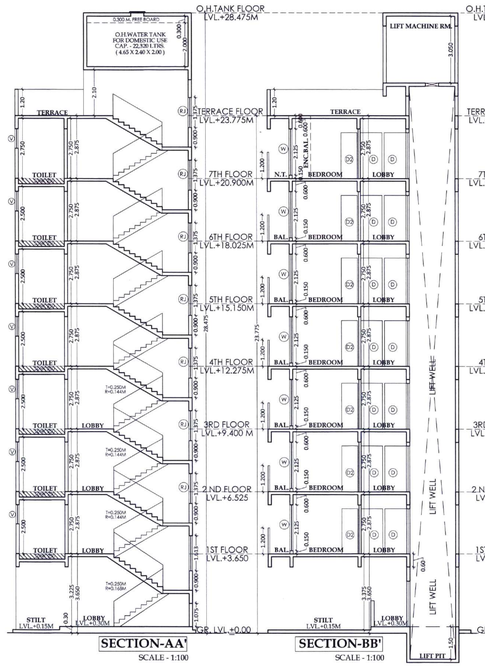


SECTION-AA'
SCALE - 1:100

SECTION-BB'
SCALE - 1:100

ELEVATION
SCALE - 1:100

WATER CAPACITY REQUIRED FOR RESIDENTIAL U.G. WATER TANK

BUILDING	FLAT NOS.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS (A)	REQUIRED FLUSHING 270 LTRS.		ADDITIONAL TOILET 180 LTR. PER SET		TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)
RESIDENTIAL	26	135 X 26 X 5	17.550	270 X 26	7,020	180 X 26	4,680	11,700	29,250

PROVIDED U.G. WATER TANK	
DOMESTIC TANK	31,500
TOTAL PROVIDED WATER TANK CAPACITY	31,500 LTRS.

OVER HEAD WATER TANK CAPACITY CALCULATION

BUILDING NUMBER	WING	WATER REQUIRED (LTRS.) (60% OF UNDER GROUND TANK)	COLD WATER REQUIREMENT		
			TANK SIZE	NUMBER OF TANK	CAPACITY (LTRS.)
(1)	(2)	(3)	(4)	(5)	(6)
DOMESTIC		17.550	4.65 X 2.40 X 2.00	01	22.320
	TOTAL	17.550			22.320

NOTE -
1). OVERHEAD TANK CAPACITY SHALL BE MINIMUM 60% OF WATER REQUIREMENT.
2). SIZE OF OVERHEAD TANK IS EXCLUDING FREE BORD

SCHEDULE OF DOORS & WINDOWS

TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENINGS	DESCRIPTION OF FINISH
D	1.000 X 2.100	2.100	T.W. FRAMED PANNELED DOOR
D1	0.900 X 2.100	1.890	T.W. FRAMED PANNELED DOOR
D2	0.750 X 2.100	1.575	T.W. FRAMED PANNELED DOOR
FRD	1.200 X 2.100	2.520	T.W. FRAMED PANNELED DOOR
W	3.900 X 2.125	7.053	ALU. GLAZED SLIDING WINDOW
W1	2.750 X 2.125	5.844	ALU. GLAZED SLIDING WINDOW
W2	2.700 X 2.125	5.738	ALU. GLAZED SLIDING WINDOW
W3	1.250 X 2.125	2.656	ALU. GLAZED SLIDING WINDOW
V	0.600 X 0.900	0.540	ALU. GLAZED LOUVERED WINDOW

CARPET AREA STATEMENT AS PER RERA

FLOOR NO.	SHOP/FLAT NO.	CARPET AREA IN SQ.M.	OPEN BAL. IN SQ.M.	ENCL. BAL. IN SQ.M.	NAT. TERR. IN SQ.M.
1ST TO 5TH FLOOR	101,201,301,401,501	33.26	7.45	0.00	0.00
	102,202,302,402,502	50.19	8.05	0.00	0.00
	103,203,303,403,503	29.29	7.45	2.70	0.00
	104,204,304,404,504	29.29	7.45	2.70	0.00
6TH FLOOR	601	33.26	7.45	0.00	0.00
	602	47.85	8.05	2.75	0.00
	603	25.26	7.45	7.35	0.00
	604	25.26	7.45	7.35	0.00
7TH FLOOR	701	30.83	0.00	2.70	7.45
	702	44.89	0.00	6.13	8.05

Summary of proposed Pline area as per UDCPR

Sr.No	FLOOR	PLINE AREA (Comm.	PLINE AREA (RESI	TOTAL
		A	B	C
1	GROUND	0.000	10.110	10.110
2	1ST FL	0.000	229.900	229.900
3	2ND FL	0.000	229.900	229.900
4	3RD FL	0.000	229.900	229.900
5	4TH FL	0.000	229.900	229.900
6	5TH FL	0.000	229.900	229.900
7	6TH FL	0.000	229.900	229.900
8	7TH FL	0.000	120.340	120.340
9	TOTAL	0.00	1509.850	1509.850
10	BASIC+PREMIUM FSI	0.000	1011.780	1011.780
11	BASIC FSI	0.000	674.520	674.520
12	PREMIUM FSI	0.000	337.260	337.260
13	ANCILLARY FSI	0.000	498.070	498.070

PROFORMA - I

AMENDED RESIDENTIAL BUILDING ON PLOT NO -9, SECTOR - 18, ULWE, NAVI MUMBAI.

SHEET NO. 1/1

STAMPS OF APPROVAL OF PLANS

Approved as Amended in:
Subject to the condition mention in the Office letter No.CIDCO/ BP - 18503 TPO(NM)/ 846/2023 Dated 28-12-2023
28/12/23
Associate Planner(BP)
CIDCO, Raigad Bhavan, 4th Floor, Plot No. 4, Sector-11, C.B.D. Belapur, Navi Mumbai - 400 614.

Proforma-1

Sr.No		Particulars	Area (sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	449.680
	a	As per ownership document (7/12, CTS extract)	449.680
	b	as per measurement sheet	449.680
	c	as per site	449.680
2		**Deductions for**	
	a	Proposed D.P / D.P. Road widening Area/Service Road / Highway widening	0.000
	b	Any D.P. Reservation area	0.000
		(Total a+b)	0.000
3		**Balance area of plot (1-2)**	449.680
		Amenity Space (if applicable)	
4	a	Required -	0.000
	b	Adjustment of 2(b), if any -	0.000
	c	Balance Proposed -	0.000
5		**Net Plot Area (3-4 (c))**	449.680
6		**Recreational Open space (if applicable)**	
	a	Required -	0.000
	b	Proposed -	0.000
7		Internal Road area	0.000
8		**Plotable area (if applicable)**	449.680
9	a	Built up area with reference to Basic F.S.I. as per front road width Sr. No. Sabasi FSI - Min. of 1.1 as per UDCPR & 2.0 As per agreement to lease	674.520
	b	Permissible commercial area	101.178
	c	Proposed commercial area (basic exclusing ancillary)	0.000
10		**Addition of FSI on payment of premium**	44.968
	a	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)**	224.840
	b	Proposed FSI on payment	269.808
11		**In-situ FSI / TDR loading**	
	a	In-situ area against D.P. road [2.0x Sr. No. 2 (a)],if any	
	b	In-situ area against Amenity Space if handed over [1.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
	c	TDR area-	67.452
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	67.452
12		**Additional FSI area under Chapter No. 7**	0.000
		Total entitlement of FSI in the proposal	
13	a	[9(a) + 10(b)+11(d)] or 12 whichever is applicable	1011.780
	b	Premium FSI Ancillary Area FSI *(250 to 50% of 80% of Balance **potential** with payment of charges.	499.145
	c	***Proposed Ancillary area FSI***	498.070
	d	Total entitlement (a+b)	1510.925
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 1.5 or 1.8], **read with Note 1 of 10.10.1**	3.600
15		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	1509.850
	a	Existing Built-up Area	0.000
		Residential	0.000
		Commercial	0.000
	b	Proposed Built-up Area (as per 'P-line')	1509.850
		Residential	1509.850
		Commercial	0.000
	c	Total (a+b) (shall not be more than 13(d))	1509.850
16		F.S.I. Consumed (15/13) (should not be more than serial No.14	0.999
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000
18	a	Total commercial unit	0 NOS.
	b	Total residential unit	26 NOS.
		Basement, Stilt, Podium area	
19	a	Basement area	0
	b	Stilt area	219.79
	c	Ist Podium area	0
	e	Total area (a+b+c+d+e)	219.79
20		Height of building	23.775

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.	674.52	0.00
2	Additional FSI on payment of premium (Together shall not exceed 20 %)	337.26	0.00
3	Total proposed built up area (basic+ premium)	1011.78	0.00
4	Proposed Ancillary Area FSI	498.07	0.00
5	% of ancillary area FSI	49%	#DIV/0!
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 150)	1509.85	0.00

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

LEGEND

Sr. No.	Item	Colour	Type of Lines on Plan
(1)	(2)	(3)	(4)
1	Plot Line	Thick Black	
2	Existing Road	Green - Dotted	
3	Proposed Road	Green	
4	Building Line	Thick Red - Dotted	
5	F.S.I. line	Thick Red	
6	Drainage & Sewerage Work	Brown - Dotted	
7	Water Supply Work	Blue	
8	R.W.H. LINE	Blue - Dotted	
9	FIRE FIGHTING LINE	Red - Dotted	
10	G.W.R. LINE	Gray - Dotted	

CERTIFICATE OF AREA

Certified that the plot under reference was serveyed by me on 15/01/2022 and the dimensions of side etc. of plot stated on plan area 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 record.

Ar. AMITKUMAR B. PATEL
CA/2014/63182
Signature
(Name 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 work site.

For ERDAMOR REALTY LLP
Director
Signature
Partner

NAME, ADDRESS & SIGN OF OWNER

M/s. Techway Solution India Pvt. Ltd through its Directors(50%)
Mr. Rajeev Rikhabdas Daga &
Mr. Mohammed Arshad Mohammed Ishaque
M/s. Erdamor Realty LLP(50%) through its partners
Smt. Siju P. Abraham & Others Three(50%).

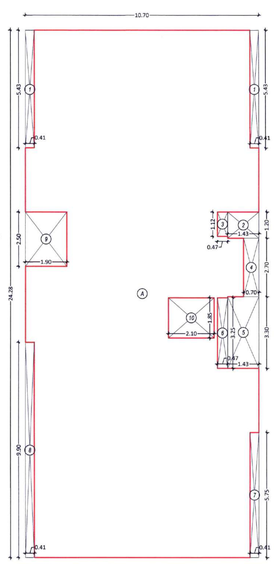
For TECHWAY SOLUTIONS INDIA PRIVATE LIMITED
Director
For ERDAMOR REALTY LLP
Director
Partner

NAME, ADDRESS & SIGN OF ARCHITECT

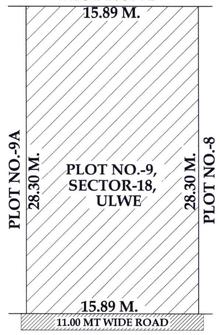
Ar. AMITKUMAR B. PATEL
CA/2014/63182
Ar. Amitkumar B. Patel
(Reg. No. CA/2014/63182)

DESTINATION ARCHITECTURE INTERIOR DESIGNS
OFFICE NO- 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING- B, PLOT NO- 66, SECTOR- 15, C.B.D. BELAPUR, NAVI MUMBAI. 400614
Call : 022-40126328 & 022-41276523
www.destinationarchitects.com / destination.ind1@gmail.com

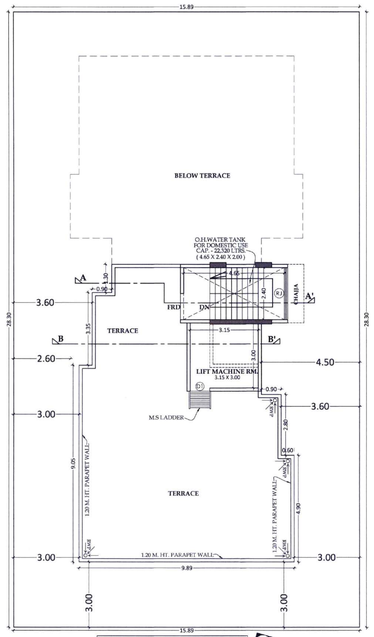
JOB NO	DRG. NO.	SCALE	DRAWN BY	DATE
BP-18503		AS SHOWN	SUSHANT	09/12/2023



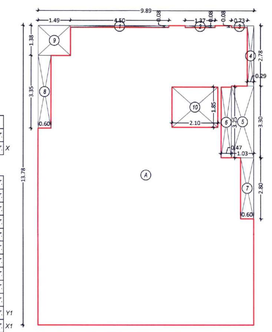
AREA DIAGRAM OF 1ST TO 6TH FLOOR
SCALE - 1:100



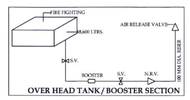
LOCATION PLAN
SCALE - 1:200



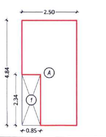
TERRACE FLOOR PLAN
SCALE - 1:200



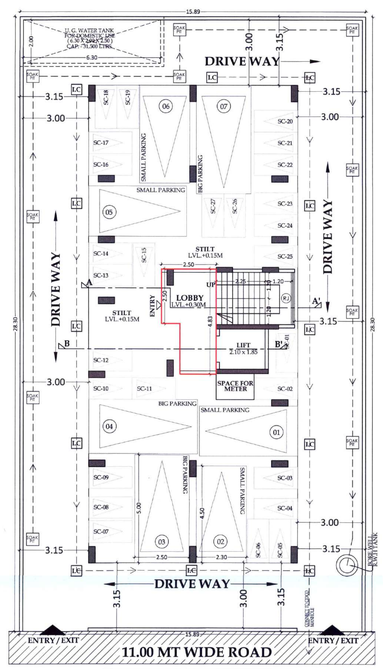
AREA DIAGRAM OF 7TH FLOOR
SCALE - 1:100



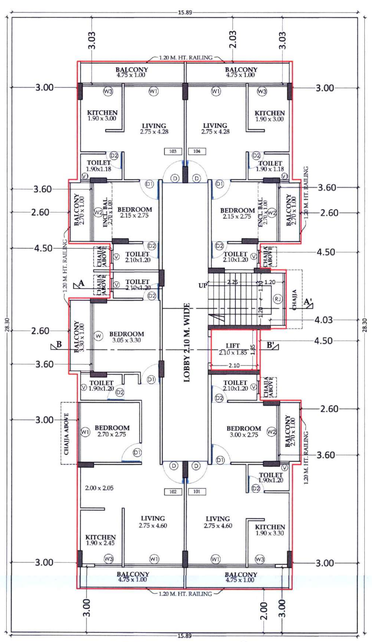
OVER HEAD TANK / BOOSTER SECTION



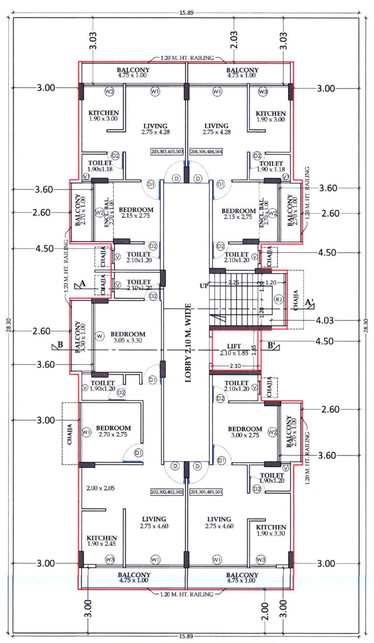
AREA DIAGRAM OF GROUND FLOOR
(LOBBY)
SCALE - 1:100



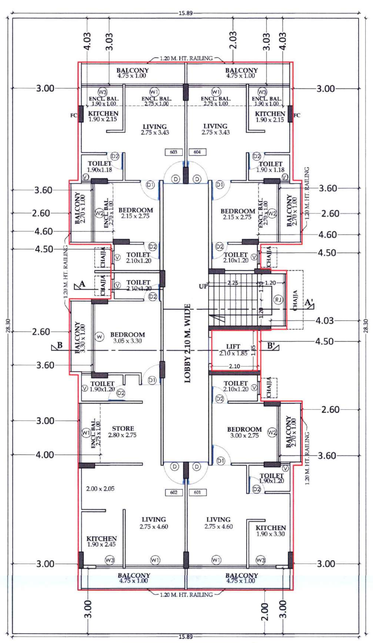
GROUND FLOOR PLAN
SCALE - 1:100
CAR PARKING = 07 NOS.
TWO WHEELER PARKING = 27 NOS.
TOTAL BIG PARKING = 03 NOS.
TOTAL SMALL PARKING = 04 NOS.



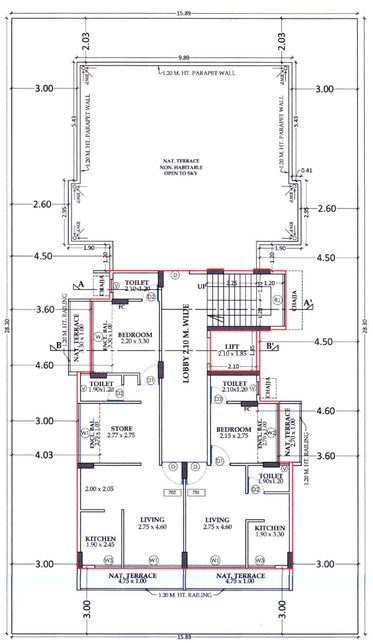
1ST FLOOR PLAN
SCALE - 1:100



2ND TO 5TH FLOOR PLAN
SCALE - 1:100



6TH FLOOR PLAN
SCALE - 1:100



7TH FLOOR PLAN
SCALE - 1:100

BUILT UP AREA CALCULATION

TYPICAL FLOOR (1ST TO 6TH)							
A	10.70	X	24.28	X	1 NO	=	259.80 SQ.MT.
					TOTAL ADDITION	=	259.80 SQ.MT. X

DEDUCTIONS

1	0.41	X	5.43	X	2 NOS	=	4.45 SQ.MT.
2	1.43	X	1.20	X	1 NO	=	1.72 SQ.MT.
3	0.47	X	1.12	X	1 NO	=	0.53 SQ.MT.
4	0.70	X	2.70	X	1 NO	=	1.89 SQ.MT.
5	1.43	X	3.30	X	1 NO	=	4.72 SQ.MT.
6	0.47	X	3.25	X	1 NO	=	1.53 SQ.MT.
7	0.41	X	5.75	X	1 NO	=	2.36 SQ.MT.
8	0.41	X	9.90	X	1 NO	=	4.06 SQ.MT.
9	1.90	X	2.50	X	1 NO	=	4.75 SQ.MT.
10	2.10	X	1.85	X	1 NO	=	3.89 SQ.MT.
					TOTAL DEDUCTION	=	29.90 SQ.MT. Y1
					TOTAL BUILT UP AREA [X - Y1]	=	229.90 SQ.MT. X1

BUILT UP AREA CALCULATION

GROUND FLOOR (LOBBY)							
A	2.50	X	4.84	X	1 NO	=	12.10 SQ.MT.
					TOTAL ADDITION	=	12.10 SQ.MT. X

DEDUCTIONS

1	0.85	X	2.34	X	1 NO	=	1.99 SQ.MT.
					TOTAL DEDUCTION	=	1.99 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	10.11 SQ.MT. X1

BUILT UP AREA CALCULATION

7TH FLOOR							
A	9.89	X	13.78	X	1 NO	=	136.28 SQ.MT.
					TOTAL ADDITION	=	136.28 SQ.MT. X

DEDUCTIONS

1	4.50	X	0.08	X	1 NO	=	0.36 SQ.MT.
2	1.37	X	0.08	X	1 NO	=	0.11 SQ.MT.
3	0.73	X	0.08	X	1 NO	=	0.06 SQ.MT.
4	0.30	X	2.78	X	1 NO	=	0.83 SQ.MT.
5	1.03	X	3.30	X	1 NO	=	3.40 SQ.MT.
6	0.47	X	3.25	X	1 NO	=	1.53 SQ.MT.
7	0.60	X	2.80	X	1 NO	=	1.68 SQ.MT.
8	0.60	X	3.35	X	1 NO	=	2.01 SQ.MT.
9	1.50	X	1.38	X	1 NO	=	2.07 SQ.MT.
10	2.10	X	1.85	X	1 NO	=	3.89 SQ.MT.
					TOTAL DEDUCTION	=	15.94 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	120.34 SQ.MT. X1

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

As per notifivation , 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 80 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 80 sq.m.	7.00	1.00	2.00	4.00	7.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	7.00	1.00	2.00	4.00	7.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	12.00	0.00	2.00	0.00	12.00
6	For every 100 sq.m. carpet area or fraction there of	0.000	2.00	6.00	0.00	0.00
Parking Requirement (quantum)	Residential				8	26
	Commercial				0	0
5% visitor parking only for residential					0	1
TOTAL					8	27
With Multiplying Factor on total parking as per Table 8C - 0.8			Multiplying Factor Not applicable for scooter		7	27

PARKING REQUIREMENT	CAR	SCOOTER
	7	27
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.	0	0
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING	0	0
Required PARKING (after conversion)	7	27
Proposed parking considering additional FSI	7	27

NOTE : The excess parking shall to be treated as public parking and shal be handed over for same purpose to the Authority free of cost, if the building permission proposal for the balance potential is not submitted before final occupancy certificate.