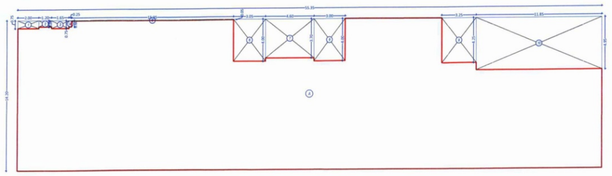


AREA DIAGRAM OF GROUND FLOOR
SCALE - 1:200

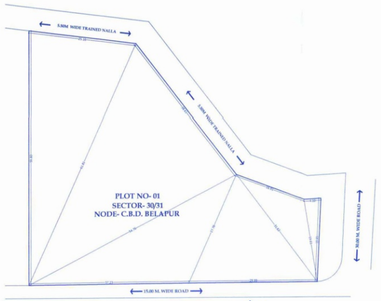
BUILT UP AREA CALCULATION

GROUND FLOOR								
A	55.35	X	14.20	X	1 NO	=	785.97	SQ.MT.
					TOTAL ADDITION	=	785.97	SQ.MT. X

DEDUCTIONS

1	2.00	X	0.75	X	1 NO	=	1.50	SQ.MT.
2	1.20	X	0.60	X	1 NO	=	0.72	SQ.MT.
3	1.65	X	0.75	X	1 NO	=	1.24	SQ.MT.
4	0.25	X	0.60	X	1 NO	=	0.15	SQ.MT.
5	15.35	X	0.05	X	1 NO	=	0.77	SQ.MT.
6	3.05	X	4.00	X	1 NO	=	12.20	SQ.MT.
7	4.60	X	3.70	X	1 NO	=	17.02	SQ.MT.
8	3.00	X	4.00	X	1 NO	=	12.00	SQ.MT.
9	3.25	X	4.25	X	1 NO	=	13.81	SQ.MT.
10	11.85	X	4.95	X	1 NO	=	58.66	SQ.MT.
					TOTAL DEDUCTION	=	118.07	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	667.90	SQ.MT. X1

SITE LOCATION PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - 1:500

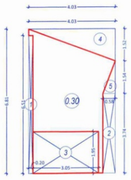
Summary of proposed Pline area as per UDCPR				
Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RESI.)	TOTAL FSI
		A	B	C
1	GROUND	682.410	25.490	707.900
2	1ST FL	196.000	827.560	1023.560
3	2ND FL	196.000	820.000	1016.000
4	3RD FL	196.000	820.000	1016.000
5	TOTAL	1270.410	2493.050	3763.460

BUILT UP AREA CALCULATION

GROUND FLOOR (COMMERCIAL BLOCK)								
0.30	4.03	X	6.81	X	1 NO	=	27.44	SQ.MT.
					TOTAL ADDITION	=	27.44	SQ.MT. X

DEDUCTIONS

1	0.20	X	6.51	X	1 NO	=	1.30	SQ.MT.
2	0.58	X	3.74	X	1 NO	=	2.17	SQ.MT.
3	3.05	X	1.95	X	1 NO	=	5.95	SQ.MT.
4	1.02	X	4.03	X	1.52 X 1 NO	=	3.06	SQ.MT.
5	1.02	X	0.58	X	1.54 X 1 NO	=	0.45	SQ.MT.
					TOTAL DEDUCTION	=	12.93	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	14.51	SQ.MT. X1



AREA DIAGRAM OF GROUND FLOOR
COMMERCIAL BLOCK
SCALE - 1:200

AREA DIAGRAM OF GROUND FLOOR
LOBBY
SCALE - 1:200

BUILT UP AREA CALCULATION

GROUND FLOOR (LOBBY)								
A	4.40	X	2.50	X	1 NO	=	11.00	SQ.MT.
					TOTAL ADDITION	=	22.00	SQ.MT. X

AREA DIAGRAM OF GROUND FLOOR
SANITARY BLOCK
SCALE - 1:200

BUILT UP AREA CALCULATION

GROUND FLOOR (SANITARY BLOCK)								
A	1.55	X	2.25	X	1 NO	=	3.49	SQ.MT.
					TOTAL ADDITION	=	3.49	SQ.MT. X

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.
GROUND FLOOR	SHOP - 01	65.835	0.000	0.000
	SHOP - 02	44.800	0.000	0.000
	SHOP - 03	44.800	0.000	0.000
	SHOP - 04	51.100	0.000	0.000
	SHOP - 05	66.500	0.000	0.000
	SHOP - 06	39.000	0.000	0.000
	SHOP - 07	34.505	0.000	0.000
	SHOP - 08	33.500	0.000	0.000
	SHOP - 09	60.766	0.000	0.000
	SHOP - 10	60.766	0.000	0.000
	SHOP - 11	46.584	0.000	0.000
	SHOP - 12	92.297	0.000	0.000
1ST FLOOR	OFFICE - 101, OFFICE- 102	71.520	0.000	0.000
2ND FLOOR	OFFICE - 201, OFFICE - 201	71.520	0.000	0.000
3RD FLOOR	OFFICE - 301, OFFICE - 302	71.520	0.000	0.000

WING A				
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.
1ST FLOOR	101	72.788	3.960	0.000
	102	72.788	3.960	0.000
	103	102.260	4.320	0.000
2ND TO 3RD FLOOR	201,301	72.788	3.960	0.000
	202,302	72.788	3.960	0.000
	203,303	102.260	4.320	0.000

WING B				
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.
1ST FLOOR	101	68.046	0.000	0.000
	102	68.046	0.000	0.000
	103	106.821	5.250	0.000
2ND TO 3RD FLOOR	201,301	68.046	0.000	0.000
	202,302	68.046	0.000	0.000
	203,303	106.825	5.250	0.000
	204,304	101.811	5.325	0.000

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 LTR PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)	
BUILDING - 1	20	135 X 20 X 5	13,500	270 X 20	5,400	180 X 20	3600	9,000	22,500
TOTAL	20		13,500	0.000	5,400	0.000	3600	9,000	22,500
WATER CAPACITY CALCULATION (U.G. WATER TANK COMMERCIAL UNITS)									
BUILDING	SHOP NOS	REQUIRED DOMESTIC 70 LTRS.	TOTAL DOM LTRS. (A)	REQUIRED FLUSHING 270 LTRS.		ADDITIONAL TOILET 180 LTR PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B + C)	
COMMERCIAL	18	1270.410 / 3 X 70	29,643	270 X 18	4,860	180 X 0	0	4,860	33,503
TOTAL	18		29,643	0.000	4,860	0.000	0	4,860	33,503

WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK	
REQUIRED FIRE TANK	2,00,000

PROVIDED U.G. WATER TANK	
DOMESTIC TANK (RESIDENTIAL)	1,32,608
FLUSHING TANK (RESIDENTIAL)	52,899
DOMESTIC TANK (COMMERCIAL)	15,884
FLUSHING TANK (COMMERCIAL)	25,788
FIRE TANK	1,08,332
TOTAL PROVIDED WATER TANK CAPACITY	3,35,911 L.TRS.

TABLE NO. 8B - PARKING REQUIREMENTS (RESI.)

SR. NO.	TENEMENTS SIZE CARPET AREA	AREA /NO. OF TENEMENTS	REQUIRED PARKING RATE		REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES		REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES		ANY DEFICIENCY
					CAR		CAR		SCOOTER		SCOOTER		
01	UPTO 60 SQ.MT (MAIN BLDG)	00	1:1		00		00		00		00		NIL
02	ABOVE 60 SQ.MT (MAIN BLDG)	20	1:2		40		40		00		00		- - - - - -
03	TOTAL	00	1:2		40		40		00		00		- - - - - -
04	ADD 10% VISITOR PARKING				04		04		00		00		- - - - - -
05	TOTAL				44		44		00		00		- - - - - -
06	PROPOSED PARKING (CAR)				44		44		00		00		- - - - - -
07	ADD 10% VISITOR PARKING (SCOOTER)								05		05		- - - - - -

TABLE NO. 8B - PARKING REQUIREMENTS (COMM.)

TENEMENTS SIZE CARPET AREA	PARKING SPACE REQUIRED FOR NON- CONGESTED		TOTAL CARPET AREA	REQUIRED PARKING FOR NON- CONGESTED		PROPOSED PARKING FOR NON- CONGESTED	
	CAR	SCOOTER		CAR	SCOOTER	CAR	SCOOTER
COMMERCIAL FOR EVERY 100 SQ.MT.	02	06	1069.573 SQM	21.39	64.174	- - - - -	- - - - -
MULTIPLYING FACTOR ACCORDING TO UDCPR				22	64	22	64
COMPOSITE PARKING (1 CAR FOR EVERY 6 SCOOTER)						0.00	0.00
TOTAL PARKING REQUIRED						22	64

TABLE NO. 8B - PARKING PROPOSED (COMM.+RESI)

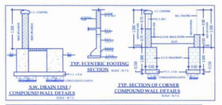
	REQUIRED NO. OF PARKING SPACES		PROPOSED PARKING SPACES		PROPOSED PARKING SPACES		ANY DEFICIENCY
	CAR	SCOOTER	CAR		SCOOTER		
COMMERCIAL	22	64	29		50		NIL
RESIDENTIAL	44	05	184		21		- - - - - -
TOTAL	66	69	213		71		- - - - - -

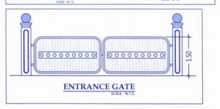
OVER HEAD WATER TANK CAPACITY CALCULATION					
TANK TYPE	BUILDING NUMBER	WING	WATER REQUIRED (LTRS.) (60% OF UNDER GROUND TANK)	COLD WATER REQUIREMENT	
				TANK SIZE	NUMBER OF TANK	CAPACITY (LTRS.)
	(1)	(2)	(3)	(4)	(5)	(6)
DOMESTIC	BUILDING-1		67.316	9.40 X 4.00 X 1.20	02	90,240
	TOTAL					90,240

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

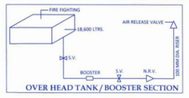
SCHEDULE OF DOORS & WINDOWS

TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENINGS	DESCREPTION 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	3.650 X 2.150	7.848	ALU. GLAZED SLIDING WINDOW
W1	3.350 X 2.150	7.202	ALU. GLAZED SLIDING WINDOW
W2	3.050 X 2.150	6.557	ALU. GLAZED SLIDING WINDOW
W3	1.800 X 2.150	3.870	ALU. GLAZED SLIDING WINDOW
V	0.600 X 0.900	0.540	ALU. GLAZED LOUVERED WINDOW

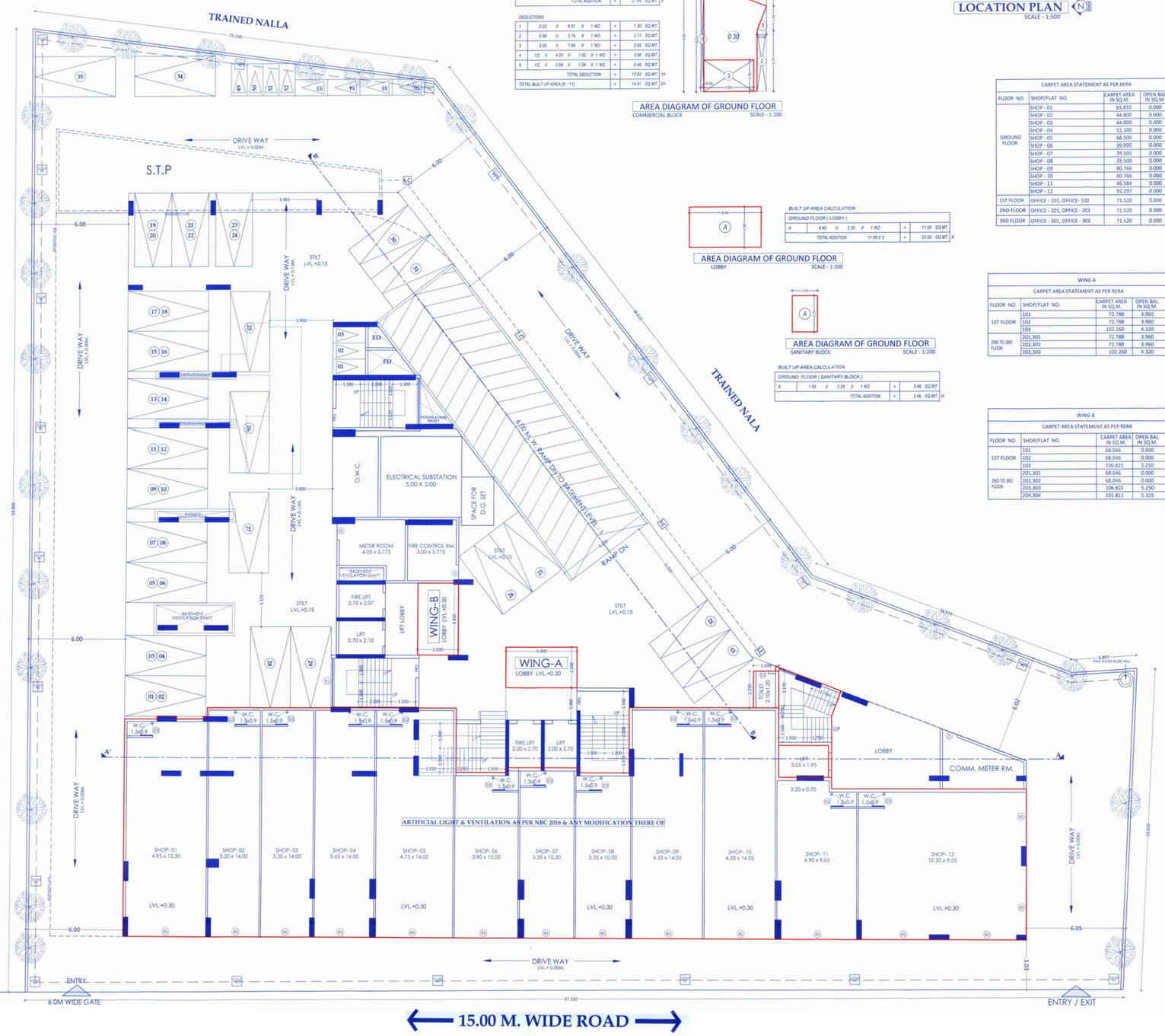




ENTRANCE GATE



OVER HEAD TANK / BOOSTER SECTION



GROUND FLOOR PLAN
SCALE - 1:100
CAR PARKING = 35 NOS.
TWO WHEELER PARKING = 56 NOS.

PROFORMA - I

PROPOSED RESIDENTIAL BUILDING ON PLOT NO - 01, SECTOR - 30 & 31, BELAPUR, NAVI MUMBAI.

SHEET NO. 1/6

STAMPS OF APPROVAL OF PLANS

या कार्यालयाचे परिपत्रक क्रमांक प्रमाणपत्र क्रमांक नगरचि/प- 1402 दि. 25/09/2024 नगरचि. सर्व शर्तीस अधिन राहून प्राप्त पंपाने मुदतपत्र केल्यापासून दिवाळी व वाढीव्या वापरण्याची राखावी / पुनर्प्रत्ति राखावी मंजूर

सहायक संचालक, नगररचना
नवी मुंबई महानगरपालिका

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)	2827.560
	b	as per measurement sheet	2827.560
	c	as per site	2827.560
2		Deductions for	
	a	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening.	
	b	Any D.P. Reservation area	
		(total a+b)	
3		Balance area of plot (1-2)	2827.560
4		Amenity Space (if applicable)	
	a	Required -	
	b	Adjustment of 2(b), if any -	
	c	Balance Proposed -	
5		Net Plot Area (3-4(c))	2827.560
6		Recreational Open space (if applicable)	
	a	Required -	
	b	Proposed -	
7		Internal Road area	
8		Plotable area (if applicable)	
9		Basic F.S.I. (Sr. No. 5xbasic FSI) - 1.5 As per agreement	4241.340
10		Addition of FSI on payment of premium	
	a	Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.5)	0.000
	b	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.5 premium FSI	0.000
	c	Proposed FSI on payment	0.000
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 or1.85 x Sr. No. 4 (b)and /or(c)],	
	c	TDR area : (2827.560 X 0.90)	0.000
	d	Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	0.000
12		Additional FSI area under Chapter No. 7	
13		Total entitlement of FSI in the proposal	
	a	[9 + 10(b)+11(d)] or 12 whichever is applicable.	4241.340
	b	Ancillary Area of Commercial fsi (1466.41 / 1.8) = 808.561	0.000
	c	Ancillary Area of Residential fsi (10464.81/ 1.60) = 6540.506 X 0.6 = 3924.304	0.000
	d	Proposed Ancillary area FSI	0.000
	e	Total entitlement (a+d)	4241.340
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	
		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	3763.460
15	a	Existing Built-up Area (as per 'P-line')	0.000
	b	Proposed Built-up Area (as per 'P-line')	3763.460
	c	Total (a+b)	3763.460
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.887
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	
	b	Proposed	
18	a	Total commercial unit	18 NOS.
	b	Total residential unit (WING A & B)	20 NOS.
19		Basement , Stilt, Podium area	
	a	Basement Lvl- 1	1878.5
	a	Basement Lvl- 2	1878.5
	a	Basement Lvl- 3	1878.5
	b	Stilt area	537.464
	c	1st Podium area	407.045
	d	Total area (a+b+c+d+e)	6580.009
20		Height of building	13.05 m.

CERTIFICATE OF AREA

Certified that the plot under reference was serveyed by me on 23/03/2021 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. RAHULKUMAR V CHHABHAIYA
CA/2012/55320
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 TODAY ROYAL BUILDCON

Signature

Partner

NAME, ADDRESS & SIGN OF OWNER

M/s. Today Royal Buildcon

For TODAY ROYAL BUILDCON

Partner

NAME, ADDRESS & SIGN OF ARCHITECT

Shop No-12 & 14, The Great Eastern Summit - 3, Sector-15, CBD Belapur, Navi Mumbai

Ar. RAHULKUMAR V CHHABHAIYA
CA/2012/55320

Ar.Rahulkumar V. Chhabhaiya
(Reg. No. CA / 2012 / 55320)

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
678	01	AS SHOWN	GAURESH	25/01/2024