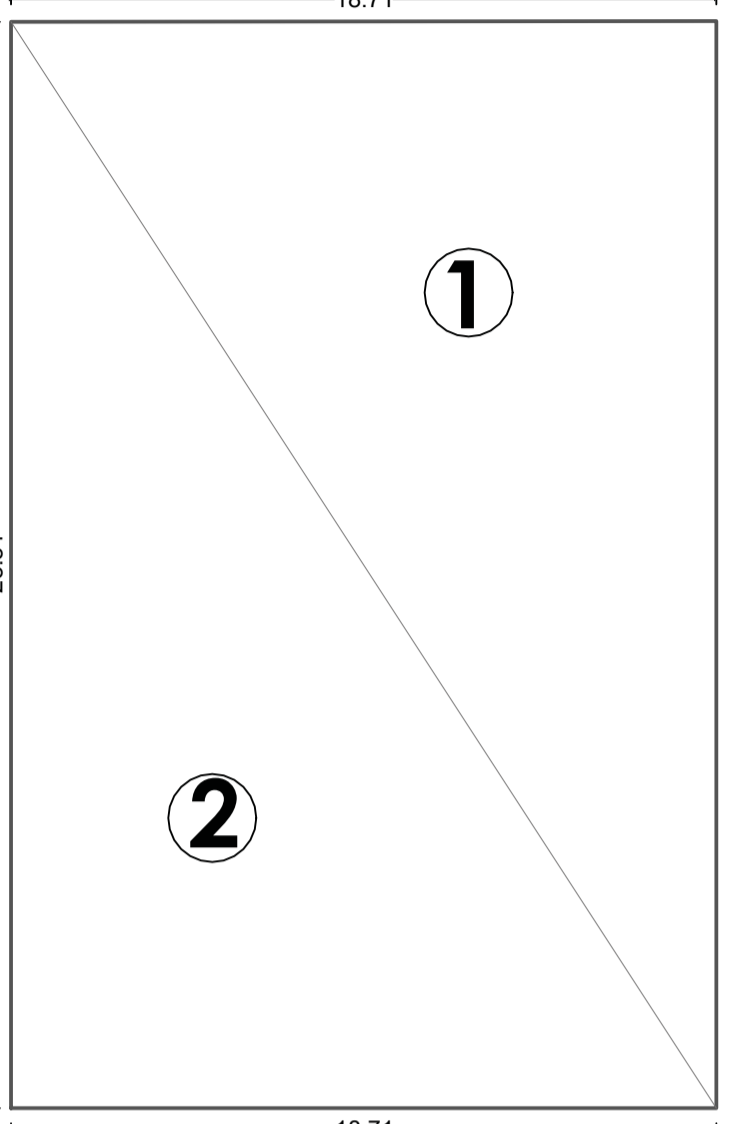
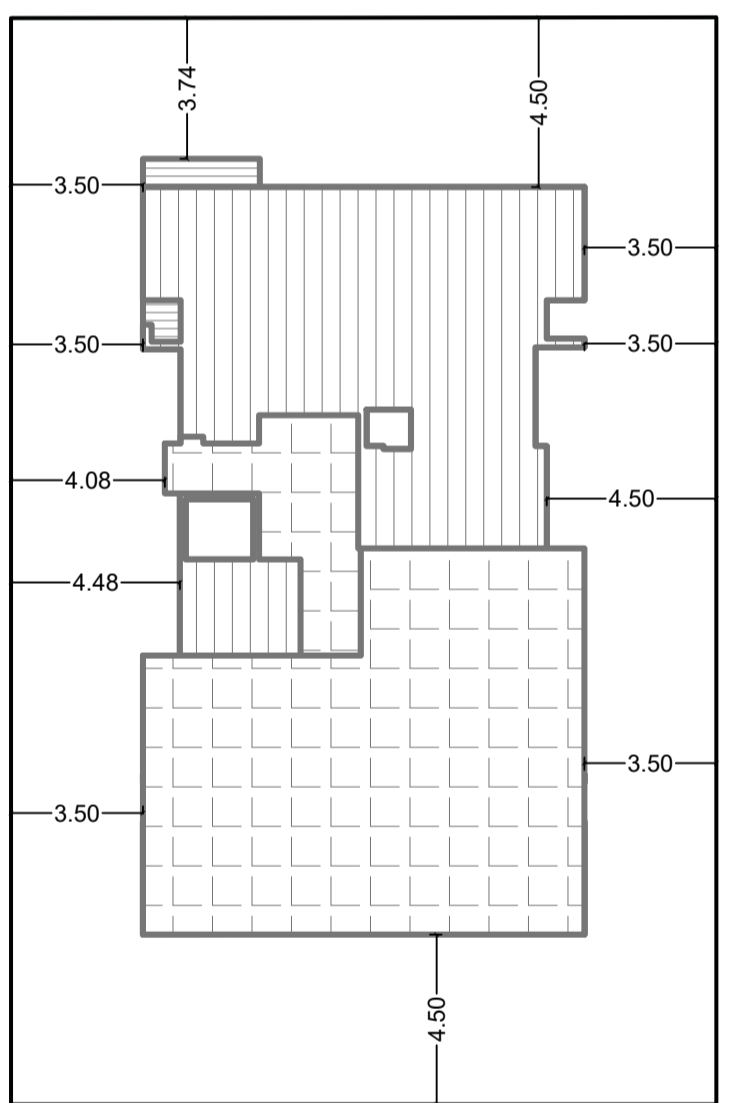


LOCATION PLAN

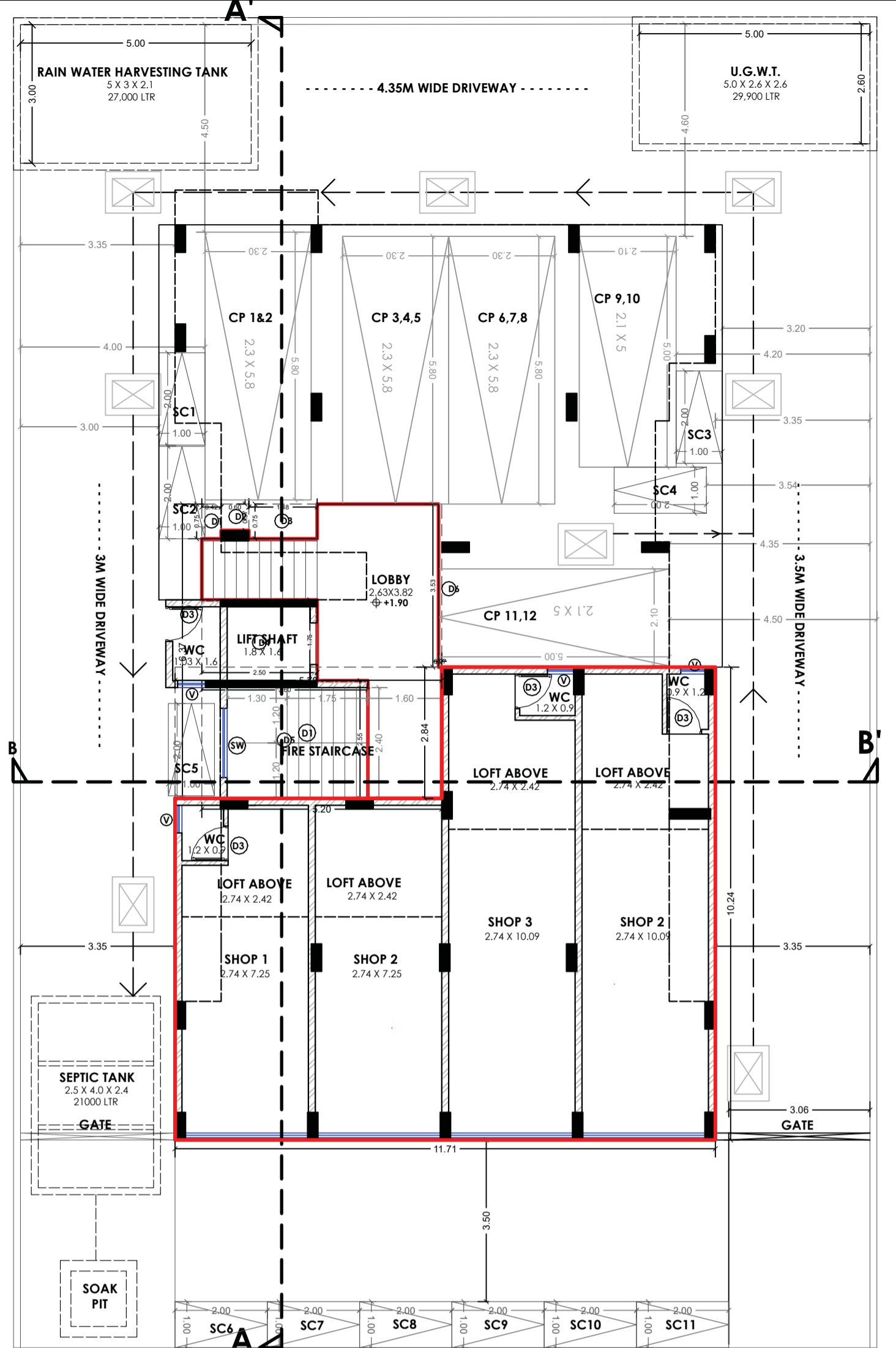


PLOT AREA

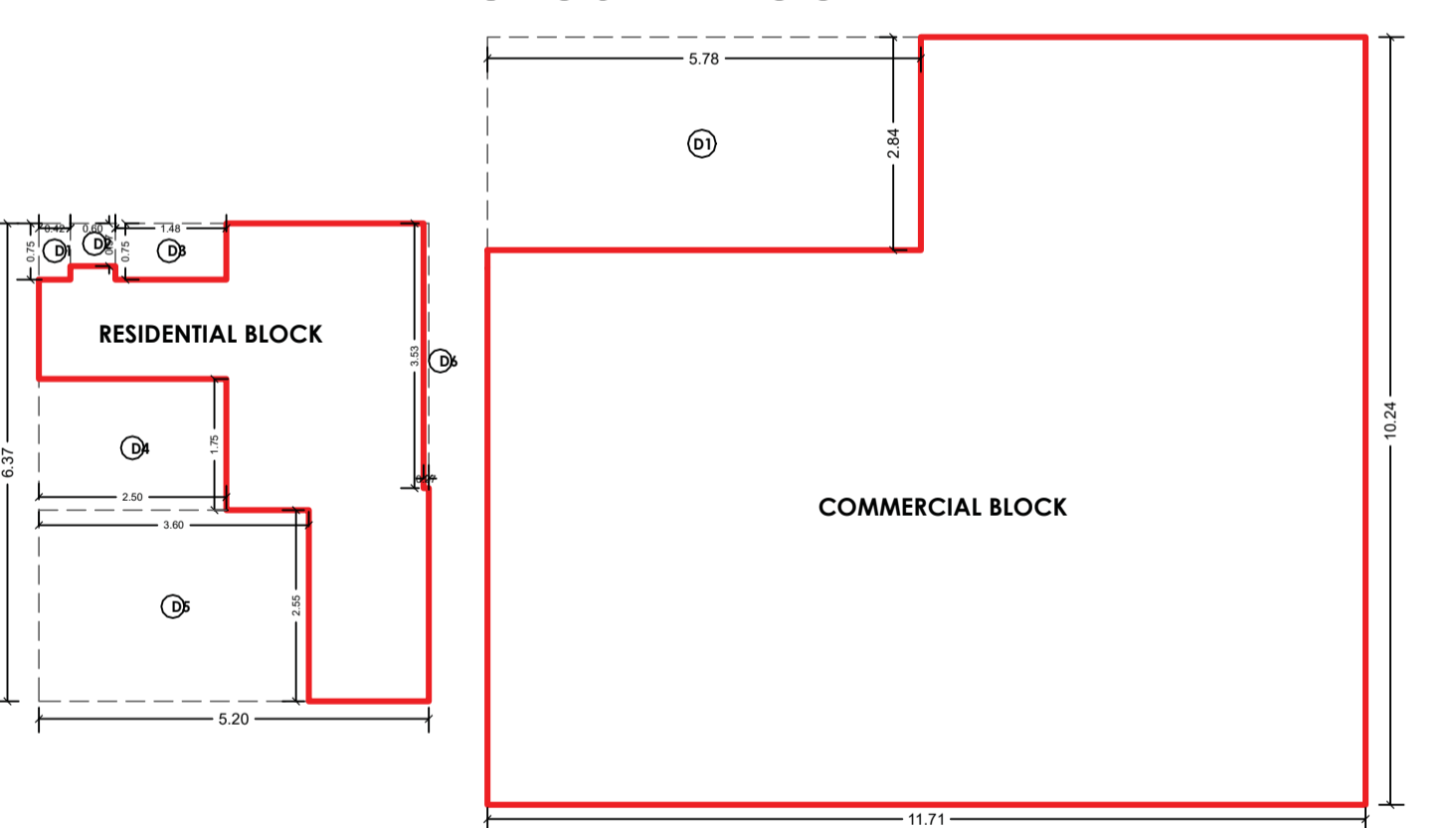
PLOT AREA	
1	0.5 X 18.71 X 28.83 = 269.705 SQ.MT.
2	0.5 X 18.71 X 28.83 = 269.518 SQ.MT.
TOTAL	= 539.222 SQ.MT.



BLOCK PLAN



GROUND FLOOR PLAN



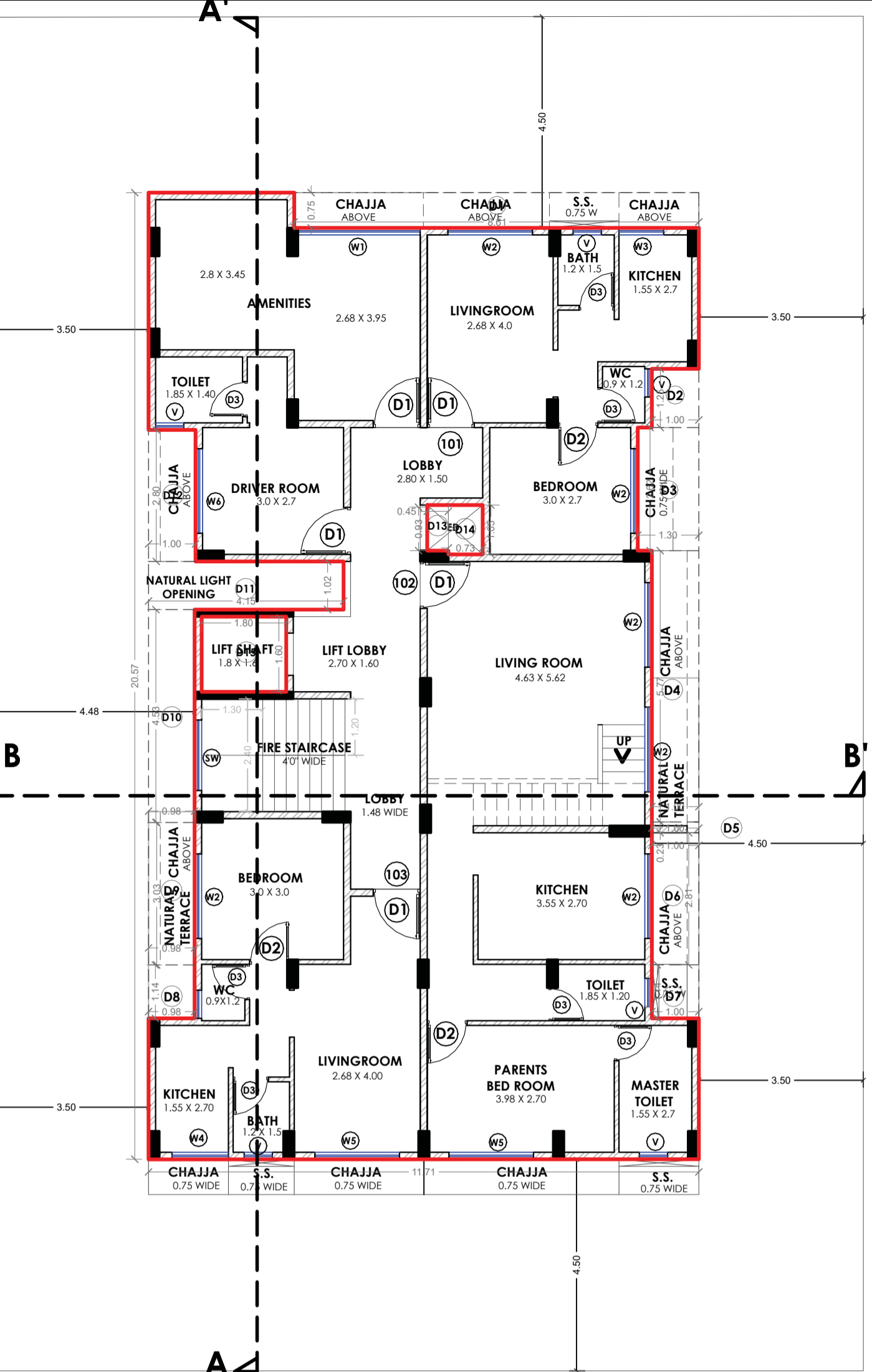
GROUND FLOOR AREA DIAGRAM

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

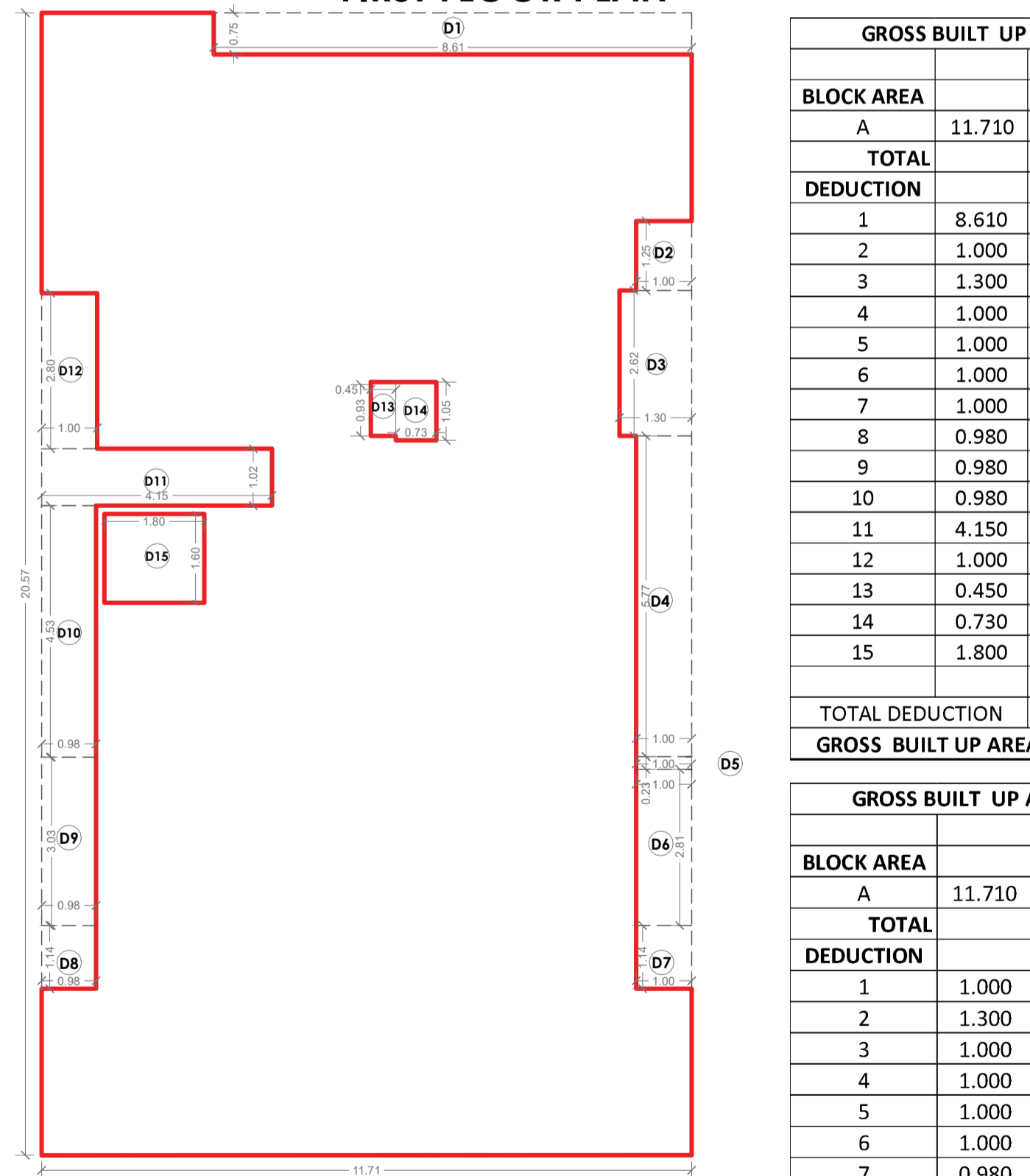
SR. NO.	REQUIRED PARKING RATE	TOTAL NO OF FLAT	As per Sanctioned UDCPRs				As per Notice published u/s 37(1AA), dtd 18.01.2022					
			A		B		A		B			
			PARKING SPACE NON CONGESTED	PARKING SPACE PROP. NON CONGESTED AREA	PARKING SPACE REQ. NON CONGESTED AREA	PARKING SPACE PROP. NON CONGESTED AREA	PARKING SPACE NON CONGESTED	PARKING SPACE PROP. NON CONGESTED AREA	PARKING SPACE REQ. NON CONGESTED AREA	PARKING SPACE PROP. NON CONGESTED AREA		
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	3.00	0.00	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.	1.00	1.00	3.00	1.00	3.00	1.00	1.00	1.00	1.00		
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1.00	1.00	5.00	1.00	2.00	1.00	2.00	1.00	1.00		
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	8.00	1.00	2.00	4.00	7.00	1.00	2.00	4.00	8.00		
5	For every two tenement with each tenement having carpet area less than 30 sq.m.	15.00	0.00	4.00	0.00	30.00	0.00	2.00	0.00	15.00		
6	For every 100 sq.m. carpet area or fraction thereof	103.50	2.00	6.00	2.00	7.00	2.00	6.00	2.00	7.00		
Parking Requirement (quantum)			Residential		6		42		6		25	
			Commercial		2		7		2		7	
5% visitor parking for residential					0		2		0		1	
TOTAL			8		51		8		33		8	
With Multiplying Factor on total parking as per Table 8C - 0.8			7		41		Multiplying Factor Not applicable for scooter parking		7		33	
PARKING REQUIREMENT (Greater of A and B)			7		41		7		41		7	
COMPOSITE PARKING: ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.			5		30				5		30	
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			12		31				12		31	
REQUIRED PARKING			12		31				12		31	
PROPOSED PARKING			12		31				12		31	

**GROSS BUILT UP AREA CALCULATION FOR GROUND FLOOR**

RESIDENTIAL BLOCK A						
BLOCK A	5.200	X	6.370	=	33.124	SQ.MT.
TOTAL				=	33.124	SQ.MT.
DEDUCTION						
1	0.420	X	0.750	=	0.315	
2	0.600	X	0.570	=	0.342	
3	1.480	X	0.750	=	1.110	
4	2.500	X	1.750	=	4.375	
5	3.600	X	2.550	=	9.180	
6	0.070	X	3.530	=	0.247	
TOTAL DEDUCTION				=	15.569	
GROSS BUILT UP AREA OF RESID. BLOCK A				=	17.555	
COMMERCIAL BLOCK A						
BLOCK AREA	11.710	X	10.240	=	119.910	SQ.MT.
TOTAL				=	119.910	SQ.MT.
DEDUCTION						
D1	5.780	X	2.840	=	16.415	
TOTAL DEDUCTION				=	16.415	
GROSS BUILT UP AREA OF COMM. BLOCK A				=	103.495	
TOTAL GROSS BUILT UP GROUND FLOOR				=	120.515	



FIRST FLOOR PLAN

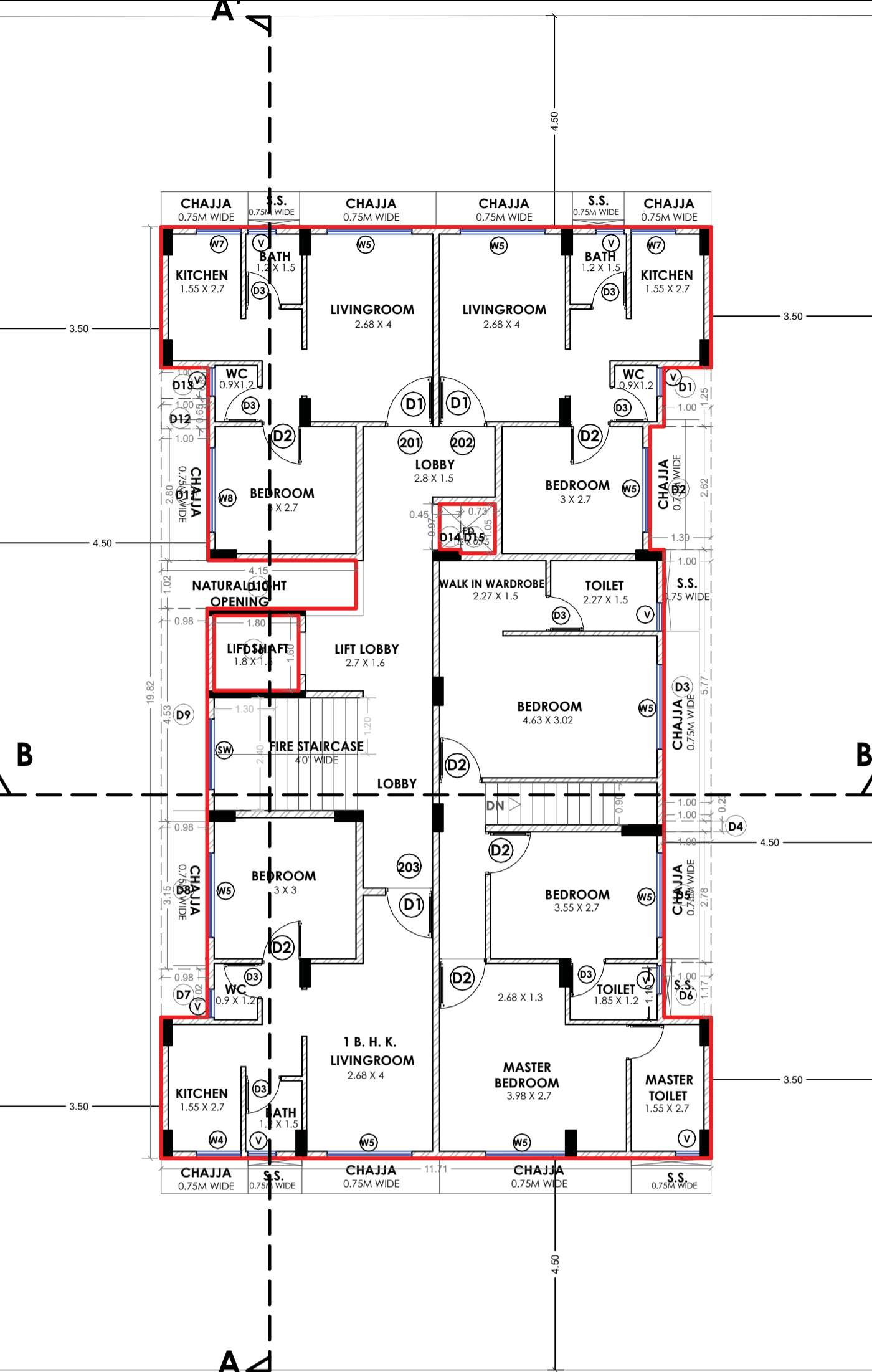


FIRST FLOOR AREA DIAGRAM

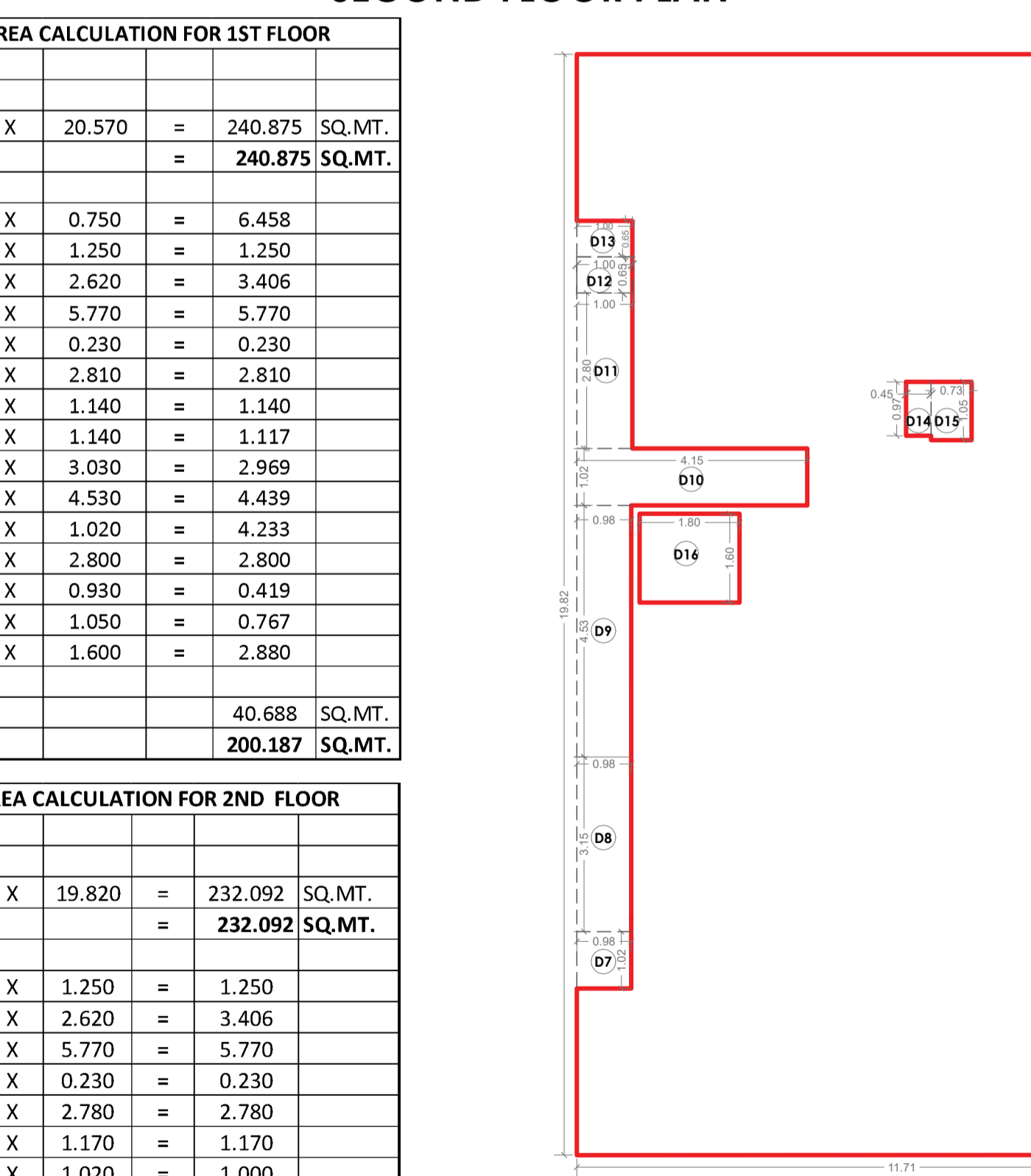
**RAIN WATER HARVESTING**

NO. OF CAR PARKING X 10 LTR X 245 DAYS

REQUIRED	11 X 10 X 245 = 26950 LTR
PROVIDED	27000 LTR



SECOND FLOOR PLAN



SECOND FLOOR AREA DIAGRAM

**GROSS BUILT UP AREA CALCULATION FOR 1ST FLOOR**

BLOCK AREA	A	X	B	=	SQ.MT.
TOTAL	11.710	X	20.570	=	240.875
DEDUCTION				=	240.875
1	8.610	X	0.750	=	6.458
2	1.000	X	1.250	=	1.250
3	1.300	X	2.620	=	3.406
4	1.000	X	5.770	=	5.770
5	1.000	X	0.230	=	0.230
6	1.000	X	2.810	=	2.810
7	1.000	X	1.140	=	1.140
8	0.980	X	1.140	=	1.117
9	0.980	X	3.030	=	2.969
10	0.980	X	4.530	=	4.439
11	4.150	X	1.020	=	4.233
12	1.000	X	2.800	=	2.800
13	0.450	X	0.930	=	0.419
14	0.730	X	1.050	=	0.767
15	1.800	X	1.600	=	2.880
TOTAL DEDUCTION				=	40.688
GROSS BUILT UP AREA				=	200.187

**GROSS BUILT UP AREA CALCULATION FOR 2ND FLOOR**

BLOCK AREA	A	X	B	=	SQ.MT.
TOTAL	11.710	X	19.820	=	232.092
DEDUCTION				=	232.092
1	1.000	X	1.250	=	1.250
2	1.300	X	2.620	=	3.406
3	1.000	X	5.770	=	5.770
4	1.000	X	0.230	=	0.230
5	1.000	X	2.780	=	2.780
6	1.000	X	1.170	=	1.170
7	0.980	X	1.020	=	1.000
8	0.980	X	3.150	=	3.087
9	0.980	X	4.530	=	4.439
10	4.150	X	1.020	=	4.233
11	1.000	X	2.800	=	2.800
12	1.000	X	0.650	=	0.650
13	1.000	X	0.650	=	0.650
14	0.450	X	0.970	=	0.437
15	0.730	X	1.050	=	0.767
16	1.800	X	1.600	=	2.880
TOTAL DEDUCTION				=	35.548
GROSS BUILT UP AREA				=	196.544

**SECOND FLOOR AREA DIAGRAM**

TYPE	SIZE	AREA	REMARKS
D1	1.200 X 2.100	2.520	T/W FLUSHED DOOR
D2	1.000 X 2.100	2.100	T/W FLUSHED DOOR
D3	0.850 X 2.100	1.785	T/W FLUSHED DOOR
D11	2.600 X 1.200	3.120	ALU. FRAMED SLIDING WINDOW
W2	1.800 X 1.200	2.160	ALU. FRAMED SLIDING WINDOW
W3	0.950 X 1.200	1.140	ALU. FRAMED SLIDING WINDOW
W4	1.200 X 1.950	2.340	ALU. FRAMED SLIDING WINDOW
W5	1.800 X 1.950	3.510	ALU. FRAMED SLIDING WINDOW
W6	2.100 X 1.200	2.520	ALU. FRAMED SLIDING WINDOW
W7	0.950 X 1.950	1.853	ALU. FRAMED SLIDING WINDOW
W8	2.100 X 1.950	4.095	ALU. FRAMED SLIDING WINDOW
W9	1.850 X 1.950	3.608	ALU. FRAMED SLIDING WINDOW
SW1	1.500 X 1.500	2.250	STAIRCASE GLAZING WINDOW
V	0.600 X 0.900	0.540	LLOUVER WINDOW

**Proforma - I: Area Statement**  
**PROPOSED COMPLEX ON PLOT NO. 3, SECTOR-R1, VADGHAR, PUSHYAK NODE, NAVI MUMBAI.**  
 Drawing Sheet No.: 1/2

Stamps of Approval of Plans:

**APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter**  
 No. CIDCO/BP-17972/TPO(NM & K)/2021/9441  
 Dtd. 16 Jun 2022

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI <assopt@4.nama@cidco.com>  
 Name: BHUSHAN RAMCHANDRA CHAUDHARI  
 Designation: Associate Planner  
 Organization: CIDCO LTD  
 Date: 16-Jun-2022 15:52:54

**AREA STATEMENT**

Sl. No.	Description	Area (sq. mt.)
1	Area of plot (Minimum area of a, b, c to be considered)	539.222
(a)	As per ownership document (7/12, CTS)	539.222
(b)	As per measurement sheet	539.222
(c)	As per site	539.222
2	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0
(b)	Any D.P. Reservation area	0
(Total a+b)		0
3	Balance area of plot (1-2)	539.222
4	Amenity Space (if applicable)	0
(a)	Required -	0
(b)	Adjustment of 2(b), if any -	0
(c)	Balance Proposed -	0
5	Net Plot Area (3-4 (c))	539.222
6	Recreational Open space (if applicable)	0
(a)	Required -	0
(b)	Proposed -	0
7	Internal Road area	0
8	Plotable area (if applicable)	0
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI)	808.833
10	Addition of FSI on payment of premium	0
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	0
(b)	Proposed FSI on payment of premium.	0
11	In-situ FSI / TDR loading	0
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2	0
(b)	In-situ area against Amenity Space if handed [2.00 or 1.85 x Sr. No. 4 (b) and/or(c)].	0
(c)	TDR area	0
(d)	Total in-situ / TDR loading proposed (11)	0
12	Additional FSI area under Chapter No. 7	0
13	Total entitlement of FSI in the proposal	808.833
(a)	[9 + 10(b)+11(d)] or 12 whichever is	808.833
(b)	Ancillary Area FSI upto 60% or 80% with	509.559
(c)	Total entitlement (a+b)	1318.392
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	0
15	Total Built-up Area in proposal (excluding area at (a) Existing Built-up Area.	0
(b) Proposed Built-up Area (as per 'P-line')	1289.57	
(c) Total (a+b)	1289.57	
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above).	0.98
17	Area for Inclusive Housing, if any	0
(a)	Required (20% of Sr.No.5)	0
(b)	Proposed	4
Total no. of residential units	25	
Height of building (O.H.I level)	27.45	

**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.)

**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.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No. 102 Drawing No. PL04\_REV08 Scale 1:100 Drawn by: Anurag Gupta Check by: Royal

**VASTUYOG ARCHITECTS**  
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 Website - www.vastuyogarchitects.com

DATE: 24.05.2022