

PROJECT: APPROVED SUBJECT TO THE CONDITIONS / 11
 COMM: MENTIONED IN This Office Letter
 SECTOR: MENTIONED IN This Office Letter
 STAMP No. CIDCO/BP-18111/TPO(NM & K)/2022/11110
 Dtd. 02 Aug 2023

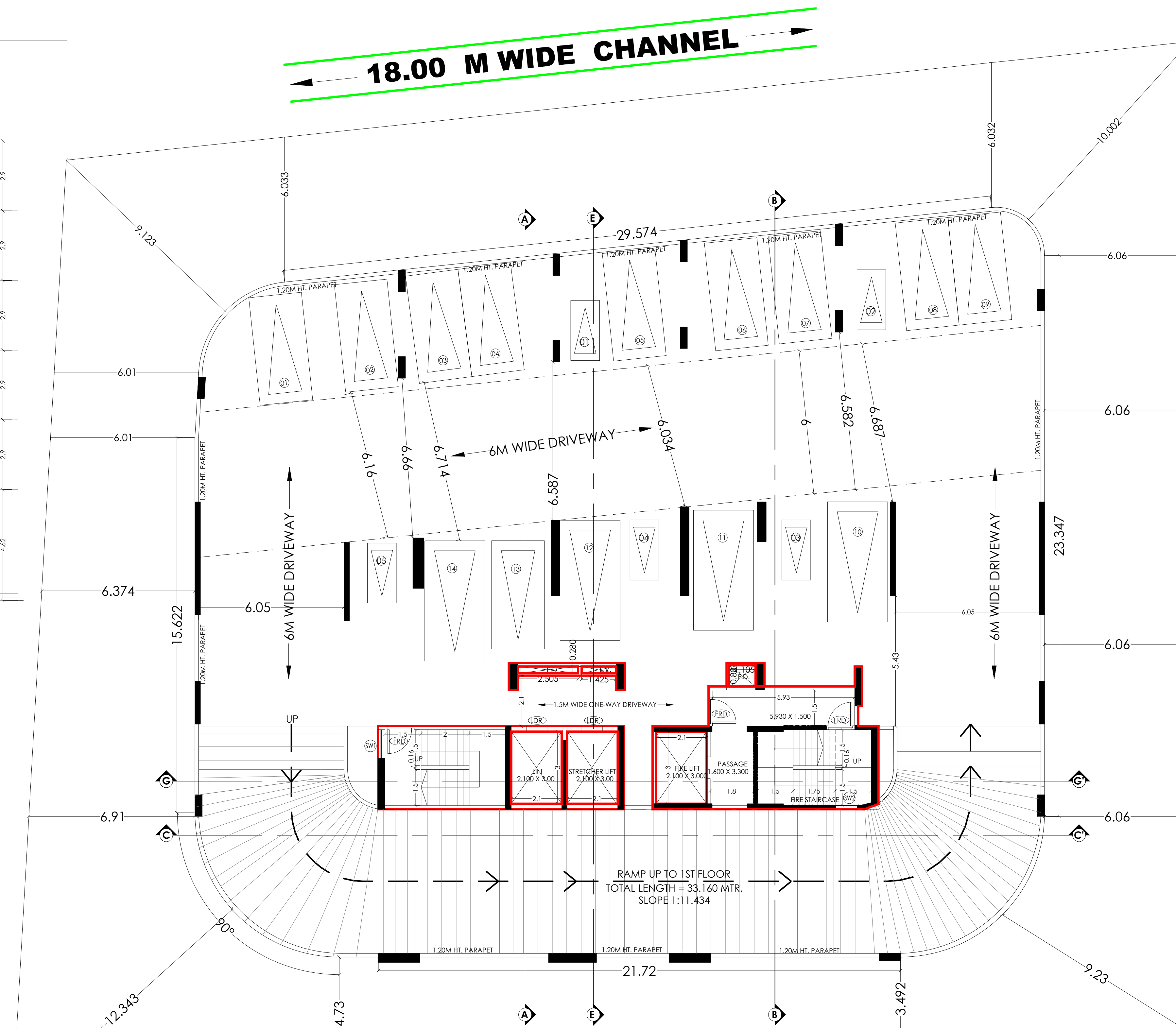
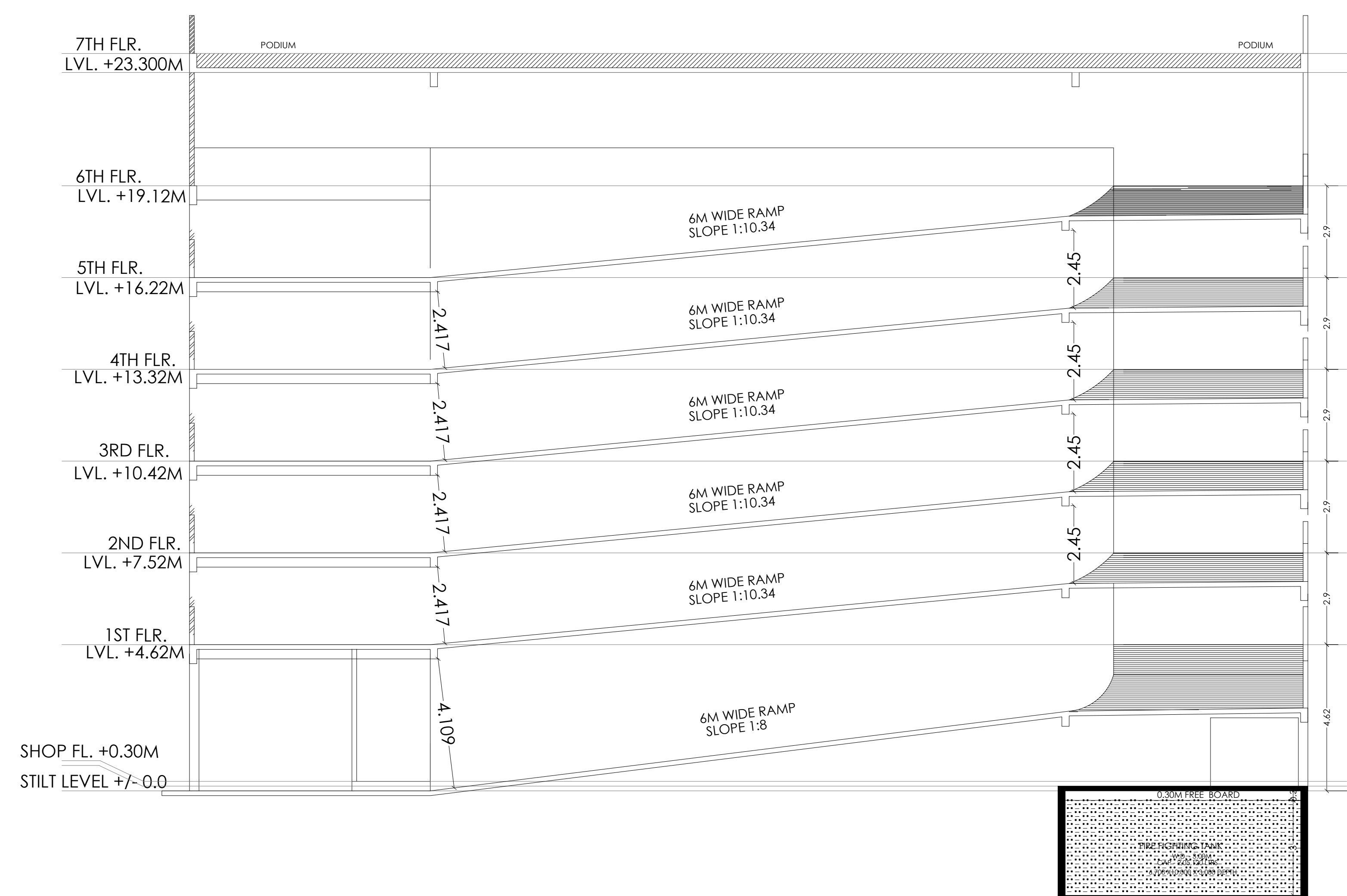
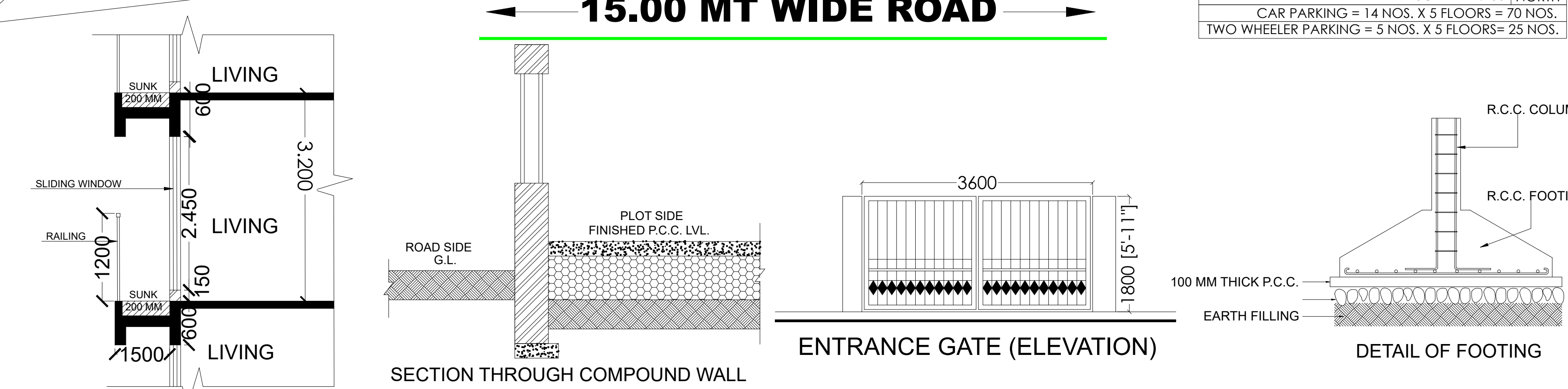


TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

As per Notification, dtd: 28.12.2022

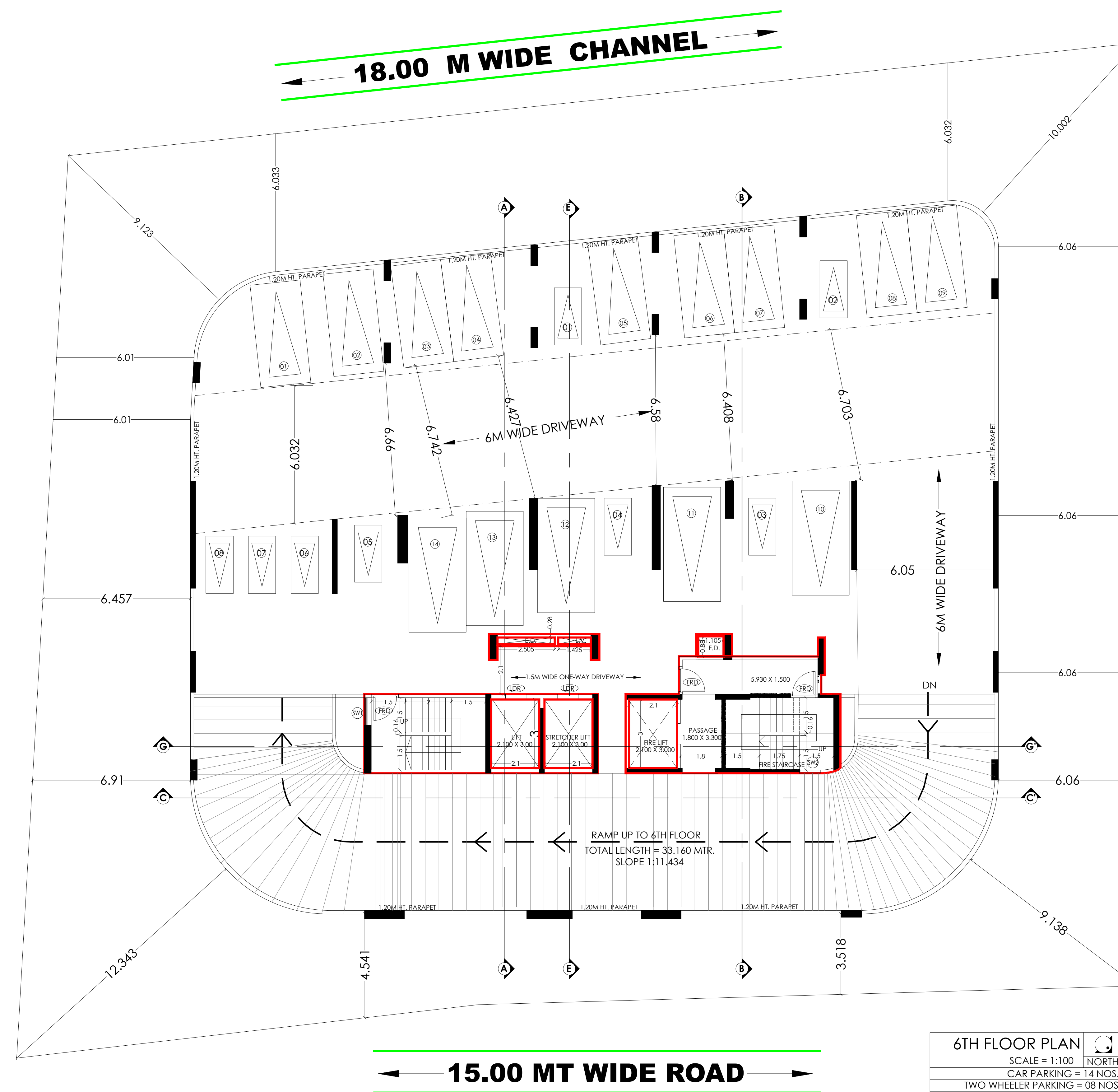
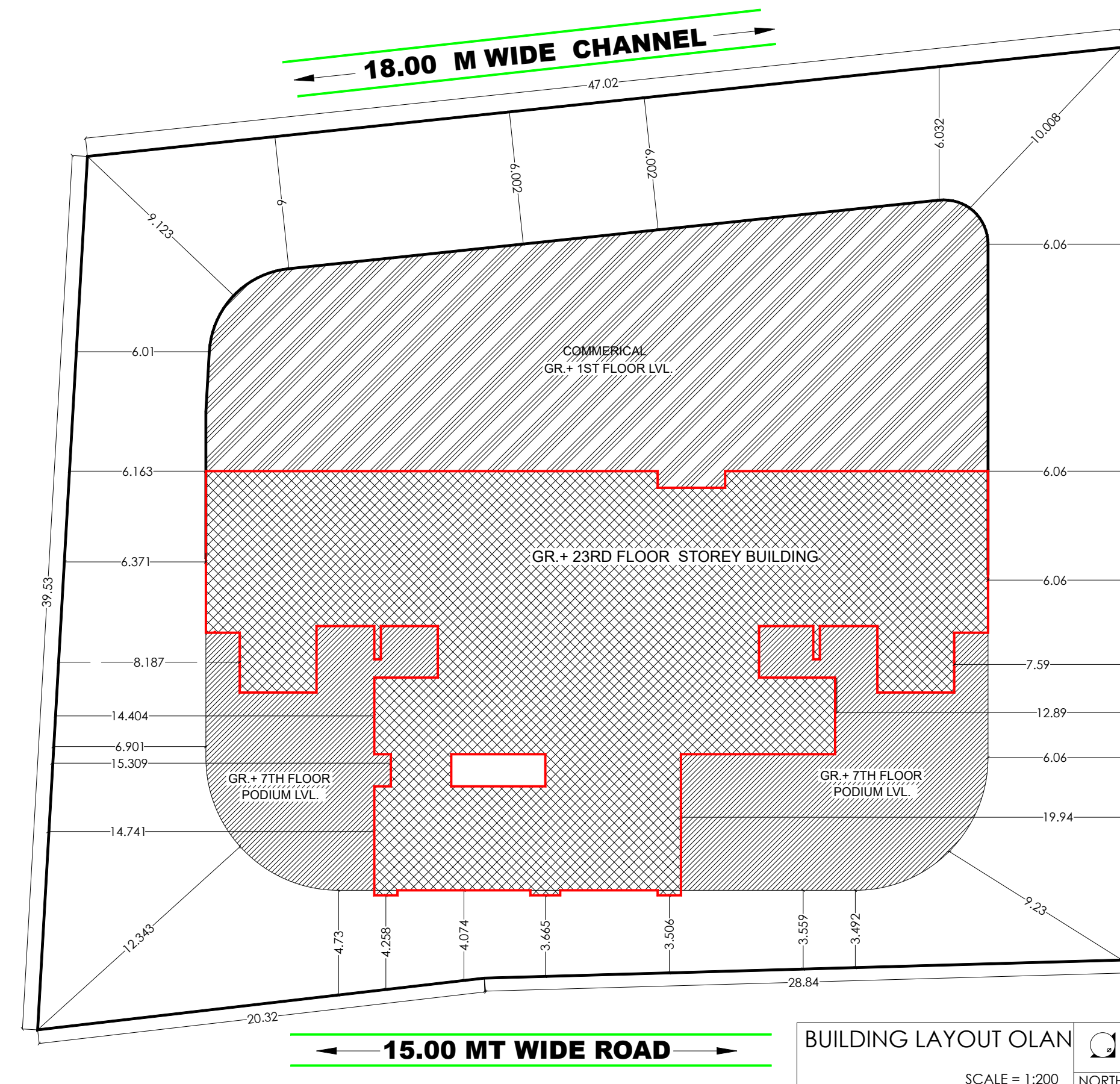
SR.NO.	OCCUPANCY	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACES REQ. AREA (NON CONGESTED)		PARKING SPACE PROP. AREA (NON CONGESTED)	
				CAR	SCOOTER	CAR	SCOOTER
1	Residential	For every tenement having carpet area of 150 sq.m. and above	0	2	1	0.00	0.00
2		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	32	1	1	32.00	32.00
3		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	32	1	2	16.00	32.00
4		For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0	1	2	0.00	0.00
5		For every two tenements with each tenement having carpet area less than 30 sq.m.	0	0	2	0.00	0.00
6	Commercial	For every 100 sq.m. carpet area or fraction thereof.	508.934	2	6	10.18	30.54
7	Office & I.T. Building	For every 200 sq.m. carpet area or fraction thereof.	0	3	11	0.00	0.00
Parking Requirement (Quantum)				Residential		48	64
Add 5% Visitors Parking only for Residential				Commercial		10	31
TOTAL						60	98
With Multiplying Factor on total Parking as per Table 8C - 0.8				Multiplying Factor Not applicable for Scooter Parking		48	98
PARKING REQUIREMENT				CAR	SCOOTER		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.				48	98		
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING (48%)				8	48		
REQUIRED PARKING (After conversion)				56	50		
PROPOSED PARKING				64	56		

1ST, 2ND, 3RD, 4TH & 5TH FLOOR PLAN
 SCALE = 1:100 NORTH
 CAR PARKING = 14 NOS. X 5 FLOORS = 70 NOS.
 TWO WHEELER PARKING = 5 NOS. X 5 FLOORS = 25 NOS.



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 1) M/s. Bhagwati Signature LLP,
 Room No. 101, Hari Niwas, Plot No. 223,
 Sec - 21, Near DMart, Nerul, Navi Mumbai.

OWNER (S) NAME, ADDRESS AND SIGNATURE
 NAME OF DEVELOPER
 1) M/s. Bhagwati Signature LLP
 NAME, ADDRESS & SIGN OF ARCHITECT
stapl
 soayuz talib architects
 1405/1406, KESAR SOLITARE, PLOT NO.-5,
 SECTOR-19, SANPADA, NAVI MUMBAI.
 SCALE 1:100
 DATE 22/05/2023
 DRAWN BY KIRTI
 CHECKED BY VIKRANT
 NORTH



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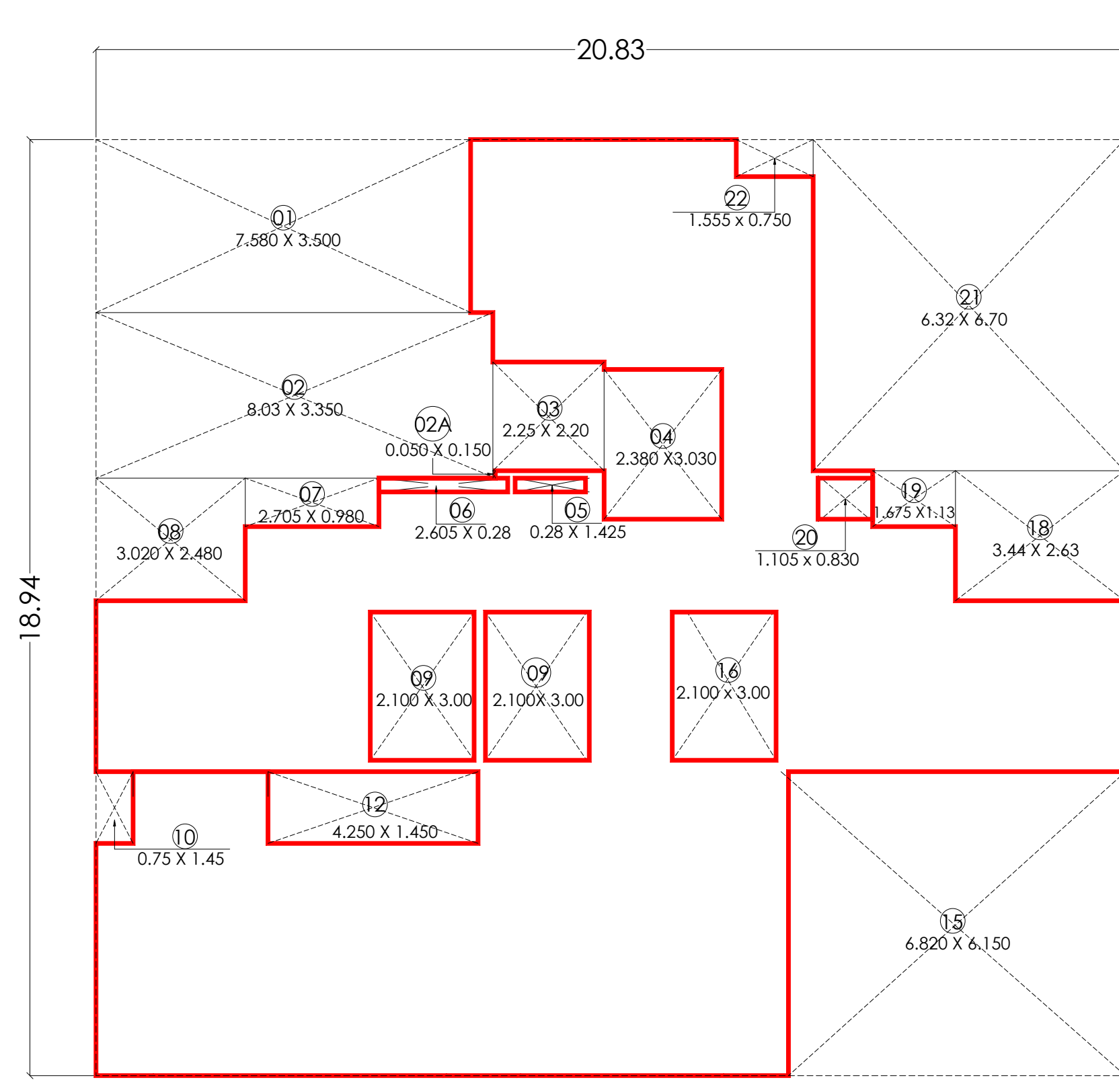
[OWNER'S NAME, ADDRESS AND SIGNATURE]

NAME OF DEVELOPER

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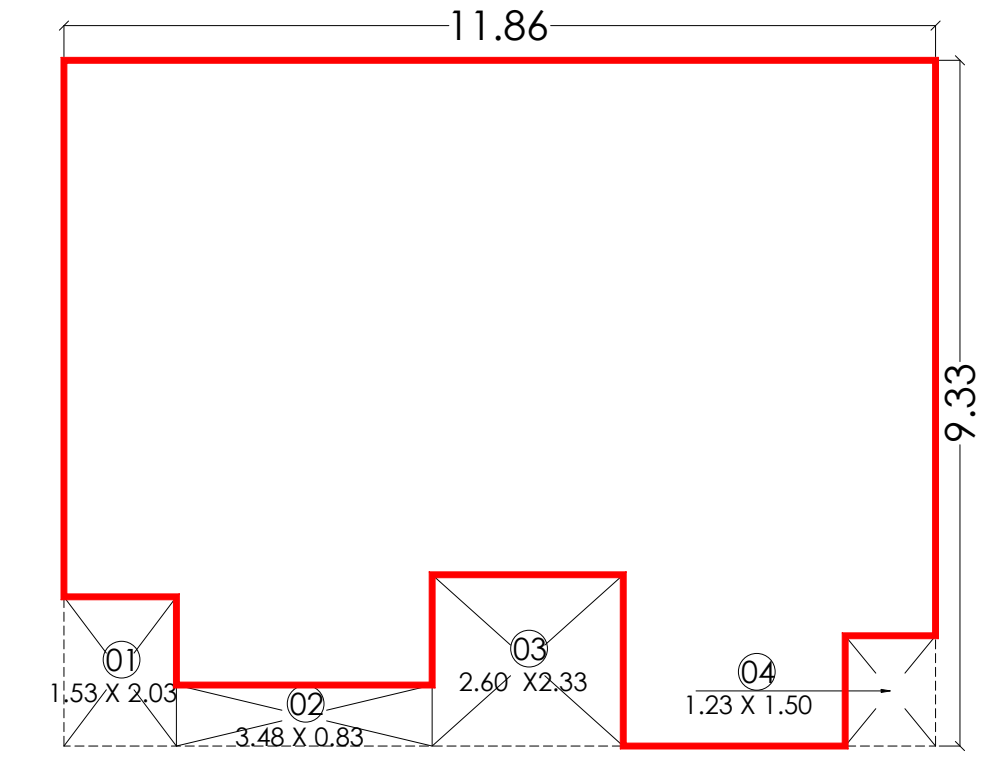
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stapl soayz talib architects 1405/1406, KESAR SOLITARE, PLOT NO.-5, SECTOR-19, SANPADA, NAVI MUMBAI.	SCALE	1:100
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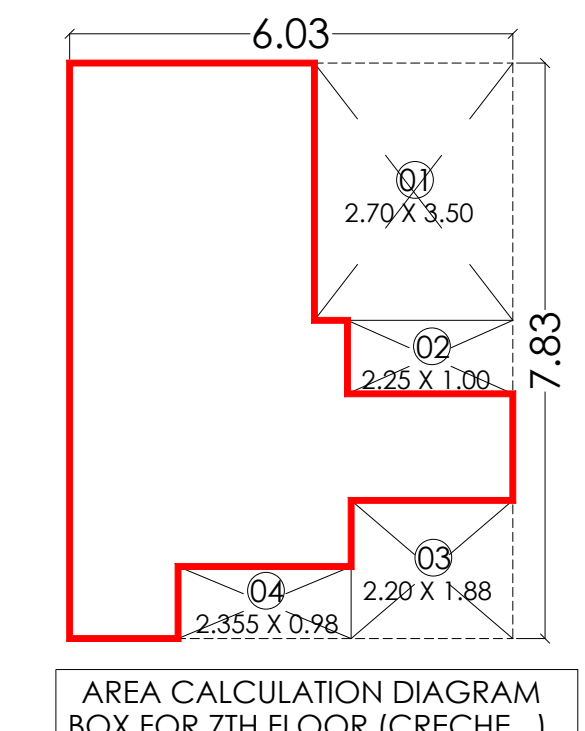
AREA CALCULATION STATEMENT FOR 7TH FLOOR RESIDENTIAL (SCALE - 1:100)

A. OVERALL DIMENSIONS		SQ.MT	
1	20.83	18.94	394.107
B. DEDUCTION			
1	7.580 x 3.500	26.730	273.000
2	1.555 x 0.750	1.166	11.663
3	6.32 x 0.70	4.424	44.240
4	8.03 x 3.350	26.899	268.990
5	0.650 x 0.150	0.098	0.975
6	2.25 x 2.20	4.950	49.500
7	2.380 x 0.030	0.072	0.715
8	3.020 x 2.480	7.589	75.890
9	2.705 x 0.780	2.109	21.090
10	2.605 x 0.28	0.730	7.300
11	0.28 x 1.425	0.399	3.990
12	1.105 x 0.830	0.917	9.170
13	0.75 x 1.45	1.088	10.880
14	2.100 x 3.00	6.300	63.000
15	2.100 x 3.00	6.300	63.000
16	2.100 x 3.00	6.300	63.000
17	4.250 x 1.450	6.163	61.630
18	6.820 x 8.150	55.586	555.860
TOTAL DEDUCTION AREA		114.121	1141.210
NET AREA FOR 7TH FLOOR RESIDENTIAL (A-B)		280.000	2800.000
TOTAL AREA FOR 7TH FLOOR RESIDENTIAL		184.179	1841.790



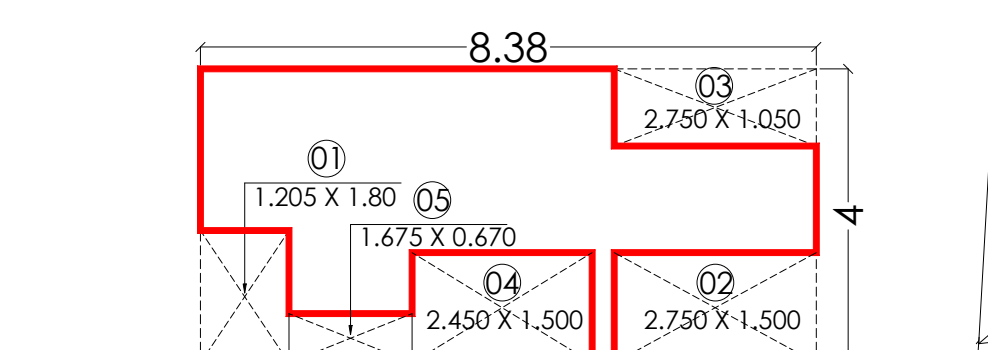
AREA CALCULATION STATEMENT FOR 7TH FLOOR FITNESS CENTER (SCALE - 1:100)

A. OVERALL DIMENSIONS		SQ.MT	
1	11.86	9.33	110.674
B. DEDUCTION			
1	1.53 x 2.03	3.106	31.060
2	3.48 x 0.83	2.898	28.980
3	2.60 x 3.23	8.402	84.020
4	1.23 x 1.50	1.845	18.450
TOTAL DEDUCTION AREA		14.251	142.510
NET AREA FOR FITNESS AREA (A-B)		96.423	964.230
TOTAL AREA FOR FITNESS AREA		14.251	142.510



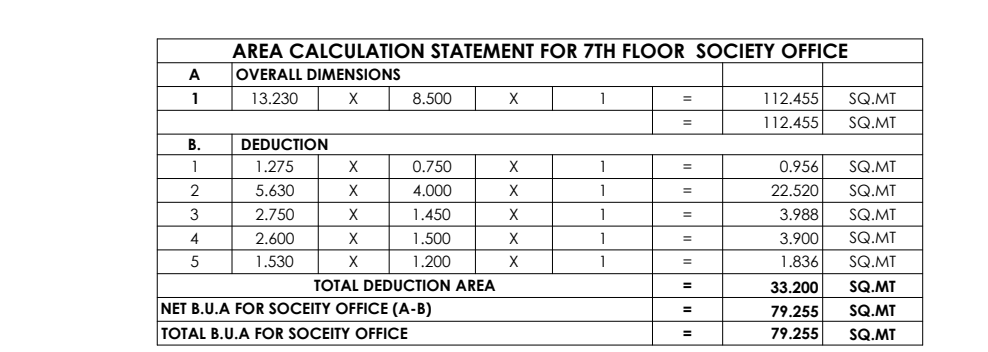
AREA CALCULATION STATEMENT FOR 7TH FLOOR CRECHE AREA (SCALE - 1:100)

A. OVERALL DIMENSIONS		SQ.MT	
1	6.03	7.83	47.215
B. DEDUCTION			
1	2.70 x 3.50	9.450	94.500
2	2.25 x 1.70	3.825	38.250
3	2.355 x 0.98	2.308	23.080
4	2.20 x 1.88	4.136	41.360
TOTAL DEDUCTION AREA		19.719	197.190
NET AREA FOR CRECHE AREA (A-B)		27.496	274.960
TOTAL AREA FOR CRECHE AREA		27.496	274.960



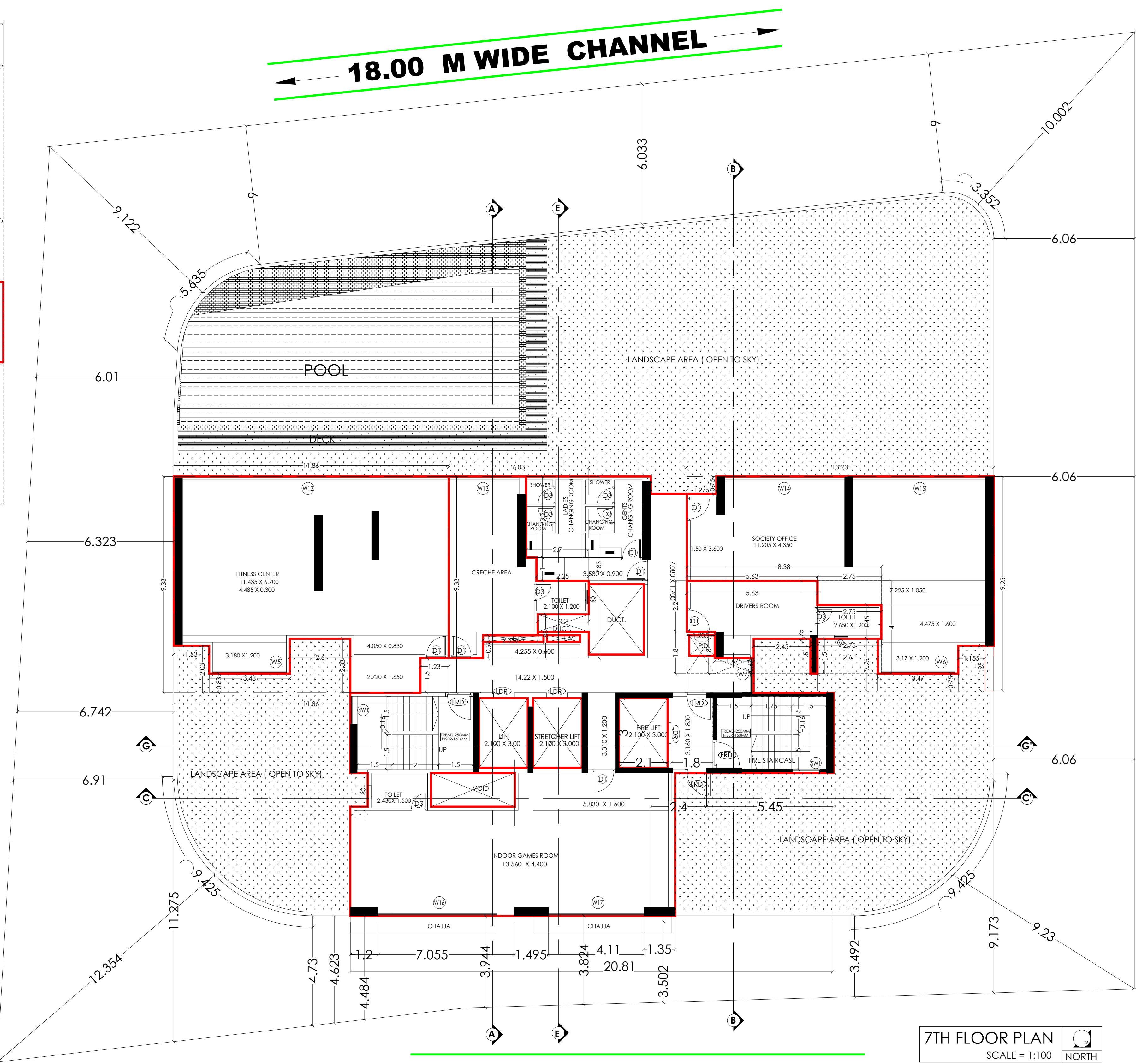
AREA CALCULATION STATEMENT FOR 7TH FLOOR DRIVERS ROOM (SCALE - 1:100)

A. OVERALL DIMENSIONS		SQ.MT	
1	8.38	4.00	33.520
B. DEDUCTION			
1	1.205 x 1.80	2.169	21.690
2	1.275 x 0.270	0.345	3.450
3	2.450 x 1.500	3.675	36.750
4	2.750 x 1.500	4.125	41.250
5	0.53 x 1.20	0.636	6.360
TOTAL DEDUCTION AREA		11.350	113.500
NET AREA FOR DRIVERS ROOM (A-B)		22.170	221.700
TOTAL AREA FOR DRIVERS ROOM		11.350	113.500



AREA CALCULATION STATEMENT FOR 7TH FLOOR SOCIETY OFFICE (SCALE - 1:100)

A. OVERALL DIMENSIONS		SQ.MT	
1	13.23	6.50	86.000
B. DEDUCTION			
1	1.275 x 0.75	0.956	9.560
2	5.65 x 4.000	22.600	226.000
3	2.280 x 1.450	3.306	33.060
4	2.60 x 1.500	3.900	39.000
5	0.53 x 1.20	0.636	6.360
TOTAL DEDUCTION AREA		31.458	314.580
NET AREA FOR SOCIETY OFFICE (A-B)		54.542	545.420
TOTAL AREA FOR SOCIETY OFFICE		31.458	314.580



7TH FLOOR PLAN SCALE = 1:100 NORTH

FLOOR	ADDITIONAL REQUIREMENT CLAUSE 9.31 (UDCPR)	AREA FOR 100 FLATS (IN SQ.M.)	AREA TO BE PROVIDED ADDITIONAL FLATS (IN SQ.M.)	NO.OF FLATS	REQUIRED AREA (IN SQ.M.)	PROVIDED AREA (IN SQ.M.)
7TH FLOOR	SANITARY BLOCK	3	FOR EVERY ADDITIONAL 200 FLATS - 3 SQ.M.	56	3	3.360
	DRIVER'S ROOM WITH ATTACHED TOILET	12	FOR EVERY ADDITIONAL 300 FLATS - 12 SQ.M.	56	12	19.091
	SOCIETY OFFICE	20	FOR EVERY ADDITIONAL 300 FLATS - 20 SQ.M.	56	20	79.255
	CRECHE ROOM	20	FOR EVERY ADDITIONAL 300 FLATS - 20 SQ.M.	56	20	29.071
	FITNESS CENTER	20	FOR EVERY ADDITIONAL 300 FLATS - 20 SQ.M.	56	20	96.757

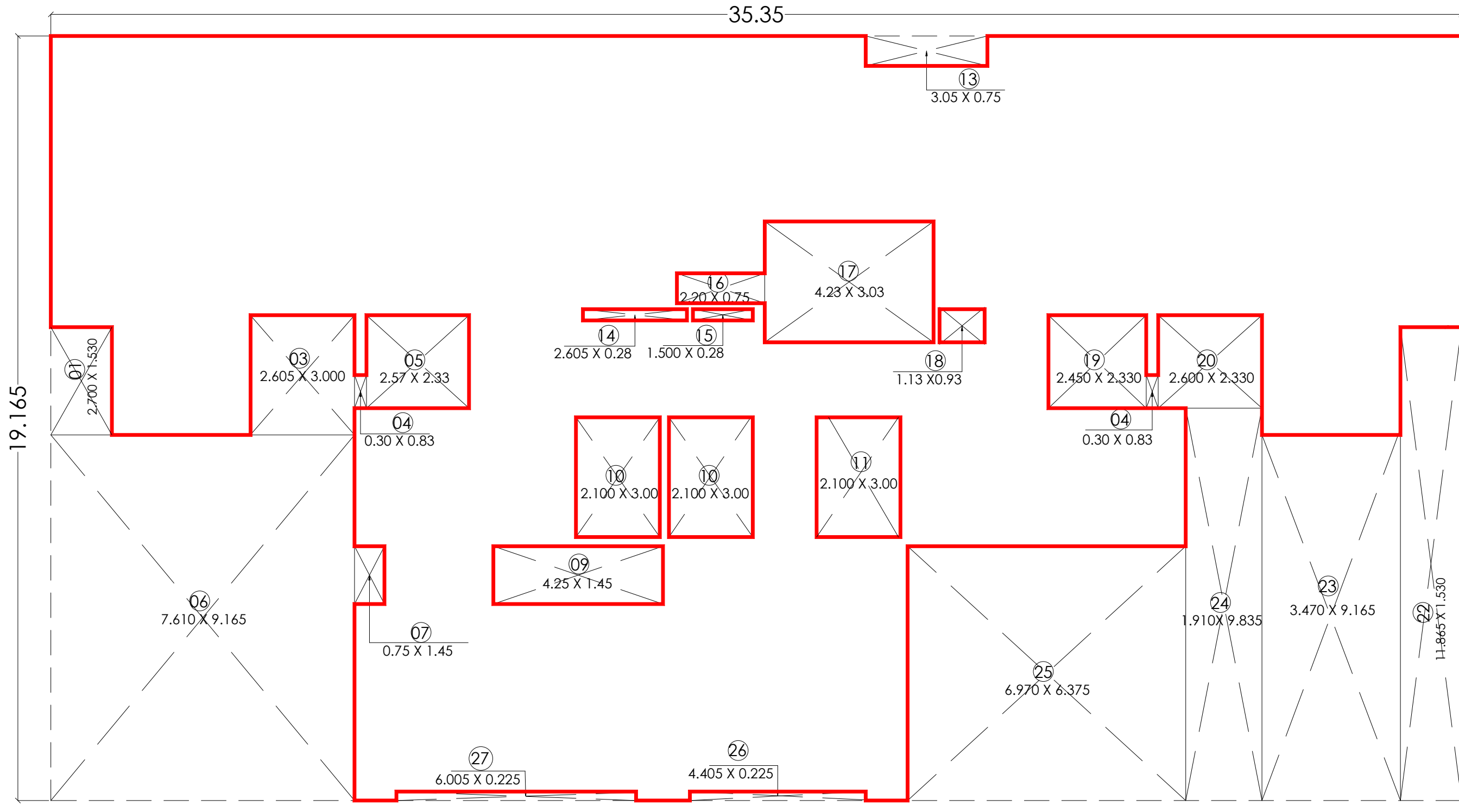
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AREA CALCULATION STATEMENT FOR TYPICAL FLOOR RESIDENTIAL 8TH TO 23RD FLOOR

A. OVERALL DIMENSIONS								
1	35.350	X	19.165	X	1	=	677.483	SQ.MT
B. DEDUCTION								
1	2.700	X	1.530	X	1	=	4.131	SQ.MT
2	0.000	X	0.000	X	1	=	0.000	SQ.MT
3	2.405	X	3.000	X	1	=	7.815	SQ.MT
4	0.300	X	0.300	X	2	=	0.498	SQ.MT
5	2.570	X	2.330	X	1	=	5.988	SQ.MT
6	7.610	X	9.165	X	1	=	69.746	SQ.MT
7	0.750	X	1.450	X	1	=	1.088	SQ.MT
8	0.000	X	0.000	X	0	=	0.000	SQ.MT
9	4.230	X	1.450	X	1	=	6.165	SQ.MT
10	2.100	X	3.000	X	2	=	12.600	SQ.MT
11	2.100	X	3.000	X	1	=	6.300	SQ.MT
12	0.000	X	0.000	X	0	=	0.000	SQ.MT
13	3.050	X	0.750	X	1	=	2.288	SQ.MT
14	2.605	X	0.280	X	1	=	0.729	SQ.MT
15	1.500	X	0.280	X	1	=	0.420	SQ.MT
16	2.200	X	0.750	X	1	=	1.650	SQ.MT
17	4.230	X	3.000	X	1	=	12.817	SQ.MT
18	1.130	X	0.830	X	1	=	0.938	SQ.MT
19	2.450	X	2.330	X	1	=	5.709	SQ.MT
20	2.600	X	2.330	X	1	=	6.058	SQ.MT
21	0.000	X	0.000	X	1	=	0.000	SQ.MT
22	11.865	X	1.530	X	1	=	18.153	SQ.MT
23	3.470	X	9.165	X	1	=	31.803	SQ.MT
24	1.910	X	9.835	X	1	=	18.785	SQ.MT
25	6.970	X	6.375	X	1	=	44.434	SQ.MT
26	4.405	X	0.225	X	1	=	0.991	SQ.MT
27	6.005	X	0.225	X	1	=	1.351	SQ.MT
TOTAL DEDUCTION AREA						=	260.453	SQ.MT
NET B.U.A FOR TYPICAL FLOOR RESIDENTIAL (A-B)						=	417.030	SQ.MT
TOTAL B.U.A FOR 8TH TO 23RD FLOOR RESIDENTIAL (417.03 X 16 FLOORS) & 4 FLAT X 16 FLOOR = 64 NO. OF FLAT						=	6672.48	SQ.MT



TYPICAL FLOOR AREA CALCULATION DIAGRAM BOX FOR 8TH TO 23RD FLOOR SCALE = 1:100 NORTH

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN MTRS.	DESCRIPTION
RSD	1.200 X 2.000	PRE-EMERGENCY DOOR
USD	1.200 X 2.000	PRE-EMERGENCY DOOR
DD	2.100 X 3.000	DRY FLIPPER DOOR
DD	2.100 X 3.000	DAMPENED FLIPPER DOOR
WD	2.450 X 2.330	ALUMINIUM SLIDING WINDOW
WD	1.500 X 2.300	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	3.100 X 2.300	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	2.300 X 2.300	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	3.180 X 2.300	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	3.170 X 2.300	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	1.500 X 1.300	ALUMINIUM SLIDING WINDOW WITH BRICK WORK TEL. 1000MM
WD	1.500 X 1.300	ALUMINIUM SLIDING WINDOW WITH BRICK WORK TEL. 1000MM
WD	2.850 X 2.200	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	2.800 X 2.200	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	1.850 X 2.200	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	11.450 X 2.200	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	2.980 X 2.200	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	5.100 X 2.200	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	5.880 X 2.200	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	5.100 X 2.200	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
WD	4.110 X 2.200	ALUMINIUM SLIDING WINDOW WITH FIXED GLASS TEL. 1000MM
Y	6.000 X 1.000	ALUMINIUM FRAME (COVERED) WINDOW
Y	6.450 X 0.900	ALUMINIUM FRAME (COVERED) WINDOW
WD	1.500 X 1.300	ALUMINIUM SLIDING WINDOW WITH BRICK WORK TEL. 1000MM
WD	1.500 X 1.300	ALUMINIUM SLIDING WINDOW WITH BRICK WORK TEL. 1000MM
WD	3.900 X 1.500	BALCONY SHUTTER

VENTILATION AREA STATEMENT (2BHK FLAT NO 801 TO 2301)

ROOM	"AREA" IN SQ. MTRS.	"VENTILATION REQUIRED"	"VENTILATION PROVIDED"
LIVING	11.806	1.151	4.916 (W1)
BEDROOM	14.481	1.484	4.881 (W2)
BEDROOM	7.241	0.724	4.624 (W3)
KITCHEN	7.035	0.317	2.640 (W2)
TOILET	3.52	0.420	0.562 (V)
TOILET	3.52	0.396	0.562 (V)

NOTE: - "The largest possible area of respective rooms are considered."

VENTILATION AREA STATEMENT (2BHK FLAT NO 804 TO 2304)

ROOM	"AREA" IN SQ. MTRS.	"VENTILATION REQUIRED"	"VENTILATION PROVIDED"
LIVING	10.044	1.004	5.040 (W1)
BEDROOM	12.762	1.276	4.624 (W3)
KITCHEN	7.035	0.317	2.640 (W2)
TOILET	2.52	0.420	0.562 (V)
TOILET	2.52	0.396	0.562 (V)

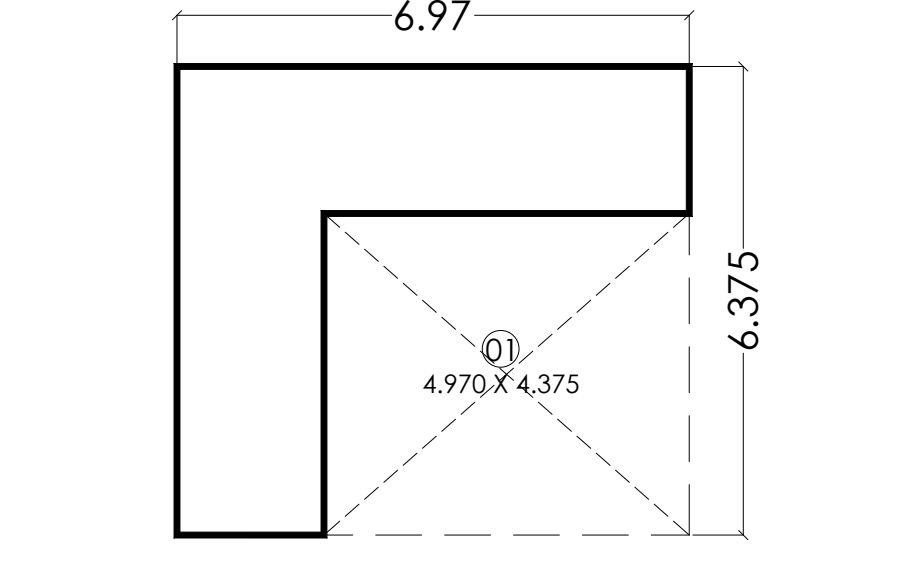
NOTE: - "The largest possible area of respective rooms are considered."

RERA AREA DETAILS OF APARTMENT (RESIDENTIAL)

Building NO.	Floor No.	Apartment No.	"Rera Carpet Area of Apartment"	Area of Balcony attached to Apartment	Total Carpet Area
(1)	(2)	(3)	(4)	(5)	(6)
	8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND & 23RD Floor	801 TO 2301	79.000	8.868	87.868
		802 TO 2302	57.669	4.470	62.139
		803 TO 2303	78.860	8.270	87.130
		804 TO 2304	72.709	4.116	76.825

REQUIRED REFUGE BALCONY AREA STATEMENT AS PER OCCUPANT

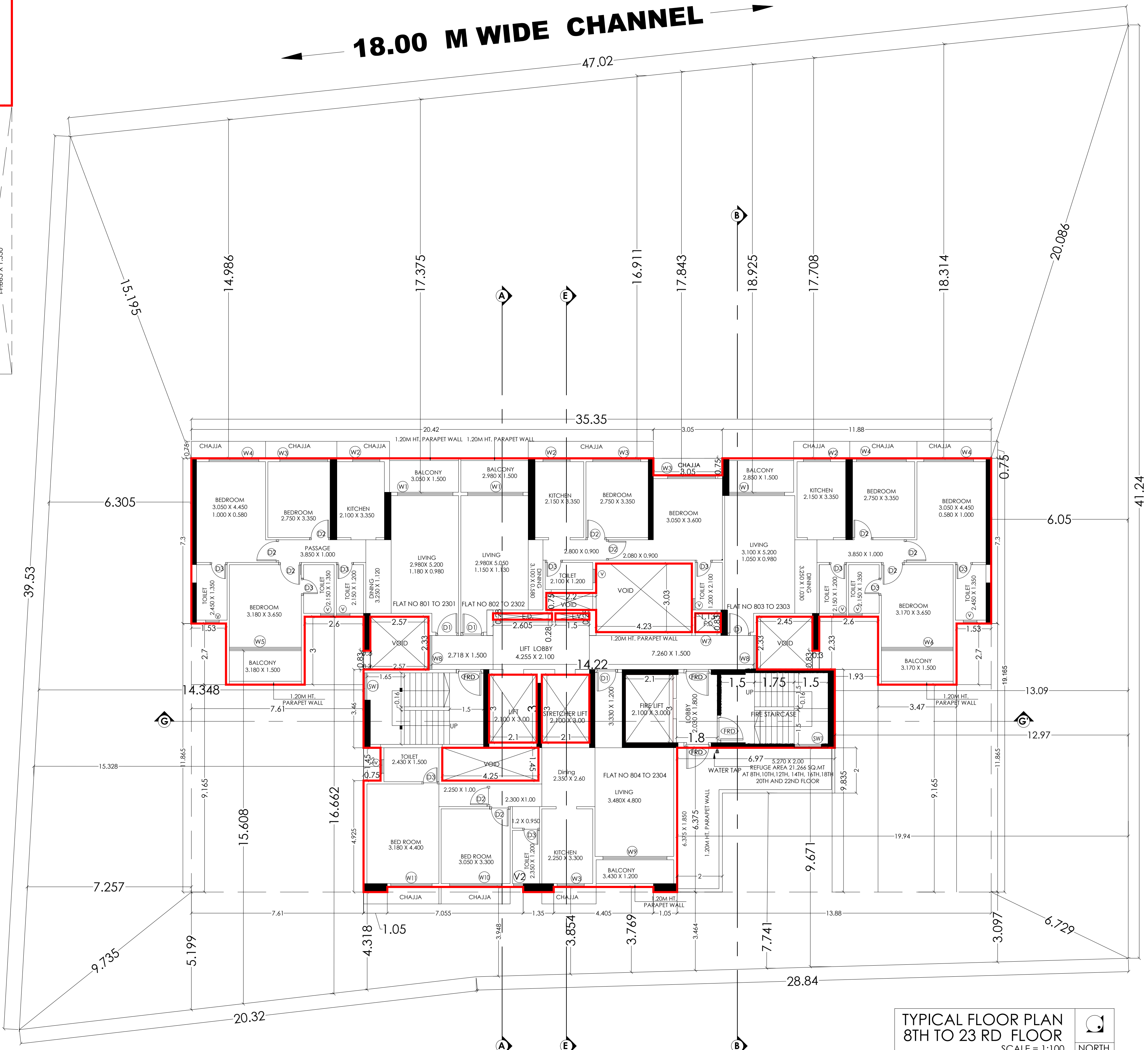
REFUGE AREA REQUIRED AT 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH & 22ND FLOOR	TOTAL NO. OF PERSONS ABOVE FLOORS			
	BUILTUP AREA	X	FLOORS	TOTAL
OCCUPANT LOAD FOR 2 CONSECUTIVE FLOOR	417.030	X	2	834.060
TOTAL AREA				834.060
OCCUPANT LOAD (12.50)				66.725
REQUIRED AREA PER PERSON				0.3
REQUIRED REFUGE AREA				20.017
REQUIRED AREA FOR WHEEL CHAIR				1.200
TOTAL REQUIRED REFUGE AREA				21.217
MAXIMUM PERMISSIBLE REFUGE AREA (2 TIMES)				42.435
TOTAL PROVIDED REFUGE AREA				22.690



TYPICAL REFUGE AREA CALCULATION DIAGRAM BOX FOR 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH & 22ND FLOOR SCALE = 1:100 NORTH

AREA CALCULATION STATEMENT REFUGE FLOOR 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH & 22ND FLOOR

A. OVERALL DIMENSIONS								
1	6.970	X	6.375	X	1	=	44.434	SQ.MT
B. DEDUCTION								
1	4.970	X	4.375	X	1	=	21.744	SQ.MT
TOTAL DEDUCTION AREA						=	21.744	SQ.MT
NET AREA FOR REFUGE BLOCK (A-B)						=	22.690	SQ.MT
TOTAL AREA FOR REFUGE BLOCK						=	22.690	SQ.MT



TYPICAL FLOOR PLAN 8TH TO 23RD FLOOR SCALE = 1:100 NORTH

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