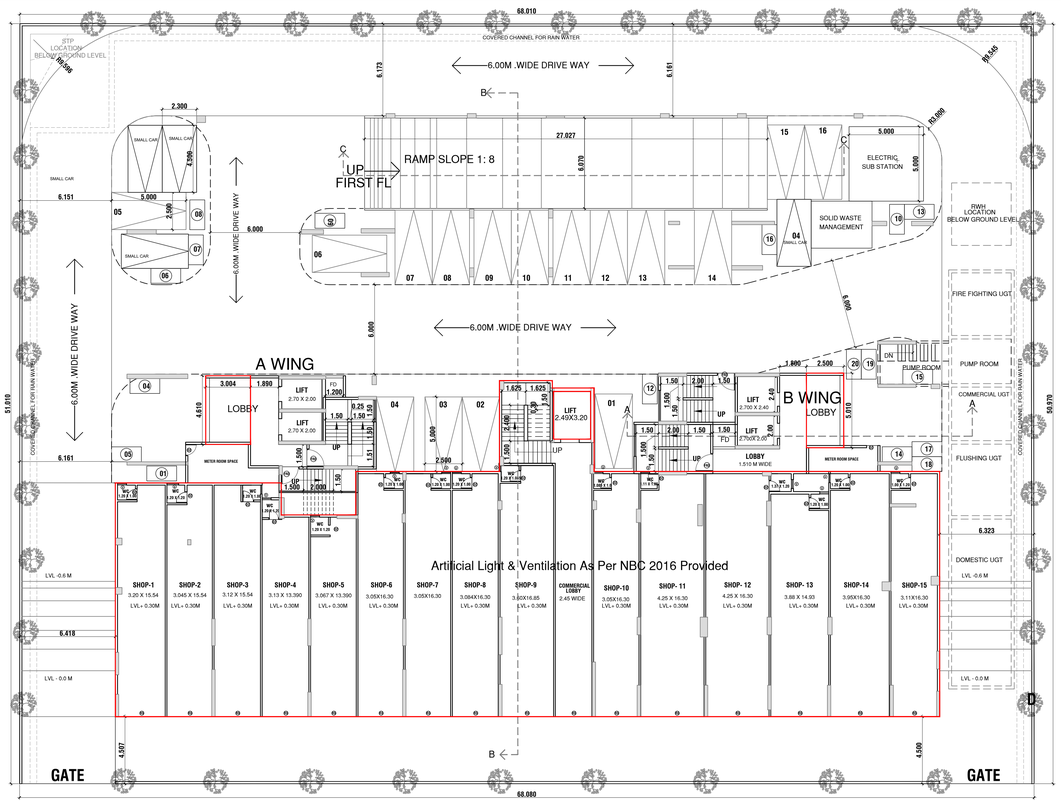
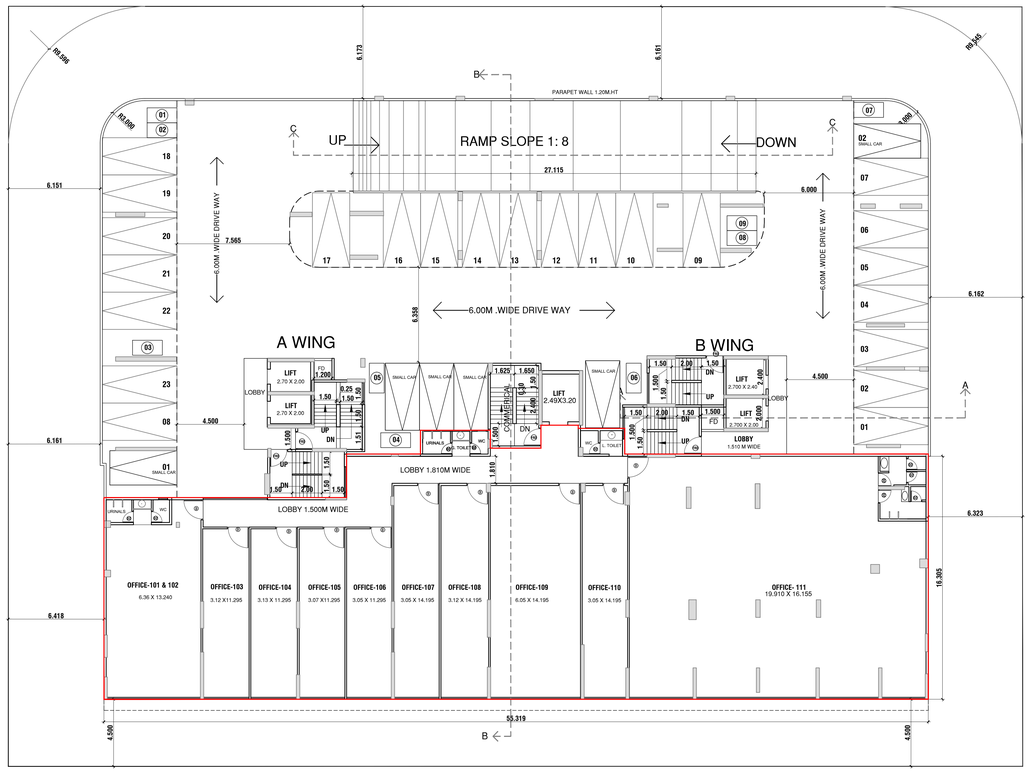
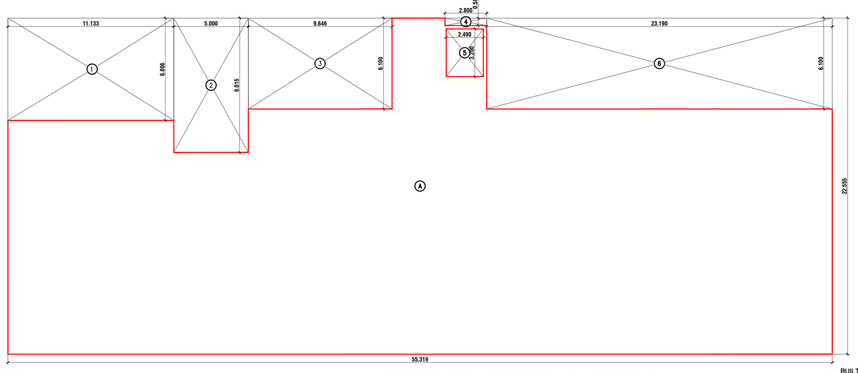


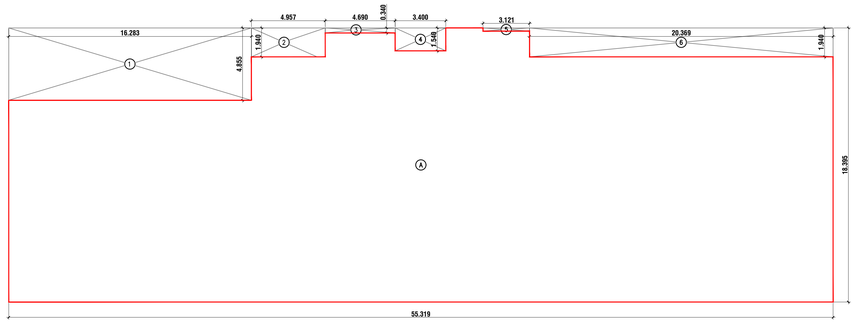
18.00 M WIDE ROAD
GROUND FLOOR PLAN



18.00 M WIDE ROAD
1ST FLOOR PLAN



AREA DIAGRAM FOR GROUND FLOOR PLAN



AREA DIAGRAM FOR 1ST FLOOR PLAN

TABLE NO. BB - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA						
			As per Notice published u/s 37(1AA), dtd 18.01.2022			
		TOTAL NO.OF FLAT	PARKING SPACE NON CONSILETED		PARKING SPACE PROP. NON CONSILETED AREA	
SR. NO.	REQUIRED PARKING RATE		CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	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.	0.00	1.00	1.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq. m.	50	1.00	2.00	25.00	50.00
4	For every two tenement with each tenement having carpet area less than 40 sq. m. But mave than 30 sq.m.	77	1.00	2.00	10.00	77.00
5.	For every two tenement with each tenement having carpet area less than 30 sq.m.	0.00	0.00	2.00	0.00	0.00
6.	For every 100 sq.m. carpet area or fraction there of	1815.+12	2.00	6.00	36.00	109.00
Parking Requirement (quantum)		Residential			64	137
		Commercial			36	105
5% visitor parking for residential					3	6
TOTAL					103	242
With Multiplying Factor on total parking as per Table BC - 0.6					89	242
PARKING REQUIREMENT (Greater of A and B)			Mul.tiplying Factor Not applicable for scooter parking			
					CAR 89	SCOOTER 242
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED						
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING (1TO3)					29	68
REQUIRE PARKING					132	68
PROPOSED PARKING					170	69

BUILT UP AREA CALCULATION

GROUND FLOOR COMMERCIAL FLOOR							
A	55.319	X	22.555	X	1 NO	=	1247.7304SQ.MT.
					TOTAL ADDITION	=	1247.7304SQ.MT. X

DEDUCTIONS

1	11.133	X	6.866	X	1 NO	=	76.4368SQ.MT.	
2	5.000	X	9.015	X	1 NO	=	45.0750SQ.MT.	
3	9.646	X	6.100	X	1 NO	=	58.8406SQ.MT.	
4	2.800	X	0.500	X	1 NO	=	1.4000SQ.MT.	
5	2.480	X	3.200	X	1 NO	=	7.9360SQ.MT.	
6	23.190	X	6.100	X	1 NO	=	141.4590SQ.MT.	
					TOTAL DEDUCTION	=	331.1974SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]						=	916.5426SQ.MT.	X1

FLOOR WISE PARKING STATEMENT			
FLOOR	CAR	SMALL CAR	BIKE
GROUND FLOOR PARKING	16	04	20
1ST FLOOR PARKING	23	06	09
INTERMEDIATE FLOOR PARKING	23	00	12
2ND FLOOR PARKING	46	13	27
TOTAL NUMBER OF PARKING PROVIDED	108	23	68

BUILT UP AREA CALCULATION

FIRST FLOOR COMMERCIAL							
A	55.319	X	18.305	X	1 NO	=	1012.5928SQ.MT.
					TOTAL ADDITION	=	1012.5928SQ.MT. X

DEDUCTIONS

1	16.283	X	4.855	X	1 NO	=	79.0653SQ.MT.	
2	4.957	X	1.940	X	1 NO	=	9.6158SQ.MT.	
3	4.690	X	0.304	X	1 NO	=	1.4258SQ.MT.	
4	3.400	X	1.540	X	1 NO	=	5.2360SQ.MT.	
5	3.121	X	0.915	X	1 NO	=	2.8563SQ.MT.	
6	20.369	X	1.940	X	1 NO	=	39.5086SQ.MT.	
					TOTAL DEDUCTION	=	131.6018SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]						=	881.9910SQ.MT.	X1

BUILT UP AREA CALCULATION

GROUND FLOOR COMMERCIAL							
B	3.004	X	4.610	X	1 NO	=	13.8506SQ.MT.
					TOTAL ADDITION	=	13.8506SQ.MT. X

AREA DIAGRAM FOR GROUND FLOOR PLAN

BUILT UP AREA CALCULATION

GROUND FLOOR RESIDENTIAL B WING							
B	3.004	X	4.610	X	1 NO	=	13.8506SQ.MT.
					TOTAL ADDITION	=	13.8506SQ.MT. X

BUILT UP AREA CALCULATION

GROUND FLOOR RESIDENTIAL A WING							
A	2.500	X	5.010	X	1 NO	=	12.5250SQ.MT.
					TOTAL ADDITION	=	12.5250SQ.MT. X

BUILT - UP AREA STATEMENT				
FLOOR	NET B.U.A.			
	COMMERCIAL	RESIDENTIAL		
		A-WING	B-WING	TOTAL A&B
GROUND	916.547	13.850	12.525	26.375
1ST FLOOR	881.911	-----	----	----
INTERMEDIATE FLOOR	------	----	----	----
2ND FLOOR	------	----	----	----
3RD FLOOR	---	442.544	561.878	1004.422
4TH, 5TH, 6TH, 7TH, 9TH 10TH & 11TH FLOOR (7 LEVELS)	---	336.635 X7 = 2356.445	612.913 X7 = 4290.391	949.548 X 7FL 6646.836
8TH FLOOR	------	271.006	567.322	838.328
12TH FLOOR	------	344.453	619.618	964.071
TERRACE FLOOR	------	------	------	
TOTAL	1798.460	3428.298	6051.734	9480.032
	11278.492			
TOTAL NO OF FLATS A AND B WING =127				
TOTAL NO OF SHOPS =15				
TOTAL NO OF OFFICE =10				

FORM OF STATEMENT 3 [SR. NO. 9(g)] AREA DETAILS OF APARTMENT (COMMERCIAL)				
BUILDING NO.	FLOOR	SHOP NO.	TYPE	CARPET AREA (SQ.M.)
1	GROUND	SHOP- 01	SHOP	49.724 SQ.M.
		SHOP- 02	SHOP	47.321 SQ.M.
		SHOP- 03	SHOP	48.420 SQ.M.
		SHOP- 04	SHOP	45.572 SQ.M.
		SHOP- 05	SHOP	44.619 SQ.M.
		SHOP- 06	SHOP	49.750 SQ.M.
		SHOP- 07	SHOP	49.727 SQ.M.
		SHOP- 08	SHOP	50.285 SQ.M.
		SHOP- 09	SHOP	60.672 SQ.M.
		SHOP- 10	SHOP	49.730 SQ.M.
		SHOP- 11	SHOP	69.288 SQ.M.
		SHOP- 12	SHOP	71.086 SQ.M.
		SHOP- 13	SHOP	57.999 SQ.M.
		SHOP- 14	SHOP	64.412 SQ.M.
		SHOP- 15	SHOP	50.790 SQ.M.
BUILDING NO.	FLOOR	SHOP NO.	TYPE	CARPET AREA (SQ.M.)
1	FIRST	OFFICE - 101 &102	OFFICE	82.505 SQ.M.
		OFFICE - 103	OFFICE	35.364 SQ.M.
		OFFICE - 104	OFFICE	35.526 SQ.M.
		OFFICE - 105	OFFICE	34.813 SQ.M.
		OFFICE - 106	OFFICE	34.64 SQ.M.
		OFFICE - 107	OFFICE	43.597 SQ.M.
		OFFICE - 108	OFFICE	44.07 SQ.M.
		OFFICE - 109	OFFICE	87.447 SQ.M.
		OFFICE - 110	OFFICE	43.6 SQ.M.
		OFFICE - 111	OFFICE	322.38 SQ.M.

FORM OF STATEMENT 3 [SR. NO. 9(g)] AREA DETAILS OF APARTMENT (RESIDENTIAL)						
FLOOR	FLAT NO.	TYPE	CARPET AREA (SQ.M.)	FLATS BELOW 40	FLATS ABOVE 40	BALCONY
(A WING) 3RD FLOOR	301	3BHK	78.510		1	7.688
	302	3BHK	80.723		1	7.722
	303	2BHK	55.319		1	5.675
	304	2BHK	56.205		1	5.665
(B WING) 3RD FLOOR	301	2BHK	52.421		1	5.543
	302	1 BHK	34.317	1		5.398
	303	2BHK	54.958		1	5.482
	304	MULTI PURPOSE HALL				
	305	DRIVERS ROOM / SOCIETY OFFICE				
	306	1 BHK	34.573	1		5.398
	307	1 BHK	34.573	1		5.398
	308	1 BHK	34.441	1		5.398
	309	1 BHK	36.892	1		5.398
	310	1 BHK	36.402	1		5.398
(A WING) 4TH, 6TH, 10TH & 12TH FLOOR	401/601/1001/1201	3BHK	78.510		4	7.688
	402/602/1002/1202	3BHK	80.723		4	7.722
	403/603/1003/1203	2BHK	55.319		4	5.675
(B WING) 4TH, 6TH, 10TH & 12TH FLOOR	401/601/1001/1201	2BHK	52.421		4	5.543
	402/602/1002/1202	1 BHK	34.317	4		5.398
	403/603/1003/1203	2BHK	54.958		4	5.482
	404/604/1004/1204	1 BHK	35.804	4		5.398
	405/605/1005/1205	1 BHK	34.805	4		6.265
	406/606/1006/1206	1 BHK	34.573	4		5.398
	407/607/1007/1207	1 BHK	34.573	4		5.398
	408/608/1008/1208	1 BHK	34.441	4		5.398
	409/609/1009/1209	1 BHK	36.892	4		5.398
	410/610/1010/1210	1 BHK	36.402	4		5.398
(A WING) 5TH, 7TH, 9TH & 11TH FLOOR	501/701/901/1101	3BHK	78.510		4	7.688
	502/702/902/1102	3BHK	80.723		4	7.722
	402/702/903/1103	2BHK	55.319		4	5.675
(B WING) 5TH, 7TH, 9TH & 11TH FLOOR	501/701/901/1101	2BHK	52.421		4	5.543
	502/702/902/1102	1 BHK	34.317	4		5.398
	503/703/903/1103	2BHK	54.958		4	5.482
	504/704/904/1104	1 BHK	35.804	4		5.398
	505/705/905/1105	1 BHK	34.805	4		6.265
	506/706/906/1106	1 BHK	34.573	4		5.398
	507/707/907/1107	1 BHK	34.573	4		5.398
	508/708/908/1108	1 BHK	34.441	4		5.398
	509/709/909/1109	1 BHK	36.892	4		5.398
	510/710/910/1110	1 BHK	36.402	4		5.398
(A WING) 8th FLOOR	801	3BHK	78.510		1	7.688
	802	3BHK	80.723		1	7.722
	803	REFUGE AREA				
(B WING) 8th FLOOR	801	2BHK	52.421		1	5.543
	802	1 BHK	34.317	1		5.398
	803	2BHK	54.958		1	5.482
	804	1 BHK	35.804	1		5.398
	805	1 BHK	34.805	1		6.265
	806	1 BHK	34.573	1		5.398
	807	1 BHK	34.573	1		5.398
	808	1 BHK	34.441	1		5.398
	809	1 BHK	36.892	1		5.398
	810	REFUGE AREA				

CONTENT OF SHEET (FILE NO - 18272)

GROUND & 1ST FLOOR PLAN AREA DIAGRAM

& BUILT - UP AREA STATEMENT,PARKING REQUIREMENT, WATER REQUIREMENT CARPET AREA STATEMENT , BUILT UP AREA CALCULATION

01 / 05

STAMP OF APPROVAL

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18272/TPO(NM & K)/2022/10792

Dtd. May 31 2023

Signature Not Verified

Proforma-1			
Sr.No		Particulars	Area (sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	3469.610
	a	As per ownership document (7/12, CTS extract)	3469.610
	b	as per measurement sheet	3469.610
	c	as per site	3469.610
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)**	3469.610
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))**	3469.610
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)**	3469.610
9	a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9xbasic FSI 1.0) - Min. of 1.1 as per UDCPR & 2.0 As per agreement to lease	6939.220
	b	Permissible commercial area	1040.883
	c	Proposed commercial area (basic excluding ancillary)	999.144
10		**Addition of FSI on payment of premium**	
	a	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.3 premium FSI) **Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)**	0.000
	b	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-	
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12		**Additional FSI area under Chapter No. 7**	0.000
13		**Total entitlement of FSI in the proposal**	
	a	(9(a) + 10(b)+11(d)) or 12 whichever is applicable.	6939.220
	b	Permissible Ancillary Area FSI upto 60% or 80% ***on balance potential*** with payment of charges.	4354.328
	c	***Proposed Ancillary area FSI***	
	d	Total entitlement (a+b)	11293.548
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**	2.000
		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	11278.492
15	a	Existing Built-up Area	0.000
		Residential	0.000
		Commercial	0.000
	b	Proposed Built-up Area (as per 'P-line')	11278.492
		Residential	9480.032
		Commercial	1798.460
	c	Total (a+b) (shall not be more than 13(d))	11278.492
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.999
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000

Distribution of proposed Built up area as per UDCPR			
Sr.No	Particulars	Residential	Non- residential
1	Built up area with reference to Basic F.S.I.	5925.02	999.144
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	0.00	0.00
3	Total proposed built up area (basic+ premium)	9480.03	1798.460
4	Proposed Ancillary Area FSI	3555.012	799.316
5	% of ancillary area FSI	60%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13 d)	9480.032	1798.460

Summary of proposed Pline area as per UDCPR				
Sr.No	FLOOR	PUNE AREA (Comm.)	PUNE AREA (RESI.)	TOTAL
		A	B	C
1	GROUND	916.547	26.375	942.922
2	1ST FL	881.911		881.911
3	2ND FL			0.000
4	3rd FL		1004.422	1004.422
5	4th FL		949.548	949.548
6	5th FL		949.548	949.548
7	6th FL		949.548	949.548
8	7th FL		949.548	949.548
9	8th FL		838.328	838.328
10	9th FL		949.548	949.548
11	10th FL		949.548	949.548
12	11th FL		949.548	949.548
13	12th FL		964.071	964.071
14	TOTAL	1798.460	9480.032	11278.492
15	BASIC FSI	999.144	5925.020	6924.164
16	ANCILLARY FSI	799.316	3555.012	4354.328

PROPOSED RESIDENTIAL CUM COMMERCIAL PLOT NO. J-2(324), SECTOR - 03, PUSHPAK NAGAR, NAVI MUMBAI.

Certificate of Area

certified that the plot under reference was surveyed by me on .....and the dimensions of sides etc., of plot started 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 Deparments / city survey records.

Signature
SATISH V. AHUJA(REG. NO.:CA/93/16602)

Owner's declaration

I/we undersigned hereby confirm that/we would abide by plan 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.

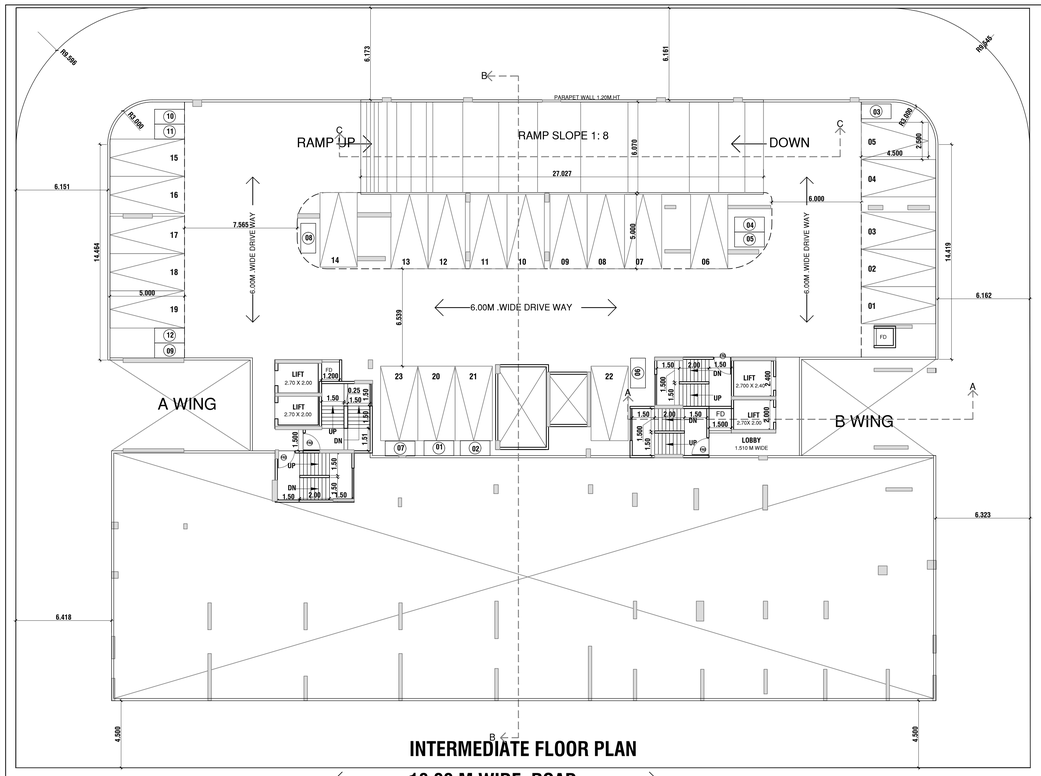
M/s GIRIJA REALATOR LLP

NORTH

SCALE	:-
DATE	:- 10.04.2023
DRN. BY.	:- KOMAL
CHKD. BY	:- S.V. AHUJA
DRG. No	:- 01

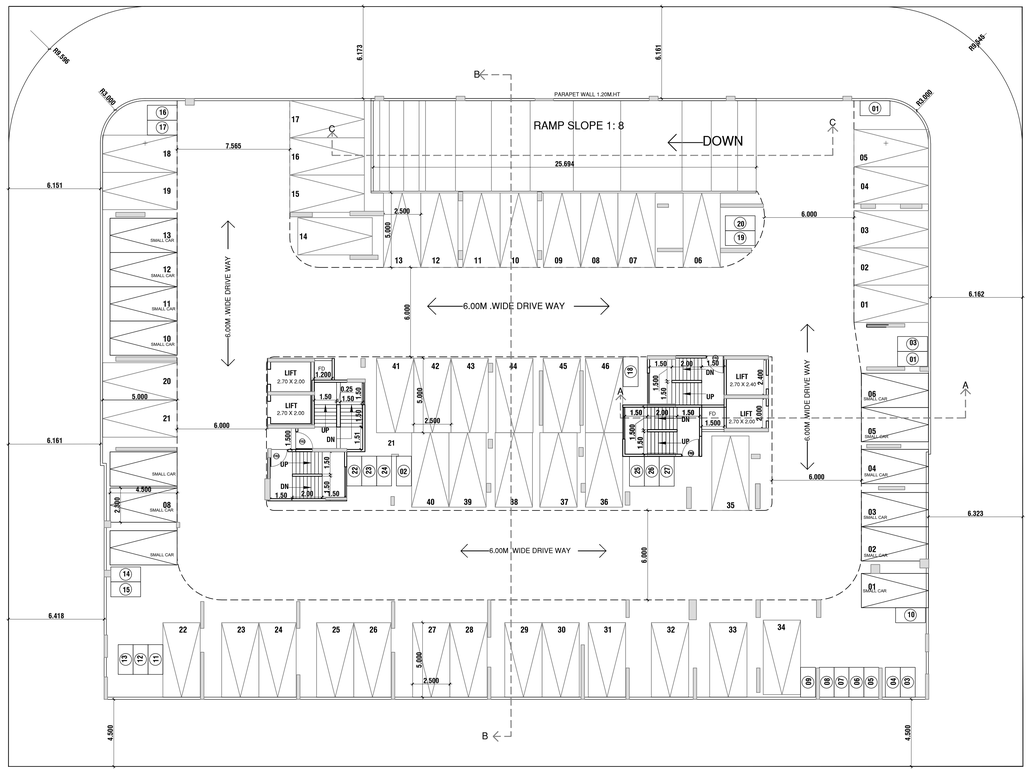
NAME& ADDRESS OF ARCHITECT

SATISH AHUJA ARCHITECTS
ASHIANA SOCIETY, OPP MCDONALDS
C-WING, SECTOR 17, VASHI , NAVI MUMBAI
PH. NO- 2789 8644, 6791 0444,



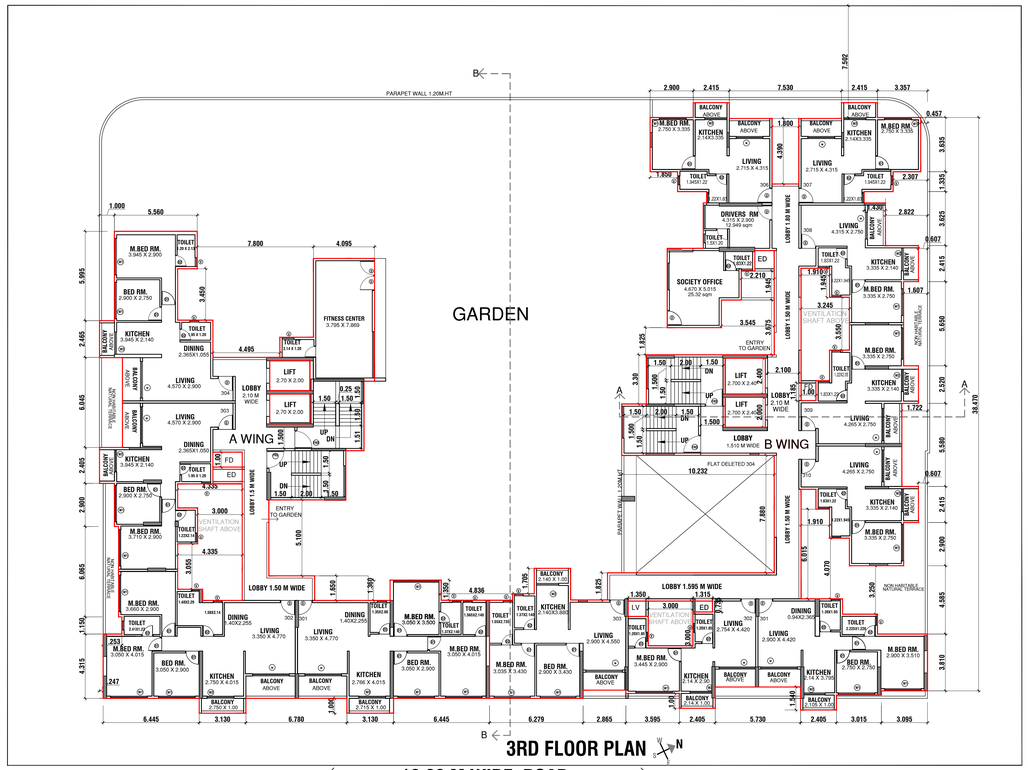
INTERMEDIATE FLOOR PLAN

18.00 M WIDE ROAD



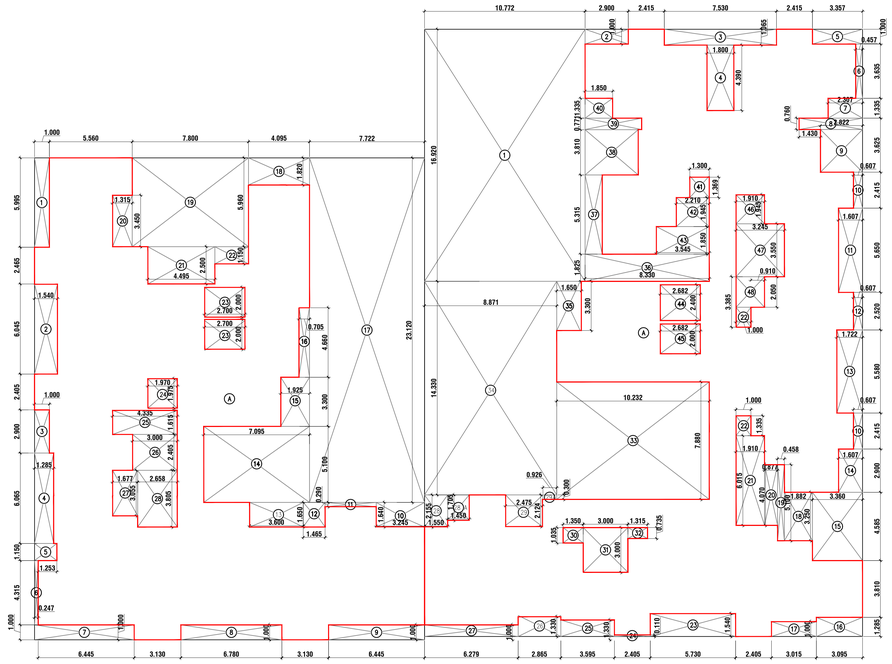
18.00 M WIDE ROAD

2ND FLOOR PLAN



3RD FLOOR PLAN

18.00 M WIDE ROAD



AREA DIAGRAM FOR 3RD FLOOR PLAN

CONTENT OF SHEET (FILE NO - 18272)

INTERMEDIATE ,2ND & 3RD FLOOR PLAN
BUILT UP AREA CALCULATION & AREA DIAGRAM
LIGHT & VENTILATION STATEMENT,
SCHEDULE OF DOORS AND WINDOWS

02 /05

STAMP OF APPROVAL

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18272/TPO(NM & K)/2022/10792

Dtd. May 31 2023

Signature Not Verified

BUILT UP AREA CALCULATION

3RD FLOOR PLAN B WING						
A	29.390	X	40.755 X	1 NO	=	1197.7882 M.F.
				TOTAL ADDITION	=	1197.7882 M.F. X

DEDUCTIONS

1	10.773	X	16.930 X	1 NO	=	182.3058 M.F.
2	2.900	X	1.000 X	1 NO	=	2.9000 M.F.
3	2.900	X	1.000 X	1 NO	=	2.9000 M.F.
4	5.610	X	1.000 X	1 NO	=	5.6100 M.F.
5	1.800	X	1.000 X	1 NO	=	1.8000 M.F.
6	2.415	X	1.000 X	1 NO	=	2.4150 M.F.
7	2.357	X	1.000 X	1 NO	=	2.3570 M.F.
8	2.822	X	1.000 X	1 NO	=	2.8220 M.F.
9	2.882	X	2.882 X	1 NO	=	8.3000 M.F.
10	0.607	X	2.415 X	2 NOS	=	2.9300 M.F.
11	1.607	X	5.650 X	1 NO	=	9.0800 M.F.
12	1.607	X	5.650 X	1 NO	=	9.0800 M.F.
13	1.722	X	5.580 X	1 NO	=	9.6000 M.F.
14	1.607	X	2.900 X	1 NO	=	4.6600 M.F.
15	1.900	X	1.595 X	1 NO	=	3.0300 M.F.
16	1.595	X	1.000 X	1 NO	=	1.5950 M.F.
17	3.015	X	1.000 X	1 NO	=	3.0150 M.F.
18	1.882	X	3.500 X	1 NO	=	6.5870 M.F.
19	1.458	X	1.600 X	1 NO	=	2.3328 M.F.
20	0.877	X	4.000 X	1 NO	=	3.5080 M.F.
21	1.810	X	6.015 X	1 NO	=	10.8900 M.F.
22	1.000	X	1.335 X	2 NOS	=	2.6700 M.F.
23	1.700	X	1.145 X	1 NO	=	1.9465 M.F.
24	2.425	X	1.110 X	1 NO	=	2.6918 M.F.
25	2.425	X	1.110 X	1 NO	=	2.6918 M.F.
26	2.265	X	1.110 X	1 NO	=	2.5142 M.F.
27	2.265	X	1.110 X	1 NO	=	2.5142 M.F.
28	2.265	X	1.110 X	1 NO	=	2.5142 M.F.
29	2.265	X	1.110 X	1 NO	=	2.5142 M.F.
29A	1.145	X	0.910 X	1 NO	=	1.0419 M.F.
30	2.425	X	1.110 X	1 NO	=	2.6918 M.F.
30A	1.145	X	0.910 X	1 NO	=	1.0419 M.F.
31	1.000	X	1.000 X	1 NO	=	1.0000 M.F.
32	1.315	X	0.735 X	1 NO	=	0.9664 M.F.
33	10.232	X	2.880 X	1 NO	=	29.4682 M.F.
34	8.871	X	14.320 X	1 NO	=	127.0303 M.F.
35	1.500	X	1.500 X	1 NO	=	2.2500 M.F.
36	8.350	X	1.835 X	1 NO	=	15.3298 M.F.
37	5.315	X	1.150 X	1 NO	=	6.1123 M.F.
38	3.565	X	1.019 X	1 NO	=	10.8420 M.F.
39	3.790	X	1.019 X	1 NO	=	2.8520 M.F.
40	1.850	X	1.335 X	1 NO	=	2.4700 M.F.
41	1.910	X	1.335 X	1 NO	=	2.5485 M.F.
42	1.910	X	1.335 X	1 NO	=	2.5485 M.F.
43	2.210	X	1.645 X	1 NO	=	3.6359 M.F.
44	2.545	X	1.645 X	1 NO	=	4.1865 M.F.
45	2.682	X	2.400 X	1 NO	=	6.4368 M.F.
46	2.210	X	1.645 X	1 NO	=	3.6359 M.F.
47	3.245	X	1.350 X	1 NO	=	4.3808 M.F.
48	1.910	X	2.000 X	1 NO	=	3.8200 M.F.
				TOTAL DEDUCTION	=	8.9[illegible] M.F. Y1
				TOTAL BUILT UP AREA [X – Y1]	=	581.878 SQ.M. X1

BUILT UP AREA CALCULATION

3RD FLOOR PLAN A WING						
A	26.177	X	32.340 X	1 NO	=	846.5640 M.F.
				TOTAL ADDITION	=	846.5640 M.F. X

DEDUCTIONS

1	1.000	X	5.995 X	1 NO	=	5.9950 M.F.
2	1.540	X	6.045 X	1 NO	=	9.3093 M.F.
3	1.000	X	2.900 X	1 NO	=	2.9000 M.F.
4	1.285	X	6.065 X	1 NO	=	7.7920 M.F.
5	1.500	X	1.150 X	1 NO	=	1.7250 M.F.
6	0.247	X	4.315 X	1 NO	=	1.0657 M.F.
7	6.692	X	1.000 X	1 NO	=	6.6920 M.F.
8	6.780	X	1.000 X	1 NO	=	6.7800 M.F.
9	6.445	X	1.000 X	1 NO	=	6.4450 M.F.
10	1.245	X	1.640 X	1 NO	=	2.0418 M.F.
11	1.430	X	0.910 X	1 NO	=	0.9950 M.F.
12	2.425	X	1.000 X	1 NO	=	2.4250 M.F.
13	3.000	X	1.810 X	1 NO	=	5.4300 M.F.
14	7.095	X	1.810 X	1 NO	=	12.8400 M.F.
15	1.925	X	3.300 X	1 NO	=	6.3525 M.F.
16	1.925	X	3.300 X	1 NO	=	6.3525 M.F.
17	6.705	X	4.660 X	1 NO	=	31.2543 M.F.
18	7.665	X	23.120 X	1 NO	=	177.2328 M.F.
19	4.000	X	1.650 X	1 NO	=	6.6000 M.F.
20	4.000	X	4.315 X	1 NO	=	17.2600 M.F.
21	1.000	X	3.350 X	1 NO	=	3.3500 M.F.
22	4.315	X	1.000 X	1 NO	=	4.3150 M.F.
23	2.425	X	1.150 X	1 NO	=	2.7888 M.F.
24	2.425	X	1.150 X	1 NO	=	2.7888 M.F.
25	2.700	X	2.000 X	2NOS	=	10.8000 M.F.
26	2.658	X	2.885 X	1 NO	=	7.6673 M.F.
27	3.000	X	2.405 X	1 NO	=	7.2150 M.F.
28	1.677	X	3.000 X	1 NO	=	5.0310 M.F.
29	2.658	X	3.885 X	1 NO	=	10.3263 M.F.
				TOTAL DEDUCTION	=	404.0285 M.F. Y1
				TOTAL BUILT UP AREA [X – Y1]	=	442.5640 M.F. X1

PROPOSED RESIDENTIAL CUM COMMERCIAL
PLOT NO. J-2(324), SECTOR - 03,
PUSHPAK NAGAR, NAVI MUMBAI.

Certificate of Area
certified that the plot under reference was surveyed by me on .....and the dimensions of sides etc., of plot started 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 Deparments / city survey records.

Signature
SATISH V. AHUJA(REG. NO.:CA/93/16602)

Owner's declaration
I/we undersigned hereby confirm that/we would abide by plan 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.

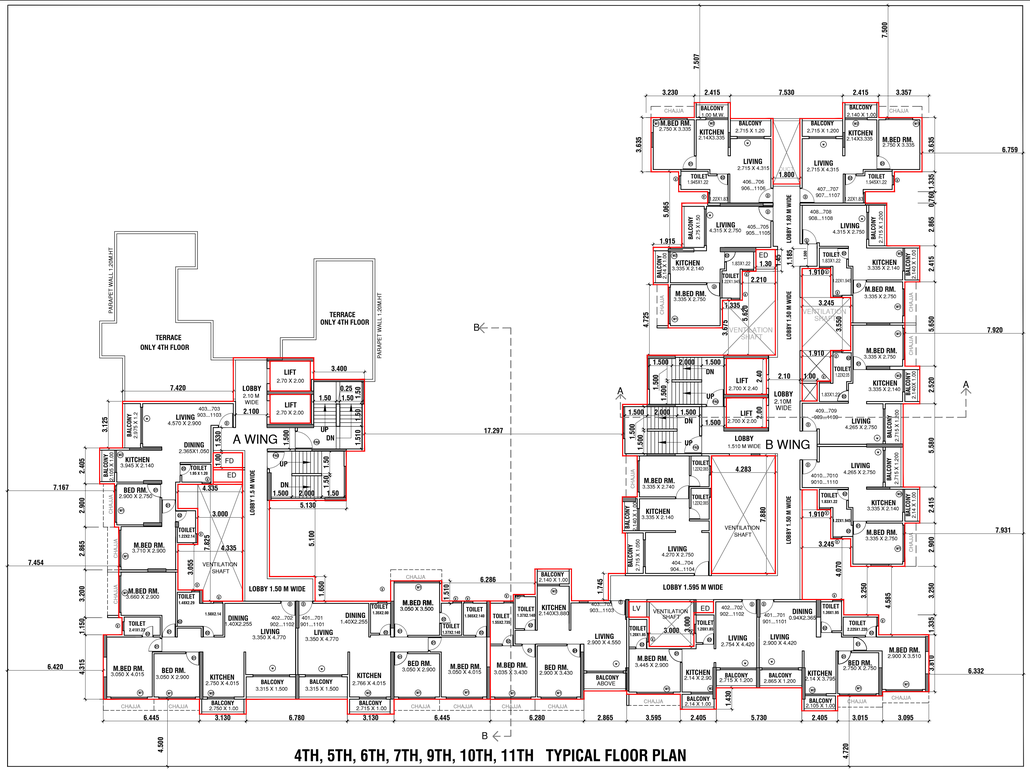
M/s GIRIJA REALATOR LLP

NORTH

SCALE	:-
DATE	:- 10.04.2023
DRN. BY.	:- KOMAL
CHKD. BY	:- S.V. AHUJA
DRG. No	:- 02

NAME& ADDRESS OF ARCHITECT

SATISH AHUJA ARCHITECTS
ASHIANA SOCIETY, OPP MCDONALDS
C-WING, SECTOR 17, VASHI , NAVI MUMBAI
PH. NO- 2789 8644, 6791 0444,



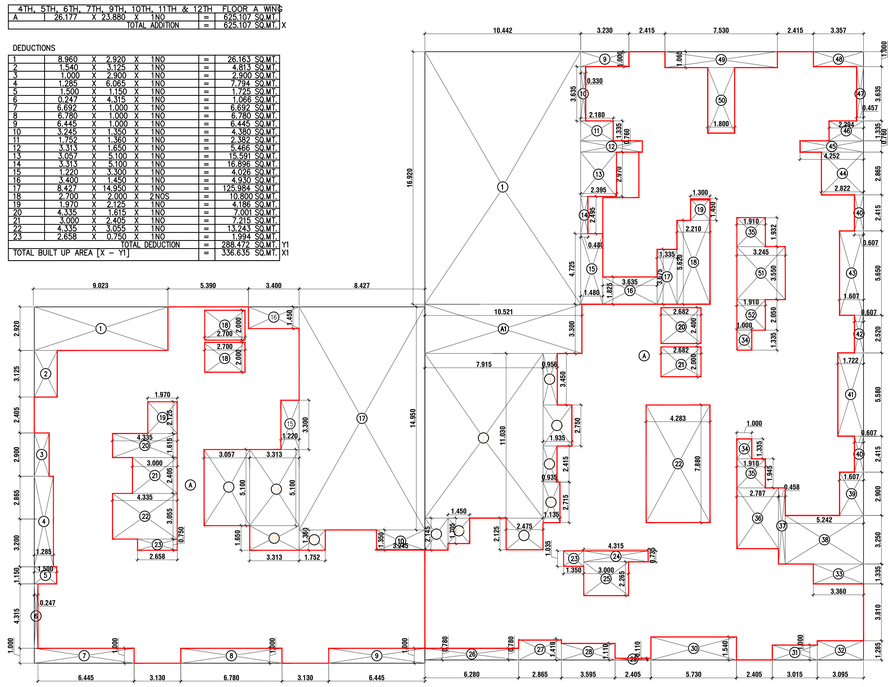
4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH TYPICAL FLOOR PLAN

BUILT UP AREA CALCULATION

4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH & 12TH FLOOR A WING						
A	26.177	X	23.880	X 1NO	=	625.107 SQ.M.T.
				TOTAL ADDITION	=	625.107 SQ.M.T. X

DEDUCTIONS

1	8.960	X	2.920	X	1NO	=	26.163 SQ.M.T.
2	1.540	X	3.125	X	1NO	=	4.813 SQ.M.T.
3	1.000	X	2.900	X	1NO	=	2.900 SQ.M.T.
4	1.285	X	6.065	X	1NO	=	7.794 SQ.M.T.
5	1.500	X	1.150	X	1NO	=	1.725 SQ.M.T.
6	0.247	X	4.315	X	1NO	=	1.066 SQ.M.T.
7	6.692	X	1.000	X	1NO	=	6.692 SQ.M.T.
8	6.780	X	1.000	X	1NO	=	6.780 SQ.M.T.
9	6.445	X	1.000	X	1NO	=	6.445 SQ.M.T.
10	3.245	X	1.350	X	1NO	=	4.380 SQ.M.T.
11	1.952	X	1.360	X	1NO	=	2.382 SQ.M.T.
12	3.311	X	1.650	X	1NO	=	5.464 SQ.M.T.
13	3.057	X	5.100	X	1NO	=	15.591 SQ.M.T.
14	3.313	X	5.100	X	1NO	=	16.893 SQ.M.T.
15	1.220	X	3.300	X	1NO	=	4.026 SQ.M.T.
16	3.400	X	1.450	X	1NO	=	4.930 SQ.M.T.
17	8.427	X	14.950	X	1NO	=	125.984 SQ.M.T.
18	2.700	X	2.000	X	2NOS	=	10.800 SQ.M.T.
19	1.970	X	2.125	X	1NO	=	4.186 SQ.M.T.
20	4.335	X	1.615	X	1NO	=	7.001 SQ.M.T.
21	3.000	X	2.405	X	1NO	=	7.215 SQ.M.T.
22	4.335	X	3.055	X	1NO	=	13.243 SQ.M.T.
23	2.658	X	0.750	X	1NO	=	1.994 SQ.M.T.
				TOTAL DEDUCTION	=	288.472 SQ.M.T.	Y1
TOTAL BUILT UP AREA [X – Y1]					=	336.635 SQ.M.T.	X1



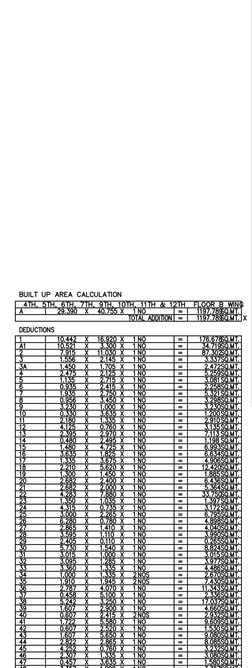
AREA DIAGRAM FOR 4TH, 5TH, 6TH, 7TH, 9TH, 10TH & 11TH TYPICAL FLOOR PLAN

BUILT UP AREA CALCULATION

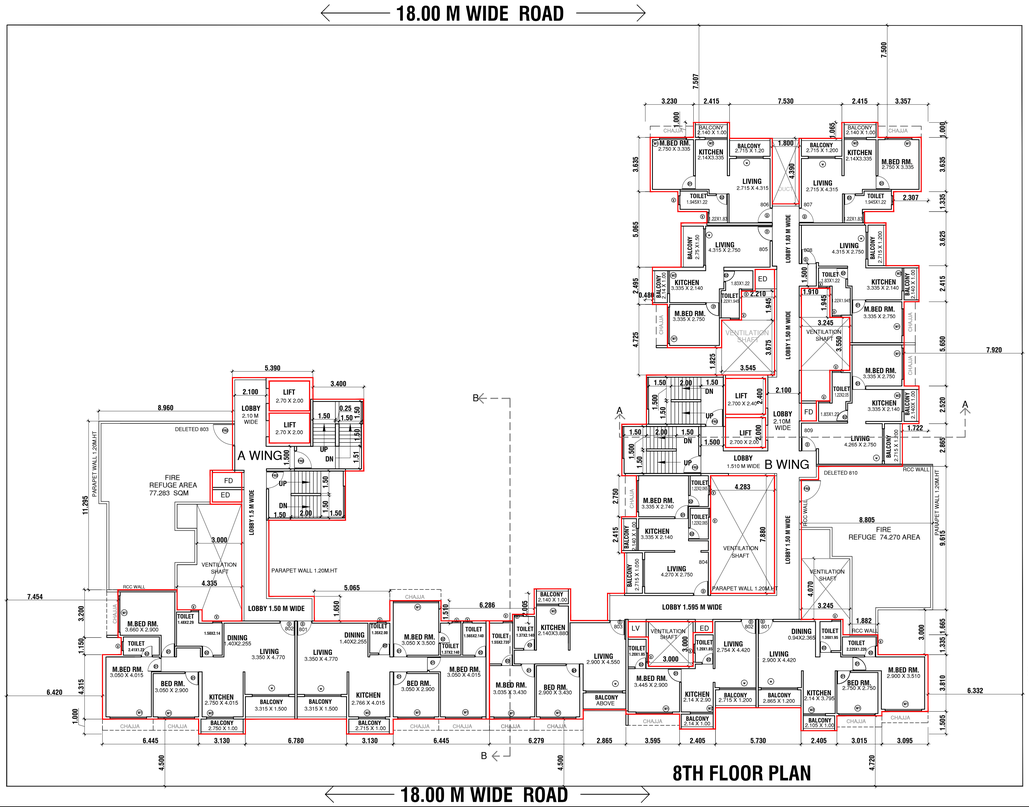
4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH & 12TH FLOOR B WING						
A	29.390	X	40.725	X 1NO	=	1197.288 SQ.M.T.
				TOTAL ADDITION	=	1197.288 SQ.M.T. X

DEDUCTIONS

1	10.442	X	16.920	X	1NO	=	176.678 SQ.M.T.
A1	10.521	X	3.300	X	1NO	=	34.719 SQ.M.T.
2	0.858	X	3.450	X	1NO	=	2.958 SQ.M.T.
3	1.835	X	2.750	X	1NO	=	5.046 SQ.M.T.
4	0.935	X	2.415	X	1NO	=	2.258 SQ.M.T.
5	1.135	X	2.715	X	1NO	=	3.081 SQ.M.T.
6	2.475	X	2.125	X	1NO	=	5.259 SQ.M.T.
7	1.350	X	2.145	X	1NO	=	3.382 SQ.M.T.
7A	1.450	X	1.705	X	1NO	=	2.472 SQ.M.T.
8	7.915	X	11.030	X	1NO	=	87.302 SQ.M.T.
9	6.279	X	1.000	X	1NO	=	6.279 SQ.M.T.
10	2.865	X	1.600	X	1NO	=	4.584 SQ.M.T.
11	3.595	X	1.330	X	1NO	=	4.781 SQ.M.T.
12	2.405	X	0.930	X	1NO	=	2.236 SQ.M.T.
13	5.730	X	1.750	X	1NO	=	10.028 SQ.M.T.
14	2.405	X	0.930	X	1NO	=	2.236 SQ.M.T.
15	3.015	X	1.640	X	1NO	=	4.945 SQ.M.T.
16	3.095	X	1.750	X	1NO	=	5.416 SQ.M.T.
17	10.521	X	14.950	X	1NO	=	157.302 SQ.M.T.
18	3.360	X	1.000	X	1NO	=	3.360 SQ.M.T.
19	1.100	X	4.300	X	1NO	=	4.730 SQ.M.T.
20	7.337	X	10.250	X	1NO	=	75.209 SQ.M.T.
21	1.722	X	2.415	X	1NO	=	4.159 SQ.M.T.
22	0.607	X	2.530	X	1NO	=	1.535 SQ.M.T.
23	1.607	X	2.885	X	1NO	=	4.636 SQ.M.T.
24	0.607	X	2.415	X	1NO	=	1.466 SQ.M.T.
25	2.787	X	3.625	X	1NO	=	10.104 SQ.M.T.
26	1.430	X	0.760	X	1NO	=	1.087 SQ.M.T.
27	2.822	X	1.335	X	1NO	=	3.768 SQ.M.T.
28	0.457	X	3.635	X	1NO	=	1.661 SQ.M.T.
29	1.607	X	2.000	X	1NO	=	3.214 SQ.M.T.
30	7.530	X	1.065	X	1NO	=	8.018 SQ.M.T.
31	1.800	X	4.390	X	1NO	=	7.902 SQ.M.T.
32	3.910	X	1.000	X	1NO	=	3.910 SQ.M.T.
33	5.242	X	0.935	X	1NO	=	4.900 SQ.M.T.
34	2.180	X	1.335	X	1NO	=	2.910 SQ.M.T.
35	4.252	X	0.760	X	1NO	=	3.232 SQ.M.T.
36	2.395	X	2.370	X	1NO	=	5.677 SQ.M.T.
37	1.480	X	2.415	X	1NO	=	3.574 SQ.M.T.
38	1.480	X	4.125	X	1NO	=	6.105 SQ.M.T.
39	1.825	X	3.625	X	1NO	=	6.616 SQ.M.T.
40	3.545	X	3.625	X	1NO	=	12.852 SQ.M.T.
41	2.822	X	1.607	X	1NO	=	4.535 SQ.M.T.
42	1.910	X	1.722	X	1NO	=	3.288 SQ.M.T.
43	1.910	X	1.607	X	1NO	=	3.069 SQ.M.T.
44	3.245	X	2.822	X	1NO	=	9.158 SQ.M.T.
45	0.910	X	2.607	X	1NO	=	2.372 SQ.M.T.
46	1.000	X	2.885	X	1NO	=	2.885 SQ.M.T.
47	2.682	X	2.400	X	1NO	=	6.437 SQ.M.T.
48	2.682	X	2.000	X	1NO	=	5.364 SQ.M.T.
49	4.283	X	7.880	X	1NO	=	33.750 SQ.M.T.
50	1.800	X	1.065	X	1NO	=	1.917 SQ.M.T.
51	4.315	X	0.735	X	1NO	=	3.172 SQ.M.T.
52	4.000	X	2.285	X	1NO	=	9.139 SQ.M.T.
53	1.910	X	2.000	X	1NO	=	3.820 SQ.M.T.
					TOTAL DEDUCTION	=	284.963 SQ.M.T. Y1
TOTAL BUILT UP AREA [X – Y1]						=	912.325 SQ.M.T. X1



AREA DIAGRAM FOR 4TH, 5TH, 6TH, 7TH, 9TH, 10TH & 11TH TYPICAL FLOOR PLAN



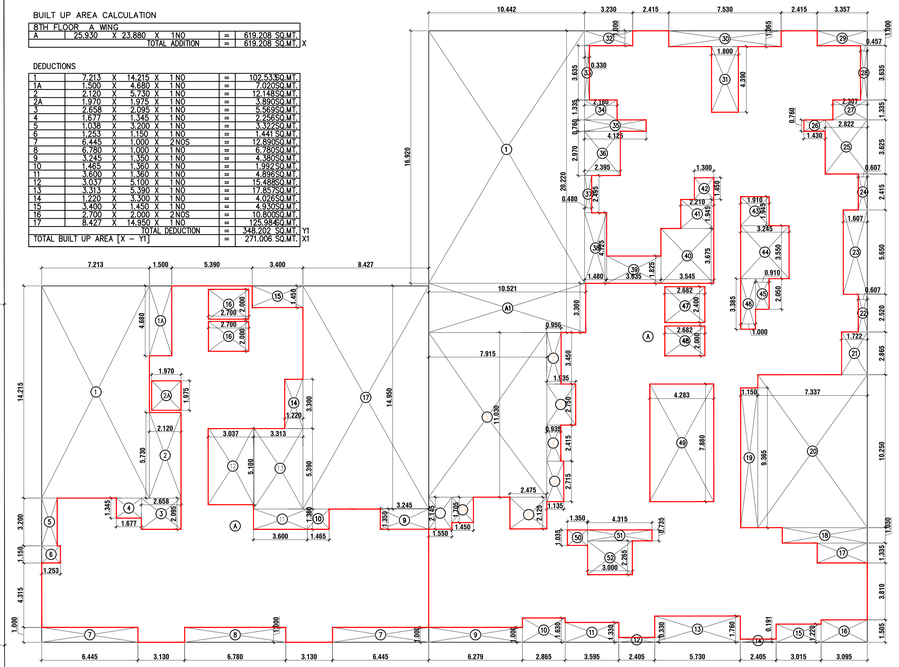
8TH FLOOR PLAN

BUILT UP AREA CALCULATION

8TH FLOOR A WING						
A	25.930	X	23.880	X 1NO	=	619.208 SQ.M.T.
				TOTAL ADDITION	=	619.208 SQ.M.T. X

DEDUCTIONS

1	7.213	X	14.215	X	1NO	=	102.533 SQ.M.T.
1A	1.500	X	4.680	X	1NO	=	7.020 SQ.M.T.
2	2.120	X	5.730	X	1NO	=	12.148 SQ.M.T.
2A	1.970	X	1.975	X	1NO	=	3.890 SQ.M.T.
3	2.658	X	2.095	X	1NO	=	5.569 SQ.M.T.
4	1.677	X	1.345	X	1NO	=	2.255 SQ.M.T.
5	1.038	X	3.200	X	1NO	=	3.322 SQ.M.T.
6	1.253	X	1.150	X	1NO	=	1.441 SQ.M.T.
7	6.445	X	1.000	X	2NOS	=	12.890 SQ.M.T.
8	6.780	X	1.000	X	1NO	=	6.780 SQ.M.T.
9	3.245	X	1.350	X	1NO	=	4.380 SQ.M.T.
10	1.465	X	1.360	X	1NO	=	1.992 SQ.M.T.
11	3.600	X	1.360	X	1NO	=	4.896 SQ.M.T.
12	3.037	X	5.100	X	1NO	=	15.488 SQ.M.T.
13	3.313	X	5.390	X	1NO	=	17.857 SQ.M.T.
14	1.220	X	3.300	X	1NO	=	4.026 SQ.M.T.
15	3.400	X	1.450	X	1NO	=	4.930 SQ.M.T.
16	2.700	X	2.000	X	2NOS	=	10.800 SQ.M.T.
17	8.427	X	14.950	X	1NO	=	125.984 SQ.M.T.
				TOTAL DEDUCTION	=	348.202 SQ.M.T.	Y1
TOTAL BUILT UP AREA [X – Y1]					=	271.006 SQ.M.T.	X1



AREA DIAGRAM FOR 8TH FLOOR PLAN

REQUIRED REFUGE AREA STATEMENT AS PER OCCUPANT (B-WING)			
REFUGE AREA REQUIRED AT 8TH	TOTAL NO. OF PERSON ABOVE FLOORS		
OCCUPANT LOAD FOR 8TH , 9TH, 10TH, 11TH & 12TH FLOOR	BUILT-UP AREA 3023.687	TOTAL 3023.687	SQ.M
TOTAL AREA		3023.687	SQ.M
OCCUPANT LOAD (12.50)		241.895	PERSON
REQUIRED AREA PER PERSON		0.300	SQ.M
WHEEL CHAIR AREA		1.200	SQ.M
TOTAL REQUIRED REFUGE AREA		73.768	SQ.M
TOTAL PROVIDED REFUGE AREA (8TH)		77.280	SQ.M
EXCESS REFUGE AREA		3.512	SQ.M

REQUIRED REFUGE AREA STATEMENT AS PER OCCUPANT (A-WING)			
REFUGE AREA REQUIRED AT 8TH	TOTAL NO. OF PERSON ABOVE FLOORS		
OCCUPANT LOAD FOR 8TH , 9TH, 10TH, 11TH & 12TH FLOOR	BUILT-UP AREA 1616.249	TOTAL 1627.356	SQ.M
TOTAL AREA		1627.356	SQ.M
OCCUPANT LOAD (12.50)		130.1885	PERSON
REQUIRED AREA PER PERSON		0.300	SQ.M
WHEEL CHAIR AREA		1.200	SQ.M
TOTAL REQUIRED REFUGE AREA		40.257	SQ.M
TOTAL PROVIDED REFUGE AREA (8TH)		66.900	SQ.M
EXCESS REFUGE AREA		26.643	SQ.M

BUILT UP AREA CALCULATION

8TH FLOOR B WING						
A	29.385	X	40.975	X 1NO	=	1204.214 SQ.M.T.
				TOTAL ADDITION	=	1204.214 SQ.M.T. X

DEDUCTIONS

1	10.442	X	16.920	X	1NO	=	176.678 SQ.M.T.
A1	10.521	X	3.300	X	1NO	=	34.719 SQ.M.T.
2	0.858	X	3.450	X	1NO	=	2.958 SQ.M.T.
3	1.835	X	2.750	X	1NO	=	5.046 SQ.M.T.
4	0.935	X	2.415	X	1NO	=	2.258 SQ.M.T.
5	1.135	X	2.715	X	1NO	=	3.081 SQ.M.T.
6	2.475	X	2.125	X	1NO	=	5.259 SQ.M.T.
7	1.350	X	2.145	X	1NO	=	3.382 SQ.M.T.
7A	1.450	X	1.705	X	1NO	=	2.472 SQ.M.T.
8	7.915	X	11.030	X	1NO	=	87.302 SQ.M.T.
9	6.279	X	1.000	X	1NO	=	6.279 SQ.M.T.
10	2.865	X	1.600	X	1NO	=	4.584 SQ.M.T.
11	3.595	X	1.330	X	1NO	=	4.781 SQ.M.T.
12	2.405	X	0.930	X	1NO	=	2.236 SQ.M.T.
13	5.730	X	1.750	X	1NO	=	10.028 SQ.M.T.
14	2.405	X	0.930	X	1NO	=	2.236 SQ.M.T.
15	3.015	X	1.640	X	1NO	=	4.945 SQ.M.T.
16	3.095	X	1.750	X	1NO	=	5.416 SQ.M.T.
17	10.521	X	14.950	X	1NO	=	157.302 SQ.M.T.
18	3.360	X	1.000	X	1NO	=	3.360 SQ.M.T.
19	1.100	X	4.300	X	1NO	=	4.730 SQ.M.T.
20	7.337	X	10.250	X	1NO	=	75.209 SQ.M.T.
21	1.722	X	2.415	X	1NO	=	4.159 SQ.M.T.
22	0.607	X	2.530	X	1NO	=	1.535 SQ.M.T.
23	1.607	X	2.885	X	1NO	=	4.636 SQ.M.T.
24	0.607	X	2.415	X	1NO	=	1.466 SQ.M.T.
25	2.787	X	3.625	X	1NO	=	10.104 SQ.M.T.
26	1.430	X	0.760	X	1NO	=	1.087 SQ.M.T.
27	2.822	X	1.335	X	1NO	=	3.768 SQ.M.T.
28	0.457	X	3.635	X	1NO	=	1.661 SQ.M.T.
29	1.607	X	2.000	X	1NO	=	3.214 SQ.M.T.
30	7.530	X	1.065	X	1NO	=	8.018 SQ.M.T.
31	1.800	X	4.390	X	1NO	=	7.902 SQ.M.T.
32	3.910	X	1.000	X	1NO	=	3.910 SQ.M.T.
33	5.242	X	0.935	X	1NO	=	4.900 SQ.M.T.
34	2.180	X	1.335	X	1NO	=	2.910 SQ.M.T.
35	4.252	X	0.760	X	1NO	=	3.232 SQ.M.T.
36	2.395	X	2.370	X	1NO	=	5.677 SQ.M.T.
37	1.480	X	2.415	X	1NO	=	3.574 SQ.M.T.
38	1.480	X	4.125	X	1NO	=	6.105 SQ.M.T.
39	1.825	X	3.625	X	1NO	=	6.616 SQ.M.T.
40	3.545	X	3.625	X	1NO	=	12.852 SQ.M.T.
41	2.822	X	1.607	X	1NO	=	4.535 SQ.M.T.
42	1.910	X	1.722	X	1NO	=	3.288 SQ.M.T.
43	1.910	X	1.607	X	1NO	=	3.069 SQ.M.T.
44	3.245	X	2.822	X	1NO	=	9.158 SQ.M.T.
45	0.910	X	2.607	X	1NO	=	2.372 SQ.M.T.
46	1.000	X	2.885	X	1NO	=	2.885 SQ.M.T.
47	2.682	X	2.400	X	1NO	=	6.437 SQ.M.T.
48	2.682	X	2.000	X	1NO	=	5.364 SQ.M.T.
49	4.283	X	7.880	X	1NO	=	33.750 SQ.M.T.
50	1.800	X	1.065	X	1NO	=	1.917 SQ.M.T.
51	4.315	X	0.735	X	1NO	=	3.172 SQ.M.T.
52	4.000	X	2.285	X	1NO	=	9.139 SQ.M.T.
53	1.910	X	2.000	X	1NO	=	3.820 SQ.M.T.
					TOTAL DEDUCTION	=	292.913 SQ.M.T. Y1
TOTAL BUILT UP AREA [X – Y1]						=	911.301 SQ.M.T. X1

CONTENT OF SHEET (FILE NO - 18272)

TYPICAL FLOOR PLAN & REFUGE FLOOR PLAN AREA DIAGRAM, REFUFE AREA CALCULATION BUILT UP AREA CALCULATION

03/05

STAMP OF APPROVAL

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18272/TPO(NM & K)/2022/10792

Dtd. May 31 2023

Signature Not Verified

PROPOSED RESIDENTIAL CUM COMMERCIAL
PLOT NO. J-2(324), SECTOR - 03,
PUSHPAK NAGAR, NAVI MUMBAI.

Certificate of Area
certified that the plot under reference was surveyed by me on .....and the dimensions of sides etc., of plot started 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 Deparments / city survey records.

Signature
SATISH V. AHUJA(REG. NO.:CA/93/16602)

Owner's declaration
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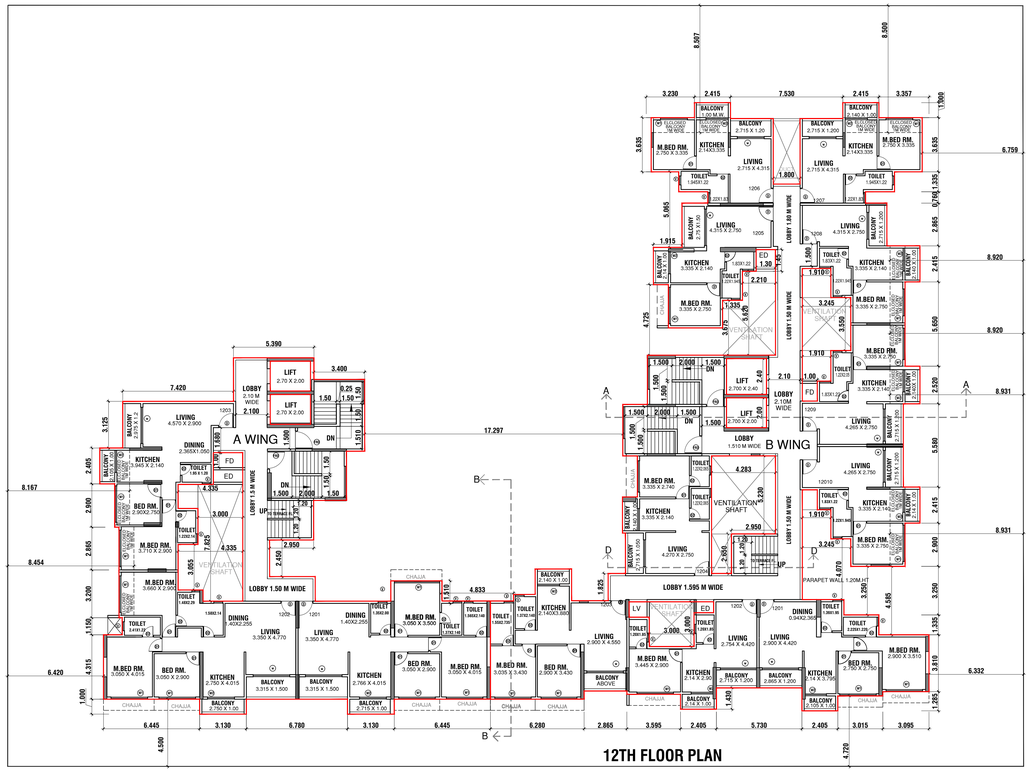
M/s GIRIJA REALATOR LLP

NORTH

SCALE	:-	
DATE	:-	10.04.2023
DRN. BY.	:-	KOMAL
CHKD. BY	:-	S.V. AHUJA
DRG. No	:-	03

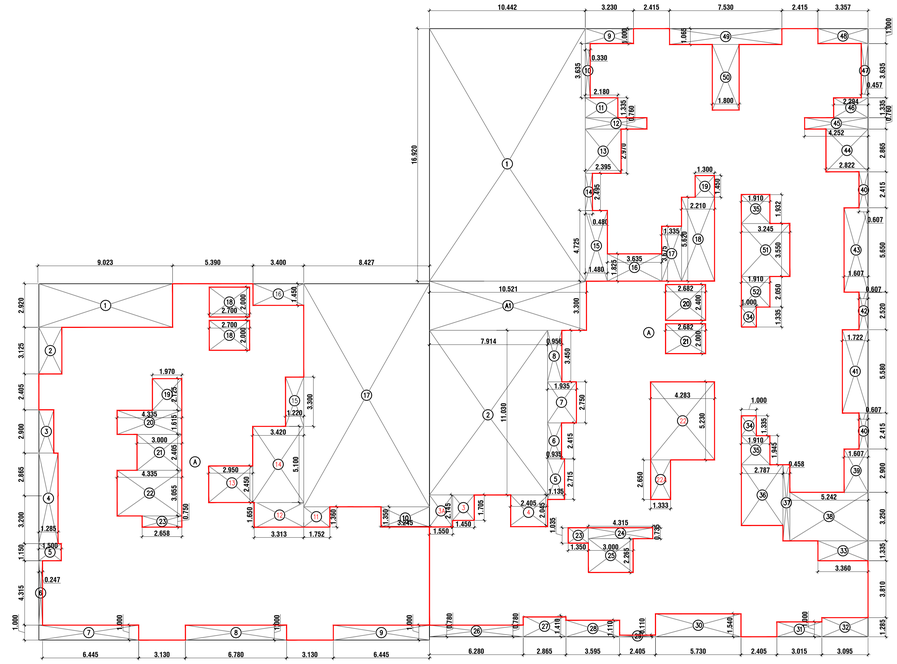
NAME& ADDRESS OF ARCHITECT

SATISH AHUJA ARCHITECTS
ASHIANA SOCIETY, OPP MCDONALDS
C-WING, SECTOR 17, VASHI , NAVI MUMBAI
PH. NO- 2789 8644, 6791 0444,



12TH FLOOR PLAN

18.00 M WIDE ROAD



AREA DIAGRAM FOR 12TH FLOOR PLAN

BUILT UP AREA CALCULATION

4TH, 5TH, 6TH, 7TH, 8TH, 10TH, 11TH & 12TH FLOOR A WING					
A	48.177	X	23.880 X 1 NO	=	925.105SQ.M.
			TOTAL ADDITION	=	925.105SQ.M. X

DEDUCTIONS

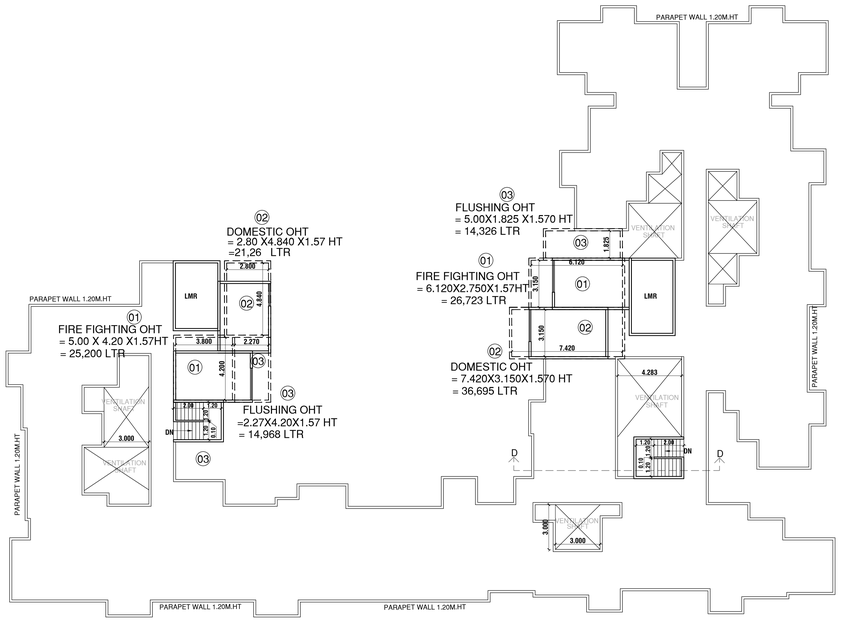
1	8.960	X	3.220 X 1 NO	=	28.851SQ.M.
2	1.540	X	3.120 X 1 NO	=	4.805SQ.M.
3	1.000	X	2.900 X 1 NO	=	2.900SQ.M.
4	1.865	X	4.065 X 1 NO	=	7.579SQ.M.
5	1.500	X	1.150 X 1 NO	=	1.725SQ.M.
6	0.247	X	4.315 X 1 NO	=	1.066SQ.M.
7	6.692	X	1.000 X 1 NO	=	6.692SQ.M.
8	6.780	X	1.000 X 1 NO	=	6.780SQ.M.
9	6.445	X	1.000 X 1 NO	=	6.445SQ.M.
10	0.825	X	1.000 X 1 NO	=	0.825SQ.M.
11	1.700	X	1.350 X 1 NO	=	2.295SQ.M.
12	3.313	X	1.650 X 1 NO	=	5.466SQ.M.
13	2.250	X	2.430 X 1 NO	=	5.467SQ.M.
14	3.420	X	5.100 X 1 NO	=	17.442SQ.M.
15	1.220	X	3.300 X 1 NO	=	4.026SQ.M.
16	3.400	X	1.200 X 1 NO	=	4.080SQ.M.
17	8.427	X	12.000 X 1 NO	=	101.124SQ.M.
18	0.200	X	2.100 X 2 NOS	=	0.840SQ.M.
19	1.970	X	2.700 X 1 NO	=	5.319SQ.M.
20	1.415	X	2.415 X 1 NO	=	3.417SQ.M.
21	1.000	X	4.335 X 1 NO	=	4.335SQ.M.
22	3.000	X	4.335 X 1 NO	=	13.005SQ.M.
23	2.658	X	0.750 X 1 NO	=	1.994SQ.M.
			TOTAL DEDUCTION	=	280.873SQ.M. Y1
TOTAL BUILT UP AREA [X – Y1]				=	644.232SQ.M. X1

BUILT UP AREA CALCULATION

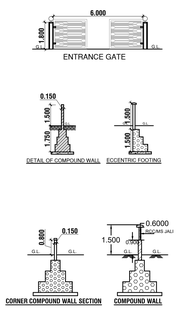
4TH, 5TH, 6TH, 7TH, 8TH, 10TH, 11TH & 12TH FLOOR B WING					
A	28.300	X	60.200 X 1 NO	=	1703.660SQ.M.
			TOTAL ADDITION	=	1703.660SQ.M. X

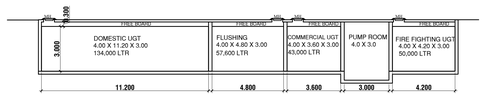
DEDUCTIONS

1	10.442	X	16.920 X 1 NO	=	176.679SQ.M.
A1	9.521	X	11.000 X 1 NO	=	104.731SQ.M.
2	7.914	X	11.030 X 1 NO	=	87.287SQ.M.
3	2.400	X	2.125 X 1 NO	=	5.100SQ.M.
4	1.550	X	2.145 X 1 NO	=	3.325SQ.M.
4	2.400	X	2.045 X 1 NO	=	4.910SQ.M.
5	1.135	X	2.715 X 1 NO	=	3.081SQ.M.
6	0.935	X	2.415 X 1 NO	=	2.258SQ.M.
7	1.135	X	2.790 X 1 NO	=	3.167SQ.M.
8	0.935	X	3.430 X 1 NO	=	3.206SQ.M.
9	1.210	X	2.830 X 1 NO	=	3.424SQ.M.
10	0.430	X	3.835 X 1 NO	=	1.649SQ.M.
11	2.180	X	1.835 X 1 NO	=	4.000SQ.M.
12	4.125	X	0.730 X 1 NO	=	3.011SQ.M.
13	2.395	X	2.370 X 1 NO	=	5.676SQ.M.
14	0.480	X	2.445 X 1 NO	=	1.174SQ.M.
15	1.480	X	4.725 X 1 NO	=	6.993SQ.M.
16	1.635	X	1.835 X 1 NO	=	3.000SQ.M.
17	1.135	X	3.875 X 1 NO	=	4.397SQ.M.
18	2.910	X	5.920 X 1 NO	=	17.227SQ.M.
19	1.700	X	1.120 X 1 NO	=	1.904SQ.M.
20	2.685	X	2.300 X 1 NO	=	6.176SQ.M.
21	2.682	X	2.000 X 1 NO	=	5.364SQ.M.
22	4.283	X	5.230 X 1 NO	=	22.403SQ.M.
22A	1.335	X	2.650 X 1 NO	=	3.538SQ.M.
23	1.350	X	2.280 X 1 NO	=	3.078SQ.M.
24	4.315	X	0.410 X 1 NO	=	1.768SQ.M.
25	3.000	X	0.730 X 1 NO	=	2.190SQ.M.
26	2.690	X	1.410 X 1 NO	=	3.793SQ.M.
27	2.690	X	1.410 X 1 NO	=	3.793SQ.M.
28	2.690	X	1.110 X 1 NO	=	2.986SQ.M.
29	2.245	X	0.110 X 1 NO	=	0.247SQ.M.
30	5.240	X	1.145 X 1 NO	=	6.000SQ.M.
31	3.315	X	1.000 X 1 NO	=	3.315SQ.M.
32	3.095	X	1.285 X 1 NO	=	3.977SQ.M.
33	1.360	X	1.435 X 1 NO	=	1.951SQ.M.
34	1.000	X	1.935 X 2NOS	=	3.870SQ.M.
35	1.910	X	1.245 X 2NOS	=	4.758SQ.M.
36	2.787	X	4.070 X 1 NO	=	11.341SQ.M.
37	0.458	X	5.100 X 1 NO	=	2.336SQ.M.
38	5.242	X	3.250 X 1 NO	=	17.037SQ.M.
39	1.607	X	2.900 X 1 NO	=	4.661SQ.M.
40	0.607	X	2.415 X 2NOS	=	2.934SQ.M.
41	1.722	X	5.580 X 1 NO	=	9.609SQ.M.
42	0.607	X	2.320 X 1 NO	=	1.408SQ.M.
43	1.607	X	5.580 X 1 NO	=	8.968SQ.M.
44	2.822	X	2.865 X 1 NO	=	8.083SQ.M.
45	4.252	X	0.607 X 1 NO	=	2.582SQ.M.
46	2.384	X	1.335 X 1 NO	=	3.183SQ.M.
47	0.457	X	1.800 X 1 NO	=	0.823SQ.M.
48	9.530	X	1.000 X 1 NO	=	9.530SQ.M.
49	7.830	X	1.000 X 1 NO	=	7.830SQ.M.
50	1.800	X	4.500 X 1 NO	=	8.100SQ.M.
51	1.910	X	2.050 X 1 NO	=	3.916SQ.M.
			TOTAL DEDUCTION	=	578.113SQ.M. Y1
TOTAL BUILT UP AREA [X – Y1]				=	619.618SQ.M. X1

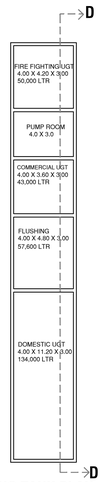


TERRACE FLOOR PLAN





SECTION DD OF U.G.T



UG TANK PLAN

CONTENT OF SHEET (FILE NO - 18272)	04/05
12 FLOOR PLAN & AREA DIAGRAM, TERRACE FLOOR PLAN BUILT UP AREA CALCULATION UGT DETAIL, GATE & COMPUND WALL DETAIL	

STAMP OF APPROVAL

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18272/TPO(NM & K)/2022/10792

Dtd. May 31 2023

Signature Not Verified

PROPOSED RESIDENTIAL CUM COMMERCIAL
PLOT NO. J-2(324), SECTOR - 03,
PUSHPAK NAGAR, NAVI MUMBAI.

Certificate of Area

certified that the plot under reference was surveyed by me on .....and the dimensions of sides etc., of plot started 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 Deparments / city survey records.

Signature
SATISH V. AHUJA(REG. NO.:CA/93/16602)

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M/s GIRIJA REALATOR LLP

NORTH

SCALE	:-
DATE	:- 10.04.2023
DRN. BY.	:- KOMAL
CHKD. BY	:- S.V. AHUJA
DRG. No	:- 04

NAME& ADDRESS OF ARCHITECT

SATISH AHUJA ARCHITECTS

ASHIANA SOCIETY, OPP MCDONALDS
C-WING, SECTOR 17, VASHI , NAVI MUMBAI
PH. NO- 2789 8644, 6791 0444,

CONTENT OF SHEET (FILE NO - 18272)	
FRONT ELEVATION, SECTIONS & OHT SECTION	05/05

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Dtd. May 31 2023

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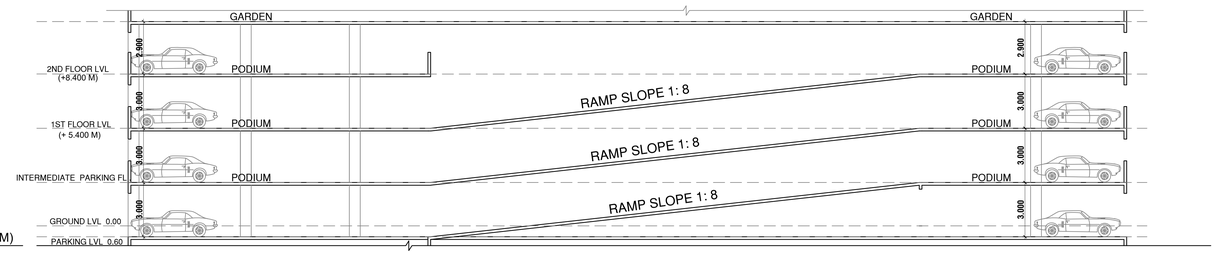
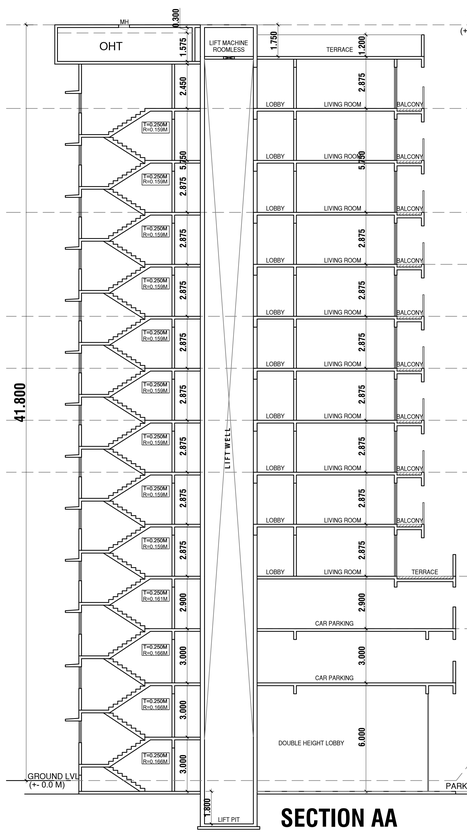
FRONT ELEVATION



SECTION CC



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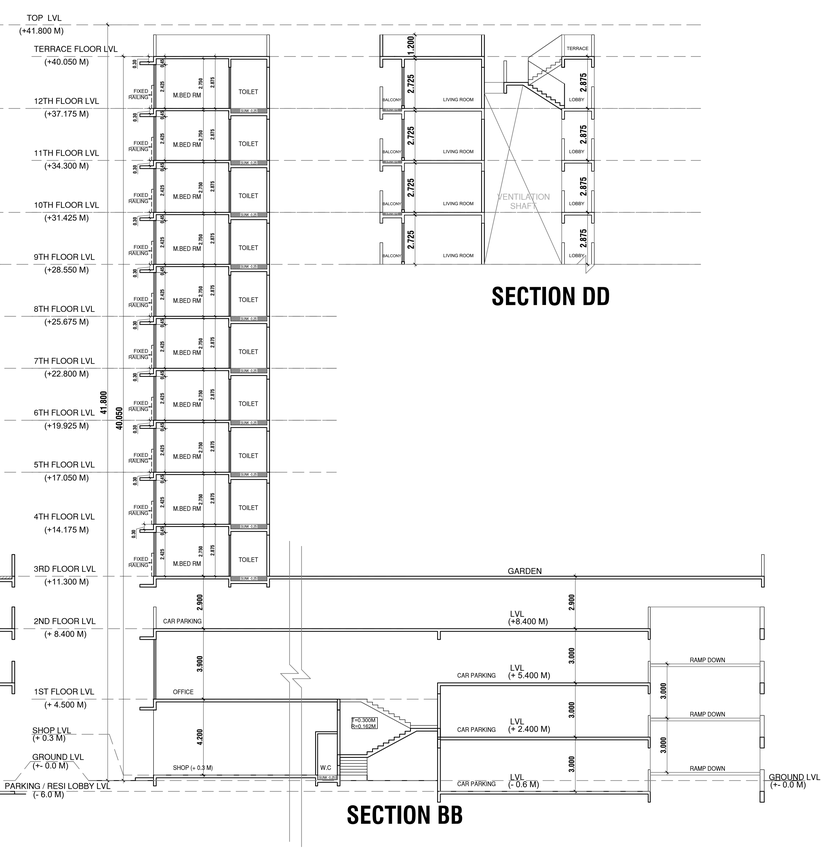

SECTION BB

SECTION DD

LIGHT & VENTILATION STATEMENT

A WING FLAT NO 2

ROOM	CARPET AREA	L/V REQD. AREA/10	L/V PRO.	TYPE
LIVING/ DINING	25.694	2.569	4.922	W
M. BEDROOM 01	12.986	1.298	4.922	W
M. BEDROOM 02	11.948	1.194	4.922	W2
M. BEDROOM	8.951	0.895	4.922	W2
KITCHEN	8.113	0.811	3.335	W1
ATTACHED TOILET 01	3.247	0.324	0.540	V
ATTACHED TOILET 02	2.697	0.269	0.540	V
COMMON TOILET	2.975	0.297	0.540	V

SCHEDULE OF DOORS AND WINDOWS

	TYPE	SIZE	AREA	DESCRIPTION
DOORS	FRD	1.200 X 2.300	2.760	FIRE RESISTANT DOORS
	D	1.000 X 2.300	2.300	T. W. PANELLED DOORS
	D1	0.920 X 2.300	2.116	T. W. FLUSH DOORS
	D2	0.750 X 2.100	1.575	SYNTEX DOORS
WINDOWS	W	2.140 X 2.300	4.922	ALU. SLIDING GLAZED WINDOW
	W1	1.450 X 2.300	3.335	ALU. SLIDING GLAZED WINDOW WITH FIXED RAILING
	W2	2.140 X 2.300	4.922	ALU. SLIDING GLAZED WINDOW WITH FIXED RAILING
	V	0.600 X 0.900	0.540	LOUVERS OPERABLE WINDOW
	SJ	1.800 X 1.400	2.520	PRECAST RCC JALI

WATER REQUIREMENT STATEMENT

COMMERCIAL	COMMERCIAL BUA= 1805.442		U/G - 100%= 42126.980 LTR
	1805.442 / 3 = 601.814		O/H - 40% = 16850.792 LTR
	601.814 X 70 = 42126.980		
A	NO. OF FLATS = 127 X5= 635 PERSON		U/G - 100%= 138285.000 LTR
	635 X 135 = 85725.000 LTR		
B	NO. OF FLATS = 127		
	NO. OF OTHER UNITS = 3		
	(COMMUNITY HALL, SOC. OFFICE, CLUB HOUSE)		
	TOTAL UNITS = 130 X 270= 35100 LTR		
C	NO OF TOILETS - NUMBER OF FLATS= 224 -127		O/H - 60% = 82971.000 LTR
	NO OF TOILETS - NUMBER OF FLATS= 97		
	97 X 180= 17460.000 LTR		
A+B+C	= 138285.000 LTR		

WATER SUPPLY PROVDIED	FIRE FIGHTING		COMMERCIAL		DOMESTIC		FLUSHING	
	U/G	O/H	U/G	O/H	U/G	O/H	U/G	O/H
	50000	25000 EACH WING	42126.980	16850.792	96799.500	58079.700	41485.500	24891.300

PROPOSED RESIDENTIAL CUM COMMERCIAL
PLOT NO. J-2(324), SECTOR - 03,
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NORTH

W N S E

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DATE	:-	10.04.2023
DRN. BY.	:-	KOMAL
CHKD. BY	:-	S.V. AHUJA
DRG. No	:-	05

NAME& ADDRESS OF ARCHITECT

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C-WING, SECTOR 17, VASHI , NAVI MUMBAI
PH. NO- 2789 8644, 6791 0444,