

PLOT AREA SUMMARY											
SR.NO.	S.NO./H.NO.	N.A. AREA OF 71/2 OWNED BY THE APPLICANT	AREA OF RHS AS PER MMRA APPROVAL DTD 02/11/2010	SWAPPING AREA DETAILS	AREA OF RHS AS PER MMRA APPROVAL DTD 28/03/2014		AREA UNDER RENTAL AMENITY	AREA UNDER SALE AMENITY	NET PLOT AREA (AFTER DEDUCTING AMENITY)	RENTAL PLOT AREA (25%)	SALE PLOT AREA (75%)
					DEDUCTED	ADDED					
1	95/1	1900.00	1900.00	0.00	0.00	1900.00	0.00	0.00	1900.00	0.00	1900.00
2	95/2	3500.00	3500.00	2612.00	0.00	888.00	0.00	0.00	3500.00	0.00	888.00
3	95/3A	1800.00	1700.00	1700.00	0.00	94.00	0.00	0.00	1800.00	0.00	94.00
4	98/1	2710.00	2710.00	2339.00	0.00	371.00	0.00	0.00	2710.00	0.00	371.00
5	98/2	3970.00	3970.00	2081.98	0.00	1288.02	0.00	0.00	3970.00	0.00	1288.02
6	98/3	6580.00	3700.00	962.00	0.00	5618.00	0.00	0.00	6580.00	0.00	5618.00
7	98/4A	3780.00	3780.00	1738.00	0.00	2402.00	0.00	0.00	3780.00	0.00	2402.00
8	98/4001	3640.00	3640.00	1377.00	0.00	2263.00	0.00	0.00	3640.00	0.00	2263.00
9	98/4002	3770.00	3770.00	116.00	0.00	3654.00	0.00	0.00	3770.00	0.00	3654.00
10	98/5	4431.00	3441.00	3064.00	0.00	1371.00	0.00	0.00	4431.00	0.00	1371.00
11	98/7/5	800.00	800.00	0.00	0.00	800.00	0.00	0.00	800.00	0.00	800.00
12	98/8	2600.00	2600.00	0.00	0.00	2600.00	0.00	0.00	2600.00	0.00	2600.00
13	98/9	1720.00	1720.00	688.00	0.00	1032.00	0.00	0.00	1720.00	0.00	1032.00
14	98/10A	1460.00	1460.00	594.00	0.00	866.00	0.00	0.00	1460.00	0.00	866.00
15	98/10B	5980.00	5980.00	416.00	0.00	6464.00	0.00	0.00	5980.00	0.00	6464.00
16	99	4400.00	4000.00	2933.00	0.00	1467.00	0.00	0.00	4400.00	0.00	1467.00
17	101/3	2120.00	2120.00	0.00	0.00	2120.00	0.00	0.00	2120.00	0.00	2120.00
18	101/4A	2070.00	2070.00	0.00	0.00	2070.00	0.00	0.00	2070.00	0.00	2070.00
19	101/4B	1240.00	1240.00	0.00	0.00	1240.00	0.00	0.00	1240.00	0.00	1240.00
20	101/4C	1670.00	1670.00	0.00	0.00	1670.00	0.00	0.00	1670.00	0.00	1670.00
21	101/5	7180.00	7180.00	0.00	0.00	7180.00	0.00	0.00	7180.00	0.00	7180.00
22	101/6	3290.00	3290.00	0.00	0.00	3290.00	0.00	0.00	3290.00	0.00	3290.00
23	101/7	4200.00	4200.00	0.00	0.00	4200.00	0.00	0.00	4200.00	0.00	4200.00
24	101/8A	4430.00	4430.00	0.00	0.00	4430.00	0.00	0.00	4430.00	0.00	4430.00
25	101/8B	5900.00	5900.00	91.00	0.00	10239.00	0.00	0.00	10239.00	0.00	10239.00
26	101/9	5110.00	5110.00	0.00	0.00	5110.00	0.00	0.00	5110.00	0.00	5110.00
27	101/10A	4400.00	4400.00	0.00	0.00	4400.00	0.00	0.00	4400.00	0.00	4400.00
28	101/10B	4050.00	4050.00	0.00	0.00	4050.00	2786.00	1266.00	5110.00	0.00	348.00
29	102	3920.00	3920.00	2333.00	0.00	1587.00	0.00	306.00	1281.00	0.00	1281.00
30	103/1	730.00	730.00	0.00	0.00	730.00	25.77	673.00	730.00	0.00	673.00
31	103/2	7210.00	7210.00	0.00	0.00	7210.00	344.00	6602.00	884.00	0.00	884.00
32	103/3	1240.00	1240.00	0.00	0.00	1240.00	0.00	0.00	1240.00	0.00	1240.00
33	103/4	2960.00	2960.00	0.00	0.00	2960.00	623.00	2337.00	2370.00	0.00	2370.00
34	110/10	5740.00	5740.00	0.00	0.00	5740.00	0.00	0.00	5740.00	4510.00	1230.00
35	110/11	6630.00	6630.00	0.00	0.00	6630.00	0.00	0.00	6630.00	605.00	605.00
36	110/12	1150.00	1150.00	0.00	16086.98	16086.98	0.00	0.00	16086.98	0.00	0.00
37	110/4	1770.00	1770.00	0.00	1770.00	1770.00	0.00	0.00	1770.00	1770.00	0.00
38	110/5A	2900.00	2900.00	0.00	2900.00	2900.00	0.00	0.00	2900.00	2900.00	0.00
39	110/6A	2900.00	2900.00	0.00	2900.00	2900.00	0.00	0.00	2900.00	2900.00	0.00
TOTAL		151681.00	126231.00	23286.98	23286.98	126231.00	3155.77	9467.33	98796.90	28401.98	70574.92

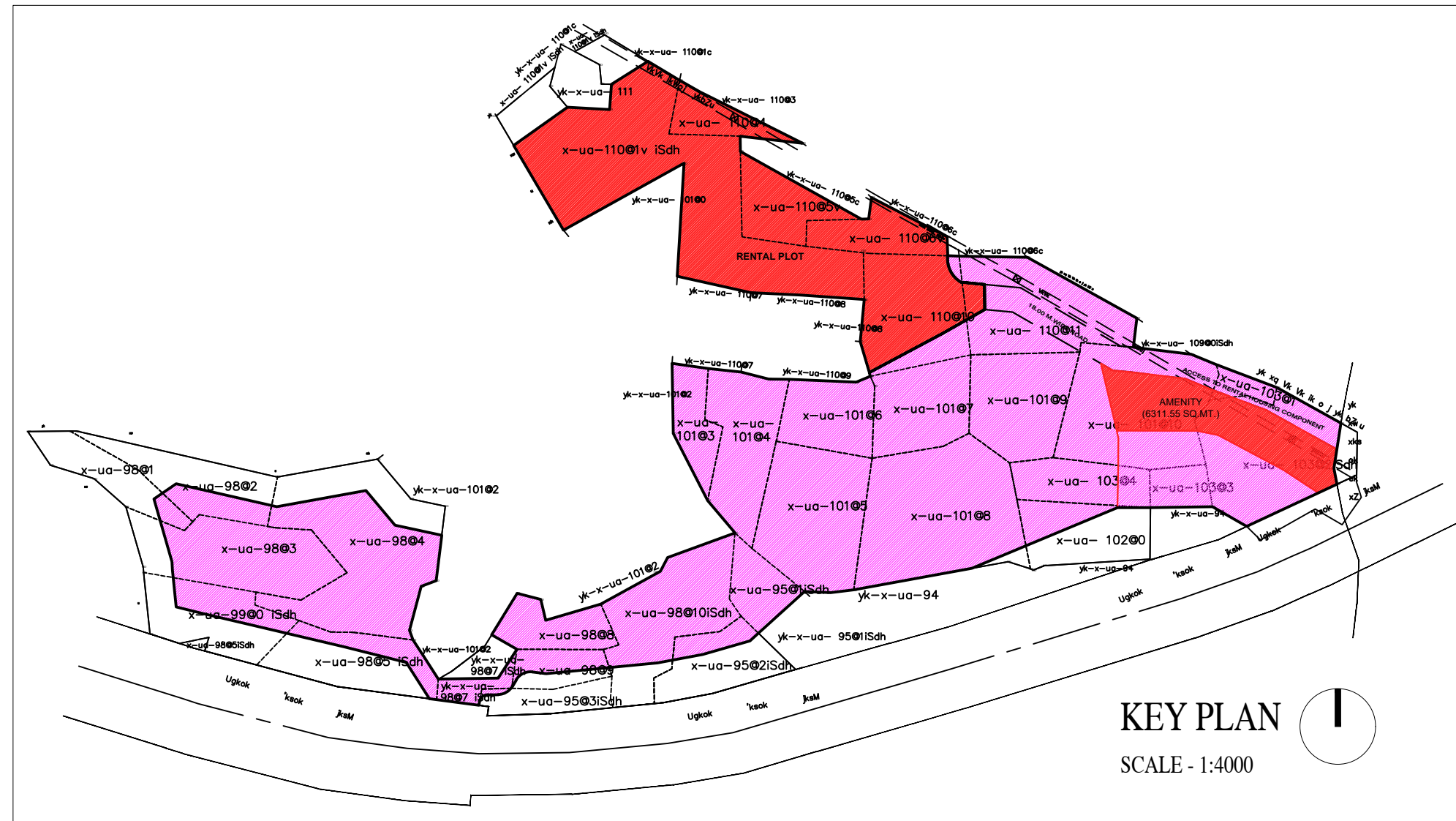
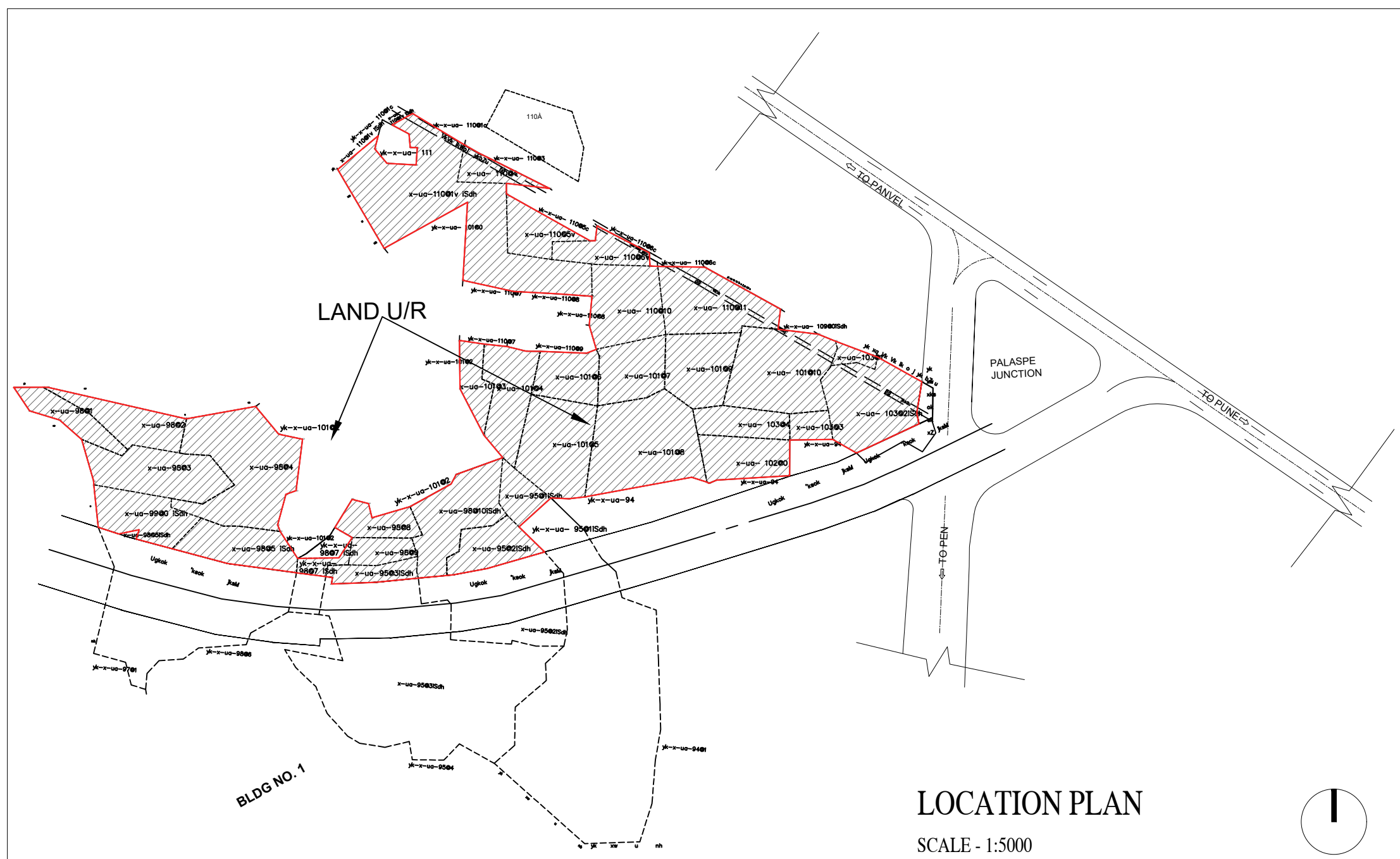


TABLE A- GREY & BLACK WATER TANK REQUIREMENT														
Building Number	Number of Tenement	Population	Water Requirement					Flow to Sewer			Total Flow to STP		Common STP Provided for Sale building 2 & Clubhouse	
			Flushing		Domestic		Total	Flushing ~100%	Domestic ~85%	Total	Black water	Grey water	Size	Capacity
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	LPD	LPD		CUM
1	2	3 = 2 X 5 persons	4	5 = 3 X 4	6	7 = 3 X 6	8 = 5 + 7	9 = 5 X 100%	10 = 7 X 85%	11 = 9 + 10	12 = 9	13=11	14	15
BLDG 2 : FLATS	203	1015	45	45675	90	91350	137025	45675	116471	162146	45675	116471	33m x 5.5 x 1.5m	272.3
BLDG 2 : CLUBHOUSE	Refer CLUB HOUSE WATER & FLUSHING CALCULATIONS						36442	44785	81227	36442	44785			
Note:														
i. LPCD = 135Liter per capita per day.														
ii. LPD = Liter per day.														
iii. For Grey & Black water tank capacity Flushing & domestic flow to sewer will be 100% & 85% respectively.														
iv. Size of STP tank is excluding freeboard.														
v. Above STP tank capacity we have considered as per SEAC/2014/CR-187/TC-1 on dated 6 th Feb. 2015														

DOMESTIC WATER REQUIREMENT							FIRE TANK	
POPULATION	15 L PER PERSON	PROPOSED TANK (UGT)	SIZE IN MTR. (UGT)	TOTAL PROPOSED (UGT) (IN LTR)	PROPOSED TANK OHT (MTR)	TOTAL PROPOSED (OHT) (IN LTR)	TOTAL PROPOSED (UGT) (IN LTR) (Sale building 2 + Club House)	PROPOSED TANK OHT (MTR) (Club House)
1955	29320.58	1	6.50 X 5.30 X 1.30	44785	3.64 X 2.85 X 2.20	22823	150000	11115

FLUSHING WATER REQUIREMENT										
WC PROPOSED		URINALS PROPOSED		900 L PER WC	350 L PER URINAL	TOTAL REQUIREMENT (LTR)	SIZE PROPOSED (UGT) (MTR)	TOTAL PROPOSED (UGT) (IN L)	PROPOSED TANK OHT (MTR)	TOTAL PROPOSED (OHT) (IN LTR)
REQUIRED	PROPOSED	REQUIRED	PROPOSED	22404	11200	33604	4.38 X 6.40 X 1.30	36441.6	3.0 X 2.85 X 2.20	18810
25	28	27	32							

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PROFORMA -B

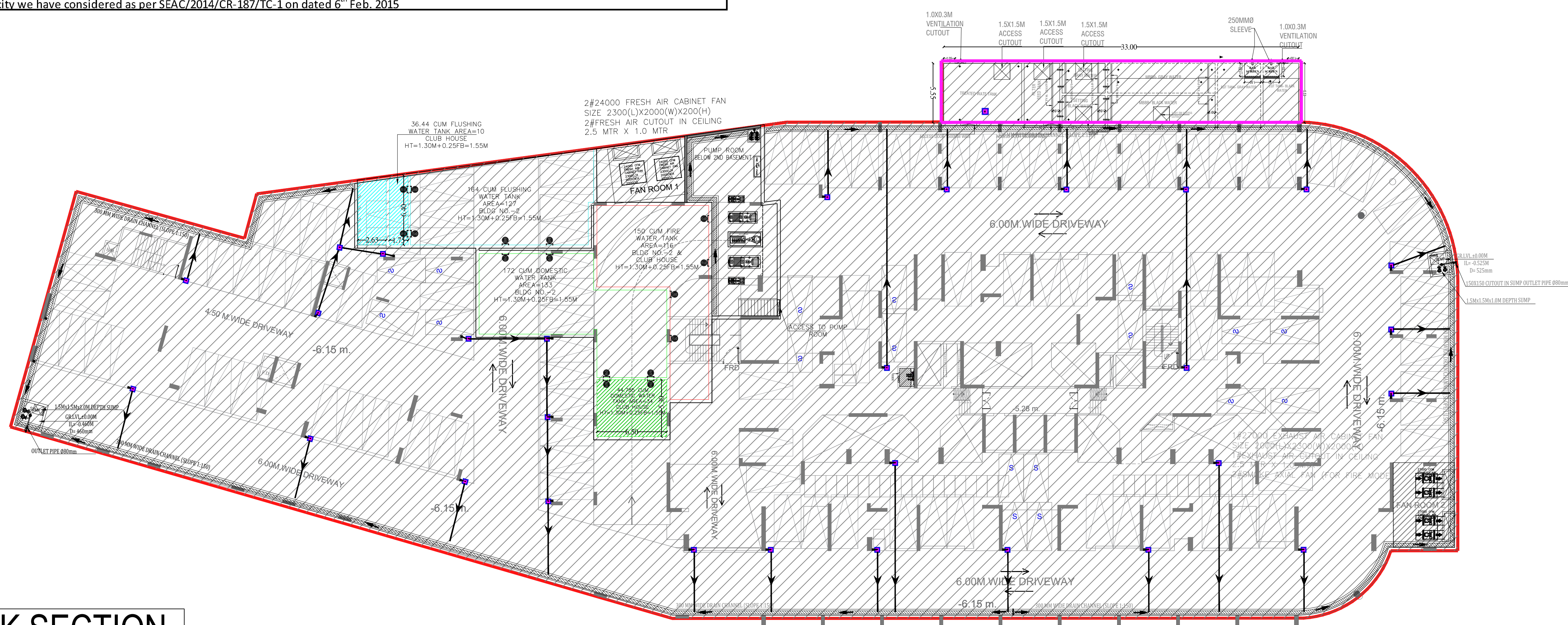
03/05

CONTENTS OF SHEET

SERVICES LAYOUT

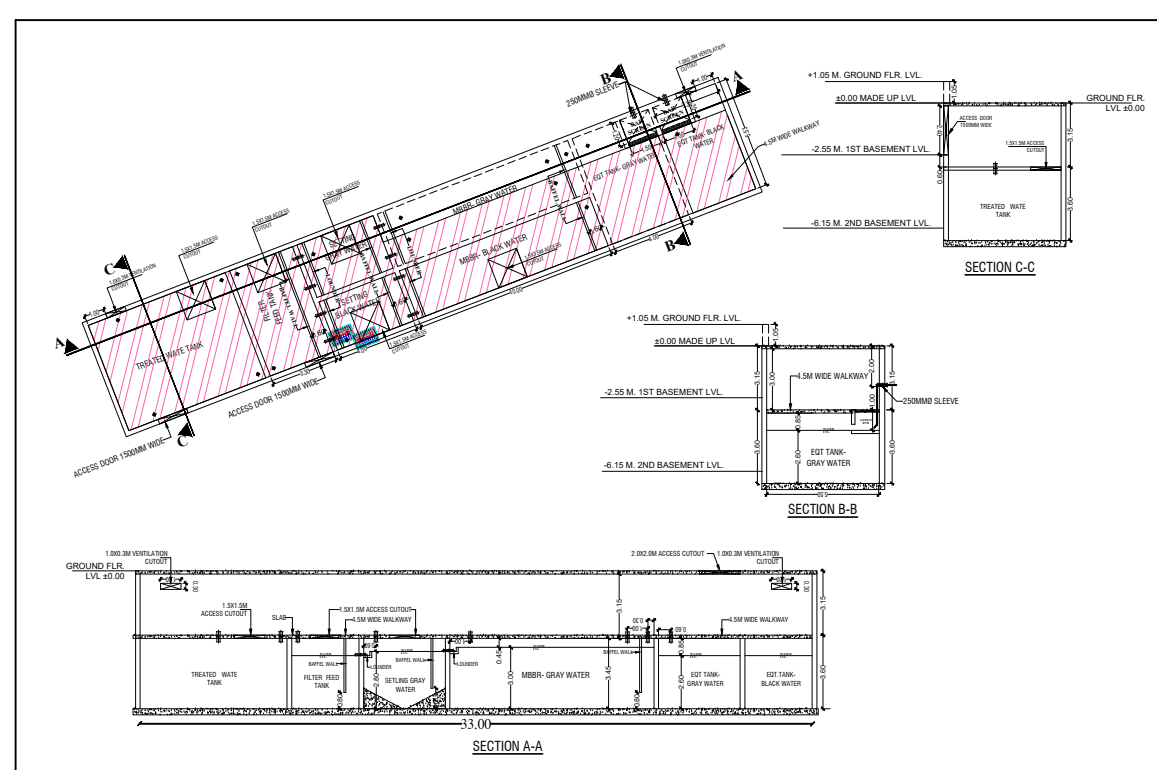
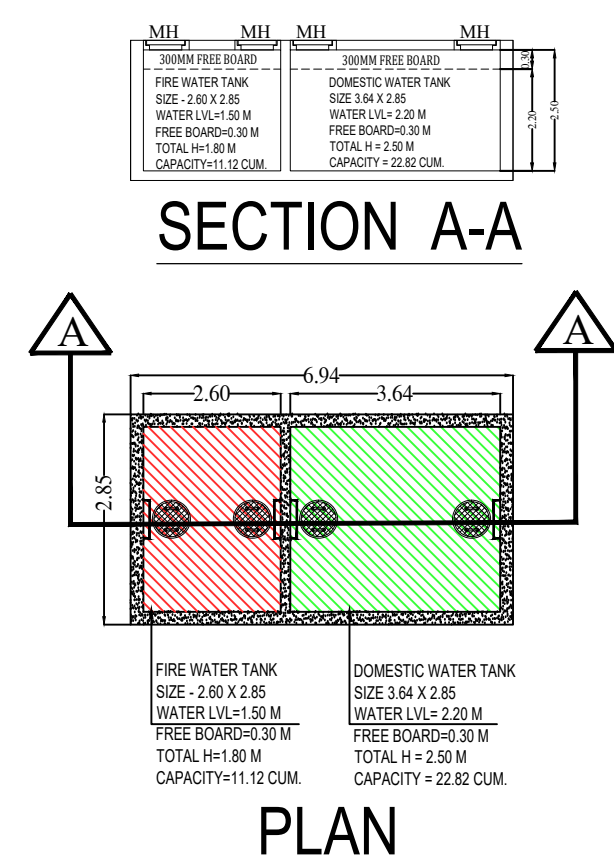
STAMP AND DATE OF APPROVAL OF PLAN

This Occupancy Certificate Approved Subject to the Conditions Mentioned in the Occupancy Certificate Issued by this office bearing Certificate No. CIDCO/NAINA/Panvel/Kolkhe/BP-00112/OC/Full/2026/1590 Date- 24/07/2026

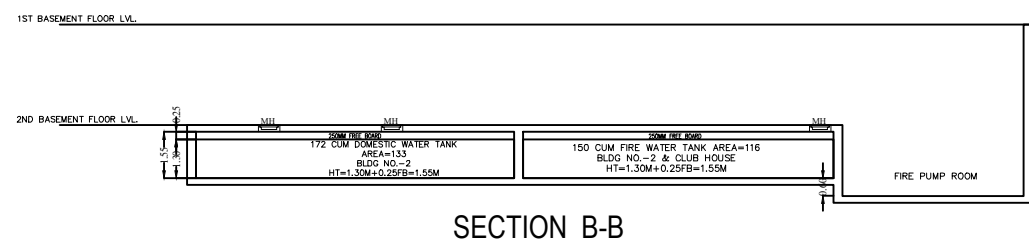
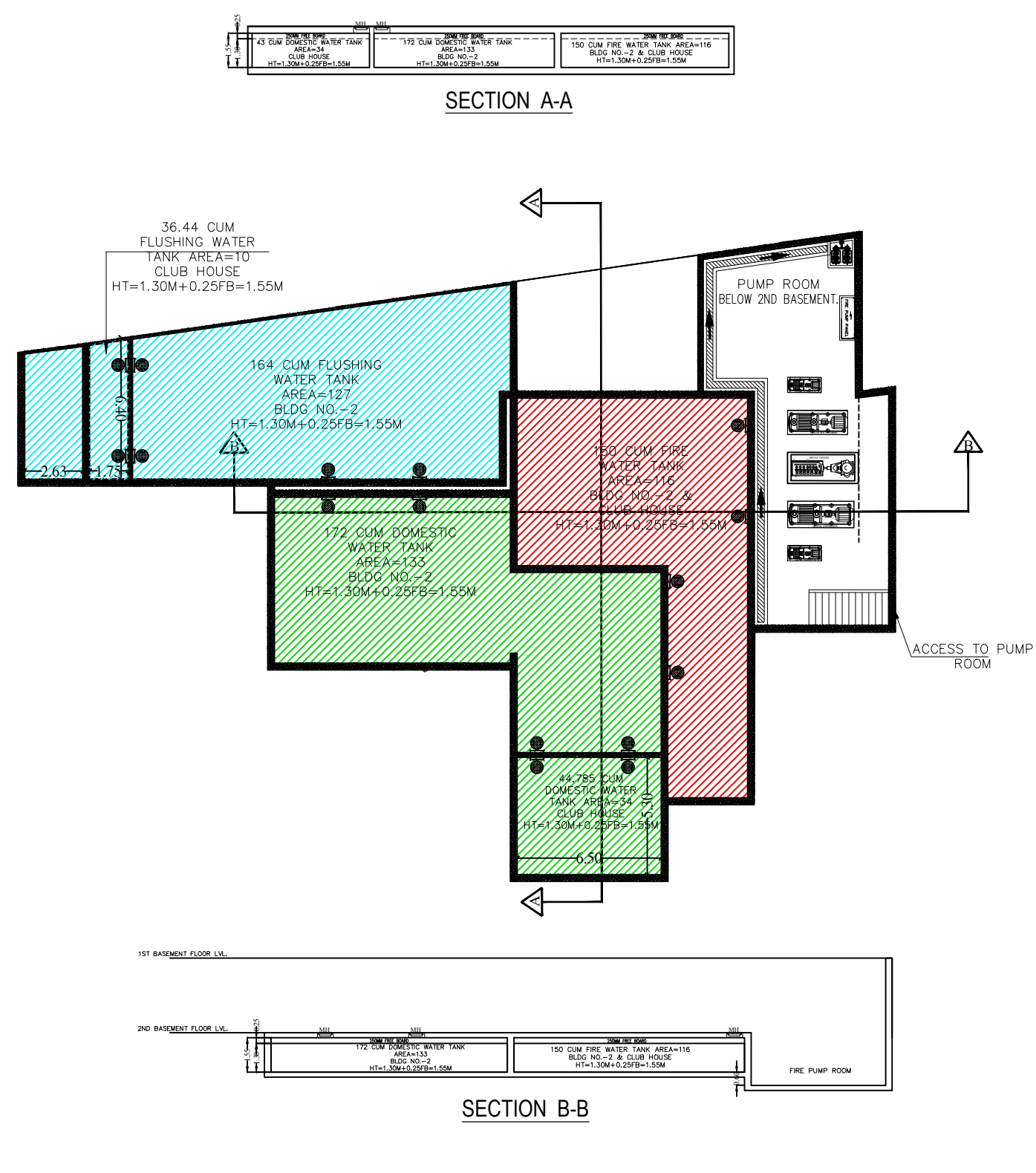


POPULATION CALCULATION			
	AREA	OCCUPANT LOAD (SQ.M. PER PERSON)	POPULATION
WITH FIXED OR LOOSE SEATS AND DANCE FLOORS	306.28	0.6	510
WITHOUT SEATING FACILITIES INCLUDING DINING ROOMS	1948.17	1.5	1299
STORAGE AREA	740.78	30	25
SWIMMING POOL & LIBRARY	1207.66	10	121
TOTAL POPULATION			1955

O.H TANK SECTION

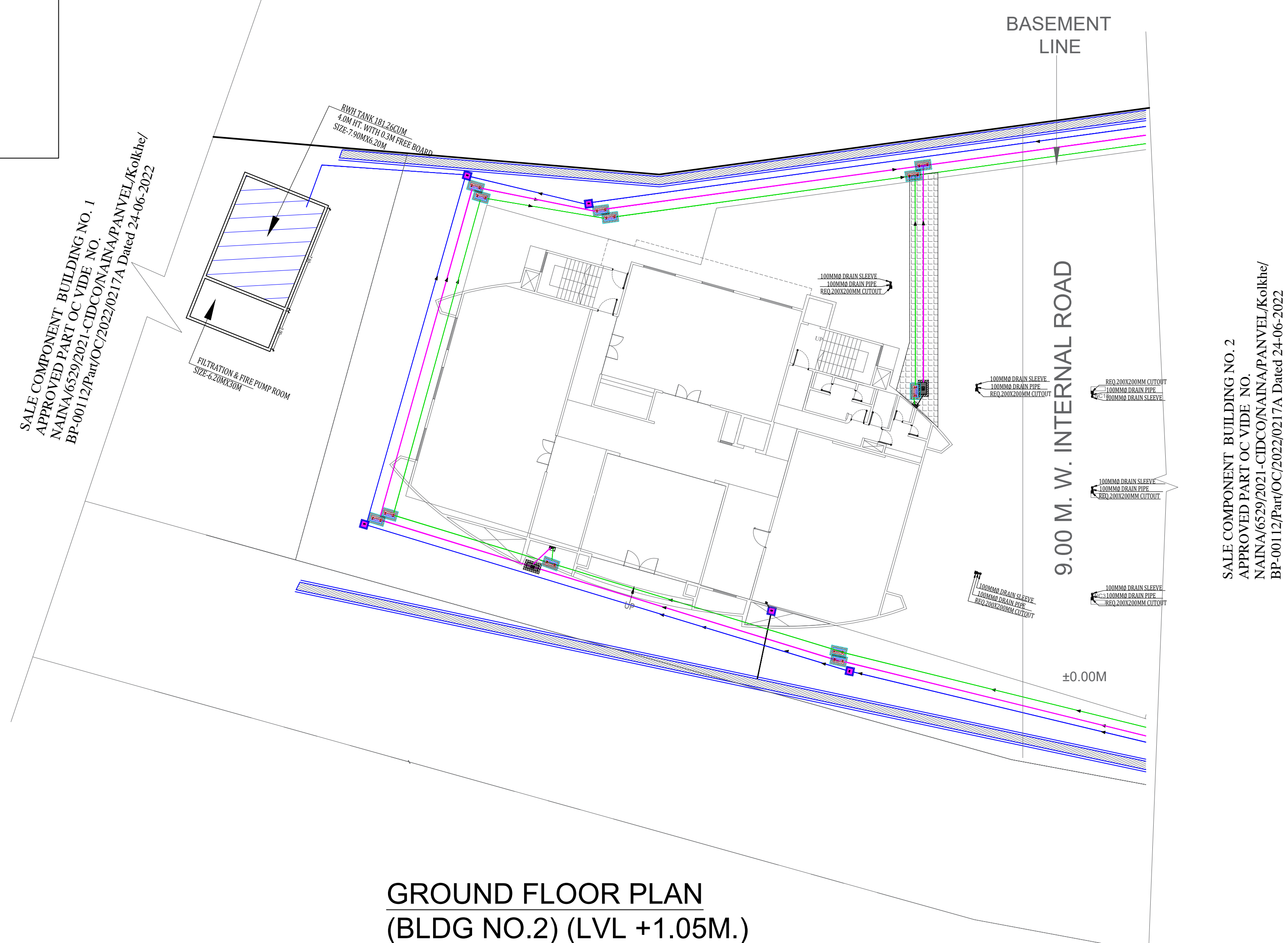


U.G TANK SECTION



2nd BASEMENT FLOOR PLAN
(BLDG NO.2) (LVL -6.15 M.)

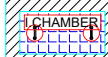
SCALE :- 1:300



GROUND FLOOR PLAN
(BLDG NO.2) (LVL +1.05M.)
SCALE :- 1:300

SCALE :- 1:300

LEGEND:—

	WASTE PIPE VERTICAL STACK
	SOIL PIPE VERTICAL STACK
	RAIN WATER PIPE VERTICAL STACK
	INSPECTION CHAMBER
	CATCH BASIN CHAMBER
	FLOW DIRECTION
	STORM WATER CHANNEL
	WASTE PIPE
	SOIL PIPE
	SEWER PIPE

APPROVED PART OC VIDE NO.
NAINA/6529/2021-CIDCO/NAINA/PANVEL/Kolkhe,
BP-00112/Part/OC/2022/0217A Dated 24-06-2022

MEP CONSULTANTS :-



ANIL VERMA & ASSOCIATES
1101Cyber One, Next to Odisha Bhawan
Opposite CIDCO Exhibition Center
Sector - 30 A, Vashi Navi Mumbai - 400703
PH - +91-2227810386 / 87 / 88

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT FOR RENTAL HOUSING SCHEME ON LAND BEARING OLD
S.NO.95/1(p),95/2(p),95/3A (P),98/1,98/2,98/3,98/4,98/4/B/1,
98/4/D,98/5(p),98/7/3(p),98/8,98/9,98/10A,98/10B,99(p),101/3,101/4/A,
101/4/B,101/4/C,101/5,101/6,101/7,101/8A,101/8B,101/9,101/10A,101/10/B,
102,103/1.103/2(p),103/3,103/4,110/1A(p),110/4,110/5A,110/6A,110/10,
110/11, (NEW S.NO. 9/8/1/1, 9/8/1/2, 9/8/1/3 & 9/8/1/4) at Village Kolkhe Peth, Taluka -
Panvel, District Raigad

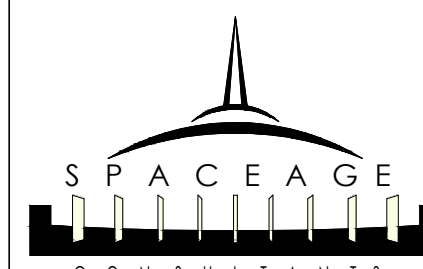
NORTH	JOB. NO.	DRG. NO.	DRAWN BY
		02 / 05	
	SCALE	DATE	CHECKED BY
	1: 1000	-	-
REVISIONS R-O	DESCRIPTION :		
NAME OF THE OWNER			

NAME OF THE OWNER

M/s. PARADISE LIFESPACES LLP

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

ADDRESS



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

STAMP AND DATE OF APPROVAL OF PLAN

This Occupancy Certificate Approved Subject to the Conditions Mentioned
in the Occupancy Certificate Issued by this office bearing Certificate No.
CIDCO/NAINA/Panvel/Kolkhe/BP-00112/OC/Full/2026/1590
Date- 24/07/2026

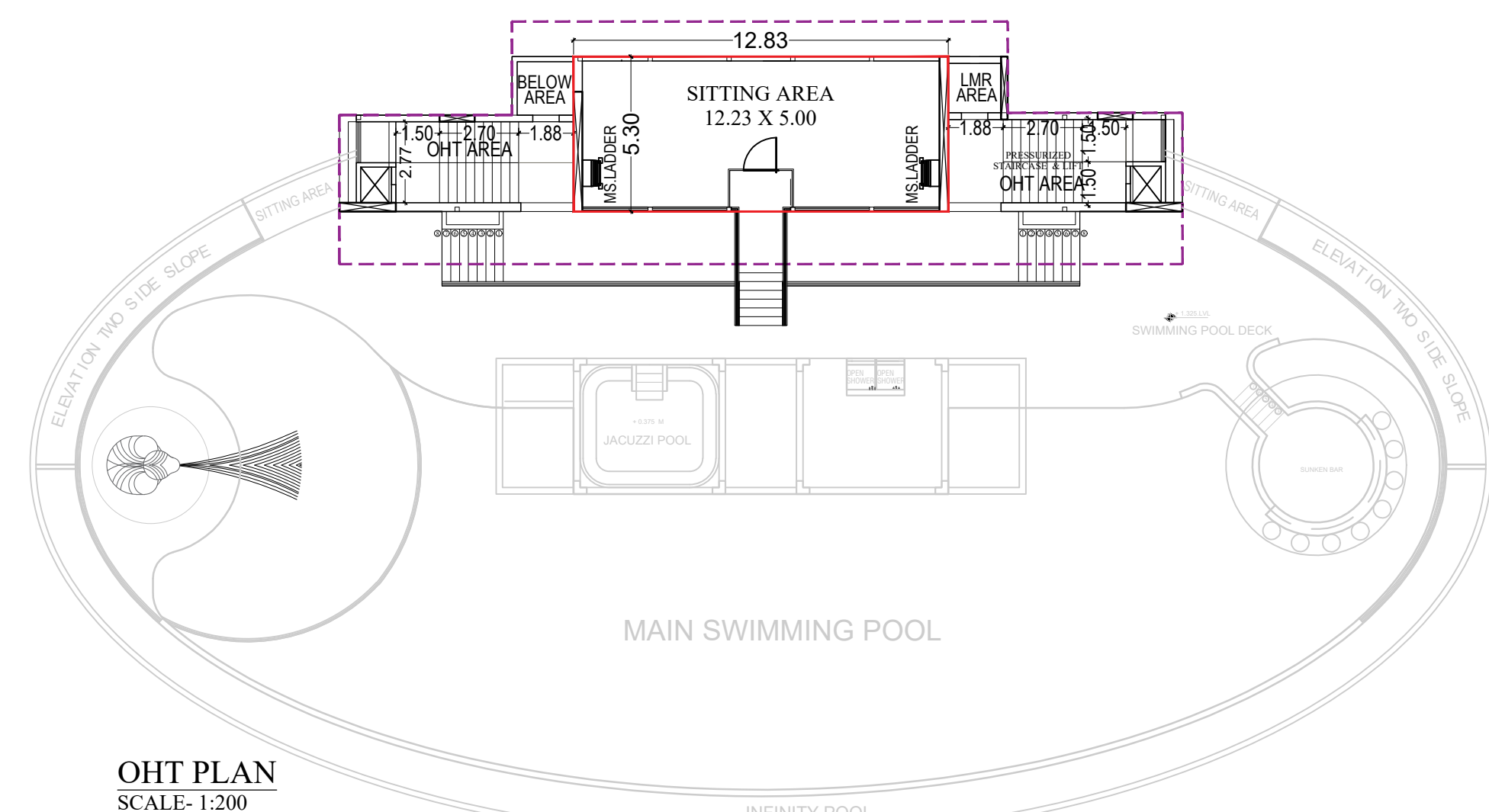
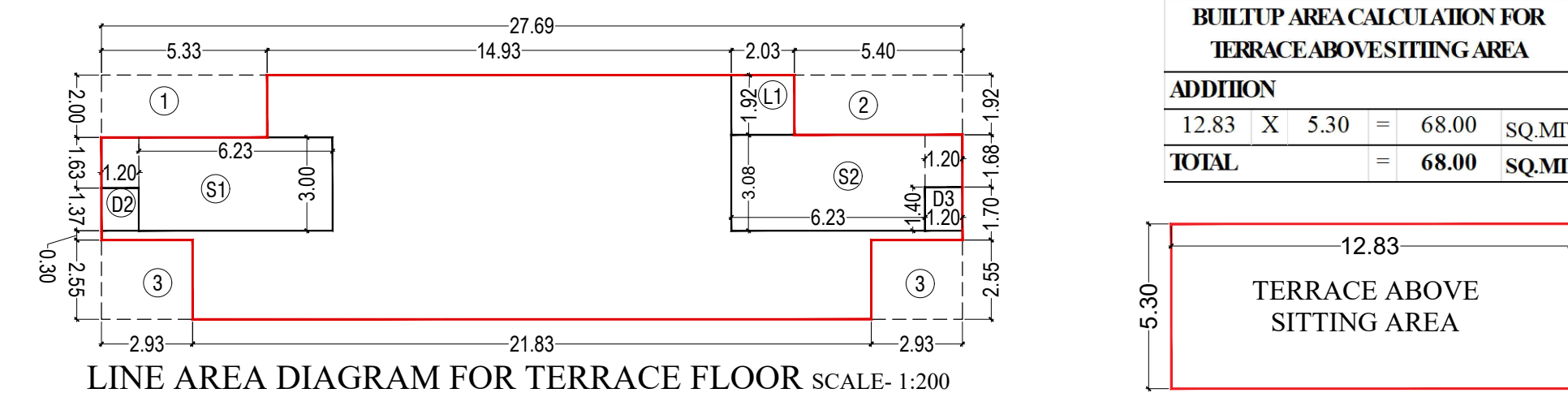


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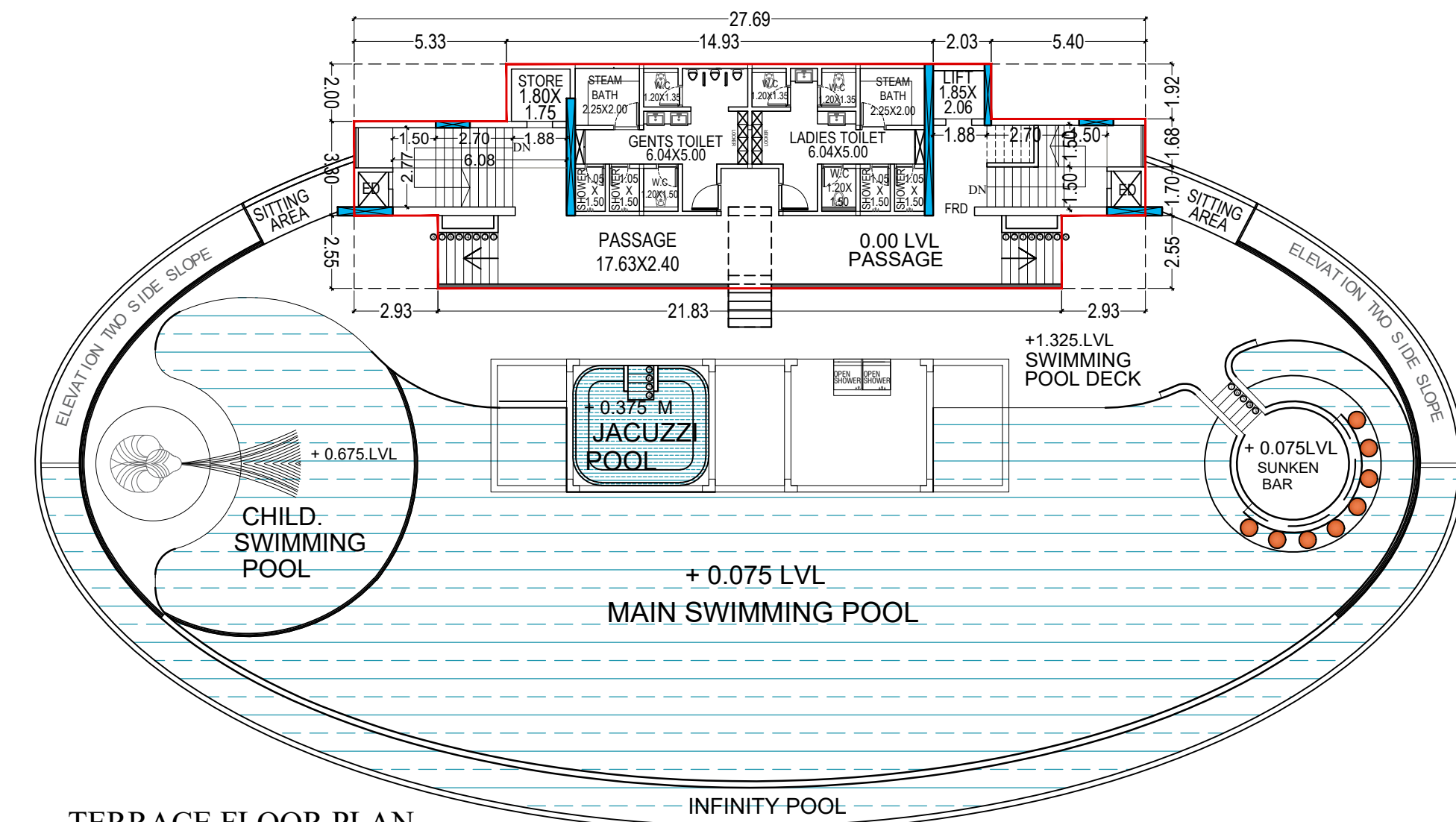
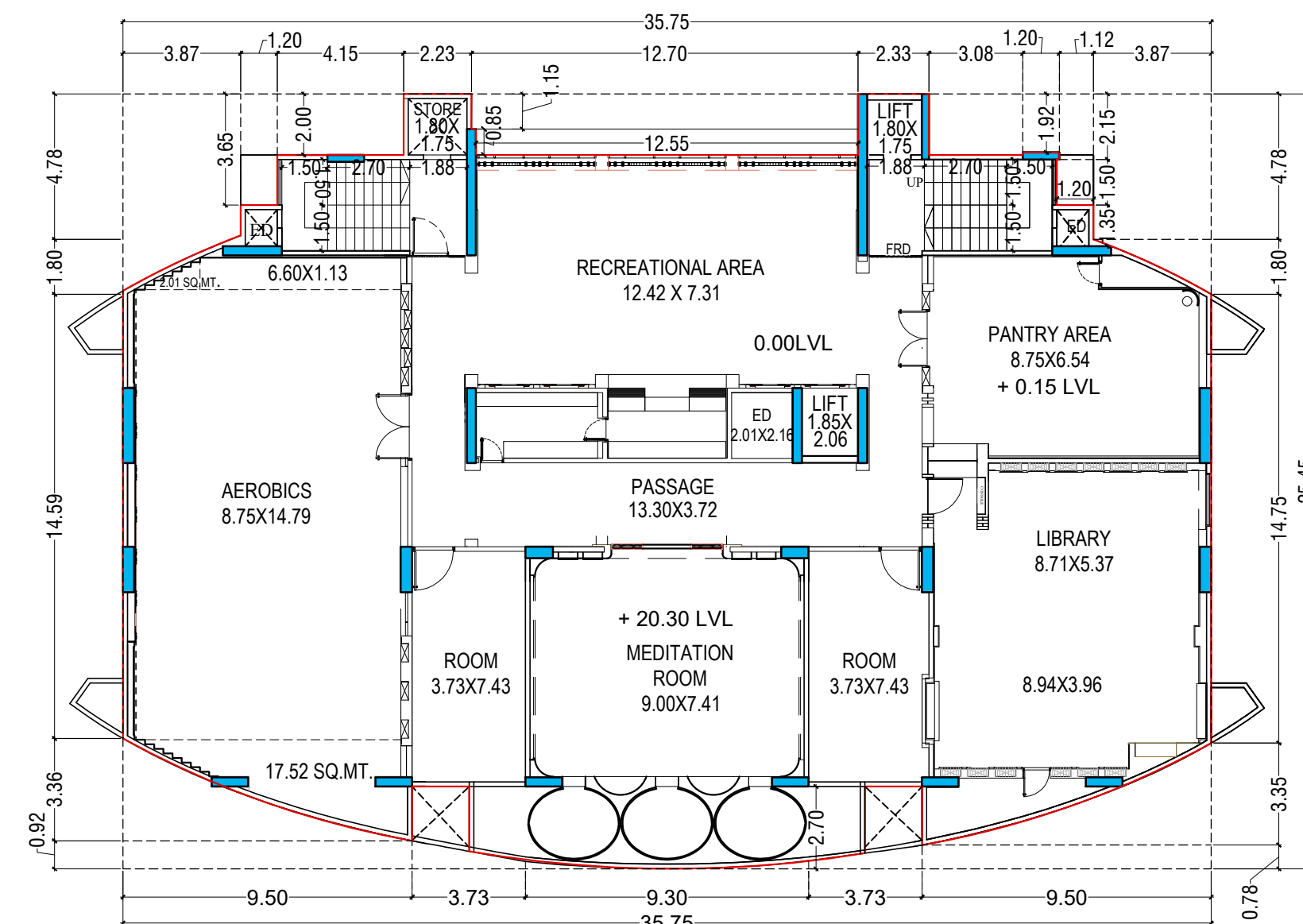
4TH FLR, 5TH FLR, TERRACE FLOOR PLAN & LINE
AREA DIAGRAM CALCULATION

STAMP AND DATE OF APPROVAL OF PLAN

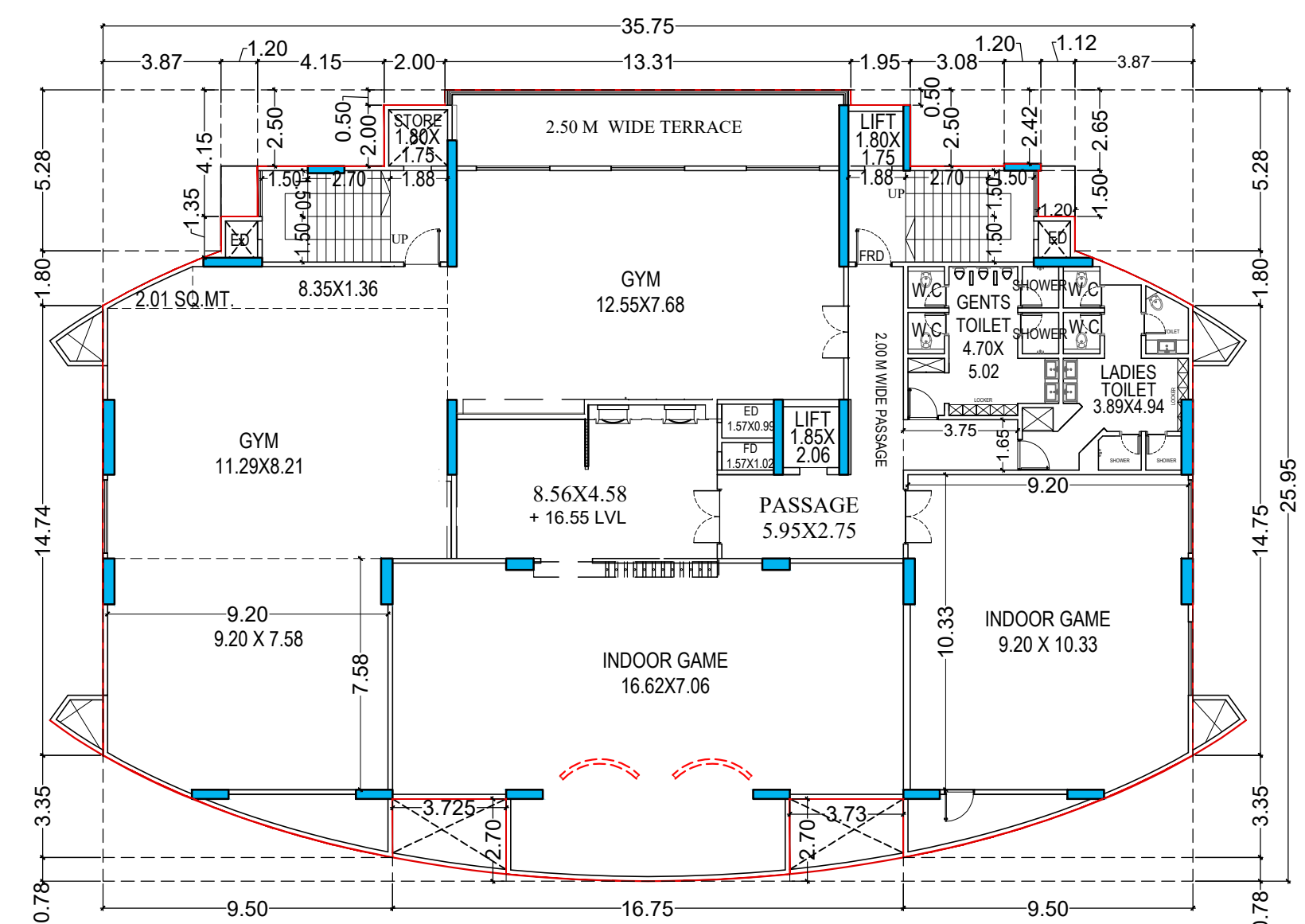
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Full/2026/1590 Date- 24/07/2026

OHT PLAN
SCALE: 1:200

LINE AREA DIAGRAM FOR TERRACE FLOOR SCALE: 1:200

TERRACE FLOOR PLAN
SCALE: 1:200

5TH FLOOR PLAN SCALE: 1:200



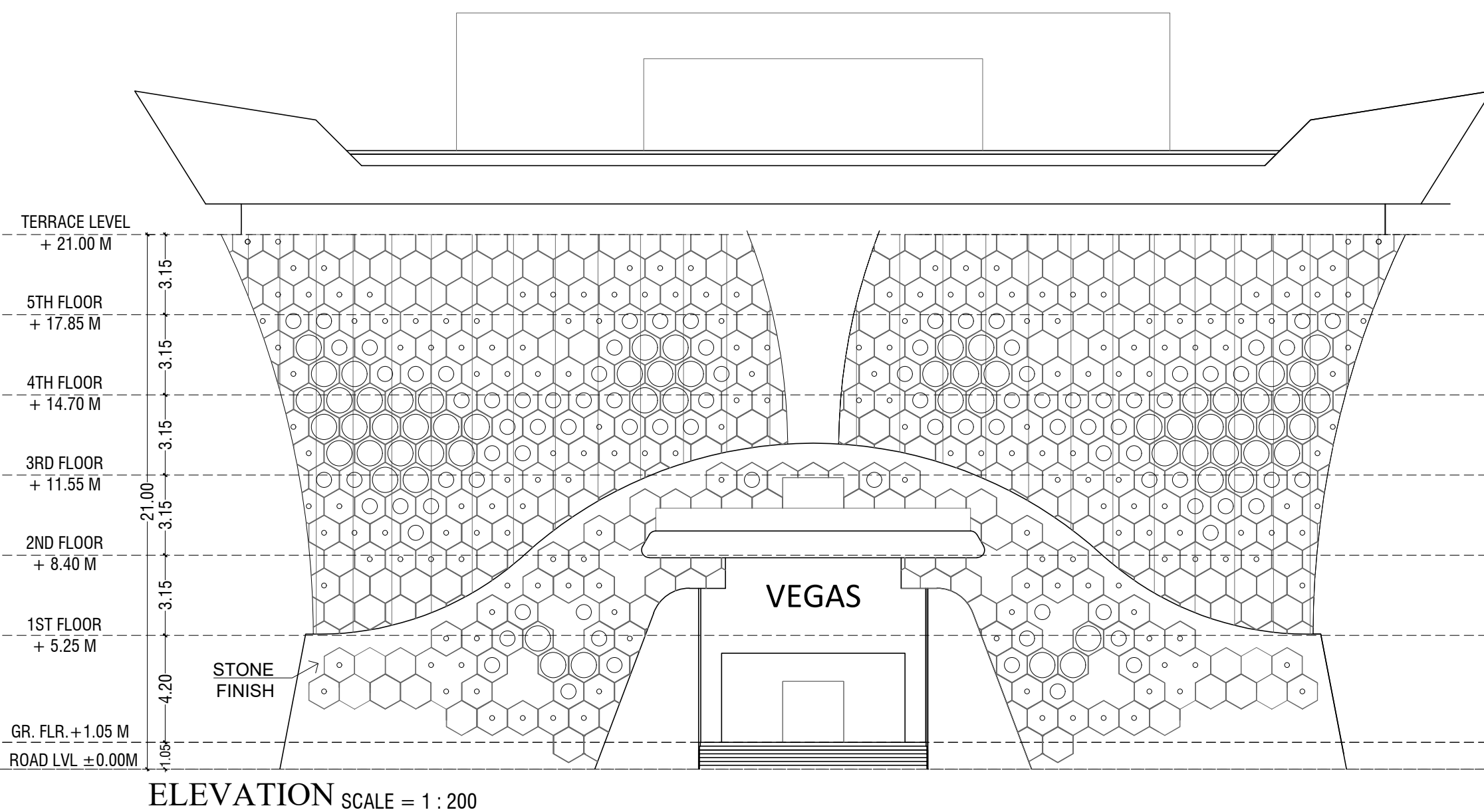
4TH FLOOR PLAN SCALE: 1:200

BUILT UP AREA CALCULATION FOR TERRACE LVL.					
ADDITION (X)					
A	27.69	X	7.85	X	1 = 217.37
TOTAL					217.37 SQ.MT
DEDUCTION (Y)					
1	5.33	X	2.00	X	1 = 10.66
2	5.40	X	1.92	X	1 = 10.37
3	2.93	X	2.55	X	2 = 14.94
TOTAL					35.97 SQ.MT
DUCTDEDUCTION (Y1)					
D2	1.20	X	1.35	X	1 = 1.62
D3	1.20	X	1.40	X	1 = 1.68
TOTAL					3.30 SQ.MT
STAIRCASE, LIFT & LIFT LOBBY DEDUCTION (Y2)					
S1	6.23	X	3.00	X	1 = 18.69
"	1.20	X	1.63	X	1 = 1.96
S2	6.23	X	3.08	X	1 = 19.19
"	1.20	X	1.68	X	1 = 2.02
L1	2.03	X	1.92	X	1 = 3.90
TOTAL					45.75 SQ.MT
TOTAL DEDUCTION = Y3 (Y1+Y2)					85.02 SQ.MT
TOTAL BUILT UP AREA = Y4 (X-Y3)					132.35 SQ.MT

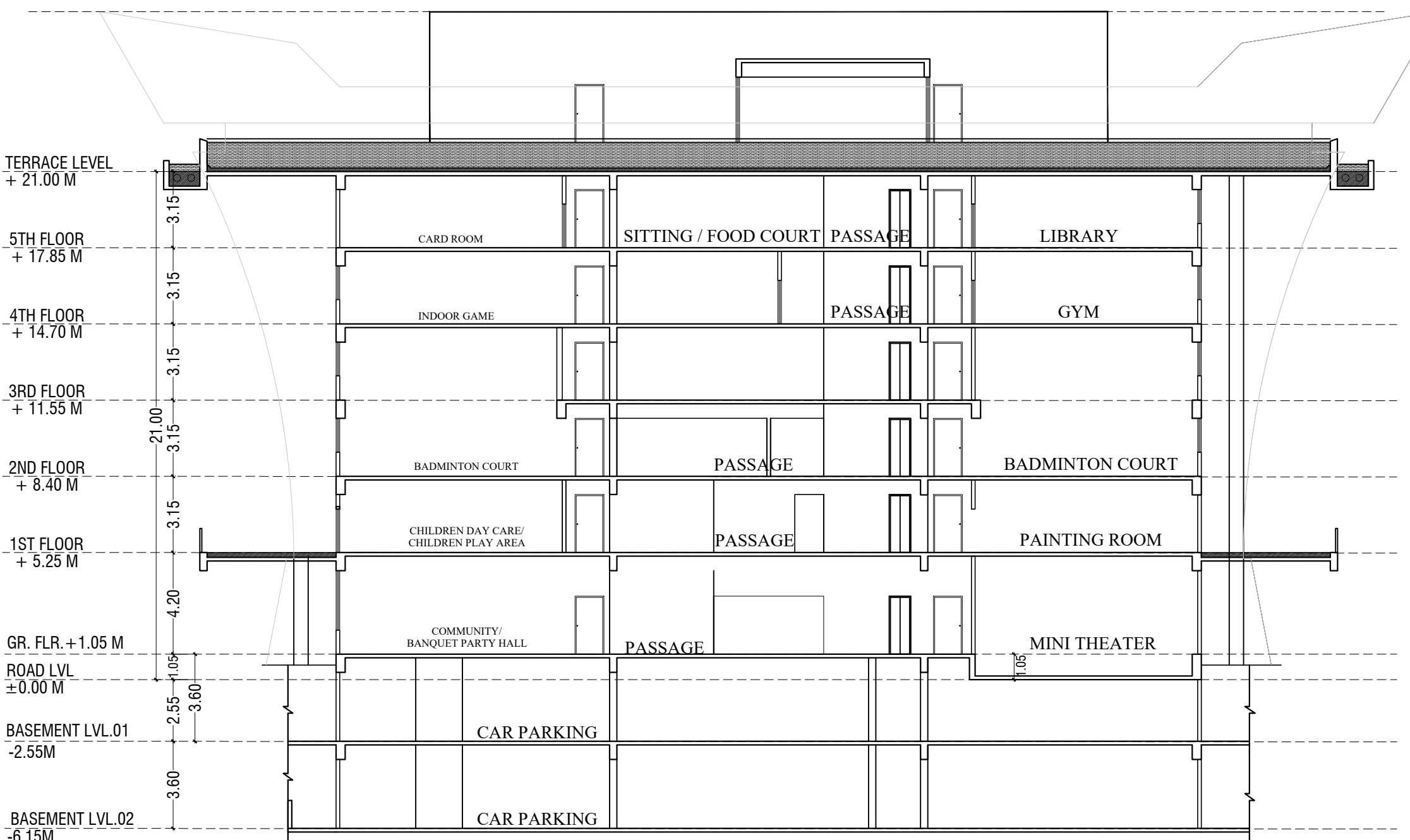
DOOR & WINDOW SCHEDULE FOR FOURTH FLOOR					
SR. NO.	D.NO. / W.NO.	SIZE	SILL LVL.	LINTEL LVL.	DESCRIPTION
1	FRD	1.20 X 2.40	-	2.40	FIRE RESISTANT DOOR
2	D-1	1.80 X 2.40	-	2.40	T.W. FRAME WITH W.P. FLUSH DOOR
3	D-2	1.00 X 2.40	-	2.40	T.W. FRAME WITH W.P. FLUSH DOOR
4	D-3	0.75 X 2.40	-	2.40	MARBLE / GRANITE / FRAME WITH FRP DOOR
6	SW-1	1.50 X 1.50	0.90	2.40	RAILINGS / FIXED GLASS WINDOW
7	W	2.40 X 1.50	0.90	2.40	ALUMINUM SLIDING WINDOW
8	W1	2.40 X 2.25	0.15	2.40	ALUMINUM SLIDING WINDOW

ALL ABOVE DOORS AT 1, 2, 3, & 4 ARE FIRE
RATED AS PER NBC

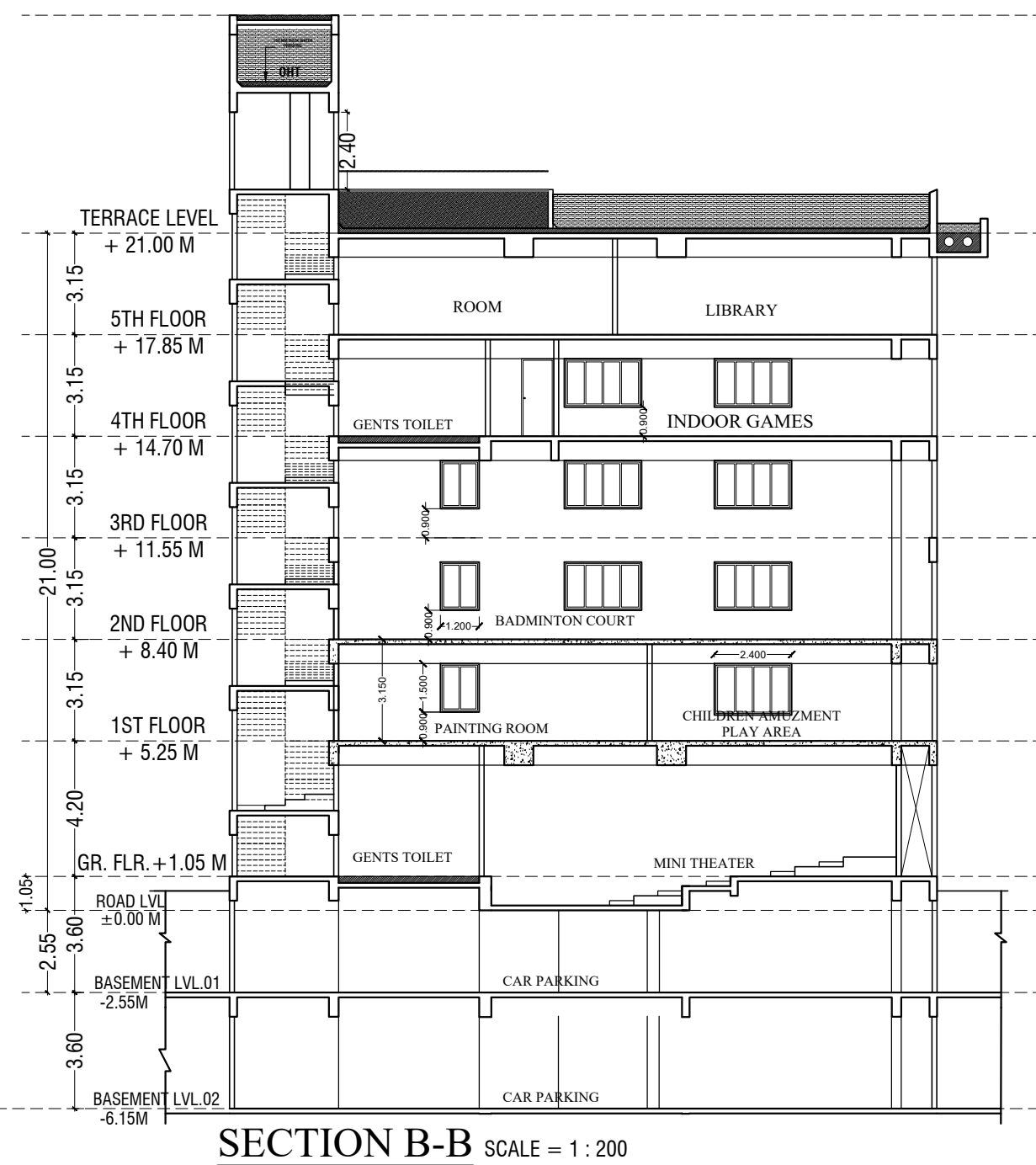
DOOR & WINDOW SCHEDULE FOR FIFTH FLOOR					
SR. NO.	D.NO. / W.NO.	SIZE	SILL LVL.	LINTEL LVL.	DESCRIPTION
1	FRD	1.20 X 2.40	-	2.40	FIRE RESISTANT DOOR
2	D-1	1.80 X 2.40	-	2.40	T.W. FRAME WITH W.P. FLUSH DOOR
3	D-2	1.20 X 2.40	-	2.40	T.W. FRAME WITH W.P. FLUSH DOOR
4	SW-1	1.50 X 1.50	0.90	2.40	RAILINGS / FIXED GLASS WINDOW
5	W	2.40 X 1.5	0.90	2.40	ALUMINUM SLIDING WINDOW

ALL ABOVE DOORS AT 1, 2, 3, & 4 ARE FIRE
RATED AS PER NBC

ELEVATION SCALE: 1:200



SECTION A - A SCALE: 1:200



SECTION B-B SCALE: 1:200

BUILT UP AREA CALCULATION FOR 4TH FLR					
ADDITION (X)					
A	35.75	X	25.95	X	1 = 927.71
a	4.27	X	0.09	X	2/3 = 0.51
b	10.07	X	0.41	X	2/3 = 5.50
TOTAL					933.73 SQ.MT
DEDUCTION (Y)					
1	3.87	X	1.80	X	0.50 = 6.97
2	3.87	X	5.28	X	1 = 40.91
3	1.20	X	4.15	X	1 = 4.98
4	4.15	X	2.50	X	1 = 10.38
5	2.00	X	0.50	X	1 = 1.00
5a	1.95	X	0.50	X	1 = 0.98
6	3.08	X	2.50	X	1.0 = 7.70
7	1.20	X	2.42	X	1 = 2.90
8	1.12	X	2.65	X	1 = 2.97
9	1.20	X	1.50	X	1 = 1.80
10	9.50	X	3.35	X	0.5 = 31.83
11	9.50	X	0.78	X	1 = 14.82
12	3.73	X	2.70	X	1 = 20.14
13					0.96 SQ.MT
TOTAL Y					148.33 SQ.MT
DUCTDEDUCTION (Y1)					
D2	1.20	X	1.35	X	1 = 3.24
D3	1.70	X	2.16	X	1 = 3.67
TOTAL					6.91 SQ.MT
STAIRCASE, LIFT & LIFT LOBBY DEDUCTION (Y2)					
S1	6.23	X	3.15	X	1 = 19.62
S2	5.11	X	3.15	X	1 = 16.10
"	1.12	X	3.00	X	1 = 3.36
"	1.20	X	0.23	X	1 = 0.28
L1	2.15	X	2.00	X	1 = 4.30
L2	2.03	X	2.00	X	1 = 4.06
TOTAL					47.72 SQ.MT
TOTAL DEDUCTION = Y3 (Y1+Y2)					202.96 SQ.MT
TOTAL BUILT UP AREA = Y4 (X-Y3)					730.77 SQ.MT

BUILT UP AREA CALCULATION FOR 5TH FLR					
ADDITION (X)					
A	35.75	X	25.45	X	1 = 909.88
a	4.27	X	0.09	X	2/3 = 0.51
b	10.07	X	0.41	X	2/3 = 2.75
c	10.12	X	0.41	X	2/3 = 2.77
TOTAL					915.91 SQ.MT
DEDUCTION (Y)					
1	3.87	X	1.80	X	0.50 = 6.95
2	3.87	X	4.78	X	1 = 37.00
3	1.20	X	3.65	X	1 = 4.37
4	4.15	X	2.00	X	1 = 8.30
5	3.08	X	2.00	X	1 = 6.16
6	1.20	X	1.92	X	1 = 2.30
7	1.12	X	2.15	X	1 = 2.41
8	1.20	X	1.50	X	1 = 1.79
9	9.50	X	3.35	X	0.5 = 31.79
10	9.50	X	0.78	X	1 = 14.73
11	1.88	X	2.70	X	1 = 10.13
12					2.45 SQ.MT
13	12.70	X	1.15	X	1 = 14.61
14	12.55	X	0.85	X	1 = 10.67
TOTAL Y					153.66 SQ.MT
DUCTDEDUCTION (Y1)					
D2	1.20	X	1.35	X	1 = 3.24
D3	2.01	X	2.16	X	1 = 4.34
TOTAL					7.58 SQ.MT
STAIRCASE, LIFT & LIFT LOBBY DEDUCTION (Y2)					
S1	6.23	X	3.15	X	1 = 19.62
S2	5.11	X	3.15	X	1 = 16.10
"	1.12	X	3.00	X	1 = 3.36
"	1.20	X	0.23	X	1 = 0.28
L1	2.15	X	2.23	X	1 = 4.79
L2	2.03	X	2.00	X	1 = 4.06
TOTAL					48.21 SQ.MT
TOTAL DEDUCTION = Y3 (Y1+Y2)					209.45 SQ.MT
TOTAL BUILT UP AREA = Y4 (X-Y3)					706.46 SQ.MT

NOTE : ENTIRE CLUB HOUSE BUILDING IS PROVIDED WITH
MECHANICAL LIGHT & VENTILATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED CLUB HOUSE FOR RENTAL HOUSING SCHEME ON PLOT BEARING
S.NO.95/1(p1)95/2(p1)95/3A(p1)98/198/2, 98/398/4A/98/4/B/1,
98/4/B/2,98/5(p1)98/7/3(p1)98/8,98/9, 98/10A,98/10B,98(p1)101/3,101/4/A,
101/4/B,101/4/C,101/5,101/6,101/7, 101/8A, 101/8B,101/9,101/10/A,101/10/B,
102,103/1,103/2(p1),103/3,103/4,110/1A(p1),110/4,110/5A,110/6A,110/10,110/11
, (NEW S.NO. 98/8/1/1, 98/8/1/2, 98/8/1/3 & 98/8/1/4) at Village Kolkhe, Taluka -
Panvel, District Raigad

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
		05/05	
	SCALE	DATE	CHECKED BY
	1:200		
REVISIONS	DESCRIPTION :		
R-0			
NAME OF THE OWNER			SIGNATURE

For Paradise LifeSpaces LLP
(Partner)

NAME & ADDRESS OF AN ARCHITECT:

NAME OF ARCHITECT
LIC. NO.B-104, Nandaj Building, Mulund,
Goregaon Link Road Mulund (w),
Mumbai - 400 080