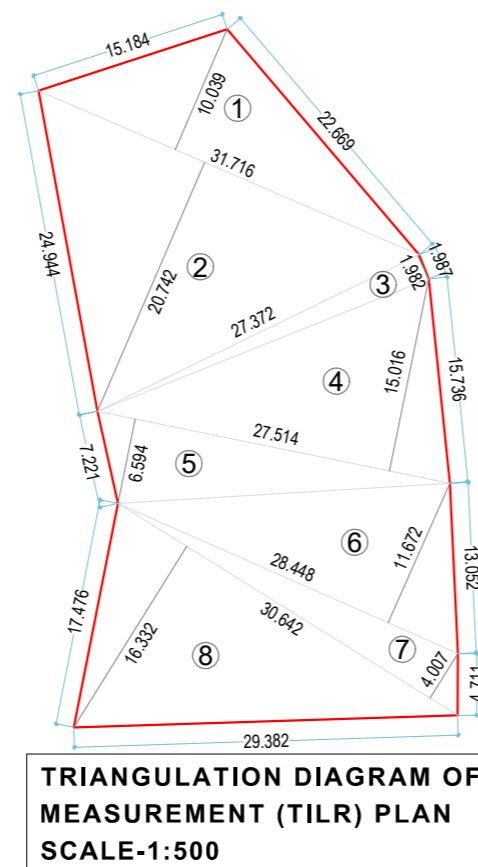


ANCILLARY PREMIUM AREA CALCULATION							
BLDG. NO.	Floor	Area As Per P-Line	Proposed Balcony Area (In Sq.mt)		Proposed Terrace Area (In Sq.mt)	Built-Up Area As Per NAINA	Ancillary Area
			Enclosed	Projected			
A	B	C	D		E	F	(G)=(C)-(D)-(E)-(F)
BUILDING NO-1	Ground Floor	10.635	0.00	0.0	0.00	0.000	Ancillary Premium Area=P-Line BUA-Balcony Premium Area-Terrace Premium Area-NAINA BUA
	1st Floor	75.808	4.56	7.3	0.00	58.100	
BUILDING NO-2	Ground Floor	80.865	0.00	0.0	0.00	0.000	Ancillary Area=930.320-91.923-0.00-619.811
	1st Floor	434.85	52.50	0.0	0.00	324.968	
	2nd Floor	328.162	27.60	0.0	0.00	236.743	
<b>Total</b>		<b>930.320</b>	<b>84.663</b>	<b>7.260</b>	<b>0.000</b>	<b>619.811</b>	<b>218.586</b>

TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT				
FLOOR	FLAT NO.	NO'S OF FLATS	CARPET AREA OF PER FLAT	BUILT UP AREA OF PER FLAT
<b>BUILDING NO -1</b>				
1ST FLOOR	01	1	51.003	54.445
<b>TOTAL BUILDING NO -1 UNITS (A)</b>				
<b>BUILDING NO -2</b>				
1ST TO 2ND FLOOR	01	1	64.455	68.708
	02	1	63.671	67.710
	03	1	63.671	67.710
	04	1	64.455	68.708
	05	1	64.455	68.708
	06	1	63.671	67.710
	07	1	63.671	67.710
	08	1	64.455	68.708
<b>TOTAL BUILDING NO -2 UNITS (B)</b>				
<b>TOTAL UNITS (A+B)</b>				

NO. OF TENEMENTS	
BUILDING	NO'S OF UNITS
BUILDING NO-1	1
BUILDING NO-2	8
<b>TOTA (A)</b>	<b>9</b>

TILR BOUNDARY AREA CALCULATION				
NOS	X	BASE	HEIGHT	AREA in sqmt
1	0.500	31.716	10.039	159.203
2	0.500	31.716	20.742	328.924
3	0.500	27.372	1.982	27.129
4	0.500	27.514	15.016	206.572
5	0.500	27.514	6.594	90.717
6	0.500	28.448	11.672	166.017
7	0.500	30.642	4.007	61.395
8	0.500	30.642	16.332	250.226
<b>TOTAL PLOT AREA (A+B)</b>				<b>1290.183</b>

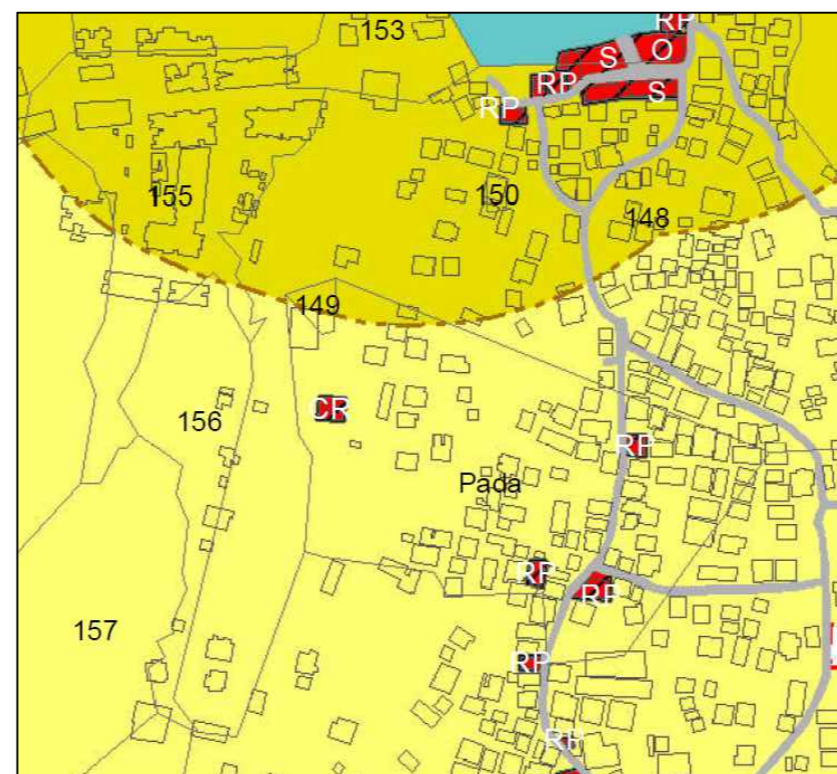


BUILDING NO-1 & 2 AREA STATEMENT								
FLOOR	NET BUILT UP AREA (A)	PERMISSIBLE BALCONY (B)	PROPOSED BALCONY			TOTAL BALCONY (C+D+E) (F)	EXCESS BALCONY (B-F) (G)	TOTAL BUILT UP AREA (A+G) (H)
			ENCLOSED (C)	PARTLY ENCLOSED (D)	PROJECTED (E)			
<b>BUILDING NO-1</b>								
1st FLOOR	54.445	8.167	4.563	0.00	7.26	11.823	-3.655	58.100
<b>TOTAL (A)</b>	<b>54.445</b>	<b>8.167</b>	<b>4.563</b>	<b>0.00</b>	<b>7.26</b>	<b>11.823</b>	<b>-3.655</b>	<b>58.100</b>
<b>BUILDING NO-2</b>								
1st FLOOR	320.550	48.083	52.500	0.00	0.00	52.500	-4.418	324.968
2nd FLOOR	236.743	35.511	27.600	0.00	0.00	27.600	0.00	236.743
<b>TOTAL (B)</b>	<b>557.293</b>	<b>83.594</b>	<b>80.100</b>	<b>0.00</b>	<b>0.00</b>	<b>80.100</b>	<b>-4.418</b>	<b>561.711</b>
<b>TOTAL BUILT UP AREA (BUILDING NO-1 &amp; 2) (A+B)</b>	<b>611.738</b>	<b>91.761</b>	<b>84.663</b>	<b>0.000</b>	<b>7.260</b>	<b>91.923</b>	<b>-8.073</b>	<b>619.811</b>

TOTAL AREA STATEMENT								
SR. NO.	BUILDING	PROPOSED NET B.U. AREA	PERMISSIBLE BALCONY AREA (15% OF 3)	PROPOSED BALCONY			TOTAL (5+6+7)	EXCESS BALCONY AREA
				ENCLOSED	OPEN	CLOSE		
<b>BUILDING NO-1</b>								
1	1ST FLOOR	54.445	8.167	0.000	4.563	7.260	11.823	3.655
<b>TOTAL (A)</b>		<b>54.445</b>	<b>8.167</b>	<b>0.000</b>	<b>4.563</b>	<b>7.260</b>	<b>11.823</b>	<b>3.655</b>
<b>BUILDING NO-2</b>								
2	1ST FLOOR	320.550	48.083	0.000	52.500	0.000	52.500	4.418
3	2ND FLOOR	236.743	35.511	0.000	27.600	0.000	27.600	0.000
<b>TOTAL (B)</b>		<b>557.293</b>	<b>83.594</b>	<b>0.000</b>	<b>80.100</b>	<b>0.000</b>	<b>80.100</b>	<b>4.418</b>
<b>TOTAL (A+B) (C)</b>		<b>611.738</b>	<b>91.761</b>	<b>0.000</b>	<b>125.663</b>	<b>7.260</b>	<b>191.923</b>	<b>8.073</b>

PARKING STATEMENT **						
MULTY FAMILY RESIDENTIAL	TOTAL NO OF UNITS	ONE PARKING SPACE FOR EVERY	REQUIRED PARKING NOS		PROPOSED PARKING NOS	
			CAR 12.5 SQM	SCOOTER 10% OF CAR AREA	CAR 12.5 SQM	SCOOTER 2 SQM
(1)	(2)	(3)	(2)X(4)	(4)X0.625=(5)	(6)	(7)
UP TO 35 SQ M	0	A) 4 TENEMENTS HAVING CARPET AREA UPTO 35 SQM EACH. (UP TO 35)	0	0		
35 SQ M TO 45 SQ M	0	B) 2 TENEMENTS WITH CARPET AREA EXCEEDING 35 SQM BUT NOT EXCEEDING 45 SQM.	0	0	BIG CAR - 11 NOS	
45 SQ M TO 60 SQ M	1	C) 1 TENEMENTS WITH CARPET AREA EXCEEDING 45 SQM BUT NOT EXCEEDING 60 SQM.	1	1	SMALL CAR - 9 NOS	24
ABOVE 60 SQ M	8	D) 1/2 TENEMENTS WITH CARPET AREA EXCEEDING 60 SQM.	2	16	TOTAL CAR - 22 NOS	
<b>TOTAL</b>	<b>9</b>	<b>SUBTOTAL PARKING REQUIRED</b>	<b>17</b>	<b>11</b>		
		<b>VISITORS PARKING 10 %</b>	<b>2</b>	<b>-</b>		
		<b>TOTAL PARKING REQUIRED</b>	<b>19</b>	<b>11</b>	<b>20</b>	<b>24</b>

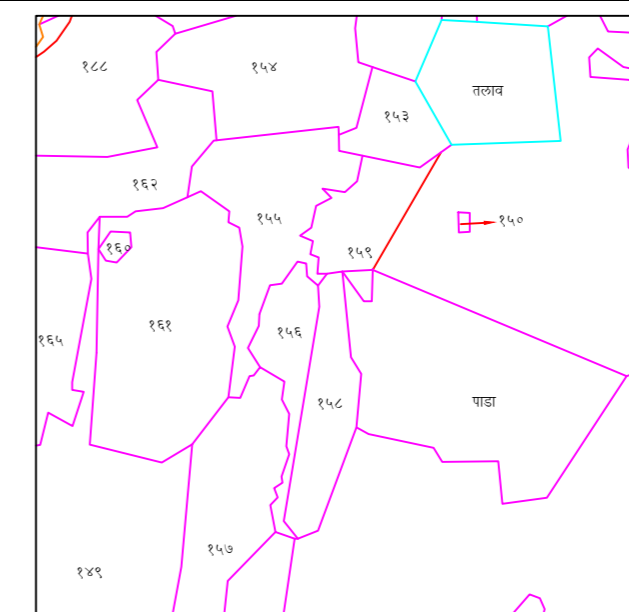
Note - Total Scooter parking = ((No of Car x Car space Area) x 10%) / Area of Scooter parking



PROFORMA - I AREA STATEMENT		
SR. NO	PARTICULARS	Area In Sq.M.
1	a) Area Of Plot as per 7/12 Extract	1263.28
	b) Area Of Plot as Per Physical Survey	1329.679
	c) Area Of Plot as Per Dy.SLR measurement plan (Triangulation of TILR Plan @ true scale)	1290.183
	<b>d) Area Of Plot Considered (Least of a, b &amp; c)</b>	<b>1263.280</b>
i	Area Of Plot Within 200m. Gaathan Boundary	0.00
	Area Of Plot Outside 200m. Gaathan Boundary	1263.280
2	Area of Plot	1263.28
3	<b>Deductions For</b>	
	a) Existing Road Acquisition Area	0.000
	b) Proposed Road	0.00
	c) Area Under Reservations, If any	0.00
Total (a+b+c)		0.00
4	<b>Gross area of Plot (2 - 3)</b>	<b>1263.28</b>
5	Deductions For Amenity space if any	
	a) Required Amenity Space (5% OF 4)	0.00
6	b) Proposed Amenity Space	
	Recreational open space required	NA
7	a) Required RG / Open Spaces (10% OF 4) or 250 sqmt whichever is more, if applicable	
	b) Proposed RG/Open Spaces	0.000
8	<b>Net Area of Plot = 100% of (4-5b)</b>	<b>1263.28</b>
9	Permissible FSI	0.50
10	<b>Permissible Built up Area (7 x 8)</b>	<b>631.64</b>
11	<b>Proposed Built Up Area</b>	<b>619.811</b>
12	<b>Balance Built Up Area (9-10)</b>	<b>11.829</b>
13	FSI Consumed (10 / 7)	0.491
14	FSI Balanced (8-13)	0.009
15	No Of Units Proposed	
16	a. Residential	9
	b. Commercial	0
17	Trees to be planted	
	a) Trees to be planted against plot area [(4-6b) / 100]	13
	b) Trees to be planted against Trees Felled (5 trees for each 1)	0
	c) Trees to be planted against open spaces [(6b) / 100] x 5	0
	d) Required number of trees to be planted (17a + 17b+17c)	13
<b>e) Total Number of trees proposed to be planted</b>	<b>13</b>	
18	Balcony Area Statement (refer Balcony Area Statement)	*
19	Parking Statement (refer Parking Area Statement)	**
20	TDR.	NA
21	Loading / Unloading Spaced	NA

BUILT UP AREA SUMMERY (AS PER SANCTIONED NAINA DCPR)		
FLOORS	BUILDING NO-1 IN SQM. (C)	BUILDING NO-2 IN SQM. (B)
1ST FLOOR	58.100	324.968
2ND FLOOR	0.000	236.743
<b>TOTAL</b>	<b>58.100</b>	<b>561.711</b>
<b>TOTAL AREA (B+C)</b>	<b>619.811</b>	

BUILT UP AREA SUMMERY (PROPOSED P-LINE AREA AS PER MODIFICATION UNDER SECTION 37 OF NAINA UDPCR)		
FLOORS	BUILDING NO -1 IN SQM. (C)	BUILDING NO -2 IN SQM. (B)
GROUND	10.635	80.865
1ST FLOOR	75.808	434.850
2ND FLOOR	0.000	328.162
<b>TOTAL</b>	<b>86.443</b>	<b>843.877</b>
<b>TOTAL AREA (B+C)</b>	<b>930.320</b>	



## STAMP OF APPROVAL LAYOUT SHEET

THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN COMMENCEMENT CERTIFICATE ISSUED BY THIS OFFICE BEARING CERTIFICATE NO. CIDCO/NAINA/PANVEL/SHIRDHON/BP-00688/CC/2024/0491 Dated 10<sup>TH</sup> April 2024

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	_____

CONTENT OF SHEET		
LOCATION PLAN, PROFORMA I, TILR PLOT AREA DIAGRAM & AREA STATEMENT, LOCATION PLAN, BUILT UP AREA STATEMENT, BALCONY AREA STATEMENT, TENEMENT AREA STATEMENT, PARKING AREA STATEMENT.		

DESCRIPTION OF PROPOSAL  
PROPOSED RESIDENTIAL BUILDING DEVELOPMENT PERMISSION ON LAND BEARING SURVEY NO.- 399/55 & 399/56, VILLAGE-SHIRDHON, TAL. - PANVEL, DIST. - RAIGAD.

NAME & SIGNATURE OF OWNER  
*Amol*  
MR. AJINKYA MORE  
NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF LICENSE ENGINEER  
For ABHIPRAY CONSULTANTS,  
*Prabhakar*  
Er. Prabhakar Naidu  
Reg. No. - CCRDP/R/2023/APL/00342

**ABHIPRAY CONSULTANTS**  
PROJECT CONSULTING & ENGINEERING SERVICES  
#102, Kalpavruksha C.H.S. Building,  
Plot No.- 53 & 54, Sector- 23, Ulwe,  
Navi Mumbai, Maharashtra 410 206.  
email -info.abhipray@gmail.com  
-9892572996/ 9892577629/ 7622

DRAWN BY	RUPALI	CHECKED BY	PRABHAKAR
SCALE	AS SHOWN		
DATE	16.02.2024		
PROJECT NO -	2023-24/001		



# STAMP OF APPROVAL SERVICE LAYOUT SHEET

THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN COMMENCEMENT CERTIFICATE ISSUED BY THIS OFFICE BEARING CERTIFICATE NO. **CIDCO/NAINA/PANVEL/SHIRDHON/BP-00688/CC/2024/0491** Dated 10<sup>TH</sup> April 2024

**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	—————

**UNDER TANK WATER TANK CALCULATION**

BUILDING	NO OF UNIT	REQ. DOMASTIC U.G. TANK (B)	REQ. FLUSHING U.G. TANK (C)	PROPOSED DOMESTIC+ FLUSHING (D)	PROPOSED DOMESTIC + FLUSHING					
					U.G TANK-1			U.G TANK-2		
	(A)	(B)	(C)	(D)	BUILDING	SIZE	CAPACITY (E)		SIZE	CAPACITY (F)
BUILDING NO-1 & 2	9	9 X 135 X 5	9 X 54 X 5	33830	BUILDING NO-1	TANK -1 2.45 X 4.50 X 2.00	22050	BUILDING NO-2	TANK-2 1.90 X 3.10 X 2.00	11780
<b>TOTAL</b>		<b>6075</b>	<b>2430</b>		<b>TOTAL DOMESTIC + FLUSHING CAP.</b>	<b>22050</b>	<b>TOTAL DOMESTIC + FLUSHING CAP.</b>	<b>11780</b>		
<b>TOTAL REQ. U.G WATER CAPACITY (B + C)</b>				<b>8505</b>	<b>TOTAL PROPOSED UNDER GROUND WATER CAPACITY (E + F) =</b>		<b>33830</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.

**SEPTIC TANK REQUIREMENT**

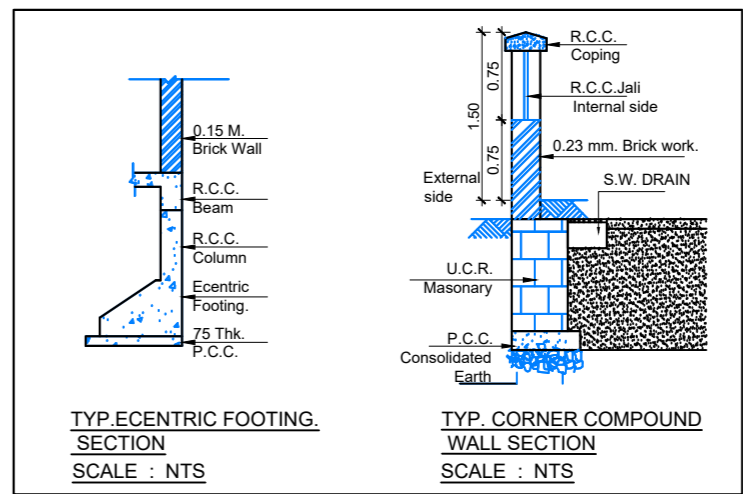
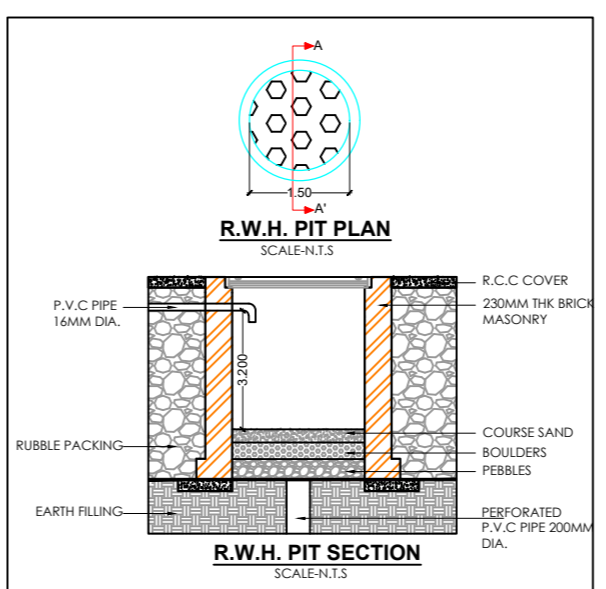
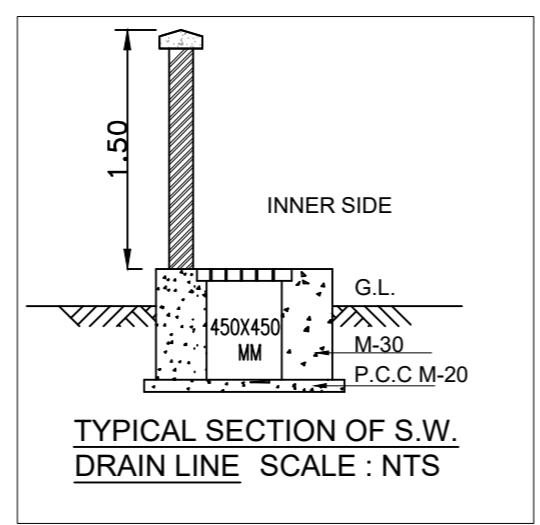
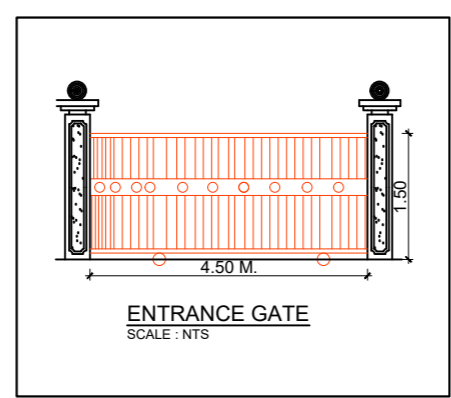
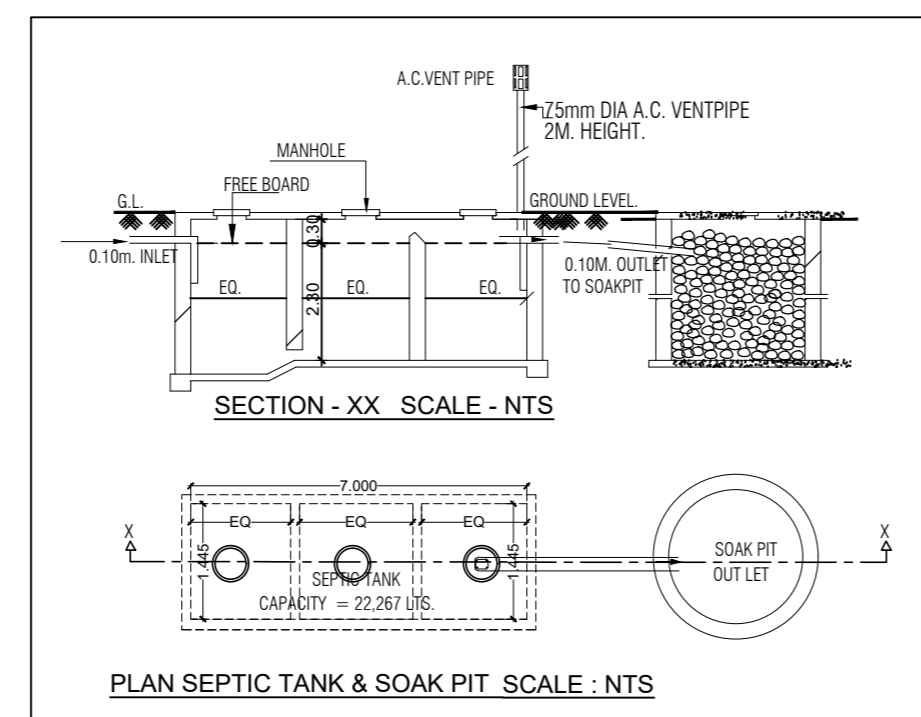
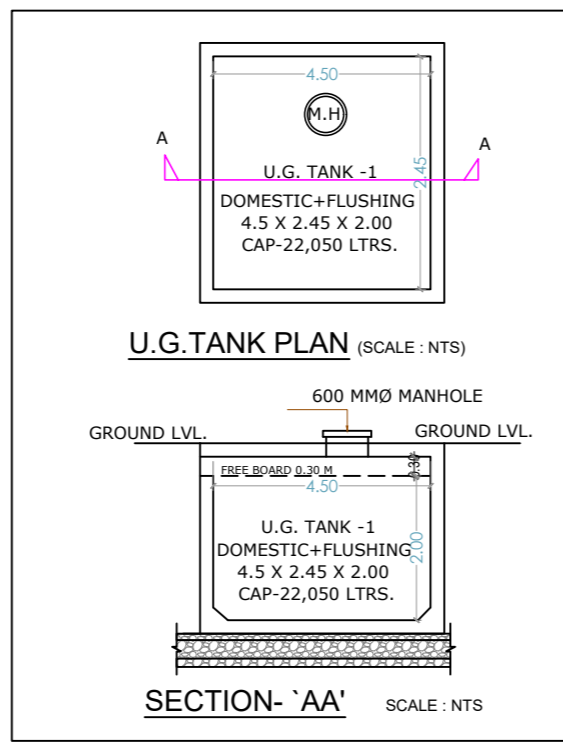
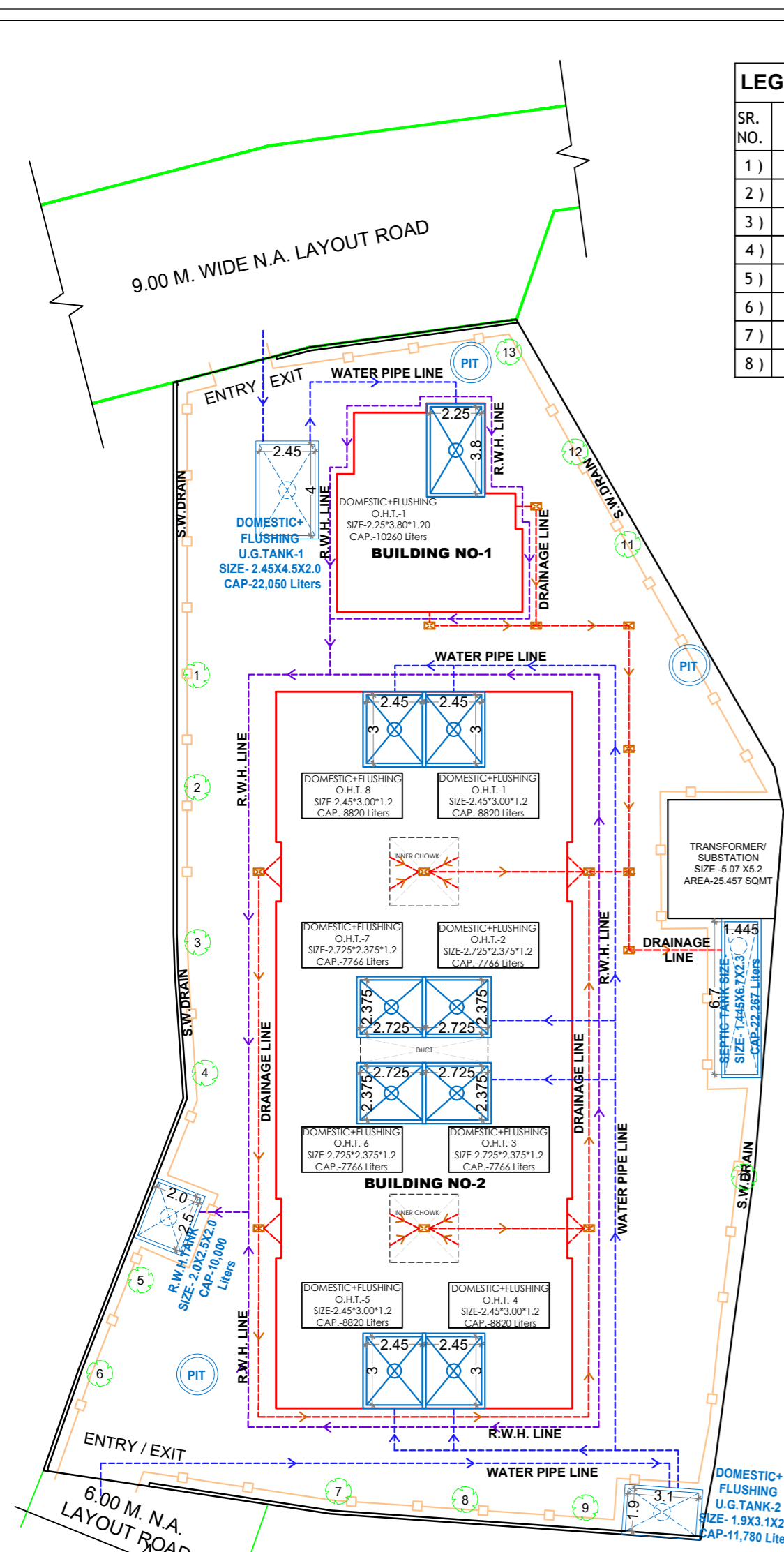
BUILDING	FLATS NO'S	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT			GROSS WATER REQUIREMENT A + B + C (D)	% FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK (E + F) (LPD)	PROPOSED SEPTIC TANK SIZE (IN MTRS)	TOTAL PROPOSED SEPTIC TANK CAPACITY (IN LTRS)			
				FLUSHING	FLUSHING FOR ADDITIONAL TOILET	DOMESTIC		(E)	(F)						
				(A)	(B)	(C)		(E)	(F)						
BUILDING NO-2	FLATS (9)	5	45	LPCD	LPD	LPCD	LPD	LPCD	LPD	LPD	LPD	LPD			
				54	2430	25	4500	135	6075	13005	6930	5164	12094	SIZE -	22267
<b>TOTAL</b>	<b>9 FLATS</b>		<b>45</b>	<b>2430</b>	<b>4500</b>	<b>6075</b>	<b>13005</b>	<b>6930</b>	<b>5164</b>	<b>12094</b>	<b>1.445x6.70X2.30</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.

**OVER HEAD WATER TANK CALCULATION**

BUILDING	FLAT NO.	REQ. DOMESTIC + FLUSHING O.H. TANK	PROPOSED DOMESTIC + FLUSHING O.H. TANK			
			BUILDING	TANK	SIZE	CAPACITY
BUILDING NO-1 & 2	9	50% OF 22050 + 11780 = 33830	BUILDING NO-1	O.H.T.-1	2.25 X 3.80 X 1.20	10260
			O.H.T.-1	2.45 X 3.00 X 1.20	8820	
			O.H.T.-2	2.725 X 2.375 X 1.20	7766	
			O.H.T.-3	2.725 X 2.375 X 1.20	7766	
			BUILDING NO-2	O.H.T.-4	2.45 X 3.00 X 1.20	8820
			O.H.T.-5	2.45 X 3.00 X 1.20	8820	
			O.H.T.-6	2.725 X 2.375 X 1.20	7766	
			O.H.T.-7	2.725 X 2.375 X 1.20	7766	
<b>TOTAL</b>		<b>16915</b>		<b>TOTAL</b>	<b>76605</b>	

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



**SERVICE LAYOUT PLAN SCALE = 1 : 200**

**CONTENT OF SHEET**

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

**DESCRIPTION OF PROPOSAL**

PROPOSED RESIDENTIAL BUILDING DEVELOPMENT PERMISSION ON LAND BEARING SURVEY NO - 399/55 & 399/56, VILLAGE- SHIRDON, TAL. - PANVEL, DIST. - RAIGAD.

**NAME & SIGNATURE OF OWNER**

MR. AJINKYA MORE  
NAME & SIGNATURE OF OWNER  
NAME & SIGNATURE OF LICENSE ENGINEER

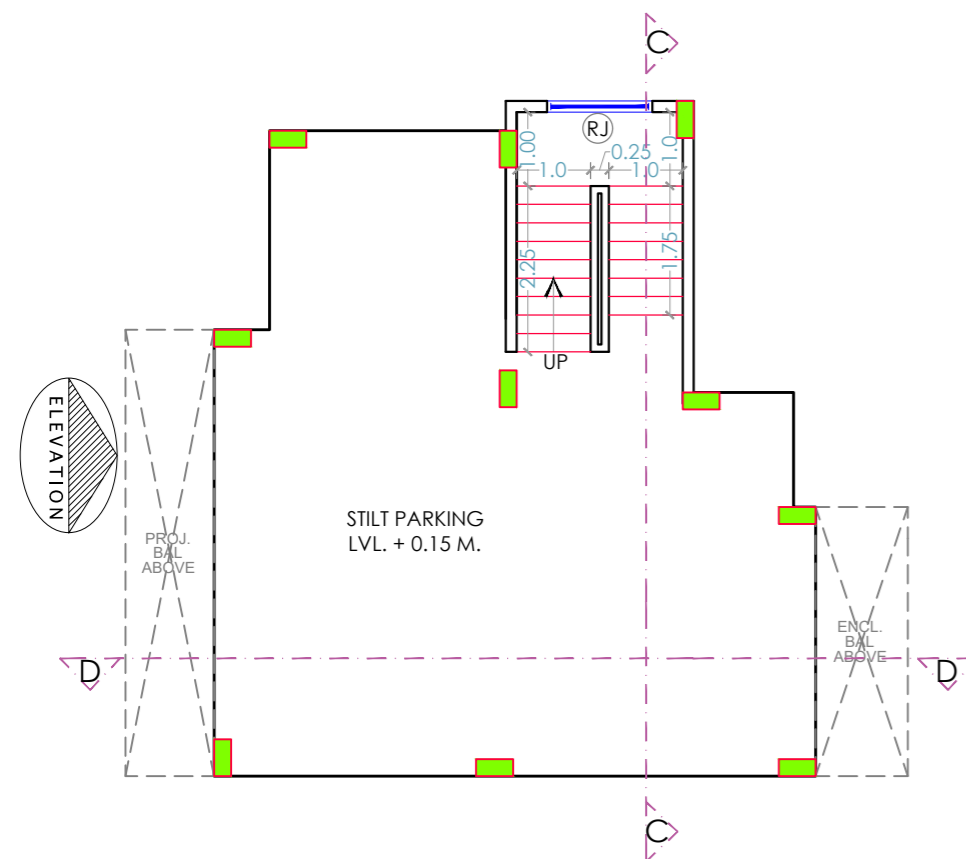
For. ABHIPRAY CONSULTANTS,  
Er. Prabhakar Naidu  
Reg. No. - CCRDP/R/2023/APL/00342

**ABHIPRAY CONSULTANTS**  
PROJECT CONSULTING & ENGINEERING SERVICES  
#102, Kalpavruksha C.H.S. Building,  
Plot No.- 53 & 54, Sector- 23, Ulwe,  
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email -info.abhipray@gmail.com  
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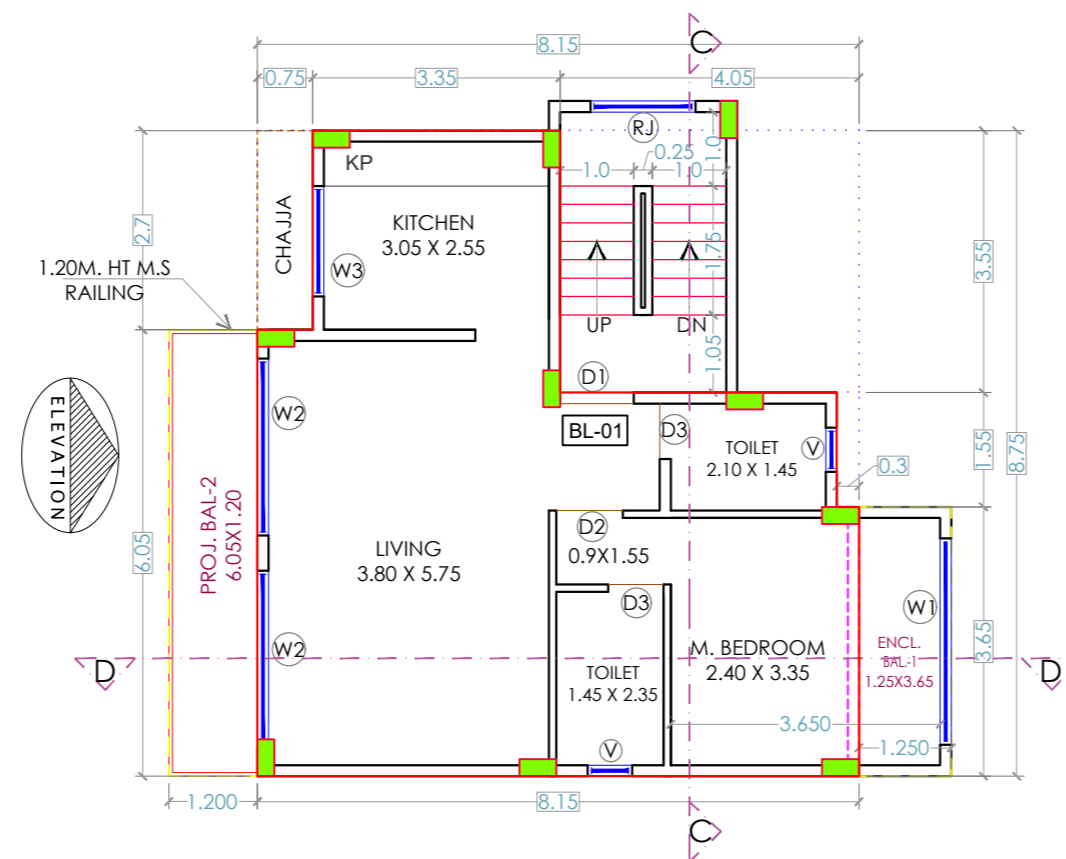
DRAWN BY	RUPALI	CHECKED BY	PRABHAKAR
SCALE	AS SHOWN		
DATE	16.02.2024		
PROJECT NO -	2023-24/001		

# STAMP OF APPROVAL BUILDING NO -1

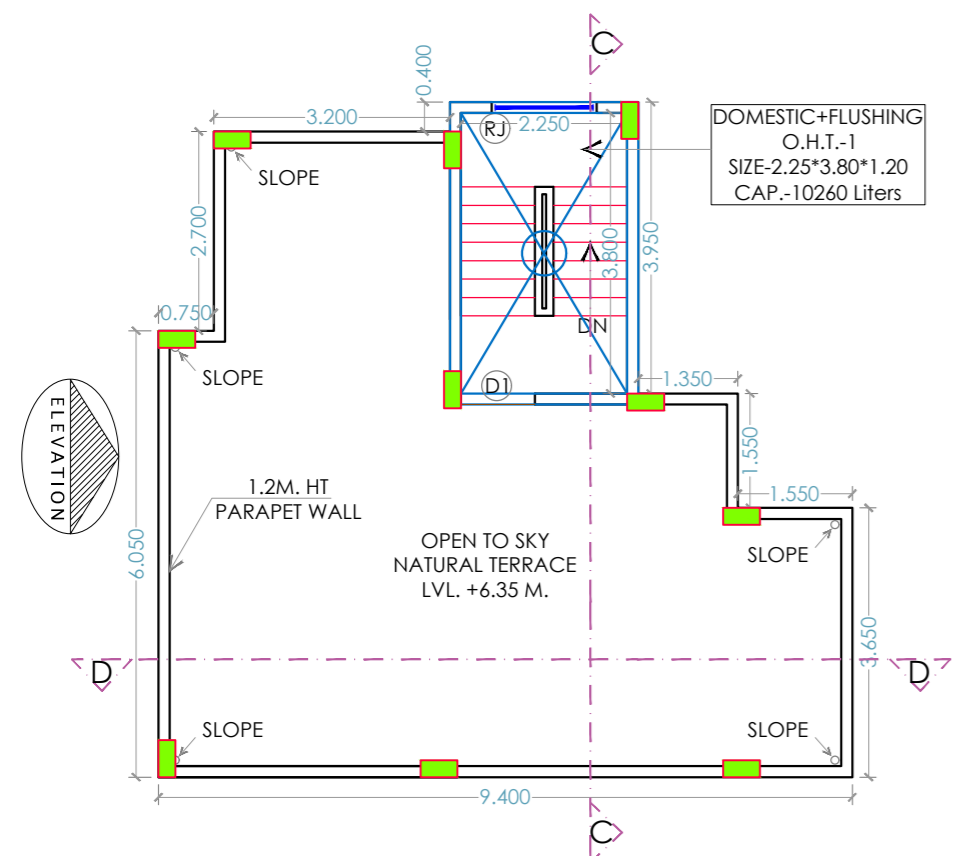
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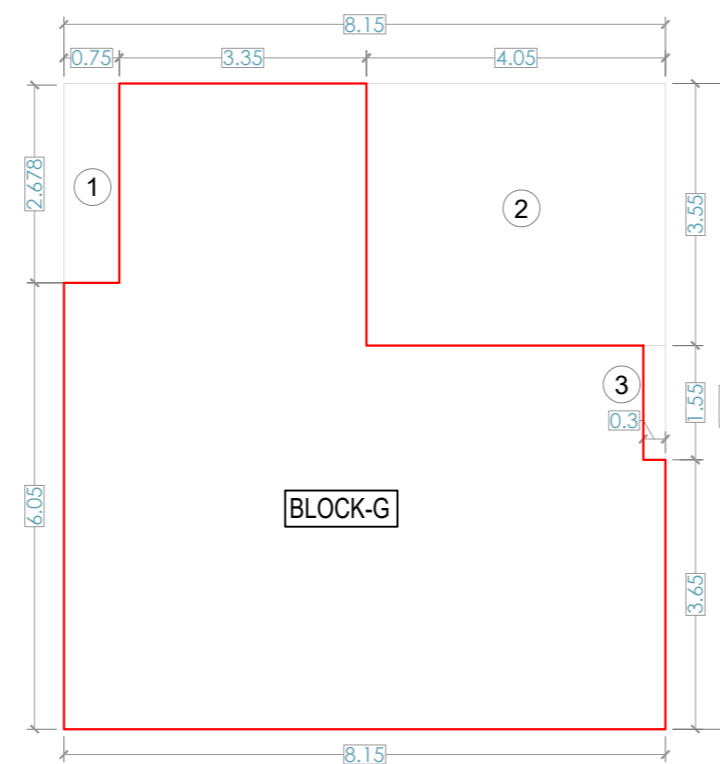
**GROUND FLOOR PLAN SCALE = 1:100**



**1ST FLOOR PLAN SCALE = 1:100**



**TERRACE FLOOR PLAN SCALE = 1:100**



**AREA LINE DIAGRAM OF 1ST FLOOR (BUILDING NO -1) SCALE = 1:100**

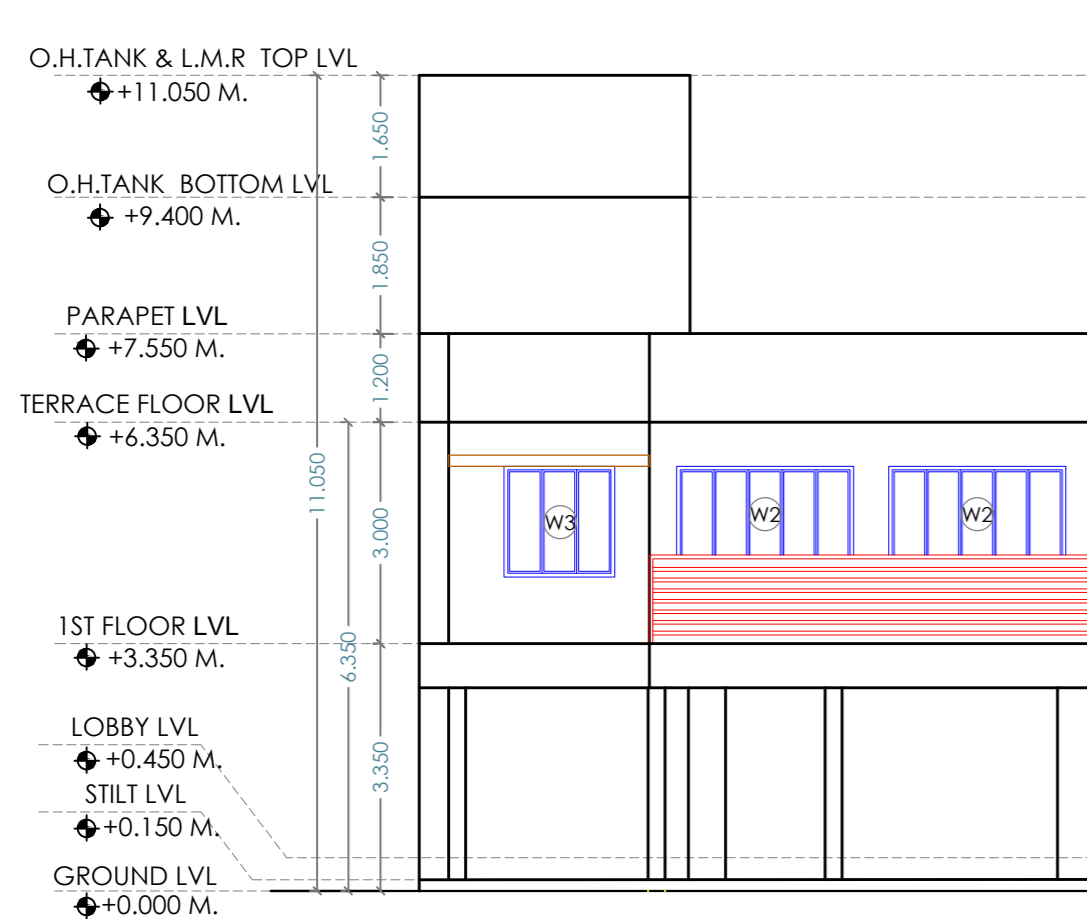
BUILT UP AREA STATEMENT-BUILDING NO -1			
1ST FLOOR	=	58.100	
<b>TOTAL</b>	=	<b>58.100</b>	<b>(G)</b>

1ST FLOOR (BUILDING NO -1) BUILT UP AREA CALCULATION							
Block No	Length	X	Width	X	No.	=	Area in sqm
G	8.150	X	8.750	X	1	=	71.313 (A)
<b>Total Block Area</b>							<b>71.313 (B)</b>
TOTAL DEDUCTIONS							
1	X	0.750	X	2.700	X	1	= 2.025
2	X	4.050	X	3.550	X	1	= 14.378
3	X	0.300	X	1.550	X	1	= 0.465
<b>TOTAL DEDUCTIONS</b>							<b>16.868 (C)</b>
<b>TOTAL BUILT UP AREA (B-C)</b>							<b>54.445 (D)</b>
<b>EXCESS BAL. AREA OF EACH FLOOR</b>							<b>3.655 (E)</b>
<b>TOTAL BUILT UP AREA OF 1ST FLOOR (D-E)</b>							<b>58.100 (F)</b>

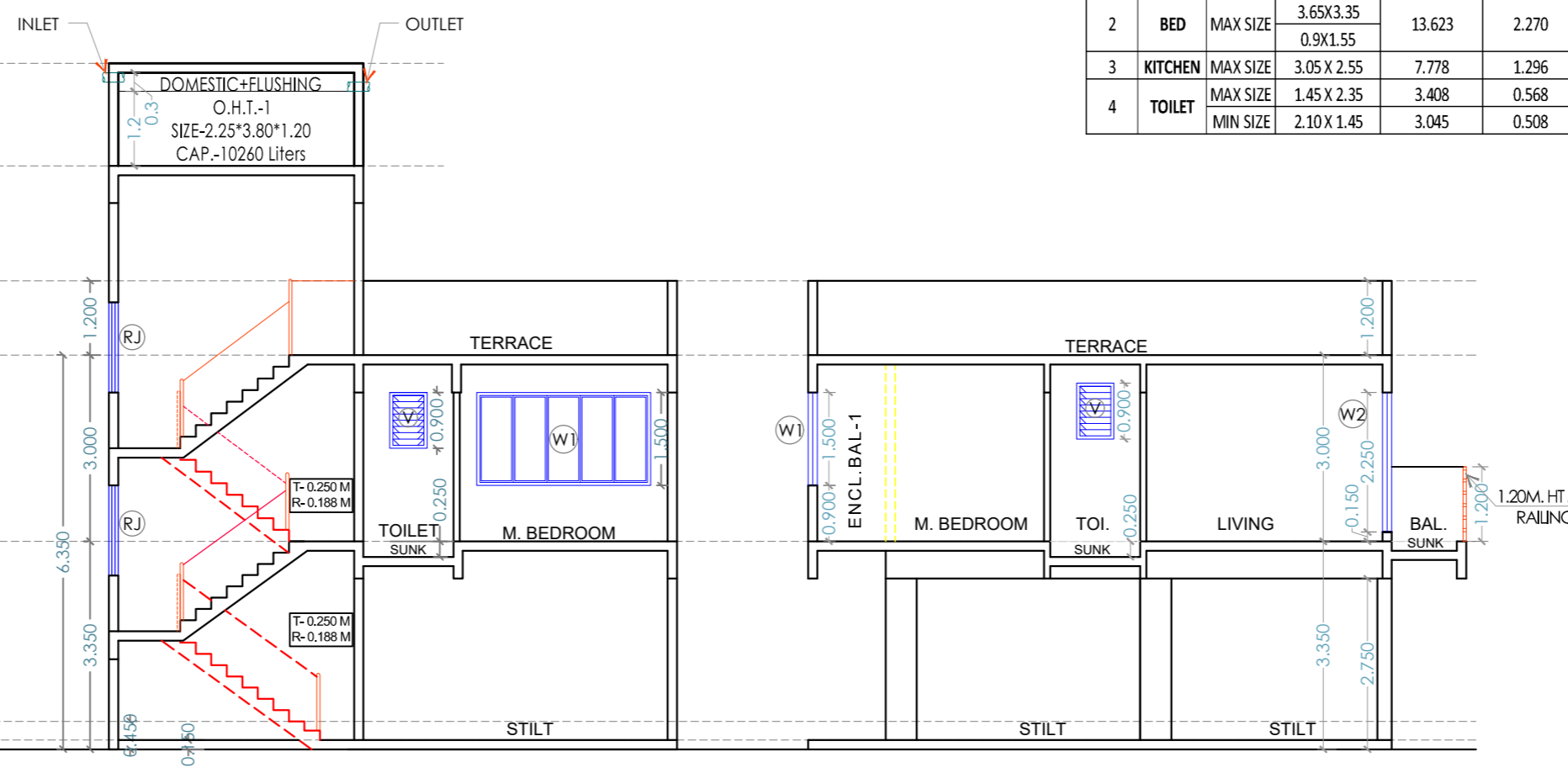
BALCONY AREA CALCULATION-BUILDING NO -1							
PERMISSIBLE BALCONY AREA 1ST FLOOR (54.445X 15/100)							= 8.167 (D)
PROPOSED BALCONY AREA (1ST FLOOR)							=
BALCONY	TYPE				NOS		
ENCL. BAL-1	ENCL.	1.250	X	3.650	1	=	4.563
PROJ. BAL-2	PROJ.	6.050	X	1.200	1	=	7.260
<b>PROPOSED BALCONY 1ST FLOOR</b>							<b>= 11.822 (E)</b>
<b>EXCESS BALCONY AREA EACH (D-E)</b>							<b>= -3.655 (F)</b>

SCHEDULE OF DOOR & WINDOW							
TYPE	SIZE			SILL LEVEL Meter	DESCRIPTOIN		
	WIDTH Meter	HEIGHT Meter	AREA (SQM.)				
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		
W1	2.80	1.50	4.200	0.900	AL. FRAMED SLIDING GL. WINDOW		
W2	2.400	1.50	3.600	0.900	AL. FRAMED SLIDING GL. WINDOW		
W3	1.500	1.50	2.250	0.900	AL. FRAMED SLIDING GL. WINDOW		
RJ	1.00	1.45	0.900		R.C.C JALI		
V	0.60	0.90	0.540	1.500	LOUVER VENTILATION		

LIGHT AND VENTILATION STATEMENT							
SR. NO.	ROOM	TYPE	SIZE	PROPOSED AREA	1/6 REQUIRED	MIN VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	3.80X5.75	21.850	3.642	W2 X2	7.20
2	BED	MAX SIZE	3.65X3.35	13.623	2.270	W1	4.20
			0.9X1.55				
3	KITCHEN	MAX SIZE	3.05 X 2.55	7.778	1.296	W3	2.25
4	TOILET	MAX SIZE	1.45 X 2.35	3.408	0.568		
		MIN SIZE	2.10 X 1.45	3.045	0.508		



**FRONT ELEVATION SCALE = 1 : 100**



**SECTION-C-C' SCALE = 1 : 100**

**SECTION-D-D' SCALE = 1 : 100**

## CONTENT OF SHEET

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

## DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING DEVELOPMENT PERMISSION ON LAND BEARING SURVEY NO.- 399/55 & 399/56, VILLAGE- SHIRDON, TAL. - PANVEL, DIST. - RAIGAD.

## NAME & SIGNATURE OF OWNER

*Amol*  
**MR. AJINKYA MORE**  
NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF LICENSE ENGINEER

For, ABHIPRAY CONSULTANTS,

*Prabhakar*

Er. Prabhakar Naidu  
Reg. No.- CCRDP/R/2023/APL/00342



## ABHIPRAY CONSULTANTS PROJECT CONSULTING & ENGINEERING SERVICES

#102, Kalpavruksha C.H.S. Building,  
Plot No.- 53 & 54, Sector- 23, Ulwe,  
Navi Mumbai, Maharashtra 410 206.  
email -info.abhipray@gmail.com  
t-9892572996/ 9892577629/ 7622

DRAWN BY RUPALI CHECKED BY PRABHAKAR

SCALE AS SHOWN

DATE 16.02.2024

PROJECT NO - 2023-24/001

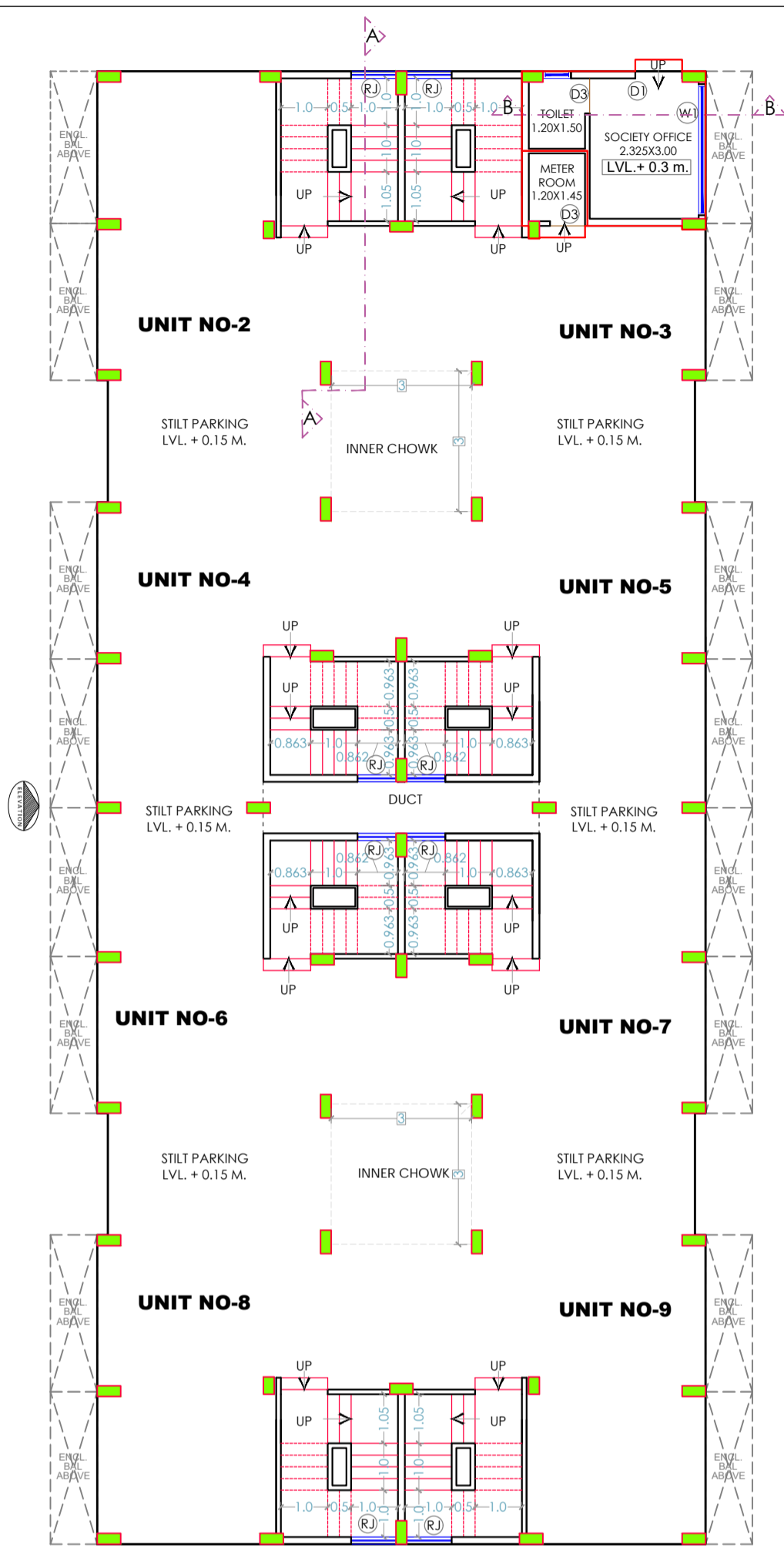


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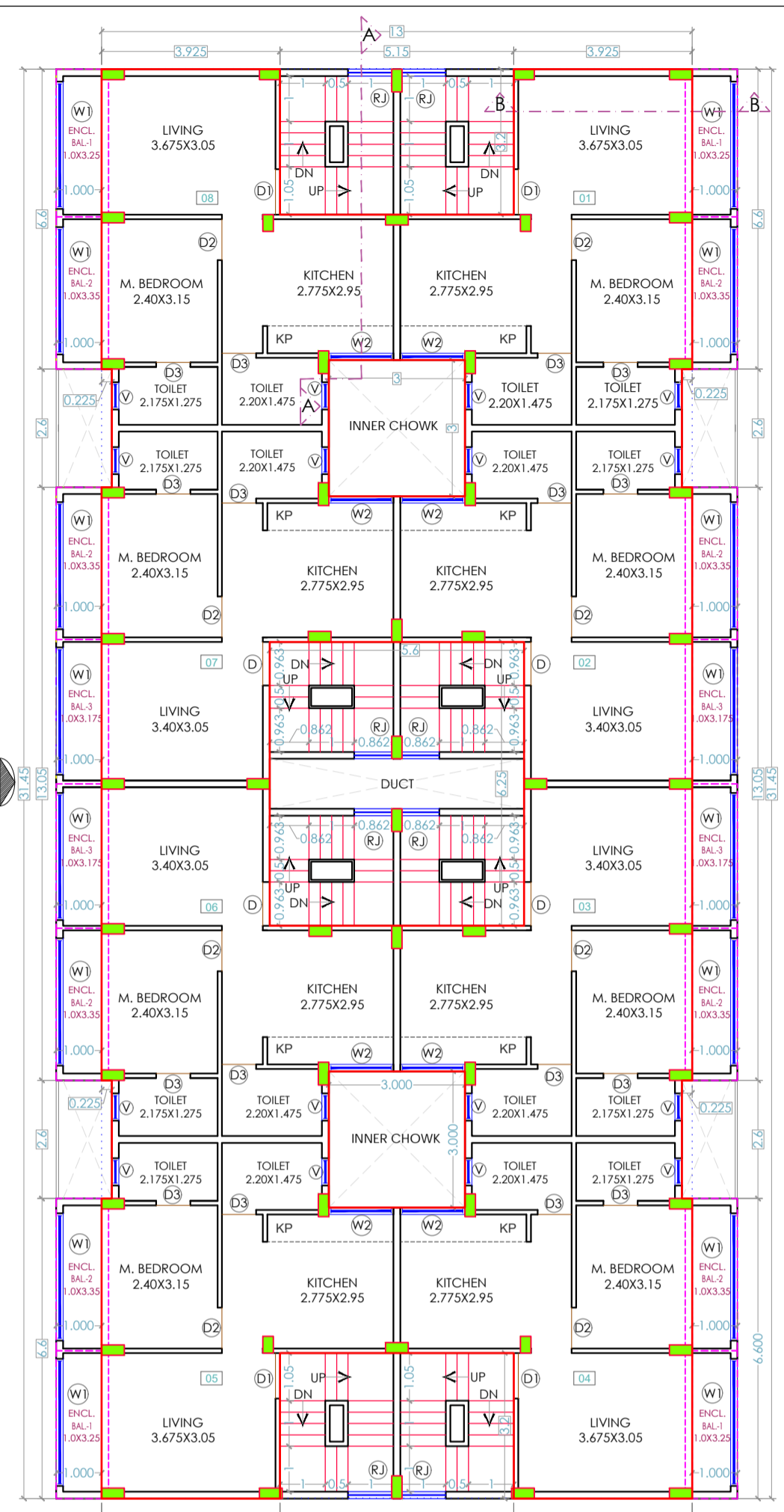


**BUILDING NO -2 STAMP OF APPROVAL**

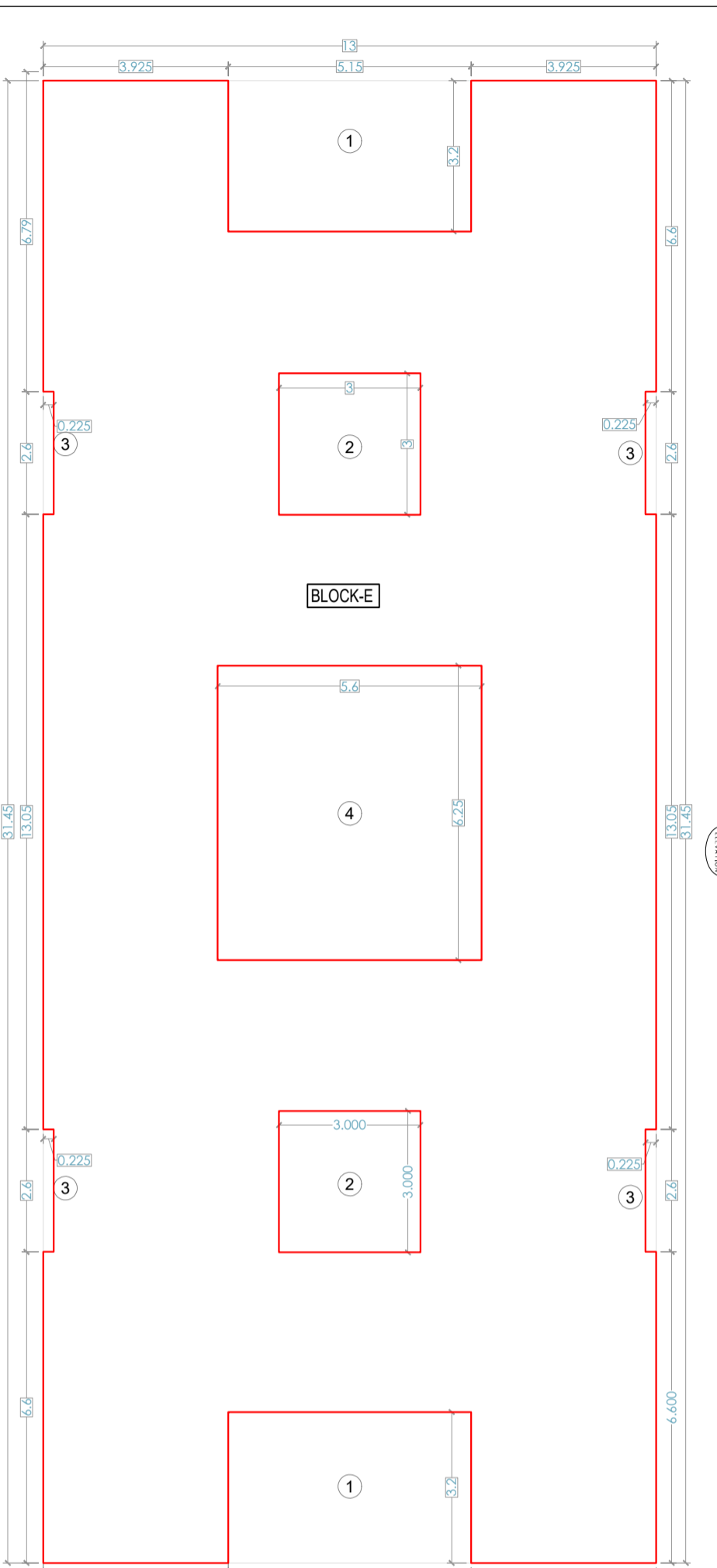
THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN COMMENCEMENT CERTIFICATE ISSUED BY THIS OFFICE BEARING CERTIFICATE NO. CIDCO/NAINA/PANVEL/SHIRDON/BP-00688/CC/2024/0491 Dated 10<sup>th</sup> April 2024



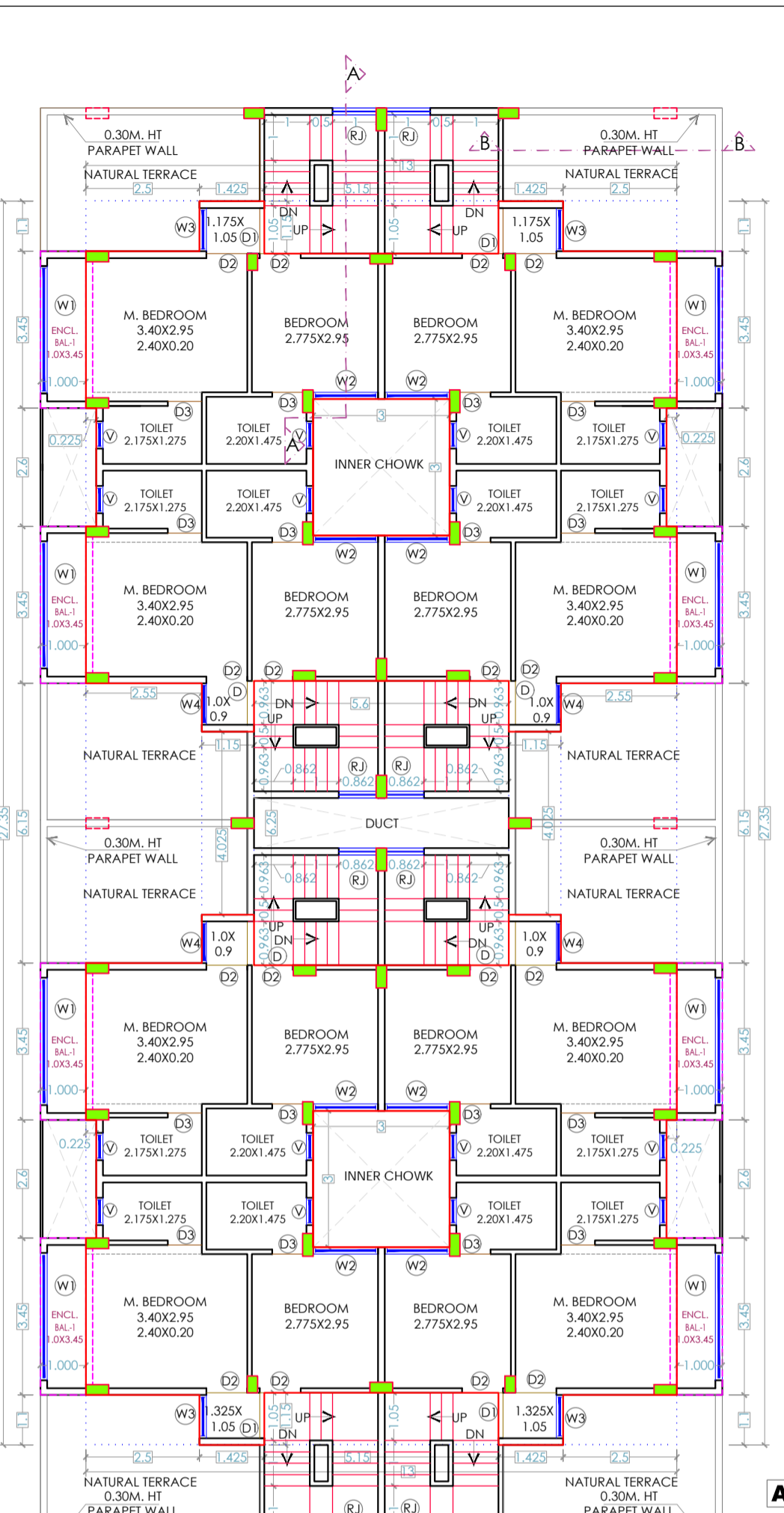
**GROUND FLOOR PLAN SCALE = 1:100**



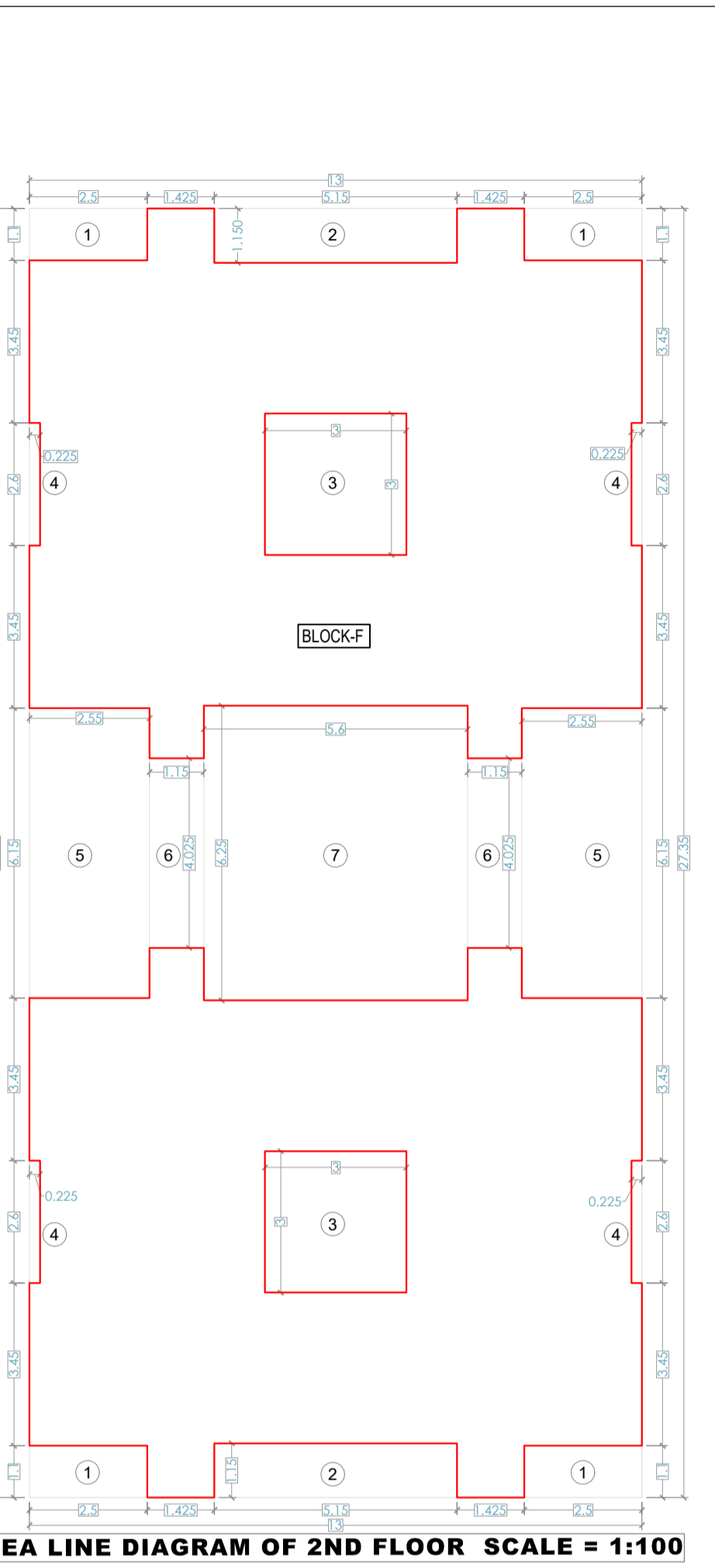
**1ST FLOOR PLAN SCALE = 1:100**



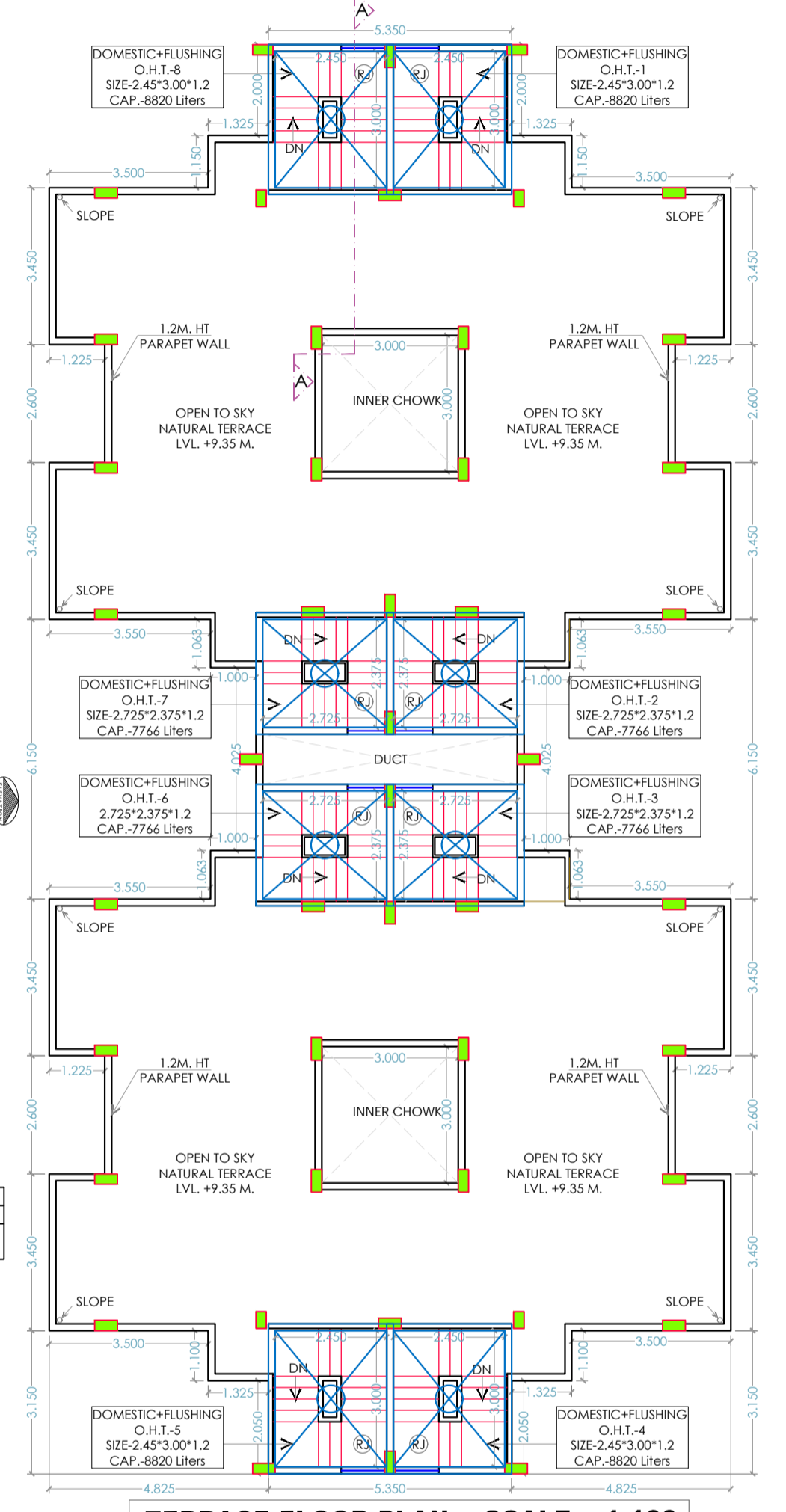
**AREA LINE DIAGRAM OF 1ST FLOOR SCALE = 1:100**



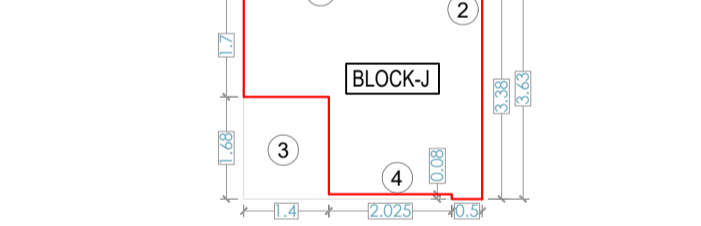
**2ND FLOOR PLAN SCALE = 1:100**



**AREA LINE DIAGRAM OF 2ND FLOOR SCALE = 1:100**

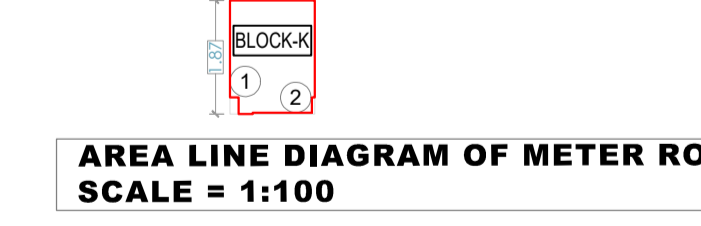


**TERRACE FLOOR PLAN SCALE = 1:100**



**AREA LINE DIAGRAM OF SOCIETY OFFICE SCALE = 1:100**

[ SOCIETY OFFICE ]-BUILDING NO-2								
BUILT UP AREA CALCULATION								
Block No	Length	Width	No.	Area in sqm				
B	13.000	3.630	1	14.248 (A)				
Total Block Area = 14.248 (B)								
TOTAL DEDUCTIONS								
1	X	2.425	X	0.250	X	1	=	0.606
2	X	0.500	X	0.250	X	1	=	0.125
3	X	1.400	X	1.680	X	1	=	2.352
4	X	2.025	X	0.080	X	1	=	0.162
TOTAL DEDUCTIONS = 3.245 (C)								
TOTAL BUILT UP AREA OF SOCIETY OFFICE (B-C) = 11.003 (D)								



**AREA LINE DIAGRAM OF METER ROOM SCALE = 1:100**

[ METER ROOM ]-BUILDING NO-2						
BUILT UP AREA CALCULATION						
Block No	Length	Width	No.	Area in sqm		
K	1.400	1.870	X	1	=	2.618 (A)
Total Block Area = 2.618 (B)						
TOTAL DEDUCTIONS						
1	X	AS PER B.O	X	1	=	0.039
2	X	AS PER B.O	X	1	=	0.033
TOTAL DEDUCTIONS = 0.072 (C)						
TOTAL BUILT UP AREA OF METER ROOM (B-C) = 2.546 (D)						

[ 1ST FLOOR ]-BUILDING NO -2								
BUILT UP AREA CALCULATION								
Block No	Length	Width	No.	Area in sqm				
E	13.000	3.1450	X	1	=	408.850 (A)		
Total Block Area = 408.850 (B)								
TOTAL DEDUCTIONS								
1	X	5.150	X	3.200	X	2	=	32.960
2	X	3.000	X	3.000	X	2	=	18.000
3	X	0.225	X	2.600	X	4	=	2.340
4	X	5.600	X	6.250	X	1	=	35.000
TOTAL DEDUCTIONS = 88.300 (C)								
TOTAL BUILT UP AREA (B-C) = 320.550 (D)								
EXCESS ENCL. BALCONY AREA OF EACH FLOOR = 4.418 (E)								
TOTAL BUILT UP AREA OF 1ST FLOOR (D+E) = 324.968 (F)								

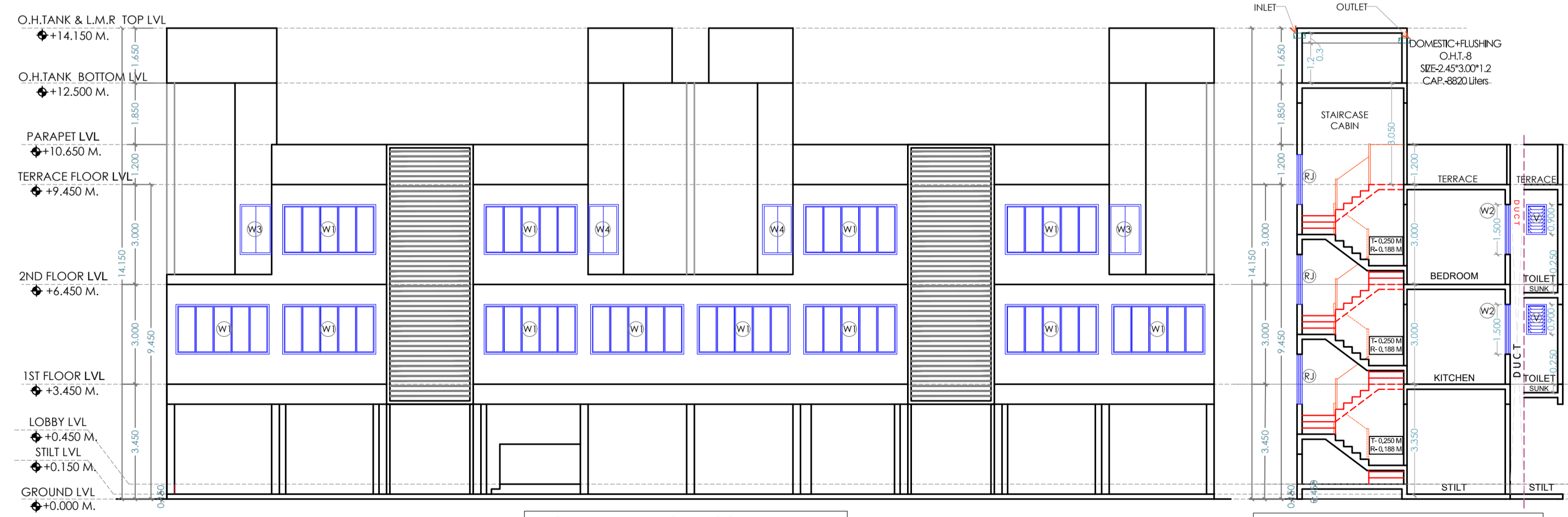
BALCONY AREA CALCULATION-BUILDING NO-2							
PERMISSIBLE BALCONY AREA 1ST FLOOR (320.55X15/100) = 48.083 (D)							
PROPOSED BALCONY AREA (1ST FLOOR) =							
BALCONY	TYPE	ENCL.	NO.	AREA			
ENCL. BAL-1	ENCL.	1.000	X	3.250	4	=	13.000
ENCL. BAL-2	ENCL.	1.000	X	3.350	8	=	26.800
ENCL. BAL-3	ENCL.	1.000	X	3.175	4	=	12.700
PROPOSED BALCONY 1ST FLOOR = 52.500 (E)							
EXCESS BALCONY AREA OF 1ST FLOOR (D-E) = -4.418 (F)							

BUILT UP AREA STATEMENT-BUILDING NO -2		
FLOOR	Area	Remarks
1ST FLOOR	324.968	
2ND FLOOR	236.743	
<b>TOTAL</b>	<b>561.711</b>	<b>(G)</b>

SCHEDULE OF DOOR & WINDOW				
TYPE	SIZE	SL. LEVEL	DESCRIPTION	NO.
D	0.963 X 2.10	2.022	T.W. FLUSHED DOOR	4
DS	1.00 X 2.10	2.100	T.W. FLUSHED DOOR	2
D2	0.90 X 2.10	1.800	T.W. FLUSHED DOOR	2
D3	0.75 X 2.10	1.575	T.W. FLUSHED DOOR	4
W1	2.80 X 1.50	4.200	0.900 AL FRAMED SLIDING GL. WINDOW	4
W2	1.425 X 1.50	2.138	0.900 AL FRAMED SLIDING GL. WINDOW	8
W3	0.95 X 1.50	1.425	0.900 AL FRAMED SLIDING GL. WINDOW	8
W4	0.913 X 1.50	1.370	0.900 AL FRAMED SLIDING GL. WINDOW	4
RJ	1.00 X 1.50	1.500	0.900 R.C.C JALI	4
V	0.60 X 0.90	0.540	1.500 LOUVER VENTILATION	4

LIGHT AND VENTILATION STATEMENT						
SR. NO.	ROOM	TYPE	SIZE	PROPOSED AREA	1/5 REQUIRED	MIN VENTILATION (PROPOSED WINDOW TYPE)
1	LIVING	MAX SIZE	4.67X3.05	14.239	2.376	W1
		MIN SIZE	4.40X2.95	13.420	2.237	W1
2	BED	MAX SIZE	3.40X2.20	7.480	1.376	W1
		MIN SIZE	3.40X1.15	3.910	0.710	W1
3	KITCHEN	MAX SIZE	2.775X2.95	8.186	1.364	W2
		MIN SIZE	2.20X1.475	3.245	0.541	V
4	TOILET	MAX SIZE	2.175X1.275	2.773	0.462	
		MIN SIZE	2.175X1.275	2.773	0.462	

SOLAR PANEL PROVISIONS  
TOTAL TERRACE AREA = 328.039 SQ.MT  
25% OF TERRACE AREA = 82.009 SQ.MT  
KEPT FOR SOLAR PANEL



**FRONT ELEVATION SCALE = 1 : 100**

**SECTION-A-A' SCALE = 1 : 100**

**SECTION-B-B' SCALE = 1 : 100**

**CONTENT OF SHEET**  
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**NAME & SIGNATURE OF OWNER**  
MR. AJINKYA MORE  
NAME & SIGNATURE OF OWNER  
NAME & SIGNATURE OF LICENSE ENGINEER

For: ABHIPRAY CONSULTANTS  
Er. Prabhakar Naidu  
Reg. No.-CCRDP/R/2023/APL/00342

**ABHIPRAY CONSULTANTS**  
PROJECT CONSULTING & ENGINEERING SERVICES  
#102, Kalpavruksha C.H.S. Building, Plot No.- 53 & 54, Sector- 23, Ulwe, Navi Mumbai, Maharashtra 410 206.  
email - info.abhipray@gmail.com  
-9892572996/ 9892577629/ 7622

DRAWN BY RUPALI CHECKED BY PRABHAKAR  
SCALE AS SHOWN  
DATE 16.02.2024  
PROJECT NO - 2023-24/001