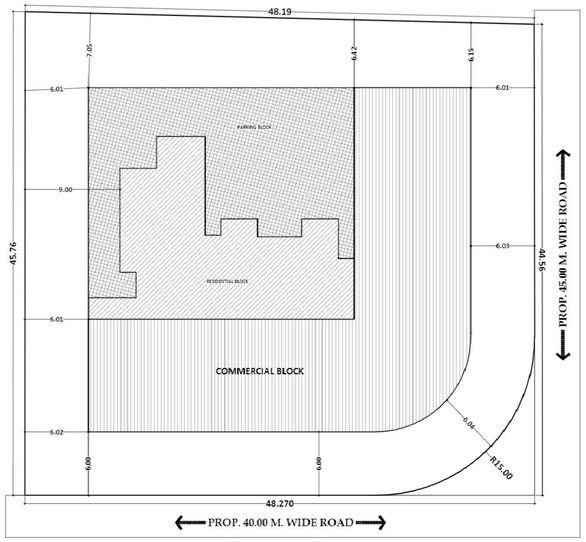
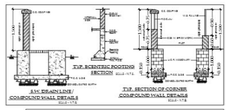
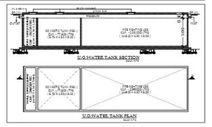
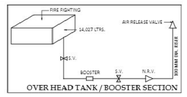


BLOCK PLAN
SCALE - 1:200

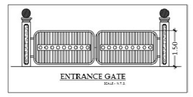
CARPET AREA STATEMENT AS PER RERA						
FLOOR NO.	SHOP/FLAT NO.	CARPET AREA IN SQ.M.	ENC.BAL. IN SQ.M.	OPEN BAL. IN SQ.M.	DRY AREA IN SQ.M.	NAT.TERR. IN SQ.M.
GROUND	SHOP - 01	30.38	0.00	0.00	0.00	0.00
	SHOP - 02	30.38	0.00	0.00	0.00	0.00
	SHOP - 03	28.88	0.00	0.00	0.00	0.00
	SHOP - 04	32.03	0.00	0.00	0.00	0.00
	SHOP - 05	32.02	0.00	0.00	0.00	0.00
	SHOP - 06	28.88	0.00	0.00	0.00	0.00
	SHOP - 07	28.87	0.00	0.00	0.00	0.00
	SHOP - 08	32.02	0.00	0.00	0.00	0.00
	SHOP - 09	32.03	0.00	0.00	0.00	0.00
	SHOP - 10	98.18	0.00	0.00	0.00	0.00
	SHOP - 11	30.49	0.00	0.00	0.00	0.00
	SHOP - 12	30.49	0.00	0.00	0.00	0.00
	SHOP - 13	33.48	0.00	0.00	0.00	0.00
	SHOP - 14	33.48	0.00	0.00	0.00	0.00
	SHOP - 15	40.83	0.00	0.00	0.00	0.00
	SHOP - 16	40.83	0.00	0.00	0.00	0.00
7TH FLOOR FLOOR	701	60.25	0.00	6.55	1.80	0.00
	702	91.39	0.00	15.73	0.00	0.00
	703	71.16	0.00	7.32	3.75	15.04
	704	91.39	0.00	15.73	0.00	12.05
	705	60.69	0.00	6.55	1.80	0.00
8TH TO 15TH FLOOR	801,901,1001,1101,1201, 1301,1401,1501	60.25	0.00	6.55	1.80	00
	802,902,1002,1102,1202, 1302,1402,1502	91.39	0.00	15.73	0.00	00
	803,903,1003,1103,1203, 1303,1403,1503	71.16	0.00	7.32	3.75	00
	804,904,1004,1104,1204, 1304,1404,1504	91.39	0.00	15.73	0.00	00
	805,905,1005,1105,1205, 1305,1405,1505	60.69	0.00	6.55	1.80	00
16TH TO 19TH FLOOR	1601,1701,1801,1901	60.25	0.00	6.55	1.80	00
	1602,1702,1802,1902	91.39	0.00	15.73	0.00	00
	1603,1703,1803,1903	71.16	0.00	7.32	3.75	00
	1604,1704,1804,1904	91.98	0.00	15.73	0.00	00
	1605,1705,1805,1905	60.69	0.00	6.55	1.80	00
20TH TO 23RD FLOOR	2001,2101,2201,2301	60.25	0.00	6.55	1.80	00
	2002,2102,2202,2302	91.39	0.00	15.73	0.00	00
	2003,2103,2203,2303	71.16	0.00	7.32	3.75	00
	2004,2104,2204,2304	91.98	0.00	15.73	0.00	00
	2005,2105,2205,2305	54.30	6.15	9.81	0.00	00







OVER HEAD TANK / BOOSTER SECTION



ENTRANCE GATE
Scale - 1:5

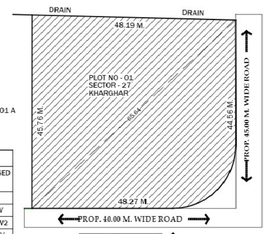
WATER CAPACITY REQUIRED FOR RESIDENTIAL U.G. WATER TANK							
BUILDING	FLAT NOS.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)
RESIDENTIAL	85	135 X 85 X 5	57,375	270 X 85	22,950	180 X 102 18,360	41,310	98,685

WATER CAPACITY REQUIRED FOR COMMERCIAL U.G. WATER TANK								
BUILDING	SHOP NOS.	REQUIRED DOMESTIC 70 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)
COMMERCIAL	16	610.435 / 3 X 70	14,243	270 X 16	4,320	180 X 0 0	4,320	18,563

WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK	
REQUIRED FIRE TANK	1,50,000

OVER HEAD WATER TANK CAPACITY CALCULATION					
TANK TYPE	BUILDING NUMBER	WATER REQUIRED (LTRS.) (60% OF UNDER GROUND TANK)	COLD WATER REQUIREMENT		
			TANK SIZE	NUMBER OF TANK	CAPACITY (LTRS.)
DOMESTIC		59,211	(3.00 X 4.75 X 2.50) (3.00 X 3.65 X 2.50)	01 01	35,625 LTRS. 27,375 LTRS.
COMMERCIAL	BUILDING-1	11,141	(3.00 X 2.40 X 2.50)	01	18,000 LTRS.
FIRE		25,000	(3.00 X 4.20 X 2.50)	01	25,200 LTRS.
			TOTAL	04	65,733 LTRS.

PROVIDED U.G. WATER TANK	
DOMESTIC TANK (RESIDENTIAL)	77,625
DOMESTIC TANK (COMMERCIAL)	20,250
FIRE TANK	2,00,000
TOTAL PROVIDED WATER TANK CAPACITY	2,97,875 LTRS.



PLOT - 01 A

LOCATION PLAN
SCALE - 1:500

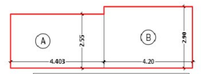
LIGHT & VENTILATION STATEMENT				
DESCREPTION OF USER SPACE	CARPET AREA OF RM IN SQ.M.	1/6 OF CARPET	PROVIDED	USED
TYPICAL FLOOR				
LIVING	17.010	2.835	6.300	W
KITCHEN	6.960	1.160	3.675	W2
TOILET	2.520	0.420	0.540	V
TOILET	2.880	0.480	0.540	V
BED ROOM	10.380	1.730	4.340	W4
BED ROOM	13.270	2.212	4.270	W5

SCHEDULE OF DOORS & WINDOWS			
TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENINGS	DESCREPTION OF FINISH
D	1.000 X 2.100	2.100	T.W. FRAMED PANNELED DOOR
D1	0.900 X 2.100	1.890	T.W. FRAMED PANNELED DOOR
D2	0.750 X 2.100	1.575	T.W. FRAMED PANNELED DOOR
FRD	1.200 X 2.100	2.520	T.W. FRAMED PANNELED DOOR
W	3.000 X 2.100	6.300	ALU. GLAZED SLIDING WINDOW
W1	2.100 X 2.100	4.410	ALU. GLAZED SLIDING WINDOW
W2	1.750 X 2.100	3.675	ALU. GLAZED SLIDING WINDOW
W3	3.400 X 1.400	4.760	ALU. GLAZED SLIDING WINDOW
W4	3.100 X 1.400	4.340	ALU. GLAZED SLIDING WINDOW
W5	3.050 X 1.400	4.270	ALU. GLAZED SLIDING WINDOW
W6	3.650 X 1.400	5.110	ALU. GLAZED SLIDING WINDOW
W7	2.700 X 1.400	3.780	ALU. GLAZED SLIDING WINDOW
W8	2.088 X 1.400	2.923	ALU. GLAZED SLIDING WINDOW
W9	1.500 X 1.400	2.100	ALU. GLAZED SLIDING WINDOW
W10	2.550 X 2.100	5.355	ALU. GLAZED SLIDING WINDOW
W11	5.250 X 2.100	10.920	ALU. GLAZED SLIDING WINDOW
V	0.600 X 0.900	0.540	ALU. GLAZED LOUVERED WINDOW
V1	0.300 X 1.300	0.390	ALU. GLAZED LOUVERED WINDOW
SV	0.450 X 0.900	0.410	SECONDARY VENTILATION WINDOW

AREA DIAGRAM OF COMM. TOILET
SCALE - 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR (COMM. TOILET)						
B	2.15	X	1.50	X 1 NO	=	3.23 SQ.MT.
				TOTAL ADDITION	=	3.23 SQ.MT. X



AREA DIAGRAM OF GROUND FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR (LOBBY)						
A	4.403	X	2.55	X 1 NO	=	11.23 SQ.MT.
B	4.20	X	2.90	X 1 NO	=	12.18 SQ.MT.
				TOTAL ADDITION	=	23.41 SQ.MT. X

LEGEND			
Sr. No.	Item	Colour	Type of Lines on Plan
(1)	(2)	(3)	(4)
1	Plot Line	Thick Black	
2	Existing Road	Green - Dotted	
3	Proposed Road	Green	
4	Building Line	Thick Red - Dotted	
5	F.S.I. line	Thick Red	
6	Drainage & Sewerage Work	Brown - Dotted	
7	Water Supply Work	Blue	
8	R.W.H. LINE	Blue - Dotted	
9	FIRE FIGHTING LINE	Red - Dotted	
10	G.W.R. LINE	Grey - Dotted	

TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA						
			As per not ification , dtd 28.12.2022			
			PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	1.00	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.	34.00	1.00	1.00	34.00	34.00
3	For every tenement with each tenement having carpet area equal to or above 40 sq.m. But less than 80 sq.m.	31.00	1.00	2.00	26.00	51.00
4	For every 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 tenement with each tenement having carpet area less than 30 sq.mt.	0.00	5.00	2.00	0.00	0.00
6	For every 100 sq. m. carpet area or fraction there of	189.25	2.00	0.00	12.00	35.00
Parking Requirement (quantum)	Residential				60	85
	Commercial				12	35
5% visitor parking only for residential					3	6
TOTAL					75	126
With Multiplying Factor on total parking as per Table 6C - 6.8		Multiplying Factor Not applicable for scooter parking			60	126
PARKING REQUIREMENT		CAR	SCOOTER			
		60	126			
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.		0	0			
30 SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING		0	0			
Required PARKING (after conversion)		60	126			
Proposed parking consisting additional 5%		95	139			

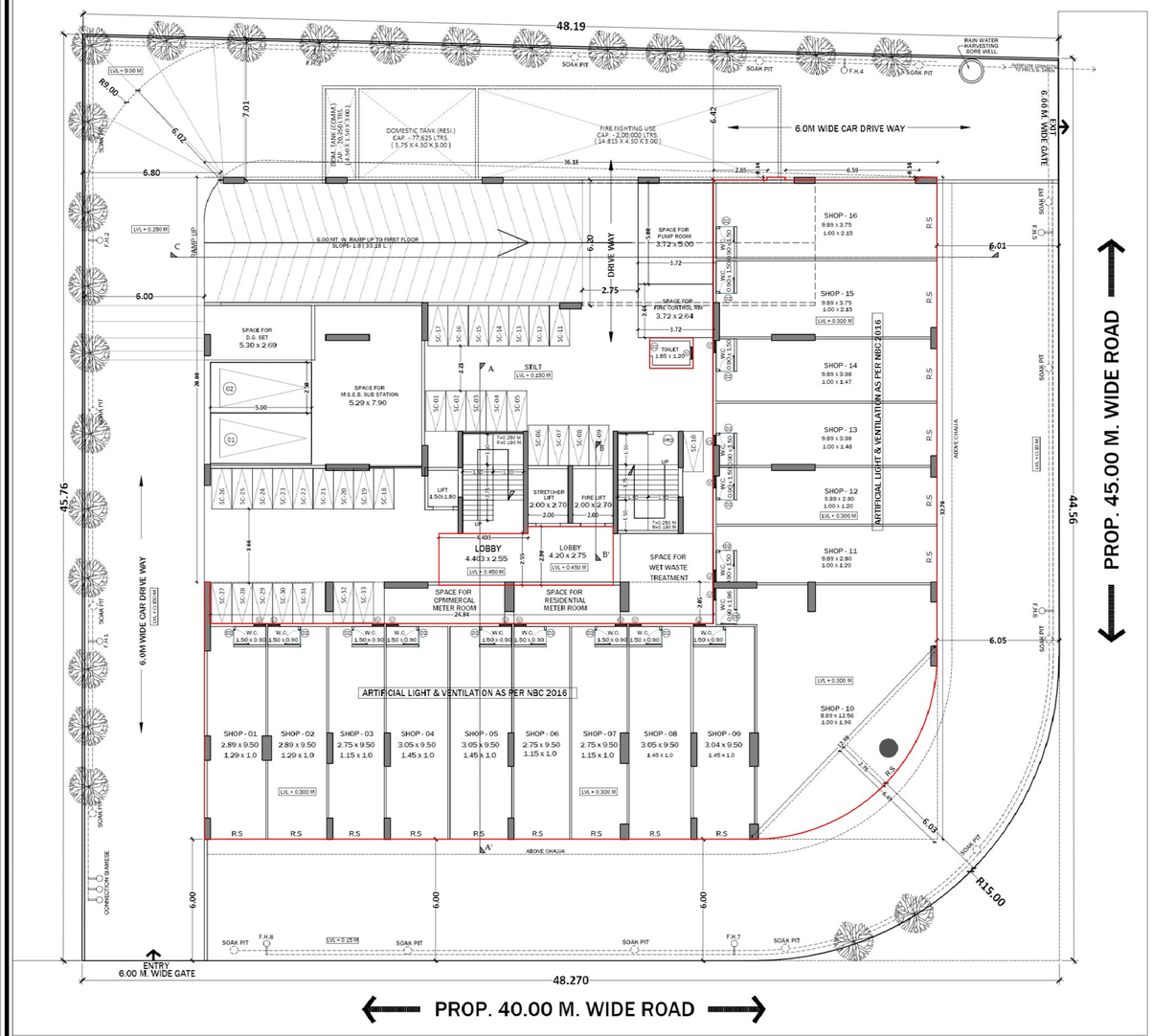
Summary of proposed Plinea area as per UDCPR				
Sr.No	FLOOR	PLINE AREA (Comm.	PLINE AREA (RES)	TOTAL
		A	B	C
1	GROUND	610.430	26.640	637.070
2	1ST FL	0.000	0.000	0.000
3	2ND FL	0.000	0.000	0.000
4	3RD FL	0.000	0.000	0.000
5	4TH FL	0.000	0.000	0.000
6	5TH FL	0.000	0.000	0.000
7	6TH FL	0.000	558.810	558.810
8	7TH FL	0.000	534.380	534.380
9	8TH FL	0.000	534.380	534.380
10	9TH FL	0.000	534.380	534.380
11	10TH FL	0.000	534.380	534.380
12	11TH FL	0.000	534.380	534.380
13	12TH FL	0.000	534.380	534.380
14	13TH FL		534.380	534.380
15	14TH FL		534.380	534.380
16	15TH FL		534.380	534.380
17	16TH FL		534.970	534.970
18	17TH FL		534.970	534.970
19	18TH FL		534.970	534.970
20	19TH FL		534.970	534.970
21	20TH FL		535.480	535.480
22	21TH FL		535.480	535.480
23	22TH FL		535.480	535.480
24	23TH FL		535.480	535.480
28	TOTAL	610.43	9626.670	10287.100
29	BASIC+PREMIUM FSI	339.128	6047.919	6387.047
30	BASIC FSI	339.128	3194.385	3533.513
31	PREMIUM FSI	0.000	2853.534	2853.534
32	ANCILLARY FSI	271.302	3628.751	3900.053

BUILT UP AREA CALCULATION

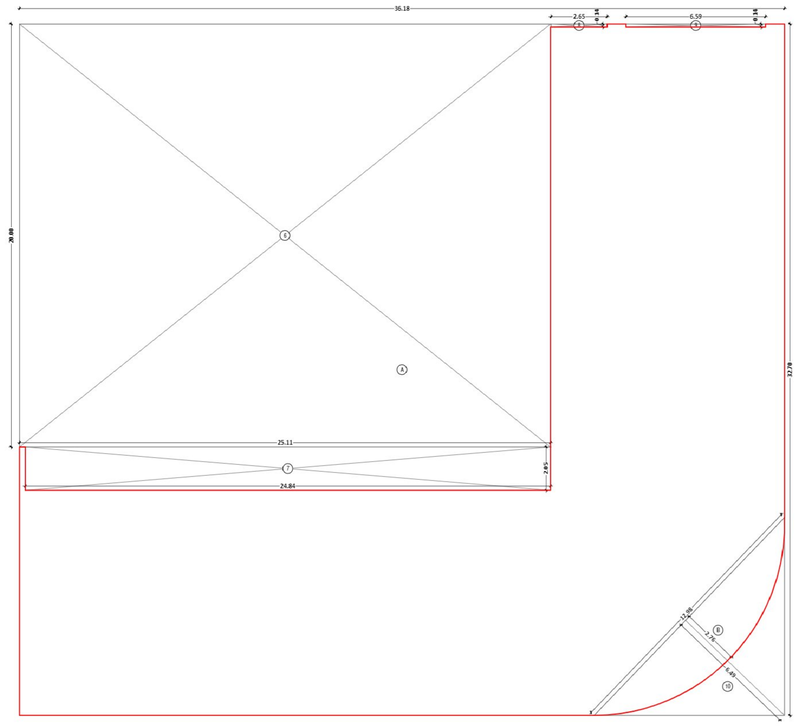
GROUND FLOOR (COMMERCIAL)						
A	36.18	X	32.70	X 1 NO	=	1183.09 SQ.MT.
B	2.03	X	12.98	X 2.76 X 1 NO	=	23.88 SQ.MT.
				TOTAL ADDITION	=	1206.97 SQ.MT. X

DEDUCTIONS

6	25.11	X	20.00	X 1 NO	=	502.20	SQ.MT.	
7	24.84	X	2.05	X 1 NO	=	50.90	SQ.MT.	
8	2.65	X	0.14	X 1 NO	=	0.37	SQ.MT.	
9	6.59	X	0.14	X 1 NO	=	0.92	SQ.MT.	
10	1.12	X	12.98	X 6.49 X 1 NO	=	42.12	SQ.MT.	
				TOTAL DEDUCTION	=	596.52	SQ.MT.	Y1
TOTAL BUILT UP AREA (X - Y1)					=	610.43	SQ.MT.	X1



GROUND FLOOR PLAN
SCALE - 1:100
BIG CAR PARKING - 02 NOS.
TWO WHEELER PARKING - 33 NOS.



AREA DIAGRAM OF GROUND FLOOR (COMMERCIAL)
SCALE - 1:100

PROFORMA-I

AMENDED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO - 01, SECTOR - 27, KHARGHAR, NAVI MUMBAI

SHEET NO. 1/5

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No.-CIDCO/BP-17941/TPO(NM & K)/2021/1078

Dtd. Jun 1 2023

Proforma-1			
Sr.No		Particulars	Area (sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	2129.590
	a	As per ownership document (7/12, CTS extract)	2129.590
	b	as per measurement sheet	2129.590
	c	as per site	2129.590
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)**	2129.590
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))**	2129.590
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)**	2129.590
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9 basic FSI - Min. of 1.1 as per UDCPR & 2.0 As per agreement to lease	3194.385
	a		
	b	Permissible commercial area	479.158
	c	Proposed commercial area (basic excluding ancillary)	339.128
10		**Addition of FSI on payment of premium**	
	a	Maximum permissible premium FSI - based on road width / TOD zone. (plot area *0.5 premium FSI) **Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)**	1064.795
	b	Proposed FSI on payment	1064.068
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 (2.0*(sr.1.4)'s Sr. No. 4(b)and 5e(c)),	2129.590
	c	TDR area-	2129.590
	d	Total in-situ / TDR loading proposed (11(a)+(b)+(c))	2129.590
12		**Additional FSI area under Chapter No. 7**	0.000
13		**Total entitlement of FSI in the proposal**	
	a	(9(a) + 10(c)+11(d)) or 12 whichever is applicable	6387.047
	b	**PERMISSIBLE AND ALLOWABLE FSI on 30% of Balance potential** with payment of charges.	956.856
	c	***Proposed Ancillary area FSI***	3900.053
	d	Total built-up area (a+b)	10915.100
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**	4.933
15		Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	10287.100
	a	Existing Built-up Area	0.000
		Residential	0.000
		Commercial	0.000
	b	Proposed Built-up Area (as per 'P-line')	10287.100
		Residential	9676.670
		Commercial	610.430
	c	Total (a+b) (shall not be more than 14(d))	10287.100
16		F.S.I. Consumed (15/13) (should not be more than serial No. 14	0.992
17		Area for Incentive Housing, if any	
	a	Required (20% of Sr. No. 5)	0.000
	b	Proposed	0.000
18	a	Total commercial unit	16 NOS.
	b	Total residential unit	85 NOS.
19		**Basement, Mills, Podium area**	
	a	Basement area	0
	b	Stilt area	461.338
	c	1st Podium area	1160
	d	2nd Podium area	1160
	e	3rd Podium area	1160
	f	4th Podium area	1160
	g	4th Podium area	1160
	h	Total area (a+b+c+d+e+f)	6261.338
20		Height of building	69.95 m

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.	6047.92	339.13
2	Additional FSI on payment of premium (Together shall not exceed 30 b)	3152.66	0.00
3	Total proposed built up area (basic premium)	6047.92	339.13
4	Proposed Ancillary Area FSI	3628.75	271.30
5	% of ancillary area FSI	60%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 136)	9676.67	610.43

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 serveyed by me on 23/03/2021 and the dimensions of side etc. of plot stated on plan area 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 record.

Signature
(Name of 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

NAME, ADDRESS & SIGN OF OWNER

M/s. NMS ENTERPRISES
Mr. Naran Pragji Patel & Others Eight

NAME, ADDRESS & SIGN OF ARCHITECT

Ar. Amitkumar B. Patel
(Reg. No. CA/2014/63182)

DESTINATION
ARCHITECTURE INTERIOR DESIGNS

OFFICE NO- 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING- B, PLOT NO- 66, SECTOR- 15, C.B.D. BELAPUR, NAVI MUMBAI. 400614
Call : 022-40126328 & 022-41276523
www.destinationarchitects.com / destination.ind1@gmail.com

JOB NO	DRG. NO.	SCALE	DRAWN BY	DATE
574	R1	AS SHOWN	GAURESH	18/05/2023