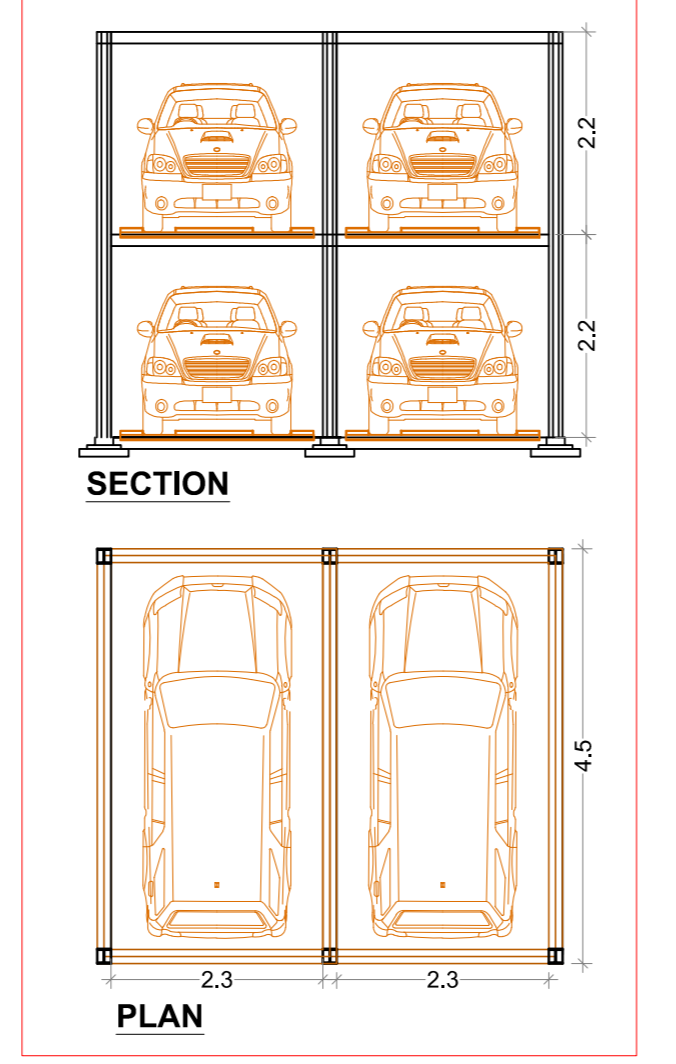


Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No. CIDCO/NAINA/Panvel/Adai/BP-00590/CC/2023 /0346 Dated: 21 March 2023

FLOOR AREA STATEMENT																
Sr No	FLOOR	BUILT UP AREA IN SQ.M.	PERMISSIBLE BALCONY AREA IN SQ.M. (15% of 3)	OPEN BALCONY	ENCLOSED BALCONY	PART ENCLOSED BALCONY	PROPOSED BALCONY IN SQ.M. (5+6+7)	EXCESS BALCONY IN SQ.M.	PERMISSIBLE TERRACE AREA IN SQ.M. (20% of 3)	PROPOSED TERRACE AREA IN SQ.M.	EXCESS TERRACE AREA IN SQ.M.	STAIRCASE & LIFT LOBBY AREA IN SQ.M.	SOCIETY OFFICE & METER ROOM IN SQ.M.	LIFT WELL AREA IN SQ.M.	P-LINE AREA AS PER MODIFICATION UNDER SECTION 37 OF NAINA DCR (3+8+11+13+14+15) (16)	
BUILDING-1 (FREE SALE)																
1	GROUND	22.107	0.000	0.000	0.000	0.000	0.000	nil	0.000	0.000	nil	33.014	35.245	2.890	87.476	
3	GROUND CONV. SHOPS	151.533	0.000	0.000	0.000	0.000	0.000	nil	0.000	0.000	nil	0.000	0.000	0.000	151.533	
4	1st FLOOR	347.112	52.067	7.900	5.950	0.000	13.850	nil	69.422	3.000	nil	31.956	0.000	2.890	393.028	
5	2nd FLOOR	347.112	52.067	7.900	5.950	0.000	13.850	nil	69.422	24.584	nil	31.956	0.000	2.890	414.612	
6	3rd FLOOR	347.112	52.067	7.900	5.950	0.000	13.850	nil	69.422	24.584	nil	31.956	0.000	2.890	393.028	
7	4th FLOOR	347.112	52.067	7.900	5.950	0.000	13.850	nil	69.422	24.584	nil	31.956	0.000	2.890	414.612	
8	5th FLOOR	347.112	52.067	7.900	5.950	0.000	13.850	nil	69.422	24.584	nil	31.956	0.000	2.890	393.028	
9	6th FLOOR	347.112	52.067	7.900	5.950	0.000	13.850	nil	69.422	24.584	nil	31.956	0.000	2.890	414.612	
10	7th FLOOR	347.112	52.067	7.900	5.950	0.000	13.850	nil	69.422	24.584	nil	31.956	0.000	2.890	393.028	
	TOTAL AREA	2603.424	364.468	55.300	41.650	0.000	96.950	nil	485.957	85.752	nil	256.706	35.245	23.120	3054.957	
BUILDING-2 (FREE SALE)																
1	GROUND	23.334	0.000	0.000	0.000	0.000	0.000	nil	0.000	0.000	nil	20.263	15.268	2.250	56.615	
3	GROUND CONV. SHOPS	142.384	0.000	0.000	0.000	0.000	0.000	nil	0.000	0.000	nil	0.000	0.000	0.000	142.384	
4	1st FLOOR	182.310	27.347	9.770	0.000	0.000	9.770	nil	36.462	21.578	nil	17.630	0.000	2.250	229.038	
	TOTAL AREA	348.028	27.347	9.770	0.000	0.000	9.770	nil	36.462	21.578	nil	37.893	15.268	4.500	428.037	
	GRAND TOTAL BUILT UP AREA (BUILDING-1 & 2)	2951.452	391.814	65.070	41.650	0.000	106.720	nil	522.419	107.330	nil	294.599	50.513	27.620	3482.994	

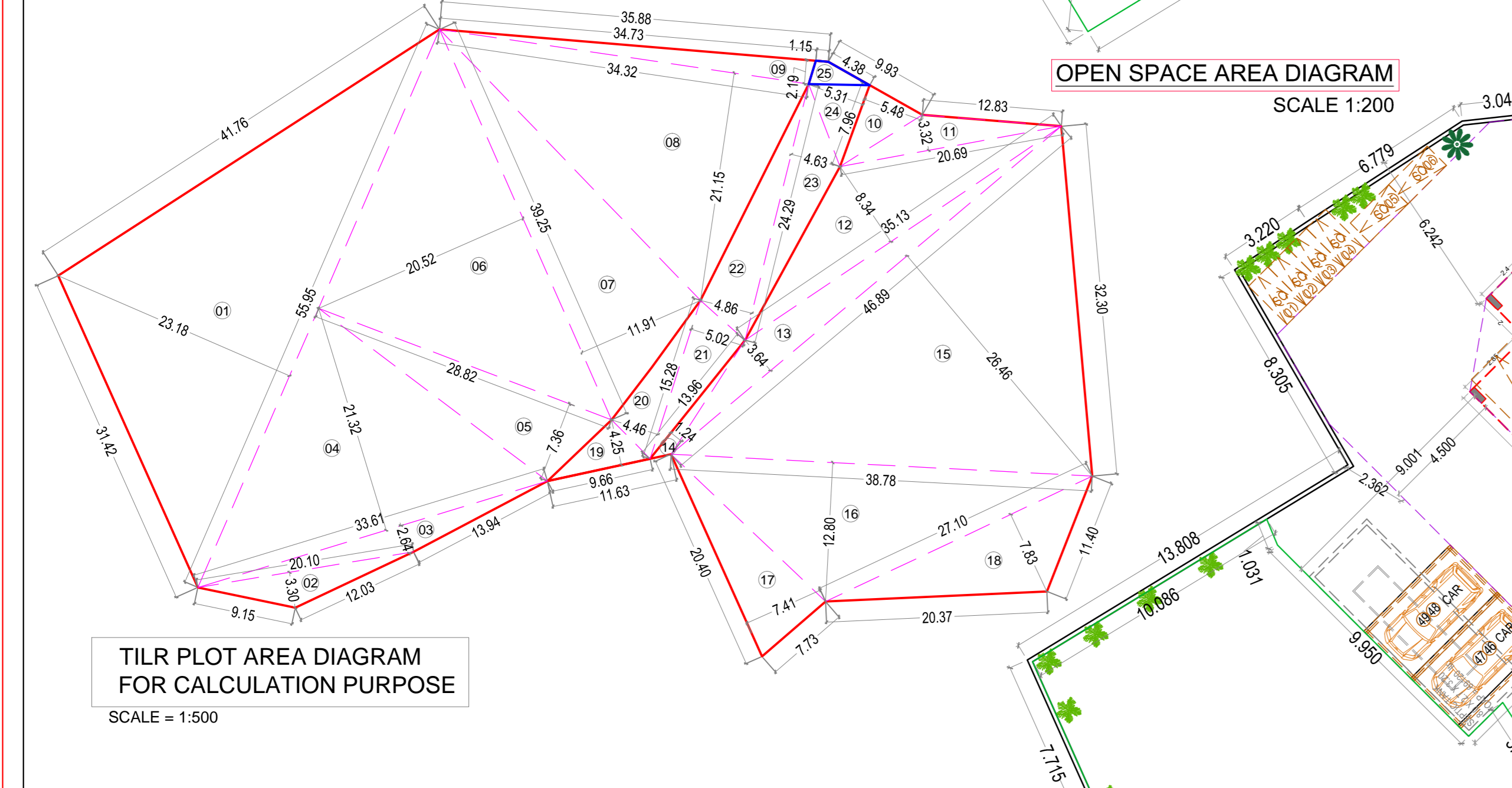
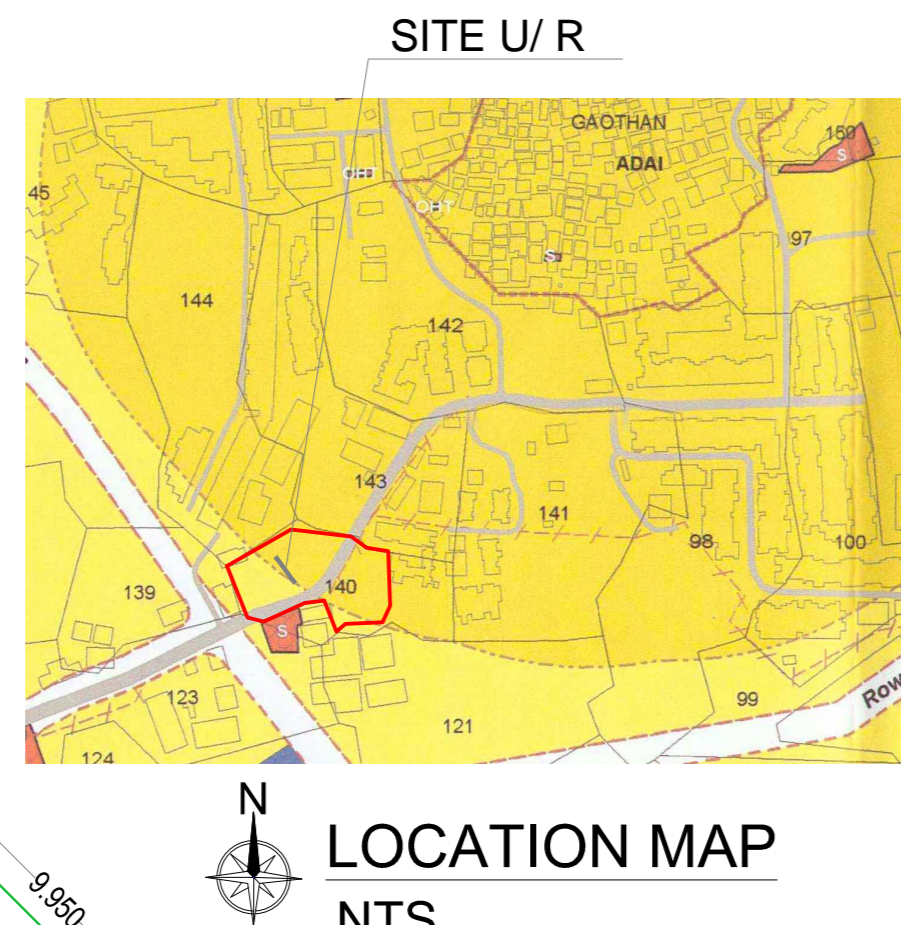


PUZZLE PARKING SCALE: NTS

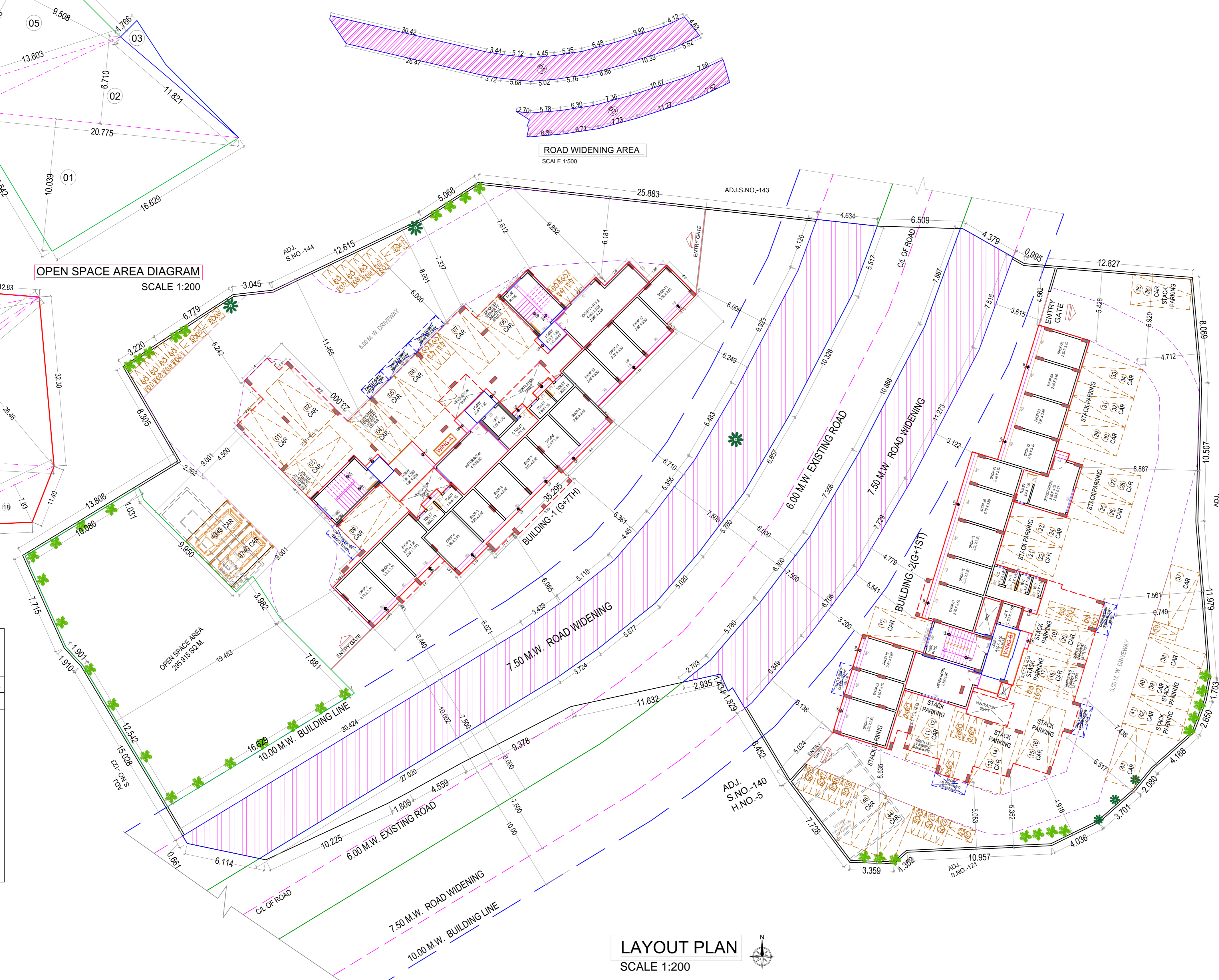
OPEN SPACE AREA CALCULATION						
SR.NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2 BASE (M)	HEIGHT (M)	AREA (SQ.M.)	
1	1	1	1/2	20.775	10.039	104.280
2	2	1	1/2	20.775	6.710	69.700
3	3	1	AS PER P LINE		7.192	
4	4	1	1/2	13.603	1.725	11.733
5	5	1	1/2	12.658	9.508	60.176
6	6	1	1/2	12.658	5.956	37.696
7	7	1	1/2	10.086	1.019	5.139
	TOTAL AREA (A)				295.915	

7.50 M. W. ROAD WIDENING AREA			
1	AREA AS PER P LINE	=	313.375
2	AREA AS PER P LINE	=	178.493
	TOTAL	=	491.868

AREA CALCULATION FOR TILR PLOT						
SR.NO.	TRIANGLE NUMBER	1/2 BASE (M)	HEIGHT (M)	AREA (SQ.M.)		
1	1	1/2	55.950	23.180	648.461	
2	2	1/2	20.100	3.300	33.165	
3	3	1/2	33.610	2.640	44.365	
4	4	1/2	33.610	21.320	358.283	
5	5	1/2	28.820	7.360	106.058	
6	6	1/2	39.250	20.520	402.705	
7	7	1/2	39.250	11.910	233.734	
8	8	1/2	34.320	21.150	362.934	
9	9	1/2	34.730	2.190	38.029	
10	10	1/2	7.960	5.480	21.810	
11	11	1/2	20.690	3.320	34.345	
12	12	1/2	35.130	8.340	146.492	
13	13	1/2	46.890	3.640	85.340	
14	14	1/2	13.960	1.240	8.655	
15	15	1/2	46.890	26.460	620.355	
16	16	1/2	38.780	12.800	248.192	
17	17	1/2	20.400	7.410	75.582	
18	18	1/2	27.100	7.830	106.097	
	NET PLOT AREA (A)				3574.601	
ROAD UNDER AREA (B)						
19	19	1	1/2	9.660	4.250	20.528
20	20	1	1/2	15.280	4.460	34.074
21	21	1	1/2	15.280	5.020	38.353
22	22	1	1/2	24.290	4.860	59.025
23	23	1	1/2	24.290	4.630	56.231
24	24	1	1/2	7.960	5.310	21.134
25	25	1	AS PER P LINE			7.109
	NET PLOT AREA (B)				236.454	
	TOTAL AREA				3811.055	



** PARKING STATEMENT (FREE SALE)						
TENEMENTS SIZE CARPET AREA IN SQ.M.	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES	
			NO. OF CARS	NO. OF SCOOTER	NO. OF CARS	NO. OF SCOOTER
UP TO 35	15	4 tenements having carpet area upto 35 sq.m. each.	4	12.50 X 49.50X 1/2 %		
35 TO 45	11	2 tenements having carpet area 35 to 45 sq.m. each.	6			
45 TO 60	28	1 tenements with carpet area exceeding 45 sq.mt. but not exceeding 60 sq.mt. each	28		49	31
CONV. SHOPPING AREA	293.917 sq.mt (Total no. of shops 25)	One car parking space for every 40 sq.mt. of floor area upto 800 sq.mt.	7			
TOTAL	54	visitor's parking 10%	4			
			TOTAL		49	31



TERRACE AREA STATEMENT (BUILDING-1)				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
1	GROUND FLOOR	173.640	0.000	0.000
1	1ST FLOOR	347.112	69.422	3.000
1	2ND FLOOR	347.112	69.422	24.584
1	3RD FLOOR	347.112	69.422	3.000
1	4TH FLOOR	347.112	69.422	24.584
1	5TH FLOOR	347.112	69.422	3.000
1	6TH FLOOR	347.112	69.422	24.584
1	7TH FLOOR	347.112	69.422	3.000
	TOTAL	2603.424	485.957	85.752

TERRACE AREA STATEMENT (BUILDING-2)				
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
2	GROUND FLOOR	165.718	0.000	0.000
2	1ST FLOOR	182.310	36.462	21.578
	TOTAL	348.028	36.462	21.578

BUILT UP AREA SUMMARY				
BUILDING	BUILDING -1	BUILDING -2		
FLOOR	IN SQ.M.	IN SQ.M.		
GROUND	22.107	23.334		
COMM. SHOPS	151.533	142.384		
1st FLOOR	347.112	182.310		
2nd FLOOR	347.112	0.000		
3rd FLOOR	347.112	0.000		
4th FLOOR	347.112	0.000		
5th FLOOR	347.112	0.000		
6th FLOOR	347.112	0.000		
7th FLOOR	347.112	0.000		
TOTAL AREA	2603.424	348.028		
TOTAL BUILT UP AREA	2951.452			

BALCONY AREA STATEMENT (BUILDING-1)								
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	TOTAL	OPEN	ENCLOSED	PARTLY ENC. BAL.	EXCESS BAL.
1	GROUND FLOOR	173.640	26.046	0.000	0.000	0.000	0.000	0.000
1	1ST FLOOR	347.112	52.067	13.850	7.900	5.950	0.000	0.000
1	2ND FLOOR	347.112	52.067	13.850	7.900	5.950	0.000	0.000
1	3RD FLOOR	347.112	52.067	13.850	7.900	5.950	0.000	0.000
1	4TH FLOOR	347.112	52.067	13.850	7.900	5.950	0.000	0.000
1	5TH FLOOR	347.112	52.067	13.850	7.900	5.950	0.000	0.000
1	6TH FLOOR	347.112	52.067	13.850	7.900	5.950	0.000	0.000
1	7TH FLOOR	347.112	52.067	13.850	7.900	5.950	0.000	0.000
	TOTAL	2603.424	390.514	96.950	55.300	41.650	0.000	0.000

BALCONY AREA STATEMENT (BUILDING-2)								
BUILDING NUMBER	FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY AREA	TOTAL	OPEN	ENCLOSED	PARTLY ENC. BAL.	EXCESS BAL.
2	GROUND FLOOR	165.718	24.858	0.000	0.000	0.000	0.000	0.000
2	1ST FLOOR	182.310	27.347	9.770	9.770	0.000	0.000	0.000
	TOTAL	348.028	52.204	9.770	9.770	0.000	0.000	0.000
	GRAND TOTAL	2951.452	442.718	106.720	65.070	41.650	0.000	0.000

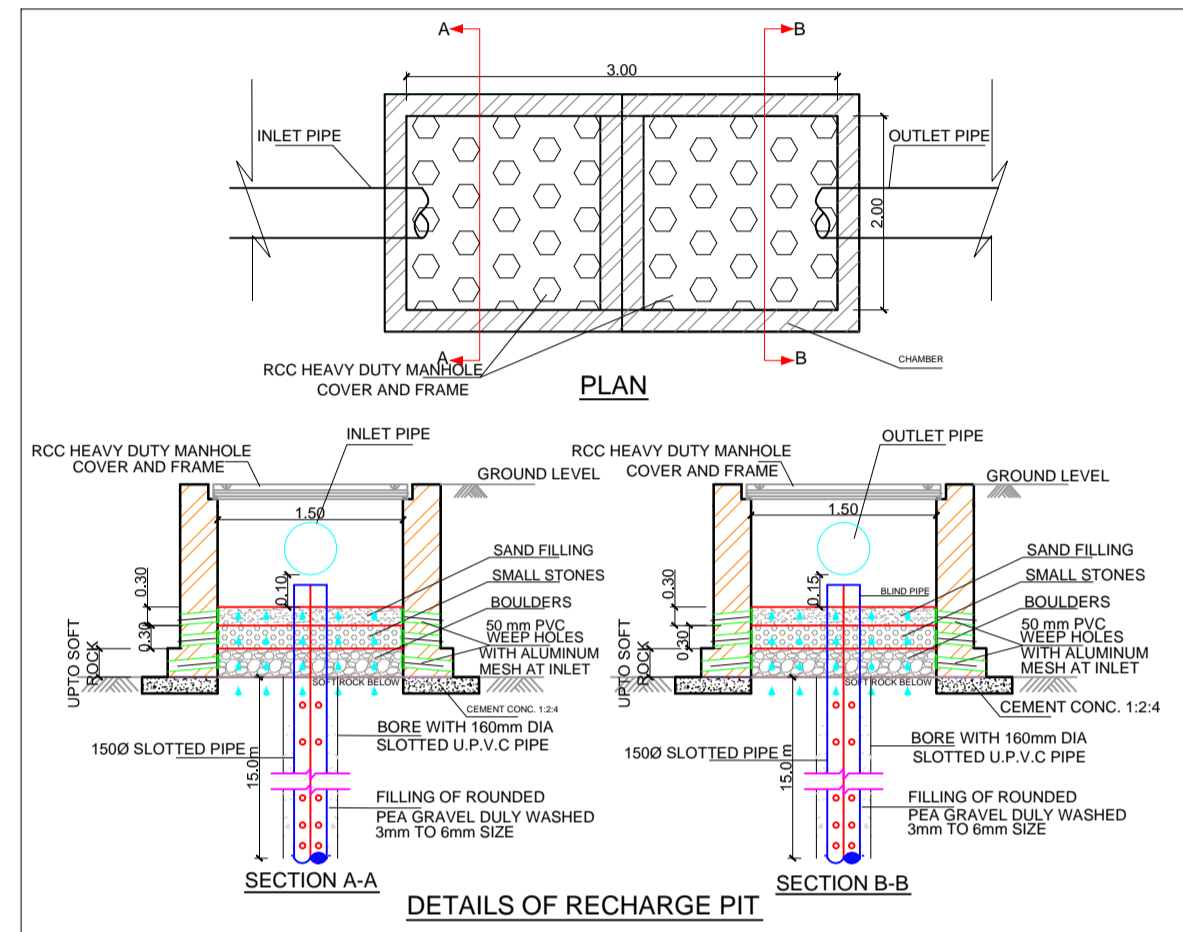
PROFORMA-1		
Sr. No.	AREA STATEMENT	Area (in Sq. M.)
1	a. Area of Plot (as per Assignment 1) order	4020.000
1	b. Area of Plot as per TILR (by triangulation method at true scale)	3811.055
1	c. Area of Plot as per Physical Survey	3686.285
1	d. Area of Plot considered (least of a), (b) and (c);	3686.285
i	Area within 200 m. from Gaotian	3686.285
ii	Area outside 200 m. from Gaotian	0.000
	Deduction for	
a	Existing road	0.000
b	widening of existing road	491.868
c	Road as per TILR	236.454
d	Area under reservation, if any	0.000
	Total (a+b+c+d)	297.322
3	Gross area of Plot (1d-2)	2957.963
	Deduction for Amenity Space, if any	
4	a. Required Amenity Space (5% of 3)	NA
	b. Proposed Amenity Space	NA
5	Net Plot (3-4a)	2957.963
	a. Required RG/Open Space (10% of 5 or 250.0 Sq. M., whichever is more)	295.796
6	b. Proposed RG/Open Space	295.915
	Permissible FSI (a+b)	1.000
7	a. Base FSI permissible	0.700
7	b. Permissible FSI with payment of premium	0.300
c	Permissible EWS FSI (20% of permissible FSI (a+b))	0.000
8	Permissible Built Up Area (7a+7b)x5	2957.963
9	Permissible Built Up Area of EWS component (20% of 8)	NA
	Proposed Built Up Area	2951.452
10	a. Salk component	2951.452
b	EWS component	0.000
11	Existing Built Up Area, if any	0.000
12	Excess Balcony area counted in FSI	0.000
13	Excess Terrace area counted in FSI	0.000
14	Total Built Up Area (10+11+12+13)	2951.452
	Balance Built Up Area	0.000
15	a. Salk component (8-14)	6.511
15	b. EWS component (9-10b)	NA
	Total FSI considered	NA
16	a. Salk component (14-8)	0.998
b	EWS component (10b-9 x 7c)	NA
	Balance FSI	0.002
17	a. Salk component (7(a+b)-16a)	0.002
b	EWS component (7c-16b)	NA
	No. of units proposed	
18	a. Residential - Salk component	54
b	Commercial - EWS component	NA
c	commercial	25
19	a. Trees to be planted against plot area (1 tree for every 100 Sq. M.)	30
b	Trees to be planted against RG/Open space (5 tree for every 100 Sq. M.)	15
c	Trees to be planted against tree fell (5 tree for every 1 tree fell)	0
d	Existing Number of trees to be retained	6
e	Req. Number of trees to be planted ((19+19b+19c)-(19d))	39
f	Total proposed number of trees to be planted	40

* TREE STATEMENT		
1	TOTAL EXISTING TREES	6 nos.
2	TREES TO RETAIN	6 nos.
3	TREES TO CUT	0 nos.
4	TREES TO PLANT - 5T/1 CUT	0 nos.

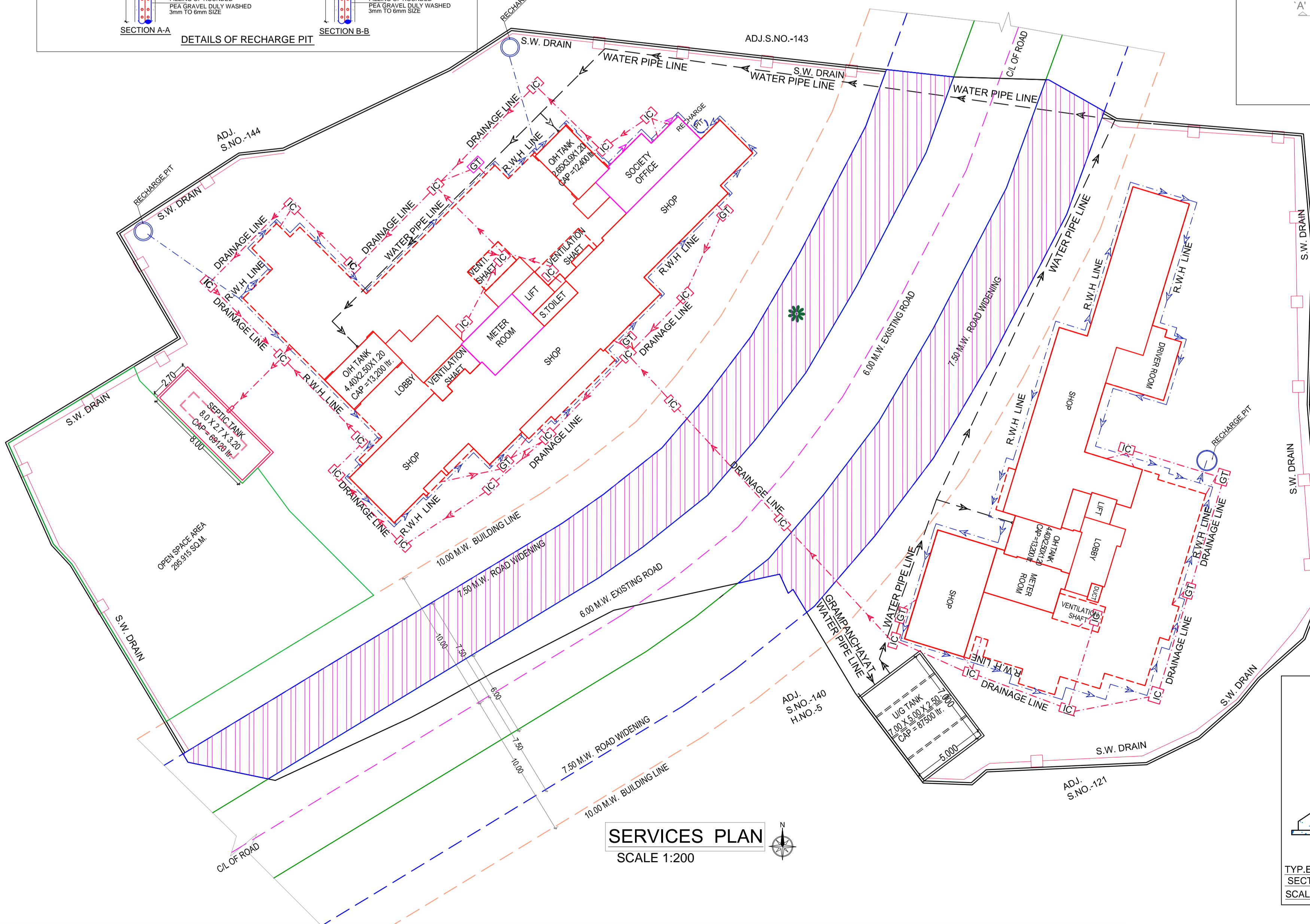
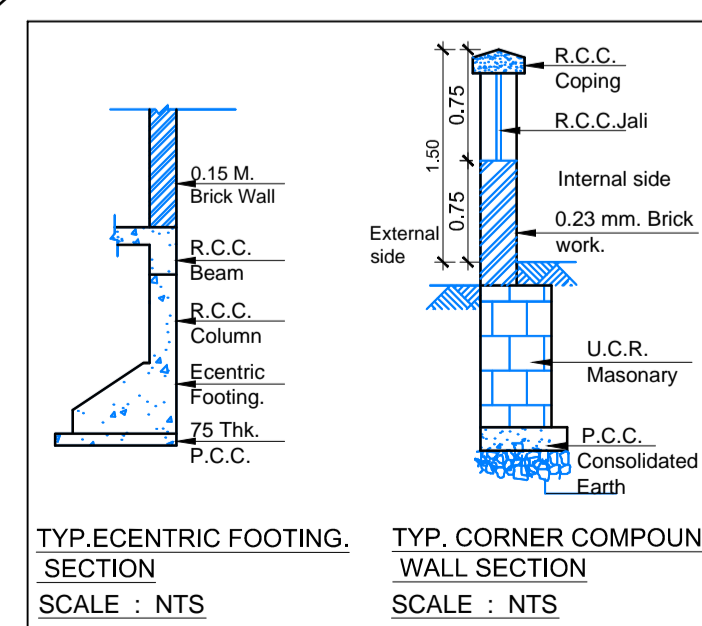
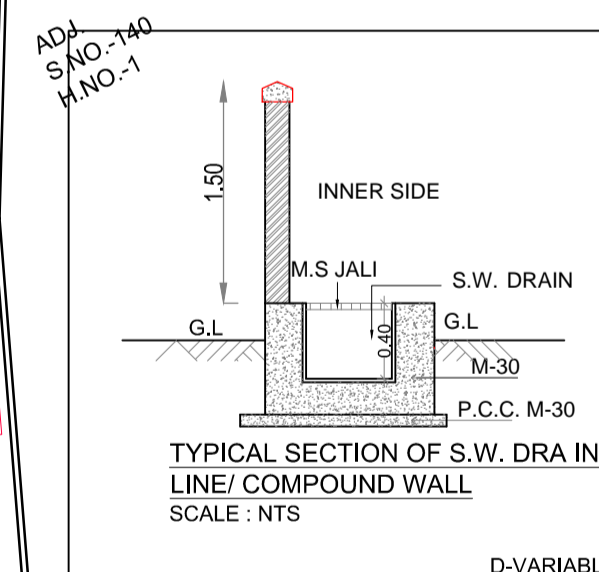
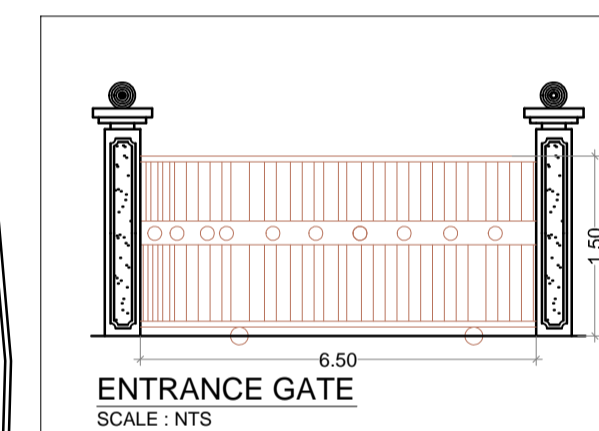
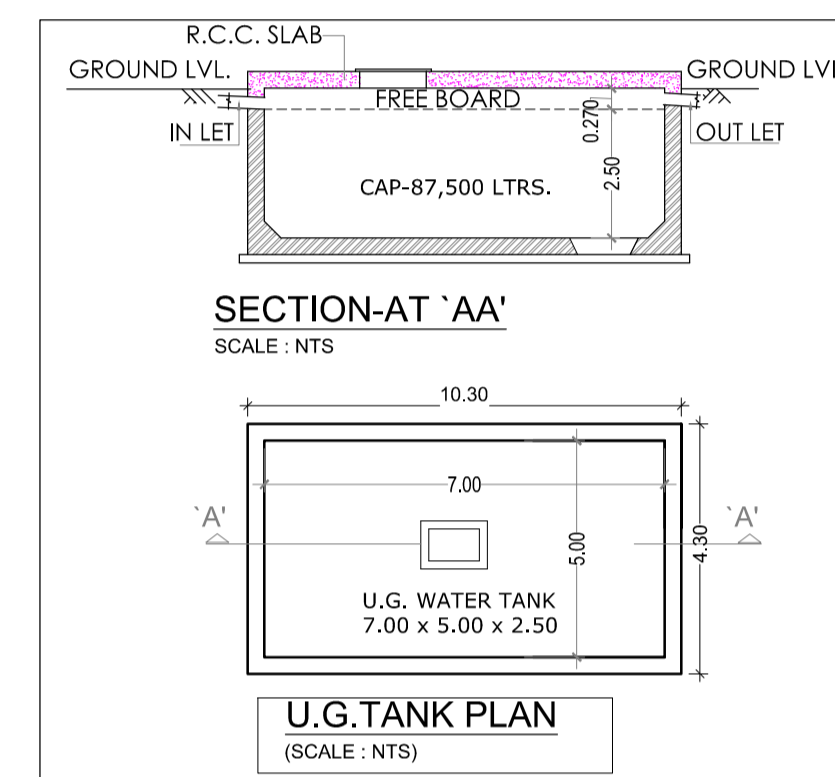
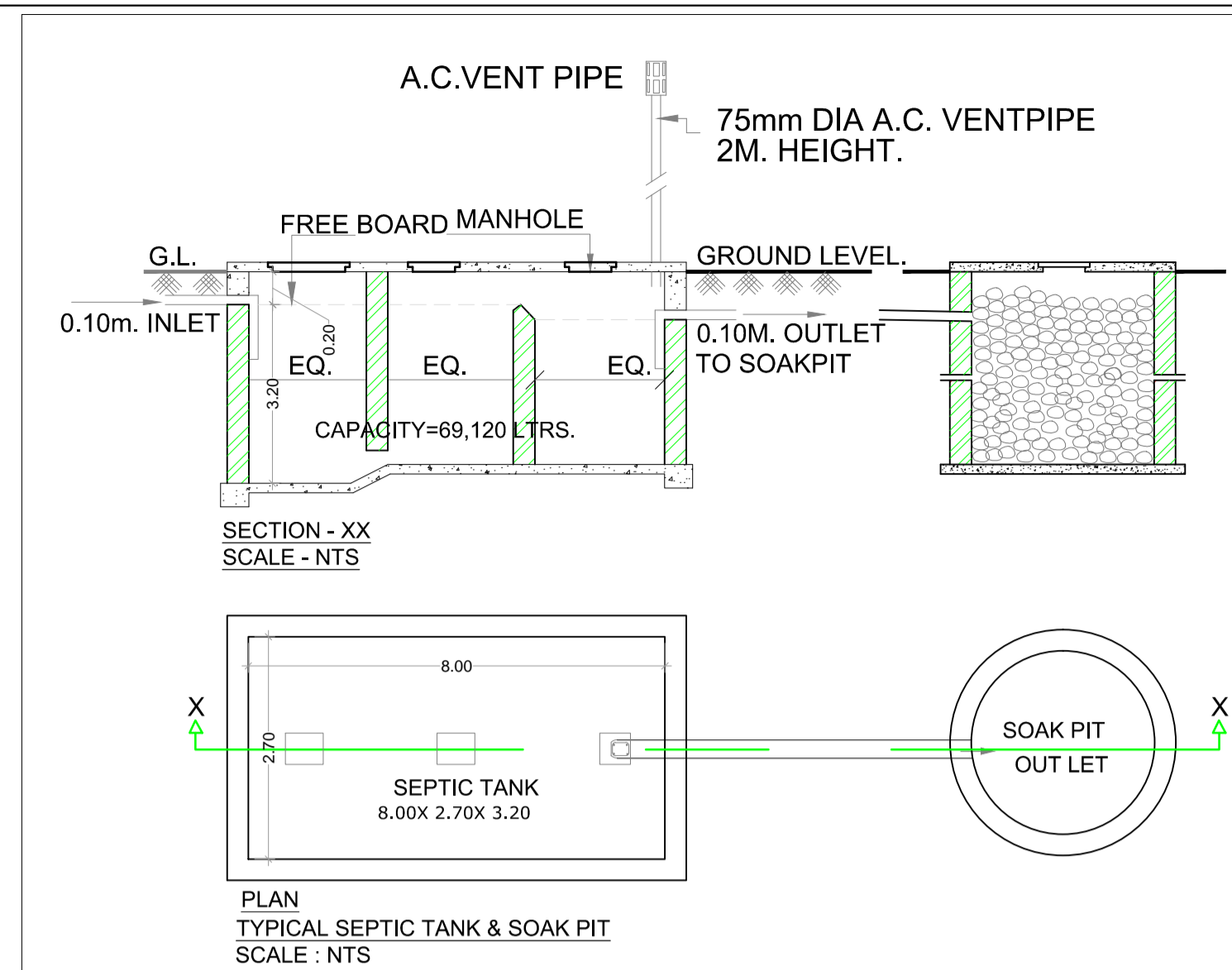
Sr.No.	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line		
02.	Existing Street		
03.	Future Street		
04.	Permissible building line		

BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT					% FLOW TO SEWER			SIZE / DIMENSION	TOTAL PROVIDED SEPTIC TANK CAPACITY
			FLUSHING		DOMESTIC		TOTAL	FLUSHING 100%	DOMESTIC 85%	TOTAL FLOW		
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD		
1 & 2	54	270	54	14580	135	36450	51030	14580	30982.50	45562.50	8.0X2.70X3.20	69120
	ADD. TOILETS	45	54	2430	126	5670	8100	2430	4819.50	7249.50		
COV.SHOP	25	75	54	4050	126	9450	13500	4050	8032.50	12082.50		
TOTAL	79	345	-	21060	-	51570	72630	21060	43834.5	64894.50		

BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDITIONAL TOILET	POPULATION UNITS	TOTAL POPULATION UNITS	WATER REQUIREMENT (IN LITRE)			UNDER GROUND WATER TANK PROVIDED		
					ADDL. TOILET (180 LITRE)	POPULATION (189 LITRE)	TOTAL	TANK NUMBER	SIZE / DIMENSION	CAPACITY (LITRE)
1 & 2	54	36	5	270	6480	51030	57510	1	7.00 X 5.00 X 2.50	87500
COV. SHOP	25	9	3	75	1620	14175	15795			
TOTAL	79	45	-	345	8100	65205	73305			



BUILDING NUMBER	WATER REQUIRED (LITRE) [TOTAL UG TANK PROPOSED/2/ (TOTAL O.H.T PROPOSED)]i.e 4]	COLD WATER REQUIREMENT		
		TANK SIZE (METRE)	NUMBER OF TANK	CAPACITY (LITRE)
1 & 2	14583	4.40 X 2.50 X 1.20	1	13200
		2.65 X 3.90 X 1.20	1	12400
		4.40 X 2.50 X 1.20	1	13200
		TOTAL NO. OF		38800



STAMP OF APPROVAL 2/4
 Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No. : CIDCO/NAINA/Panvel/Adai/BP-00590/CC/2023/0346
 Dated : 21 March 2023

Legend :-

S.No	Item	Site Plan On White Print	Building Plan On White Print
01.	Plot Line	—	—
02.	Existing Street	—	—
03.	Proposed Work	—	—
04.	Gary Water & Flushing Work	—	—
05.	Drainage & Sewerage Work	—	—
06.	Water Supply Work	—	—
07.	RWH Line	—	—
08.	Recycle Water & Flushing Work	—	—

CONTENT OF THE SHEET
 SERVICES PLAN , U/G TANK PLAN , 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 HAVE SURVEYED THE PLOT BEARING BUILDING PERMISSION ON S.NO.140/2/3, AT-ADAI, TALUKA- PANVEL ,DIST - RAIGAD. DATED 15.03.2022 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 3686.285 SQ.MT.

M/S EMKAYEN REALTY PVT.LTD. THROUGH
 DIRECTOR MR. MAHESHKUMAR NAGRAJAN (SIGNATURE OF OWNERS)
 AR. SWAPNIL KALYANKAR REGD. NO. CA / 2010 / 47491 (SIGNATURE OF ARCHITECT.)

FORM 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 POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

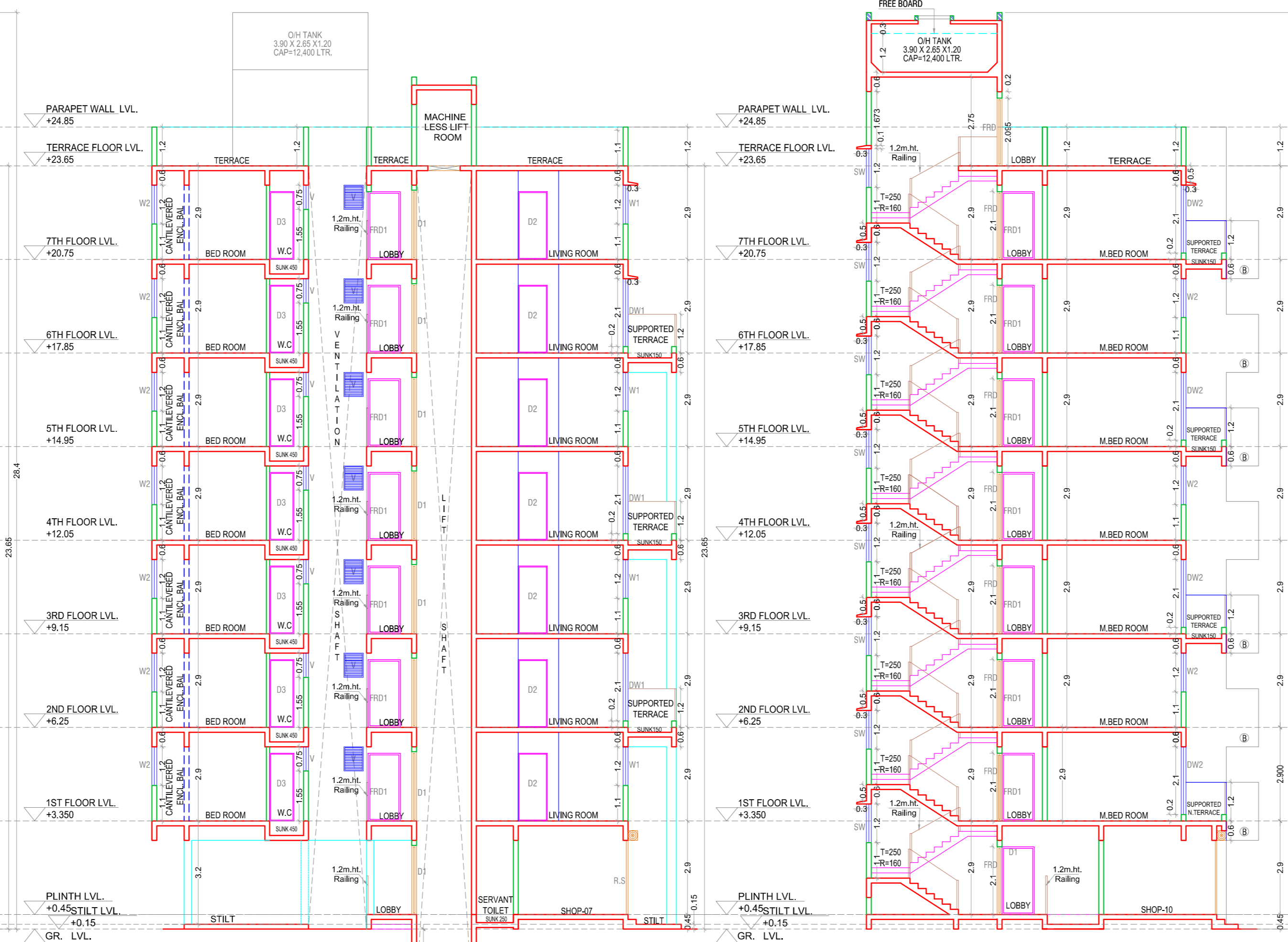
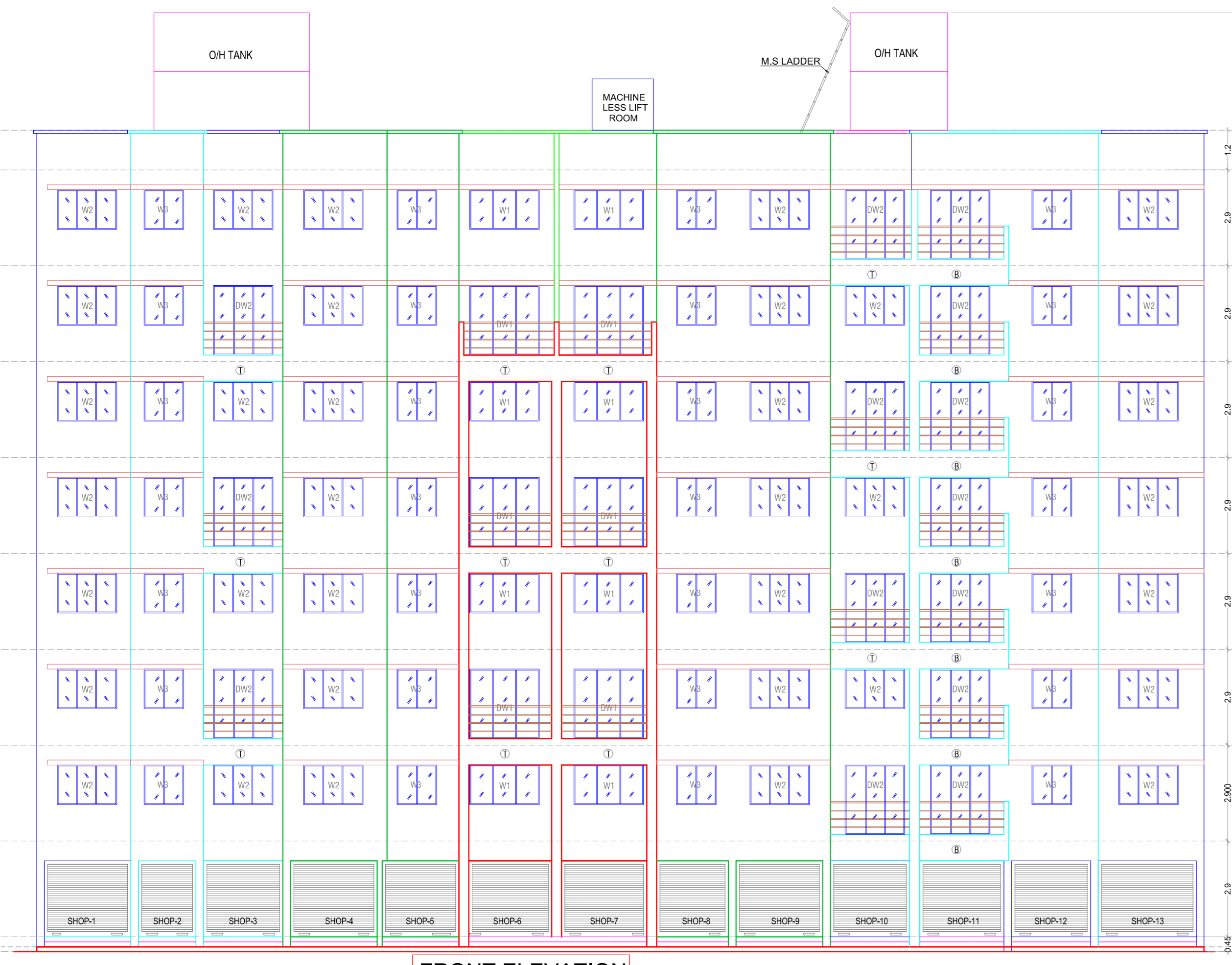
ADD :- A-101, NEEL EMERALD, OPP. TAHSILDAR OFFICE, PANVEL-410206
 E-MAIL ID :- skaplanners@gmail.com
 MOBILE NO :- 9987596001
 (SIGNATURE OF ARCHITECT.)

NAME OF THE OWNERS & SIGNATURE
 M/S EMKAYEN REALTY PVT.LTD. THROUGH
 DIRECTOR MR. MAHESHKUMAR NAGRAJAN
 NAME & SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED BUILDING PERMISSION ON S.NO.140/2/3, AT-ADAI, TALUKA- PANVEL , DIST. - RAIGAD.
 DATE 21.03.2023
 SCALE 1: 100 , 1:200, 1: 500, 1: 5000, N.T.S.
 DRN BY IMRAN
 CHKD BY SWAPNIL KALYANKAR
 NAME & SIGNATURE OF ARCHITECT

AR. SWAPNIL KALYANKAR REGD. NO. CA / 2010 / 47491 (SIGNATURE OF ARCHITECT.)
 SKA SWAPNIL KALYANKAR ARCHITECTS Swapnil Kalyankar | +91-99875 96001
 OFFICE : A - 101, NEEL EMERALD, OPP. TAHSILDAR OFFICE, PANVEL, 410206
 EMAIL : skaplanners@gmail.com

Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No. : CIDCO/NANA/Panel/Ada/BP-00590/CC/2023/0346 Dated : 21 March 2023



BUILDING - 1
GROUND FLOOR BUILT UP AREA CALCULATION

Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area (sqm)
1	1	35.295	12.950	457.070
SUBTOTAL-A				457.070

BUILDING - 1
1ST TO 7TH FLOOR BUILT UP AREA CALCULATION

Block Description	Number of blocks	Length (meter)	Breadth (meter)	Area (sqm)
1	1	35.295	23.000	811.765
SUBTOTAL-A				811.765

LIGHT & VENTILATION STATEMENT

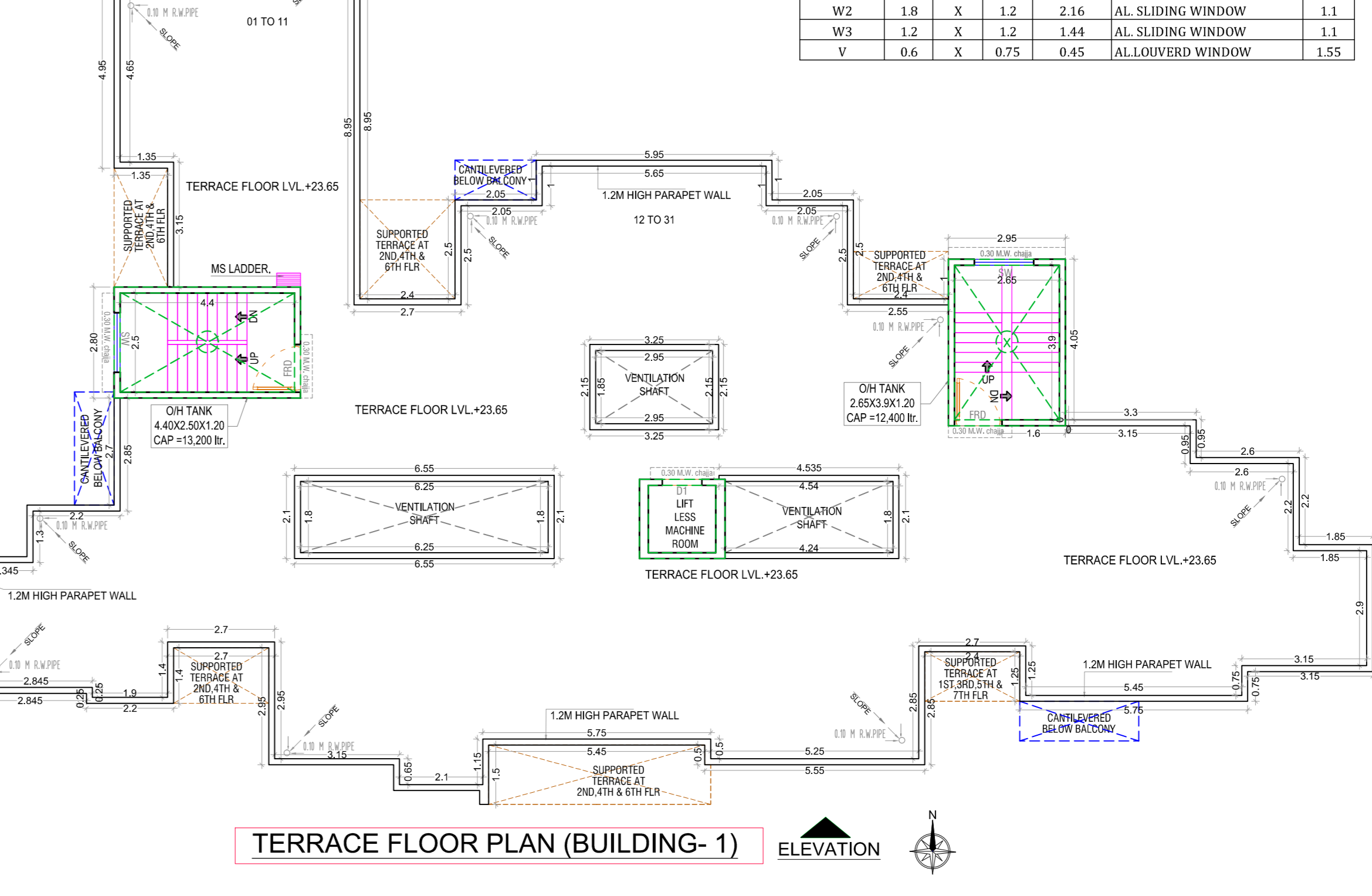
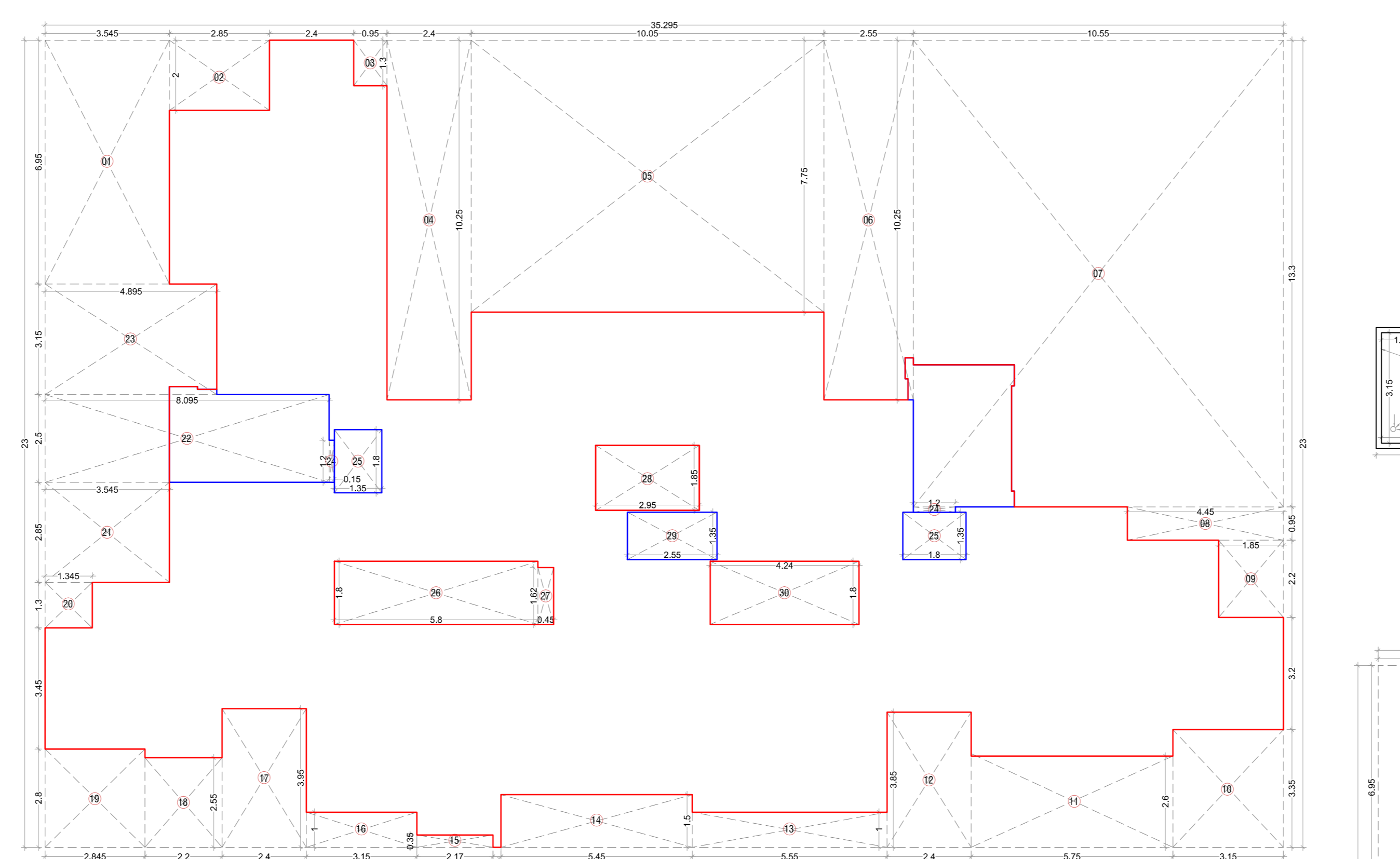
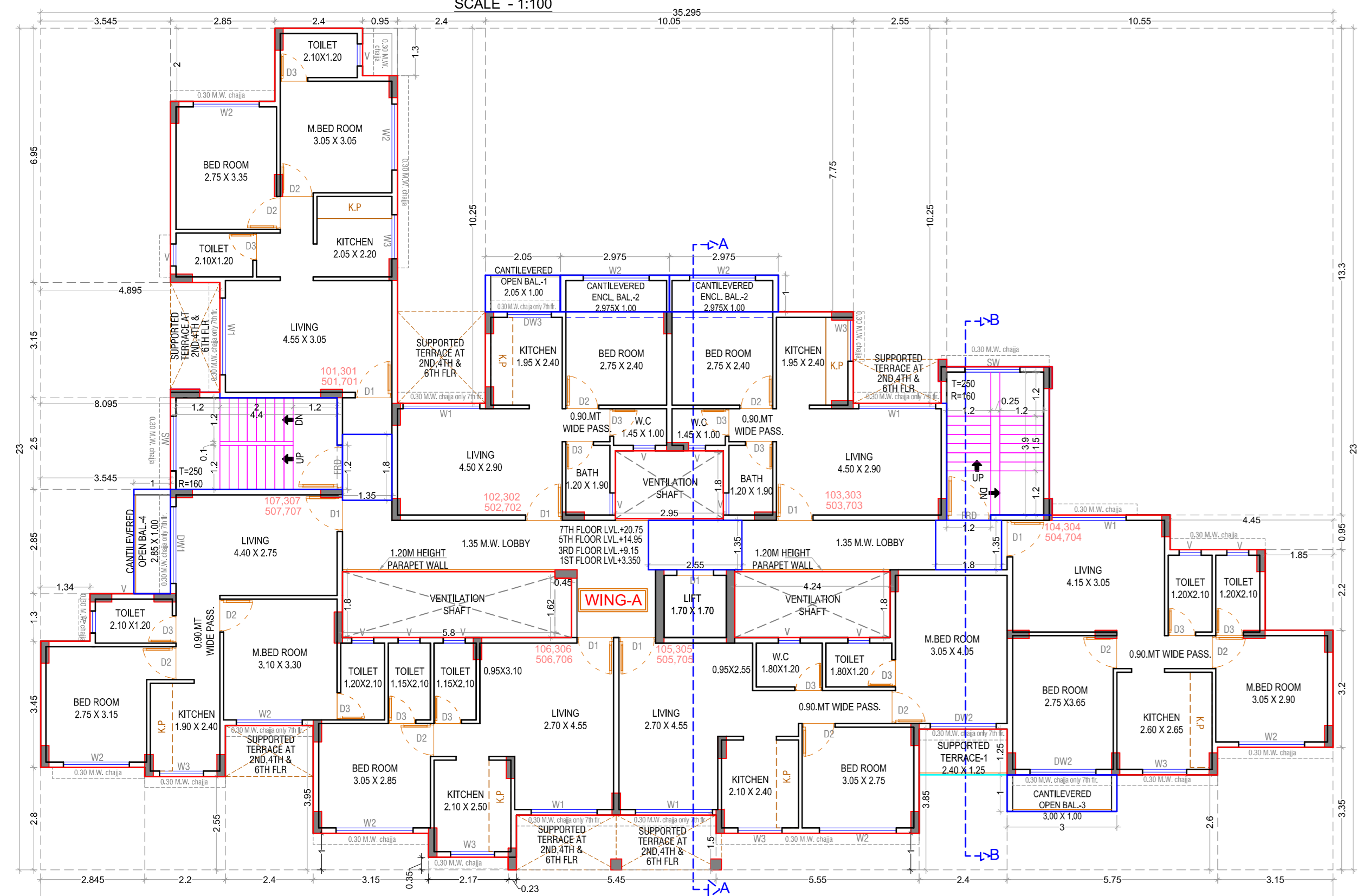
ROOM	CARPET AREA	1/6 REQ.	TYPE	AREA IN SQM. PROV.	STILL LVL.
LIVING-1	15.230	2.54	DW1/DW2	4.41 / 2.52	0.20/1.10
BED-1	8.65	1.44	DW3	2.78	0.20
BED-2	18.54	3.09	DW3	5.56	0.20/1.10
KITCHEN-1	5.04	0.84	DW3	1.44	0.2
TOILET-1	2.52	0.42	V	0.45	1.55

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN MM	AREA IN SQM.	DESCRIPTION	STILL LVL.
FRD	1.2 X 2.1	2.52	FIRE RESISTANT DOOR	
D1	1 X 2.1	2.10	T.W. PANEL DOOR	
D2	0.9 X 2.1	1.89	T.W. PANEL DOOR	
D3	0.75 X 2.1	1.575	T.W. PANEL DOOR	
SW	1.5 X 1.2	1.8	AL SLIDING WINDOW	
DW1	2.1 X 2.1	4.41	AL SLIDING WINDOW	1.1
DW2	1.8 X 2.1	3.78	AL SLIDING WINDOW	0.2
DW3	1.2 X 2.1	2.52	AL SLIDING WINDOW	1.1
W1	2.1 X 1.2	2.52	AL SLIDING WINDOW	1.1
W2	1.8 X 1.2	2.16	AL SLIDING WINDOW	1.1
W3	1.2 X 1.2	1.44	AL SLIDING WINDOW	1.1
V	0.6 X 0.75	0.45	ALL GLASS WINDOW	1.55

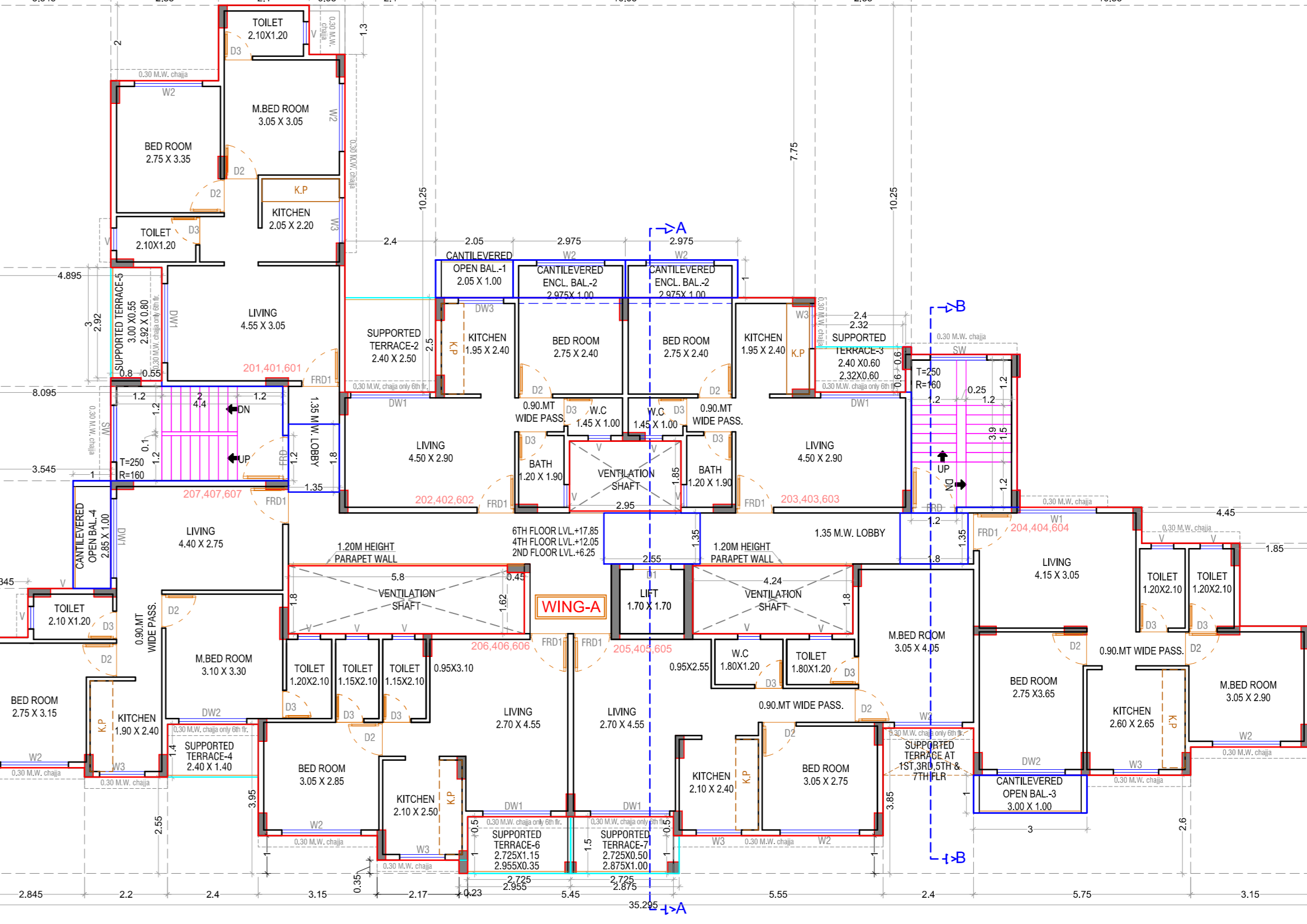
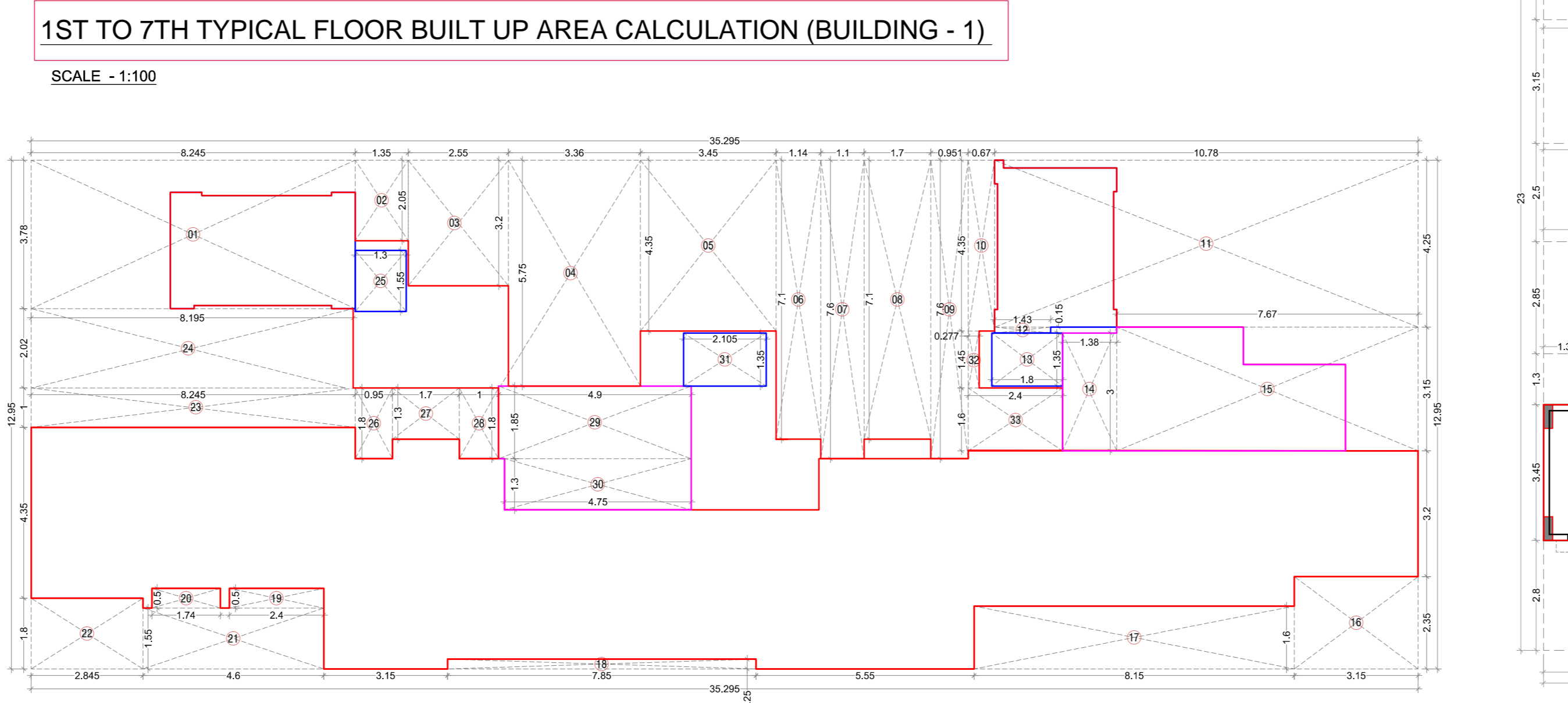
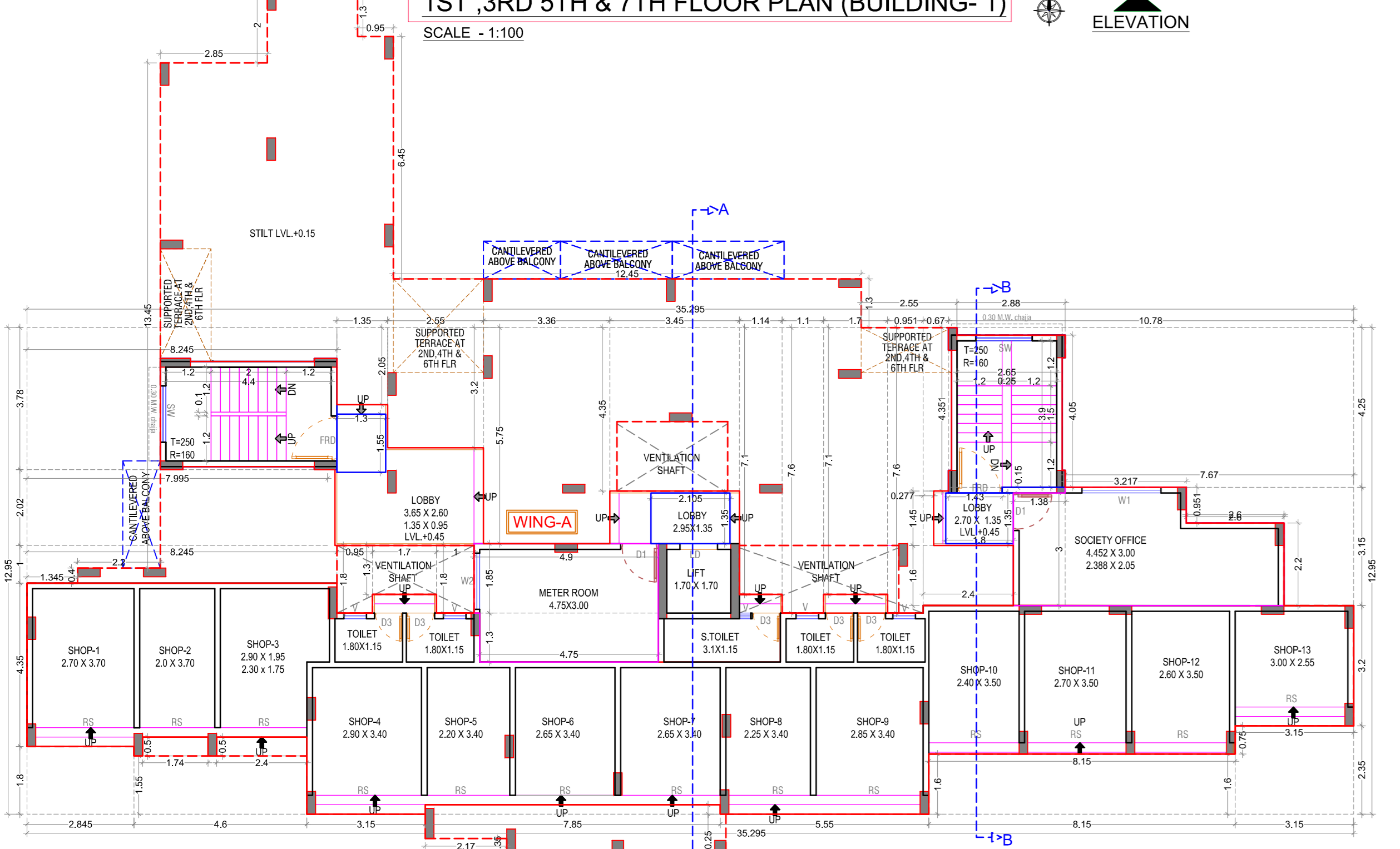
BUILDING - 1
BALCONY AREA STATEMENT

BALCONY TYPE	LENGTH (METERS)	BREADTH (METERS)	TOTAL	NUMBER OF BALCONY	AREA IN SQM.
OPEN-B1	2.950	1.000	2.950	1	2.950
ENCL-B2	2.975	1.000	2.975	2	5.950
OPEN-B3	3.000	1.000	3.000	1	3.000
OPEN-B4	2.850	1.000	2.850	1	2.850
SUBTOTAL				5	13.850



BUILDING - 1
TERRACE AREA STATEMENT

TERRACE TYPE	LENGTH (METERS)	BREADTH (METERS)	TOTAL	NUMBER OF TERRACE	AREA IN SQM.
TERRACE-1	2.400	1.250	3.000	1	3.000
SUBTOTAL				1	3.000



BUILDING - 1
TERRACE AREA STATEMENT

TERRACE TYPE	LENGTH (METERS)	BREADTH (METERS)	TOTAL	NUMBER OF TERRACE	AREA IN SQM.
TERRACE-2	2.400	2.500	6.000	1	6.000
TERRACE-3	2.320	0.600	1.392	1	1.392
TERRACE-4	2.400	1.400	3.360	1	3.360
TERRACE-5	3.000	0.550	1.650	1	1.650
TERRACE-6	2.920	0.800	2.336	1	2.336
TERRACE-7	2.725	1.150	3.134	1	3.134
TERRACE-8	2.955	0.350	1.034	1	1.034
TERRACE-9	2.725	0.500	1.363	1	1.363
TERRACE-10	2.875	1.000	2.875	1	2.875
SUBTOTAL				10	24.588

CONTENT OF THE SHEET
GROUND FLOOR PLAN, 1ST TO 7TH FLOOR PLAN, BALCONY AREA STATEMENT & CALCULATION, SCHEDULE OF LIGHT & VENTILATIONS, SCHEDULE OF DOORS & WINDOWS.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED BUILDING PERMISSIOIN ON S.NO.140/2/3, AT-ADAI, TALUKA-PANVEL, DIST. -RAIGAD.

DATE : 21.03.2023
SCALE : 1:100; 1:200; 1:500; 1:5000; N.T.S.
DRAWN BY : PARAN
CHECKED BY : SWARNIL KALYANKAR
NAME OF THE OWNERS & SIGNATURE

M/S EMKAYER REALTY PVT.LTD THROUGH

NAME & SIGNATURE OF ARCHITECT

SKA
SWARNIL KALYANKAR ARCHITECTS
Shop No.10/11, 1st Floor, 1st Stage, MIDC Area, Panvel, Dist. Raigad.
Office : 1st, 1st Stage, MIDC Area, Panvel, Dist. Raigad.
Phone: 020-26101491
Email: swarnil@skacon.com

Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing

Certificate No. : CIDCO/NAINA/Panvel/Adai/BP00590/CC/2023/0346
 Dated : 21 March 2023

BUILDING - 2				
GROUND FLOOR BUILT UP AREA CALCULATION				
Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
1	1	34.200	12.300	= 420.660
SUBTOTAL : A				= 420.660
DEDUCTION				
1	1	7.800	5.250	= 40.950
2	1	2.500	8.050	= 20.125
3	1	13.200	3.900	= 51.480
4	1	10.700	5.910	= 63.237
5	1	8.700	2.340	= 20.358
6	1	0.500	1.290	= 0.645
7	1	4.200	0.100	= 0.420
8	1	4.950	4.250	= 21.038
9	1	2.750	0.100	= 0.275
10	1	1.500	1.150	= 1.725
11	1	2.950	0.250	= 0.738
12	1	0.980	1.150	= 1.127
13	1	6.420	2.800	= 17.976
14	1	2.730	1.450	= 3.959
15	1	2.670	1.300	= 3.471
16	1	1.800	1.500	= 2.700
17	1	1.670	0.300	= 0.501
18	1	2.250	1.875	= 4.219
SUBTOTAL : B				= 254.942
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL : B)				= 165.718

BUILDING - 1				
1ST FLOOR BUILT UP AREA CALCULATION				
Block Description	Number of blocks	Length (meter)	Breath (meter)	Area (sqm.)
1	1	19.050	17.350	= 330.518
SUBTOTAL : A				= 330.518
DEDUCTION				
1	1	0.650	4.650	= 3.023
2	1	2.550	2.450	= 6.248
3	1	2.500	9.350	= 23.375
4	1	2.850	4.800	= 13.680
5	1	5.250	4.400	= 23.100
6	1	2.550	1.600	= 4.080
7	1	5.050	1.950	= 9.848
8	1	2.550	1.800	= 4.590
9	1	2.880	3.950	= 11.376
10	1	2.370	0.500	= 1.185
11	1	5.550	1.900	= 10.545
12	1	3.450	0.650	= 2.243
13	1	2.400	3.550	= 8.520
14	1	1.297	2.850	= 3.696
15	1	2.250	3.700	= 8.325
16	1	1.800	4.000	= 7.200
17	1	1.150	0.800	= 0.920
18	1	4.050	1.500	= 6.075
19	1	1.200	0.150	= 0.180
SUBTOTAL : B				= 148.207
NET BUILT UP AREA = (SUBTOTAL : A) - (SUBTOTAL : B)				= 182.310

LIGHT & VENTILATION STATEMENT						
ROOM	CARPET AREA	L/F REQD	TYPE	AREA IN SQM.	DISCREPTION	SILL LVL.
LIVING-1	11.413	1.90	DW1	4.41		0.2
BED-1	9.21	1.54	WC	3.78		1.1
KITCHEN-1	5.08	0.84	DW2	1.44		0.2
BATH	1.92	0.32	V	0.45		1.55
WC	1.85	0.31	V	0.45		1.55

SCHEDULE OF DOORS & WINDOWS						
TYPE	SIZE IN MM	AREA IN SQM.	DISCREPTION	SILL LVL.		
FRD	1.2 X 2.1	2.52	FIRE RESISTANT DOOR			
D1	1 X 2.1	2.1	T.W. PANEL DOOR			
D2	0.9 X 2.1	1.89	T.W. PANEL DOOR			
D3	0.75 X 2.1	1.575	T.W. PANEL DOOR			
SW	1.5 X 1.2	1.8	AL SLIDING WINDOW	1.1		
DW1	2.1 X 2.1	4.41	AL SLIDING FRENCH WINDOW	0.2		
DW2	1.8 X 2.1	3.78	AL SLIDING FRENCH WINDOW	0.2		
DW3	1.2 X 2.1	2.52	AL SLIDING FRENCH WINDOW	0.2		
W1	2.1 X 1.2	2.52	AL SLIDING WINDOW	1.1		
W2	1.8 X 1.2	2.16	AL SLIDING WINDOW	1.1		
W3	1.2 X 1.2	1.44	AL SLIDING WINDOW	1.1		
V	0.6 X 0.75	0.45	ALLOWED WINDOW	1.55		

CONTENT OF THE SHEET						
GROUND FLOOR PLAN, 1ST TO 7TH FLOOR PLAN AREA DIAGRAM & CALCULATION, SCHEDULE OF DOORS & WINDOWS, SCHEDULE OF LIGHT & VENTILATIONS.						
DESCRIPTION OF PROPOSAL & PROPERTY						
PROPOSED BUILDING PERMISSION ON S.NO.140/2/3, AT-ADAI, TALLUKA- PANVEL, DIST. - RAIGAD.						
DATE : 21.03.2023						
SCALE : 1:100, 1:200, 1:500, 1:5000, N.T.S.						
DRW BY : IIRAN						
CHKD BY : SWAPNIL KALYANKAR						
NAME OF THE OWNERS & SIGNATURE						

TERRACE AREA STATEMENT				
1ST FLOOR				
TERRACE TYPE	LENGTH (METER)	BREATH (METER)	TOTAL	NUMBER OF TERRACE
TERRACE - 1	2.550	2.450	6.248	1
TERRACE - 2	3.000	1.000	3.000	1
TERRACE - 3	2.850	0.400	1.140	1
TERRACE - 4	2.850	1.200	3.420	1
TERRACE - 5	2.775	1.400	3.885	2
SUBTOTAL				5
TOTAL PROPOSED TERRACE AREA				21.578
NET BUILT UP AREA OF FLOOR				182.310
PERMISSIBLE TERRACE AREA = (NET BUILT UP AREA) X 20 %				36.462
BALANCE TERRACE AREA IF ANY				14.885
EXCESS TERRACE AREA IF ANY				0.000

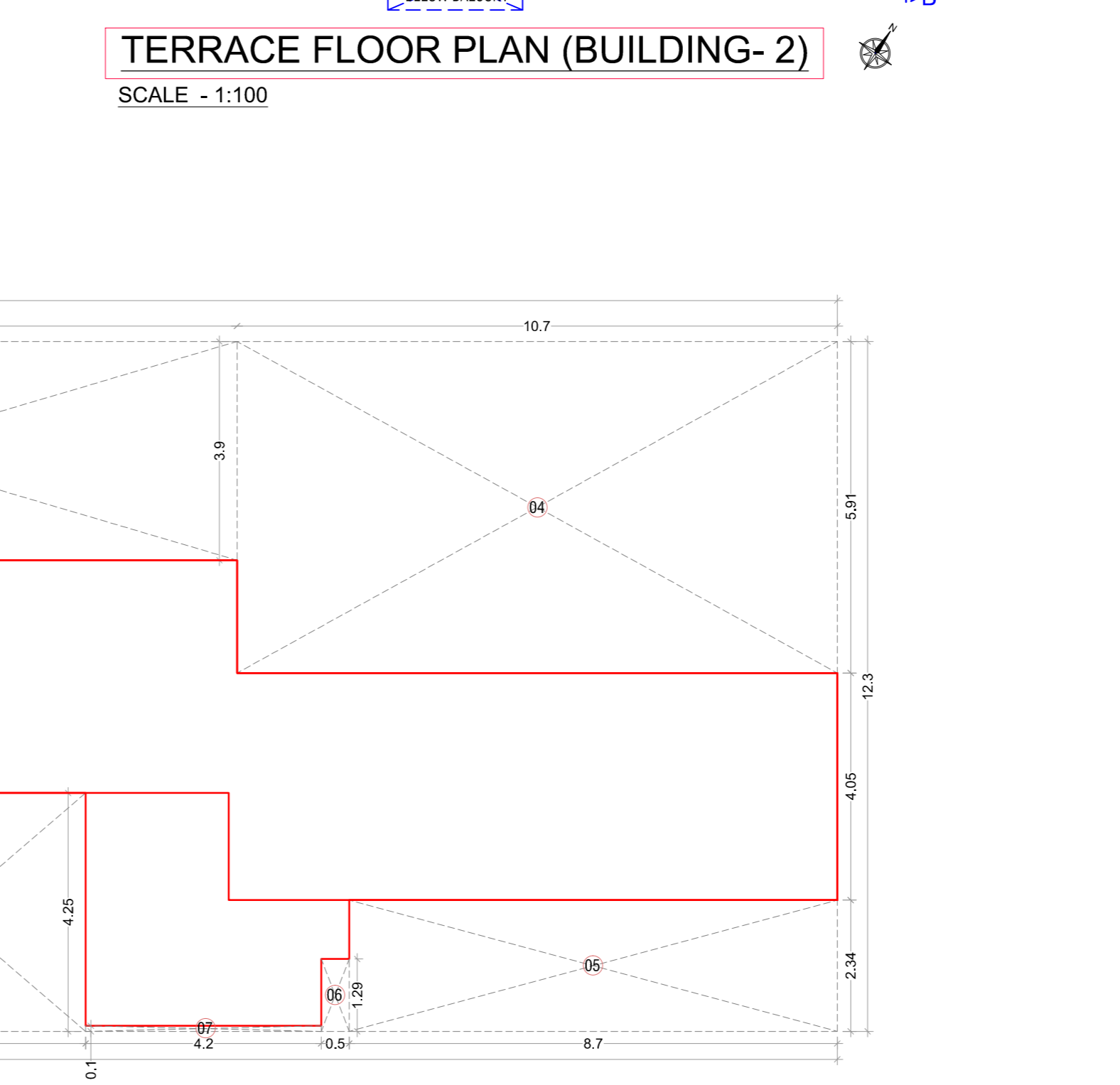
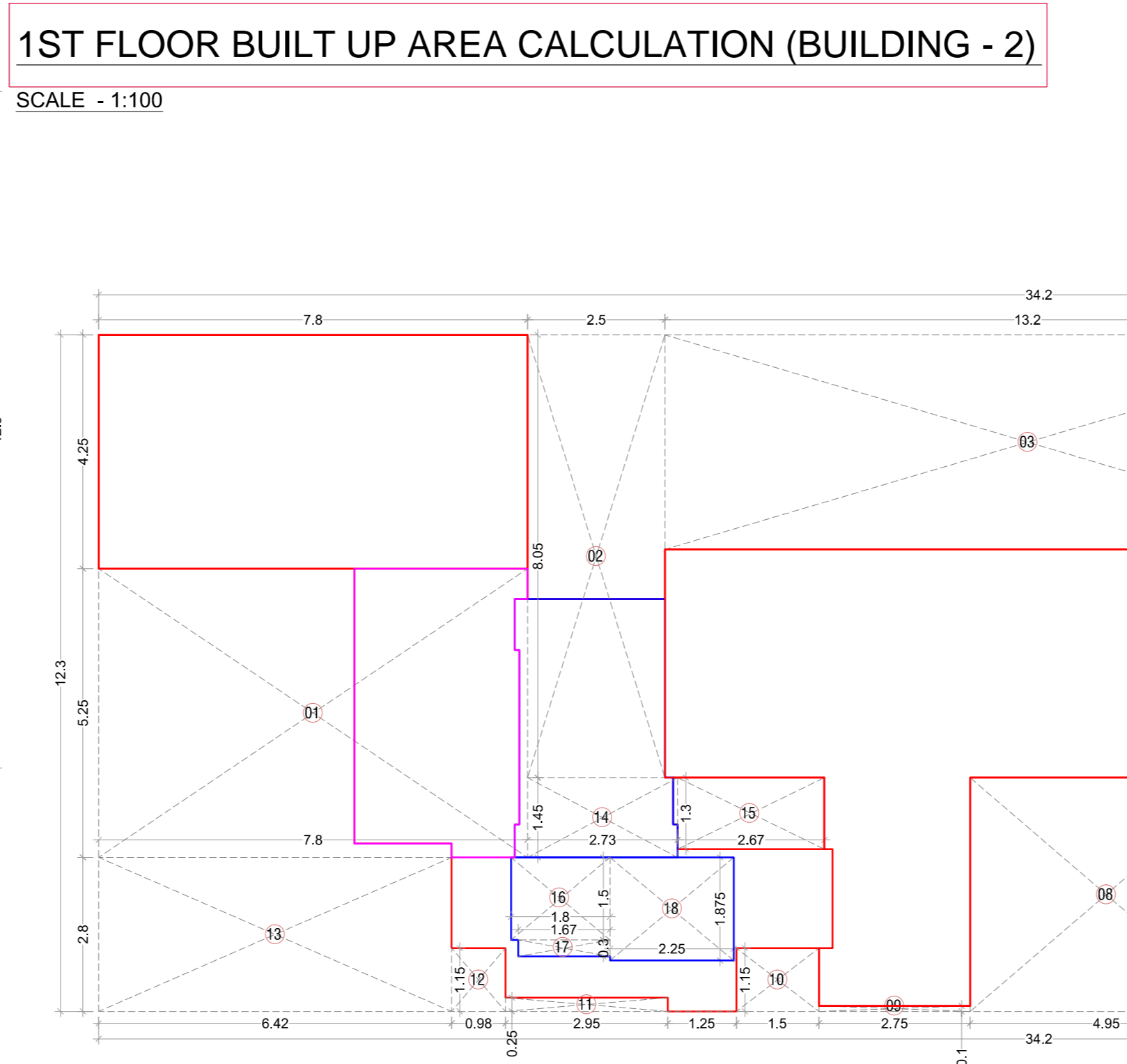
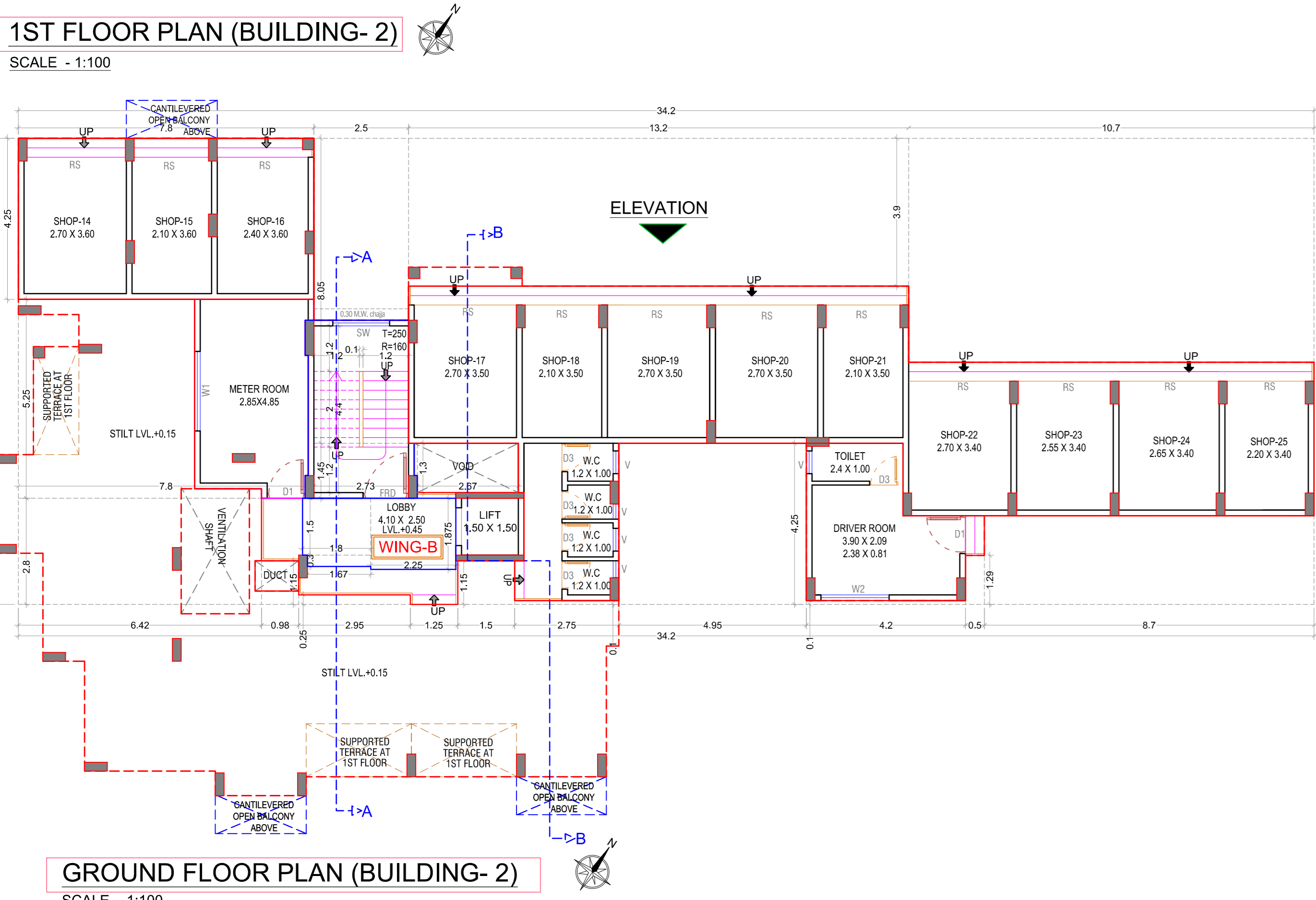
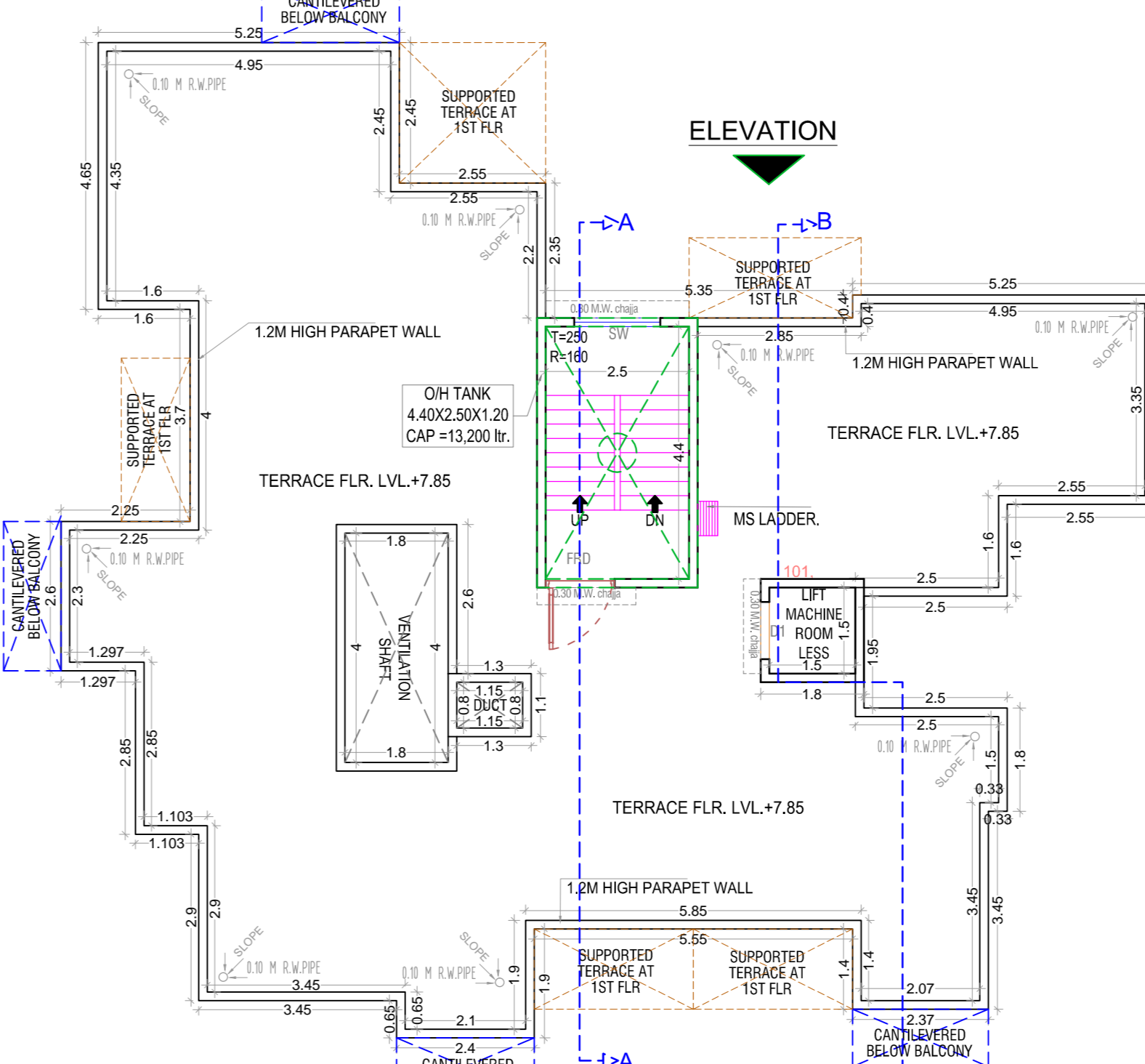
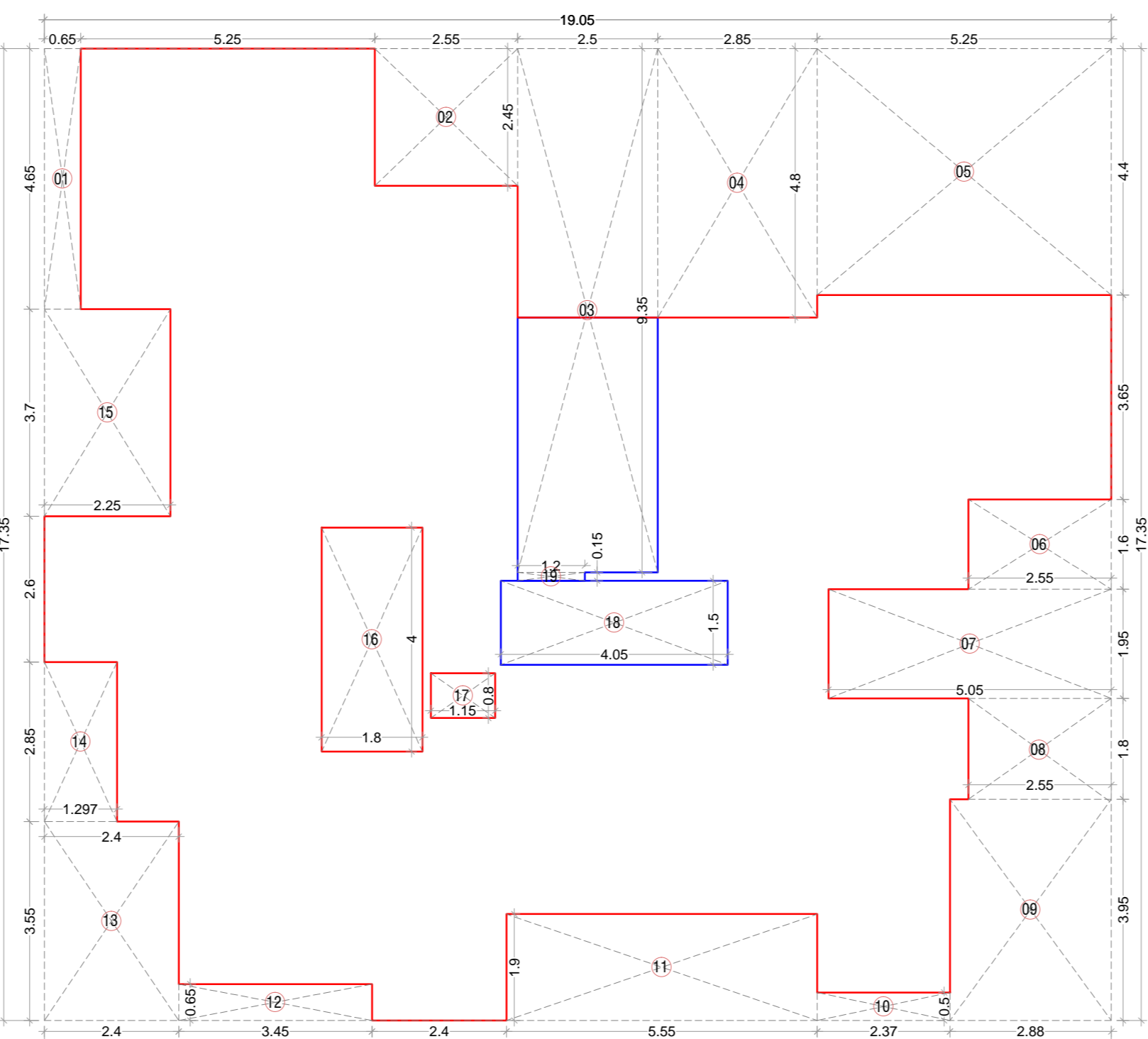
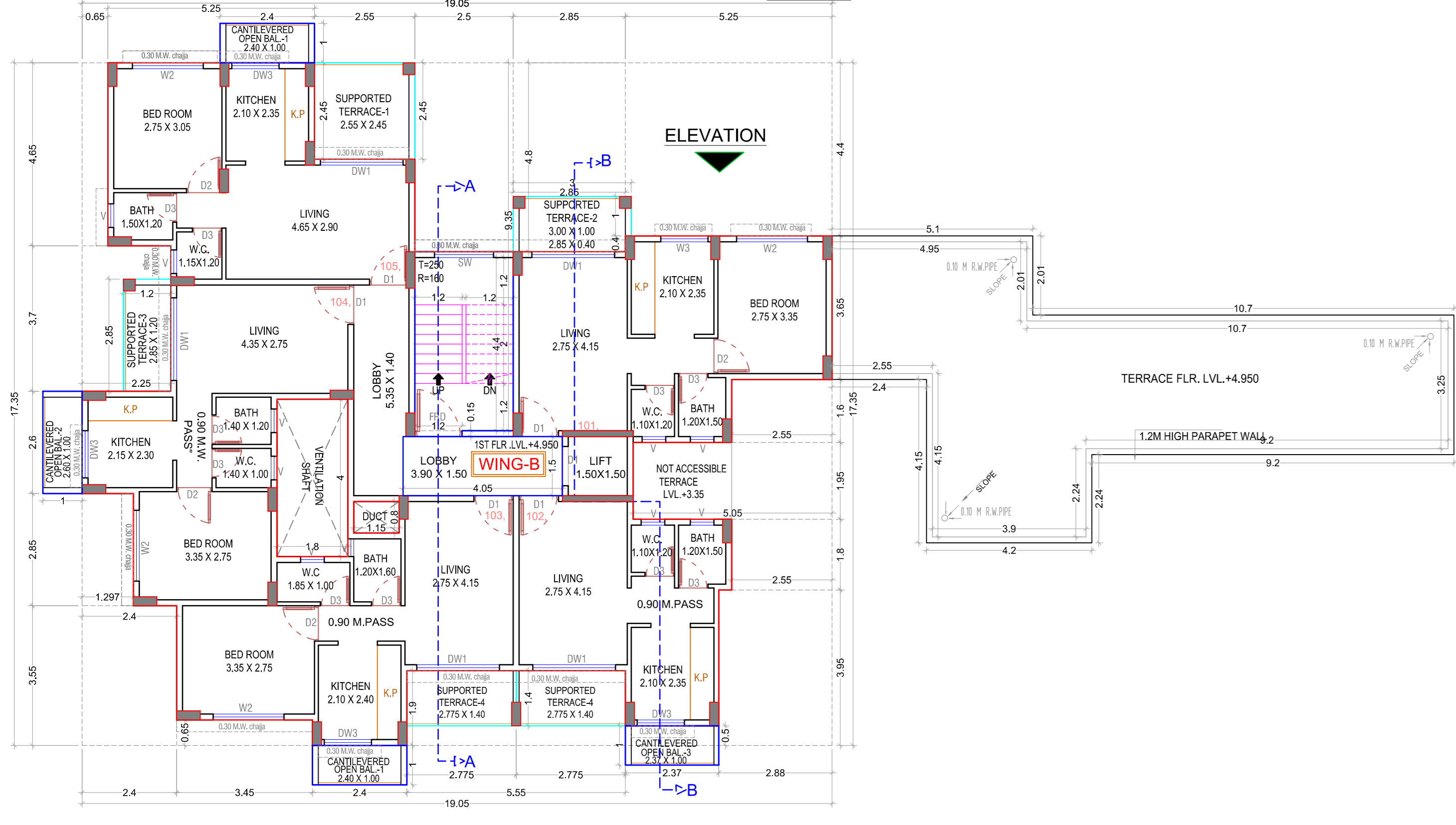
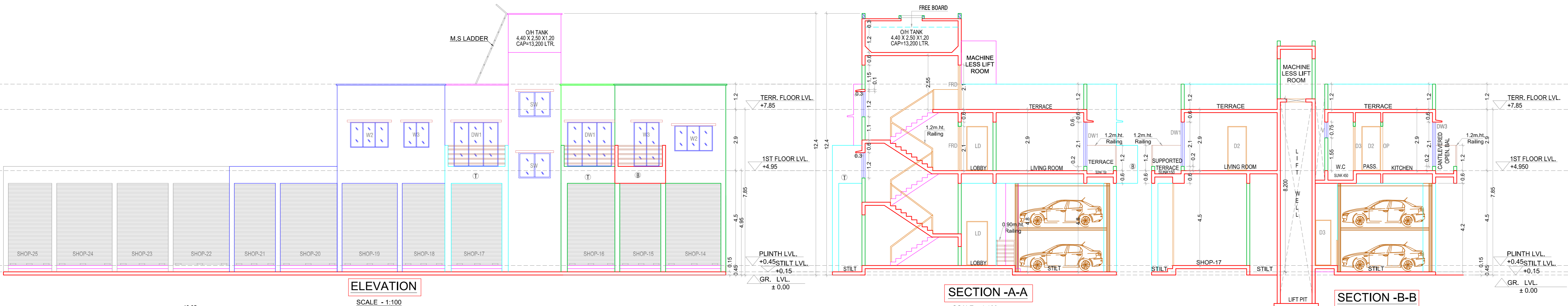
M/S EMKAYEN REALTY PVT.LTD. THROUGH

DIRECTOR MR. MAHESHKUMAR NAGRAJAN

NAME & SIGNATURE OF ARCHITECT

SKA SWAPNIL KALYANKAR ARCHITECTS

AR. SWAPNIL KALYANKAR REGD. NO. CA / 2010 / 47491 (Signature of Architect.)
 OFFICE : A-101, NEEL, EMBALD, OPP TALLUKA OFFICE PANVEL, RAIGAD. EMAIL : skaplanners@gmail.com



GROUND FLOOR BUILT UP AREA CALCULATION (BUILDING - 2)
 SCALE - 1:100