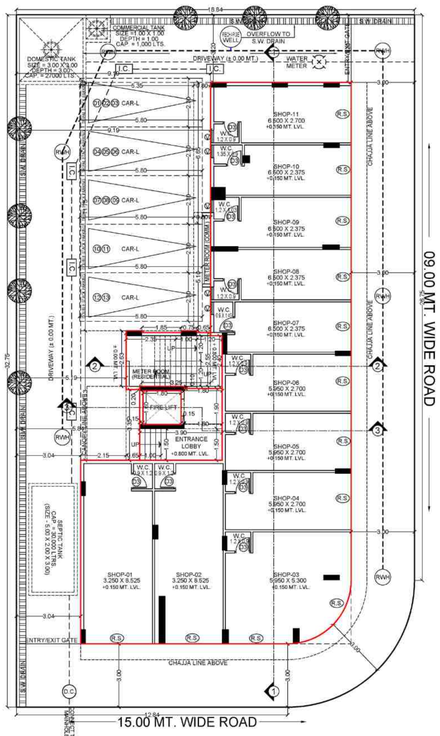
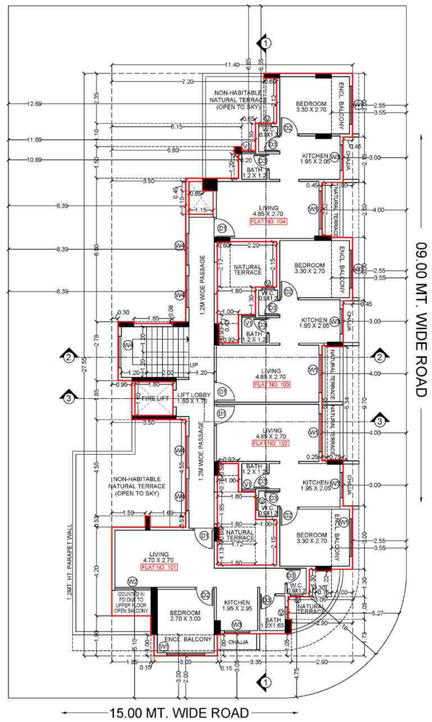
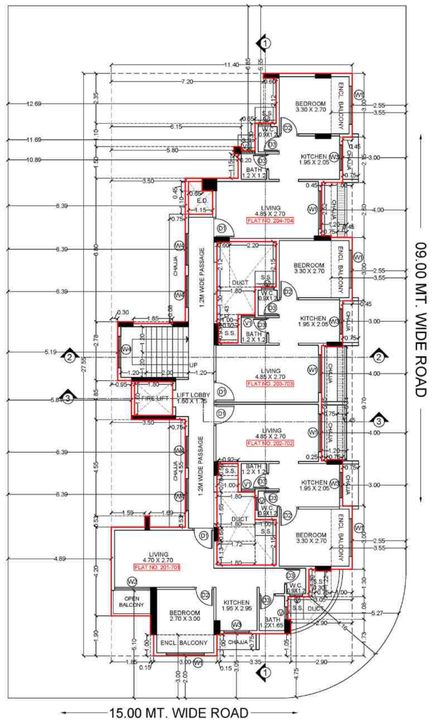


GROUND FLOOR PLAN
SCALE = 1:100 NORTH



1ST FLOOR PLAN
SCALE = 1:100 NORTH



TYPICAL (2ND TO 7TH) FLOOR PLAN
SCALE = 1:100 NORTH

REQUIRED WATER TANK CAPACITY

FOR DOMESTIC USE (COMMERCIAL)			
GROSS AREA	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
224.73	10	45	1011
U.G. TANK			1011
O.H.TANK (50% OF U.G. TANK)			506
FOR DOMESTIC USE (RESIDENTIAL)			
TOTAL NO. OF UNIT	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
28	5	135	18900
FOR FLUSHING USE (RESIDENTIAL)			
TOTAL NO. OF UNIT		LITRES/DAY	TOTAL CAPACITY (IN LITRES)
28		270	7560
FOR ADDITIONAL FLUSHING USE OF ADDITIONAL TOILET (RESIDENTIAL)			
TOTAL NO. OF ADDITIONAL TOILET		LITRES/DAY	TOTAL CAPACITY (IN LITRES)
0		180	0
TOTAL REQUIRED WATER FOR RESIDENTIAL			26460
U.G. TANK			26460
O.H.TANK (50% OF U.G. TANK)			13230
FOR FIRE FIGHTING (AS PER NBC)			
U.G. TANK			N.A.
O.H.TANK			25000

PROPOSED WATER TANK CAPACITY

DETAILS OF TANK	U.G. TANK	O.H.TANK
COMMERCIAL USE	1000 LTRS.	1000 LTRS.
RESIDENTIAL USE	27000 LTRS.	13500 LTRS.
FIRE FIGHTING USE	0 LTRS.	25000 LTRS.
TOTAL WATER CAPACITY (IN LITRES)	28000 LTRS.	39500.000000 LTRS.
GROSS TOTAL WATER CAPACITY (IN LITRES)	67500 LTRS.	

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.	789.07	124.85
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)	789.07	124.85
4	Proposed Ancillary Area FSI	472.67	99.88
5	% of ancillary area FSI	59.90%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13 d)	1261.74	224.73

SUMMARY OF PROPOSED PLINE AREA AS PER UDCPR

Sr. No.	FLOOR	PLINE AREA (COMMERCIAL)	PLINE AREA (RESIDENTIAL)	TOTAL
1	Ground Floor	224.73	9.748	234.48
2	1st Floor	0.00	178.856	178.86
3	2nd Floor	0.00	178.856	178.86
4	3rd Floor	0.00	178.856	178.86
5	4th Floor	0.00	178.856	178.86
6	5th Floor	0.00	178.856	178.86
7	6th Floor	0.00	178.856	178.86
8	7th Floor	0.00	178.856	178.86
9	TOTAL	224.73	1261.740	1486.470
10	BASIC + PREMIUM FSI	124.85	788.588	913.44
11	BASIC FSI	124.85	788.588	913.44
12	PREMIUM FSI	0.00	0.00	0.00
13	ANCILLARY FSI	99.88	473.15	573.03
14	TOTAL (11+12+13)	224.73	1261.74	1486.47

TOTAL NO. OF UNITS, TREES PROPOSED & HEIGHT

1)		NO. OF UNITS PROPOSED	
	(a)	RESIDENTIAL	11 NOS.
	(b)	COMMERCIAL	28 NOS.
2)		TREE TO BE PLANTED	
	(a)	TREE TO BE PLANTED AGAINST PLOT AREA (PLOT AREA / 100)	7 NO.
	(b)	TREE TO BE PLANTED AGAINST TREES FELLED (NOS. X 5)	0 NO.
		TOTAL NOS. OF TREES TO BE PLANTED (2a + 2b)	7 NO.
3)		PERMISSIBLE HEIGHT AS PER AIRPORT AUTHORITY OF INDIA	
	a)	PERMISSIBLE AMSL (ABOVE MEAN SEA LEVEL)	55.10 MT.
	b)	SITE ELEVATION	11.69 MT.
	c)	PERMISSIBLE AGL (ABOVE GROUND LEVEL)	43.41 MT.
	d)	PROPOSED BUILDING HEIGHT (UPTO TERRACE LEVEL)	24 MT.
	e)	PROPOSED BUILDING HEIGHT (UPTO TOP LEVEL)	30 MT.

RERA CARPET AREA STATEMENT (COMMERCIAL)

Building No.	Floor No.	Shop No.	Rera Carpet Area of Apartment	No/s.	Total Carpet Area
(1)	(2)	(3)	(4)	(5)	(6)
COMMERCIAL	Ground Floor	1 & 2	27.706 SQ.MTS.	2	55.412 SQ.MTS.
		3	29.604 SQ.MTS.	1	29.604 SQ.MTS.
		4,5 & 6	16.065 SQ.MTS.	3	48.195 SQ.MTS.
		7	14.928 SQ.MTS.	1	14.928 SQ.MTS.
		8,9 & 10	15.437 SQ.MTS.	3	46.311 SQ.MTS.
		11	17.550 SQ.MTS.	1	17.550 SQ.MTS.
				11	212.000 SQ.MTS.

RERA CARPET AREA STATEMENT (RESIDENTIAL)

Building No.	Floor No.	Flat 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)
RESIDENTIAL	1ST FLOOR	1	29.948 SQ.MTS.	3.000 SQ.MTS.	- - -
		2	29.763 SQ.MTS.	2.940 SQ.MTS.	- - -
		3	29.763 SQ.MTS.	2.940 SQ.MTS.	- - -
		4	29.763 SQ.MTS.	2.940 SQ.MTS.	- - -
	2ND TO 7TH FLOOR	1	29.948 SQ.MTS.	5.220 SQ.MTS.	- - -
		2	29.763 SQ.MTS.	2.940 SQ.MTS.	- - -
		3	29.763 SQ.MTS.	2.940 SQ.MTS.	- - -
		4	29.763 SQ.MTS.	2.940 SQ.MTS.	- - -

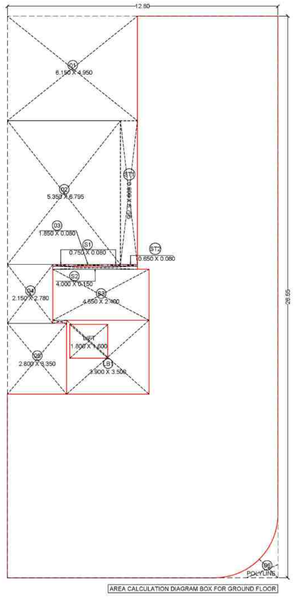
VENTILATION AREA STATEMENT (FLAT NO. 01)

ROOM	AREA* MTS.	IN SQ.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	12.69		1.269	3.740 (W2)
BEDROOM	8.10		0.810	3.960 (W1)
KITCHEN	5.752		0.575	2.640 (W3)
BATH	1.98		0.198	0.540 (V)
W.C.	1.080		0.108	0.540 (V)

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

SCHEDULE OF DOORS & WINDOWS

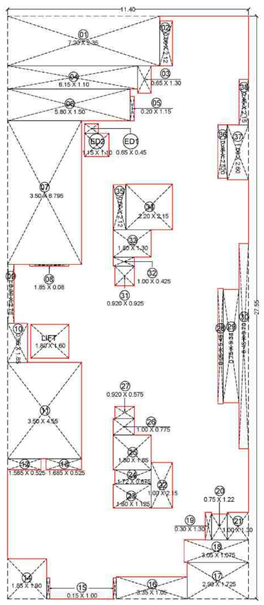
TYPE	SIZE IN MTR.	DESCRIPTION
R.S.	WIDTH X 2.400	ROLLING SHUTTER - SHOP
D1	1.000 X 2.300	T.W. PANELED DOOR
D2	0.900 X 2.300	T.W. FLUSH DOOR
D3	0.750 X 2.300	MARBLE FRAME DOOR
W1	1.800 X 2.200	ALUMINUM SLIDING WINDOW
W2	1.700 X 2.200	ALUMINUM SLIDING WINDOW
W3	1.200 X 2.200	ALUMINUM SLIDING WINDOW
W4	1.500 X 1.200	ALUMINUM SLIDING WINDOW
V	0.600 X 0.900	ALUMINUM FRAME LOUVERED WINDOW
V1	0.650 X 0.900	ALUMINUM FRAME LOUVERED WINDOW
V2	0.750 X 2.200	ALUMINUM FRAME LOUVERED WINDOW



AREA CALCULATION DIAGRAM BOX FOR GROUND FLOOR

AREA CALCULATION STATEMENT FOR GROUND FLOOR

A	OVERALL DIMENSION:							
	12.80	X	26.55	X	1	=	339.84	Sq. Mts.
					TOTAL	=	339.84	Sq. Mts
B	DEDUCTIONS:							
1	6.150	x	4.950	x	1	=	30.443	Sq. Mts.
2	5.350	x	6.795	x	1	=	36.353	0
3	1.850	x	0.080	x	1	=	0.148	Sq. Mts.
4	2.150	x	2.780	x	1	=	5.977	Sq. Mts.
5	2.800	x	3.350	x	1	=	9.380	Sq. Mts.
6	POLYLINE			x	1	=	2.031	Sq. Mts.
LIFT	1.800	x	1.600	x	1	=	2.880	Sq. Mts.
	TOTAL DEDUCTIONS					=	87.21	Sq. Mts.
C	STILT AREA:							
ST1	0.80	x	6.795	x	1	=	5.44	Sq. Mts.
ST2	0.65	x	0.08	x	1	=	0.05	Sq. Mts.
	TOTAL STILT AREA					=	5.49	Sq. Mts.
D	STAIRCASE (FREE OF FSI)							
S1	0.750	X	0.080	X	2	=	0.12	Sq.Mts.
S2	4.000	X	0.150	X	1	=	0.60	Sq.Mts.
S3	4.550	X	2.400	X	1	=	10.92	Sq.Mts.
	TOTAL STAIRCASE					=	11.64	Sq.Mts.
E	ENTRANCE LOBBY (COUNTED IN FSI)							
L1	3.900	X	3.500	X	1	=	13.65	Sq.Mts.
LIFT	1.800	X	1.600	X	1	=	2.88	Sq.Mts.
	TOTAL ENTRANCE LOBBY AREA					=	9.75	Sq.Mts.
F	TOTAL DEDUCTION							
	TOTAL AREA (B+C+D+E)					=	114.09	Sq. Mts.
NET B.U.A. CONSUMED ON GR. FLOOR (COMMERCIAL) (A-F)						=	224.73	Sq. Mts.
TOTAL NUMBER OF COMMERCIAL UNITS (SHOPS)						=	11	NOS.



AREA CALCULATION DIAGRAM BOX FOR 1ST TO 7TH FLOOR

AREA CALCULATION STATEMENT FOR TYPICAL (1ST-7TH) RESIDENTIAL FLOOR

A	OVERALL DIMENSION:							
	11.400	X	27.550	X	1	=	314.07	Sq. Mts.
	TOTAL					=	314.07	Sq. Mts
B	DEDUCTIONS:							
1	7.200	x	2.350	x	1	=	16.920	Sq. Mts.
2	0.600	x	2.120	x	1	=	1.272	Sq. Mts.
3	0.650	x	1.300	x	1	=	0.845	Sq. Mts.
4	6.150	x	1.100	x	1	=	6.765	Sq. Mts.
5	0.200	x	1.150	x	1	=	0.230	Sq. Mts.
6	5.800	x	1.500	x	1	=	8.700	Sq. Mts.
7	3.500	x	6.795	x	1	=	23.783	Sq. Mts.
8	1.850	x	0.080	x	1	=	0.148	Sq. Mts.
9	0.300	x	2.780	x	1	=	0.834	Sq. Mts.
10	0.950	x	1.850	x	1	=	1.758	Sq. Mts.
11	3.500	x	4.550	x	1	=	15.925	Sq. Mts.
12	1.585	x	0.525	x	1	=	0.832	Sq. Mts.
13	1.685	x	0.525	x	1	=	0.885	Sq. Mts.
14	1.850	x	1.900	x	1	=	3.515	Sq. Mts.
15	0.150	x	1.000	x	2	=	0.300	Sq. Mts.
16	3.350	x	1.050	x	1	=	3.518	Sq. Mts.
17	2.900	x	1.725	x	1	=	5.003	Sq. Mts.
18	3.050	x	1.075	x	1	=	3.279	Sq. Mts.
19	0.300	x	1.300	x	1	=	0.390	Sq. Mts.
20	0.750	x	1.220	x	1	=	0.915	Sq. Mts.
21	1.000	x	1.300	x	1	=	1.300	Sq. Mts.
22	1.000	x	2.150	x	1	=	2.150	Sq. Mts.
23	1.800	x	1.125	x	1	=	2.025	Sq. Mts.
24	1.720	x	0.675	x	1	=	1.161	Sq. Mts.
25	1.800	x	1.650	x	1	=	2.970	Sq. Mts.
26	1.000	x	0.775	x	1	=	0.775	Sq. Mts.
27	0.920	x	0.575	x	1	=	0.529	Sq. Mts.
28	0.250	x	5.450	x	1	=	1.363	Sq. Mts.
29	0.750	x	5.340	x	1	=	4.005	Sq. Mts.
30	0.450	x	9.700	x	1	=	4.365	Sq. Mts.
31	0.920	x	0.925	x	1	=	0.851	Sq. Mts.
32	1.000	x	0.425	x	1	=	0.425	Sq. Mts.
33	1.800	x	1.300	x	1	=	2.340	Sq. Mts.
34	2.200	x	2.150	x	1	=	4.730	Sq. Mts.
35	0.600	x	2.120	x	1	=	1.272	Sq. Mts.
36	0.450	x	2.520	x	1	=	1.134	Sq. Mts.
37	1.000	x	2.600	x	1	=	2.600	Sq. Mts.
38	0.450	x	2.150	x	1	=	0.967	Sq. Mts.
ED1	0.650	x	0.450	x	1	=	0.293	Sq. Mts.
ED2	1.150	x	1.100	x	1	=	1.265	Sq. Mts.
LIFT	1.800	x	1.600	x	1	=	2.880	Sq. Mts.
	TOTAL DEDUCTIONS					=	135.214	Sq. Mts.
NET B.U.A. CONSUMED ON EACH FLOOR						=	178.856	Sq. Mts.
NET B.U.A. CONSUMED ON TYPICAL (1ST TO 7TH) FLOOR						=	1251.99	Sq. Mts.
TOTAL NUMBER OF RESIDENTIAL UNITS ON EACH FLOOR						=	04	NOS.
TOTAL NUMBER OF RESIDENTIAL UNITS ON TYPICAL (2ND-4TH) FLOOR						=	28	NOS.

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	As per Sanctioned UDCPRs A: PARKING SPACE REQ. NON CONGESTED AREA CAR	SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	SCOOTER	As per Notice published u/s 37(1AA), dtd 18.01.2022 B: PARKING SPACE REQ. NON CONGESTED AREA CAR	SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA 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.	28.00	0.00	4.00	0.00	56.00	0.00	2.00	0.00	28.00
6	For every 100 sq.m. carpet area or fraction there of	212.00	2.00	6.00	4.00	13.00	2.00	6.00	4.00	13.00
Parking Requirement (quantum)			Residential		0	56			0	28
			Commercial		4	13			4	13
5% visitor parking for residential					0	3			0	1
TOTAL					4	72			4	42
With Multiplying Factor on total parking as per Table 8C - 0.8					3	58	Multiplying Factor Not applicable for scooter parking		3	42
PARKING REQUIREMENT (Greater of A and B)							CAR	SCOOTER		
							3	58		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.										
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING							10	0		
TOTAL REQUIRED PARKING							13	0		
TOTAL PROPOSED PARKING							13	0		

SEPTIC TANK CALCULATION

NOS.	SHOPS / FLAT	RESIDENTIAL & PERSON/TENEMENT & COMMERCIAL - BUA/OCCUPANT LOAD	TOTAL POPULATION (BASED ON REG. NO. 12.5)	BLACK WATER: 180 LTR. EXTRA FLUSHING FOR ADDITIONAL TOILET (B) NO. OF ADDITIONAL TOILET	LPD	FLUSHING (A) LPCD	LPD	GREY WATER DOMESTIC (C) LPCD	LPD	GROSS TOTAL (A+B+C) LPD	FLOW TO SEWER: FLUSHING 100% OF A+B (E) LPD	DOMESTIC 85% OF C (F) LPD	TOTAL FLOW TO SEPTIC TANK (E+F) LPD
1	11	224.730 SQ. MT.(B)	74.94	0	0	-	0	70	5246.03	5246.03	0	4460.00	4460.00
2	28	5	140	10	1800	54	7560	135	18900	26260	9360	16065.00	25425.00
TOTAL SEPTIC TANK REQUIREMENT													29,885.00
PROPOSED SEPTIC TANK (SIZE - 2.00 X 5.00 X 3.00) EXCLUDING FREE BOARD													30000.00

Note:

i. LPCD = Liter per capita per day.

ii. LPD = Liter per day.

iii. For Septic Tank Capacity Flushing & domestic flow to sewer will be 100% & 85% respectively.

PROFORMA - I : AREA STATEMENT

PROJECT DESCRIPTION :-
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING PROJECT ON PLOT NO. 122, SECTOR-24, PUSHPAK (VAHAL), TAL.-PANVEL, DIST.-RAIGAD.

SHEET NO. 1/2

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter
No. CIDCO/BP-17983/TPO(NM & K)/2021/9724
Dtd. 23 Aug 2022
Document certified by BHUSHAN RAMCHANDRA CHAUDHARI
<bnrchaudhari@gmail.com>
Name : BHUSHAN RAMCHANDRA CHAUDHARI
Designation : Town Private Planner
Organization : CIDCO LTD
Date : 23-Aug-2022 18: 49:03

PROFORMA-1

SR.NO.		PARTICULAR	AREA (sqm.)
1.		**Area of Plot (Minimum area of a, b, c to be considered)**	
	a	As per ownership document (7/12, CTS extract)	609.28
	b	As per measurement sheet	609.28
	c	As per site	609.28
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	0.00
		Total (a+b)	0.00
3.		**Balance Area of Plot (1-2)**	609.28
4.		**Amenity Space (if Applicable)**	0.00
	a	Required	0.00
	b	Adjustment of 2(b), if any	0.00
	c	Balance Proposed	0.00
5.		**Net Plot Area (3-4 (c))**	609.28
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.	a	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 & 2.0 As per agreement to lease	913.92
	b	Permissible commercial area	137.09
	c	Proposed commercial area (basic excluding ancillary)	124.85
10.		**Addition of FSI on payment of premium**	0.00
	a	Maximum permissible premium FSI - based on road width / TOD Zone. (Plot area*0.3 premium FSI) **Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)**	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
	c	TDR area	0.00
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12.		**Additional FSI area under Chapter No. 7**	0.00
13.		**Total entitlement of FSI in the proposal**	0.00
	a	[9(a) + 10(b)+11(d)] or 12 whichever is applicable.	913.92
	b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	575.77
	c	***Proposed Ancillary area FSI***	572.55
	d	Total entitlement (a+b)	1489.69
14.		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	2.45
15.		**Total Built-up Area in proposal.(excluding area at Sr.No.17 b)**	
	a	Existing Built-up Area	
		Residential	0.00
		Commercial	0.00
	b	Proposed Built-up Area (as per 'P-line')	1486.47
		Residential	1261.74
		Commercial	224.73
	c	Total (a+b) (shall not be more than 13(d))	1486.47
16.		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17.		Area for Inclusive Housing, if any.	
	a	Required (20% of Sr.No.5)	0.00
	b	Proposed	0.00
18		Total Unit	
	a	Total Residential Unit	28 NO
	b	Total Commercial Unit	11 NO

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."

*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

Ar. Mrs. Shafquat Zeyaul Imam
(COA Reg. No. - CA/2016/75914 & IIA Reg. No. - 25409)

*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

SHRI CHARUDATTA BALKRISHNA PATIL & OTHERS THREE AND M/S. GYANA ENTERPRISES (Proprietor Smt. Kalpana Mukesh Arethia)

NAME, ADDRESS & SIGN OF OWNER

SHRI CHARUDATTA BALKRISHNA PATIL & OTHERS THREE AND M/S. GYANA ENTERPRISES (Proprietor Smt. Kalpana Mukesh Arethia)
202, Maruti Niwas, Plot No. 33, Sector-02, Ulwe, Navi Mumbai 410206

NAME, ADDRESS & SIGN OF ARCHITECT

SKA ASSOCIATES
Shop No. 3, Ground Floor, Siddha Rameshwar Building, Plot No. 111, Sector-1, Off Palm Beach Road, Sanpada, Navi Mumbai-400705.
Cell. No. 022-6899 0535 / +91-93225 37368 / +91-98670 79083
Email :- skaarchitects.2016@gmail.com

Ar. Mrs. Shafquat Zeyaul Imam (COA Reg. No. - CA/2016/75914 & IIA Reg. No. - 25409)

DATE	SCALE	DRAWN BY	CHECKED BY
06/08/2022	1:100	RUTUJA	ZEYAUL