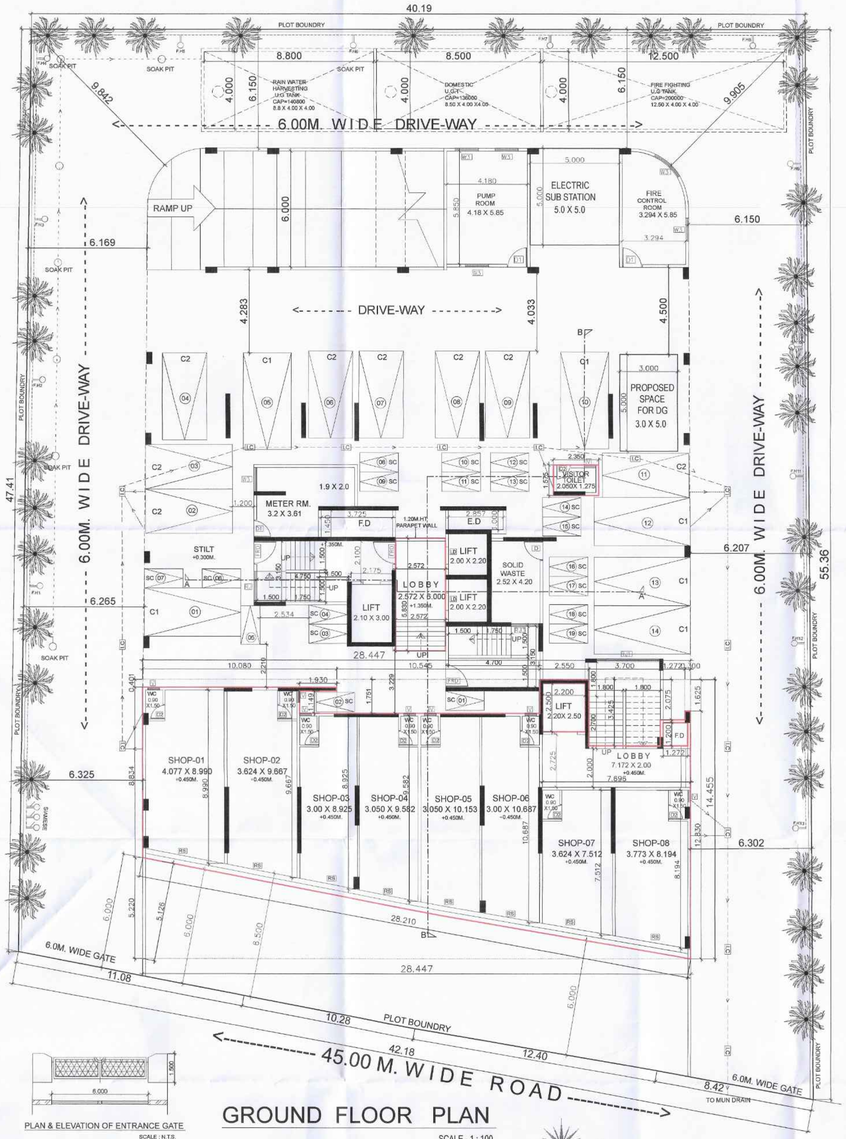
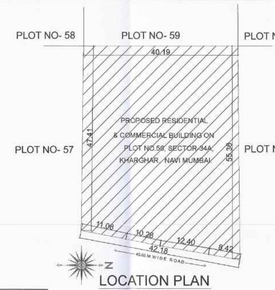


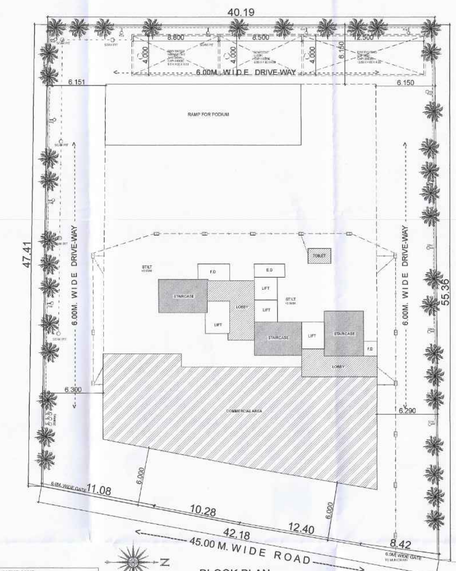
GROUND FLOOR PLAN

SCALE - 1 : 100



LOCATION PLAN

SCALE : 1:500



BLOCK PLAN

SCALE - 1 :300

BUILT-UP AREA STATEMENT	
BUILT-UP AREA SUMMERY	
CONTENT	BUILDING-1 IN SQM
GROUND FLOOR (RES.)	16.765
GROUND FLOOR (COMM.)	308.715
FIRST FLOOR (COMM.)	331.766
SECOND FLOOR	-
THIRD FLOOR	-
FOURTH FLOOR	-
FIFTH FLOOR	-
SIXTH FLOOR	65.852
SIXTH FLOOR (SOCIETY OFFICE & DRIVERS ROOM)	33.215
SEVENTH FLOOR	336.892
EIGHTH FLOOR	337.084
NINTH FLOOR	336.892
TENTH FLOOR	336.892
11TH FLOOR	336.892
12TH FLOOR	336.892
13TH FLOOR	337.084
14TH FLOOR	336.892
15TH FLOOR	336.892
16TH FLOOR	336.892
17TH FLOOR	336.892
18TH FLOOR	337.084
19TH FLOOR	336.892
20TH FLOOR	336.892
21STFLOOR	336.892
22ND FLOOR	336.892
23TH FLOOR	337.084
24TH FLOOR	336.892
25TH FLOOR	336.892
26TH FLOOR	336.892
27TH FLOOR	336.892
28TH FLOOR	337.084
29TH FLOOR	336.892
30TH FLOOR	336.892
31ST FLOOR	336.892
32ND FLOOR	336.892
33RD FLOOR	337.084
34TH FLOOR	336.892
TOTAL	10190.440

TENEMENT AREA STATEMENT			
FLOOR	SHOP NO/FLAT NO	CARPET AREA	
			(SQM)
1	2		6
GROUND (COMMERCIAL)	SHOP-1		35.046
	SHOP-2		33.949
	SHOP-3		26.057
	SHOP-4		28.329
	SHOP-5		30.140
	SHOP-6		31.285
	SHOP-7		26.093
	SHOP-8		29.675
		TOTAL=	240.574
FIRST FLOOR (OFFICE)	101		291.562
		TOTAL=	291.562
7,9,10,11,12,14,15, 16,17,19,20, 21,22,24,25,26,27,2 9,30,31,32,33,34 FLOOR	701		58.833
	702		58.833
	703		56.434
	704		56.434
			230.534
		TOTAL =	5,302.282
8,13,18,23,28TH FLOOR	801		58.833
	802		58.833
	803		56.434
	804		56.434
			230.534
		TOTAL =	1,152.670
		TOTAL AREA=	6987.088

SCHEDULE OF DOORS & WINDOWS						
TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION	
1	2	3	4 = 2 X 3	5	6	
D	1.000	2.100	2.100	0.000	T.W. FRAMED PANELED DOOR	
D1	0.900	2.100	1.890	0.000	T.W. FRAMED PANELED DOOR	
D2	0.750	2.100	1.575	0.000	T.W. FRAMED PANELED DOOR	
W	2.400	1.350	4.050	0.150	ALUMINIUM SLIDING WINDOW	
W1	1.800	1.350	2.430	0.150	ALUMINIUM SLIDING WINDOW	
W2	2.600	1.350	3.510	0.150	ALUMINIUM SLIDING WINDOW	
W3	1.200	1.200	1.440	0.900	ALUMINIUM SLIDING WINDOW	
W4	28.174	1.200	33.809	0.150	ALUMINIUM SLIDING WINDOW	
W5	1.800	1.200	2.160	0.900	ALUMINIUM SLIDING WINDOW	
V	0.600	1.000	0.600	1.350	ALUMINIUM LOUVERED WINDOW	
FRD	1.200	2.100	2.520	0.000	FIRE RATED DOOR	
RJ	1.575	1.350	1.980	0.900	RCC PRECAST JALI	
RJ1	3.750	0.900	2.250	1.050	RCC PRECAST JALI	
RJ2	3.150	0.900	1.890	1.050	RCC PRECAST JALI	
RJ3	1.450	1.200	1.740	0.900	RCC PRECAST JALI	
RB					ROLLING SHUTTER	

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.	8913.27	343.18
2	Additional FSI on payment of premium (Together shall not exceed 35%)	3170.93	0.00
3	Total proposed built-up area (basic+premium)	12084.20	343.18
4	Proposed Ancillary Area FSI	3583.24	278.50
5	% of ancillary area FSI	30%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 11 d)	9549.96	621.68

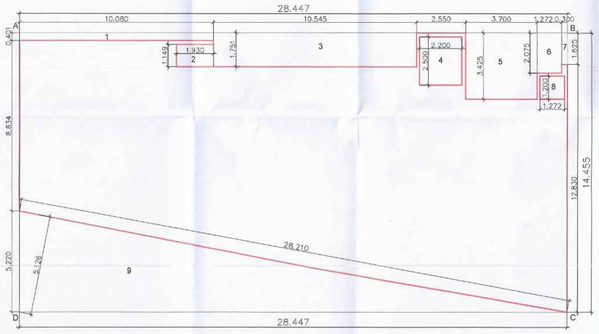
Summary of proposed FRHa area as per UDCPR				
Sr.No	FLOOR	PUNE AREA (Comm.) A	PUNE AREA (RES.) B	TOTAL C
1	GROUND	308.715	16.765	325.480
2	FIRST FL.	331.766	0.000	331.766
3	SECFL.	0.000	0.000	0.000
4	3RD FL.	0.000	0.000	0.000
5	4TH FL.	0.000	0.000	0.000
6	5TH FL.	0.000	0.000	0.000
7	6TH FL.		65.852	65.852
8	7TH FL (Society office & Driver Rm.)		33.215	33.215
9	8TH FL.		336.892	336.892
10	9TH FL.		337.084	337.084
11	10TH FL.		336.892	
12	11TH FL.		336.892	
13	12TH FL.		336.892	
14	13TH FL.		337.084	
15	14TH FL.		336.892	
16	15TH FL.		336.892	
17	16TH FL.		336.892	
18	17TH FL.		336.892	
19	18TH FL.		337.084	337.084
20	19TH FL.		336.892	336.892
21	20TH FL.		336.892	336.892
22	21ST FL.		336.892	336.892
23	22ND FL.		336.892	336.892
24	23RD FL.		337.084	337.084
25	24TH FL.		336.892	336.892
26	25TH FL.		336.892	336.892
27	26TH FL.		336.892	336.892
28	27TH FL.		337.084	337.084
29	28TH FL.		336.892	336.892
30	29TH FL.		336.892	336.892
31	30TH FL.		336.892	336.892
32	31ST FL.		336.892	336.892
33	32ND FL.		336.892	336.892
34	33RD FL.		337.084	337.084
35	34TH FL.		336.892	336.892
36	TOTAL	661.481	9549.962	10210.443
37	SOCIETY FSI(MUNI FSI)	331.922	588.772	920.694
38	BASIC FSI	297.335	407.922	705.258
39	PREMIUM FSI	691.087	1342.503	2033.591
40	TOTAL(MUNI FSI)	1320.344	2339.197	3659.541

TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA						
			As per notifivation , dtd 28.12.2022			
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	PARKING SPACE REQ. NON CONGESTED AREA CAR	PARKING SPACE REQ. NON CONGESTED AREA SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	PARKING SPACE PROP. NON CONGESTED AREA 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.	112.00	1.00	2.00	56.00	112.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0.00	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	532.136	2.00	6.00	11.00	32.00
Parking Requirement (quantum)	Residential				56	112
	Commercial				11	32
5% visitor parking only for residential					3	6
TOTAL					70	150
With Multiplying Factor on total parking as per Table 8C - 0.8			Multiplying Factor Not applicable for scooter parking		56	150
PARKING REQUIREMENT			CAR	SCOOTER		
			56	150		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.			0	0		
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			25	150		
Required PARKING (after conversion)			81	0		
Proposed parking considering additional FSI			115	99		

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.	2796.58	355.82
2	Additional FSI on payment of premium (together shall not exceed 35%)	3369.15	0.00
3	Total proposed built up area (basic+premium)	5968.73	355.82
4	Proposed Ancillary Area FSI	3581.24	284.66
5	% of ancillary area FSI	60%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 11 d)	9549.96	640.48

Proforma-1			
Sr.No		Particulars	Area (sq.m)
1		Area of plot (Minimum area of a, b, c to be considered)	2323.600
	a	As per ownership document (7/12, CTS extract)	0.000
	b	as per measurement sheet	2323.600
	c	as per site	2323.600
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)	2323.600
4		Amenity Space (if applicable)	
	a	Required -	0.000
	b	Adjustment of (R), if any -	0.000
	c	Balance Proposed -	0.000
5		Net Plot Area (3-4(c))	2323.600
		Recreational Open space (if applicable)	
6	a	Required -	0.000
	b	Proposed -	0.000
7		Internal Road area	0.000
8		Plotable area (if applicable)	2323.600
9	a	Built up area with reference to Basic F.S.I. as per fixed road width (Sr. No. 5xbasic FSI) - Min. of 1.1 as per UDCPR & 2.0 As per agreement to lease	3155.400
	b	Permissible commercial area	473.330
	c	Proposed commercial area (basic excluding ancillary)	365.520
10	a	Addition of FSI on payment of premium Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.3 premium FSI) Plus Additional FSI as per Note 3 of 30.32.1 (plot area *0.1)	0.000
	b	Proposed FSI on payment	3168.147
11		In-situ FSI / TDR loading	
	a	Anathe area against D.P. road [1.0 x Sr. No. 2 (a)] if any	
	b	In-situ area against Amenity Space if handed over [1.0 (or) 1.85 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.	6324.547
	b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	
	c	Proposed Ancillary area FSI	3865.859
	d	Total entitlement (a+b)	10190.440
14		Maximum utilisation 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) + 1.6 or 1.8), read with Note 3 of 30.32.1	4.666
15		Total Built-up Area in proposal (excluding area at Sr.No.17 b)	10190.440
	a	Existing Built-up Area	0.000
		Residential	0.000
		Commercial	0.000
	b	Proposed Built-up Area (as per 'P-line')	10190.440
		Residential	9549.962
		Commercial	640.478
	c	Total (a+b) (shall not be more than 13(d))	10190.440
16		F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	1.000
17		Area for Inclusive Housing, if any	
	a	Required (25% of Sr.No.5)	0.000
	b	Proposed	0.000

GROUND FLOOR AREA CALCULATION (COMMERCIAL)							
SR. NO.	NUMBER	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)	
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)	
	BUILDING - 3 TYPICAL 1ST TO 4TH FLOOR						
1	A	1.00	1.00	28.447	13.703	389.809	
					TOTAL ADDITION	389.809	
	DEDUCTION						
2	1	1.00	1.00	20.626	1.850	38.200	
3	2	1.00	1.00	20.576	2.850	58.642	
4	3	1.00	1.00	2.200	2.500	5.500	
5	4	1.00	1.00	3.700	3.425	12.673	
6	5	1.00	1.00	1.272	2.075	2.639	
7	6	1.00	1.00	0.300	1.625	0.488	
8	7	1.00	1.00	1.272	1.200	1.526	
					TOTAL DEDUCTION	119.668	
TOTAL BUILT UP AREA (COMMERCIAL)@ GROUND FLOOR						308.715	



AREA DIAGRAM GROUND FLOOR (COMMERCIAL)

SCALE 1:100

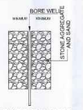
CAR PARKING DETAILS
C1 = 2.5 X 5.0
C2 = 2.3 X 4.5

PLAN & ELEVATION OF ENTRANCE GATE

SCALE : N.T.S.

U.G.WATER TANK SECTION

SCALE: N.T.S.



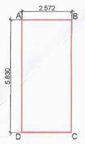
SCHEMATIC RAIN WATER HARVESTING SYSTEM

HEIGHT OF THE BUILDING : 112.750mts		
UNITS	RESIDENTIAL	COMMERCIAL
	112	09

AREA DIAGRAM VISITOR TOILET GROUND FLOOR

SCALE : 1:100

VISITOR TOILET AREA CALCULATION						
SR. NO.	NUMBER	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
1	A	1.00	1.00	2.350	1.575	3.701
					TOTAL ADDITION	3.701
TOTAL BUILT UP AREA OF TOILET @ GROUND FLOOR						3.701



AREA DIAGRAM GROUND FLOOR (RESIDENTIAL)

SCALE : 1:100

GROUND FLOOR AREA CALCULATION (RESIDENTIAL)						
SR. NO.	NUMBER	NUMBER OF	1/2	BASE (M)	HEIGHT (M)	AREA (SQM)
1	2	3	4	5	6	(7) = (3)X(4)X(5)X(6)
1	A	1.00	1.00	2.572	5.830	13.064
					TOTAL ADDITION	13.064
TOTAL BUILT UP AREA (RESIDENTIAL) @ GROUND FLOOR						13.064

DRAWING FOR BUILDING PERMISSION | SHEET NO. 01/06

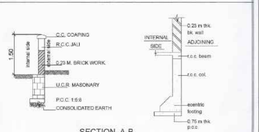
STAMP OF APPROVAL

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No.

Dtd. CIDCO/BP-18564/TPO(NM & K)/2023/10973 03 Jul 2023

Signature valid



SECTION- A-B

COMPOUND WALL DETAILS

SCALE : N.T.S.

PROFORMA - II

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.

AR. DEEPAK THAKARE
SIGNATURE OF LICENSED 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 OF OWNER

NAME & SIGNATURE OF OWNER

Through its Authorized Director
Mr. Chunilal Budhaji Choudhary & Other 1

FOR M/s. Varsha Buildcon

CIDCO PROPOSAL DRAWING

DATE	JOB NO.	ERG NO.	SCALE	DRAWN BY	CHECKED BY
20/06/2023	DPT/DP/13	PD-R3	AS SHOWN AS	V.P	———

DESCREPTION OF PROPOSALAND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON , PLOT NO.56, SECTOR-34A, KHARGHAR, NAVI MUMBAI.

SIGNATURE, NAME OF LICENSED ARCHITECT	ADDRESS OF LICENSED ARCHITECT
AR. DEEPAK THAKARE CA/92/14485	DPT DEEPAK P. THAKARE ARCHITECT SHREE NAND DHAM BLDG., A-503, PLOT NO.59, SECTOR-11, C.B.D. BELAPUR, NAVI MUMBAI- 400614. PH: 27580241, 27580242, FAX-27580243