

AREA DETAILS OF APARTMENT (RESIDENTIAL)					
Building No.	Floor No.	Apartment No.	Rera Carpet Area of Apartment	Area of Open Balcony attached to Apartment	Area of Natural Terrace attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
Residential	1st Floor	1	56.991 SQ.MTS	3.858 SQ.MTS	29.741 SQ.MTS
		2	60.665 SQ.MTS	3.460 SQ.MTS	...
		3	82.747 SQ.MTS	3.900 SQ.MTS	24.620 SQ.MTS
	2nd to 6th & 8th to 17th Floor	1	56.991 SQ.MTS	3.858 SQ.MTS	...
		2	60.665 SQ.MTS	3.460 SQ.MTS	...
		3	82.747 SQ.MTS	3.900 SQ.MTS	...

SUMMARY OF PROPOSED PLINE AREA AS PER UDPCR				
SR.NO	FLOOR	PLINE AREA (Commercial)	PLINE AREA (Residential)	TOTAL
1	GROUND	0	92.948	92.948
2	1ST	0	293.758	293.758
3	2ND	0	293.758	293.758
4	3RD	0	293.758	293.758
5	4TH	0	293.758	293.758
6	5TH	0	293.758	293.758
7	6TH	0	293.758	293.758
8	7TH	0	0.000	0.000
9	8TH	0	293.758	293.758
10	9TH	0	293.758	293.758
11	10TH	0	293.758	293.758
12	11TH	0	293.758	293.758
13	12TH	0	293.758	293.758
14	13TH	0	293.758	293.758
15	14TH	0	293.758	293.758
16	15TH	0	293.758	293.758
17	16TH	0	293.758	293.758
18	17TH	0	293.758	293.758
19	TOTAL	0.000	4793.076	4793.076
20	BASIC + PREMIUM FSI + TDR	0.000	2995.673	2995.673
21	BASIC FSI	0.000	1032.991	1032.991
22	PREMIUM FSI	0.000	516.495	516.495
23	TDR	0.000	1446.187	1446.187
24	ANCILLARY FSI	0.000	1797.404	1797.404
TOTAL B U/A PROPOSED				4793.076 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)
	GROUND	92.948 SQ.MTS
	1ST FLOOR	293.758 SQ.MTS
	2ND FLOOR	293.758 SQ.MTS
	3RD FLOOR	293.758 SQ.MTS
	4TH FLOOR	293.758 SQ.MTS
	5TH FLOOR	293.758 SQ.MTS
	6TH FLOOR	293.758 SQ.MTS
	7TH FLOOR	0.000 SQ.MTS
	8TH FLOOR	293.758 SQ.MTS
	9TH FLOOR	293.758 SQ.MTS
	10TH FLOOR	293.758 SQ.MTS
	11TH FLOOR	293.758 SQ.MTS
	12TH FLOOR	293.758 SQ.MTS
	13TH FLOOR	293.758 SQ.MTS
	14TH FLOOR	293.758 SQ.MTS
	15TH FLOOR	293.758 SQ.MTS
	16TH FLOOR	293.758 SQ.MTS
	17TH FLOOR	293.758 SQ.MTS
TOTAL		4793.076
TOTAL B U/A PROPOSED		4793.076 SQ.MTS

WATER CAPACITY CALCULATION (U.G. WATER TANK RESIDENTIAL UNITS)						
BUILDING	FLOOR NO.	REQUIRED DOMESTIC LTRS. (A)	REQUIRED FLUSHING LTRS. (B)	ADDITIONAL TOILET LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A+B)
RESIDENTIAL		1551 LTRS.	270 LTRS.	180 LTR. PER SIT	2440	5995
RESIDENTIAL		135 X 48 X 5	270 X 48	1099	180 X 64	11600
TOTAL	48	3240	12960	1099	2440	5995

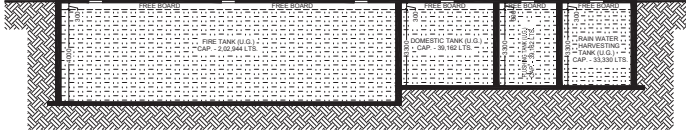
REQUIRED O.H. WATER TANK CAPACITY	
BUILDING	TANK CAPACITY
RESIDENTIAL	9940 LTRS.
FLUSHING TANK	14888 LTRS.
TOTAL	34128 LTRS.

PROPOSED O.H. WATER TANK CAPACITY	
BUILDING	TANK CAPACITY
RESIDENTIAL	24660 LTRS.
FLUSHING TANK	15375 LTRS.
FIRE TANK	8075 LTRS.
TOTAL	70225 LTRS.

REQUIRED O.H. WATER TANK CAPACITY FOR FIRE FIGHTING	
1	TOTAL
10000 LTRS.	10000 LTRS.
TOTAL	10000 LTRS.

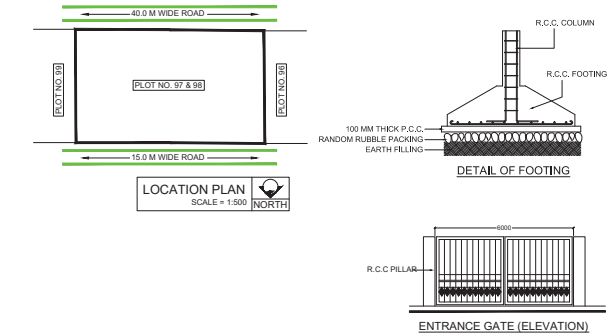
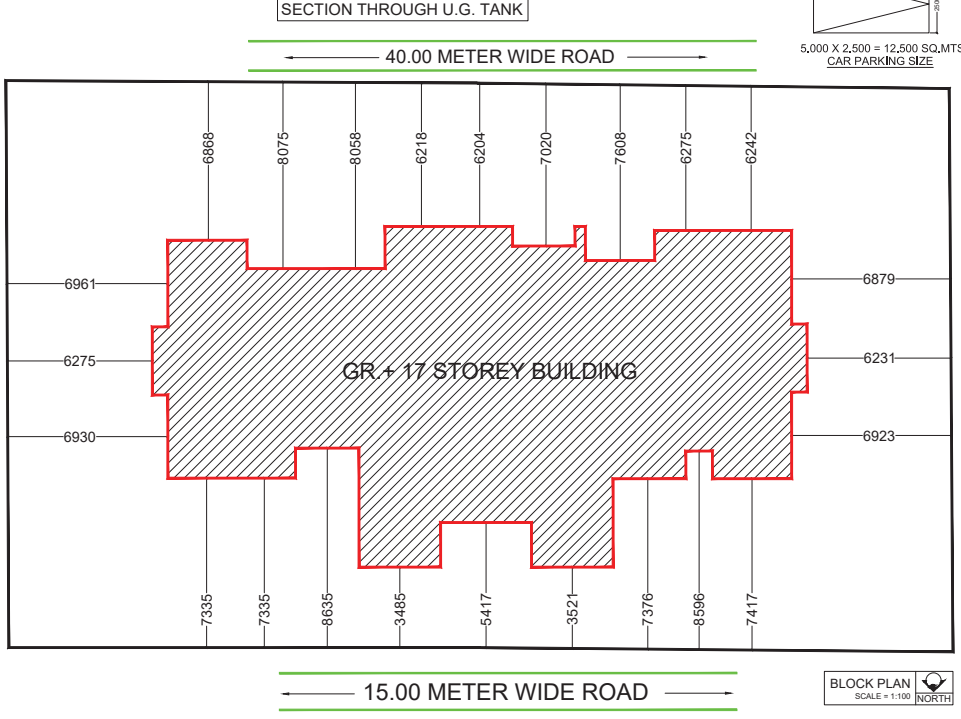
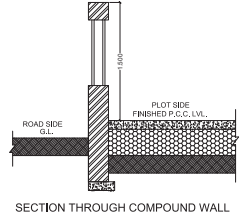
BUILT - UP AREA STATEMENT OF SERVICES	
a	b
Sanitary Block (ground floor)	3.574
Driver's room with attached toilet (ground floor)	12.552
Fitness Center / Society Office / Creche Area (ground floor)	20.202
Total (a+b+c)	36.328

TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA					
SR.NO.	OCCUPANCY	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	As per Notification, dt: 28.12.2022	
				PARKING SPACES REQD. FROM CONSOLIDATED AREA	PARKING SPACE PROF. PROVIDED IN AREA
1	Residential	For every tenement having carpet area of 150 sq.m. and above	0	2	1
2	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	16	1	1
3	Residential	For every tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	32	1	2
4	Residential	For every tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0	1	2
5	Commercial	For every 100 sq.m. carpet area or fraction thereof.	0	2	6
6	Office & I.T. Building	For every 200 sq.m. carpet area or fraction thereof.	0	5	11



CAR PARK STATEMENT				
NO. OF CARS	AREA FOR 1 CAR PARKING	AS PER APPROVAL	50% EXTRA	EXCESS
34 (AS PER APPROVAL)	12.5	425	-	-
17 (50% EXTRA)	12.5	-	212.50	-
10 (EXCESS PARKING)	12.5	-	-	125

DISTRIBUTION OF PROPOSED BUILT UP AREA AS PER UDPCR			
SR.NO	PARTICULARS	RESIDENTIAL	NON-RESIDENTIAL
1	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.	1032.991	0
2	ADDITIONAL FLOOR AREA WITH REFERENCE TO PREMIUM TOGETHER SHALL NOT EXCEED 10.5	516.495	0
3	TDR LOADING PROPOSED	1446.187	0
4	TOTAL PROPOSED BUILT UP AREA (BASIC + PREMIUM + TDR)	2995.673	0
5	Proposed Ancillary Area FSI	1797.404	0
6	% of ancillary area FSI	60%	80%
7	TOTAL PROPOSED BUILT UP AREA (TOGETHER SHALL NOT EXCEED 10.5)	4793.076	0.000



PROFORMA - II

PROJECT: PROPOSED APPROVAL DRAWING FOR RESIDENTIAL BUILDING ON PLOT NO. 97&98, SECTOR 27, KHARGHAR, NAVI MUMBAI.

STAMP OF APPROVAL OF PLAN :

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18470/TPQ(NM & KJ)2023/11120/8 (A/R)

Sr.No. 1

Area of coverage area as per to be considered

As per enclosure sheet 999.150

As per enclosure sheet 999.150

As per enclosure sheet 999.150

Deduction

Proposed D.P. / D.P. Road widening Area/Service Road/ Highway widening 0.000

Any D.P. Reservation area 0.000

Total (a + b) 0.000

Balance area of Plot (1 - 2) 999.150

Balance Proposed 0.000

Required 0.000

Adjustment of 2(b), if any - 0.000

Balance Proposed 0.000

Net Plot Area (3-4 (c)) 999.150

Recreational Open Space (if applicable) 0.000

Required - 0.000

Proposed + 0.000

Internal Road Area 0.000

Plotable area (if applicable) 0.000

Built up area with reference to basic F.S.I. as per front road with (S.No. 5 x basic FSI) - Min. of 1.1 as per UDPCR & 1.5 As per agreement to lease 1099.065

Permissible commercial area 0.000

Proposed commercial area (basic excluding ancillary) 0.000

Addition of FSI on payment of premium

Maximum permissible premium FSI - based on road width TOU Zone. (plot area 10.5 premium FSI) 499.575

Plus Additional FSI as per Note 3 of 10.10.1 (plot area 10.5) 0.000

Proposed FSI on payment 0.000

In-situ FSI / TDR loading

In-situ area against D.P. road (D.O. No. 2) (a), if any 1398.616

In-situ area against Arterial Space / Road over / 3.50 or 1.35 x Sr. No. 4 (b) and / or (c). 0.000

TDR area - 0.000

Total in-situ / TDR loading proposed (11 (A)+(B)+(C)) 1398.616

Addition FSI area under Chapter No. 7 0.000

Total entitlement of FSI in the proposal 0.000

(B + 100% + 110%) or 12 whichever is applicable. 2997.452

Permissible Ancillary Area FSI upto 80% or 80% on balance potential with payment of charges. 1798.474

Proposed Ancillary area FSI 1798.474

Total entitlement (a+b) 4795.620

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) (a 1.0 + 1.0) read with Note 1 of 10.10.1 4.800

Total Built-up Area in proposal. (excluding area at Sr.No.17b) 0.000

Existing Built-up Area 0.000

Proposed Built-up Area (as per Prime) 4793.076

Commercial Built-up Area 0.000

Residential Built-up Area 4793.076

Total (a + b) 4793.076

F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.) 4.799

Area for Inclusive Housing, if any

Required (20% of Sr.No.5) 0.000

Proposed 0.000

NOTE:- THE PROPOSED CHANGES OVER OPENING FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECORATION, AESTHETIC PURPOSE SHALL NOT BE USED FOR ANY HABITABLE PURPOSE.

\*CERTIFICATE OF AREA :

Certified that the plot under reference was surveyed by me on Dt. \_\_\_\_\_ and the dimensions of sides etc. of plot staked 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.

AR. SOYLUZ 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 work site.

MS. SILVERKEY VENTURES LLP.  
E-57, APAC Market-1, Mumbai Market,  
Tulsa, New Market-400035.

(OWNER'S) (NAME, ADDRESS AND SIGNATURE)

NAME OF DEVELOPER  
MS. SILVERKEY VENTURES LLP.

NAME, ADDRESS & SIGN OF ARCHITECT

stapl

soyuz talib architects  
1405/1406, KESAR SOCIETIES, PLOT NO.-5,  
SECTOR-19, SAMPADA, NAVI MUMBAI.

DRAWN BY ANWAR  
CHECKED BY PRADEEP

SCALE 1:100  
DATE 06/07/2023  
DRAWN BY NORTH  
CHECKED BY

Ar. Soyuz Talib (Reg. No. CA94/17095)

SHEET NO. 01/06