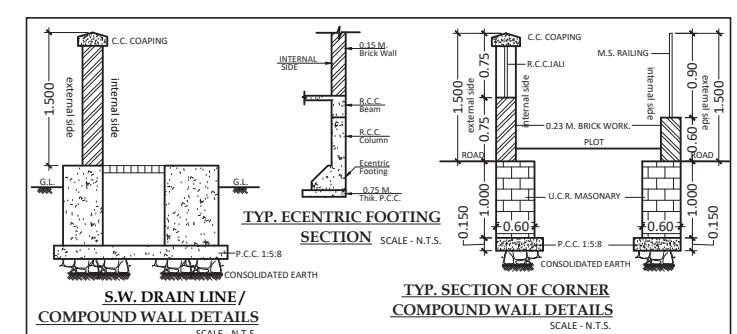
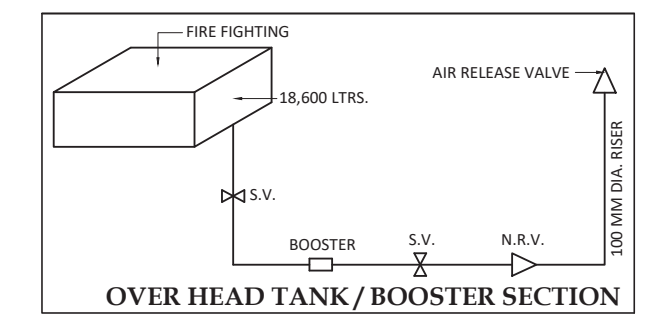
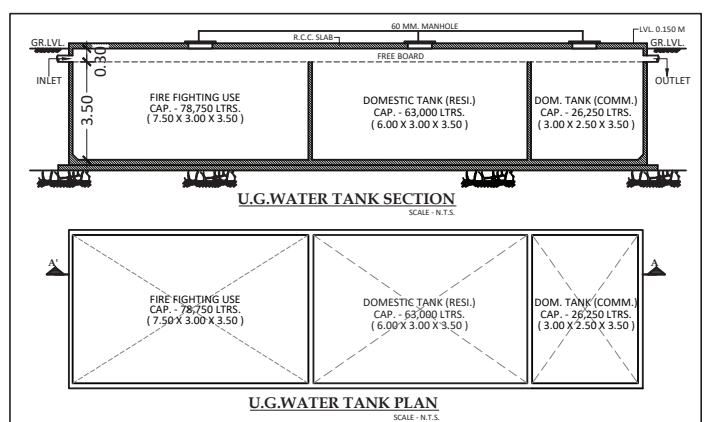
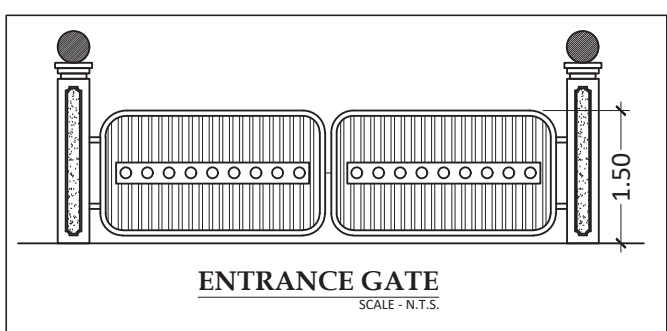




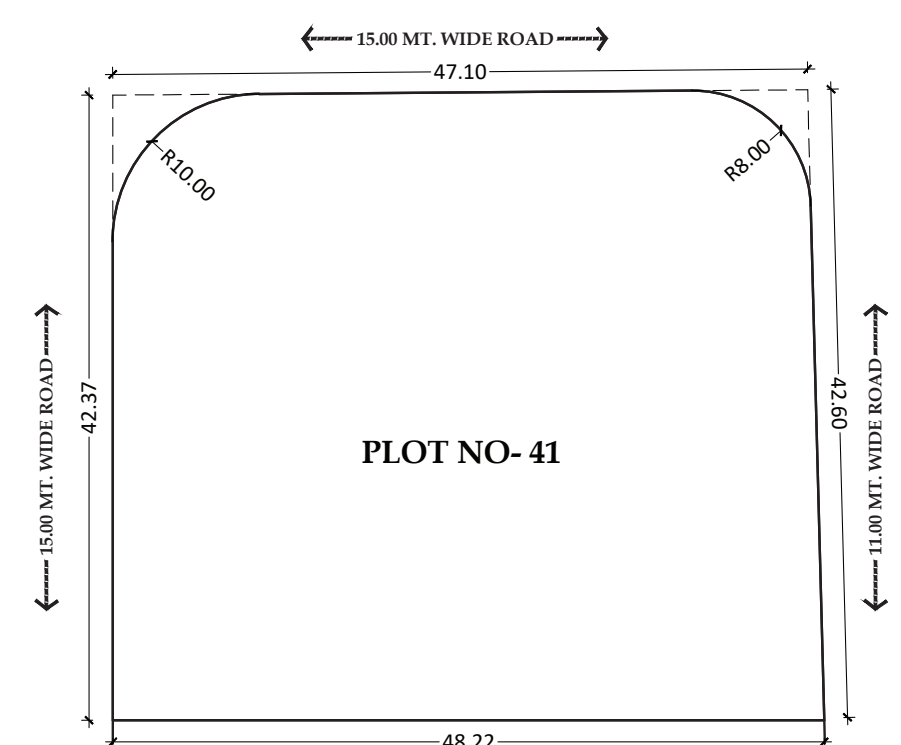
BUILT UP AREA CALCULATION

GROUND FLOOR (LOBBY)				
A	6.75	X	17.20	X 1 NO
TOTAL ADDITION				= 116.10 SQ.MT.
TOTAL ADDITION				= 116.10 SQ.MT. X

DEDUCTIONS

1	3.80	X	3.25	X	1 NO	=	12.35	SQ.MT.
2	3.05	X	4.00	X	1 NO	=	12.20	SQ.MT.
3	3.80	X	5.40	X	1 NO	=	20.52	SQ.MT.

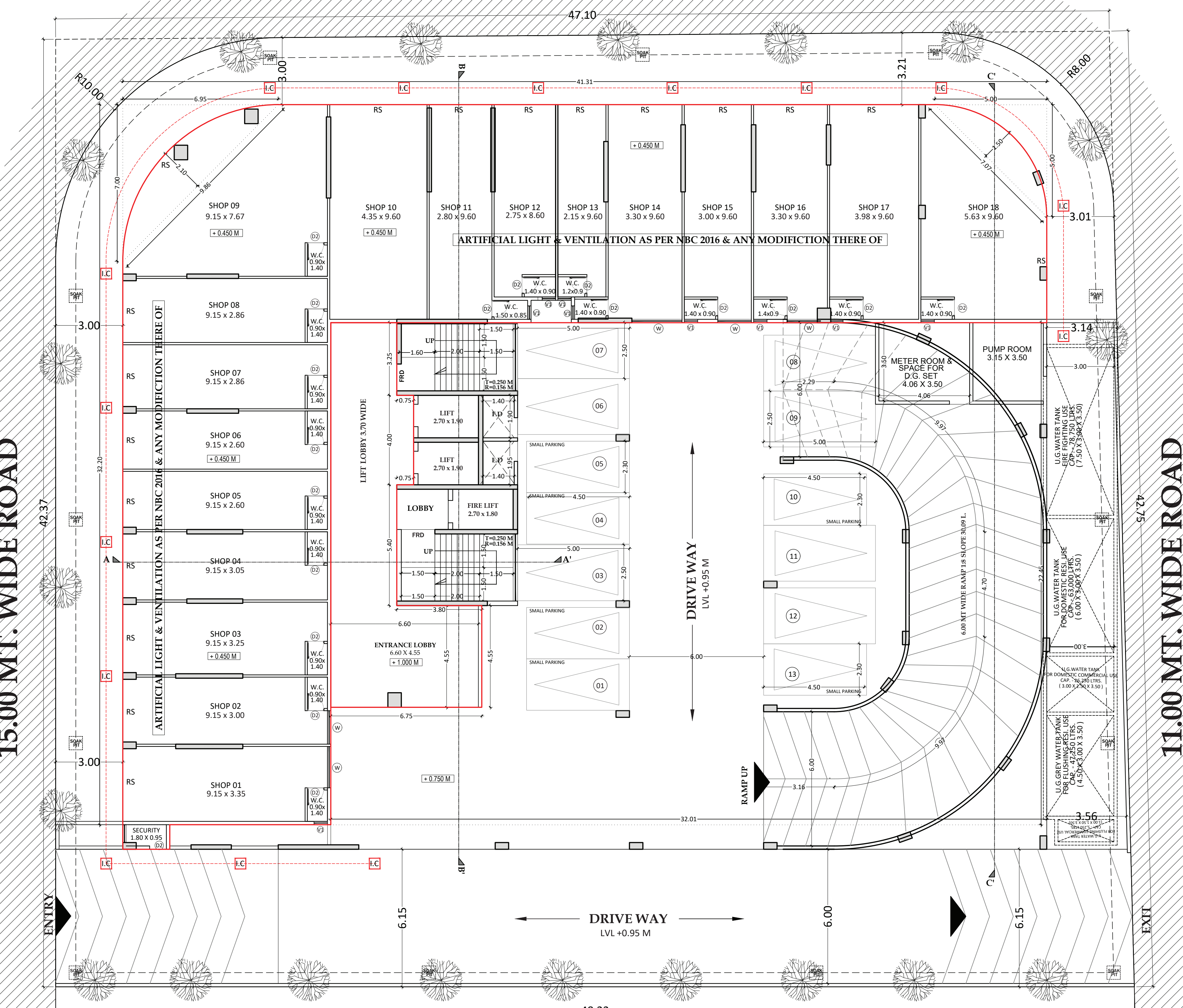
TOTAL BUILT UP AREA [X - Y1] = 71.02 SQ.MT. X1



LOCATION PLAN
SCALE - 1:500

(AREA DIAGRAM OF LOBBY)
SCALE - 1:100

15.00 MT. WIDE ROAD



GROUND FLOOR PLAN

SCALE - 1:300

CAR PARKING - 13 NOS.

TWO WHEELER PARKING - 06 NOS.

TOTAL BIG PARKING - 06 NOS.

TOTAL SMALL PARKING - 06 NOS.

Summary of proposed Pline area as per UDCPR				
Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (Resi.)	TOTAL
1	GROUND	597.92	71.02	668.94
2	1ST	0.00	0.00	0
3	2ND	0.00	0.00	0
4	3RD	0.00	0.00	0
5	4TH	0.00	0.00	0
6	5TH	526.16	526.16	1052.32
7	6TH	427.69	427.69	855.38
8	7TH	427.69	427.69	855.38
9	8TH	381.13	381.13	762.26
10	9TH	427.69	427.69	855.38
11	TOTAL	597.920	2261.38	2859.30
12	BASIC PREMIUM FSI	332.178	2659.77	2991.945
13	BASIC FSI	332.178	2659.77	2991.945
14	PREMIUM FSI	0.000	0.00	0.000
15	ANCILLARY FSI	0.000	0.00	0.000

CARPET AREA STATEMENT AS PER RERA

FLOOR NO.	SHOP/FLAT NO.	CARPET AREA IN SQ.M.	OPEN BAL. IN SQ.M.
GROUND FLOOR	SHOP-01	30.652	0.000
	SHOP-02	27.450	0.000
	SHOP-03	29.738	0.000
	SHOP-04	27.908	0.000
	SHOP-05	23.790	0.000
	SHOP-06	23.790	0.000
	SHOP-07	26.192	0.000
	SHOP-08	26.192	0.000
	SHOP-09	59.705	0.000
	SHOP-10	41.762	0.000
	SHOP-11	28.738	0.000
	SHOP-12	23.654	0.000
	SHOP-13	18.491	0.000
	SHOP-14	31.680	0.000
	SHOP-15	28.798	0.000
	SHOP-16	31.680	0.000
	SHOP-17	38.204	0.000
	SHOP-18	48.624	0.000
5TH, 6TH, 7TH, 8TH FLOOR	SOL.601.703.903	70.580	3.360
	SOL.602.702.902	54.662	0.000
	SOL.603.703.903	53.880	0.000
	SOL.604.704.904	42.548	0.000
8TH FLOOR	SOL.605.705.905	70.580	3.360
	801	70.580	3.360
	802	54.662	0.000
	803	53.880	0.000
	804	42.548	0.000
	805	70.580	3.360

BUILT UP AREA CALCULATION

GROUND FLOOR (COMMERCIAL)				
A	41.31	X	33.30	X 1 NO
B	2.03	X	7.07	X 1 NO
C	2.03	X	9.86	X 1 NO
TOTAL ADDITION				= 1396.49 SQ.MT. X

DEDUCTIONS

1	32.01	X	22.45	X 1 NO	=	718.62	SQ.MT.	
2	7.20	X	1.10	X 1 NO	=	7.92	SQ.MT.	
3	32.01	X	1.10	X 1 NO	=	35.21	SQ.MT.	
4	12	X	5.00	X 5.00 X 1 NO	=	12.50	SQ.MT.	
5	12	X	6.95	X 7.00 X 1 NO	=	24.32	SQ.MT.	
TOTAL DEDUCTION						=	798.57	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	597.92	SQ.MT. X1

TOTAL BUILT UP AREA [X - Y1] = 597.92 SQ.MT. X1

TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA													
SR. NO.		REQUIRED PARKING RATE	As per Sanctioned UDCPR				As per Notice published up to 31/03/2022				TOTAL NO. OF SPOTS		
			A		B		C		D				
			PARKING SPACE NO. COVERED	PARKING SPACE PROP. NO. COVERED AREA	PARKING SPACE NO. COVERED	PARKING SPACE PROP. NO. COVERED AREA	PARKING SPACE NO. COVERED	PARKING SPACE PROP. NO. COVERED AREA	PARKING SPACE NO. COVERED	PARKING SPACE PROP. NO. COVERED AREA			
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER			
1	For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided.		0.00	2.00	3.00	0.00	0.00	2.00	1.00	0.00	0.00		
2	For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided. For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided.		0.00	1.00	3.00	0.00	0.00	1.00	1.00	0.00	0.00		
3	For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided. For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided.		24.00	1.00	5.00	12.00	60.00	1.00	2.00	12.00	24.00		
4	For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided. For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided.		0.00	1.00	2.00	0.00	0.00	1.00	2.00	0.00	0.00		
5	For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided. For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided.		0.00	0.00	4.00	0.00	0.00	0.00	2.00	0.00	0.00		
6	For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided. For every 100 sq. m. of built up area 100 sq. m. of parking area shall be provided.		566.55	2.00	6.00	11.00	34.00	2.00	6.00	11.00	34.00		
Parking Requirement (Square)			Residential				Commercial						
			12				60				12	24	
			11				34				11	34	
100 sq. m. of parking area for residential			1				3				1	1	
TOTAL			24				97				24	59	
With Multiplying Factor (as per UDCPR)			19				78				Multiplying factor not applicable for scooter parking	19	59
COMPOSITE PARKING REQUIREMENT (Square of A and B)			CAR				SCOOTER						
			24				144				0	0	
NO. SCOOTERS PARKING AREA WILL BE ADJUSTED TO CARRYOVER TO THE NEXT CATEGORY			121				0				0	0	

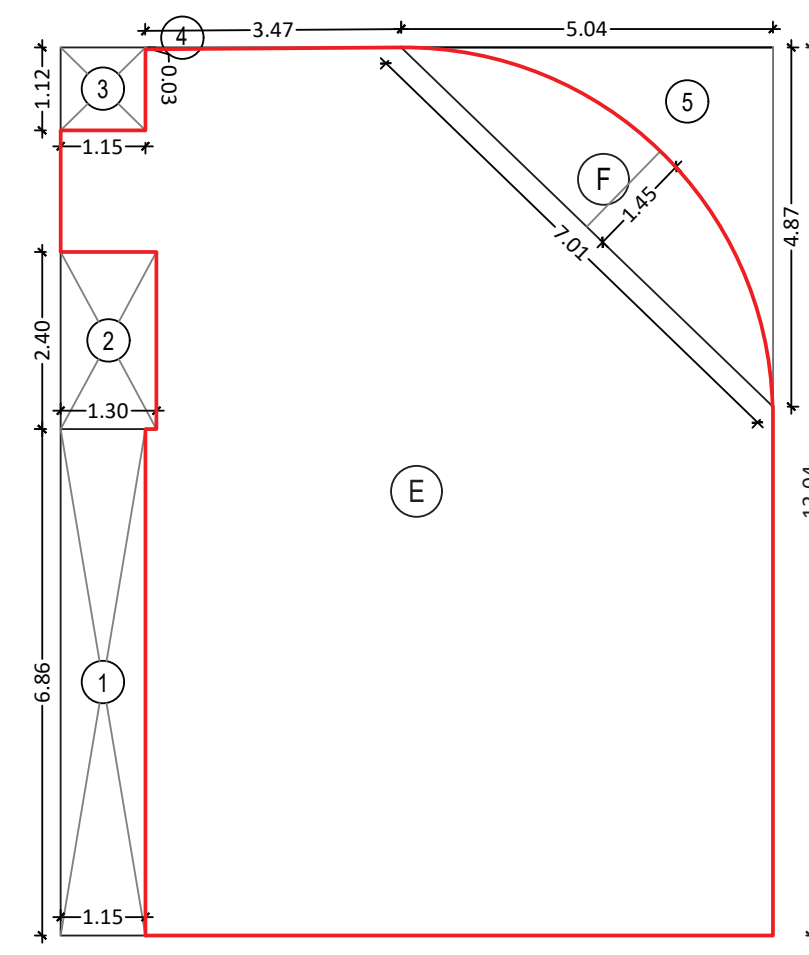
SCHEDULE OF DOORS & WINDOWS				
TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENINGS	DESCRIPTION OF FINISH	
D	1.000 X 2.100	2.100	T.W. FRAMED PANELLED DOOR	
D1	0.900 X 2.100	1.890	T.W. FRAMED PANELLED DOOR	
D2	0.750 X 2.100	1.575	T.W. FRAMED PANELLED DOOR	
FRD	1.200 X 2.100	2.520	T.W. FRAMED PANELLED DOOR	
W	3.300 X 2.350	7.755	ALLU. GLAZED SLIDING WINDOW	
W1	3.200 X 2.350	7.520	ALLU. GLAZED SLIDING WINDOW	
W2	3.000 X 2.350	7.050	ALLU. GLAZED SLIDING WINDOW	
W3	2.850 X 2.350	6.687	ALLU. GLAZED SLIDING WINDOW	
W4	2.750 X 2.350	6.462	ALLU. GLAZED SLIDING WINDOW	
W5	1.550 X 2.350	3.642	ALLU. GLAZED SLIDING WINDOW	
W6	1.450 X 2.350	3.407	ALLU. GLAZED SLIDING WINDOW	
V	0.750 X 0.900	0.675	ALLU. GLAZED LOUVERED WINDOW	
V1	0.600 X 0.900	0.540	ALLU. GLAZED LOUVERED WINDOW	

BUILT UP AREA CALCULATION

2ND FLOOR (AMENITIES)					
E	9.66	X	12.04	X	1 NO
F	2/3	X	7.01	X	1 NO
TOTAL ADDITION					= 123.09 SQ.MT.

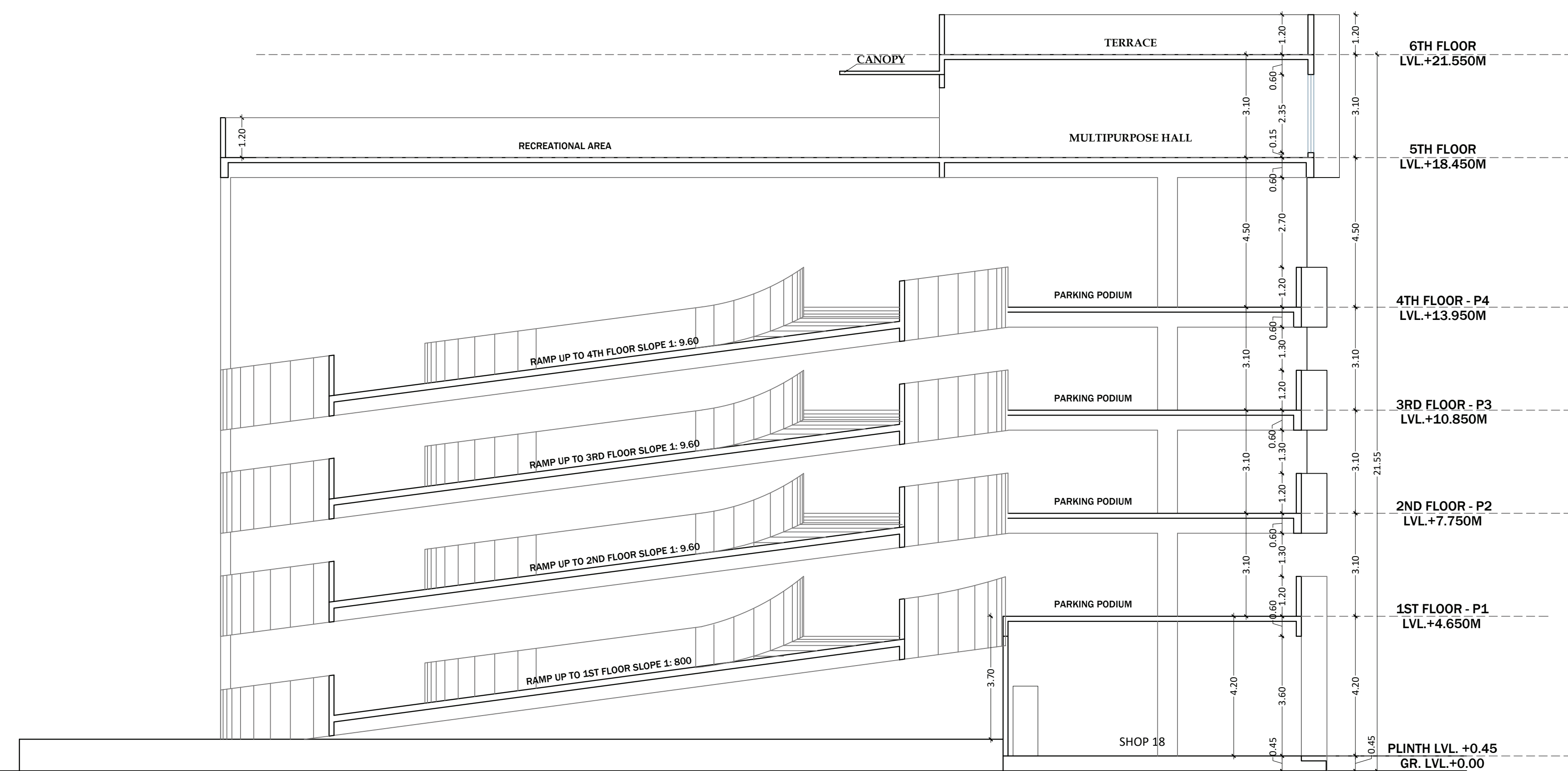
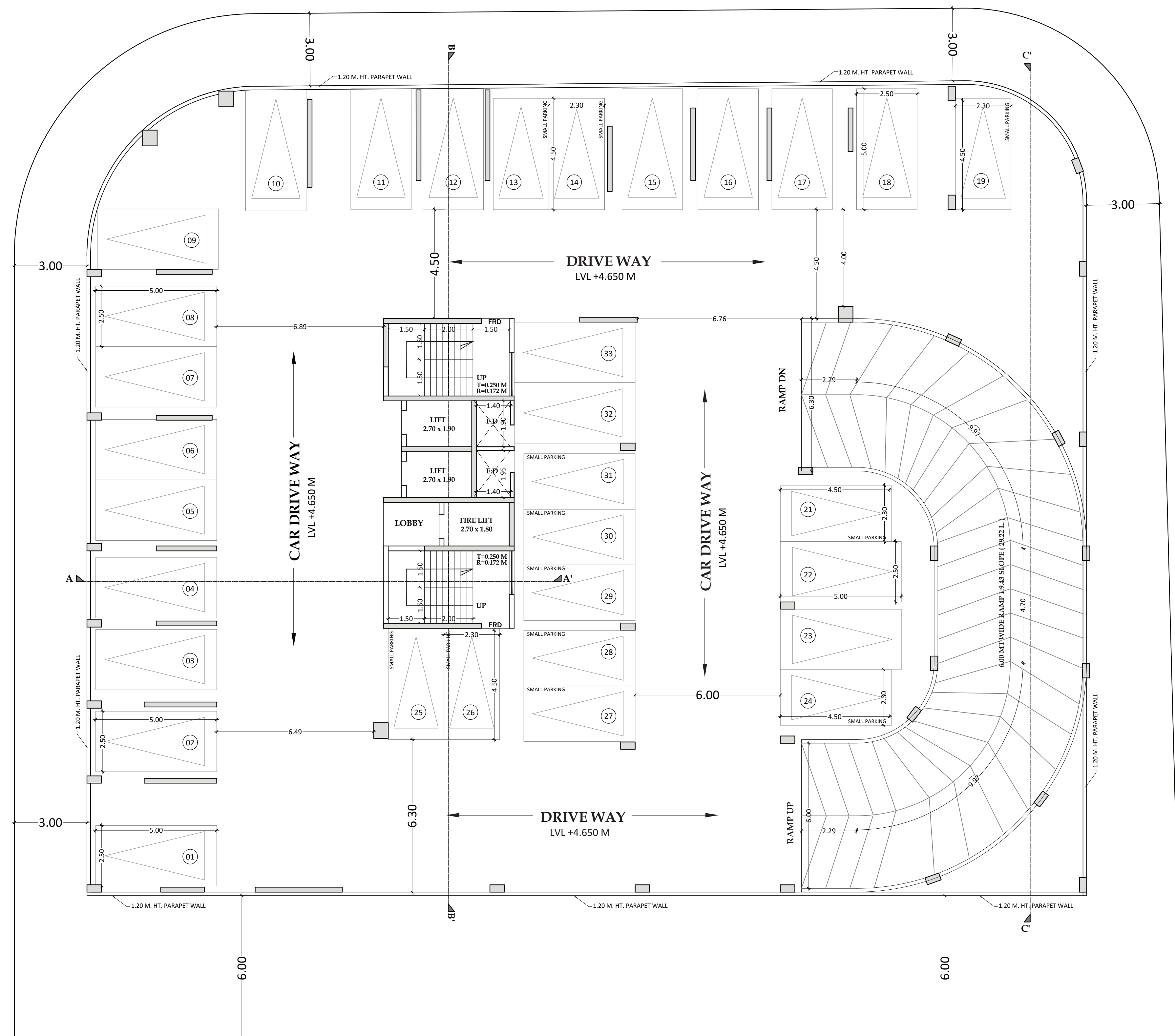
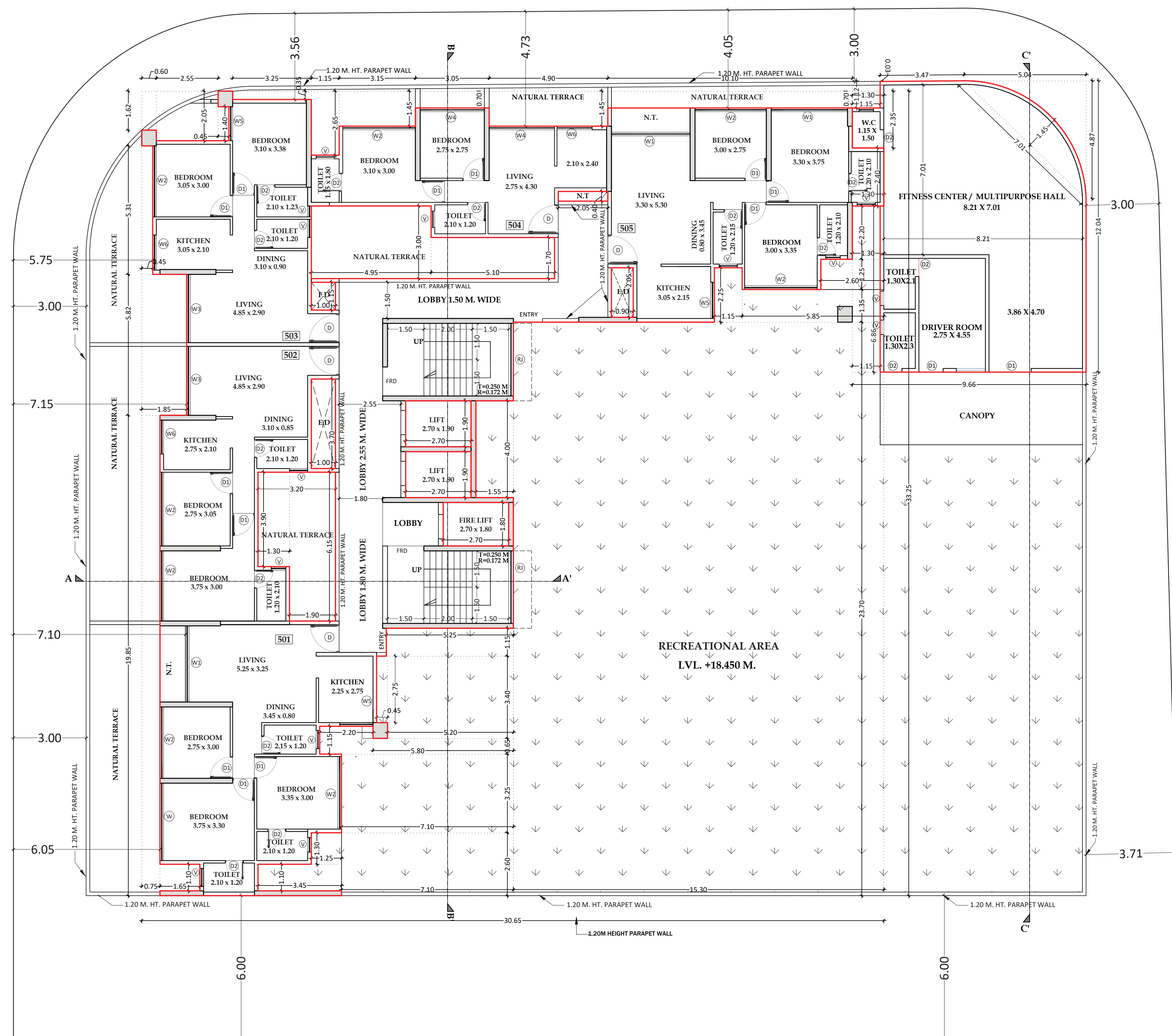
DEDUCTIONS

1	1.15	X	6.66	X	1 NO
2	1.30	X	2.40	X	1 NO
3	1.15	X	1.12	X	1 NO
4	1/2	X	3.47	X	0.03 X 1 NO
5	1/2	X	5.04	X	4.87 X 1 NO
TOTAL DEDUCTION					= 24.62 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)					= 98.47 SQ.MT. X1



AREA DIAGRAM OF 2ND FLOOR (AMENITIES)

SCALE - 1:100

SECTION C-C'
SCALE - 1:1001ST TO 4TH FLOOR PLAN
SCALE - 1:100
CAR PARKING - 32 X 4 = 128 NOS.
TWO WHEELER PARKING - 00 NOS.
TOTAL BIG PARKING - 20 X 04 = 80 NOS.
TOTAL SMALL PARKING - 12 X 04 = 48 NOS.5TH FLOOR PLAN
SCALE - 1:100APPROVED SUBJECT TO THE CONDITION
MENTIONED IN This Office Letter
No. CIDCO/BP-18319/TPO(NM & K)/2022/1014
Dtd. 23 Dec 2022Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
Name: BHUSHAN
RAMCHANDRA CHAUDHARI
Designation: Structural Engineer
Organization: CIDCO LTD
Date: 23-Dec-2022 12:55:06

PROJECT

PROPOSED RESIDENTIAL CUM COMMERCIAL
BUILDING ON PLOT NO -41, SECTOR - 33,
KHARGHAR, NAVI MUMBAI.NAME, ADDRESS & SIGN OF OWNER
M/s. TODAY ROYAL DEVELOPERS

NAME, ADDRESS & SIGN OF ARCHITECT

DESTINATION
ARCHITECTURE INTERIOR DESIGNSOFFICE NO-12, GROUND FLOOR, CHANDAN NAGAR, PLOT NO-41, SECTOR-33, C.A.D. BUILDING, NAVI MUMBAI. 400614
C-111: 022-4019338 & 022-40174933 www.destinationarchitect.com / destinationarchitect@gmail.com
FILE NO. 571, DRG. NO. 80, AS SHOWN, KIRSHNA, 19/12/2022, DATE, 2/4