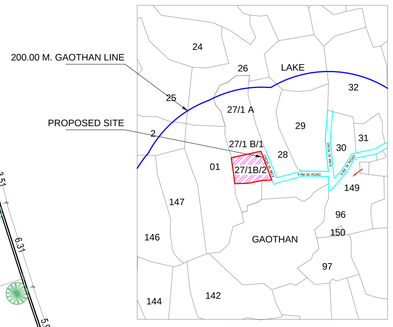
LAYOUT PLAN

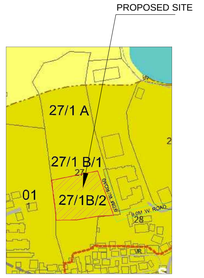
AS BUILT PLAN
SCALE 1:200

NORTH



LOCATION PLAN
SHOWING ADJOINING DETAILS
(SCALE-N.T.S)

NORTH



SANCTIONED IDP PLAN
SCALE : NTS

NORTH

BUILT UP AREA SUMMARY (BUILDING 02- Wing E & F)		
BUILDING -2	As per sanctioned NAINA DCPR	P-line area
FLOOR	IN SQM.	IN SQM.
GROUND	43.853	91.276
1ST FLOOR	403.259	492.600
2ND FLOOR	397.559	474.118
3RD FLOOR	386.011	486.923
4TH FLOOR	268.133	348.086
NUMBER OF BUILDING	1	
TOTAL	1498.815	1893.003
TOTAL BUILT UP AREA	**1498.815**	**1893.003**

PROFORMA-1

	AREA STATEMENT		Area in Sq.M.
1	AREA OF PLOT		
	a) Area of Plot as per 7/12 extract		3000.00
	b) Area of Plot as per Measurement plan		3212.540
	c) Area of plot as per Physical Survay		3325.970
	d) Area of plot, considered {least of (a) , (b) & (c) above }		3000.000
2	DEDUCTION FOR		
	A.	Existing road acquisition area	NIL
	B.	proposed road	NIL
	C.	Any reservation	NA
		Total (A+B+C)	0.00
3	Gross area of the Plot (1-2)		3000.000
4	LAYOUT SPACES		
	(4A) Amenity space Required, if Any		NA
	(4B) Amenity space Provided, if Any		NA
	(4C) Recreational open space required , if Any		300.00
	(4D) Recreational open space Provided , if Any		300.242
5	Net area of plot (100 %) (3)		3000.000
6	Permissible FSI		1.00
7	Maximum Permissible Built up Area = { (5) X (6) }		3000.000
8	8A) Existing built up area (APPROVED PART OC)dated 22.12.2021		1500.670
	8B) Proposed Built Up Area (For ACC)		1498.815
9	TOTAL Built Up Area { 8A + 8B }		2999.485
10	Balance Built Up Area { (7) - (9) }		0.515
11	FSI Consumed { (9) ÷ (7) }		1.00
12	FSI Balanced { (6)-(11) }		0.00
13	Number of units (for proposed ACC)		39
	(13A) Residential		39
	(13B) Commercial		0
14	Trees to be planted		
	(14A) Trees to be planted against plot area { (5) ÷ 100 }		30
	(14B) Trees to be planted against open space {{ 4D) ÷ 100)x 5 }		15
	(14C)Required Number of trees to be planted { (14A) + (14B)+ }		45
	(14D)Proposed Number of trees		45
15	Balcony area Statement		*

** PARKING STATEMENT						
TENEMENTS SIZE CARPET AREA IN SQM.	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING		PROPOSED PARKING SPACES	
			NO. OF CARS 12.50 SQM.	NO. OF SCOOTER 2.00 SQMT.	NO. OF CARS 12.50 SQM.	NO. OF SCOOTER 2.00 SQMT.
UPTO 35	33	4 tenements having carpet area upto 35 sq.m. each.	8.25	12.50 X 11 X 10% /2	13	9
35 TO 45	6	2 tenements having carpet area 35 to 45 sq.m. each.	3.00			
TOTAL	39	visitor's parking 10%	1			
TOTAL			12	8	13	9

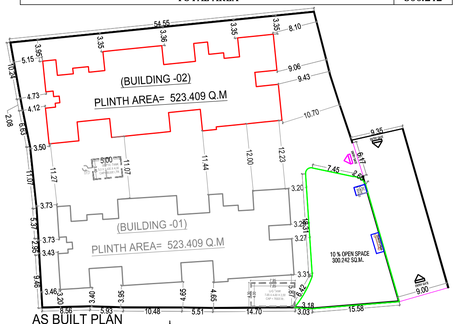
TERRACE AREA STATEMENT (BUILDING 02-Wing E & F)				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
1	GROUND FLOOR	43.853	0.000	0.000
	1ST FLOOR	403.259	80.652	55.728
	2ND FLOOR	397.559	79.512	42.940
	3RD FLOOR	386.011	77.202	67.278
	4TH FLOOR	268.133	53.627	51.590
	TOTAL	1498.815	290.992	217.536

OPEN SPACE AREA CALCULATION						
SR.NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M.)	AREA (SQM.)
1	1	AS PER PLINE				0.704
2	2	1	1/2	10.69	1.25	6.700
3	3	1	1/2	27.397	7.92	108.547
4	4	1	1/2	27.397	9.58	131.232
5	5	1	1/2	15.58	5.76	44.860
6	6	AS PER PLINE				6.800
7	7	AS PER PLINE				9.300
TOTAL AREA						308.142
DECUCTION						
8	8	(Security Cabin)	AS PER PLINE			3.000
9	9	Transformer	1	1.40	3.50	4.900
TOTAL AREA						300.242

BALCONY AREA STATEMENT (BUILDING 02-Wing E & F) *								
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA				
				TOTAL	PARTLY ENC. BAL.	ENCLOSED	OPEN	EXCESS
1	GROUND FLOOR	43.853	6.578	0.000	0.000	0.000	0.000	0.000
	1ST FLOOR	403.259	60.489	8.900	0.000	0.000	8.900	0.000
	2ND FLOOR	397.559	59.634	8.900	0.000	0.000	8.900	0.000
	3RD FLOOR	386.011	57.902	8.900	0.000	0.000	8.900	0.000
	4TH FLOOR	268.133	40.220	2.900	0.000	0.000	2.900	0.000
	TOTAL	1498.815	224.82	29.600	0.000	0.000	29.600	0.000

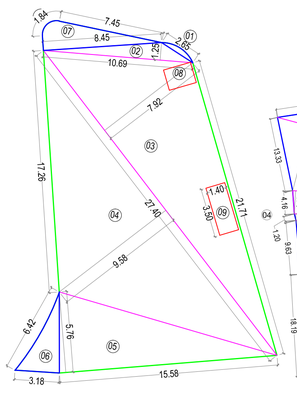
PLOT AREA CALCULATION						
SR.NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M.)	AREA (SQM.)
1	1	1	1/2	62.85	21.6	678.78
2	2	1	1/2	62.85	11.91	374.27
3	3	1	1/2	58.09	4.13	119.96
4	4	1	1/2	57.72	1.17	33.77
5	5	1	1/2	57.77	9.57	276.43
6	6	1	1/2	52.6	16.64	437.63
7	7	1	1/2	57.77	28.03	809.65
8	3	1	1/2	31.01	14.49	224.67
9	4	1	1/2	29.15	9.26	134.96
10	5	1	1/2	29.15	8.4	122.43
TOTAL AREA						3212.54

TENEMENT AREA STATEMENT											
BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	Carpet Area IN SQM.	PARTLY ENCLOSED BALCONY	ENCLOSED BALCONY	OPEN BALCONY	OPEN BALCONY (Supported balcony Counted in FSI)	TERRACE AREA (SQM.)	CUPBOARD AREA (SQM.)	BUILT - UP AREA (SQM.)
2	E	101,	1	34.677	0.000	0.000	3.000	0.000	5.805	0.000	37.623
		102,	1	34.688	0.000	0.000	0.000	2.850	5.805	0.000	37.268
		103,	1	34.673	0.000	0.000	0.000	3.000	5.940	0.000	37.609
		104,	1	21.824	0.000	0.000	3.000	0.000	4.231	0.000	23.848
		201,	1	34.636	0.000	0.000	3.000	0.000	5.098	0.000	37.623
		202,	1	34.638	0.000	0.000	0.000	2.850	5.100	0.000	37.268
		203,	1	34.643	0.000	0.000	0.000	3.000	5.102	0.000	37.609
		204,	1	21.490	0.000	0.000	3.000	0.000	0.000	0.000	23.848
		301	1	34.677	0.000	0.000	3.000	0.000	5.805	0.000	37.623
		302	1	34.688	0.000	0.000	0.000	0.000	8.655	0.000	37.268
		303	1	34.673	0.000	0.000	0.000	0.000	8.940	0.000	37.609
		304	1	21.824	0.000	0.000	3.000	0.000	4.231	0.000	23.848
		401	1	22.412	0.000	0.000	0.000	0.000	0.000	0.000	25.535
		402	1	22.416	0.000	0.000	0.000	0.000	5.400	0.000	25.182
		403	1	23.198	0.000	0.000	0.000	0.000	17.590	0.000	25.107
	TOTAL		15	445.157	0.000	0.000	18.000	11.700	87.702	0.000	484.868
	F	101,	1	44.386	0.000	0.000	2.900	0.000	5.868	0.000	47.596
		102,	1	44.385	0.000	0.000	0.000	0.000	12.685	0.000	47.401
		103,	1	32.476	0.000	0.000	0.000	2.850	3.793	0.000	35.133
		104,	1	34.692	0.000	0.000	0.000	2.850	5.805	0.000	37.267
		105,	1	34.672	0.000	0.000	0.000	3.000	5.805	0.000	37.267
		106,	1	22.726	0.000	0.000	0.000	2.700	0.000	0.000	25.232
		201,	1	44.353	0.000	0.000	2.900	0.000	4.620	0.000	47.596
		202,	1	43.770	0.000	0.000	0.000	0.000	4.620	0.000	47.401
		203,	1	32.462	0.000	0.000	0.000	2.700	2.500	0.000	35.133
		204,	1	34.633	0.000	0.000	0.000	3.000	5.103	0.000	37.267
		205,	1	34.632	0.000	0.000	0.000	0.000	8.099	0.000	37.267
		206,	1	22.728	0.000	0.000	0.000	2.700	0.000	0.000	25.232
		301	1	44.386	0.000	0.000	2.900	0.000	5.868	0.000	47.596
		302	1	44.385	0.000	0.000	0.000	0.000	12.685	0.000	47.401
		303	1	32.476	0.000	0.000	0.000	0.000	6.642	0.000	35.133
		304	1	34.692	0.000	0.000	0.000	0.000	8.655	0.000	37.267
		305	1	34.672	0.000	0.000	0.000	0.000	5.805	0.000	37.267
		306	1	22.726	0.000	0.000	0.000	0.000	0.000	0.000	25.232
		401,	1	32.460	0.000	0.000	2.900	0.000	4.620	0.000	35.136
		402,	1	31.877	0.000	0.000	0.000	0.000	4.620	0.000	35.136
		403	1	23.714	0.000	0.000	0.000	0.000	2.500	0.000	25.787
		404	1	22.845	0.000	0.000	0.000	0.000	5.784	0.000	25.182
		405	1	22.839	0.000	0.000	0.000	0.000	8.400	0.000	25.182
		406	1	22.725	0.000	0.000	0.000	0.000	2.700	0.000	25.232
	TOTAL		24	795.712	0.000	0.000	11.600	17.100	129.877	0.000	861.343
GRAND TOTAL			39	1240.869	0.000	0.000	29.600	28.800	217.579	0.000	1346.211

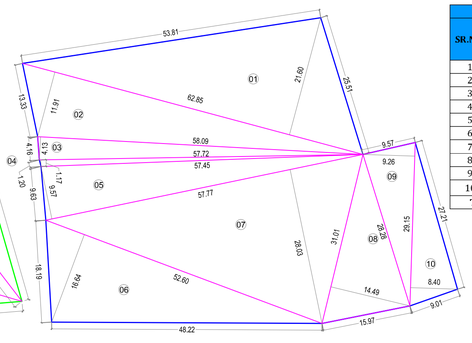


AS BUILT PLAN
SITE PLAN
SCALE 1:500

NORTH



OPEN SPACE AREA DIAGRAM
SCALE = 1:200 AS BUILT PLAN



PLOT AREA DIAGRAM
SCALE = 1:500 AS PER TILR MAP

STAMP OF APPROVAL

1/4

This Amended Commencement Certificate is approved subject to the conditions mentioned in Amended Commencement Certificate bearing no. CIDCO/NAINA/Panvel/Adai/BP-00196/ACC/2022/0281 Dated: 12 Oct 2022.

ABHIJEET RAMESH PAWAR

Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2022.10.12 14:48:42 +05'30'

Legend :-

Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Future Street		
04.	Permissible building line		
05.	Marginal Open Space	NO COLOUR	
06.	Drainage & Sewerage Work		
07.	Water Supply Work		
08.	RWH Line		
09.	Proposed Work		
10.	S.W. Drain		
11.	Car Parking		
12.	Two Wheeler Parking		
13.	Cycle Parking		

CONTENT OF THE SHEET

LAYOUT PLAN, PLOT AREA DIAGRAM & CALCULATION, OPEN SPACE AREA DIAGRAM & CALCULATION, LOCATION PLAN, SITE PLAN, PARKING AREA STATEMENT, BALCONY AREA STATEMENT,TERRACE AREA STATEMENT, TENEMENT AREA STATEMENT, BUILT UP AREA STATEMENT,LEGENDS.

CERTIFICATE OF AREA

CERTIFIED THAT I/WE HAVE SURVEYED THE PLOT BEARING S. NO.27/1/(B)/2, AT- ADAI ,TALUKA -PANVEL, DIST. -RAIGAD .
ON 20-11-2016 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 3025.97 SQUARE METERS.

M/s. PRAYAG PROPERTIES THROUGH
Mr. PADEEP K. BHOPI

M/s. YASH ENTERPRISES THROUGH
Mr. DEEPAK G. JITEKAR

(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

NAME & SIGNATURE OF OWNER

FROM OF CERTIFICATE

I, SWAPNIL KALYANKAR 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 POSSESION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

ADD. : SIDDHANT MARKET,D - WING, 2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
E-MAIL ID. skaplanners@gmail.com
MOBILE NO. 99875 96001

AR. SWAPNIL KALYANKAR
REGD. NO, CA / 2010 / 47491
(Signature of Architect.)

NAME OF THE OWNERS & SIGNATURE

M/s. YASH ENTERPRISES THROUGH
Mr. DEEPAK G. JITEKAR

M/s. PRAYAG PROPERTIES THROUGH
Mr. PADEEP K. BHOPI
(NAME & SIGNATURE OF OWNER)

NAME & SIGNATURE OF ARCHITECT

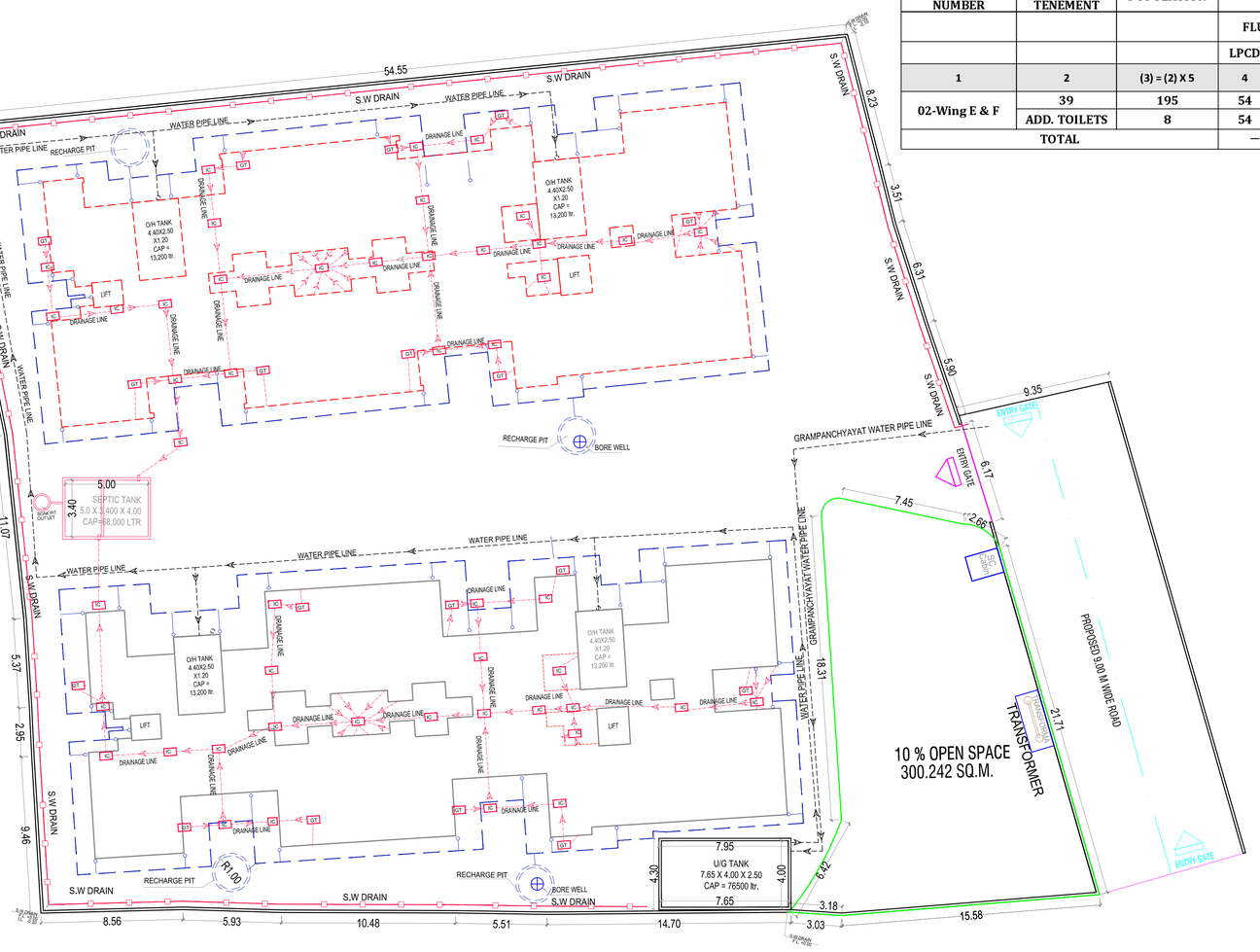
(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO, CA / 2010 / 47491

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON
S. NO.27/1/(B)/2, AT- ADAI ,TALUKA -PANVEL, DIST. -RAIGAD.

DATE	29.08.2022
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	KISHOR THAKUR
CHKD BY	SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : SIDDHANT MARKET,D - WING, 2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
EMAIL : skaplanners@gmail.com



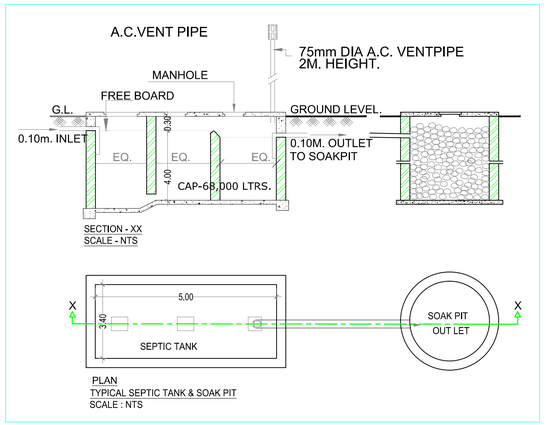
SERVICES PLAN

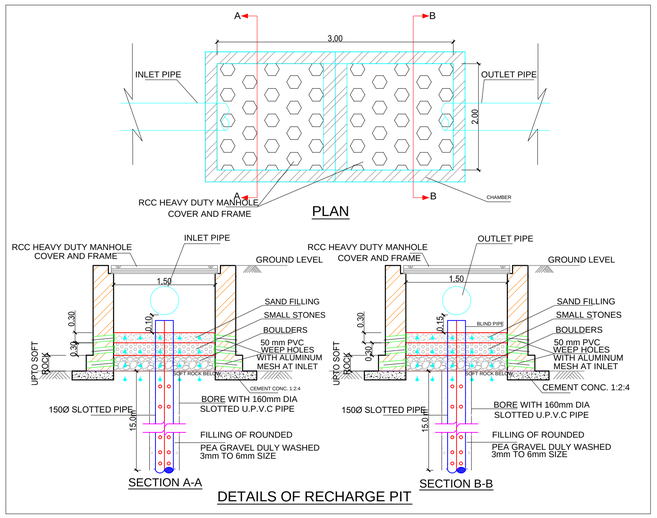
SCALE 1:200 AS BUILT PLAN

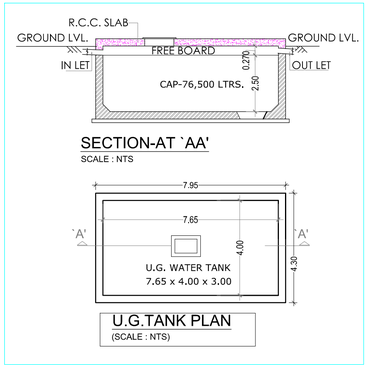
N

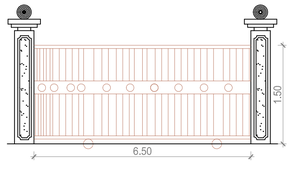
SEPTIC TANK REQUIRMENT

BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT					% FLOW TO SEWER		TOTAL FLOW	TOTAL PROVIDED
			FLUSHING		DOMESTIC		TOTAL	FLUSHING 100%	DOMESTIC 85%		
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	5.0X3.40X4.00
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
02-Wing E & F	39	195	54	10530	135	26325	36855	10530	22376.25	32906.25	
	ADD. TOILETS	8	54	432	126	1008	1440	432	856.80	1288.80	
TOTAL			—	10962	—	27333	38295	10962	23233.05	34195.05	68000









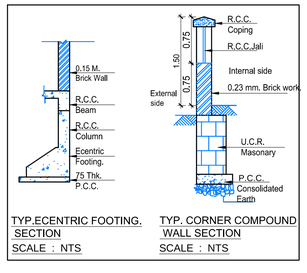
ENTRANCE GATE
SCALE : NTS

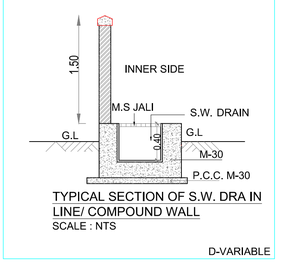
OVERHEAD WATER TANK CAPACITY CALCULATION

BUILDING NUMBER	WATER REQUIRED (LITRE)	O.H.T Provided			
		TANK SIZE (METRE)	TOTAL CAPACITY (LITRE)	NUMBER OF TANK	CAPACITY (LITRE)
02-Wing E & F	17258.63	4.40 X 2.50 X 1.20	13200	2	26400

WATER STORAGE CAPACITY CALCULATION

BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDITIONAL TOILET	POPULATION	WATER REQUIREMENT (IN LITRE)			UNDER GROUND WATER TANK PROVIDED		
				ADDL. TOILET (180 LITRE)	POPULATION (189 LITRE)	TOTAL	TANK NUMBER	SIZE /DIMENSION	CAPACITY (LITRE)
02-Wing E & F	39	8	195	1440	36855	38295	1	7.65X4.00X2.50	76500





D-VARIABLE

STAMP OF APPROVAL

2/4

This Amended Commencement Certificate is approved subject to the conditions mentioned in Amended Commencement Certificate bearing no. CIDCO/NAINA/Panvel/Adai/BP-00196/ACC/2022/0281 Dated: 12 Oct 2022.

ABHIJEET RAMESH PAWAR

Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2022.10.12 14:49:46 +05'30'

Legend :-

Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Marginal Open Space	NO COLOUR	
04.	Drainage & Sewerage Work		
05.	Water Supply Work		
06.	RWH Line		
07.	Proposed Work		

NOTE:
- ALL DIMENSIONS ARE IN METERS.
- INTERNAL WALL THICKNESS 0.10 M.
- EXTERNAL WALL THICKNESS 0.15 M.

CONTENT OF THE SHEET

SERVICES PLAN , U/G TANK PLAN ,U/G TANK SECTION , U/G TANK AREAS CALCULATION, SEPTIC TANK & SECTION , SEPTIC TANK AREA CALCULATION ,COMPOUND WALL SECTION ,ENTRANCE GATE, R.O.H. DRAIN SECTION.

CERTIFICATE OF AREA

CERTIFIED THAT I/WE HAVE SURVEYED THE PLOT BEARING S. NO.27/1/(B)/2, AT- ADAI ,TALUKA -PANVEL, DIST. -RAIGAD. ON 20-11-2016 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 3027.93 SQUARE METERS.

M/s. PRAYAG PROPERTIES THROUGH
Mr. PADEEP K. BHOPI

M/s. YASH ENTERPRISES THROUGH
Mr. DEEPAK G. JITEKAR

NAME & SIGNATURE OF OWNER

(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

NAME OF THE OWNERS & SIGNATURE

M/s. PRAYAG PROPERTIES THROUGH
Mr. PADEEP K. BHOPI

M/s. YASH ENTERPRISES THROUGH
Mr. DEEPAK G. JITEKAR

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

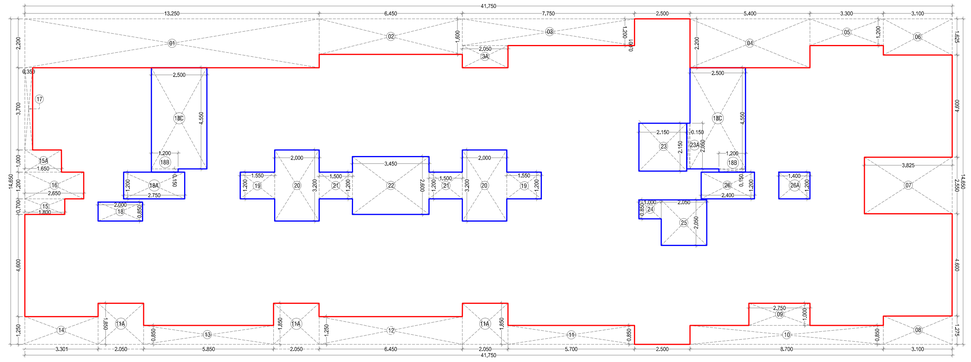
(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON
S. NO.27/1/(B)/2, AT- ADAI ,TALUKA -PANVEL, DIST. -RAIGAD.

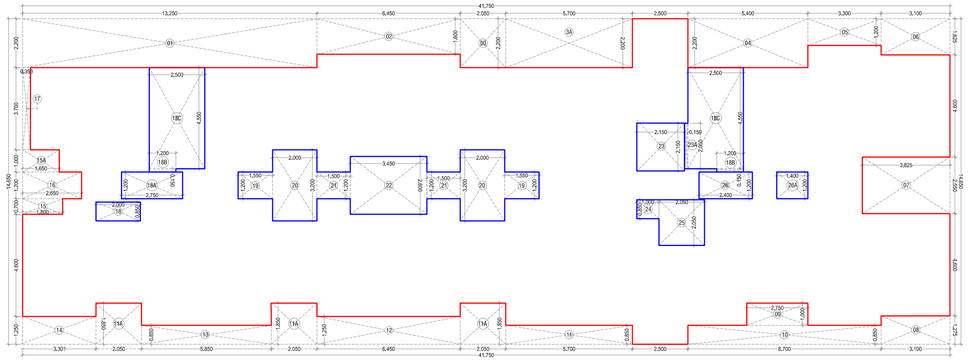
DATE	29.08.2022
SCALE	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	KISHOR THAKUR
CHKD BY	SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : SIDDHANT MARKET,D - WING,
2ND FLOOR,OPP BJP OFFICE,PANVEL - 410 206.
EMAIL : skaplanners@gmail.com



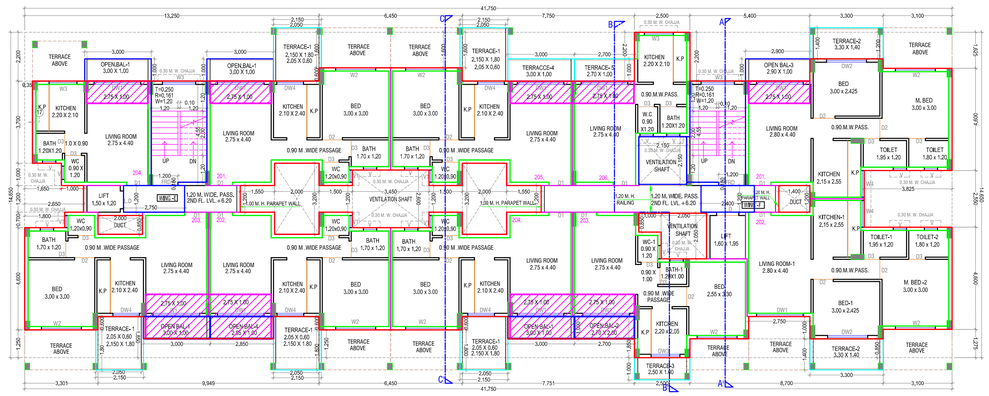
1ST FLOOR BUILT UP AREA CALCULATION (BUILDING -02)

SCALE - 1:100 FOR PART CC



2ND FLOOR BUILT UP AREA CALCULATION (BUILDING -02)

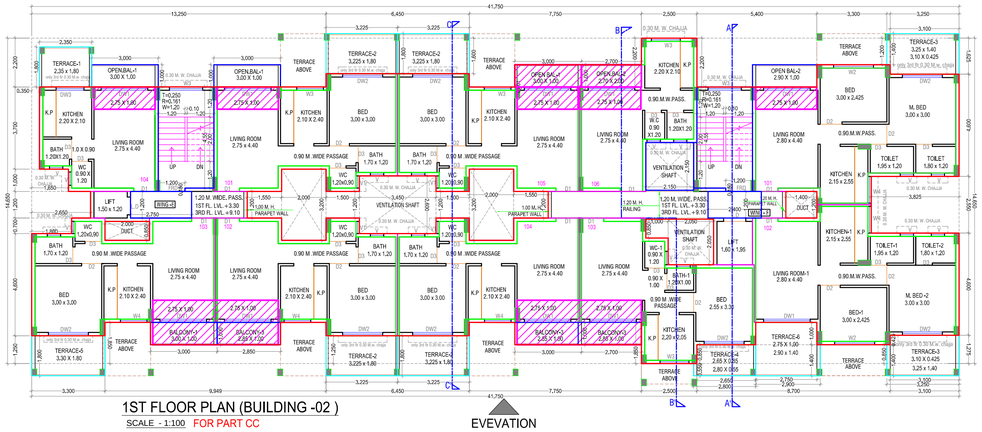
SCALE - 1:100 FOR PART CC



2ND FLOOR PLAN (BUILDING -02)

SCALE - 1:100 FOR PART CC

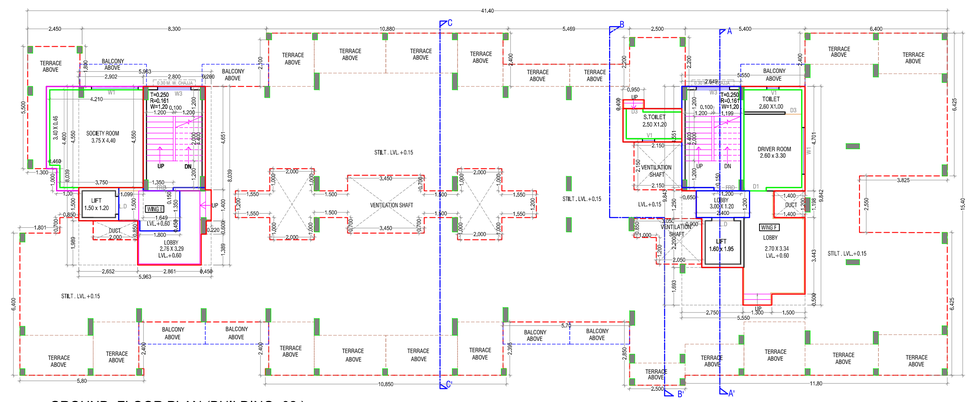
EVEVATION



1ST FLOOR PLAN (BUILDING -02)

SCALE - 1:100 FOR PART CC

EVEVATION



GROUND FLOOR PLAN (BUILDING -02)

SCALE - 1:100 FOR PART CC

1ST FLOOR BUILT UP AREA CALCULATION(BUILDING - 02)					
Block Description	**Number of blocks**	**Length (meter)**	**Breath (meter)**		**Area (sqm.)**
1	**1**	**41.75**	**14.65**	=	**611.64**
			SUBTOTAL : A	=	**611.64**
DEDUCTION					
1	1	13.25	2.200	=	29.150
2	1	6.45	1.600	=	10.320
3	1	7.75	1.200	=	9.300
3A	1	2.05	1.000	=	2.050
4	1	5.40	2.200	=	11.880
5	1	3.30	1.200	=	3.960
6	1	3.10	1.625	=	5.038
7	1	3.83	2.55	=	10.073
8	1	3.10	1.275	=	3.953
9	1	2.75	1.000	=	2.750
10	1	8.70	0.85	=	7.395
11	1	5.70	0.85	=	4.845
11A	3	2.05	1.85	=	11.378
12	1	6.45	1.250	=	8.063
13	1	5.85	0.85	=	4.973
14	1	3.30	1.25	=	4.126
15	1	1.80	0.70	=	1.260
15A	1	1.65	1.00	=	1.650
16	1	2.65	1.200	=	3.180
17	1	0.35	3.700	=	1.295
18	1	2.00	0.85	=	1.700
18A	1	2.75	1.20	=	3.300
18B	2	1.20	0.15	=	0.360
18C	2	2.50	4.55	=	22.750
19	2	1.55	1.20	=	3.720
20	2	2.00	3.20	=	12.800
21	2	1.50	1.20	=	3.600
22	1	3.45	2.60	=	8.970
23	1	2.15	2.15	=	4.623
23A	1	0.15	2.05	=	0.308
24	1	1.00	0.85	=	0.850
25	1	2.05	2.05	=	4.203
26	1	2.40	1.20	=	2.880
26A	1	1.40	1.20	=	1.680
			SUBTOTAL : B	=	**208.379**
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B)				=	**403.259**

BALCONY AREA STATEMENT OF(BUILDING - 02)					
1ST FLOOR					
BALCONY TYPE	NUMBER OF BALCONY	LENGTH (METER)	BREATH (METER)	AREA IN SQM. OPEN	AREA IN SQM. ENCLOSED
OPEN. BAL.-1	2	3.00	1.00	6.00	0.0
OPEN. BAL.-2	1	2.90	1.00	2.90	0.0
			SUBTOTAL	8.90	0.00
TOTAL PROPOSED BALCONY AREA					**8.900**
NET BUILT UP AREA OF FLOOR					**403.259**
PERMISSIBLE BALCONY AREA = (NET BUILT UP AREA) X 15 %					**60.49**
BALANCE BALCONY AREA,IF ANY					**51.59**
EXCESS BALCONY AREA,IF ANY					**NA**

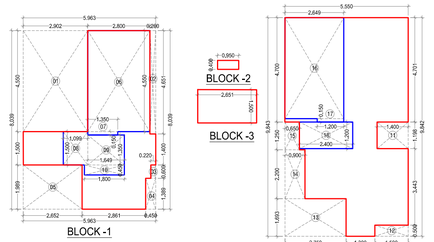
TERRACE AREA STATEMENT OF (BUILDING- 02)				
1ST FLOOR				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQM.
T1	1	2.350	1.800	4.230
T2	4	3.225	1.800	23.220
T3	2	3.250	1.400	9.100
		3.100	0.425	2.635
T4	1	2.800	0.550	1.540
		2.650	0.850	2.253
T5	1	3.300	1.800	5.940
T6	1	2.750	1.000	2.750
		2.900	1.400	4.060
TOTAL PROPOSED TERRACE AREA				**55.728**
NET BUILT UP AREA OF FLOOR				**403.259**
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				**80.652**
BALANCE TERRACE AREA				**24.92**

GROUND FLOOR BUILT UP AREA CALCULATION(BUILDING- 02)					
Block Description	**Number of blocks**	**Length (meter)**	**Breath (meter)**		**Area (sqm.)**
1	**1**	**5.96**	**8.04**	=	**47.937**
2	**1**	**0.95**	**0.40**	=	**0.380**
3	**1**	**2.65**	**1.50**	=	**3.977**
4	**1**	**5.55**	**9.84**	=	**54.623**
			SUBTOTAL : A	=	**106.916**
DEDUCTION					
1	1	2.90	4.550	=	13.204
2	1	0.26	4.651	=	1.209
3	1	0.22	0.600	=	0.132
4	1	0.45	1.389	=	0.625
5	1	2.65	1.989	=	5.275
6	1	2.80	4.550	=	12.740
7	1	1.35	0.150	=	0.203
8	1	1.099	1.500	=	1.649
9	1	1.65	1.35	=	2.226
10	1	1.80	0.450	=	0.810
11	1	1.40	1.20	=	1.677
12	1	1.50	0.500	=	0.750
13	1	2.75	1.693	=	4.656
14	1	0.90	2.200	=	1.980
15	1	0.65	1.250	=	0.813
16	1	2.65	4.55	=	12.056
17	1	1.20	0.15	=	0.180
18	1	2.40	1.20	=	2.880
			SUBTOTAL : B	=	**63.063**
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B)				=	**43.853**

2ND FLOOR BUILT UP AREA CALCULATION(BUILDING - 02)					
Block Description	**Number of blocks**	**Length (meter)**	**Breath (meter)**		**Area (sqm.)**
1	1	**41.75**	**14.65**	=	**611.64**
			SUBTOTAL : A	=	**611.64**
DEDUCTION					
1	1	13.25	2.200	=	29.150
2	1	6.45	1.600	=	10.320
3	1	7.75	1.200	=	9.300
3A	1	2.05	1.000	=	2.050
4	1	5.40	2.200	=	11.880
5	1	3.30	1.200	=	3.960
6	1	3.10	1.625	=	5.038
7	1	3.83	2.55	=	10.073
8	1	3.10	1.275	=	3.953
9	1	2.75	1.000	=	2.750
10	1	8.70	0.85	=	7.395
11	1	5.70	0.85	=	4.845
11A	3	2.05	1.85	=	11.378
12	1	6.45	1.250	=	8.063
13	1	5.85	0.85	=	4.973
14	1	3.30	1.25	=	4.126
15	1	1.80	0.70	=	1.260
15A	1	1.65	1.00	=	1.650
16	1	2.65	1.200	=	3.180
17	1	0.35	3.700	=	1.295
18	1	2.00	0.85	=	1.700
18A	1	2.75	1.20	=	3.300
18B	2	1.20	0.15	=	0.360
18C	2	2.50	4.55	=	22.750
19	2	1.55	1.20	=	3.720
20	2	2.00	3.20	=	12.800
21	2	1.50	1.20	=	3.600
22	1	3.45	2.60	=	8.970
23	1	2.15	2.15	=	4.623
23A	1	0.15	2.05	=	0.308
24	1	1.00	0.85	=	0.850
25	1	2.05	2.05	=	4.203
26	1	2.40	1.20	=	2.880
26A	1	1.40	1.20	=	1.680
			SUBTOTAL : B	=	**214.079**
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B)				=	**397.559**

BALCONY AREA STATEMENT OF(BUILDING - 02)					
2ND FLOOR					
BALCONY TYPE	NUMBER OF BALCONY	LENGTH (METER)	BREATH (METER)	AREA IN SQM. OPEN	AREA IN SQM. ENCLOSED
OPEN. BAL.-1	2	3.00	1.00	6.00	0.0
OPEN. BAL.-2	1	2.90	1.00	2.90	0.0
			SUBTOTAL	8.90	0.00
TOTAL PROPOSED BALCONY AREA					**8.900**
NET BUILT UP AREA OF FLOOR					**397.559**
PERMISSIBLE BALCONY AREA = (NET BUILT UP AREA) X 15 %					**59.63**
BALANCE BALCONY AREA,IF ANY					**50.73**
EXCESS BALCONY AREA,IF ANY					**NA**

TERRACE AREA STATEMENT OF (BUILDING- 02)				
2ND FLOOR				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQM.
T1	5	2.150	1.800	19.350
		2.050	0.600	6.150
T2	2	3.300	1.400	9.240
T3	1	2.500	1.000	2.500
T4	1	3.000	1.000	3.000
T5	1	2.700	1.000	2.700
TOTAL PROPOSED TERRACE AREA				**42.940**
NET BUILT UP AREA OF FLOOR				**397.559**
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				**79.512**
BALANCE TERRACE AREA				**36.572**



BLOCK -1

BLOCK -2

BLOCK -3

BLOCK -4

GROUND FLOOR BUILT UP AREA CALCULATION (BUILDING -02)

SCHEDULE OF DOOR & WINDOWS					
TYPE	SIZE WIDTH (MITER)	HIEGHT (MEETER)	AREA (SQM.)	SILL LEVEL (METER)	DESCRIPTOIN
FRD	1.20	2.10	2.52		DOOR METAL
DI	1.00	2.10	2.10		T.W. PANEL DOOR
D2	0.90	2.10	1.89		T.W. PANEL DOOR
D3	0.75	2.10	1.58		T.W. PANEL DOOR
DW1	2.10	2.10	4.41	0.2	AL. SLIDING WINDOW
DW2	1.80	2.10	3.78	0.2	AL. SLIDING WINDOW
DW3	1.30	2.10	2.73	0.2	AL. SLIDING WINDOW
DW4	1.20	2.10	2.52	0.2	AL. SLIDING WINDOW
W1	2.10	1.20	2.52	1.1	AL. SLIDING WINDOW
W2	1.80	1.20	2.16	1.1	AL. SLIDING WINDOW
W3	1.30	1.20	1.56	1.1	AL. SLIDING WINDOW
W4	1.20	1.20	1.44	1.1	AL. SLIDING WINDOW
V1	0.55	0.75	0.41	1.55	AL. LOUVERD WINDOW
V	0.60	0.75	0.45	1.55	AL. LOUVERD WINDOW

SCHEDULE LIGHT & VENTILATION STATEMENT (Building no-02 ,Flat no- 102,202,302,402)						
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L& V REQUIRED.	L& V PROVIDED	SILL LVL.
LIVING-1	1	12.32	DW1	2.05	4.41	0.2
BED-1	1	7.28	W2/DW2	1.21	2.16/ 3.78	0.2
M.BED-2	1	9.00	DW2/W2	1.50	3.78/ 2.16	1.1
KITCHEN-1	1	5.48	W4	0.91	1.44	1.1
TOI.-1	1	2.34	V	0.39	0.45	1.55
TOI.-2	1	2.16	V	0.36	0.45	1.55
BATH-1	1	1.44	V	0.24	0.45	1.55
W.C.-1	1	1.08	V	0.18	0.45	1.55

Legend :-

Sr.No. Item	Site Plan On White Print	Building Plan On White Print
01. Area counted in FSI		
02. Area to be demolished / Regularized		

STAMP OF APPROVAL 3/4

This Amended Commencement Certificate is approved subject to the conditions mentioned in Amended Commencement Certificate bearing no. CIDCO/NAINA/Panvel/Adai/BP-00196/ACC/ 2022/0281 Dated: 12 Oct 2022.

ABHIJEET RAMESH PAWAR

Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2022.10.12 14:50:13 +05'30'

CONTENT OF THE SHEET

GROUND FLOOR,1ST , 2ND , 3RD & 4TH FLOOR PLAN ,AREA DIAGRAM & CALCULATION,TERRACE FLOOR PLAN, SECTION AA , BB & CC, ELEVATION OF (BUILDING - 01 & 02).

NAME OF THE OWNERS & SIGNATURE

M/s. PRAYAG PROPERTIES THROUGH Mr. PADEEP K. BHOPI

M/s. YASH ENTERPRISES THROUGH Mr. DEEPAK G. JITEKAR

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

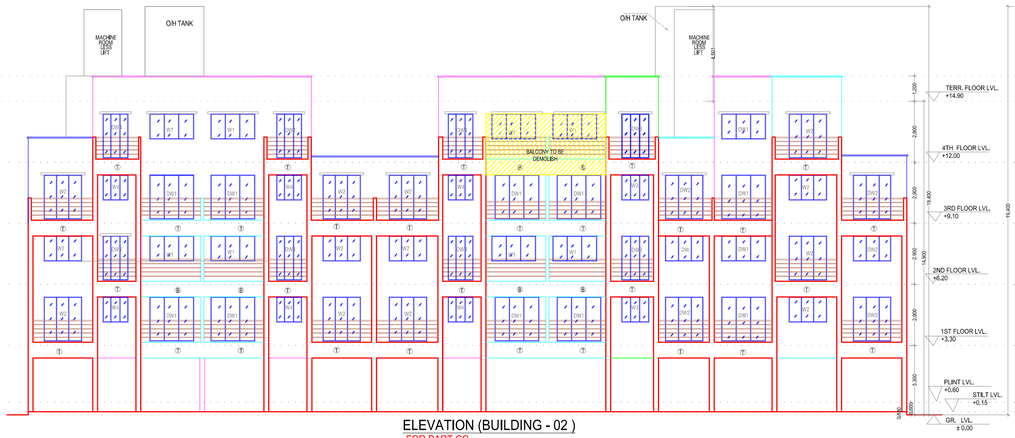
(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

DESCRIPTION OF PROPOSAL & PROPERTY

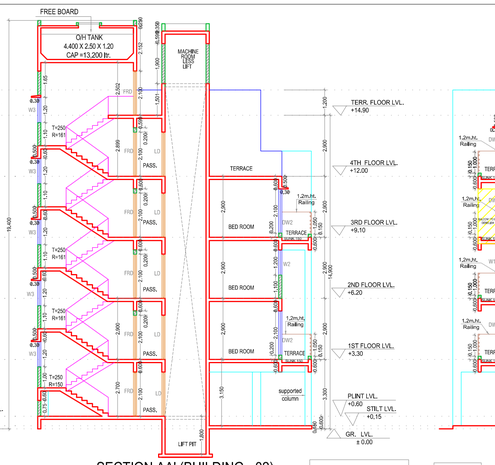
PROPOSED BUILDING PERMISSION ON
S. NO.27/1(B)/2, AT- ADAI ,TALUKA -PANVEL, DIST. -RAIGAD.

	29.08.2022
	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	KISHOR THAKUR
CHKD BY	SWAPNIL KALYANKAR

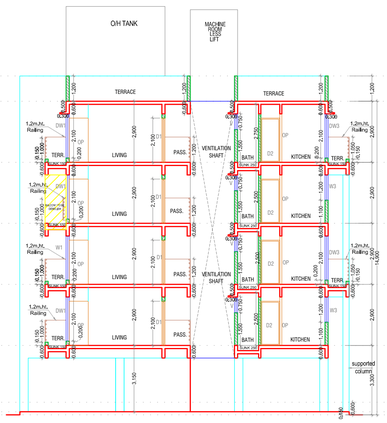
SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
OFFICE : SIDDHANT MARKET,D - WING, 2ND FLOOR,OPP.BJP OFFICE,PANVEL - 410 206.
EMAIL : skaplanners@gmail.com



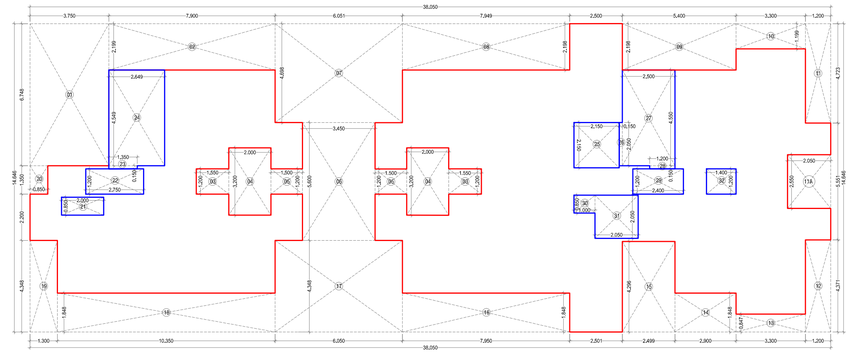
ELEVATION (BUILDING - 02)
FOR PART CC



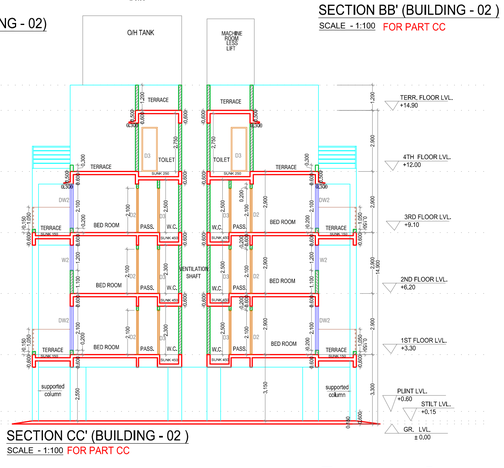
SECTION AA' (BUILDING - 02)
SCALE - 1:100



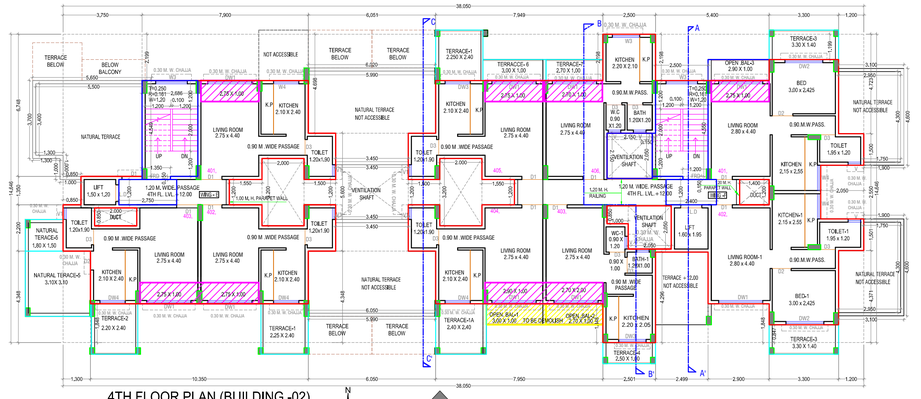
SECTION BB' (BUILDING - 02)
SCALE - 1:100 FOR PART CC



4TH FLOOR BUILT UP AREA CALCULATION (BUILDING -02)
SCALE - 1:100 FOR PART CC



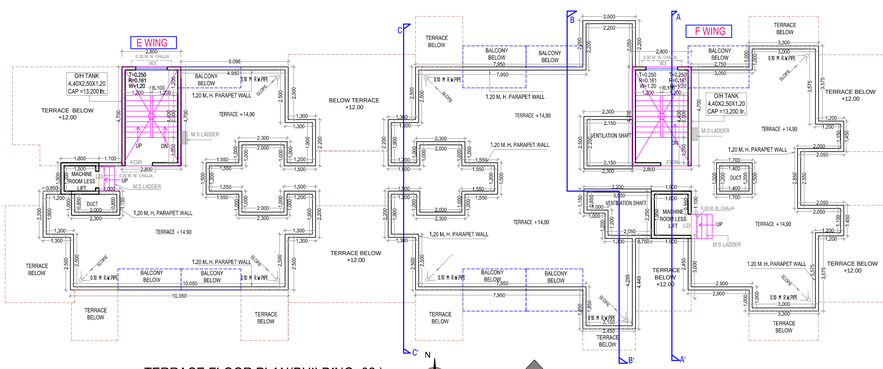
SECTION CC' (BUILDING - 02)
SCALE - 1:100 FOR PART CC



4TH FLOOR PLAN (BUILDING -02)
SCALE - 1:100 FOR PART CC

N

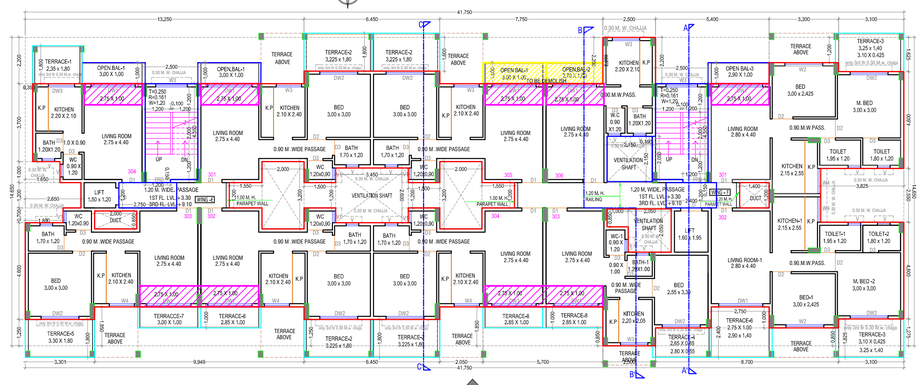
EVEVATION



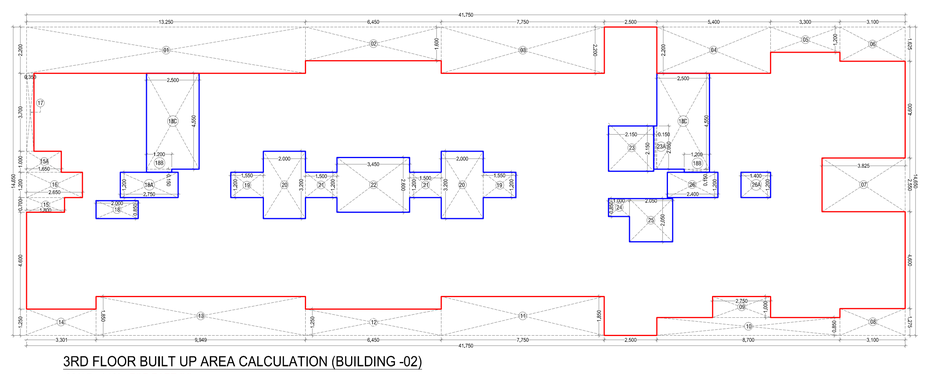
TERRACE FLOOR PLAN(BUILDING -02)
SCALE - 1:100 FOR PART OC

N

EVEVATION



3RD FLOOR PLAN (BUILDING -02)
SCALE - 1:100 FOR PART CC



3RD FLOOR BUILT UP AREA CALCULATION (BUILDING -02)
SCALE - 1:100 FOR PART CC

4TH FLOOR BUILT UP AREA CALCULATION(BUILDING- 02)					
Block Description	Number of blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	38.05	14.65	=	557.280
			SUBTOTAL : A	=	557.280
		DEDUCTION			
1	1	3.75	6.748	=	25.305
2	1	7.90	2.199	=	17.372
3	2	1.55	1.200	=	3.720
4	2	2.00	3.200	=	12.800
5	2	1.50	1.200	=	3.600
6	1	3.45	5.600	=	19.320
7	1	6.05	4.698	=	28.428
8	1	7.949	2.198	=	17.472
9	1	5.40	2.20	=	11.869
10	1	3.30	1.199	=	3.957
11	1	1.20	4.72	=	5.668
11A	1	2.05	2.55	=	5.228
12	1	1.20	4.371	=	5.245
13	1	3.30	0.847	=	2.795
14	1	2.90	1.848	=	5.359
15	1	2.50	4.256	=	10.736
16	1	7.95	1.85	=	14.692
17	1	6.05	4.35	=	26.305
18	1	10.35	1.85	=	19.127
19	1	1.30	4.35	=	5.652
20	1	0.85	1.35	=	1.148
21	1	2.00	0.85	=	1.700
22	1	2.75	1.20	=	3.300
23	1	1.35	0.15	=	0.203
24	1	2.65	4.55	=	12.050
25	1	2.15	2.15	=	4.623
26	1	0.15	2.05	=	0.308
27	1	2.50	4.55	=	11.375
28	1	1.20	0.15	=	0.180
29	1	2.40	1.20	=	2.880
30	1	1.00	0.85	=	0.850
31	1	2.05	2.05	=	4.203
32	1	1.40	1.20	=	1.680
			SUBTOTAL : B	=	289.147
NET BUILT UP AREA = [SUBTOTAL : A) - (SUBTOTAL :B]				=	268.133

BALCONY AREA STATEMENT OF (BUILDING- 02)					
4TH FLOOR					
OPEN BAL.-3	1	2.900	1.000	2.900	0.000
			SUBTOTAL	2.900	0.000
TOTAL PROPOSED BALCONY AREA					2.900
NET BUILT UP AREA OF FLOOR					268.133
PERMISSIBLE BALCONY AREA = (NET BUILT UP AREA) X 15 %					40.22
BALANCE BALCONY AREA,IF ANY					37.320
EXCESS BALCONY AREA,IF ANY					NA

TERRACE AREA STATEMENT OF (BUILDING- 02)				
4TH FLOOR				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQM.
T1	2	2.250	2.400	10.800
T1A	1	2.400	2.400	5.760
T2	1	2.200	2.400	5.280
T3	2	3.300	1.400	9.240
T4	1	2.500	1.000	2.500
T5	1	3.100	3.100	9.610
		1.800	1.500	2.700
T6	1	3.000	1.000	3.000
T7	1	2.700	1.000	2.700
TOTAL PROPOSED TERRACE AREA				51.590
NET BUILT UP AREA OF FLOOR				268.133
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				53.627
BALANCE TERRACE AREA				2.037

3RD FLOOR BUILT UP AREA CALCULATION(BUILDING - 02)					
Block Description	Number of blocks	Length (meter)	Breath (meter)		Area (sqm.)
1	1	41.75	14.65	=	611.64
			SUBTOTAL : A	=	611.64
		DEDUCTION			
1	1	13.25	2.200	=	29.150
2	1	6.45	1.600	=	10.320
3	1	7.75	2.200	=	17.050
4	1	5.40	2.200	=	11.880
5	1	3.30	1.200	=	3.960
6	1	3.10	1.625	=	5.038
7	1	3.85	2.55	=	10.073
8	1	3.10	1.275	=	3.953
9	1	2.75	1.000	=	2.750
10	1	8.70	0.85	=	7.395
11	1	7.75	1.85	=	14.338
12	1	6.45	1.250	=	8.063
13	1	9.95	1.85	=	18.406
14	1	3.30	1.25	=	4.126
15	1	1.80	0.70	=	1.260
15A	1	1.65	1.00	=	1.650
16	1	2.65	1.200	=	3.180
17	1	0.35	3.700	=	1.295
18	1	2.00	0.85	=	1.700
18A	1	2.75	1.20	=	3.300
18B	2	1.20	0.15	=	0.360
18C	2	2.50	4.55	=	22.750
19	2	1.55	1.20	=	3.720
20	2	2.00	3.20	=	12.800
21	2	1.50	1.20	=	3.600
22	1	3.45	2.60	=	8.970
23	1	2.15	2.15	=	4.623
23A	1	0.15	2.05	=	0.308
24	1	1.00	0.85	=	0.850
25	1	2.05	2.05	=	4.203
26	1	2.40	1.20	=	2.880
26A	1	1.40	1.20	=	1.680
			SUBTOTAL : B	=	225.627
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL :B)				=	386.011

BALCONY AREA STATEMENT OF(BUILDING- 02)					
3RD FLOOR					
BALCONY TYPE	NUMBER OF BALCONY	LENGTH (METER)	BREATH (METER)	AREA IN SQM. OPEN	ENCLOSED
OPEN. BAL.-1	2	3.00	1.00	6.00	0.0
OPEN. BAL.-3	1	2.90	1.00	2.90	0.0
			SUBTOTAL	8.90	0.00
TOTAL PROPOSED BALCONY AREA					8.900
NET BUILT UP AREA OF FLOOR					386.011
PERMISSIBLE BALCONY AREA = (NET BUILT UP AREA) X 15 %					57.90
BALANCE BALCONY AREA,IF ANY					49.00
EXCESS BALCONY AREA,IF ANY					NA

3RD FLOOR				
TERRACE TYPE	NUMBER OF TERRACE	LENGTH (METER)	BREATH (METER)	AREA IN SQM.
T1	1	2.350	1.800	4.230
T2	4	3.225	1.800	23.220
T3	2	3.250	1.400	9.100
		3.100	0.425	2.635
T4	1	2.800	0.550	1.540
		2.650	0.850	2.253
T5	1	3.300	1.800	5.940
T6	1	2.750	1.000	2.750
		2.900	1.400	4.060
T7	1	3.000	1.000	3.000
T8	3	2.850	1.000	8.550
TOTAL PROPOSED TERRACE AREA				67.278
NET BUILT UP AREA OF FLOOR				386.011
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				77.202
BALANCE TERRACE AREA				9.92

STAMP OF APPROVAL 4/4

This Amended Commencement Certificate is approved subject to the conditions mentioned in Amended Commencement Certificate bearing no. CIDCO/NAINA/Panvel/Adai/BP-00196/ACC/2022/0281 Dated: 12 Oct 2022.

ABHIJEET RAMESH PAWAR
Digitally signed by ABHIJEET RAMESH PAWAR
Date: 2022.10.12 14:50:57 +05'30'

Legend :-

Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Area counted in FSI		
02.	Area to be demolished / Regularized		

CONTENT OF THE SHEET

GROUND FLOOR,1ST , 2ND , 3RD & 4TH FLOOR PLAN ,AREA DIAGRAM & CALCULATION,TERRACE FLOOR PLAN, SECTION AA , BB & CC, ELEVATION OF (BUILDING - 01 & 02).

NAME OF THE OWNERS & SIGNATURE

M/s. PRAYAG PROPERTIES THROUGH
Mr. PADEEP K. BHOPI

M/s. YASH ENTERPRISES THROUGH
Mr. DEEPAK G. JITEKAR

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

SWAPNIL KALYANKAR ARCHITECTS

(Signature of Architect.)
AR. SWAPNIL KALYANKAR
REGD. NO. CA / 2010 / 47491

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON
S. NO.27/1/(B)/2, AT- ADAI ,TALUKA -PANVEL, DIST. -RAIGAD.

	29.08.2022
	1: 100 ,1:200,1: 500,1: 5000, N.T.S.
DRN BY	KISHOR THAKUR
CHKD BY	SWAPNIL KALYANKAR

SKA
SWAPNIL KALYANKAR ARCHITECTS
Swapnil Kalyankar | +91 - 99875 96001
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