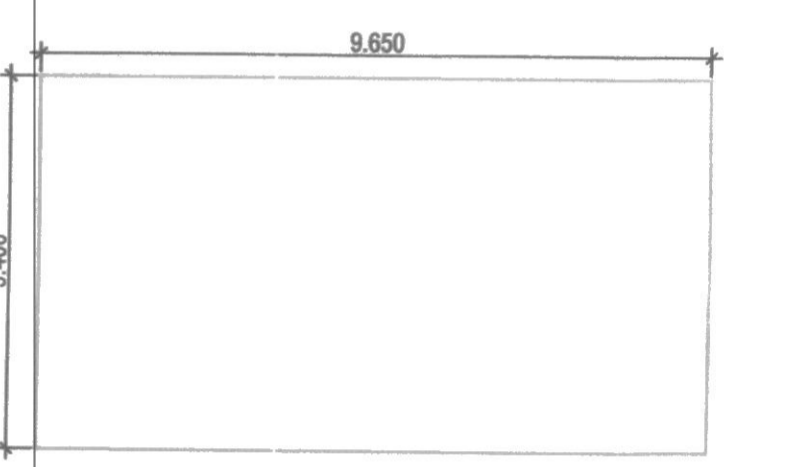
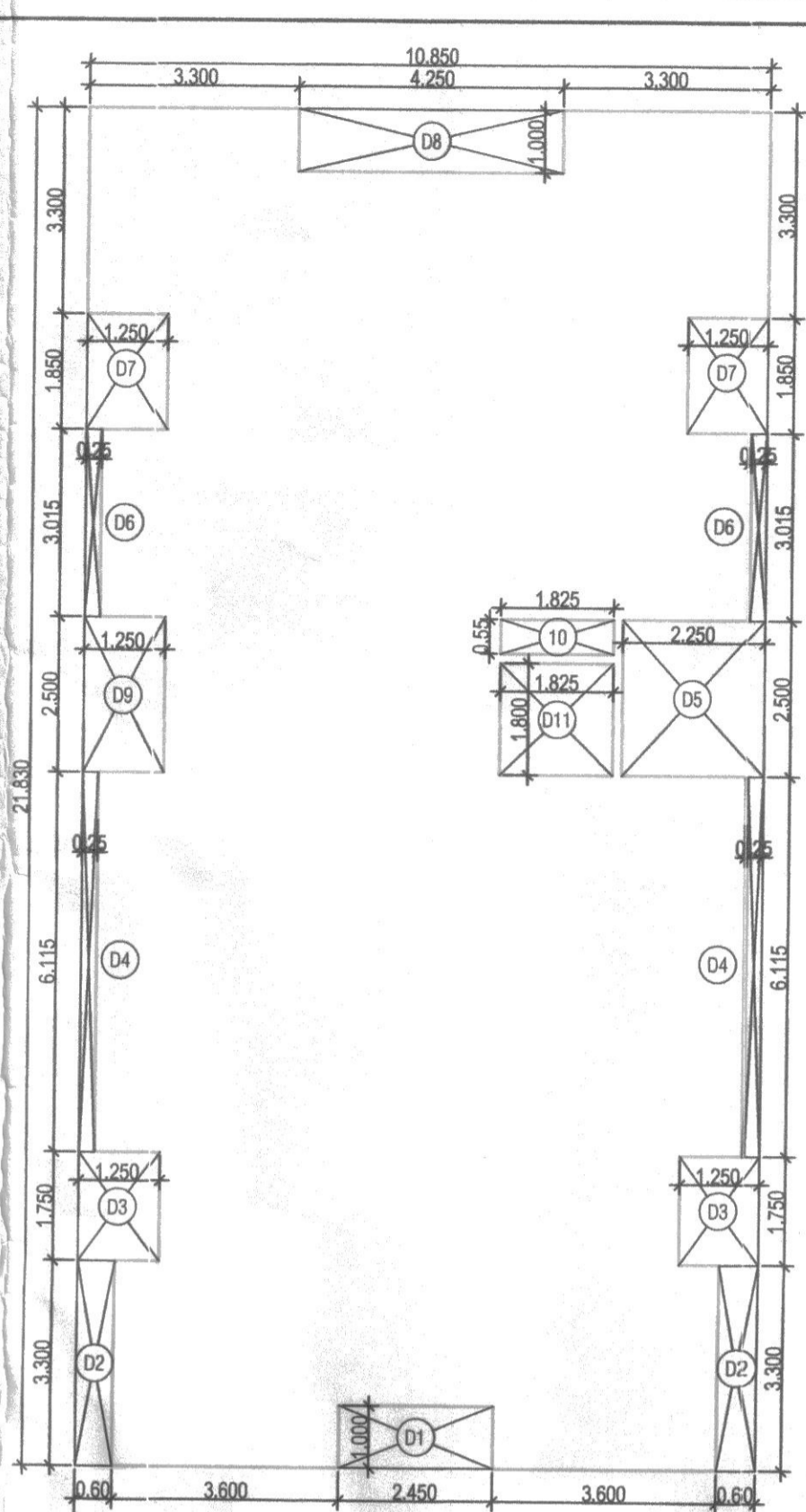


GROUND FLOOR (RESI.) AREA CALCULATION
 GROUND FLOOR (RESI.) AREA CALCULATION
 AREA OF BLOCK [A] = 7.250 x 5.600 = 40.600 SQ.M.
 DEDUCTIONS -
 D1 3.100 X 2.500 X 1 = 7.750 SQ.MT
 D2 1.325 X 0.635 X 1 = 0.841 SQ.MT
 D3 2.025 X 3.100 X 1 = 6.278 SQ.MT
 D4 2.100 X 0.950 X 1 = 1.995 SQ.MT
 D5 0.150 X 1.000 X 2 = 0.300 SQ.MT
 TOTAL DEDUCTION = 17.164 SQ.MT
 GROSS BUA OF GROUND FLOOR (RESI.) = 40.600 - 17.164
 NET BUILT UP AREA GROUND FLOOR (RESI.) = 23.436 SQ.MT



GROUND FLOOR (COMM.) AREA CALCULATION
 AREA OF BLOCK [A] = 9.650 x 5.400 = 52.110 SQ.M.
 NET BUILT UP AREA GROUND FLOOR (COMM.) = 52.110 SQ.M.



TYPICAL FLOOR AREA DIAGRAM (1ST TO 7TH)

TYPICAL FLOOR AREA CALCULATION (1ST TO 7TH)

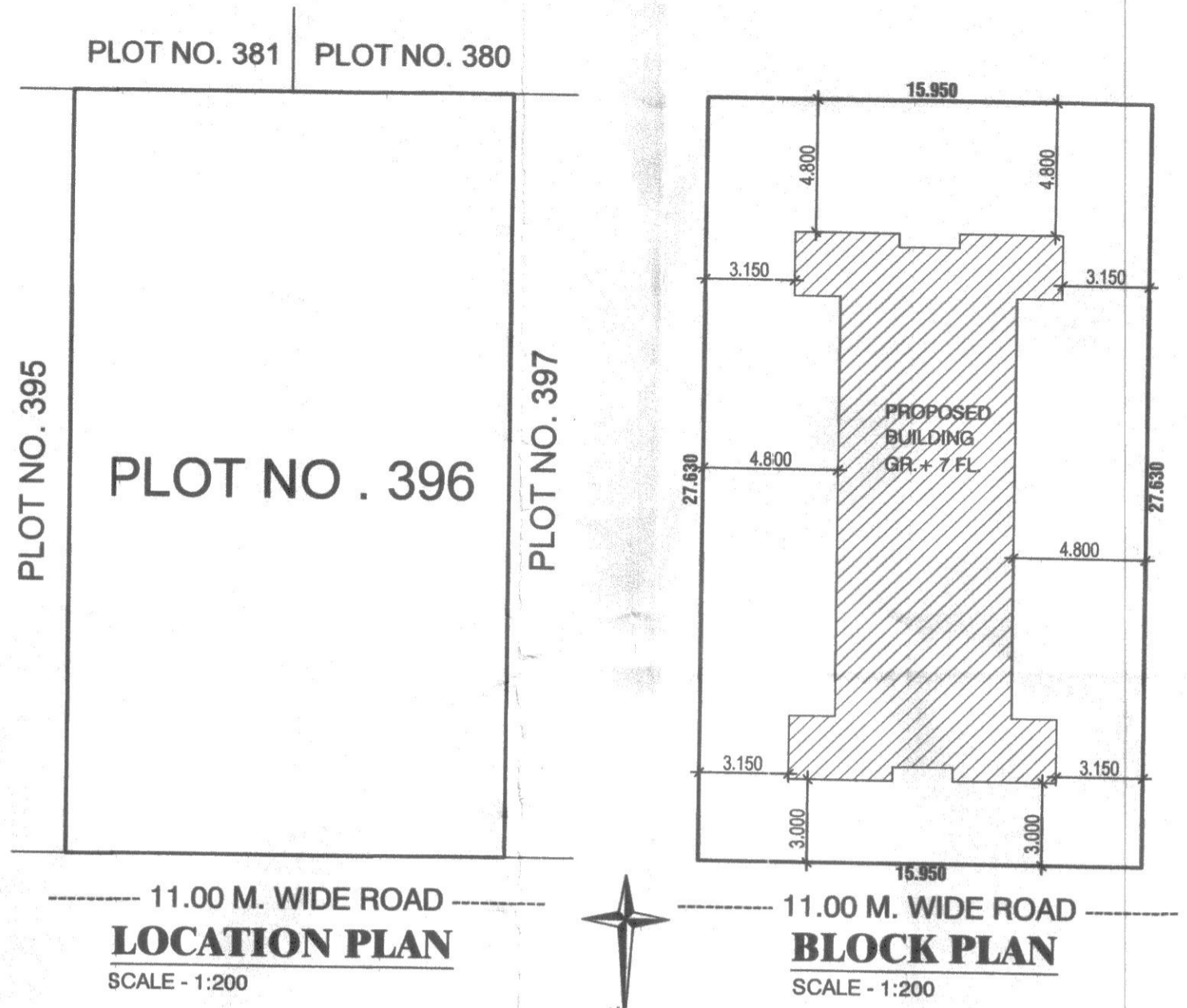
AREA OF BLOCK [B] = 10.850 x 21.830 = 236.855 SQ.M.
 DEDUCTIONS -

- D1 2.450 X 1.000 X 1 = 2.450 SQ.M.
- D2 0.600 X 3.300 X 2 = 3.960 SQ.M.
- D3 1.250 X 1.750 X 2 = 4.375 SQ.M.
- D4 0.250 X 6.115 X 2 = 3.057 SQ.M.
- D5 2.250 X 2.500 X 1 = 5.625 SQ.M.
- D6 0.250 X 3.015 X 2 = 1.508 SQ.M.
- D7 1.250 X 1.850 X 2 = 4.625 SQ.M.
- D8 4.250 X 1.000 X 1 = 4.250 SQ.M.
- D9 1.250 X 2.500 X 1 = 3.125 SQ.M.
- D10 1.825 X 0.550 X 1 = 1.003 SQ.M.
- D11 1.825 X 1.800 X 1 = 3.285 SQ.M.

TOTAL DEDUCTION = 37.263 SQ.M.
 GROSS AREA (236.855 - 37.263) = 199.592 SQ.M.
 NET B.U.A. TYPICAL 1S TO 7TH FLOOR = 199.592 X 7 = 1397.144 SQ.M.

AREA DETAILS OF APARTMENT

FLOOR	SHOP NO./ FLAT NO.	CARPET AREA OF APARTMENT	AREA OF ENC. BALCONY ATTACHED	AREA OF OPEN BALCONY ATTACHED	AREA OF CLIPBOARD
GROUND FLOOR	SHOP 01	11.29 SQ M	---	---	---
	SHOP 02	12.47 SQ M	---	---	---
	SHOP 03	12.47 SQ M	---	---	---
	SHOP 04	11.29 SQ M	---	---	---
FIRST TO SEVENTH FLOOR	101,201,301,401,501,601,701	25.37 SQ M	8.22 SQ M	3.02 SQ M	1.38 SQ M
	102,202,302,402,502,602,702	25.37 SQ M	8.22 SQ M	3.02 SQ M	1.38 SQ M
	103,203,303,403,503,603,703	33.70 SQ M	8.67 SQ M	8.97 SQ M	---
	104,205,304,404,504,604,704	33.70 SQ M	8.67 SQ M	8.97 SQ M	---



LOCATION PLAN SCALE: 1:200
 BLOCK PLAN SCALE: 1:200

Summary of proposed Pline area as per UDPR

Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RESI.)	TOTAL
1	GROUND	52.110	23.436	75.546
2	1ST FL	0.000	199.592	199.592
3	2ND FL	---	199.592	199.592
4	3RD FL	---	199.592	199.592
5	4TH FL	---	199.592	199.592
6	5TH FL	---	199.592	199.592
7	6TH FL	---	199.592	199.592
8	7TH FL	---	199.592	199.592
15	TOTAL	52.110	1420.580	1472.690
16	BASIC-PREMIUM FSI	28.950	895.940	924.890
17	BASIC FSI	28.950	632.085	661.035
18	PREMIUM FSI	0.000	263.855	263.855
19	ANCILLARY FSI	23.160	524.640	547.800

PROFORMA - I : AREA STATEMENT **BP-18256**
 PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO:- 396, SECTOR-24, PUSHPAK NODE, NAVI MUMBAI FOR, M/S. SAFAL REALTY

STAMP OF APPROVAL OF PI AN
 APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18256/TPO(NM & K)/2022/12850
 Dtd. 02 Aug 2024
 Signature valid
 (Stamp of Architect)

Proforma-1

Sr.No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	440.690
a	As per ownership document (7/12, CTS extract)	440.690
b	As per measurement sheet	440.690
c	As per site	440.690
2	Deductions for	
a	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.000
b	Any D.P. Reservation area (Total a+b)	0.000
3	Balance area of plot (1-2)	440.690
4	Amenity Space (if applicable)	0.000
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))	440.690
6	Recreational Open space (if applicable)	
a	Required -	0.000
b	Proposed -	0.000
7	Internal Road area	0.000
8	Inteable area (if applicable)	0.000
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subasic FSI) - Min. of 1.1 as per UDPR & 2.0 As per agreement to lease	661.035
a	Permissible commercial area	99.155
b	Proposed commercial area (basic excluding ancillary)	28.950
10	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI - based on road width / TOD Zone. (Plot area x 0.3 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area x 0.3)	0.000
b	Proposed FSI on payment	263.855
11	In-situ FSI / TDR loading	
a	In-situ area against D.P. road (2.0 x Sr. No. 2 (a)), if any	0.000
b	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (or)(c))	0.000
c	TDR area -	0.000
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	924.890
a	(9(a) + 10(b)+11(d)) or 12 whichever is applicable.	924.890
b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	574.765
c	Proposed Ancillary area FSI	547.800
d	Total entitlement (a+b)	1472.690
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	3.371
15	Total Built-up Area in proposal (excluding area at Sr.No.17.b)	1472.690
a	Existing Built-up Area	0.000
b	Residential	0.000
c	Commercial	0.000
16	Proposed Built-up Area (as per 'P-line')	1472.690
a	Residential	1420.580
b	Commercial	52.110
17	Total (a+b) (shall not be more than 13(d))	1472.690
18	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.000
19	Area for Inclusive Housing, if any	0.000
a	Required (20% of Sr.No.5)	0.000
b	Proposed	0.000

Distribution of proposed Built up area as per UDPR

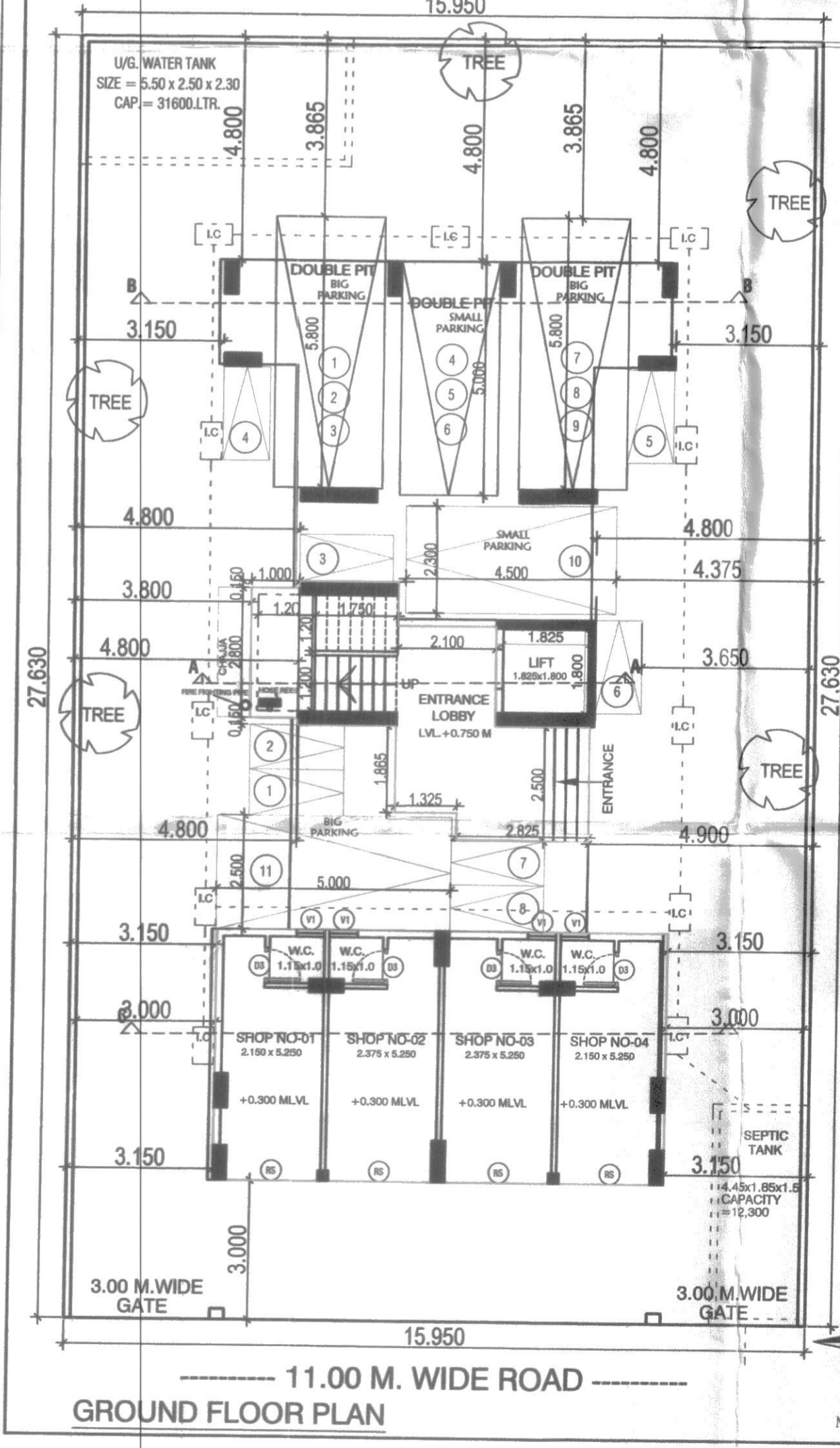
Sr.No	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	632.09	28.95
2	Additional FSI on payment of premium (together shall not exceed 10 b)	263.86	0.00
3	Total proposed built up area (basic-premium)	895.94	28.95
4	Proposed Ancillary Area FSI	524.64	23.16
5	% of ancillary area FSI	59%	80%
6	TOTAL PROPOSED BUILT-UP AREA (together shall not exceed 13(d))	1420.58	52.11
18	TOTAL NUMBER OF COMMERCIAL UNITS	04 NOS	
19	TOTAL NUMBER OF RESIDENTIAL UNITS	28 NOS	
20	TOTAL HEIGHT OF BUILDING (UP TO TERRACE LEVEL)	23.950 M.	

NAME AND SIGN. OF ARCHITECT: Deepali S. Chawak (Architect.Reg.No.CA/95/18913)
 NAME AND SIGN. OF OWNER: M/S SAFAL REALTY

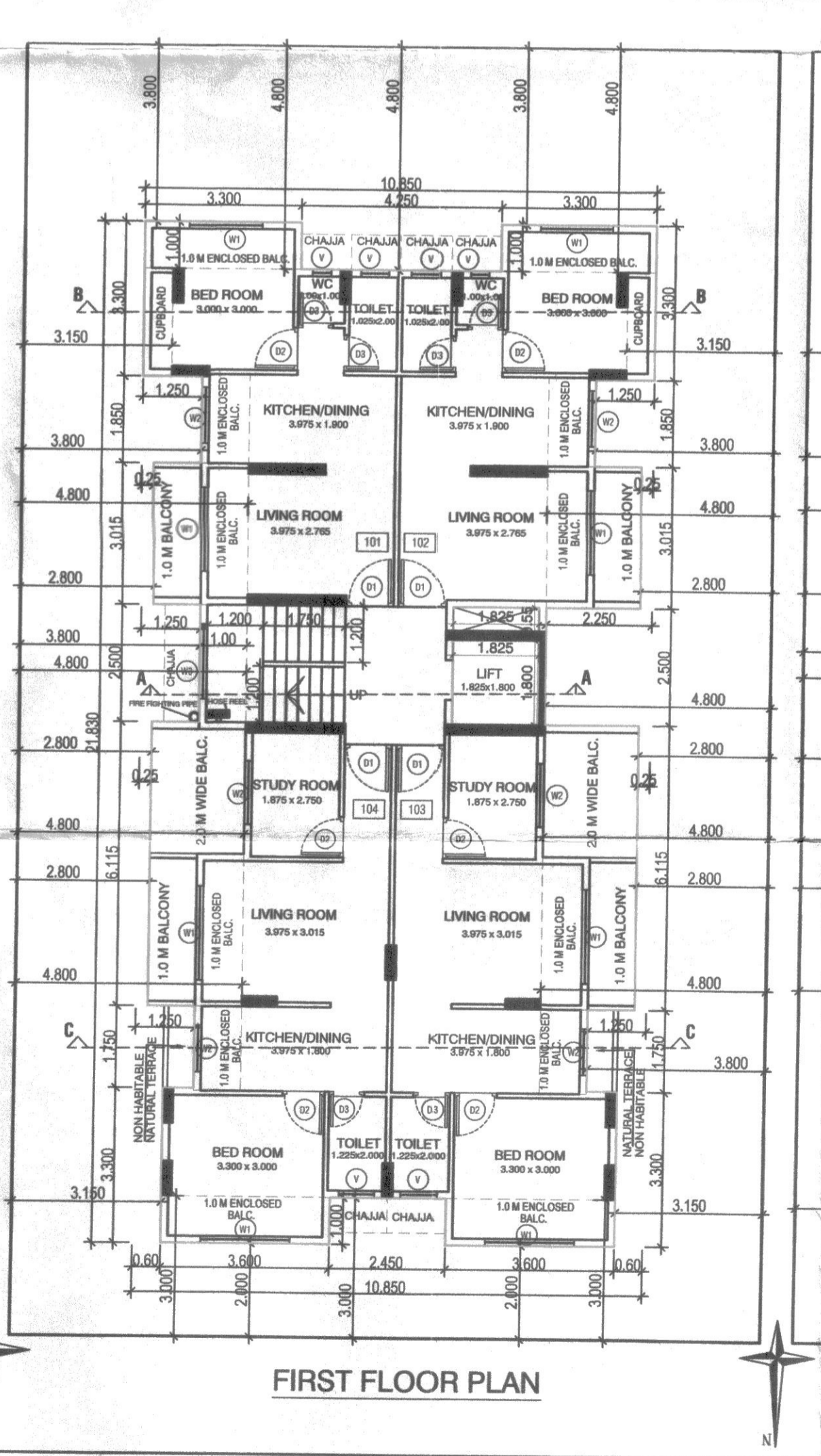
Kalpaka Architects
 ARCHITECTS AND INTERIOR DESIGNERS

103, MONARCH PLAZA, PLOT NO.56, SECTOR-11 C.B.D.-BELAPUR, NAVI MUMBAI - 400 614
 Tel. (0) : 2757 1036
 E-Mail: kalpakarchitects@gmail.com
 E-Mail: architectskalpak@gmail.com

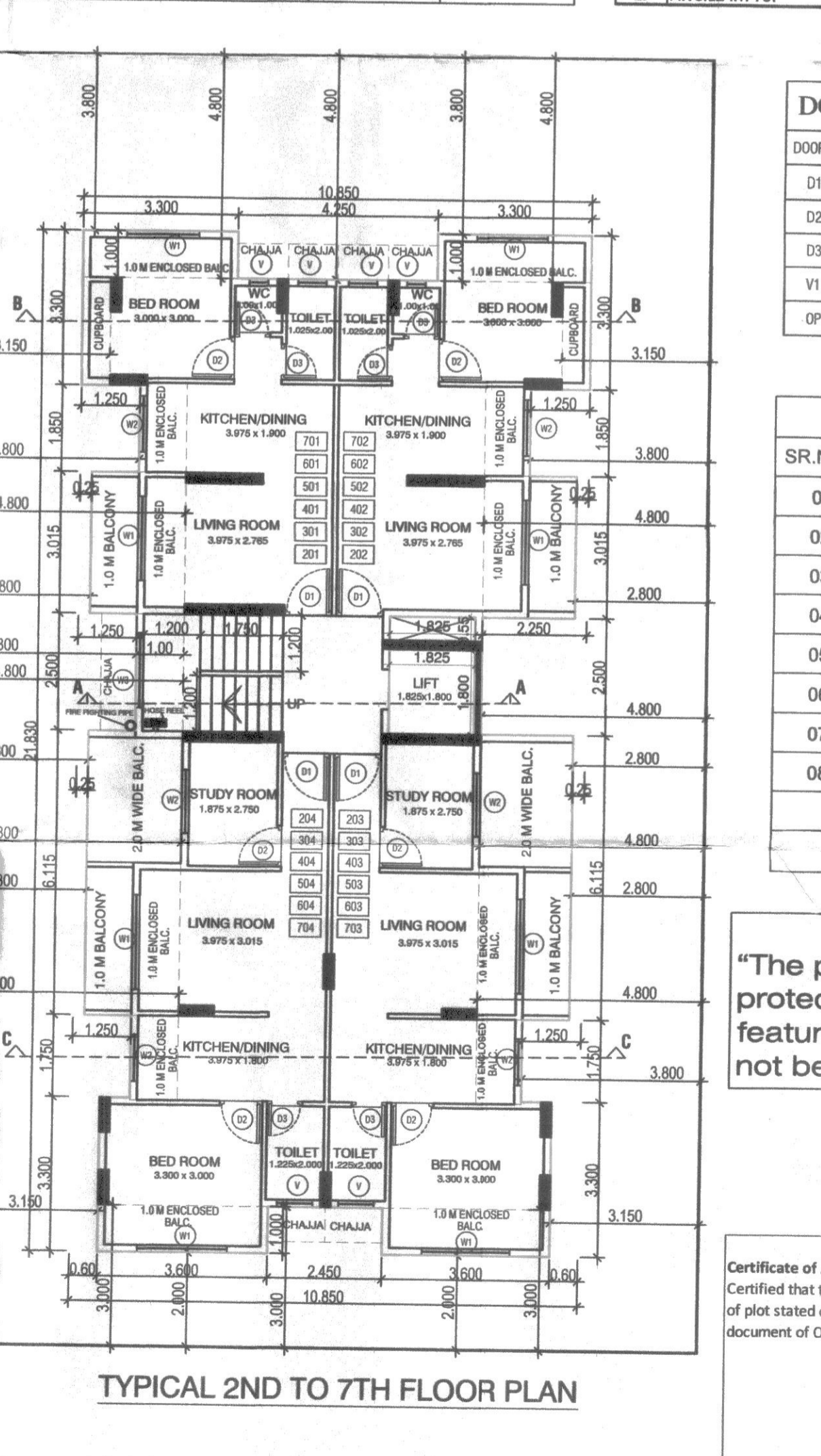
JOB-NO P-680 **DRAWING-NO** 2022/P-680 **SCALE** 1:100 **CAD BY** S.S.J. **CHECKED BY** D.S.C.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL 2ND TO 7TH FLOOR PLAN

DOOR/WINDOW SCHEDULE

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D1	1.00 X 2.10	T.W.PANELLED DOOR	W1	1.80 X 2.10	ALU. SLIDING WINDOW
D2	0.90 X 2.10	T.W.PANELLED DOOR	W2	1.20 X 1.50	ALU. SLIDING WINDOW
D3	0.75 X 2.10	T.W.FLUSH DOOR	W3	1.40 X 1.50	RCC JALI
V1	0.60 X 0.75	ALLU. LOUV. VENTIL.			
OP	0.90 X 2.10	OPENING			

PROPOSED BUILT UP AREA STATEMENT

Sr.No	FLOOR	COMMERCIAL BUA	RESIDENTIAL BUA
01	GROUND FLOOR	52.110 SQ.M.	23.436 SQ.M.
02	FIRST FLOOR	---	199.592 SQ.M.
03	SECOND FLOOR	---	199.592 SQ.M.
04	THIRD FLOOR	---	199.592 SQ.M.
05	FOURTH FLOOR	---	199.592 SQ.M.
06	FIFTH FLOOR	---	199.592 SQ.M.
07	SIXTH FLOOR	---	199.592 SQ.M.
08	SEVENTH FLOOR	---	199.592 SQ.M.
GRAND TOTAL		52.110 + 1420.580	= 1472.690 SQ.M.

NOTE:-
 "The proposed chajjas over openings for protection from sun and rain and architectural features for decoration/aesthetic purpose shall not be used for any habitable purpose."

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.

Signature (Deepali S. Chawak Reg.No.CA/95/18913)