

This Plans are Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No.: CIDCO/NAINA/Panvel/Nevali/BP-00665/CC/2023/0421 Dated :21 August 2023

**LEGEND :-**

SR. NO.	ITEM	PLAN ON WHITE PRINT
1)	Plot Line	—————
2)	EXISTING STREET	—————
3)	MARGINAL OPEN SPACE	NO COLOUR
4)	DRAINAGE & SEWERAGE WORK	—————
5)	WATER SUPPLY WORK	—————
6)	RWH LINE	—————
7)	PROPOSED WORK	—————
8)	S.W. DRAIN	—————

**PARKING STATEMENT \*\***

MULTY FAMILY RESIDENTIAL TENEMENT SIZE IN SQ MT	TOTAL NO OF UNITS	ONE PARKING SPACE FOR EVERY	REQUIRED PARKING NOS		PROPOSED PARKING NOS	
			CAR 12.5 SQM	SCOOTER 10% OF CAR AREA (4)X0.625=(5)	CAR 12.5 SQM	SCOOTER 2 SQM
(1)	(2)	(3)	(2)X2=(4)	(4)X0.625=(5)	(6)	(7)
UP TO 35 SQ M	65	A) 4 TENEMENTS HAVING CARPET AREA UPTO 35 SQM EACH. (UP TO 35)	0.25	16	10	
35 SQ M TO 45 SQ M	0	B) 2 TENEMENTS WITH CARPET AREA EXCEEDING 35 SQM BUT NOT EXCEEDING 45 SQM.	0.5	0	0	
45 SQ M TO 60 SQ M	0	C) 1 TENEMENTS WITH CARPET AREA EXCEEDING 45 SQM BUT NOT EXCEEDING 60 SQM.	1	0	0	
ABOVE 60 SQ M	0	D) 1/2 TENEMENTS WITH CARPET AREA EXCEEDING 60 SQM.	2	0	0	
CONVENIENCE SHOPPING AREA	43.630 SQ MT (TOTAL SHOPS)	ONE CAR PARKING SPACE FOR EVERY 40 SQ MT OF FLOOR AREA UP TO 800 SQ MT.	0.025	2	2	
TOTAL	70	SUBTOTAL PARKING REQUIRED		18	12	
		VISITORS PARKING 10 %		2	-	
		TOTAL PARKING REQUIRED		20	12	24
						14

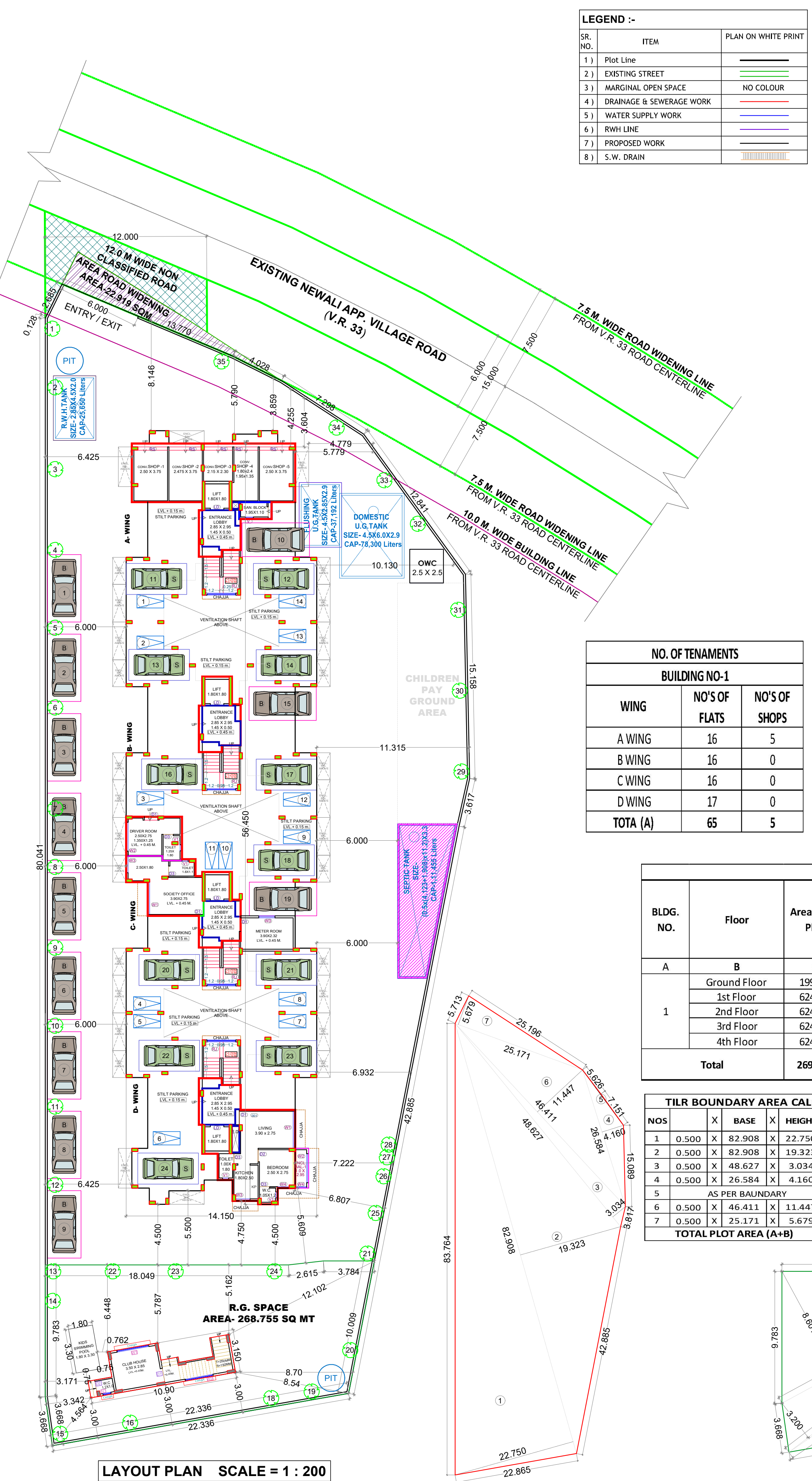
Note - Total Scooter parking = ((No of Car x Car space Area) x 10%) / Area of Scooter parking

**TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT**

WING NO	UNIT NO	UNITS	CARPET AREA SQMT	ENCL BALCONY AREA SQMT	BUILT UP AREA SQMT
A WING	CONV.SHOP -1, 5	2	9.375	0.00	10.395
	CONV.SHOP -2	1	9.28	0.00	9.914
	CONV.SHOP -3	1	4.95	0.00	5.288
	CONV.SHOP -4	1	6.95	0.00	7.639
	TOTAL CONV.SHOP	5			
D WING	001	1	28.647	2.950	31.195
A WING & D WING	101, 104, 201, 204, 301, 304, 401, 404	16	27.232	4.800	29.237
	102, 202, 302, 402	8	29.917	5.575	29.237
	103, 203, 303, 403	8	28.647	2.950	30.987
B WING & C WING	101, 201, 301, 401, 102, 202, 302, 402, 103, 203, 303, 403, 104, 204, 304, 404	32	27.232	4.800	29.237
	TOTAL FLATS	65			

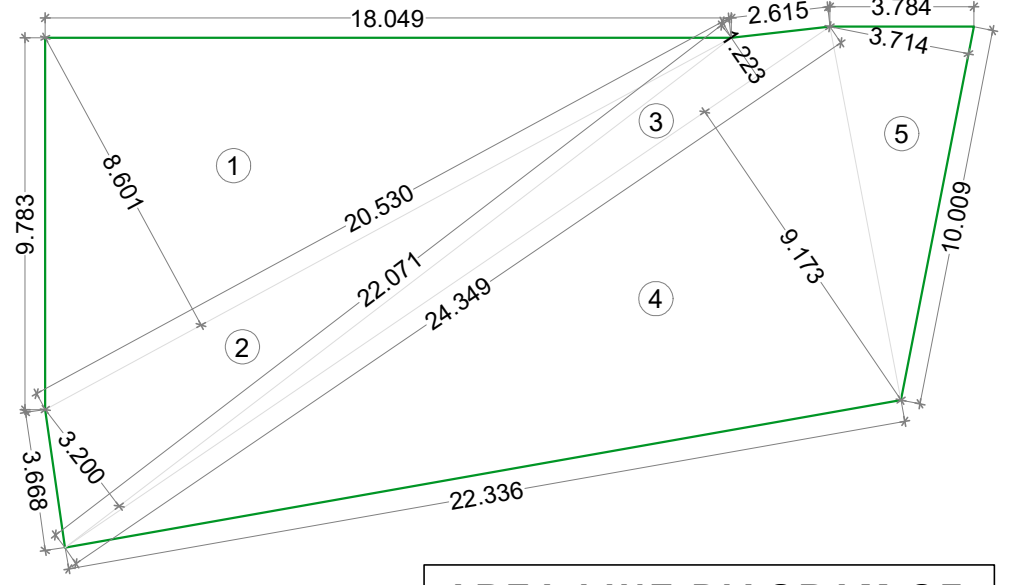
**PROFORMA - I AREA STATEMENT**

SR. NO	PARTICULARS	Area In Sq.M.
a)	Area Of Plot as per 7/12 Extract	2150.00
b)	Area Of Plot as Per Physical Survey	2309.190
c)	Area Of Plot as Per DLSR measurement plan (Triangulation of TLR Plan @ true scale)	2210.810
d)	Area Of Plot Considered (Least of a, b & c)	2150.000
i)	Area Of Plot Within 200m. Gaolhan Boundary	2150.000
ii)	Area Of Plot Outside 200m. Gaolhan Boundary	0.000
2	Area of Plot	2150.000
<b>Deductions For</b>		
a)	Existing Road Acquisition Area	22.919
b)	Proposed Road	0.00
c)	Area Under Reservations, if any	0.00
	Total (a+b+c)	22.92
4	Gross area of Plot (2 - 3)	2127.08
<b>Deductions For Amenity space if any</b>		
a)	Required Amenity Space (5% Of 4)	NA
b)	Proposed Amenity Space	0.00
	Recreational open space required	0.00
6	a) Required RG / Open Spaces (10% Of 4) or 250 sqmt whichever is more	250
b)	Proposed RG/Open Spaces	268.755
7	Net Area of Plot = 100% of (4-5e)	2127.08
8	Permissible FSI.	1.00
9	Permissible Built up Area (7 x 8)	2127.08
10	Proposed Built up Area	2107.743
11	Balance Built up Area (9-10)	19.338
13	FSI Consumed (10 / 7)	0.991
14	FSI Balanced (8-13)	0.009
15	No Of Units Proposed	
	a. Residential	65
	b. Commercial	5
Trees to be planted		
a)	Trees to be planted against plot area [(4-b) / 100]	19
b)	Trees to be planted against trees felled (5 trees for each 1 trees fell)	0
c)	Trees to be planted against open space { (8b) / 100 } x 5 }	13
d)	Required number of trees to be planted (17a + 17b + 17c)	32
e)	Total Number of trees proposed to be planted	35
18	Balcony Area Statement (refer Balcony Area Statement)	*
19	Parking Statement (refer Parking Area Statement)	**
20	TDR.	NA
21	Loading / Unloading Spaced	NA

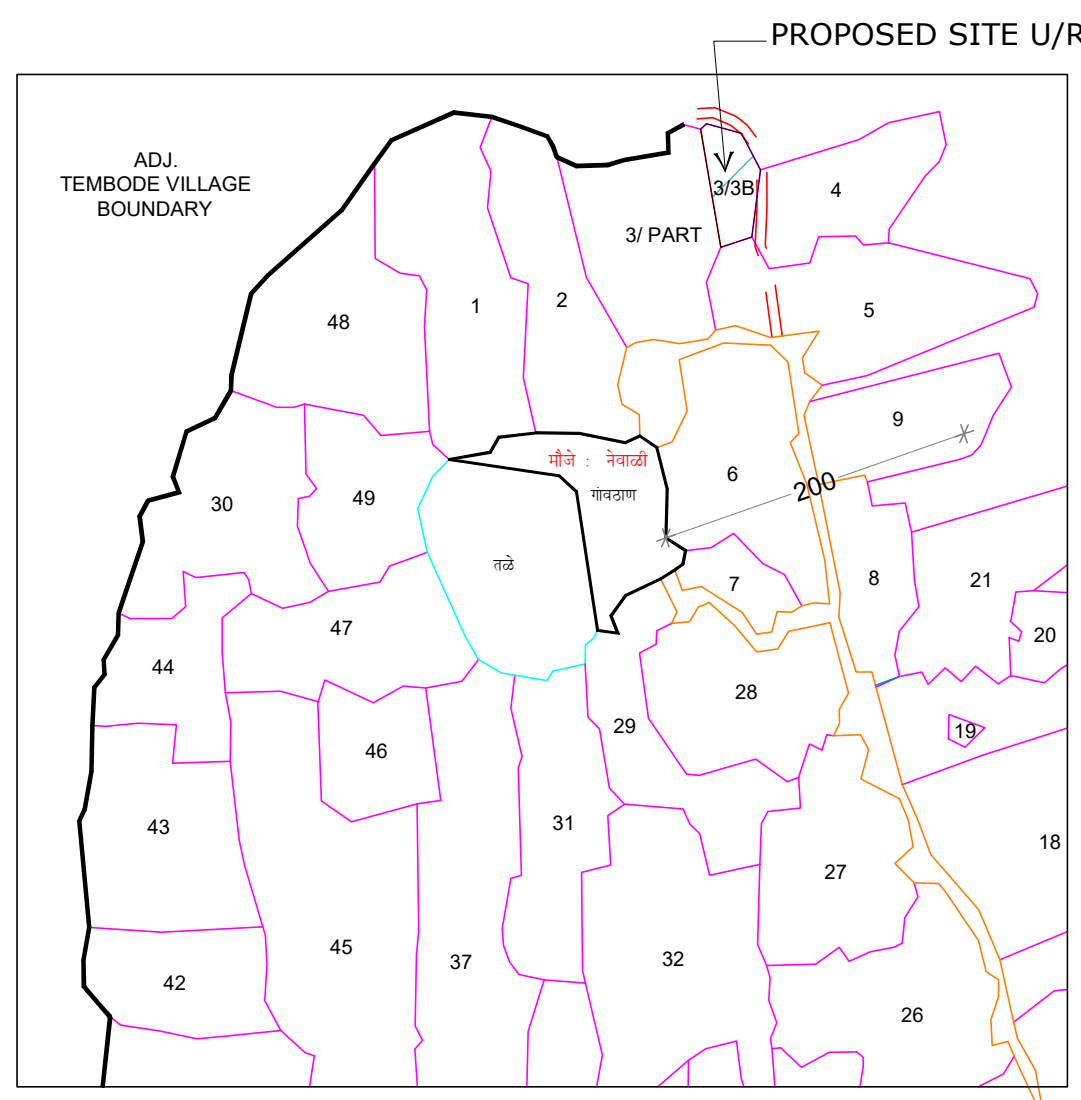


LAYOUT PLAN SCALE = 1 : 200

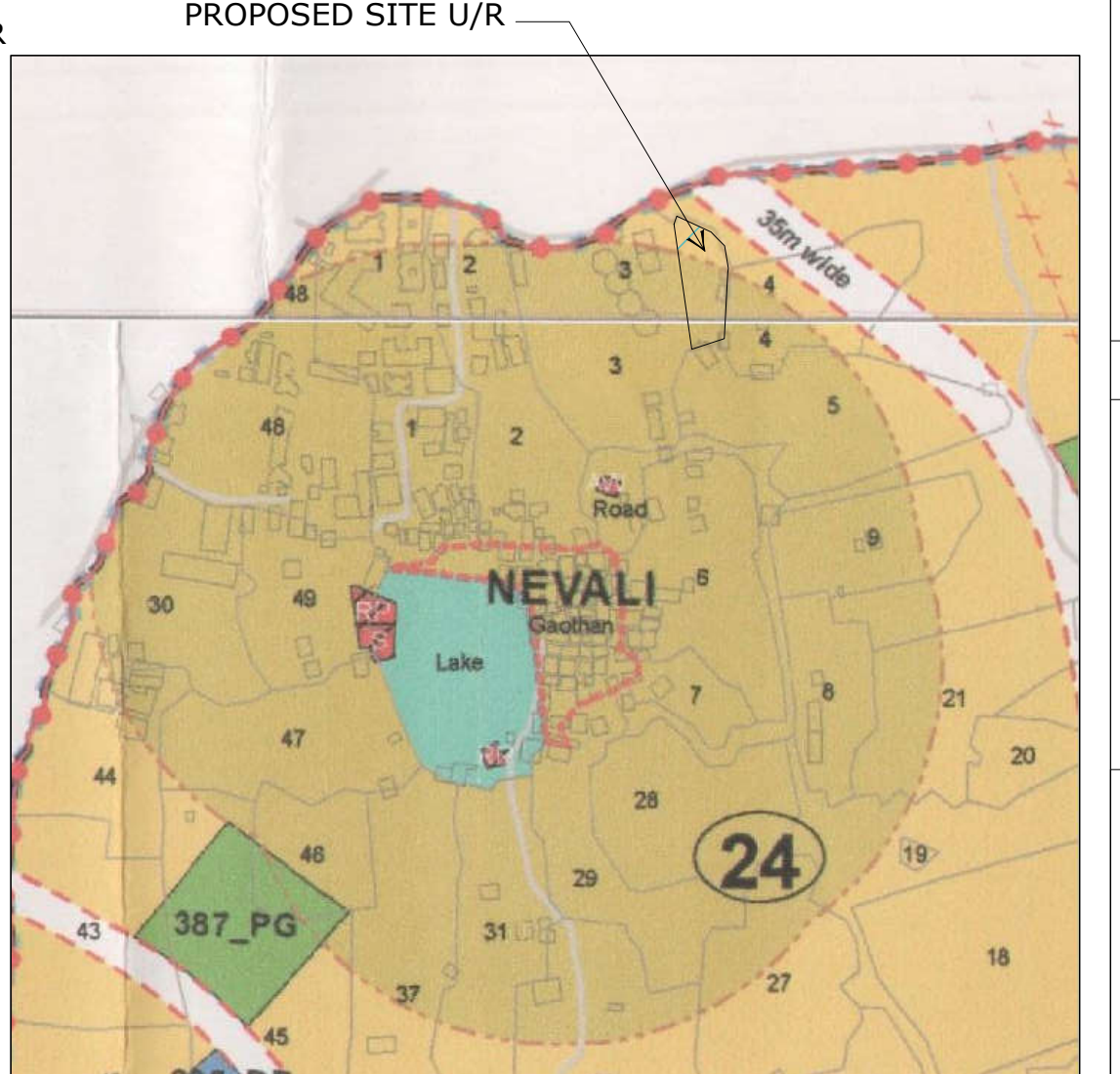
AREA LINE DIAGRAM OF MEASUREMENT (TILR) PLAN SCALE-1:500



AREA LINE DIAGRAM OF R.G. OPEN SPACE SCALE-1:200



LOCATION MAP SCALE = N.T.S



SANCTIONED DP MAP SCALE = N.T.S

**Additional Requirements in Case Of Housing Scheme As Per Modified Draft DCPR**

BLDG. NO.	SR. NO.	Scheme Requirements	Req. Area	Proposed Area	Free Of FSI	Area Counted in FSI	Location	
1	1	Fitness Centre, Crèche, society office cum letter box room, admeasuring area of about 20 sq.m.in scheme having minimum 100 flats and thereafter additional 20 sq.m. area for every 300flats.	20.00	Society Office	20.123	20.00	0.123	Society Office Provided at (C wing) Ground Floor
	2	Sanitary block for servants having maximum area of 3 sq.m. in schemes having minimum 100 flats and thereafter additional 3 sq.m. area for every 200 flats.	3.00	Servant Toilet	3.00	0.00	3.00	Sanitary Block Provided at (A wing) Ground Floor
	3	Drivers room of size 12 sq.m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.m. area for every 300 flats.	12.000	Drivers Room	12.536	0.00	12.536	Drivers Room Provided at (B wing) Ground Floor
	<b>Total</b>		<b>35.000</b>	<b>35.659</b>	<b>20.000</b>	<b>15.659</b>		

**NO. OF TENEMENTS**

BUILDING NO-1		
WING	NO'S OF FLATS	NO'S OF SHOPS
A WING	16	5
B WING	16	0
C WING	16	0
D WING	17	0
<b>TOTA (A)</b>	<b>65</b>	<b>5</b>

**ANCILLARY PREMIUM AREA CALCULATION**

BLDG. NO.	Floor	Area As Per Pline	Proposed Balcony Area (In Sq.mt)		Proposed Terrace Area (In Sq.mt)	Built-Up Area As Per NAINA	Ancillary Area
			Enclosed	Projected			
1	Ground Floor	199.571	2.95	0.0	0.00	123.859	Ancillary Premium Area=P-Line BUA-Balcony Premium Area-Terrace Premium Area-NAINA BUA Ancillary Area=2698.159-301.550-0.00-2107.743
	1st Floor	624.647	74.65	0.0	0.00	495.971	
	2nd Floor	624.647	74.65	0.0	0.00	495.971	
	3rd Floor	624.647	74.65	0.0	0.00	495.971	
	4th Floor	624.647	74.65	0.0	0.00	495.971	
<b>Total</b>		<b>2698.159</b>	<b>301.550</b>	<b>0.000</b>	<b>0.00</b>	<b>2107.743</b>	<b>288.866</b>

**TILR BOUNDARY AREA CALCULATION**

NOS	X	BASE	X	HEIGHT	=	AREA In sqmt
1	0.500	X	82.908	X	22.750	= 943.079
2	0.500	X	82.908	X	19.323	= 801.016
3	0.500	X	48.627	X	3.034	= 73.767
4	0.500	X	26.584	X	4.160	= 55.295
5	AS PER BAUNDARY = 0.543					
6	0.500	X	46.411	X	11.447	= 265.639
7	0.500	X	25.171	X	5.679	= 71.473
<b>TOTAL PLOT AREA (A+B)</b>	<b>= 2210.811</b>					

**R.G. OPEN SPACE AREA CALCULATION**

NOS	X	BASE	X	HEIGHT	=	AREA in sqmt
1	0.500	X	20.530	X	8.601	= 88.289
2	0.500	X	22.071	X	3.200	= 35.314
3	0.500	X	24.349	X	1.223	= 14.889
4	0.500	X	24.349	X	9.173	= 111.676
5	0.500	X	10.009	X	3.714	= 18.587
<b>TOTAL R.G. OPEN SPACE AREA</b>	<b>= 268.755</b>					

**BUILT UP AREA SUMMERY (AS PER SANCTIONED NAINA DCPR)**

FLOORS	BUILDING NO.-1	
	(A)	(B)
GROUND	123.859	
1ST FLOOR	495.971	
2ND FLOOR	495.971	
3RD FLOOR	495.971	
4TH FLOOR	495.971	
<b>TOTAL</b>	<b>2107.743</b>	

**BUILT UP AREA SUMMERY (PROPOSED P-LINE AREA AS PER MODIFICATION UNDER SECTION 37 OF NAINA UDPCR)**

FLOORS	BUILDING NO.-1	
	(A)	(B)
GROUND	199.571	
1ST FLOOR	624.647	
2ND FLOOR	624.647	
3RD FLOOR	624.647	
4TH FLOOR	624.647	
<b>TOTAL</b>	<b>2698.159</b>	

**BUILDING NO-1 AREA STATEMENT**

FLOOR	NET BUILT UP AREA (A)	PERMISSIBLE BALCONY (B)	PROPOSED BALCONY			TOTAL BALCONY (C+D+E) (F)	EXCESS BALCONY (B-F) (G)	TOTAL BUILT UP AREA (A+G) (H)
			ENCLOSED (C)	PARTLY ENCLOSED (D)	PROJECTED (E)			
<b>BUILDING NO-1 (A wing+B wing+C wing+D wing)</b>								
Gr FLOOR	123.859	18.579	2.950	0.00	0.00	2.950	0.000	123.859
1st FLOOR	495.671	74.351	74.650	0.00	0.00	74.650	0.30	495.971
2nd FLOOR	495.671	74.351	74.650	0.00	0.00	74.650	0.30	495.971
3rd FLOOR	495.671	74.351	74.650	0.00	0.00	74.650	0.30	495.971
4th FLOOR	495.671	74.351	74.650	0.00	0.00	74.650	0.30	495.971
<b>TOTAL</b>	<b>2106.543</b>	<b>315.981</b>	<b>301.550</b>	<b>0.00</b>	<b>0.00</b>	<b>301.550</b>	<b>1.200</b>	<b>2107.743</b>

**TOTAL AREA STATEMENT**

SR. NO.	BUILDING	PROPOSED NET B.U. AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY			TOTAL BALCONY (5+6+7)	EXCESS BALCONY AREA
				ENCLOSED	OPEN	CLOSE		
1	BUILDING NO-1	2106.543	315.981	0.000	301.550	0.000	301.550	1.200
<b>TOTAL (A)</b>		<b>2106.543</b>	<b>315.981</b>	<b>0.000</b>	<b>301.550</b>	<b>0.000</b>	<b>301.550</b>	<b>1.200</b>
2	TOTAL EXCESS BALCONY	1.200						
<b>TOTAL (A+2)</b>	<b>(B)</b>	<b>2107.743</b>						

**CONTENT OF SHEET**

LAYOUT PLAN, PROFORMA I, R.G. OPEN SPACE AREA DIAGRAM & AREA STATEMENT, TILR PLOT AREA DIAGRAM & AREA STATEMENT, LOCATION PLAN, BUILT UP AREA STATEMENT, BALCONY AREA STATEMENT, TERRACE AREA STATEMENT, TENEMENT AREA STATEMENT, PARKING AREA STATEMENT.

**DESCRIPTION OF PROPOSAL**

PROPOSED RESIDENTIAL BUILDING DEVELOPMENT PERMISSION ON LAND BEARING SURVEY NO.- 3/3/B, VILLAGE-NEVALI, TAL.-PANVEL, DIST.-RAIGAD.

**NAME & SIGNATURE OF OWNER**

M/S. RARE LIVSPACE THROUGH PARTNER,

1) MR. AJAY KISHOR PARMAR  
For RARE LIVSPACE

2) MR. ROSHAN NARSINHBHAI RAGHWANI  
For RARE LIVSPACE  
Partner

**CERTIFICATE OF AREA**

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING SURVEY NO.- 3/3/B, VILLAGE-NEVALI, TAL.-PANVEL, DIST.-RAIGAD, DATED 28/03/2023 AND THAT THE DIMENSIONS OF THE SIDES/REG. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND AREA SO WORKED OUT IS 2309.19 SQ.MT.

Ar. Amruta Kulkarni  
REGD. NO.-CA/2013/59734  
(Signature of Architect)

**FORM OF CERTIFICATE**

I, AR. AMRUTA KULKARNI HAVE BEEN EMPLOYED BY THE APPLICANT 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.

Ar. Amruta Kulkarni  
REGD. NO.-CA/2013/59734  
(Signature of Architect)

**ABHIPRAY CONSULTANTS**  
PROJECT CONSULTING & ENGINEERING SERVICES

STUDIO # 802, Ratna Enclave, Plot No-89, Sector-20 Roadpall - Kalamboli, Navi Mumbai, 410 209  
Phone - +91 9082928351 / +91 9853437005  
Email- info.abhipray@gmail.com  
www.abhiprayconsultants.com

**SCALE AS SHOWN**

DATE 21.08.2023

PROJECT NO - 2023-24/002

DRAWN BY PAN CHECKED BY PAN

1/5



This Plans are Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No.: CIDCO/NAINA/Panvel/Nevali/BP-00665/CC/2023/0421  
 Dated :21 August 2023

BUILDING	FLATS NO'S	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	SEPTIC TANK REQUIREMENT							TOTAL PROPOSED SEPTIC TANK SIZE (IN MTRS)	TOTAL PROPOSED SEPTIC TANK CAPACITY (IN LTRS)			
				COLD WATER REQUIREMENT			GROSS WATER REQUIREMENT A + B + C	% FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK (E + F)					
				FLUSHING	FLUSHING FOR ADDITIONAL TOILET	DOMESTIC		(E) FLUSHING (100% OF A+B)	(F) DOMESTIC (85% OF C)						
				(A)	(B)	(C)	(D)	(E)	(F)	(E + F)					
1	FLATS ( 65 )	5	325	54	17550	65	11700	135	43875	73125	29250	37294	66544	(0.5x(4.123+1.908))	111455
1	COV SHOP (5)	3	15	54	810	0	0	135	2025	2835	810	1721	2531		
<b>TOTAL</b>	<b>65 FLATS</b>		<b>340</b>	<b>18360</b>		<b>11700</b>		<b>45900</b>		<b>75960</b>	<b>30060</b>	<b>39015</b>	<b>69075</b>		

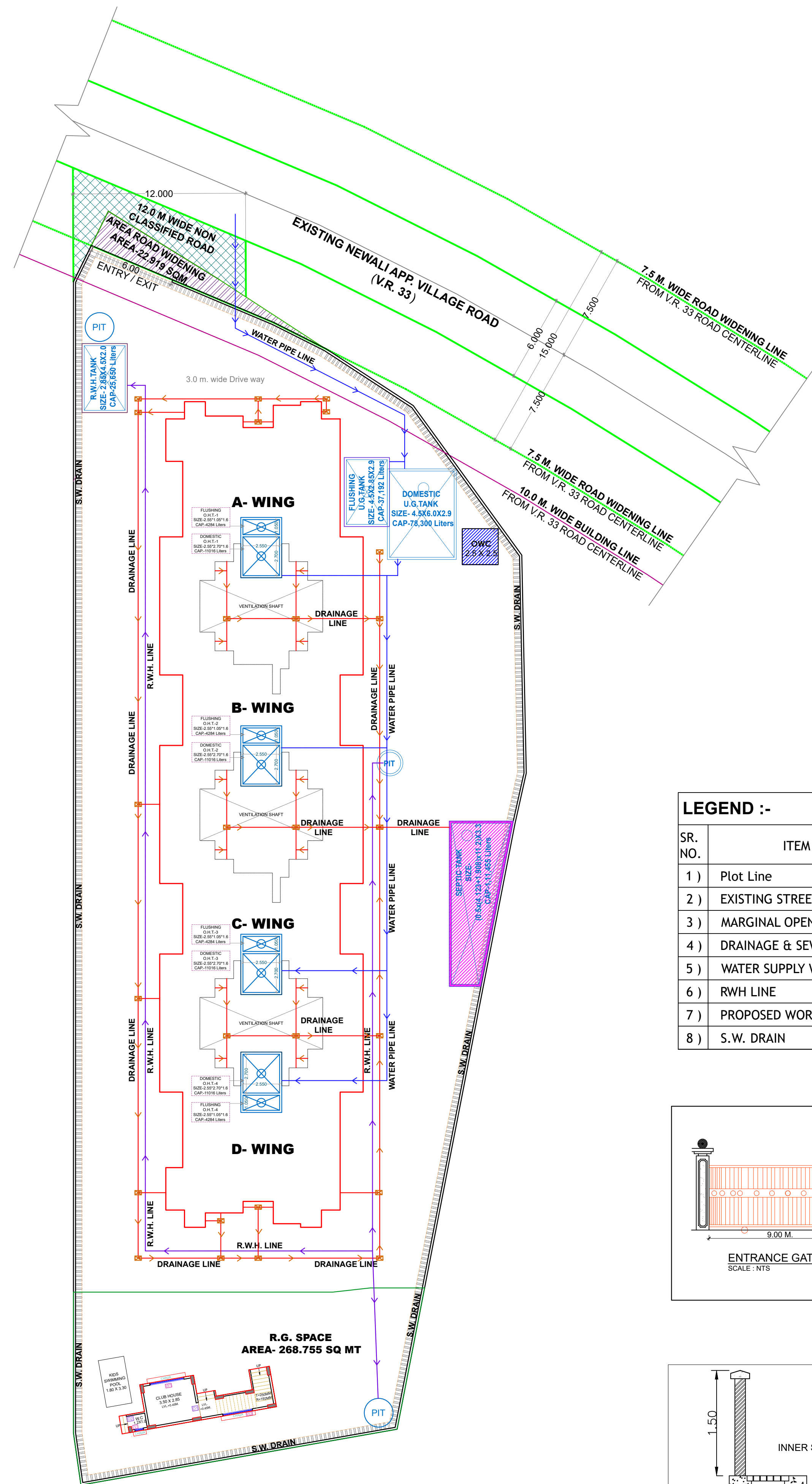
Note:  
 1) LPCD = Litre per capita per day  
 2) LPD = Litre per day  
 3) For septic tank capacity flushing & domestic flow to sewer will be 100% & 85% respectively  
 4) Size of septic tank is excluding the free board.

BUILDING	FLAT NO'S	REQ. DOMASTIC U.G. TANK (B)	REQ. FLUSHING U.G. TANK (C)	PROPOSED DOMESTIC (D)	PROPOSED FLUSHING (E)	PROPOSED DOMESTIC		PROPOSED FLUSHING			
						U.G TANK		U.G TANK			
						BUILDING	SIZE	CAPACITY (G)	BUILDING	SIZE	CAPACITY (H)
1	65	65 X 135 X 5	65 X 54 X 5			BUILDING-1	4.50 X 6.00 X 2.90	78300	BUILDING-1	4.50 X 2.85 X 2.90	37192
1	CONV SHOP 5	5 X 135 X 3	5 X 54 X 3	78300	37192						
<b>TOTAL</b>		<b>45900</b>	<b>18360</b>			<b>TOTAL DOMESTIC CAP.</b>		<b>78300</b>	<b>TOTAL FLUSHING CAP.</b>		<b>37192</b>
<b>TOTAL REQ. U.G WATER CAPACITY (B + C)</b>				<b>64260</b>	<b>LTRS</b>	<b>TOTAL PROPOSED UNDER GROUND WATER CAPACITY ( G + H ) =</b>		<b>115492</b>	<b>LTRS</b>		

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 additional Toilet = 180 litre per tenement  
 4) Size of water tank is excluding the free board.

BUILDING/ WING	SHOP/FLAT NO.	REQ. DOMESTIC O.H. TANK	REQ. FLUSHING O.H. TANK	PROPOSED DOMESTIC O.H. TANK			PROPOSED FLUSHING O.H. TANK		
				BUILDING	SIZE	CAPACITY	BUILDING	SIZE	CAPACITY
				50% OF 43875			50% OF 17550		
WING A + B + C + D	65	21938	8775	O.H.T.-1	2.55 X 2.70 X 1.60	11016	O.H.T.-1	2.55 X 1.05 X 1.60	4284
				O.H.T.-2	2.55 X 2.70 X 1.60	11016	O.H.T.-2	2.55 X 1.05 X 1.60	4284
				O.H.T.-3	2.55 X 2.70 X 1.60	11016	O.H.T.-3	2.55 X 1.05 X 1.60	4284
				O.H.T.-4	2.55 X 2.70 X 1.60	11016	O.H.T.-4	2.55 X 1.05 X 1.60	4284
<b>TOTAL</b>		<b>21938</b>	<b>8775</b>	<b>TOTAL</b>		<b>44064</b>	<b>TOTAL</b>	<b>17136</b>	

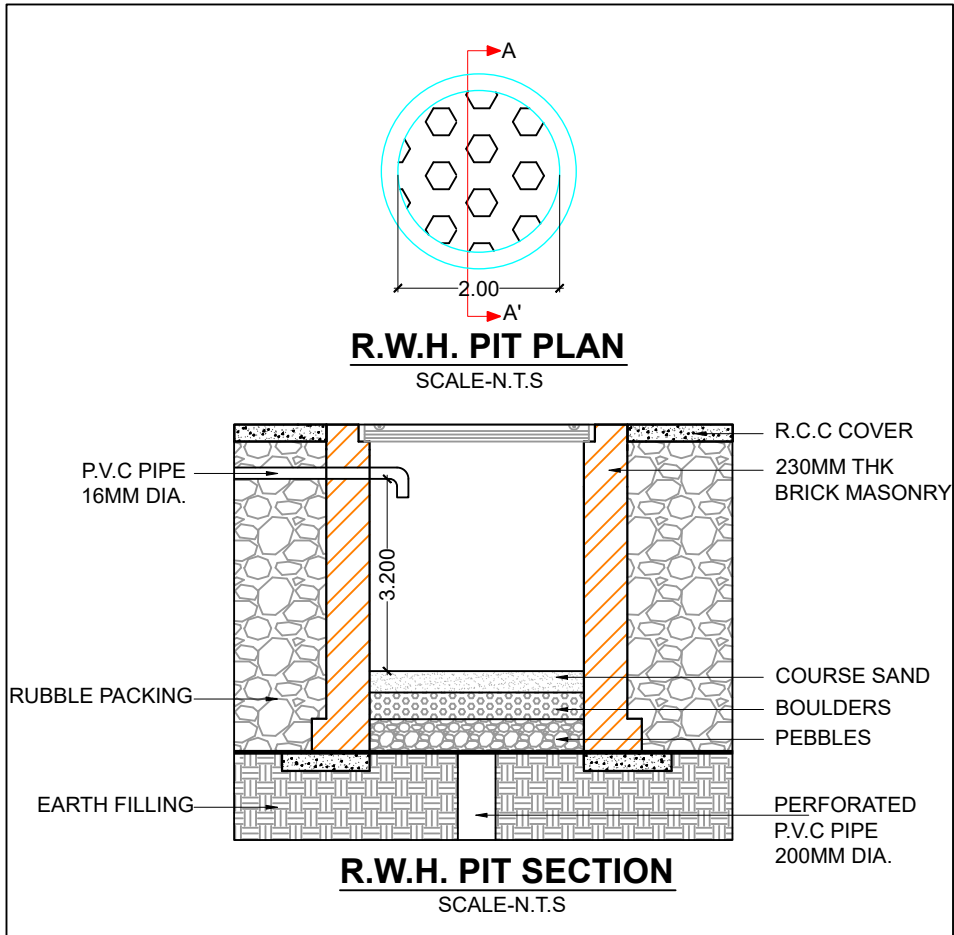
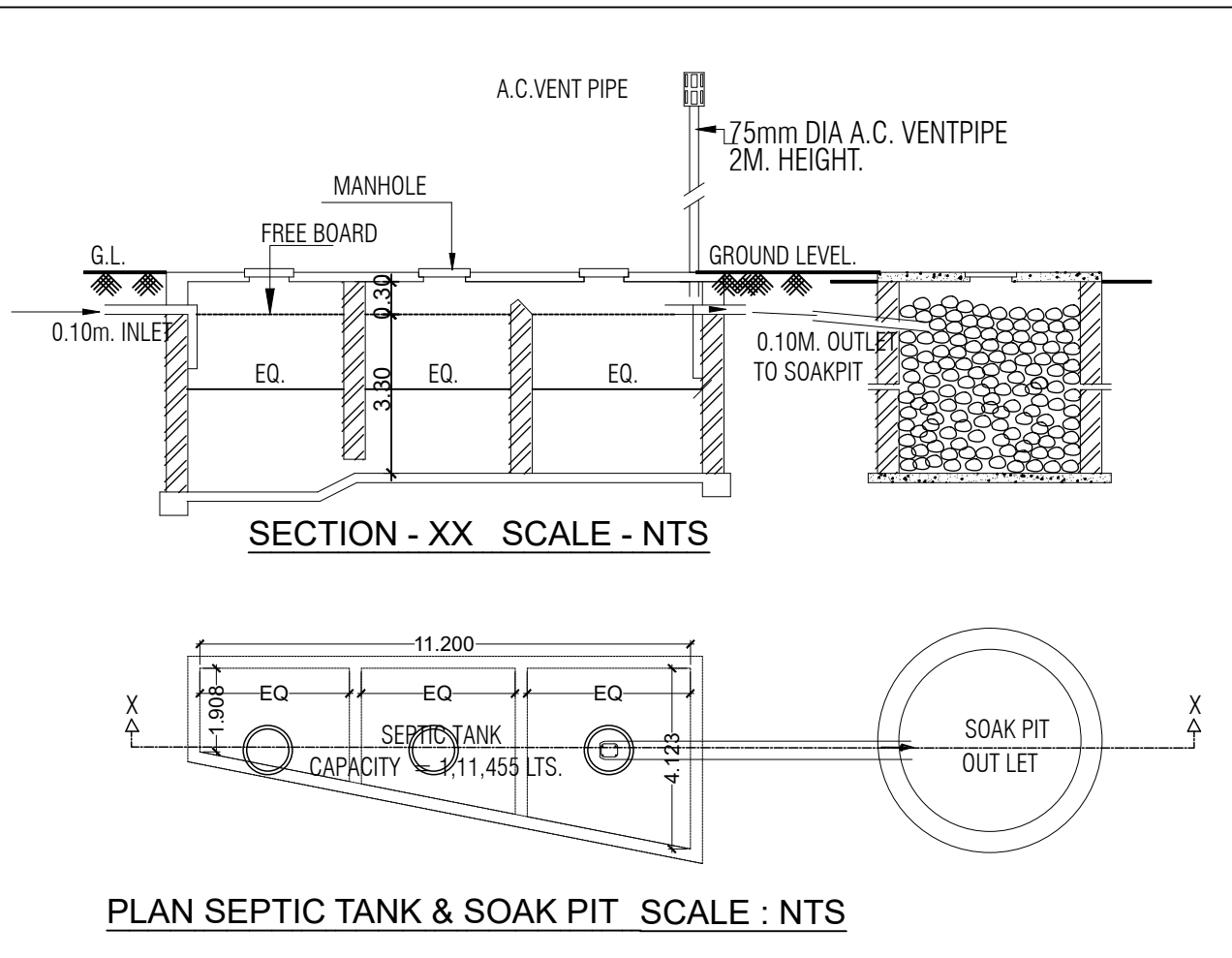
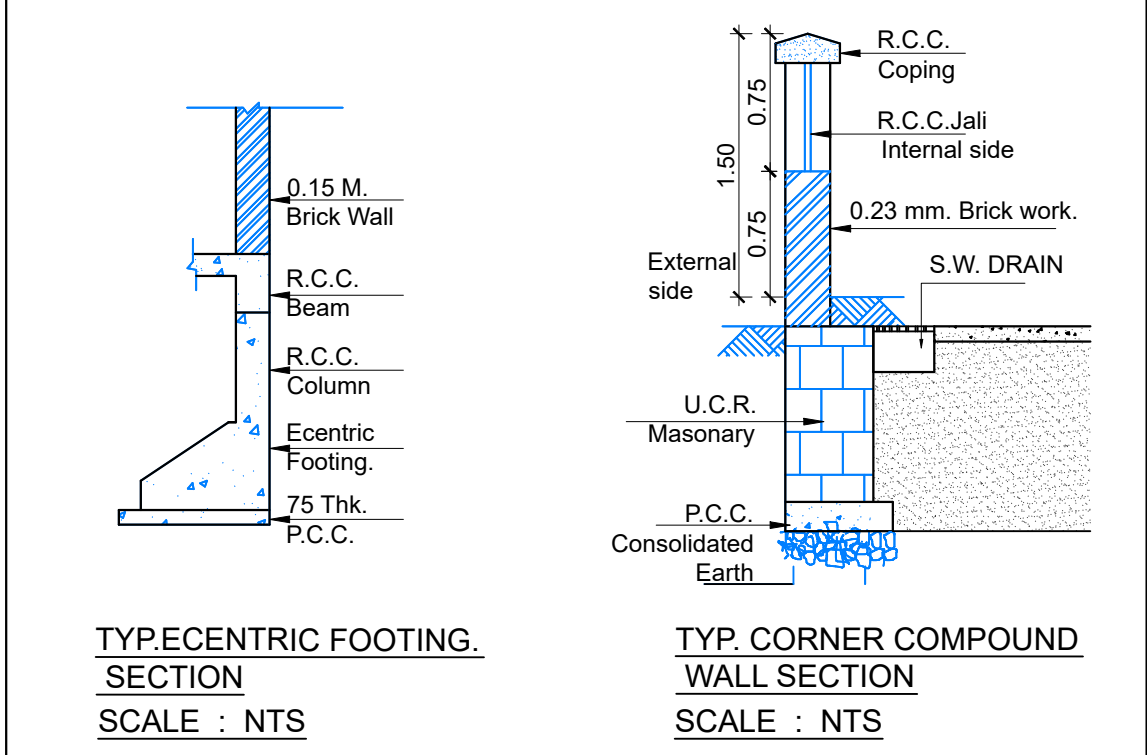
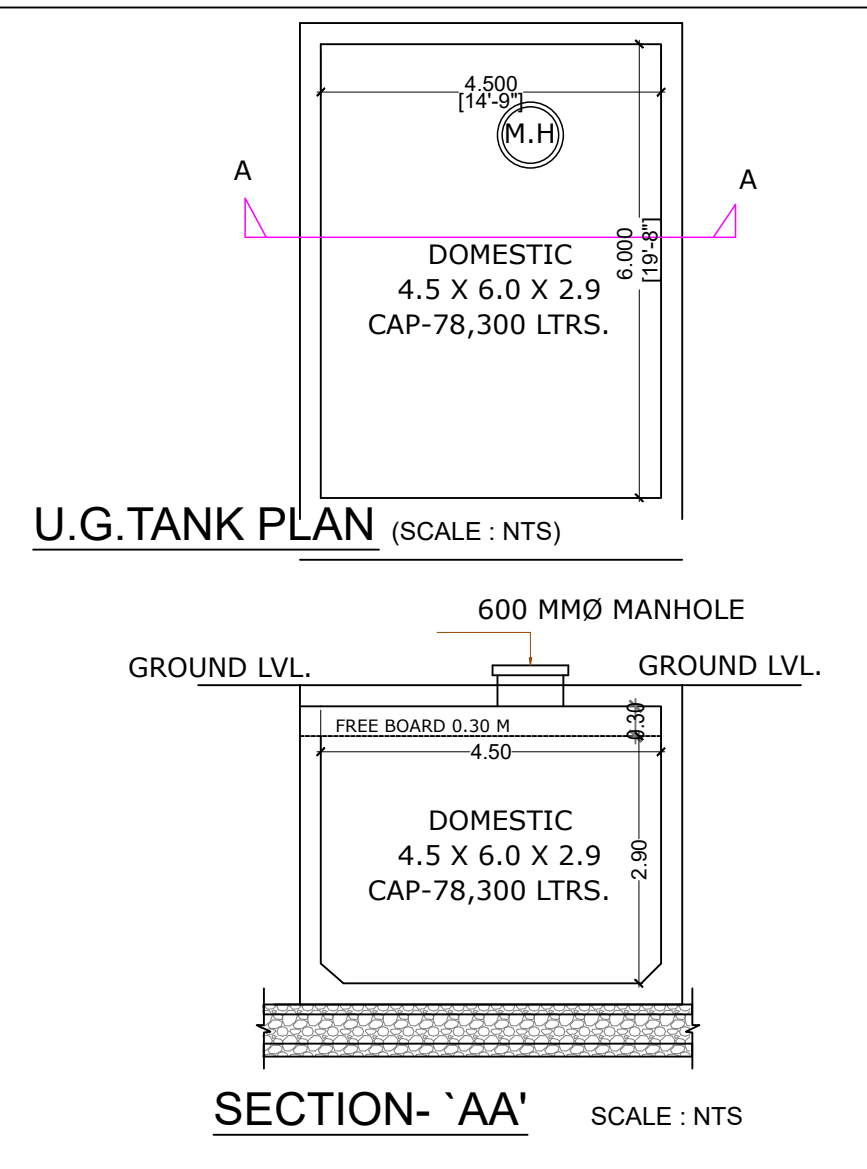
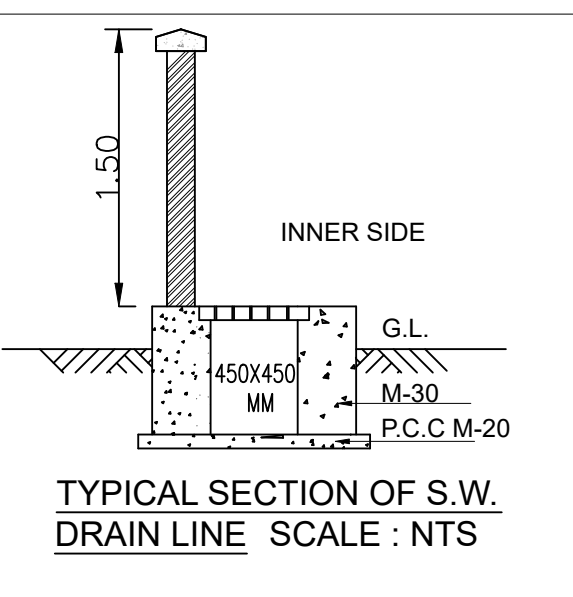
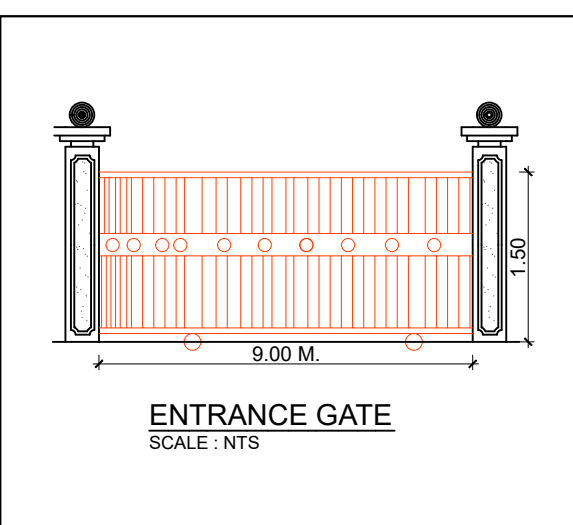
Note:  
 1) OHT capcity should be minimum 50% of water requirement  
 2) Size of overhead water tank is excluding the free board.



SERVICE LAYOUT PLAN SCALE = 1 : 200

**LEGEND :-**

SR. NO.	ITEM	PLAN ON WHITE PRINT
1)	Plot Line	—————
2)	EXISTING STREET	—————
3)	MARGINAL OPEN SPACE	NO COLOUR
4)	DRAINAGE & SEWERAGE WORK	—————
5)	WATER SUPPLY WORK	—————
6)	R.W.H. LINE	—————
7)	PROPOSED WORK	—————
8)	S.W. DRAIN	—————



**CONTENT OF SHEET**  
 SERVICE LAYOUT PLAN, U.G. TANK PLAN & SECTION AND CAPACITY CALCULATION, FRONT GATE ELEVATION, O.H.T. CAPACITY CALCULATION, SEPTIC TANK PLAN & SECTION & CALCULATION, S.W. DRAIN TYPICAL SECTION, COMPOUND WALL SECTION, ECCENTRIC FOOTING SECTION, LEGEND.

**DESCRIPTION OF PROPOSAL**  
 PROPOSED RESIDENTIAL BUILDING DEVELOPMENT PERMISSION ON LAND BEARING SURVEY NO. - 3/3/B, VILLAGE- NEVALI, TAL. - PANVEL, DIST. - RAIGAD.

**NAME & SIGNATURE OF OWNER**  
 M/S. RARE LIVSPACE THROUGH PARTNER,  
 For RARE LIVSPACE  
 1) MR. AJAY KISHOR PARMAR  
 For RARE LIVSPACE  
 Partner  
 2) MR. ROSHAN NARSINHBHAI RAGHWANI  
 NAME & SIGNATURE OF OWNER

**NAME & SIGNATURE OF ARCHITECT**  
 Ar. Amruta Kulkarni  
 REGD. NO.-CA/2013/59734  
 (Signature of Architect)

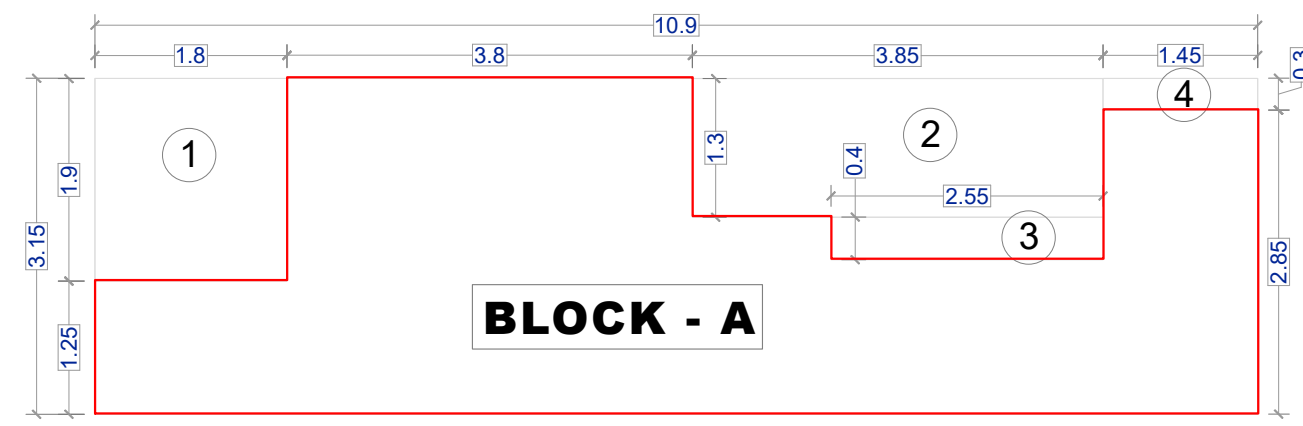
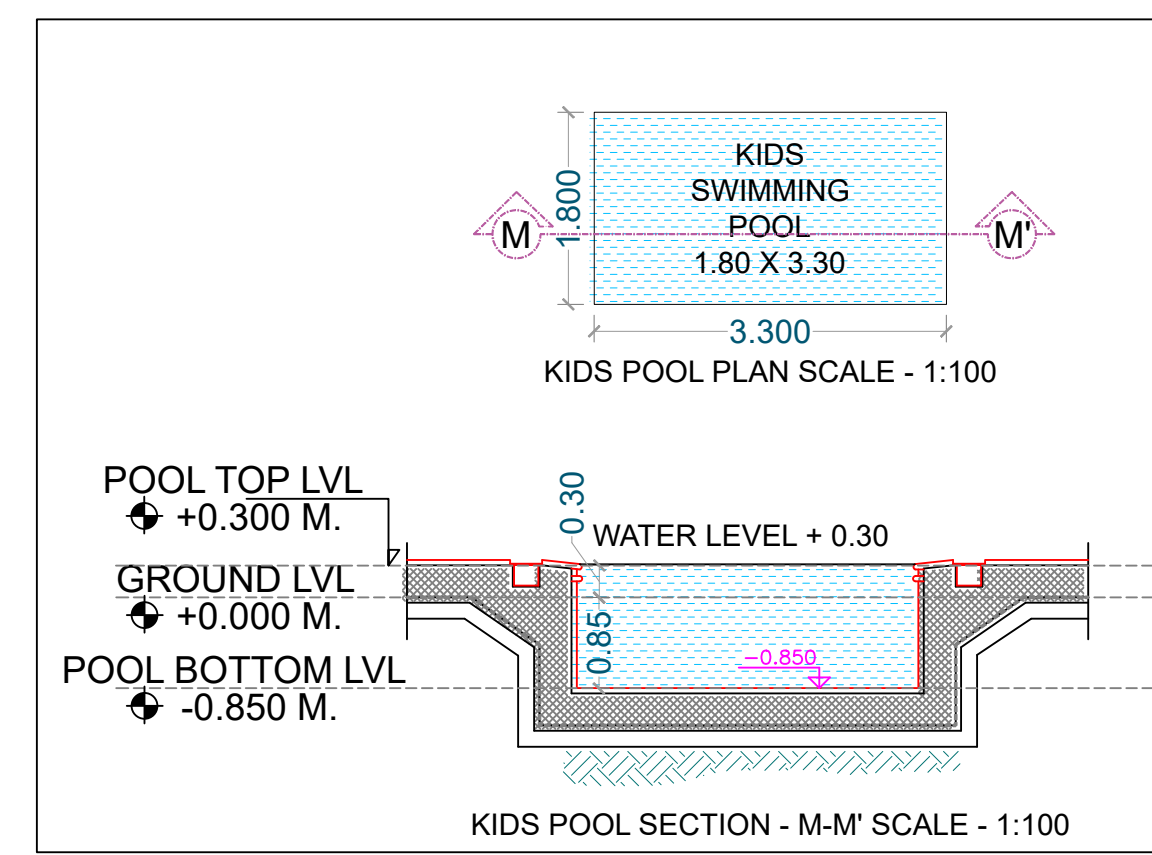
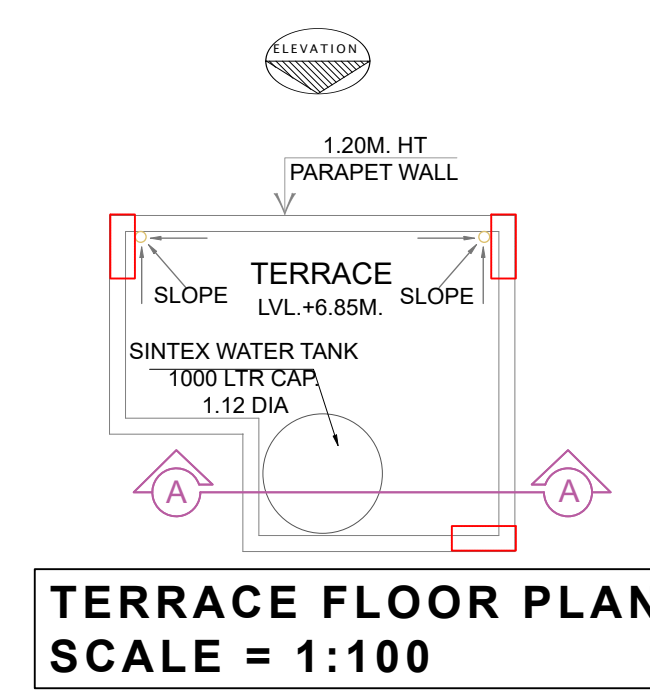
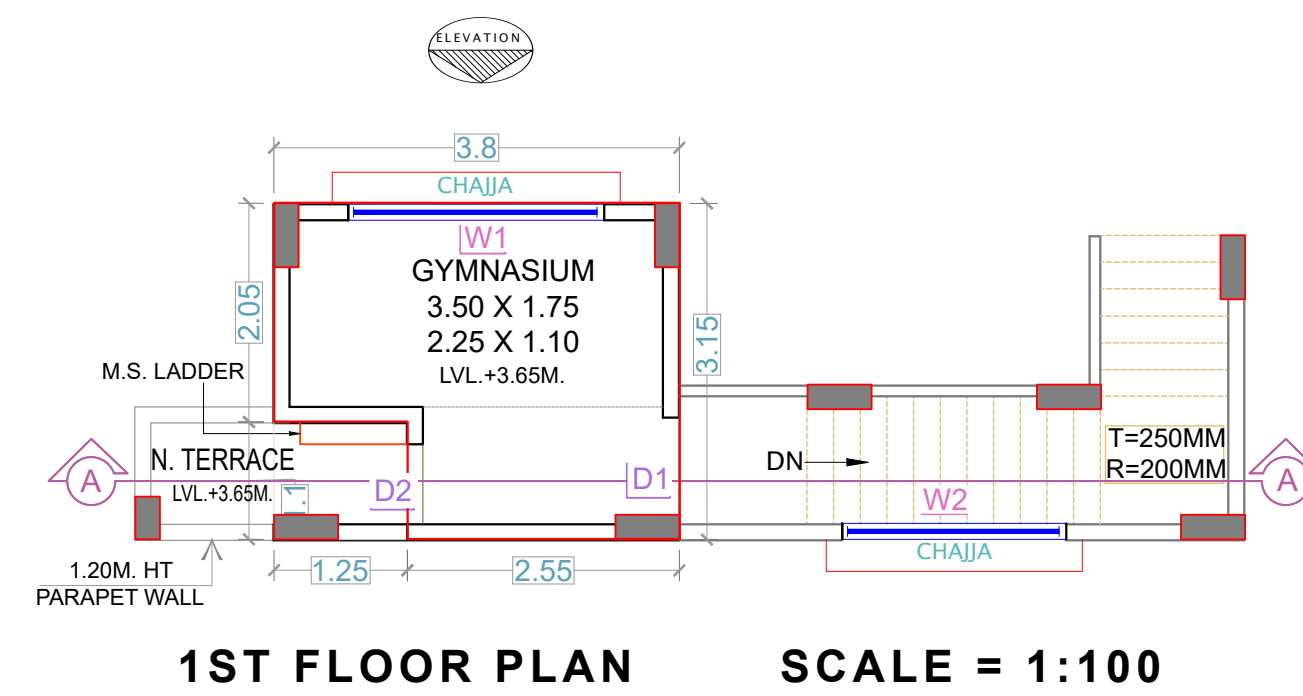
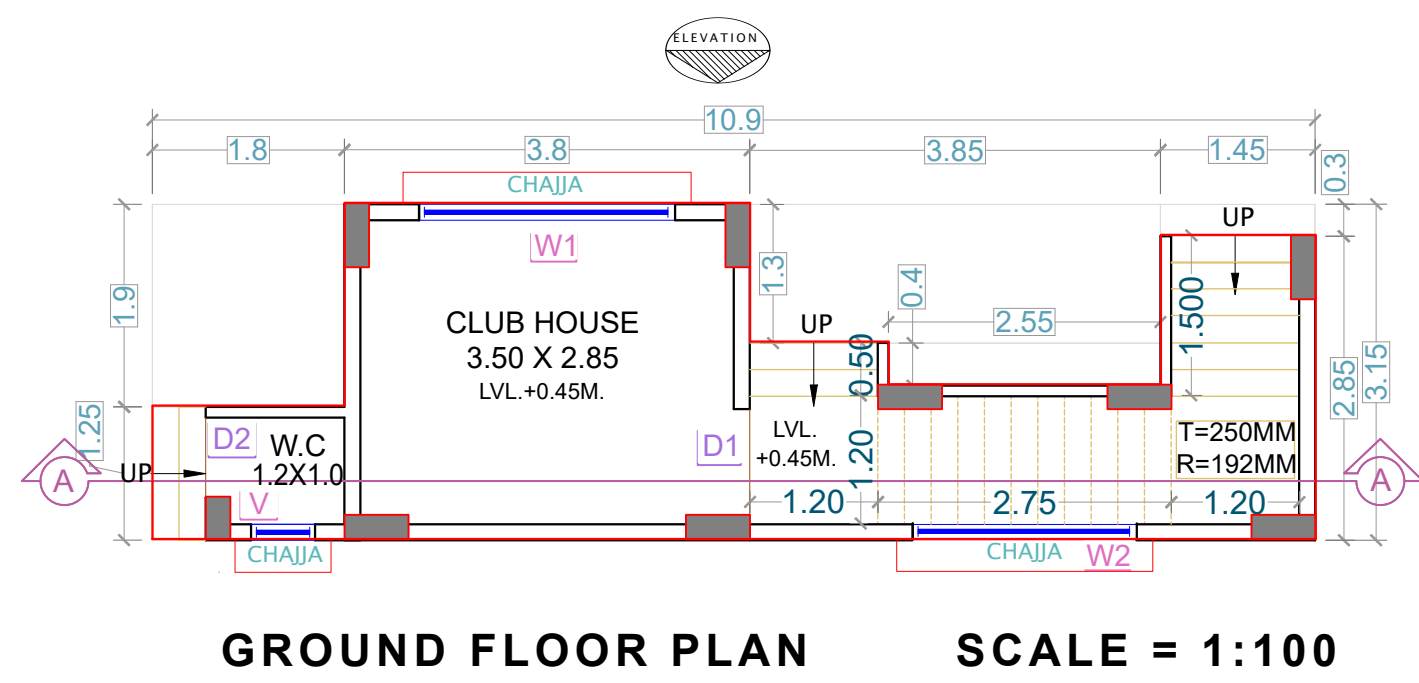
**ABHIPRAY CONSULTANTS**  
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DRAWN BY PAN CHECKED BY PAN  
 SCALE AS SHOWN  
 DATE 21.08.2023  
 PROJECT NO - 2023-24/002

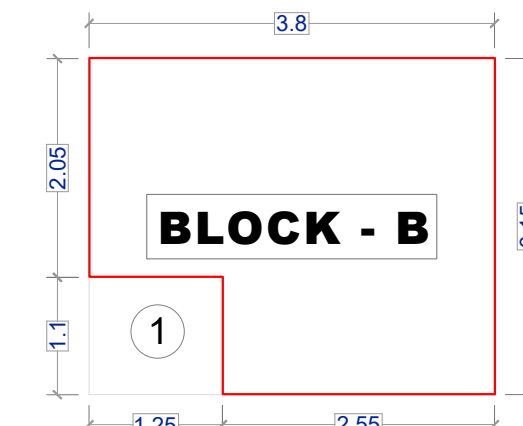


CLUB HOUSE SHEET

This Plans are Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No.: CIDCO/NAINA/Panvel/Nevali/BP-00665/CC/2023/0421 Dated :21 August 2023



AREA LINE DIAGRAM OF GROUND FLOOR SCALE = 1:100

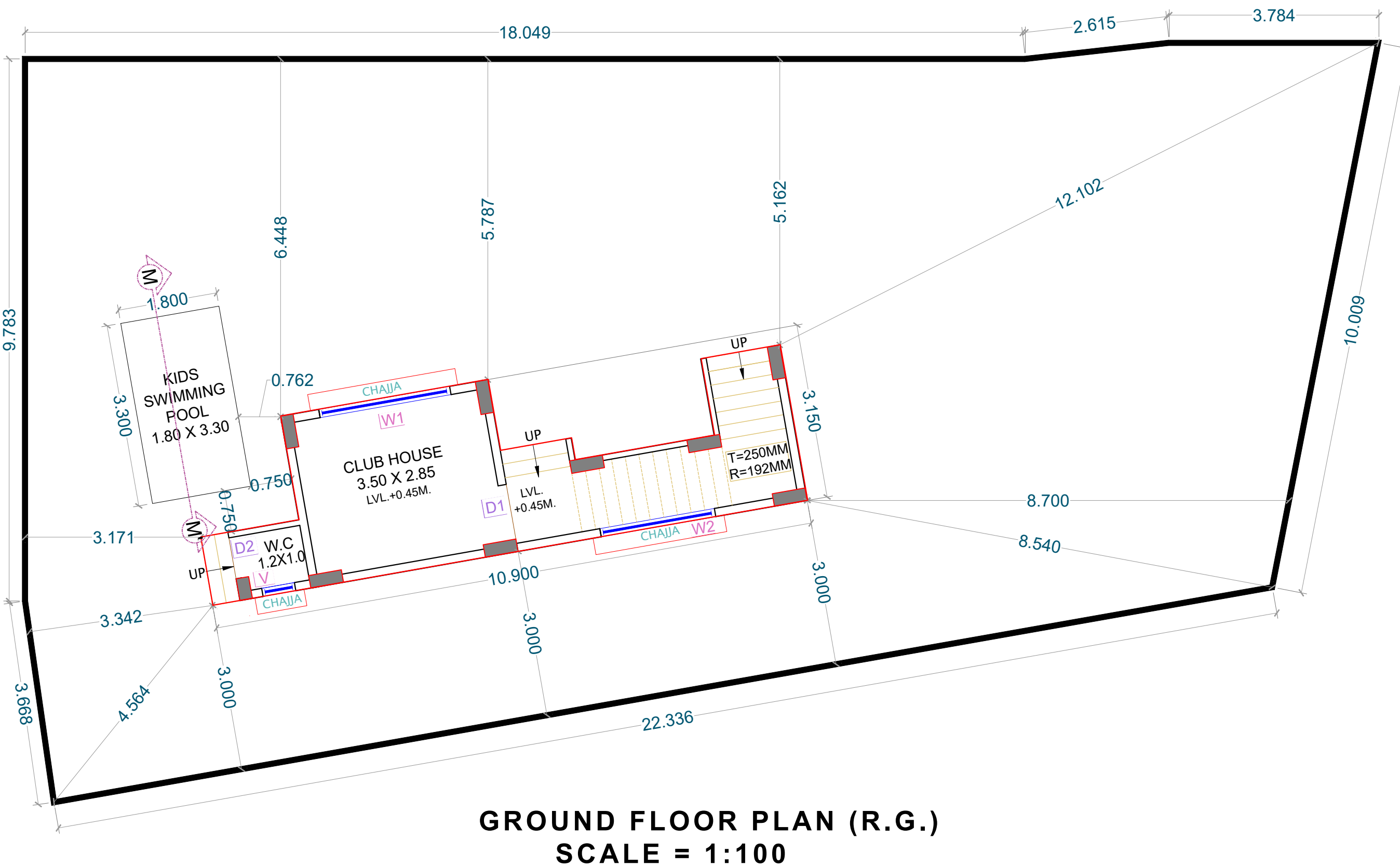


AREA LINE DIAGRAM OF 1ST FLOOR SCALE = 1:100

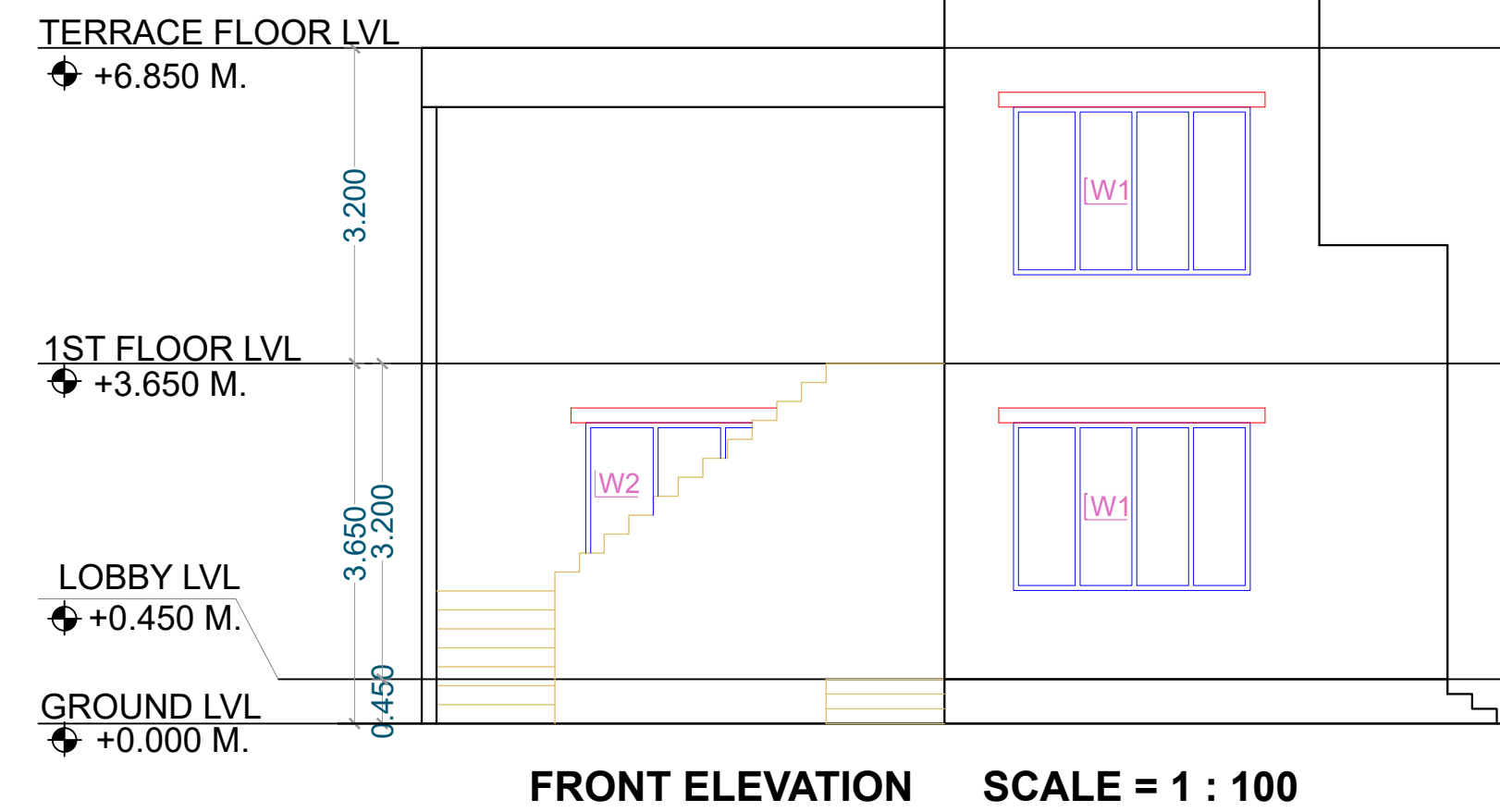
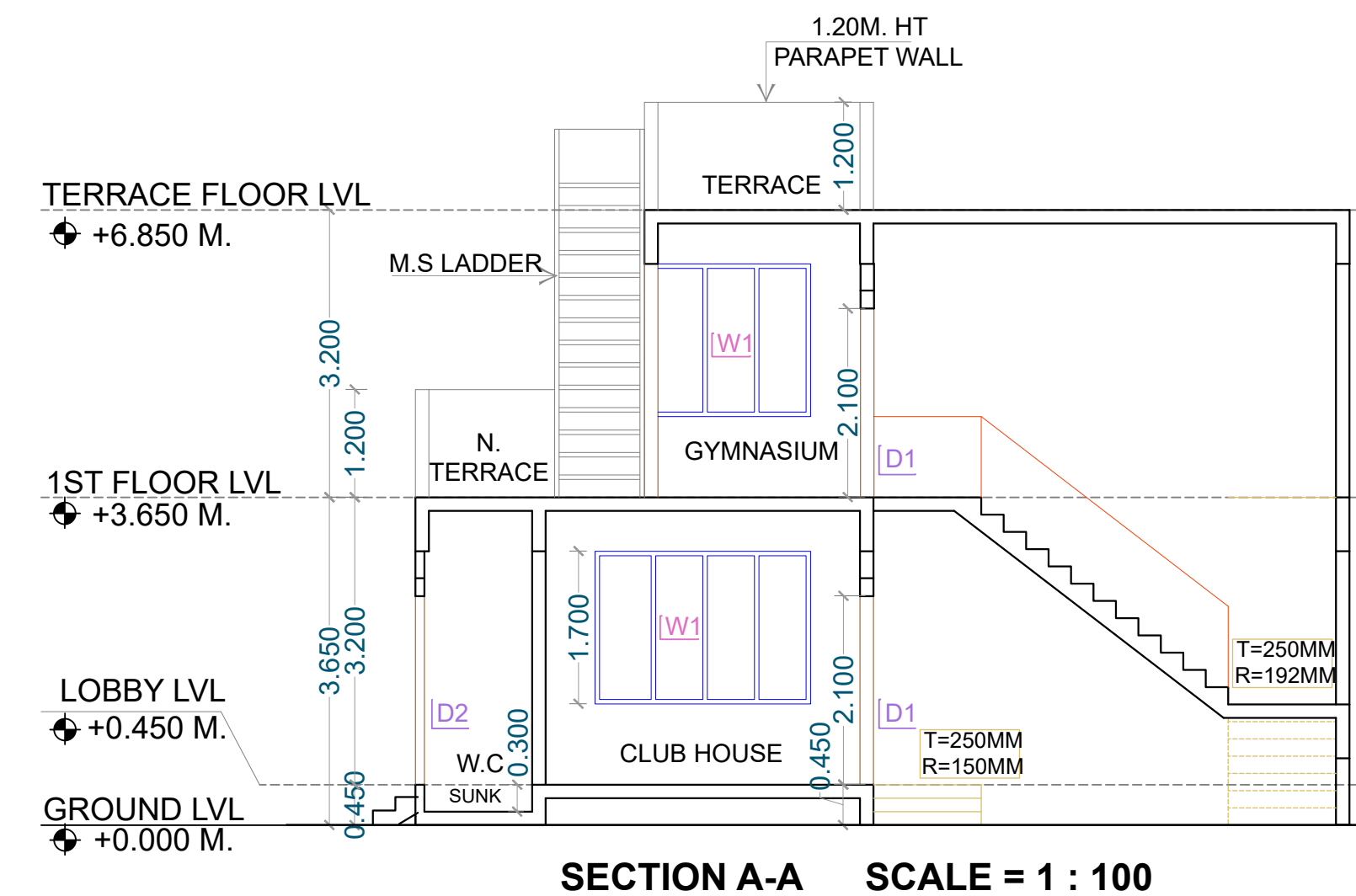
CLUB HOUSE (GROUND FLOOR)							
BUILT UP AREA CALCULATION							
S.NO	Discription	Length	Breadth	No.	Area in sqm		
1)	Block - A	10.900	X	3.150	1	34.335	
					<b>Total</b>	<b>34.335</b>	<b>(A)</b>
<b>2) Deductions</b>							
1	X	1.800	X	1.900	1	3.420	
2	X	3.850	X	1.300	1	5.005	
3	X	2.550	X	0.400	1	1.020	
4	X	1.450	X	0.300	1	0.435	
					<b>Total Deductions</b>	<b>9.880</b>	<b>(B)</b>
<b>TOTAL BUILT UP AREA PER FLOOR (A-B)</b>						<b>24.455</b>	<b>(C)</b>
<b>TOTAL NET BUILT UP AREA OF GROUND FLOOR</b>						<b>= 24.455</b>	<b>(D)</b>

Area Statment for Permissible Structure in R.G Area			
Sr.no	Discription	Area Sq.M.	
1	Total RG Required (10%)	250.000	
2	Total RG Proposed	274.38	
<b>Area of proposed RG</b>		<b>274.38</b>	
Permissible Built up Area in RG-01 (15% of 1)		41.156	
3	<b>Floors</b>	<b>Permissible B.U.A.</b>	<b>Proposed B.U.A.</b>
	Ground floor (10%)	25.000	24.455
	First floor (5%)	12.500	10.595
<b>Total</b>		<b>37.500</b>	<b>35.050</b>

CLUB HOUSE (1ST FLOOR)							
BUILT UP AREA CALCULATION							
S.NO	Discription	Length	Breadth	No.	Area in sqm		
1)	Block - B	3.800	X	3.150	1	11.970	
					<b>Total</b>	<b>11.970</b>	<b>(A)</b>
<b>2) Deductions</b>							
1	X	1.250	X	1.100	1	1.375	
					<b>Total Deductions</b>	<b>1.375</b>	<b>(B)</b>
<b>TOTAL BUILT UP AREA PER FLOOR (A-B)</b>						<b>10.595</b>	<b>(C)</b>
<b>TOTAL NET BUILT UP AREA OF 1ST FLOOR</b>						<b>= 10.595</b>	<b>(D)</b>



GROUND FLOOR PLAN (R.G.) SCALE = 1:100



DOOR & WINDOW SCHEDULE						
TYPE	SIZE	SILL LVL	AREA	REMARK		
FRD	1.20 X 2.10	-	2.52	FIRE RESISTANCE DOOR		
D1	1.00 X 2.10	-	2.10	T/W FLUSHED DOOR		
D2	0.75 X 2.10	-	1.58	T/W FLUSHED DOOR		
W1	2.40 X 1.70	0.90	4.08	ALU. FRAMED SLIDING GL. WINDOW		
W2	2.10 X 1.70	0.90	3.57	ALU. FRAMED SLIDING GL. WINDOW		
V	0.60 X 0.90	1.40	0.54	LOUVERD VENTILATION		

CONTENT OF SHEET

GROUND FLOOR PLAN, 1ST FLOOR PLAN & TERRACE FLOOR PLAN, BUILT UP AREA CALCULATION, SECTION A-A, FRONT ELEVATION, SCHEDULE OF DOOR & WINDOW, LIGHT & VENTILATION STATEMENT.

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING DEVELOPMENT PERMISSION ON LAND BEARING SURVEY NO.- 3/3/B, VILLAGE- NEVALI, TAL. - PANVEL, DIST. - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. RARE LIVSPACE THROUGH PARTNER,

For RARE LIVSPACE

1) MR. AJAY KISHOR PARMAR

For RARE LIVSPACE

2) MR. ROSHAN NARSINHBHAI RAGHWANI

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

Ar. Amruta Kulkarni

REGD. NO.-CA/2013/59734  
(Signature of Architect)



ABHIPRAY CONSULTANTS

PROJECT CONSULTING & ENGINEERING SERVICES

STUDIO # 602, Ratna Enclave, Plot No-59, Sector-20 Roadpall - Kalamboli, Navi Mumbai, 410 209 Phone - +91 9082928351 / +91 9653437905 Email- info.abhipray@gmail.com www.abhiprayconsultants.com

DRAWN BY PAN CHECKED BY PAN

SCALE AS SHOWN

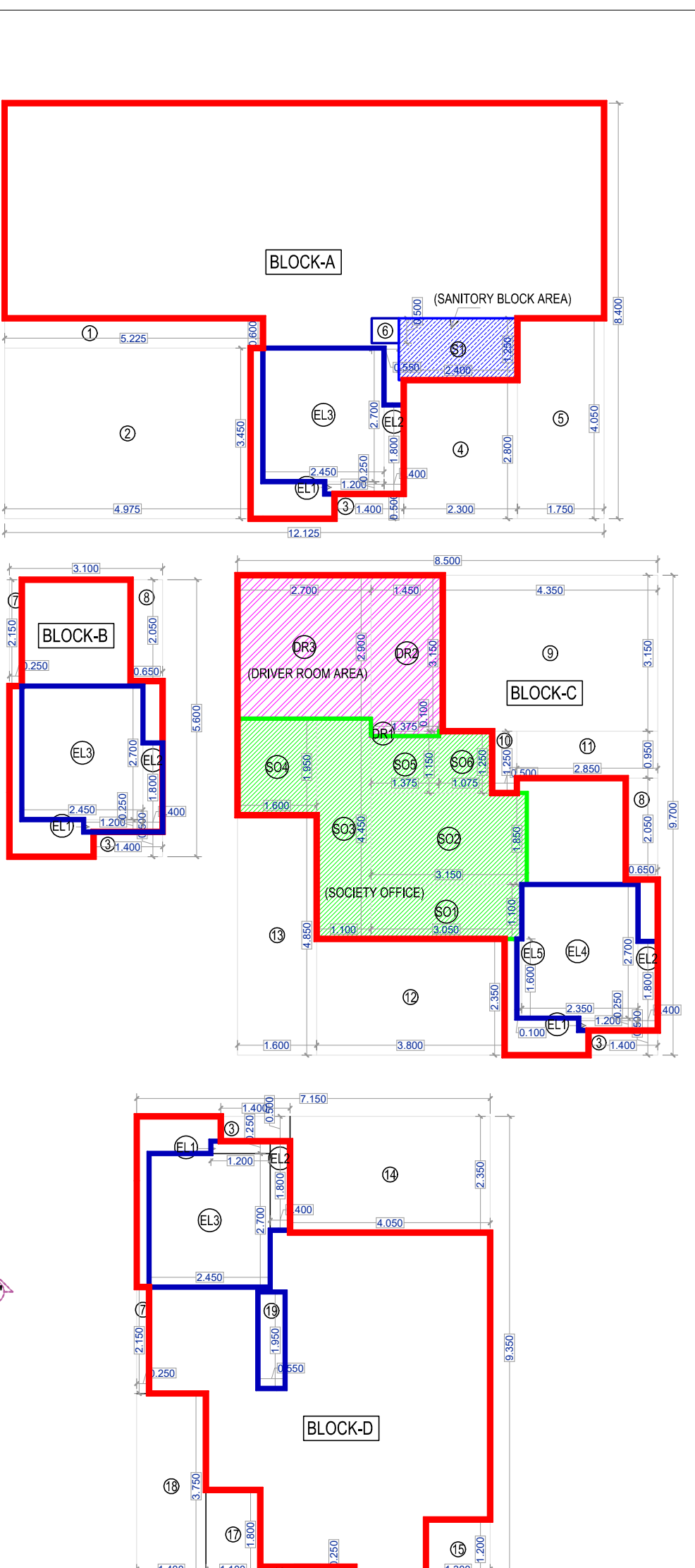
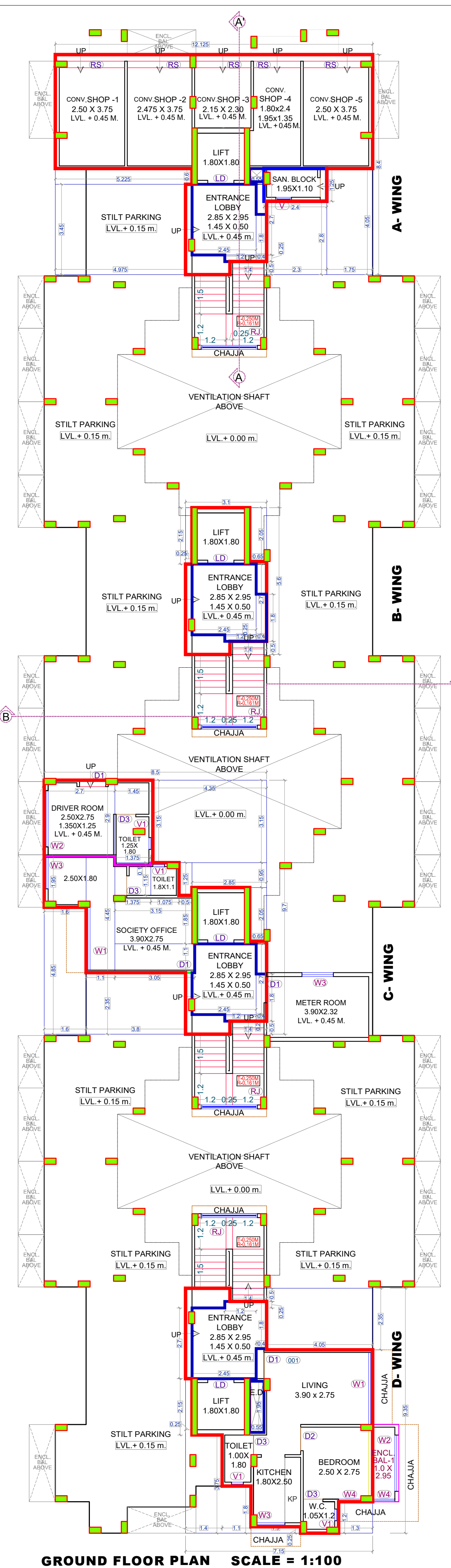
DATE 21.08.2023

PROJECT NO - 2023-24/002





This Plans are Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No.: CIDCO/NAINA/Panvel/Nevali/BP-00665/CC/2023/0421 Dated :21 August 2023



**AREA LINE DIAGRAM OF GROUND FLOOR**  
SCALE = 1:100  
(SOCIETY OFFICE, SANITARY BLOCK & DRIVER ROOM)

**BUILT UP AREA CALCULATION**

GROUND FLOOR	12.125 X 8.400 X 1 NO	=	101.850 SQ.MT
BLOCK-A	12.125 X 8.400 X 1 NO	=	101.850 SQ.MT
BLOCK-B	3.100 X 5.600 X 1 NO	=	17.360 SQ.MT
BLOCK-C	8.500 X 9.700 X 1 NO	=	82.450 SQ.MT
BLOCK-D	7.150 X 9.350 X 1 NO	=	66.853 SQ.MT
<b>TOTAL ADDITION</b>		=	<b>268.513 SQ.MT</b>

**DEDUCTIONS**

1	5.225 X 0.600 X 1 NO	=	3.135 SQ.MT
2	4.975 X 3.450 X 1 NO	=	17.164 SQ.MT
3	1.400 X 0.500 X 4 NOS	=	2.800 SQ.MT
4	2.300 X 2.800 X 1 NO	=	6.440 SQ.MT
5	1.750 X 4.050 X 1 NO	=	7.088 SQ.MT
6	0.550 X 0.500 X 1 NO	=	0.275 SQ.MT
7	0.250 X 2.150 X 2 NOS	=	1.075 SQ.MT
8	0.650 X 2.050 X 2 NOS	=	2.665 SQ.MT
9	4.350 X 3.150 X 1 NO	=	13.703 SQ.MT
10	0.500 X 1.250 X 1 NO	=	0.625 SQ.MT
11	2.850 X 0.950 X 1 NO	=	2.708 SQ.MT
12	3.800 X 2.350 X 1 NO	=	8.930 SQ.MT
13	1.600 X 4.850 X 1 NO	=	7.760 SQ.MT
14	4.050 X 2.350 X 1 NO	=	9.518 SQ.MT
15	1.300 X 1.200 X 1 NO	=	1.560 SQ.MT
16	1.900 X 0.250 X 1 NO	=	0.475 SQ.MT
17	1.100 X 1.800 X 1 NO	=	1.980 SQ.MT
18	1.400 X 3.750 X 1 NO	=	5.250 SQ.MT
19	0.550 X 1.950 X 1 NO	=	1.073 SQ.MT
<b>TOTAL DEDUCTION</b>		=	<b>94.224 SQ.MT</b>

**DEDUCTIONS OF ENTRANCE LOBBY AREA CALCULATION**

EL1	1.200 X 0.250 X 4 NOS	=	1.200 SQ.MT
EL2	0.400 X 1.800 X 4 NOS	=	2.880 SQ.MT
EL3	2.450 X 2.700 X 3 NOS	=	19.845 SQ.MT
EL4	2.350 X 2.700 X 1 NOS	=	6.345 SQ.MT
EL5	0.100 X 1.600 X 1 NOS	=	0.160 SQ.MT
<b>TOTAL ENTRANCE LOBBY AREA</b>		=	<b>30.430 SQ.MT</b>

**SOCIETY OFFICE AREA CALCULATION**

SO1	3.050 X 1.100 X 1 NO	=	3.355 SQ.MT
SO2	3.150 X 1.850 X 1 NO	=	5.828 SQ.MT
SO3	1.100 X 4.450 X 1 NO	=	4.895 SQ.MT
SO4	1.600 X 1.950 X 1 NO	=	3.120 SQ.MT
SO5	1.375 X 1.150 X 1 NO	=	1.581 SQ.MT
SO6	1.075 X 1.250 X 1 NO	=	1.344 SQ.MT
<b>TOTAL SOCIETY OFFICE AREA (GROUND FLOOR)</b>		=	<b>20.123 SQ.MT</b>

EXCLUSION OF SOCIETY OFFICE AREA FROM BUA  
SOCIETY OFFICE AREA TAKEN IN FSI (B1-B2)  
= 123.500 SQ.MT

**NET BUILT UP AREA OF GROUND FLOOR**  
[X - (Y1+Y2+B2)]

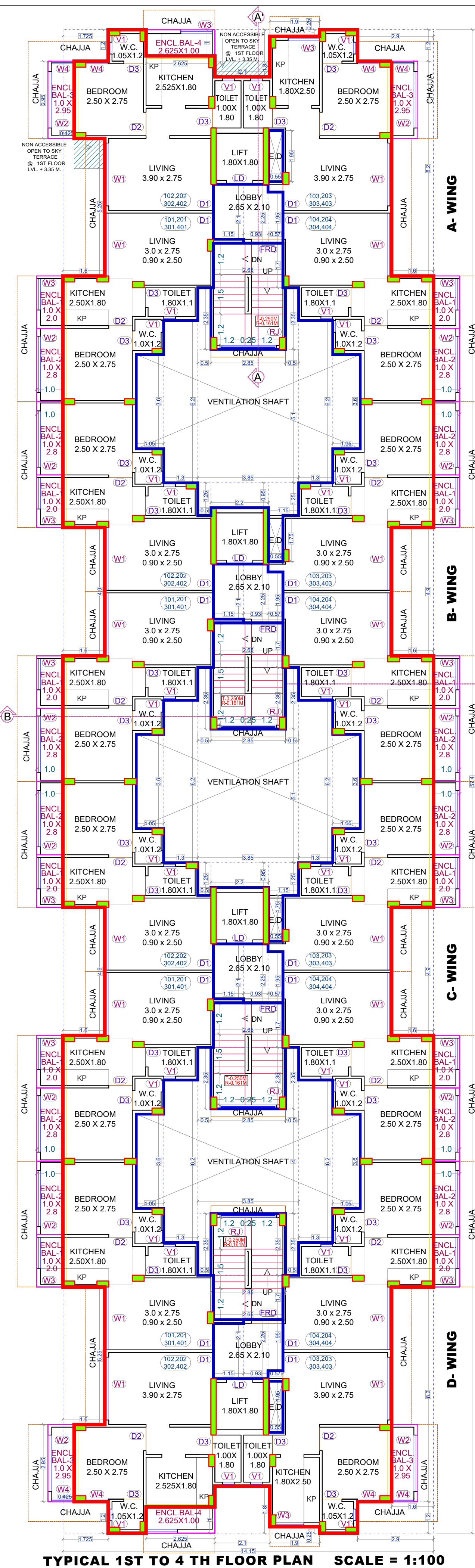
<b>BALCONY AREA CALCULATION-GROUND FLOOR</b>		
PERMISSIBLE BALCONY AREA-123.859*15%	=	18.579 SQ.MT
PROPOSED BALCONY AREA		
BAL(ENCL)-1 1.000 X 2.950 X 1 NO	=	2.950 SQ.MT
<b>TOTAL PROPOSED BALCONY AREA</b>	=	<b>2.950 SQ.MT</b>

**SANITARY BLOCK AREA CALCULATION**

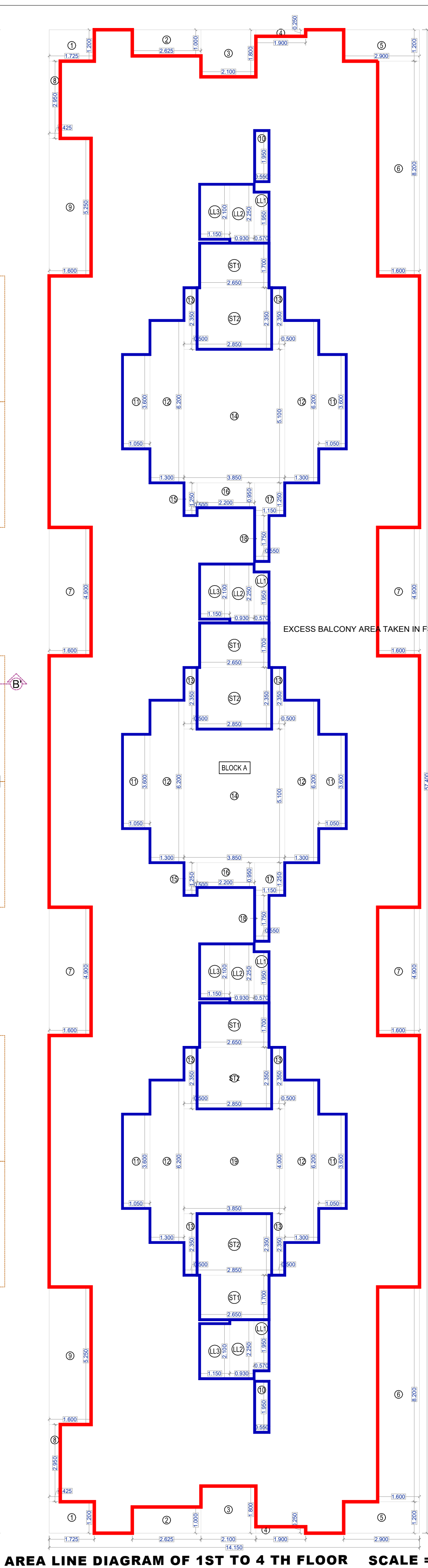
S1	2.400 X 1.250 X 1 NO	=	3.000 SQ.MT
<b>TOTAL SERVANT TOILET AREA (GROUND FLOOR)</b>	=	<b>3.000 SQ.MT</b>	

**DRIVER ROOM AREA CALCULATION**

DR1	1.375 X 0.100 X 1 NO	=	0.138 SQ.MT
DR2	1.450 X 3.150 X 1 NO	=	4.568 SQ.MT
DR3	2.700 X 2.900 X 1 NO	=	7.830 SQ.MT
<b>TOTAL DRIVER ROOM AREA (GROUND FLOOR)</b>	=	<b>12.536 SQ.MT</b>	



**TYPICAL 1ST TO 4TH FLOOR PLAN** SCALE = 1:100



**AREA LINE DIAGRAM OF 1ST TO 4TH FLOOR** SCALE = 1:100

**BUILT UP AREA CALCULATION**

TYPICAL 1ST TO 4TH FLOOR	14.150 X 57.400 X 1 NO	=	812.210 SQ.MT
<b>TOTAL ADDITION</b>		=	<b>812.210 SQ.MT</b>

**DEDUCTIONS**

1	1.725 X 1.200 X 2 NOS	=	4.140 SQ.MT
2	2.625 X 1.000 X 2 NOS	=	5.250 SQ.MT
3	2.100 X 1.800 X 2 NOS	=	7.560 SQ.MT
4	1.900 X 0.250 X 2 NOS	=	0.950 SQ.MT
5	2.800 X 1.200 X 2 NOS	=	6.720 SQ.MT
6	1.600 X 8.200 X 2 NOS	=	26.240 SQ.MT
7	1.600 X 4.900 X 4 NOS	=	31.360 SQ.MT
8	0.425 X 2.950 X 2 NOS	=	2.508 SQ.MT
9	1.600 X 5.250 X 2 NOS	=	16.800 SQ.MT
10	0.550 X 1.950 X 2 NOS	=	2.145 SQ.MT
11	1.050 X 3.600 X 2 NOS	=	7.560 SQ.MT
12	1.300 X 6.200 X 6 NOS	=	48.360 SQ.MT
13	0.500 X 2.350 X 8 NOS	=	9.400 SQ.MT
14	3.850 X 5.100 X 2 NOS	=	39.270 SQ.MT
15	0.500 X 1.250 X 2 NOS	=	1.250 SQ.MT
16	2.200 X 0.950 X 2 NOS	=	4.180 SQ.MT
17	1.150 X 1.250 X 2 NOS	=	2.875 SQ.MT
18	0.550 X 1.750 X 2 NOS	=	1.925 SQ.MT
19	3.850 X 4.000 X 1 NO	=	15.400 SQ.MT
<b>TOTAL DEDUCTION</b>		=	<b>249.253 SQ.MT</b>
<b>TOTAL BUILT UP AREA [X - Y1]</b>		=	<b>562.957 SQ.MT</b>

**STAIRCASE AREA CALCULATION**

TYPICAL 1ST TO 4TH FLOOR		
ST1	2.650 X 1.700 X 4 NOS	= 18.200 SQ.MT
ST2	2.850 X 2.350 X 4 NOS	= 26.790 SQ.MT
<b>TOTAL STAIRCASE AREA PER FLOOR</b>		= <b>44.810 SQ.MT</b>

**LIFT LOBBY AREA CALCULATION**

TYPICAL 1ST TO 4TH FLOOR		
LL1	0.570 X 1.950 X 4 NOS	= 4.446 SQ.MT
LL2	0.930 X 2.250 X 4 NOS	= 8.370 SQ.MT
LL3	1.150 X 2.100 X 4 NOS	= 9.660 SQ.MT
<b>TOTAL LIFT LOBBY AREA PER FLOOR</b>		= <b>22.476 SQ.MT</b>

**NET BUILT UP AREA EACH FLOOR**  
[X1 - (Y2+Y3)]

	=	<b>495.671 SQ.MT</b>
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**BALCONY AREA CALCULATION - TYPICAL 1ST TO 4TH FLOOR**

PERMISSIBLE BALCONY AREA -495.671*15%	=	74.350 SQ.MT
PROPOSED BALCONY AREA -		
BAL(ENCL)1 1.000 X 2.000 X 2 NOS	=	24.000 SQ.MT
BAL(ENCL)2 1.000 X 2.900 X 2 NOS	=	38.600 SQ.MT
BAL(ENCL)3 1.000 X 2.950 X 4 NOS	=	11.800 SQ.MT
BAL(ENCL)4 2.625 X 1.000 X 2 NOS	=	6.250 SQ.MT
<b>TOTAL PROPOSED BALCONY AREA (1st to 4th floor)</b>	=	<b>74.650 SQ.MT</b>
EXCESS BALCONY AREA TAKEN IN FSI (Y5-Y6)	=	0.300 SQ.MT
<b>GROSS BUILT UP AREA EACH FLOOR (1st to 4th floor) Y4+Y7</b>	=	<b>496.971 SQ.MT</b>

**SCHEDULE OF DOOR & WINDOW**

TYPE	WIDTH	HEIGHT	AREA	SILL LEVEL	DESCRIPTION
FRD	1.20	2.10	2.520		FIRE RESCUE DOOR
D1	1.00	2.10	2.100		T.W. FLUSHED DOOR
D2	0.90	2.10	1.890		T.W. FLUSHED DOOR
D3	0.75	2.10	1.575		T.W. FLUSHED DOOR
RS	ROLLING SHUTTER AS PER ACTUAL SIZE				
LD	LIFT DOOR AS PER LIFT CONSULTANT				
W1	2.40	2.15	5.160	0.150	AL. FRAMED SLIDING GL. WINDOW
W2	2.15	2.15	4.623	0.150	AL. FRAMED SLIDING GL. WINDOW
W3	1.20	2.15	2.580	0.150	AL. FRAMED SLIDING GL. WINDOW
W4	0.85	2.15	1.828	0.150	AL. FRAMED SLIDING GL. WINDOW
RJ	2.15	1.40	3.010	0.900	R.C.C. JALI
V	0.60	0.90	0.540	1.400	LOUVERD VENTILATION
V1	0.45	0.90	0.405	1.400	LOUVERD VENTILATION

**LIGHT AND VENTILATION STATEMENT**

Sr No	Habitable Room name	Habitable Room Size	Proposed Area	1/6 Requir	Minimum Ventilation (Proposed)
1	LIVING	3.00 x 2.75	10.600	1.767	W1 5.16
2	BED	3.50 x 2.75	9.625	1.604	W2 4.623
3	KITCHEN	2.525x2.80	7.070	1.178	W3 2.58
4	TOILET	1.10 X 1.80	1.980	0.330	V1 0.405
5	W.C	1.20 X 1.0	1.200	0.200	V1 0.405

**TENANTS AREA STATEMENT OF INDIVIDUAL UNIT**

WING NO	UNIT NO	UNITS	CARPET AREA	ENCL BALCONY AREA	BUILT UP AREA
A WING	CONV.SHOP -1, 5	2	9.375	0.00	10.395
	CONV.SHOP -2	1	9.28	0.00	9.914
	CONV.SHOP -3	1	4.95	0.00	5.288
	CONV.SHOP -4	1	6.95	0.00	7.639
	<b>TOTAL CONV.SHOP</b>	<b>5</b>			
D WING	001	1	28.647	2.950	31.195
	101, 104, 201, 204, 301, 304, 401, 404	16	27.232	4.800	29.237
A WING & D WING	102, 202, 302, 402	8	29.917	5.575	29.237
	103, 203, 303, 403	8	28.647	2.950	30.987
	101, 201, 301, 401	4	27.232	4.800	29.237
B WING & C WING	102, 202, 302, 402	32	27.232	4.800	29.237
	103, 203, 303, 403	32	27.232	4.800	29.237
	<b>TOTAL FLATS</b>	<b>65</b>			

**CONTENT OF SHEET**  
GROUND FLOOR PLAN & CALCULATION, TYPICAL 1ST TO 4TH FLOOR PLAN & CALCULATION, DOOR & WINDOW SCHEDULE, LIGHT & VENTILATION.

**DESCRIPTION OF PROPOSAL**  
PROPOSED RESIDENTIAL BUILDING DEVELOPMENT PERMISSION ON LAND BEARING SURVEY NO - 30/3B, VILLAGE - NEVALI, TAL - PANVEL, DIST - RAIGAD.  
NAME & SIGNATURE OF OWNER  
M/S. RARE LIVESPACE

1) MR. AJAY KISHOR PARMAR  
For RARE LIVESPACE

Partner  
2) MR. ROSHAN NARSINHBAI RAGHWANI  
NAME & SIGNATURE OF OWNER

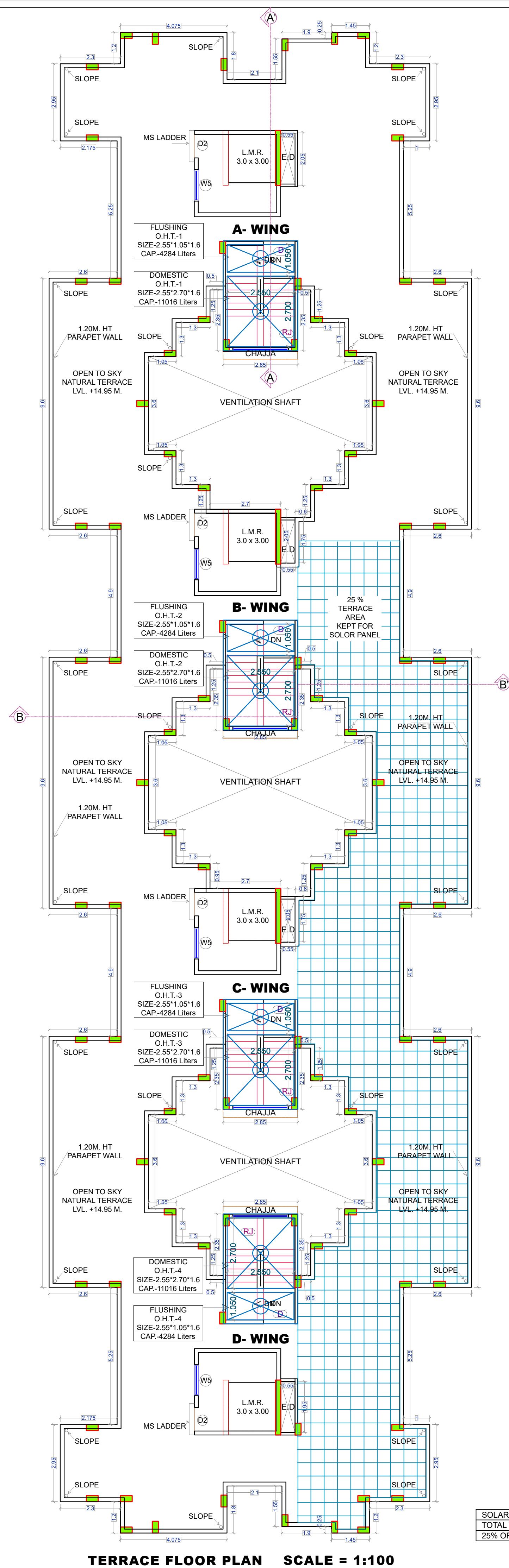
NAME & SIGNATURE OF ARCHITECT  
Ar. Amruta Kulkarni  
REGD. NO.-CA/2013/5973  
(Signature of Architect)

**ABHIPRAY CONSULTANTS**  
PROJECT CONSULTING & ENGINEERING SERVICES  
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Road-pall - Kamboli, Navi Mumbai, 410 209  
Phone - +91 9082828551 / +91 985347805  
Email - info.abhipray@gmail.com  
www.abhiprayconsultants.com

DRAWN BY PAN CHECKED BY PAN  
SCALE AS SHOWN  
DATE 21.08.2023  
PROJECT NO - 2023-24/002

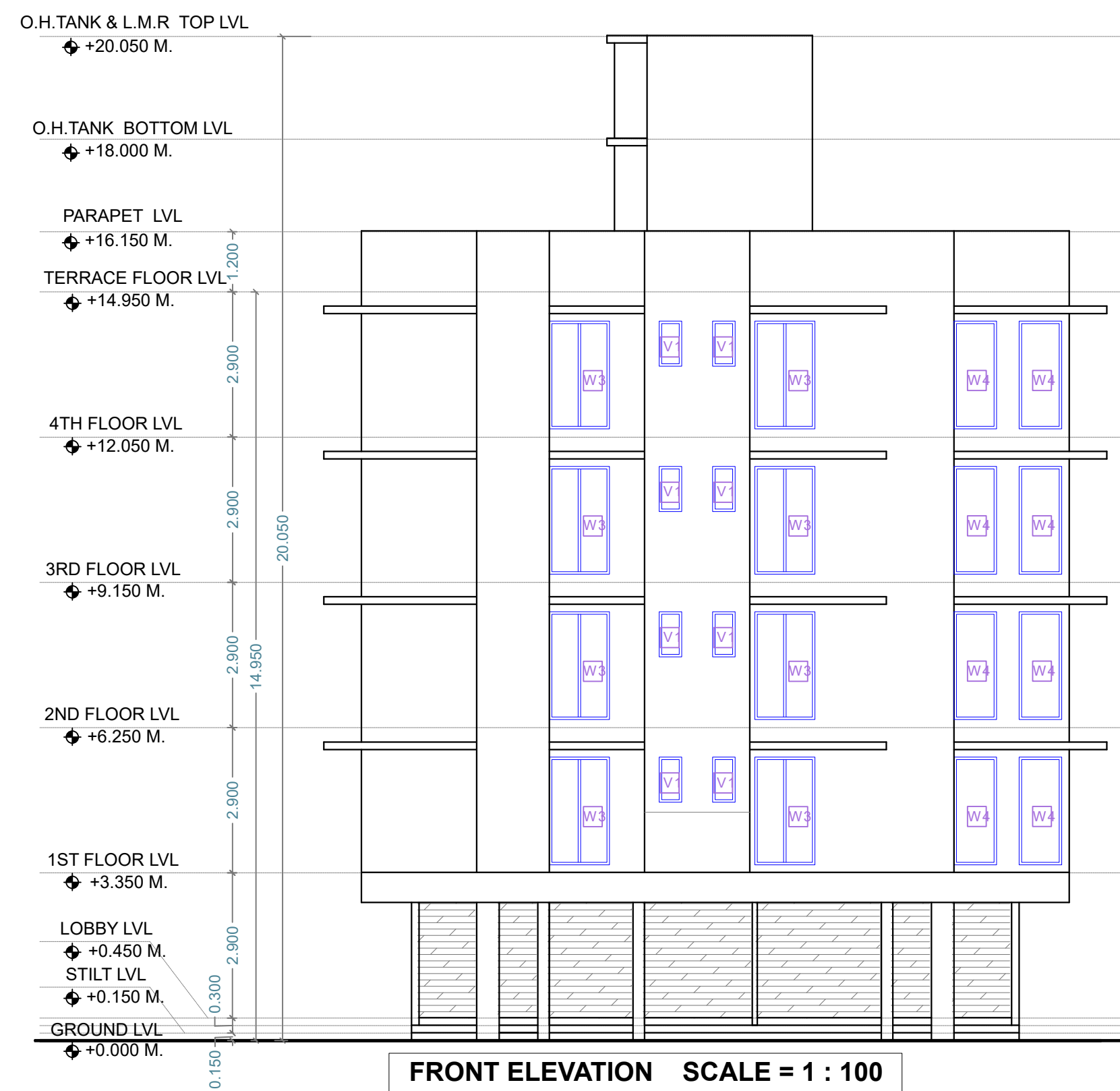
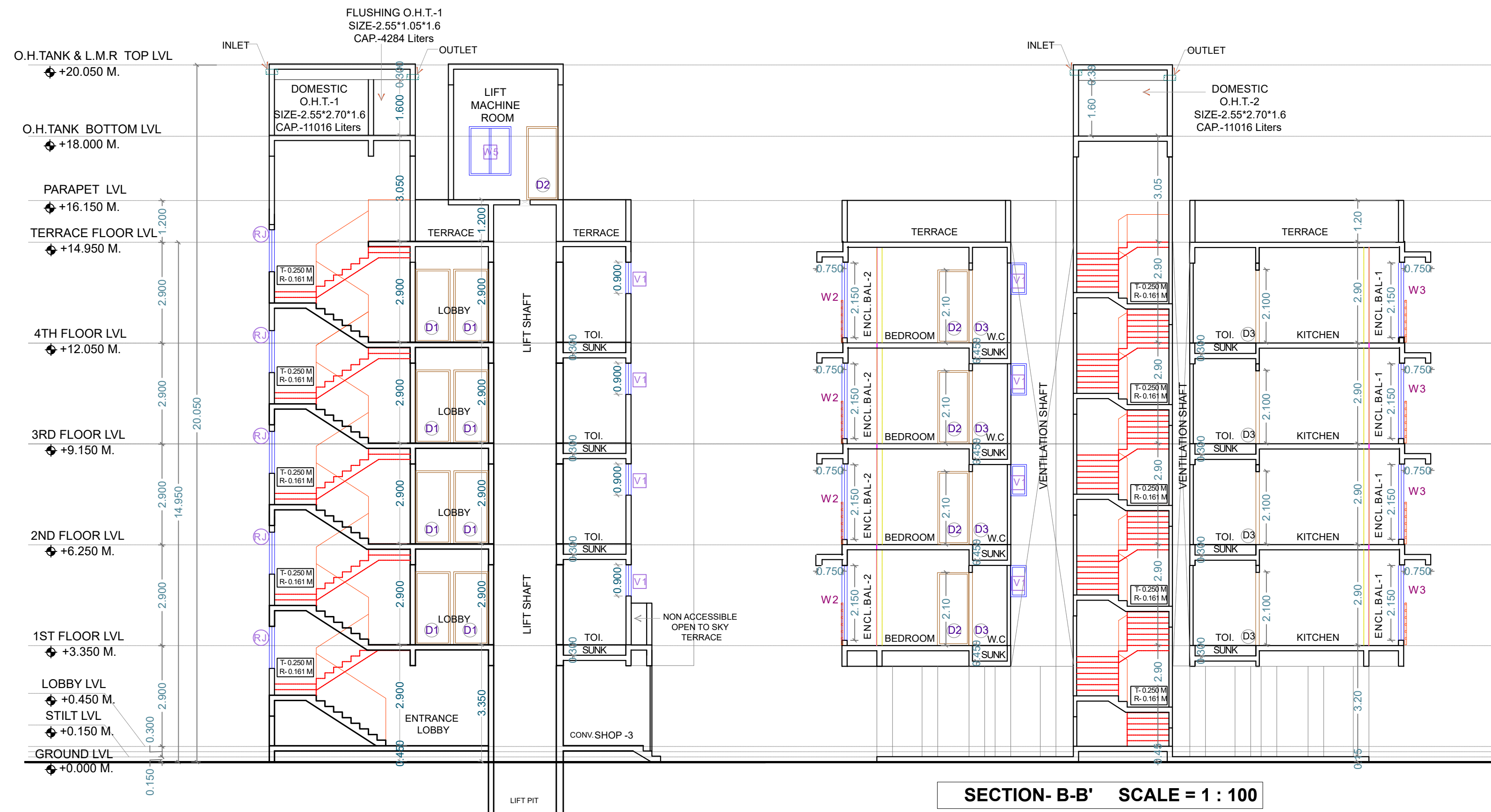


This Plans are Approved subject to the conditions mentioned in Commencement Certificate issued by this office bearing Certificate No.: CIDCO/NAINA/Panvel/Nevali/BP-00665/CC/2023/0421 Dated :21 August 2023



SOLAR PANEL PROVISIONS

TOTAL TERRACE AREA	=	637.908 SQ.MT.
25% OF TERRACE AREA KEPT FOR SOLAR PANEL	=	159.477 SQ.MT.



SCHEDULE OF DOOR & WINDOW

TYPE	SIZE			SILL LEVEL Meter	DESCRIPTION
	WIDTH Meter	HEIGHT Meter	AREA (SQM)		
FRD	1.20	2.10	2.520		FIRE RESCUE DOOR
D1	1.00	2.10	2.100		T.W. FLUSHED DOOR
D2	0.90	2.10	1.890		T.W. FLUSHED DOOR
D3	0.75	2.10	1.575		T.W. FLUSHED DOOR
RS	ROLLING SHUTTER AS PER ACTUAL SIZE				
LD	LIFT DOOR AS PER LIFT CONSULTANT				
W1	2.40	2.15	5.160	0.150	AL. FRAMED SLIDING GL. WINDOW
W2	2.15	2.15	4.623	0.150	AL. FRAMED SLIDING GL. WINDOW
W3	1.20	2.15	2.580	0.150	AL. FRAMED SLIDING GL. WINDOW
W4	0.85	2.15	1.828	0.150	AL. FRAMED SLIDING GL. WINDOW
RJ	2.15	1.40	3.010	0.900	R.C.C.JALI
V	0.60	0.90	0.540	1.400	LOUVERD VENTILATION
V1	0.45	0.90	0.405	1.400	LOUVERD VENTILATION

LIGHT AND VENTILATION STATEMENT

Sr No	Habitable Room name	Habitable Room Size	Proposed Area	1/6 Required Area	Minimum Ventilation Type	Minimum Ventilation Area
1	LIVING	3.00 x 2.75	10.600	1.767	W1	5.16
2	BED	3.50 X 2.75	9.625	1.604	W2	4.623
3	KITCHEN	2.525X2.80	7.070	1.178	W3	2.58
4	TOILET	1.10 X 1.80	1.980	0.330	V1	0.405
5	W.C	1.20 X 1.0	1.200	0.200	V1	0.405

CONTENT OF SHEET  
TERRACE FLOOR PLAN, SECTION A-A, B-B-, FRONT SIDE ELEVATION, DOOR & WINDOW SCHEDULE, LIGHT & VENTILATION.

DESCRIPTION OF PROPOSAL  
PROPOSED RESIDENTIAL BUILDING DEVELOPMENT PERMISSION ON LAND BEARING SURVEY NO - 3/3/B VILLAGE- NEVALI, TAL - PANVEL, DIST - RAIGAD.

NAME & SIGNATURE OF OWNER  
M/S. RARE LIVSPACE THROUGH PARTNER,  
For RARE LIVSPACE

1) MR. AJAY KISHOR PARMAR  
For RARE LIVSPACE

Partner  
2) MR. ROSHAN NARSINHBHAI RAGHWANI  
NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

Ar. Amruta Kulkarni  
REGD. NO.-CA/2013/59734  
(Signature of Architect)

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