

LAND/PLOT AREA CONSIDERED FOR FSI CALCULATION					
S.R. NO.	SURVEY NUMBER	AREA OF SURVEY (SQM)	AREA WITHIN 200M BELT OF GAOTHAN IN SQM	AREA CONSIDERED FOR FSI IN %	AREA CONSIDERED FOR FSI (SQM)
1	2	3	4	(5) = (4) x (3)	6
1	G. NO 161/5, 161/6, 161/7 & 161/8	1439	1439	100	1439.000
TOTAL					1439.000

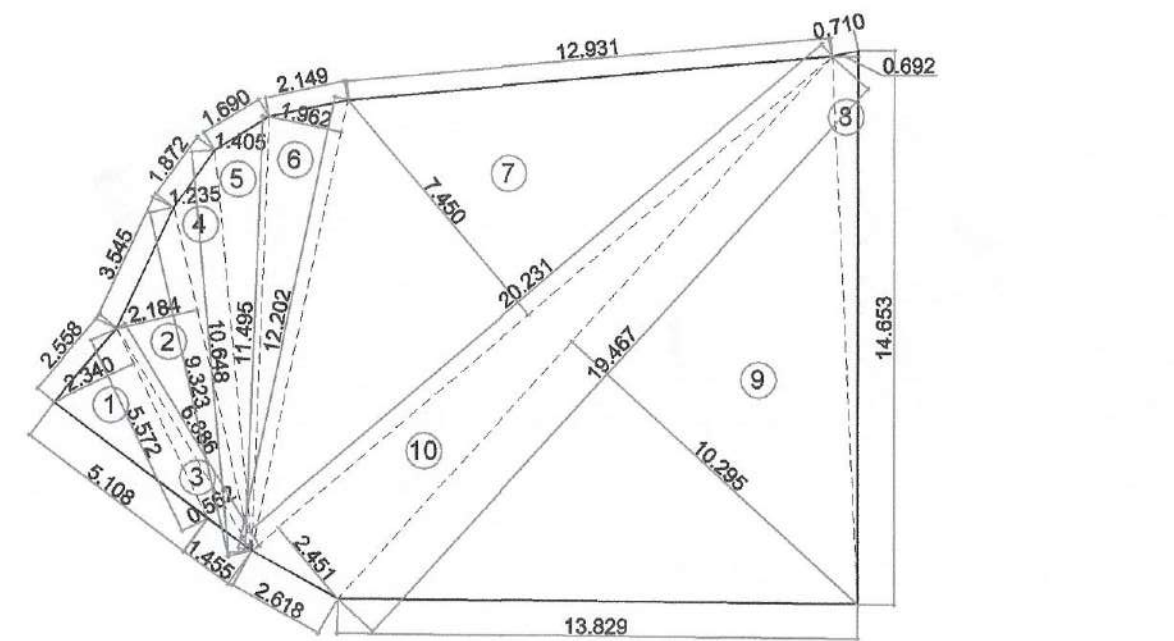
TENEMENT AREA STATEMENT									
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA (SQM)	BALCONY AREA (SQM)	TERRACE AREA (SQM)	CUP BOARD AREA (SQM)	BUILT-UP AREA (SQM)	
1	A - WING 1ST, 2ND, 3RD & 4TH FLOOR	101,201, 301, 401	4.00	30.185	2.337	0.000	0.000	0.000	36.983
		102, 202, 302, 402	4.00	20.360	2.337	0.000	0.000	0.000	25.985
		103, 203, 303	3.00	24.758	2.465	0.000	0.000	0.000	30.886
		104, 204, 304, 404	4.00	33.773	2.338	0.000	0.000	0.000	40.843
	B - WING 1ST, 2ND, 3RD, 4TH FLOOR	101, 201, 301, 401	4.00	24.917	0.000	0.000	0.000	0.000	27.831
		102, 202, 302	3.00	31.590	2.338	2.475	0.000	0.000	37.839
		103, 203, 303, 403	4.00	31.590	2.338	2.475	0.000	0.000	37.839
		104, 204, 304, 404	4.00	24.198	2.338	0.000	0.000	0.000	29.861
		105, 205, 305, 405	4.00	31.589	2.338	2.475	0.000	0.000	38.120
		TOTAL	34.00	252.958	18.827	7.425	0.000	0.000	—

PARKING AREA STATEMENT						
S.R. NO.	OCCUPANCY	ONE PARKING FOR EVERY	NUMBER OF UNITS	STANDARD	PARKING TYPE	
		3	4	5	CAR	SCOOTER
					(6) = (4)X(5)	(7) = (6)X(0.63)*
1	COMMERCIAL			0.00	0.00	0.00
2	UPTO 35 SQM	0.25	34.00	9.00	9.00	6.00
3	> 35 SQM & < 45 SQM	0.50	0	0.00	0.00	0.00
4	> 45 SQM & < 60 SQM	1.00	0	0.00	0.00	0.00
5	MORE THAN 60 SQM	1.00	0	0.00	0.00	0.00
SUBTOTAL PARKING REQUIRED				9.00	6.00	
VISITOR PARKING 10% OF ABOVE				1.00	1.00	
TOTAL PARKING REQUIRED				10.00	7.00	
TOTAL PARKING PROVIDED				10.00	7.00	

NOTE: NO. OF SCOOTER PARKING = (NO. OF CAR) X (12.5 I.E. AREA OF CAR PARKING) X (10%) / (2 I.E. AREA OF SCOOTER PARKING)



RECREATIONAL OPEN SPACE AREA DIAGRAM SCALE 1:200

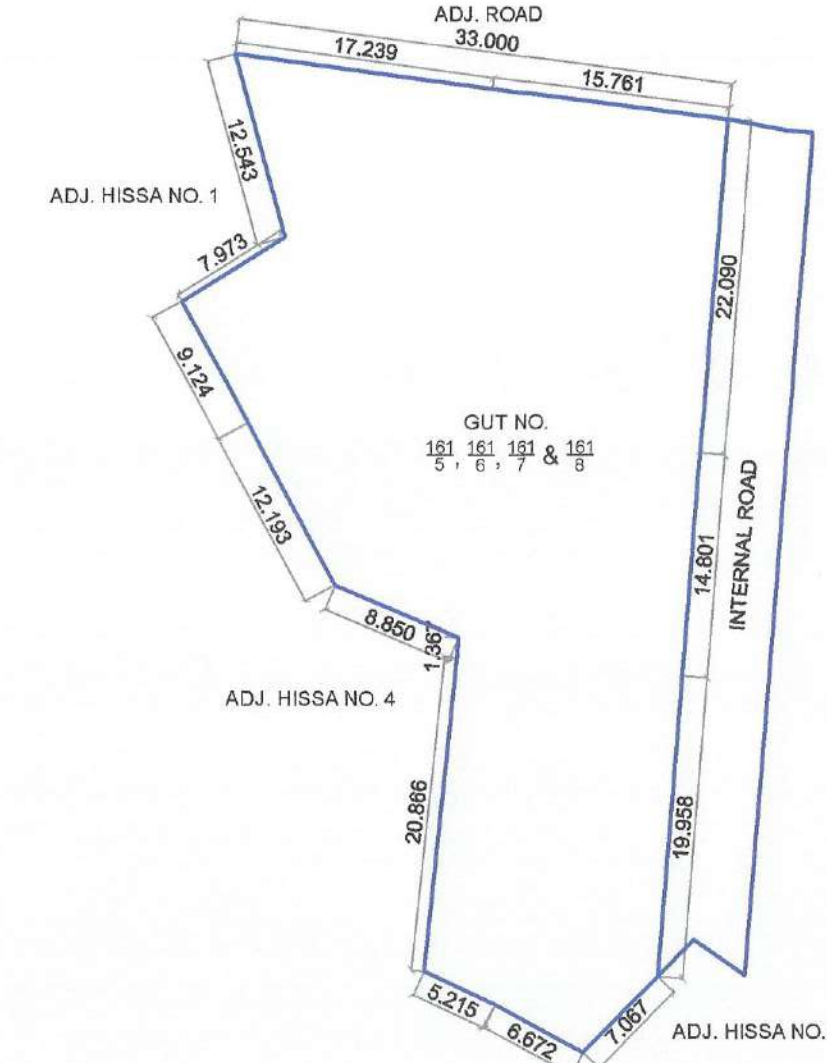


RECREATIONAL OPEN SPACE AREA CALCULATION						
S.R. NO.	NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
1	1	1.00	1/2	5.572	2.340	6.520
2	2	1.00	1/2	9.323	2.184	10.181
3	3	1.00	1/2	6.886	0.562	1.935
4	4	1.00	1/2	10.648	1.235	6.576
5	5	1.00	1/2	11.495	1.405	8.076
6	6	1.00	1/2	12.202	1.962	11.971
7	7	1.00	1/2	20.231	7.450	75.391
8	8	1.00	1/2	14.653	0.892	5.070
9	9	1.00	1/2	19.467	10.295	100.207
10	10	1.00	1/2	20.231	2.451	24.794
AREA OF RECREATIONAL OPEN SPACE						250.691

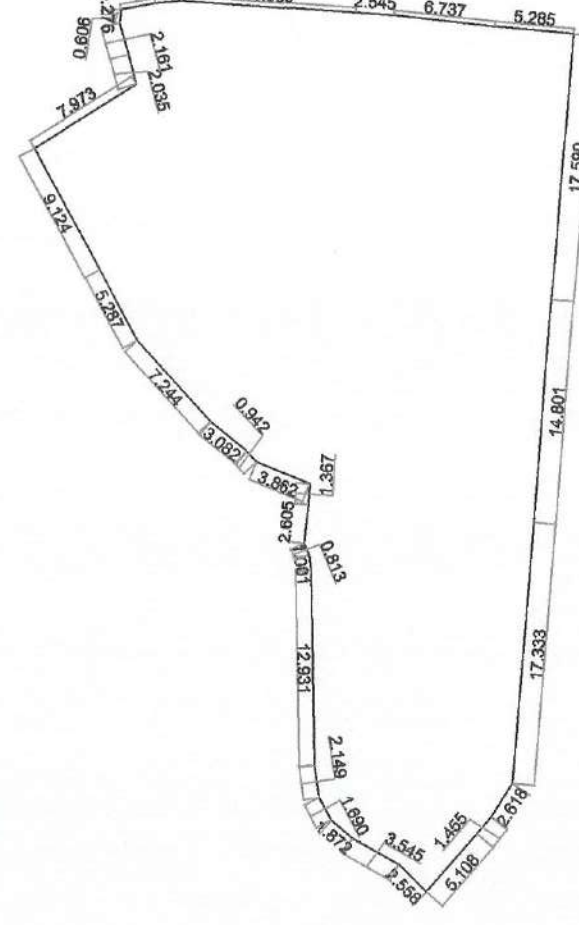
PLOT AREA DIAGRAM FOR CALCULATION PURPOSE SCALE 1:500



PLOT AREA DIAGRAM AS PER TILR SCALE 1:500



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



BUILT UP AREA STATEMENT			
BUILDING NUMBER	BUILDING	BUILT-UP AREA AS PER P-LINE	BUILT-UP AREA AS PER NAINA DCPR
1	FLOOR	IN SQ.M.	IN SQ.M.
	GR. FLOOR (RESIDENTIAL)	121.204	52.751
	1ST FLOOR	382.136	310.680
	2ND FLOOR	382.136	310.680
	3RD FLOOR	382.136	310.680
	4TH FLOOR	310.585	250.468
TOTAL BUILT-UP AREA		1578.195	1235.259

FORM OF STATEMENT 2 PROPOSED BUA, BALCONY & TERRACE AREA STATEMENT BUILDING 1										
S.R. NO.	FLOOR	BUA	PERMI. BALCONY	PROPO. BALCONY ENCL.	PROPO. BALCONY OPEN.	TOTAL PROPO. BALCONY	EXCESS BALCONY	TOTAL BUA	PERMI. TERR.	PROPO. TERR.
1	GR. FLOOR	52.751	0.000	0.000	0.000	0.000	0.000	52.751	0.000	0.000
2	1ST FLOOR	310.680	46.602	18.300	14.500	32.800	0.000	310.680	62.136	0.000
3	2ND FLOOR	310.680	46.602	18.300	14.500	32.800	0.000	310.680	62.136	0.000
4	3RD FLOOR	310.680	46.602	18.300	14.500	32.800	0.000	310.680	62.136	0.000
5	4TH FLOOR	250.468	37.570	12.200	11.600	23.800	0.000	250.468	50.094	0.000
TOTAL		1235.259	177.376	67.100	55.100	122.200	0.000	1235.259	236.502	0.000
NO OF BUILDING		1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
TOTAL		1235.259	177.376	67.100	55.100	122.200	0.000	1235.259	236.502	0.000

DRAWING FOR BUILDING PERMISSION

SHEET NO. 01/04

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

STAMP OF APPROVAL

This Commencement Certificate is approved subject to the conditions mentioned in Commencement Certificate bearing no CIDCO/NAINA/Panvel/Palasp/00547/CC/2022/0209 Dated : 27 May 2022

PROFORMA - I		LEGENDS	
ITEM		SITE PLAN	BUILDING PLAN
1 AREA OF PLOT			
(a) AREA OF PLOT AS PER 7/12 EXTRACT	1439.000	EXISTING STREET	—
(b) AREA OF PLOT AS PER PHYSICAL PLAN	1403.672	FUTURE STREET	—
(c) AREA OF PLOT AS PER TILR	1434.773	BUILDING LINE	—
(d) AREA OF PLOT, CONSIDERED (LEAST OF (A),(B) & (C) ABOVE)	1403.672	FSI LINE	—
2 DEDUCTION FOR			
A. EXISTING ROAD ACQUISITION AREA	25.050	MARGINAL OPEN SPACES	NO COLOUR
B. PROPOSED ROAD WIDENING	140.947	PROPOSED WORK	—
C. ANY RESERVATION (ENCROACHMENT)	0.000	DRAINAGE & SEWERAGE WORK	—
D. NAINA DP RESERVATION	0.000	WATER SUPPLY WORK	—
TOTAL = (A + B + C)		165.997	—
3 GROSS AREA OF PLOT (1 - 2)	1237.575	RWH LINE	—
4 LAYOUT SPACES			
(4A) LAYOUT AMENITY SPACE REQUIRED, IF ANY	0.000	S.W. DRAIN	—
(4B) LAYOUT AMENITY SPACE PROVIDED, IF ANY	0.000	RECREATIONAL OPEN SPACES	—
(4C) RECREATIONAL OPEN SPACE REQUIRED, IF ANY	250.000	CAR PARKING	—
(4D) RECREATIONAL OPEN SPACE PROVIDED, IF ANY	250.981	TWO WHEELER PARKING	—
5 NET AREA OF PLOT = 100% (3 - (4B))	1237.575	CYCLE PARKING	—
(5A) AREA OF PLOT WITHIN GAOTHAN EXPANSION	1237.575		
(5B) AREA OF PLOT OUTSIDE GAOTHAN EXPANSION = ((5) - (5A))	0.000		
6 AREA STATEMENT FOR PLOT WITHIN GAOTHAN EXPANSION			
6A NET PLOT AREA ((5A))	1237.575		
8 PERMISSIBLE FSI			
(8A) NORMAL FSI PERMISSIBLE	1.000		
(8B) FSI PERMISSIBLE WITH PAYMENT OF PREMIUM	0.000		
(8C) EQUIVALENT FSI OF TDR UTILISED ((20B) + (5A))	0.000		
(8D) MAXIMUM PERMISSIBLE FSI = ((8A) + (8B) + (8C))	1.000		
9 MAXIMUM PERMISSIBLE BUILT-UP-AREA = ((5A) X (8D))	1237.575		
10 EXISTING BUILT-UP-AREA	0.000		
11 (1) PROPOSED BUILT-UP-AREA AS PER NAINA DCPR	1235.259		
(2) PROPOSED BUILT-UP-AREA AS PER P-LINE	1578.195		
12 EXCESS BALCONY AREA TAKEN IN FSI (AS PER (19C) BELOW)	0.000		
13 TOTAL BUILT-UP-AREA ((10) + (11) + (12))	1235.259		
14 FSI CONSUMED ((13) + (5A))	0.998		
15 BALANCE BUILT UP AREA ((9) - (13))	2.316		
16 FSI BALANCED ((8D) - (14))	0.002		
17 NUMBER OF UNITS			
(17A) RESIDENTIAL	34.000		
(17B) COMMERCIAL	0.000		
18 TREES TO BE PLANTED			
(18A) TREES TO BE PLANTED AGAINST PLOT AREA ((1A) + 100)	15.000		
(18B) TREES TO BE PLANTED AGAINST TREES FELLED (NUMBER X 5)	0.000		
(18C) TREES TO BE PLANTED AGAINST OPEN SPACE ((4D) + 100) X 5	13.000		
(18D) NUMBER OF TREES PROPOSED TO BE PLANTED ((18A) + (18B) + (18C))	28.000		
19 BALCONY AREA STATEMENT (FOR DETAILS REFER BALCONY AREA STATEMENT)			
20 PARKING STATEMENT (FOR DETAILS REFER PARKING AREA STATEMENT)			

PROFORMA - II

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.

For S.P. CONSTRUCTION Partner AR. DEEPAK THAKARE
SIGNATURE OF THE OWNERS SIGNATURE OF LICENSED ARCHITECT

DATE 27/10/2021 JOB NO. DRG NO. SCALE DRAWN BY CHECKED BY

DESCRIPTION OF PROPOSAL AND PROPERTY
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 161/5, 161/6, 161/7 & 161/8 AT VILLAGE - PALASPE, TALUKA - PANVEL, DIST - RAIGAD.

NAME OF OWNER
M/s. S. P. CONSTRUCTION
Mr. Nandkishor D. Thesia, 01, Crystal CHS, Plot No. 25, Sector - 19, New Panvel (E), Navi Mumbai - 410206

For S.P. CONSTRUCTION Partner
Mr. Nandkishor D. Thesia (PoA HOLDER)

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) 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: 27/09/2019

ADDRESS:
SHREE NANO CHAM BLDG., A-609, PLOT NO. 59, SECTOR-11, C.D.O. BELAPUR, NAVI-MUMBAI, 400074, Maharashtra
P.O. 7580241, 7580242, FAX-27592043
SIGNATURE, NAME OF LICENSED ARCHITECT
AR. DEEPAK THAKARE
C/O BELAPUR
DPT DEEPAK P. THAKARE ARCHITECTS & PLANNERS
SHREE NANO CHAM BLDG., A-609, PLOT NO. 59, SECTOR-11, C.D.O. BELAPUR, NAVI-MUMBAI, 400074
PH-9181 2023 2028
dpt@navi.com

NOTE:

I. LPCD = LITER PER CAPITA PER DAY.

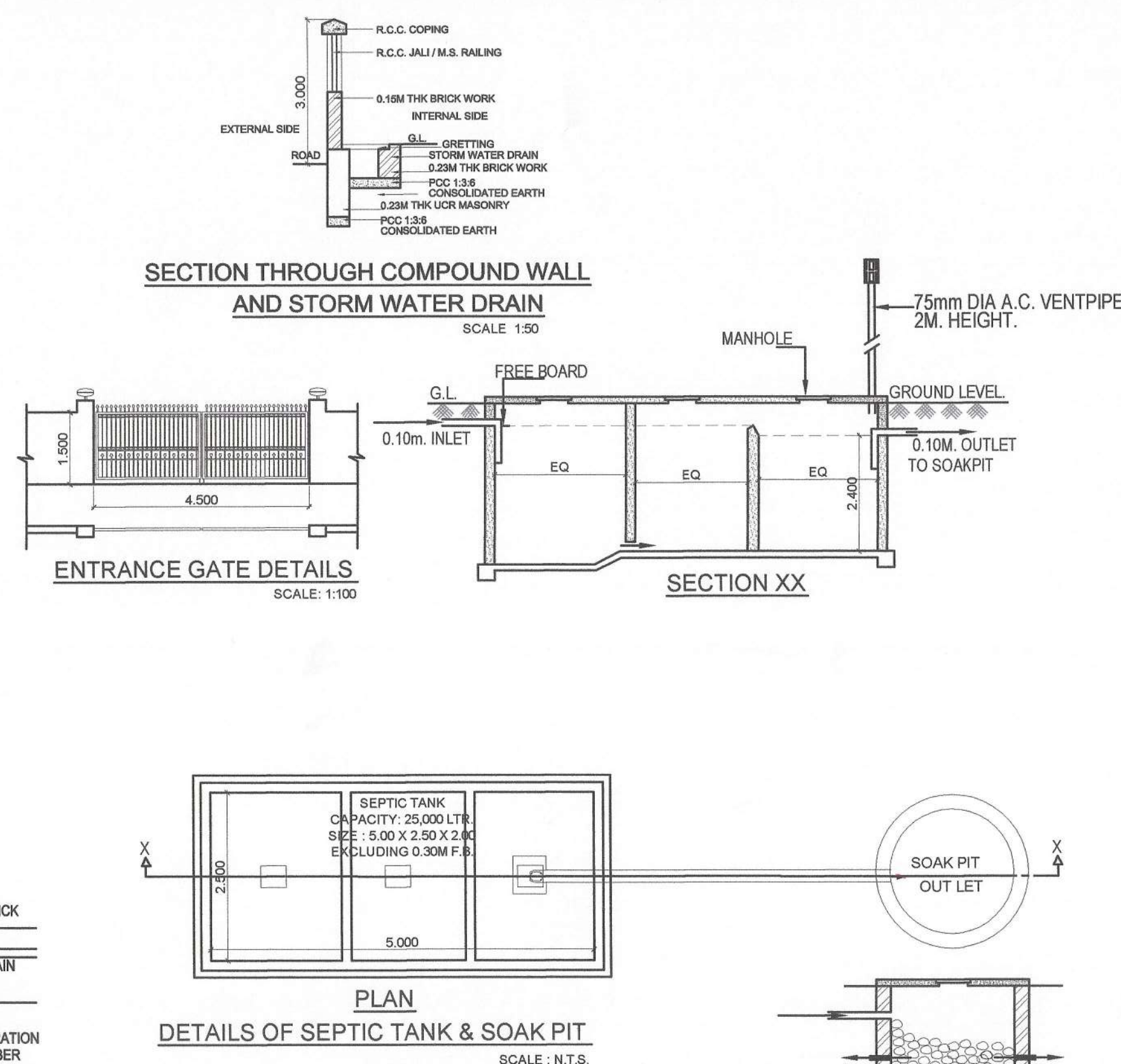
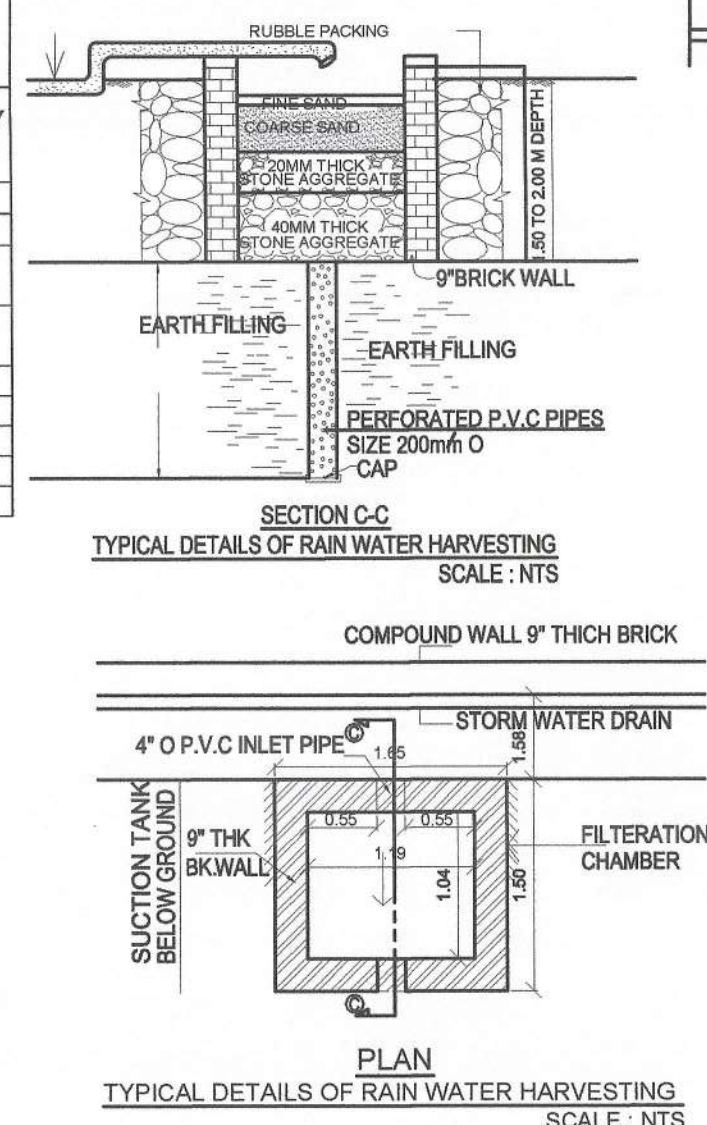
II. LPD = LITER PER DAY.

III. FOR SEPTIC TANK CAPACITY FLUSHING & DOWNSIDE FLOW TO SEWER WILL BE 100% & 85% RESPECTIVELY.















FOR SEPTIC TANK, 6X7X10X18X24X30X36X42X48X54X60X66X72X78X84X90X96X102X108X114X120X126X132X138X144X150X156X162X168X174X180X186X192X198X204X210X216X222X228X234X240X246X252X258X264X270X276X282X288X294X300X306X312X318X324X330X336X342X348X354X360X366X372X378X384X390X396X402X408X414X420X426X432X438X444X450X456X462X468X474X480X486X492X498X504X510X516X522X528X534X540X546X552X558X564X570X576X582X588X594X600X606X612X618X624X630X636X642X648X654X660X666X672X678X684X690X696X702X708X714X720X726X732X738X744X750X756X762X768X774X780X786X792X798X804X810X816X822X828X834X840X846X852X858X864X870X876X882X888X894X900X906X912X918X924X930X936X942X948X954X960X966X972X978X984X990X996X1002X1008X1014X1020X1026X1032X1038X1044X1050X1056X1062X1068X1074X1080X1086X1092X1098X1104X1110X1116X1122X1128X1134X1140X1146X1152X1158X1164X1170X1176X1182X1188X1194X1200X1206X1212X1218X1224X1230X1236X1242X1248X1254X1260X1266X1272X1278X1284X1290X1296X1302X1308X1314X1320X1326X1332X1338X1344X1350X1356X1362X1368X1374X1380X1386X1392X1398X1404X1410X1416X1422X1428X1434X1440X1446X1452X1458X1464X1470X1476X1482X1488X1494X1500X1506X1512X1518X1524X1530X1536X1542X1548X1554X1560X1566X1572X1578X1584X1590X1596X1602X1608X1614X1620X1626X1632X1638X1644X1650X1656X1662X1668X1674X1680X1686X1692X1698X1704X1710X1716X1722X1728X1734X1740X1746X1752X1758X1764X1770X1776X1782X1788X1794X1800X1806X1812X1818X1824X1830X1836X1842X1848X1854X1860X1866X1872X1878X1884X1890X1896X1902X1908X1914X1920X1926X1932X1938X1944X1950X1956X1962X1968X1974X1980X1986X1992X1998X2004X2010X2016X2022X2028X2034X2040X2046X2052X2058X2064X2070X2076X2082X2088X2094X2100X2106X2112X2118X2124X2130X2136X2142X2148X2154X2160X2166X2172X2178X2184X2190X2196X2202X2208X2214X2220X2226X2232X2238X2244X2250X2256X2262X2268X2274X2280X2286X2292X2298X2304X2310X2316X2322X2328X2334X2340X2346X2352X2358X2364X2370X2376X2382X2388X2394X2400X2406X2412X2418X2424X2430X2436X2442X2448X2454X2460X2466X2472X2478X2484X2490X2496X2502X2508X2514X2520X2526X2532X2538X2544X2550X2556X2562X2568X2574X2580X2586X2592X2598X2604X2610X2616X2622X2628X2634X2640X2646X2652X2658X2664X2670X2676X2682X2688X2694X2700X2706X2712X2718X2724X2730X2736X2742X2748X2754X2760X2766X2772X2778X2784X2790X2796X2802X2808X2814X2820X2826X2832X2838X2844X2850X2856X2862X2868X2874X2880X2886X2892X2898X2904X2910X2916X2922X2928X2934X2940X2946X2952X2958X2964X2970X2976X2982X2988X2994X3000X3006X3012X3018X3024X3030X3036X3042X3048X3054X3060X3066X3072X3078X3084X3090X3096X3102X3108X3114X3120X3126X3132X3138X3144X3150X3156X3162X3168X3174X3180X3186X3192X3198X3204X3210X3216X3222X3228X3234X3240X3246X3252X3258X3264X3270X3276X3282X3288X3294X3300X3306X3312X3318X3324X3330X3336X3342X3348X3354X3360X3366X3372X3378X3384X3390X3396X3402X3408X3414X3420X3426X3432X3438X3444X3450X3456X3462X3468X3474X3480X3486X3492X3498X3504X3510X3516X3522X3528X3534X3540X3546X3552X3558X3564X3570X3576X3582X3588X3594X3600X3606X3612X3618X3624X3630X3636X3642X3648X3654X3660X3666X3672X3678X3684X3690X3696X3702X3708X3714X3720X3726X3732X3738X3744X3750X3756X3762X3768X3774X3780X3786X3792X3798X3804X3810X3816X3822X3828X3834X3840X3846X3852X3858X3864X3870X3876X3882X3888X3894X3900X3906X3912X3918X3924X3930X3936X3942X3948X3954X3960X3966X3972X3978X3984X3990X3996X4002X4008X4014X4020X4026X4032X4038X4044X4050X4056X4062X4068X4074X4080X4086X4092X4098X4104X4110X4116X4122X4128X4134X4140X4146X4152X4158X4164X4170X4176X4182X4188X4194X4200X4206X4212X4218X4224X4230X4236X4242X4248X4254X4260X4266X4272X4278X4284X4290X4296X4302X4308X4314X4320X4326X4332X4338X4344X4350X4356X4362X4368X4374X4380X4386X4392X4398X4404X4410X4416X4422X4428X4434X4440X4446X4452X4458X4464X4470X4476X4482X4488X4494X4500X4506X4512X4518X4524X4530X4536X4542X4548X4554X4560X4566X4572X4578X4584X4590X4596X4602X4608X4614X4620X4626X4632X4638X4644X4650X4656X4662X4668X4674X4680X4686X4692X4698X4704X4710X4716X4722X4728X4734X4740X4746X4752X4758X4764X4770X4776X4782X4788X4794X4800X4806X4812X4818X4824X4830X4836X4842X4848X4854X4860X4866X4872X4878X4884X4890X4896X4902X4908X4914X4920X4926X4932X4938X4944X4950X4956X4962X4968X4974X4980X4986X4992X4998X5004X5010X5016X502

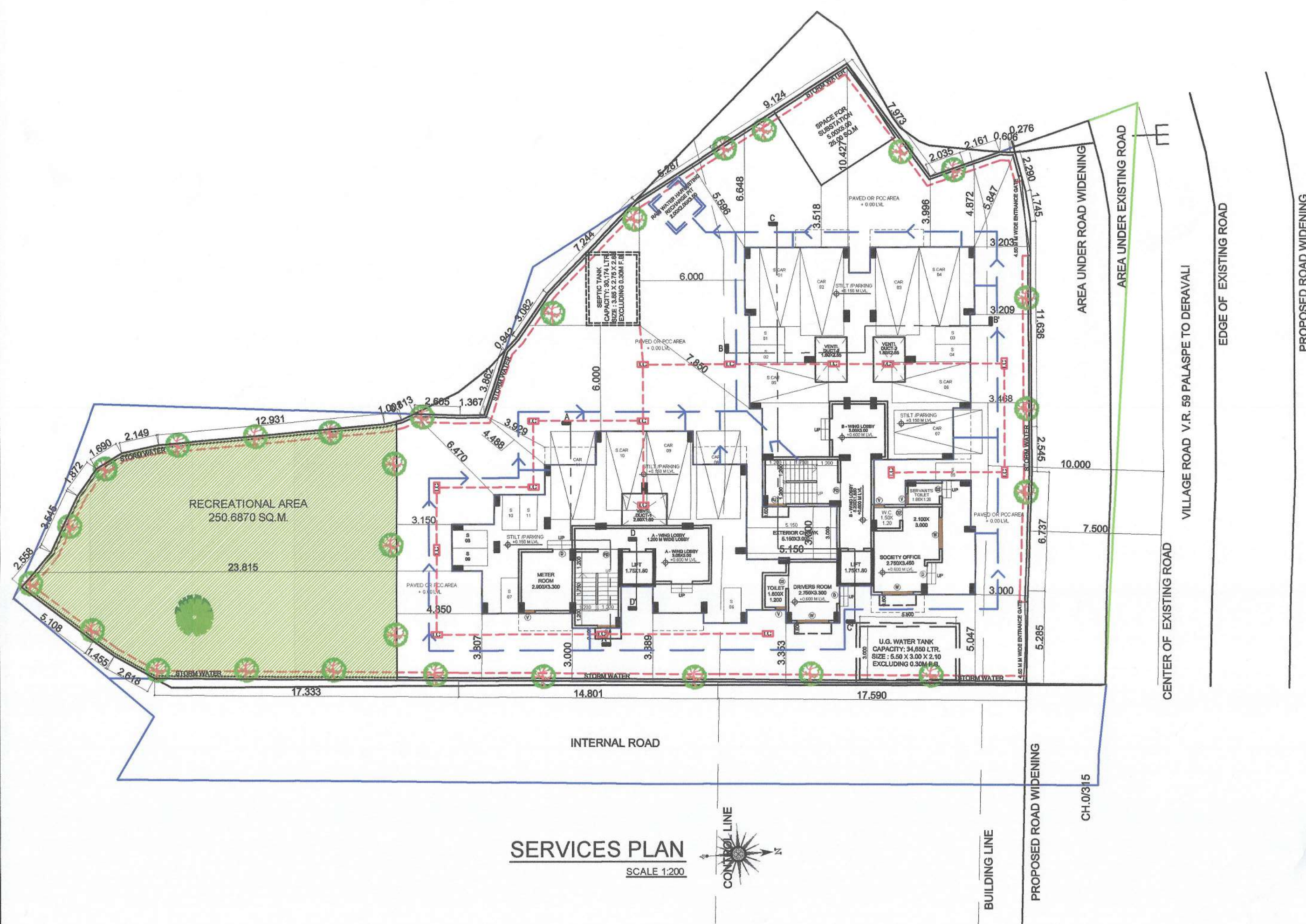
NOTE:	
i.	FOR RESIDENTIAL UNIT 5 PERSON PER TENEMENT.
ii.	WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA
iii.	WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITER PER TENEMENT
iv.	SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.

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



SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE			SILL LEVEL	DESCRIPTION
	WIDTH	HEIGHT	AREA	(METER)	
	(METER)	(METER)	(SQM)		
1	2	3	4 = 2 X 3	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.800	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.200	2.160	1.050	ALUMINIUM SLIDING WINDOW
W1	1.400	1.200	1.680	1.050	ALUMINIUM SLIDING WINDOW
W2	1.800	2.100	3.780	0.150	ALUMINIUM SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINIUM LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR.
RJ	1.200	1.800	2.160	0.450	R.C.C. JALI

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		
CYCLE PARKING		



This Commencement Certificate is approved subject to the conditions mentioned in Commencement Certificate bearing no CIDCO/ NAINA/ Panvel/Palasppe/BP-00547/CC/ 2022/0209

Dated : 27 May 2022

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	34.0000
b) COMMERCIAL	0.0000
NO. OF UNIT PROPOSED	
a) RESIDENTIAL	34.0000
b) COMMERCIAL	0.0000

PROFORMA - I

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 18/12/2020 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.

For. S.P. CONSTRUCTION

Partner

AR DEEPAK THAKAR

SIGNATURE OF THE OWNERS SIGNATURE OF LICENSED ARCHITECT

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
27/10/2021			AS SHOWN AS	AR KOMAL	

DESCRIPTION OF PROPOSAL AND PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED
RESIDENTIAL BUILDING ON LAND BEARING GUT NO.
161/5, 161/6, 161/7 & 161/8 AT VILLAGE - PALASPE,
TALUKA -PANVEL. DIST - RAIGAD.

NAME OF OWNER

M/s. S. P. CONSTRUCTION
Mr. Nandkishor D. Thesia, 01, Crystal CHS, Plot No. 25,
Sector - 19, New Panvel (E), Navi Mumbai - 410206

For. S.P. CONSTRUCTION

Mr. Nandkishor D. Thesia
(PoA HOLDER)

FORM OF CERTIFICATE

I, (MR. DEEPAK THAKARE) 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.

ADDRESS:
SHREE NAND-DHAM BLDG., A-509, PLOT NO 59,
SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400601
dpthakare@gmail.com
PH. 7580241 7580242 FAX. 27580243

SIGNATURE OF LICENSED ARCHITECT

SIGNATURE NAME OF LICENSED ARCHITECT

ADDRESS OF LICENSED ARCHITECT _____



AR. DEEPAK THAKARE
CA/92/14485

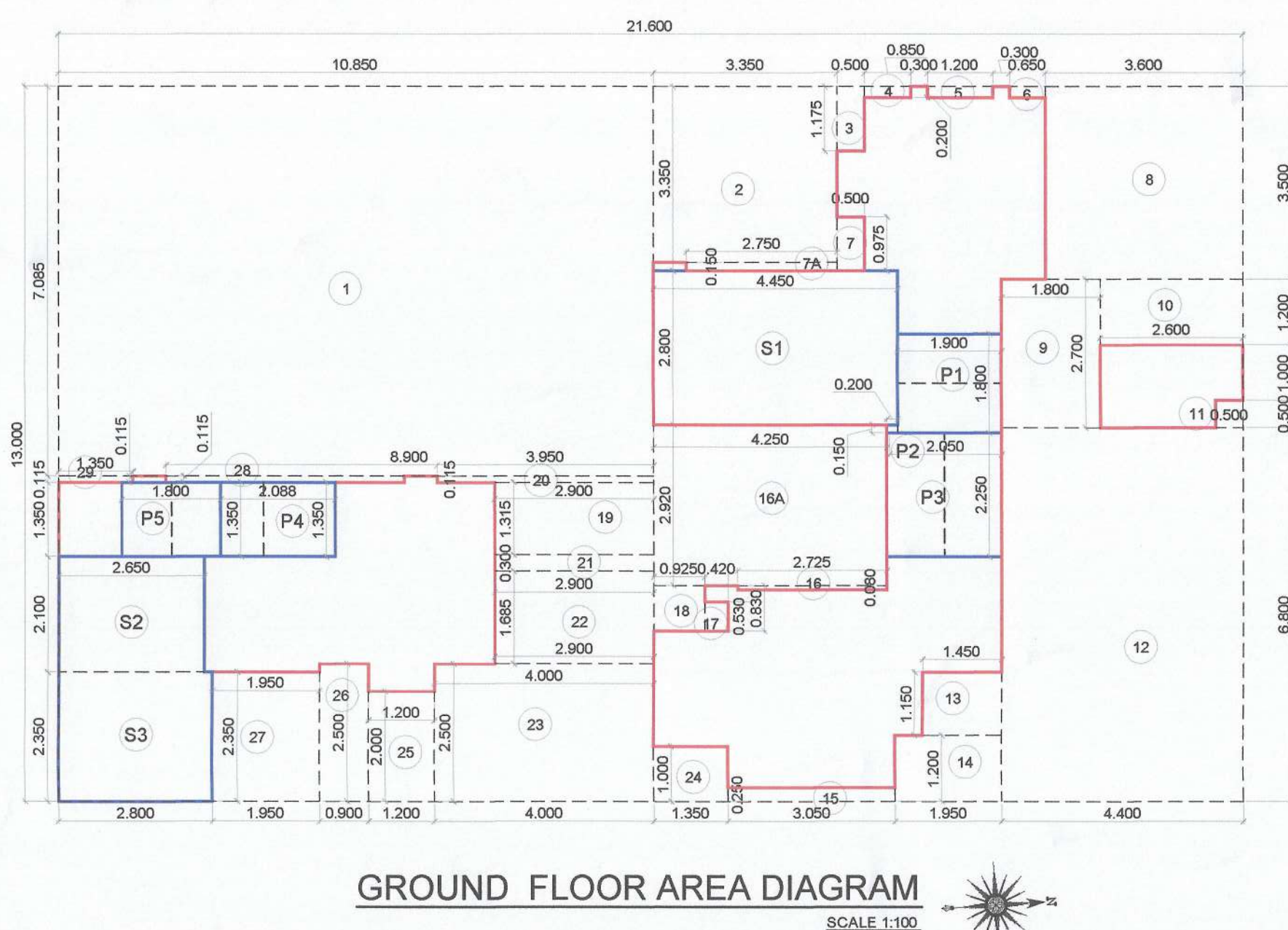
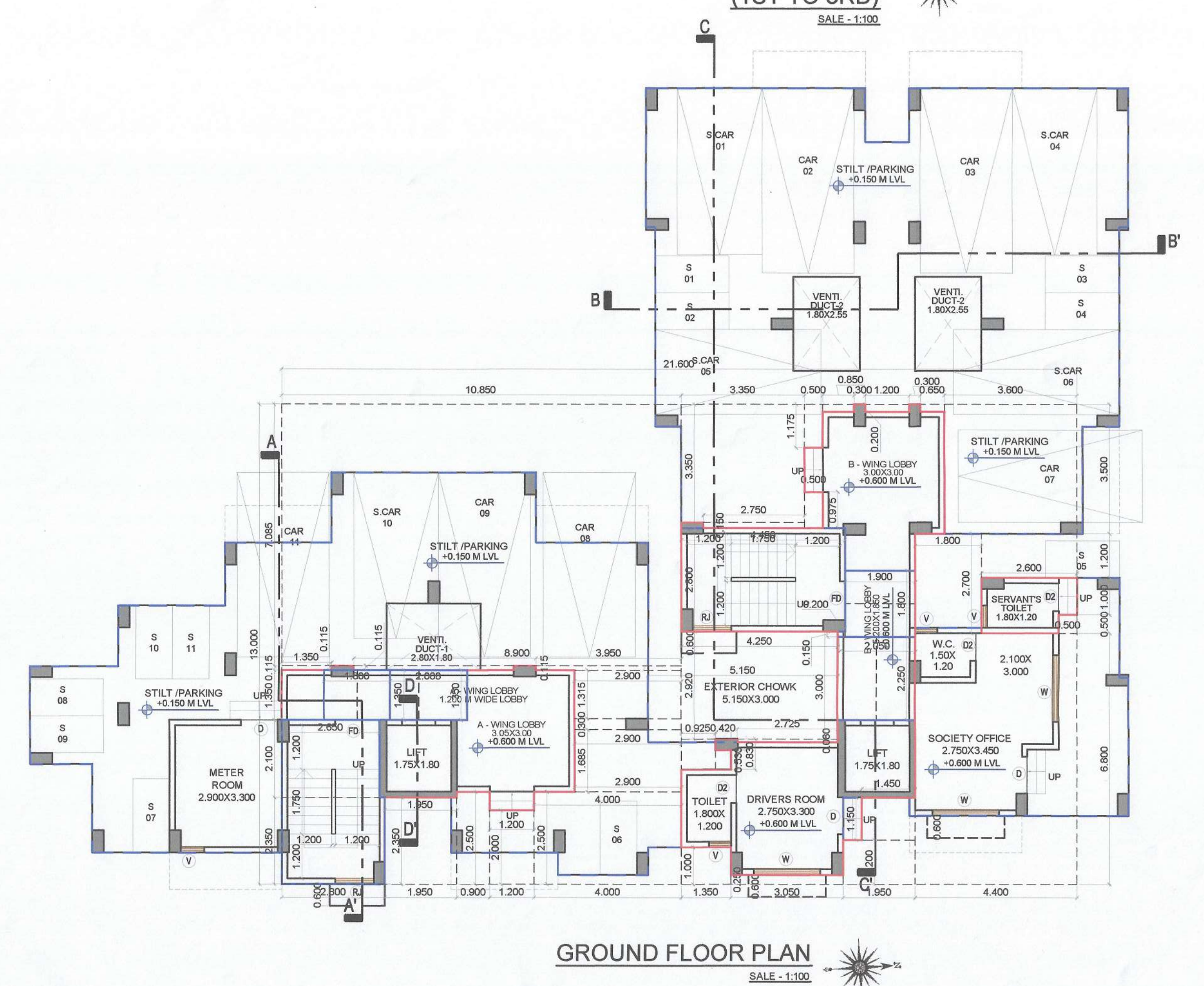
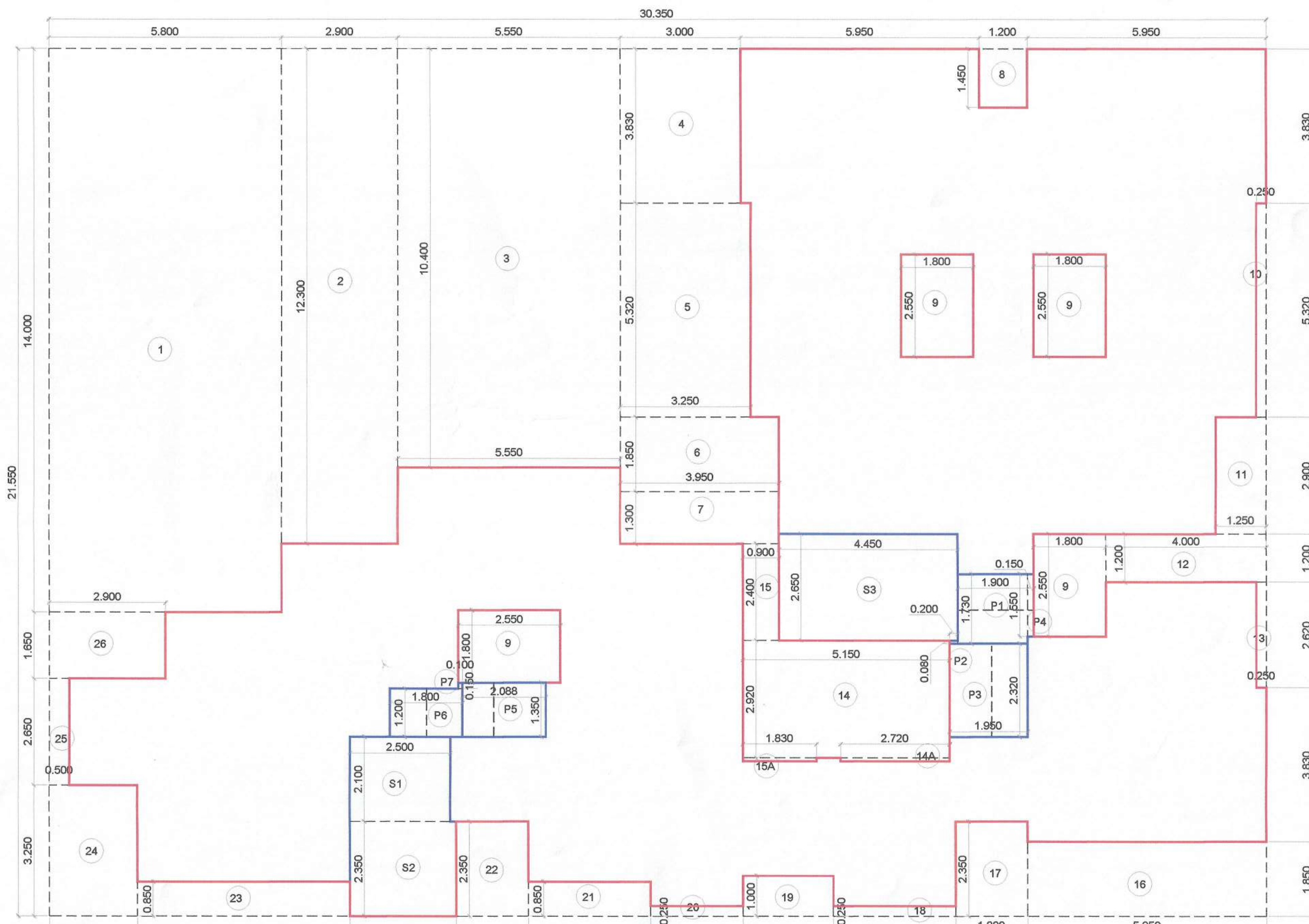
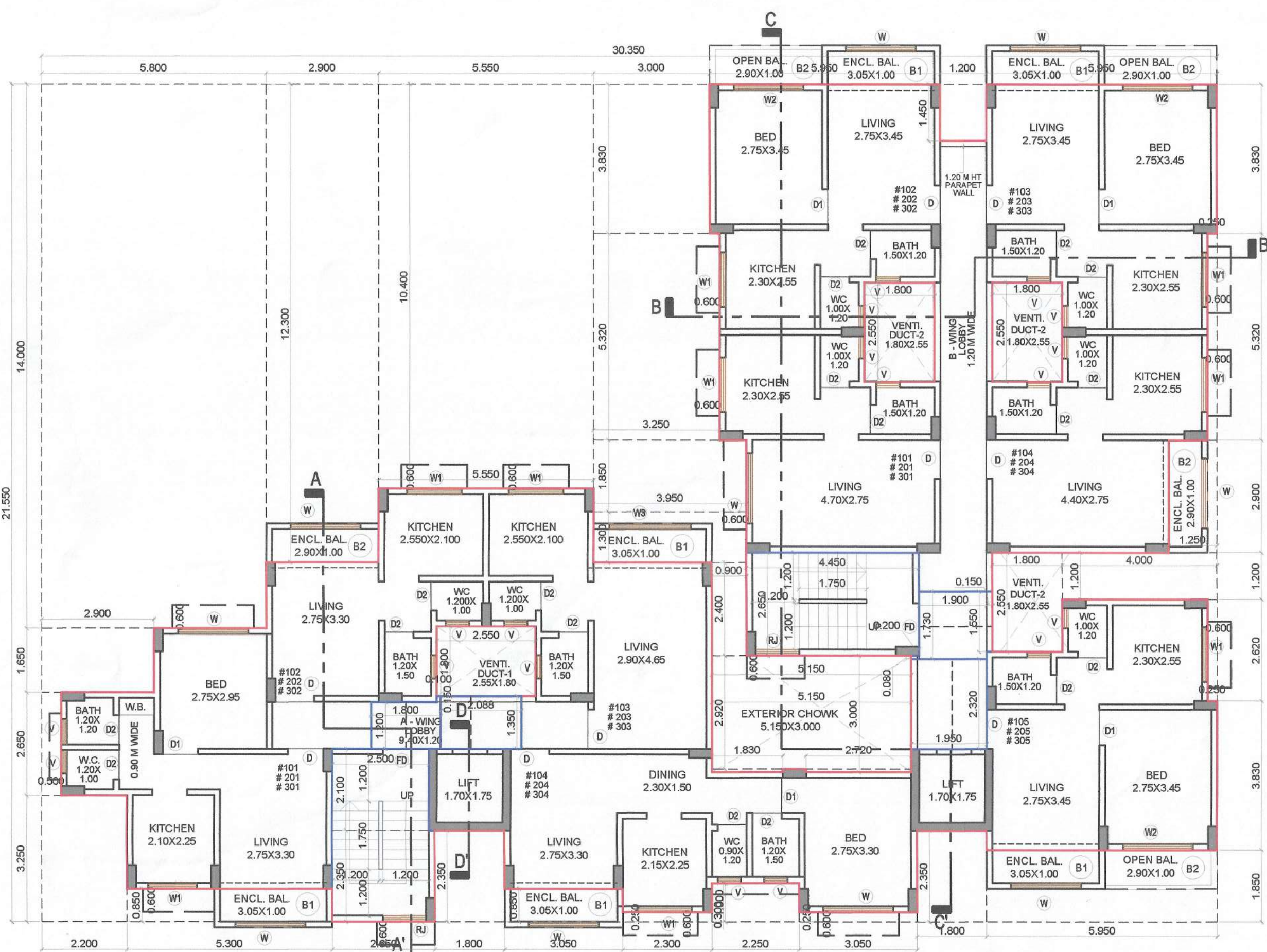
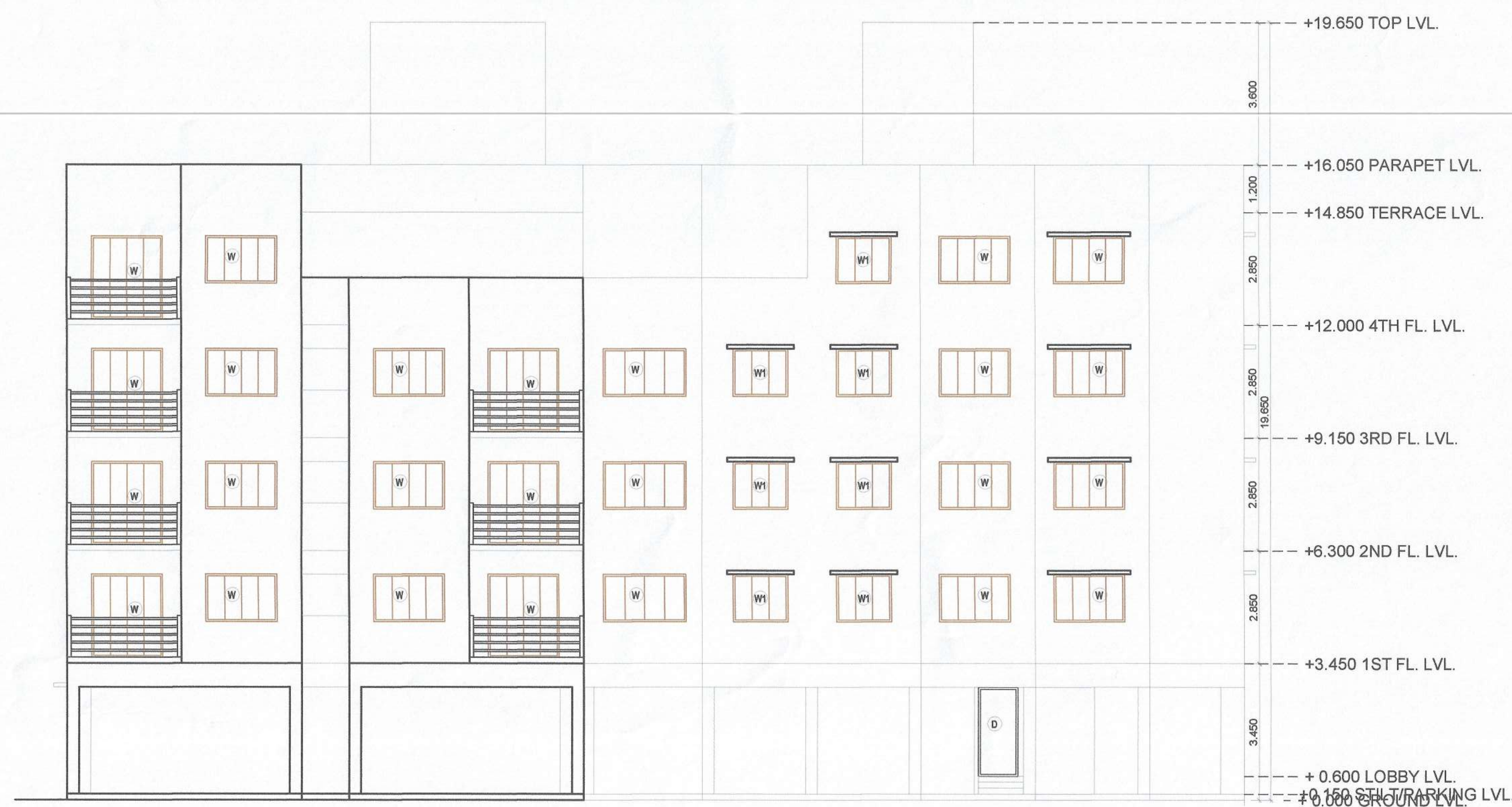
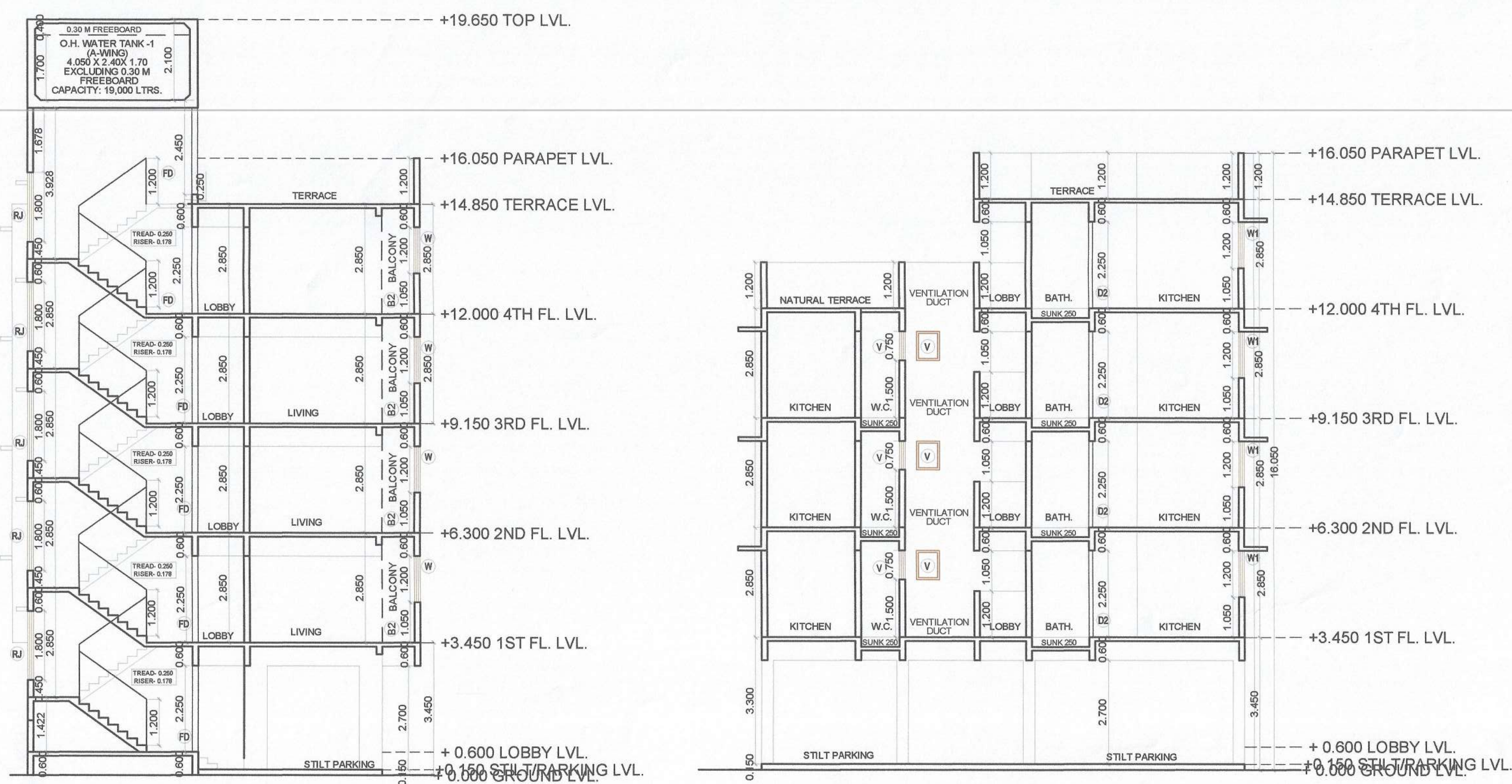
DPT **DEEPAK P. THAKARE**
ARCHITECTS & PLANNERS

SHREE NAND-DHAM BLDG., A-509, PLOT NO 59,
SECTOR-11, C.B.D.-BELAPUR, NAVI-MUMBAI, 400614
PH. +9198 2006 0238
mailto:ncs@nanddham.com

CONTENT : GROUND, FIRST, SECOND & THIRD FLOOR PLAN,
AREA DIAGRAMS, AREA CALCULATIONS, FRONT
SECTION A-A & SECTION D-D, EAST ELEVATION.

STAMP OF APPROVAL

This Commencement Certificate
is approved subject to the
conditions mentioned in
Commencement Certificate
bearing no CIDCO/ NAINA/
Panvel/Palasp/BP-00547/CC/
2022/0209
Dated : 27 May 2022



SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5	6
BUILDING - 1: 1ST, 2ND, 3RD FLOOR					
LIVING	A- #103	13.920	W	2.320	2.520
BED	B- #102	9.485	W2	1.581	3.780
KITCHEN	B- #102	6.009	W1	1.002	1.680
BATHW.C.	B- #102	1.913	V	0.319	0.450

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE			BILL LEVEL	DESCRIPTION
	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)		
1	2	3	4 = 2 X 3	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	1.800	1.200	2.160	1.050	ALUMINUM SLIDING WINDOW
W1	1.400	1.200	1.680	1.050	ALUMINUM SLIDING WINDOW
W2	1.800	2.100	3.780	0.150	ALUMINUM SLIDING WINDOW
W3	2.100	1.200	2.520	1.050	ALUMINUM SLIDING WINDOW
V	0.600	0.750	0.450	1.500	ALUMINUM LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR.
RJ	1.200	1.800	2.160	0.450	R.C.C. JALL

BUILDING -1						
GROUND FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE	HEIGHT	AREA
				(M)	(M)	
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
BUILDING - 1 : GROUND FLOOR						
1	A	1.00	1.00	21.600	13.000	280.800
TOTAL ADDITION						280.800

1	2	1.00	1.00	10.850	7.085	76.872
3	2	1.00	1.00	3.350	3.200	10.720
4	3	1.00	1.00	0.500	1.175	0.588
5	4	1.00	1.00	0.850	0.200	0.170
6	5	1.00	1.00	1.200	0.200	0.240
7	6	1.00	1.00	0.650	0.200	0.130
8	7	1.00	1.00	0.500	0.975	0.488
8	7A	1.00	1.00	2.750	0.150	0.413
9	8	1.00	1.00	3.600	3.500	12.600
10	9	1.00	1.00	1.800	2.700	4.860
11	10	1.00	1.00	2.600	1.200	3.120
12	11	1.00	1.00	0.500	0.500	0.250
13	12	1.00	1.00	4.400	6.800	29.920
14	13	1.00	1.00	1.450	1.150	1.668
15	14	1.00	1.00	1.850	1.200	2.240
16	15	1.00	1.00	3.050	0.250	0.763
17	16	1.00	1.00	2.725	0.080	0.218
18	16A	1.00	1.00	4.250	2.920	12.410
19	17	1.00	1.00	0.420	0.530	0.223
20	18	1.00	1.00	0.925	0.830	0.768
21	19	1.00	1.00	2.900	1.315	3.814
22	20	1.00	1.00	3.950	0.115	0.454
23	21	1.00	1.00	2.900	0.300	0.870
24	22	1.00	1.00	2.900	1.685	4.887
25	23	1.00	1.00	4.000	2.500	10.000
26	24	1.00	1.00	1.350	1.000	1.350
27	25	1.00	1.00	1.200	2.000	2.400
28	26	1.00	1.00	0.900	2.500	2.250
29	27	1.00	1.00	1.950	2.350	4.583
30	28	1.00	1.00	4.350	0.115	0.500
31	29	1.00	1.00	1.350	0.115	0.155
DEDUCTION						190.020

32	S1	1.00	1.00	4.450	2.800	12.460
33	S2	1.00	1.00	2.950	2.100	6.195
34	S3	1.00	1.00	2.800	2.350	6.580
35	P1	1.00	1.00	1.900	1.800	3.420
36	P2	1.00	1.00	0.200	0.150	0.030
37	P3	1.00	1.00	2.100	4.7250	4.7250
38	P4	1.00	1.00	2.088	1.350	2.819
39	P5	1.00	1.00	1.800	1.350	2.430
TOTAL AREA OF STAIRCASE & PASSAGE						38.029
TOTAL DEDUCTION						228.049
NET BUILT UP AREA @ GROUND FLOOR						52.751
PERMISSIBLE / PROPOSED BALCONY (16% OF TOTAL BUA AREA)						0.000
PERMISSIBLE / PROPOSED TERRACE @ GROUND FLOOR (20% OF NET BUA)						0.000

NO. OF UNIT PROPOSED
a) RESIDENTIAL 34.000
b) COMMERCIAL 0.000

LEGENDS

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

DESCRIPTION OF PROPOSAL AND PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED
RESIDENTIAL BUILDING ON LAND BEARING GUT NO.
161/5, 161/6, 161/7 & 161/8 AT VILLAGE - PALASP,
TALUKA - PANVEL, DIST - RAIGAD.

NAME OF OWNER

M/s. S. P. CONSTRUCTION
Mr. Nandkishor D. Thesis, 01, Crystal CHS, Plot No. 25,
Sector - 19, New Panvel (E), Navi Mumbai - 410206

For S.P. CONSTRUCTION

Partner

Mr. Nandkishor D. Thesis

(POA HOLDER)

DATE 27/10/2021 JOB NO. DRG NO. SCALE DRAWN BY AS SHOWN AS AR KOMAL CHECKED BY

SIGNATURE, NAME OF LICENSED ARCHITECT ADDRESS OF LICENSED ARCHITECT

DR. DEEPAK P. THAKARE

CA/92/14485

DPT DEEPAK P. THAKARE

ARCHITECT & PLANNER

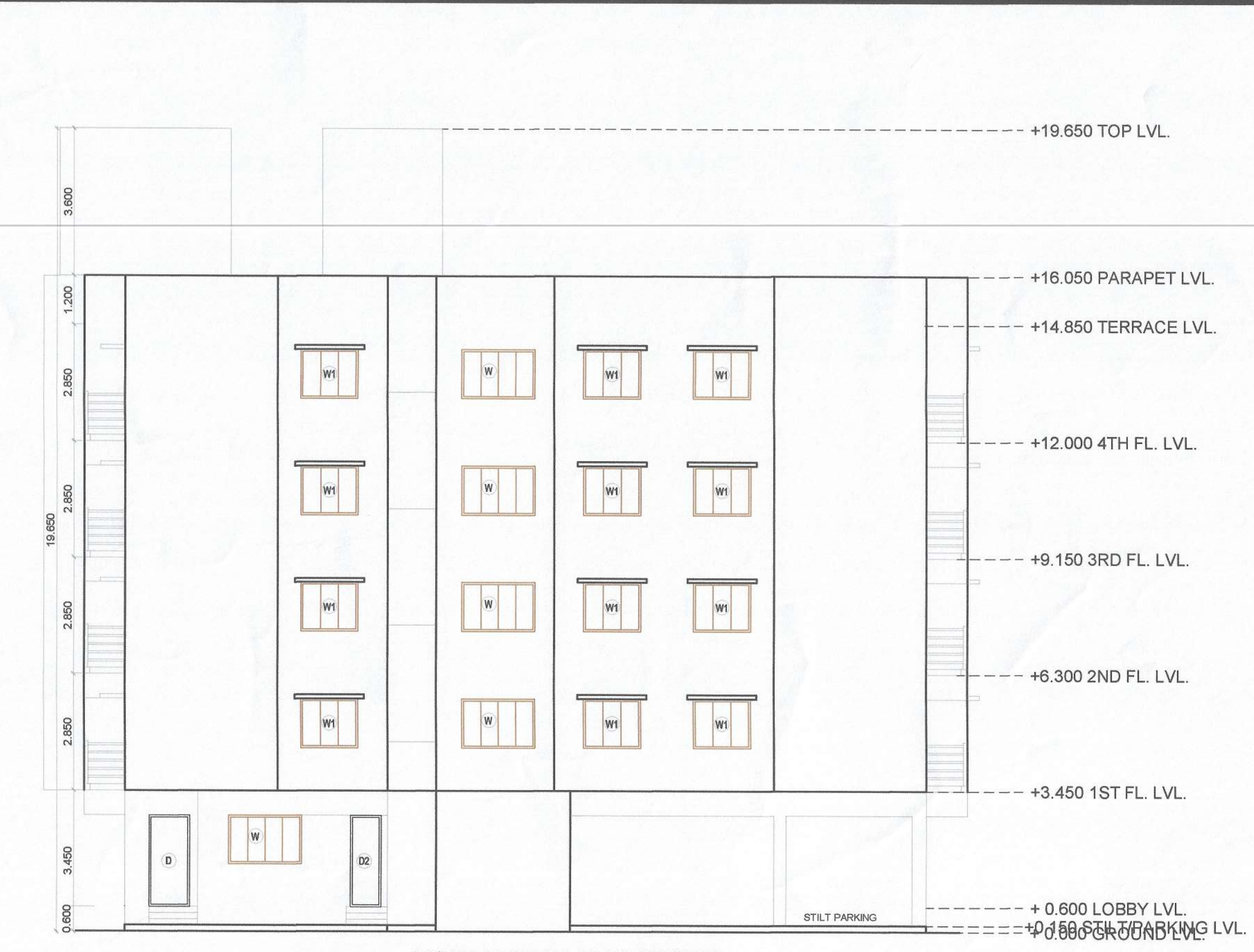
BRIEF: Nand-Kishor D. Thesis, 01, Crystal CHS, Plot No. 25, Sector - 19, New Panvel (E), Navi Mumbai - 410206. dptn@navi.com

STAMP OF APPROVAL

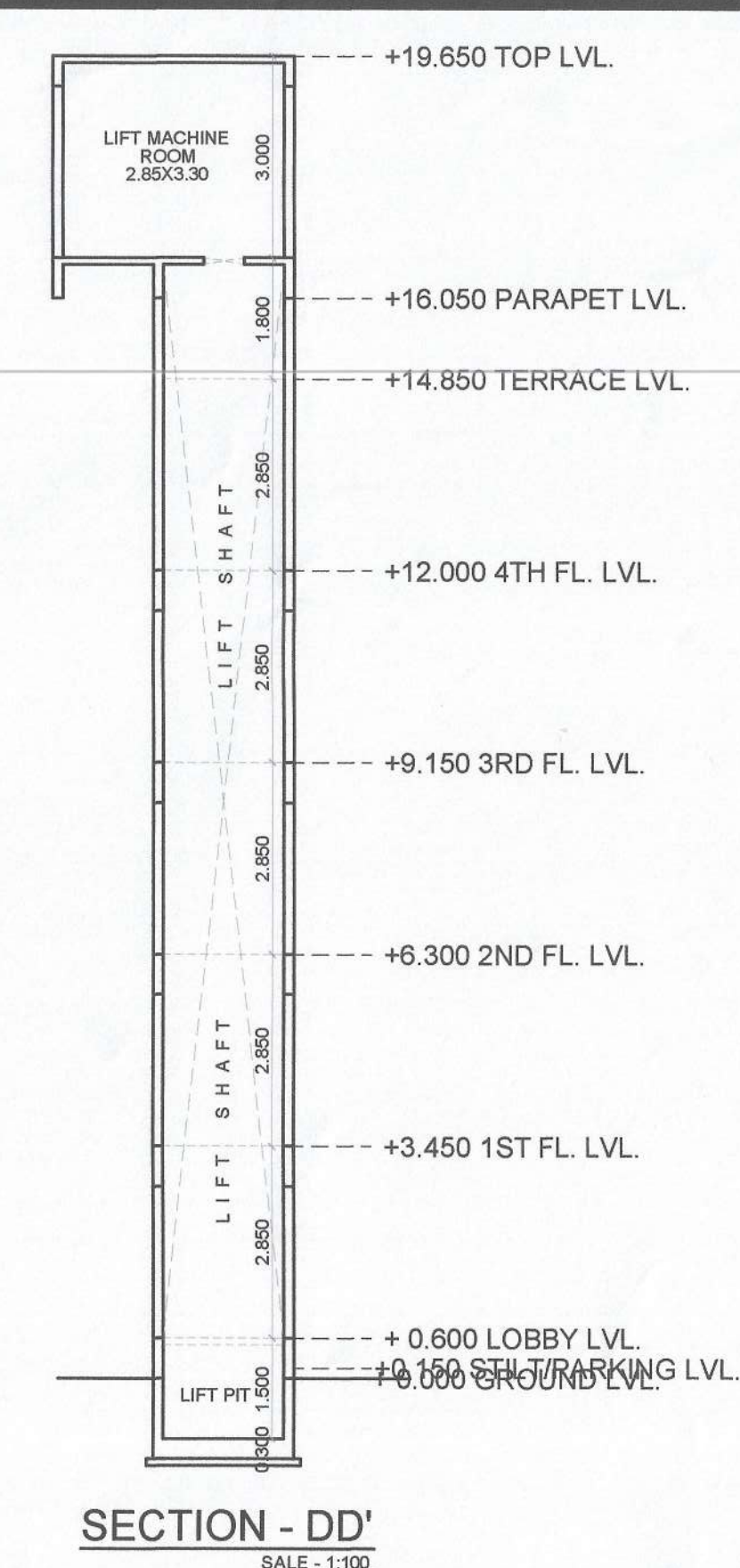
This Commencement Certificate is approved subject to the conditions mentioned in Commencement Certificate bearing no CIDCO/ NAINA/ Panvel/Palasppe/BP-00547/CC/ 2022/0209
Dated : 27 May 2022



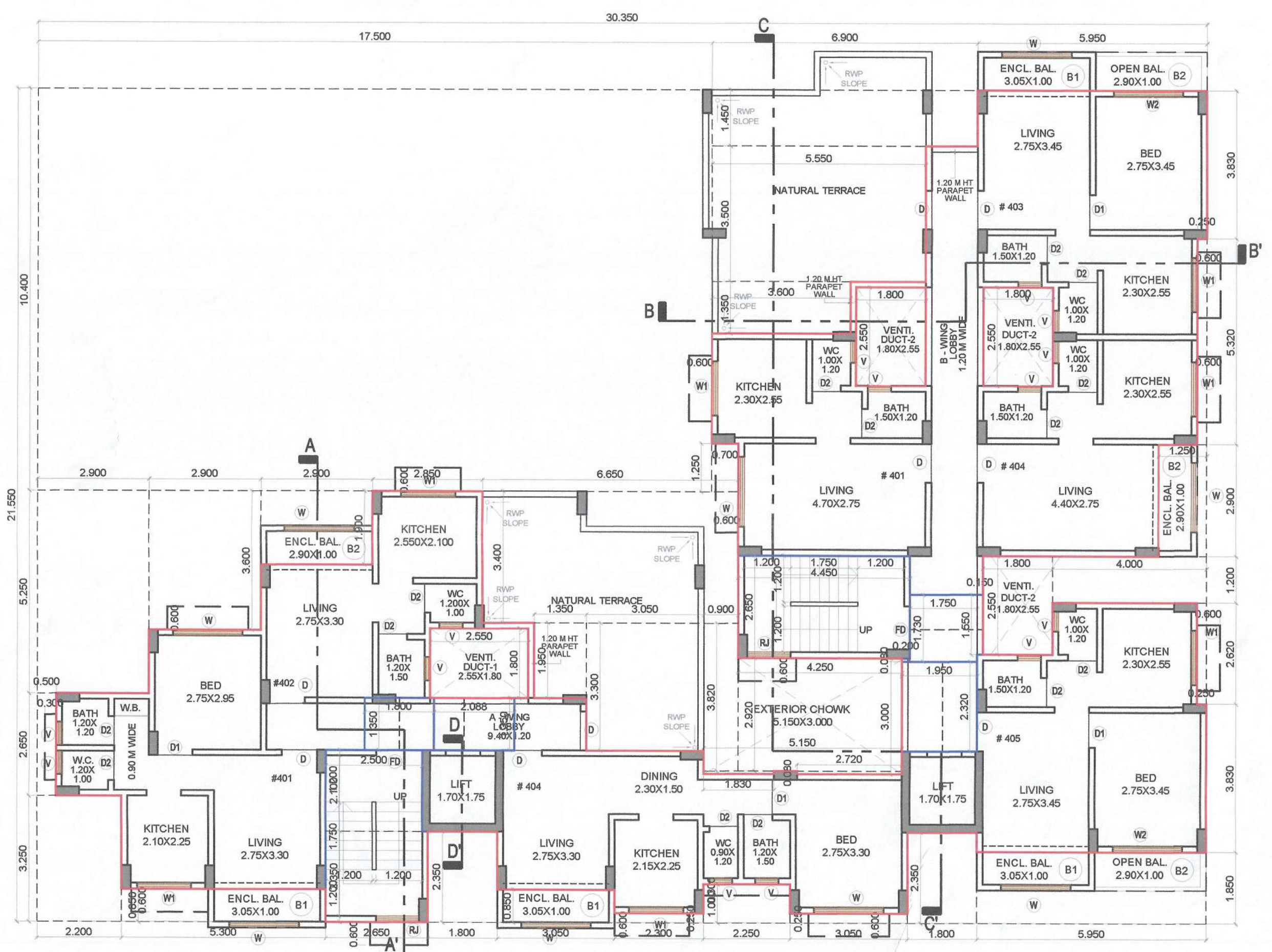
EAST SIDE ELEVATION
SCALE - 1:100



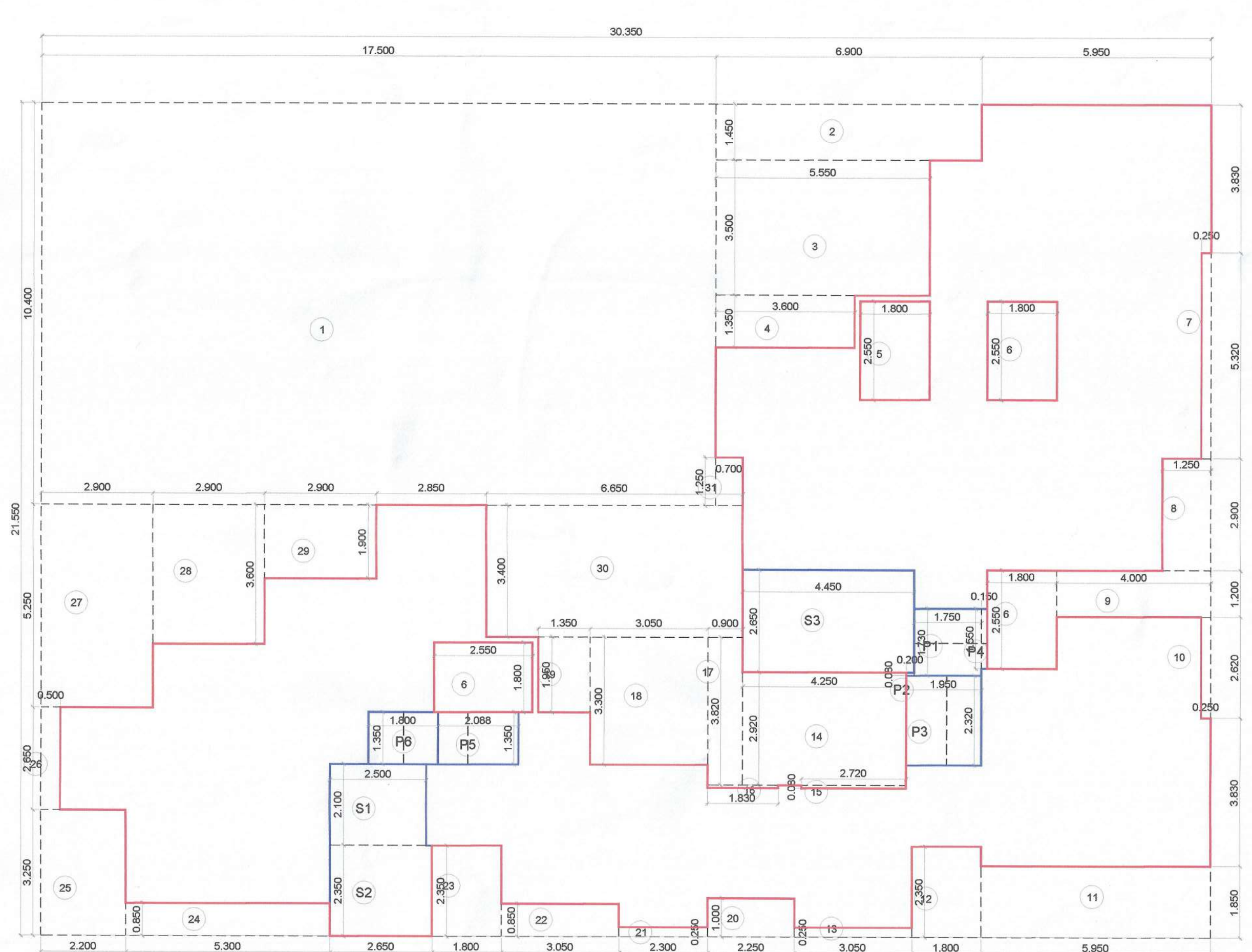
NORTH SIDE ELEVATION
SCALE - 1:100



SECTION - DD'
SCALE - 1:100



FOURTH FLOOR PLAN
SCALE - 1:100

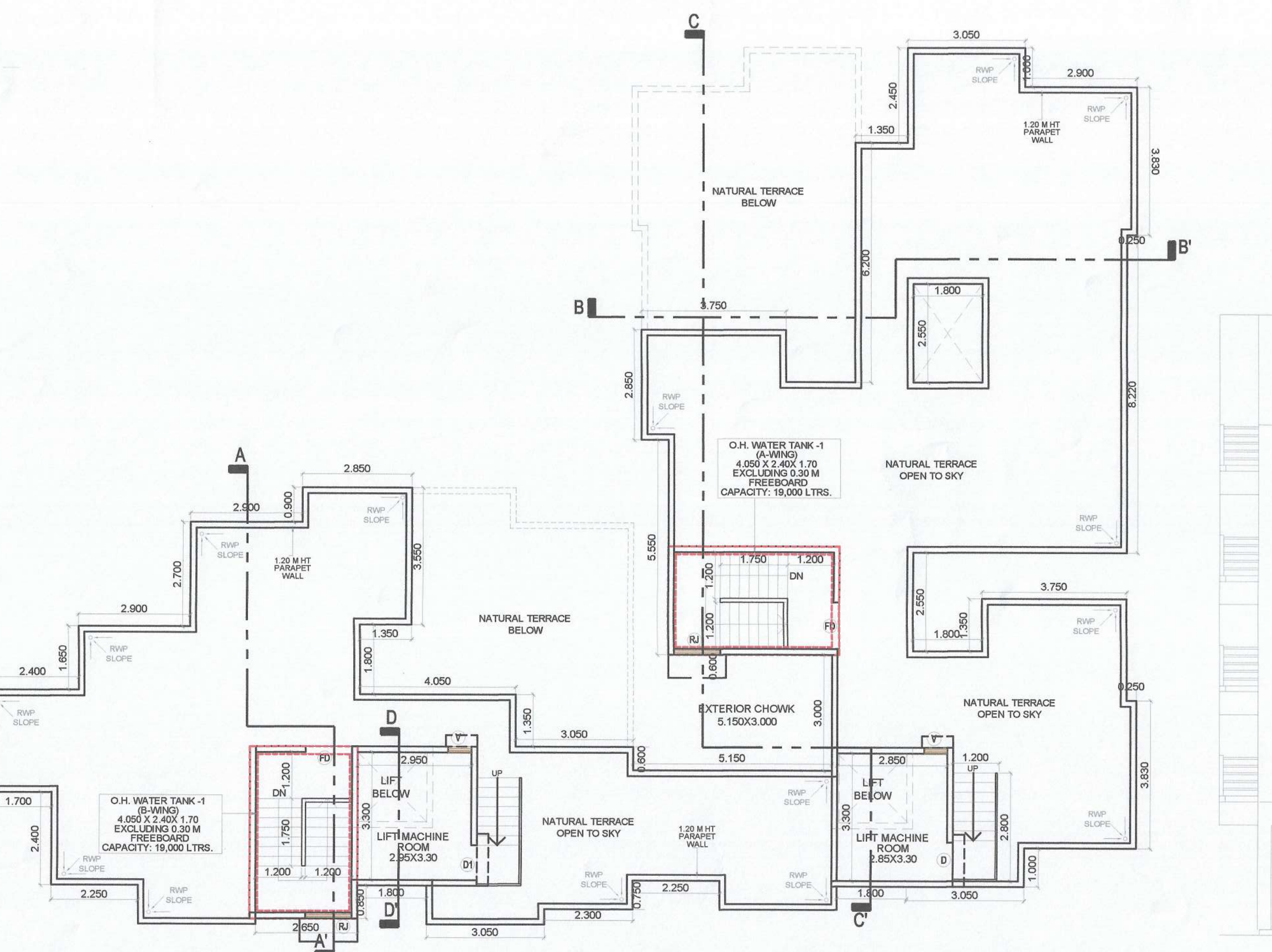


FOURTH FLOOR AREA DIAGRAM
SCALE - 1:100

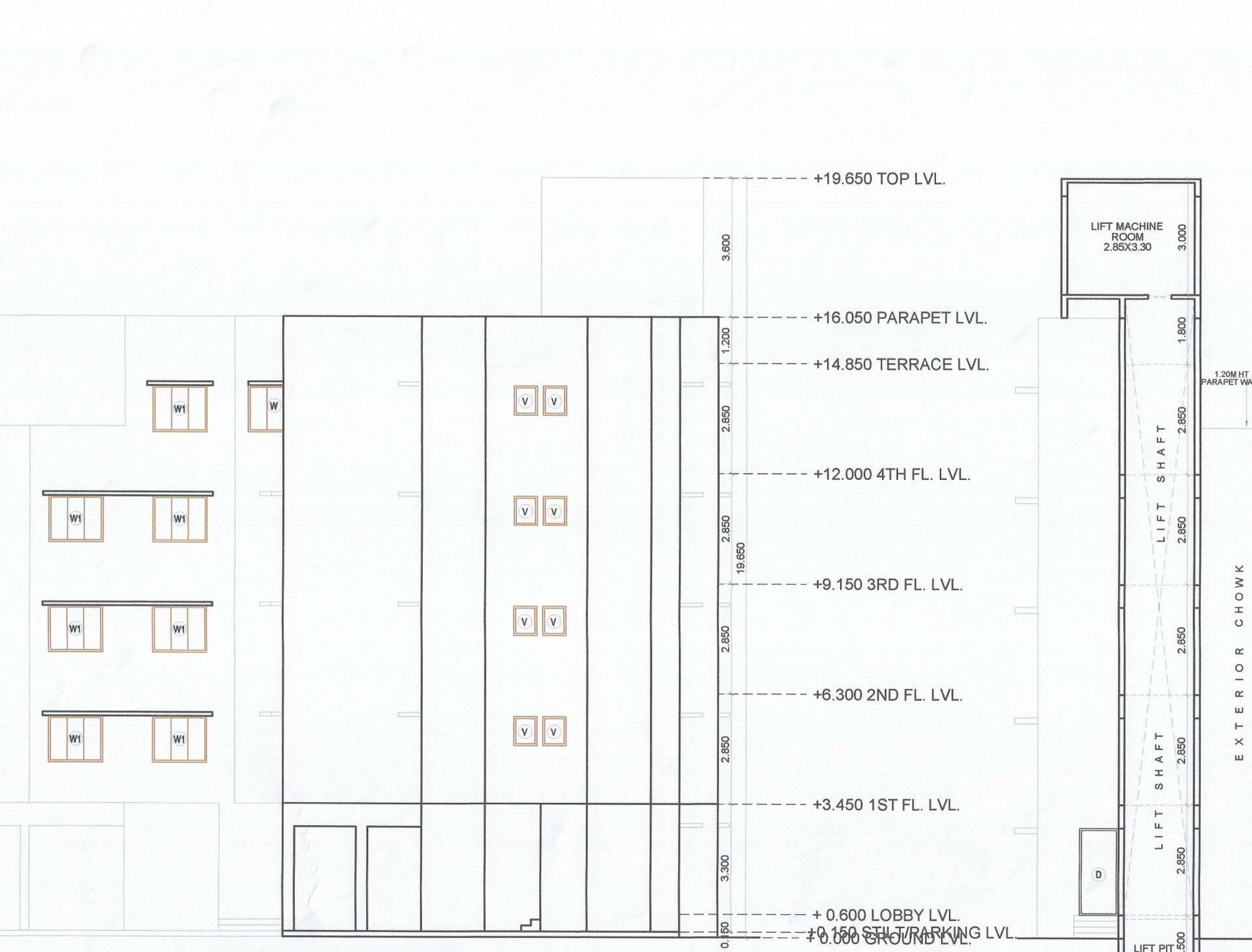
BUILDING - 1 4TH FLOOR AREA CALCULATION							
SRL NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)	
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)	
BUILDING - 1: 4TH FLOOR							
1	A	1.00	1.00	30.350	21.550	654.043	
TOTAL ADDITION							654.043
DEDUCTION							
2	1	1.00	1.00	17.500	10.400	182.000	
3	2	1.00	1.00	6.900	1.450	10.005	
4	3	1.00	1.00	5.550	3.500	19.425	
5	4	1.00	1.00	3.600	1.350	4.860	
5	5	1.00	1.00	1.800	2.550	4.590	
6	6	3.00	1.00	1.800	2.550	13.770	
6	7	1.00	1.00	5.320	0.250	1.330	
7	8	1.00	1.00	1.250	2.900	3.625	
8	9	1.00	1.00	4.000	1.200	4.800	
9	10	1.00	1.00	0.250	2.620	0.655	
10	11	1.00	1.00	0.950	1.850	11.008	
11	12	1.00	1.00	1.800	2.350	4.230	
12	13	1.00	1.00	3.050	0.250	0.763	
13	14	1.00	1.00	4.250	2.820	12.410	
14	15	1.00	1.00	2.720	0.080	0.218	
15	16	1.00	1.00	1.830	0.080	0.146	
16	17	1.00	1.00	0.900	3.820	3.438	
18	18	1.00	1.00	3.050	3.300	10.065	
19	19	1.00	1.00	1.350	1.950	2.633	
20	20	1.00	1.00	1.000	2.250	2.250	
21	21	1.00	1.00	2.300	1.250	0.975	
22	22	1.00	1.00	3.050	0.850	2.593	
25	23	1.00	1.00	1.800	2.350	4.230	
26	24	1.00	1.00	5.300	0.850	4.505	
27	25	1.00	1.00	2.200	3.250	7.150	
28	26	1.00	1.00	0.500	2.650	1.325	
29	27	1.00	1.00	2.800	5.250	15.225	
30	28	1.00	1.00	2.800	3.600	10.440	
31	29	1.00	1.00	2.800	1.900	5.310	
32	30	1.00	1.00	0.650	3.400	22.610	
33	31	1.00	1.00	0.700	1.250	0.875	
DEDUCTION							367.257
STAIRCASE & PASSAGE							
37	S1	1.00	1.00	2.200	2.100	5.220	
38	S2	1.00	1.00	2.850	2.350	6.728	
39	S3	1.00	1.00	4.450	2.650	11.793	
40	P1	1.00	1.00	1.750	1.730	3.028	
41	P2	1.00	1.00	0.200	0.080	0.016	
42	P3	1.00	1.00	1.950	2.320	4.524	
43	P4	1.00	1.00	1.550	0.150	0.233	
44	P5	1.00	1.00	2.088	1.350	2.819	
45	P6	1.00	1.00	1.800	1.350	2.430	
TOTAL AREA OF STAIRCASE & PASSAGE							38.319
TOTAL DEDUCTION							405.576
TOTAL BUILT UP AREA @ 4TH FLOOR							250.468
PERMISSIBLE BALCONY (10% OF TOTAL BUA)							37.570
46	B1	4.00	1.00	3.050	1.000	12.200	
47	B2	4.00	1.00	2.900	1.000	11.600	
PROPOSED BALCONY AREA @ 4TH FLOOR							23.800
EXCESS BALCONY AREA @ 4TH FLOOR							0.000
NET BUILT UP AREA @ 4TH FLOOR							250.468
PERMISSIBLE TERRACE @ 4TH FLOOR (20% OF NET BUA)							50.094
PROPOSED TERRACE AREA @ 4TH FLOOR							0.000

SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5	6
LIVING	B-#101	12.250	W2	2.042	2.160
BED	B-#102	9.485	W2	1.581	3.780
KITCHEN	B-#102	6.009	W1	1.002	1.680
BATHWC	B-#102	1.913	V	0.319	0.450

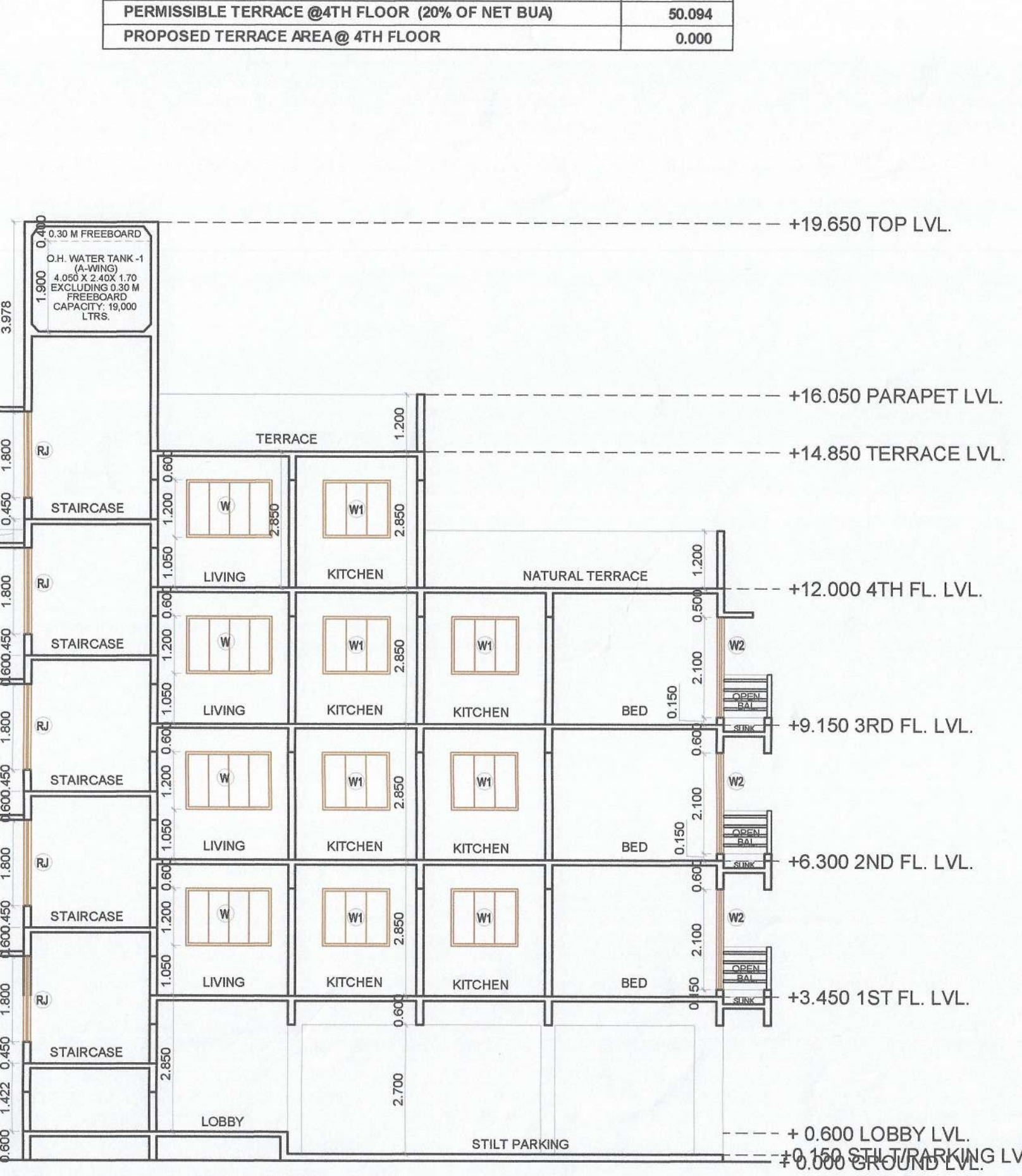
SCHEDULE OF DOORS & WINDOWS					
TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
1	2	3	4	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR
W1	1.800	1.200	2.160	1.050	ALUMINUM SLIDING WINDOW
W2	1.800	2.100	3.780	0.150	ALUMINUM SLIDING WINDOW
V	0.800	0.750	0.450	1.500	ALUMINUM LOUVERED WINDOW
FD	1.200	2.250	2.700	0.000	FIRE RATED DOOR
RJ	1.200	1.800	2.160	0.450	R.C.C. JALLI



TERRACE FLOOR PLAN
SCALE - 1:100



SOUTH SIDE ELEVATION
SCALE - 1:100



SECTION - CC'
SCALE - 1:100

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	34.000
b) COMMERCIAL	0.000

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

DESCRIPTON OF PROPOSAL AND PROPERTY
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 161/5, 161/6, 161/7 & 161/8 AT VILLAGE - PALASPPE, TALUKA - PANVEL, DIST - RAIGAD.

NAME OF OWNER
M/s. S. P. CONSTRUCTION
Mr. Nandkishor D. Thesia, 01, Crystal CHS, Plot No. 25, Sector - 19, New Panvel (E), Navi Mumbai - 410206

For S.P. CONSTRUCTION
Partner
Mr. Nandkishor D. Thesia (POA HOLDER)

DATE	JOB NO.	DWG NO.	SCALE	DRAWN BY	CHECKED BY
27/10/2021			AS SHOWN	AR ROMAL	
SIGNATURE, NAME OF LICENSED ARCHITECT			ADDRESS OF LICENSED ARCHITECT		

AR. DEEPAK THAKARE
CA/92/14485

DPT DEEPAK P. THAKARE
ARCHITECTS & PLANNERS

SHREE NANO-CHAM BLOCK, A-006, PLOT NO.105, SECTOR-11, C.S.D. RELAXANT, NAVI MUMBAI, INDIA. PH: +91 98200 0338 dptnand@gmail.com