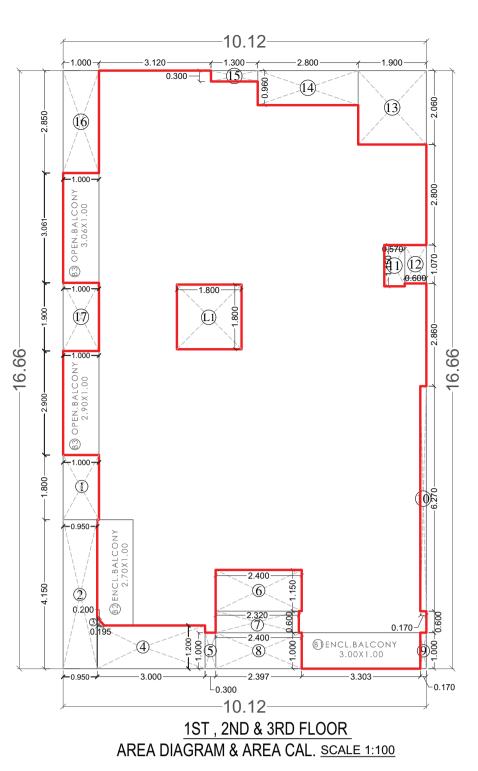


		FOR GROUN	ID FLOOR						FOR LOBB	YAREA		
				57.865	SQ .MT	A AREA OF BLOCK [ABCD] 24.180					24.180	SQ .MT
STAND	ARD DE	DUCTIONS		NOS	SQ .MT		STAND	ARD DE	DUCTIONS		NOS	SQ.MT
0.130	×	3.16	X	1	0.411	1	2.200	X	2.450	X	1	5.390
2.329	X	1.8	X	1	4.192	2	1.800	X	1.800	Х	1	3.240
0.130	X	3.251	X	1	0.423	3	2.201	X	0.950	X	1	2.091
0.130	X	4.050	Х	1	0.527	4	0.800	Х	2.700	Х	1	2.160
		AREA			1.928							
TOTAL				7.480	TOTAL						12.881	
TOTAL DEDUCTION					7.480	TOTAL DEDUCTION						12.881
NET BUILT-UP AREA					NET BUILT-UP AREA							
57.865- 7.480					50.385	24.180 - 12.881					11.299	
NET BUILT-UP AREA					NET BUILT-UP AREA							
GROUND FLOOR				50.385	LOBBY AREA					11.299		
	STAND 0.130 2.329 0.130	AREA OF E STANDARD DE 0.130	### FOR GROUN AREA OF BLOCK [ABCD STANDARD DEDUCTIONS 0.130	FOR GROUND FLOOR AREA OF BLOCK [ABCD] STANDARD DEDUCTIONS 0.130	AREA OF BLOCK [ABCD] 57.865 STANDARD DEDUCTIONS NOS 0.130 X 3.16 X 1 2.329 X 1.8 X 1 0.130 X 3.251 X 1 0.130 X 4.050 X 1 AREA TOTAL TOTAL DEDUCTION NET BUILT-UP AREA 57.865-7.480 NET BUILT-UP AREA	STANDARD DEDUCTIONS NOS SQ .MT	FOR GROUND FLOOR AREA OF BLOCK [ABCD] 57.865 SQ .MT STANDARD DEDUCTIONS NOS SQ .MT 0.130 X 3.16 X 1 0.411 1 2.329 X 1.8 X 1 4.192 2 0.130 X 3.251 X 1 0.423 3 0.130 X 4.050 X 1 0.527 4 AREA 1.928 TOTAL 7.480 TOTAL 7.480 NET BUILT-UP AREA 57.865 - 7.480 NET BUILT-UP AREA	STANDARD DEDUCTIONS NOS SQ.MT A AFEA	STANDARD DEDUCTIONS NOS SQ.MT A AREA OF BLOCK [ABCD] S7.865 SQ.MT A AREA OF BLOCK [ABCD] S7.865 SQ.MT A AREA OF BLOCK [ABCD] STANDARD DEDUCTIONS NOS SQ.MT 1 2.200 X 2.329 X 1.8 X 1 4.192 2 1.800 X X 3.251 X 1 0.423 3 2.201 X X 3.251 X 1 0.423 3 2.201 X X 3.130 X 4.050 X 1 0.527 4 0.800 X X AREA 1.928 TOTAL TOTAL TOTAL TOTAL TOTAL TOTAL TOTAL TOTAL DEDUCTION TOTAL TOTAL DEDUCTION TOTAL S7.865 - 7.480 S0.385 S7.865 - 7.480 S0.385 S7.865 - 7.480 NET BUILT-UP AREA NET BUILT-U	STANDARD DEDUCTIONS NOS SQ .MT A AREA OF BLOCK [ABCD]	FOR GROUND FLOOR AREA OF BLOCK [ABCD] 57.865 SQ .MT STANDARD DEDUCTIONS NOS SQ .MT STANDARD DEDUCTIONS 0.130 X 3.16 X 1 0.411 1 2.200 X 2.450 X 2.329 X 1.8 X 1 4.192 2 1.800 X 1.800 X 0.130 X 3.251 X 1 0.423 3 2.201 X 0.950 X 0.130 X 4.050 X 1 0.527 4 0.800 X 2.700 X AREA 1.928 1.928 1.7480 TOTAL TOTAL TOTAL TOTAL DEDUCTION NET BUILT-UP AREA 57.865-7.480 50.385 24.180 - 12.881 NET BUILT-UP AREA NET BUILT-UP AREA NET BUILT-UP AREA NET BUILT-UP AREA NET BUILT-UP AREA	FOR GROUND FLOOR AREA OF BLOCK [ABCD] 57.865 SQ .MT A AREA OF BLOCK [ABCD] 24.180



BUILT UP AREA CALCULATIONS

FOR TYPICAL FLOOR - 1ST,2ND,3RD FLOOR

TOTAL DEDUCTION

NET BUILT-UP AREA

NET BUILT-UP AREA

TYPICAL 1ST, 2ND & 3RD FLOOP

168.599 SQ .MT

AREA OF BLOCK [ABCD]

0.950 X 4.150 0.200 X 0.195

	WA	TER CAPACITY	CALCULATIO	N (U.G. T	ANK RI	ESIDENTIA	L (UNITS	5)	
BUILDING	FLAT NOS.	REQUIRED DOMESTIC 135	TOTAL DOMESTIC LTRS(A)	REQUI FLUSHIN LTR:	IG 270	ADDITI TOILET 12 PER	80 LTRS.	TOTAL FLUSHING LTRS.(B)	TOTALLTRS. (RES.)(A + B)
1	12	135 X 12 X 5	8,100	270 X 12	3,240	180 X O	0	3,240	11,340
	WA	TER CAPACITY C	ALCULATIO	N (U.G. T/	ANK CO	MMERCIA	AL (UNIT	S)	
BUILDING	G SHOP NOS. REQUIRED TOTAL LTRS(A) REQUIRED FLUSHING 270 LTRS. PER SIT		TOTAL FLUSHING LTRS.(B)	TOTAL LTRS. (RES.)(A + B)					
COMMERCIAL	3	50.976/3 X70	1,849	270 X 3	810	180 X 1	180	990	2,839
	WATER CA	PACITY REQUIR	ED FOR FIR	E FIGHTIN	NG U.G	WATER 1	ANK		14,179
			PROVIDE U	.G WATE	RTANK				
		DOME	STIC TANK (RE	ESIDENTIAL	.)				22,680 LTRS.
		DOMES	TIC TANK (CC	MMERCIA	L)				3,402 LTRS.
			TOTAL						26,082 LTRS.

	OVERHEAD	WATER TANK CAPA	CITY CALCULATION	-11-				
USE	WATER REQUIRED (LITRE)	OVERHEAD WATER TANK PROVISION						
		TANK SIZE (METER	NUMBER OF TANK	CAPACITY (LITRE)				
1	2	3	4	5				
DOMESTIC	6,804	2.10 X 2.40 X 1.50	1	7,560				
COMMERCIAL	1,703	0.90 X 2.40 X 1.50	1	3,240				
TOTAL	8,507		1	10,800				
NOTE:-								
i	OVERHEA	AD TANK CAPACITY SH	IALL BE MINIMUM 60% O	F WATER				
ii	SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD							

SEPTIC TANK STATEMENT

CARPET AREA STATEMENT

SHOP NO. 1

SHOP NO. 2

SHOP NO. 3

UNIT - 103, 203, 303

OPEN & ENCLOSED BALCONY SIZE 3.300 X 1.000 X 3

> 2.950 X 1.000 X 3 2.900 X 1.000 X 3

3.060 X 1.000 X 3

GROUND FLOOR

FLATS 1ST ,2ND,3RD, FLOOR UNIT - 101, 201, 301 17.080 SQ. MT. UNIT - 102, 202, 302 27.090 SQ. MT

UNIT - 104, 204, 304 26.770 SQ. MT.

4,800 Ltrs.PER FLATS

10.770 SQ. MT.

15.430 SQ. MT.

18.960 SQ. MT.

27.300 SQ. MT

9.900

8.850 8.700

9.180 36.630

4.800 Ltrs.

SEPTIC TANK:

12 FLATS X 400 Ltrs.

REQUIREMENT

2.00 X 3.00 X 1.600

			As p	er Sancti	oned UI	DCPRs	As pe	r Notice	publish	ned u/s
				-	١			Е	3	
		TOTAL	PARKIN	IG SPACE	PARKIN	IG SPACE	PARKIN	IG SPACE	PARKI	NG SPACE
SR. NO.	REQUIRED PARKING RATE	NO.OF	NON CONGESTED		NON CONGESTED		NON CONGESTED		NON CONGESTED	
		FLAT	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTE
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.	12.00	0.00	4.00	0.00	24.00	0.00	2.00	0.00	12.00
6	For every 100 sq.m. carpet area or fraction there of	50.39	2.00	6.00	1.00	4.00	2.00	6.00	1.00	4.00
Parking Requirement (quantum)			Residential 0			24			0	12
Commercial			al	1	4			1	4	
5% visitor parking for residential 0 1							0	1		
TOTAL 1 29							1	17		
1 23							Multiply	ring Factor	1	17
	PARKING REQUIREMENT (Greater of A and B)							SCOOTER 23		
COMPOSI	TE PARKING ONE CAR WITH TWO SCOOTER	CMAVPE	ALLOWED				1	23		
	TERS PARKING ONE CAR WITH TWO SCOOTER									
IN SCOO	PROPOSED			MIMMING			2	25		

TREE PLANTATION STATEMENT

PROPOSED BUILT UP AREA FLOOR WISE AREA STATEMENT

FLOOR WISE AREA STATEMENT (RESIDENTIAL)

3 NOS

3 NOS

AREA (SQ.MT)

50.385

11.299

61.684

134.870

134.870

134.870

404.610

466.294

12.960

1.78 SQ MT

1.780

14.280

7.590

25.200

9.310 537.414

REQUIRED TREE PLANT

319.7626 SQ MT./100

PROPOSED TREE PLANTATION

FLOOR

GROUND (COMM.)

1ST FLOOR

2ND FLOOR

3RD FLOOR

2 GROUND LOBBY AREA

TOTAL

TOTAL

TOTAL BUILT UP AREA

LIFT AREA

NA. TERRACE 4TH FLOOR A NA.TERRACE - 1

TOTAL

TERRACE MUMTY SLAB AREA

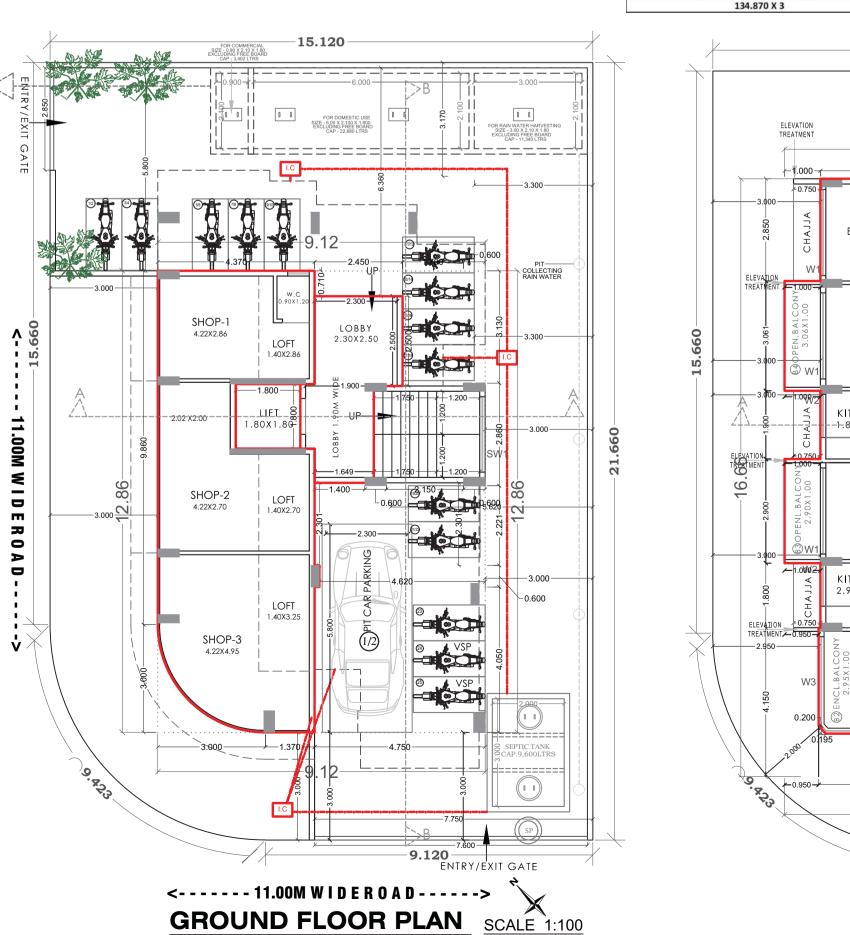
SEPTIC TANK

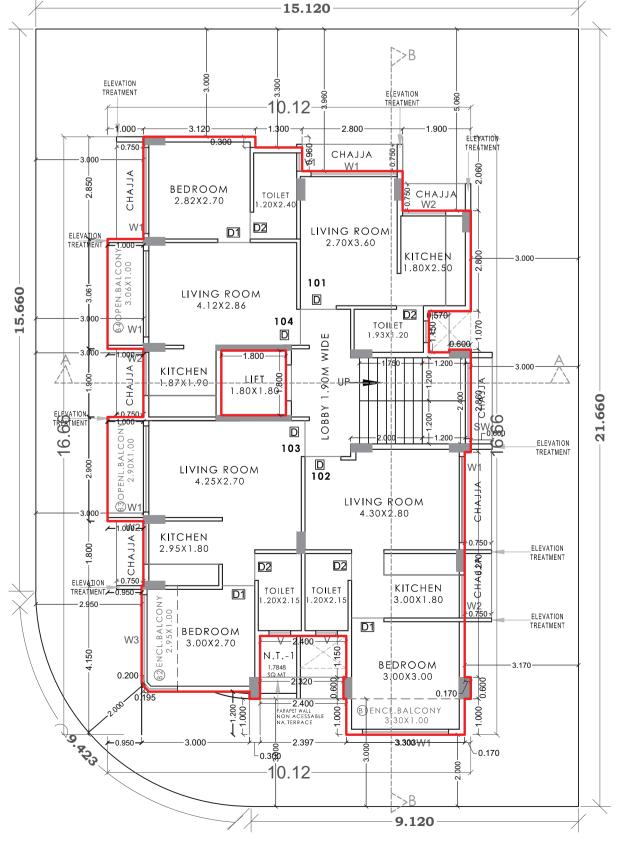
U.G TANK

O.H TANK

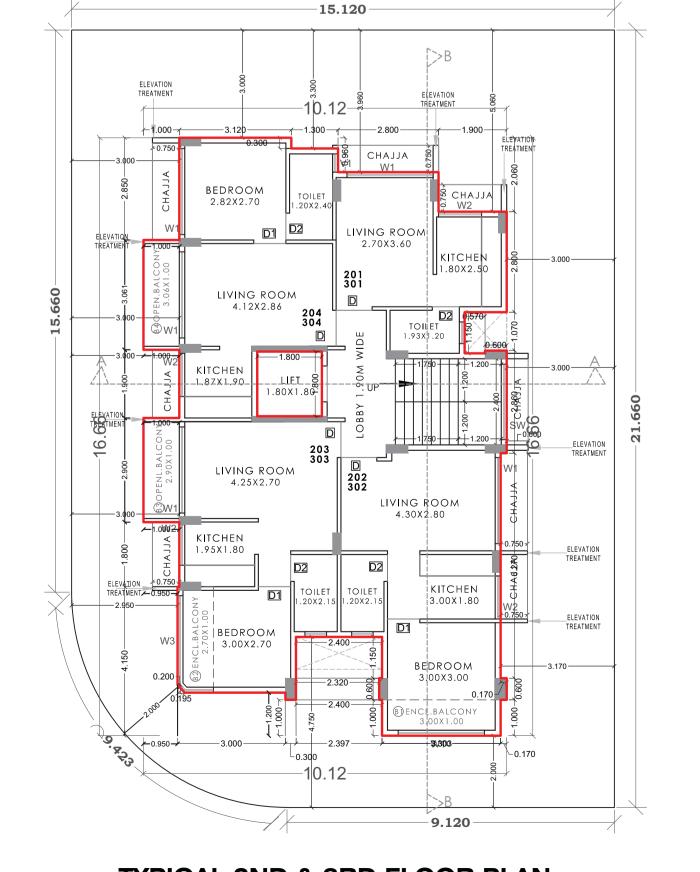
TOTAL GROSS AREA

SR. NO





1ST FLOOR PLAN SCALE 1:100



TYPICAL 2ND & 3RD FLOOR PLAN SCALE 1:100

STAMP OF APPROVAL

Document certified by BHUSHAN RAMCHANDRA CHAUDHA <assoplnr4.naina@cidcoi Name: BHUSHAN RAMCHANDRA

APPROVED SUBJECT TO THE CONDITION

M & K)/2019/9369

SHEET NO.

Sr	No	PROL Dtd. 08 Jun 2022	Area (sq.m)
51.		Area of plot (Minimum area of a, b, c to be considered)	Area (sq.m)
1	а	As per ownership document (7/12, CTS extract)	319.763
	b	as per measurement sheet	319.763
	С	as per site Deductions for	319.763
		Proposed D.P./ D.P. Road widening Area/Service Road /	
2	а	Highway widening	0.000
	b	Any D.P. Reservation area	0.000
3		(Total a+b)	0.000
3		Balance area of plot (1-2)	319.763
	_	Amenity Space (if applicable) Required -	0.000
4	a b	Adjustment of 2(b), if any -	0.000
	С	Balance Proposed -	0.000
5		Net Plot Area (3-4 (c))	319.763
		Recreational Open space (if applicable)	0.000
6	а	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. 5xbasic FSI) - 1.5 As per agrreement to lease	479.644
		Addition of FSI on payment of premium	
		Maximum permissible premium FSI - based on road width /	
10		TOD Zone. (plot area *0.3 premium FSI)Plus Additional FSI as	0.000
	a b	per Note 3 of 10.10.1 (plot area *0.1) Proposed FSI on payment	0.000
		In-situ FSI / TDR loading	0.000
	а	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	
11		In-situ area against Amenity Space if handed over[2.00 or1.85 x	
11	b	Sr. No. 4 (b)and /or(c)],	
		TDR area-	
12	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12		Additional FSI area under Chapter No. 7 Total entitlement of FSI in the proposal	0.000
	а	[9 + 10(b)+11(d)] or 12 whichever is applicable.	479.644
13	a	Permissible Ancillary Area FSI upto 60% or 80% on balance	475.045
13	b	potential with payment of charges.	0.000
	C	Proposed Ancillary area FSI	0.000
	d	Total entitlement (a+b) Navinum utilization limit of E.S.I. (building notantial)	479.644
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 or As per Agreement	1.500
		4 .5	466.30
	а	Total Built-up Area in proposal.(excluding area at Sr.No.17 b) Existing Built-up Area	0.00
15	b	Proposed Built-up Area (as per 'P-line')	466.30
13		Residential	415.91
	С	Commercial Total (a.lh)	50.39 466.30
16	-	Total (a+b) F.S.I. Consumed	1.000
		Area for Inclusive Housing, if any	
17	a	Required (20% of Sr.No.5)	0.000
	b No o	Proposed f Units	0.000
	1	Total No. of Commercial Units	3
	2	Total No. of Residential Units	12
rchit urpo ertified ated o	ectura se" d that th on plan a	proposed chajjas over openings for protection from sun and ratal features for decoration / asthetic purpose shall not be used for the plot under reference was surveyed by me on dt and the dimensions of the measured on site and the area so worked out tallies with the area stated in doctords / Land Records Department/ City Survey records.	or any habitable of sides etc. of plot cument of Ownership
		Owner's Declaration.	EDGE ARCHITECTS Ar. Daksha L. Gami (Reg. No. CA/2013/59413)
cecute	the str	need hereby confirm that I/ We would abide by plans approved by Authority / Collecture as per approved plans also I/We would execute the work under supervision of ensure the quality and safety at the work site.	of proper technical
			owner (s) name and signature
GROU	ND FLO	CONTENTS OF SHEET OR PLAN,1ST TO 4TH FLOOR PLAN ,LINE DIAGRAM & AREA CALCULATION & AREA	
JNOUI	ID FLU	CALCULATION, SEPTIC TANK CAL., PARKING CALCULATION, BUILTUP AREA CA	The same of the same and the same of the s
		N O T E	NORTH
2		BOUNDRY WALL OF PLOT SHOWN BLACK. PROPOSED STRUCTURE SHOWN RED.	4
3		ROAD SHOWN GREEN. DRAINAGE LINE SHOWN RED DOTTED LINE.	
5		WATER LINE SHOWN BLUE DOTTED LINE. INTERNAL WALL (0.10) EXTERNAL WALL (0.15)	
A/201	3/5941		AR. DAKSHA.L. GAMI
		E & SIGNATURE :- SHRI. ATUL	HIRAMAN GHARAT +
ROJEC	1.0	DODOCED DECIDENTIAL CHIMA COMMANDOCIMI CHIMA CHI	DIELIDAY
CHECK	P (ED BY	ROPOSED RESIDENTIAL CUM. COMMERCIAL BUILDING ON PLOT - 141A, SEC - 01 , F AR. DAKSHA .L.GAMI ARCHITECT	PUSHPAK
E12015E	N BY	SHWETA	EDGE ARCHITECTS.
SC	ALE	1:100	SATRA PLAZA, STUDIO NO- 410,PLOT NO: 19 &20, SECTOR-
DA	TE	01-06-2022	19D, PALM BEACH ROAD, VASHI, NAVI MUMBAI OFFICE: 022- 27842277/ 2288
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