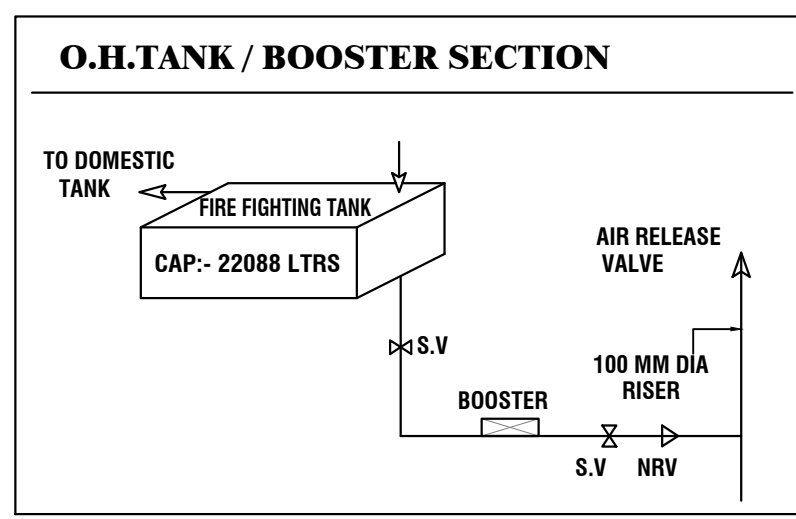
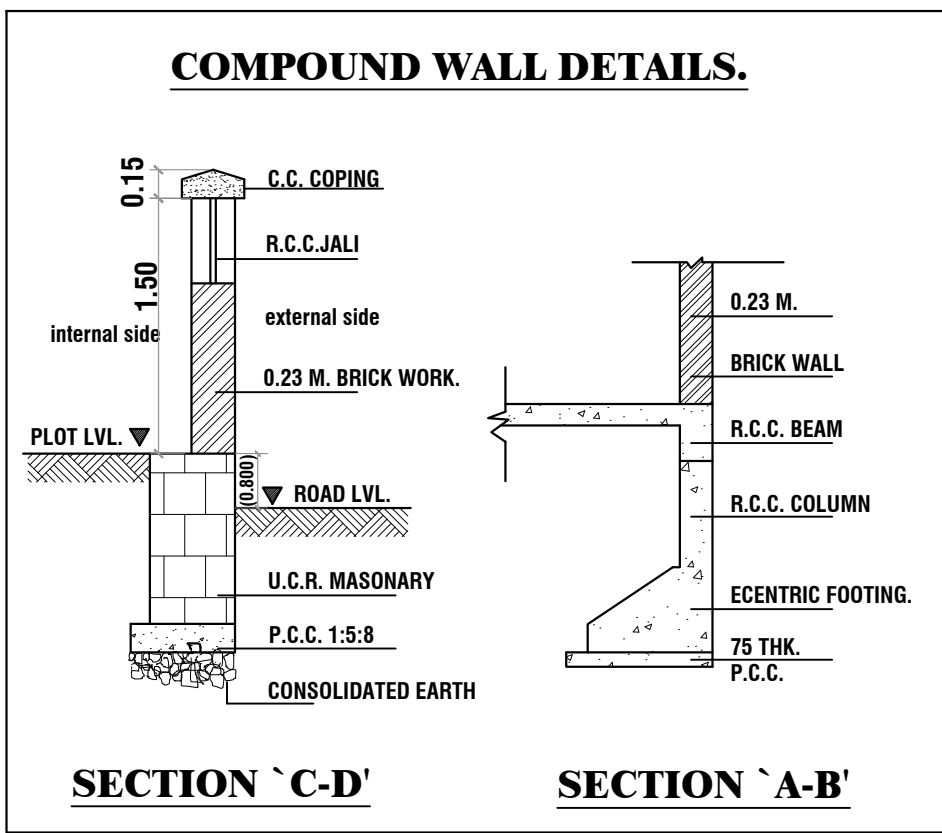


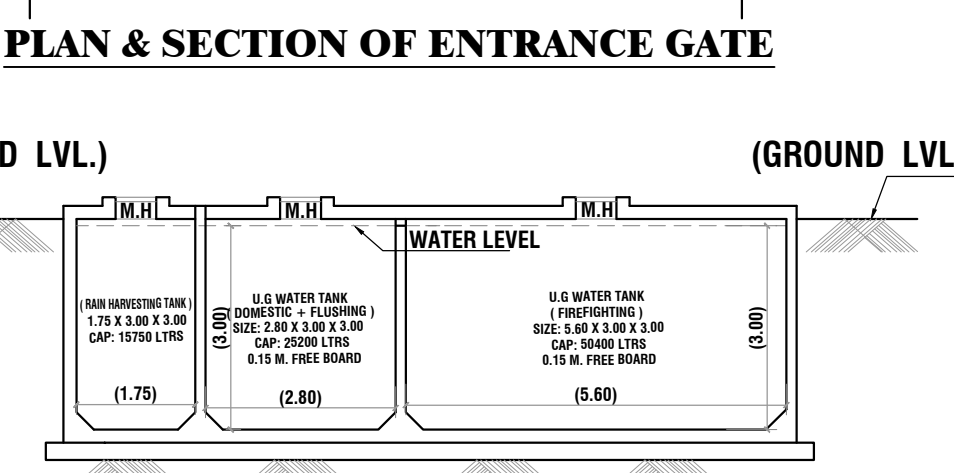
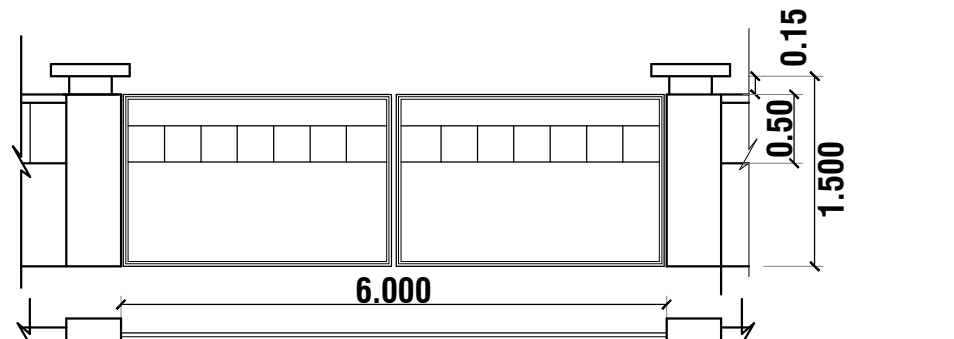


STAIRCASE, LOBBY & BALCONY STATEMENT

FLOOR	STAIRCASE AREA	LOBBY AREA	LIFT AREA	PERM. BALC.	PROP. BAL.	EXCESS. BAL.
GROUND	35.012	18.839	7.670	—	—	NIL
1ST	33.306	16.121	7.670	30.63	06.810	NIL
2ND	33.306	16.121	7.670	32.47	22.695	NIL
3RD	33.306	16.121	7.670	32.47	22.695	NIL
TOTAL	134.930	67.202	30.680	95.57	52.200	NIL

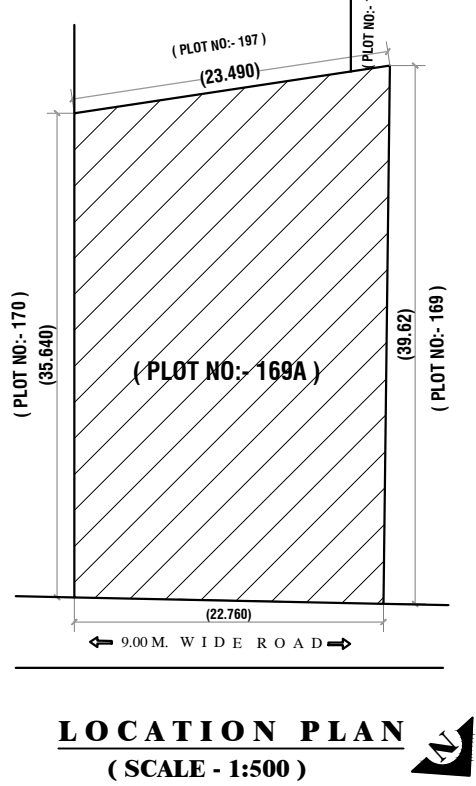
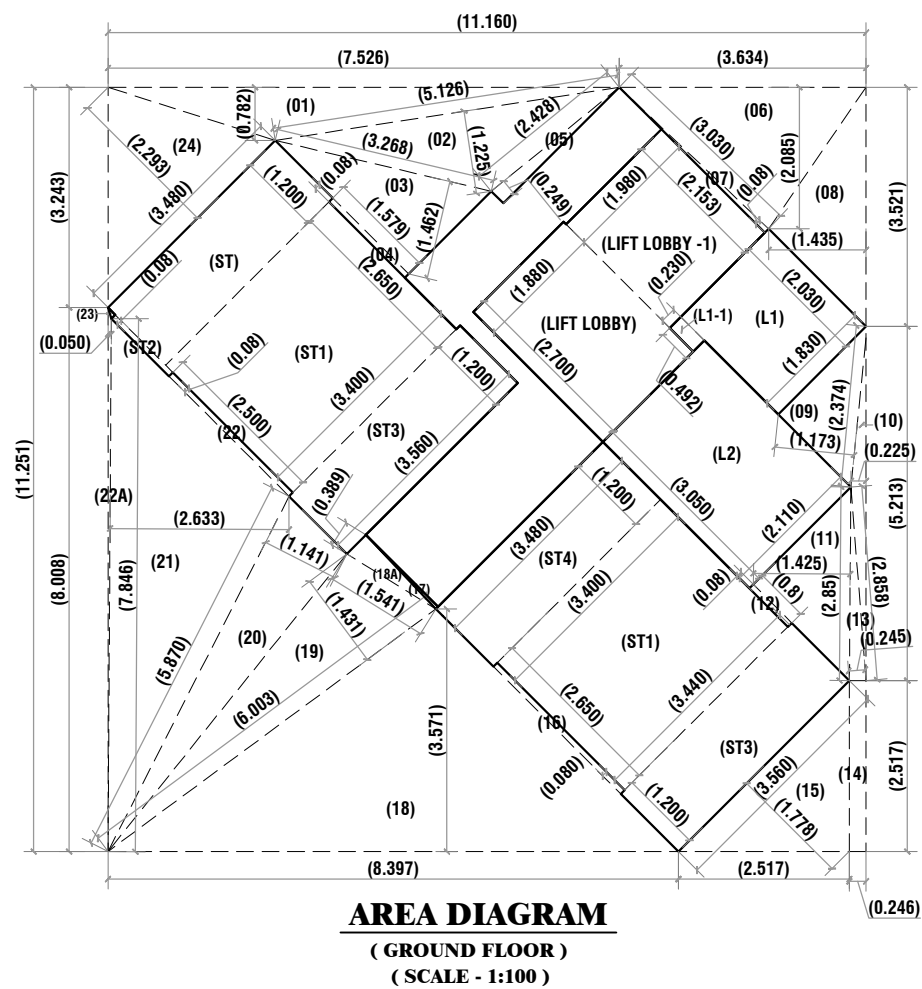
BUILT UP AREA STATEMENT

FLOOR	NET B.U.A.
GROUND	09.500
1ST	204.190
2ND	216.438
3RD	216.438
TOTAL	646.566



STAIRCASE, LOBBY, LIFT & LIFT LOBBY CALCULATION

GROUND FLOOR					
(A)	11.16	X	11.251	X	1.00 = 125.561 SQ.MT.
3) DEDUCTIONS					
1	7.526	X	0.782	X	0.50 = 2.943 SQ.MT.
2	5.126	X	1.225	X	0.50 = 3.140 SQ.MT.
3	3.208	X	1.462	X	0.50 = 2.389 SQ.MT.
4	1.579	X	0.08	X	1.00 = 0.126 SQ.MT.
5	2.428	X	0.249	X	0.50 = 0.302 SQ.MT.
6	3.634	X	2.085	X	0.50 = 3.788 SQ.MT.
7	3.03	X	0.08	X	0.50 = 0.121 SQ.MT.
8	3.521	X	1.455	X	0.50 = 2.526 SQ.MT.
9	2.374	X	1.173	X	0.50 = 1.392 SQ.MT.
10	5.213	X	0.225	X	0.50 = 0.586 SQ.MT.
11	2.85	X	1.425	X	0.50 = 2.031 SQ.MT.
12	0.8	X	0.08	X	1.00 = 0.064 SQ.MT.
13	2.852	X	0.245	X	0.50 = 0.349 SQ.MT.
14	2.517	X	0.246	X	1.00 = 0.619 SQ.MT.
15	3.56	X	1.778	X	0.50 = 3.165 SQ.MT.
16	2.65	X	0.08	X	1.00 = 0.212 SQ.MT.
17					0.034 SQ.MT.
18	8.387	X	3.571	X	0.50 = 14.999 SQ.MT.
18A	1.541	X	0.389	X	0.50 = 0.303 SQ.MT.
19	6.003	X	1.431	X	0.50 = 4.295 SQ.MT.
20	5.87	X	1.141	X	0.50 = 3.349 SQ.MT.
21	7.846	X	2.633	X	0.50 = 10.329 SQ.MT.
22	2.5	X	0.08	X	1.00 = 0.200 SQ.MT.
22A	8.008	X	0.05	X	0.50 = 0.200 SQ.MT.
23					0.006 SQ.MT.
24	3.48	X	2.255	X	0.50 = 3.950 SQ.MT.
DEDUCTION (A)					
ST	3.48	X	1.2	X	1.00 = 4.176 SQ.MT.
ST1	3.40	X	2.65	X	2.00 = 18.020 SQ.MT.
ST2	1.2	X	0.08	X	1.00 = 0.096 SQ.MT.
ST3	3.56	X	1.2	X	1.00 = 8.544 SQ.MT.
ST4	3.48	X	1.2	X	1.00 = 4.176 SQ.MT.
TOTAL STAIRCASE AREA (B)					
LIFT LOBBY	2.7	X	1.880	X	1.00 = 5.076 SQ.MT.
LIFT LOBBY - 1	1.980	X	2.153	X	1.00 = 4.263 SQ.MT.
TOTAL LIFT LOBBY AREA (C)					
L1	2.03	X	1.850	X	1.00 = 3.715 SQ.MT.
L1-1	0.230	X	0.493	X	1.00 = 0.113 SQ.MT.
L2	3.050	X	2.110	X	1.00 = 6.436 SQ.MT.
TOTAL LIFT AREA (D)					
TOTAL DEDUCTION = (A + B + C + D) = 116.065 SQ.MT.					
TOTAL GROUND FLOOR AREA IN FSI = 9.50 SQ.MT.					



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)	864.790 Sq.mt.
b	As per measurement sheet	864.790 Sq.mt.
c	As per site	864.790 Sq.mt.
2	Deductions for	
a	Proposed D.P / D.P Road widening area / Service Road / Highway Widening	000.00
b	Any D.P Reservation area	000.00
	(TOTAL a + b)	000.00
3	3. Balance area of plot (1 - 2)	864.790 Sq.mt.
	Amenity Space (if applicable)	000.00
4	Required -	000.00
b	Adjustment of 2 (b), if any -	000.00
c	Balance Proposed -	000.00
5	Net Plot Area (3 - 4 (c))	864.790 Sq.mt.
	Recreational Open space (if applicable)	000.00
6	Required -	000.00
b	Proposed -	000.00
7	Internal Road area	000.00
8	Plotable area (if applicable)	000.00
9	Built up area with reference to BASIC F.S.I. as per front road width (Sr.No. 5 x basic FSI) -1.1	951.269 Sq.mt.
	Addition of FSI on payment of premium	000.00
10	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area x 0.3 premium FSI)	
a	Plus Addition of FSI as per Note 3 of 10.10.1 (plot area x 0.1)	345.916 Sq.mt.
b	Proposed FSI on payment of premium.	000.00
	In - Situ FSI / TDR loading	000.00
11	In - Situ area against D.P road (2.0 X Sr.No. 2 (a)), if any	000.00
b	In - Situ area against Amenity Space if handed over [2.00 or 1.85 x SR.NO. 4 (b) and / or (c)],	000.00
c	TDR area	000.00
d	Total in-situ / TDR loading proposed (11 (A) + (B) + (C))	000.00
12	Additional FSI area under Chapter No.7	000.00
	Total entitlement of FSI in the proposal	
a	[9 + 10(b) + 11(d)] OR 12 whichever is applicable.	951.269 Sq.mt.
b	Permissible Ancillary area FSI upto 60% or 80% on balance potential with payment of charges.	000.00
c	Proposed Ancillary area FSI	000.00
d	Total entitlement (a+b)	951.269 Sq.mt.
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	000.00
	Total Built-up area in proposal. (excluding area at Sr.No.17B)	951.269 Sq.mt.
15	Existing Built-up Area.	000.00
b	Proposed Built-up Area (as per ' P-Line')	646.566 Sq.mt.
c	Total (a + b)	646.566 Sq.mt.
16	F.S.I consumed (15/13) (should not be more than serial No. 14 above)	0.679
	Area for inclusive Housing, if any	
17	Required (20% of Sr.No.5)	000.00
b	Proposed (Residential unit)	06

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 are so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records / Land Records Department / City Survey Records.

Signature
(Name of Architect)

TABLE NO. 8B - PARKING REQUIREMENTS

Sr. No.	REQUIRED PARKING RATE	NO. OF TENEMENTS	Parking spaces Req.		Parking Proposed	
			Non-Congested Area	Congested Area	Non-Congested Area	Congested Area
01	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M AND ABOVE	00	02	01	00	00
02	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M BUT LESS THAN 150 SQ.M	00	01	01	00	00
03	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M LESS THAN 80 SQ.M	06	01	02	03	06
04	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M BUT MORE THAN 30 SQ.M	00	01	02	00	00
05	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M	00	00	02	00	00
TOTAL			06		03	06
06	ADD 5% VISITORS PARKING FOR RESIDENTIAL AREA				0.15	0.3
07	TOTAL PARKING (1+2+3+4+5+6)				3.15	6.30
08	MULTIPLYING FACTOR GIVEN IN TABLE - 8C (0.8) S.NO. 07 X 0.8				2.52	6.30
09	TOTAL PARKING REQUIRED				3.00	6.00
			SCOOTER		00 X 2 = 00	00
10	COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.				00	00
11	SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING				03	06
12	TOTAL PARKING REQUIRED				13	26
13	TOTAL PARKING PERMISSIBLE (50% ADDITIONAL)					
14	TOTAL PARKING PROPOSED considering FSI potential of 1.9					

NOTE - After calculating the parking for entire building multiplying factor given in Table 8C shall be applied. Fraction of parking spaces more than 0.5 shall be rounded to next digit.

APPROVAL STAMP OF CIDCO **SHEET-01/03**

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter
No. CIDCO/BP-17637/TPO(NM & K)/2020/7532
Dtd. 02 Mar 2022

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.

(Owner (s) Name of Signature)

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. -169A, SECTOR-10, KHARGHAR, NAVI MUMBAI.

NAME & SIGNATURE OF OWNER **NAME & SIGNATURE OF ARCHITECT**

NAME & ADDRESS OF ARCHITECT

JGS
D. G. SHAH & ASSOCIATES
ARCHITECT & INTERIOR DESIGNER
606, THAKKER TOWER, PLOT-86, SECT.-17, VASHI, NAVI MUMBAI.
TEL : 41239031, MOBILE : 9821134875

SCALE :- 1:100
DATE :- 25/02/2022
DRN. BY :-
CHKD. BY :- D.G. SHAH
DRG. No :- 01