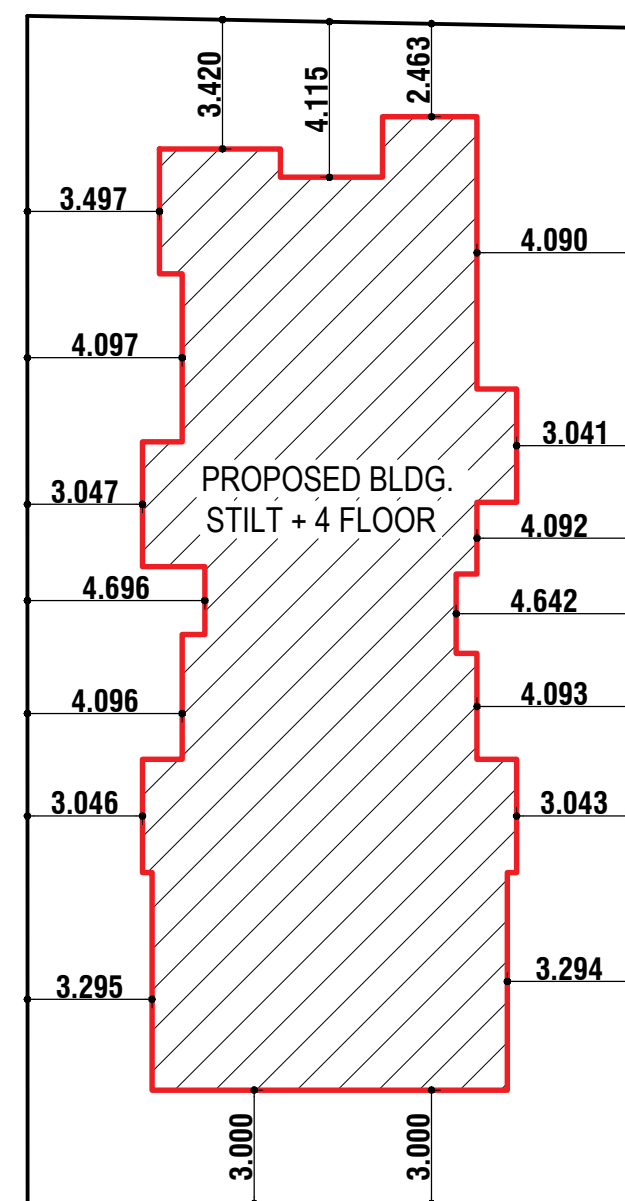
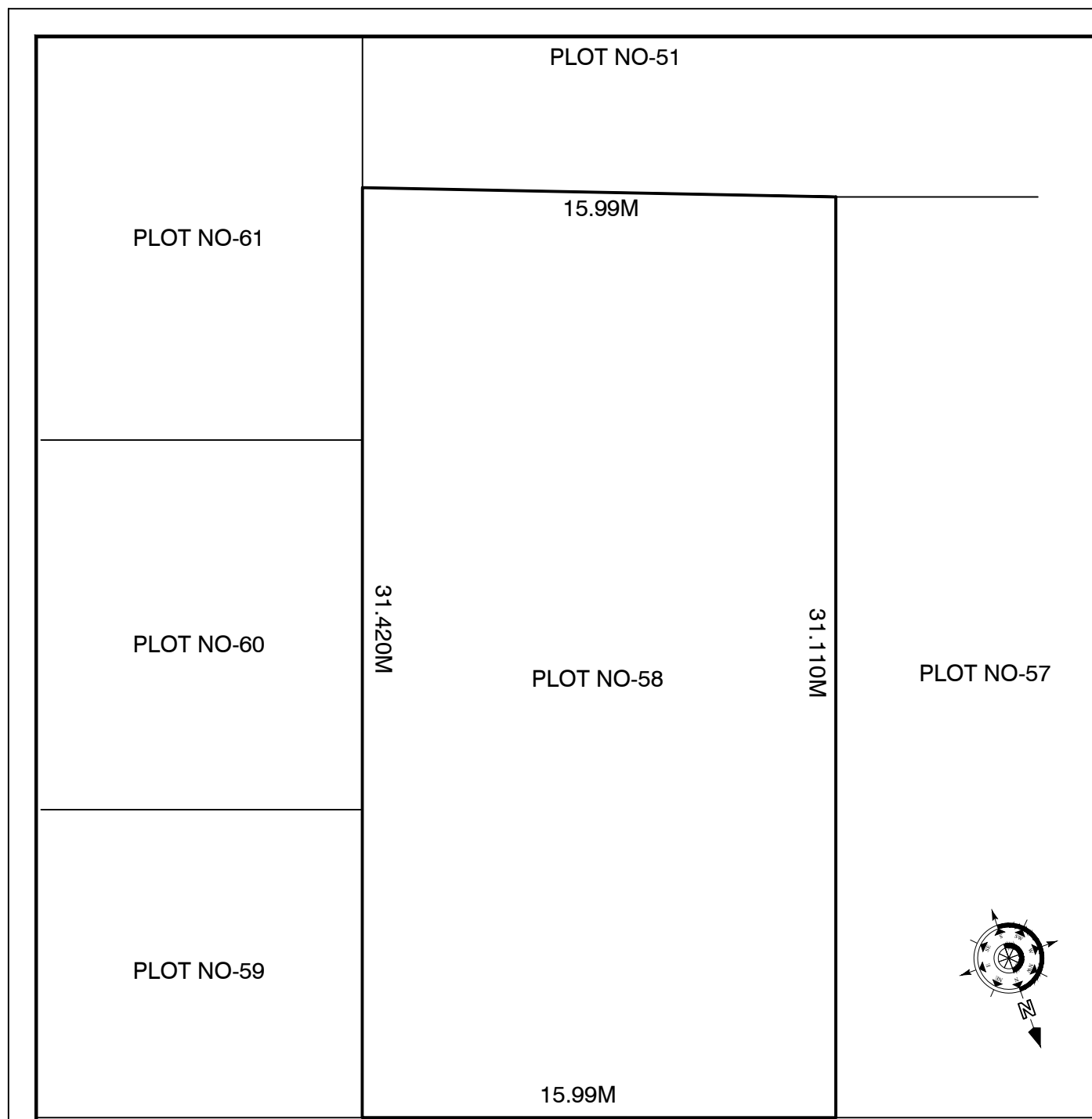




PROPOSED BUILT UP AREA STATEMENT			
Sr.NO.	FLOOR	COMMERCIAL BUA	RESIDENTIAL BUA
01.	GROUND FLOOR	-----	9.130 SQ.M.
02.	FIRST FLOOR	-----	206.542 SQ.M.
03.	SECOND FLOOR	-----	206.542 SQ.M.
04.	THIRD FLOOR	-----	206.542 SQ.M.
05.	FOURTH FLOOR	-----	97.365 SQ.M.
TOTAL			726.111 SQ.M.

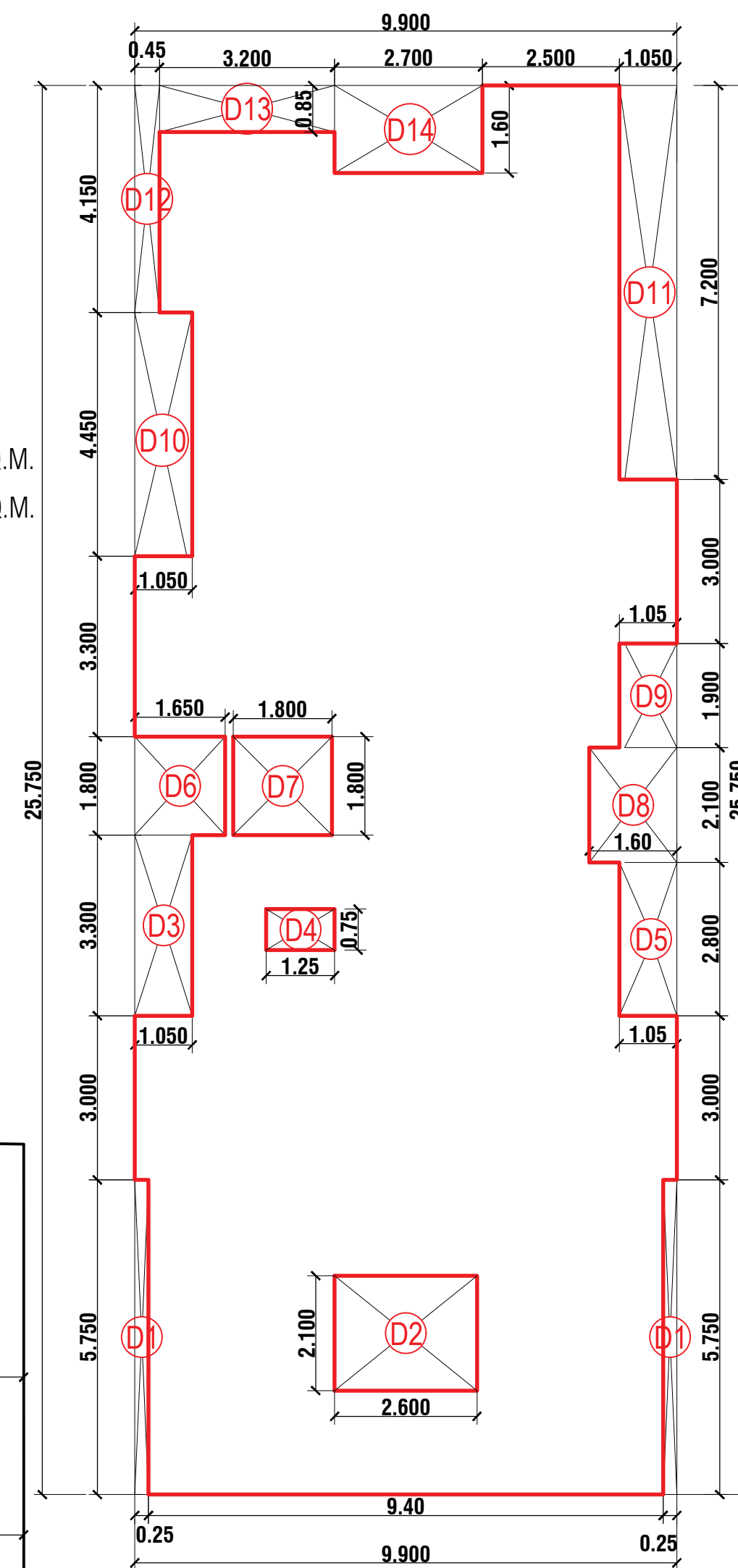
PROPOSED AREA STATEMENT			
1	AREA OF PLOT	499.880 SQ.M.	
2	BASIC F.S.I (1.50)	749.820 SQ.M.	
3	PREMIUM	0.00	
4	BASIC + PREMIUM	749.820 SQ.M.	
5	ANCILLARY AREA PROPOSED (0)	0.00	
6	TOTAL PERMISSIBLE AREA (4 + 5)	749.820 SQ.M.	
7	TOTAL PROPOSED AREA (as per Pline)	726.111 SQ.M.	

DOOR/WINDOW SCHEDULE

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D1	1.00 X 2.10	T.W. PANELLED DOOR	W1	2.70 X 2.10	ALU. SLIDING WINDOW
D2	0.90 X 2.10	T.W. PANELLED DOOR	W2	2.10 X 2.10	ALU. SLIDING WINDOW
D3	0.75 X 2.00	T.W. FLUSH DOOR	W3	1.50 X 2.10	ALU. SLIDING WINDOW
V1	0.60 X 0.90	ALU. LOUV. VENTI.	W4	1.20 X 2.10	ALU. SLIDING WINDOW

GROUND FLOOR AREA DIAGRAM

AREA = 3.100 X 2.945 = 9.130 SQ.M.
NET B.U.A. GROUND FLOOR = 9.130 SQ.M.



TYPICAL FLOOR (1st to 3rd) AREA CALCULATION

AREA OF BLOCK [A] = 9.900 X 25.750 = 254.925 SQ.M.

DEDUCTIONS:			
D1.	0.250 X 2 X 5.750	=	2.875 Sq.Mt.
D2.	2.600 X 1 X 2.100	=	5.460 Sq.Mt.
D3.	1.050 X 1 X 3.300	=	3.465 Sq.Mt.
D4.	1.250 X 1 X 0.750	=	0.938 Sq.Mt.
D5.	1.050 X 1 X 2.800	=	2.940 Sq.Mt.
D6.	1.650 X 1 X 1.800	=	2.970 Sq.Mt.
D7.	1.800 X 1 X 1.800	=	3.240 Sq.Mt.
D8.	1.600 X 1 X 2.100	=	3.360 Sq.Mt.
D9.	1.050 X 1 X 1.900	=	1.995 Sq.Mt.
D10.	1.050 X 1 X 4.450	=	4.673 Sq.Mt.
D11.	1.050 X 1 X 7.200	=	7.560 Sq.Mt.
D12.	0.450 X 1 X 4.150	=	1.867 Sq.Mt.
D13.	3.200 X 1 X 0.850	=	2.720 Sq.Mt.
D14.	2.700 X 1 X 1.600	=	4.320 Sq.Mt.
TOTAL DEDUCTION			= 48.383 SQ.Mt.

GROSS AREA (254.925 - 48.383) = 206.542 SQ.M.

NET BUILT UP AREA TYPICAL FLOOR (1ST TO 3RD)
= 206.542 X 3 = 619.626 SQ.M.

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."

PROFORMA - I : AREA STATEMENT - BP-18305

PROPOSED RESIDENTIAL BUILDING ON PLOT NO:- B-58, SECTOR- 16, ULWE, NAVI MUMBAI
M/S. JAYESH INFRASTRUCTURE AND PROJECTS PVT. LTD.
AND. M/S. SIDDHI SAI ENTERPRISES

DRAWING SHEET
1
2

STAMP OF APPROVAL OF PLAN

MENTIONED IN This Office Letter

No. CIDCO/BP-18305/TPO(NM & K)/2022/10171
dtd. 23 Dec 2022

Proforma-1		
Sr.No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	499.880
	a As per ownership document (7/12, CTS extract)	499.880
	b as per measurement sheet	499.880
2	Deductions for	
	a Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.000
	b Any D.P. Reservation area	0.000
(Total a+b)		0.000
3	Balance area of plot (1-2)	499.880
4	Amenity Space (if applicable)	
	a Required -	0.000
	b Adjustment of 2(b), if any -	0.000
Balance Proposed -		0.000
5	Net Plot Area (3-4 (c))	499.880
6	Recreational Open space (if applicable)	
	a Required -	0.000
	b Proposed -	0.000
Internal Road area		0.000
7	Plotable area (if applicable)	499.880
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subasic FSI) - Min. of 1.50 as per UDCPR & 2.0 As per agreement to lease	749.820
	b Permissible commercial area	112.473
	c Proposed commercial area (basic excluding ancillary)	0.000
Additional FSI on payment of premium		
10	Maximum permissible premium FSI - based on road width / TOD Zone.	
	a (plot area "0.1" premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area "0.1")	0.000
	b Proposed FSI on payment	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 W handed over (2.00 or 1.85 x Sr. No. 4 (b) and/or (c))	
12	TDR area:	
	c Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
	d Total entitlement (a+b)	0.000
Additional FSI area under Chapter No. 7		
13	Total entitlement of FSI in the proposal	
	a (10a) + 12(b) + 11(c) or 12 whichever is applicable	749.820
	b Permissible Ancillary Area FSI upto 60% on balance potential with payment of charges.	0.000
14	Proposed Ancillary Area FSI	
	c Total entitlement (a+b)	749.820
	d 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	2.400
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	749.820
	a Existing Built-up Area	0.000
	b Residential	0.000
16	Proposed Built-up Area (as per 'P-line')	
	b Residential	726.111
	c Commercial	0.000
17	Total (a+b) (shall not be more than 13(d))	726.111
	d Area for inclusive Housing, if any	0.968
	a Required (20% of Sr.No.5)	0.000
	b Proposed	0.000

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.

Signature

(Deepali S. Chawak - Architect, Reg. No. CA/95/18913)

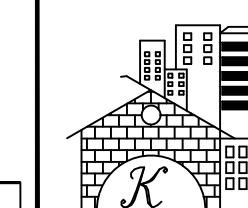
NAME AND SIGN. OF OWNER

M/S. JAYESH INFRASTRUCTURE AND PROJECTS PVT. LTD.

AND. M/S. SIDDHI SAI ENTERPRISES

NAME AND SIGN. OF ARCHITECT

Deepali S. Chawak
(Architect, Reg. No. CA/95/18913)

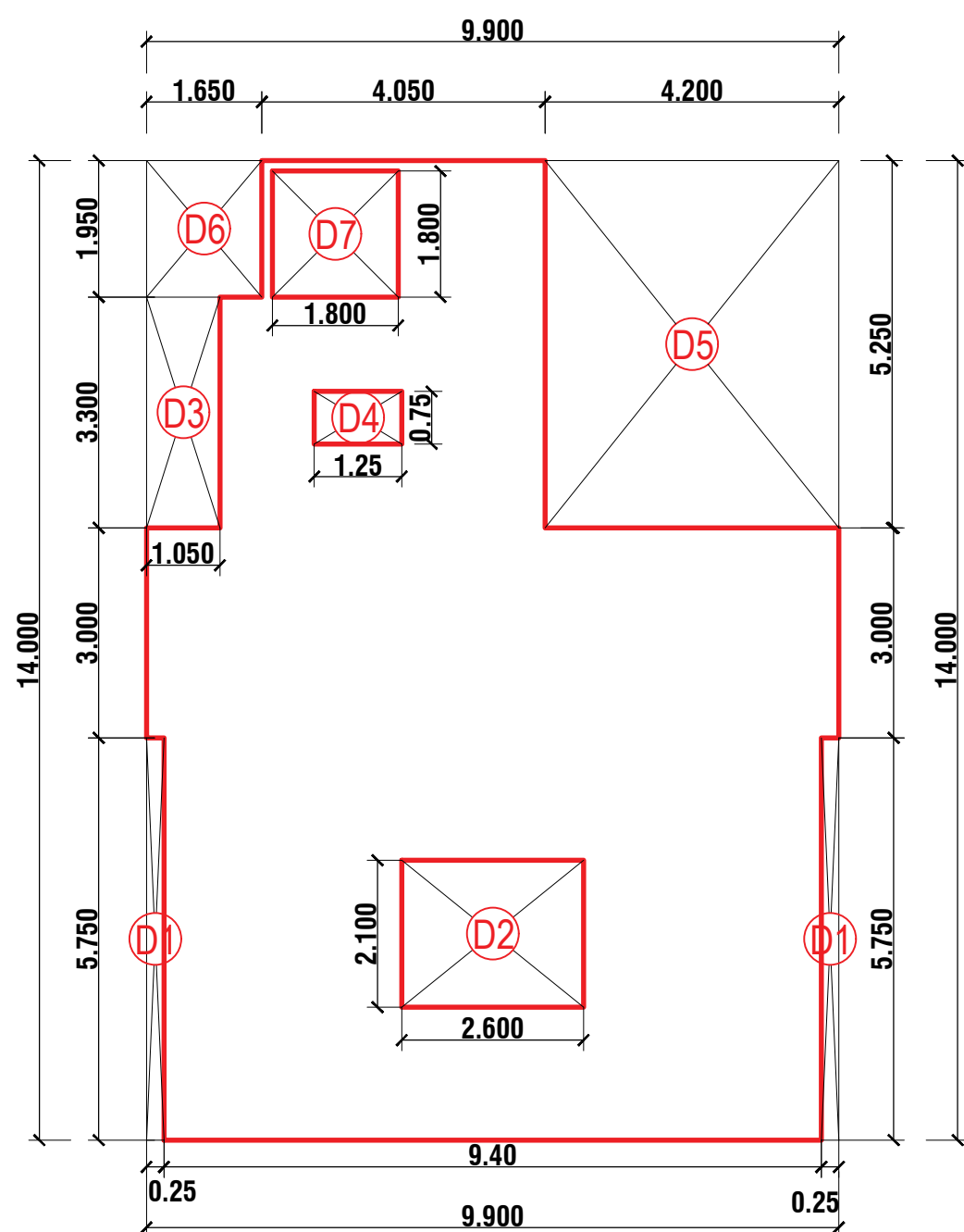


Kalpak Architects

ARCHITECTS AND INTERIOR DESIGNERS

103, MONARCH PLAZA, PLOT NO.56, SECTOR-11
C.B.D.-BELAPUR, NAVI MUMBAI - 400 614
E-Mail:- kalpakarchitects@gmail.com Tel. (O): 2757 1036
E-Mail:- architectskalpak@gmail.com Tel. (O): 4005 0824

JOB.NO	DRAWING.NO	SACLE	DATE	CAD BY	CHECKED BY
P-659	2022/P-659	1:100	23/09/2022	S.K.Nair	D.S.C



AREA DIAGRAM
FOURTH FLOOR PLAN

FOURTH FLOOR AREA CALCULATION

AREA OF BLOCK [A] = 9.900 X 14.000 = 138.600 SQ.M.

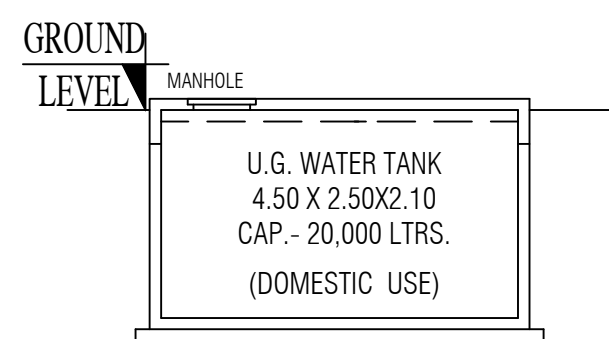
DEDUCTIONS:

D1.	0.250	X	2	X	5.750	=	2.875	Sq.Mt.
D2.	2.600	X	1	X	2.100	=	5.460	Sq.Mt.
D3.	1.050	X	1	X	3.300	=	3.465	Sq.Mt.
D4.	1.250	X	1	X	0.750	=	0.938	Sq.Mt.
D5.	4.200	X	1	X	5.250	=	22.050	Sq.Mt.
D6.	1.650	X	1	X	1.950	=	3.217	Sq.Mt.
D7.	1.800	X	1	X	1.800	=	3.240	Sq.Mt.

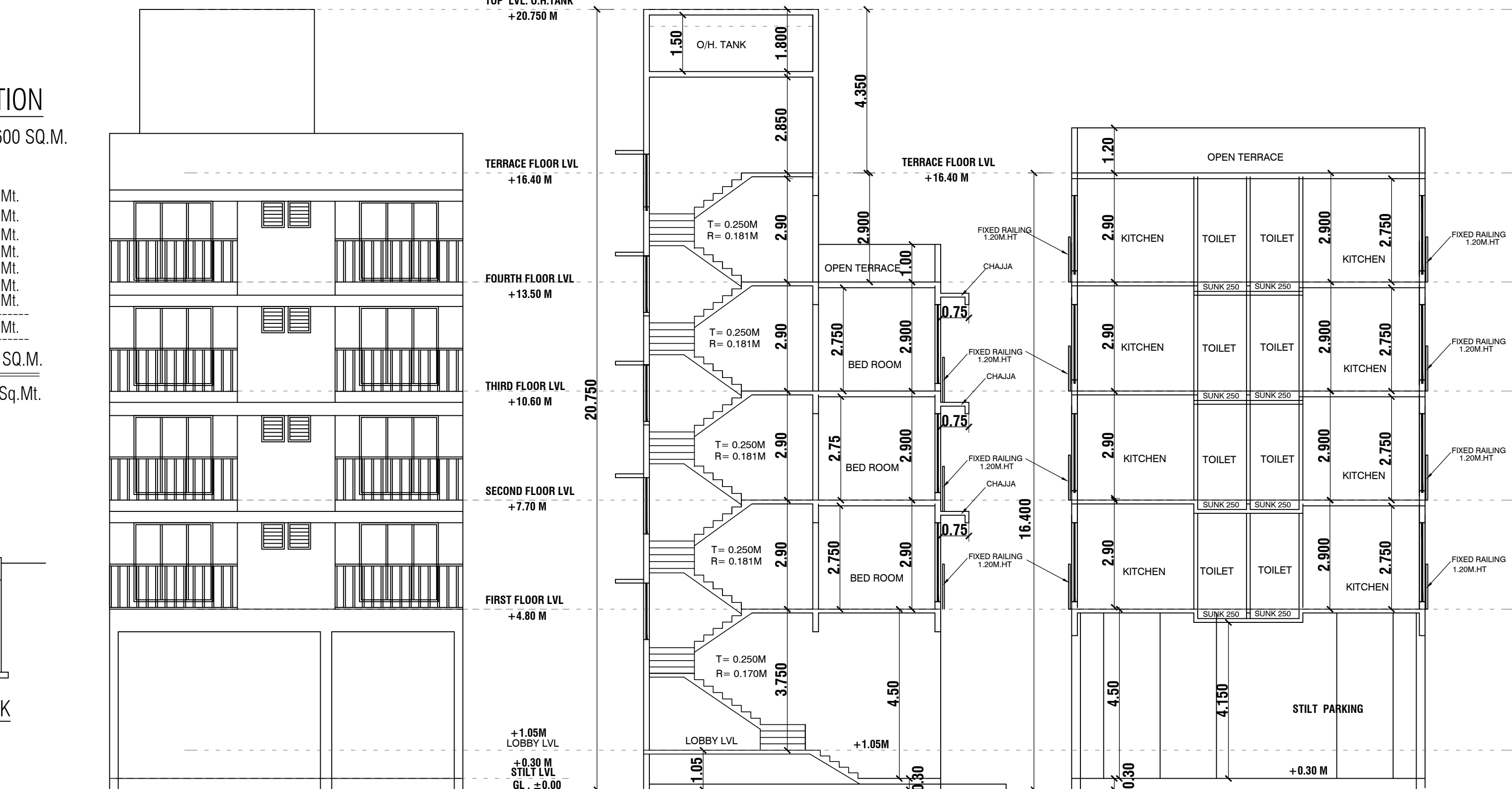
TOTAL DEDUCTION = 41.245 SQ.Mt.

GROSS AREA (138.600 - 41.245) = 97.355 SQ.M.

NET BUILT UP AREA FOURTH FLOOR = 97.355 Sq.Mt.



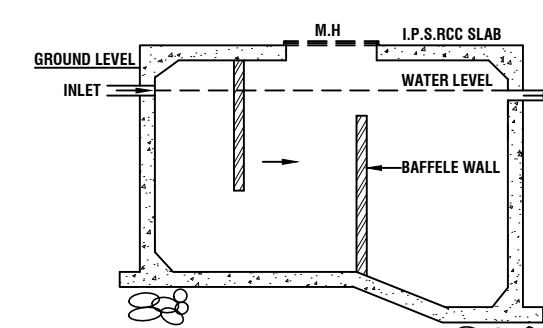
SECTION THRO' U/G TANK



ELEVATION

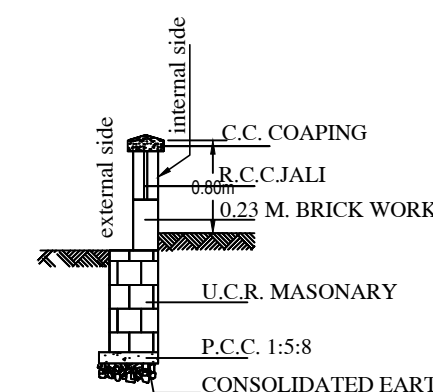
SECTION AT A A'

SECTION AT B B'

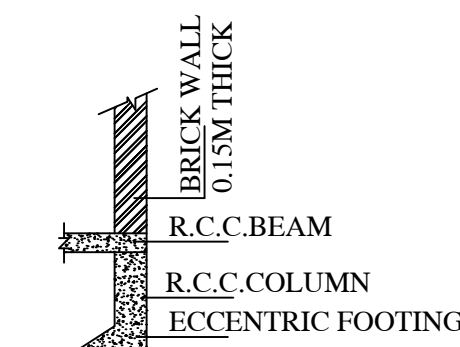


DETAIL OF SEPTIC TANK

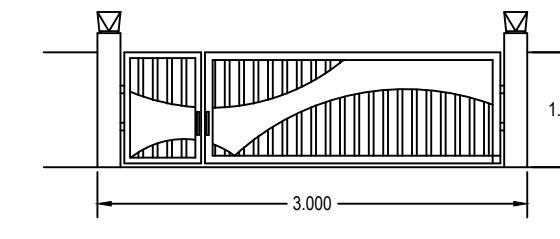
SEPTIC TANK CALCULATION
NO. OF FLAT = 11
NO. OF PERSONS = 11 X 5 = 55
CAPACITY OF SEPTIC TANK
= 55 X 80 LTRS = 4,400 LTRS.
SIZE = 2.00 X 2.50 X 1.80 = 9000 LTRS.



COMPOUND WALL
CURVED PORTION
DETAILS



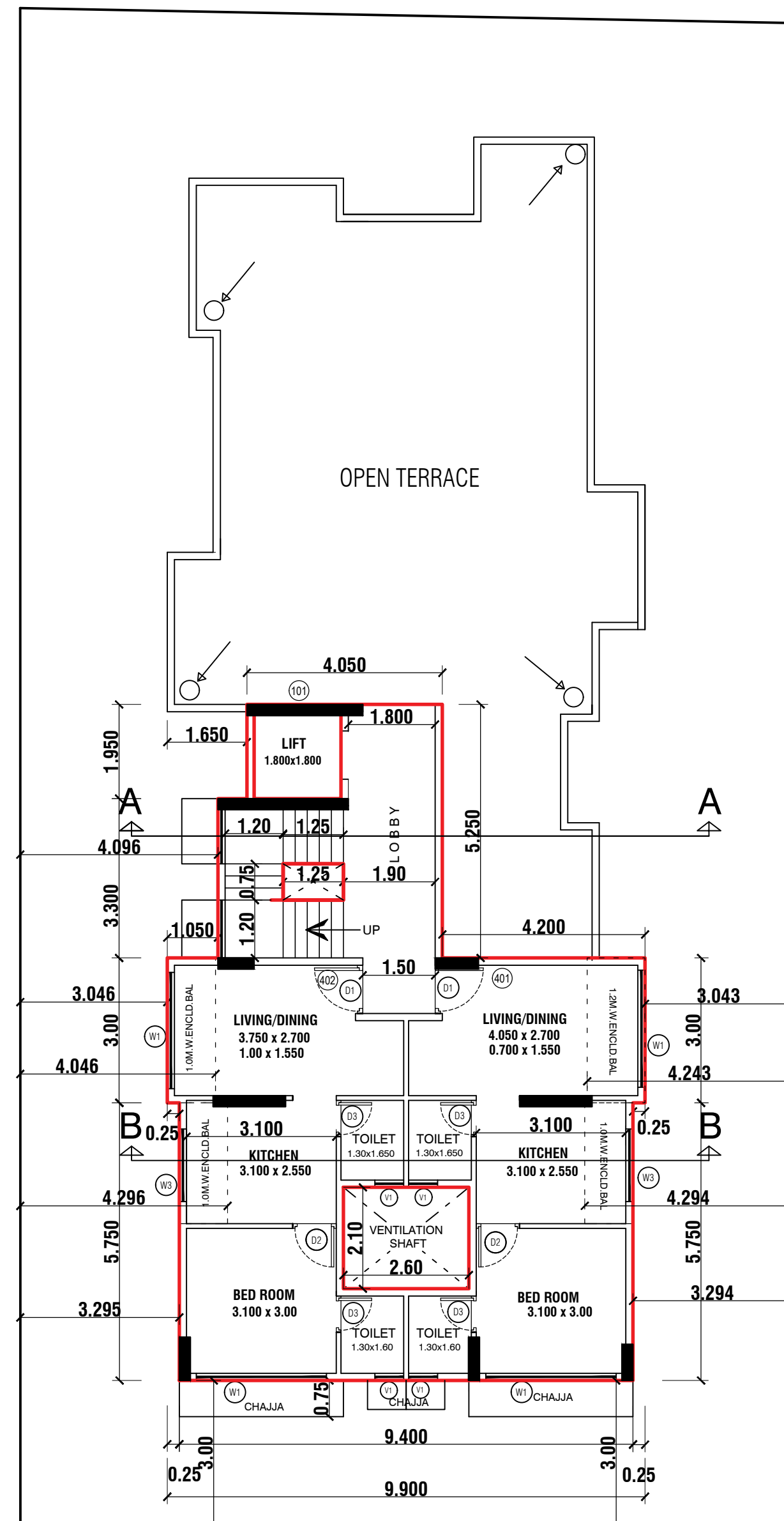
SECTION THROUGH
ECCENTRIC FOOTING



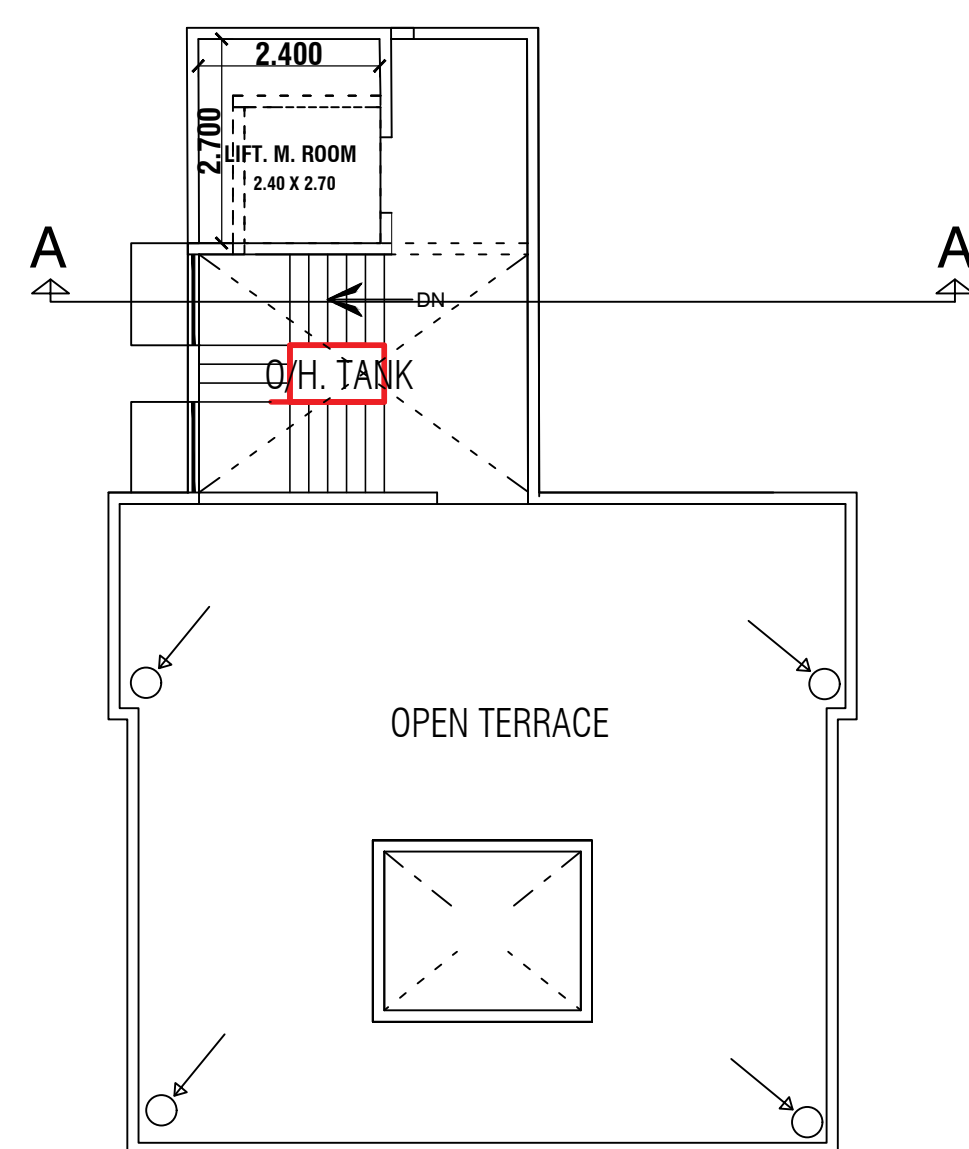
TYPICAL GATE ELEVATION

AREA DETAILS OF APARTMENT

FLOOR	SHOP NO./ FLAT NO.	CARPET AREA OF APARTMENT	AREA OF ENC. BALCONY ATTACHED	AREA OF OPEN BALCONY ATTACHED
GROUND FLOOR	---	---	---	---
FIRST FLOOR	101	29.630 SQ M	6.100 SQ M	---
	102	29.280 SQ M	6.100 SQ M	---
	103	27.690 SQ M	6.500 SQ M	---
	104	29.470 SQ M	0.000 SQ M	---
SECOND FLOOR	201	29.630 SQ M	6.100 SQ M	---
	202	29.280 SQ M	6.100 SQ M	---
	203	27.690 SQ M	6.500 SQ M	---
	204	29.470 SQ M	0.000 SQ M	---
THIRD FLOOR	301	29.630 SQ M	6.100 SQ M	---
	302	29.280 SQ M	6.100 SQ M	---
	303	27.690 SQ M	6.500 SQ M	---
	304	29.470 SQ M	0.000 SQ M	---
FOURTH FLOOR	401	29.630 SQ M	6.100 SQ M	---
	402	29.280 SQ M	6.100 SQ M	---



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA										
			As per Sanctioned UDCPRs				As per Notice published u/s 37(1AA), dtd 18.01.2022			
			A				B			
			PARKING SPACE NON CONGESTED		PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	3.00	0.00	0.00	2.00	1.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	3.00	0.00	0.00	1.00	1.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	0.00	1.00	5.00	0.00	0.00	1.00	2.00	0.00	0.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0.00	1.00	2.00	0.00	0.00	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	16.00	0.00	4.00	0.00	32.00	0.00	2.00	0.00	16.00
6	For every 100 sq.m. carpet area or fraction there of	0.00	2.00	6.00	0.00	0.00	2.00	6.00	0.00	0.00
Parking Requirement (quantum)			Residential		0	32			0	16
			Commercial		0	0			0	0
5% visitor parking for residential					0	2			0	1
TOTAL					0	34			0	17
With Multiplying Factor on total parking as per Table 8C - 0.8					0	27	Multiplying Factor Not applicable for scooter parking		0	17
PARKING REQUIREMENT (Greater of A and B)							CAR	SCOOTER		
							0	27		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.										
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING(27SCOOTERS TO 5 CARS)							5			
PROPOSED PARKING							12	3		
NOTE:- PARKING REQUIREMENT AS STIPULATED IN TABLE 8B & TABLE 8C, MAY BE PERMITTED FOR FULL PERMISSIBLE POTENTIAL OF THE PLOT EVEN THOUGH BUILDING PERMISSION IS SOUGHT FOR & SANCTIONED. FOR ONLY PART OF THE FULL POTENTIAL. IN SUCH CASES THE DIFFERENCE BETWEEN NO OF PARKING REQUIRED FOR SUCH PART POTENTIAL & FULL PERMISSIBLE POTENTIAL SHALL BE LIABLE FOR PAYMENT OF CHARGES AS ABOVE AT THE OF FINAL OCCUPANCY CERTIFICATE FOR SUCH SANCTIONED PERMISSION, OR IF THE BUILDING PERMISSION PROPOSAL FOR THE BALANCE POTENTIAL IS NOT SUBMITTED BEFORE SUCH FINAL OCCUPANCY CERTIFICATE, THEN SUCH EXCESS PARKING SHALL DEEMED TO BE TREATED AS PUBLIC PARKING & SHALL BE HANDED OVER FOR THE SAME PURPOSE TO THE AUTHORITY FREE OF COST.										

NOTE:- PARKING REQUIREMENT AS STIPULATED IN TABLE 8B & TABLE 8C, MAY BE PERMITTED FOR FULL PERMISSIBLE POTENTIAL OF THE PLOT EVEN THOUGH BUILDING PERMISSION IS SOUGHT FOR & SANCTIONED. FOR ONLY PART OF THE FULL POTENTIAL. IN SUCH CASES THE DIFFERENCE BETWEEN NO OF PARKING REQUIRED FOR SUCH PART POTENTIAL & FULL PERMISSIBLE POTENTIAL SHALL BE LIABLE FOR PAYMENT OF CHARGES AS ABOVE AT THE OF FINAL OCCUPANCY CERTIFICATE FOR SUCH SANCTIONED PERMISSION, OR IF THE BUILDING PERMISSION PROPOSAL, FOR THE BALANCE POTENTIAL, IS NOT SUBMITTED BEFORE SUCH FINAL OCCUPANCY CERTIFICATE, THEN SUCH EXCESS PARKING SHALL DEEMED TO BE TREATED AS PUBLIC PARKING & SHALL BE HANDED OVER FOR THE SAME PURPOSE TO THE AUTHORITY FREE OF COST.

WATER CAPACITY CALCULATION (UG WATER TANK RESIDENTIAL UNITS)						
BUILDING	FLAT NOS	REQUIRED DOMESTIC 135 (A)	REQUIRED FLUSHING 54 (B)	ADDITIONAL TOILET 180 LTRS (C)	TOTAL LTRS (RESI) REQUIRED (A+B+C)	TOTAL LTRS (RESI) PROVIDED
RESI.	16	135 x 16 x 5 10800 LTRS	54 x 16 x 5 4320 LTRS	0 x 180 0 LTRS	10395 LTRS	35000 LTRS

SIZE OF U/G TANK PROVIDED = 4.50 X 2.50 X 2.10 CAP = 20,000 LTRS.

WATER CAPACITY CALCULATION (O.H WATER TANK RES.+COMM. UNITS)				
BUILDING	WATER REQUIRED (LITER) (50% OF WATER REQ.)	OVERHEAD WATER TANK PROVISION		
		TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)
1	5198	4.350X3.150X150	1	16000

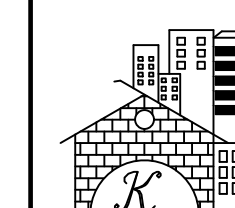
NAME AND SIGN. OF OWNER

M/S. JAYESH INFRASTRUCTURE AND PROJECTS PVT. LTD.

AND. M/S. SIDDHI SAI ENTERPRISES

NAME AND SIGN. OF ARCHITECT

Deepali S. Chawak
(Architect.Reg.No.CA/95/18913)



Kalpapak Architects

ARCHITECTS AND INTERIOR DESIGNERS

103, MONARCH PLAZA, PLOT NO.56, SECTOR-11

C.B.D.-BELAPUR, NAVI MUMBAI - 400 614

E-Mail - kalpakarchitects@gmail.com Tel. (O) : 2757 1036

E-Mail - architectskalpak@gmail.com Tel. (O) : 4005 0824

JOB.NO	DRAWING.NO	SACLE	DATE	CAD BY	CHECKED BY
--------	------------	-------	------	--------	------------

P-659	2022/P-659	1:100	23/09/2022	S.K.Nair	D.S.C
-------	------------	-------	------------	----------	-------