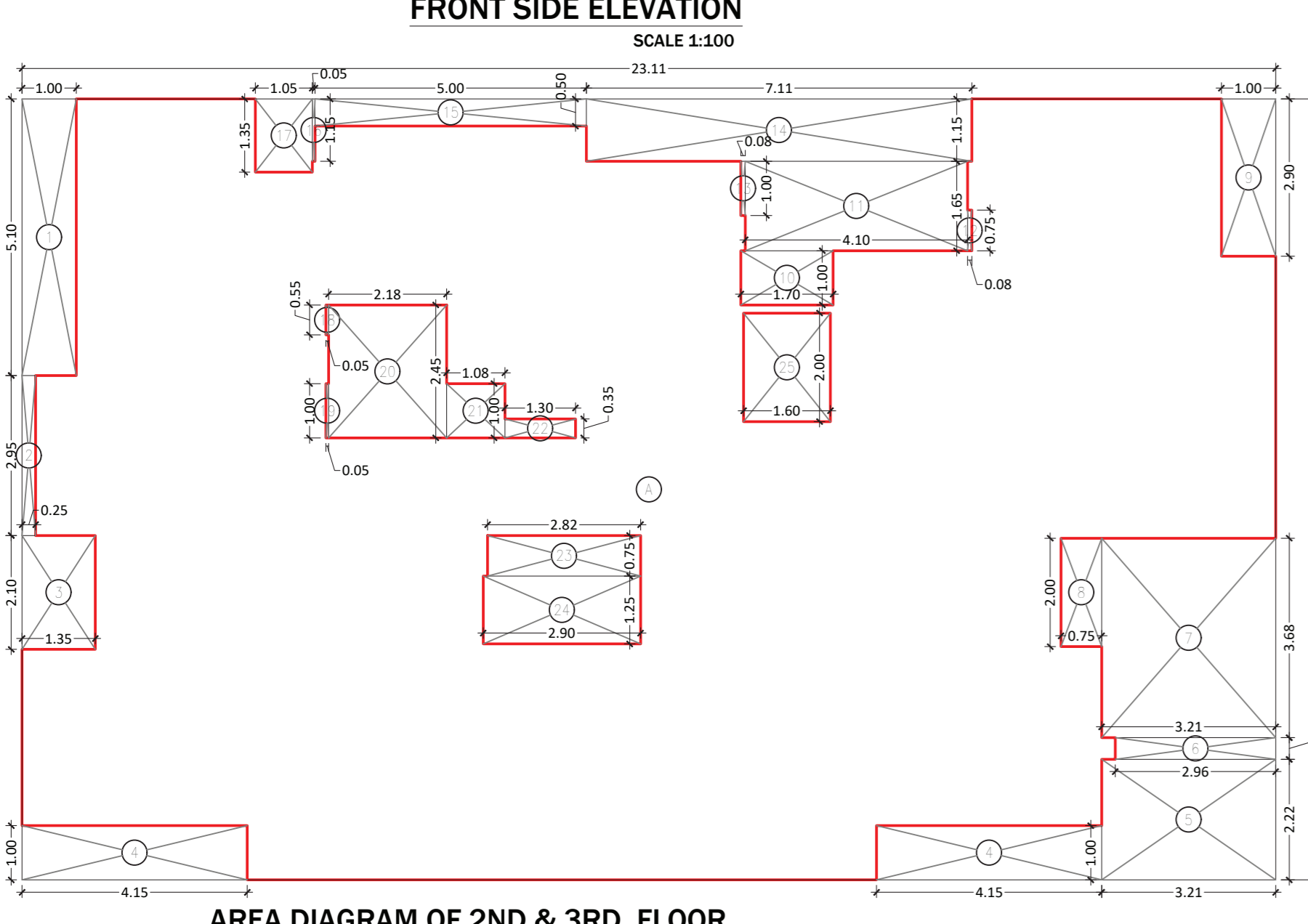
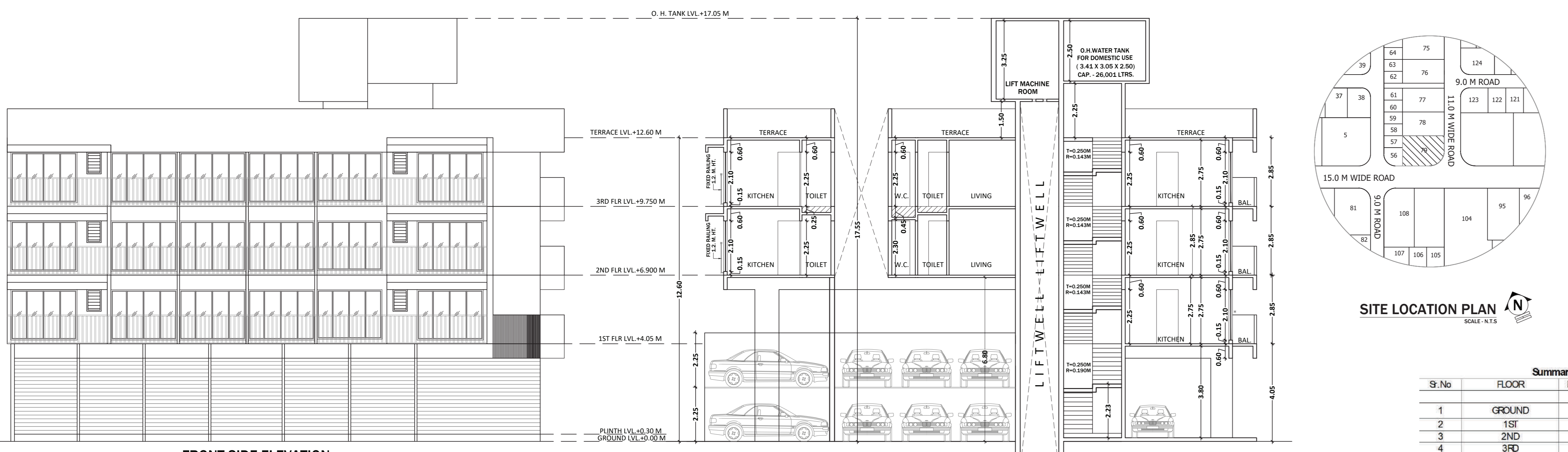


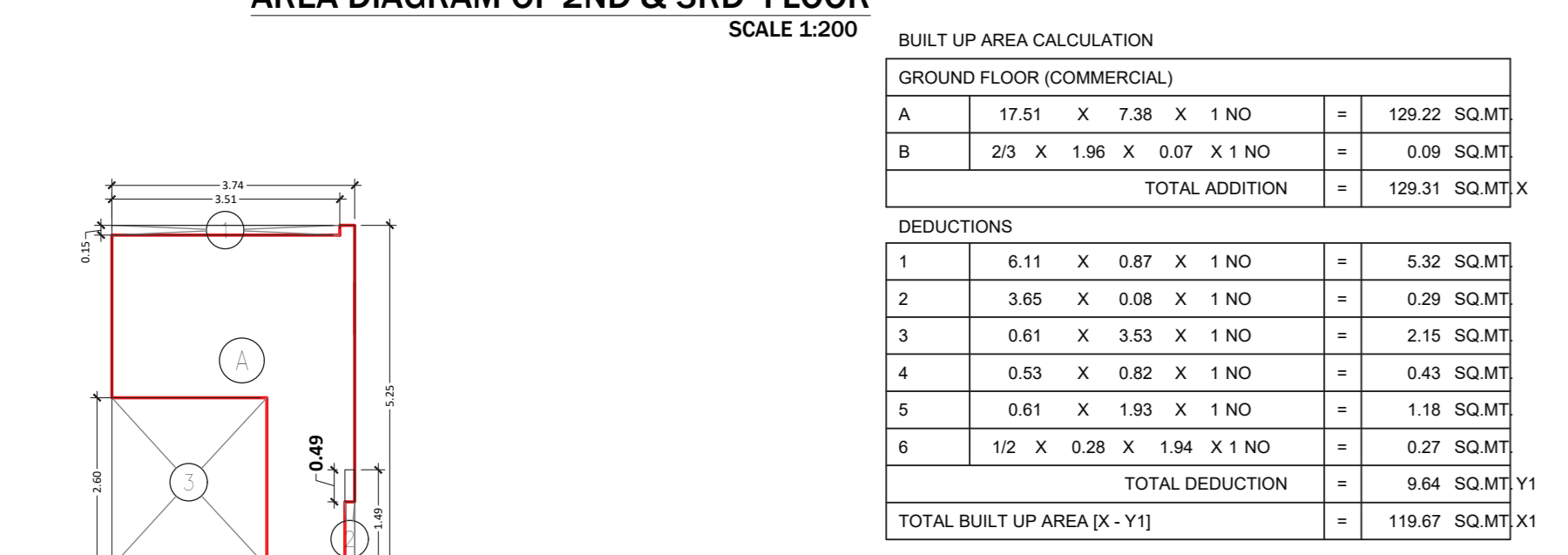
WATER CAPACITY REQUIRED FOR RESIDENTIAL U.G. WATER TANK						
BUILDING	Floor Nos.	REQUIRED DOMESTIC	TOTAL DOM.	REQUIRED FLUSHING	ADDITIONAL TOILET	TOTAL FLUSHING
RESIDENTIAL	12	133 X 12 X 5	8,100	270 X 12	3,240	180 LTR. PER SIT
WATER CAPACITY REQUIRED FOR COMMERCIAL U.G. WATER TANK						
BUILDING	SHOP NOS.	REQUIRED DOMESTIC	TOTAL DOM.	REQUIRED FLUSHING	ADDITIONAL TOILET	TOTAL FLUSHING
COMMERCIAL	06	119.67 / 3 X 70	2792	270 X 06	1,620	180 X 0
OVER HEAD WATER TANK CAPACITY CALCULATION						
TANK TYPE	BUILDING NUMBER	WATER REQUIRED (LTRS.) (60% OF UNDER GROUND TANK)	TANK SIZE (3.41 X 2.25 X 2.50)	NUMBER OF TANK	CAPACITY (LTRS.)	
DOMESTIC	BUILDING-1	17,113	(3.41 X 2.25 X 2.50)	01	19,181 LTRS.	
FIRE		25,000	(3.41 X 3.05 X 2.50)	01	26,001 LTRS.	
TOTAL					02	45,181 LTRS.
PROVIDED U.G. WATER TANK						
DOMESTIC TANK (RESIDENTIAL)		29,600 LTRS.				
DOMESTIC TANK (COMMERCIAL)		6,105 LTRS.				
TOTAL PROVIDED WATER TANK CAPACITY						35,705 LTRS.

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter No. CIDCO/BP-18337/PO/NNM & KJ/2022/10306 Dtd. 24 Jan 2023

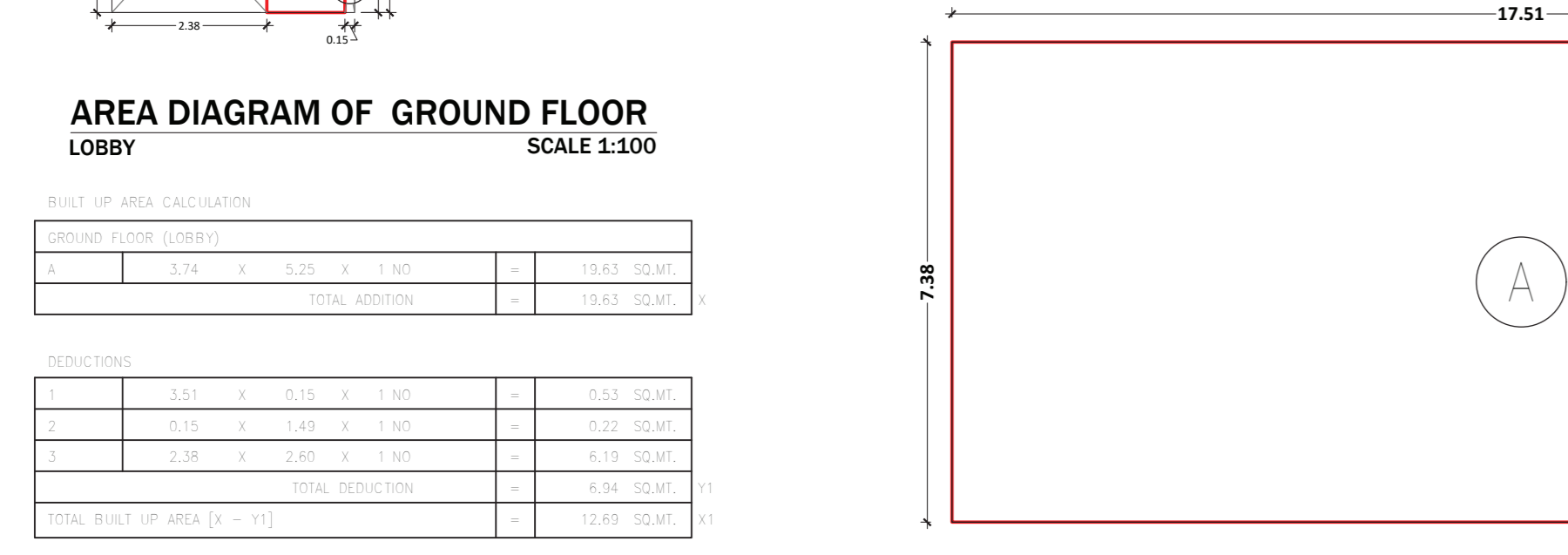
Document certified by BHUSHAN RAMCHANDRA CHAUDHARI
 Name: BHUSHAN RAMCHANDRA CHAUDHARI
 Designation: Structural Planner
 Organization: DESTINATION ARCHITECTURE INTERIOR DESIGN
 Date: 24 Jan 2023 17:22:46



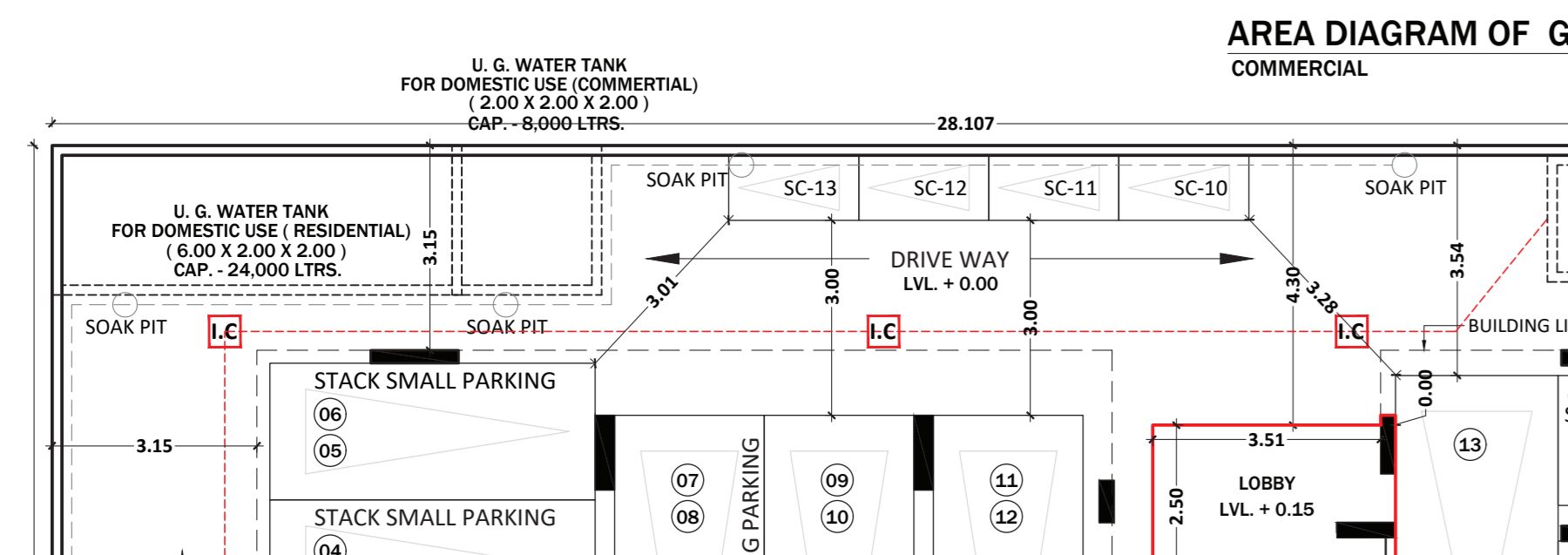
BUILT UP AREA CALCULATION	
2ND & 3RD FLOOR	
A	23.11 X 14.40 X 1 NO = 332.78 SQ.MT
B	3.25 X 2.10 X 1 NO = 6.82 SQ.MT
C	1.25 X 2.10 X 1 NO = 2.62 SQ.MT
D	4.15 X 1.00 X 2 NOS = 8.30 SQ.MT
E	3.21 X 2.22 X 1 NO = 7.13 SQ.MT
F	2.98 X 0.40 X 1 NO = 1.18 SQ.MT
G	3.21 X 3.68 X 1 NO = 11.81 SQ.MT
H	0.75 X 2.00 X 1 NO = 1.50 SQ.MT
I	1.00 X 2.90 X 1 NO = 2.90 SQ.MT
J	1.70 X 1.00 X 1 NO = 1.70 SQ.MT
K	4.10 X 1.65 X 1 NO = 6.76 SQ.MT
L	0.08 X 0.75 X 1 NO = 0.06 SQ.MT
M	0.08 X 1.00 X 1 NO = 0.08 SQ.MT
N	7.11 X 1.15 X 1 NO = 8.18 SQ.MT
O	5.00 X 0.50 X 1 NO = 2.50 SQ.MT
P	0.05 X 1.15 X 1 NO = 0.06 SQ.MT
Q	1.25 X 1.35 X 1 NO = 1.69 SQ.MT
R	0.05 X 0.55 X 1 NO = 0.03 SQ.MT
S	0.05 X 1.00 X 1 NO = 0.05 SQ.MT
T	2.17 X 2.45 X 1 NO = 5.32 SQ.MT
U	1.08 X 1.00 X 1 NO = 1.08 SQ.MT
V	1.30 X 0.35 X 1 NO = 0.46 SQ.MT
W	2.82 X 0.75 X 1 NO = 2.11 SQ.MT
X	2.40 X 1.25 X 1 NO = 3.00 SQ.MT
Y	1.60 X 2.00 X 1 NO = 3.20 SQ.MT
TOTAL BUILT UP AREA (A-X-Y) = 254.65 SQ.MT	



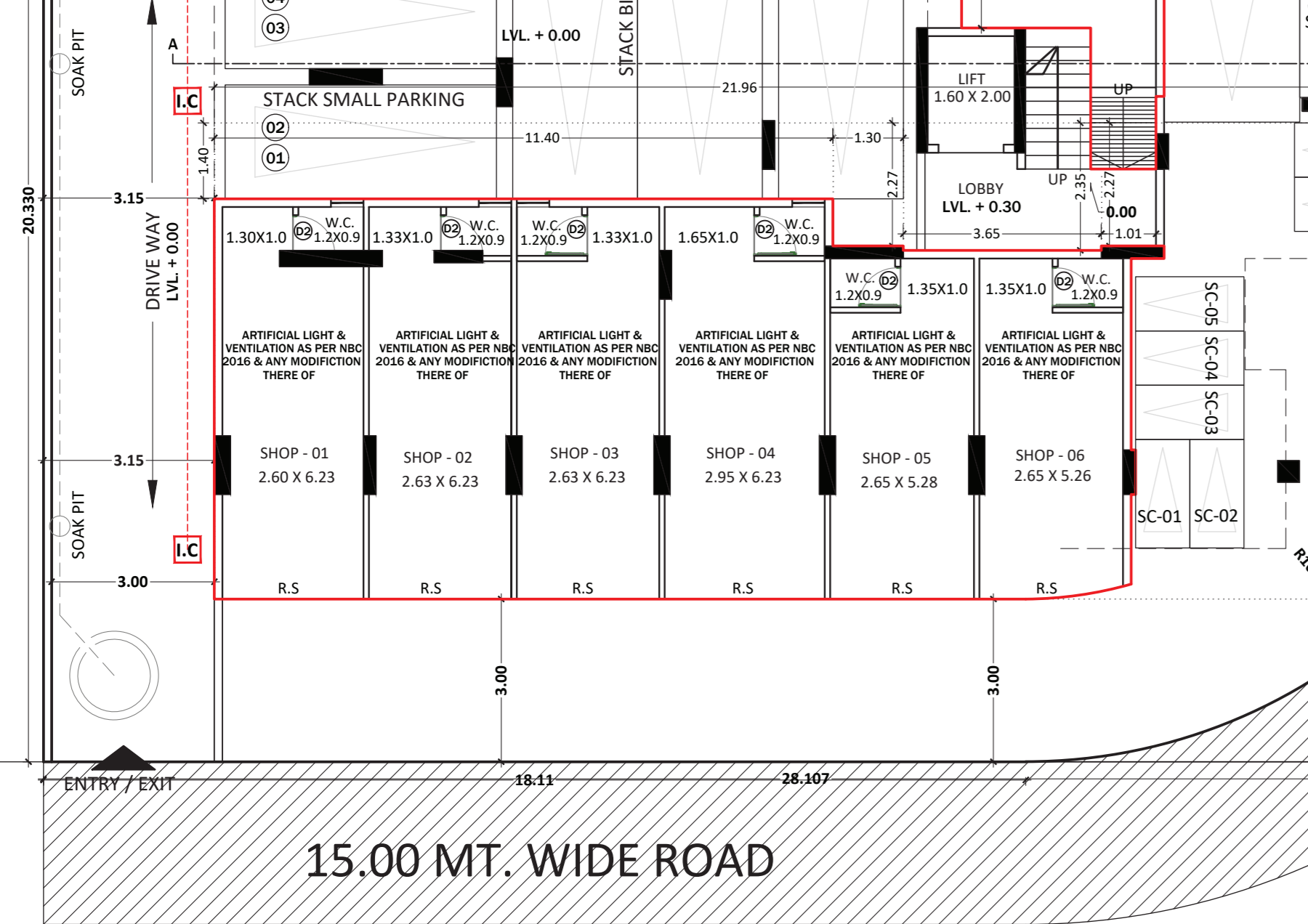
BUILT UP AREA CALCULATION	
GROUND FLOOR (COMMERCIAL)	
A	17.51 X 7.38 X 1 NO = 129.22 SQ.MT
B	2.5 X 1.96 X 0.07 X 1 NO = 0.09 SQ.MT
TOTAL ADDITION = 129.31 SQ.MT	



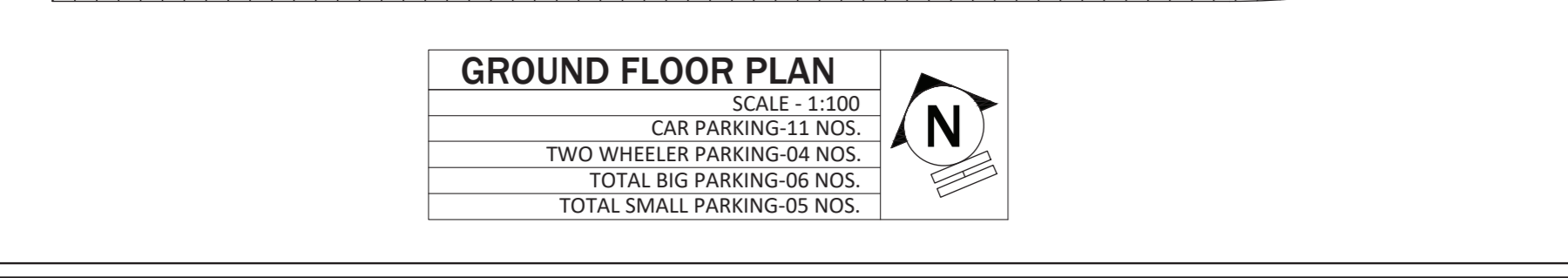
BUILT UP AREA CALCULATION	
1ST FLOOR (FITNESS CENTRE)	
A	4.50 X 6.41 X 1 NO = 28.93 SQ.MT
B	1.20 X 2.84 X 1 NO = 3.41 SQ.MT
TOTAL ADDITION = 32.34 SQ.MT	



BUILT UP AREA CALCULATION	
FIRST FLOOR	
A	22.11 X 14.40 X 1 NO = 318.38 SQ.MT
TOTAL ADDITION = 318.38 SQ.MT	

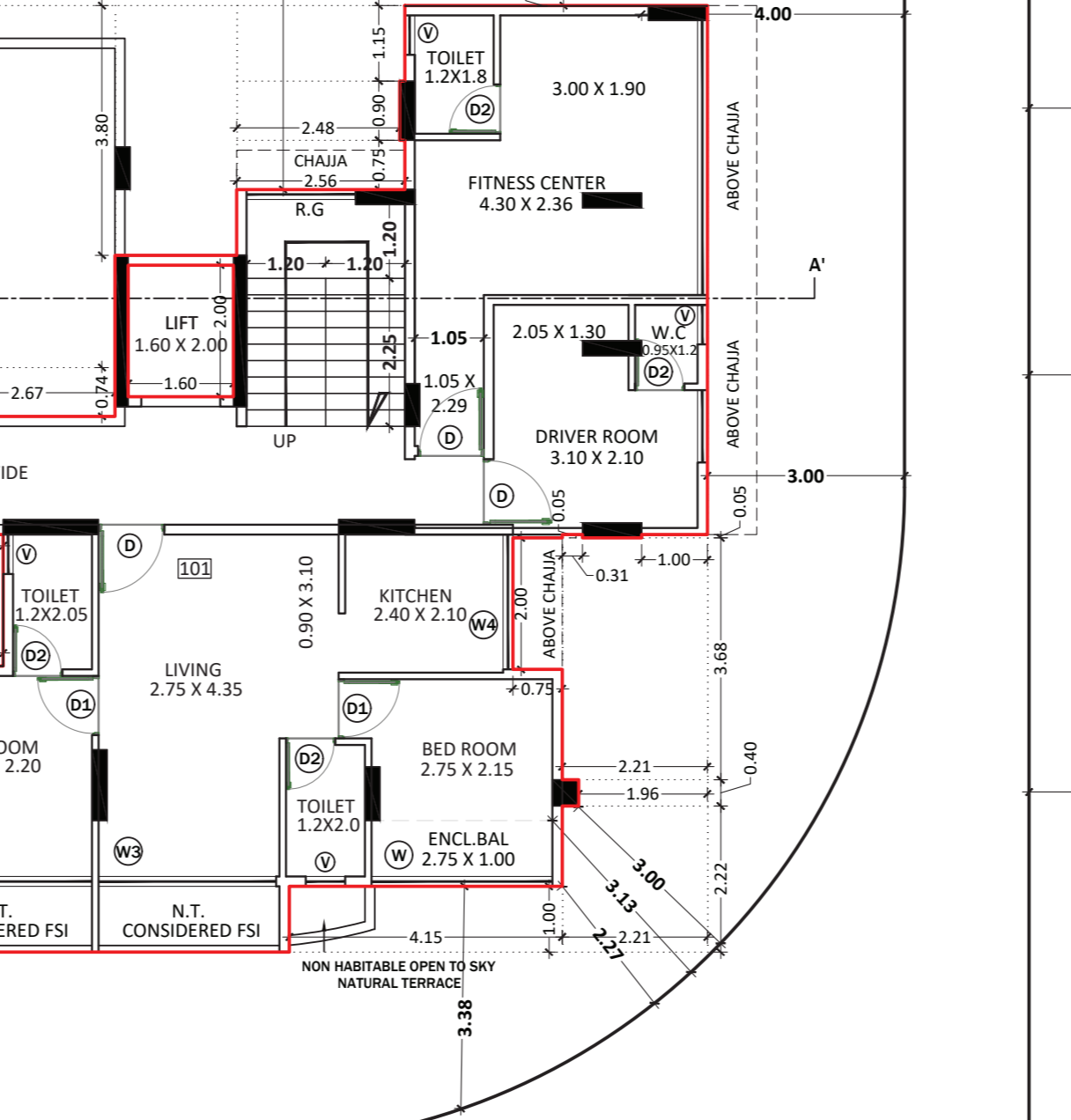
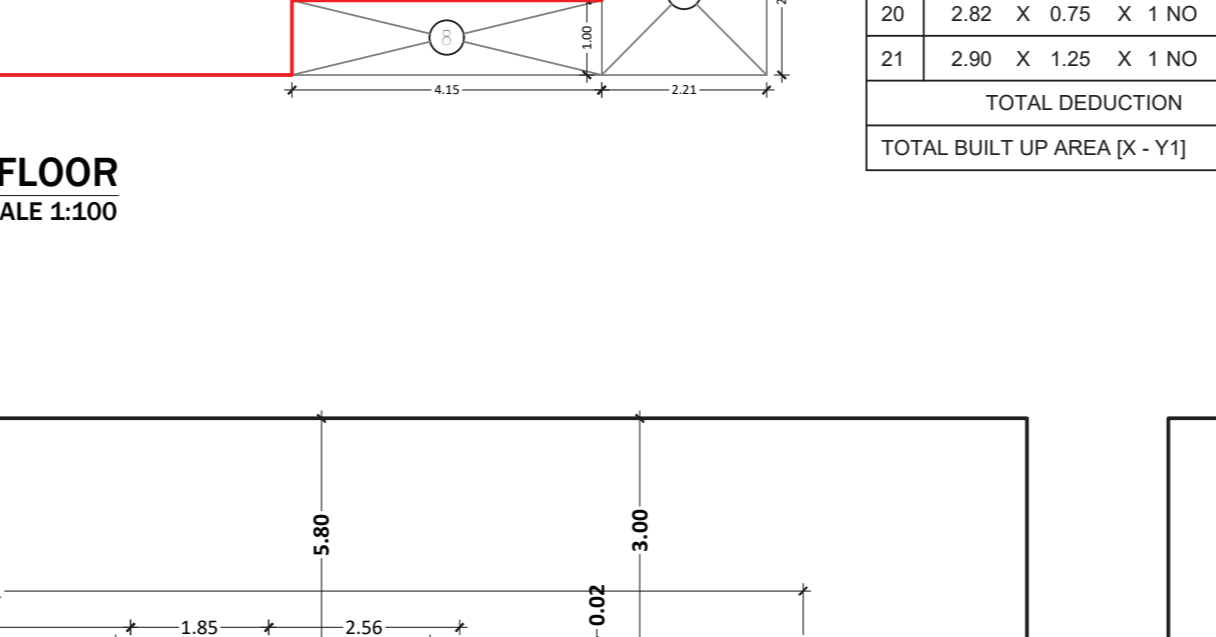
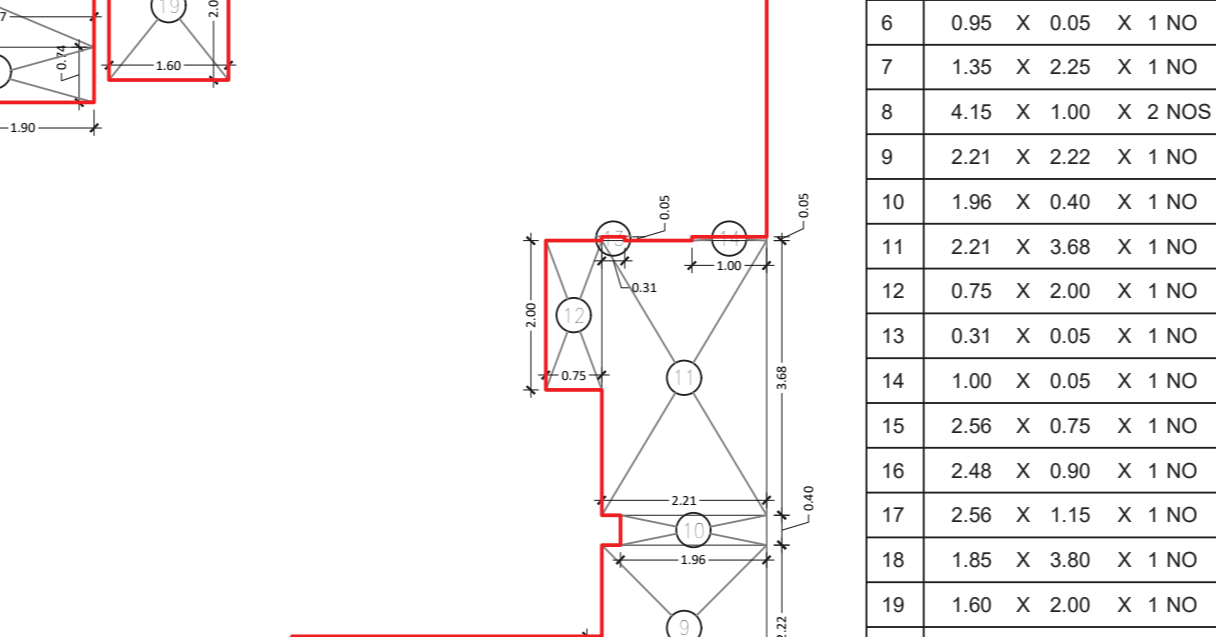
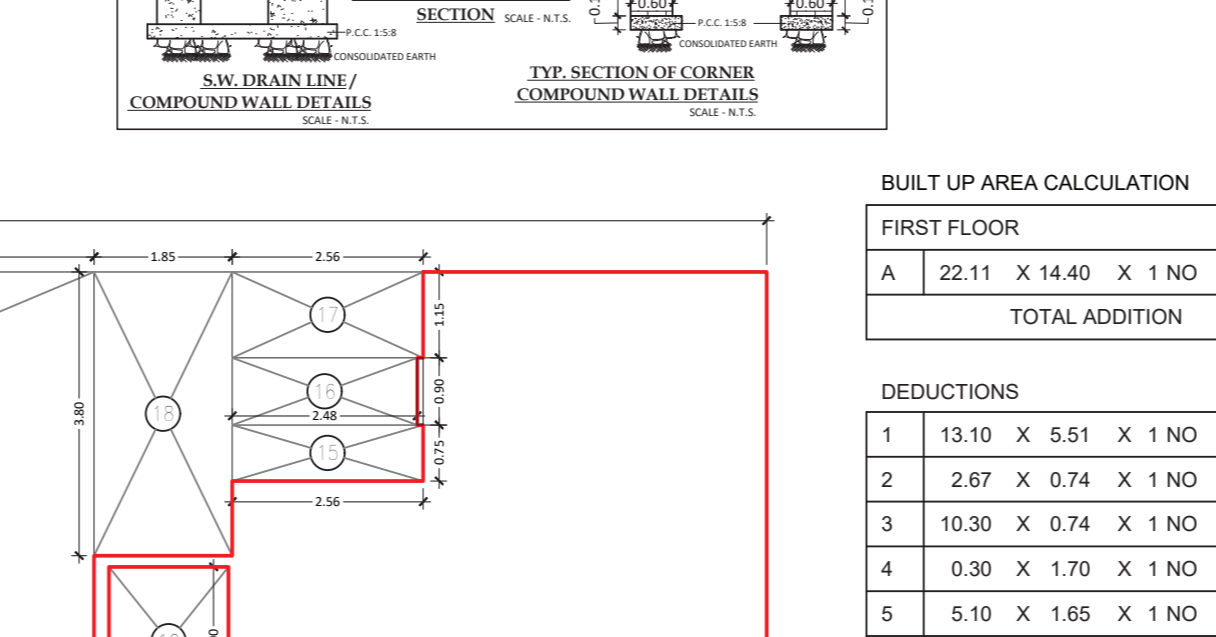
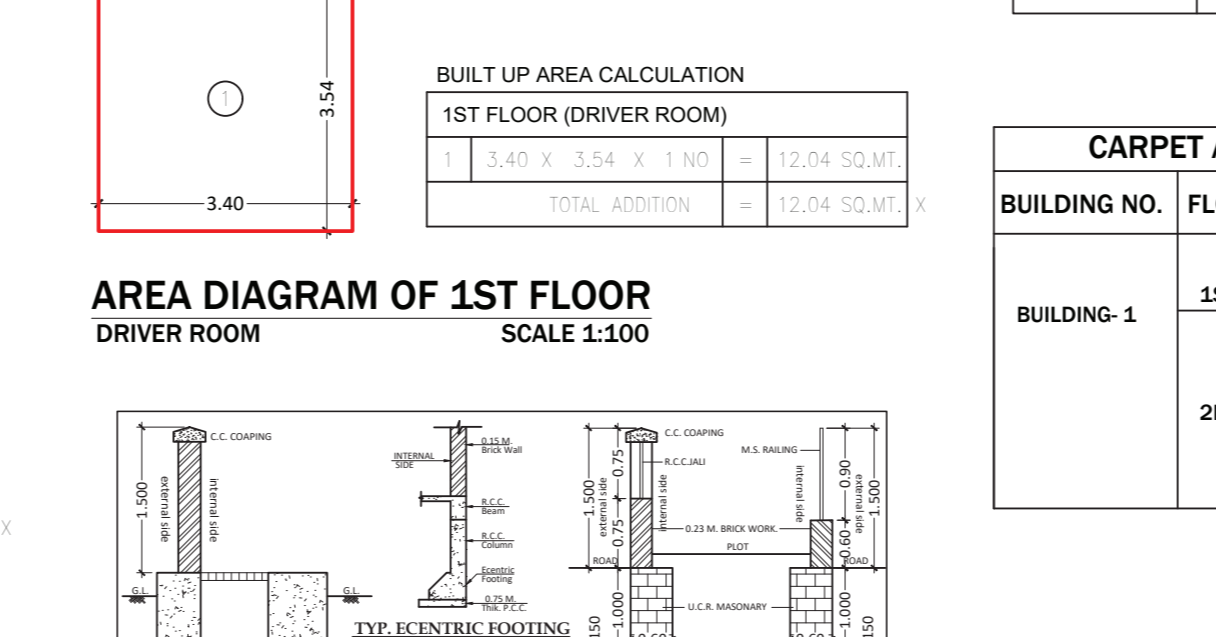


BUILT UP AREA CALCULATION	
1ST FLOOR (FITNESS CENTRE)	
1	13.10 X 5.51 X 1 NO = 72.18 SQ.MT
2	2.67 X 0.74 X 1 NO = 1.98 SQ.MT
3	10.30 X 0.74 X 1 NO = 7.62 SQ.MT
4	0.30 X 1.70 X 1 NO = 0.51 SQ.MT
5	5.10 X 1.65 X 1 NO = 8.41 SQ.MT
6	0.95 X 0.05 X 1 NO = 0.05 SQ.MT
7	1.35 X 2.25 X 1 NO = 3.04 SQ.MT
8	4.15 X 1.00 X 2 NOS = 8.30 SQ.MT
9	2.21 X 2.22 X 1 NO = 4.91 SQ.MT
10	1.90 X 0.40 X 1 NO = 0.76 SQ.MT
11	2.21 X 3.68 X 1 NO = 8.13 SQ.MT
12	0.75 X 2.00 X 1 NO = 1.50 SQ.MT
13	0.31 X 0.05 X 1 NO = 0.02 SQ.MT
14	1.00 X 0.05 X 1 NO = 0.05 SQ.MT
15	2.56 X 0.75 X 1 NO = 1.92 SQ.MT
16	2.48 X 0.90 X 1 NO = 2.23 SQ.MT
17	2.56 X 1.15 X 1 NO = 2.94 SQ.MT
18	1.85 X 3.80 X 1 NO = 7.03 SQ.MT
19	1.60 X 2.00 X 1 NO = 3.20 SQ.MT
20	2.82 X 0.75 X 1 NO = 2.11 SQ.MT
21	2.90 X 1.25 X 1 NO = 3.63 SQ.MT
TOTAL DEDUCTION = 140.54 SQ.MT	
TOTAL BUILT UP AREA (A-Y) = 177.84 SQ.MT	



BUILT UP AREA CALCULATION	
2ND & 3RD FLOOR	
A	22.11 X 14.40 X 1 NO = 318.38 SQ.MT
TOTAL ADDITION = 318.38 SQ.MT	

Summary of proposed Floor area as per UDCPR			
Sr.No	FLOOR	PLNAREA (Comm.)	PLNAREA (Res.)
1	GROUND	119.67	12.69
2	1ST	0.00	177.84
3	2ND	0.00	254.65
4	3RD	0.00	254.65
5	TOTAL	119.67	699.83
6	BASIC PREMIUM FSI	66.483	758.442
7	BASIC FSI	66.483	758.442
8	PREMIUM FSI	0.000	0.000
9	ANCILLARY FSI	0.000	0.000

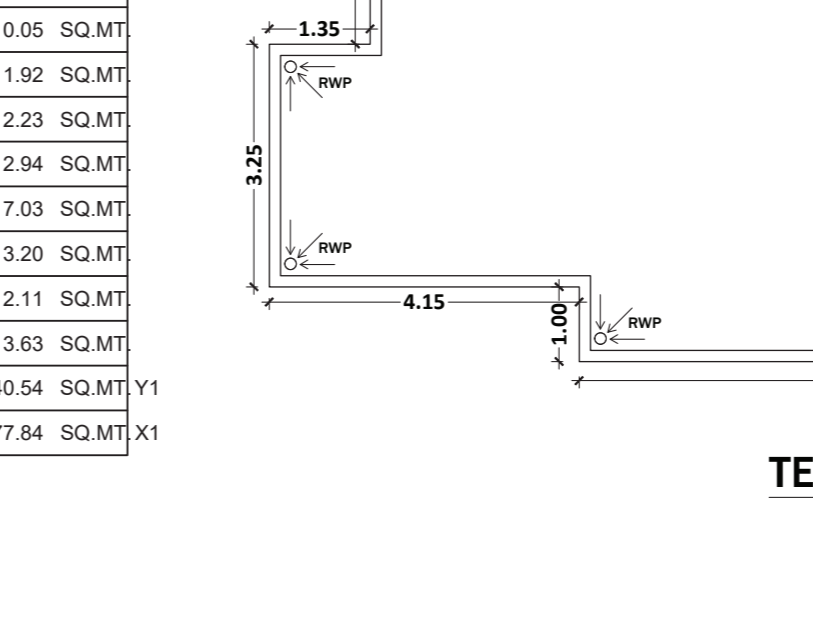


CARPET AREA STATEMENT AS PER RERA			
BUILDING NO.	FLOOR NO.	SHOP NO.	CARPET AREA IN SQ.M.
BUILDING - 1	GROUND FLOOR	SHOP - 01	18.80
		SHOP - 02	18.98
		SHOP - 03	18.98
		SHOP - 04	21.33
		SHOP - 05	16.66
		SHOP - 06	16.48

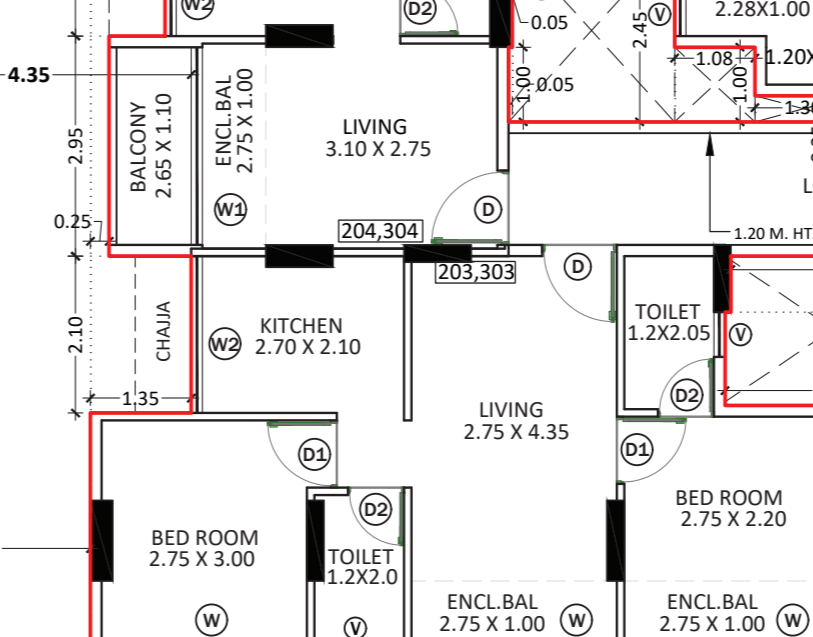
CARPET AREA STATEMENT AS PER RERA			
BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA IN SQ.M.
BUILDING - 1	1ST FLOOR	101	43.93
		102	44.55
		201, 301	29.48
		202, 302	38.77
		203, 303	39.79
		204, 304	26.64
2ND TO 3RD FLOOR		205, 305	29.54
		206, 306	29.00

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA				
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACE REQ.	
			NON CONGESTED AREA	NON CONGESTED PROP.
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00
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
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	2.00	1.00	2.00
4	For every two tenement with each tenement having carpet area less than 40 sq.mt. but more than 30 sq.mt.	4.00	1.00	2.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	6.00	0.00	2.00
6	For every 100 sq.mt. carpet area or fraction thereof	111.23	2.00	6.00

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA				
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACE REQ.	
			NON CONGESTED AREA	NON CONGESTED PROP.
5th visitor parking for residential				
			5	20
			2	7
With Multiplying Factor on total parking as per Table 8C - 0.8				
			4	20
PARKING REQUIREMENT (Greater of A and B)				
			4	20
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.				
			8	40
PROPOSED PARKING				
			12	33



Distribution of proposed built up area as per UDCPR			
1	Built up area with reference to Basic F.S.I.	758.442	56.483
2	Additional FSI on payment of premium (Tentative shall not exceed 10%)	0.000	0.000
3	Total Proposed Built up area (Basic + Premium)	758.442	56.483
4	Proposed Ancillary Area FSI	0.000	0.000
5	% of Ancillary Area FSI	60%	60%
6	Total Proposed Built up area (Together shall not exceed 13 b)	699.830	119.670



Distribution of proposed built up area as per UDCPR			
1	Built up area with reference to Basic F.S.I.	758.442	56.483
2	Additional FSI on payment of premium (Tentative shall not exceed 10%)	0.000	0.000
3	Total Proposed Built up area (Basic + Premium)	758.442	56.483
4	Proposed Ancillary Area FSI	0.000	0.000
5	% of Ancillary Area FSI	60%	60%
6	Total Proposed Built up area (Together shall not exceed 13 b)	699.830	119.670

Particulars	Area (sq.m)
Area of plot (Minimum area of a, b, c to be considered)	As per ownership document (17/12, CTS extract)
As per measurement sheet	549.95
As per measurement sheet	549.95
As per site	549.95
Deductions for	
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)	549.95
Amenity Space (if applicable)	0.000
Required -	0.000
Adjustment of 2(b), if any -	0.000
Balance Proposed -	0.000
Net Plot Area (1-4 (c))	549.95
Recreational Open space (if applicable)	0.000
Required -	0.000
Proposed -	0.000
Internal Road area	0.000
Plotable area (if applicable)	
Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI) - 1.50x per UDCPR	824.925
Additional of FSI on payment of premium	0.000
Plus Additional FSI as per Note 3 of 10.10.1 (plot area * 0.1)	0.000
Maximum permissible premium FSI - Based on road width / TOD Zone. (plot area * 0.3 premium FSI)	0.000
Proposed FSI on payment of premium	0.000
In-situ FSI / TDR loading	
In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	0.000
In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)] In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)]	0.000
TDR area -	
Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	0.000
Additional FSI area under Chapter No. 7	0.000
Total entitlement of FSI in the proposed	824.925
[9 + 10(b) + 11(d)] or 12 whichever is applicable.	
Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges. Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	0.000
Proposed Ancillary Area FSI	0.000
Total entitlement (a+b)	824.925
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 (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)	0.000
Total Built up Area in proposal (excluding area at Sr. No. 17 b)	819.500
Existing Built-up Area	0.000
Proposed Built-up Area (as per 'P-line')	819.500
F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	0.993
Area for Inclusive Housing, if any	
Required (20% of Sr.No.5)	0.000
Proposed	0.000
Total commercial unit	06 NOS.
Basement, Stilt, Podium area	12 NOS.
Basement area	0
Still area	122.29
Height of building	12.60 m.

CERTIFICATE OF AREA
 Certified that the plot under reference was surveyed by me on 23/03/2021 and the dimensions of site 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.

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.

Signature

PROJECT
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO - 79, SECTOR - 20, NODE - ULWE, NAVI MUMBAI.

NAME, ADDRESS & SIGN OF OWNER
 M/s. Kuber Group Through its Patners,
 Mr. Gigarang Ramaji Choudhary,
 Mr. Mukesh C. Choudhary &
 M/s. Shreeji Realty Through its Patners,
 Mr. Ramji Jiva Vaviya & Others Three.

NAME, ADDRESS & SIGN OF ARCHITECT