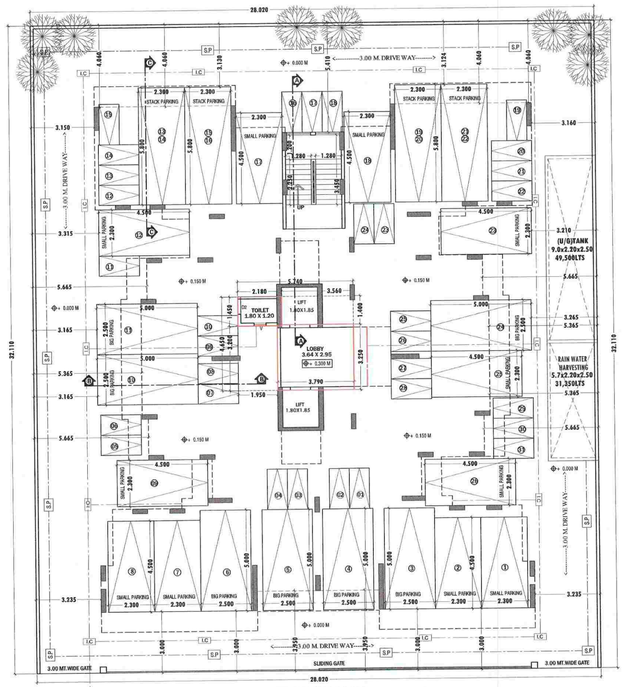
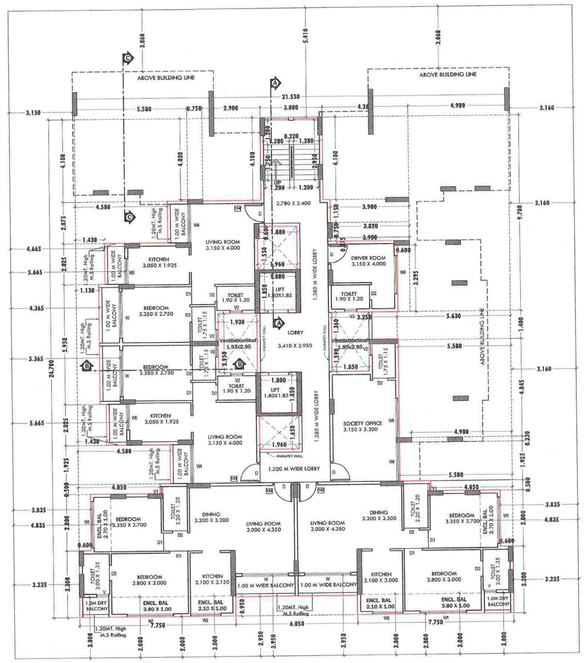
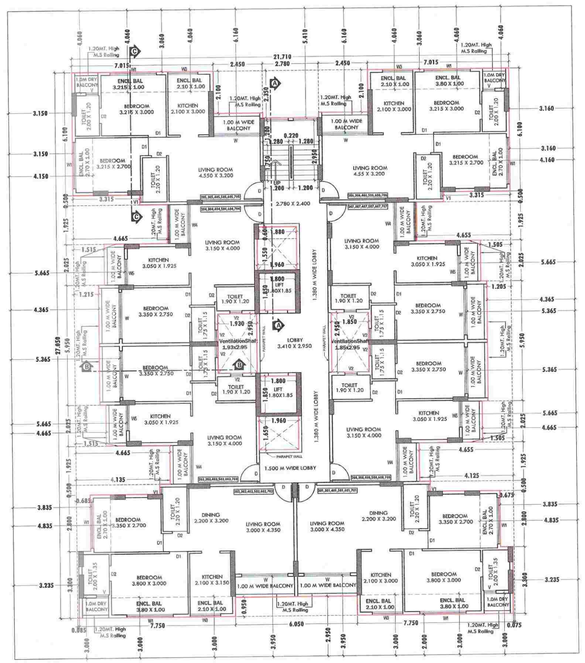


GROUND FLOOR PLAN
SCALE 1 :100



1ST FLOOR PLAN
SCALE 1 :100



2ND TO 7TH FLOOR PLAN
SCALE 1 :100

STAMP OF APPROVAL OF PLANS
AMENDED APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter

No. CIDCO/BP-17345/TPO (NM & K)/2019

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-17345/TPO(NM & K)/2019/10969
Dtd. 13 Jul 2023

Signature valid

Proforma-1

Sr.No		Particulars	Area (sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	899.72
	a	As per ownership document (7/12, CTS extract)	899.72
	b	as per measurement sheet	899.72
	c	as per site	899.72
2		**Deductions for**	
	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 (1-3)**	899.72
		Amenity Space (if applicable)	
4	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))**	899.72
		Recreational Open space (If applicable)	
6	a	Required -	0.00
	b	Proposed -	0.00
7		Internal Road area	0.00
8		**Plotable area (if applicable)**	899.72
9	a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5a/basic FSI) - Min. of 1.5 as per UDCPR & 2.0 As per agreement to lease	1348.58
	b	Permissible commercial area	308.46
	c	Proposed commercial area (basic excluding ancillary)	0.00
10	a	**Addition of FSI on payment of premium** Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.5 premium FSI) Plus **Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)**	539.83
	b	Proposed FSI on payment (existing+Proposed)	539.83
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 2.85 x Sr. No. 4 (b)land /cir(c)]	
	c	TDR area Permissible	62.68
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	52.60
12		**Additional FSI area under Chapter No. 7**	0.00
13		***Total entitlement of FSI in the proposal***	
	a	(9(a) + 10(b)+11(d)) or 12 whichever is applicable	1952.40
	b	Permissible Ancillary Area FSI upto 60% or 80% ***balance potential*** with payment of charges.	1171.44
	c	***Proposed Ancillary area FSI (existing+Proposed)***	1165.16
	d	Total entitlement (a+b)	3123.84
14		Maximum utilisation 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**	3.47
		Total Built-up Area in proposal (excluding area at Sr.No.17 b)	3123.83
15	a	Existing Built-up Area	0.00
		Residential	0.00
		Commercial	0.00
	b	Proposed Built-up Area (as per "P-line)	
		Residential	3107.36
		Commercial	0.00
	c	Total (a+b) (shall not be more than 13(d))	3107.36
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	3.45
17		Area for inclusive Housing, if any	
	a	Required (20% of Sr. No.5)	0.00
	b	Proposed	0.00
18		Number of Residential Units	52
		Number of Commercial Units	0
19		Height of building up to Terrace	23.95
		Height of building O.H Tank top	29.25

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.	1369.58	0.00
2	Additional FSI on payment of premium & TDR (Together shall not exceed 32 b)	592.52	0.00
3	Total proposed built up area (basic+premium)	1962.10	0.00
4	Proposed Ancillary Area FSI	1165.26	0.00
5	% of ancillary area FSI	60%	#DIV/0!
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13 d)	3107.36	0.00

Summary of proposed Plinth area as per UDCPR

Sr.No	FLOOR	PLINE AREA (Comm.) A	PLINE AREA (RESI.) B	TOTAL C
1	GROUND FLOOR	0.000	15.467	15.467
2	1ST FLOOR	0.000	300.809	300.809
3	2ND FLOOR		465.181	465.181
4	3RD FLOOR		465.181	465.181
5	4TH FLOOR		465.181	465.181
6	5TH FLOOR		465.181	465.181
7	6TH FLOOR		465.181	465.181
8	7TH FLOOR		465.181	465.181
9	TOTAL	0.000	3107.36	3107.36
10	BASIC+PREMIUM FSI+TDR	0.000	1942.10	1942.10
11	PREMIUM FSI	0.000	539.83	539.83
12	TDR	0.000	52.68	52.68
13	BASIC FSI	0.000	1369.58	1369.58
14	ANCILLARY FSI	0.000	1165.26	1165.26

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.

RAJESH RADHAKISHAN CHANDA
Digitally signed by RAJESH RADHAKISHAN CHANDA
Date: 2023.06.23 13:08:26 +05'30'
Signature
(Name of Architect/ Licenced Engineer/ Supervisor.)

PROJECT

AMENDED DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON PLOT NO.58, SECTOR-9, NODE- ULWE , NAVI MUMBAI.

OWNERS/

ARCHITECTS

RAJESH RC ARCHITECT
1-13, MAHAVIR CENTRE, SECTOR-17, VASHI, NAVI MUMBAI.
TEL.-7400095174 ,27892625/29
email: rajeshchanda@chandasgroup.com

RAJESH RADHAKISHAN CHANDA
Digitally signed by RAJESH RADHAKISHAN CHANDA
Date: 2023.06.23 13:07:54 +05'30'
RAJESH R . C.
CA / 86 / 9671

DATE	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	
22/06/2023		1 : 100	AKSHATA	GEETA C.	1/2

AREA DIAGRAM GROUND FLOOR
SCALE-1:100

BUILT UP AREA CALCULATION								
GROUND FLOOR								
A	5.740	X	4.650	X	1	=	26.691	SQ.M
					TOTAL ADDITION	=	26.691	SQ.M
DEDUCTION								
1	3.560	X	1.400	X	1	=	4.984	SQ.M
2	1.950	X	3.200	X	1	=	6.240	SQ.M
					TOTAL DEDUCTION	=	11.224	SQ.M
NET BUILT UP AREA			26.691	-	11.224	=	15.467	SQ.M

RAIN WATER HARVESTING CAPACITY

NO. OF CAR PARKING 26 X 10 LTRS	= 260 LTRS = 260 LTRS X 120 DAYS =31,200 LTRS
RAIN WATER HARVESTING PROPOSED	= 31,350LTRS

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

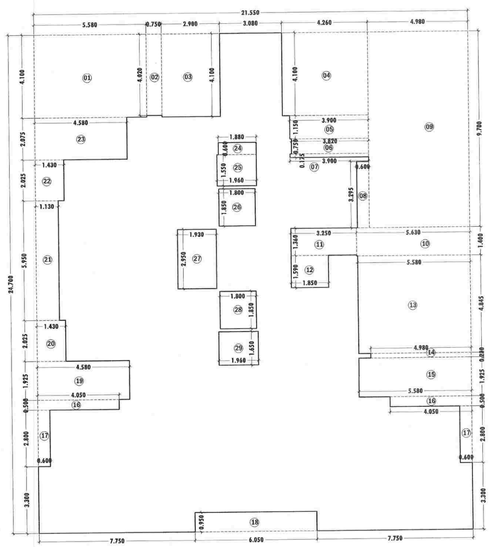
As per Notice published u/s 37(1AA), dtd 28.12.2022

SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	PARKING SPACE REQ. NON CONGESTED AREA CAR	PARKING SPACE REQ. NON CONGESTED AREA SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	PARKING SPACE PROP. NON CONGESTED AREA SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00	0.00	0.00
2	For every tenement having carpet area equal to or above 90 sq.mt. but less than 150 sq.mt.	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 90 sq.m.	26.00	1.00	2.00	13.00	26.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	26.00	1.00	2.00	13.00	26.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	0.00	2.00	6.00	0.00	0.00
	Parking Requirement (quantum) — Residential				26	52
	Parking Requirement (quantum) — Commercial				0	0
	5% visitor parking for residential				1	3
	TOTAL				27	55
	With multiplying factor on total parking as per Table 8C -0.8			Multiplying Factor Not applicable for scooter parking	22	55
	COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.				4	26
	SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING				0	0
	EXISTING PARKING (BUILDING NO-1)				26	31
	TOTAL REQUIRED PARKING					
	TOTAL REQUIRED PARKING CONSIDERING ADDITIONAL F.S.I..			BIG CAR	SMALL CAR	
	PROPOSED PARKING			15	11	26 / 31

NOTE: PARKING REQUIREMENT ASSTIPULATED 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 PARK ING REQUIRED FOR SUCH PART POTENTIAL & FULL PERMISSIBLE POTENTIAL SHALL BE MADE FOR PAYMENT OF CHARGES AS ABOVE, AT THE TIME OF FINAL OCCUPANCY CERTIFICATE. FOR SUCH SANCTIONED PERMISSION, OR IF THE PROPOSAL FOR THE BALANCE POTENTIAL IS NOT SUBMITTED TO BUILDING PERMISSION BEFORE SUCH FINAL OCCUPANCY CERTIFICATE, THEN SUCH EXCESS PARKING SHALL DEEMED TO BE TREATED AS PUBLIC PARKING & S.I.ALL BE HANDED OVER FOR THE SAME PURPOSE TO THE AUTHORITY FREE OF COST.

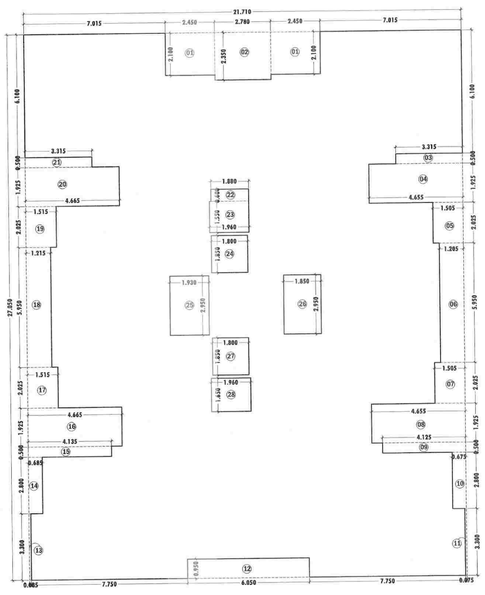
WATER CAPACITY CALCULATION

COMMERCIAL WATER REQUIREMENT										
SHOP AREA		REQUIRED DOMESTIC 75 LTRS					ADDITIONAL TOILET (180L/TOILET)			REQUIRED Ltrs
0	126.958 / 3			0	X	75	-			0
RESIDENTIAL WATER REQUIREMENT										
BLDG. 1	TOTAL FLATS	REQUIRED DOMESTIC 135 LTRS					ADDITIONAL TOILET (270L/TOILET)	ADDITIONAL TOILET (180L/TOILET)		TOTAL LITRES
1ST TO 7TH	52	135	X	52	X	5	52 270	0	180	49140
									TOTAL REQUIRED CAPACITY	49140
									TOTAL REQUIRED U G TANK CAPACITY	49140
									TOTAL REQUIRED O H TANK CAPACITY (60%)	29484
PROPOSED U. G. WATER TANK										TOTAL PROVIDED
U.G WATER TANK-1		SIZE	9	X	2.2	X	2.5	49500 LTRS		49500 LTRS
PROPOSED O.H. WATER TANK										TOTAL PROVIDED
O.H. WATER TANK-1		SIZE	5.1	X	2.78	X	2.1	29774 LTRS		29774 LTRS



AREA DIAGRAM 1ST FLOOR
SCALE-1:100

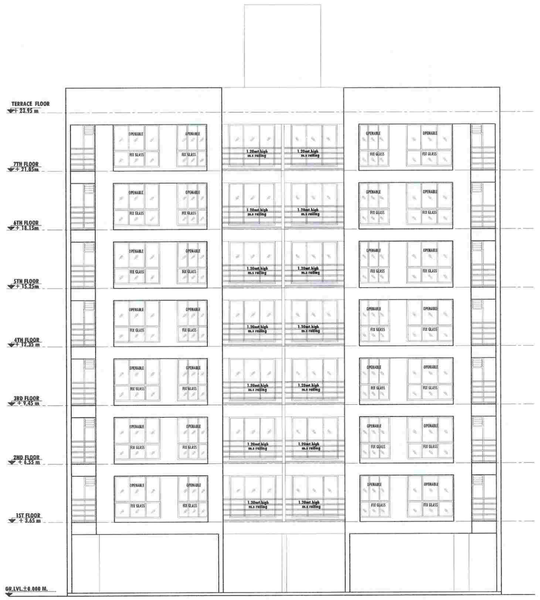
BUILT UP AREA CALCULATION								
1ST FLOOR								
A	21.550	X	24.700	X	1	=	532.285	SQ.M
					TOTAL ADDITION	=	532.285	SQ.M
DEDUCTION								
1	5.580	X	4.100	X	1	=	22.878	SQ.M
2	0.750	X	4.020	X	1	=	3.015	SQ.M
3	2.900	X	4.100	X	1	=	11.890	SQ.M
4	4.260	X	4.100	X	1	=	17.466	SQ.M
5	3.900	X	1.150	X	1	=	4.485	SQ.M
6	3.820	X	0.750	X	1	=	2.865	SQ.M
7	1.930	X	0.175	X	1	=	0.681	SQ.M
8	0.800	X	3.295	X	1	=	1.977	SQ.M
9	4.980	X	9.700	X	1	=	48.306	SQ.M
10	5.630	X	1.400	X	1	=	7.882	SQ.M
11	3.250	X	1.360	X	1	=	4.420	SQ.M
12	1.850	X	1.590	X	1	=	2.942	SQ.M
13	5.580	X	4.845	X	1	=	27.035	SQ.M
14	4.980	X	0.230	X	1	=	1.145	SQ.M
15	5.580	X	1.925	X	1	=	10.742	SQ.M
16	4.050	X	0.500	X	2	=	4.050	SQ.M
17	0.600	X	2.800	X	2	=	3.360	SQ.M
18	6.050	X	0.950	X	1	=	5.748	SQ.M
19	4.580	X	1.925	X	1	=	8.817	SQ.M
20	1.430	X	2.025	X	1	=	2.896	SQ.M
21	1.130	X	5.950	X	1	=	6.724	SQ.M
22	1.430	X	2.025	X	1	=	2.896	SQ.M
23	4.580	X	2.075	X	1	=	9.504	SQ.M
24	1.880	X	0.600	X	1	=	1.128	SQ.M
25	1.960	X	1.550	X	1	=	3.038	SQ.M
26	1.800	X	1.850	X	1	=	3.330	SQ.M
27	1.950	X	2.950	X	1	=	5.694	SQ.M
28	1.800	X	1.850	X	1	=	3.330	SQ.M
29	1.960	X	1.650	X	1	=	3.234	SQ.M
					TOTAL DEDUCTION	=	231.476	SQ.M
NET BUILT UP AREA			532.285	-	231.476	=	300.81	SQ.M



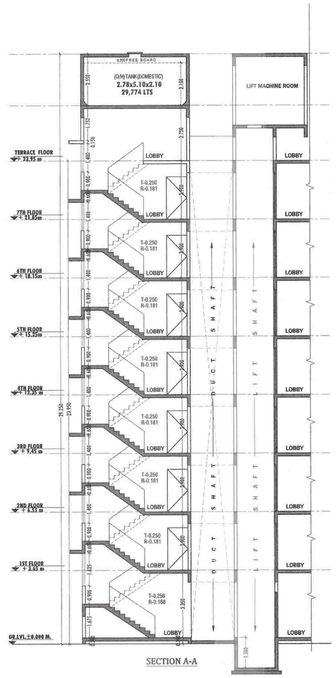
AREA DIAGRAM 2ND TO 7TH FLOOR
SCALE-1:100

BUILT UP AREA CALCULATION								
TYPICAL FLOOR (2ND TO 7TH)								
A	21.710	X	27.050	X	1	=	587.256	SQ.M
					TOTAL ADDITION	=	587.256	SQ.M
DEDUCTION								
1	2.450	X	2.100	X	2	=	10.290	SQ.M
2	2.780	X	2.350	X	1	=	6.533	SQ.M
3	3.315	X	0.500	X	1	=	1.658	SQ.M
4	4.655	X	1.925	X	1	=	8.955	SQ.M
5	1.505	X	2.025	X	1	=	3.048	SQ.M
6	1.205	X	5.950	X	1	=	7.170	SQ.M
7	1.505	X	2.025	X	1	=	3.048	SQ.M
8	4.655	X	1.925	X	1	=	8.961	SQ.M
9	4.125	X	0.500	X	1	=	2.063	SQ.M
10	0.675	X	2.800	X	1	=	1.890	SQ.M
11	0.075	X	3.300	X	1	=	0.248	SQ.M
12	6.050	X	0.950	X	1	=	5.748	SQ.M
13	0.085	X	3.300	X	1	=	0.281	SQ.M
14	0.685	X	2.800	X	1	=	1.918	SQ.M
15	4.135	X	0.500	X	1	=	2.068	SQ.M
16	4.655	X	1.925	X	1	=	8.960	SQ.M
17	1.515	X	2.025	X	1	=	3.068	SQ.M
18	1.215	X	5.950	X	1	=	7.229	SQ.M
19	1.515	X	2.025	X	1	=	3.068	SQ.M
20	4.655	X	1.925	X	1	=	8.960	SQ.M
21	3.315	X	0.500	X	1	=	1.658	SQ.M
22	1.880	X	0.600	X	1	=	1.128	SQ.M
23	1.960	X	1.550	X	1	=	3.038	SQ.M
24	1.800	X	1.850	X	1	=	3.330	SQ.M
25	1.950	X	2.950	X	1	=	5.694	SQ.M
26	1.850	X	2.950	X	1	=	5.458	SQ.M
27	1.800	X	1.850	X	1	=	3.330	SQ.M
28	1.960	X	1.650	X	1	=	3.234	SQ.M
					TOTAL DEDUCTION	=	122.075	SQ.M
NET BUILT UP AREA			587.256	-	122.075	=	465.181	SQ.M

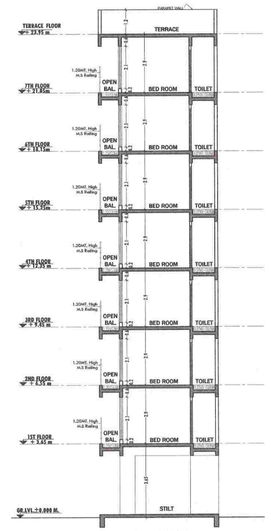
THE PROPOSED CHAJJAS OVER OPENINGS FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECORATION/AESTHETIC PURPOSE SHALL NOT BE USED FOR ANY HABITABLE PURPOSE.



FRONT ELEVATION

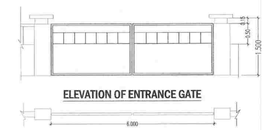


SECTION A-A



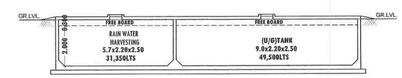
SECTION B-B

FLOOR WISE CARPET AREA:A (BUILDING 1)				
FLOOR	CARP. NAME	CARP. AREA	BAL. AREA	TOTAL AREA
FIRST FLOOR PLAN	CARPET-102	47.94	13.65	61.59
	CARPET-101	47.94	13.65	61.59
	CARPET-103	34.49	6.93	41.42
	CARPET-104	34.84	7.08	41.92
TYPICAL - 2, 3, 4, 5, 6& 7 FLOOR	CARPET-202-702	47.94	13.65	61.59
	CARPET-201-701	47.94	13.65	61.59
	CARPET-203-703	34.49	6.93	41.42
	CARPET-204,-704	34.84	6.93	41.77
	CARPET-208-708	34.49	6.93	41.42
	CARPET-207,-707	34.49	6.93	41.42
	CARPET-205-705	40.35	12.27	52.62
	CARPET-206 -706	40.35	12.27	52.62

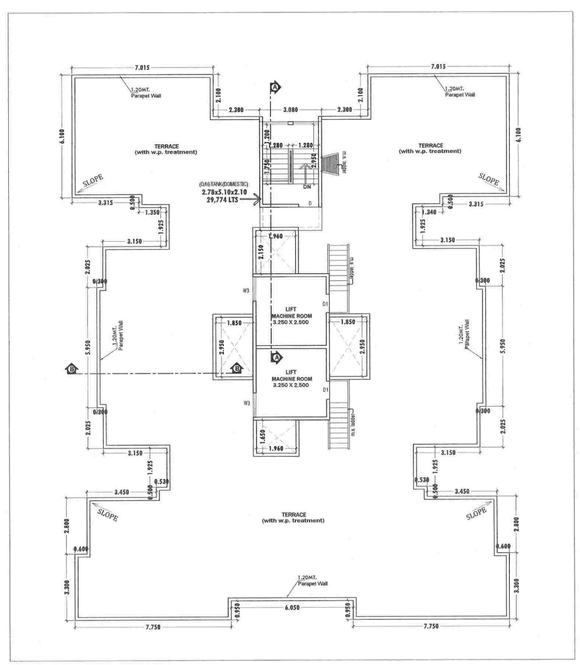


ELEVATION OF ENTRANCE GATE

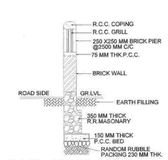
PLAN OF ENTRANCE GATE



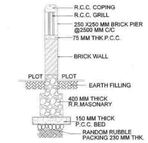
SECTION THROUGH
U/G WATER TANK



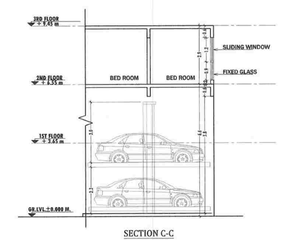
TERRACE FLOOR PLAN
SCALE 1 :100



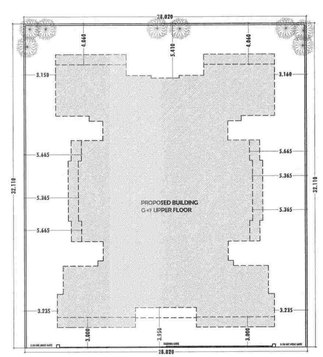
SECTION OF COMPOUND WALL
AT ROAD SIDE



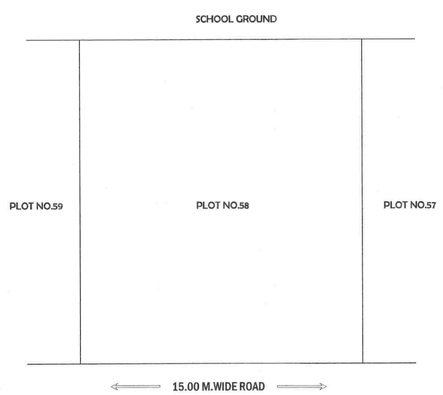
SECTION OF COMMON
COMPOUND WALL



SECTION C-C



BLOCK PLAN
SCALE -1:200



LOCATION PLAN
SCALE -1:200

LIGHT & VENTILATION STATEMENT							
TYPE	ROOM SIZE			AREA	REQ.1/10 OF AREA	PROVIDEDAREA	TYPE PROVIDED
LIVING	3.000	X	4.350	13.05	1.31	5.04	W
BED	3.350	X	2.700	9.05	0.90	5.04	W1
BED	3.800	X	3.000	11.40	1.14	5.04	W1
KITCHEN	2.100	X	3.000	6.30	0.63	2.52	W3
TOILET	2.200	X	1.200	2.64	0.26	1.26	V1
TOILET	2.000	X	1.350	2.70	0.27	1.26	V
SCHEDULE OF DOORS & WINDOWS							
TYPE	SIZE			AREA	DISCRIPTION		
D	1.00	X	2.30	2.30	T.W FLUSH DOOR		
D1	0.90	X	2.30	2.07	T.W FLUSH DOOR		
D2	0.75	X	2.30	1.73	ALU. FRAMED SYNTEX DOOR		
W	2.30	X	2.10	4.83	AL. FRAMED SLIDING WINDOW		
W1	2.30	X	1.20	2.76	AL. FRAMED SLIDING WINDOW		
W3	1.50	X	1.20	1.80	AL. FRAMED SLIDING WINDOW		
W4	1.90	X	2.10	3.99	AL. FRAMED SLIDING WINDOW		
W5	1.20	X	2.10	2.52	AL. FRAMED SLIDING WINDOW		
V	0.60	X	2.10	1.26	GLASS LOUVERED VENTILATOR		
V1	0.35	X	2.10	0.74	GLASS LOUVERED VENTILATOR		
V2	0.60	X	0.90	0.54	GLASS LOUVERED VENTILATOR		

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.

STAMP OF APPROVAL OF PLANS

AMENDED APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter

No. CIDCO/BP-17345/TPO (NM & K)/2019

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-17345/TPO(NM & K)/2019/10969
Dtd. 13 Jul 2023

Signature valid
Digitally signed by Deepak Khadkekar
Designation : Architect
Date: 2023-07-13 15:08:47 IST

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.

RAJESH RADHAKISHAN CHANDA
Digitally signed by RAJESH RADHAKISHAN CHANDA
Date: 2023.06.23 13:08:47 +05'30'

Signature
(Name of Architect/ Licensed Engineer/ Supervisor)

PROJECT

AMENDED DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON PLOT NO.58, SECTOR-9, NODE- ULWE , NAVI MUMBAI.

OWNERS/

ARCHITECTS

RAJESH RC ARCHITECT
1-13, MAHAVIR CENTRE, SECTOR-17, VASHI, NAVI MUMBAI.
TEL.-7400095174 ,27892625/29
email: rajeshchanda@chandasgroup.com

RAJESH RADHAKISHAN CHANDA
Digitally signed by RAJESH RADHAKISHAN CHANDA
Date: 2023.06.23 13:09:00 +05'30'

RAJESH R. C.
CA / 86 / 9671

DATE	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	
22/06/2023		1 : 100	AKSHATA	GEETA.C.	2/2