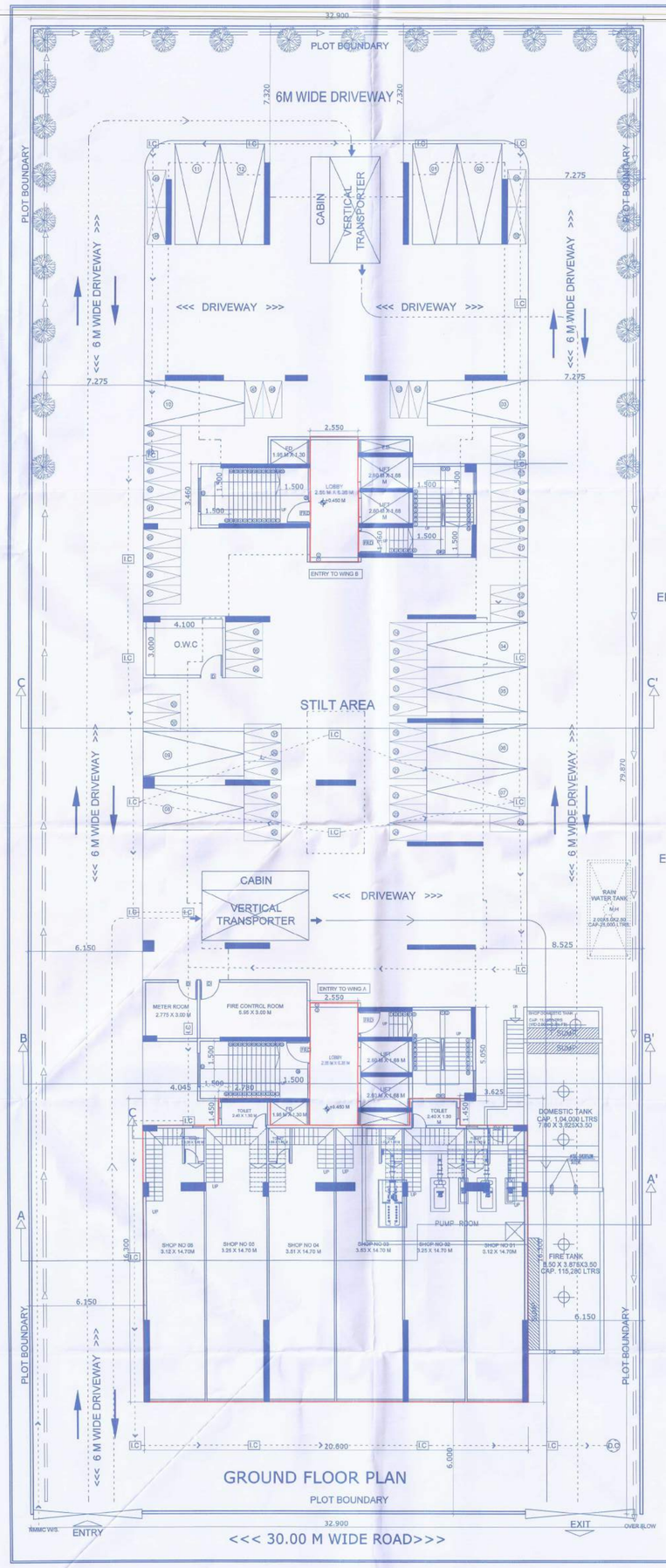
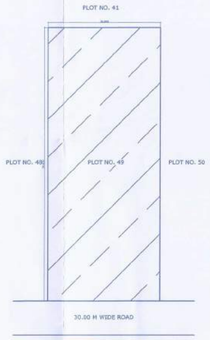


GROUND FLOOR PLAN

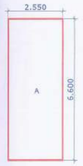


LOCATION PLAN

ENTRANCE (B WING) AREA DIAGRAM

BUILDING 1						
GROUND FLOOR AREA CALCULATION (B WING)						
Description	Length		Breath	No.	Area in sqm	
Block	2.550	X	6.751	1	17.215	
1)	TOTAL				17.215	(A)

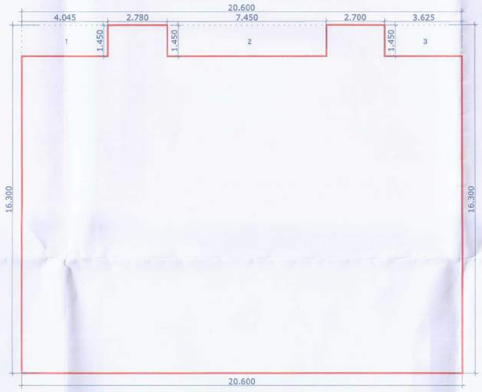
ENTRANCE (B WING) AREA CALCULATION



ENTRANCE (A WING) AREA DIAGRAM

BUILDING 1						
GROUND FLOOR AREA CALCULATION (A WING)						
Description	Length		Breath	No.	Area in sqm	
A	2.550	X	6.600	1	16.830	
1)	TOTAL				16.830	(A)

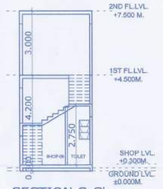
ENTRANCE (A WING) AREA CALCULATION



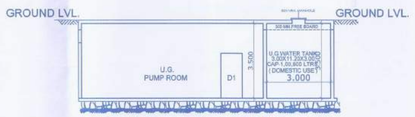
GROUND FLOOR (COMMERCIAL) FLOOR AREA DIAGRAM

BUILDING 1						
GROUND FLOOR AREA CALCULATION (COMMERCIAL)						
Description	Length		Breath	No.	Area in sqm	
Block	20.600	X	16.300	1	335.780	
1)					335.780	(A)
Deductions						
1	4.045	X	1.450	1	5.865	
2	7.450	X	1.450	1	10.803	
3	3.625	X	1.450	1	5.256	
2)	SUB TOTAL				21.924	(B)
NET BUILT UP AREA (A-B)					313.856	

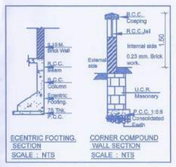
GROUND FLOOR COMMERCIAL AREA CALCULATION



SECTION C-C'



SECTION OF U.G.WATER TANK & PUMP ROOM
SCALE : 1:100



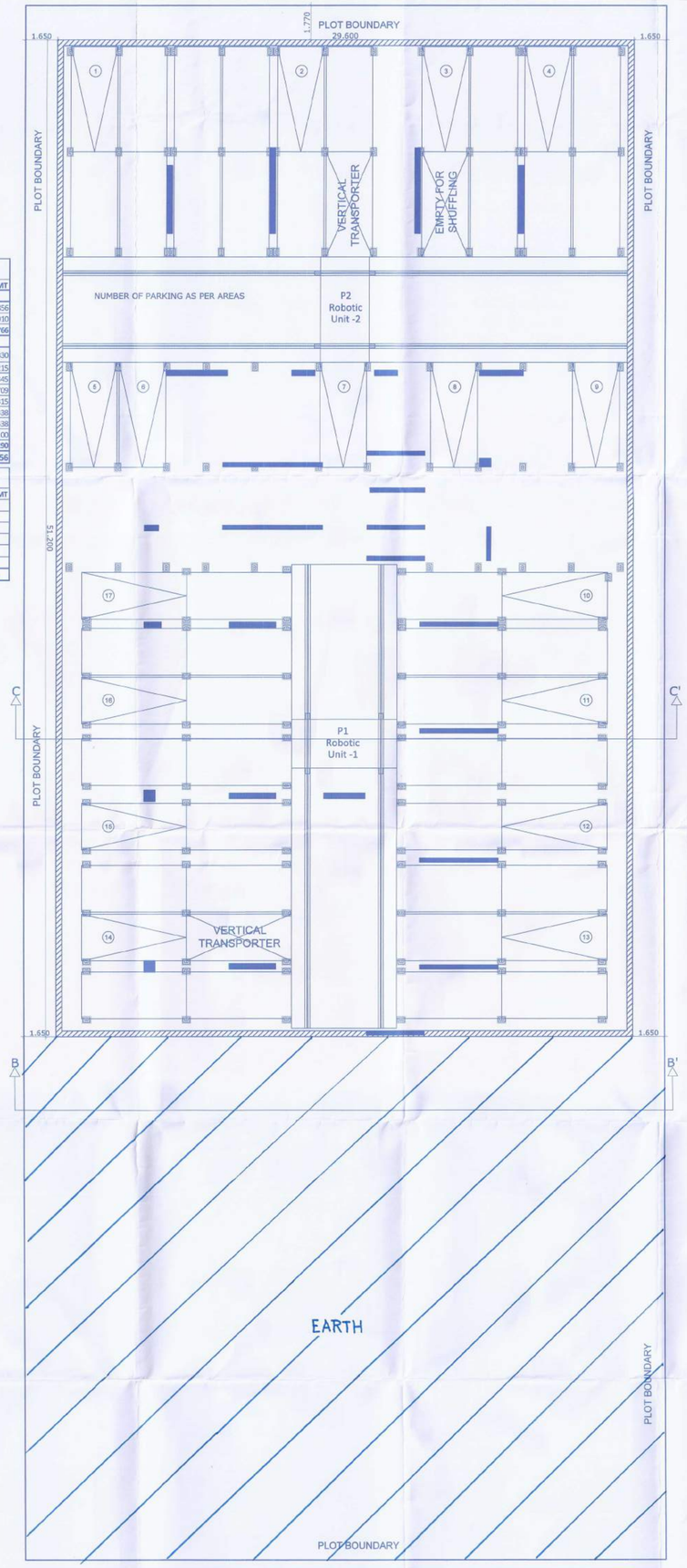
RESIDENTIAL PARKING PROVIDED AS PER COURT ORDER PIL NO. 123/2016									
PARKING REQUIREMENT									
Sr.no	OCCUPANCY	SIZE OF TENEMENT	PARKING SPACE REQUIRED FOR NON CONGESTED		TOTAL NO. OF TENEMENTS	REQUIRED PARKING		10% VISITOR PARKING	
			CAR	SCOOTER		CAR	SCOOTER	CAR	SCOOTER
1	RESIDENTIAL	FOR EVERY ONE TENEMENT WITH EACH TENEMENT HAVING CARPET AREA UPTO 60 SQ.M. (1 TENEMENT - 2CAR)	1	0	0	0	0	0	0
2	RESIDENTIAL	FOR EVERY ONE TENEMENT WITH EACH TENEMENT HAVING CARPET AREA ABOVE 60 SQ.M. (1 TENEMENT - 2CAR)	2	0	24	48	0	5	0
TOTAL (A)						48	0	5	0
TOTAL NO. OF AREA OF CAR PARKING (2.5X5.60)						12.5			
REQUIRED AREA FOR SCOOTER (NO. OF CARS X 12.5) (60 X 12.5)						600			
AREA OF SCOOTER (1.2X2.5)						3			
AREA FOR 10% SCOOTER PARKING (5%)(AREA FOR SCOOTER / AREA OF SCOOTER) (600 X 10%)						60			
REQUIRED NO. OF PARKING FOR TWO WHEELER (AREA FOR 10% JAWA OF SCOOTER)(60/3)						20			
TOTAL CAR PARKING REQUIRED						53			
COMMERCIAL PARKING PROVIDED AS PER UDCPR 2020									
1	COMMERCIAL	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (AREA - 335.846 SQ.M.)	2	6	0	12	36	0	0
MULTIPLYING FACTOR 0.8 ACCORDING TO UDCPR REGULATION NO. 8.2.2 TABLE EC 3RD POINT (ONLY COMMERCIAL)						10	29	0	0
TOTAL PARKING REQUIRED						10	29		
						CAR		SCOOTER	
TOTAL REQUIRED PARKING (AS PIB COURT ORDER PIL NO.123/2016 & UDCPR 2020)						63		49	
TOTAL PROPOSED PARKING						53		49	

WATER CAPACITY REQUIRED	
FOR DOMESTIC USE :	
= TOTAL NO. OF FLAT X 5 PERSON X 135 LITERS = 24 FLAT X 5 PERSON X 135 LITERS	16200
= TOTAL NO. OF SHOP X 5 PERSON X 45 LITERS = 06 SHOP X 5 PERSON X 45 LITERS	1350
REQUIRED CAPACITY OF U.G TANK	17550
O.H LITERS (50% OF U.G TANK)	8775
PROVIDED CAPACITY OF U.G.TANK	1,04,000
PROVIDED CAPACITY OF O.H. TANK	11700
FOR FIRE FIGHTING	
U.G TANK- 1	1,15,150
O.H. TANK	20600

TENEMENT AREA STATEMENT						
WING NAME	FLOOR NAME	FLAT NO.	UNIT COMM.	UNIT RESI.	CARPET AREA	
A	GROUND TO 1ST	SHOP-01	1	0	90.938	
		SHOP-02	1	0	101.752	
		SHOP-03	1	0	102.940	
		SHOP-04	1	0	102.146	
		SHOP-05	1	0	101.752	
		SHOP-06	1	0	90.938	
	TOTAL				590.466	
	2ND	201	0	1	107.494	
		202	0	1	107.494	
		203	0	1	78.888	
		204	0	1	77.839	
	3RD & 4TH	301 & 401	0	2	106.010	
		302 & 402	0	2	106.080	
		303 & 403	0	2	77.807	
		304 & 404	0	2	77.807	
B	2ND	201	0	1	77.839	
		202	0	1	78.888	
		203	0	1	106.080	
		204	0	1	106.010	
	3RD & 4TH	301 & 401	0	2	77.807	
		302 & 402	0	2	77.807	
		303 & 403	0	2	106.080	
		304 & 404	0	2	106.010	
TOTAL			6	24	--	

BUILT UP AREA SUMMARY IN SQ.MT.	
FLOOR	AREA IN SQ. MT
COMMERCIAL AREA	
GROUND FLOOR (COMMERCIAL)	313.856
FIRST FLOOR (COMMERCIAL)	305.910
TOTAL COMMERCIAL AREA	619.766
RESIDENTIAL AREA	
GROUND FLOOR (A WING)	16.830
GROUND FLOOR (B WING)	17.215
FIRST FLOOR (A WING)	87.345
FIRST FLOOR (B WING)	153.709
2ND FLOOR	929.315
3RD FLOOR	971.438
4th FLOOR	971.438
TERRACE FLOOR	0.00
TOTAL RESIDENTIAL AREA	3147.290
TOTAL BUILT UP AREA (FSI)	3767.056

GROSS BUILT UP AREA SUMMARY IN SQ.MT.	
FLOOR	AREA IN SQ. MT
BASEMENT AREA - 1	1515.520
BASEMENT AREA - 2	1515.520
BASEMENT AREA - 3	1515.520
STILT AREA	1022.320
MUMTY AREA	34.897
LMR AREA	64.309
TOTAL BUILT UP AREA (NON FSI)	5668.086



1ST TO 3RD BASEMENT PLAN

CONTENTS OF SHEET 01/04

LAYOUT PLAN, PARKING , PARKING STATEMENT, B.U.A.STATEMENT,COMPOUND WALL, TENEMENT AREA STATEMENT , BASEMENT PLAN,GROUND FLOOR PLAN , GROUND FLOOR PLAN AREA DIAGRAMS AND CALCULATIONS, SERVICES CALCULATIONS

STAMP OF APPROVAL

या कार्यालयाचे बांधकाम प्रारंभ प्रमाणपत्र क्रमांक नमपि/प- 19EE2R-2C/04/2022
मंजीत नकाशे शर्तीस अधिन चटई क्षेत्र तपशील येणेप्रमाणे
दुरुस्त केल्याप्रमाणे जिथपर्यंत बांधकाम व ताणिक्या बाबतसाठी नकाशे / सुधारित नकाशे मंजुर
सहायक संचालक, नगररचना
नवी मुंबई महानगरपालिका

Sr.	Area Statement (Overall)	Area Sq.M.
1	Area of plot (Minimum area of a,b,c to be considered)	3625.065
	(a) As per ownership document (7/12 CTS extract)	0.000
	(b) As per measurement sheet	0.000
	(c) As per site	0.000
2	Deduction for -	
	(a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening	0.000
	(b) Any D.P. Reservation area (Total a + b)	0.000
3	Balance area of the Plot	0.000
4	Amenity space (If applicable)	0.000
	(a) Required -	--
	(b) Adjustment of 2(b), if any	--
	(c) Balance Proposed -	--
5	Net Plot Area (3-4 (c))	0.000
6	ROAdmpen spaces required (10% of 3)	
	(a) Required -	0.000
	(b) Proposed -	0.000
7	Internal Road area	--
8	Potable area (if applicable)	--
9	Built up area with reference to basic F.S.I. as per front road width (Sr.No. Sebasic FSI) (Net plot X 1.00) (2629.050 X 1.00)	3943.575
10	Addition of FSI on payment of premium	--
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	--
	(b) Proposed FSI on payment of premium (Gross plot X 0.50 F.S.I) (2629.050 X 0.50)	0.000
11	In-situ FSI / TDR loading	--
	(a) In - situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	--
	(b) In - situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No.4 (b) and / or (c))	
	(c) TDR area (2629.05 X 1.4)	0.000
	(d) Total In - situ / TDR loading proposed [11 (a)+(b)+(c)]	0.000
12	Addition FSI area under Chapter No. 7	--
13	Total entitlement of FSI in the proposal	
	(a) [9+ 10(b) + 11(d)] or 12 whichever is applicable.	3943.575
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	60% / 80%
	Commercial area	0.000 / 0.000
		0.000
	(c) Total entitlement (a+b)	
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per road width (as per regulation No. 6.2 or 6.3 or 6.4)	
15	Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	
	(a) Old C.C. Built-up Area.	0.000
	(b) Proposed Built-up Area (as per 'P-line')	3767.056
	(c) Excess Club House area	0.000
	(d) Total (a+b+c)	3767.056
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	0.955
17	Area for inclusive Housing, if any	NA
	(a) Required (20% of Sr. No.5)	
	(b) Proposed	
18	Structure Permitted In Open Space (15% OF R.G. Area)	0.000
19	Pitholded Structure (Club House)	0.000
20	Excess Club House Area Taken In FSI	0.000
21	Trees to be planted against Plot area (1 - 6b / 100)	0
	Trees to be planted against Trees felled (Tree no. x 5)	0
	Tree to be painted against R+G Area ((6b/100) x 5)	0
	Gross Total no. of Trees to be Required	27
	Total no. of Trees to be Retained	0
	Net Total no. of Trees to be Required	27
	Total no. of Trees proposed to be Planted	27

NOTE -: ALL DIMENSION ARE IN METER

CERTIFICATE OF ARCHITECTS

This is to certify that , I have inspected the proposed land & certified that, there is no any high tension electric wire or low tension , Domestic line, high tension electric tower Over the proposed land &along the periphery of proposed land There is no industrial building situated along periphery of proposed land.No well , Nallah,& River across & along the periphery of proposed land.The slope of proposed land is in limit of 1:5 ratio.

NOTE -: ALL DIMENSION ARE IN METER

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO - 49, AT SECTOR - 15, BELAPUR CBD, NAVI MUMBAI .

OWNER NAME & SIGN

M/S SARA REALTY
PARTNER

For SARA REALTY
Partner

ARCHITECT NAME & SIGN

ARCH. PIYUSH TAK
RG.NO- CA/28272/2001

DRAWN BY	DATE	28/06/2022
JUNAID	SCALE	1 : 100

CONCEPT
DESIGN CELL
Architect's & Associates
OFF : 'B' WING -903,SHELTON SAPPHIRE,SECTOR-15,
C.B.D.BELAPUR, NAVI MUMBAI.