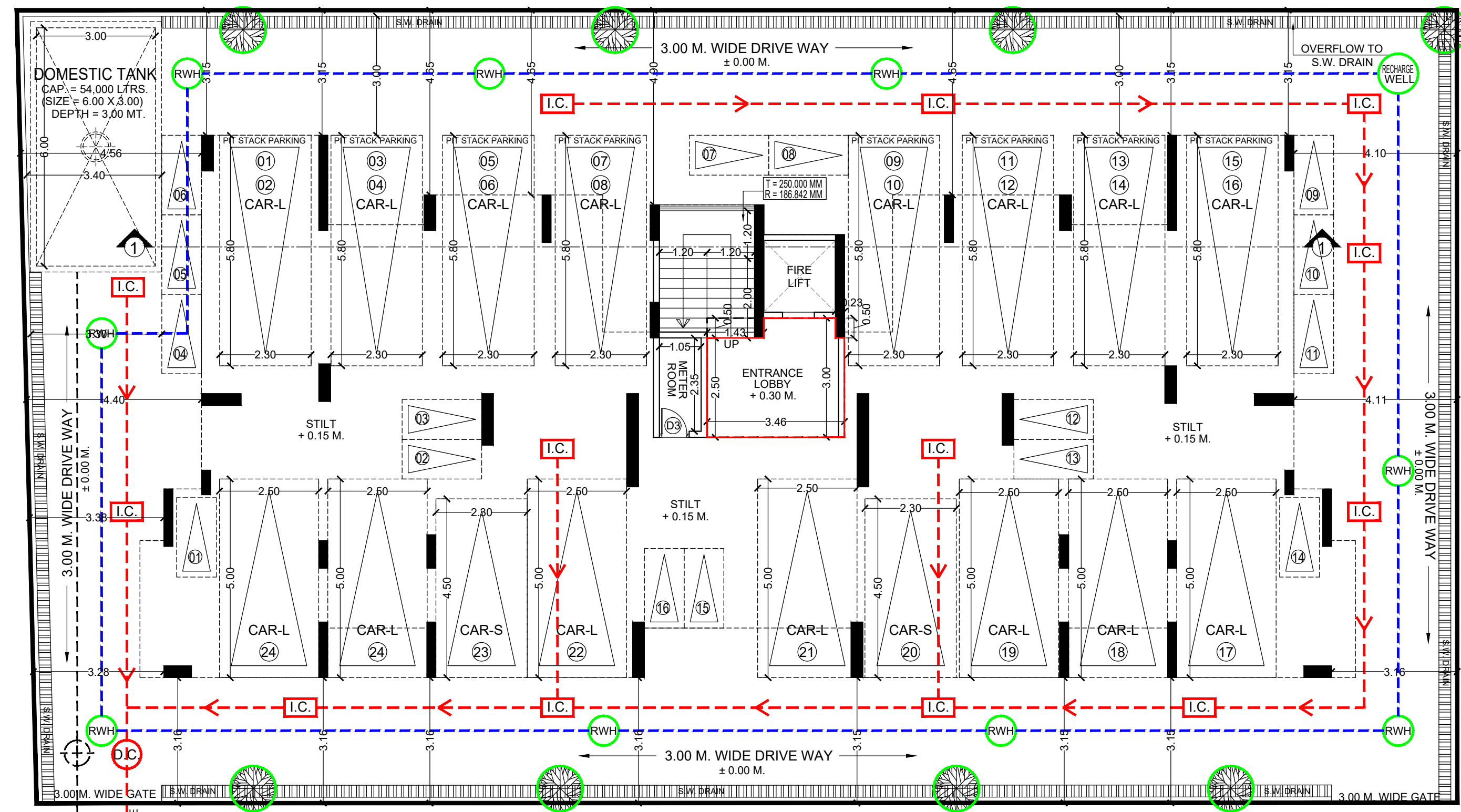
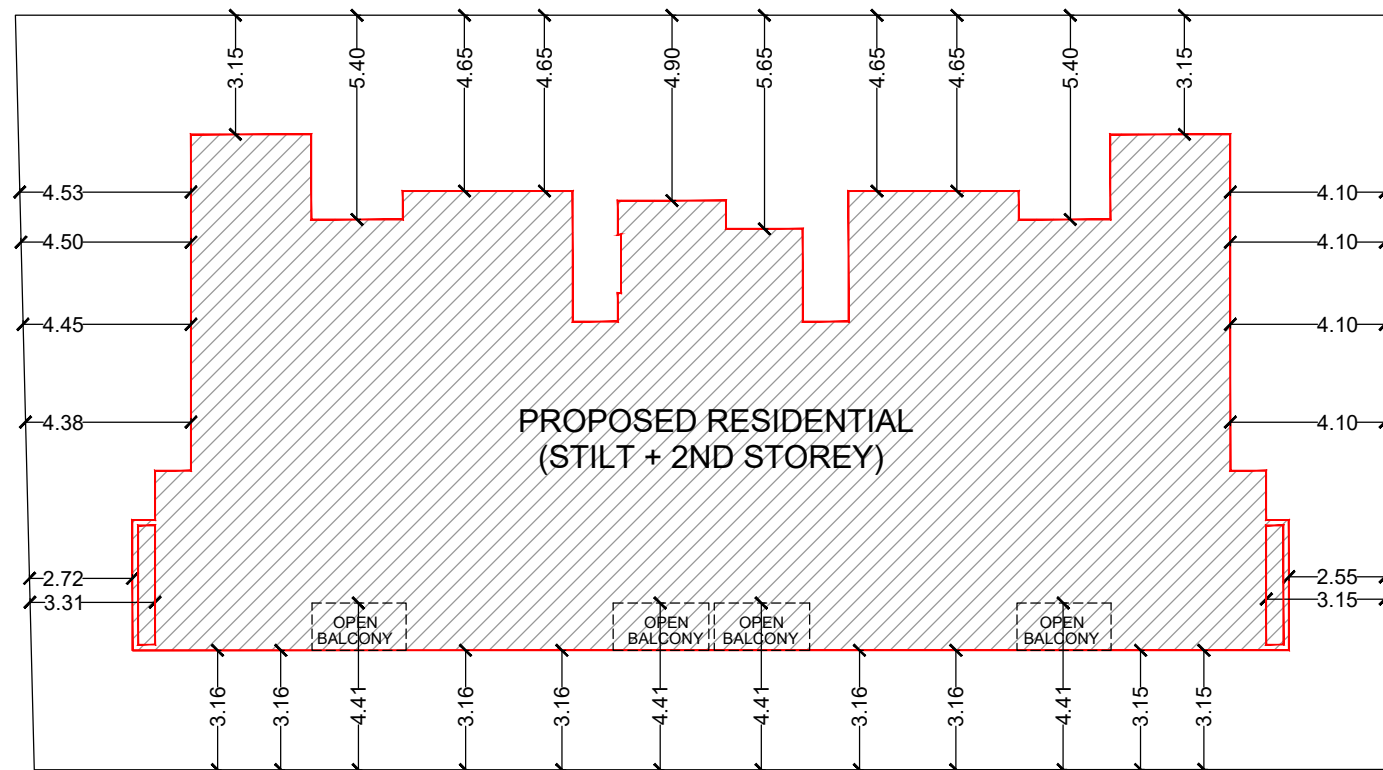


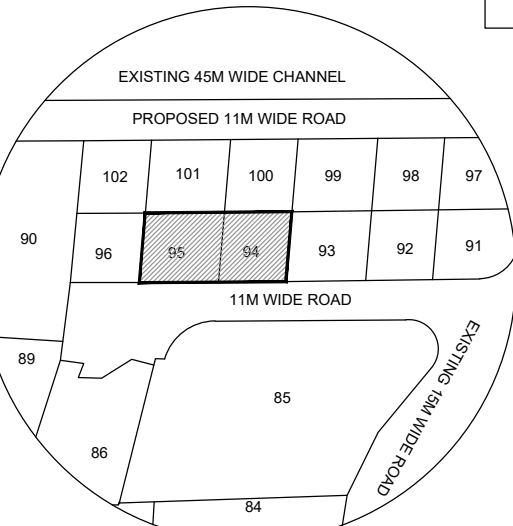


GROUND FLOOR PLAN
SCALE = 1:100

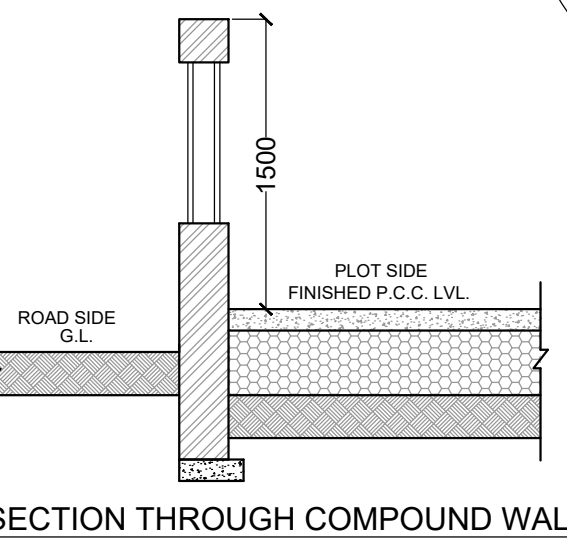
AREA CALCULATION STATEMENT FOR GROUND FLOOR ENTRANCE LOBBY									
A OVERALL DIMENSION:									
3.46	X	3.00	X	1	=	10.380	SQ.M.		
TOTAL					=	10.380	SQ.M.		
B DEDUCTIONS:									
01	1.43	X	0.50	X	1	=	0.715	SQ.M.	
02	0.23	X	0.50	X	1	=	0.115	SQ.M.	
TOTAL DEDUCTIONS					=	0.830	SQ.M.		
NET B.U.A. CONSUMED ON DRIVER'S ROOM/ COMMON TOILET/ FITNESS CENTER					=	9.550	SQ.M.		



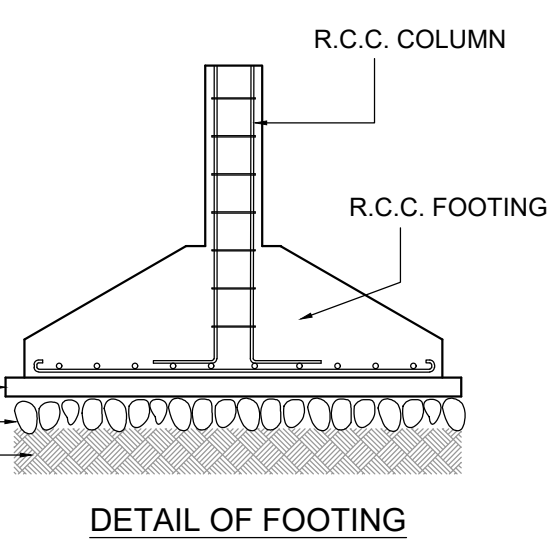
BLOCK PLAN
SCALE = 1:200



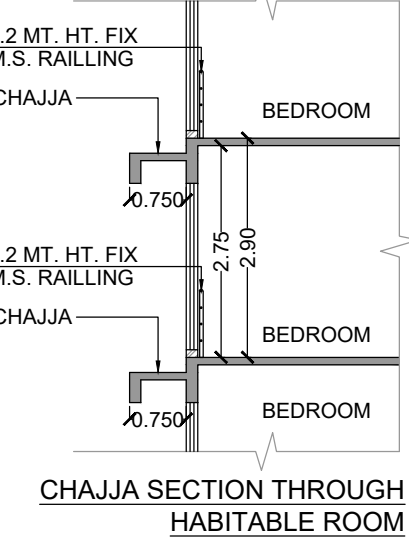
LOCATION PLAN
SCALE = N.T.S.



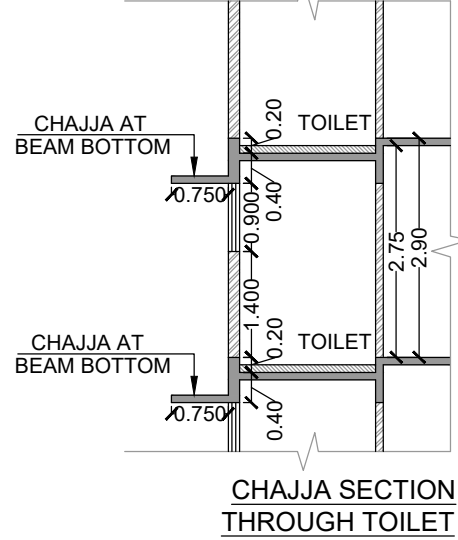
SECTION THROUGH COMPOUND WALL



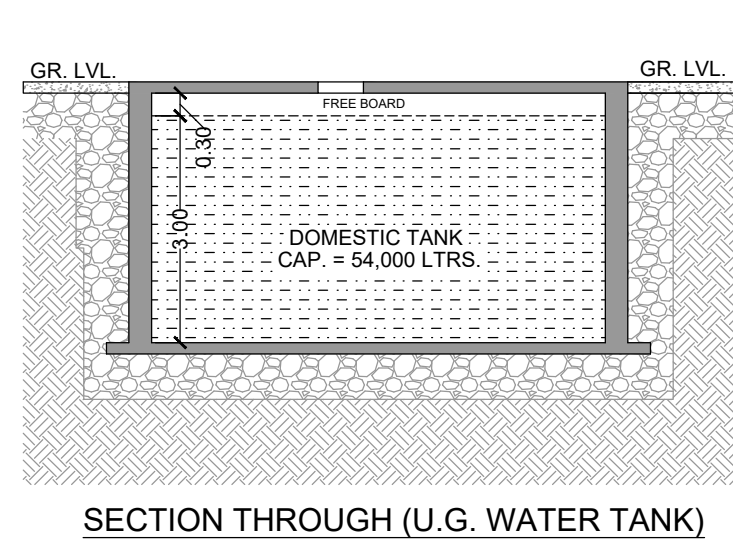
DETAIL OF FOOTING



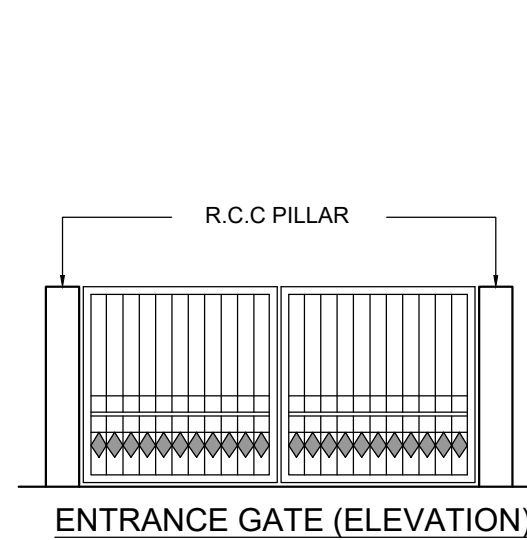
CHAJJA SECTION THROUGH HABITABLE ROOM



CHAJJA SECTION THROUGH TOILET



SECTION THROUGH (U.G. WATER TANK)



ENTRANCE GATE (ELEVATION)

CARPET AREA STATEMENT (RESIDENTIAL)								
Building No.	Floor No.	Flat No.	Carpet Area of Apartment	Area of Enclosed Balcony in Apartment	Area of Open Balcony in Apartment	C.B.	Area of Double height terraces attached to Flat	TOTAL AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
RESIDENTIAL	1ST & 2ND FLOOR	101-201	32.807	0.000	0.000	0.000	0.000	32.807 SQ.M.
		102-202	51.298	0.000	3.112	1.417	0.000	55.827 SQ.M.
		103-203	36.380	0.000	3.156	0.000	0.000	39.536 SQ.M.
		104-204	36.380	0.000	3.156	0.000	0.000	39.536 SQ.M.
		105-205	51.298	0.000	3.112	1.417	0.000	55.827 SQ.M.
		106-206	32.807	0.000	0.000	0.000	0.000	32.807 SQ.M.

VENTILATION AREA STATEMENT (FLAT NO. 103) - 1BHK			
ROOM	AREA* IN SQ. MTS.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	14.547	1.455	5.555 (W4)
BEDROOM	9.212	0.921	5.995 (W2)
KITCHEN	7.035	0.704	4.565 (W7)
TOILET (COMMON)	2.16	0.216	0.540 (V)
TOILET (BEDROOM)	2.16	0.216	0.540 (V)

NOTE:- * The largest possible area of respective rooms are considered.

VENTILATION AREA STATEMENT (FLAT NO. 102) - 2BHK			
ROOM	AREA* IN SQ. MTS.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	20.155	2.016	5.478 (W5)
MASTER BEDROOM	9.607	0.961	4.180 (W9)
BEDROOM	8.540	0.854	6.490 (W1)
KITCHEN	6.525	0.653	3.575 (W10)
TOILET (COMMON)	2.580	0.258	0.540 (V)
TOILET (M.BEDROOM)	2.580	0.258	0.540 (V)

NOTE:- * The largest possible area of respective rooms are considered.

SCHEDULE OF DOORS & WINDOWS		
TYPE	SIZE IN MTR.	DESCRIPTION
D1	1.000 X 2.300	T.W. PANELED DOOR
D2	0.900 X 2.300	T.W. FLUSH DOOR
D3	0.750 X 2.300	MARBLE FRAME DOOR
W1	2.950 X 2.200	ALUMINUM SLIDING WINDOW
W2	2.725 X 2.200	ALUMINUM SLIDING WINDOW
W3	2.670 X 2.200	ALUMINUM SLIDING WINDOW
W4	2.525 X 2.200	ALUMINUM SLIDING WINDOW
W5	2.490 X 2.200	ALUMINUM SLIDING WINDOW
W6	2.420 X 2.200	ALUMINUM SLIDING WINDOW
W7	2.075 X 2.200	ALUMINUM SLIDING WINDOW
W8	1.900 X 2.200	ALUMINUM SLIDING WINDOW
W9	1.800 X 2.200	ALUMINUM SLIDING WINDOW
W10	1.625 X 2.200	ALUMINUM SLIDING WINDOW
W11	1.250 X 2.200	ALUMINUM SLIDING WINDOW
W12	1.100 X 2.200	ALUMINUM SLIDING WINDOW
W13	2.400 X 1.200	ALUMINUM SLIDING WINDOW - STAIRCASE
W14	1.275 X 1.200	ALUMINUM SLIDING WINDOW
W15	1.195 X 1.200	ALUMINUM SLIDING WINDOW
V	0.600 X 0.900	ALUMINUM FRAME LOUVERED WINDOW

REQUIRED WATER TANK CAPACITY			
FOR DOMESTIC USE (COMMERCIAL)			
GROSS AREA	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
0.00	10	45	0
U.G. TANK			
O.H.TANK (50% OF U.G. TANK)			
FOR DOMESTIC USE (RESIDENTIAL)			
TOTAL NO. OF UNIT	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
12	5	135	8100
FOR FLUSHING USE (RESIDENTIAL)			
TOTAL NO. OF UNIT	LITRES/DAY	TOTAL CAPACITY (IN LITRES)	
12	270	3240	
FOR ADDITIONAL FLUSHING USE OF ADDITIONAL TOILET (RESIDENTIAL)			
TOTAL NO. OF ADDITIONAL TOILET	LITRES/DAY	TOTAL CAPACITY (IN LITRES)	
12	180	2160	
TOTAL REQUIRED WATER FOR RESIDENTIAL			
U.G. TANK			
O.H.TANK (50% OF U.G. TANK)			
FOR FIRE FIGHTING (AS PER NBC)			
U.G. TANK			
O.H.TANK			
PROPOSED WATER TANK CAPACITY			
DETAILS OF TANK	U.G. TANK	O.H.TANK	
COMMERCIAL USE	0 LTRS.	0 LTRS.	
RESIDENTIAL USE	54000 LTRS.	25276 LTRS.	
FIRE FIGHTING USE	0 LTRS.	25423 LTRS.	
TOTAL WATER CAPACITY (IN LITRES)	54000 LTRS.	50699 LTRS.	
GROSS TOTAL WATER CAPACITY (IN LITRES)	104699 LTRS.		

PROFORMA - I : AREA STATEMENT			AREA (SQ.M.)
SR.NO.	PARTICULAR		
1.	a	Area of Plot (Minimum area of a, b, c to be considered)	718.52
	b	As per ownership document (1/2, CTS extract)	718.52
	c	As per measurement sheet	718.38
2.	Deductions for		0.00
	a	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
	b	Any D.P. Reservation area Total (a+b)	0.00
3.	Balance Area of Plot (1-2)		718.38
4.	Amenity Space (if Applicable)		0.00
	a	Required	0.00
	b	Adjustment of 2(b), if any	0.00
5.	Net Plot Area (3-4 (c))		718.38
6.	Recreational Open space (if applicable)		0.00
	a	Required -	0.00
	b	Proposed -	0.00
7.	Internal Road area		0.00
8.	Plotable area (if applicable)		0.00
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) - Min. of 1.1 as per UDCPR & 1.1 As per agreement to lease		790.22
	a	Permissible commercial area	0.000
	b	Proposed commercial area (basic excluding ancillary)	0.00
10.	Additional FSI on payment of premium		0.00
	a	Maximum permissible premium FSI - based on road width / TOD Zone. (Plot area*0.5 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.0)	0.00
	b	Proposed FSI on payment	0.00
11.	In-situ FSI / TDR loading		0.00
	a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.00
	b	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or (c)].	0.00
12.	Additional FSI area under Chapter No. 7		0.00
	a	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
	b	Additional FSI area under Chapter No. 7	0.00
13.	Total entitlement of FSI in the proposal		790.22
	a	[9(a) + 10(b)+11(d)] or 12 whichever is applicable.	0.00
	b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	0.00
14.	Proposed Ancillary area FSI		0.00
	a	Total entitlement (a+b)	790.22
	b	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width [(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8], read with Note 3 of 10.10.1	1.10
15.	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)		0.00
	a	Existing Built-up Area	0.00
	b	Residential	0.00
16.	Commercial		0.00
	a	Proposed Built-up Area (as per 'P-line')	653.30
	b	Residential	0.000
17.	Commercial		653.30
	a	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.83
	b	Area for Inclusive Housing, if any	0.00
18.	Required (20% of Sr.No.5)		0.00
	a	Proposed	0.00
	b	Proposed	0.00

Note:- *The proposed chajjas over openings for protection from sun and rain and architectural features for decoration/aesthetic purpose shall not be used for any habitable purpose.*

DISTRIBUTION OF PROPOSED BUILT UP AREA AS PER UDCPR			
Sr. No.	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	653.30	0.00
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	0.00	0.00
3	Total proposed built up area (basic+ premium)	653.30	0.00
4	Proposed Ancillary Area FSI	0.000	0.00
5	% of ancillary area FSI	0%	0%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13 d)	653.30	0.00

SUMMARY OF PROPOSED PLINE AREA AS PER UDCPR				
SR. NO.	FLOOR	PLINE AREA (COMMERCIAL)	PLINE AREA (RESIDENTIAL)	TOTAL
1	GROUND FLOOR	0.00	9.55	9.55 SQ.M.
2	FIRST FLOOR	0.00	321.874	321.87 SQ.M.
3	SECOND FLOOR	0.00	321.874	321.87 SQ.M.
4	TOTAL	0.00	653.30	653.30 SQ.M.
5	BASIC + PREMIUM FSI	0.00	653.30	653.30 SQ.M.
6	BASIC FSI	0.00	653.30	653.30 SQ.M.
7	PREMIUM FSI	0.00	0.00	0.00 SQ.M.
8	ANCILLARY FSI	0.00	0.00	0.00 SQ.M.
9	TOTAL (6+7+8)	0.00	653.30	653.30 SQ.M.

TOTAL NO. OF UNITS, TREES PROPOSED & HEIGHT		
NO. OF UNITS PROPOSED		
1)	(a) RESIDENTIAL	12 NO.
	(b) COMMERCIAL	0 NO.
TREE TO BE PLANTED		
2)	(a) TREE TO BE PLANTED AGAINST PLOT AREA (PLOT AREA / 100)	8 NO.
	(b) TREE TO BE PLANTED AGAINST TREES FELLED (NOS. X 5)	0 NO.
TOTAL NOS. OF TREES TO BE PLANTED (2a + 2b)		8 NO.
PERMISSIBLE HEIGHT AS PER AIRPORT AUTHORITY OF INDIA		
3)	a) PERMISSIBLE AMSL (ABOVE MEAN SEA LEVEL)	74.94 M.
	b) SITE ELEVATION	7.99 M.
	c) PERMISSIBLE AGL (ABOVE GROUND LEVEL)	66.95 M.
	d) PROPOSED BUILDING HEIGHT (UPTO TERRACE LEVEL)	9.00 M.
	e) PROPOSED BUILDING HEIGHT (UPTO TOP LEVEL)	14.75 M.

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter No. CIDCO/BP-18310/TPO(NM & K)/2022/10290 dtd. 24 Jan 2023

*CERTIFICATE OF AREA : Certified that the plot under reference was surveyed by me on _____ 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 Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records

*OWNER'S DECLARATION : I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site

M/s. PUSHPAK ENTERPRISES (Partners, Mr. Suresh O. Jain & Others Three) NAME, ADDRESS & SIGN OF OWNER M/s. PUSHPAK ENTERPRISES (Partners, Mr. Suresh O. Jain & Others Three) B-102, Shubh Kalash Complex CHS Ltd, Plot No. 1/2/57, Sector -35, Kamothe, Navi Mumbai -410206 is

NAME, ADDRESS & SIGN OF ARCHITECT

SR ASSOCIATES Shop No. 3, Ground Floor, Siddha Rameshwar Building, Plot No. 111, Sector-1, Off Palm Beach Road, Sanpada, Navi Mumbai-400705. Cell. No. +91-93225 37328 / 68 / 98670 79083, Email :- skaarchitects.2016@gmail.com

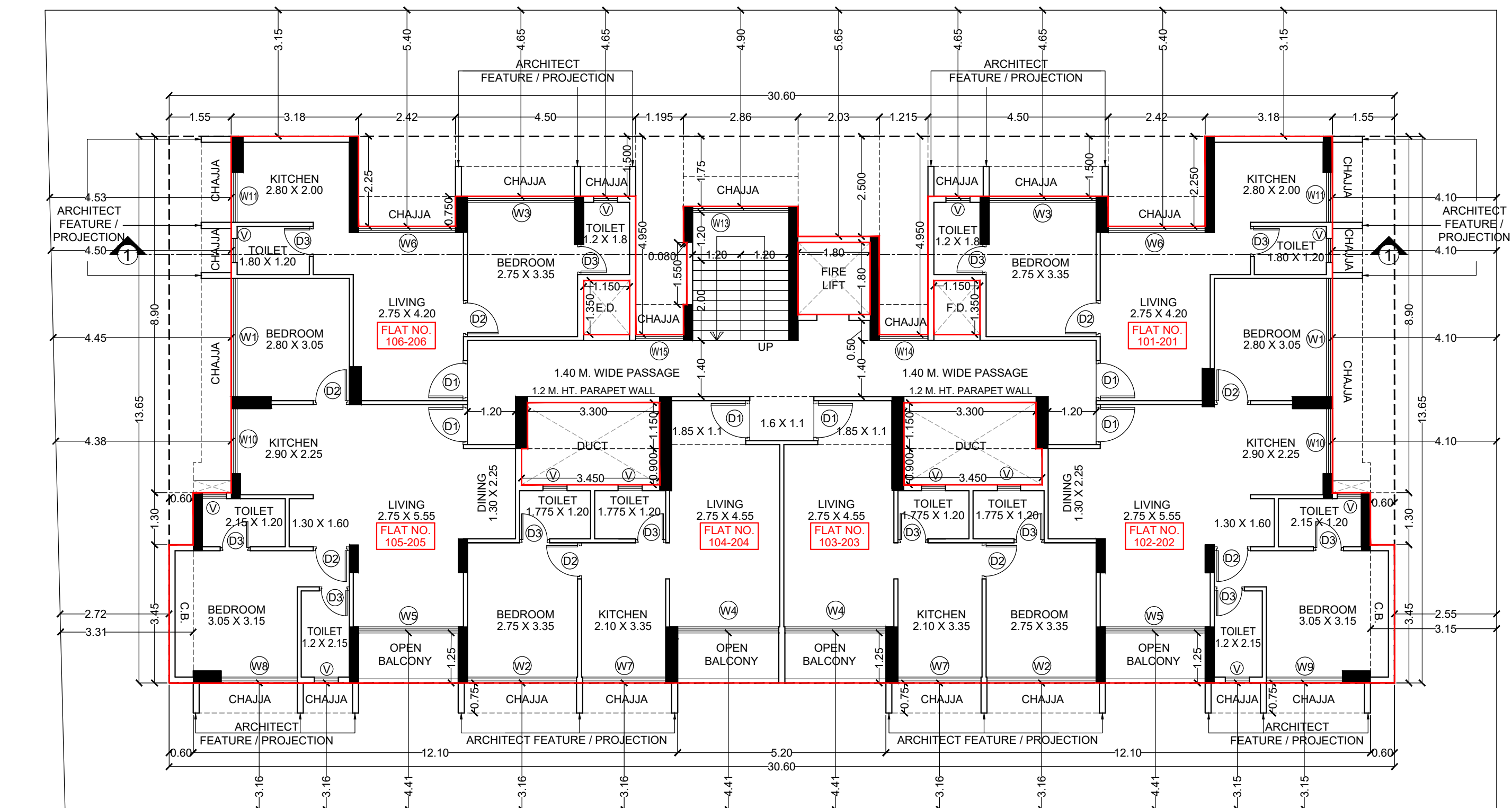
Ar. Shaquaat Zeyaul Imam (COA Reg. No. : CA/2016/75914)

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION

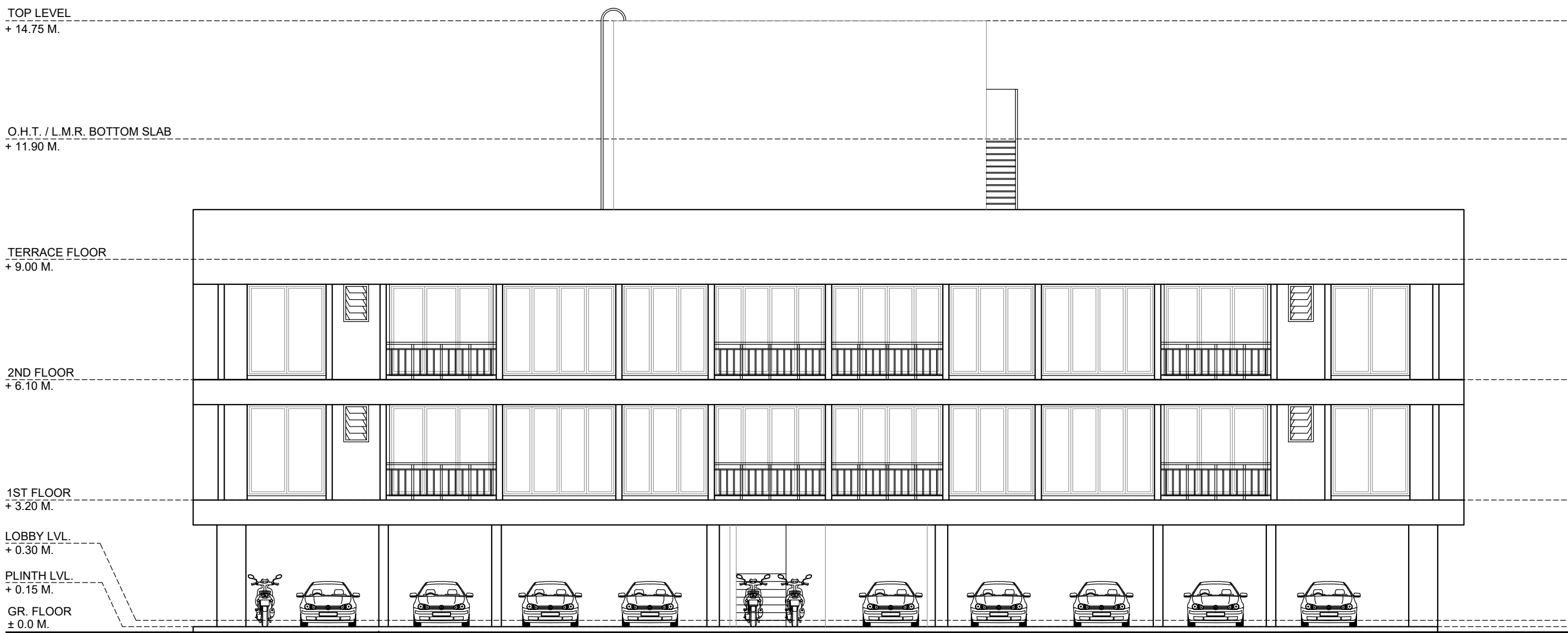
MENTIONED IN This Office Letter

No. CIDCO/BP-18310/TPO(NM & K)/2022/10290
dtd. 24 Jan 2023

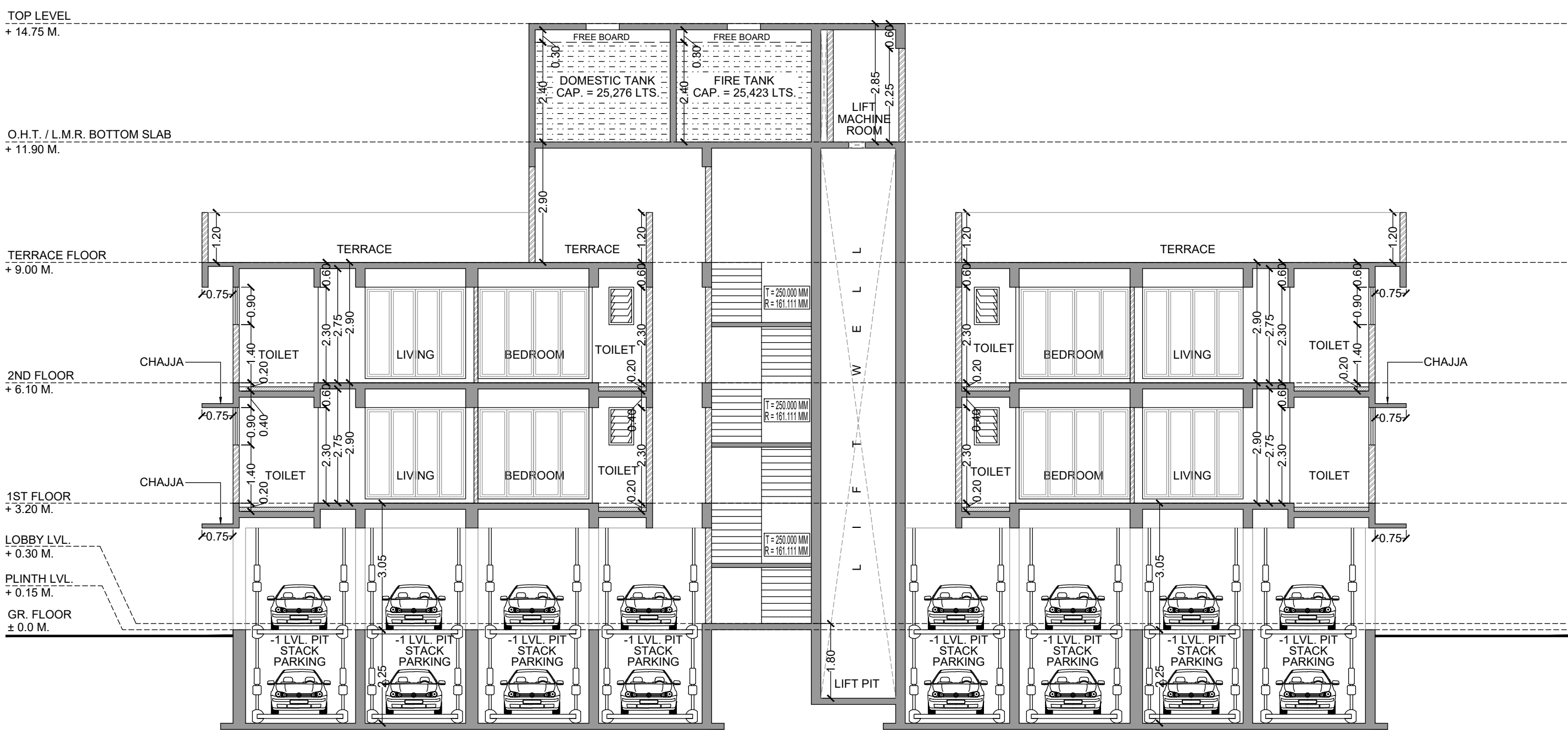


11.00 M. WIDE ROAD

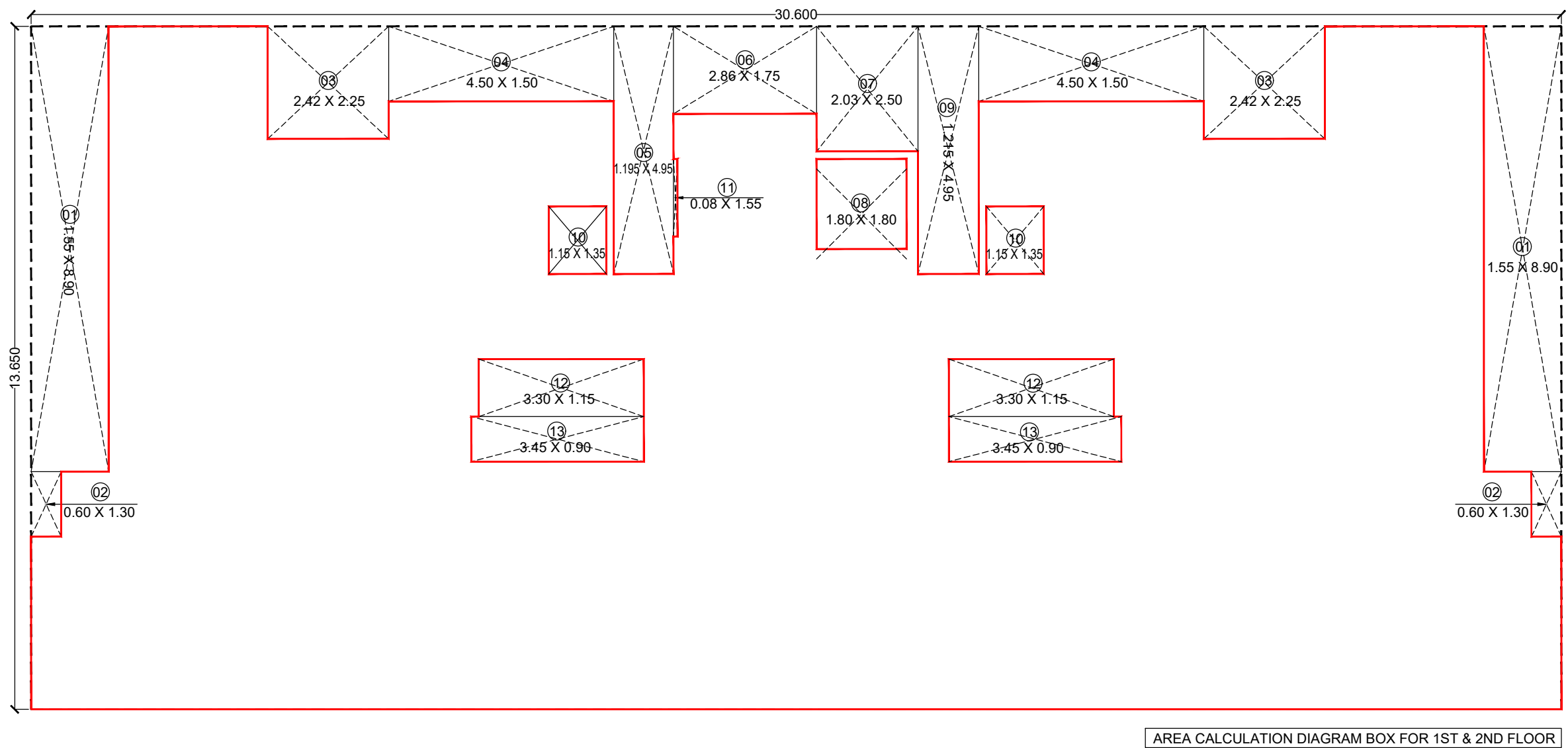
1ST & 2ND FLOOR PLAN
SCALE = 1:100



FRONT ELEVATION

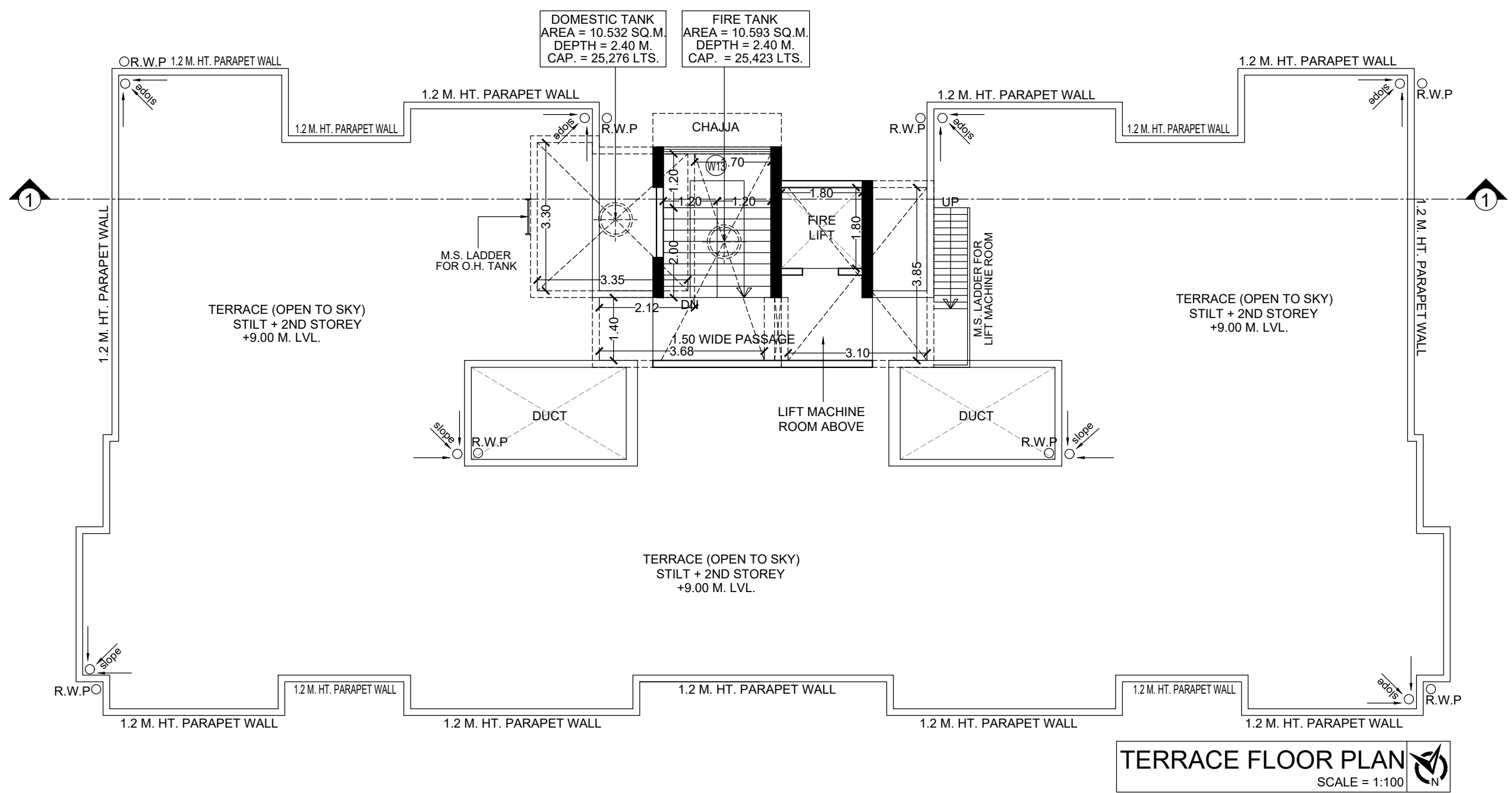


SECTION-1



AREA CALCULATION DIAGRAM BOX FOR 1ST & 2ND FLOOR

AREA CALCULATION STATEMENT FOR 1ST & 2ND FLOOR									
A	OVERALL DIMENSION:								
	30.60	X	13.65	X	1	=	417.69	SQ.M.	
						TOTAL	=	417.69	SQ.M.
B	DEDUCTIONS:								
01	1.55	x	8.90	x	2	=	27.59	SQ.M.	
02	0.60	x	1.30	x	2	=	1.56	SQ.M.	
03	2.42	x	2.25	x	2	=	10.89	SQ.M.	
04	4.50	x	1.50	x	2	=	13.50	SQ.M.	
05	1.195	x	4.950	x	1	=	5.92	SQ.M.	
06	2.86	x	1.75	x	1	=	5.00	SQ.M.	
07	2.03	x	2.50	x	1	=	5.07	SQ.M.	
08	1.80	x	1.80	x	1	=	3.24	SQ.M.	
09	1.215	x	4.95	x	1	=	6.01	SQ.M.	
10	1.15	x	1.35	x	2	=	3.10	SQ.M.	
11	0.08	x	1.55	x	1	=	0.12	SQ.M.	
12	3.30	x	1.15	x	2	=	7.59	SQ.M.	
13	3.45	x	0.90	x	2	=	6.21	SQ.M.	
TOTAL DEDUCTIONS							=	95.816	SQ.M.
ET B.U.A. CONSUMED ON 1ST FLOOR							=	321.874	SQ.M.
ET B.U.A. CONSUMED ON 1ST & 2ND FLOOR							=	643.748	SQ.M.
TOTAL NUMBER OF RESIDENTIAL UNITS ON EACH FLOOR							=	06	NO.
TOTAL NUMBER OF RESIDENTIAL UNITS ON 1ST & 2ND FLOOR							=	12	NO.



TERRACE FLOOR PLAN
SCALE = 1:100

NAME, ADDRESS & SIGN OF OWNER

M/s. PUSHPAK ENTERPRISES (Partners, Mr. Suresh O. Jain & Others Three)
B-102, Shubh Kalash Complex CHS Ltd, Plot No. 1/2/57,
Sector -35, Kamothe, Navi Mumbai -410206 is

NAME, ADDRESS & SIGN OF ARCHITECT



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Cell. No. +91-93225 37328 / 68 / 98670 79083,
Email :- skaarchitects.2016@gmail.com

Ar. Shafquat Zeyaul Imam (COA Reg. No. : CA/2016/75914)

DATE	SCALE	DRAWN BY	CHECKED BY
09/01/2023	1:100	KIRAN	ZEYAU

