

**STAMP OF APPROVAL**

**Approved subject to the conditions mentioned in commencement certificate issued by the office bearing Certificate no. : CIDCO/NAINA/Panvel/Chipale/BP-00600/CC/2023/0343 dated 17 Mar 2023**

**FORM OF CERTIFICATE**

I Meenakshi Shrivastav have been employed by the applicant as his architect. I have examined the boundaries and the area of the plot and I hereby certify that I have personally verified and checked all the statements made by the applicant who is the developer of the plot as in the above form and found them to be correct.  
Date: 10/07/2019

**Meenakshi & Associates**  
Reg. No. CA/1998/22946  
Ar. Meenakshi Shrivastav  
Signature of architect  
(Ar. Meenakshi Shrivastav)

**SHEET CONTENTS :**

LAYOUT PLAN, LOCATION PLAN  
AREA CALCULATION FOR TILR SURVEY PLAN  
BALCONY AREA STATEMENT, TERRACE AREA STATEMENT  
TENEMENT AREA STATEMENT, PARKING AREA STATEMENT  
BUILT UP AREA STATEMENT

**Description Of Proposal & Property**

PROPOSED RESIDENTIAL BUILDING ON GUT NO. 25/4A  
AT VILLAGE - CHIPALE, TAL. - PANVEL, DIST. - RAIGAD

**Owner's Name & Signature**

Mr. RAJENDRA CHAMPALAL GANDHI

Certificate of area

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 8/04/2018 & THAT THE DIMENSIONS OF THE SIDE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/LAND RECORDS DEPT/ CITY SURVEY RECORD.

**Meenakshi & Associates**  
Reg. No. CA/1998/22946  
Ar. Meenakshi Shrivastav  
SIGNATURE OF ARCHITECT  
(AR. MEENAKSHI SHRIVASTAV)  
(REG. NO. CA/1998/22946)

**Subject:**

**DEVELOPMENT PERMISSION**

**Meenakshi & Associates**  
Reg. No. CA/1998/22946  
Ar. Meenakshi Shrivastav  
Name & Signature of Architect: Ar. Meenakshi Shrivastav  
CA/98/22946

**Associates**

**Architects :**  
Meenakshi &

Shop no. 1, Sadguru Universal,  
Plot # 19, Sector-17,  
New Panvel(w), 410206  
phone: +91-9820082293  
email: meenakshi2001@hotmail.com

**JOB NO.**  
P356/2021  
**DATE**  
11/1/2023  
**SCALE**  
1:100  
**DEALT**  
PRIYA  
**DRG. NO.**  
01/04

Sr. No.	Particulars	Area (in Sq. M.)
1	a Area of Plot (as per 7/12) and NA order	1240.00
	b Area of Plot as per TILR (by triangulation method at true scale)	1376.61
	c Area of Plot as per Physical Survey	1878.65
	d Area of plot considered (best of (a), (b) and (c))	0
ii	Area with 200 m. from Gaothan	1240.00
	Area outside 200 m. from Gaothan	0
<b>Deduction for</b>		
2	a Existing road	0.00
	b Widening of existing road	0.00
	c Proposed IDP/IDP road (45.0 M. wide IDP road, as consider in TPS 2)	382.00
	d Area under reservation, if any	0.00
	<b>Total (a+b+c+d)</b>	<b>382.00</b>
3	Gross area of Plot (i-d-2)	858.00
<b>Deduction for Amenity Space, if any</b>		
4	a Required Amenity Space (5% of 3)	0.00
	b Proposed Amenity Space	0.00
5	Net Plot area (3-4a)	858.00
6	a Required RG/Open Space (10% of 5 or 250.0 Sq. M., whichever is more)	250.00
	b Proposed RG/Open Space	250.00
	<b>Total Permissible FSI (7a+7b)</b>	<b>0.50</b>
7	a Base FSI permissible	0.20
	b Permissible FSI with payment of premium	0.30
	c Permissible EWS FSI (20% of permissible FSI (a+b))	NA
8	Permissible Built Up Area ((7a+7b)x5)	429.00
9	Proposed Built Up Area	343.18
10	Existing Built Up Area, If any	0
11	Excess Balcony area counted in FSI	0
12	Excess Terrace area counted in FSI	0
13	Balance Built up area (8 - 9)	85.82
14	Total FSI consumed (9/5)	0.40
<b>No. of units proposed</b>		
15	a Residential - Sale component	8
	b Residential - EWS component	NA
	c Commercial	3
	a Trees to be planted against plot area (1 tree for every 100 Sq. M.)	13
	b Trees to be planted against RG/Open space (5 tree for every 100 Sq. M.)	13
	c Trees to be planted against tree fall (5 tree for every 1 tree fall)	0
	d Existing Number of trees to be retain	15
	e Req. Number of trees to be planted ((a+b+c)-d)	11
	f Total proposed number of trees to be planted	13
D	Balcony area statement	*
E	TDR	N.A.
F	Parking statement (For details refer parking area statement)	**
G	Loading/Unloading spaces	N.A.

Sr. no.	Item	Site plan on white print	Building plan on white print
(1)	(2)	(3)	(4)
1	Plot line		
2	Existing street		
3	Future street		
4	Permissible building line		
5	Marginal open spaces		
6	Proposed work		
7	Car parking		
8	Two wheeler parking		

FLOOR NO.	Flat no.	NO. of Unit	Carpet area		Balcony area		Terrace area		Built-up area
			Sqmts	Sqmts	Sqmts	Sqmts	Sqmts	Sqmts	
GROUND FLOOR SHOP	1	1	9.82	-	-	-	-	-	11.27
	2	1	7.73	-	-	-	-	-	9.02
	3	1	9.29	-	-	-	-	-	10.87
<b>Total</b>			<b>3</b>	<b>26.84</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31.16</b>
1st FLOOR	101	1	32.55	-	3.20	-	-	-	35.92
	102	1	33.75	-	7.78	-	-	-	35.96
	103	1	28.67	-	3.33	-	-	-	32.14
	104	1	33.35	-	6.75	-	-	-	35.91
<b>Total</b>			<b>4</b>	<b>128.32</b>	<b>0.00</b>	<b>21.06</b>	<b>0.00</b>	<b>0.00</b>	<b>139.93</b>
2nd FLOOR	201	1	23.17	-	-	10.08	-	-	25.74
	202	1	33.75	-	7.87	-	-	-	36.18
	203	1	21.64	-	-	6.97	-	-	24.59
	204	1	33.35	-	6.75	-	-	-	35.91
<b>Total</b>			<b>4</b>	<b>111.91</b>	<b>0.00</b>	<b>14.62</b>	<b>17.05</b>	<b>0.00</b>	<b>122.42</b>
<b>Grand total</b>			<b>8</b>	<b>240.23</b>	<b>0.00</b>	<b>35.68</b>	<b>17.05</b>	<b>0.00</b>	<b>262.35</b>

FLOORS	BUA IN SQ.MTS.	TOTAL
GROUND	34.26	34.07
1st	145.95	145.95
2nd	-	128.90
<b>TOTAL</b>	<b>34.26</b>	<b>308.92</b>
<b>GRAND TOTAL</b>	<b>343.18</b>	<b>343.18</b>

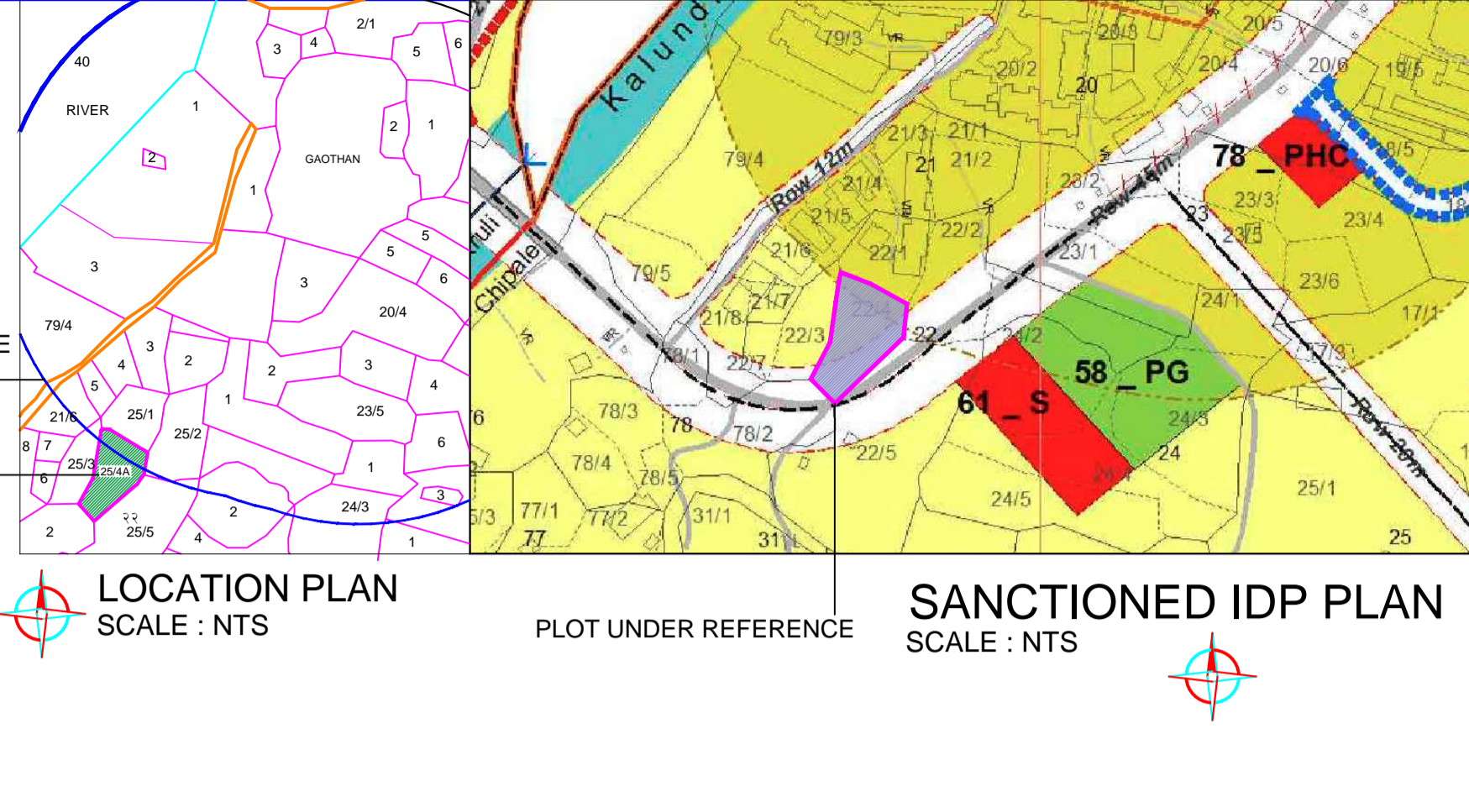
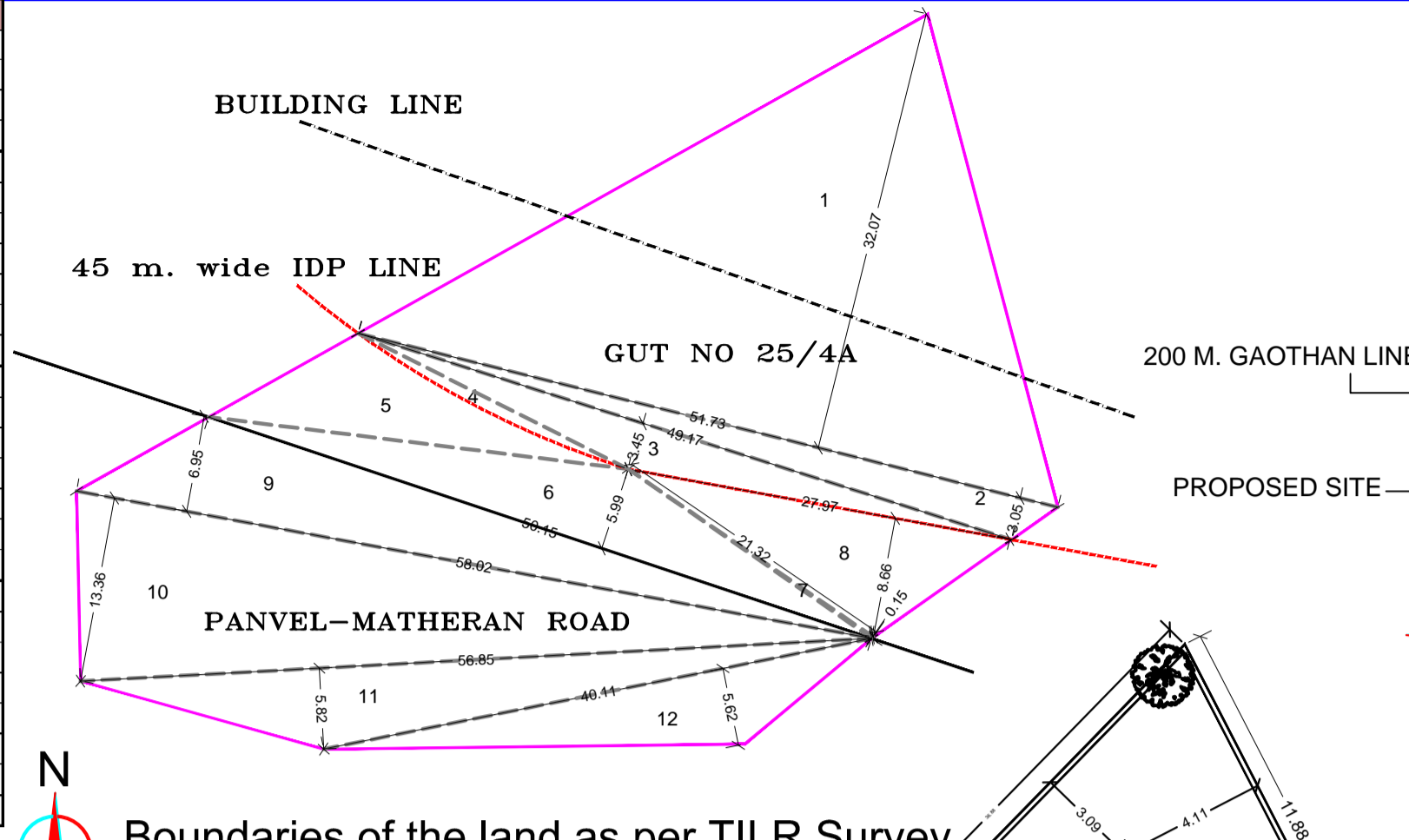
WINGS NO.	FLOORS	PERMISSIBLE		PROPOSED BALCONY AREA		Excess Balcony Area (sq.m)	
		Built-up area (Sq.mt.)	BALCONY AREA (Sq.mt.)	TOTAL ENCLOSED	OPEN		
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8] = [5] - [4]
GROUND FLOOR SHOP	Ground Floor	34.26	5.14	0.00	0.00	0.00	-
G + 2nd FLOOR	Ground Floor	34.07	5.11	0.00	0.00	0.00	-
	FIRST FLOOR	145.95	21.89	21.06	0.00	21.06	-
	SECOND FLOOR	128.90	19.34	14.62	0.00	14.62	-
<b>TOTAL</b>		<b>343.18</b>	<b>51.48</b>	<b>35.68</b>	<b>0.00</b>	<b>35.68</b>	<b>0.00</b>

FLOOR	Built-up area (Sq.mt.)	Permissible terrace (Sq.mt.)	Proposed terrace area		Total terrace area Building wise (Sq.mt.)
			(Sq.mt.)	(Sq.mt.)	
[1]	[2]	[3]	[4]	[5]	[6]
Ground Floor SHOP	34.26	6.85	-	-	-
Ground Floor	34.07	6.81	-	-	-
FIRST FLOOR	145.95	29.19	-	-	-
SECOND FLOOR	128.90	25.78	17.05	-	17.05
<b>TOTAL</b>		<b>343.18</b>	<b>68.64</b>	<b>17.05</b>	<b>17.05</b>

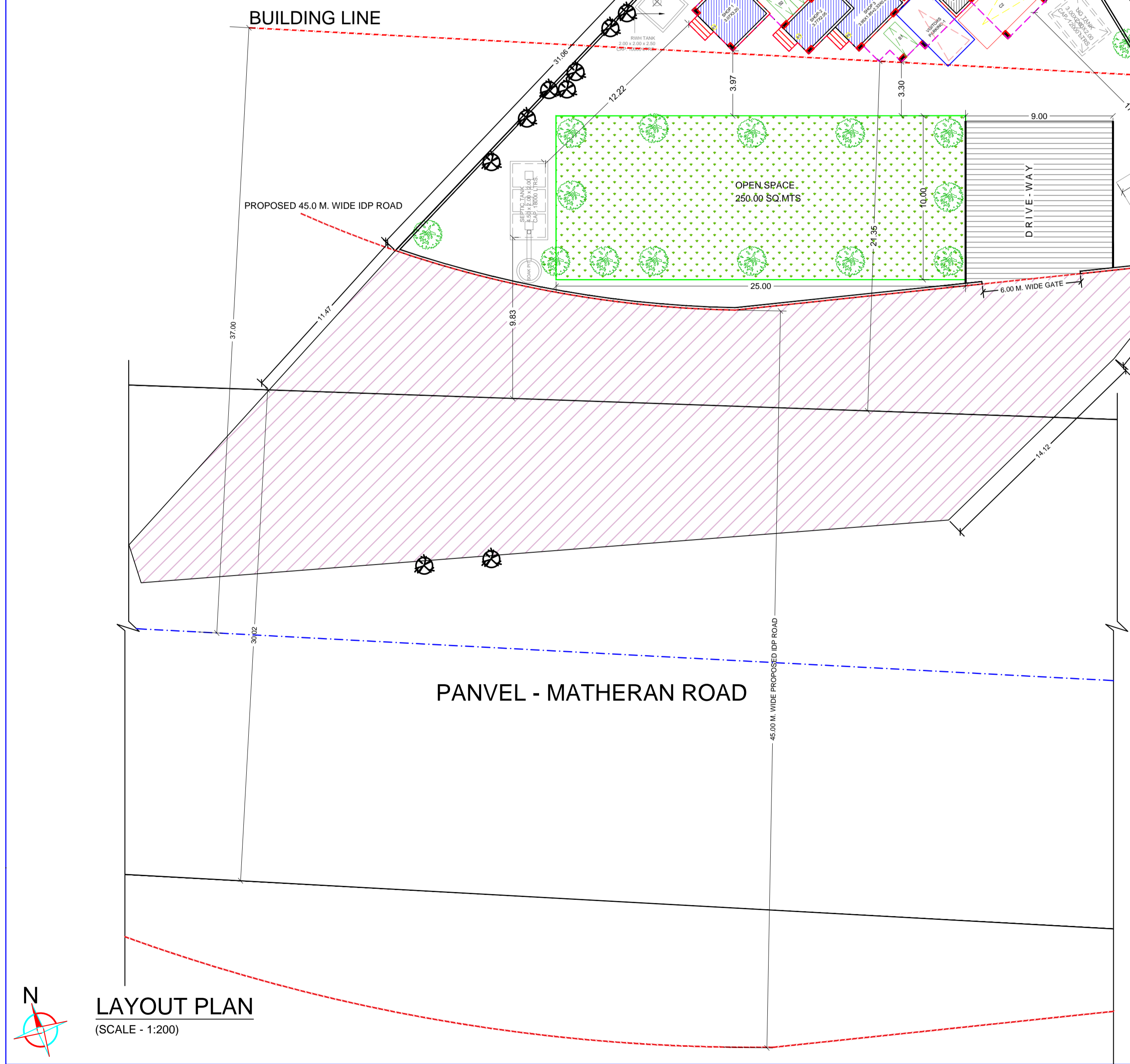
TENEMENT SIZE CARPET AREA IN SQ.MTS	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO OF PARKING SPACES		PROPOSED PARKING SPACES		
			No. of cars	No. of scooters	No. of cars (CP-L)	No. of cars (CP-S)	No. of scooters
Residential upto 35 sq. mts	8	4 tenements having carpet area upto 0.00 - 35 sqmts	2	-	In stilt	In stilt	-
Residential between 35-45 sq. mts	0	2 tenements having carpet area bet 35.01 - 45.00 sqmts	0	-	-	-	-
Residential between 45-60 sq. mts	0	1 tenement having carpet area bet 45.01 - 60 sqmts	0	-	-	-	-
Commercial	3	0.00 - 800 sqmts	1	-	2	2	3
<b>TOTAL</b>			<b>11</b>	<b>3.00</b>	<b>4</b>	<b>4</b>	<b>4</b>

Sr.no.	Floor	BUA	Permissible balcony 15% of 3	Proposed Balcony	Total Excess	Permissible terrace 20% of 3	Proposed terrace	Excess terrace	Total BUA as per NAINA DCPR (3+8+11)	Staircase & Lobby area	Society office, servants room, toilet block	Total BUA as per modified DCPR (7+10+12+13+14)
			Open	Enclosed	(5+6)	(7-4)		(10-9)				
1	Ground	68.33	10.25	0	0	0	13.67	0	68.33	15.49	19.41	103.225
2	First	145.95	21.89	21.06	0	21.06	0	29.19	145.95	15.49	0	182.50
3	Second	128.90	19.34	14.62	0	14.62	0	25.78	128.90	15.49	0	159.01
4	Total	<b>343.18</b>	<b>51.48</b>	<b>35.68</b>	<b>0</b>	<b>68.64</b>	<b>0.00</b>	<b>0.00</b>	<b>343.18</b>	<b>46.47</b>	<b>19.41</b>	<b>444.81</b>
5	Total Excess Balcony	-	0	0	-	-	-	-	-	-	-	-
6	Total Excess Terrace	-	0	0	-	-	-	-	-	-	-	-
7	Total BUA as per NAINA DCPR	-	343.18	-	-	-	-	-	-	-	-	-
8	Total BUA As per proposed modified DCPR	-	-	-	-	-	-	-	-	-	-	-

TILR AREA CALCULATION						
Area Calculation						
Sr. no.	Triangle number	Number of triangle	1/2	Base (m)	Height (m)	Area (sqm)
[1]	[2]	[3]	[4]	[5]	[6]	[7] = [3]x[4]x[5]/6]
<b>AREA UNDER PLOT (A)</b>						
1	1	1	0.50	51.73	32.07	829.54
2	2	1	0.50	51.73	3.06	79.01
3	3	1	0.50	49.17	3.45	84.82
4	4	1	AS PER PLAN			12.58
<b>Total</b>						<b>1005.95</b>
<b>AREA UNDER 45.00 MTS WIDE IDP ROAD (B)</b>						
5	5	1	AS PER PLAN			97.77
6	6	1	0.50	50.15	5.99	150.18
7	7	1	0.50	21.32	0.15	1.65
8	8	1	0.50	27.97	8.66	121.07
<b>Total</b>						<b>370.66</b>
<b>AREA UNDER PANVEL-MATHERAN ROAD (C)</b>						
9	9	1	0.50	58.02	6.95	201.59
10	10	1	0.50	58.02	13.36	387.47
11	11	1	0.50	56.85	5.82	165.29
12	12	1	0.50	40.11	5.62	112.80
<b>Total</b>						<b>867.14</b>
<b>TOTAL AREA OF PLOT (A+B+C)</b>						<b>2243.76</b>



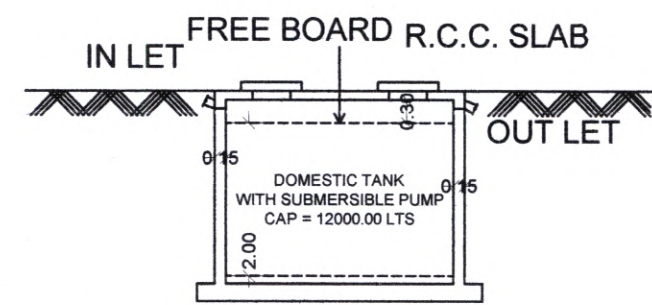
EXISTING TREES  
 PROPOSED TREES



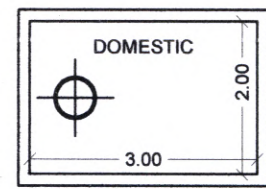
NOTE : ALL DIMENSIONS ARE IN MTS.



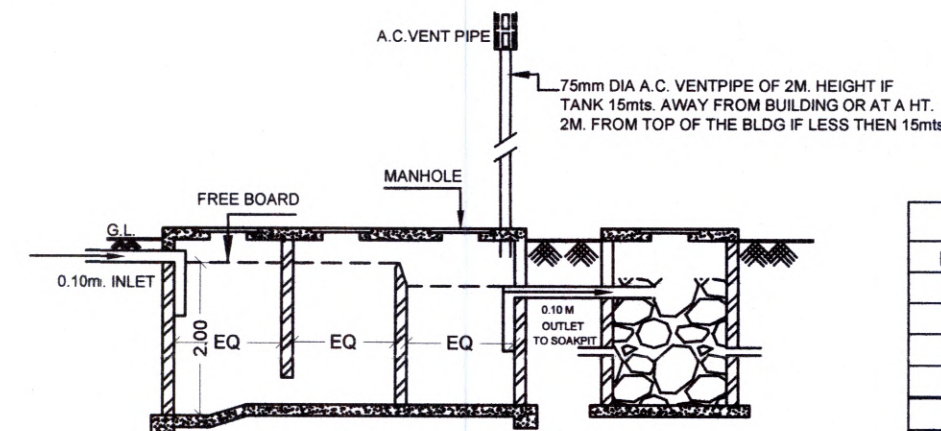
Approved subject to the conditions mentioned in commencement certificate issued by the office bearing Certificate no. : CIDCO/NAINA/Panvel/Chipale/BP-00600/CC/2023/0343 dated 17 Mar 2023



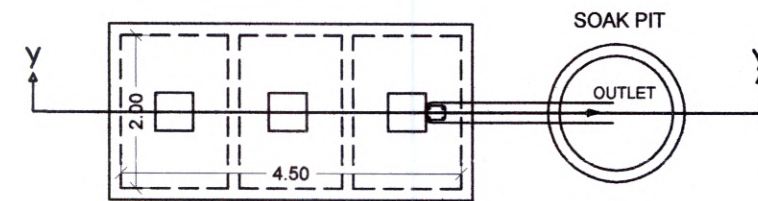
SECTION-AT A-A'



U.G.TANK- (SCALE - 1:100)  
3.00 X 2.00 X 2.00



SEPTIC TANK 4.50 X 2.00 X 2.00  
CAP. 18000.00 LTRS.



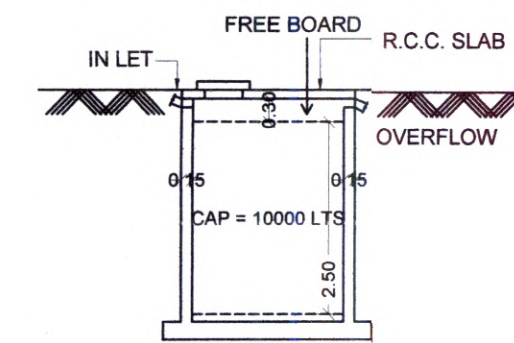
PLAN (SCALE - 1:100)

Bldg nos.	Number of tenement	Population	Water requirement						Flow to sewer			Total flow to septic tank		Septic tank provided	
			Flushing		Domestic		Total	Flushing(100%)		Domestic(85%)		Total	Size	Capacity	
			LPCD	LPD	LPCD	LPD		LPD	LPD	LPD	LPD				
[1]	[2]	[3] = [2] X 5 nos.	[4]	[5]=[3]X[4]	[6]	[7]=[3]X[6]	[8]=[5]+[7]	[9]=[5]X100%	[10]=[7]X85%	[11]=[9]+[10]	[12]	[13]	[14]		
BLDG 1	8	40	54	2160	135	5400	7560	2160	4590.00	6750.00	6750.00	4.50 X 2.00 X 2.00	18000.00		
Servant's toilet	1		270	270				270		270.00	270.00				
Driver's toilet	1		270	270				270		270.00	270.00				
	8						7560	2700.00		7290.00	7290.00		18000.00		

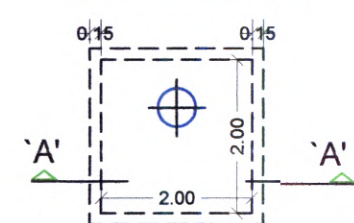
Note:  
1) LPCD = Litre per capita per day  
2) LPD = Litre per day  
3) For septic tank capacity flushing & domestic flow to sewer will be 100% & 85% respectively  
4) Size of septic tank is excluding the free board.

Bldg no.	Total no. of units	Addl. Toilet	Population	Water requirements (in litre)				Tank number	Size/dimension	Capacity(lit)
				Addl toilet	Population	Servant & Drivers toilet	Total			
[1]	[2]	[3]	[4]=[2]x[5]	[5]=[3]x180	[6]=[4]x189	[7]=[2]x270	[8]=[5]+[6]	[9]	[10]	
BLDG 1	8	0	40	0	7560	270	7560	1	3.00 X 2.00 X 2.00	12000.00
Servant toilet	1					270	270			
Driver's toilet	1					270	270			
Total	10	0	40		7560		8100	1		12000.00

Note:  
1) For Residential unit 5 persons per tenement  
2) Water requirement per capita = 135(Domestic) + 54(Flushing) = 189 litres per capita  
3) Water requirement for addl. Toilet = 180 litre per tenement  
4) Size of water tank is excluding the free board.



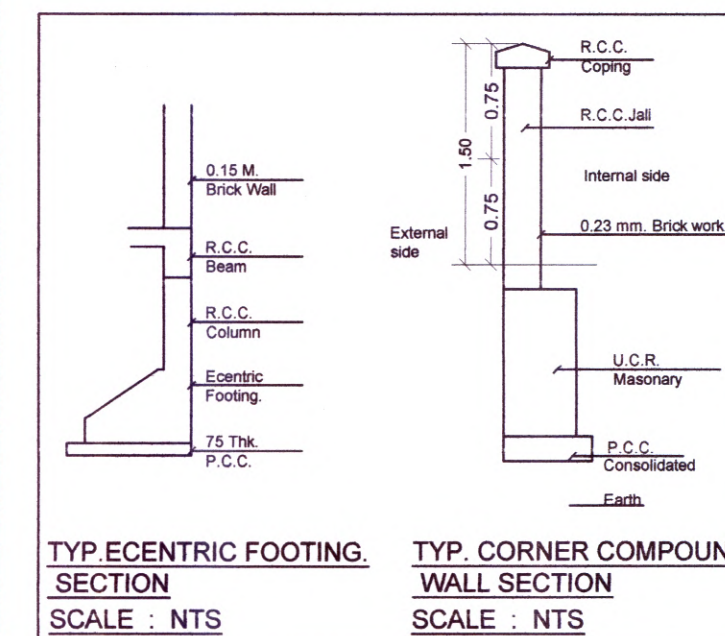
SECTION-AT A-A'



RAIN WATER HARVESTING TANK  
(SCALE 1:100)

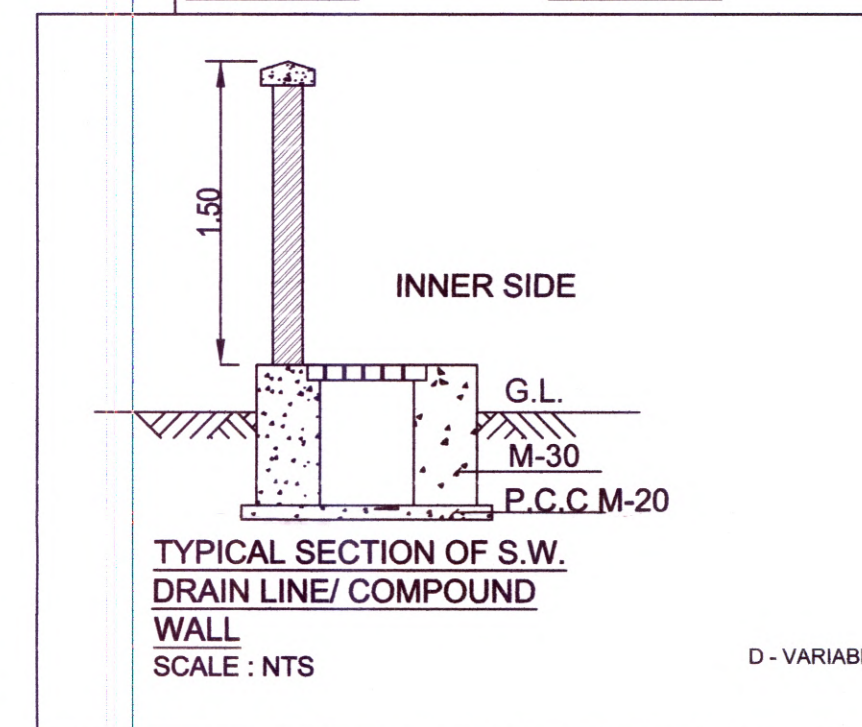
Bldg no.	Water required ltrs.	Overhead water tank provision		
		Tank size(meter)	Number of tank	Capacity (litre)
[1]	[2]	[3]	[4]	[5]
BLDG 1	4050.00	2.50 X 4.40 X 1.50	1	16500.00
Total	4050.00		1	16500.00

Note:  
1) OHT capacity should be minimum 50% of water requirement  
2) Size of overhead water tank is excluding the free board.



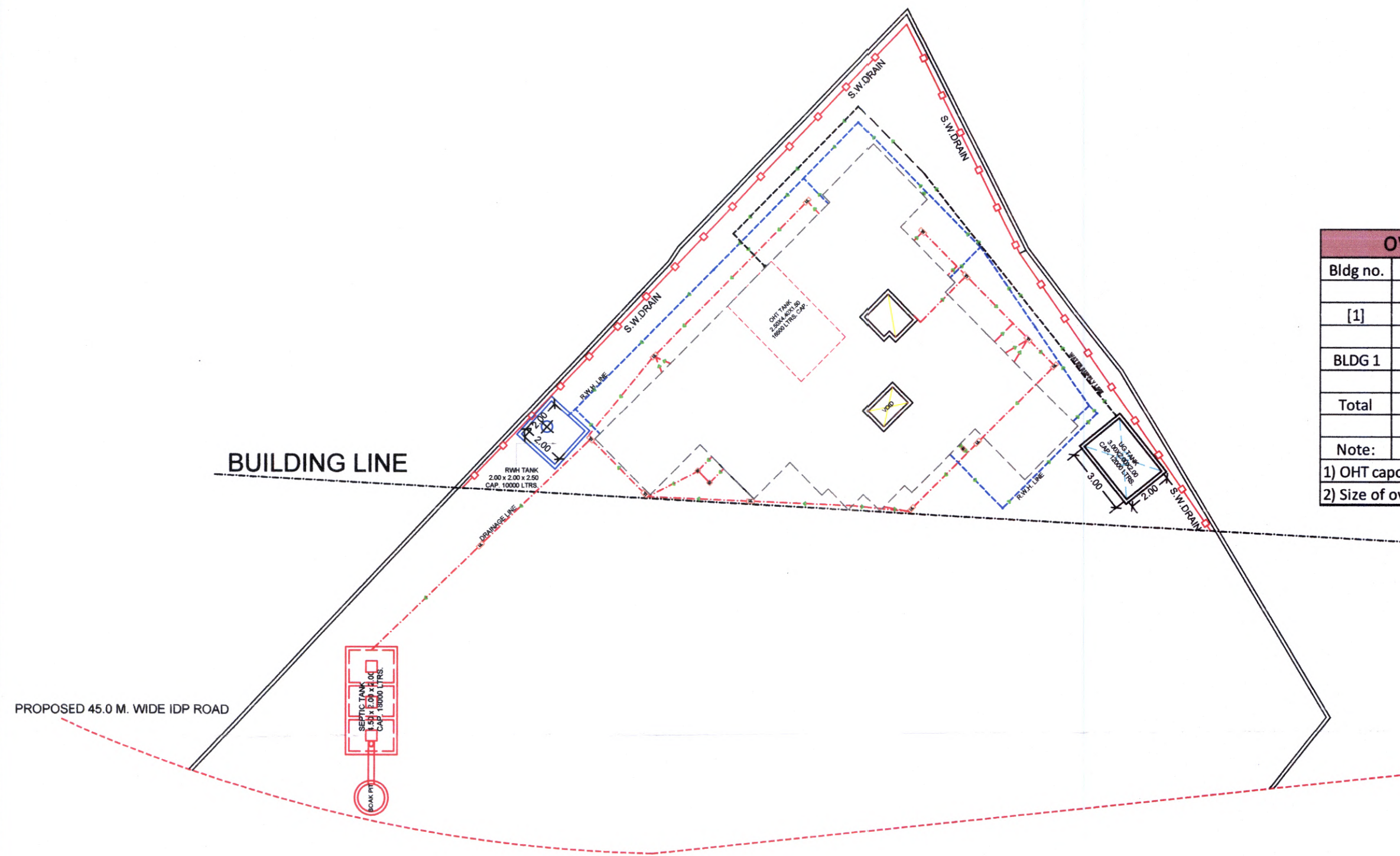
TYP. ECENTRIC FOOTING SECTION  
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION  
SCALE : NTS

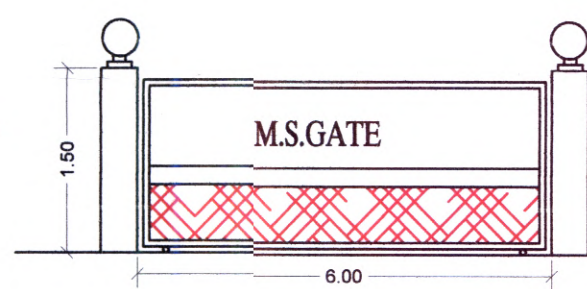


TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL  
SCALE : NTS

D - VARIABLE



SERVICES PLAN  
(SCALE - 1:200)



ELEVATION OF GATE  
SCALE: N.T.S.

NOTE : ALL DIMENSIONS ARE IN MTS.

SHEET CONTENTS :  
SERVICES PLAN, UGT PLAN & SECTION & CAP. CAL., GATE ELEVATION, OHT CAP. CALCULATION, SEPTIC TANK & SOAK PIT PLAN & SECTION, & CAP. CAL., S.W.DRAIN TYP. SECTION, COUMPOUND WALL SECTION, ECCENTRIC FOOTING SECTION, RWH TANK PLAN AND SECTION.

OWNERS NAME & SIGNATURE  
SIGNATURE OF OWNER  
RAJENDRA CHAMPALAL GANDHI

for Meenakshi & Associates  
Reg. No. CA/1998/22946  
Ar. Meenakshi Shrivastav  
SIGNATURE OF ARCHITECT  
(AR. MEENAKSHI SHRIVASTAV)  
(REG. NO. CA/1998/22946)

Description Of Proposal & Property  
PROPOSED RESIDENTIAL BUILDING ON GUT NO. 25/4/A  
AT VILLAGE - CHIPALE,  
TAL. - PANVEL, DIST. - RAIGAD.

Subject:  
DEVELOPMENT PERMISSION

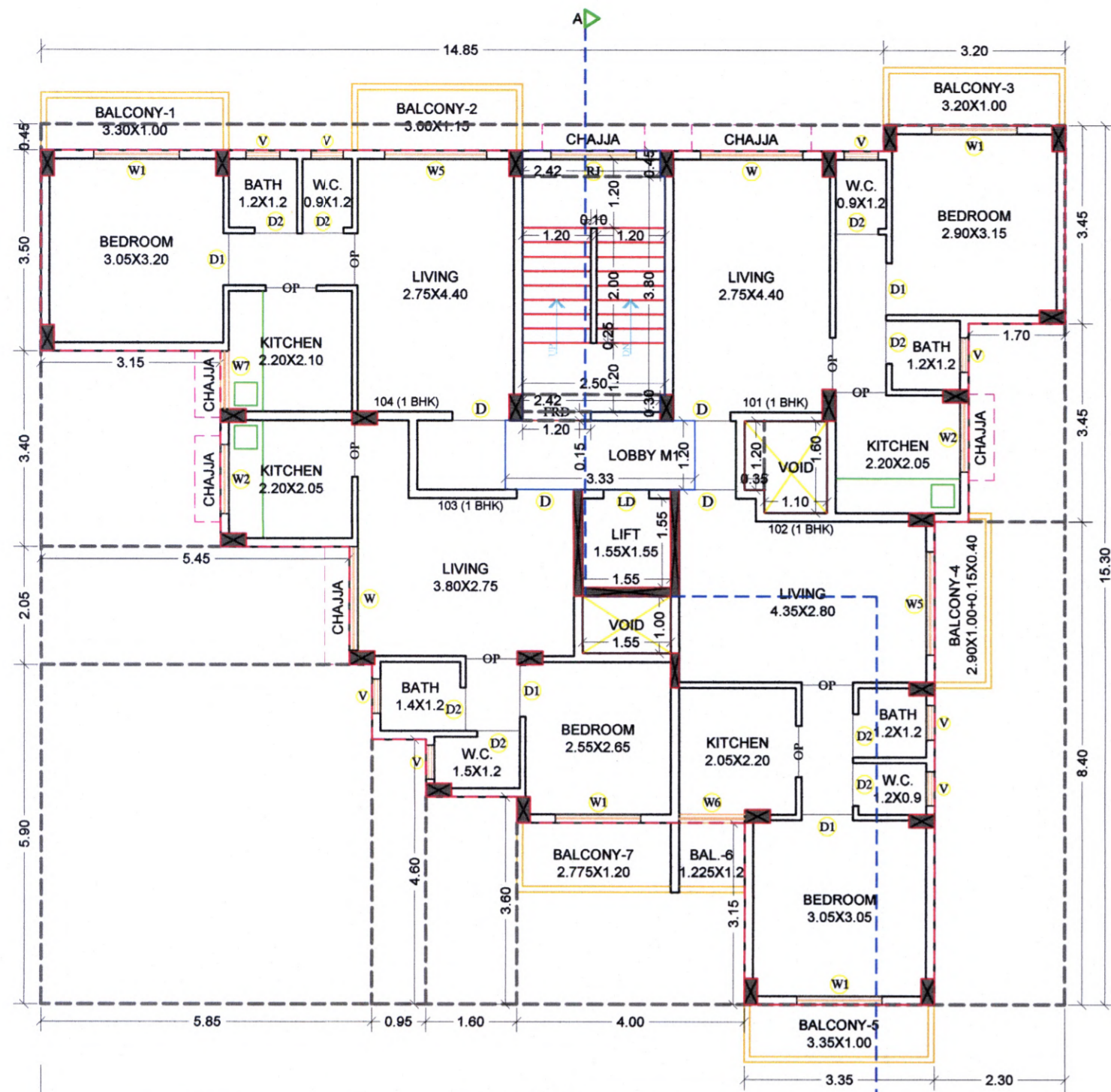
Name & Signature of Architect:  
Ar. Meenakshi Shrivastav  
CA/98/22946

Architects:  
Meenakshi & Associates  
Shop no. 1, Sadguru Universal,  
Plot # 19, Sector-17,  
New Panvel(w), 410206  
phone: +91-9820082293  
email: meenakshi2001@hotmail.com

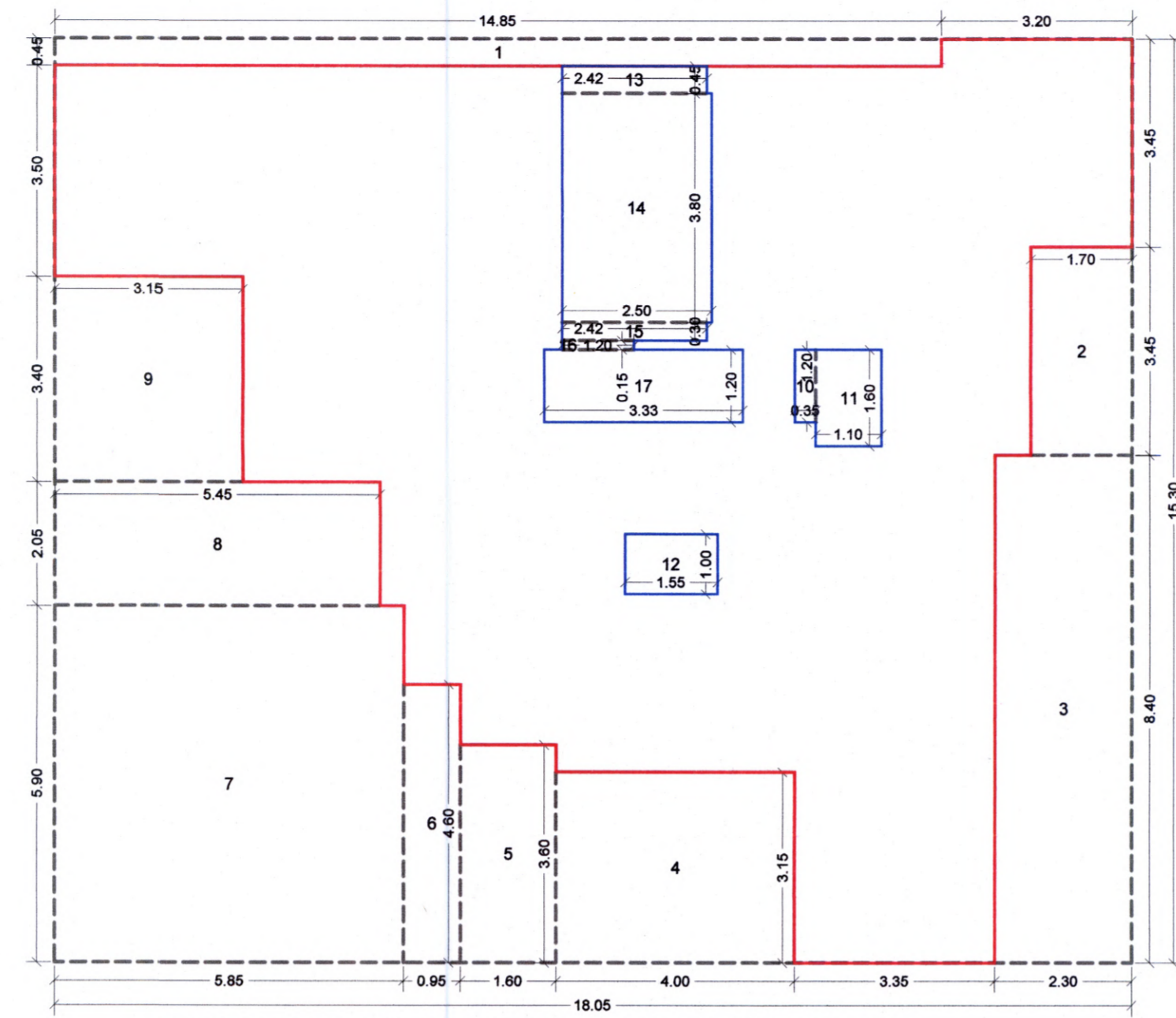
JOB NO.  
P356/2021  
DATE  
15/11/2022  
SCALE  
1:100  
DEALT  
PRIYA  
DRG. NO.  
02/04



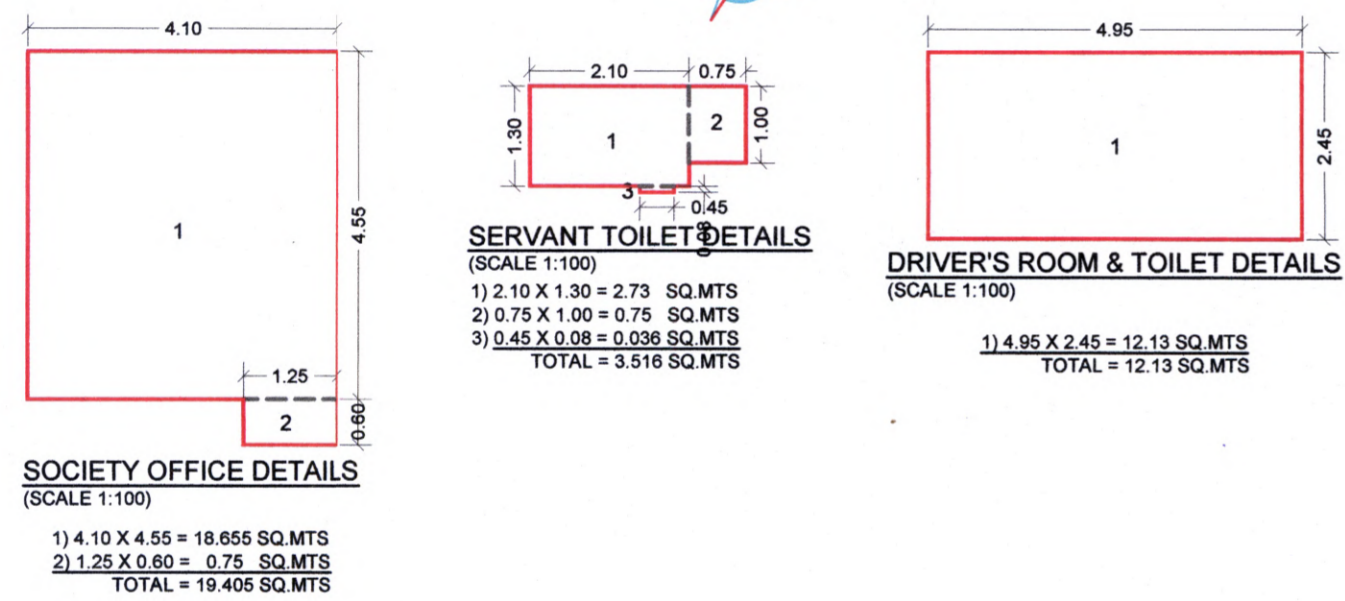
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FIRST FLOOR PLAN (SCALE 1:100)



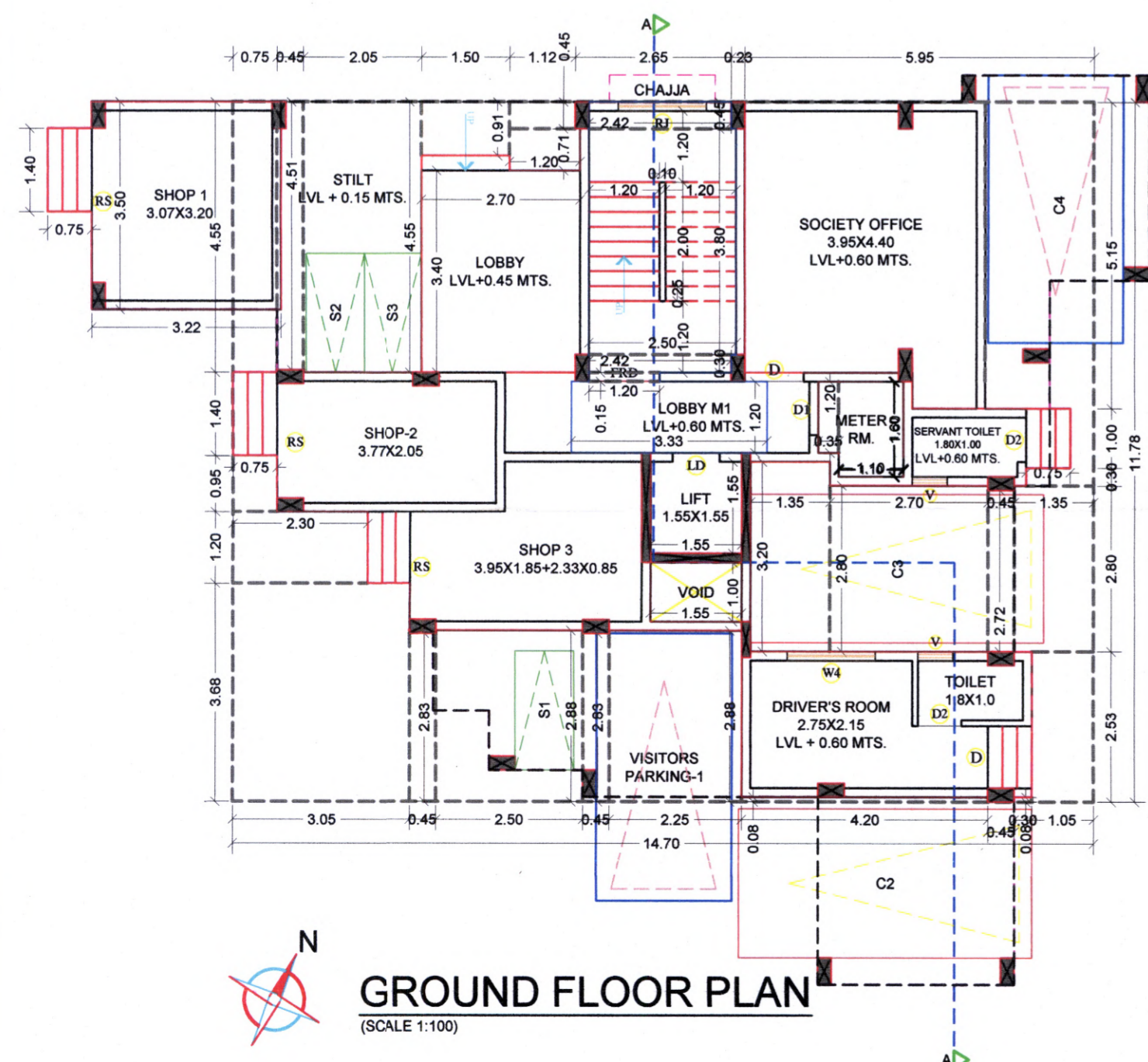
AREA DIAGRAM FOR 1st FLOOR PLAN (SCALE 1:100)



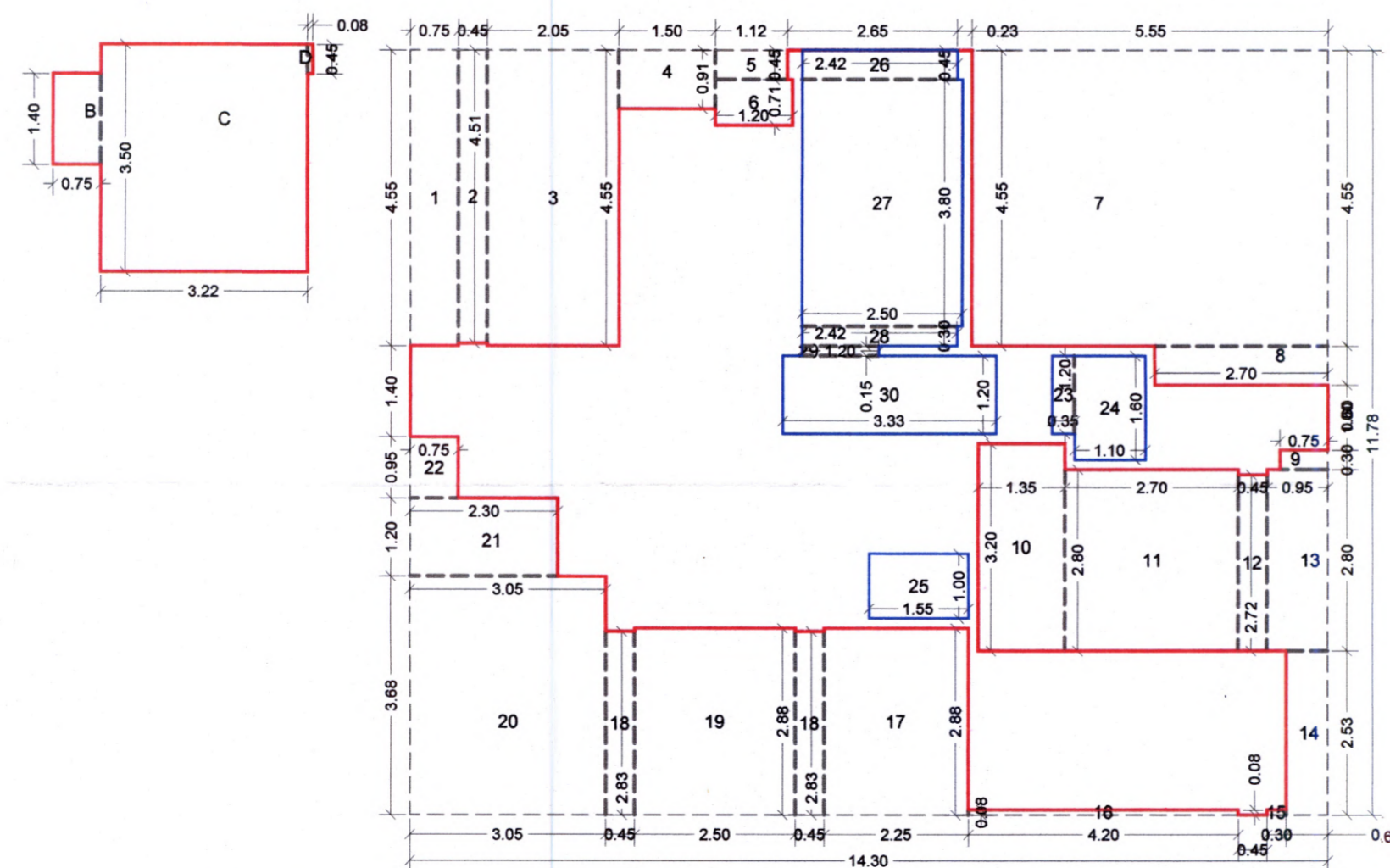
SERVANT TOILET DETAILS (SCALE 1:100)

DRIVER'S ROOM & TOILET DETAILS (SCALE 1:100)

SOCIETY OFFICE DETAILS (SCALE 1:100)



GROUND FLOOR PLAN (SCALE 1:100)



AREA DIAGRAM FOR GROUND FLOOR PLAN (SHOP, SERVANT TOILET & DRIVER'S ROOM & TOILET) (SCALE 1:100)

BUA Statement of 1st Floor				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area in sq.mts
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]
A	1	18.05	15.30	276.17
Subtotal : A				276.17
DEDUCTIONS:				
1	1	14.85	0.45	6.68
2	1	1.70	3.45	5.87
3	1	2.30	8.40	19.32
4	1	4.00	3.15	12.60
5	1	1.60	3.60	5.76
6	1	0.95	4.60	4.37
7	1	5.85	5.90	34.52
8	1	5.45	2.05	11.17
9	1	3.15	3.40	10.71
10	1	0.35	1.20	0.42
11	1	1.10	1.60	1.76
12	1	1.55	1.00	1.55
13	1	2.42	0.45	1.09
14	1	2.50	3.80	9.50
15	1	2.42	0.30	0.73
16	1	1.20	0.15	0.18
17	1	3.33	1.20	3.99
Total				170.21
Subtotal : B				130.21
Net Built-up area = (Subtotal:A) - (Subtotal : B)				145.95

BUA Statement of Ground Floor				
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area in sq.mts
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]
A	1	14.30	11.78	168.45
B	1	0.75	1.40	1.05
C	1	3.22	3.50	11.27
D	1	0.08	0.45	0.04
Subtotal : A				180.81
DEDUCTIONS:				
1	1	0.75	4.55	3.41
2	1	0.45	4.51	2.03
3	1	2.05	4.55	9.33
4	1	1.50	0.91	1.36
5	1	1.12	0.45	0.50
6	1	1.20	0.71	0.85
7	1	5.55	4.55	25.25
8	1	2.70	0.60	1.62
9	1	0.75	0.30	0.23
10	1	1.35	3.20	4.32
11	1	2.70	2.80	7.56
12	1	0.45	2.72	1.22
13	1	0.95	2.80	2.66
14	1	0.65	2.53	1.64
15	1	0.30	0.08	0.02
16	1	4.20	0.08	0.34
17	1	2.25	2.88	6.48
18	2	0.45	2.83	2.55
19	1	2.50	2.88	7.20
20	1	3.05	3.68	11.22
21	1	2.30	1.20	2.76
22	1	0.75	0.95	0.71
23	1	0.35	1.20	0.42
24	1	1.10	1.60	1.76
25	1	1.55	1.00	1.55
26	1	2.42	0.45	1.09
27	1	2.50	3.80	9.50
28	1	2.42	0.30	0.73
29	1	1.20	0.15	0.18
30	1	3.33	1.20	3.99
Total				112.48
Subtotal : B				112.48
Net Built-up area = (Subtotal:A) - (Subtotal : B)				68.33

Balcony area statement for 1st Floor					
Balcony type	Number of balcony	Length	Breadth	Area in sq.mts	
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]	[6]=[2]x[3]x[4]
B1	1	3.30	1.00	3.30	-
B2	1	3.00	1.15	3.45	-
B3	1	3.20	1.00	3.20	-
B4	1	2.90	1.00	2.96	-
B5	1	0.15	0.40	0.06	-
B6	1	3.35	1.00	3.35	-
B7	1	1.225	1.20	1.47	-
B8	1	2.775	1.20	3.33	-
TOTAL				21.06	0.00
Subtotal				21.06	0.00
Total proposed balcony area = [5] + [6]				21.06	0.00
Net BUA of floor				145.95	
Permissible balcony area = (Net BUA) x 15%				21.89	
Balance, balcony area if any				0.83	
Excess balcony area if any				0.00	

TENEMENT AREA STATEMENT						
FLOOR NO.	Flat no.	NO. of Unit	Carpet area Sqmts	Balcony area Sqmts	Terrace area Sqmts	Built-up area Sqmts
GROUND FLOOR SHOP	1	1	9.82	-	-	11.27
	2	1	7.73	-	-	9.02
	3	1	9.29	-	-	10.87
	Total	3	26.84	0.00	0.00	31.16
1st FLOOR	101	1	32.55	3.20	-	35.92
	102	1	33.75	7.78	-	35.96
	103	1	28.67	3.33	-	32.14
	104	1	33.35	6.75	-	35.91
Total	4	128.32	21.06	0.00	139.93	
2nd FLOOR	201	1	23.17	-	10.08	25.74
	202	1	33.75	7.87	-	36.18
	203	1	21.64	6.97	-	24.59
	204	1	33.35	6.75	-	35.91
Total	4	111.91	14.62	17.05	122.42	
Grand total		8	240.23	35.68	17.05	262.35

BUILT- UP AREA STATEMENT		
FLOORS	BUA IN SQ.MTS.	TOTAL
GROUND	34.26	68.33
1st	-	145.95
2nd	-	128.90
TOTAL	34.26	343.18
GRAND TOTAL	343.18	343.18

Schedule of light & ventilation					
Room	Tenement number	Carpet area	Window type	L&V required	L&V provided
[1]	[2]	[3]	[4]	[5]=[3] / 6	[6]
Living	101	12.25	W	2.04	2.16
Bedroom		9.23	W1	1.54	2.93
Kitchen		4.56	W2	0.76	1.44
BATH	1.51	V	0.25	0.45	
W.C.	1.16	V	0.19	0.45	

SCHEDULE OF DOOR & WINDOW					
Type	Width (meter)	Height (meter)	Area (sq.mtr)	Sill (meter)	Description
[1]	[2]	[3]	[4]=[2]x[3]	[5]	[6]
D	1.00	2.10	2.10	0.00	T.W. 40MM THK FRAME DOOR
D1	0.90	2.10	1.89	0.00	T.W. 40MM THK FRAME DOOR
D2	0.75	2.10	1.58	0.00	35MM SINTER DOOR
FRD	1.20	2.10	2.52	0.00	FIRE RESISTANT DOOR
W	1.80	1.20	2.16	0.90	AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL
W1	1.50	1.95	2.93	0.15	AL FRAME SLIDING WINDOW
W2	1.20	1.20	1.44	0.90	AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL
W3	1.20	1.95	2.34	0.15	AL FRAME SLIDING WINDOW
W4	1.50	1.20	1.80	0.90	AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL
W5	1.80	1.95	3.51	0.15	AL FRAME SLIDING WINDOW
W6	1.15	1.95	2.24	0.15	AL FRAME SLIDING WINDOW
W7	1.01	1.20	1.21	0.90	AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL
RJ	1.50	1.20	1.80	0.90	R.C. JALI
V	0.60	0.75	0.45	1.35	GLASS LOUVERED VENTILATOR
LD	AS PER LIFT CONSULTANT				LIFT DOOR
MI	ARTIFICIAL LIGHTING				ARTIFICIAL LIGHTING
RS	0.00	2.40	0.00	0.00	ROLLER SHUTTER DOOR

**SHEET CONTENTS :**  
 GROUND & FIRST FLOOR PLAN, AREA DIAGRAM FOR GROUND & FIRST FLOOR PLAN & AREA CALCULATIONS  
 BALCONY AREA STATEMENT, TERRACE AREA STATEMENT  
 TENEMENT AREA STATEMENT, BUILT-UP AREA STATEMENT  
 LIGHT & VENTILATION STATEMENT, SCHEDULE OF DOOR & WINDOW  
 OWNERS NAME & SIGNATURE

for Meenakshi & Associates  
 Reg. No. CA/1998/22946  
 Ar. Meenakshi Shrivastav  
 SIGNATURE OF OWNER  
 Mr. RAJENDRA CHAMPALAL GANDHI  
 SIGNATURE OF ARCHITECT  
 (Ar. Meenakshi Shrivastav)

**DESCRIPTION OF THE PROPERTY**  
 PROPOSED RESIDENTIAL BUILDING ON GUT NO. 25/4/A, AT VILLAGE - CHIPALE, TAL. PANVEL, DIST. RAIGAD.

Subject:  
 DEVELOPMENT PERMISSION

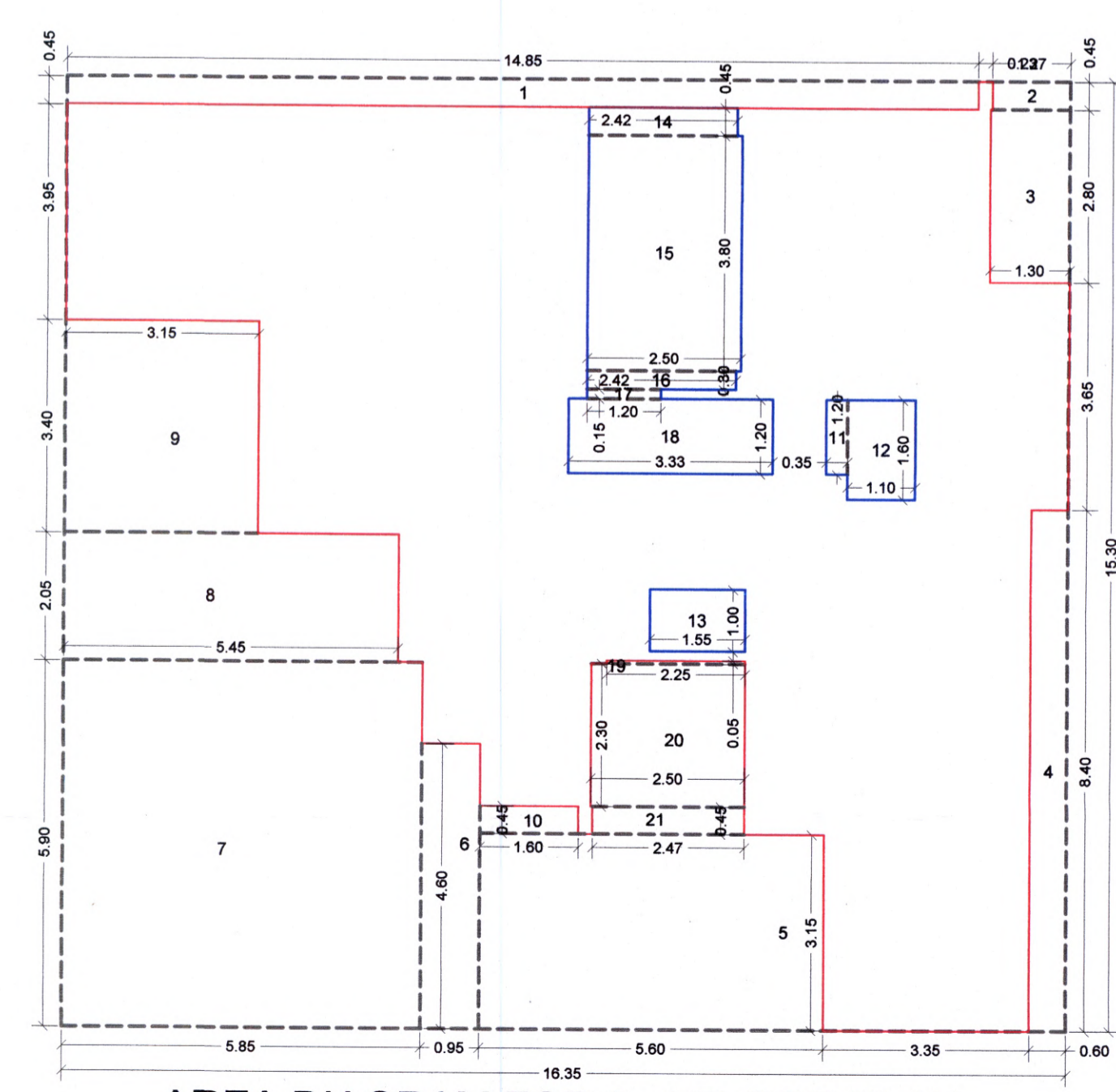
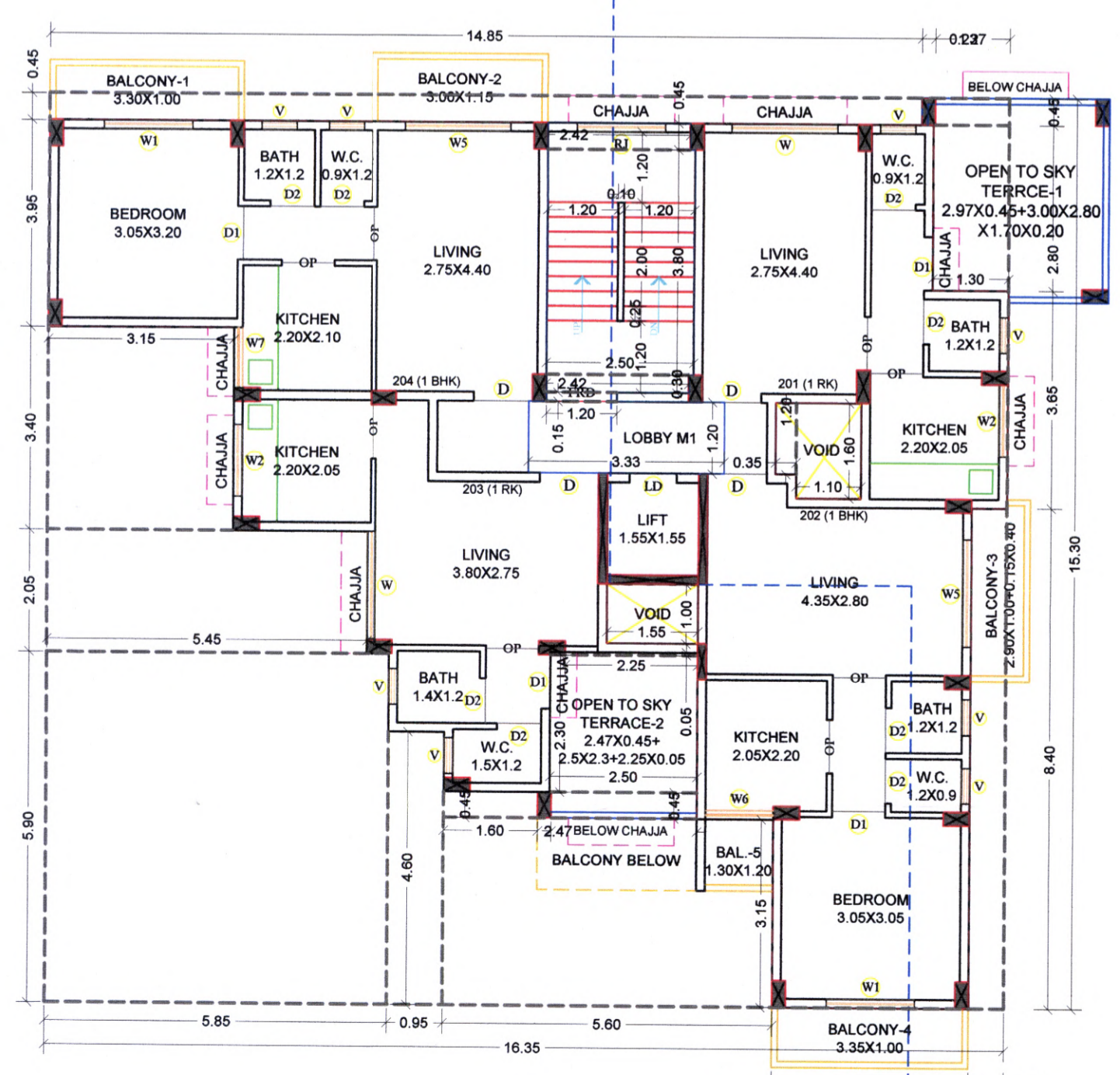
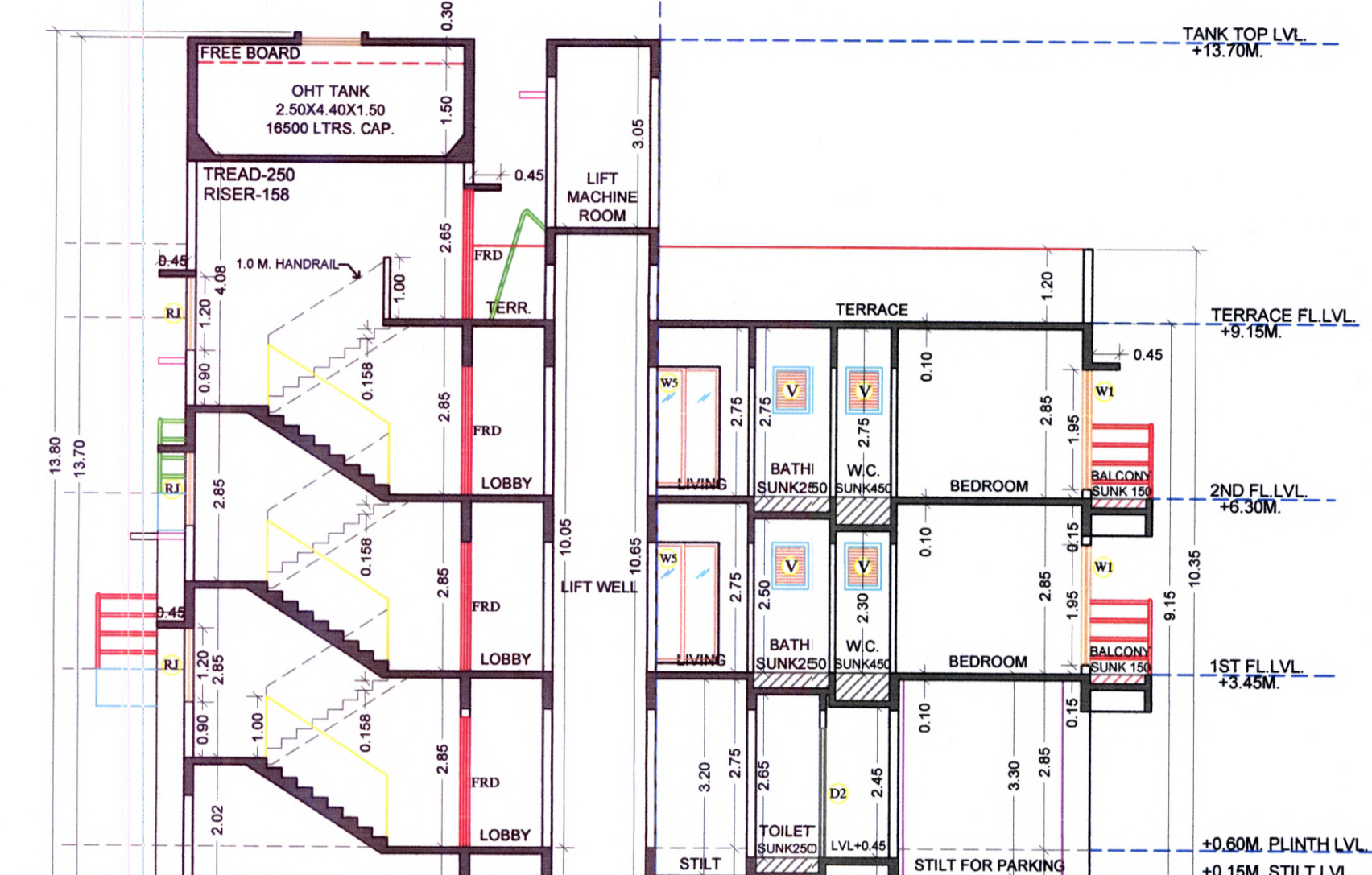
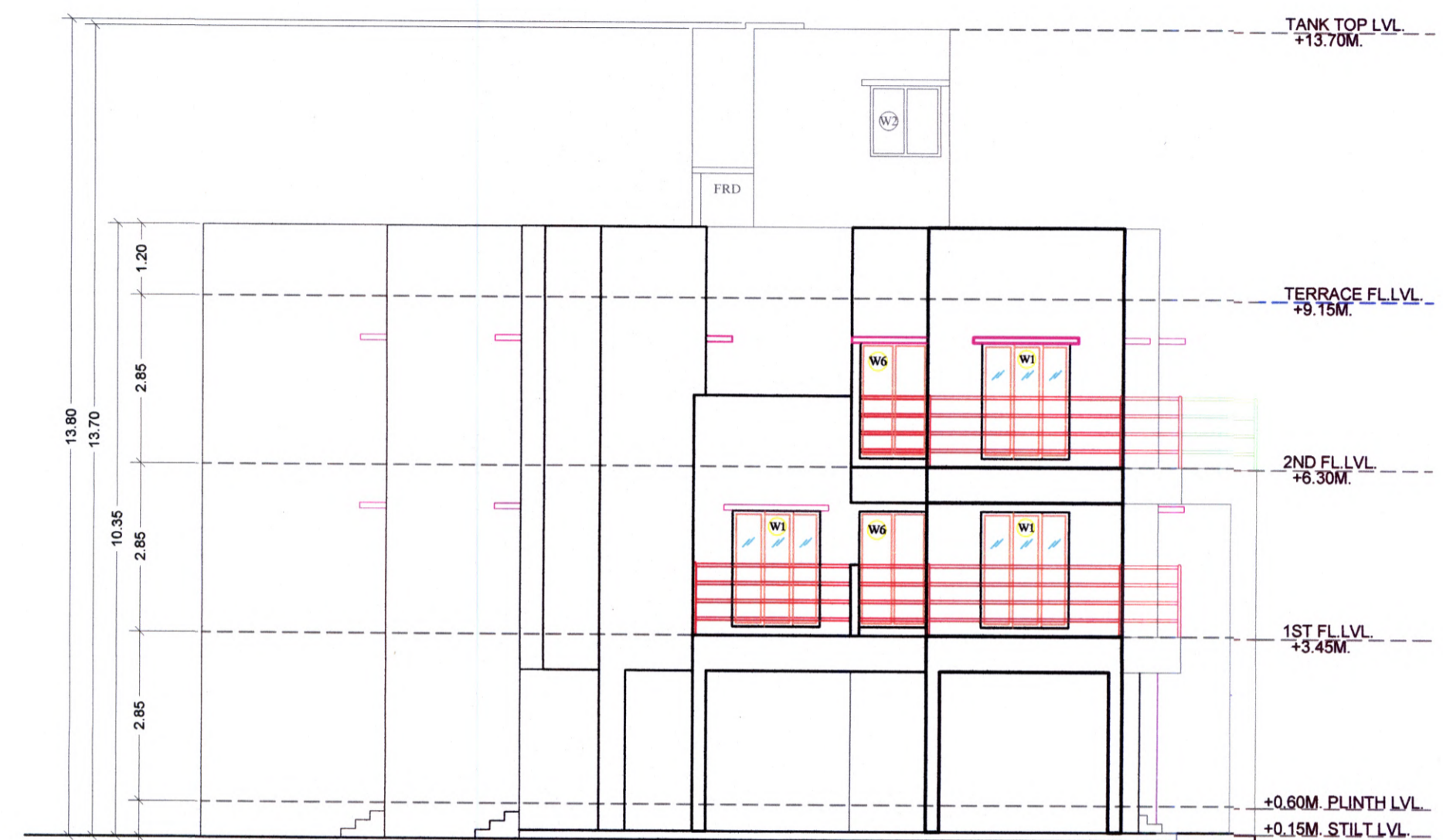
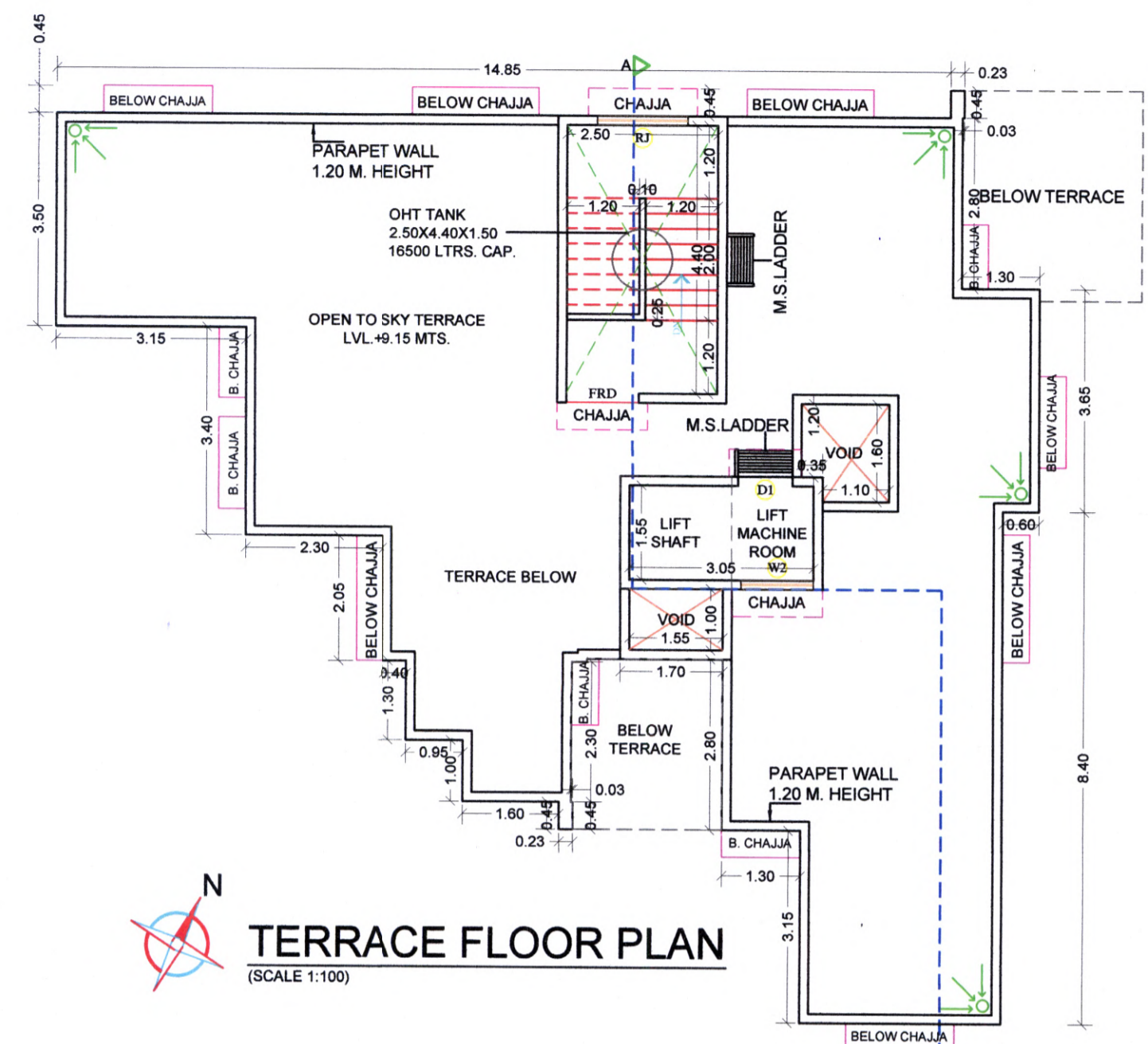
Name & Registration of Architect:  
 Ar. Meenakshi Shrivastav  
 CA/98/22946

Architects: Meenakshi & Associates  
 Shop no. 1, Sadguru Universal, Plot # 19, Sector-17, New Panvel(w), 410206  
 phone: +91-9820082293  
 email: meenakshi2001@hotmail.com  
 JOB NO. P355/2019  
 DATE 30/11/2022  
 SCALE 1:100  
 DEALT PRIYA  
 DRG. NO. 0304

NOTE : ALL DIMENSIONS ARE IN MTS.



Approved subject to the conditions mentioned in commencement certificate issued by the office bearing Certificate no. : CIDCO/NAINA/Panvel/Chipale/BP-00600/CC/2023/0343 dated 17 Mar 2023



BUA Statement of 2nd Floor					
Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area in sq.mts	
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]	
A	1	16.35	15.30	250.16	
Subtotal : A				250.16	
DEDUCTIONS:					
1	1	14.85	0.45	6.68	
2	1	1.27	0.45	0.57	
3	1	1.30	2.80	3.64	
4	1	0.60	8.40	5.04	
5	1	5.60	3.15	17.64	
6	1	0.95	4.60	4.37	
7	1	5.85	5.90	34.52	
8	1	5.45	2.05	11.17	
9	1	3.15	3.40	10.71	
10	1	1.60	0.45	0.72	
11	1	0.35	1.20	0.42	
12	1	1.10	1.60	1.76	
13	1	1.55	1.00	1.55	
14	1	2.42	0.45	1.09	
15	1	2.50	3.80	9.50	
16	1	2.42	0.30	0.73	
17	1	1.20	0.15	0.18	
18	1	3.33	1.20	4.00	
19	1	2.25	0.05	0.11	
20	1	2.30	2.50	5.75	
21	1	2.47	0.45	1.11	
Total				Subtotal : B	121.26
Net Built-up area = (Subtotal:A) - (Subtotal : B)				<b>128.90</b>	

Balcony area statement for 2nd Floor					
Balcony type	Number of balcony	Length	Breadth	Area in sq.mts	
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]	[6]=[2]x[3]x[4]
B1	1	3.30	1.00	3.30	-
B2	1	3.00	1.15	3.45	-
B3	1	2.90	1.00	2.96	-
B4	1	3.35	1.00	3.35	-
B5	1	1.30	1.20	1.56	-
TOTAL				Subtotal	14.62
Total proposed balcony area = [5] + [6]				<b>14.62</b>	
Net BUA of floor				128.90	
Permissible balcony area = (Net BUA) x 15%				19.34	
Balance, balcony area if any				4.72	
Excess balcony area if any				0.00	

Terrace area statement for 2nd Floor					
Terrace type	Number of terrace	Length	Breadth	Area in sq.mts	
[1]	[2]	[3]	[4]	[5]=[2]x[3]x[4]	
T1	1	2.97	0.45	1.34	
T2	1	3.00	2.80	8.40	
		1.70	0.20	0.34	
TOTAL	2	2.47	0.45	1.11	
		2.50	2.30	5.75	
		2.25	0.05	0.11	
TOTAL				Subtotal	17.05
Net BUA of floor				128.90	
Permissible terrace area = (Net BUA) x 20%				25.78	
Balance, terrace area if any				8.73	
Excess, terrace area if any				0.00	

NOTE : ALL DIMENSIONS ARE IN MTS.

SCHEDULE OF DOOR & WINDOW					
Type	Width (meter)	Height (meter)	Area (sq.mtr)	Sill lvl. (meter)	Description
[1]	[2]	[3]	[4]=[2]x[3]	[5]	[6]
D	1.00	2.10	2.10	0.00	T.W. 40MM THK FRAME DOOR
D1	0.90	2.10	1.89	0.00	T.W. 40MM THK FRAME DOOR
D2	0.75	2.10	1.58	0.00	35MM SINTEX DOOR
FRD	1.20	2.10	2.52	0.00	FIRE RESISTANT DOOR
W	1.80	1.20	2.16	0.90	AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL
W1	1.50	1.95	2.93	0.15	AL FRAME SLIDING WINDOW
W2	1.20	1.20	1.44	0.90	AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL
W3	1.20	1.95	2.34	0.15	AL FRAME SLIDING WINDOW
W4	1.50	1.20	1.80	0.90	AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL
W5	1.80	1.95	3.51	0.15	AL FRAME SLIDING WINDOW
W6	1.15	1.95	2.24	0.15	AL FRAME SLIDING WINDOW
W7	1.01	1.20	1.21	0.90	AL FRAME SLIDING WINDOW WITH FIXED M.S. GRILL
RJ	1.50	1.20	1.80	0.90	RCC JALI
V	0.60	0.75	0.45	1.35	GLASS LOUVERED VENTILATOR
LD	AS PER LIFT CONSULTANT				LIFT DOOR
M1	ARTIFICIAL LIGHTING				
RS	0.00	2.40	0.00	0.00	ROLLER SHUTTER DOOR

**SHEET CONTENTS :**  
SECOND & TERRACE FLOOR PLAN, AREA DIAGRAM FOR SECOND FLOOR PLAN & AREA CALCULATIONS, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, LIGHT & VENTILATION STATEMENT, SCHEDULE OF DOOR & WINDOW SECTIONS A-A' AND FRONT SIDE ELEVATION

OWNERS NAME & SIGNATURE  
*Mr. Rajendra Champal Gandhi*  
SIGNATURE OF OWNER  
Mr. RAJENDRA CHAMPAL GANDHI

for Meenakshi & Associates  
Reg. No. CA/1998/22946  
*Ar. Meenakshi Shrivastav*  
SIGNATURE OF ARCHITECT  
(Ar. Meenakshi Shrivastav)

**DESCRIPTION OF THE PROPERTY**  
PROPOSED RESIDENTIAL BUILDING ON GUT NO. 25/4/A, AT VILLAGE - CHIPALE, TAL. PANVEL, DIST. RAIGAD.

Subject:  
**DEVELOPMENT PERMISSION**

Name & Registration of Architect:  
Ar. Meenakshi Shrivastav  
CA/98/22946

**Architects:**  
Meenakshi & Associates

Shop no. 1, Sadguru Universal,  
Plot # 19, Sector-17,  
New Panvel(w), 410206  
phone: +91-9820082293  
email: meenakshi2001@hotmail.com

JOB NO.  
P355/2019  
DATE  
30/11/2022  
SCALE  
1:100  
DEALT  
PRIYA  
DRG. NO.  
0404