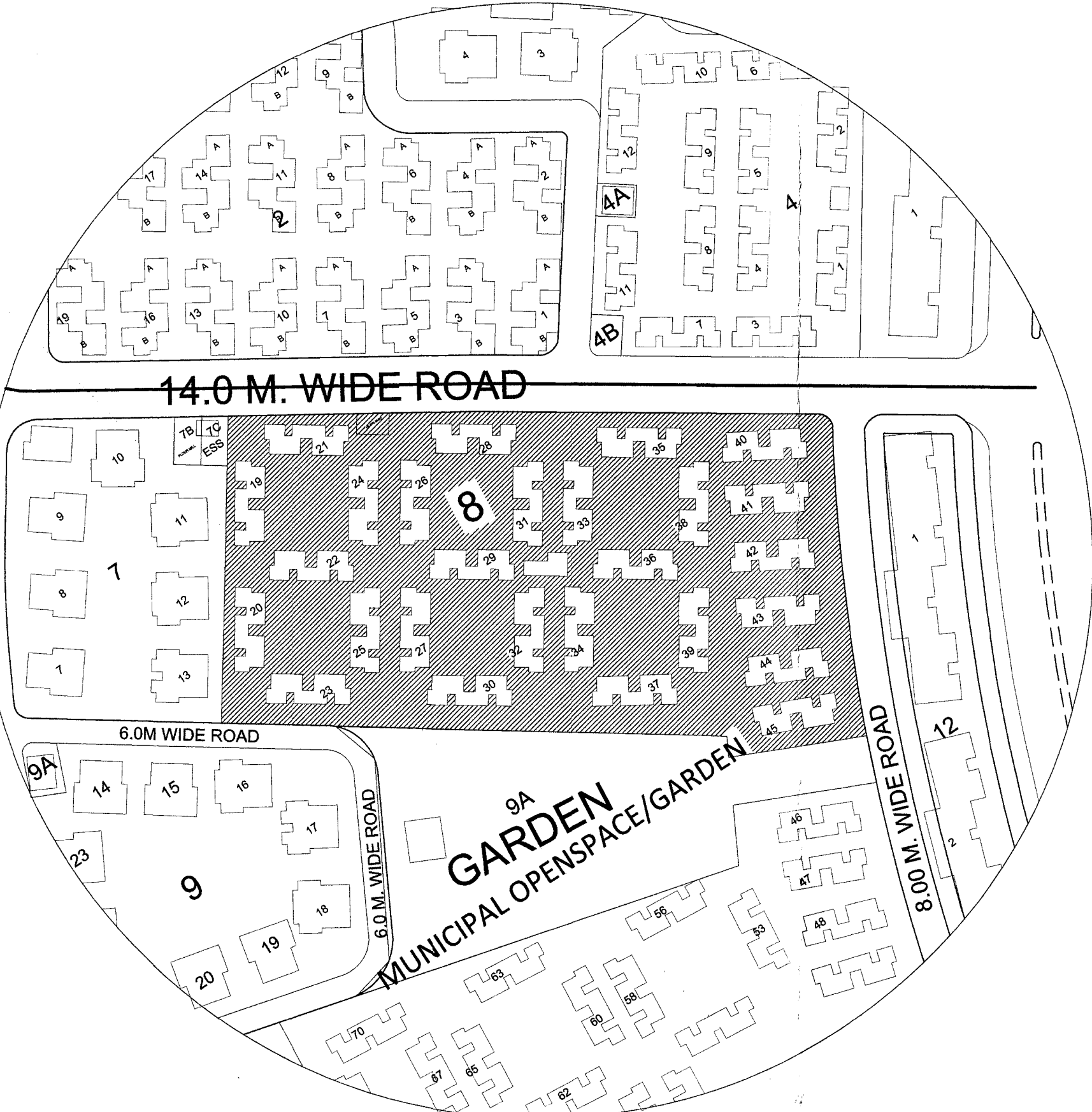


SEPTIC TANK CAPACITY REQUIRED
= TOTAL NO. OF FLAT X 5 PERSON X 80 LITERS
= 975 FLAT X5 PERSON X 80 LITERS
= 3,90,000 LITERS
REQUIRED CAPACITY = 3,90,000 LITERS
PROVIDED CAPACITY = 5,22,750 LITERS
WATER CAPACITY REQUIRED
FOR DOMESTIC USE : (INCENTIVE BUILDING)
= TOTAL NO: OF FLAT X 5 PERSON X 135 LITERS
= 327 FLAT X 5 PERSON X 135 LITERS
= 2,20,725 LITERS
U.G TANK = 2,20,725 LITERS
O.H LITERS = 1,10,363 LITERS (50% OF U.G TANK)
FOR DOMESTIC USE : (REHAB BUILDING)
= TOTAL NO: OF FLAT X 5 PERSON X 135 LITERS
= 648 FLAT X 5 PERSON X 135 LITERS
= 4,37,400 LITERS
U.G TANK = 4,37,400 LITERS
O.H LITERS = 2,18,700 LITERS (50% OF U.G TANK)
FOR FIRE FIGHTING
U.G TANK = 20,000 X 4 WING = 80,000 LITERS
O.H TANK = 2,00,000 X 2 = 4,00,000 LITERS



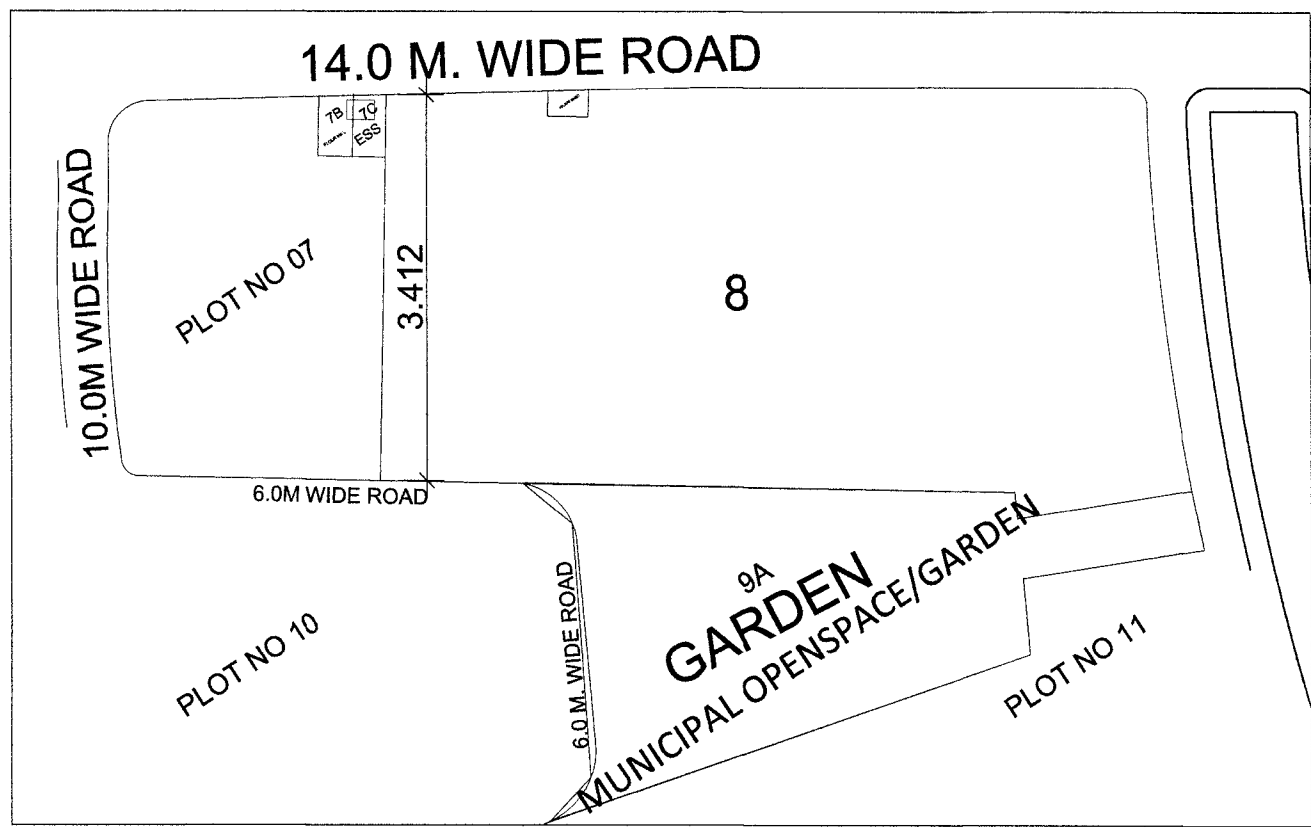
REQUIREMENT OF SANITARY BLOCK,DRIVER'S ROOM & FITNESS CENTER /CRECHE/SOCIETY OFFICE						
FLOOR	ADDITIONAL REQUIREMENT CLAUSE :9.31 (UDCPR)	AREA FOR 100 FLATS (SQM)	AREA TO BE PROVIDED ADDITIONAL FLATS (SQM)	NO: OF FLATS	REQUIRED AREA (SQM)	PROVIDED AREA (SQM)
GROUND FLOOR	SANITARY BLOCK	3	FOR EVERY ADDITIONAL 200 FLATS 3	975	16.125 ((975-100)/200*3)+3	16.500
	DRIVER'S ROOM WITH ATTACHED TOILET	12	FOR EVERY ADDITIONAL 200 FLATS 12	975	41.166 {(975- 100)/300*10}+12	41.385
1ST FLOOR	FITNESS CENTER /CRECHE/SOCIETY OFFICE	20	FOR EVERY ADDITIONAL 200 FLATS 20	975	78.333 {(975-100)/300*20}+20	78.422

R.G AREA STATEMENT		
DESCRIPTION		AREA SQ.MTS
REQUIRED R.G AREA(15% OF NET PLOT AREA)	(11122.509X 15%)	1668.376
PROVIDED RG AREA AT 3RD PODIUM		1675.758

PROPOSED ANCILLARY AREA CHARGES	
PROPOSED ANCILLARY AREA	24620.140 MTS
READY RECKONER RATE	RS.54,800.00
RATE @ 10 % OF READY RECKONER	RS.54,800.00 SQ.MTS
TOTAL PAYMENT OF CHARGES IN RS	134918367

INCENTIVE AREA STATEMENT					
BUILDING NO.	FLOOR	AREA	FLOOR	TOTAL AREA	FLAT
WING-B (BENECIA)	GROUND FLOOR	13.477	1	13.477	0
	TYPICAL FLOOR	688.299	18	12389.382	126
	REFUGE FLOOR	612.158	4	2448.632	24
	26TH FLOOR	518.652	1	518.652	5
WING-A (ADORA)	GROUND FLOOR	9.100	1	9.100	0
	TYPICAL FLOOR	662.020	18	11916.360	144
	REFUGE FLOOR	587.000	4	2348.000	28
TOTAL				29643.603	327
REHAB AREA STATEMENT					
BUILDING NO.	FLOOR	AREA	FLOOR	TOTAL AREA	FLAT
WING-D (DELLA)	GROUND FLOOR	9.100	1	9.100	0
	TYPICAL FLOOR	722.910	22	15904.020	286
	REFUGE FLOOR	678.122	5	3390.610	60
WING-C (CLARISA)	GROUND FLOOR	9.100	1	9.100	0
	TYPICAL FLOOR	603.811	22	13283.842	242
	REFUGE FLOOR	559.026	5	2795.130	50
	31ST FLOOR	559.026	1	559.026	10
TOTAL				35950.828	648

PARKING REQUIREMENT (REHAB BUILDING)							
SR.NO :	COMPANY	SIZE OF TENEMENT	NUMBER OF	PARKING SPACES		PARKING	
				CAR	SCOOTER	CAR	SCOOTER
1	RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.MT AND ABOVE	0	2	3	0	0
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT BUT LESS THAN 150 SQ.M	0	1	3	0	0
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT	0	1	5	0	0
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT	0	1	2	0	0
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT	648	0	4	0	1296
2	COMMERCIAL	FOR EVERY 100 SQ.MTCARPET AREA OR FRACTION THEREOF	0	2	6	0	0
TOTAL PARKING						0	1296
IN ADDITION 5% VISITOR PARKING						0	65
TOTAL NUMBER OF PARKING REQUIRED						0	1361
MULTIPLYING FACTOR - 0.8 (CLAUSE : 8.2.2 (UDCPR)						0	1089
SCOOTER PARKING CONVERT TO CAR PARKING (441/6)						74	0
TOTAL NUMBER OF PARKING REQUIRED						74	0
TOTAL NUMBER OF PARKING PROVIDED						120	648
PARKING REQUIREMENT (INCENTIVE BUILDING)							
SR.NO :	COMPANY	SIZE OF TENEMENT	NUMBER OF	PARKING SPACES		PARKING	
				CAR	SCOOTER	CAR	SCOOTER
1	RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.MT AND ABOVE	0	2	3	0	0
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT BUT LESS THAN 150 SQ.M	69	1	3	69	207
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT BUT LESS THAN 80 SQ.MT	258	1	5	258	1290
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT BUT LESS THAN 80 SQ.MT	0	1	2	0	0
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT	0	0	4	0	0
		FOR EVERY 100 SQ.MTCARPET AREA OR FRACTION THEREOF	0	2	6	0	0
TOTAL PARKING						327	1497
IN ADDITION 5% VISITOR PARKING						16	75
TOTAL NUMBER OF PARKING REQUIRED						343	1572
MULTIPLYING FACTOR - 0.8 (CLAUSE : 8.2.2 (UDCPR)						278	1257
SCOOTER PARKING CONVERT TO CAR PARKING (1257/6)						210	0
TOTAL NUMBER OF PARKING REQUIRED						488	0
TOTAL NUMBER OF PARKING PROVIDED						538	0



AREA DETAILS OF APARTMENT (REHAB BUILDING)					
Building No.	Floor No.	Apartment No.	Rera Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
(1)	(2)	(3)	(4)	(5)	(6)
Wing - D (DELLA)	GROUND	---	---	---	---
	1st To 3rd Floor	---	---	---	---
	4th - 7th, 9th - 12th, 14th - 17th, 19th - 22nd, 24th - 27th & 29th - 30th Floor	1 to 13	29.382	11.692	---
	8th, 13th, 18th, 23rd & 28th Floor	1 to 6 & 8 to 13	29.382	11.692	---

AREA DETAILS OF APARTMENT (REHAB BUILDING)					
Building No.	Floor No.	Apartment No.	Rera Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
(1)	(2)	(3)	(4)	(5)	(6)
Wing - C (CLARISA)	GROUND	---	---	---	---
	1st To 3rd Floor	---	---	---	---
	4th - 7th, 9th - 12th, 14th - 17th, 19th - 22nd, 24th - 27th & 29th - 31st Floor	1 to 11	29.382	11.692	---
	8th, 13th, 18th, 23rd & 28th Refuge Floor	1 to 10	29.382	11.692	---
32nd Floor					
1 to 10			29.382	11.692	---

SEAL & STAMP OF APPROVAL	02/26
या कार्यालयाने याचिकास वार्डन न्यायपालक कार्यालय महाराष्ट्र / ६४८ वि. २४१२/२०१७ महाराष्ट्र न्यायिक अधिकार प्राधिकरण मुंबई न्यायिक अधिकार प्राधिकरण न्यायिक अधिकार प्राधिकरण / मुंबई न्यायिक अधिकार प्राधिकरण सहायक न्यायिक अधिकार, महाराष्ट्र नवी मुंबई महानगरपालिका	
PERFROMA - A 1 AREA OF PLOT (AS PER AGREEMENT & CIDCO CONVEANCE DEE 14995.540 SQ.M. AREA OF PLOT (AS PER PHYSICAL MEASUREMENT & PLOT DIME 11182.686 SQ.M. PLOT AREA TO BE CONSIDER FOR FSI POTENTIAL 11182.686 SQ.M. 2 DEDUCTIONS FOR: a) ROAD SETBACK AREA 60.177 SQ.M. b) PROPOSED ROAD 0.000 SQ.M. c) ANY RESERVATION 0.000 SQ.M. TOTAL (a + b + c) 60.177 SQ.M. 3 BALANCE AREA OF PLOT (1 - 2) 11122.509 SQ.M. 4 NET AREA OF PLOT (1 - 2) 11122.509 SQ.M. 5 ADDITIONAL FOR FLOOR SPACE INDEX 2a) 100% OF ROAD SETBACK 60.177 SQ.M. 2b) 100% OF PROPOSED ROAD 0.000 SQ.M. TOTAL (2a + 2b) 60.177 SQ.M. 6 TOTAL (4 + 5) 11182.686 SQ.M. 7 FLOOR SPACE INDEX PERMISSIBLE 3.000 SQ.M. 8 PERMISSIBLE FLOOR AREA (6 x 7) 33548.058 SQ.M. 9 BASIC ENTITLEMENT PER TENEMENT 33.393 SQ.M. 10 NO. OF TENEMENTS 648.000 NOS. 11 TOTAL BASIC ENTITLEMENT (9 x 10) 21638.664 SQ.M. 12 INCENTIVE FSI @ 90% OF BASIC ENTITLEMENT (90% of 11) 19474.798 SQ.M. 13 TOTAL PERMISSIBLE F.S.I (11 + 12) 41113.462 SQ.M. (BASIC ENTITLEMENT + INCENTIVE FSI 90%) 14 FINAL PERMISSIBLE F.S.I. LARGER OF THE TWO 41113.462 SQ.M. 0.000 SQ.M. 15 F.S.I. FOR NMMC/CIDCO 0.000 SQ.M. 16 ANCILLARY AREA F.S.I. UP TO 60% WITH PAYMENT OF 24668.077 SQ.M. CHARGES. (60% X 14) 17 PERMISSIBLE BUILT UP AREA (14+15+16) 65781.539 SQ.M. 18 EXISTING FLOOR AREA 0.000 SQ.M. 19 PROPOSED B.U.A. OF REHAB BUILDING 35950.828 SQ.M. 20 PROPOSED B.U.A. OF INCENTIVE BUILDING 29643.603 SQ.M. 21 FITNESS CENTRE/CRECHE/SOCIETY OFFICE 78.422 SQ.M. 22 SANITARY BLOCK 16.500 SQ.M. 23 DRIVER'S ROOM WITH ATTACHED TOILET 41.385 SQ.M. 24 TOTAL BUILT-UP AREA (18+19+20+21+22+23) 65730.738 SQ.M. 25 EXCESS CLUB HOUSE AREA TAKEN IN FSI 2.864 SQ.M. 26 TOTAL BUILT-UP AREA (25+26) 65733.602 SQ.M. 27 TOTAL BALANCE BUILT-UP AREA (17 -25) 47.936 SQ.M. 28 REQUIRED AMENITY SPCE (5% OF PLOT AREA) 559.134 SQ.M. 29 PROPOSED AMENITY SPACE 559.185 SQ.M. 30 TOTAL UNITS 975 NOS. a) REHAB BUILDING UNITS 648 NOS. b) REHAB BUILDING UNITS (NMMC) 0 NOS. c) REHAB BUILDING UNITS (CIDCO) 0 NOS. d) SALE BUILDING UNITS 327 NOS. 31 BASEMENT, STILT, & PODIUM AREA a) 1ST BASEMENT AREA (REHAB) 3365.637 SQ.M. b) 1ST BASEMENT AREA (INCENTIVE) 4027.875 SQ.M. c) GROUND FLOOR STILT AREA (REHAB) 3063.252 SQ.M. c) GROUND FLOOR STILT AREA (INCENTIVE) 3736.146 SQ.M. d) 1ST FLOOR PODIUM AREA (INCENTIVE) 6576.291 SQ.M. d) 2ND FLOOR PODIUM AREA (INCENTIVE) 6654.713 SQ.M. e) 3RD FLOOR PODIUM AREA (INCENTIVE) 5532.282 SQ.M. TOTAL AREA (a + b + c + d + e) 32956.196 SQ.M. 32 R.G. AREA R.G. AREA REQUIRED (15% OF NET PLOT AREA) 1668.376 SQ.M. PROVIDED R.G. AREA 1675.758 SQ.M. 33 STRUCTURES PERMITTED IN OPEN SPACE (15% OF R.G. AREA) 251.364 SQ.M. 34 PROVIDED STRUCTURES (CLUB HOUSE) 254.228 SQ.M. 35 EXCESS CLUB HOUSE AREA TAKEN IN FSI 2.864 SQ.M.	

BUILT UP AREA SUMMARY (REHAB BLDG.) IN SQ.MT.		
FLOOR	REHAB (BUILDING-WING-D) (DELLA)	REHAB (BUILDING-WING-C) (CLARISA)
GROUND FLOOR	9.100	9.100
4TH FLOOR	722.910	603.811
5th FLOOR	722.910	603.811
6th FLOOR	722.910	603.811
7th FLOOR	722.910	603.811
8th FLOOR (REFUGE)	678.122	559.026
9th FLOOR	722.910	603.811
10th FLOOR	722.910	603.811
11th FLOOR	722.910	603.811
12th FLOOR	722.910	603.811
13th FLOOR (REFUGE)	678.122	559.026
14th FLOOR	722.910	603.811
15th FLOOR	722.910	603.811
16th FLOOR	722.910	603.811
17th FLOOR	722.910	603.811
18th FLOOR (REFUGE)	678.122	559.026
19th FLOOR	722.910	603.811
20th FLOOR	722.910	603.811
21ST FLOOR	722.910	603.811
22nd FLOOR	722.910	603.811
23rd FLOOR (REFUGE)	678.122	559.026
24th FLOOR	722.910	603.811
25th FLOOR	722.910	603.811
26th FLOOR	722.910	603.811
27th FLOOR	722.910	603.811
28th FLOOR (REFUGE)	678.122	559.026
29th FLOOR	722.910	603.811
30th FLOOR	722.910	603.811
31st FLOOR	722.910	559.026
TOTAL	19303.730	16647.098
TOTAL REHAB AREA	35950.828	

BUILT UP AREA SUMMARY (INCENTIVE BLDG.) IN SQ.MT.		
FLOOR	INCENTIVE (BUILDING-WING-B) (BENECIA)	INCENTIVE (BUILDING-WING-A) (ADORA)
GROUND FLOOR	13.477	9.100
4TH FLOOR	688.299	662.020
5th FLOOR	688.299	662.020
6th FLOOR	688.299	662.020
7th FLOOR (REFUGE)	612.158	587.000
8th FLOOR	688.299	662.020
9th FLOOR	688.299	662.020
10th FLOOR	688.299	662.020
11th FLOOR	688.299	662.020
12th FLOOR (REFUGE)	612.158	587.000
13th FLOOR	688.299	662.020
14th FLOOR	688.299	662.020
15th FLOOR	688.299	662.020
16th FLOOR	688.299	662.020
17th FLOOR (REFUGE)	612.158	587.000
18th FLOOR	688.299	662.020
19th FLOOR	688.299	662.020
20th FLOOR	688.299	662.020
21ST FLOOR	688.299	662.020
22nd FLOOR (REFUGE)	612.158	587.000
23rd FLOOR	688.299	662.020
24th FLOOR	688.299	662.020
25th FLOOR	688.299	662.020
26th FLOOR	518.652	0.000
TOTAL	15370.143	14273.460
TOTAL INCENTIVE AREA	29643.603	

CONTENTS OF SHEET	
AREA CALCULATIONS	
DESCRIPTION OF PROPOSAL	
PROPOSED RE-DEVELOPMENT RESIDENTIAL BUILDING ON PLOT NO- 8, SECTOR- 9, VASHI, NAVI MUMBAI.	
SIGNATURE OF SOCIETY COMMITTEE MEMBER	
SIGNATURE OF APPOINTED DEVELOPER	
M/s. ARIHANT AASHIYANA PVT. LTD. ARIHANT AURA , 'B' WING, 25TH FLOOR, TTC INDL AREA, THANE-BELAPUR HIGHWAY, MIDC NAVI MUMBAI – 400 705.	
NAME, ADDRESS & SIGN OF ARCHITECT	
AR. ALI ABBASI (CA/2012/56947)	
SCALE	SHEET NO
1:100	02/26
DATE	18-02-21
NORTH	
DRAWN BY	