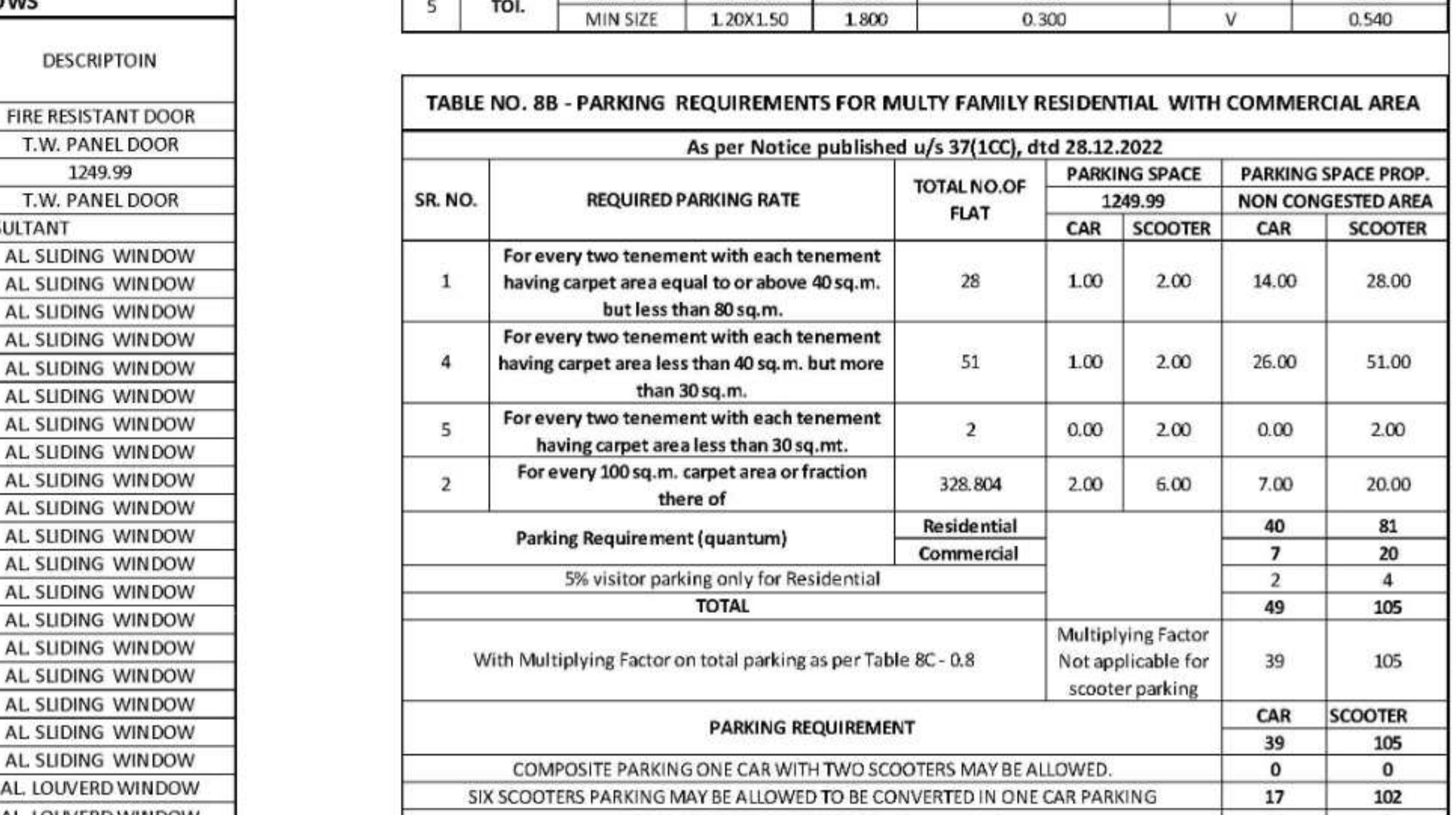
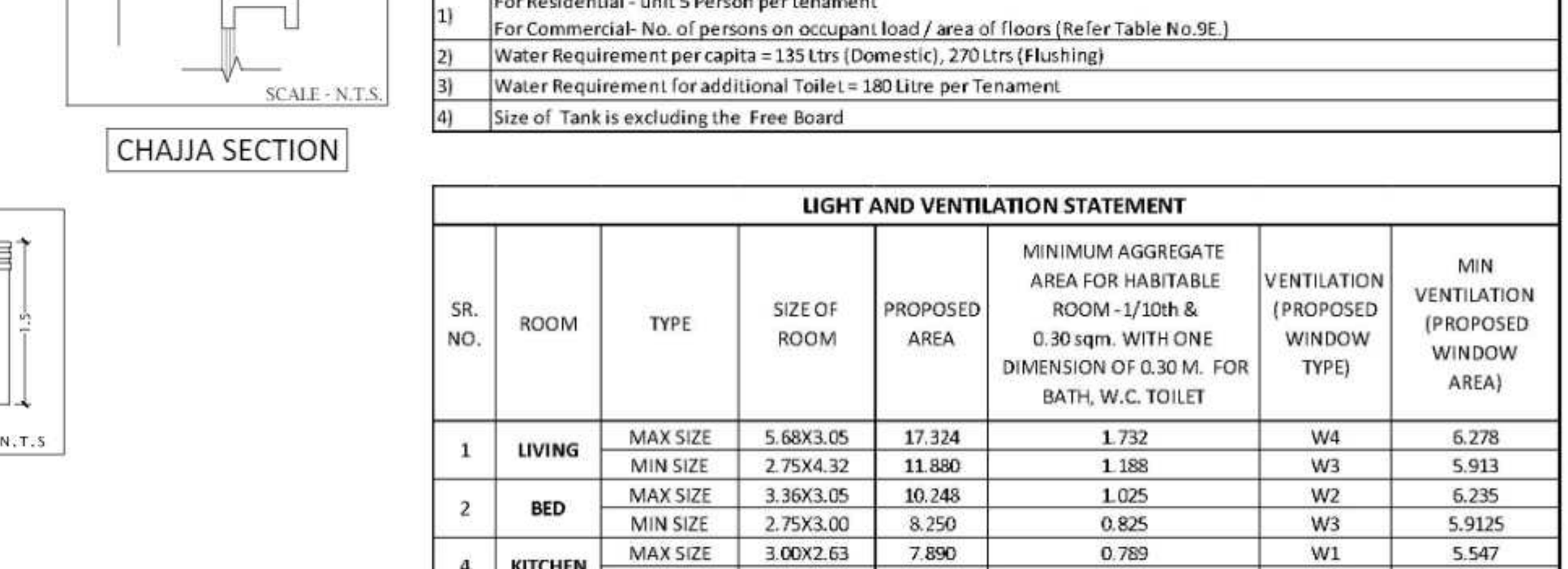
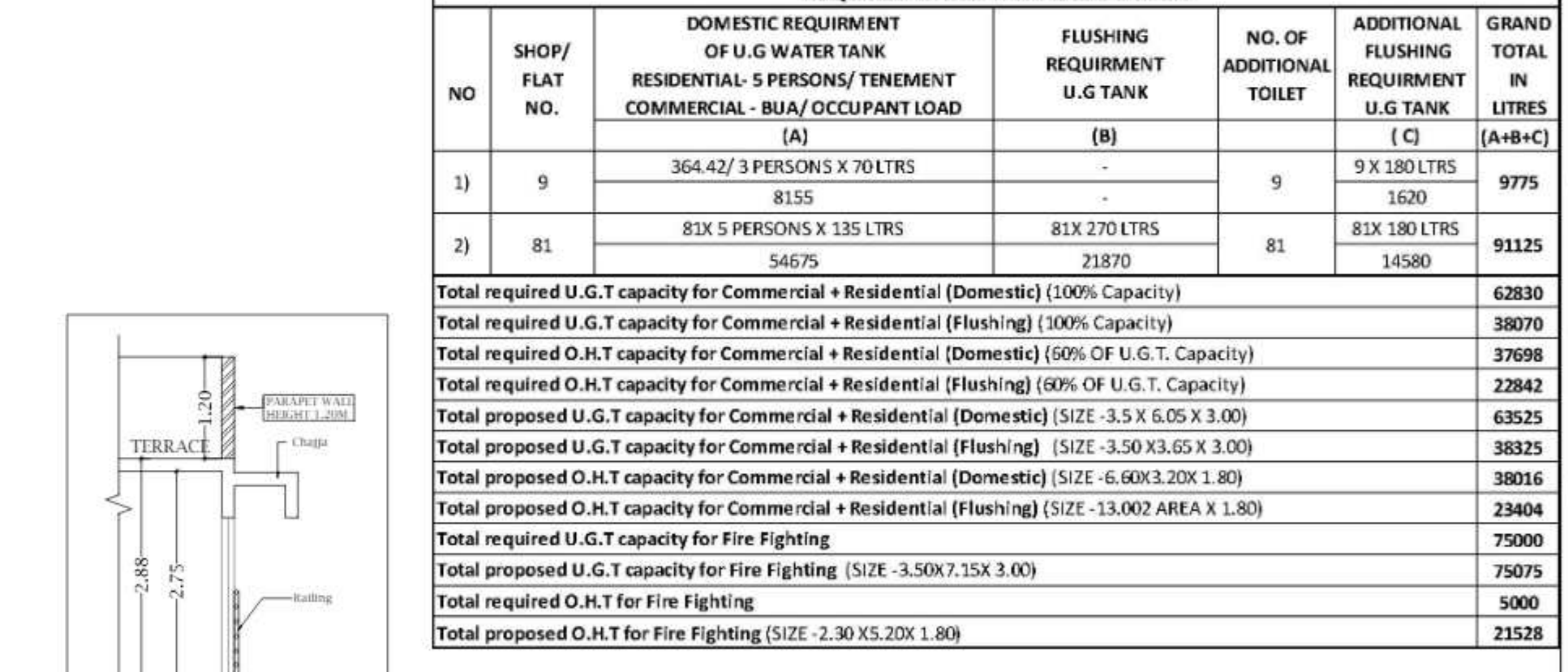
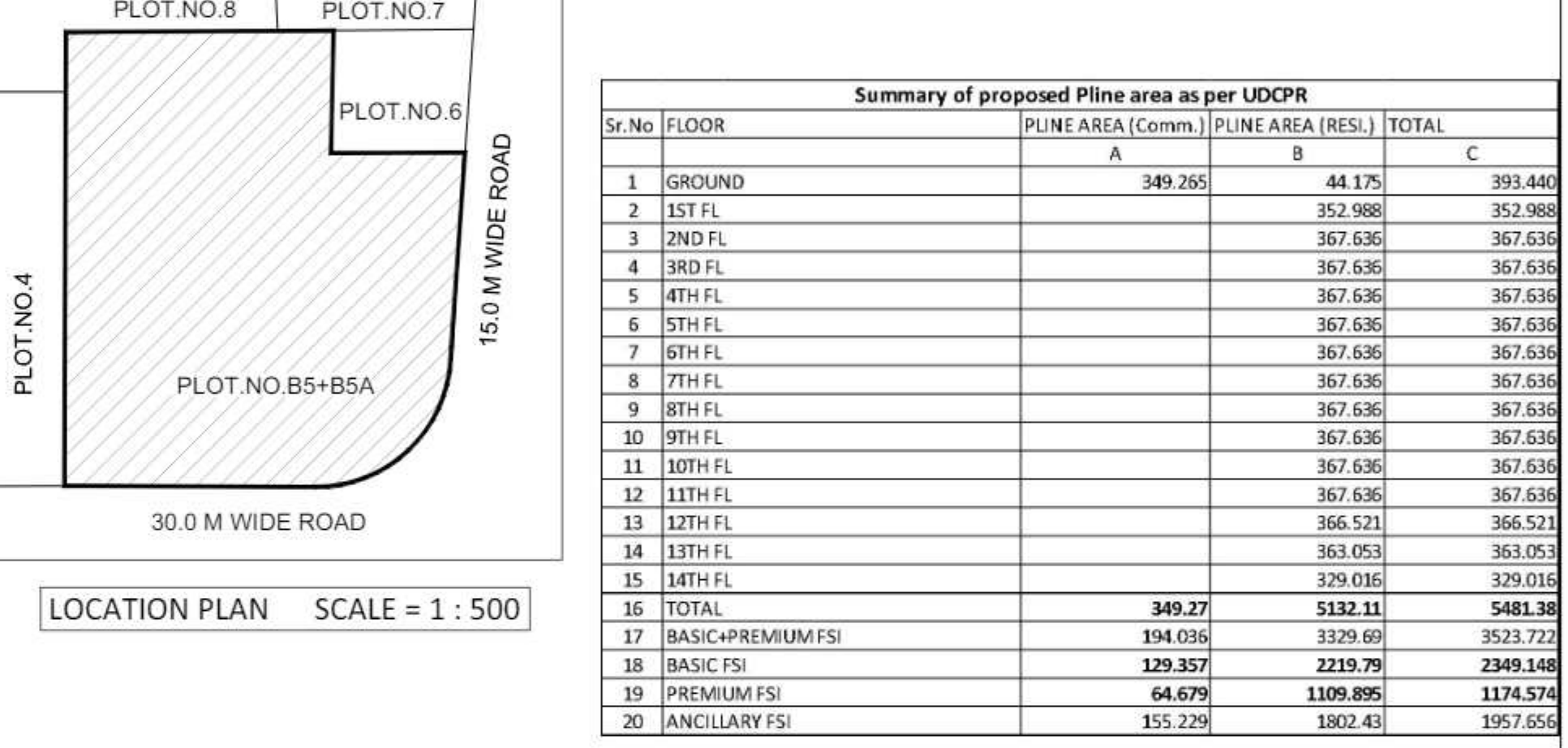
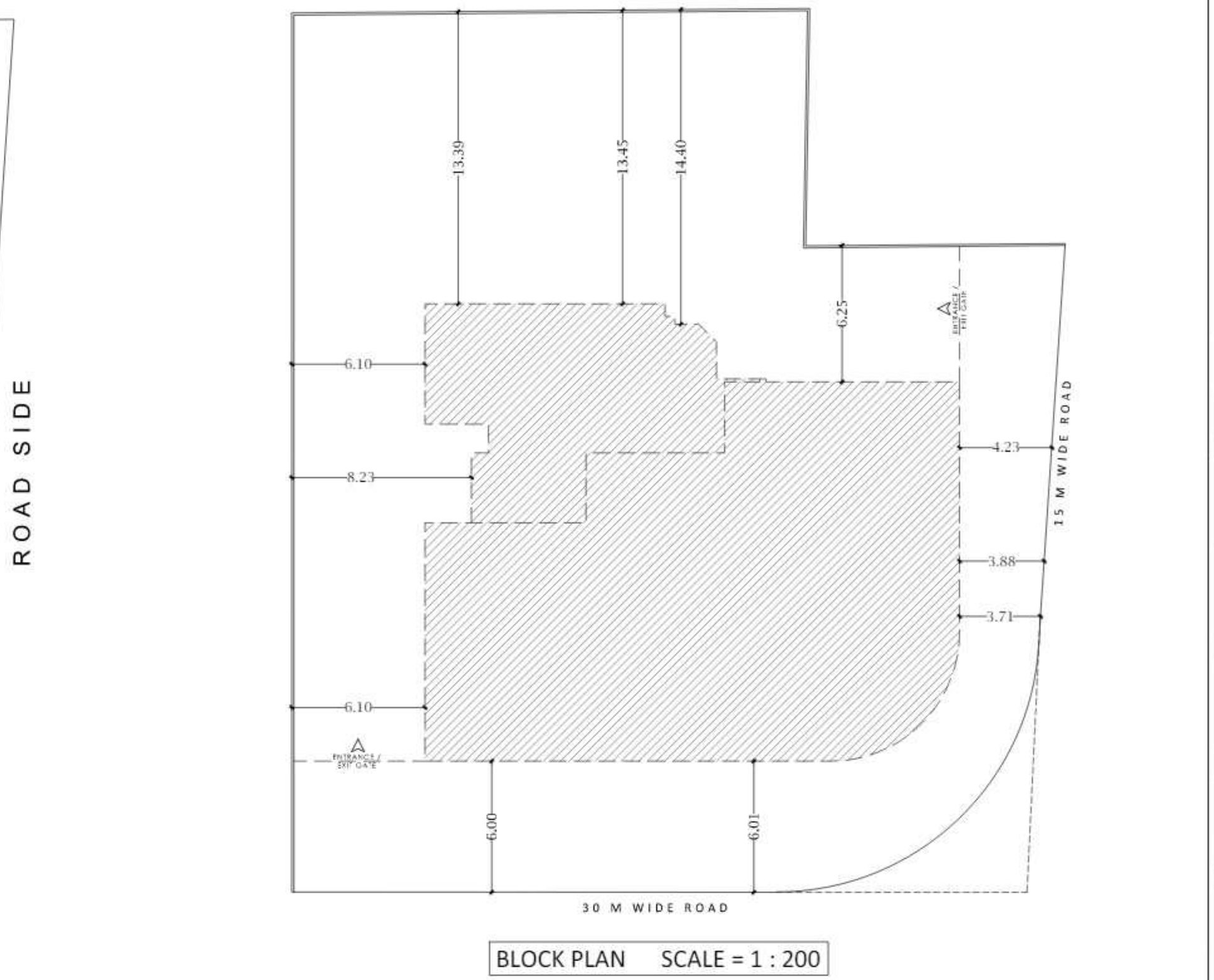
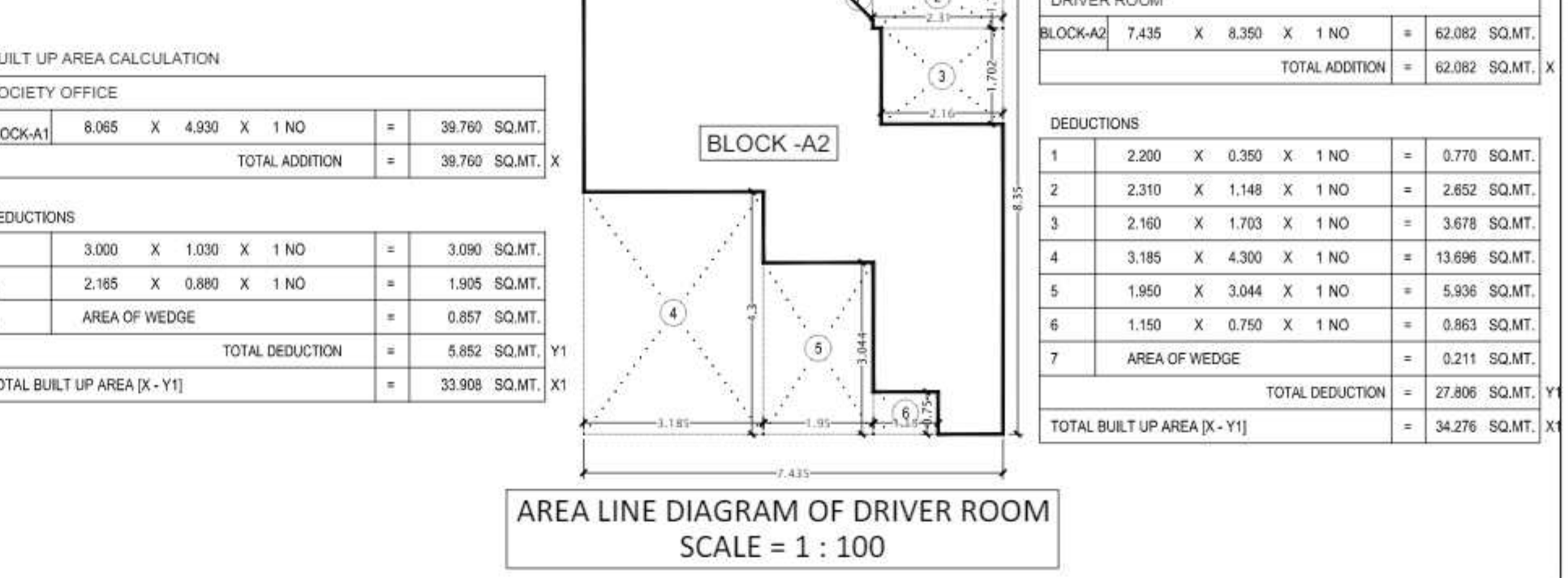
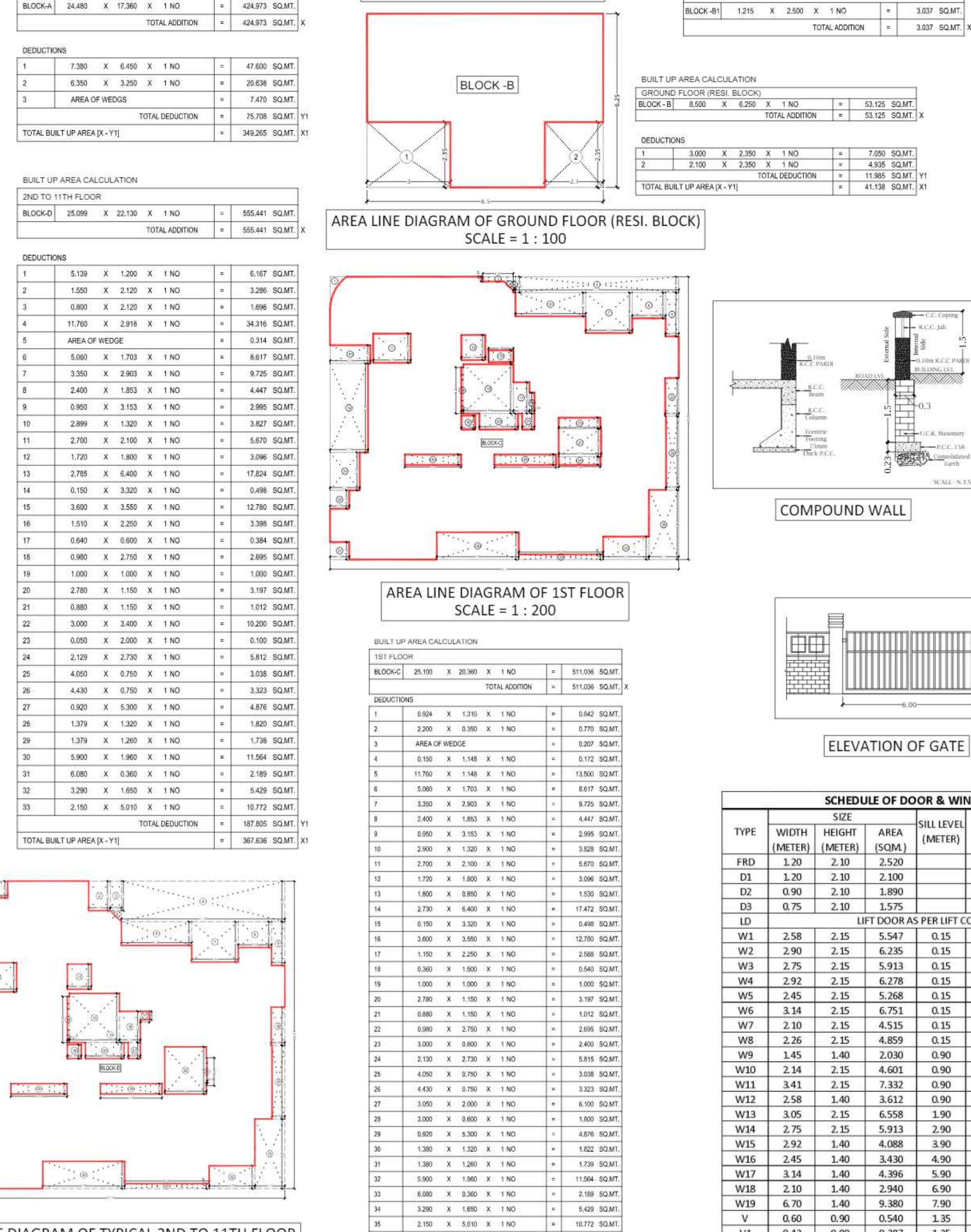
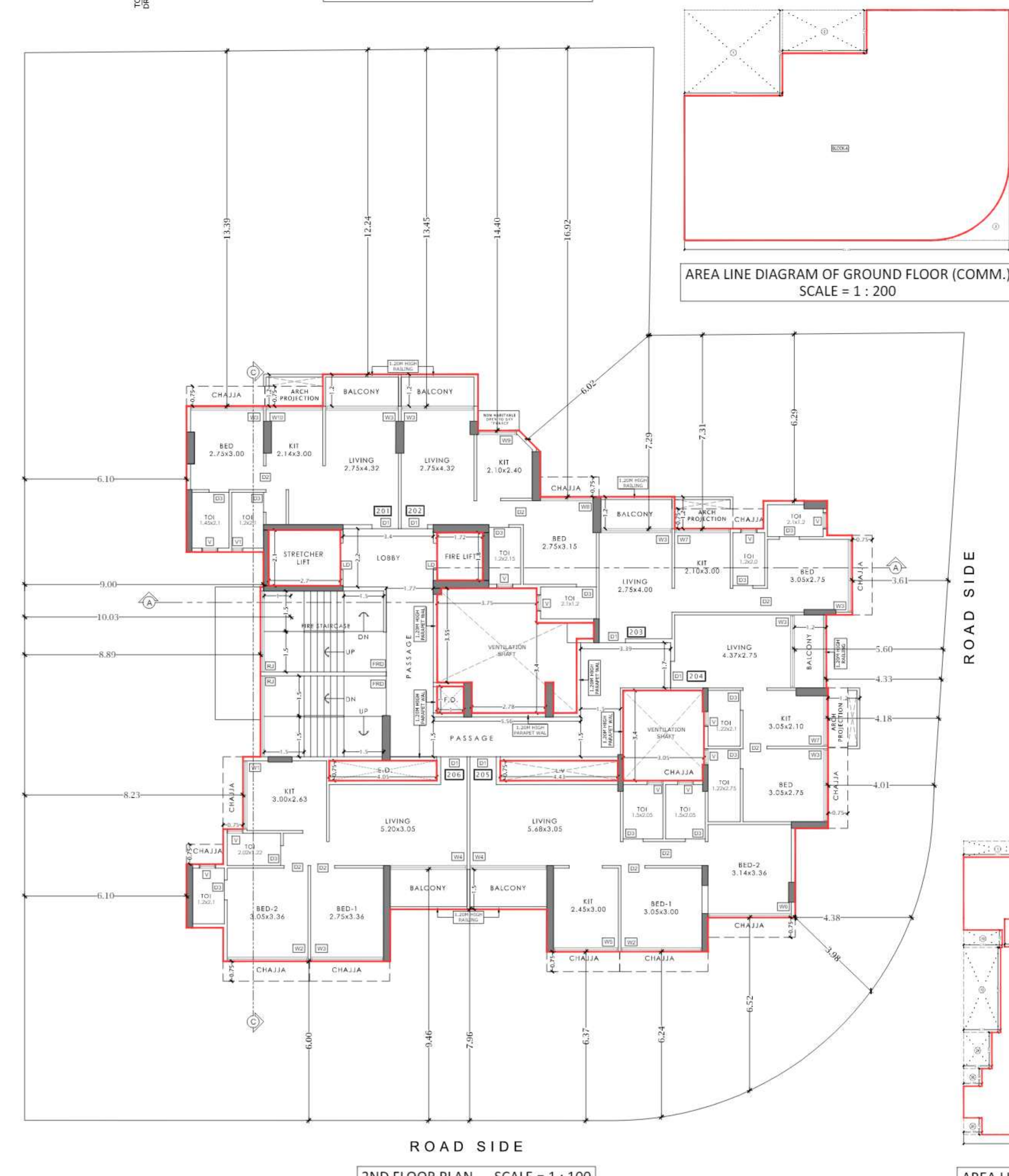
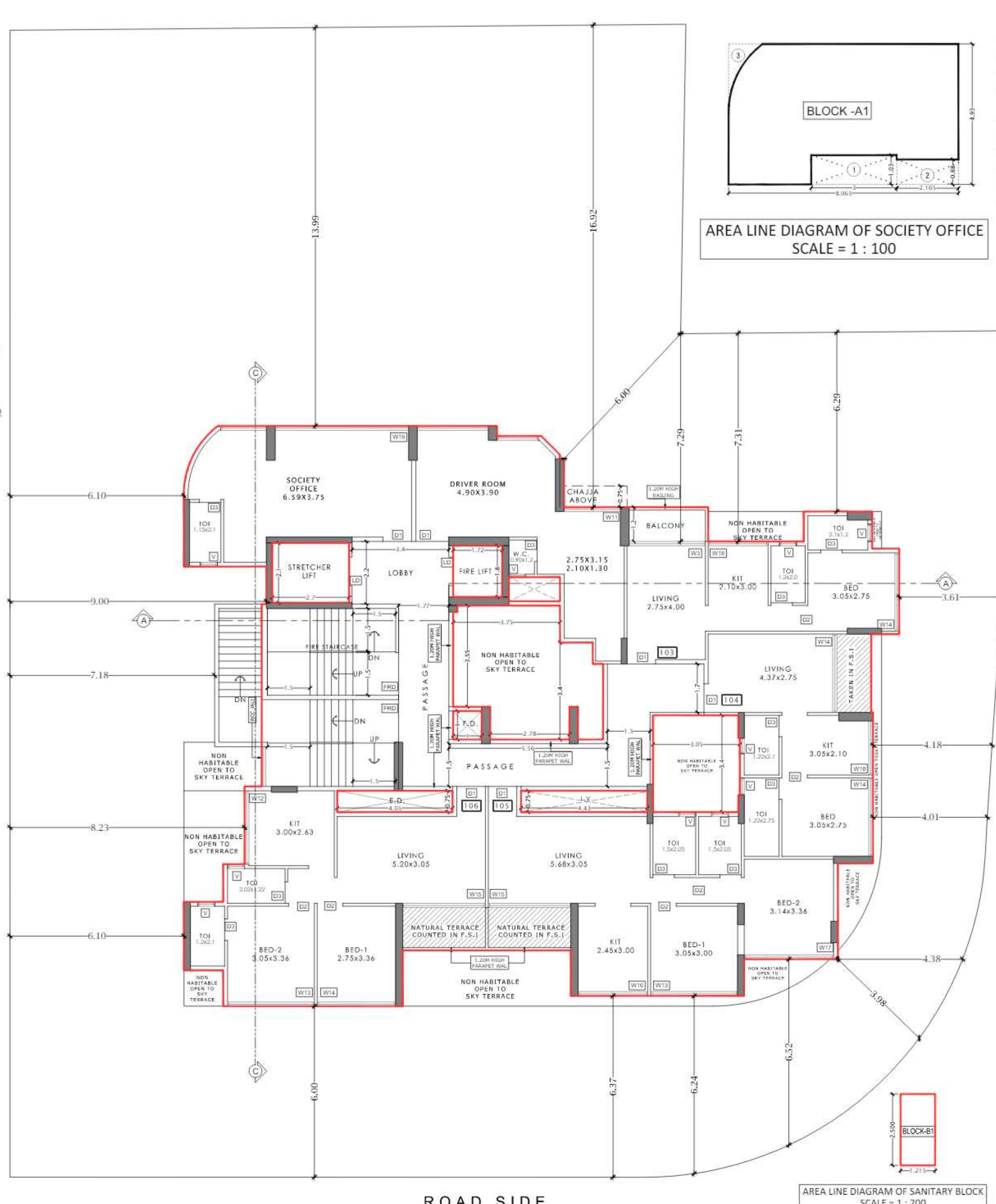
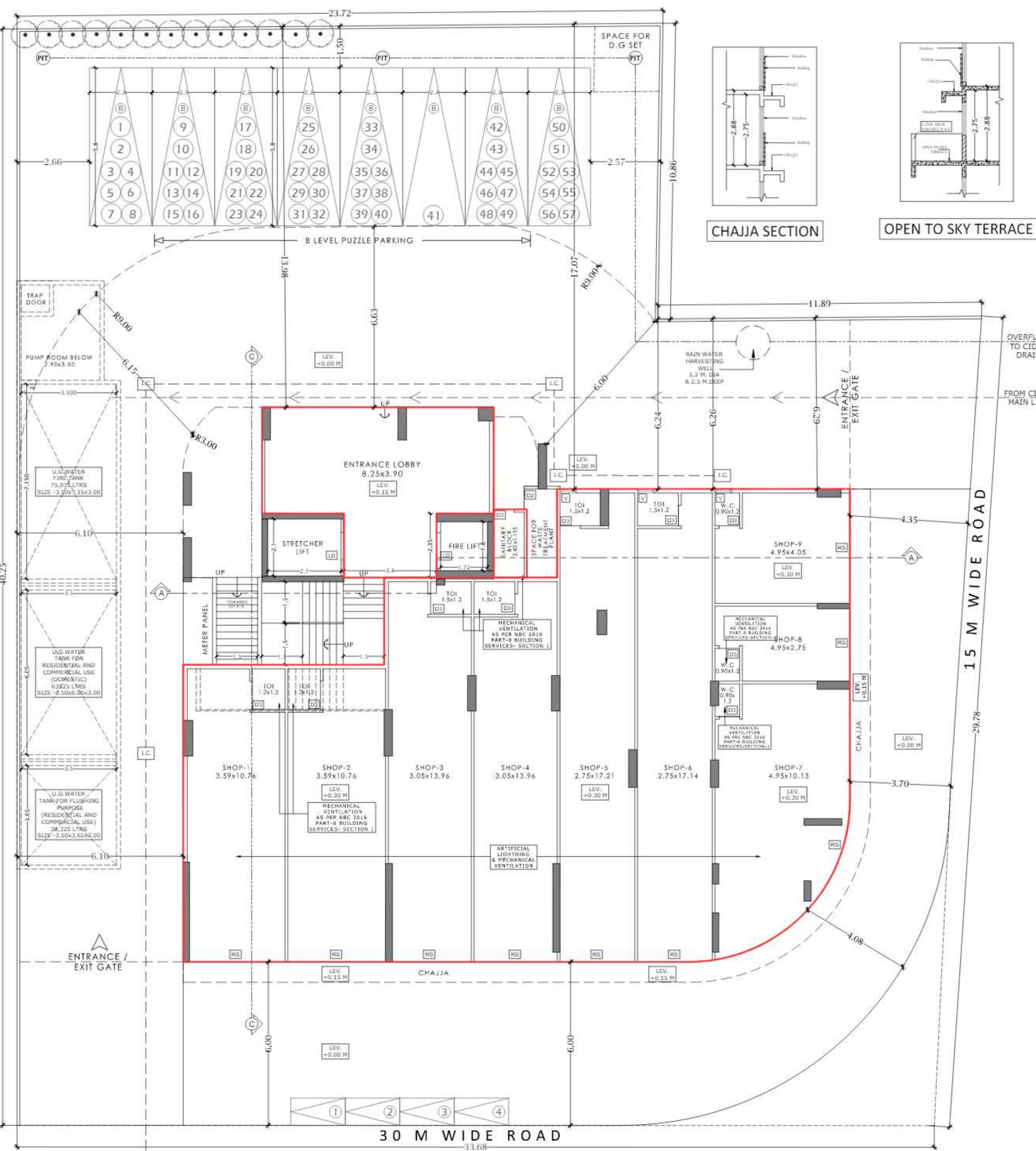




PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON LAND BEARING, PLOT NO B5-B5A, SECTOR-19B, ULWE, NAVI MUMBAI

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-17927/TPO(NM & K)/2021/11781

Dtd. 02 Jan 2024

Signature

ATUL PATEL ARCHITECTS

GROUND TO 2ND FLOOR PLAN, AREA DIAGRAM & CALCULATIONS, BLOCK PLAN, LOCATION PLAN

Proforma-1

Sr.No	Particulars	Area (sq.m)
1	a As per ownership document (7/12, CTS extract)	1249.99
	b as per measurement sheet	1249.99
	c as per site	1249.99
2	a Proposed D.P./D.P. Road widening Area/Service Road /Highway widening	0.00
	b Any D.P. Reservation area	0.00
	c Total area	0.00
3	Balance area of plot (1-2)	1249.99
4	a Amenity Space (if applicable)	0.00
	b Required -	0.00
	c Adjusted of 2(b), if any -	0.00
	d Balance Proposed	0.00
5	Net Plot Area (3-4 (c))	1249.99
6	a Recreational Open space (if applicable)	0.00
	b Required -	0.00
	c Proposed	0.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	1249.99
9	a Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 10)	1874.98
	b Permissible commercial area	281.48
	c Proposed commercial area (basic excluding ancillary)	129.37
10	a Addition of FSI on payment of premium	749.99
	b Maximum permissible premium FSI - based on road width / TOD Zone (plot area * F.S.I. premium * FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area * 0.1)	1648.73
	c Proposed FSI on payment	1648.73
11	a In-situ FSI / TOD loading	4.50
	b In-situ area against D.P. road [2.0x Sr. No. 2 (a)], if any	5481.38
	c In-situ area against Amenity Space if handed over [2.0x or 1.85x Sr. No. 4 (b) and/or (c)]	898.74
	d Total in-situ / TOD loading proposed [11 (a)+(b)+(c)]	898.74
12	Additional FSI area under Chapter No. 7	0.00
13	a Total entitlement of FSI in the proposal	3523.72
	b [8(a) + 12(a)+(13d)] or 12 whichever is applicable	3523.72
	c Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges	2154.19
	d Proposed Ancillary area FSI	1857.55
	e Total entitlement (sub)	5677.92
14	a Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 5.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8, with reference to Note 3 of 10.10.1	4.50
	b Total Built-up Area in proposal	5481.38
	c Existing Built-up Area	0.00
	d Residential	0.00
	e Commercial	0.00
15	a Proposed Built-up Area (as per 7-line)	5481.38
	b Residential	5132.11
	c Commercial	349.26
	d Total (sub) (shall not be more than 13(d))	5481.38
16	a F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	0.96
17	a Area for Industrial Housing, if any	0.00
	b Required (20% of Sr. No. 5)	0.00
	c Proposed	0.00

NOTE: THE PROPOSED CHAIRS OVER OPENINGS FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECORATION, AESTHETIC PURPOSE SHALL NOT BE USED FOR ANY HABITABLE PURPOSE

Distribution of proposed Built up area as per UDPR

Sr.No	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	3329.69	194.04
2	Additional FSI on payment of premium (Together shall not exceed 30b)	1548.74	0.00
3	Total proposed built up area (basic+ premium)	3329.69	194.04
4	Proposed Ancillary Area FSI	1857.55	155.72
5	% of ancillary area FSI	54%	80%
6	Total proposed Built-up Area (Together shall not exceed 13(d))	5132.11	349.27

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.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor)

TOTAL NO. OF UNITS & TREES PROPOSED

Sr.No	Particulars	Residential	Non-residential
1	No of Units Proposed	81	
2	(a) Residential	9	
3	Trees to be planted	13	
4	(b) Trees to be planted against plot area [Plot Area / 100]	0	
5	Total nos. of Trees to be planted (2a + 2b)	13	
6	Permissible Airport Height	47.160M	
7	Proposed Building Top level	46.980M	
8	Height of Building upto Terrace level	44.430M	

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL + COMMERCIAL BUILDING (12.5% SCHEME) ON PLOT NO- B5-B5A, SECTOR-19B, ULWE, NAVI MUMBAI.

OWNERS/

M/S. CENTURY ENTERPRISES

ARCHITECTS

ATUL PATEL ARCHITECTS

Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai - 410210

E: info@atulpatelarchitects.com T: 022-27746641, 42

DATE: 13.12.2023 PLOT NO: 11781 SCALE: DRAWN BY: CHETAN P. CHAVHAN

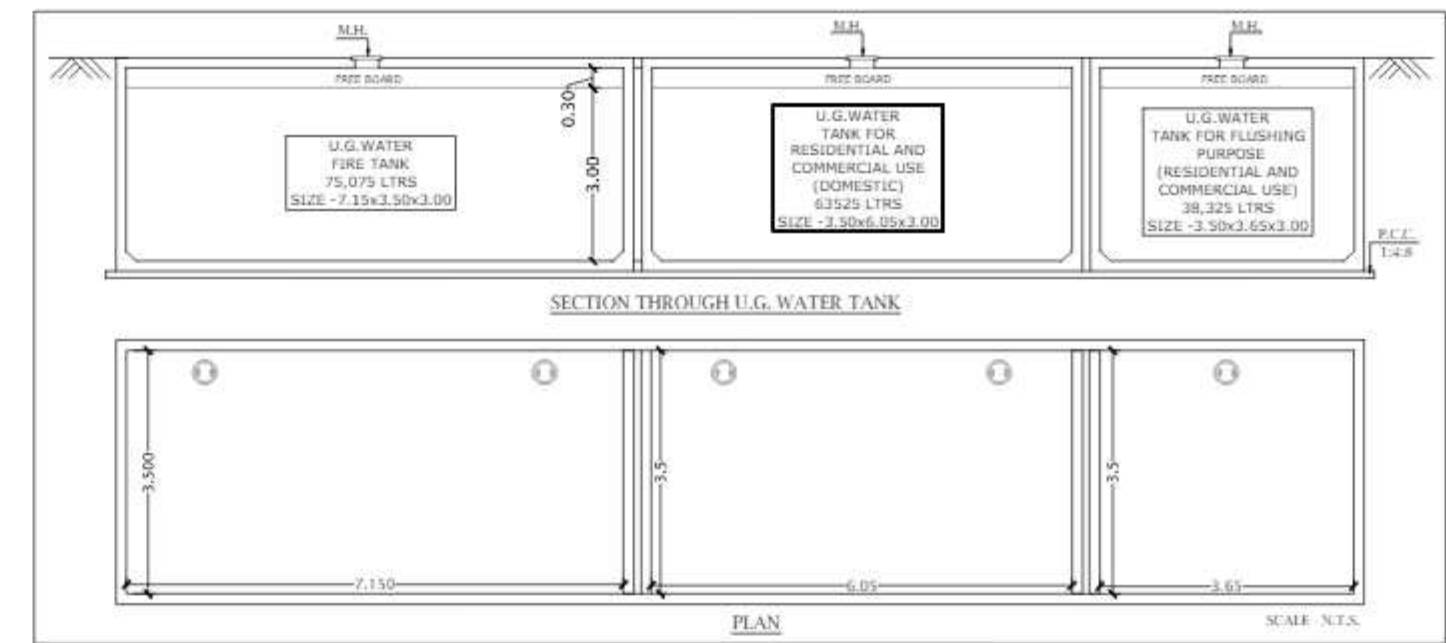
1/3

APPROVED SUBJECT TO THE CONDITIONS
MENTIONED IN This Office Letter

No. CIDCO/BP-17927/TPO(NM & K)/2021/11781
Dtd. 02 Jan 2024

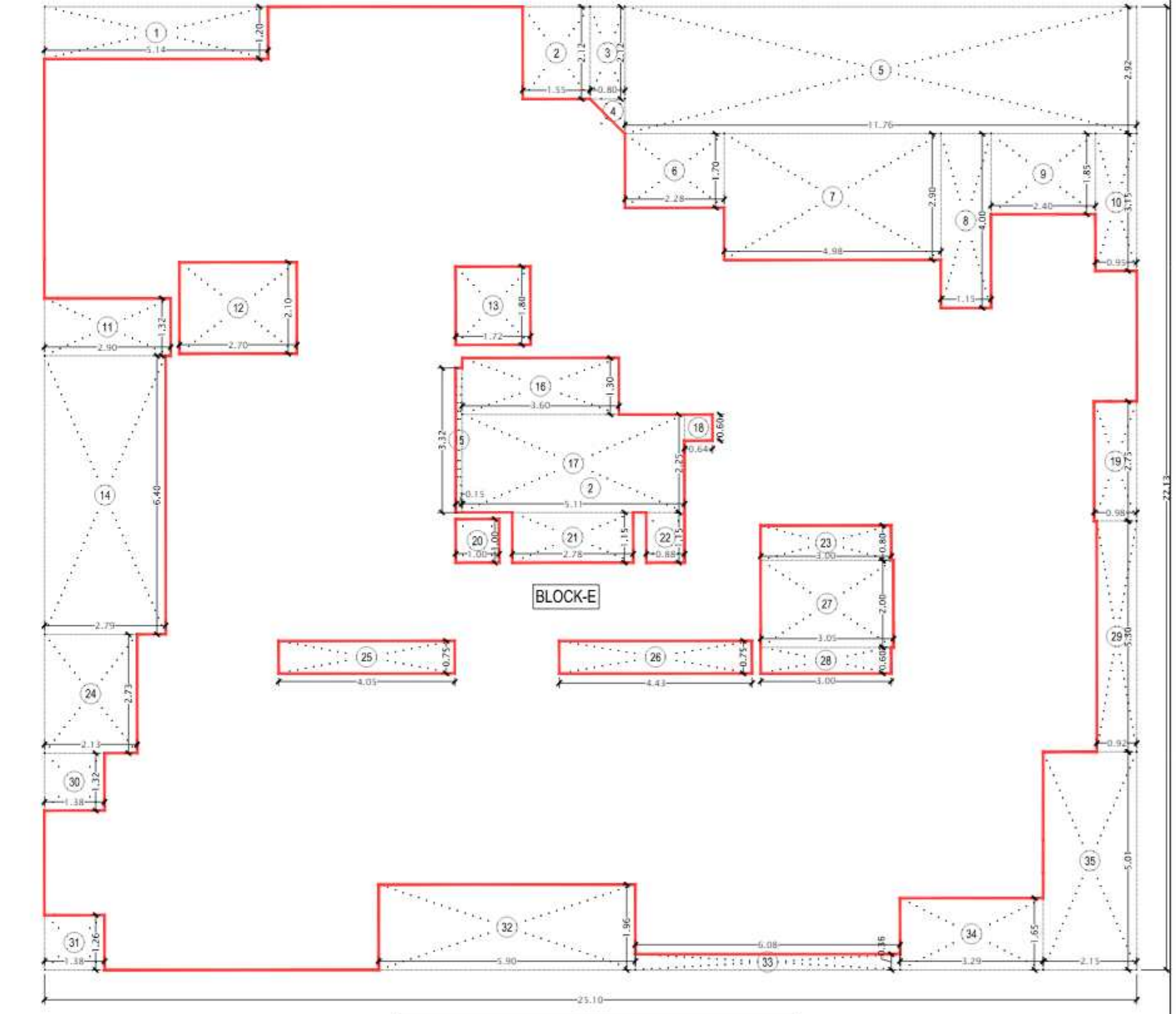


3RD TO 13TH FLOOR PLAN, AREA DIAGRAM & CALCULATIONS,



UNDER GROUND WATER TANK

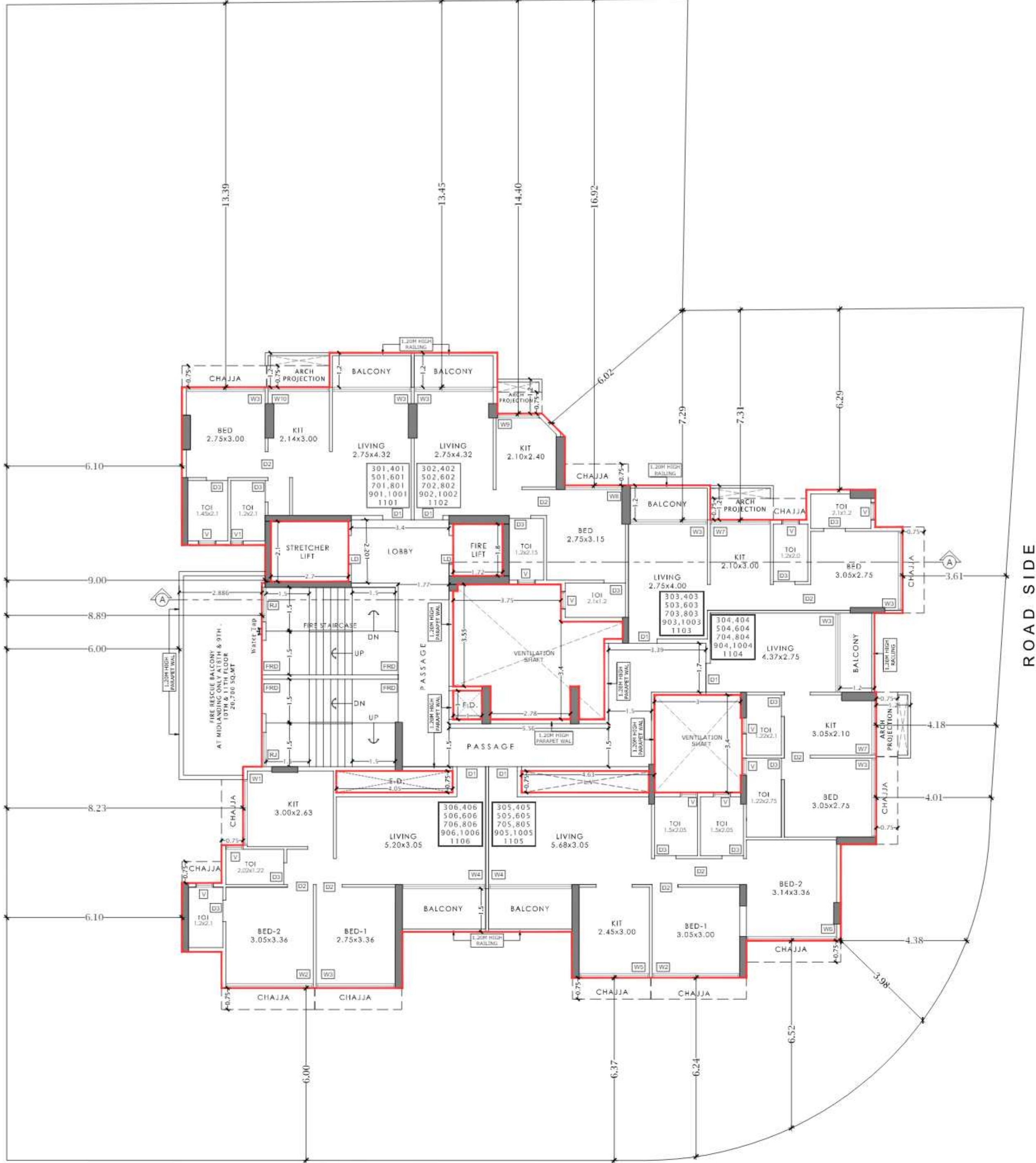
TENEMENTS AREA STATMENT OF INDIVIDUAL UNIT						
FLOOR	SHOP / FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER	REAR CARPET AREA	ENCLOSED BALCONY	USABLE CARPET AREA
GROUND & 1ST FLOOR	SHOP-1	1	41.349	38.628	0.000	38.628
	SHOP-2	1	40.258	38.628	0.000	38.628
	SHOP-3	1	44.766	42.578	0.000	42.578
	SHOP-4	1	44.447	42.578	0.000	42.578
	SHOP-5	1	49.684	42.328	0.000	42.328
	SHOP-6	1	49.456	47.310	0.000	47.310
	SHOP-7	1	43.850	43.094	0.000	43.094
	SHOP-8	1	14.250	13.613	0.000	13.613
	SHOP-9	1	21.448	20.048	0.000	20.048
TOTAL SHOPS		9	349.5000			328.804
1ST FLOOR	103	1	39.992	33.067	0.000	33.067
	104	1	36.904	34.110	0.000	34.110
	105	1	60.975	56.617	0.000	56.617
2ND TO 11TH FLOOR	106	1	61.790	53.124	0.000	53.124
	201,301,401,501,601,701,801,901,1001,1101	10	43.309	36.439	0.000	36.439
	202,302,402,502,602,702,802,902,1002,1102	10	40.421	33.363	0.000	33.363
12TH FLOOR	1201	1	43.309	36.439	0.000	36.439
	1202	1	40.411	33.363	0.000	33.363
	1203	1	38.541	28.125	5.050	33.175
13TH FLOOR	1301	1	43.309	36.439	0.000	36.439
	1302	1	40.481	33.363	0.000	33.363
	1303	1	34.999	26.892	5.478	32.370
14TH FLOOR	1401	1	40.254	34.110	0.000	34.110
	1402	1	66.205	56.617	0.000	56.617
	1403	1	63.116	50.931	2.580	53.511
TOTAL FLATS		81	65.116	50.931	0.000	50.931



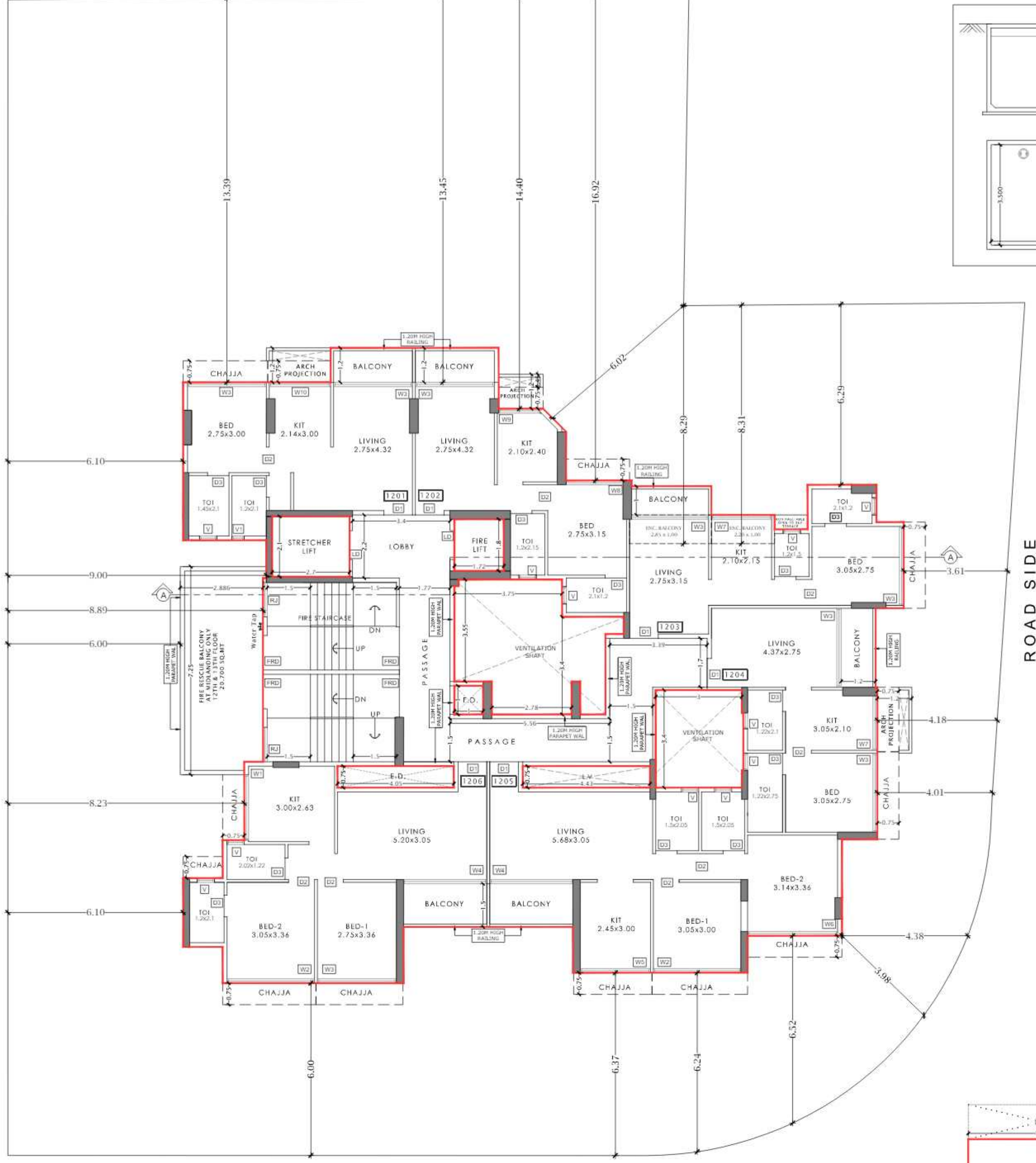
AREA LINE DIAGRAM OF 13TH FLOOR
SCALE = 1 : 100

BUILT UP AREA CALCULATION			
13TH FLOOR			
BLOCK#	25.100	X 22.130	X 1 NO
TOTAL ADDITION			555.483 SQ.MT.

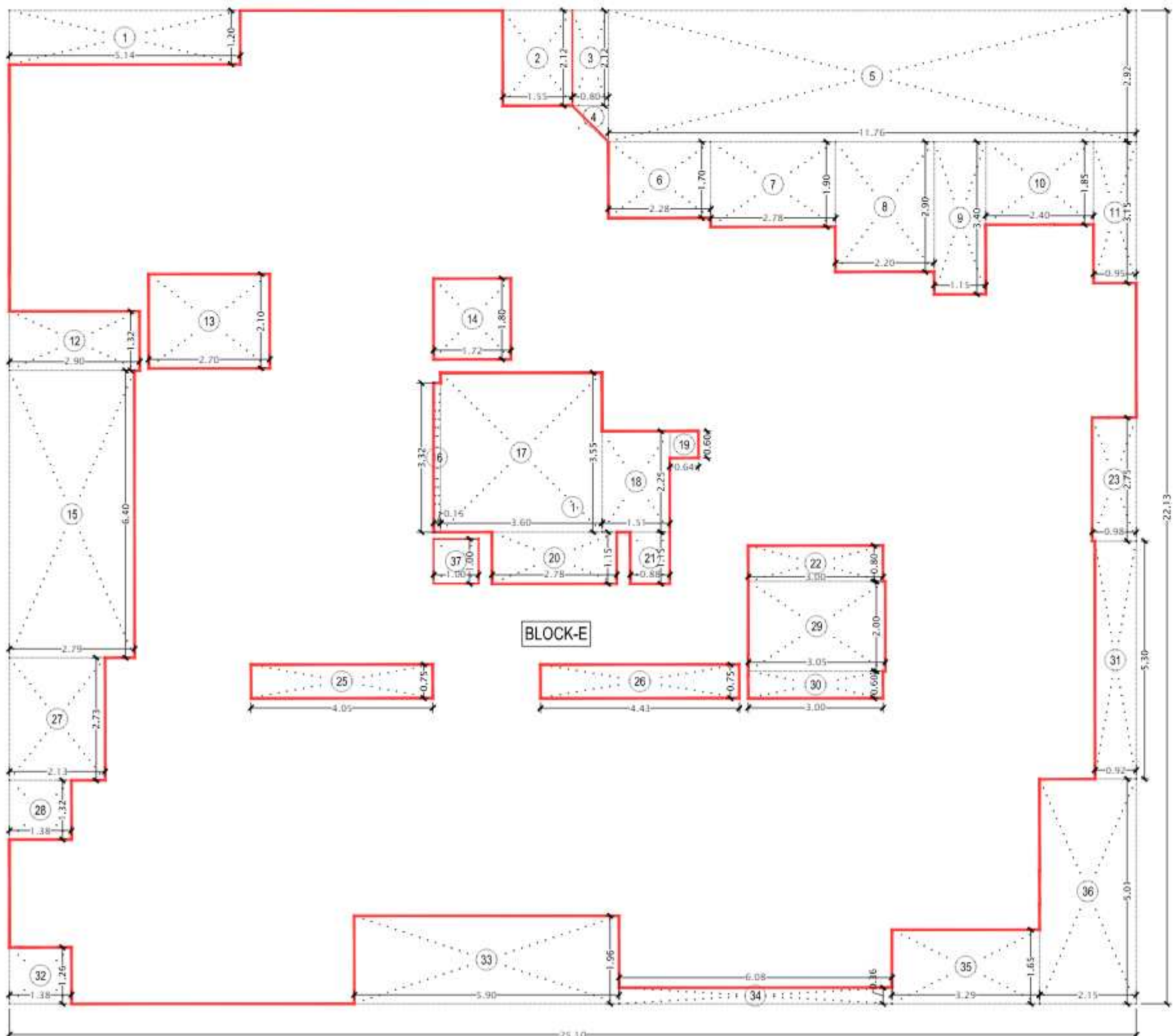
DEDUCTIONS			
1	5.140	X 1.200	X 1 NO
2	1.550	X 2.120	X 1 NO
3	0.800	X 2.120	X 1 NO
4	AREA OF WEDGES		
5	11.760	X 2.819	X 1 NO
6	2.280	X 1.702	X 1 NO
7	4.480	X 2.802	X 1 NO
8	1.750	X 4.000	X 1 NO
9	2.440	X 1.852	X 1 NO
10	0.900	X 3.152	X 1 NO
11	2.860	X 1.320	X 1 NO
12	2.750	X 2.100	X 1 NO
13	1.720	X 1.800	X 1 NO
14	2.786	X 6.400	X 1 NO
15	0.100	X 3.300	X 1 NO
16	3.000	X 1.000	X 1 NO
17	5.110	X 2.250	X 1 NO
18	0.540	X 0.600	X 1 NO
19	0.890	X 2.750	X 1 NO
20	1.000	X 1.000	X 1 NO
21	2.780	X 1.150	X 1 NO
22	0.880	X 1.150	X 1 NO
23	3.000	X 0.800	X 1 NO
24	2.130	X 2.750	X 1 NO
25	4.000	X 0.750	X 1 NO
26	4.430	X 0.750	X 1 NO
27	3.000	X 2.000	X 1 NO
28	3.000	X 0.600	X 1 NO
29	0.850	X 0.300	X 1 NO
30	1.380	X 1.320	X 1 NO
31	1.380	X 1.320	X 1 NO
32	1.380	X 1.320	X 1 NO
33	1.380	X 1.320	X 1 NO
34	0.890	X 0.300	X 1 NO
35	3.290	X 1.650	X 1 NO
36	2.150	X 0.910	X 1 NO
37	1.000	X 1.000	X 1 NO
TOTAL DEDUCTION			386.521 SQ.MT.
TOTAL BUILT UP AREA (A - Y)			166.962 SQ.MT.



TYPICAL 3RD TO 11TH FLOOR PLAN
SCALE = 1 : 100



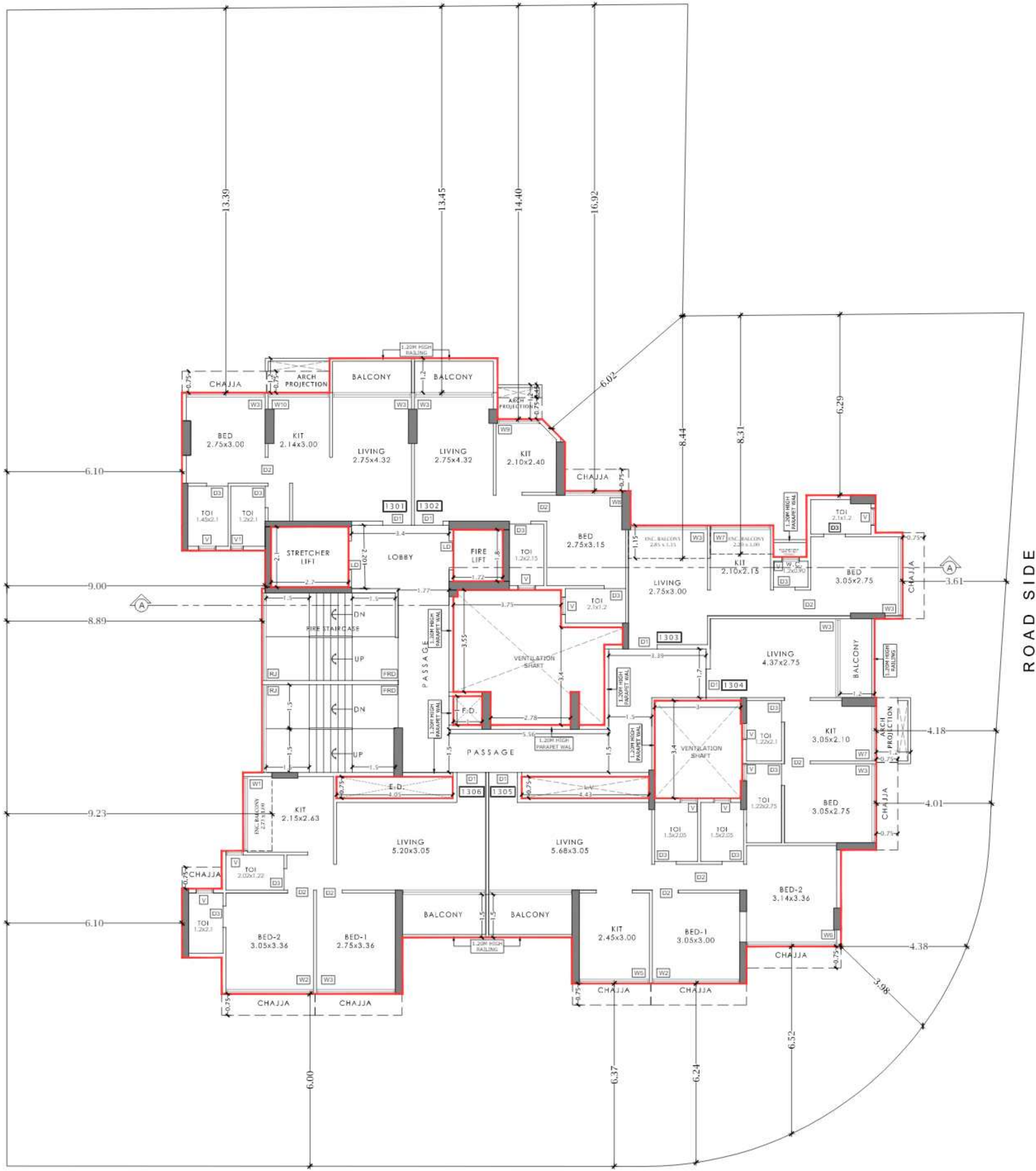
12TH FLOOR PLAN
SCALE = 1 : 100



AREA LINE DIAGRAM OF 12TH FLOOR
SCALE = 1 : 100

BUILT UP AREA CALCULATION			
12TH FLOOR			
BLOCK#	25.100	X 22.130	X 1 NO
TOTAL ADDITION			555.483 SQ.MT.

DEDUCTIONS			
1	5.140	X 1.200	X 1 NO
2	1.550	X 2.120	X 1 NO
3	0.800	X 2.120	X 1 NO
4	AREA OF WEDGES		
5	11.760	X 2.819	X 1 NO
6	2.280	X 1.702	X 1 NO
7	4.480	X 2.802	X 1 NO
8	1.750	X 4.000	X 1 NO
9	2.440	X 1.852	X 1 NO
10	0.900	X 3.152	X 1 NO
11	2.860	X 1.320	X 1 NO
12	2.750	X 2.100	X 1 NO
13	1.720	X 1.800	X 1 NO
14	2.786	X 6.400	X 1 NO
15	0.100	X 3.300	X 1 NO
16	3.000	X 1.000	X 1 NO
17	5.110	X 2.250	X 1 NO
18	0.540	X 0.600	X 1 NO
19	0.890	X 2.750	X 1 NO
20	1.000	X 1.000	X 1 NO
21	2.780	X 1.150	X 1 NO
22	0.880	X 1.150	X 1 NO
23	3.000	X 0.800	X 1 NO
24	2.130	X 2.750	X 1 NO
25	4.000	X 0.750	X 1 NO
26	4.430	X 0.750	X 1 NO
27	3.000	X 2.000	X 1 NO
28	3.000	X 0.600	X 1 NO
29	0.850	X 0.300	X 1 NO
30	1.380	X 1.320	X 1 NO
31	1.380	X 1.320	X 1 NO
32	1.380	X 1.320	X 1 NO
33	1.380	X 1.320	X 1 NO
34	0.890	X 0.300	X 1 NO
35	3.290	X 1.650	X 1 NO
36	2.150	X 0.910	X 1 NO
37	1.000	X 1.000	X 1 NO
TOTAL DEDUCTION			386.521 SQ.MT.
TOTAL BUILT UP AREA (A - Y)			166.962 SQ.MT.



13TH FLOOR PLAN
SCALE = 1 : 100

PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL + COMMERCIAL BUILDING
(12.5% SCHEME) ON PLOT NO- B5+B5A, SECTOR-19B, ULWE, NAVI MUMBAI.

OWNERS/

M/S. CENTURY ENTERPRISES

ARCHITECTS

ATUL PATEL
ARCHITECTS

Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai - 410210
E: info@atulpatelarchitects.com T: 022-27746641, 42

DATE: 13.12.2023 PLOT NO: NO-B5 SCALE: 1:100 DRAWN BY: PAVAN/SB CHECKED BY: NMP

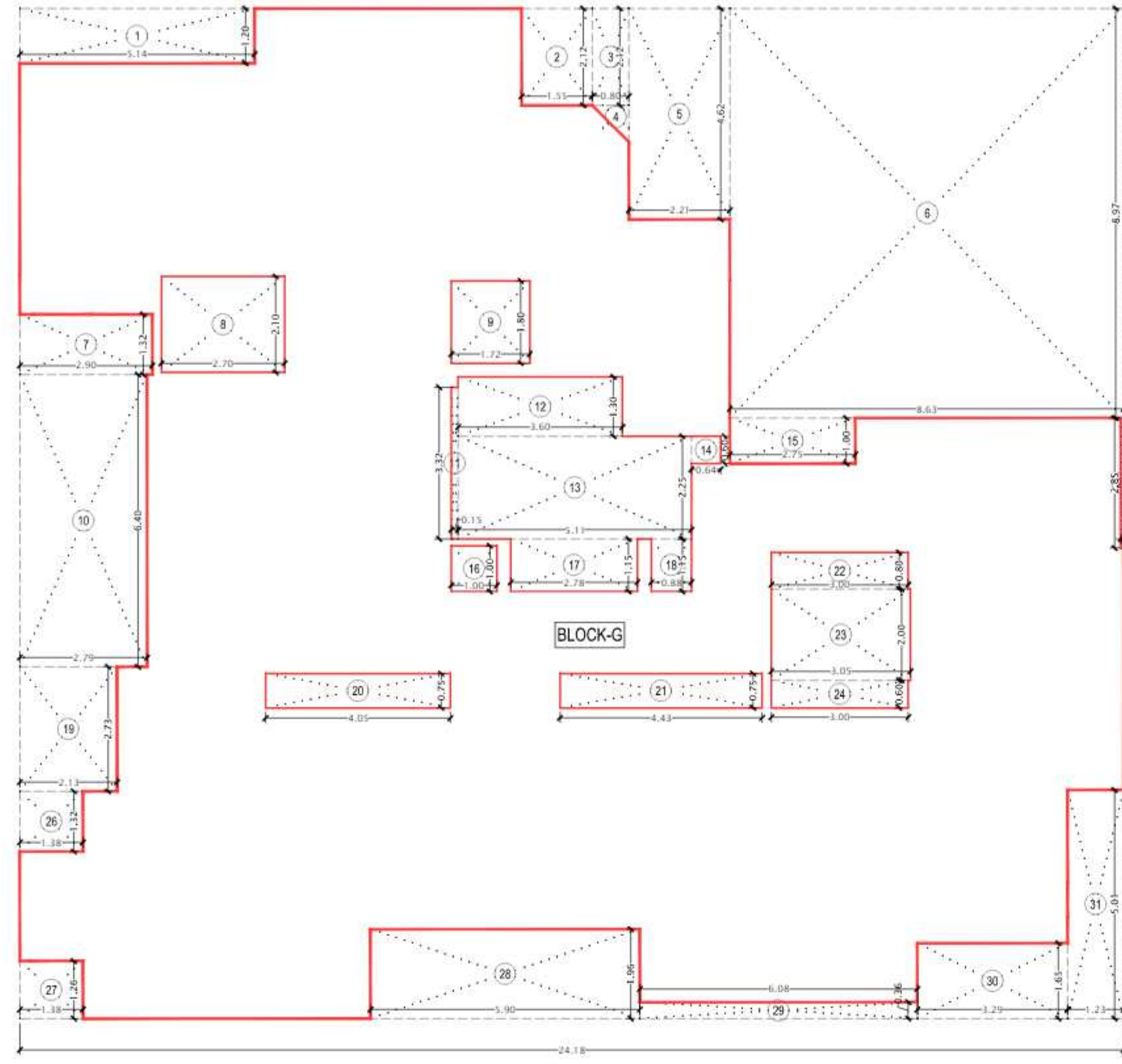
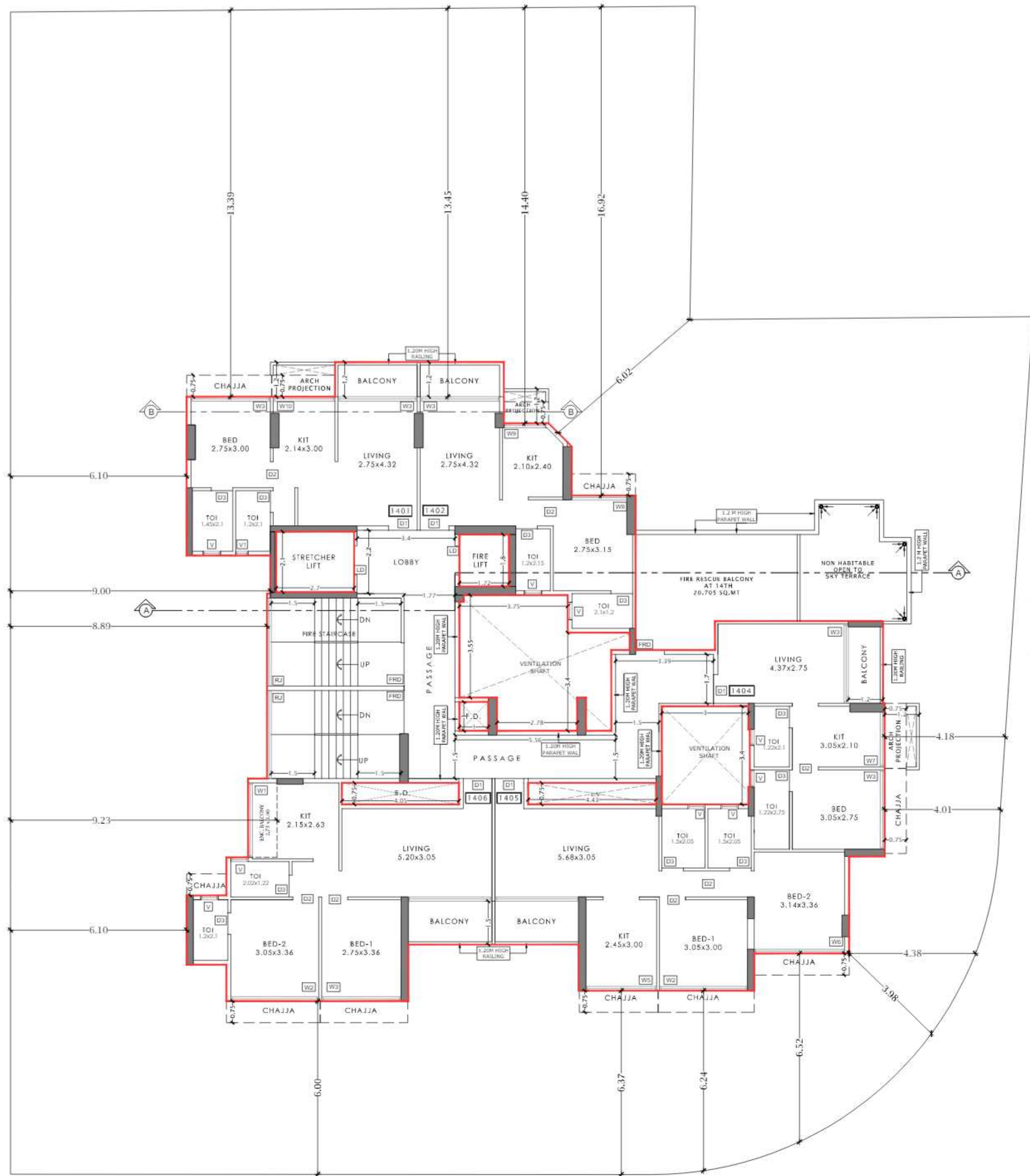
Signature of Architect

APPROVED SUBJECT TO THE CONDITIONS
MENTIONED IN This Office Letter

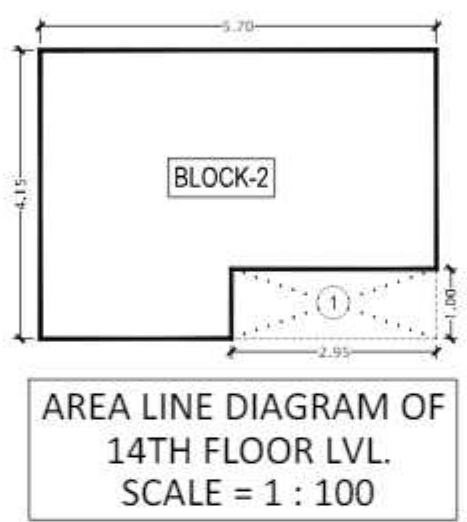
No. CIDCO/BP-17927/TPO(NM & KJ)/2021/11781
Dtd. 02 Jan 2024



14TH FLOOR PLAN, AREA DIAGRAM & CALCULATIONS, TERRACE PLAN, SECTION & ELEVATION



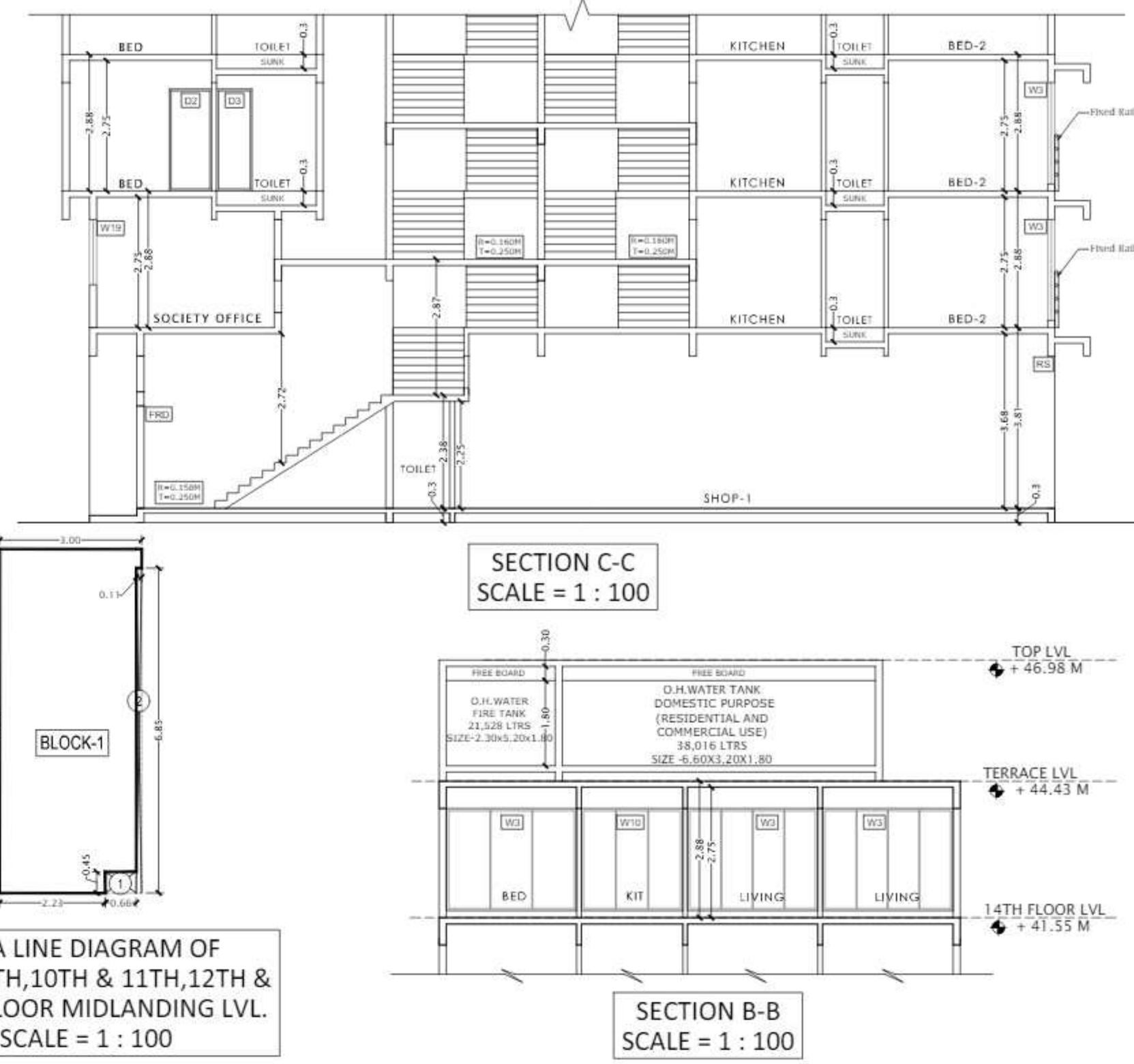
AREA LINE DIAGRAM OF 14TH FLOOR
SCALE = 1 : 100



AREA LINE DIAGRAM OF
14TH FLOOR LVL.
SCALE = 1 : 100

BUILT UP AREA CALCULATION			
14TH FLOOR			
BLOCK-1	24.180	X 22.136	X 1 NO
			= 535.103 SQ.MT
TOTAL ADDITION			= 535.103 SQ.MT
DEDUCTIONS			
1	5.140	X 1.200	X 1 NO
			= 6.168 SQ.MT
2	1.000	X 2.100	X 1 NO
			= 2.100 SQ.MT
3	0.800	X 2.100	X 1 NO
			= 1.680 SQ.MT
4	AREA OF WEDGE		= 0.820 SQ.MT
5	2.270	X 4.020	X 1 NO
			= 9.125 SQ.MT
6	8.830	X 8.870	X 1 NO
			= 77.711 SQ.MT
7	2.900	X 1.300	X 1 NO
			= 3.770 SQ.MT
8	2.700	X 2.100	X 1 NO
			= 5.670 SQ.MT
9	1.720	X 1.800	X 1 NO
			= 3.096 SQ.MT
10	2.786	X 6.400	X 1 NO
			= 17.835 SQ.MT
11	0.150	X 3.320	X 1 NO
			= 0.498 SQ.MT
12	3.897	X 1.300	X 1 NO
			= 5.066 SQ.MT
13	5.110	X 2.250	X 1 NO
			= 11.498 SQ.MT
14	0.640	X 0.600	X 1 NO
			= 0.384 SQ.MT
15	2.750	X 1.000	X 1 NO
			= 2.750 SQ.MT
16	1.000	X 1.000	X 1 NO
			= 1.000 SQ.MT
17	2.780	X 1.150	X 1 NO
			= 3.197 SQ.MT
18	0.880	X 1.100	X 1 NO
			= 0.968 SQ.MT
19	2.190	X 2.720	X 1 NO
			= 5.956 SQ.MT
20	4.050	X 0.750	X 1 NO
			= 3.038 SQ.MT
21	4.430	X 0.750	X 1 NO
			= 3.323 SQ.MT
22	3.000	X 0.800	X 1 NO
			= 2.400 SQ.MT
23	3.000	X 2.000	X 1 NO
			= 6.000 SQ.MT
24	3.000	X 0.600	X 1 NO
			= 1.800 SQ.MT
25	0.060	X 0.850	X 1 NO
			= 0.051 SQ.MT
26	1.300	X 1.320	X 1 NO
			= 1.716 SQ.MT
27	1.380	X 1.500	X 1 NO
			= 2.070 SQ.MT
28	5.300	X 1.900	X 1 NO
			= 10.070 SQ.MT
29	6.000	X 0.300	X 1 NO
			= 1.800 SQ.MT
30	3.200	X 1.050	X 1 NO
			= 3.360 SQ.MT
31	1.230	X 0.910	X 1 NO
			= 1.119 SQ.MT
TOTAL ADDITION			= 206.987 SQ.MT
TOTAL DEDUCTION			= 329.016 SQ.MT
TOTAL BUILT UP AREA (X-Y)			= 329.016 SQ.MT

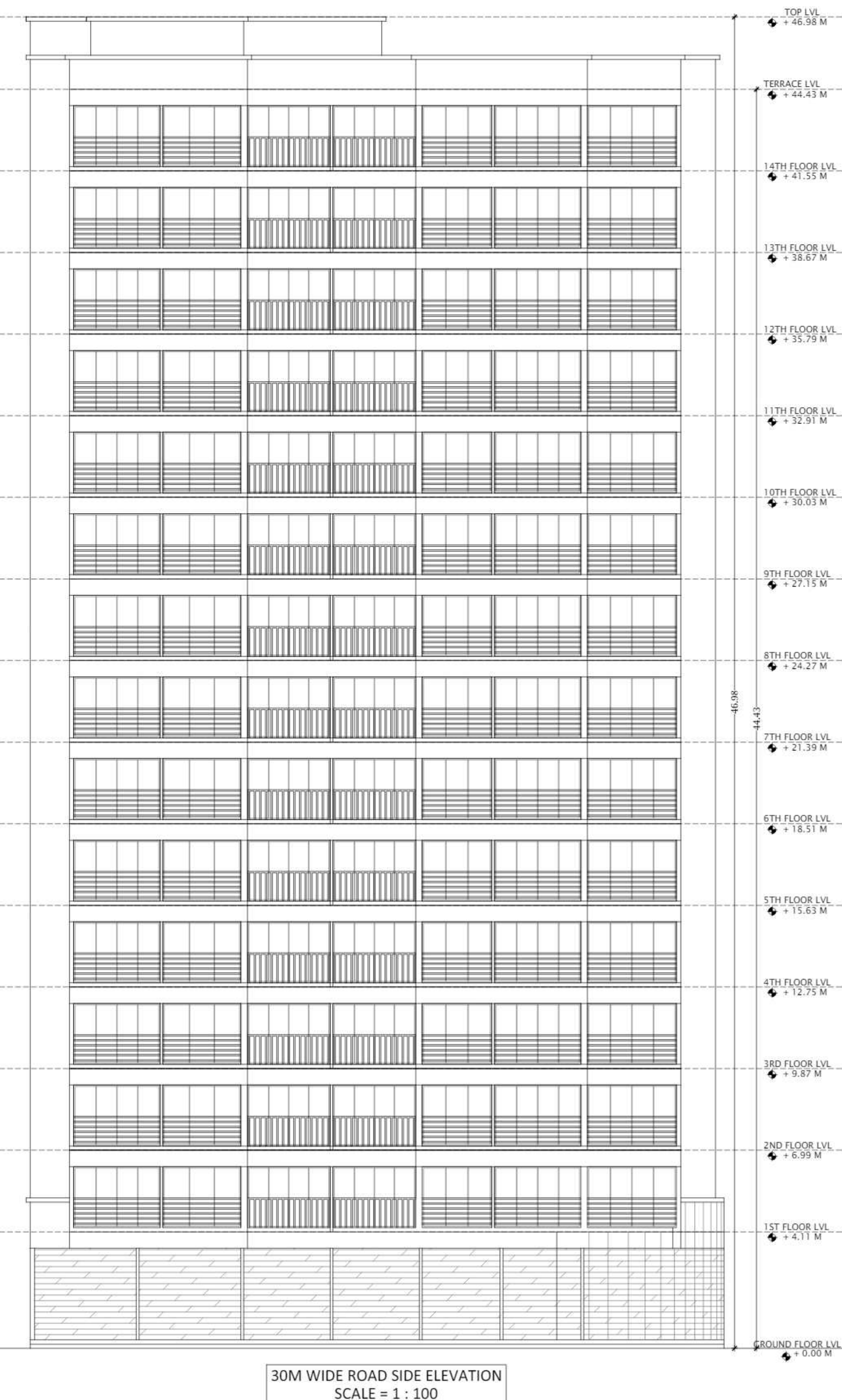
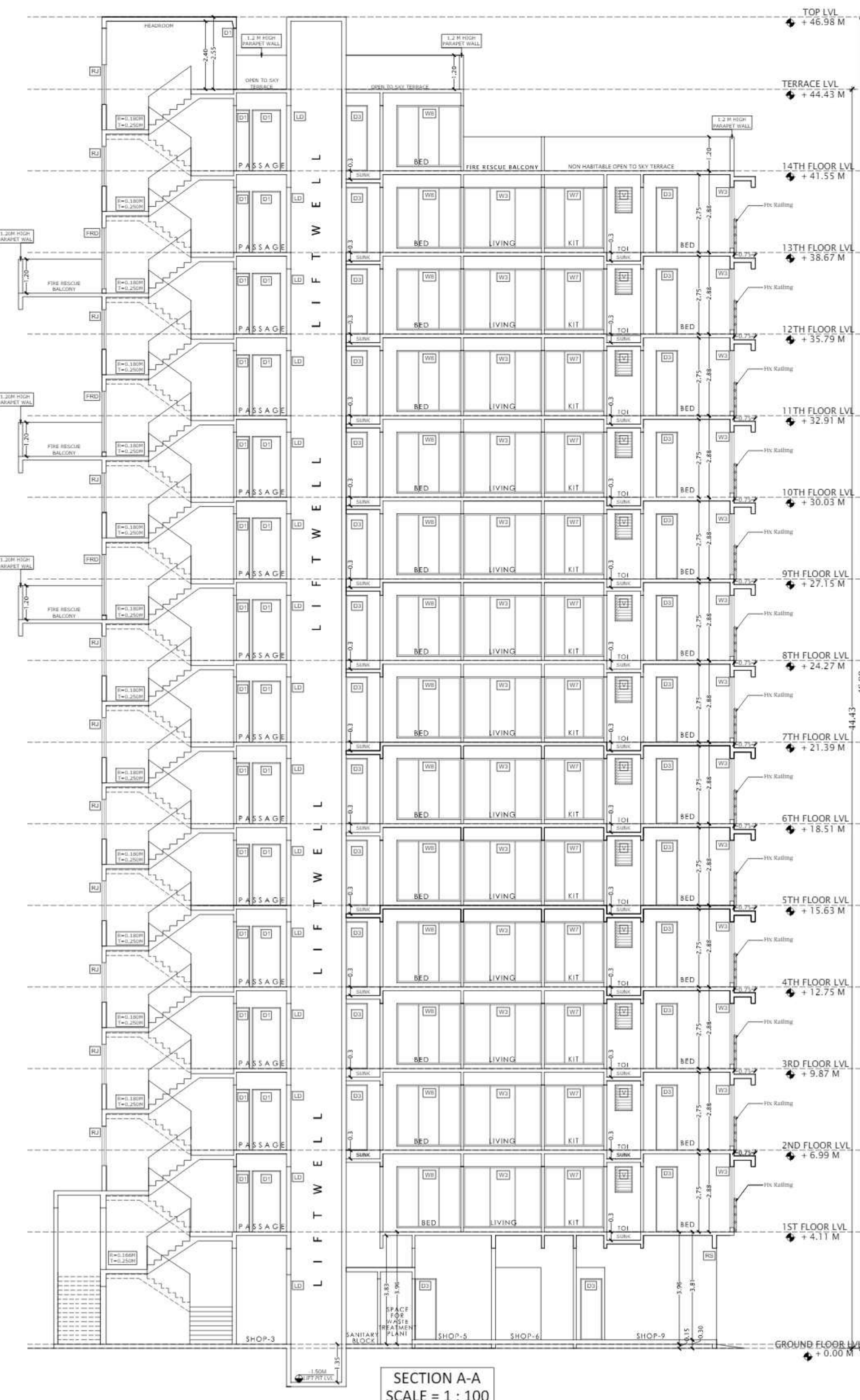
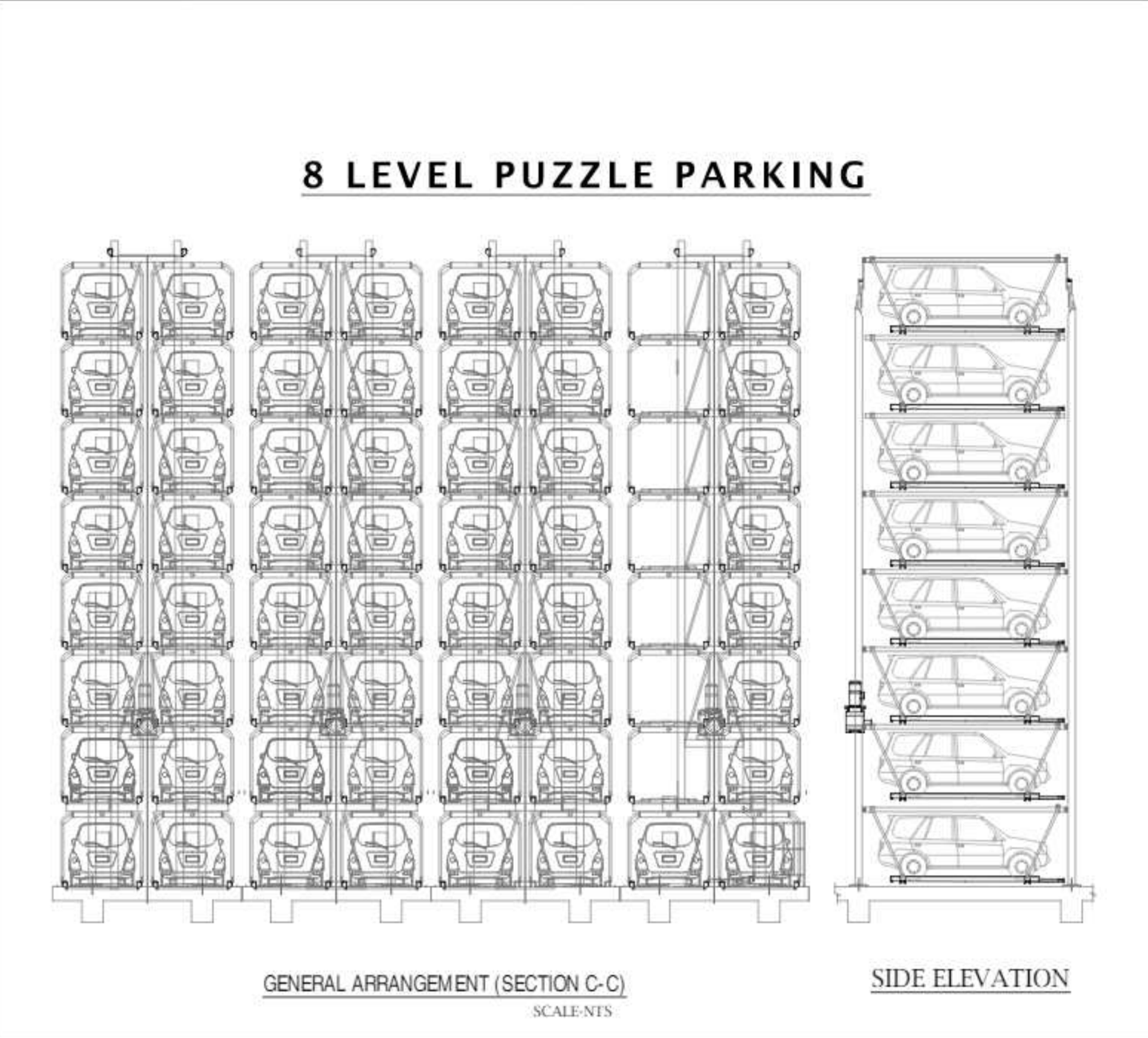
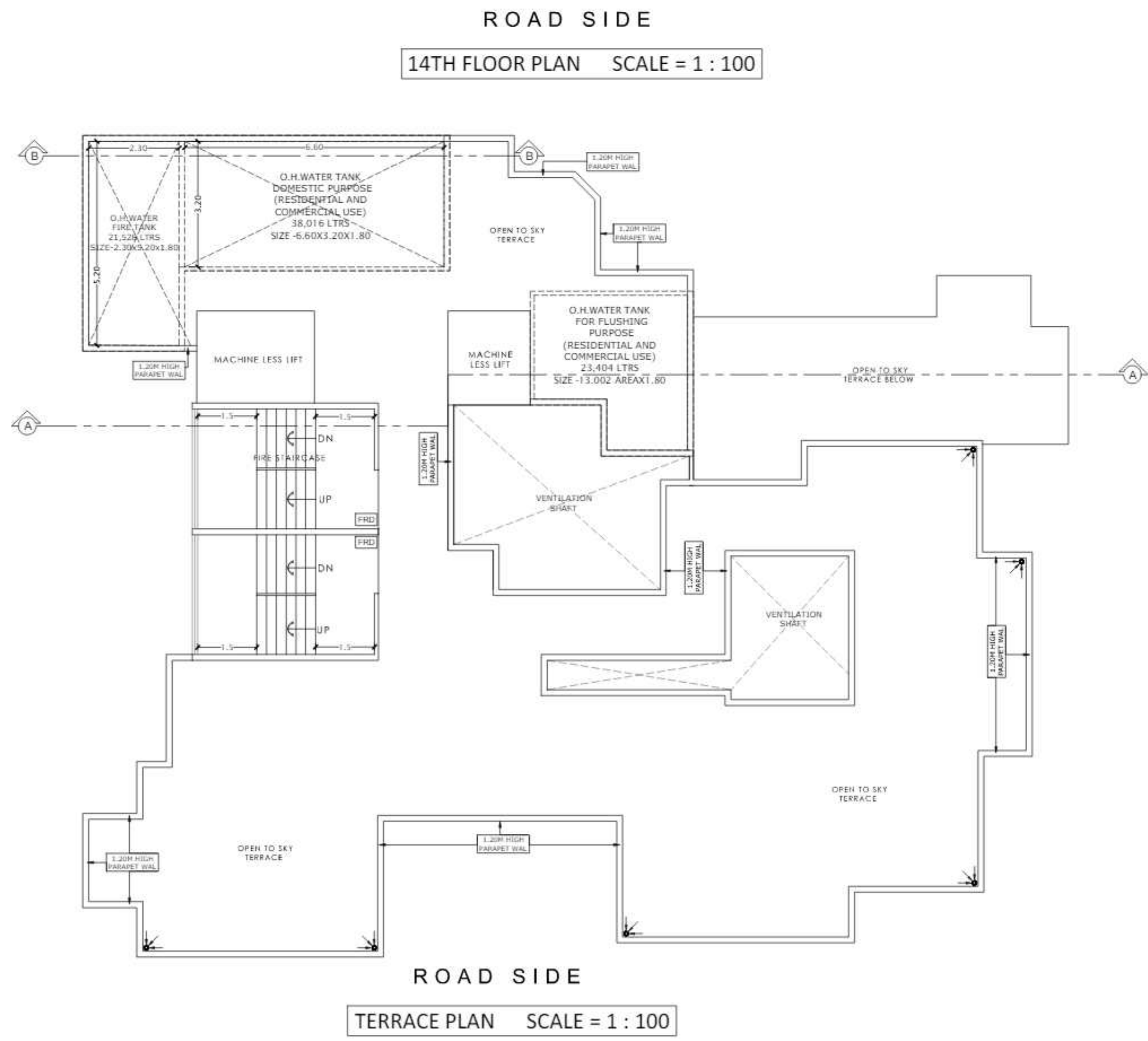
REFUGE AREA PROPOSED ON 14TH FLOOR			
MIN. REQUIRED REFUGE AREA AS PER DCR			
MIN. REFUGE AREA REQUIRED FOR BLDG. MORE THAN 24M HEIGHT	15	SQ.M	(A)
OPTION-01 (CALCULATION AS PER NOS OF FLATS)			
TOTAL PROPOSED FLATS 14TH FLOOR			
= 06 Nos FLATS			
REFUGE AREA REQUIRED AT 8TH FLOOR			
FLOOR = (06 X 5 PERSON) X 0.3	9	SQ.M	(B)
OPTION-02 (CALCULATION AS PER OCCUPANT LOAD)			
TOTAL PROPOSED NET BUA 8TH & 9TH FLOOR			
= (329.016)	329.016	SQ.M	(C)
REFUGE AREA REQUIRED AT 8TH & 9TH FLOOR			
= (329.016 / 12.5) X 0.3	7.896	SQ.MT	(D)
ADDED WHEELCHAIR AREA			
TOTAL REQUIRED REFUGE AREA	9.096	SQ.M	(E)
REFUGE AREA PROPOSED ON 14TH FLOOR			
	20.705	SQ.MT	(F)



AREA LINE DIAGRAM OF
8TH & 9TH, 10TH & 11TH, 12TH &
13TH FLOOR MIDLANDING LVL.
SCALE = 1 : 100

BUILT UP AREA CALCULATION			
REFUGE FLOOR			
BLOCK-1	3.000	X 7.250	X 1 NO
			= 21.750 SQ.MT
TOTAL ADDITION			= 21.750 SQ.MT
DEDUCTIONS			
1	0.880	X 3.400	X 1 NO
			= 2.992 SQ.MT
2	0.110	X 0.850	X 1 NO
			= 0.093 SQ.MT
TOTAL DEDUCTION			= 3.085 SQ.MT
TOTAL BUILT UP AREA (X-Y)			= 18.665 SQ.MT

REFUGE AREA PROPOSED ON MIDLANDING OF 8TH & 9TH, 10TH & 11TH, 12TH & 13TH FLOOR			
MIN. REQUIRED REFUGE AREA AS PER DCR			
MIN. REFUGE AREA REQUIRED FOR BLDG. MORE THAN 24M HEIGHT	15	SQ.M	(A)
OPTION-01 (CALCULATION AS PER NOS OF FLATS)			
TOTAL PROPOSED FLATS 8TH FLOOR			
= 12 Nos FLATS			
REFUGE AREA REQUIRED AT 8TH FLOOR			
FLOOR = (12 X 5 PERSON) X 0.3	18	SQ.M	(B)
OPTION-02 (CALCULATION AS PER OCCUPANT LOAD)			
TOTAL PROPOSED NET BUA 8TH & 9TH FLOOR			
= (373.021 + 373.021)	746.042	SQ.M	(C)
REFUGE AREA REQUIRED AT 8TH & 9TH FLOOR			
= (747.072 / 12.5) X 0.3	17.905	SQ.MT	(D)
ADDED WHEELCHAIR AREA			
TOTAL REQUIRED REFUGE AREA	19.105	SQ.M	(E)
REFUGE AREA PROPOSED ON MIDLANDING OF 8TH & 9TH, 10TH & 11TH, 12TH & 13TH FLOOR			
	20.700	SQ.MT	(F)



PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL + COMMERCIAL BUILDING
(12.5% SCHEME) ON PLOT NO- B5+B5A, SECTOR-19B, ULWE, NAVI MUMBAI.

OWNERS/

M/S. CENTURY ENTERPRISES
ARCHITECTS

ATUL PATEL
ARCHITECTS

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