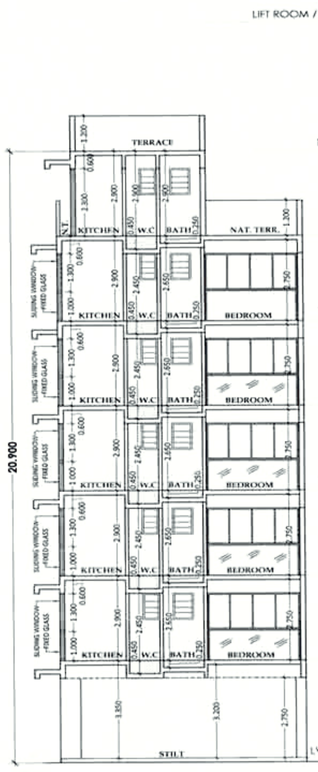
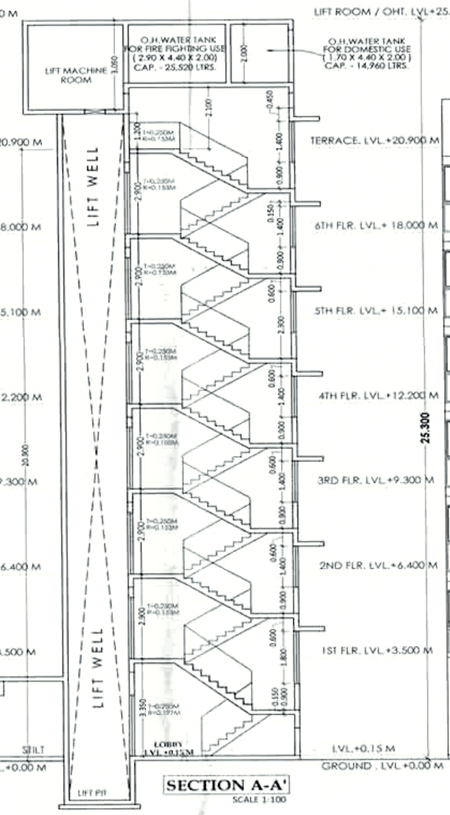
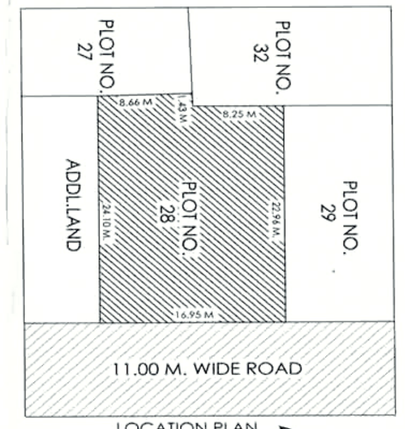


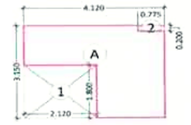
SECTION B-B'
SCALE 1:100



SECTION A-A'
SCALE 1:100



LOCATION PLAN
SCALE 1:200



AREA DIAGRAM GROUND FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR					
A	4.120	X 3.150 X 1 NO	=	12.978	SQ.MT.
		TOTAL ADDITION	=	12.978	SQ.MT. X

DEDUCTIONS

1.	2.120	X 1.800 X 1 NO	=	3.816	SQ.MT.
2	0.775	X 0.200 X 1 NO	=	0.155	SQ.MT.
		TOTAL DEDUCTION	=	3.971	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			=	9.007	SQ.MT. X1

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 NON CONGESTED 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	3.00	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.	24.00	0.00	4.00	0.00	48.00	0.00	2.00	0.00	24.00
6	For every 100 sq.m. carpet area or fractions there of	0.00	3.00	6.00	0.00	0.00	2.00	6.00	0.00	0.00
Parking Requirement (quantum)			Residential		0	48			0	24
			Commercial		0	0			0	0
5% visitor parking for residential					0	2			0	1
TOTAL					0	50			0	25
With Multiplying Factor on total parking as per Table 8C 0.8					0	40	Multiplying Factor Not applicable for scooter parking		0	25
PARKING REQUIREMENT (Greater of A and B)							CAR 0	SCOOTER 40		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED							6	36		
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING							10	4		
PROPOSED PARKING										

WATER CAPACITY REQUIRED FOR RESIDENTIAL U.G. WATER TANK

BUILDING	FLAT NOS.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)
RESIDENTIAL	24	135 X 24 X 5	16,200	270 X 24	6,480 180 X 00	0,00	6,480	22,680

OVER HEAD WATER TANK CAPACITY CALCULATION

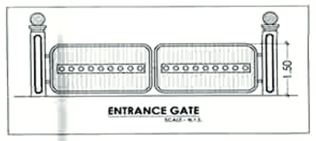
TANK TYPE	BUILDING NUMBER	WATER REQUIRED (LTRS.) (60% OF UNDER GROUND TANK)	COLD WATER REQUIREMENT TANK SIZE	NUMBER OF TANK	CAPACITY (LTRS.)
DOMESTIC	BUILDING-1	13,608	(1.70 X 4.40 X 2.00)	01	14,960
FIRE		25,000	(2.40 X 4.40 X 2.00)	01	25,520
			TOTAL	02	40,480 LTRS.

PROVIDED U.G. WATER TANK

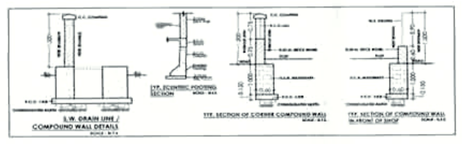
DOMESTIC TANK (RESIDENTIAL)	25,000
TOTAL PROVIDED WATER TANK CAPACITY	25,000 LTRS.

SCHEDULE OF DOORS & WINDOWS

TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENINGS	DESCREPTION OF FINISH
D	1.000 X 2.100	2.100	T.W. FRAMED PANNELED DOOR
D1	0.900 X 2.100	1.890	T.W. FRAMED PANNELED DOOR
D2	0.750 X 2.100	1.575	T.W. FRAMED PANNELED DOOR
W	2.800 X 1.850	4.533	ALU. GLAZED SLIDING WINDOW
W1	2.750 X 1.850	5.041	ALU. GLAZED SLIDING WINDOW
W2	2.325 X 2.100	3.045	ALU. GLAZED SLIDING WINDOW
V	0.600 X 0.900	0.540	ALU. GLAZED LOUVERED WINDOW

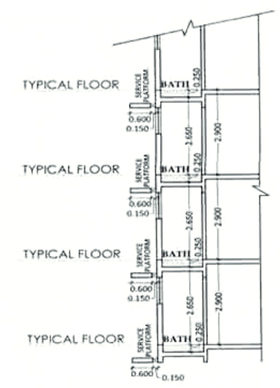


ENTRANCE GATE
SCALE - 1:75

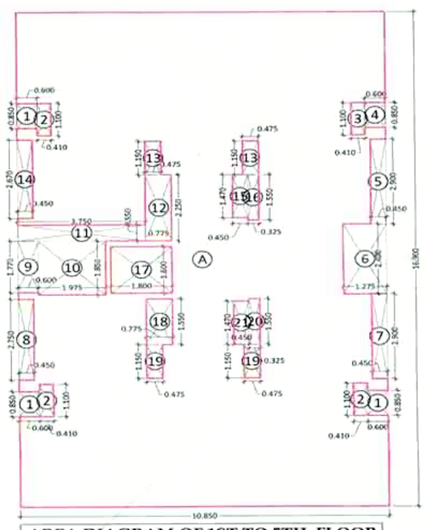


CARPET AREA STATEMENT AS PER RERA

BUILDING NO.	FLOOR NO.	SHOP/FLAT NO.	CARPET AREA IN SQ.M.	BALCONY IN SQ.M.
BUILDING- 1	1ST TO 5TH FLOOR	101,201,301,401,501	28.753	0.000
		102,202,302,402,502	28.753	0.000
		103,203,303,403,503	28.753	0.000
		104,204,304,404,504	28.753	0.000
	6TH FLOOR	601	20.350	0.000
		602	16.899	2.900
		603	20.350	0.000
		604	20.350	0.000



TYPICAL SECTION SERVICE PLATFORM
SCALE - 1:100



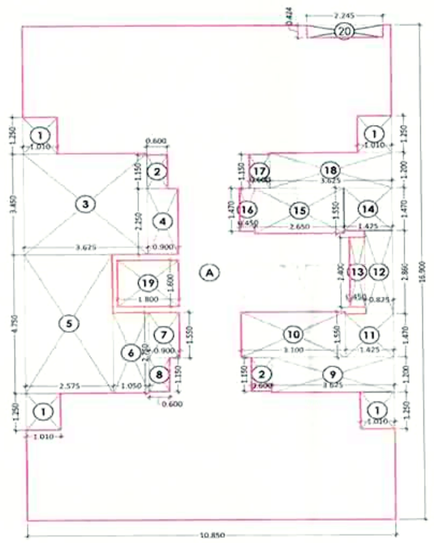
AREA DIAGRAM OF 1ST TO 5TH FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION

1ST TO 5TH FLOOR					
A	10.850	X 16.900 X 1 NO	=	183.365	SQ.MT.
		TOTAL ADDITION	=	183.365	SQ.MT. X

DEDUCTIONS

1	0.600	X 0.850 X 3 NOS	=	1.530	SQ.MT.
2	0.410	X 1.100 X 3 NOS	=	1.353	SQ.MT.
3	0.410	X 1.100 X 1 NO	=	0.451	SQ.MT.
4	0.600	X 0.850 X 1 NO	=	0.510	SQ.MT.
5	0.450	X 2.900 X 1 NO	=	1.305	SQ.MT.
6	1.275	X 2.400 X 1 NO	=	3.060	SQ.MT.
7	0.450	X 2.900 X 1 NO	=	1.305	SQ.MT.
8	0.450	X 2.750 X 1 NO	=	1.238	SQ.MT.
9	0.600	X 1.770 X 1 NO	=	1.062	SQ.MT.
10	1.975	X 1.850 X 1 NO	=	3.654	SQ.MT.
11	3.775	X 0.550 X 1 NO	=	2.076	SQ.MT.
12	0.775	X 2.250 X 1 NO	=	1.744	SQ.MT.
13	0.475	X 1.150 X 2 NOS	=	1.093	SQ.MT.
14	0.450	X 2.670 X 1 NO	=	1.202	SQ.MT.
15	0.450	X 1.470 X 1 NO	=	0.661	SQ.MT.
16	0.325	X 1.550 X 1 NO	=	0.504	SQ.MT.
17	1.800	X 1.600 X 1 NO	=	2.880	SQ.MT.
18	0.775	X 1.550 X 1 NO	=	1.201	SQ.MT.
19	0.475	X 1.150 X 2 NOS	=	1.093	SQ.MT.
20	0.325	X 1.550 X 1 NO	=	0.504	SQ.MT.
21	0.450	X 1.470 X 1 NO	=	0.661	SQ.MT.
		TOTAL DEDUCTION	=	29.087	SQ.MT. Y1
TOTAL BUILT UP AREA [X Y1]			=	154.278	SQ.MT. X1



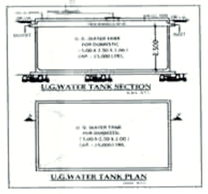
AREA DIAGRAM OF 6TH FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION

6TH FLOOR					
A	10.850	X 16.900 X 1 NO	=	183.365	SQ.MT.
		TOTAL ADDITION	=	183.365	SQ.MT. X

DEDUCTIONS

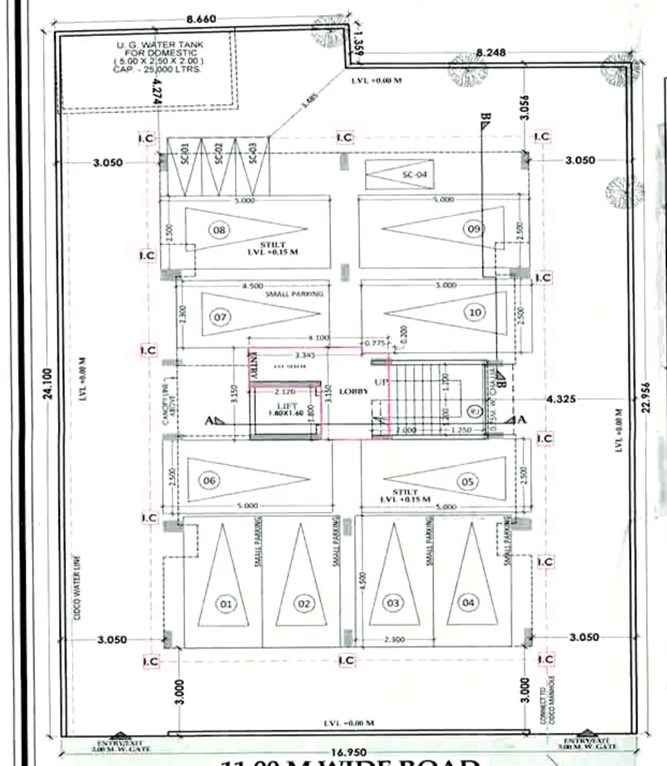
1	1.010	X 1.250 X 4 NOS	=	5.050	SQ.MT.
2	0.600	X 1.150 X 2 NOS	=	1.380	SQ.MT.
3	3.625	X 3.450 X 1 NO	=	12.506	SQ.MT.
4	0.900	X 2.250 X 1 NO	=	2.025	SQ.MT.
5	2.575	X 4.750 X 1 NO	=	12.231	SQ.MT.
6	1.050	X 2.750 X 1 NO	=	2.888	SQ.MT.
7	0.900	X 1.550 X 1 NO	=	1.395	SQ.MT.
8	0.600	X 1.150 X 1 NO	=	0.690	SQ.MT.
9	3.625	X 1.200 X 1 NO	=	4.350	SQ.MT.
10	3.100	X 1.550 X 1 NO	=	4.805	SQ.MT.
11	1.425	X 1.470 X 1 NO	=	2.095	SQ.MT.
12	0.825	X 2.860 X 1 NO	=	2.359	SQ.MT.
13	0.450	X 2.400 X 1 NO	=	1.080	SQ.MT.
14	1.425	X 1.470 X 1 NO	=	2.095	SQ.MT.
15	2.650	X 1.550 X 1 NO	=	4.107	SQ.MT.
16	0.450	X 1.470 X 1 NO	=	0.661	SQ.MT.
17	0.600	X 1.150 X 1 NO	=	0.690	SQ.MT.
18	3.625	X 1.200 X 1 NO	=	4.350	SQ.MT.
19	1.800	X 1.600 X 1 NO	=	2.880	SQ.MT.
20	2.245	X 0.424 X 1 NO	=	0.952	SQ.MT.
		TOTAL DEDUCTION	=	68.589	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			=	114.776	SQ.MT. X1



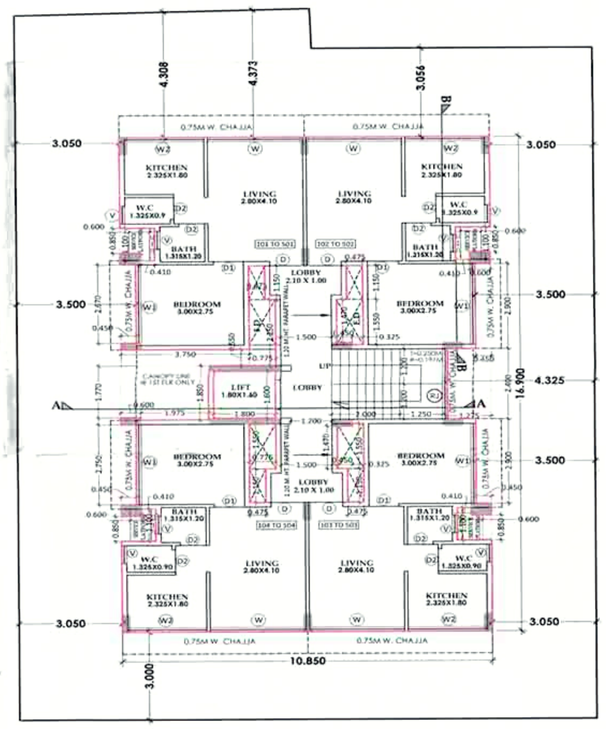
TOTAL BUILT-UP AREA STATEMENT

BUILDING NO.	FLOOR NO.	BUILT UP AREA
BUILDING- 1	GROUND	9.007
	FIRST	154.278
	SECOND	154.278
	THIRD	154.278
	FOURTH	154.278
	FIFTH	154.278
	SIXTH	114.776
TOTAL BUILT UP AREA		895.173

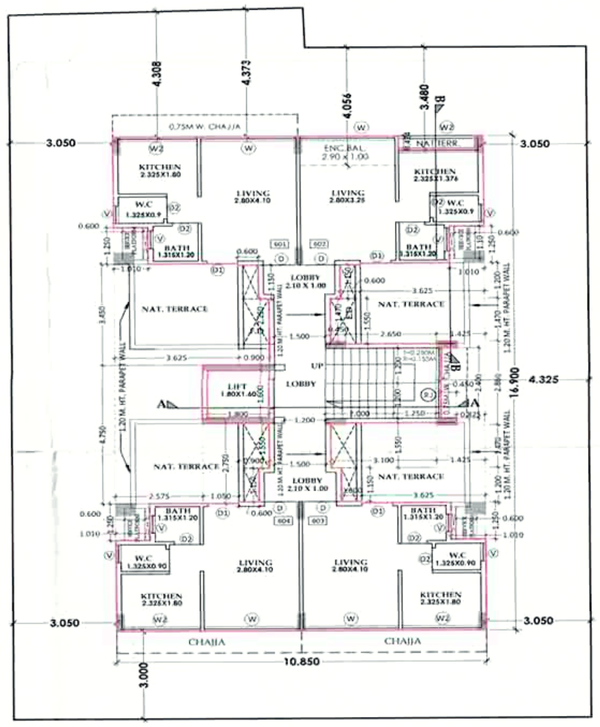
18	a	Total commercal unit	0.000
	b	Total residential unit	24 NOS.
19		Stilt area	145.286
20		Height of building	20.900 m.



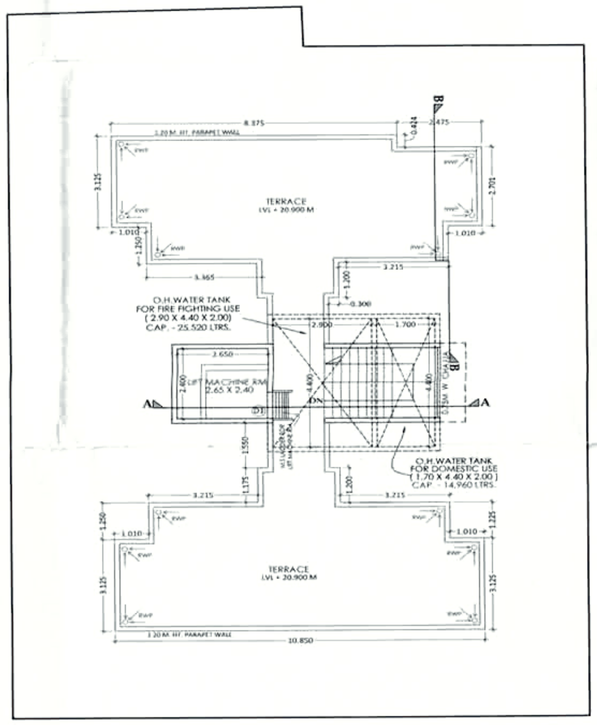
GROUND FLOOR PLAN
SCALE - 1:100
CAR PARKING-10 NOS.
TWO WHEELER PARKING-04NOS.
TOTAL BIG PARKING-05 NOS.
TOTAL SMALL PARKING-05 NOS.



1ST TO 5TH FLOOR PLAN
SCALE - 1:100



SIXTH FLOOR PLAN
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100

PROFORMA - I

PROPOSED RESIDENTIAL BUILDING ON PLOT NO - 28, SECTOR - 02, KARANJADE, NAVI MUMBAI.

SHEET NO. 1/1

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN this office letter No.CIDCO/BP/BP-13854/2021/32516 Dtd 1 MAR 2022.
01/3/2022
Associate Planner (BP)
CIDCO of Maharashtra Ltd
Regional Bhavan, 4th Floor,
Plot No. 4, Sector - 11
CBD-Belapur, Navi Mumbai

Proforma-1

Sr.No		Particular	Area (sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	
	a	As per ownership document (7/12, CTS extract)	399.690
	b	as per measurement sheet	399.690
	c	as per site	399.690
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)**	399.690
4		Amenity Space (if applicable)	0.000
	a	Required	0.000
	b	Adjustment of 2(b), if any	0.000
	c	Balance Proposed	0.000
5		**Net Plot Area (3-4 (c))**	399.690
6		**Recreational Open space (if applicable)**	0.000
	a	Required	0.000
	b	Proposed	0.000
7		Internal Road area	0.000
8		**Plotable area (if applicable)**	0.000
9		Built up area with reference to basic F.S.I. as per front road width (Sr. No. 'sabasic FSI) : 1.1 As per UDCPR	439.659
10		**Addition of FSI on payment of premium**	
	a	Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)	
	b	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.3 premium FSI	119.907
	c	Proposed FSI on payment	119.907
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 if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or(c)].	
	c	TDR area	
	d	Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12		**Additional FSI area under Chapter No. 7**	0.000
13		**Total entitlement of FSI in the proposal**	
	a	[9 + 10(b)+11(d)] or 12 whichever is applicable	559.566
	b	Permissible Ancillary Area FSI upto 60% or 80% ***on balance potential*** with payment of charges	335.740
	c	***Proposed Ancillary area FSI***	335.690
	d	Total entitlement (a+b)	895.306
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**	0.000
15		**Total Built-up Area in proposal.(excluding area at Sr.No.17 b)**	**895.173**
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	895.173
	c	Total (a+b)	895.173
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.000
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000

LEGEND

Sr. No.	Item	Colour	Type of Lines on Plan
(1)	(2)	(3)	(4)
1	Plot Line	Thick Black	
2	Existing Road	Green - Dotted	
3	Proposed Road	Green	
4	Building Line	Thick Red - Dotted	
5	F.S.I. line	Thick Red	
6	Drainage & Sewerage Work	Brown - Dotted	
7	Water Supply Work	Blue	
8	R.W.H. LINE	Blue - Dotted	
9	FIRE FIGHTING LINE	Red - Dotted	
10	G.W.R. LINE	Gray - Dotted	

CERTIFICATE OF AREA

Certified that the plot under reference was serveyed by me on 15/01/2022 and the dimensions of side etc. of plot stated on plan area 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 record.

Signature
(Name of Architect)

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.

For APEX INFRA
Signature Partner Partner Partner

NAME, ADDRESS & SIGN OF OWNER

M/s. APEX INFRA
Mr.Mukesh Govind Patel @ Chauhan & Others Five

For APEX INFRA
Partner Partner Partner

NAME, ADDRESS & SIGN OF ARCHITECT

Ar. RAHULKUMAR V. CHHABHAIYA
CA/2012/55320
Ar. Rahulkumar V. Chhabhaiya
(Reg. No. CA/2012/55320)

DESTINATION
ARCHITECTURE INTERIOR DESIGNS

OFFICE NO- 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING- B, PLOT NO- 66, SECTOR- 15, C.B.D. BELAPUR, NAVI MUMBAI. 400614
Call : 022-40126328 & 022-41276523
www.destinationarchitects.com / destination.ind1@gmail.com

JOB NO	DRG. NO.	SCALE	DRAWN BY	DATE
558	01	AS SHOWN	VINAYAK	31/03/2022