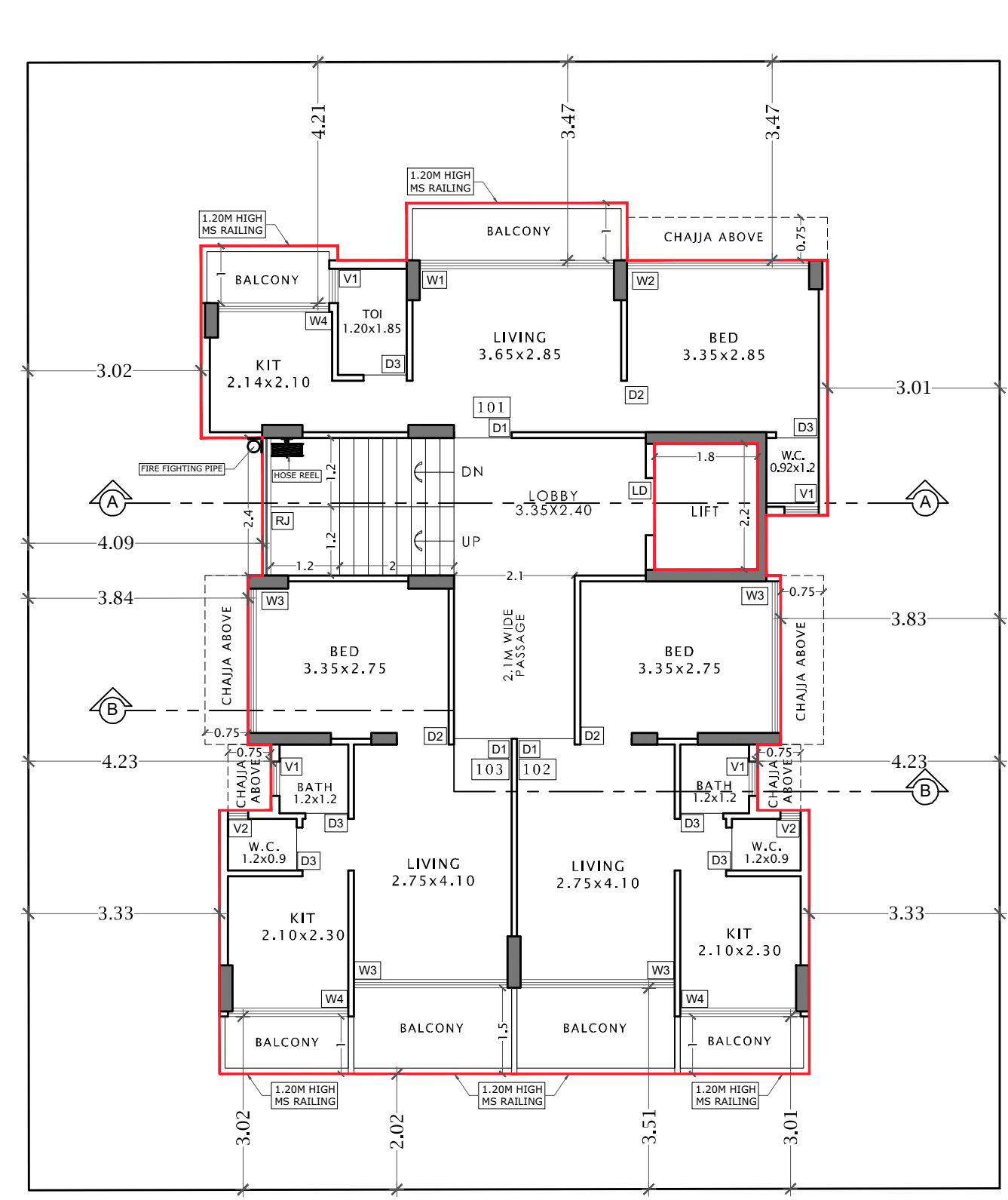
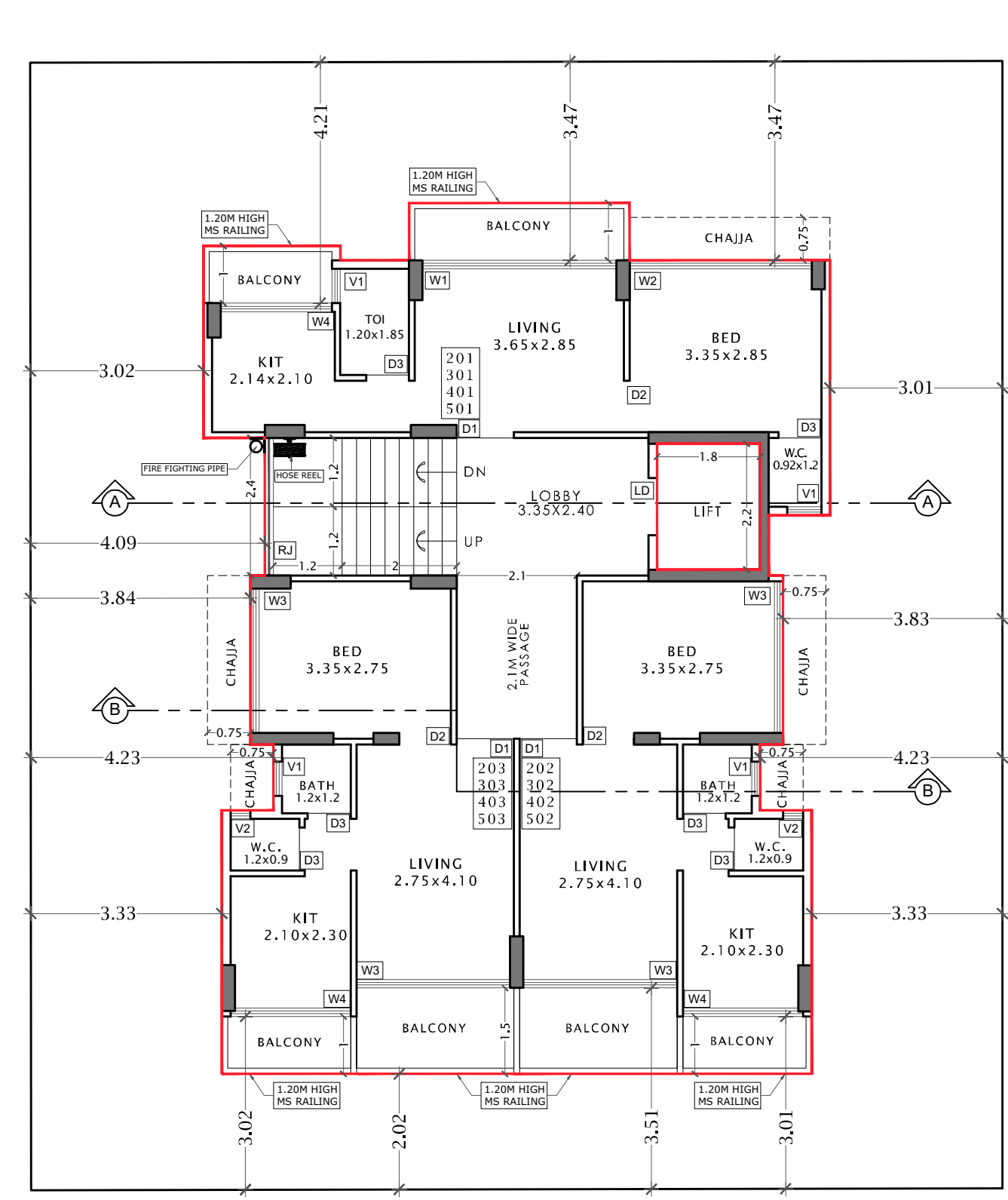


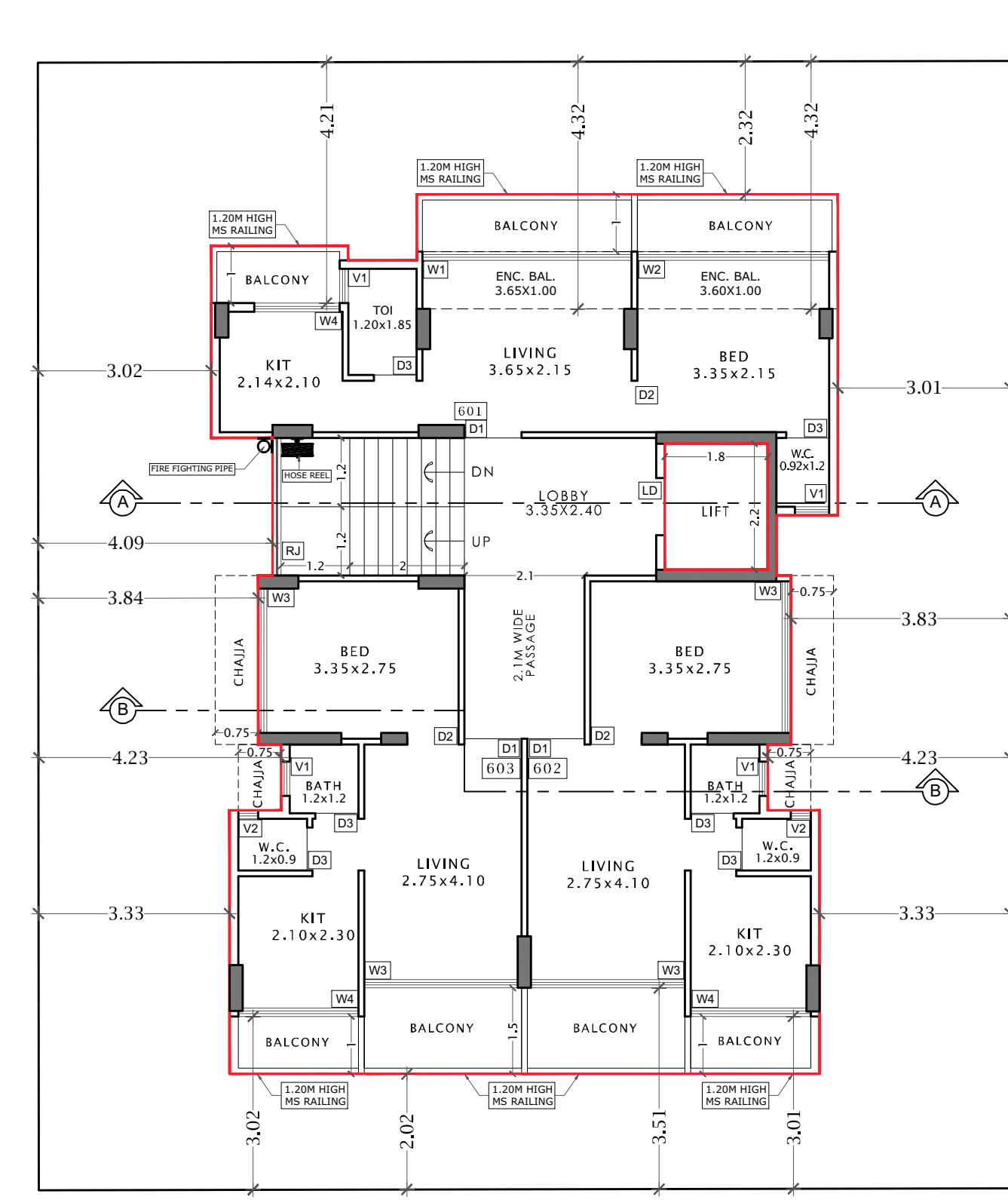
11M WIDE ROAD
GROUND FLOOR PLAN SCALE = 1 : 100



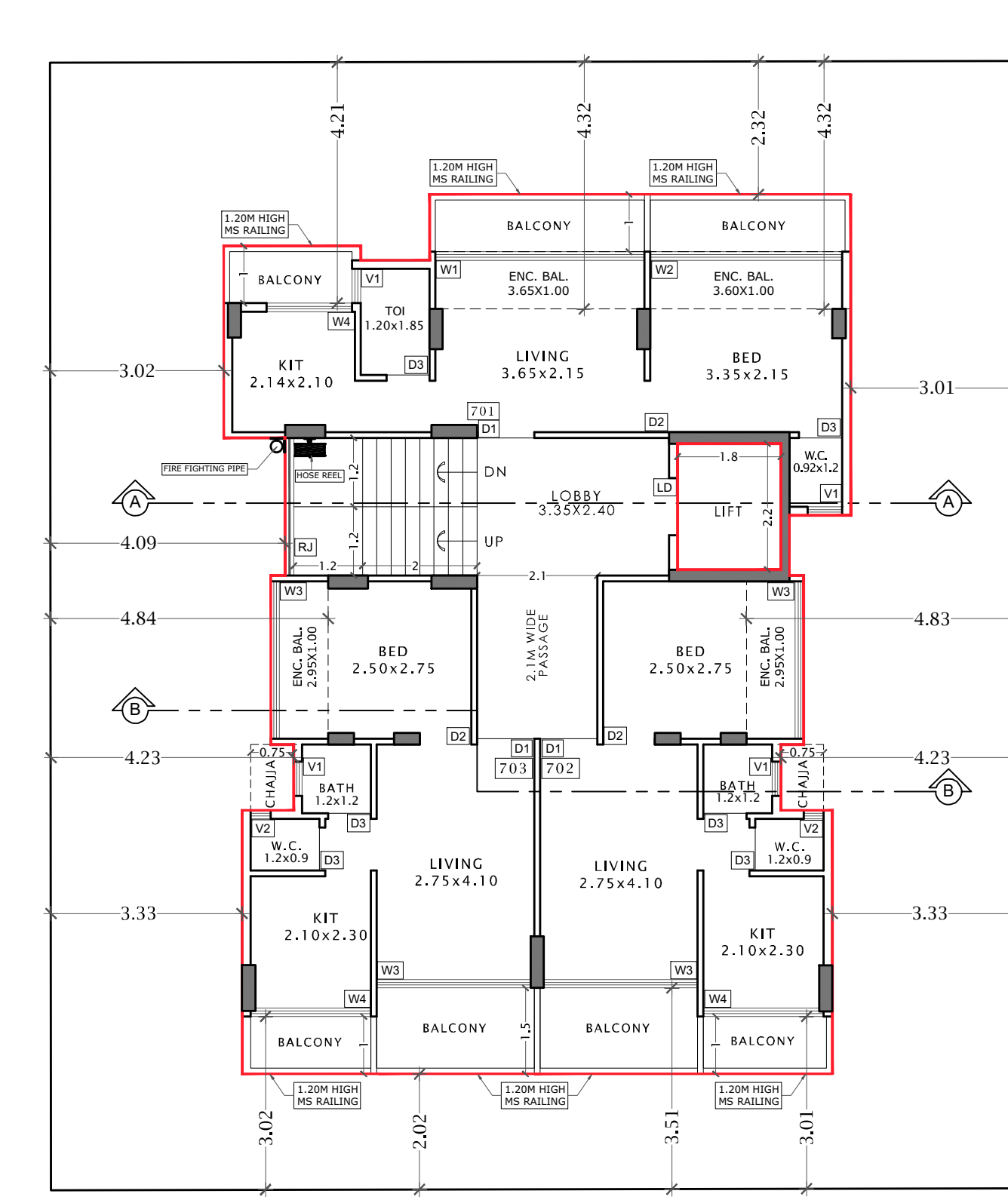
ROAD SIDE
1ST FLOOR PLAN SCALE = 1 : 100



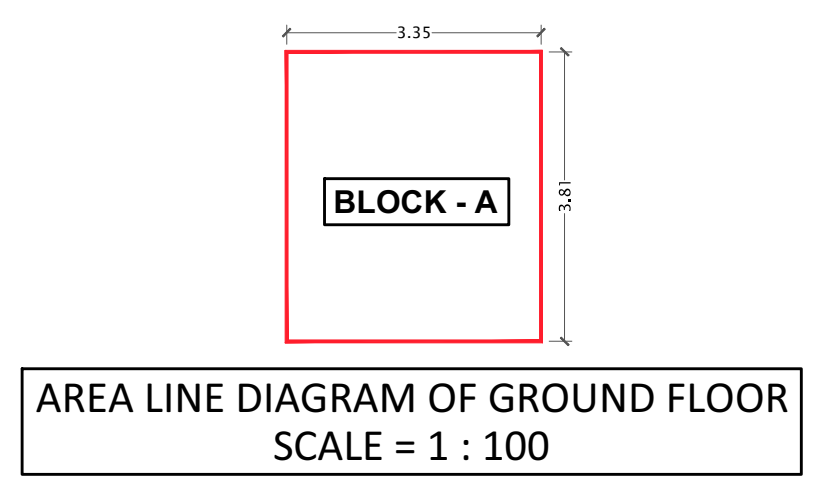
ROAD SIDE
TYPICAL FLOOR PLAN (2ND TO 5TH) SCALE = 1 : 100



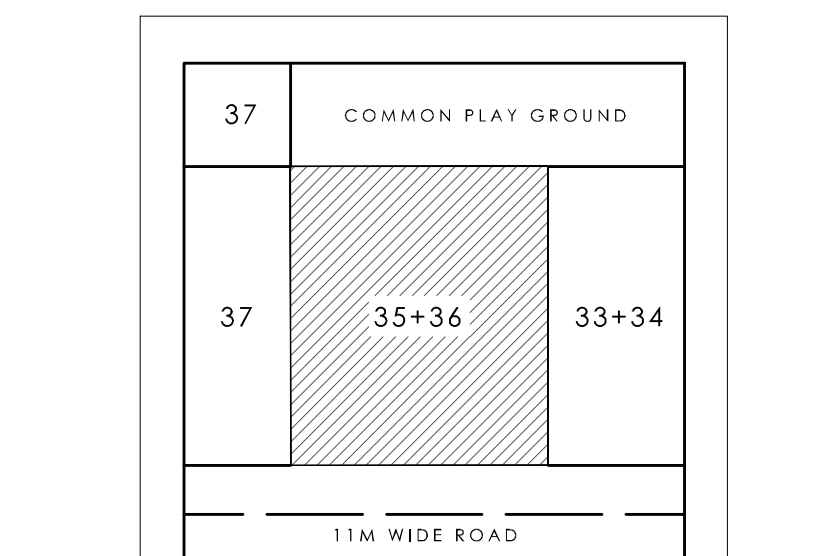
ROAD SIDE
6TH FLOOR PLAN SCALE = 1 : 100



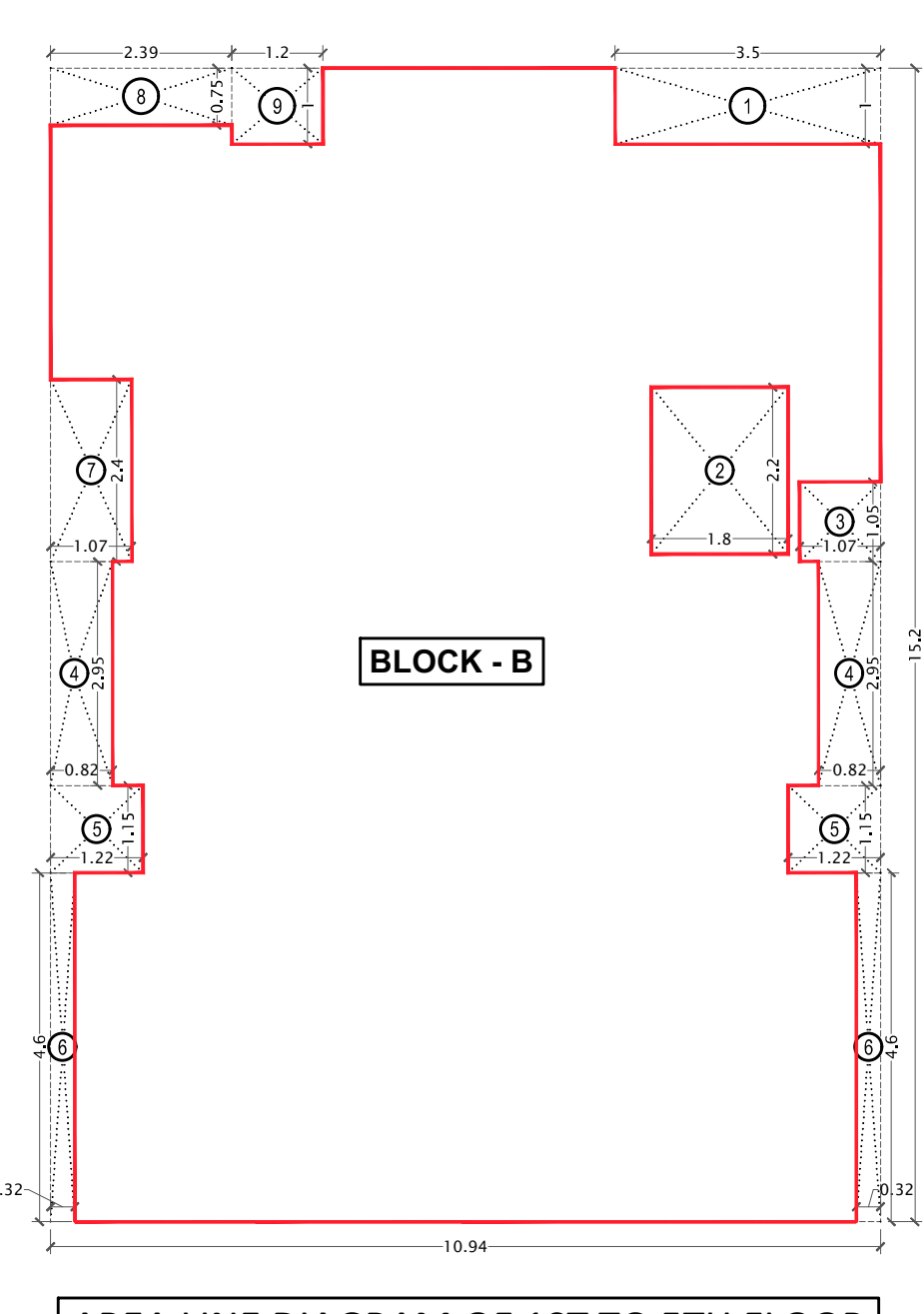
ROAD SIDE
7TH FLOOR PLAN SCALE = 1 : 100



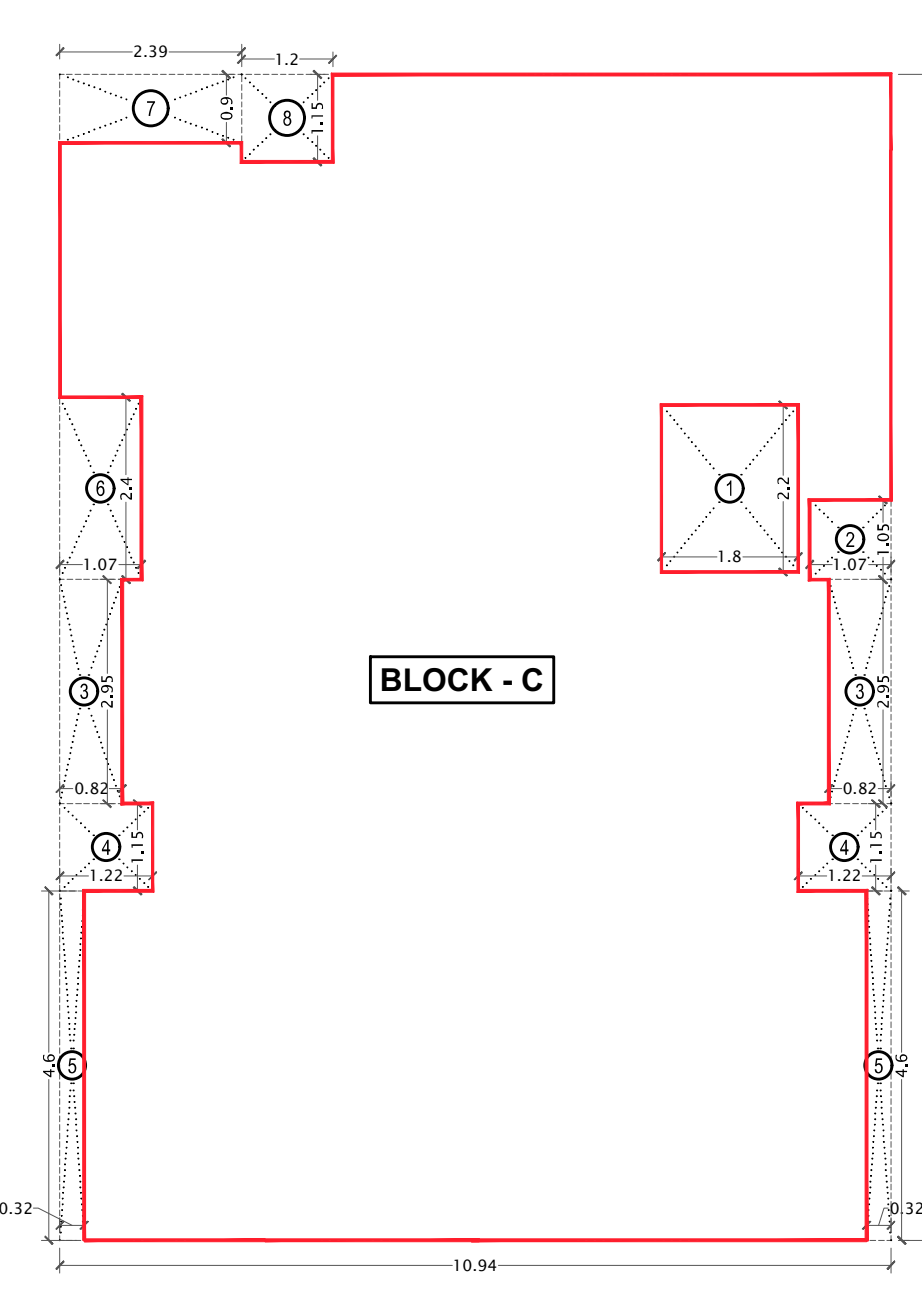
AREA LINE DIAGRAM OF GROUND FLOOR SCALE = 1 : 100



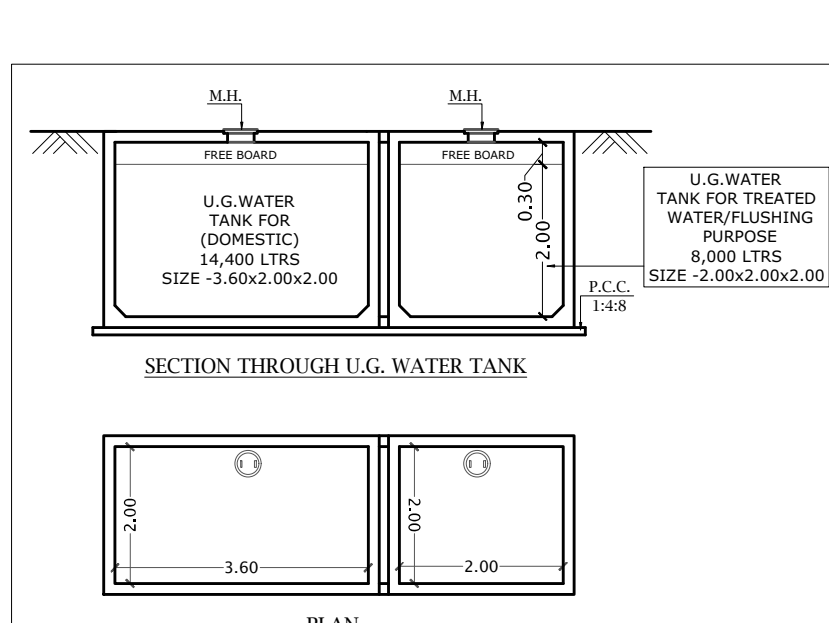
LOCATION PLAN SCALE = 1 : 500



AREA LINE DIAGRAM OF 1ST TO 5TH FLOOR SCALE = 1 : 100



AREA LINE DIAGRAM OF 6TH & 7TH FLOOR SCALE = 1 : 100



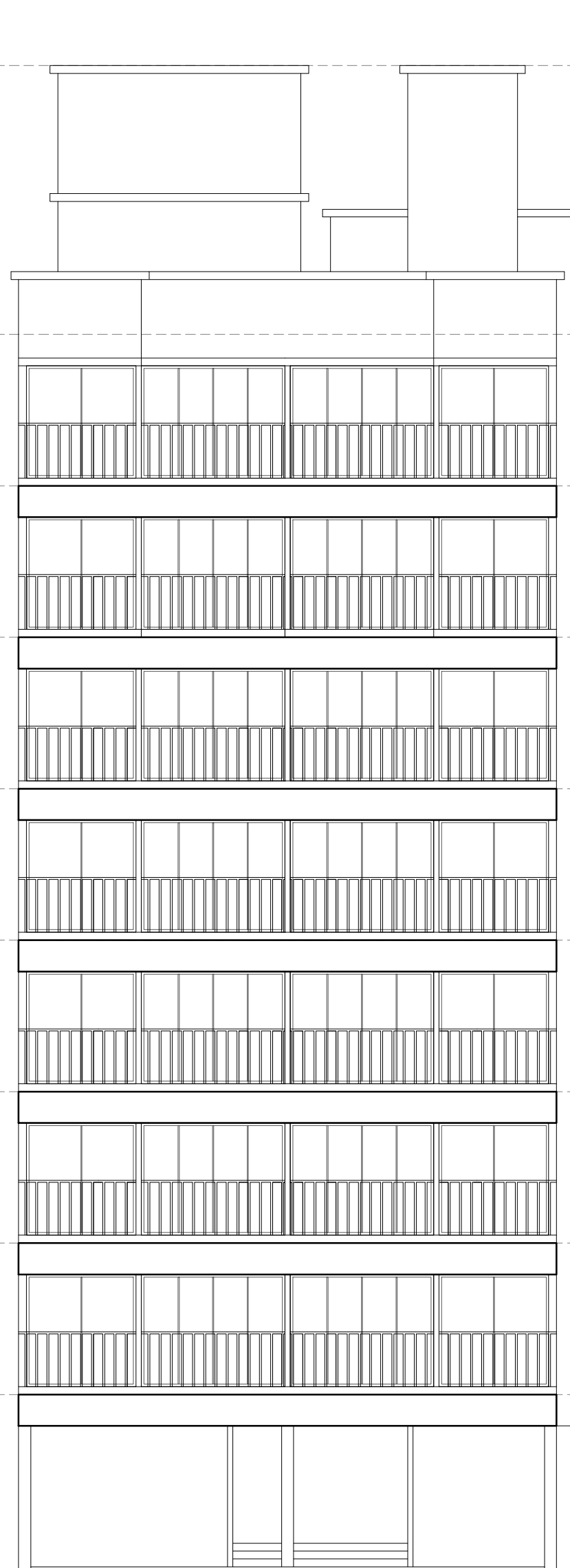
UNDER GROUND WATER TANK

BUILT UP AREA CALCULATION

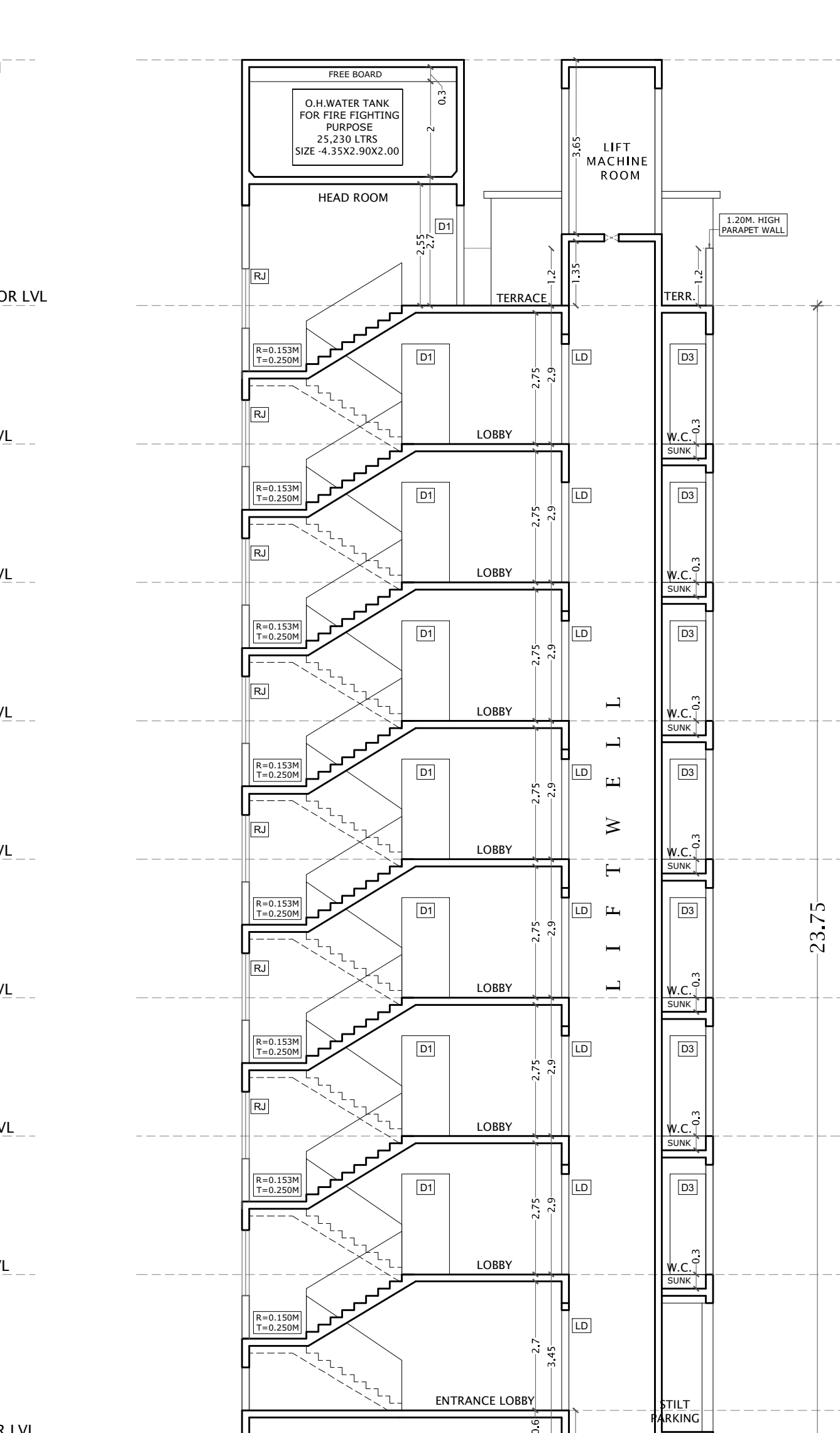
Block	Dimensions	Area
Block A	3.90 X 5.80 X 1 NO	22.70 SQ.MT.
Block B	10.90 X 10.20 X 1 NO	111.36 SQ.MT.
TOTAL BUILT UP AREA		134.06 SQ.MT.

BUILT UP AREA CALCULATION

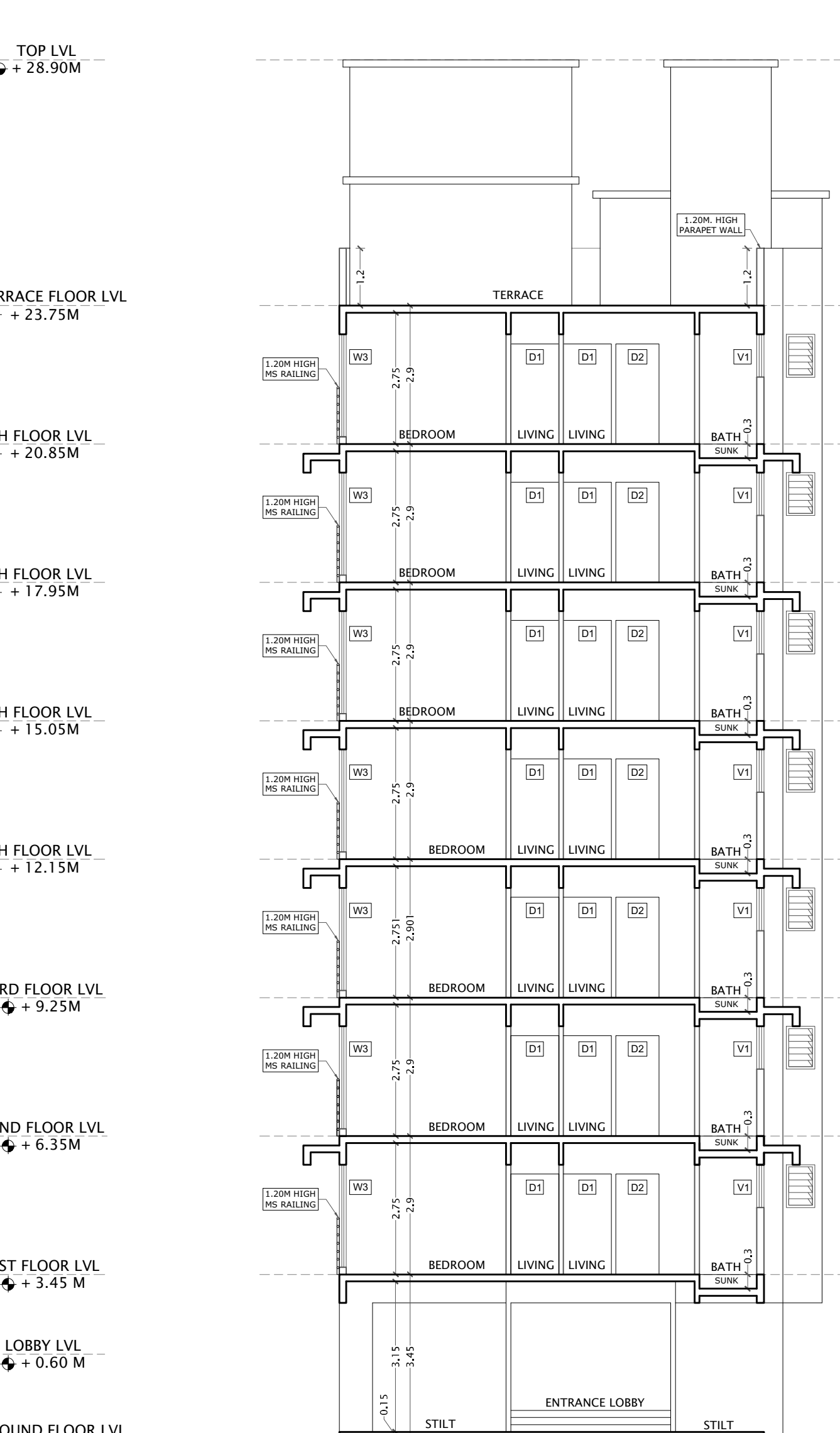
Block	Dimensions	Area
Block A	1.80 X 2.20 X 1 NO	3.96 SQ.MT.
Block B	1.80 X 1.50 X 1 NO	2.70 SQ.MT.
Block C	1.80 X 2.00 X 2 NOS	7.20 SQ.MT.
Block D	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block E	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block F	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block G	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block H	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block I	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block J	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block K	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block L	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block M	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block N	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block O	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block P	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block Q	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block R	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block S	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block T	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block U	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block V	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block W	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block X	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block Y	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
Block Z	1.20 X 1.10 X 2 NOS	2.64 SQ.MT.
TOTAL BUILT UP AREA (X-Y)		146.18 SQ.MT.



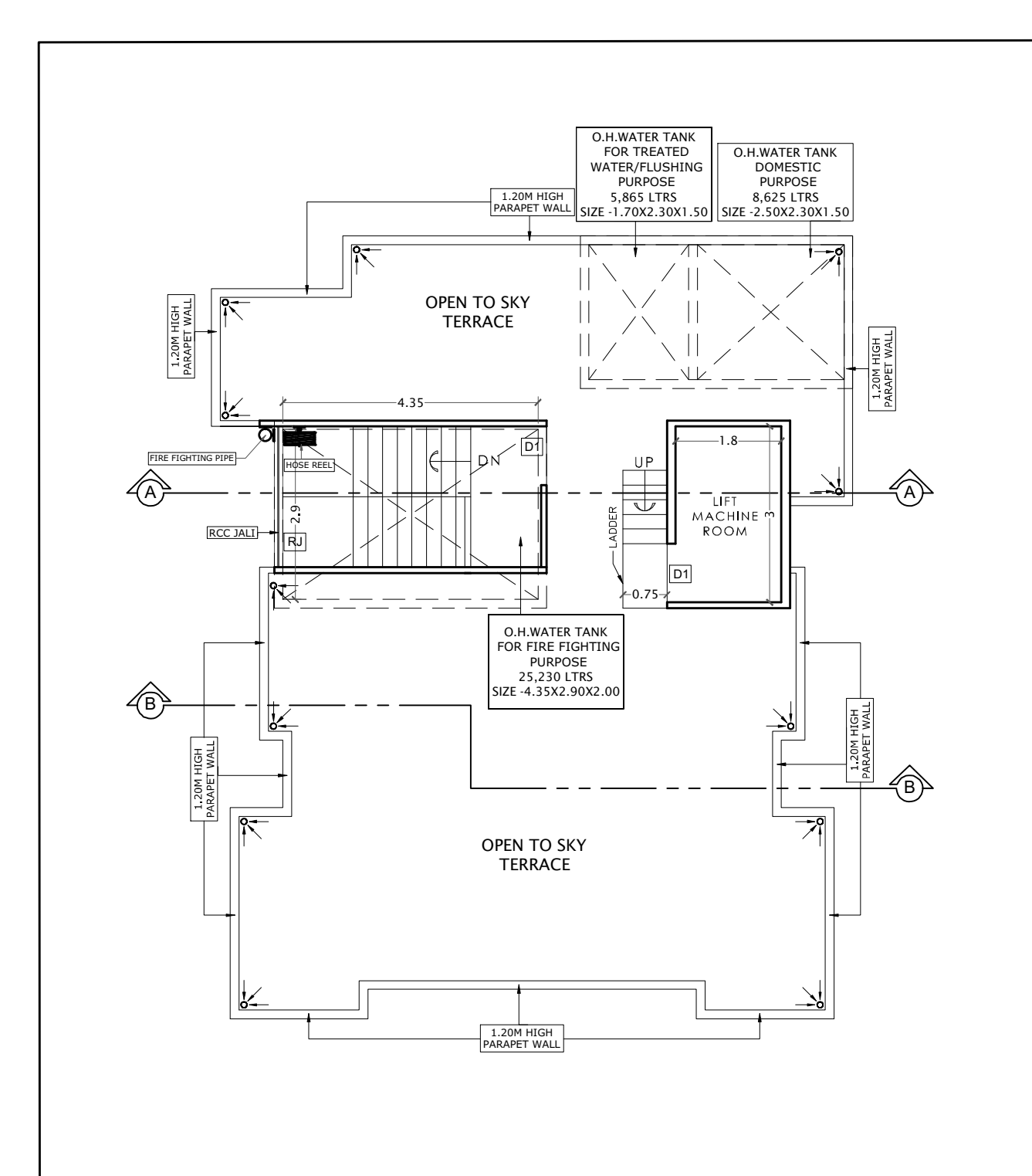
11M WIDE ROAD SIDE ELEVATION SCALE = 1 : 100



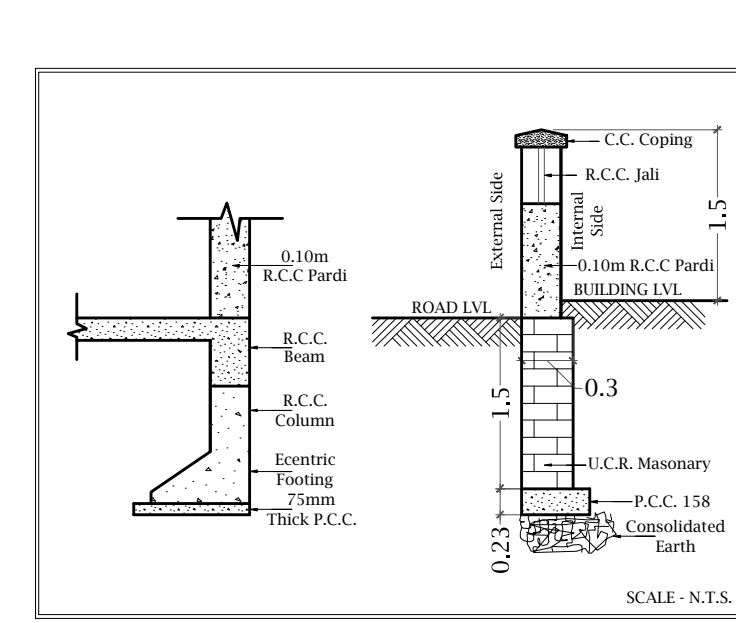
SECTION A-A SCALE = 1 : 100



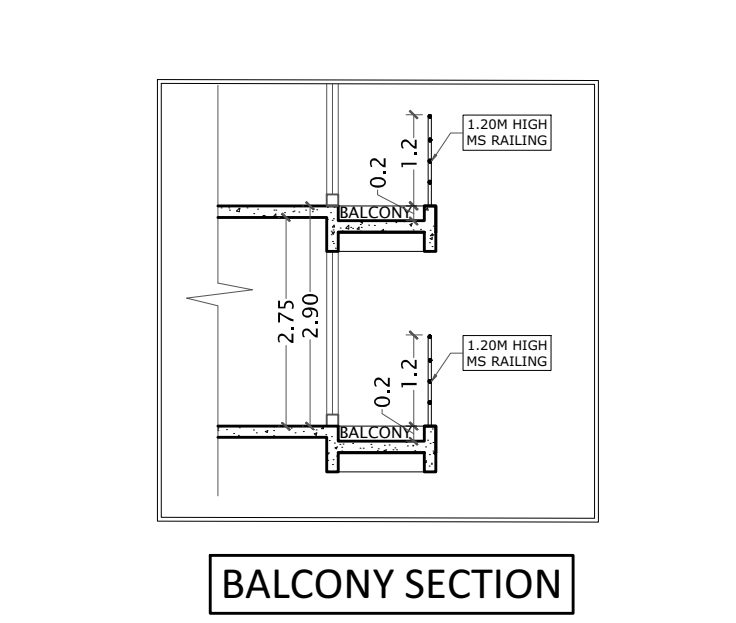
SECTION B-B SCALE = 1 : 100



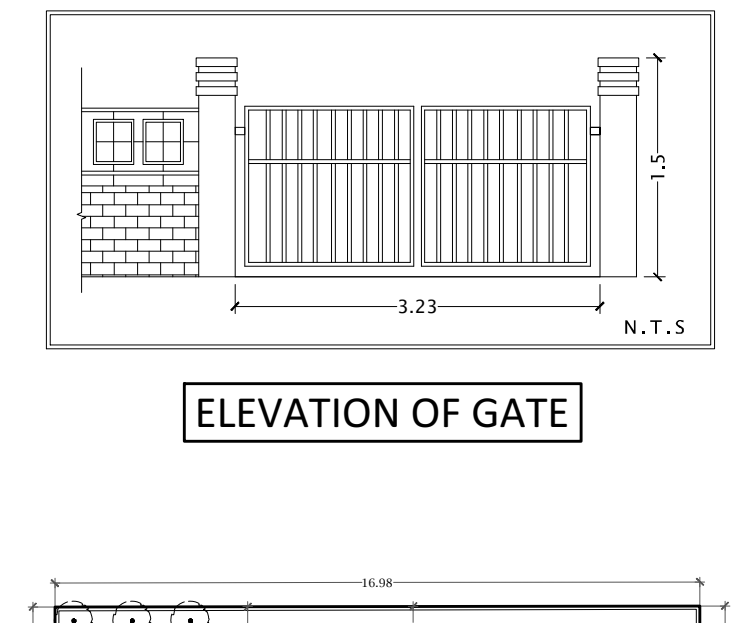
ROAD SIDE
TERRACE FLOOR PLAN SCALE = 1 : 100



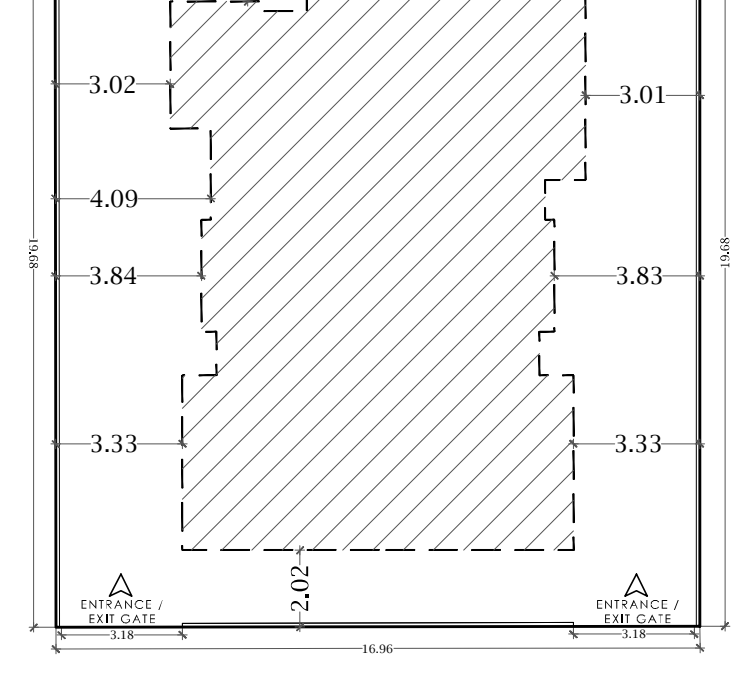
COMPOUND WALL



BALCONY SECTION



ELEVATION OF GATE



BLOCK PLAN SCALE = 1 : 200

TOTAL NO. OF UNITS & TREES PROPOSED

Sl. No.	Particulars	Quantity
1)	No of Units Proposed	
(a)	Residential	21
(b)	Commercial	0
2)	Trees to be planted	
(a)	Trees to be planted against plot area [Plot Area / 100]	4
(b)	Trees to be planted against Trees Felled [Nos x 5]	4
	Total nos. of Trees to be planted (2a + 2b)	8
3)	Permissible Airport Height	46.45M
	Proposed Building Top level	28.90M
	Height of Building upto Terrace level	23.75M

SCHEDULE OF DOOR & WINDOWS

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M)	SILL LEVEL (METER)	DESCRIPTION
D1	1.00	2.10	2.100	0.00	T.W. PANEL DOOR
D2	0.90	2.10	1.890	0.00	T.W. PANEL DOOR
D3	0.75	2.10	1.575	0.00	T.W. PANEL DOOR
W1	1.80	2.15	3.870	0.15	AL SLIDING WINDOW
W2	1.80	2.15	3.870	0.15	AL SLIDING WINDOW
W3	1.55	2.15	3.333	0.15	AL SLIDING WINDOW
W4	1.50	2.15	3.225	0.15	AL SLIDING WINDOW
V1	0.60	0.90	0.540	1.40	AL LOUVERED WINDOW
V2	0.35	0.90	0.315	1.40	AL LOUVERED WINDOW

REQUIRED WATER TANK CALCULATION

FLAT NO.	DOMESTIC REQUIREMENT OF U.G WATER TANK RESIDENTIAL 5 PERSONS/ TENEMENT (A)	FLUSHING REQUIREMENT U.G TANK (B)	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIREMENT U.G TANK (C)	GRAND TOTAL IN LITRES (A+B+C)
1	21 X 5 PERSONS X 135 LTRS	21 X 270 LTRS	7	7 X 180 LTRS	21105
					14175
					5670
					21105

NOTE

- For Residential - unit 5 person per tenement
- Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)
- Water Requirement for additional Toilet = 180 Ltrs per Tenement
- Size of Tanks is excluding the Free Board

TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT

FLOOR	FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER	RERA CARPET AREA	ENCLOSED BALCONY	USABLE CARPET AREA
1ST TO 5TH FLOOR	101,201,301,401,501	5	40.008	29.940	0.000	29.940
	102,202,302,402,502	5	32.752	29.782	0.000	29.782
	103,203,303,403,503	5	32.752	29.782	0.000	29.782
6TH FLOOR	601	1	44.611	24.970	6.035	31.005
	602	1	32.752	29.782	0.000	29.782
	603	1	32.752	29.782	0.000	29.782
7TH FLOOR	701	1	44.611	24.970	6.035	31.005
	702	1	32.752	27.400	2.383	29.783
	703	1	32.752	27.400	2.383	29.783
TOTAL FLATS		21				

LIGHT AND VENTILATION STATEMENT

SR. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM - 1/3RD & 0.35 SQ.M. WITH ONE DIMENSION OF 0.30 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING		2.75X4.10	11.275	1.128	W3	3.33
			3.65X2.85	10.403	1.040	W1	3.87
2	BED		3.35X3.00	10.050	1.005	W3	3.87
			3.35X2.75	9.213	0.921	W3	3.33
3	KITCHEN		2.10X2.30	4.830	0.483	W2	3.23
4	TOILET		2.14X1.10	2.354	0.235	W4	3.23
5	BATH		1.20X1.85	2.220	0.222	V1	0.54
6	W.C		1.20X1.30	1.560	0.156	V1	0.54

TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

As per Notice published u/s 37(LCC), dtd 28.12.2022

SR. NO.	REQUIRED PARKING RATE	TOTAL NO OF FLAT	PARKING SPACE NON CONGESTED CAR	PARKING SPACE PROP. NON CONGESTED AREA SCOOTER	CAR	SCOOTER
1	For every two tenement with each tenement having carpet area less than 30 sq.mt.	21	0.00	2.00	0.00	21.00
	Parking Requirement (quantum)				0	21
					0	0
					0	1
	5% visitor parking only for Residential				0	22
	TOTAL				0	22
	With Multiplying Factor on total parking as per Table 8C-08				0	22
					0	22
					0	0
					0	24
					4	0
	TOTAL REQUIRED PARKING (After Conversion)				4	0
					4	4
	TOTAL PROPOSED PARKING				4	4

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON LAND BEARING PLOT NO-35-36, SECTOR-34C, KHARGHAR, NAVI MUMBAI
STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. **CIDCO/BP-18037/TPQNM & KJ/2022/12511**
Dtd. **30 May 2024**

Signature
[Signature]

GROUND TO 7TH FLOOR PLAN, TERRACE PLAN, AREA DIAGRAM & CALCULATIONS, ELEVATION & SECTION.

Proforma-1

Sr.No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	333.970
a	As per ownership document (7/12, CTS extract)	333.970
b	As per measurement sheet	333.970
c	As per site	333.970
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)	333.970
4	Amenity Space (if applicable)	
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))	333.970
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)	333.970
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subarea FSI, Min. of 1.5 as per UDPR)	500.955
a	Permissible commercial area	0.000
b	Proposed commercial area (basic excluding ancillary)	0.000
	Addition of FSJ on payment of premium	
10	Maximum permissible premium FSI - based on road width / T.O. Zone	
a	[plot area * 0.3 premium FSI] Plus Additional FSI as per Note 3 of 10.10.1 (plot area * 0.1)	133.585
b	Proposed FSJ on payment	133.585
11	In-situ area against D.P. road [2.0x Sr. No. 2(a)] if any	
a	In-situ area against Amenity Space if handed over	0.000
b	[2.00 x 1.85 x Sr. No. 4(b) and (c)]	0.000
c	TDR area	0.000
d	Total in-situ / TDR loading proposed (11(a)+11(b)+11(c)+11(d))	0.000
12	Additional FSJ area under Chapter No. 7	0.000
	Total entitlement of FSI in the proposal	634.540
13	1) 15% x 100% (11(d) or 12) whichever is applicable	
a	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	380.726
b	Proposed Ancillary Area FSI	378.319
c	Total entitlement (land)	3025.200
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	3.000
a	Existing Built-up Area in proposal	1012.86
b	Proposed Built-up Area	1012.86
15	Commercial	0.000
a	Proposed Built-up Area (as per 'P-line')	1012.86
b	Residential	1012.86
c	Total (a+b) (shall not be more than 13(d))	1012.86
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	0.998
a	Area for In-situ Area	0.000
b	Required (10% of Sr.No.5)	0.000
c	Proposed	0.000

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

Distribution of proposed Built up area as per UDPR

Sr.No	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	634.54	0.00
2	Additional FSI on payment of premium (Together shall not exceed 50%)	133.59	0.00
3	Total proposed built up area (basic premium)	634.54	0.00
4	Proposed Ancillary Area FSI	378.32	0.00
5	Net of ancillary area FSI	826	0.00
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13(d))	1012.86	0.00

Summary of proposed Pline area as per UDPR

Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RES.)	TOTAL
1	GROUND	0.000	0.000	0.000
2	1ST FL	141.556	141.556	283.112
3	2ND FL	141.556	141.556	283.112
4	3RD FL	141.556	141.556	283.112
5	4TH FL	141.556	141.556	283.112
6	5TH FL	141.556	141.556	283.112
7	6TH FL	146.158	146.158	292.316
8	7TH FL	146.158	146.158	292.316
9	TOTAL	0.00	1012.86	1012.86
10	BASIC+PREMIUM FSI	0.000	634.54	634.54
11	BASIC FSI	0.000	500.96	500.96
12	PREMIUM FSI	0.000	133.585	133.585
13	ANCILLARY FSI	0.000	378.32	378.32

PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING (12.5% SCHEME) ON PLOT NO-35-36, SECTOR-34C, KHARGHAR, NAVI MUMBAI.

OWNERS / ARCHITECTS

M/S. ASHIYANA BUILDERS & DEVELOPERS
ARCHITECTS

Signature
[Signature]

ATUL PATEL ARCHITECTS
STUDIO 27TH FLOOR, DEEPA NAGAR, NO. 82, SECTOR-6, BOKRO PARK, NAVI MUMBAI, DISTRICT THANE, MAHARASHTRA, INDIA
E-MAIL: ATUL@ATULARCHITECTS.COM T. 022- 27744441 - 42

DATE: 06-04-2024 DRG. NO: MD-06 SCALE: 1:100 DRAWN BY: YW CHECKED BY: SA