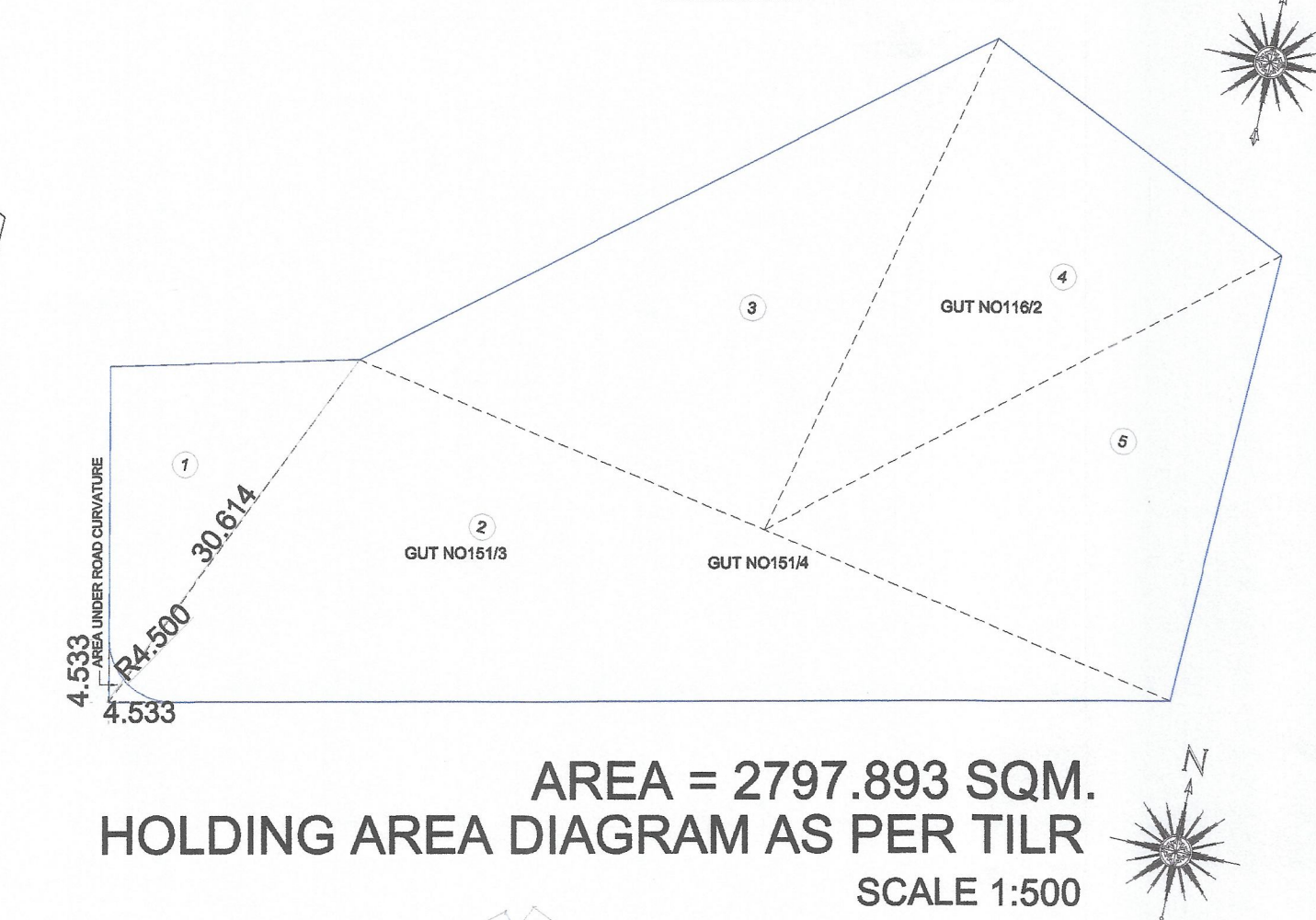
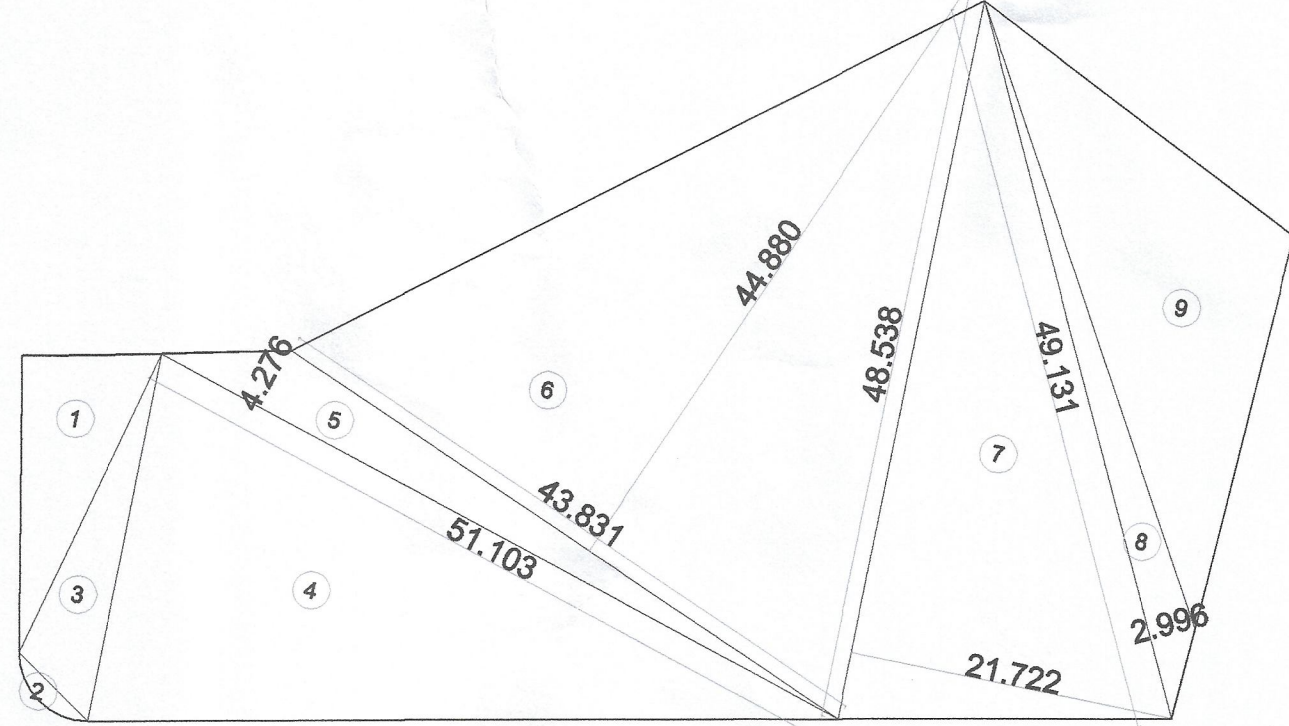
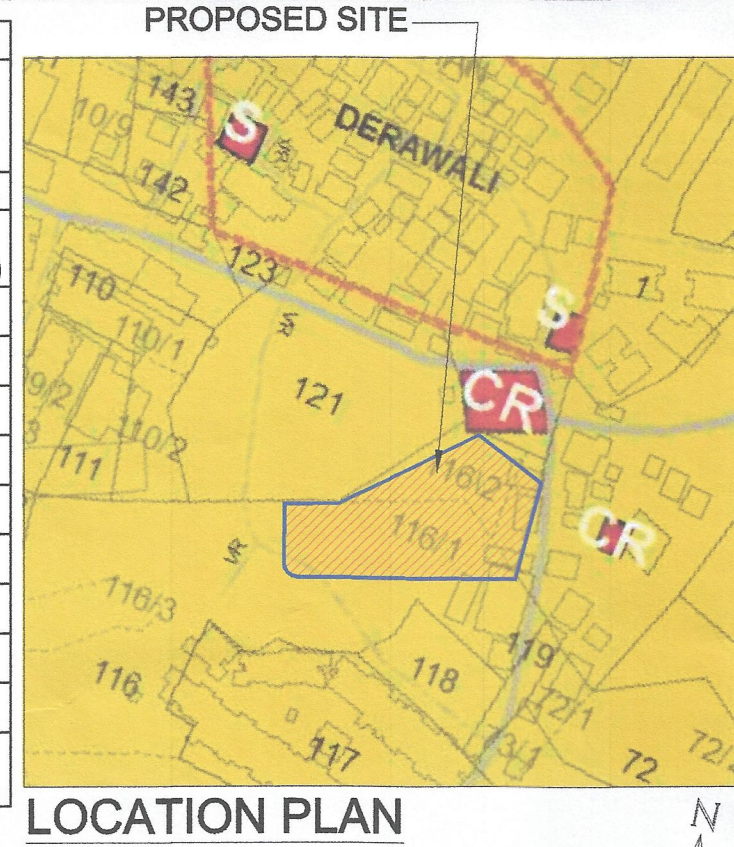


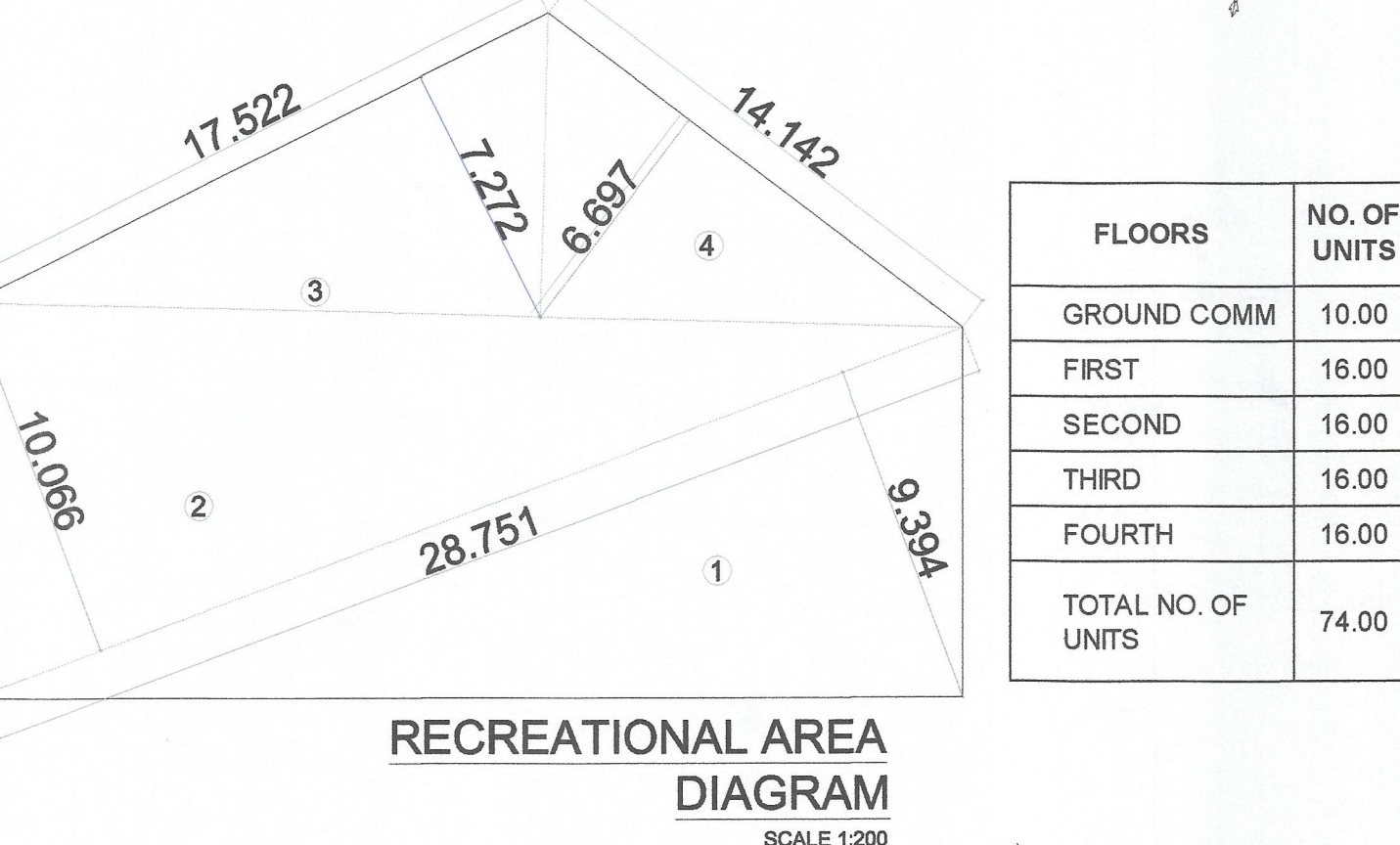
TENEMENT AREA STATEMENT									
BUILDING NUMBER	WING NUMBER	FLAT NUMBER/SHOPS	UNITS	CARPET AREA	BALCONY AREA	TERRACE AREA	CUP BOARD AREA	BUILT-UP AREA	
				(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	
				ENCLOSED	PROJECTE D				
1	2	3	4	5	6	7	8	9	10
CONVINENT SHOP		1,10	2	8.450	0.000	0.000	0.000	0.000	9.581
		2	1	7.150	0.000	0.000	0.000	0.000	7.988
		5,6,9	3	7.150	0.000	0.000	0.000	0.000	7.988
		3,4,7,8	4	8.770	0.000	0.000	0.000	0.000	9.689
		TOTAL TENEMENTS OF SHOP 10 UNITS							
1	A	101.201.301.401	4.00	31.410	0.000	1.899	0.000	0.000	34.960
		102.202.302.402	4.00	22.570	0.000	2.041	0.000	0.000	25.008
		103.203.303.403	4.00	20.790	0.000	2.089	0.977	0.000	23.202
		104.204.304.404	4.00	30.100	0.000	1.946	2.469	0.000	33.597
		105.205.305.405	4.00	30.100	0.000	1.946	0.000	0.000	33.597
		106.206.306.406	4.00	30.100	0.000	1.946	0.000	0.000	33.597
		107.207.307.407	4.00	21.910	0.000	2.042	0.000	0.000	24.576
		108.208.308.408	4.00	30.874	0.000	1.899	0.000	0.000	34.365
	B	101.201.301.401	4.00	31.424	0.000	1.899	0.000	0.000	34.960
		102.202.302.402	4.00	22.575	0.000	2.041	0.000	0.000	25.008
		103.203.303.403	4.00	20.790	0.000	2.089	0.977	0.000	23.201
		104.204.304.404	4.00	30.100	0.000	1.946	2.469	0.000	33.597
		105.205.305.405	4.00	30.100	0.000	1.946	0.000	0.000	33.597
		106.206.306.406	4.00	30.100	0.000	1.946	0.000	0.000	33.597
		107.207.307.407	4.00	21.910	0.000	2.042	0.000	0.000	24.576
108.208.308.408	4.00	30.874	0.000	1.899	0.000	0.000	34.365		
TOTAL TENEMENTS OF RESIDENTIAL64 UNITS									
TOTAL			74.00	1823.488	0.000	126.462	27.5712	0.000	2033.0812

MINIMUM PLOT AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
(BLOCK - A)						
1	1	1.00	1/2	21.917	8.296	90.920
2	2	1.00	WEDGE			5.878
3	3	1.00	1/2	24.819	5.315	65.960
5	4	1.00	1/2	24.321	49.891	606.700
6	5	1.00	1/2	42.276	51.103	109.260
7	6	1.00	1/2	43.831	44.880	963.570
8	7	1.00	1/2	48.538	21.722	527.180
9	8	1.00	1/2	49.131	2.996	73.600
10	9	1.00	1/2	43.915	14.544	319.350
TOTAL						2782.418
MINIMUM AREA AFTER SUPERIMPOSITION OF TILR AND PHYSICAL						2782.418

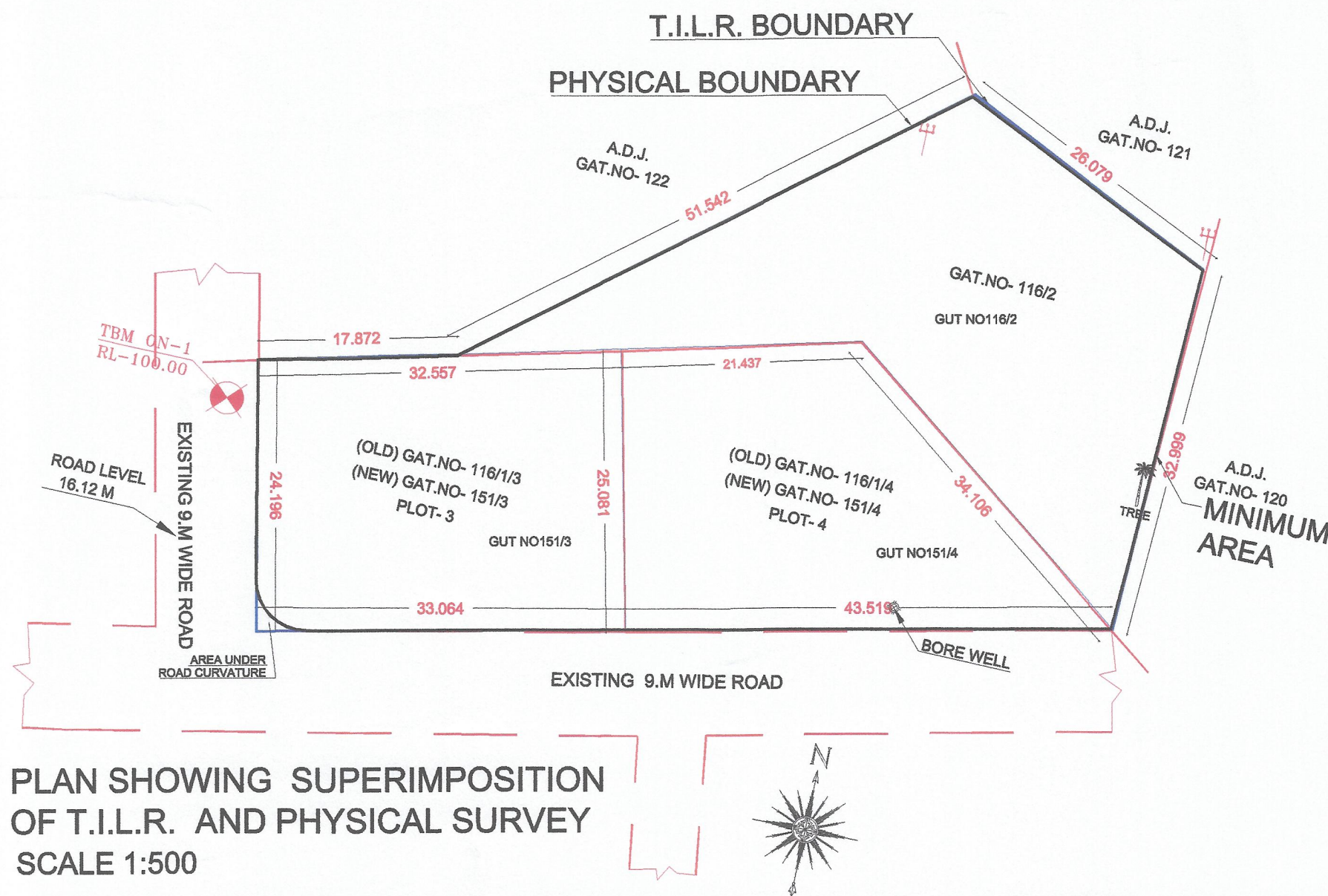
PLOT AREA CALCULATION (AS PER TILR)						
SR. NO.	NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
PLOT UNDER POSSESSION (BLOCK - A)						
1	1	1.00	1/2	14.207	30.614	217.467
2	2	1.00	1/2	24.638	76.673	944.535
3	3	1.00	1/2	24.092	51.670	622.417
4	4	1.00	1/2	23.389	42.280	494.444
5	5	1.00	1/2	24.552	42.280	519.030
GROSS PLOT AREA AS PER TILR						2797.893
7	AREA UNDER ROAD CURVATURE					4.420
8	6	1.00	WEDGE			
NET PLOT AREA AS PER TILR (after deducting road curvature)						2793.473



RECREATIONAL OPEN SPACE AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
RECREATIONAL OPEN SPACE						
1	1	1.00	1/2	28.751	9.394	135.043
2	2	1.00	1/2	28.751	10.066	144.704
3	3	1.00	1/2	17.522	7.272	63.710
4	4	1.00	1/2	14.142	6.697	47.354
AREA OF RECREATIONAL OPEN SPACE						390.812



FLOORS	NO. OF UNITS
GROUND COMM	10.00
FIRST	16.00
SECOND	16.00
THIRD	16.00
FOURTH	16.00
TOTAL NO. OF UNITS	74.00



FORM OF STATEMENT 2 TOTAL AREA STATEMENT															
SR. NO.	FLOOR	BUA	PERMI. BALCONY (15% OF 3)	PROPOSED BALCONY				PERMI. TERRACE (20% OF 3)	PROPOSED TERRACE	EXCESS TERRACE (10 - 9)	TOTAL BUA AS PER NAINA GDCR (3 + 8 + 12)	STAIRCASE & LOBBY AREA	SOCIETY OFFICE ELECTRIC & FIRE ROOM AREA	TOTAL BUA AS PER PROPO. MODIFIED GDCR (7+10+13+14+15)	
				ENCLOSED	OPEN	TOTAL PROPOSED BALCONY (5 + 6)	EXCESS (7 - 4)							TOTAL BUA AS PER PROPO. MODIFIED GDCR (7+10+13+14+15)	
				ENCLOSED	OPEN	TOTAL PROPOSED BALCONY (5 + 6)	EXCESS (7 - 4)								
1	2	3	4	5	6	7	8	9	10	12	13	14	15	16	
1	GR. FLOOR(CONVIVENT SHOP)	107.390	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	107.390	0.000	0.000	107.390	
1	GR. FLOOR	76.720	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	76.720	35.624	31.246	143.590	
2	1st FLOOR	605.292	90.794	0.000	37.740	37.740	0.000	121.058	0.000	0.000	605.292	36.625	0.000	679.657	
3	2nd FLOOR	605.292	90.794	0.000	37.740	37.740	0.000	121.058	0.000	0.000	605.292	36.625	0.000	679.657	
4	3rd FLOOR	605.292	90.794	0.000	37.740	37.740	0.000	121.058	0.000	0.000	605.292	36.625	0.000	679.657	
5	4th FLOOR	605.292	90.794	0.000	37.740	37.740	0.000	121.058	0.000	0.000	605.292	36.625	0.000	679.657	
13	TOTAL	2605.278	363.175	0.000	150.960	150.960	0.000	484.234	0.000	0.000	2605.278	182.124	31.246	2969.608	
14	NO OF BUILDING	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	
15	TOTAL	2605.278	363.175	0.000	150.960	150.960	0.000	484.234	0.000	0.000	2605.278	182.124	31.246	2969.608	
16	TOTAL EXCESS BALCONY	0.000													
17	TOTAL EXCESS TERRACE	0.000													
18	TOTAL BUA AS NAINA GDCR	2605.278													
19	TOTAL BUA AS PER PROPO. MODIFIED GDCR	2969.608													

BALCONY AREA STATEMENT				
WING A & B				
FLOOR	TOTAL BUA	PERMI. ENCLOSED BALCONY (15% OF BUA)	PROPOSED OPEN BALCONY	EXCESS BALCONY
GROUND	184.110	-	-	-
1ST	605.292	90.794	37.740	0.000
2ND	605.292	90.794	37.740	0.000
3RD	605.292	90.794	37.740	0.000
4TH	605.292	90.794	37.740	0.000
TOTAL	2605.277	363.175	150.960	0.000



PARKING AREA STATEMENT						
SR. NO.	OCCUPANCY	ONE PARKING FOR EVERY	NUMBER OF UNITS	STANDARD	PARKING TYPE	
1	2	3	4	5	CAR	SCOOTER
1	CONVIVENT SHOP	40.00	80.5	2.0	2.0	1.3
2	UPTO 35 SQM	0.25	64	18.00	16.00	10.00
3	> 35 SQM & < 45 SQM	0.50	0	0.00	0.00	0.00
4	> 45 SQM & < 60 SQM	1.00	0	0.00	0.00	0.00
5	MORE THAN 60 SQM	2.00	0	0.00	0.00	0.00
SUBTOTAL PARKING REQUIRED						18.01
VISITOR PARKING 10% OF ABOVE						2.00
TOTAL PARKING REQUIRED						20.00
TOTAL PARKING PROVIDED						50.00

NOTE: NO. OF SCOOTER PARKING = (NO. OF CAR) X (12.5 I.E. AREA OF CAR PARKING) X (10%) / (2 I.E. AREA OF SCOOTER PARKING)

CONTENT : LAYOUT PLAN, BLOCK PLAN, LOCATION PLAN, R.G. AREA. DIAGRAM & AREA CALCULATION, PLOT AREA DIAGRAM , AREA CALCULATION, TENEMENT AREA STATEMENT & PARKING STATEMENT.

STAMP OF APPROVAL

This Commencement Certificate is approved subject to the conditions mentioned in Commencement Certificate bearing no CIDCO/NAINA/Panvel/Derawali/BP00584/CC/2022/0255 Dated 04 Oct 2022

PROFORMA - I				LEGENDS			
1	AREA OF PLOT			ITEM	SITE PLAN	BUILDING PLAN	
(A)	AREA OF PLOT (as per 7/12)	3037.000		PLOT LINES			
(B)	AREA OF PLOT (as per triangulation plan of 1/11 at true scale) after deducting road curvature	2793.471		EXISTING STREET			
(C)	AREA OF PLOT (as per physical survey)	2801.216		FUTURE STREET			
(D)	AREA OF PLOT, CONSIDERED (LEAST OF (A), (B) & (C) ABOVE)	2793.471		BUILDING LINE			
2	DEDUCTION FOR			FSI LINE			
A.	EXISTING ROAD ACQUISITION AREA	0.000		MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR	
B.	WIDENING OF EXISTING AREA	0.000		PROPOSED WORK			
C.	PROPOSED ROAD	0.000		DRAINAGE & SEWERAGE WORK			
D.	ANY OTHER RESERVATION (ENCH/ROCHMENT AREA)	0.000		WATER SUPPLY WORK			
E.	NAINA IDP RESERVATION	0.000		RWH LINE			
TOTAL = (A + B + C + D + E)		0.000		S.W. DRAIN			
3	GROSS AREA OF PLOT (1 - 2)	2793.471		RECREATIONAL OPEN SPACES			
4	DEDUCTION FOR AMENITY SPACES, IF ANY			CAR PARKING			
A.	AMENITY OPEN SPACE REQUIRED	0.000		TWO WHEELER PARKING			
B.	AMENITY OPEN SPACE PROVIDED	0.000		EXISTING TREES			
C.	RECREATIONAL OPEN SPACE REQUIRED (10% OF 5 OR 250 SQ.M. whichever is more)	279.347		TREES TO BE CUT			
D.	RECREATIONAL OPEN SPACE PROVIDED	390.812		NEWLY PROPOSED TREES			
5	NET AREA OF PLOT (3-4)(B)	2793.471					
A.	AREA STATEMENT FOR PLOT WITHIN GOATHAN EXPANSION						
A.	AREA OF PLOT WITHIN GOATHAN EXPANSION	2793.471					
B.	AREA OF PLOT OUTSIDE GOATHAN EXPANSION = (5 - 5A)	0.000					
5A	NET AREA OF PLOT (5A)	2793.471					
6	PERMISSIBLE FSI	1.000					
7	MAXIMUM PERMISSIBLE BUILT-UP AREA = (5A X 6)	2793.471					
8	EXISTING BUILT-UP AREA	0.000					
9	PROPOSED BUILT-UP AREA	2605.278					
10	(1) TOTAL PROPOSED BUILT-UP AREA AS PER NAINA DCR	2605.278					
11	(2) TOTAL PROPOSED BUILT-UP AREA AS PER P-LINE	2969.608					
12	EXCESS BALCONY AREA TAKEN IN FSI	0.000					
13	TOTAL PROPOSED BUILT-UP AREA (10+11+12)	2605.278					
14	TOTAL FSI CONSUMED	0.933					
15	BALANCE BUILT-UP AREA (7-11)	188.193					

CONTENT : SERVICES PLAN, UNDER GROUND WATER TANK & SEPTIC TANK DETAILS.

STAMP OF APPROVAL

This Commencement Certificate is approved subject to the conditions mentioned in Commencement Certificate bearing no CIDCO/NAINA/Panvel/Derawali/BP0058 4/CC/2022/0255 Dated 04 Oct 2022

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
BUILDING LINE		
FSI LINE		
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
DRAINAGE & SEWERAGE WORK		
WATER SUPPLY WORK		
RWH LINE		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		
TWO WHEELER PARKING		
EXISTING TREES	EXISTING TREE	EXISTING TREE
TREES TO BE CUT	TREE TO BE CUT	TREE TO BE CUT
NEWLY PROPOSED TREES		

PROFORMA - II

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 27/09/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF PHYSICAL SURVEY RECORDS.



ADDRESS OF THE ARCHITECT
Shree Nand-Dham bldg,
A-509, plot.no-59, sector-11,
C.B.D-Belapur, Navimumbai, 400614,
PH.+9198 2006 0238
dpthakare@gmail.com

SIGNATURE OF LICENSED ARCHITECT

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
28/09/2022	VST/NAINA/89		AS SHOWN AS	JAGRUTI	

DESCRIPTION OF PROPOSAL & PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 116/2, 151/3, 151/4 AT VILLAGE - DERAWALI, TALUKA - PANVEL, DIST - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. TEJAS ENTERPRISES
1902-1903, THE AFFAIRS,
PLOT NO.09, SECTOR-17,
SANPADA, NAVI MUMBAI.

For,

For Tejas Enterprises
Proprietor

M/S. TEJAS ENTERPRISES
through its proprietor
MR. SANGRAM VILASRAO PATIL

FORM OF CERTIFICATE

I, (AR. DEEPAK THAKARE) 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.
DATE : 31/01/2022

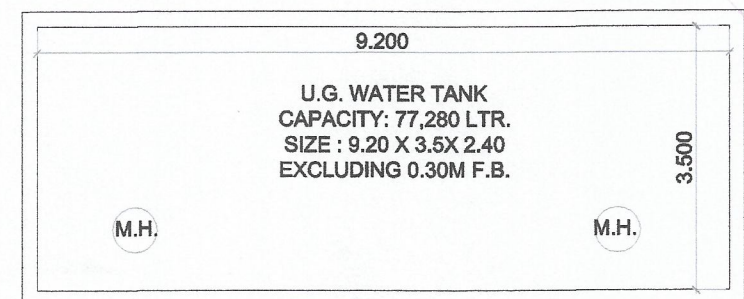
ADDRESS OF THE ARCHITECT
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A-509, plot.no-59, sector-11,
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dpthakare@gmail.com

SIGNATURE OF LICENSED ARCHITECT

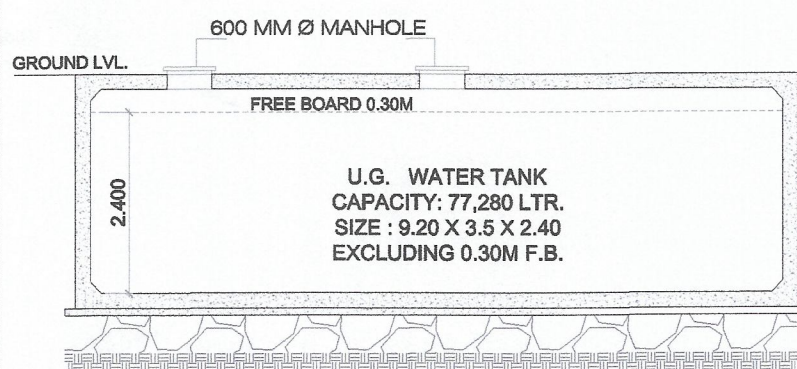
Stamp of Deepak P. Thakare, Architect & Planners, with address and contact details.

WATER STORAGE CAPACITY CALCULATION									
BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)			UNDERGROUND WATER TANK PROVIDED		
				ADDL. TOILET	POPULATION	TOTAL	TANK NUMBER	SIZE/ DIMENSION	CAPACITY
1	2	3	4 = 2 X 5	5 = 3 X 180	6 = 4 X 188	7 = 6 + 8	8	9	10
1	74.00	3.00	370.00	540.00	68830.00	70470.00	1.00	9.20 X 3.5 X 2.40	77280.00
TOTAL			74.00	3.00	370.00	540.00	68830.00	70470.00	1.00

NOTE:
I. FOR RESIDENTIAL UNIT 5 PERSON PER TENEMENT.
II. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA
III. WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITER PER TENEMENT
IV. SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.



U.G. WATER TANK PLAN
SCALE : 1:100



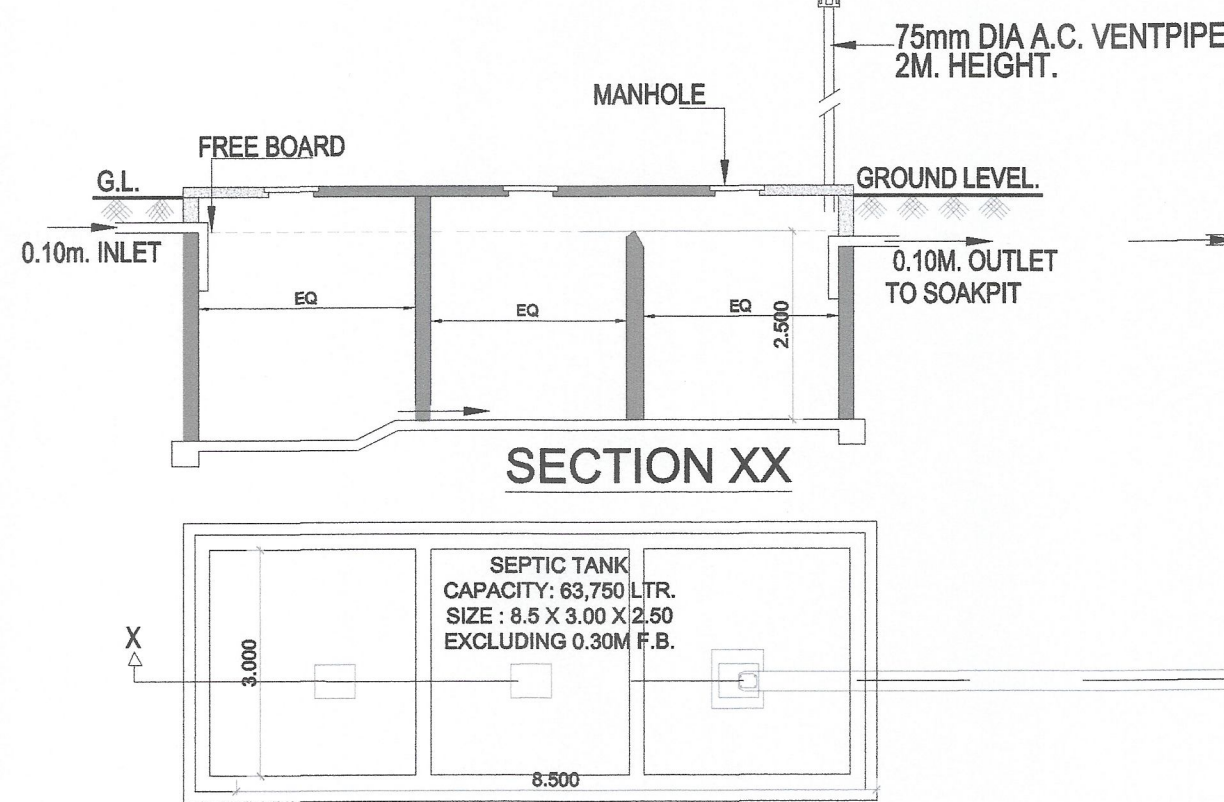
U.G. WATER TANK SECTION
SCALE : 1:100

SEPTIC TANK REQUIREMENT																	
BUILDING NUMBER	NUMBER OF TENEMENT	ADDITIONAL TOILET	POPULATION	WATER REQUIREMENT						FLOW TO SEWER			TOTAL FLOW TO SEPTIC TANK	SEPTIC TANK PROVIDED			
				FLUSHING		FLUSHING ADDITIONAL TOILET		DOMESTIC		TOTAL	FLUSHING 100%	DOMESTIC 85%		TOTAL	SIZE	CAPACITY	
				LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD			
1	2	3	4 = 2 X 5	6 = 2 X 5	6 = 4 X 5	7	8 = 3 X 7	9	10 = 4 X 9	11 = 6 + 8 + 10	12 = (6+8) X 100%	13 = 10 X 85%	14 = 12 + 13	15	METER	LITER	
1	74.00	3.00	370.00	54.00	19980.00	36.00	108.00	135.00	49960.00	70038.00	20088.00	42457.50	62545.50	62545.50			
8.5 X 3.00 X 2.5																	
TOTAL			74.00	3.00	370.00	54.00	19980.00	36.00	108.00	135.00	49960.00	70038.00	20088.00	42457.50	62545.50	62545.50	63750.00

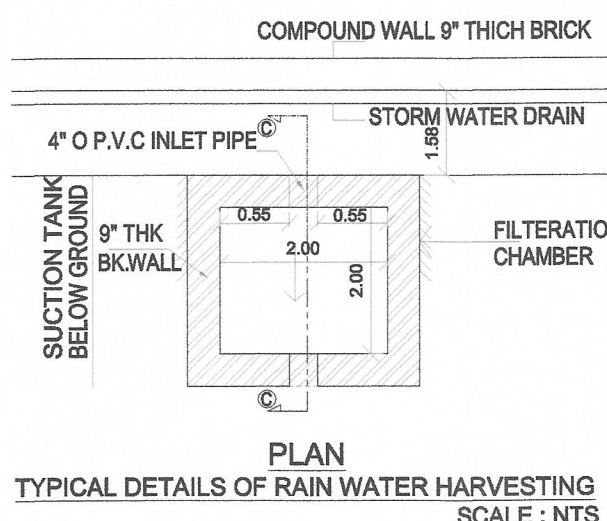
NOTE:
I. LPCD = LITER PER CAPITA PER DAY.
II. LPD = LITER PER DAY.
III. FOR SEPTIC TANK CAPACITY FLUSHING & DOMESTIC FLOW TO SEWER WILL BE 100% & 85% RESPECTIVELY.
IV. SIZE OF SEPTIC TANK IS EXCLUDING FREEBOARD.

OVERHEAD WATER TANK CAPACITY CALCULATION						
BUILDING NUMBER	WING	WATER CAPACITY (LITER)	WATER REQUIRED (LITER)	OVERHEAD WATER TANK PROVISION		
				TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)
1	2	3	4	5	6	7
1	A	77280.00	38640.00	2.535 X 4.4 X 1.80	1.00	20000.00
1	B	77280.00	38640.00	2.535 X 4.4 X 1.80	1.00	20000.00
TOTAL		77280.00	38640.00		2.00	40000.00

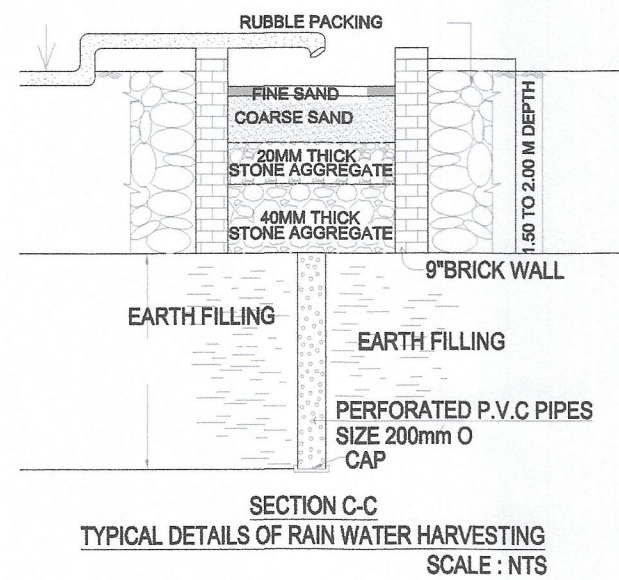
NOTE:
I. OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT.
II. SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD.



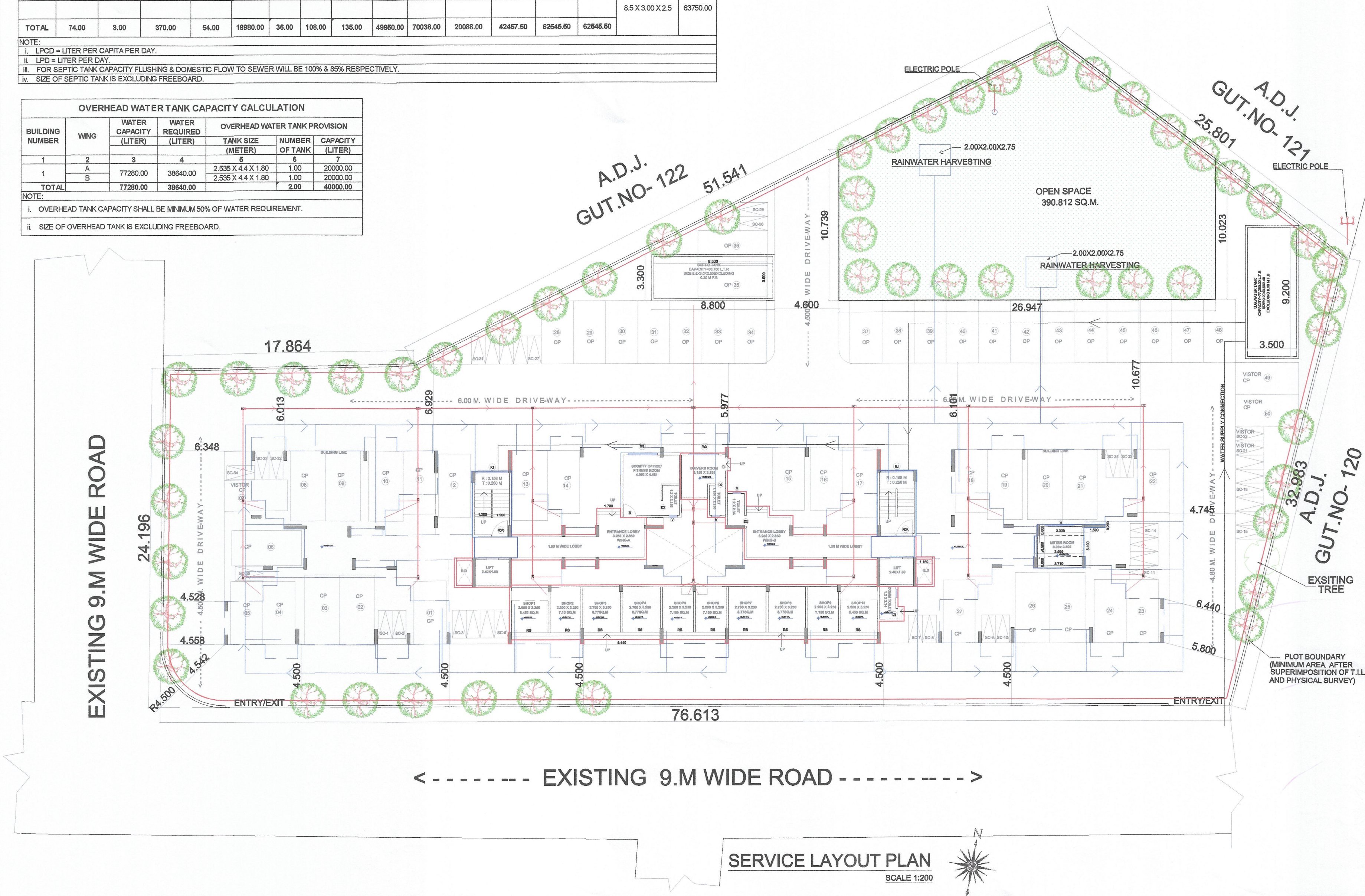
PLAN
DETAILS OF SEPTIC TANK & SOAK PIT
SCALE : N.T.S.



ENTRANCE GATE DETAILS
SCALE: 1:100



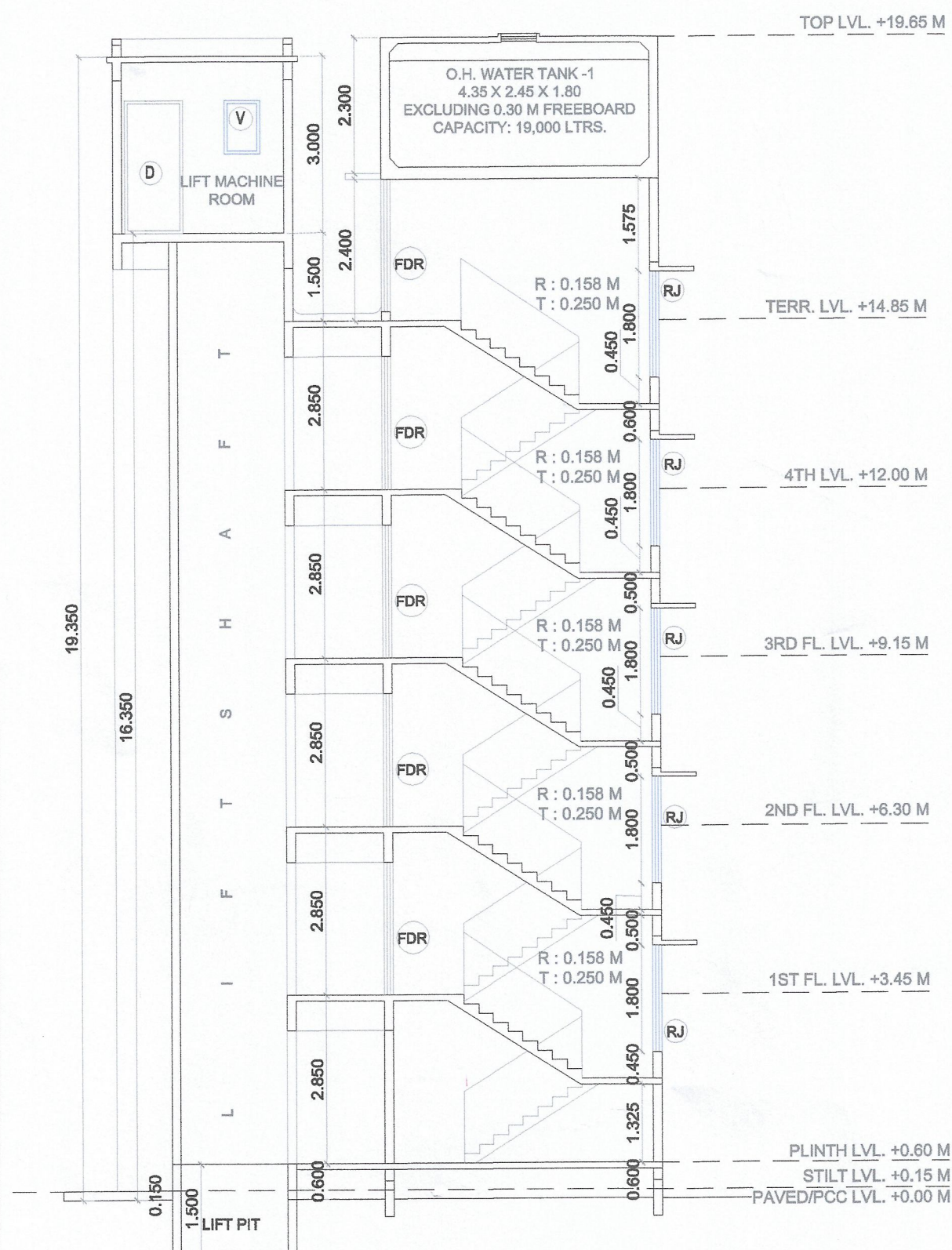
SECTION C-C
TYPICAL DETAILS OF RAIN WATER HARVESTING
SCALE : NTS



SERVICE LAYOUT PLAN
SCALE 1:200



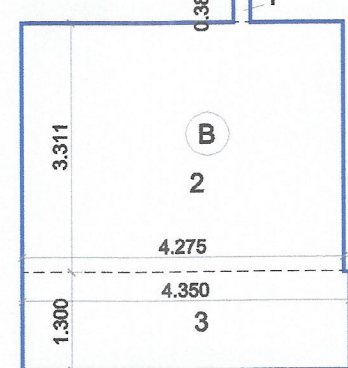
NORTH SIDE ELEVATION
SCALE 1:100



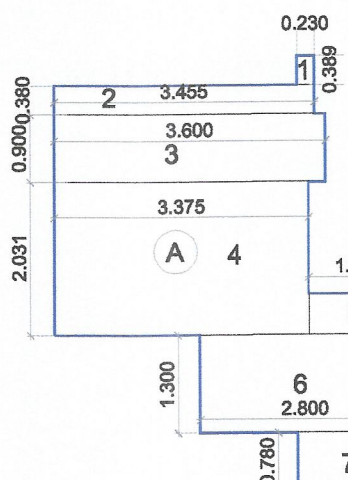
SECTION CC'
SCALE 1:100

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE			SILL LEVEL (METER)	DESCRIPTION
	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)		
1	2	3	4 = 2 X 3	5	6
D	1.000	2.250	2.250	0.000	T.W. FRAMED PANNELED DOOR.
D1	0.900	2.250	2.025	0.000	T.W. FRAMED PANNELED DOOR.
D2	0.750	2.250	1.688	0.000	T.W. FRAMED PANNELED DOOR.
W	2.100	1.200	2.520	1.050	ALUMINIUM SLIDING WINDOW
W1	1.800	1.200	2.160	1.050	ALUMINIUM SLIDING WINDOW
W2	1.500	2.100	3.150	0.150	ALUMINIUM SLIDING WINDOW
V	0.600	0.900	0.540	1.350	ALUMINIUM LOUVERED WINDOW
FDR	1.200	2.250	2.700	0.000	FIRE RATED DOOR.
RJ	2.550	1.800	4.590	0.450	R.C.C. JALI.

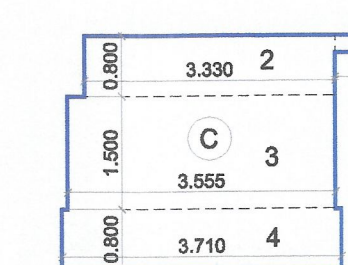
SCHEDULE OF LIGHT AND VENTILATION					
ROOM	TENEMENT NUMBER	CARPET AREA	WINDOW TYPE	L&V REQUIRED	L&V PROVIDED
1	2	3	4	5 = 3 / 4	6
LIVING ROOM	#108	11.680	W	1.947	2.520
KITCHEN-1	#108	3.700	W2	0.617	3.150
BED ROOM	#108	7.690	W1	1.282	2.160
W.C.	#108	1.200	V	0.200	0.540
BATH	#108	1.400	V	0.233	0.540
LIVING	#107	11.680	W2	1.947	2.520
KITCHEN-1	#107	3.950	W2	0.658	3.150
BATH	#107	1.400	V	0.233	0.540
W.C.	#107	1.200	V	0.200	0.540
SOCIETY OFFICE	GROUND FLOOR	14.684	W	2.447	2.520
METER ROOM	GROUND FLOOR	8.709	W	1.451	2.520
DRIVERS ROOM	GROUND FLOOR	8.366	W	1.394	2.520



SOCIETY OFFICE AREA
DIAGRAM
SCALE 1:100



DRIVERS ROOM & SERVANTS
TOILET AREA DIAGRAM
SCALE 1:100



METER ROOM AREA
DIAGRAM
SCALE 1:100

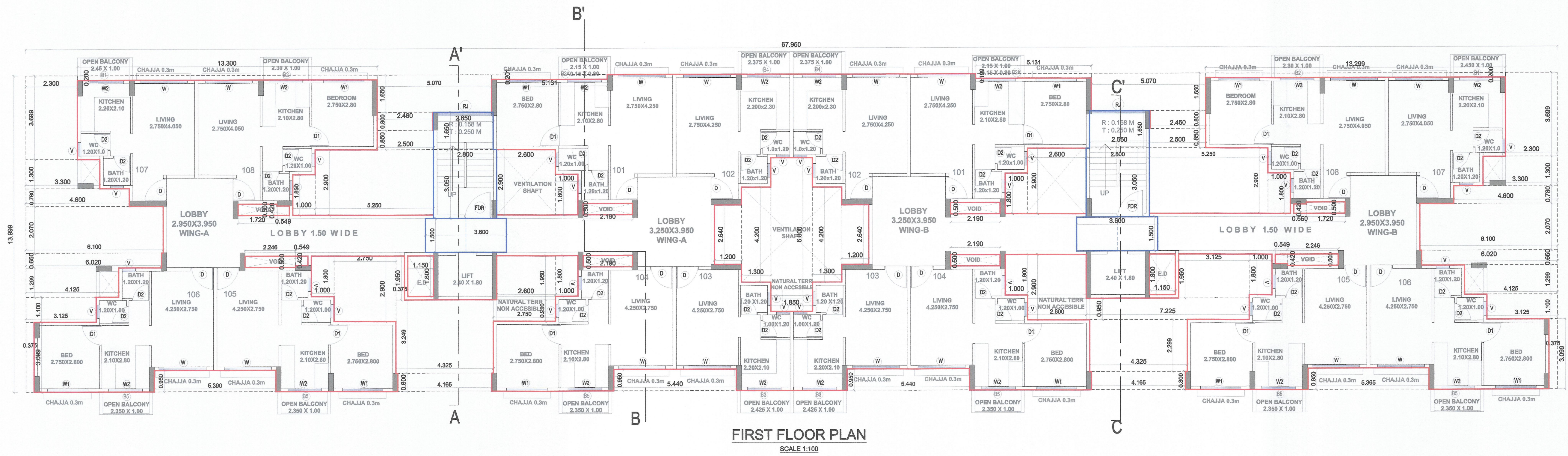
BUILDING -1 GROUND FLOOR AREA COMMERCIAL CALCULATION						
SR. NO.	NUMB ER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE	HEIGHT	AREA
				(M)	(M)	(SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)/(6)
BUILDING -1 : GROUND FLOOR						
1	A	1.00	1.00	28.330	4.199	118.958
TOTAL ADDITION						118.958
DEDUCTION						
2	1	1.00	1.00	0.230	0.150	0.035
3	2	1.00	1.00	0.080	3.250	0.260
3	3	1.00	1.00	4.950	0.300	1.485
4	4	1.00	1.00	5.440	0.300	1.632
5	5	1.00	1.00	4.450	0.300	1.335
6	6	1.00	1.00	5.440	0.300	1.632
7	6A	1.00	1.00	4.950	0.300	1.485
8	7	1.00	1.00	1.720	0.800	1.378
9	7A	1.00	1.00	1.800	0.775	1.395
10	8	1.00	1.00	0.450	1.424	0.641
11	9	1.00	1.00	1.950	0.150	0.293
DEDUCTION						11.568
NET BUILT UP AREA @ GROUND FLOOR COMM						107.390
PERMISSIBLE / PROPOSED BALCONY (15% OF TOTAL BIUP AREA)						0.000
PERMISSIBLE / PROPOSED TERRACE @ GROUND FLOOR (20% OF NET BUA)						0.000

BUILDING -1						
GROUND FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF TRIANGLE/ RECTANGLE	1/2	BASE	HEIGHT	AREA
				(M)	(M)	(SQM)
1	2	3	4	5	6	(7) = (3)(4)(5)(6)
1	BUILDING - 1 : GROUND FLOOR					
2	A	1.00	1.00	34.350	9.951	341.821
3	TOTAL ADDITION					341.821
4	DEDUCTION					
5	1	2.00	1.00	4.100	0.201	1.648
6	2	2.00	1.00	1.448	3.870	11.208
7	3	2.00	1.00	0.800	1.280	2.016
8	4	2.00	1.00	5.400	1.300	14.040
9	5	2.00	1.00	3.600	0.650	4.680
10	6	2.00	1.00	2.190	0.650	2.847
11	6A	1.00	1.00	1.300	9.500	12.350
12	7	1.00	1.00	3.400	0.650	2.210
13	7A	1.00	1.00	3.250	0.650	2.113
14	8	1.00	1.00	1.300	9.650	12.545
15	8A	2.00	1.00	3.600	0.650	4.680
16	9	2.00	1.00	2.190	0.650	2.847
17	10	1.00	1.00	6.100	5.550	33.855
18	11	1.00	1.00	5.975	4.325	25.842
19	12	1.00	1.00	0.875	1.850	1.249
20	13	1.00	1.00	2.425	1.225	2.971
21	14	1.00	1.00	1.225	0.230	0.282
22	15	1.00	1.00	3.225	0.780	2.516
23	16	1.00	1.00	1.925	1.300	2.503
24	17	1.00	1.00	0.389	3.225	1.255
25	18	1.00	1.00	4.600	0.769	3.537
26	19	1.00	1.00	4.680	1.537	7.193
27	19A	1.00	1.00	4.455	0.850	3.787
28	20	1.00	1.00	3.330	1.038	3.457
29	21	1.00	1.00	1.680	0.657	1.104
30	22	1.00	1.00	6.022	5.549	33.418
31	23	1.00	1.00	7.000	4.170	29.190
32	ED	2.00	1.00	1.150	1.800	4.140
33	DEDUCTION					229.478
34	STAIRCASE & PASSAGE					
35	S1	2.00	1.00	2.800	3.900	21.840
36	S2	2.00	1.00	2.840	0.800	4.544
37	P1	2.00	1.00	1.500	3.080	9.240
38	TOTAL AREA OF STAIRCASE & PASSAGE					35.624
39	TOTAL DEDUCTION					285.102
40	NET BUILT UP AREA @ GROUND FLOOR					76.720
41	A	DRIVERS ROOM & SERVANTS TOILET				
42	1	1.00	1.00	0.230	0.389	0.089
43	2	1.00	1.00	3.455	0.380	1.313
44	3	1.00	1.00	3.800	0.900	3.240
45	4	1.00	1.00	3.375	2.031	6.855
46	5	1.00	1.00	1.350	0.544	0.734
47	6	1.00	1.00	2.800	1.300	3.640
48	7	1.00	1.00	1.500	0.780	1.170
49	TOTAL AREA OF DRIVERS ROOM & SERVANTS TOILET					17.641
50	B	SOCIETY OFFICE ROOM				
51	1	1.00	1.00	0.230	0.389	0.089
52	2	1.00	1.00	4.275	3.311	14.155
53	3	1.00	1.00	4.350	1.300	5.655
54	TOTAL AREA OF SOCIETY OFFICE ROOM					19.899
55	C	METER ROOM				
56	1	1.00	1.00	1.500	0.230	0.345
57	2	1.00	1.00	3.330	0.800	2.664
58	3	1.00	1.00	3.680	1.500	5.370
59	4	1.00	1.00	3.710	0.800	2.968
60	TOTAL AREA OF METER ROOM & FIRE CONTROL ROOM					11.347
61	NET BUILT UP AREA @ GROUND FLOOR					76.720
62	PERMISSIBLE / PROPOSED BALCONY (15% OF TOTAL BIUP AREA)					0.000
63	PERMISSIBLE / PRO. TERRACE @ GR. FLOOR (20% OF NET BUA)					0.000

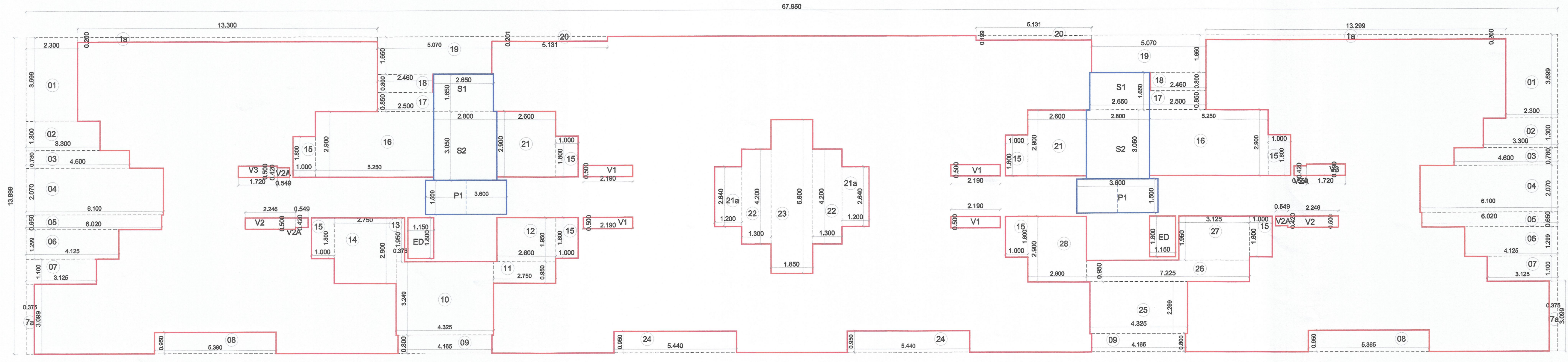
NO. OF UNIT PROPOSED		64.000	
a) RESIDENTIAL			
b) COMMERCIAL		10.000	
LEGENDS			
ITEM	SITE PLAN	BUILDING PLAN	
PLOT LINES			
EXISTING STREET			
FUTURE STREET			
BUILDING LINE			
FSI LINE			
DATE	JOB NO.	ORG NO.	
26/09/2022	VSTNANNA/89	AS SHOWN AS	
26/09/2022	VSTNANNA/89	AR JAGRUTI	CHECKED BY
DESCRIPTION OF PROPOSAL & PROPERTY			
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 1182, 1510, 1514 AT VILLAGE - DERAWALI, TALUKA - PANVEL, DIST - RAIGAD.			
NAME & SIGNATURE OF OWNER			
M/S. TEJAS ENTERPRISES			
1902-1903, THE AFFAIRS,			
PLOT NO.03,SECTOR-17,			
SANDEGA,NAYI MUMBAI.			
For,	For Tejas Enterprises		
	Proprietor		
M/S. TEJAS ENTERPRISES		ADDRESS OF LICENSED ARCHITECT	
Through its proprietor		DPT DEEPAK P. THAKARE	
MR.SANGHAM VILASRAO PATIL		ARCHITECTS & PLANNERS	
SIGNATURE, NAME OF LICENSED ARCHITECT		SHREE HANU-CHAM BLDG., 4-TH, FLOOR, PLOT NO. 85, SECTOR-11, C.B.D-BELAPUR, NAVI MUMBAI-400114.	
AR-CHITECT THAKARE CA/52/14485		PH-9180 2200 0235	
dpt@tejas.com			



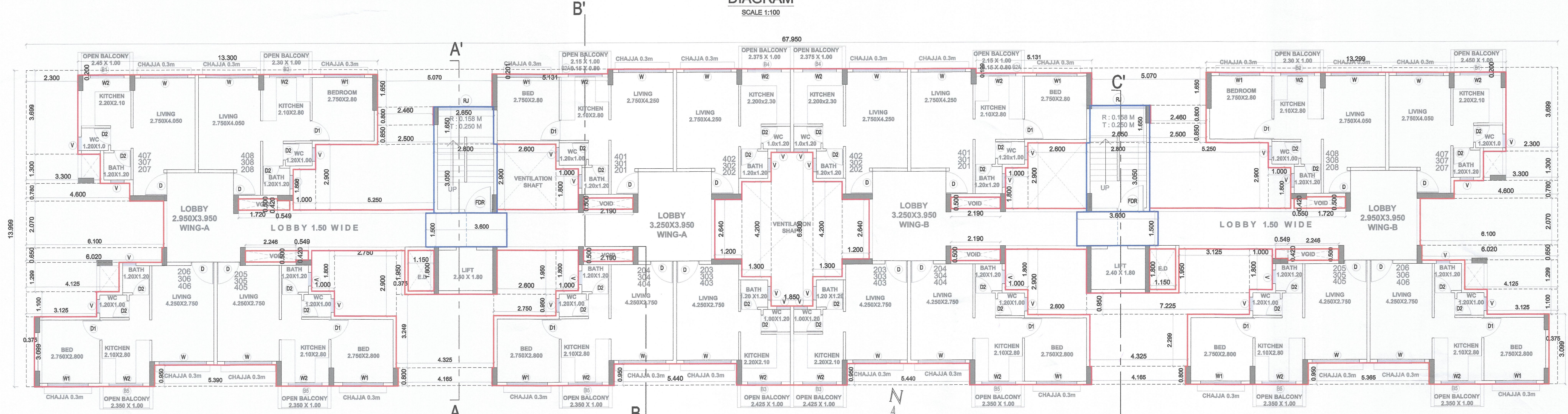
SOUTH SIDE ELEVATION
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



1ST TO 4TH FLOOR AREA
DIAGRAM
SCALE 1:100



TYPICAL FLOOR AREA
(2ND TO 4TH) DIAGRAM
SCALE 1:100

CONTENT : FIRST FLOOR PLAN, TYPICAL FLOOR PLAN, AREA DIAGRAM
& CALCULATION OF MENTIONED FLOOR PLANS, SOUTH SIDE ELEVATION

STAMP OF APPROVAL

This Commencement Certificate is approved subject to the conditions mentioned in Commencement Certificate bearing no CIDCO/NAINA/Panvel/Derawali/BP00584/CC/2022/0255 Dated 04 Oct 2022

BUILDING - 1						
TYPICAL 1ST TO 4TH FLOOR AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF DEDUCTION	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = 3X(4)X(5)/6
BUILDING - 1: 1ST TO 4TH						
1	A	1.00	1.00	67.950	13.999	951.240
2	TOTAL ADDITION					951.240
3	DEDUCTION					
4	1	2.00	1.00	2.300	3.699	17.015
5	1A	2.00	1.00	13.299	0.199	5.293
6	2	2.00	1.00	3.300	1.300	8.680
7	3	2.00	1.00	4.600	0.780	7.178
8	4	2.00	1.00	6.100	2.070	25.254
9	5	2.00	1.00	6.020	0.650	7.826
10	6	2.00	1.00	4.125	1.299	10.717
11	7	2.00	1.00	3.125	1.100	6.875
12	7a	2.00	1.00	0.375	3.099	2.324
13	8	2.00	1.00	5.390	0.950	10.241
14	9	2.00	1.00	4.165	0.800	6.664
15	10	1.00	1.00	4.325	3.249	14.052
16	11	1.00	1.00	2.750	0.950	2.613
17	12	1.00	1.00	2.600	1.950	5.070
18	13	1.00	1.00	0.375	1.950	0.731
19	14	1.00	1.00	2.750	2.900	7.975
20	15	8.00	1.00	1.000	1.800	14.400
21	16	2.00	1.00	5.250	2.900	30.450
22	17	2.00	1.00	2.500	0.850	4.250
23	18	2.00	1.00	2.460	0.800	3.936
24	19	2.00	1.00	5.069	1.650	16.728
25	20	2.00	1.00	5.131	0.200	2.052
26	21	2.00	1.00	2.600	2.900	15.080
27	21A	2.00	1.00	1.200	2.640	6.336
28	22	2.00	1.00	1.300	4.200	10.920
29	23	1.00	1.00	1.850	6.800	12.580
30	24	2.00	1.00	5.440	0.950	10.336
31	25	1.00	1.00	4.325	2.299	9.943
32	26	1.00	1.00	7.225	0.950	6.864
33	27	1.00	1.00	3.125	1.950	6.094
34	28	1.00	1.00	2.600	2.900	7.540
35	V1	4.00	1.00	2.190	0.500	4.380
36	V2A	4.00	1.00	0.549	0.420	0.922
37	V2	2.00	1.00	2.246	0.500	2.246
38	V3	2.00	1.00	1.720	0.500	1.720
39	ED	2.00	1.00	1.150	1.800	4.140
40	DEDUCTION					309.323
41	STAIRCASE & PASSAGE					
42	S1	2.00	1.00	1.650	2.650	8.745
43	S2	2.00	1.00	3.050	2.800	17.080
44	P1	2.00	1.00	1.500	3.600	10.800
45	TOTAL AREA OF STAIRCASE & PASSAGE					36.625
46	TOTAL DEDUCTION					345.948
47	TOTAL BUILT UP AREA @ 1ST TO 4TH FLOOR					605.292
48	PERMISSIBLE BALCONY (15% OF TOTAL BUA AREA)					90.794
49	B1	2.00	1.00	2.450	1.000	4.900
50	B2	2.00	1.00	2.300	1.000	4.600
51	B2A	2.00	1.00	1.215	1.215	4.540
52	B3	2.00	1.00	2.425	1.000	4.850
53	B4	2.00	1.00	2.375	1.000	4.750
54	B5	6.00	1.00	2.350	1.000	14.100
55	PROPOSED BALCONY AREA @ 1ST TO 4TH					37.740
56	EXCESS BALCONY AREA @ 1ST TO 4TH					0.000
57	NET BUILT UP AREA @ 1ST TO 4TH					605.292
58	PERMISSIBLE TERRACE @ 1ST TO 4TH (20% OF NET BUA)					121.058
59	PROPOSED TERRACE AREA @ 1ST TO 4TH					0.000

NO. OF UNIT PROPOSED
a) RESIDENTIAL 64.000
b) COMMERCIAL 10.000

LEGENDS

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES	---	---
EXISTING STREET	---	---
FUTURE STREET	---	---
BUILDING LINE	---	---

FSI LINE

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
26/09/2022	VST/NA/NA/06	AS SHOWN AS	AR JAGRUTI		

DESCRIPTION OF PROPOSAL & PROPERTY

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 1162, 1513, 1514 AT VILLAGE - DERAWALI, TALUKA - PANVEL, DIST - RAIGAD.

NAME & SIGNATURE OF OWNER

MS. TEJAS ENTERPRISES
1802-1804 THE AFFAIRS,
PLOT NO. 05, SECTOR-17,
SANDPADA NAVI MUMBAI.

For Tejas Enterprises
Proprietor

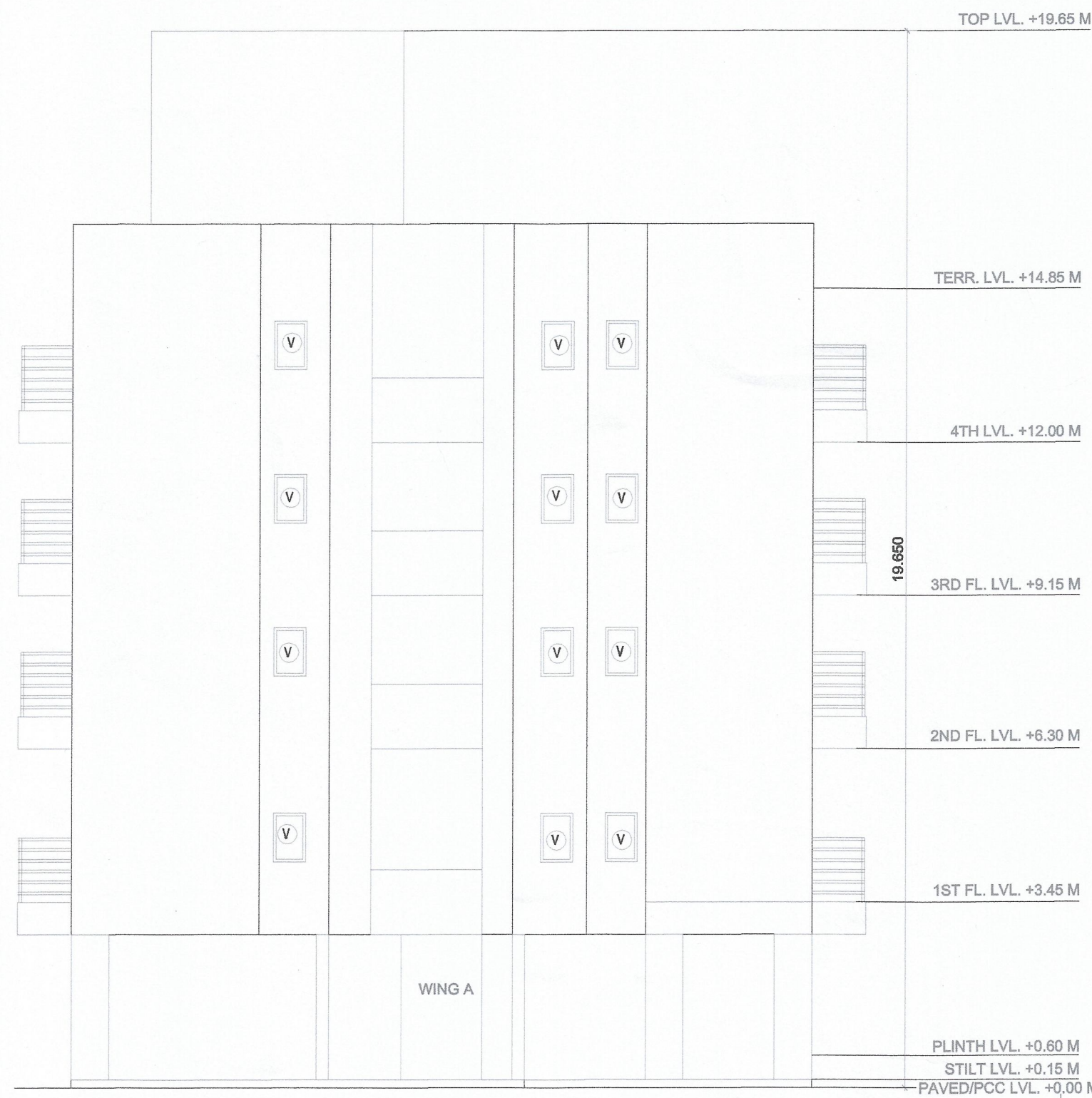
MS. TEJAS ENTERPRISES
Through its proprietor
MR. SANGRAM VILASRAO PATIL

SIGNATURE, NAME OF LICENSEE ARCHITECT
AR: DEEPAK P. THAKARE
CA/92/14485

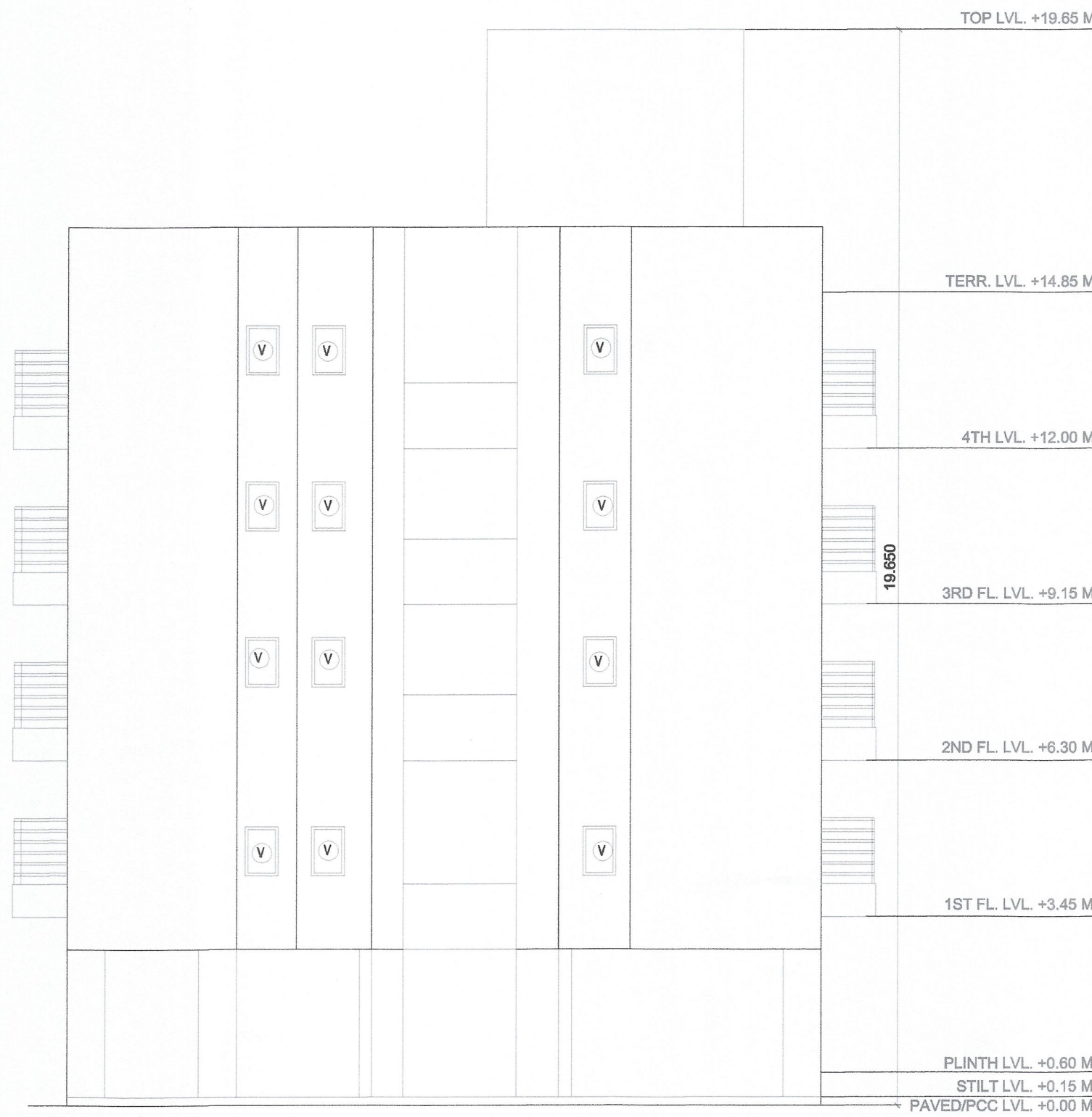
ADDRESS OF LICENSED ARCHITECT
DPT DEEPAK P. THAKARE
ARCHITECTS & PLANNERS
SHREE HANDE CHAND BLDR., A-88, PLOT NO. 05,
SECTOR-17, C-2-B-BELAPUR NARIMAN WEST MUMBAI-400044.
PH: +91 98 2206 6238
dptthakare@gmail.com

STAMP OF APPROVAL

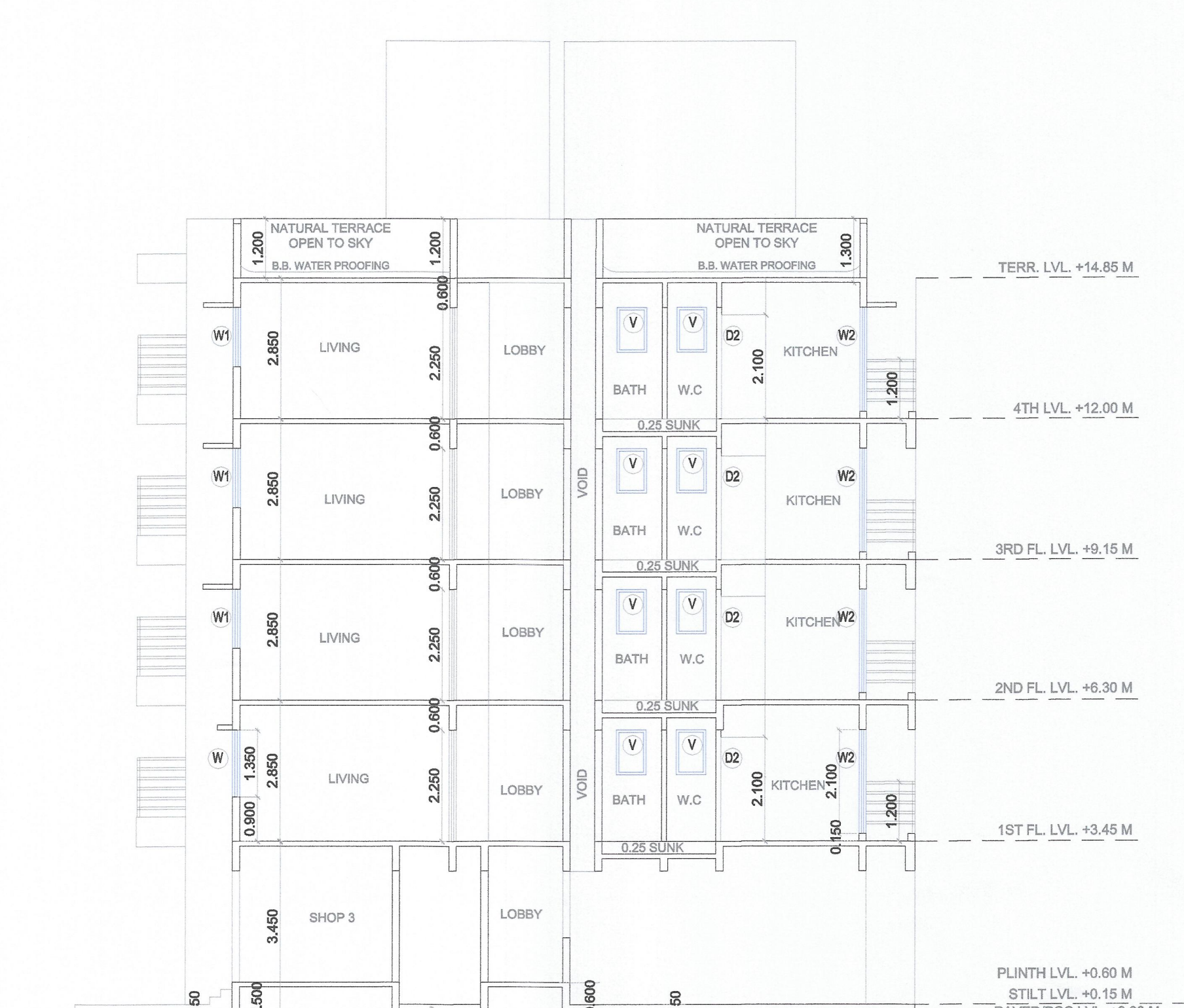
This Commencement Certificate is approved subject to the conditions mentioned in Commencement Certificate bearing no CIDCO/NAINA/Panvel/Derawali/BP0058 4/CC/2022/0255 Dated 04 Oct 2022



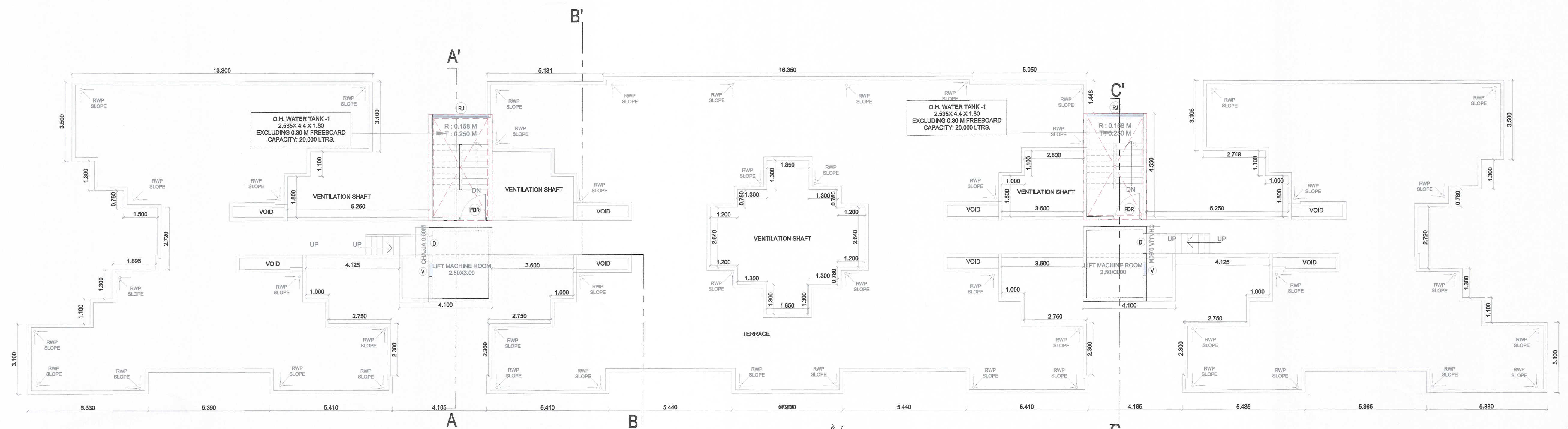
WEST SIDE ELEVATION
SCALE 1:100



EAST SIDE ELEVATION
SCALE 1:100



SECTION BB''
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100

NO. OF UNIT PROPOSED	
a) RESIDENTIAL	64.000
b) COMMERCIAL	10.000

LEGENDS		
ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
BUILDING LINE		
FSI LINE		

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
26/09/2022	VST/NAINA/89		AS SHOWN AS	AR JAGRUTI	

DESCRIPTION OF PROPOSAL & PROPERTY
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 118/2, 151/3, 151/4 AT VILLAGE - DERAVALI, TALUKA - PANVEL, DIST - RAIGAD.

NAME & SIGNATURE OF OWNER

M/S. TEJAS ENTERPRISES
1902-1903, THE AFFAIRES,
PLOT NO.08,SECTOR-17,
SANDPADA,NAVI MUMBAI.

For, **Tejas Enterprises**
Proprietor
M/S. TEJAS ENTERPRISES
through its proprietor
MR.SANGRAM VILASRAO PATIL

SIGNATURE, NAME OF LICENSED ARCHITECT
AR. DEEPAK THAKARE
CA/92/14485
ADDRESS OF LICENSED ARCHITECT
DPT DEEPAK P. THAKARE
ARCHITECTS & PLANNERS
SHREE NAND-DHAM BLDG., A-009, PLOT NO 69,
SECTOR-11,C.B.D-BELAPUR,NAVI MUMBAI,400014.
PH:+9198 2906 0238
dpthakare@gmail.com