SALE)	30.85	0.00	0.00	0.00	30.850	30.850	
	603	1	1BHK (SALE)	18.25	0.00	0.00	8.93	27.180	27.180	
604	1	1BHK (SALE)	18.46	0.00	0.00	8.89	27.350	32.240		
TOTAL FLATS		42	1BHK (SALE)							

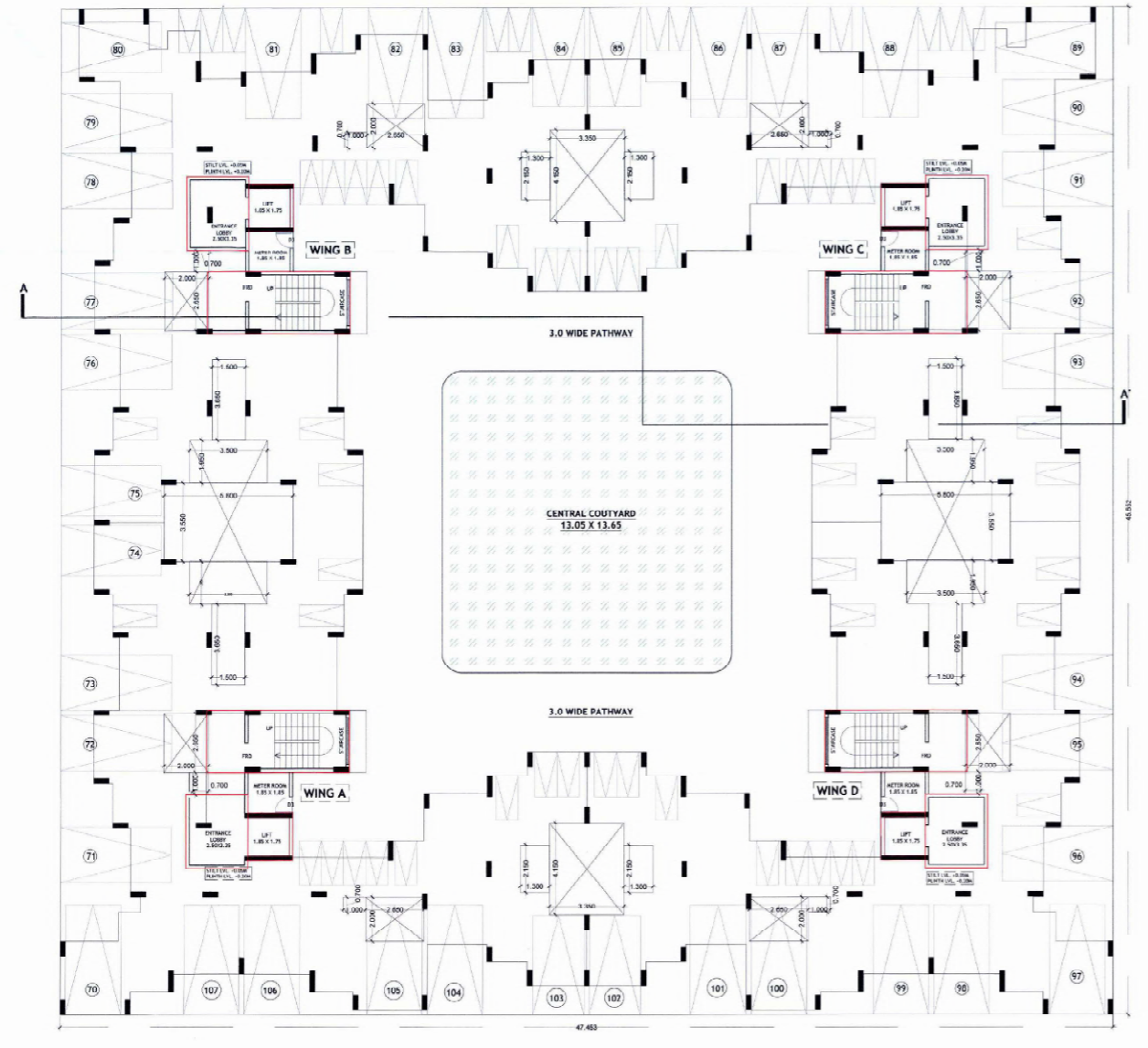
TOTAL FLATS		168	1BHK (SALE)
		0	1BHK (EWS)



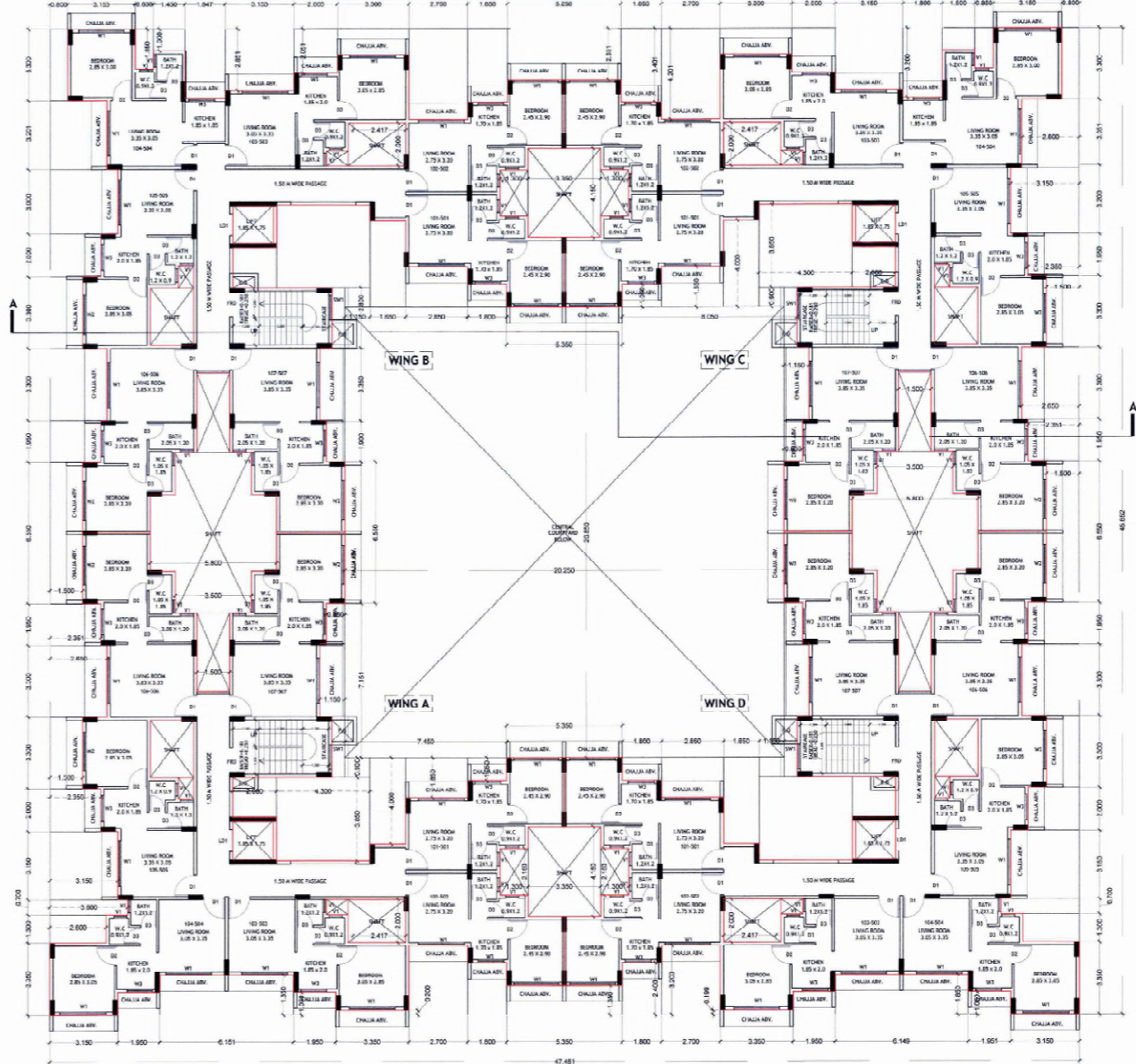
TOTAL GROUND FLOOR BUILT UP AREA CALCULATION OF BUILDING 02		
1	WING A (BLOCK A)	= 23.618
2	WING B (BLOCK B)	= 23.618
3	WING C (BLOCK C)	= 23.618
4	WING D (BLOCK D)	= 23.618
TOTAL DEDUCTION		94.472
TOTAL BUILT UP AREA		94.472

DOOR & WINDOW SCHEDULE			
TYPE	SIZE	SILL LVL AREA	REMARKS
FD1	1.300 X 2.100	2.730	T/W PANNED DOOR
D1	1.000 X 2.100	2.100	T/W PANNED DOOR
D2	0.900 X 2.100	1.890	T/W FLUSHED DOOR
D3	0.750 X 2.100	1.575	T/W FLUSHED DOOR
SW	2.100 X 1.400	0.900	2.940 ALL FRAMED SLIDING GL WINDOW
W1	2.100 X 1.400	0.900	2.940 ALL FRAMED SLIDING GL WINDOW
W2	1.800 X 1.400	0.900	2.520 ALL FRAMED SLIDING GL WINDOW
W3	1.300 X 1.400	0.900	1.680 ALL FRAMED SLIDING GL WINDOW
FD	2.100 X 2.300	0.000	4.830 ALL FRAMED SLIDING GL WINDOW
V1	0.600 X 0.900	1.400	0.540 LOUVERED VENTILATOR
LD1	1.300 X 2.100	0.000	2.730 LEFT DOOR

LIGHT & VENTILATION STATEMENT				
ROOM	AREA OF ROOM	AREA OF WIN. MIN. REQ. 1/10 (in sq mt)	AREA OF WIN. PROVIDED	TYPES OF WIN PROVIDED
LIVING	12.678	1.268	2.340	W1
KITCHEN	3.700	0.370	1.680	W2
BEDROOM	9.120	0.912	2.520	W3
TOILET 1	2.460	0.246	0.540	V1
TOILET 2	1.948	0.1948	0.540	V1



BUILDING NO-2 (GROUND FLOOR PLAN) SCALE:1:100



BUILDING NO-2 (TYPICAL FLOOR PLAN - 1ST-5TH)

TOTAL P LINE BUILT UP AREA STATEMENT OF BUILDING 02				
SR.NO	FLOOR	SALE	EWS	UNIT
1	GROUND	94.472	0.000	
2	FIRST	1035.897	0.000	
3	SECOND	1035.897	0.000	
4	THIRD	1035.897	0.000	
5	FOURTH	1035.897	0.000	
6	FIFTH	1035.897	0.000	
7	SIXTH	952.093	0.000	
TOTAL		6226.050	0.000	SQ.M

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDINGS ON S. NO. 81CH AT VILLAGE - REVALE, TAL. - PARVAL, DIST. - RAIGAD.

NAME SIGN. OF OWNER: *[Signature]* NAME SIGN. OF ARCHITECT: *[Signature]*

DRAWN BY: AKASH CHECKED BY: SANDEEP SCALE: REFER LAYOUT DATE: 09.01.2025

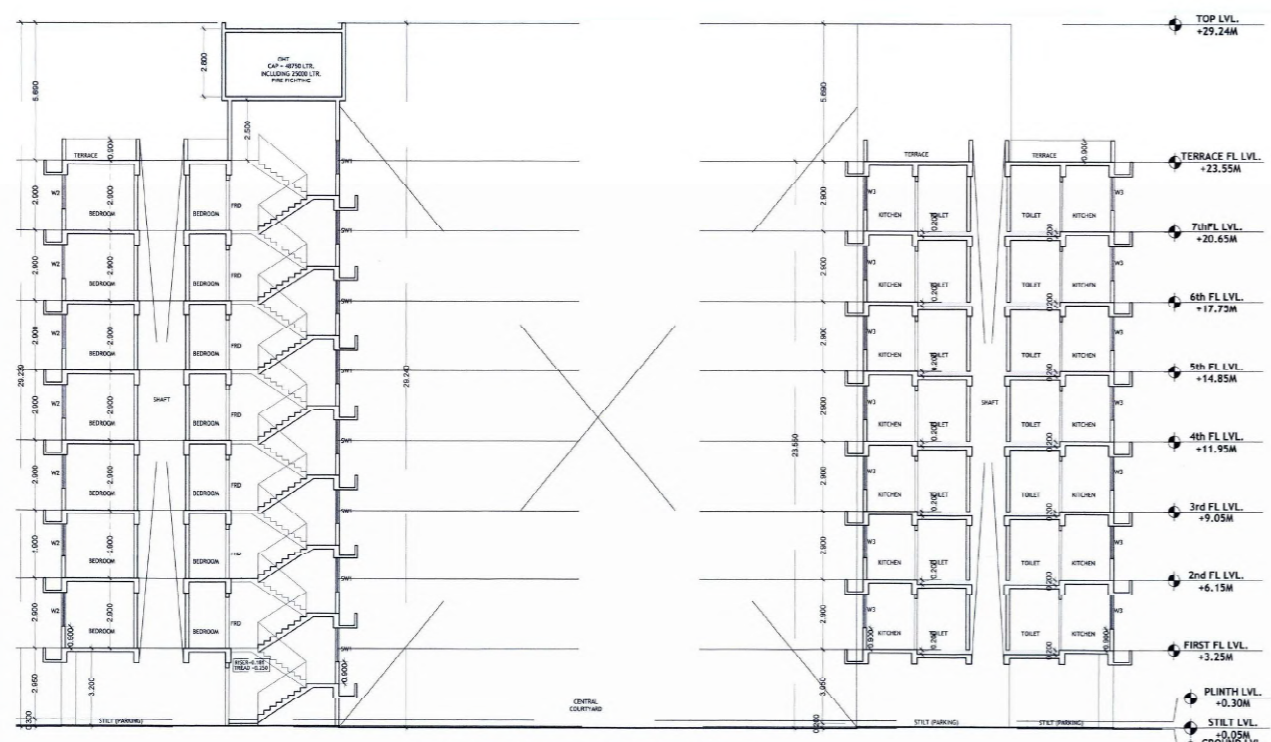
NORTH

NITIN RASKAR
 ARCHITECT & ENGINEER
 410 PINT CHAMBER, SECTOR 18, VASIH, PUNE - 411017

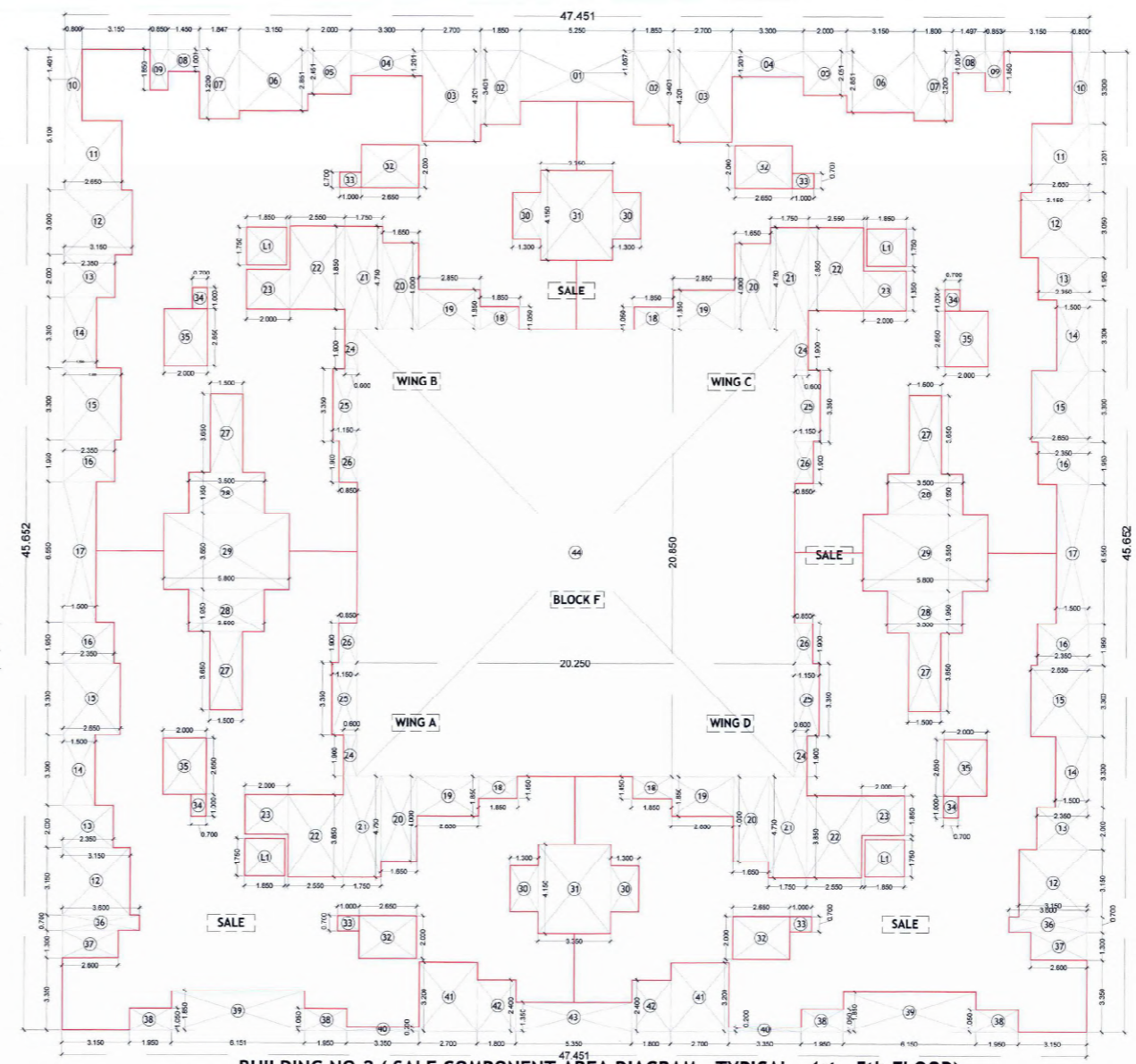
This plan are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. CIDCO/NANA/Panvel/Kevala/BP-00744/CC/2026/1520 Dated 02 Mar 2026

ABHIJEET RAMESH PAWAR Digitally signed by ABHIJEET RAMESH PAWAR Date: 2026.03.02 17:25:07 +05'30'

KEY PLAN

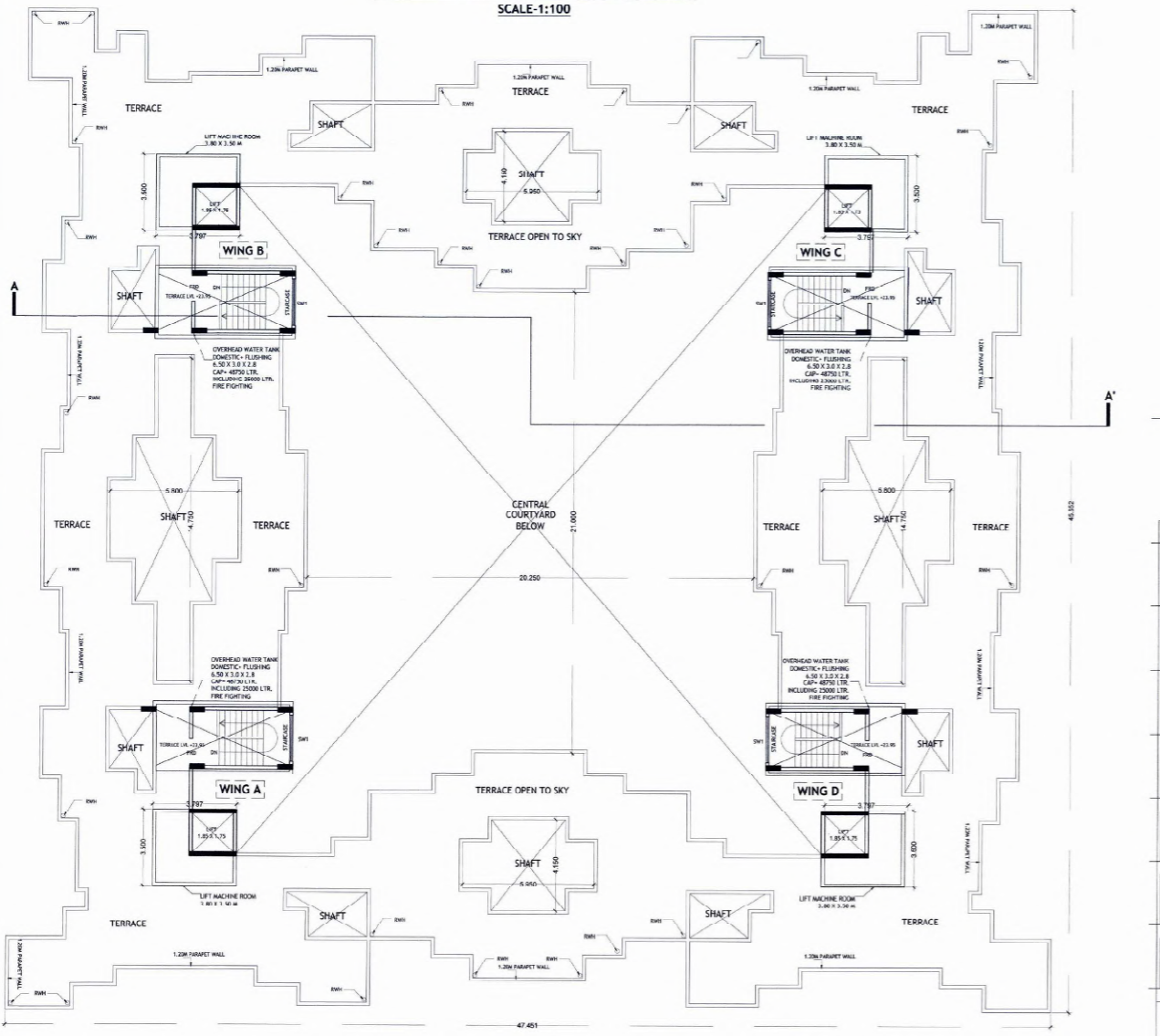


SECTION A-A' (BUILDING NO. 1 & 2) SCALE: 1:100



BUILDING NO-2 (SALE COMPONENT AREA DIAGRAM - TYPICAL - 1st - 5th FLOOR) SCALE: 1:100

BLOCK AREA		SQ. MT		
H	47.451 X 45.652	X 1	= 2166.233	
TOTAL ADDITION (A)			= 2166.233	
DEDUCTION				
1	5.250 X 2.351	X 1	= 12.343	
2	1.850 X 3.401	X 2	= 12.584	
3	2.700 X 4.201	X 2	= 22.685	
4	3.300 X 1.701	X 2	= 7.927	
5	2.000 X 2.051	X 2	= 8.204	
6	3.150 X 2.851	X 2	= 17.961	
7	1.847 X 3.200	X 2	= 11.821	
8	1.450 X 1.001	X 2	= 2.903	
9	0.850 X 1.850	X 2	= 3.145	
10	0.800 X 3.300	X 2	= 5.280	
11	2.650 X 3.201	X 2	= 16.965	
12	3.150 X 3.201	X 4	= 37.804	
13	2.350 X 2.000	X 4	= 18.800	
14	1.500 X 3.300	X 4	= 19.800	
15	2.650 X 3.300	X 4	= 34.980	
16	2.350 X 1.950	X 4	= 18.330	
17	1.500 X 6.550	X 2	= 19.650	
18	1.850 X 1.050	X 4	= 7.770	
19	2.850 X 1.850	X 4	= 21.090	
20	1.650 X 4.000	X 4	= 26.400	
21	1.750 X 4.750	X 4	= 33.250	
22	2.550 X 3.850	X 4	= 39.270	
TOTAL DEDUCTION (B)				1130.336
TOTAL BUILT UP AREA FOR TYPICAL FLOOR (C = A-B)			1035.897	



BUILDING NO-1 (TERRACE FLOOR PLAN) SCALE: 1:100



FRONT ELEVATION (BUILDING NO. 1) SCALE: 1:100

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDINGS ON S. NO: 8/CH/ AT VILLAGE - KEVALA TAL - PANVEL DIST. RAIGAD.

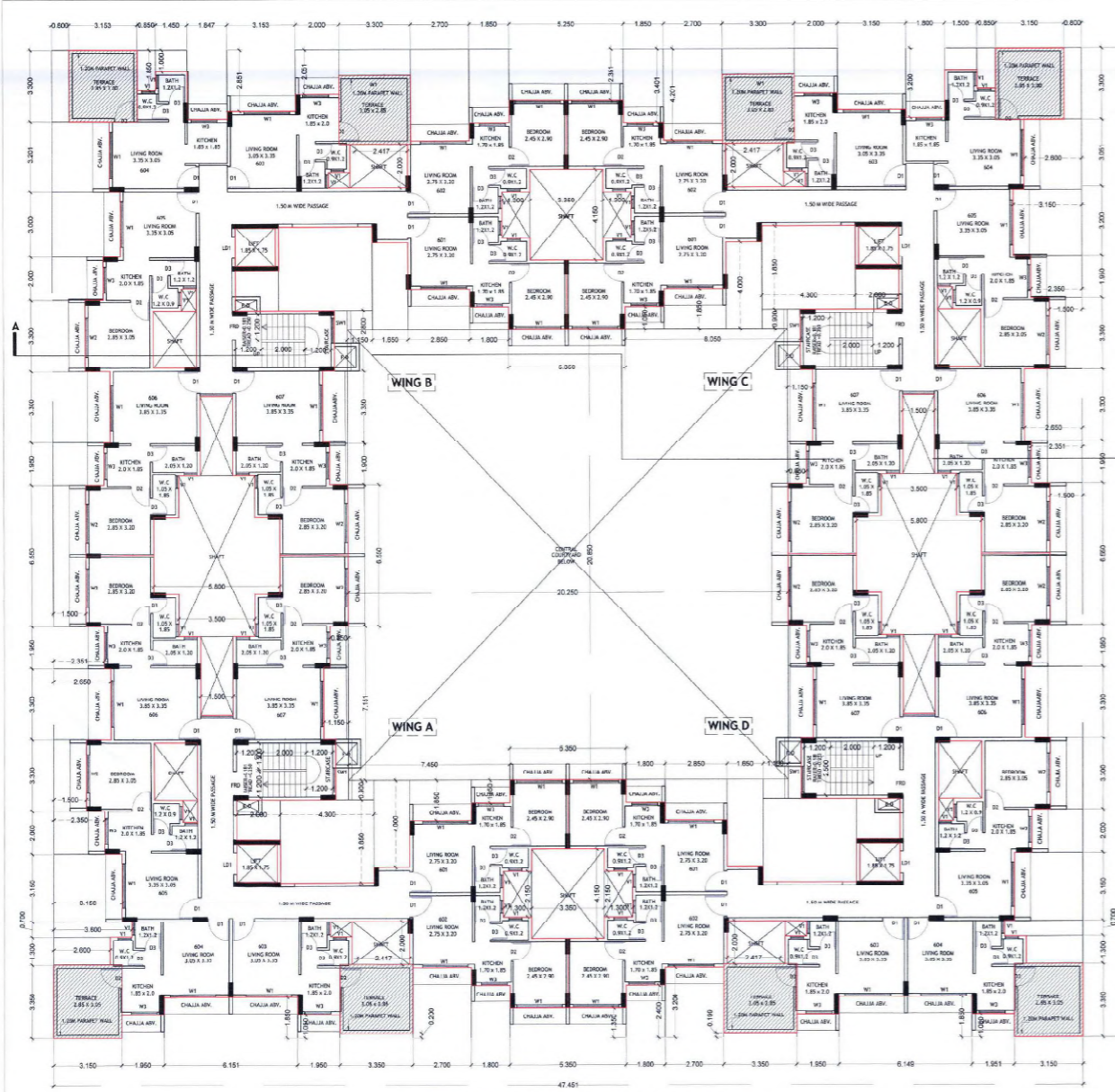
NAME SIGN OF OWNER NAME SIGN OF ARCHITECT
AS. NITIN RASKAR REG. NO - CA/9113737

DRAWN BY: AKASH CHECKED BY: SANDEEP SCALE: 1:100 DATE: 09.01.2025
NORTH
NITIN RASKAR ARCHITECT & ENGINEER 410 PUNJ CHAMBER, SECTOR 18, VASHI. PHONE - 9820701977

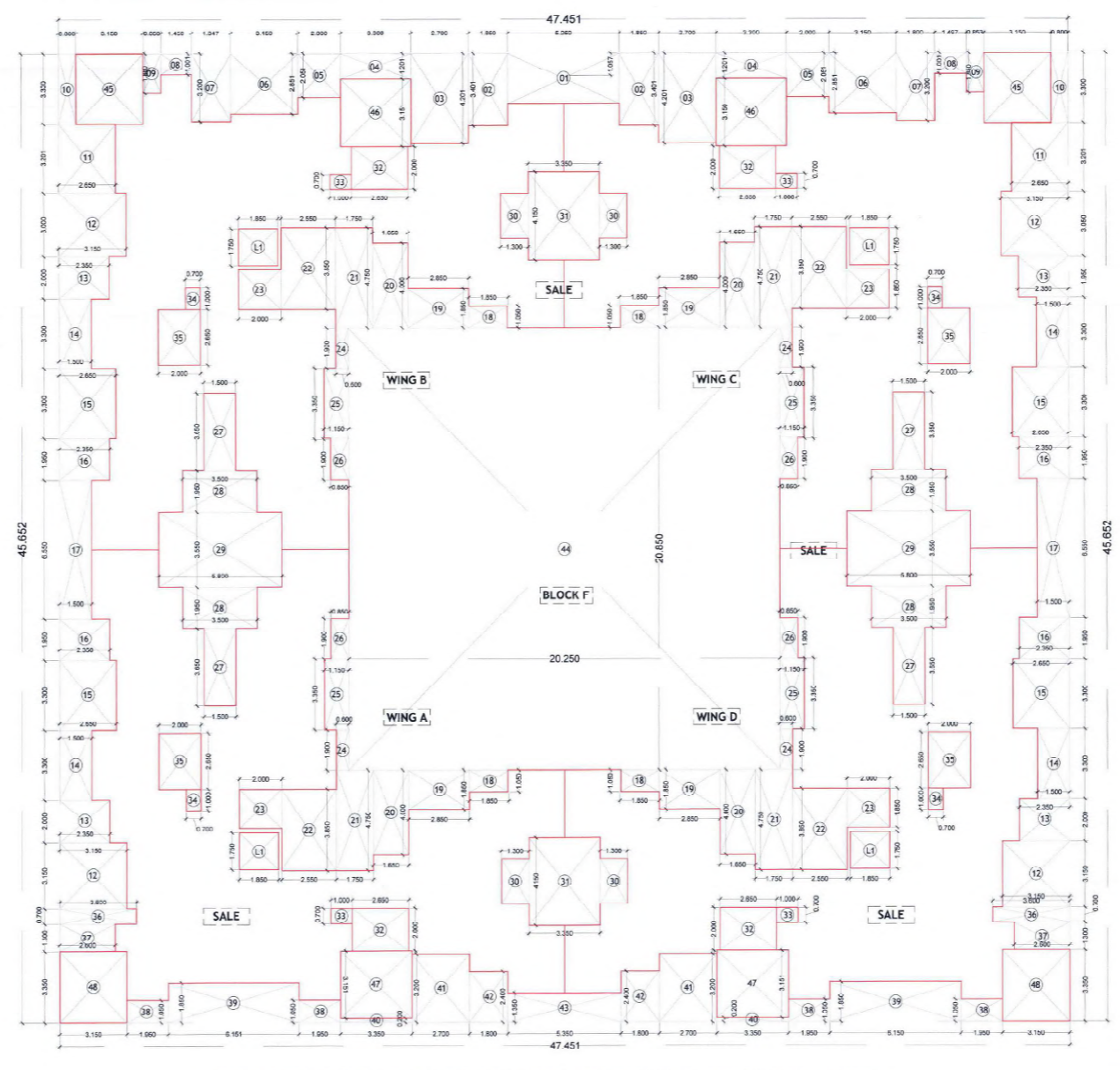
This plans are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. GD/CO/AN/PA/Panel/Kevala/BP-00744/CC/2026/1520 Dated 02 Mar 2025

ABHIJEET RAMESH PAWAR Digitally signed by ABHIJEET RAMESH PAWAR Date: 2026.03.02 17:25:45 +05'30'

KEY PLAN



BUILDING NO-2 (6TH FLOOR PLAN)



BUILDING NO-2 (SALE COMPONENT AREA DIAGRAM - TYPICAL 6th FLOOR)

TYPICAL BUILT UP AREA CALCULATION OF BUILDING 01 - 4th FLOOR & BUILDING 02 - TYPICAL FLOOR 1st - 6th									
BLOCK AREA		SALE		EWS		TOTAL ADDITION (A)		DEDUCTION	
H	W	SALE	EWS	SALE	EWS	SALE	EWS	SALE	EWS
47.451	45.652	1	1	12.343	25	2166.233	2166.233		
								TOTAL DEDUCTION (B)	
								1214.140	
								TOTAL BUILT UP AREA FOR TYPICAL FLOOR (C=A-B)	
								952.093	

SR.NO	PROPOSED TYPICAL FLOOR BUILDING NO 1	SALE	EWS
GR		139.193	387.014
1st		1035.897	
2nd		1035.897	
3rd		1035.897	
4th		1035.897	
5th		784.442	251.455
6th		215.527	820.37
7th		215.527	820.37
TOTAL		5498.277	2279.209

TOTAL P LINE BUILT UP AREA STATEMENT OF BUILDING 03				
SR.NO	FLOOR	BUA		UNIT
		SALE	EWS	
1	GROUND	49.443		SQ.M
2	FIRST	470.681		
3	SECOND	420.681		
4	THIRD	420.681		
5	FOURTH	420.681		
6	FIFTH	420.681		
7	SIXTH	420.681		
8	SEVENTH	420.681		
TOTAL		2994.210	0.000	SQ.M

TOTAL RESIDENTIAL & COMMERCIAL FSI BUA STATEMENT		
SR.NO	PROPOSED TYPICAL FLOOR BUILDING NO 2	DIFFERENCE
GR	94.472	0.000
1st	1035.897	0.000
2nd	1035.897	0.000
3rd	1035.897	0.000
4th	1035.897	0.000
5th	1035.897	0.000
6th	952.093	83.804
TOTAL	6226.050	0.000

TOTAL P LINE BUILT UP AREA STATEMENT OF BUILDING 04				
SR.NO	FLOOR	BUA		UNIT
		SALE	EWS	
1	GROUND	49.443		SQ.M
2	FIRST	469.607		
3	SECOND	469.607		
4	THIRD	469.607		
5	FOURTH	469.607		
6	FIFTH	469.607		
7	SIXTH	469.607		
8	SEVENTH	470.607		
TOTAL		3337.692	0.000	SQ.M



FRONT ELEVATION (BUILDING NO. 2) SCALE-1:100

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDINGS ON S. NO: 6/C/1 AT VILLAGE - KEVALA, TAL- PANVEL, DIST- RAIGAD.

NAME SIGN. OF OWNER: [Signature]
 NAME SIGN. OF ARCHITECT: [Signature]

AR. NITIN RASKAR
 REG. NO. - CA/91/13737

DRAWN BY: AKASH
 CHECKED BY: SANKAR
 SCALE: REFER LAYOUT
 DATE: 09.01.2025

NITIN RASKAR
 ARCHITECT & ENGINEER
 410 PUNIT CHAMBER, SECTOR 18, VASHI,
 PHONE : 9827019777

This plan is Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. CDCC/NAJNA/Panvel/Kevala/BP-00744/CC/2026/1520 Dated 02 Mar 2026

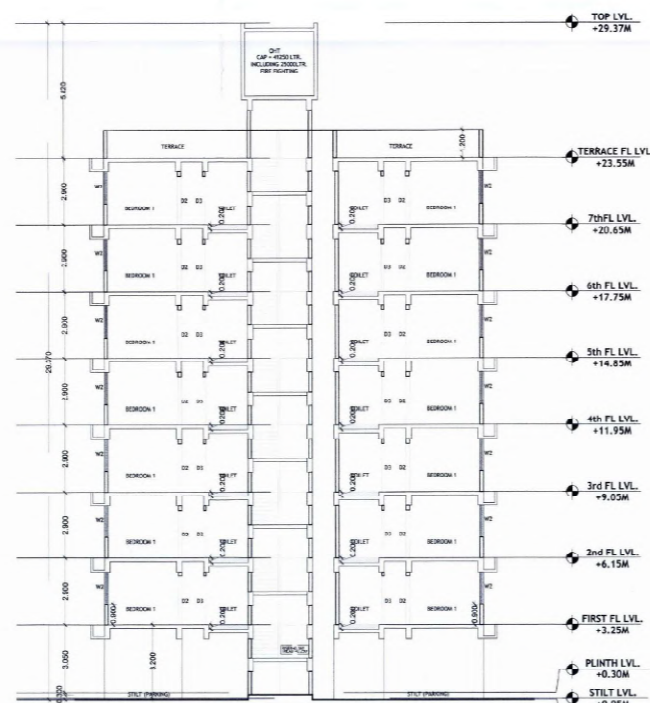
Digitally signed by ABHIJEET RAMESH PAWAR Date: 2026.03.02 17:26:42 +05'30'

KEY PLAN

RERA CARPET AREA STATEMENT OF BUILDING 03									
WING A									
FLOOR	NO. OF FLAT/SHOP	TOTAL NO. OF FLATS	CATEGORY	RERA CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TERRACE AREA	TOTAL CARPET AREA	TOTAL BUA
1ST - 7TH FLOOR	101-701	7	2BHK (SALE)	40.69	0.00	2.66	0.00	43.350	47.070
	102-702	7	2BHK (SALE)	40.69	0.00	2.66	0.00	43.350	47.070
	103-703	7	2BHK (SALE)	40.69	0.00	2.66	0.00	43.350	47.070
	104-704	7	2BHK (SALE)	40.69	0.00	2.66	0.00	43.350	47.070
TOTAL FLATS		28	2BHK (SALE)					43.350	47.070
WING B									
1ST - 7TH FLOOR	101-701	7	2BHK (SALE)	40.69	0.00	2.66	0.00	43.350	47.070
	102-702	7	2BHK (SALE)	40.69	0.00	2.66	0.00	43.350	47.070
	103-703	7	2BHK (SALE)	40.69	0.00	2.66	0.00	43.350	47.070
	104-704	7	2BHK (SALE)	40.69	0.00	2.66	0.00	43.350	47.070
TOTAL FLATS		28	2BHK (SALE)					43.350	47.070
TOTAL FLATS		56	2BHK (SALE)						
		0	1BHK (EWS)						

DOOR & WINDOW SCHEDULE				
TYPE	SIZE	SILL LVL	AREA	REMARKS
FRD	1.200 X 2.100	-	2.520	T/W PANNLED DOOR
D1	1.000 X 2.100	-	2.100	T/W PANNLED DOOR
D2	0.900 X 2.100	-	1.890	T/W FLUSHED DOOR
D3	0.750 X 2.100	-	1.575	T/W FLUSHED DOOR
SW	2.100 X 1.400	0.900	2.940	ALL. FRAMED SLIDING GL. WINDOW
W1	2.100 X 1.400	0.900	2.940	ALL. FRAMED SLIDING GL. WINDOW
W2	1.800 X 1.400	0.900	2.520	ALL. FRAMED SLIDING GL. WINDOW
W3	1.200 X 1.400	0.900	1.680	ALL. FRAMED SLIDING GL. WINDOW
FD	2.100 X 2.300	0.000	4.830	ALL. FRAMED SLIDING GL. WINDOW
V1	0.600 X 0.900	1.400	0.540	LOUVERED VENTILATOR
LD1	1.200 X 2.100	0.000	2.520	LIFT DOOR

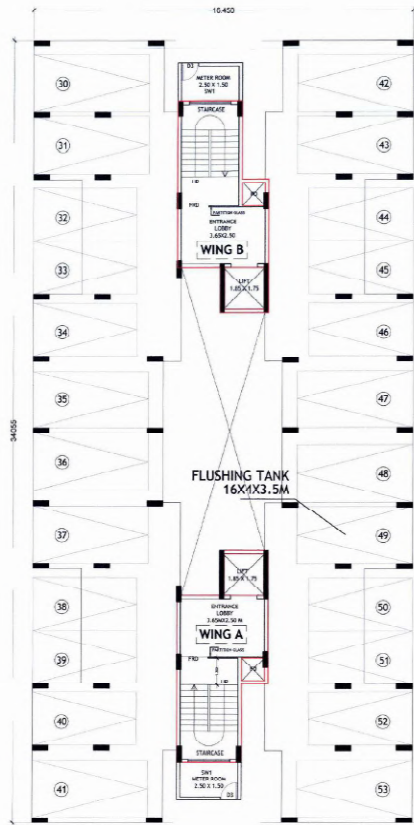
LIGHT & VENTILATION STATEMENT				
ROOM	AREA OF ROOM	AREA OF WIN. MIN. REQ. 1/10 (In sq mt)	AREA OF WIN. PROVIDED	TYPES OF WIN PROVIDED
LIVING	12.898	1.290	2.940	W1
KITCHEN	3.700	0.370	1.680	W2
BEDROOM	9.120	0.912	2.520	W3
TOILET 1	2.460	0.246	0.540	V1
TOILET 2	1.943	0.194	0.540	V1



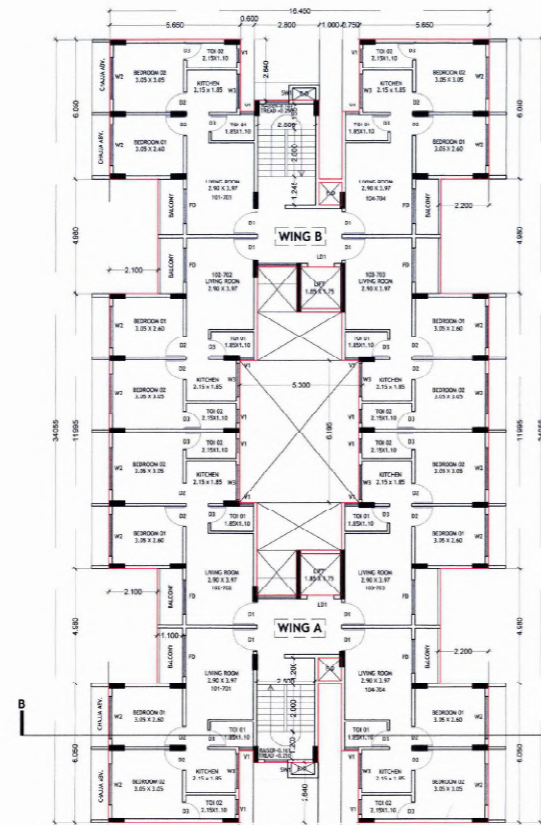
SECTION B-B' (BUILDING NO. 3) SCALE:1:100



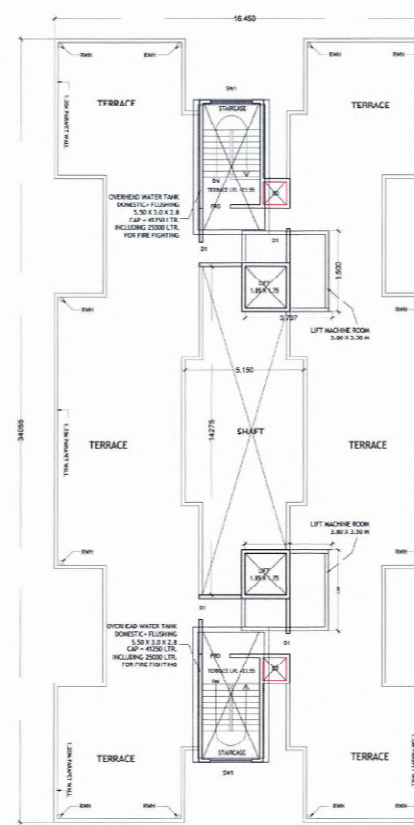
FRONT ELEVATION (BUILDING NO. 3) SCALE:1:100



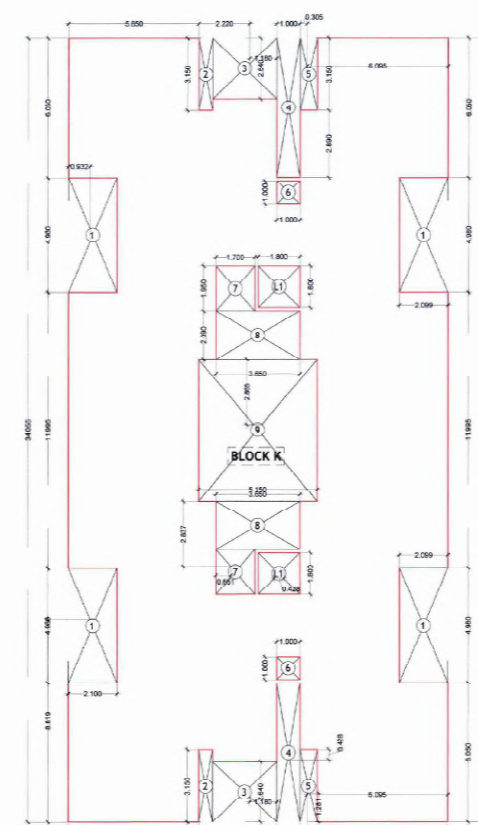
BUILDING NO-3 (GROUND FLOOR PLAN) SCALE:1:100



BUILDING NO-3 (TYPICAL FLOOR PLAN - 1st -7th) SCALE:1:100



BUILDING NO-3 (TERRACE FLOOR PLAN) SCALE:1:100



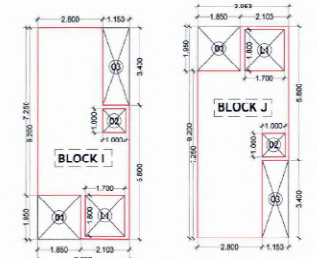
AREA DIAGRAM BUILDING NO-3 (TYPICAL FLOOR - 1st -7th) SCALE:1:100

GROUND FLOOR BUILT UP AREA CALCULATION OF (WING A) BUILDING 03		
BLOCK AREA	1	3.950 X 9.200 X 1 = 36.340
TOTAL ADDITION		= 36.340
DEDUCTION		
1	1.85 X 1.95 X 1 = 3.61	
2	1.00 X 1.00 X 1 = 1.00	
2	1.15 X 3.40 X 1 = 3.91	
L1	1.85 X 1.75 X 1 = 3.24	
TOTAL DEDUCTION		11.76
TOTAL BUILT UP AREA		24.585

GROUND FLOOR BUILT UP AREA CALCULATION OF (WING B) BUILDING 03		
BLOCK AREA	J	3.950 X 9.200 X 1 = 36.340
TOTAL ADDITION		= 36.340
DEDUCTION		
1	1.85 X 1.95 X 1 = 3.61	
2	1.00 X 1.00 X 1 = 1.00	
2	1.15 X 3.40 X 1 = 3.91	
L1	1.85 X 1.75 X 1 = 3.24	
TOTAL DEDUCTION		11.76
TOTAL BUILT UP AREA		24.585

TOTAL GROUND FLOOR BUILT UP AREA CALCULATION OF BUILDING 03		
1	WING A (BLOCK I)	= 24.585
2	WING B (BLOCK J)	= 24.585
TOTAL ADDITION		49.170
TOTAL DEDUCTION		11.76
TOTAL BUILT UP AREA		49.170

TYPICAL FLOORS BUILT UP AREA CALCULATION OF (SCALE COMPONENT 1st & 7th FLOOR) BUILDING 03		
BLOCK AREA	K	16.450 X 34.050 X 1 = 560.123
TOTAL ADDITION		= 560.123
DEDUCTION		
1	2.10 X 4.98 X 4 = 41.83	
2	0.60 X 3.15 X 2 = 3.78	
3	2.80 X 2.64 X 2 = 14.78	
4	1.00 X 6.04 X 2 = 12.08	
5	0.75 X 3.15 X 2 = 4.73	
6	1.00 X 1.00 X 2 = 2.00	
7	1.95 X 1.70 X 2 = 6.63	
8	3.65 X 2.09 X 2 = 15.26	
9	3.25 X 8.25 X 1 = 26.81	
L1	1.85 X 1.75 X 2 = 6.48	
TOTAL DEDUCTION		139.44
TOTAL BUILT UP AREA		420.681



AREA DIAGRAM BUILDING NO-3 (GROUND FLOOR) SCALE:1:100

TOTAL P LINE BUILT UP AREA STATEMENT OF BUILDING 03				
SR.NO	FLOOR	BUA	UNIT	
1	GROUND	49.170		
2	FIRST	420.681		
3	SECOND	420.681		
4	THIRD	420.681		
5	FOURTH	420.681		
6	FIFTH	420.681		
7	SIXTH	420.681		
8	SEVENTH	420.681		
TOTAL		2993.937	0.000	SQ.M

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON S. NO: 8/11 AT VILLAGE - KEVALA, TAL. PANVEL, DIST. RAIGAD.

NAME SIGN. OF OWNER NAME SIGN. OF ARCHITECT

AR. NITIN RASKAR REG. NO. - CA/9/13737

DRAWN BY : AKASH CHECKED BY : SANDEEP SCALE : DATE : 13.02.2026

NORTH
NITIN RASKAR ARCHITECT & ENGINEER 410 PUNJ CHAMER, SECTOR 16, VASBI, PHONE : 9820701977

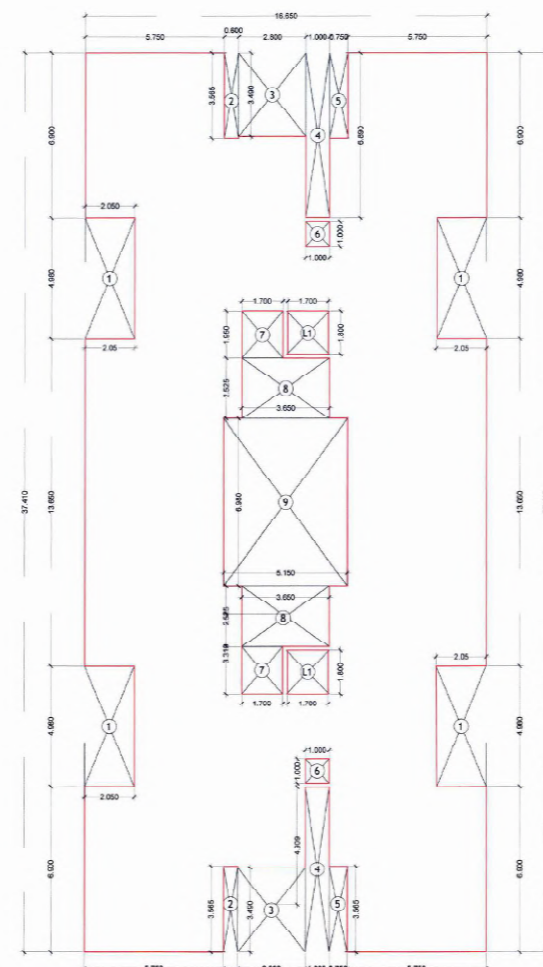
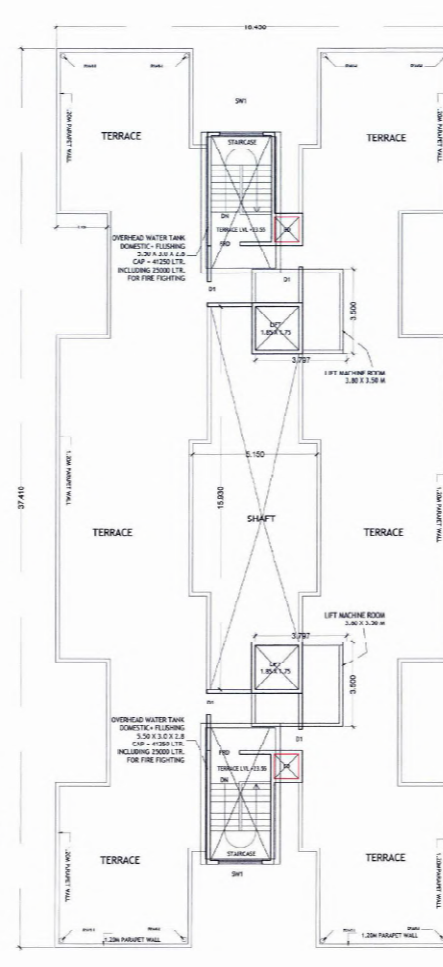
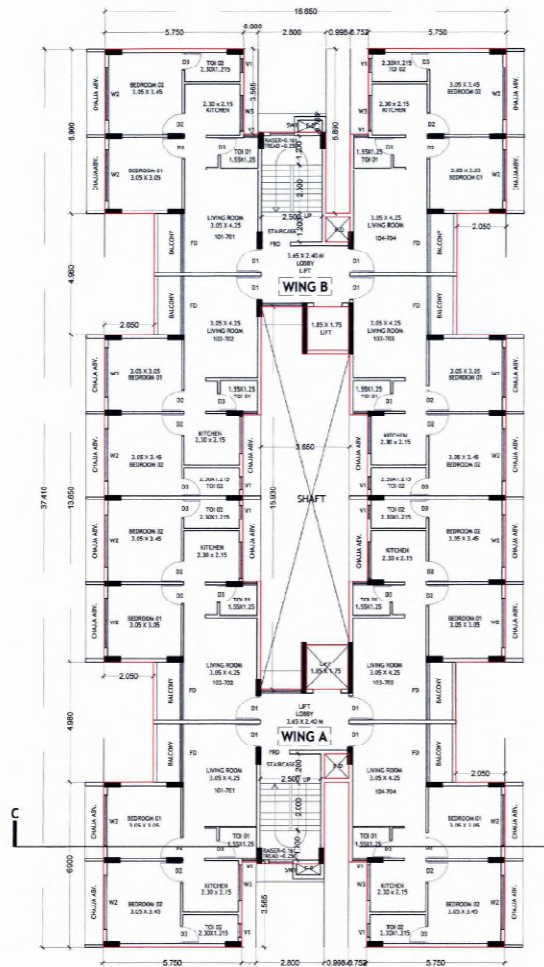
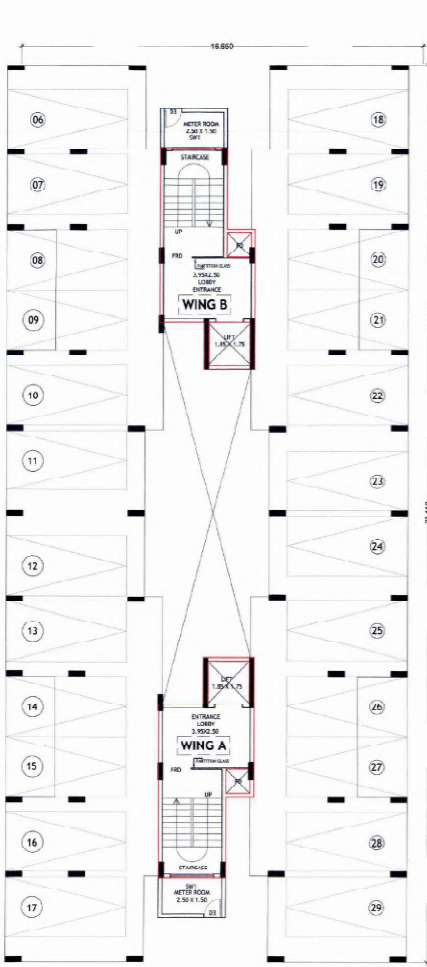
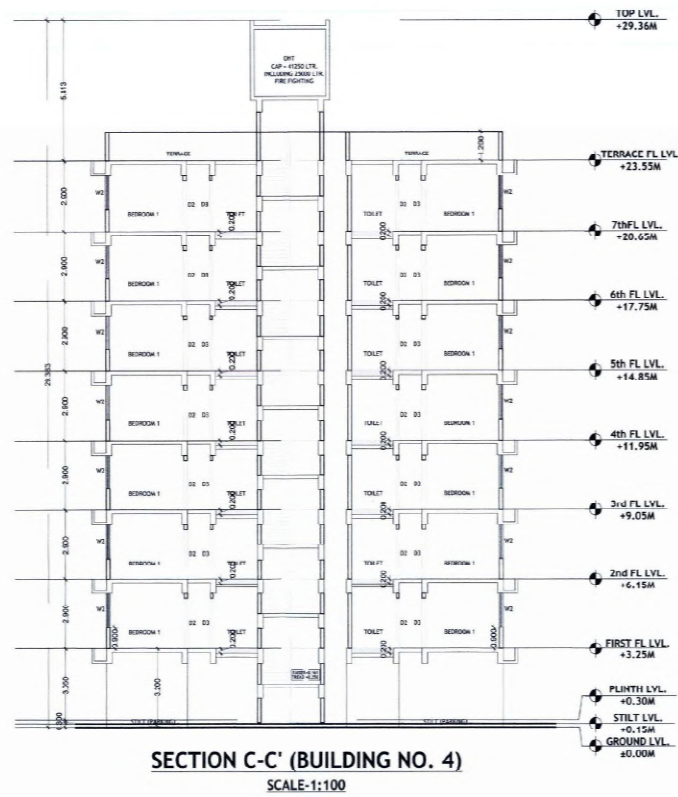
This plan is Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. CJDCO/NA/NA/Panvel/Kevale/BP-00744/CC/2026/1520 Dated 02 Mar 2026

ABHJEET RAMESH PAWAR Digitally signed by ABHJEET RAMESH PAWAR Date: 2026.03.02 17:27:22 +05'30'

RERA CARPET AREA STATEMENT OF BUILDING 04									
WING A									
FLOOR	NO.OF FLAT/SHOP	TOTAL NO.OF FLATS	CATEGORY	RERA CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TERRACE AREA	TOTAL CARPET AREA	TOTAL BUA
1ST - 7TH FLOOR	101-701	7	2 BHK (SALE)	46.60	0.00	2.66	0.00	49.260	53.590
	102-702	7	2 BHK (SALE)	46.60	0.00	2.66	0.00	49.260	53.590
	103-703	7	2 BHK (SALE)	46.60	0.00	2.66	0.00	49.260	53.590
	104-704	7	2 BHK (SALE)	46.60	0.00	2.66	0.00	49.260	53.590
TOTAL FLATS		28	2BHK (SALE)					49.260	53.590
WING B									
FLOOR	NO.OF FLAT/SHOP	TOTAL NO.OF FLATS	CATEGORY	RERA CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA	TERRACE AREA	TOTAL CARPET AREA	TOTAL BUA
1ST - 7TH FLOOR	101-701	7	2 BHK (SALE)	46.60	0.00	2.66	0.00	49.260	53.590
	102-702	7	2 BHK (SALE)	46.60	0.00	2.66	0.00	49.260	53.590
	103-703	7	2 BHK (SALE)	46.60	0.00	2.66	0.00	49.260	53.590
	104-704	7	2 BHK (SALE)	46.60	0.00	2.66	0.00	49.260	53.590
TOTAL FLATS		28	2BHK (SALE)					49.260	53.590
TOTAL FLATS		56	2BHK (SALE)						
		0	1BHK (EWS)						

DOOR & WINDOW SCHEDULE			
TYPE	SIZE	SILL LVL AREA	REMARKS
F01	1.200 X 2.100	-	2.500 T/W PANNELED DOOR
D1	1.000 X 2.100	-	2.100 T/W PANNELED DOOR
D2	0.900 X 2.100	-	1.800 T/W FLUSHED DOOR
D3	0.750 X 2.100	-	1.575 T/W FLUSHED DOOR
SW	2.100 X 1.400	0.000	2.940 ALU. FRAMED SLIDING GL. WINDOW
W1	2.100 X 1.400	0.900	2.940 ALU. FRAMED SLIDING GL. WINDOW
W2	1.800 X 1.400	0.900	2.520 ALU. FRAMED SLIDING GL. WINDOW
W3	1.200 X 1.400	0.500	1.680 ALU. FRAMED SLIDING GL. WINDOW
FD	2.100 X 2.300	0.000	4.630 ALU. FRAMED SLIDING GL. WINDOW
V1	0.600 X 0.900	1.400	0.540 LOUVERED VENTILATOR
LD1	1.200 X 2.100	0.000	2.520 LIFT DOOR

LIGHT & VENTILATION STATEMENT				
ROOM	AREA OF ROOM	AREA OF WIN. MIN. REQ. 1/10 (in sq mt)	AREA OF WIN. PROVIDED	TYPES OF WIN PROVIDED
LIVING	12.898	1.290	2.940	W1
KITCHEN	3.700	0.370	1.680	W2
REAR ROOM	4.120	0.917	2.520	W3
TOILET 1	2.460	0.246	0.540	V1
TOILET 2	1.943	0.194	0.540	V1

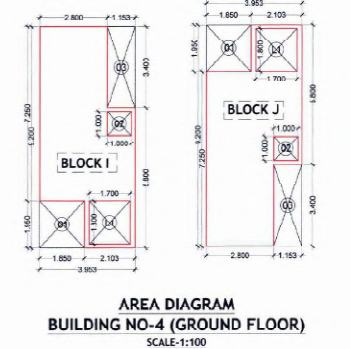


GROUND FLOOR BUILT UP AREA CALCULATION OF (WING A) BUILDING 03		
BLOCK AREA		SQ.MT
1	3.950 X 9.200 X 1	= 36.340
TOTAL ADDITION		= 36.340
DEDUCTION		
1	1.85 X 1.95 X 1	= 3.61
2	1.00 X 1.00 X 1	= 1.00
2	1.15 X 3.40 X 1	= 3.91
L1	1.85 X 1.75 X 1	= 3.24
TOTAL DEDUCTION		= 11.76
TOTAL BUILT UP AREA		24.585

GROUND FLOOR BUILT UP AREA CALCULATION OF (WING B) BUILDING 03		
BLOCK AREA		SQ.MT
J	3.950 X 9.200 X 1	= 36.340
TOTAL ADDITION		= 36.340
DEDUCTION		
1	1.85 X 1.95 X 1	= 3.61
2	1.00 X 1.00 X 1	= 1.00
2	1.15 X 3.40 X 1	= 3.91
L1	1.85 X 1.75 X 1	= 3.24
TOTAL DEDUCTION		= 11.76
TOTAL BUILT UP AREA		24.585

TOTAL GROUND FLOOR BUILT UP AREA CALCULATION OF BUILDING 03		
1	WING A (BLOCK I)	= 24.585
2	WING B (BLOCK J)	= 24.585
TOTAL DEDUCTION		49.170
TOTAL BUILT UP AREA		49.170

TYPICAL FLOORS BUILT UP AREA CALCULATION OF (SALE COMPONENT -1st & 7th FLOOR) BUILDING 04		
BLOCK AREA		SQ.MT
K	16.650 X 37.410 X 1	= 622.877
TOTAL ADDITION		= 622.877
DEDUCTION		
1	2.050 X 4.980 X 4	= 40.836
2	0.600 X 3.565 X 2	= 4.278
3	2.800 X 3.450 X 2	= 19.344
4	1.900 X 6.890 X 2	= 13.780
5	0.750 X 3.565 X 2	= 5.348
6	1.900 X 1.000 X 2	= 2.000
7	1.950 X 1.700 X 2	= 6.630
8	3.650 X 2.525 X 2	= 18.433
9	5.150 X 6.980 X 1	= 35.947
L1	1.850 X 1.750 X 2	= 6.475
TOTAL DEDUCTION		153.270
TOTAL BUILT UP AREA		469.607



TOTAL P LINE BUILT UP AREA STATEMENT OF BUILDING 04				
SR.NO	FLOOR	SALE	BUA	UNIT
1	GROUND		40.170	
2	FIRST		469.607	
3	SECOND		469.607	
4	THIRD		469.607	
5	FOURTH		469.607	
6	FIFTH		469.607	
7	SIXTH		469.607	
8	SEVENTH		469.607	
TOTAL		3336.419	0.000	SQ.M

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDINGS ON S. NO: 60/1 AT VILLAGE - KEVALE, TAL - PANVEL, DIST. - RAIGAD.

NAME SIGN. OF OWNER: [Signature]
 NAME SIGN. OF ARCHITECT: [Signature]

AR NITIN RASKAR
 ARCHITECT & ENGINEER
 REC. NO. CA/04/13727

DRAWN BY: AKASH CHECKED BY: SANDEP
 SCALE: REFER LAYOUT DATE: 13.02.2026

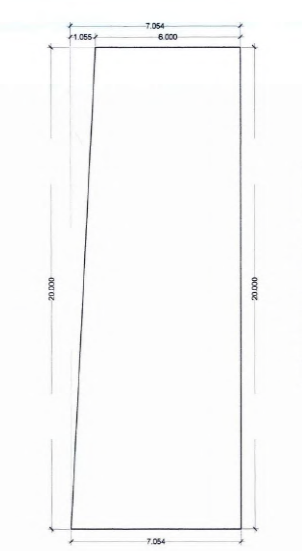
NORTH

NITIN RASKAR
 ARCHITECT & ENGINEER
 410 PUNJ CHAMBER, SECTOR 18, WASHI,
 PHONE: 9820701977

This plan are Approved subject to the conditions mentioned in the Commencement Certificate Issued by this office bearing certificate no. CIDCO/NAINA/Panvel/Kewale/BP-40744/CC/2026/1520 Dated 02 Mar 2026

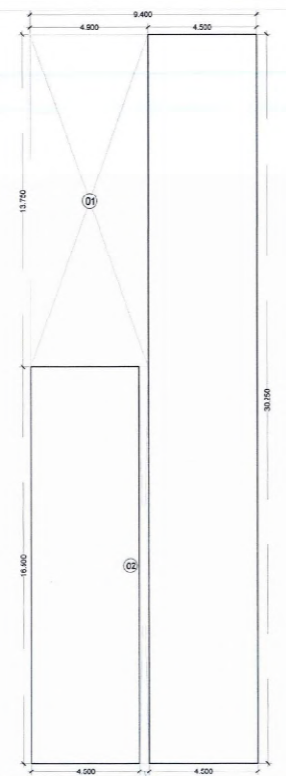
ABHIJEET RAMESH PAWAR Digitally signed by ABHIJEET RAMESH PAWAR Date: 2026.03.02 17:28:36 +05'30'

KEY PLAN



SEPTIC TANK					
BLOCK AREA					SQ.MT
7.054	X	20.000	X	1	= 141.080
TOTAL ADDITION					= 141.080
DEDUCTION					
1	1.055	X	7.054	X	0.5 = 10.550
TOTAL DEDUCTION					10.550
TOTAL BUILT UP AREA					130.530

SEPTIC TANK AREA DIAGRAM



UNDERGROUND TANK AREA DIAGRAM

UNDERGROUND TANK					
BLOCK AREA					SQ.MT
9.400	X	30.250	X	1	= 284.350
TOTAL ADDITION					= 284.350
DEDUCTION					
1	4.900	X	13.750	X	1 = 67.375
2	0.400	X	16.500	X	1 = 6.600
TOTAL DEDUCTION					73.975
TOTAL BUILT UP AREA					210.375

ELECTRIC SUBSTATION AREA DIAGRAM

ELECTRIC SUBSTATION					
BLOCK AREA					SQ.MT
7.502	X	3.559	X	1	= 26.700
TOTAL ADDITION					= 26.700
TOTAL BUILT UP AREA					26.700

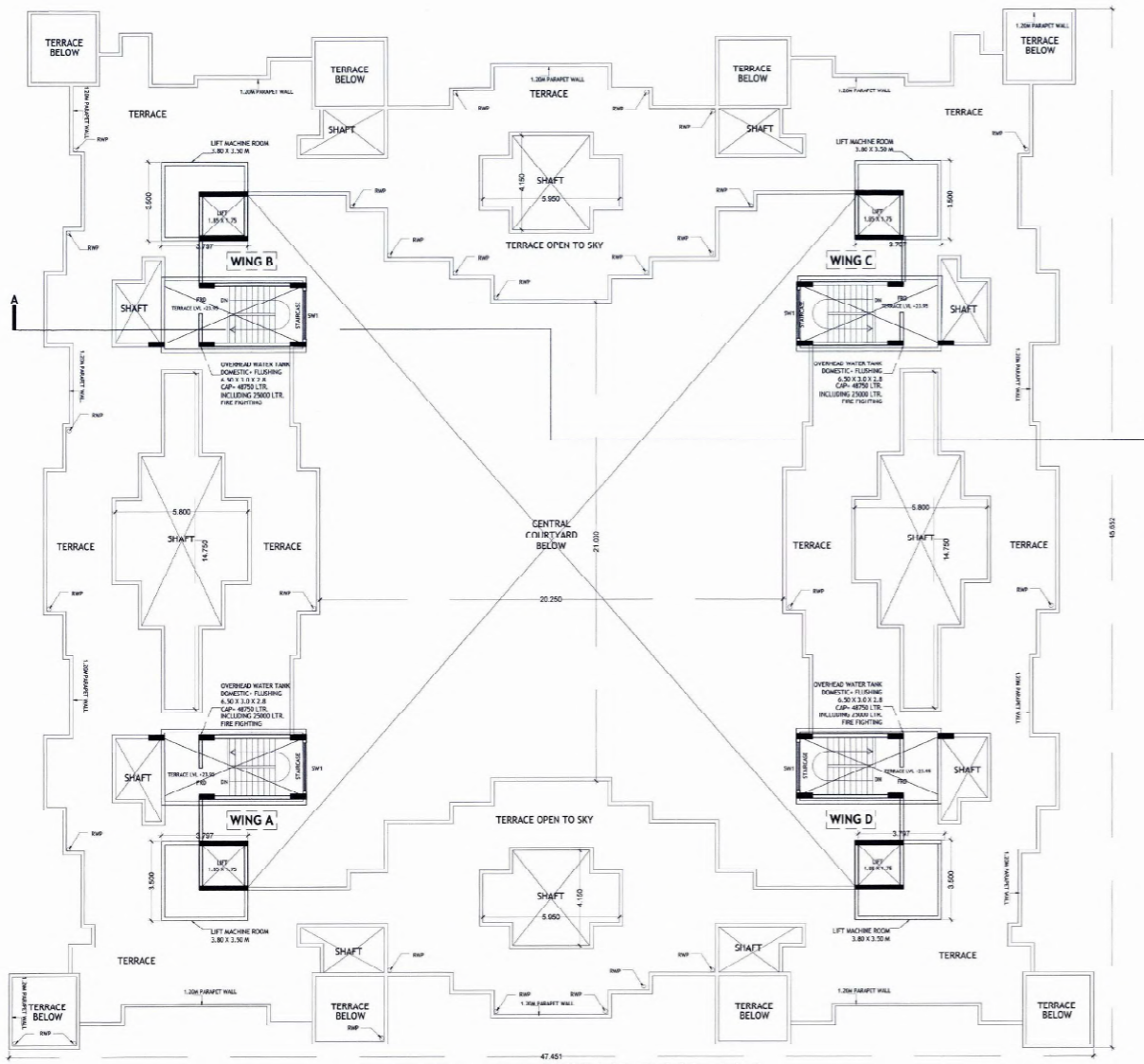
SHOP METER ROOM AREA DIAGRAM

SHOP METER ROOM					
BLOCK AREA					SQ.MT
2.652	X	2.300	X	1	= 6.100
TOTAL ADDITION					= 6.100
DEDUCTION					
1	1.000	X	0.700	X	1 = 0.700
TOTAL DEDUCTION					0.700
TOTAL BUILT UP AREA					5.400

TYPE	AREA IN SQ.MT.
ELECTRICAL SUBSTATION	26.700
U.G. TANK	210.375
SEPTIC TANK	130.530
METER ROOM	62.540
TOTAL	430.145

BUILDING NO.	AREA IN SQ.MT.
BUILDING NO. 1	9925.868
BUILDING NO. 2	8439.480
BUILDING NO. 3	3757.557
BUILDING NO. 4	4255.779
METER ROOM & UG/SPT TANK/CLUB HOUSE	430.145
GRAND TOTAL	26808.829

TYPE	NO. OF METER ROOM	SIZE OF METER ROOM	AREA IN SQ.M.
SHOP	1		5.400
BUILDING NO. 1	4	2.15 X 2.15	18.490
BUILDING NO. 2	4	2.15 X 2.15	18.490
BUILDING NO. 3	2	2.80 X 1.80	10.080
BUILDING NO. 4	2	2.80 X 1.80	10.080
TOTAL	13		62.540



BUILDING NO-2 (TERRACE FLOOR PLAN) SCALE:1:100

GROSS AREA STATEMENT						
SURVEY NO. 6/C/1,AT - VILLAGE - KEWALE, TAL.- PANVEL, DIST.- RAIGAD						
BUILDING NO. 1						
FLOOR	AREA AS PER P LINE (NET B.U.A. IN SQ. MT.)	STILT IN SQ. MT.	LIFT WELL/ENTRANCE LOBBY/STAIRCASE AREA	CHAJJA/W.S. AREA IN SQ. MT.	STAIRCASE COVER/ OH WATER TANK LMR AREA IN SQ. MT.	TOTAL AREA IN SQ. MT.
GROUND	685.449	433.330	12.950	73.350	0.000	1205.079
1ST	1035.897	0.000	12.950	176.160	0.000	1225.007
2ND	1035.897	0.000	12.950	176.160	0.000	1225.007
3RD	1035.897	0.000	12.950	176.160	0.000	1225.007
4TH	1035.897	0.000	12.950	176.160	0.000	1225.007
5TH	1035.897	0.000	12.950	176.160	0.000	1225.007
6th	1035.897	0.000	12.950	176.160	0.000	1225.007
7th	1035.897	0.000	12.950	176.160	0.000	1225.007
TERRACE	0.000	0.000	12.950	8.510	124.280	145.740
TOTAL	7936.728	433.330	116.550	1314.980	124.280	9925.868

GROSS AREA STATEMENT						
SURVEY NO. 6/C/1,AT - VILLAGE - KEWALE, TAL.- PANVEL, DIST.- RAIGAD						
BUILDING NO. 3						
FLOOR	AREA AS PER P LINE (NET B.U.A. IN SQ. MT.)	STILT IN SQ. MT.	LIFT WELL/ENTRANCE LOBBY/STAIRCASE AREA	CHAJJA/W.S. AREA IN SQ. MT.	STAIRCASE COVER/ OH WATER TANK LMR AREA IN SQ. MT.	TOTAL AREA IN SQ. MT.
GROUND	49.170	371.560	6.130	4.260	0.000	431.120
1ST	420.681	0.000	6.130	38.430	0.000	465.241
2ND	420.681	0.000	6.130	38.430	0.000	465.241
3RD	420.681	0.000	6.130	38.430	0.000	465.241
4TH	420.681	0.000	6.130	38.430	0.000	465.241
5TH	420.681	0.000	6.130	38.430	0.000	465.241
6th	420.681	0.000	6.130	38.430	0.000	465.241
7th	420.681	0.000	6.130	38.430	0.000	465.241
TERRACE	0.000	0.000	6.130	4.260	59.360	69.750
TOTAL	2993.937	371.560	55.170	277.530	59.360	3757.557

GROSS AREA STATEMENT						
SURVEY NO. 6/C/1,AT - VILLAGE - KEWALE, TAL.- PANVEL, DIST.- RAIGAD						
BUILDING NO. 2						
FLOOR	AREA AS PER P LINE (NET B.U.A. IN SQ. MT.)	STILT IN SQ. MT.	LIFT WELL/ENTRANCE LOBBY/STAIRCASE AREA	CHAJJA/W.S. AREA IN SQ. MT.	STAIRCASE COVER/ OH WATER TANK LMR AREA IN SQ. MT.	TOTAL AREA IN SQ. MT.
GROUND	94.472	929.160	12.950	8.520	0.000	1045.102
1ST	1035.897	0.000	12.950	176.160	0.000	1225.007
2ND	1035.897	0.000	12.950	176.160	0.000	1225.007
3RD	1035.897	0.000	12.950	176.160	0.000	1225.007
4TH	1035.897	0.000	12.950	176.160	0.000	1225.007
5TH	1035.897	0.000	12.950	176.160	0.000	1225.007
6th	952.093	0.000	12.950	158.550	0.000	1123.593
TERRACE	0.000	0.000	12.950	8.520	124.280	145.750
TOTAL	6226.050	929.160	103.600	1056.390	124.280	8439.480

GROSS AREA STATEMENT						
SURVEY NO. 6/C/1,AT - VILLAGE - KEWALE, TAL.- PANVEL, DIST.- RAIGAD						
BUILDING NO. 4						
FLOOR	AREA AS PER P LINE (NET B.U.A. IN SQ. MT.)	STILT IN SQ. MT.	LIFT WELL/ENTRANCE LOBBY/STAIRCASE AREA	CHAJJA/W.S. AREA IN SQ. MT.	STAIRCASE COVER/ OH WATER TANK LMR AREA IN SQ. MT.	TOTAL AREA IN SQ. MT.
GROUND	49.170	420.340	6.130	4.260	0.000	479.900
1ST	469.607	0.000	6.130	53.710	0.000	529.447
2ND	469.607	0.000	6.130	53.710	0.000	529.447
3RD	469.607	0.000	6.130	53.710	0.000	529.447
4TH	469.607	0.000	6.130	53.710	0.000	529.447
5TH	469.607	0.000	6.130	53.710	0.000	529.447
6th	469.607	0.000	6.130	53.710	0.000	529.447
7th	469.607	0.000	6.130	53.710	0.000	529.447
TERRACE	0.000	0.000	6.130	4.260	59.360	69.750
TOTAL	3336.419	420.340	55.170	384.490	59.360	4255.779

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS UN S. NO: 6/C/1 AT - VILLAGE - KEWALE, TAL.- PANVEL, DIST.- RAIGAD.

NAME SIGN. OF OWNER NAME SIGN. OF ARCHITECT

AR. NITIN RASKAR REG. NO. CA/11/13/37

DRAWN BY : AKASH CHECKED BY : SANDEEP SCALE : REFER LAYOUT DATE : 13.02.2026

NORTH
NITIN RASKAR ARCHITECT & ENGINEER 410 PUNIT CHAMBER, SECTOR 18, VASHI, PHONE : 9820791977