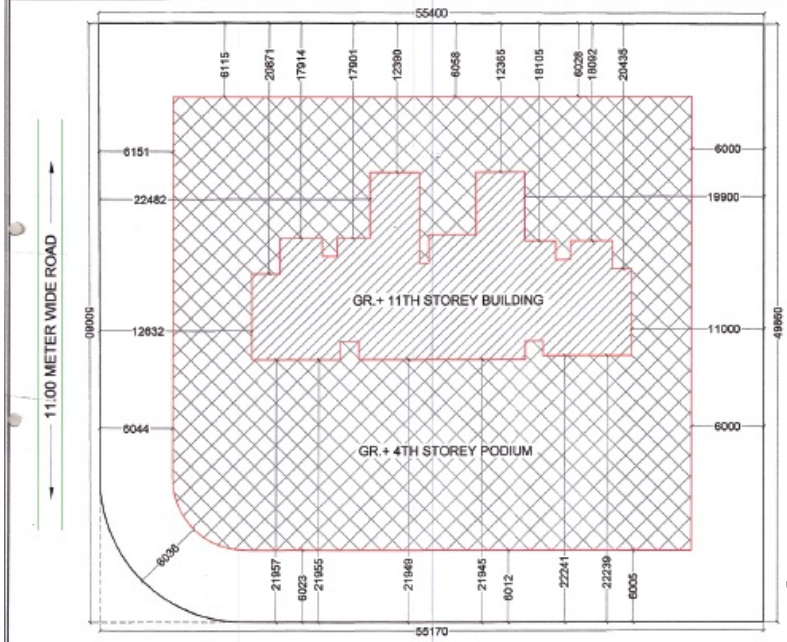


BLOCK PLAN
SCALE = 1:200
NORTH

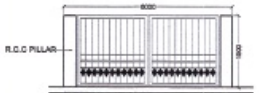
SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN MTR.	DESCRIPTION
FRD	1.200 X 2.300	FIRE RESCUE DOOR
D1	1.200 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	6.500 X 1.500	ALUMINIUM SLIDING WINDOW
W2	5.500 X 1.500	ALUMINIUM SLIDING WINDOW
W3	2.900 X 1.500	ALUMINIUM SLIDING WINDOW
W4	3.050 X 1.500	ALUMINIUM SLIDING WINDOW
W5	1.500 X 1.500	ALUMINIUM SLIDING WINDOW
W6	3.550 X 1.500	ALUMINIUM SLIDING WINDOW
W7	0.770 X 1.500	ALUMINIUM SLIDING WINDOW
V1	0.750 X 0.900	ALUMINIUM FRAME LOUVERED WINDOW
V2	0.750 X 1.200	ALUMINIUM FRAME LOUVERED WINDOW

VENTILATION AREA STATEMENT (Flat No. 02)

ROOM	AREA* IN SQ. MTS.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	45.470	7.578	9.750 (W1)
BEDROOM	19.746	2.624	4.200 (W3)
BEDROOM	16.450	2.742	4.200 (W3)
BEDROOM	12.147	2.025	4.575 (W4)
KITCHEN	10.270	1.712	2.250 (W5)
TOILET	3.088	0.513	0.675 (V1)
TOILET	4.629	0.770	0.900 (V2)
TOILET	3.307	0.551	0.675 (V1)

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



ENTRANCE GATE (ELEVATION)

PARKING REQUIREMENTS

SR.NO	Occupancy	Size of tenement	Number of Tenements	Parking Spaces Required (Non Congested Area) Car	Parking Spaces Required (Non Congested Area) Scooter	Parking Required as per Tenements Car	Parking Required as per Tenements Scooter
1	Residential	For every tenement having carpet area of 150 sq.m. and above	0	2	3	0.00	0
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	14	1	3	14.00	42
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	0	1	5	0.00	0.000
		For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0	1	2	0.00	0.0000
		For every two tenements with each tenement having carpet area less than 30 sq.m.	0	0	4	0.00	0.0000
2	Commercial	For every 100 sq.m. carpet area or fraction thereof.	1012.172	2	6	20.24	60.73
		TOTAL PARKING				34.24	102.73
		IN ADDITION 5 % VISITOR PARKING				1.71	5.14
		TOTAL NUMBER OF PARKING REQUIRED				35.96	108
		TOTAL NUMBER OF TWO WHEELER PARKING PROVIDED				--	138
		BALANCE NUMBER OF TWO WHEELER PARKING REQUIRED				--	0
		MULTIPLYING FACTOR - 0.5 (CLAUSE : 6.2.2 (UDCPR))				--	0
		SCOOTER PARKING CONVERT TO CAR PARKING (4/6)				0.00	0
		TOTAL NUMBER OF PARKING REQUIRED				36	108
		TOTAL NUMBER OF PARKING PROVIDED				50	171

WATER CAPACITY CALCULATION (U.G. WATER TANK RESIDENTIAL UNITS)

BUILDING	FLAT NOS.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.		ADDITIONAL TOILET 180 LTS. PER EST		TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)
RESIDENTIAL + AMENITY	14	135 X 14 X 2	3780	270 X 14	3780	180 X 28	5040	10080	13860
	SHOP NOS.	REQUIRED COMMERCIAL 15 LTRS.							
COMMERCIAL	17	1012.172 / 30 X 75	25317	270 X 17	4590	0	0	4590	29907
TOTAL	31		29097						

WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK

REQUIRED FIRE TANK	200000

PROVIDED U.G. WATER TANK

DOMESTIC TANK	33600
FLUSHING TANK	38610
COMMERCIAL TANK	6750
FIRE TANK	200040
TOTAL PROVIDED WATER TANK CAPACITY	278000 LTRS.

PROPOSED BUILDING (BUILT-UP AREA STATEMENT) (COMMERCIAL)

Building No.	Floor No.	Total Built-up Area of Floor, as per outer construction line
(1)	(2)	(3)
COMMERCIAL	GROUND FLOOR	1012.172 SQ.MTS.
TOTAL B.U.A PROPOSED		1012.172 SQ.MTS.

PROPOSED BUILDING (BUILT-UP AREA STATEMENT) (RESIDENTIAL)

Building No.	Floor No.	Total Built-up Area of Floor, as per outer construction line
(1)	(2)	(3)
RESIDENTIAL	GROUND	52.551 SQ.MTS.
	1ST FLOOR	57.396 SQ.MTS.
	2ND FLOOR	57.396 SQ.MTS.
	3RD FLOOR	57.396 SQ.MTS.
	4TH FLOOR	93.039 SQ.MTS.
	5TH FLOOR	317.349 SQ.MTS.
	6TH FLOOR	317.349 SQ.MTS.
	7TH FLOOR	317.349 SQ.MTS.
	8TH FLOOR	317.349 SQ.MTS.
	9TH FLOOR	317.349 SQ.MTS.
	10 TH FLOOR	317.349 SQ.MTS.
	11TH FLOOR	317.349 SQ.MTS.
	TOTAL	2552.221
TOTAL B.U.A PROPOSED		2559.221 SQ.MTS.

REQUIRED O.H. WATER TANK CAPACITY

BUILDING	TANK	60 % OF U.G. WATER TANK
1	DOMESTIC TANK	5670 LTRS.
	FLUSHING TANK	6540 LTRS.
2	COMMERCIAL DOMESTIC	14175 LTRS.
	COMMERCIAL FLUSHING	2754 LTRS.
3	FIRE TANK	20040 LTRS.
TOTAL REQUIRED O.H. WATER TANK		48983 LTRS.

PROPOSED O.H. WATER TANK CAPACITY

BUILDING	TANK	SIZE	C.U. MTRS.	CAPACITY
1	DOM. TANK	2.45 X 1.45 X 2.00	6.860	6860 LTRS.
	FLU. TANK	3.00 X 1.60 X 2.00 / 2.35 X 0.85 X 2.00	10.184	10184 LTRS.
2	COMM. TANK	5.80 X 0.45 X 2.00	23.040	23040 LTRS.
3	FIRE TANK	5.20 X 0.45 X 2.00	20.160	20160 LTRS.
TOTAL PROPOSED O.H. WATER TANK			67.184	67184 LTRS.

AREA DETAILS OF APARTMENT (RESIDENTIAL)

Building No.	Floor No.	Apartment 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)
1	6TH TO 11TH FLOOR	1	112.662 SQ.MTS.	---	---
		2	124.213 SQ.MTS.	---	---

AREA DETAILS OF APARTMENT (COMMERCIAL)

Building No.	Floor No.	Apartment 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)
1	GROUND FLOOR	SHOP NO. 1	63.315 SQ.MTS.		
		SHOP NO. 2	63.315 SQ.MTS.		
		SHOP NO. 3	63.315 SQ.MTS.		
		SHOP NO. 4	63.315 SQ.MTS.		
		SHOP NO. 5	65.205 SQ.MTS.		
		SHOP NO. 6	63.315 SQ.MTS.		
		SHOP NO. 7	63.315 SQ.MTS.		
		SHOP NO. 8	63.315 SQ.MTS.		
		SHOP NO. 9	63.315 SQ.MTS.		
		SHOP NO. 10	63.315 SQ.MTS.		
		SHOP NO. 11	149.145 SQ.MTS.		
		SHOP NO. 12	22.647 SQ.MTS.		
		SHOP NO. 13	32.940 SQ.MTS.		
		SHOP NO. 14	32.940 SQ.MTS.		
		SHOP NO. 15	32.940 SQ.MTS.		
		SHOP NO. 16	32.940 SQ.MTS.		
		SHOP NO. 17	32.940 SQ.MTS.		

PROFORMA - I : Area Statement

PROJECT:

PROPOSED RESIDENTIAL CUM-COMMERCIAL BUILDING ON PLOT NO. 02, SECTOR .12, KHARGHAR, NAVI MUMBAI.

SHEET NO. 1/10

STAMP OF APPROVAL OF PLAN :

APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter No. CIDCO/[illegible] BP - 14035/TPO(NM)/2021/8788 Dtd — 15/10/2021

Assistant Planning [illegible] CIDCO of Maharashtra Ltd Nivasi Bhavan, 4th Floor, Plot No. 4 Sector - 11 CBD Belapur, Navi Mumbai.

PROFORMA - A

1	AREA OF PLOT (AS PER AGREEMENT)	2731.96	SQ. MTS.
2	DEDUCTIONS FOR:		
	a) ROAD SETBACK AREA	0.000	SQ. MTS.
	b) PROPOSED ROAD	0.000	SQ. MTS.
	c) ANY RESERVATION	0.000	SQ. MTS.
	TOTAL (a + b + c)	0.000	SQ. MTS.
3	BALANCE AREA OF PLOT (1 - 2)	2731.960	SQ. MTS.
4	ADDITIONAL FOR FLOOR SPACE INDEX		
	2a) 100% OF ROAD SETBACK	0.000	SQ. MTS.
	2b) 100% OF ROAD SETBACK AREA	0.000	SQ. MTS.
	TOTAL (2a + 2b)	0.000	SQ. MTS.
5	TOTAL AREA (3 + 4)	2731.960	SQ. MTS.
6	BASIC PERMISSIBLE F.S.I.	1.50	
7	BASIC PERMISSIBLE FLOOR AREA	4097.940	SQ. MTS.
8	ADDITIONAL PREMIUM F.S.I. AVAILABLE	0.00	
9	ADDITIONAL PREMIUM AREA AVAILABLE	0.000	SQ. MTS.
10	TOTAL FLOOR AREA (7 + 9)	4097.940	SQ. MTS.
11	60% ANCILLARY AREA WITH PAYMENT OF CHARGES (60% OF 10)	0.000	SQ. MTS.
12	TOTAL PERMISSIBLE FLOOR AREA (10 + 11)	4097.940	SQ. MTS.
13	EXISTING FLOOR AREA	0.000	SQ. MTS.
14	PROPOSED B.U.A. OF COMMERCIAL BUILDING	1012.172	SQ. MTS.
15	PROPOSED B.U.A. OF RESIDENTIAL BUILDING	2559.221	SQ. MTS.
16	DRIVERS ROOM WITH ATTACHED TOILET (GROUND FLOOR)	0.000	SQ. MTS.
17	FITNESS CENTER AREA (4TH FLOOR)	71.918	SQ. MTS.
18	CRECHE AREA (4TH FLOOR)	14.694	SQ. MTS.
19	SOCIETY OFFICE AREA (4TH FLOOR)	25.915	SQ. MTS.
20	SANITARY BLOCK	0.000	SQ. MTS.
21	SANITARY BLOCK	0.000	SQ. MTS.
22	EXCESS FITNESS CENTER AREA TAKEN IN F.S.I.	0.000	SQ. MTS.
23	TOTAL FLOOR AREA CONSUMED	3693.620	SQ. MTS.
24	TOTAL BALANCE FLOOR AREA (12 - 23)	404.320	SQ. MTS.
25	AREA UTILIZED UNDER PREMIUM F.S.I.	0	SQ. MTS.
26	ANCILLARY AREA ON PREMIUM F.S.I. AT 60%	0	SQ. MTS.
30	REQUIRED AMENITY SPACE (5% OF PLOT AREA)	0.000	SQ. MTS.
31	PROPOSED AMENITY SPACE	0.000	SQ. MTS.
32	TOTAL UNITS:		
	a) TOTAL COMMERCIAL UNITS	17	NOS.
	b) TOTAL RESIDENTIAL UNITS	14	NOS.
33	BASEMENT, STILT & PODIUM AREA:		
	a) BASEMENT AREA	0.000	SQ. MTS.
	b) GROUND FLOOR STILT AREA	518.641	SQ. MTS.
	c) 1ST FLOOR PODIUM AREA	1555.828	SQ. MTS.
	d) 2ND FLOOR PODIUM AREA	1530.238	SQ. MTS.
	e) 3RD FLOOR PODIUM AREA	1530.238	SQ. MTS.
	TOTAL AREA (a + b + c + d + e)	5135.145	SQ. MTS.
34	R. G. AREA:		
	R. G. AREA REQUIRED (10% OF BALANCE PLOT AREA)	0.000	SQ. MTS.
	R. G. AREA PROVIDED	0.000	SQ. MTS.
35	STRUCTURES PERMITTED IN OPEN SPACE (10% OF R.G.AREA)	0.000	SQ. MTS.
	PROVIDED STRUCTURES (FITNESS CENTER)	0.000	SQ. MTS.
	EXCESS FITNESS CENTER AREA TAKEN IN F.S.I.	0.000	SQ. MTS.

*CERTIFICATE OF AREA :

Certified that the plot under reference was surveyed by me on Dt. ..... and the dimensions of sides etc. of plot state on plan are measured on site and the area as worked out tallies with the area stated in document of Ownership / T.P. Scheme Records / Land Records Department / CIDCO Survey records.

AR. SOYUZ TALIB

(NAME AND SIGNATURE 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 workplace.

M/S. ARHAM DEVELOPERS.
Plot No. 13, First Floor Sector- 19A, Vashi,
Navi Mumbai. 400703

For ARHAM DEVELOPERS

PARTNER

(OWNER (S) NAME, ADDRESS AND SIGNATURE)

NAME OF DEVELOPER

M/S. ARHAM DEVELOPERS.

NAME, ADDRESS & SIGN OF ARCHITECT

stapl
soyuz talib architects
1405/1406, KESAR SOLITARE, PLOT NO.-5, SECTOR-12, SANPADA, NAVI MUMBAI.

Ar. Soyuz Talib Reg. No. CA/84/17096

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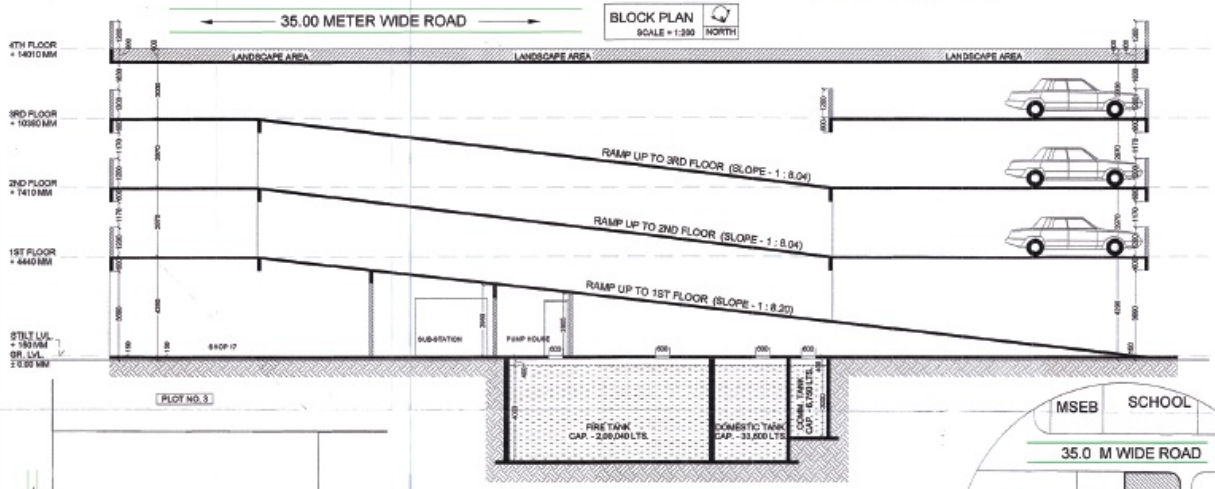
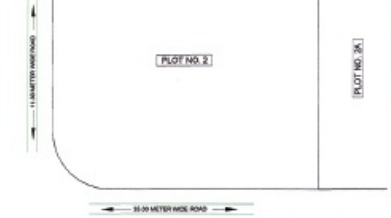
DATE	13-09-2021
DRAWN BY	RISHI
CHECKED BY	RISHI

NORTH





LOCATION PLAN
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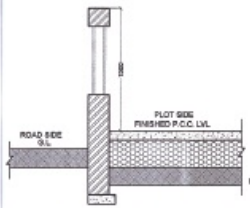
NORTH



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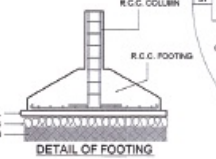
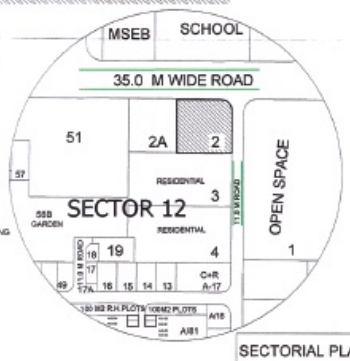


DETAIL OF FOOTING



SECTORIAL PLAN
NORTH