

HOLDING AREA DIAGRAM AS PER TILR
AREA=2269.285
SCALE 1:500

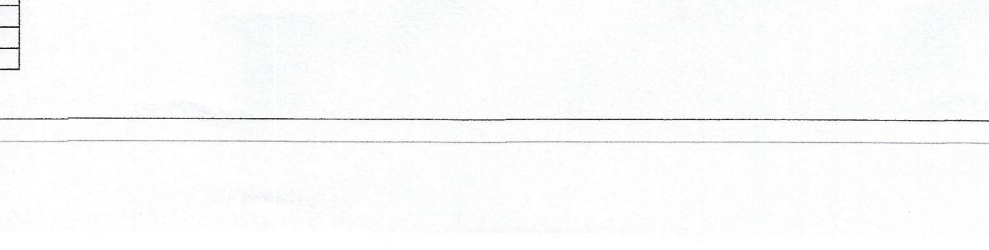
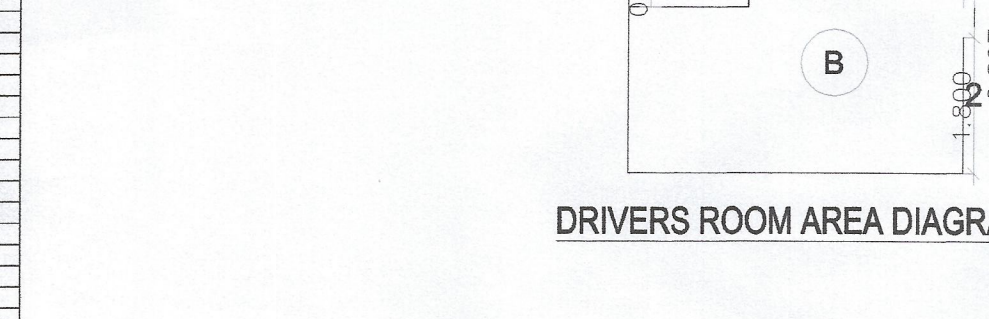
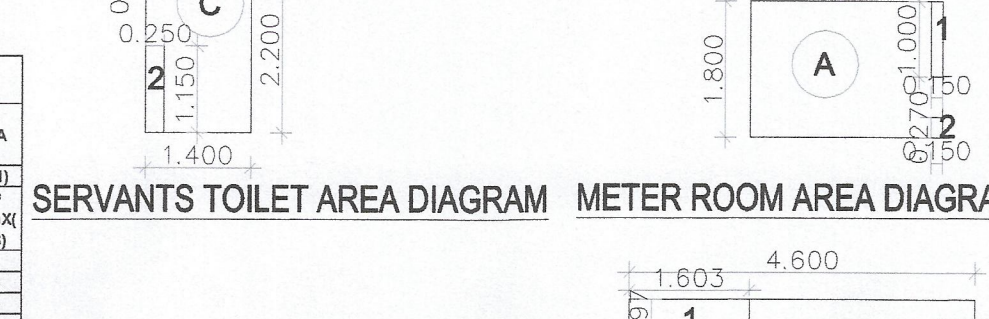
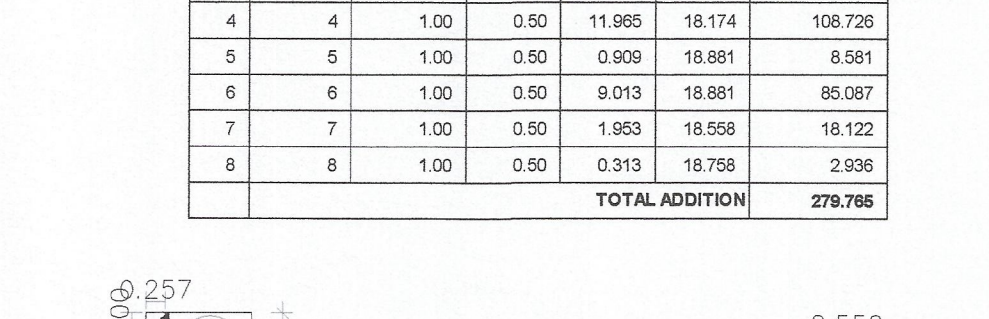
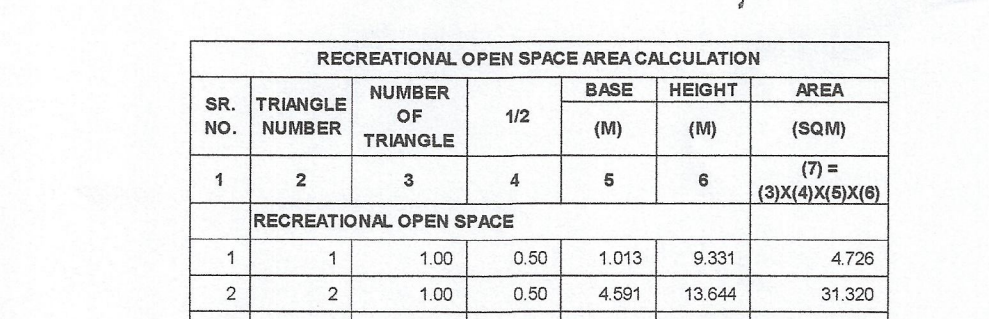
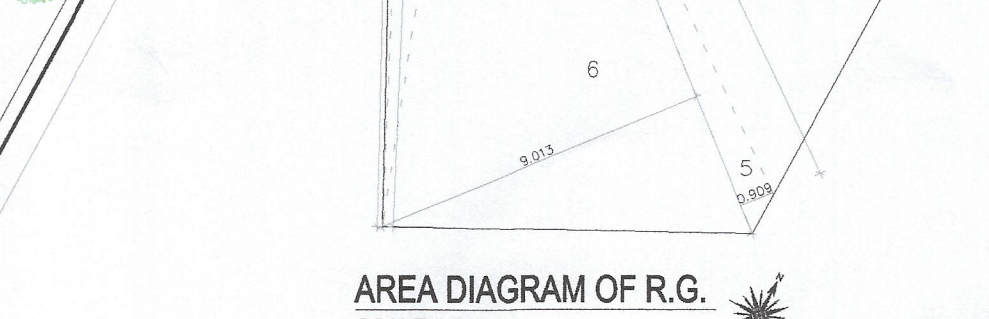
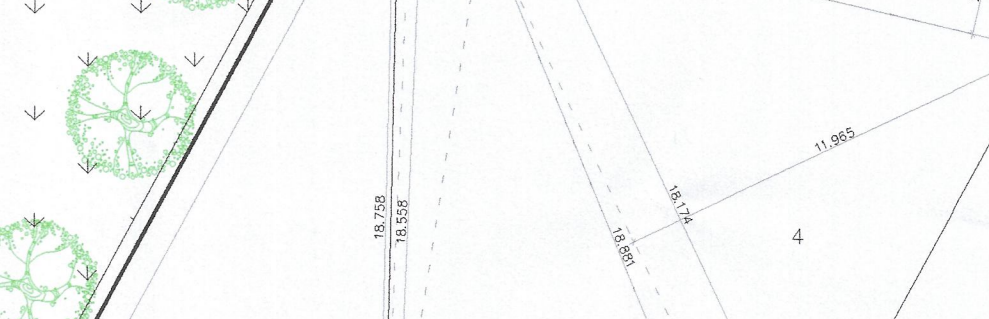
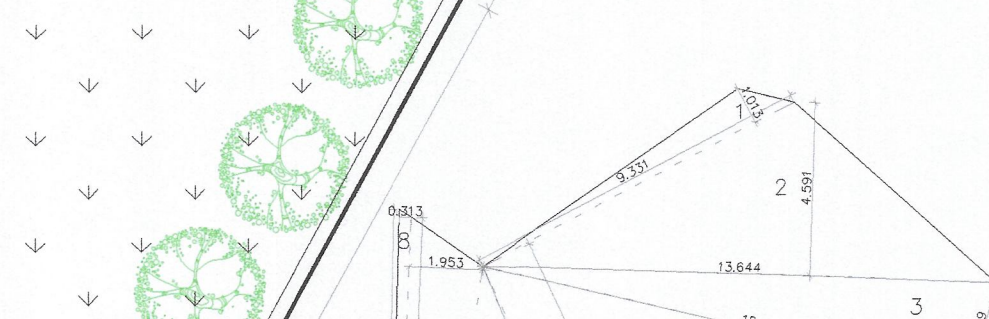
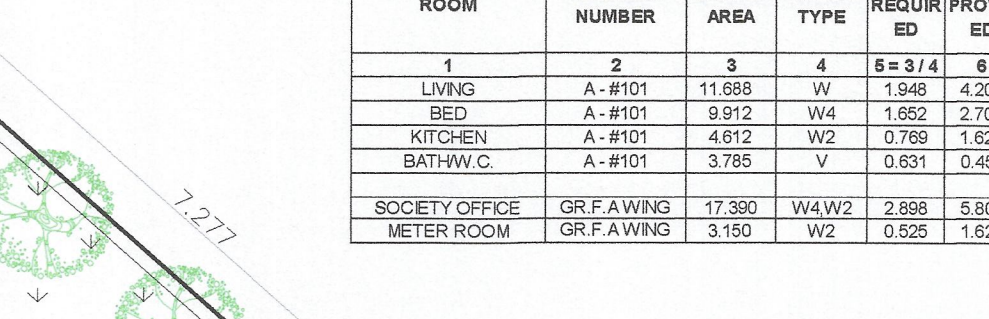
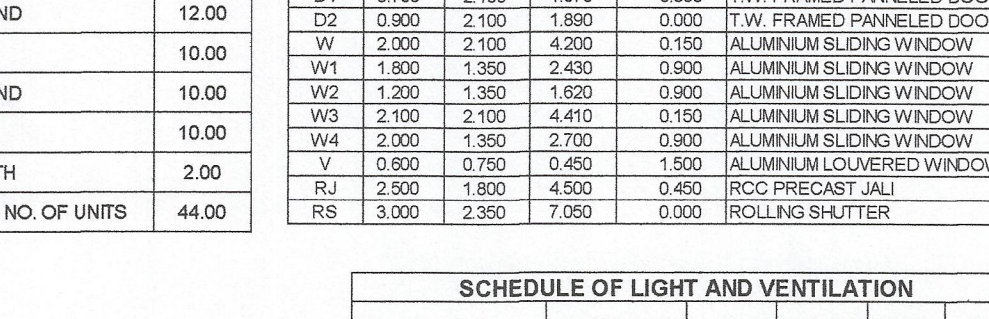
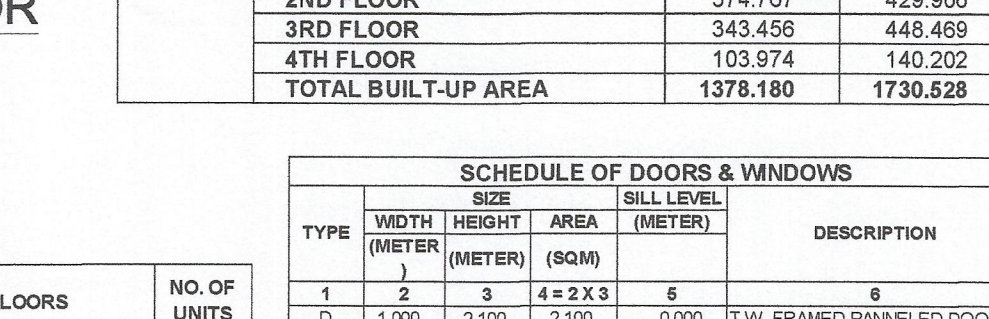
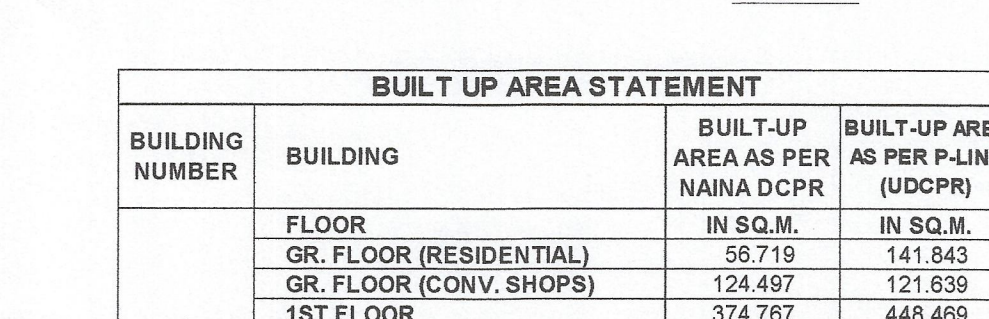
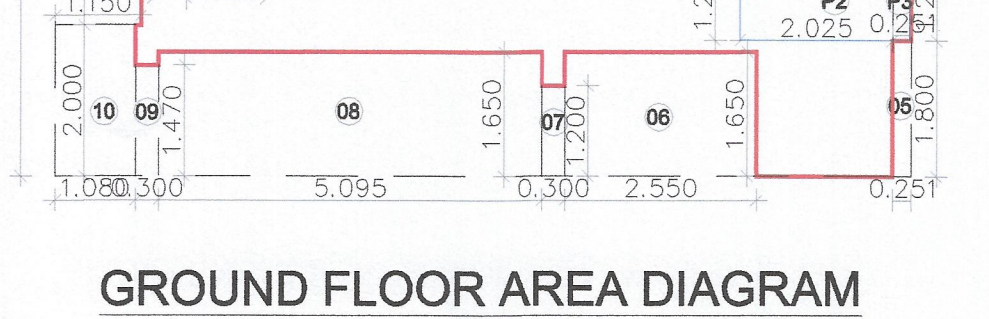
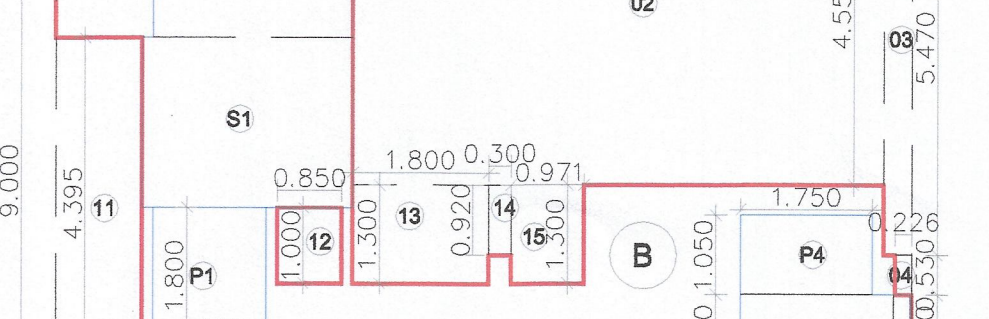
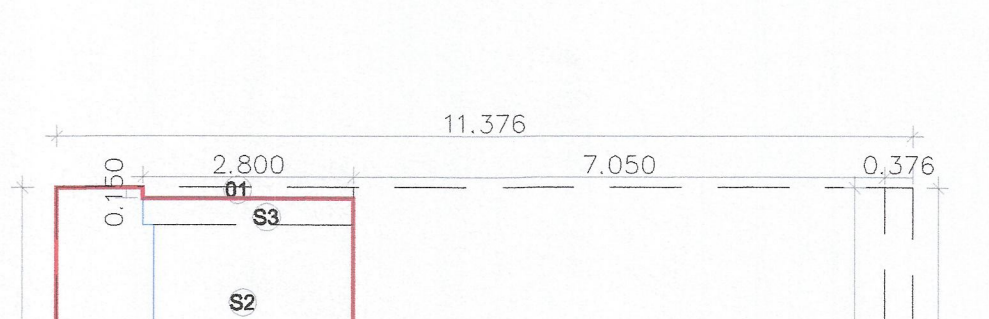
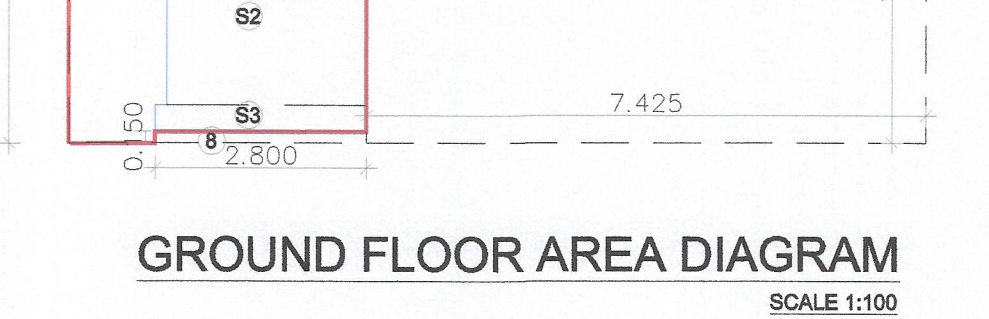
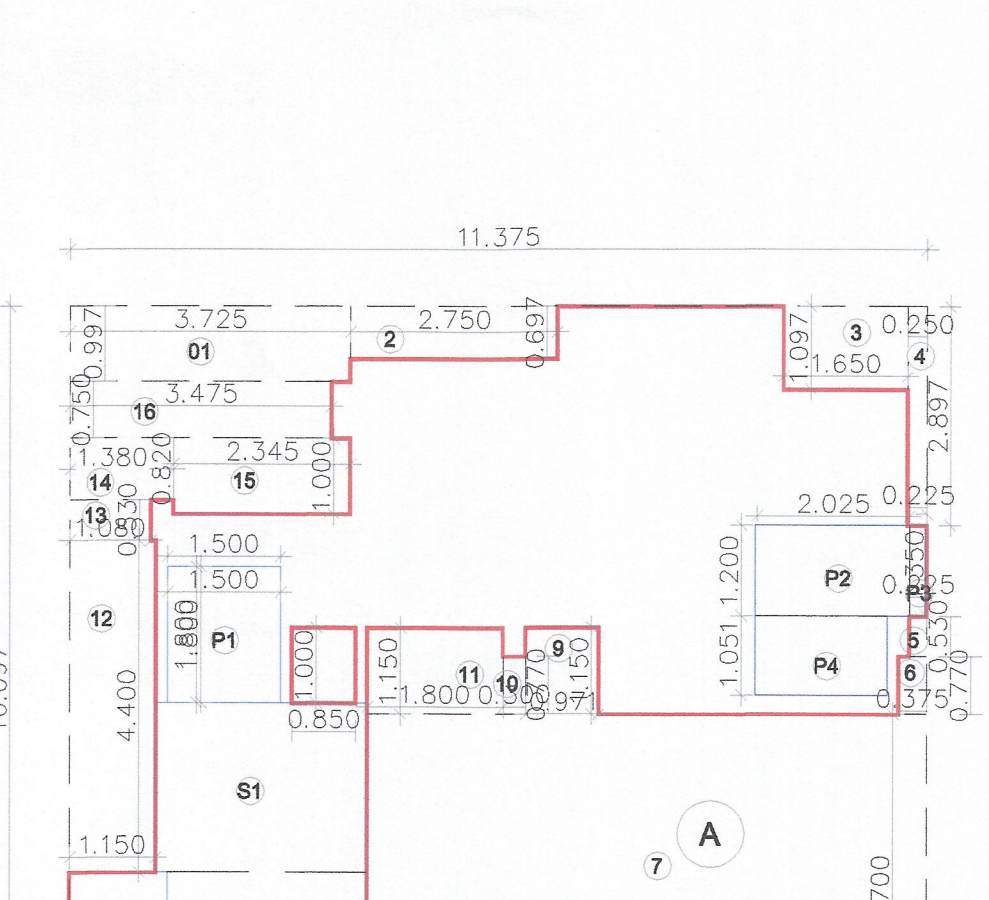
BLOCK PLAN
SCALE 1:500

SR. NO.		OCCUPANCY		PARKING AREA STATEMENT		PARKING TYPE	
1		2		3		4	
1		COMMERCIAL		3.00X3.00		SCOOTER	
2		LTD TO 30 SQM		0.50		0	
3		3 X 30 SQM & 45 SQM		0.50		0	
4		2 X 45 SQM & 60 SQM		0.50		0	
5		MORE THAN 60 SQM		2.00		0	
TOTAL		TOTAL PARKING REQUIRED		12		11	
TOTAL PARKING PROVIDED		TOTAL PARKING PROVIDED		14		16	
NOTE: NO. OF SCOOTER PARKING = (NO OF CAR X 12) I.E. AREA OF CAR PARKING X (1/12)		TOTAL PARKING PROVIDED		14		16	
TOTAL		TOTAL		14		16	

BUILDING NUMBER		FLOOR		BUA		PERMISSIBLE BALCONY AREA		TOTAL		PARTIALLY ENCLOSED		PROPOSED BALCONY AREA		TOTAL		EXCESS	
1		2		3		4		5		6		7		8		9	
GR. FLOOR		181.218		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
1ST FLOOR		374.767		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
2ND FLOOR		374.767		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
3RD FLOOR		343.456		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
4TH FLOOR		109.874		15.599		0.000		0.000		0.000		0.000		0.000		0.000	
TOTAL		1378.185		15.599		0.000		0.000		0.000		0.000		0.000		0.000	

SR. NO.		FLOOR		BUA		PERMISSIBLE BALCONY AREA		TOTAL		PARTIALLY ENCLOSED		PROPOSED BALCONY AREA		TOTAL		EXCESS	
1		2		3		4		5		6		7		8		9	
GR. FLOOR		181.218		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
1ST FLOOR		374.767		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
2ND FLOOR		374.767		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
3RD FLOOR		343.456		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
4TH FLOOR		109.874		15.599		0.000		0.000		0.000		0.000		0.000		0.000	
TOTAL		1378.185		15.599		0.000		0.000		0.000		0.000		0.000		0.000	

SR. NO.		FLOOR		BUA		PERMISSIBLE BALCONY AREA		TOTAL		PARTIALLY ENCLOSED		PROPOSED BALCONY AREA		TOTAL		EXCESS	
1		2		3		4		5		6		7		8		9	
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1ST FLOOR		374.767		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
2ND FLOOR		374.767		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
3RD FLOOR		343.456		0.000		0.000		0.000		0.000		0.000		0.000		0.000	
4TH FLOOR		109.874		15.599		0.000		0.000		0.000		0.000		0.000		0.000	
TOTAL		1378.185		15.599		0.000		0.000		0.000		0.000		0.000		0.000	



DRAWING FOR BUILDING PERMISSION SHEET NO. 01/04

CONTENT : GROUND FLOOR PLAN & AREA STATEMENT, BLOCK PLAN & OTHER CALCULATION.

STAMP OF APPROVAL

This Amended Commencement Certificate is approved subject to the conditions mentioned in Amended Commencement Certificate bearing no CIDCO/NA/NA/Panvel/Kevale/BPO0345/ACC/2022/0198 Dated 19 April 2022.

PROFORMA - 1		
1	AREA OF PLOT	2070.000
	(a) AREA OF PLOT AS PER T.I.L.R. EXTRACT	2269.285
	(b) AREA OF PLOT AS PER PHYSICAL SURVEY (ENCL. PORTION)	2068.848
	(c) AREA OF PLOT CONSIDERED (LEAST OF (a), (b) & (c) ABOVE)	2068.848
2	DEDUCTION FOR	
	A. EXISTING ROAD	308.220
	B. PROPOSED ROAD WIDENING	308.220
	C. ENCL. PORTION	0.000
	D. AREA OF RESERVATION (100 M. ROAD)	0.000
	TOTAL = (A + B + C + D)	666.860
3	GROSS AREA OF PLOT (1-2)	1387.889
4	LAYOUT SPACE	
	(a) LAYOUT SPACE REQUIRED, IF ANY	0.000
	(b) LAYOUT SPACE PROVIDED, IF ANY	0.000
	(c) RECREATIONAL OPEN SPACE REQUIRED, IF ANY	0.000
	(d) RECREATIONAL OPEN SPACE PROVIDED, IF ANY	206.875
5	NET AREA OF PLOT = 100% OF (4B)	1387.889
6	AREA OF PLOT WITHIN GOTHAN EXPANSION	1387.889
7	AREA OF PLOT OUTSIDE GOTHAN EXPANSION = (5A) - (6A)	0.000
8	AREA STATEMENT FOR PLOT WITHIN GOTHAN EXPANSION	
9	NET PLOT AREA (5A)	1387.889
10	PERMISSIBLE FSI	1.000
	(a) NORMAL FSI PERMISSIBLE	1.000
	(b) FSI PERMISSIBLE WITH PAYMENT OF PREMIUM	0.000
	(c) EQUIVALENT FSI OF TDR UTILISED (200% OF (5A))	0.000
	(d) MAXIMUM PERMISSIBLE FSI = (5A) X (5B) X (5C)	1.000
11	MAXIMUM PERMISSIBLE BUILT-UP AREA = (5A) X (5B)	1387.889
12	EXISTING BUILT-UP AREA	0.000
13	PROPOSED BUILT-UP AREA AS PER P.M. OR P.L. LINE	1378.185
14	EXCESS BALCONY AREA TAKEN IN FSI (AS PER (10C) BELOW)	0.000
15	TOTAL BUILT-UP AREA (10A + 10B)	1378.185
16	FSI CONSUMED (15B) / (5A)	0.698
17	BALANCE BUILT-UP AREA (10A - (15B))	1619.684
18	FSI BALANCE (10B) - (10C)	0.302
19	NUMBER OF UNITS	
	(17A) RESIDENTIAL	32.000
	(17B) COMMERCIAL / (CONV. SHOPS)	12.000
20	TREES TO BE PLANTED	
	(19A) TREES TO BE PLANTED AGAINST PLOT AREA (10A + 10B)	21.000
	(19B) TREES TO BE PLANTED AGAINST TREES FILLED (NUMBER X 8)	14.000
	(19C) TREES TO BE PLANTED AGAINST OPEN SPACE (10A + 10B X 5)	14.000
21	NUMBER OF TREES PROPOSED TO BE PLANTED (19A) + (19B) + (19C)	49.000
22	BALCONY AREA STATEMENT (FOR DETAILS REFER BALCONY AREA STATEMENT)	
	(10A) PERMISSIBLE BALCONY AREA PER FLOOR	0.000
	(10B) PROPOSED BALCONY AREA PER FLOOR	0.000
	(10C) EXCESS BALCONY AREA (TOTAL)	0.000
23	TDR	
	(20A) TDR PERMISSIBLE	0.000
	(20B) TDR PROPOSED TO BE UTILISED	0.000
24	PARKING STATEMENT (FOR DETAILS REFER PARKING AREA STATEMENT)	

CONTENT : SERVICES PLAN, UNDER GROUND WATER TANK & SEPTIC TANK DETAILS.

STAMP OF APPROVAL

This Amended Commencement Certificate is approved subject to the conditions mentioned in Amended Commencement Certificate bearing no CIDCO/ NAINA/ Panvel/ Kevala/BP00345/ACC/ 2022/0198 Dated 19 April 2022.

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 CUT		
NEWLY PROPOSED TREES		

PROFORMA - II
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/10/2021 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.

SHRI. RAKESHKUMAR SHRIVASTAV
SIGNATURE OF THE OWNERS
AR. DEEPAK THAKARE
SIGNATURE OF LICENSED ARCHITECT

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
04/02/2022	VST/NAINA/05	02	AS SHOWN AS	ARLASHIFA	

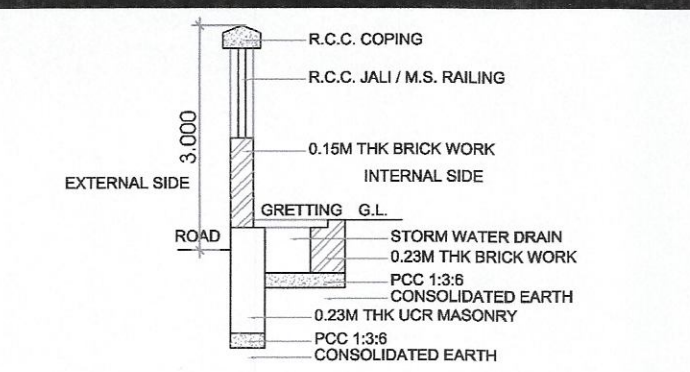
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT PERMISSION ON SURVEY NO.3, HISSA NO. 3B VILLAGE-KEWALE, TALUKA - PANVEL DIST - RAIGAD.

NAME OF OWNER
SHRI. RAKESHKUMAR SHRIVASTAV

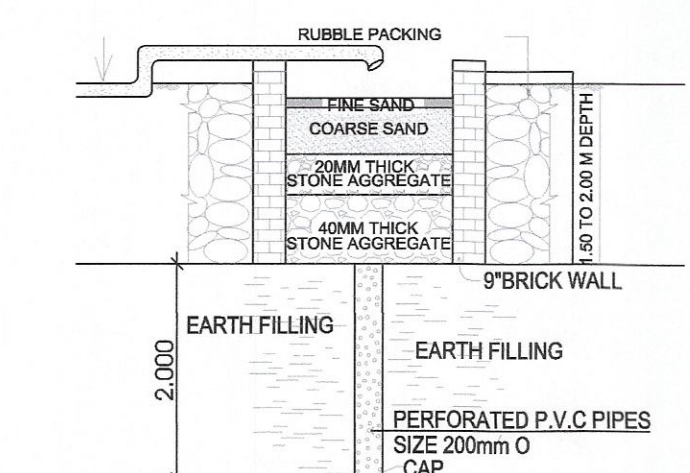
FORM OF CERTIFICATE

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 : 04/02/2022

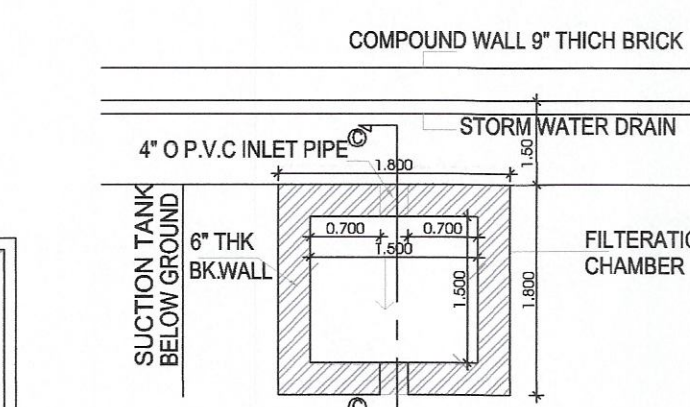
ADDRESS:
SHREE NANO-DHAM BLDG., A-505/506, PLOT NO 59, SECTOR 11, C.B.D. BELAPUR, NAVA-MUMBAI, 400614.
PH. +91 98 2026 2238
cdthakare@gmail.com
SIGNATURE OF LICENSED ARCHITECT
ADDRESS OF LICENSED ARCHITECT
AR. DEEPAK THAKARE
CA/92/14485
VISTAAR
ARCHITECTS & PLANNERS
SHREE NANO-DHAM WING., A-505/506, PLOT NO 59, SECTOR 11, C.B.D. BELAPUR, NAVA-MUMBAI, 400614.
PH. 27580241, 27580242, FAX-27580243
design@vistaararch.com, vistaar1@gmail.com



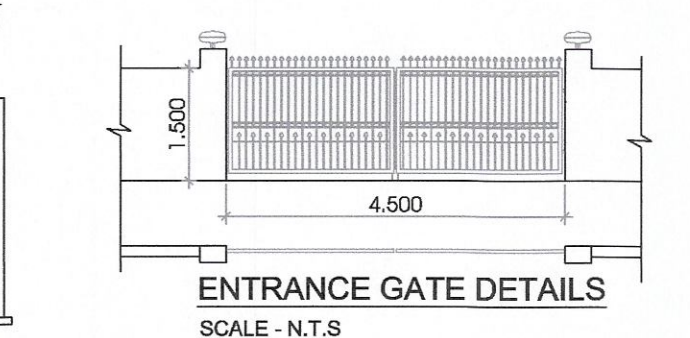
SECTION THROUGH COMPOUND WALL AND STORM WATER DRAIN
SCALE - N.T.S



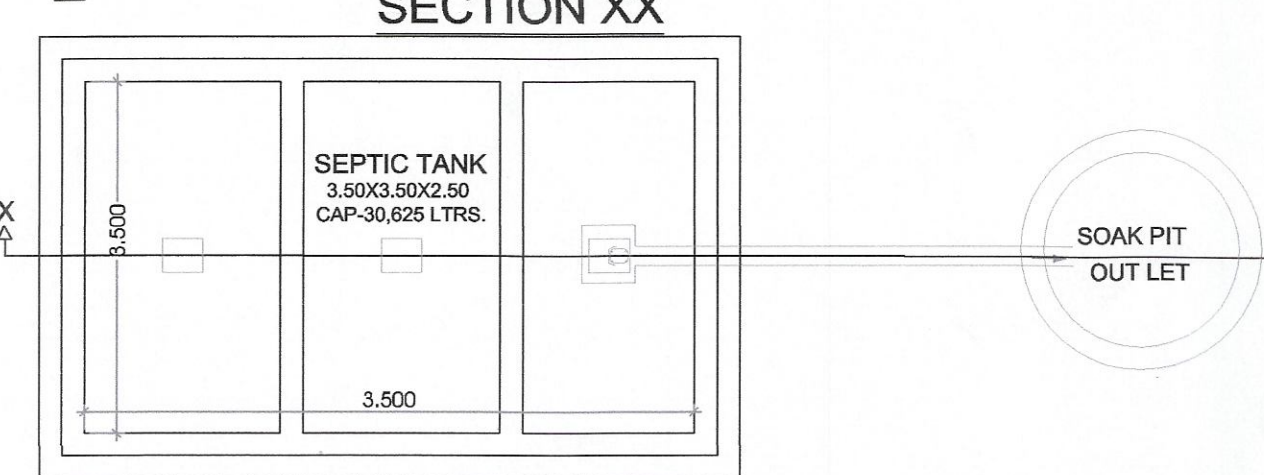
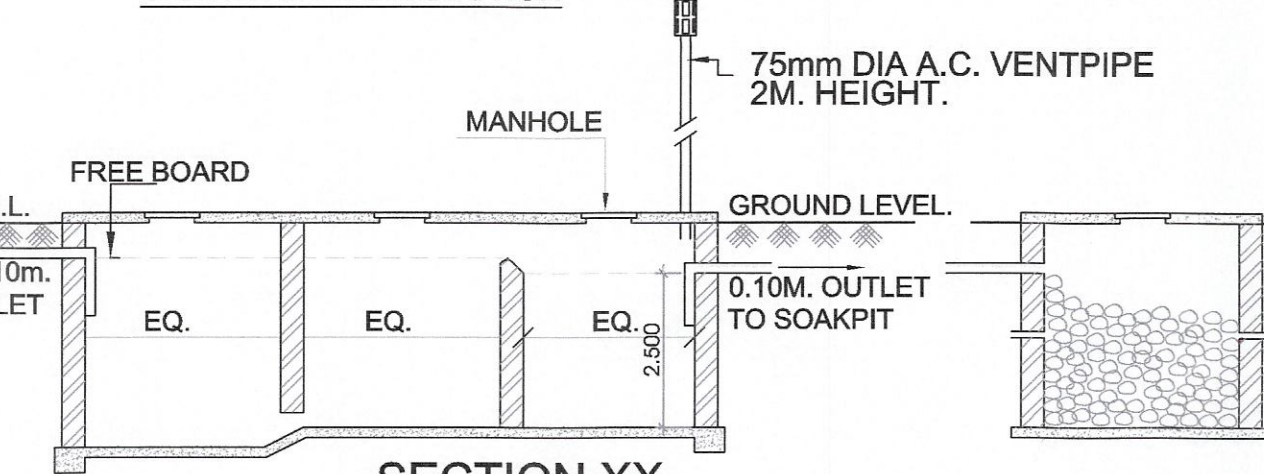
SECTION C-C TYPICAL DETAILS OF RAIN WATER HARVESTING
SCALE : N.T.S



PLAN TYPICAL DETAILS OF RAIN WATER HARVESTING
SCALE : N.T.S



ENTRANCE GATE DETAILS
SCALE - N.T.S



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



SERVICE LAYOUT
SCALE:1:200

OVERHEAD WATER TANK CAPACITY CALCULATION				
BUILDING NUMBER	WATER REQUIRED (LITER)	TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)
1	2	3	4	5
A	9351.00	2.50 X 4.40 X 1.30	1.00	14300.00
B	9351.00	2.50 X 4.40 X 1.30	1.00	14300.00
TOTAL	18702.00		2.00	28600.00

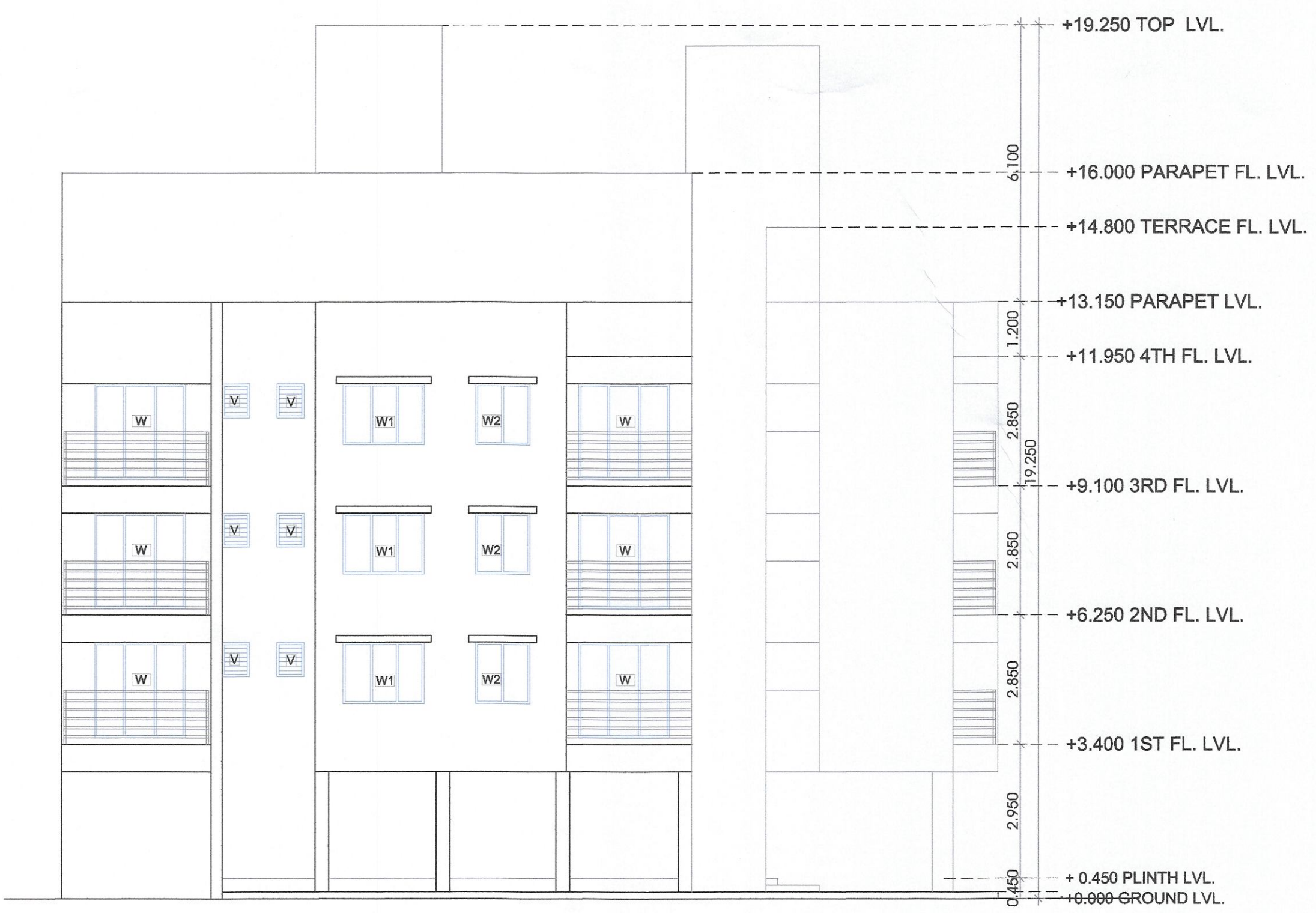
NOTE:
i. OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER
ii. SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD.

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 (METER)	CAPACITY (LITER)
1	2	3	4 = 2 X 5	5 = 3 X 180	6 = 4 X 189	7 = 5 + 6	8	9	10
RESIDENCIAL	32.00	0.00	160.00	0.00	30240.00	30240.00	1	3.30 X 5.50 X 2.50	45375.00
CONVENIENCE SHOP	12.00	2.00	36.00	360.00	6804.00	7164.00			
TOTAL	44.00	0.00	196.00	360.00	37044.00	37404.00	1.00		45375.00

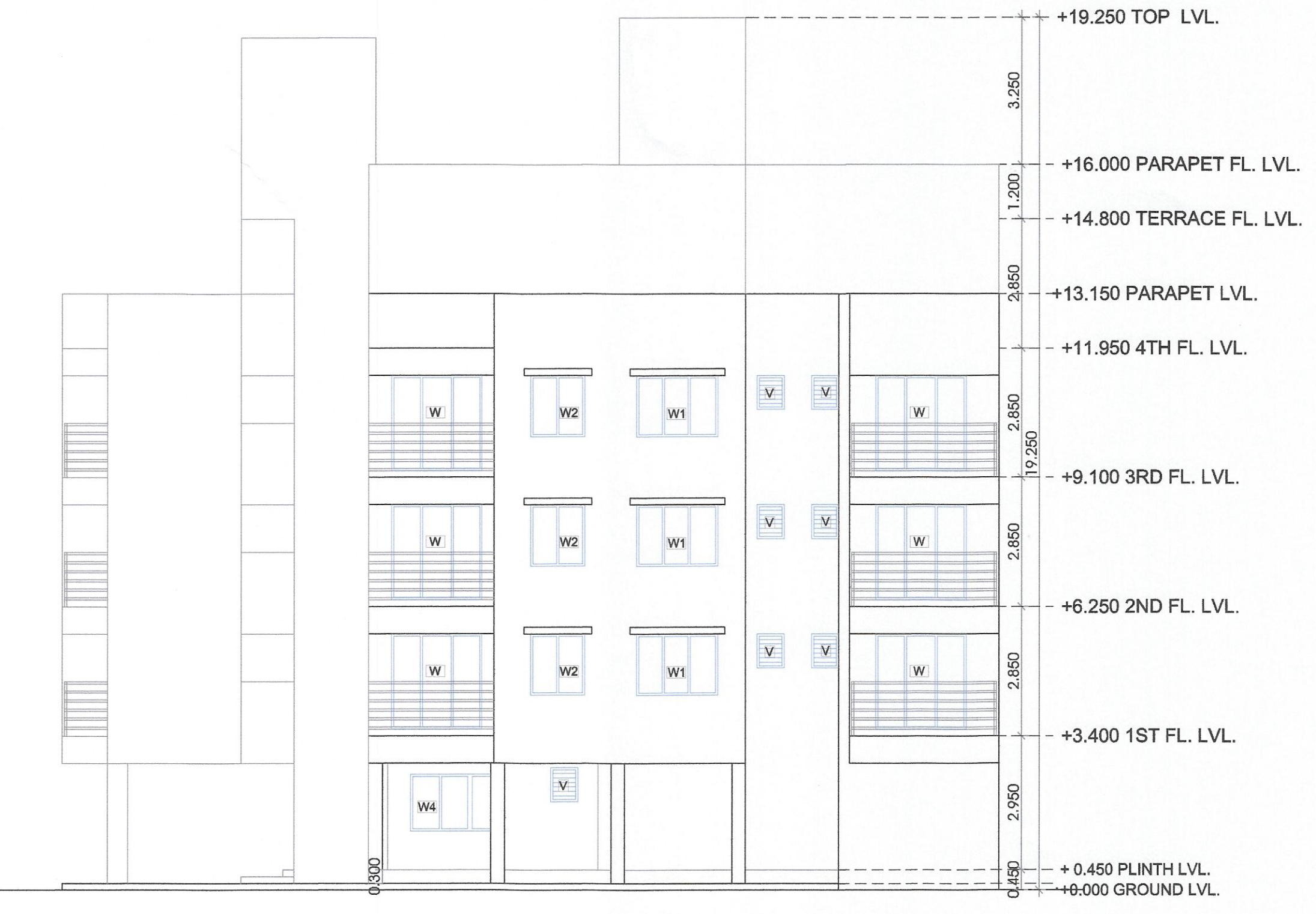
NOTE:
i. FOR RESIDENTIAL UNIT 5 PERSON PER TENEMENT.
ii. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA
iii. WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITER PER TENEMENT
iv. SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.

BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT					FLOW TO SEWER			TOTAL FLOW TO SEPTIC TANK	SEPTIC TANK PROVIDED	
			FLUSHING		DOMESTIC		TOTAL	FLUSHING	DOMESTIC	TOTAL		SIZE	CAPACIT
			LPCD	LPD	LPCD	LPD	LPD	100%	85%	LPD	LPD	METER	LITER
1	2	3 = 2 X 5	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	13	14
RESIDENCIAL	32.00	160.00	45.00	7200.00	90.00	14400.00	21600.00	7200.00	12240.00	19440.00	19440.00	3.50X3.50X2.50	30625.00
CONVENIENCE SHOP	12.00	60.00	45.00	2700.00	90.00	5400.00	8100.00	2700.00	4590.00	7290.00	7290.00		

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.

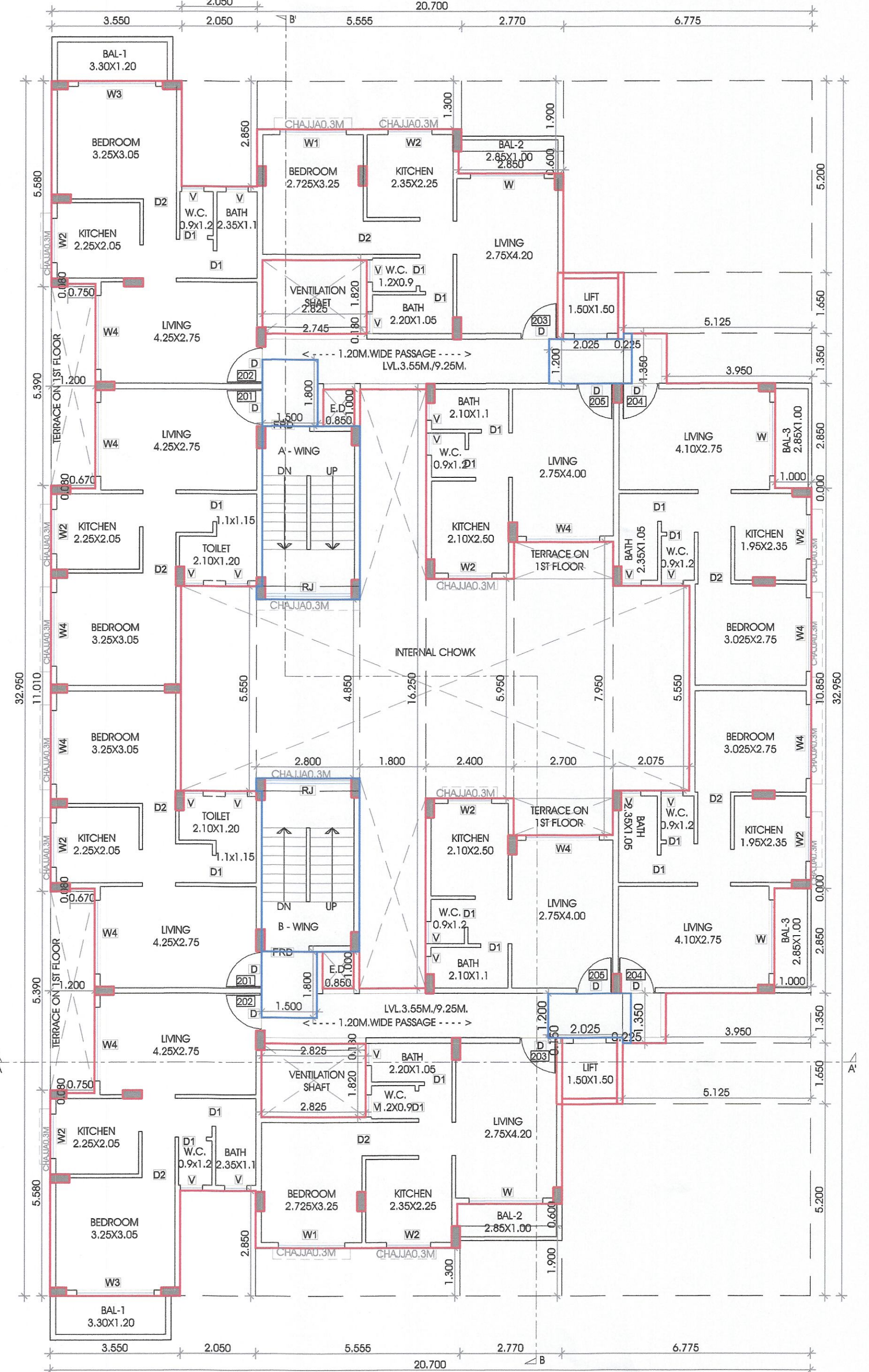


SOUTH SIDE ELEVATION
SCALE 1:100



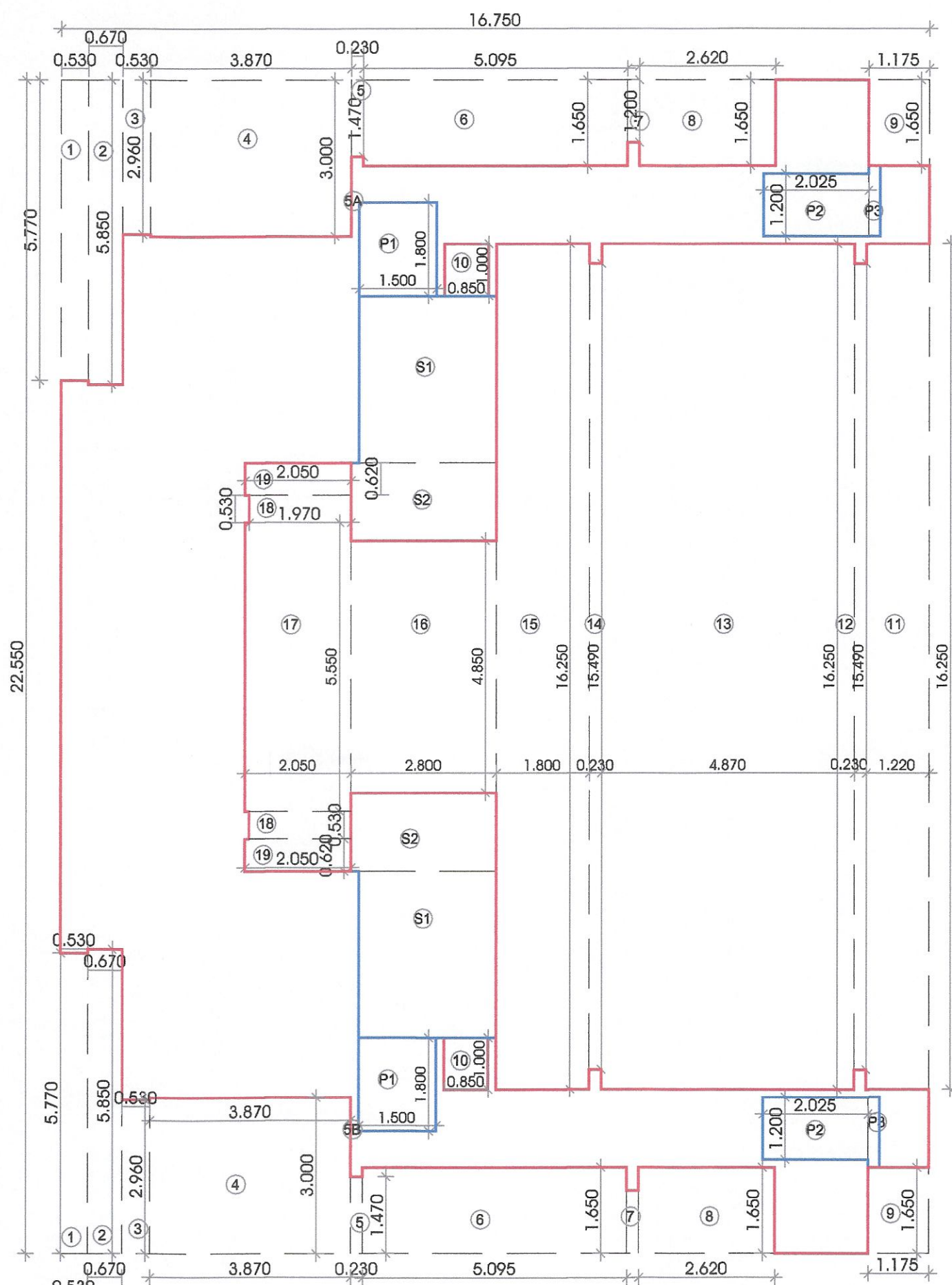
NORTH SIDE ELEVATION
SCALE 1:100

SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5=3/4	6
LIVING	A- #101-105 B- #101-105	11.688	W2	1.946	4.200
BED	A- #101-105 B- #101-105	8.892	W2	1.850	2.700
KITCHEN	A- #101-105 B- #101-105	4.612	W2	0.789	1.620
BATH+W.C	A- #101-105 B- #101-105	3.785	V	0.631	0.450



2ND FLOOR PLAN
SCALE 1:100

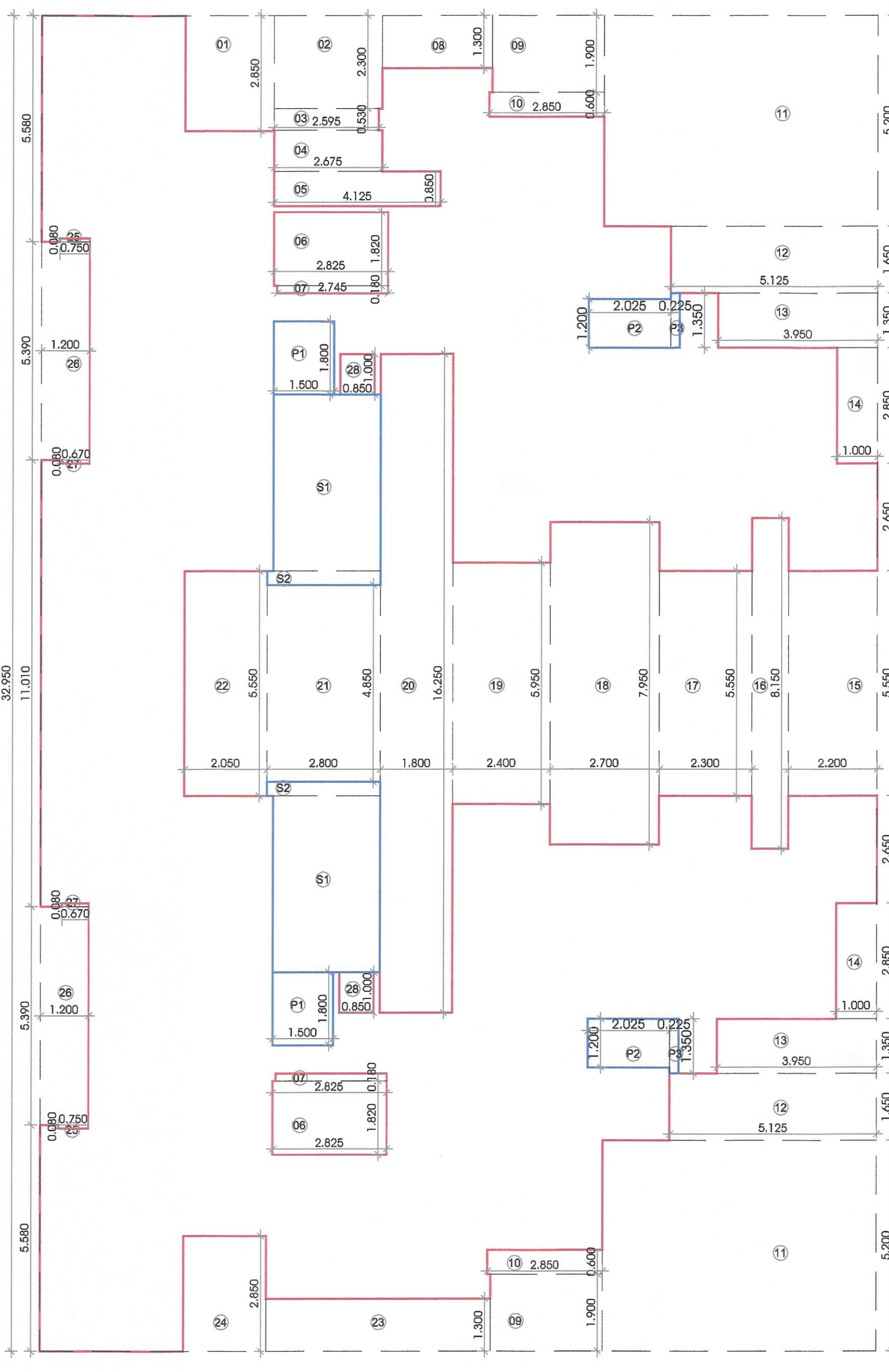
AR. DEEPAK BHAKARE
CA/92/14485



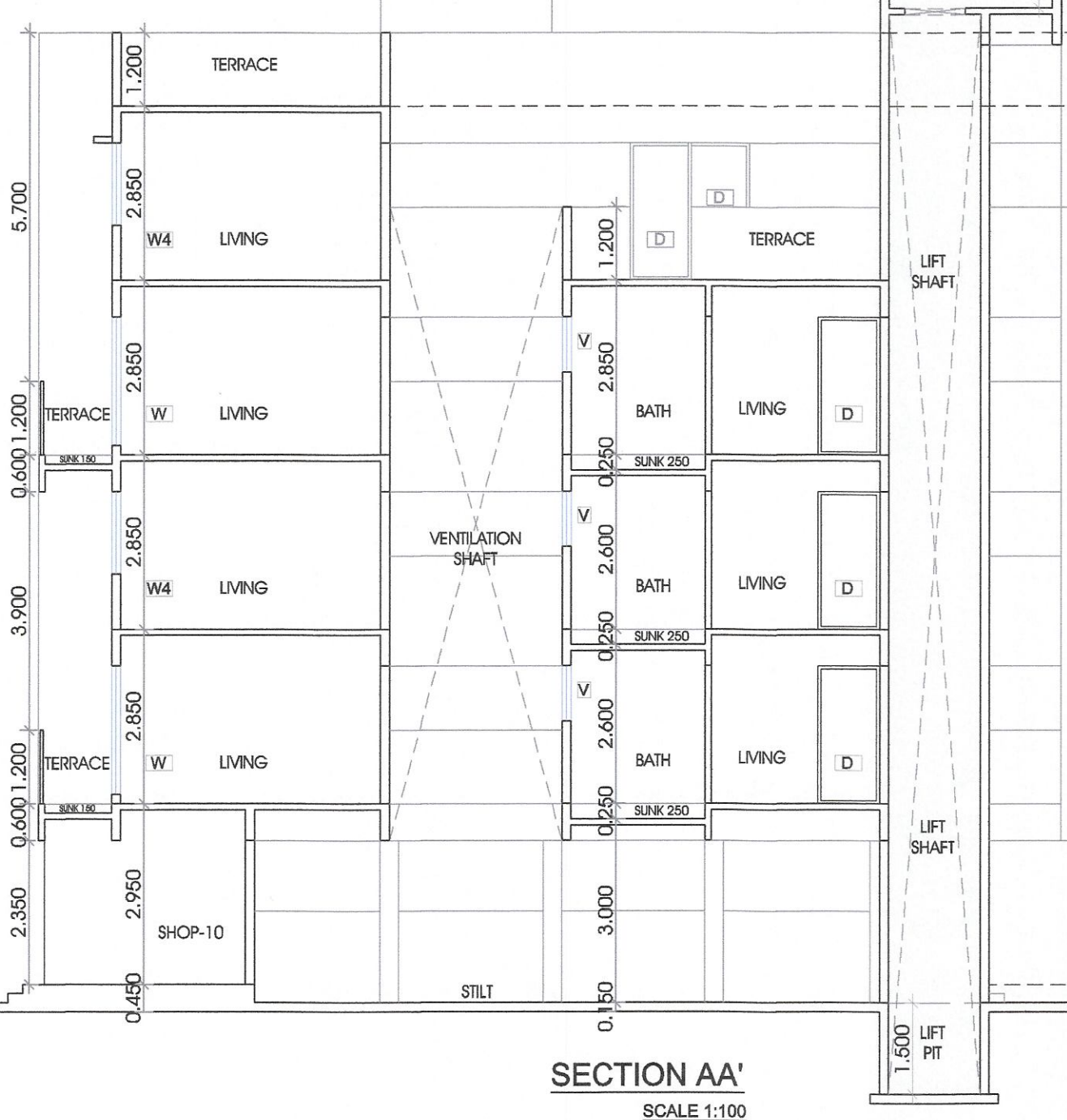
4TH FLOOR AREA DIAGRAM
SCALE 1:100

SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5 = 3 / 4	6
LIVING	A - #301-305 B - #301-305	11.688	W4	1.948	4.200
BED	A - #301-305 B - #301-305	9.912	W4	1.652	2.700
KITCHEN	A - #301-305 B - #301-305	4.612	W2	0.769	1.620
BATHW.C.	A - #301-305 B - #301-305	3.785	V	0.631	0.450

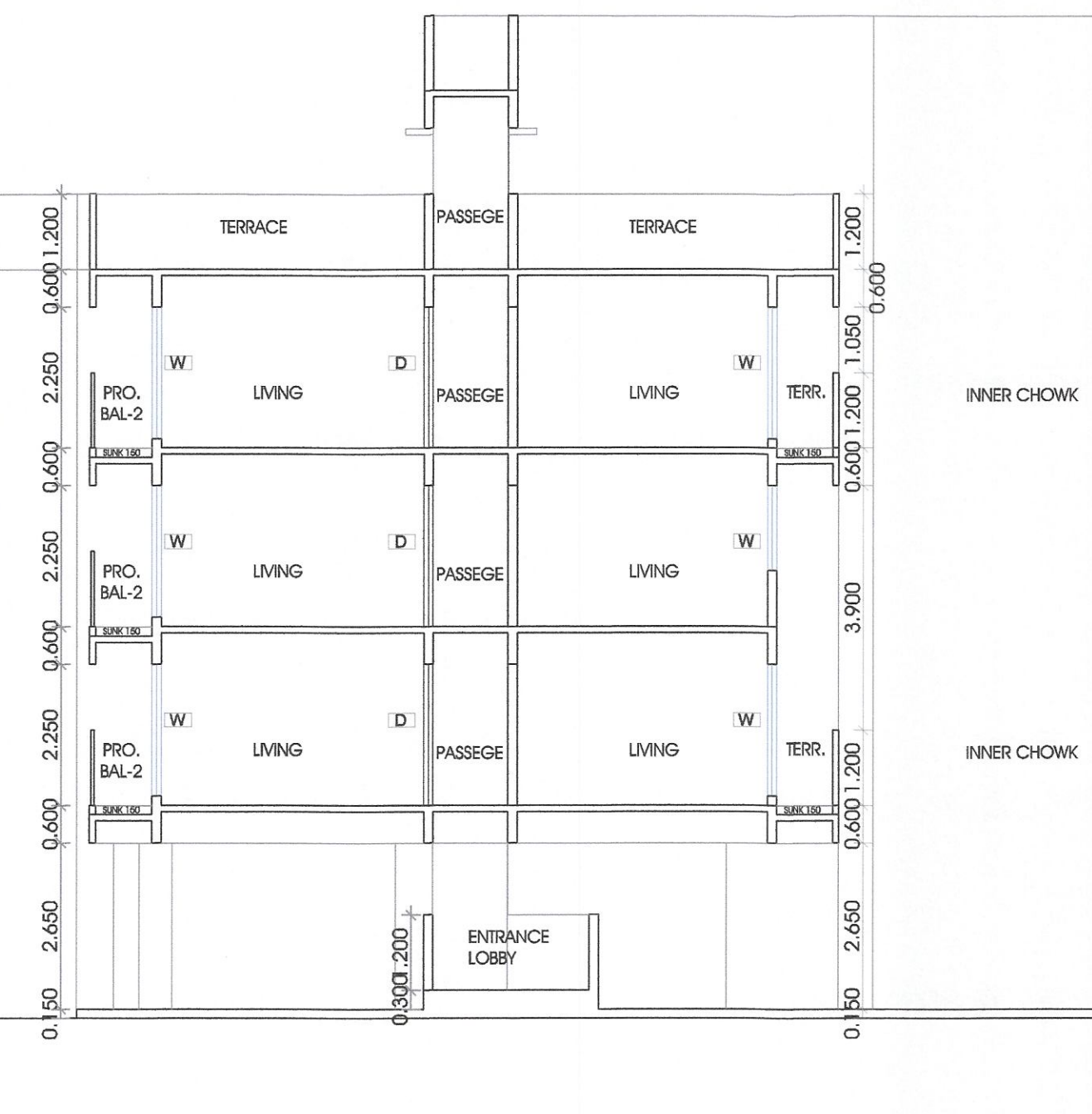
SCHEDULE OF DOORS & WINDOWS					
TYPE	WIDTH (METER)	SIZE		SLIP LEVEL	DESCRIPTION
		HEIGHT (METER)	AREA (SQM)		
D 1	1.00	2.10	2.10	0.00	T.W. FRAMED PANELED DOOR
D 1	0.76	2.10	1.575	0.00	T.W. FRAMED PANELED DOOR
D2	0.50	2.10	1.80	0.00	T.W. FRAMED PANELED DOOR
D3	0.76	2.10	1.80	0.00	T.W. FRAMED PANELED DOOR
W1	1.50	1.35	2.40	0.00	ALUMINUM SLIDING WINDOW
W2	1.20	1.35	1.62	0.00	ALUMINUM SLIDING WINDOW
W3	1.10	1.35	1.485	0.00	ALUMINUM SLIDING WINDOW
W4	2.00	1.35	2.70	0.00	ALUMINUM SLIDING WINDOW
V	0.80	0.75	0.40	1.50	ALUMINUM LOUVERED WINDOW
R1	2.00	2.10	4.20	0.00	ALUMINUM ROLLER SHUTTER
R2	3.00	2.90	7.00	0.00	ALUMINUM ROLLER SHUTTER



3RD FLOOR AREA DIAGRAM



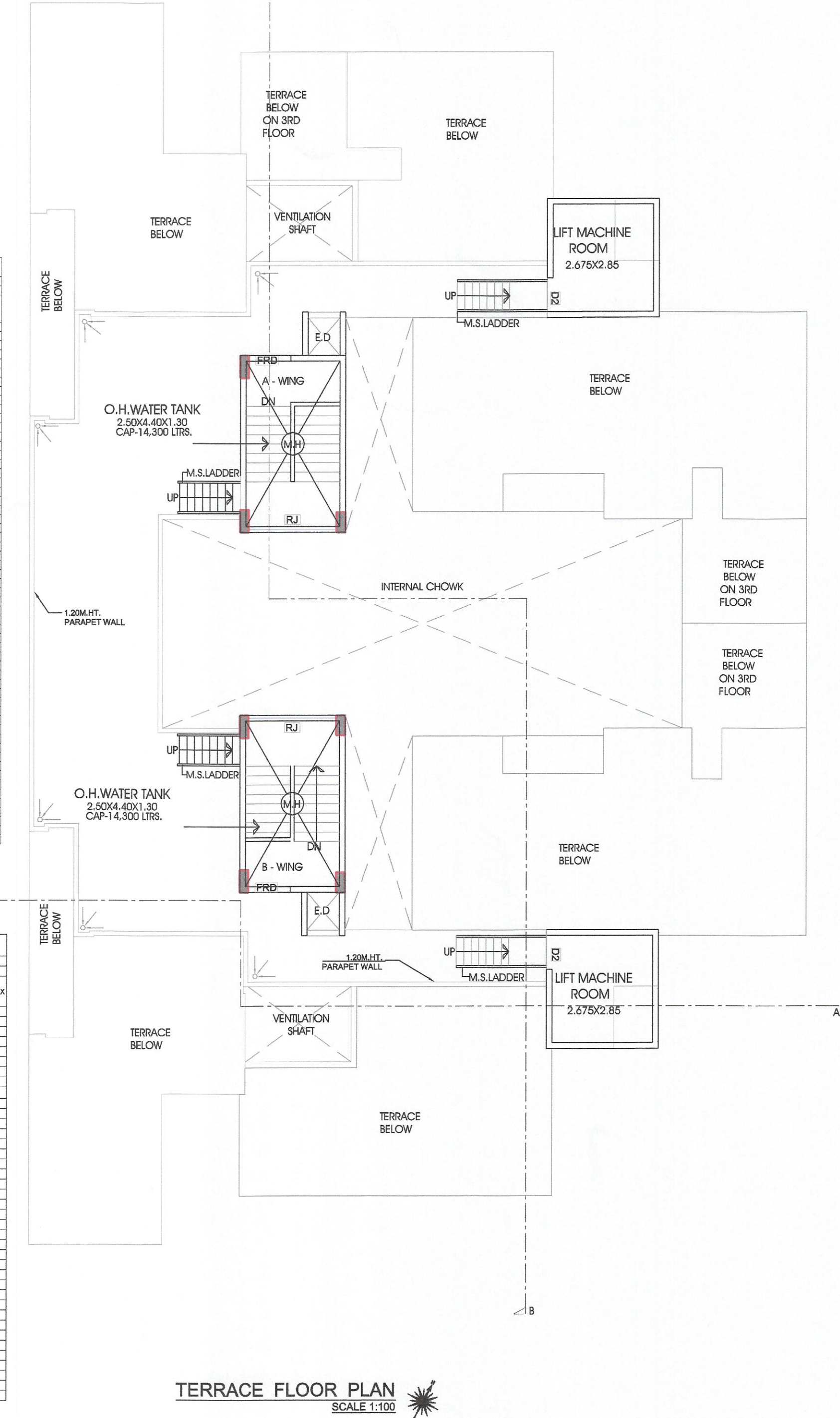
SECTION AA'
SCALE 1:100



SECTION BB'
SCALE 1:100



























BILDA-2.1					
SR. NO.	NAME/DESCRIPTION	UNIT		RATE	AREA
		1	2		
1.300 OF RISE IN FLOOR AREA					
1	1	2	3	4	5
BUILDING: 1 2 3 4 5					
TOTAL ADDITION					
1	1	2	3	4	5
2	2	3	4	5	6
3	3	4	5	6	7
4	4	5	6	7	8
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243	243	244	245	246	247
244	244	245	246	247	248
245	245	246	247	248	249
246	246	247	248	249	250
247	247	248			

BUILDING - 1						
SR. NO.	NUMBER	4TH FLOOR		EASE	HEIGHT	AREA
		1	2			
		1	2	(M)	(M)	(SQ. M)
BUILDING - 1, 4TH FLOOR						
1	TOTAL	4.10	1.00	5.10	16.70	57.73
DEDUCTION						
2	1	2.00	1.00	2.75	3.00	5.15
3	2	2.00	1.00	3.50	4.00	8.93
4	3	2.00	1.00	3.50	4.00	8.93
5	4	2.00	1.00	3.00	3.00	2.25
6	5	2.00	1.00	3.00	3.00	2.25
7	6	2.00	1.00	3.00	3.00	2.25
8	7	2.00	1.00	3.00	3.00	2.25
9	8	2.00	1.00	3.00	3.00	2.25
10	9	2.00	1.00	3.00	3.00	2.25
11	10	1.00	1.00	1.00	1.00	0.75
12	11	1.00	1.00	1.20	1.20	0.52
13	12	1.00	1.00	1.20	1.20	0.52
14	13	1.00	1.00	1.20	1.20	0.52
15	14	1.00	1.00	1.20	1.20	0.52
16	15	1.00	1.00	1.20	1.20	0.52
17	16	1.00	1.00	1.20	1.20	0.52
18	17	1.00	1.00	2.00	2.00	1.13
19	18	1.00	1.00	2.00	2.00	1.13
20	19	1.00	1.00	2.00	2.00	1.13
STAIRCASE & PASSAGE						
21	20	1.00	1.00	2.00	2.00	1.13
22	21	1.00	1.00	2.00	2.00	1.13
23	22	1.00	1.00	2.00	2.00	1.13
24	23	1.00	1.00	2.00	2.00	1.13
25	24	1.00	1.00	2.00	2.00	1.13
26	25	1.00	1.00	2.00	2.00	1.13
27	26	1.00	1.00	2.00	2.00	1.13
28	27	1.00	1.00	2.00	2.00	1.13
29	28	1.00	1.00	2.00	2.00	1.13
30	29	1.00	1.00	2.00	2.00	1.13
31	30	1.00	1.00	2.00	2.00	1.13
32	31	1.00	1.00	2.00	2.00	1.13
33	32	1.00	1.00	2.00	2.00	1.13
34	33	1.00	1.00	2.00	2.00	1.13
35	34	1.00	1.00	2.00	2.00	1.13
36	35	1.00	1.00	2.00	2.00	1.13
37	36	1.00	1.00	2.00	2.00	1.13
38	37	1.00	1.00	2.00	2.00	1.13
39	38	1.00	1.00	2.00	2.00	1.13
40	39	1.00	1.00	2.00	2.00	1.13
41	40	1.00	1.00	2.00	2.00	1.13
42	41	1.00	1.00	2.00	2.00	1.13
43	42	1.00	1.00	2.00	2.00	1.13
44	43	1.00	1.00	2.00	2.00	1.13
45	44	1.00	1.00	2.00	2.00	1.13
46	45	1.00	1.00	2.00	2.00	1.13
47	46	1.00	1.00	2.00	2.00	1.13
48	47	1.00	1.00	2.00	2.00	1.13
49	48	1.00	1.00	2.00	2.00	1.13
50	49	1.00	1.00	2.00	2.00	1.13
51	50	1.00	1.00	2.00	2.00	1.13
52	51	1.00	1.00	2.00	2.00	1.13
53	52	1.00	1.00	2.00	2.00	1.13
TOTAL DEDUCTION						
						27.78
TOTAL BALANCE AREA IN 4TH FLOOR						30.95
TOTAL BALANCE FLOOR AREA OF TOTAL BUILDING						100.00
TOTAL BALANCE BALCONY AREA IN 4TH FLOOR						0.00
TOTAL BALANCE BALCONY AREA OF TOTAL BUILDING						0.00
EXCESS BALCONY AREA IN 4TH FLOOR						0.00
EXCESS BALCONY AREA OF TOTAL BUILDING						0.00
TOTAL BALANCE TERRACE & BALCONY 20% OF NET BAL. AREA						30.96
TOTAL BALANCE TERRACE & BALCONY 20% OF TOTAL BUILDING						100.00



TERRACE FLOOR PLAN
SCALE 1:100

This Amended Commencement Certificate is approved subject to the conditions mentioned in Amended Commencement Certificate bearing no CIDCO/ NAINA/Panvel/Kevale/BP00345/ACC/ 2022/0198 Dated 19 April 2022.

	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
PEMI BUILDING 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		
CYCLE PARKING		

NAME & SIGNATURE OF CHAIRMAN

AR. DEEPAK THAKARE
CA/92/14485