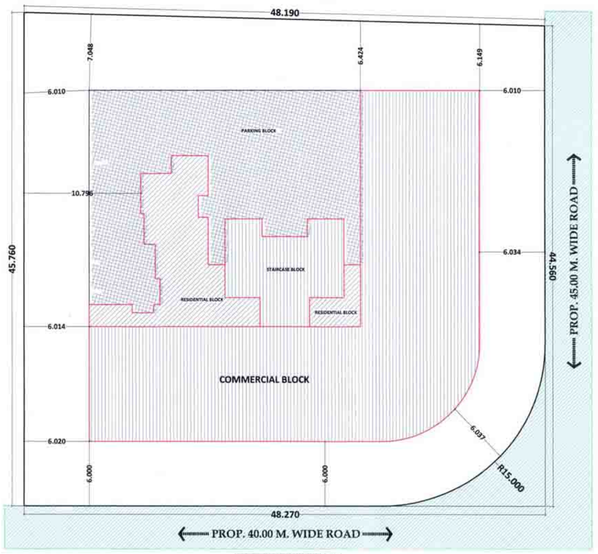


BLOCK PLAN
SCALE - 1:200

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	44	135 X 44 X 5	29,700	270 X 44	11,880	180 X 62	11,160	23,040	52,740

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	BUILDING-1	30,969	(5.705 X 5.10 X 1.50)	01	43,643
COMMERCIAL		11,138	(5.705 X 5.10 X 1.50)	01	12,049
FIRE		15,000	(5.705 X 5.10 X 1.50)	01	10,041
			TOTAL	03	65,733 LTRS.

PROVIDED U.G. WATER TANK

DOMESTIC TANK (RESIDENTIAL)	77,625
DOMESTIC TANK (COMMERCIAL)	20,250
FIRE TANK	1,50,525
TOTAL PROVIDED WATER TANK CAPACITY	2,48,400 LTRS.

CARPET AREA STATEMENT AS PER RERA

BUILDING NO.	FLOOR NO.	SHOP/FLAT NO.	CARPET AREA IN SQ.M.	BALCONY IN SQ.M.
BUILDING- 1	GROUND FLOOR	SHOP - 01,02.	30.385	0.000
		SHOP - 03,06,07.	28.875	0.000
		SHOP - 04,05,08,09.	32.025	0.000
		SHOP - 10.	98.181	0.000
		SHOP - 11,12.	30.485	0.000
		SHOP - 13,14.	33.479	0.000
		SHOP - 15,16.	40.828	0.000
	6TH TO 13TH FLOOR	601,701,801,901,1001,1101,1201,1301. 605,705,805,905,1005,1105,1205,1305.	54.247	2.835
		602,702,802,902,1002,1102,1202,1302. 604,704,804,904,1004,1104,1204,1304.	78.801	7.350
		603,703,803,903,1003,1103,1203,1303.	61.125	7.320
	14TH FLOOR	1401.	54.247	2.835
		1402,1404.	78.801	7.350
		1403.	61.125	7.320

TABLE NO. 8B - PARKING REQUIREMENTS

SR. NO.	REQUIRED PARKING RATE	NO. OF TENEMENTS	PARKING SPACES REQ.		PARKING SPACES PROP.	
			NON CONGESTED AREA		NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
01	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.		01	01	00	00
02	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	44	01	02	22	44
03	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	00	01	02	00	00
04	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	00	00	02	00	00
05	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THERE OF	610.435	02	06	12.21	36.63
		TOTAL			34.21	80.63
06	ADD 5% VISITORS PARKING FOR RESIDENTIAL AREA				1.711	4.031
07	TOTAL PARKING (1+2+3+4+5+6)				35.921	84.661
08	MULTIPLYING FACTOR GIVEN IN TABLE - 8C (0.8) S.NO. 07 X 0.8				28.737	84.661
09	TOTAL PARKING REQUIRED				29	85
				SCOOTER		41
10	COMPOSITE PARKING. ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.				00	00 X 2 = 00
11	9% SCOOTERS' PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING				14	14 X 6 = 84
12	TOTAL PARKING REQUIRED				43	01
13	TOTAL PARKING PERMISSIBLE (50% ADDITIONAL)				64	1.5
14	TOTAL PARKING PROPOSED considering FSI potential of 1.9				71	41

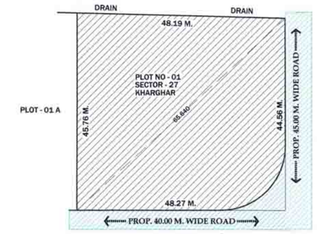
NOTE - After calculating the parking for entire building, multiplying factor given in Table 8 C shall be applied. Fraction of parking spaces more than 0.5 shall be rounded to next digit.

LIGHT & VENTILATION STATEMENT

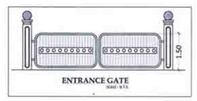
DESCREPTION OF USER SPACE	CARPET AREA OF RM IN SQ.M.	1/6 OF CARPET	PROVIDED	USED
TYPICAL FLOOR				
LIVING	17.010	2.835	6.300	W
KITCHEN	6.960	1.160	3.675	W2
TOILET	2.520	0.420	0.540	V
TOILET	2.880	0.480	0.540	V
BED ROOM	10.380	1.730	4.340	W4
BED ROOM	13.270	2.212	4.270	W5

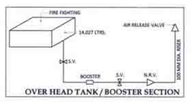
SCHEDULE OF DOORS & WINDOWS

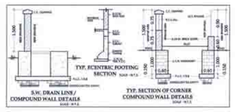
TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENINGS	DESCREPTION OF FINISH
D	1.000 X 2.100	2.100	T.W. FRAMED PANNELED DOOR
D1	0.900 X 2.100	1.890	T.W. FRAMED PANNELED DOOR
D2	0.750 X 2.100	1.575	T.W. FRAMED PANNELED DOOR
FRD	1.200 X 2.100	2.520	T.W. FRAMED PANNELED DOOR
W	3.000 X 2.100	6.300	ALU. GLAZED SLIDING 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
V	0.600 X 0.900	0.540	ALU. GLAZED LOUVERED WINDOW

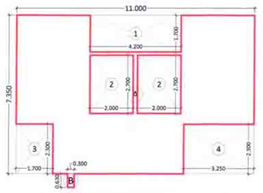


LOCATION PLAN
SCALE - 1:500

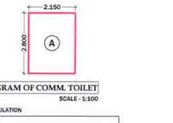








AREA DIAGRAM OF GROUND FLOOR
SCALE - 1:100



AREA DIAGRAM OF COMM. TOILET
SCALE - 1:100

BUILT UP AREA CALCULATION

COMM. TOILET							
A	2.150	X	2.800	X 1 NO	=	6.020	SQ.MT.
				TOTAL ADDITION	=	6.020	SQ.MT. X

BUILT UP AREA CALCULATION

GROUND FLOOR							
A	11.000	X	7.350	X 1 NO	=	80.850	SQ.MT.
B	0.300	X	0.630	X 1 NO	=	0.189	SQ.MT.
				TOTAL ADDITION	=	81.039	SQ.MT. X

DEDUCTIONS

1	4.200	X	1.700	X 1 NO	=	7.140	SQ.MT.
2	2.000	X	2.700	X 2 NOS	=	10.800	SQ.MT.
3	1.700	X	2.300	X 1 NO	=	3.910	SQ.MT.
4	3.250	X	2.300	X 1 NO	=	7.475	SQ.MT.
				TOTAL DEDUCTION	=	29.325	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	51.714	SQ.MT. X1

BUILT UP AREA CALCULATION

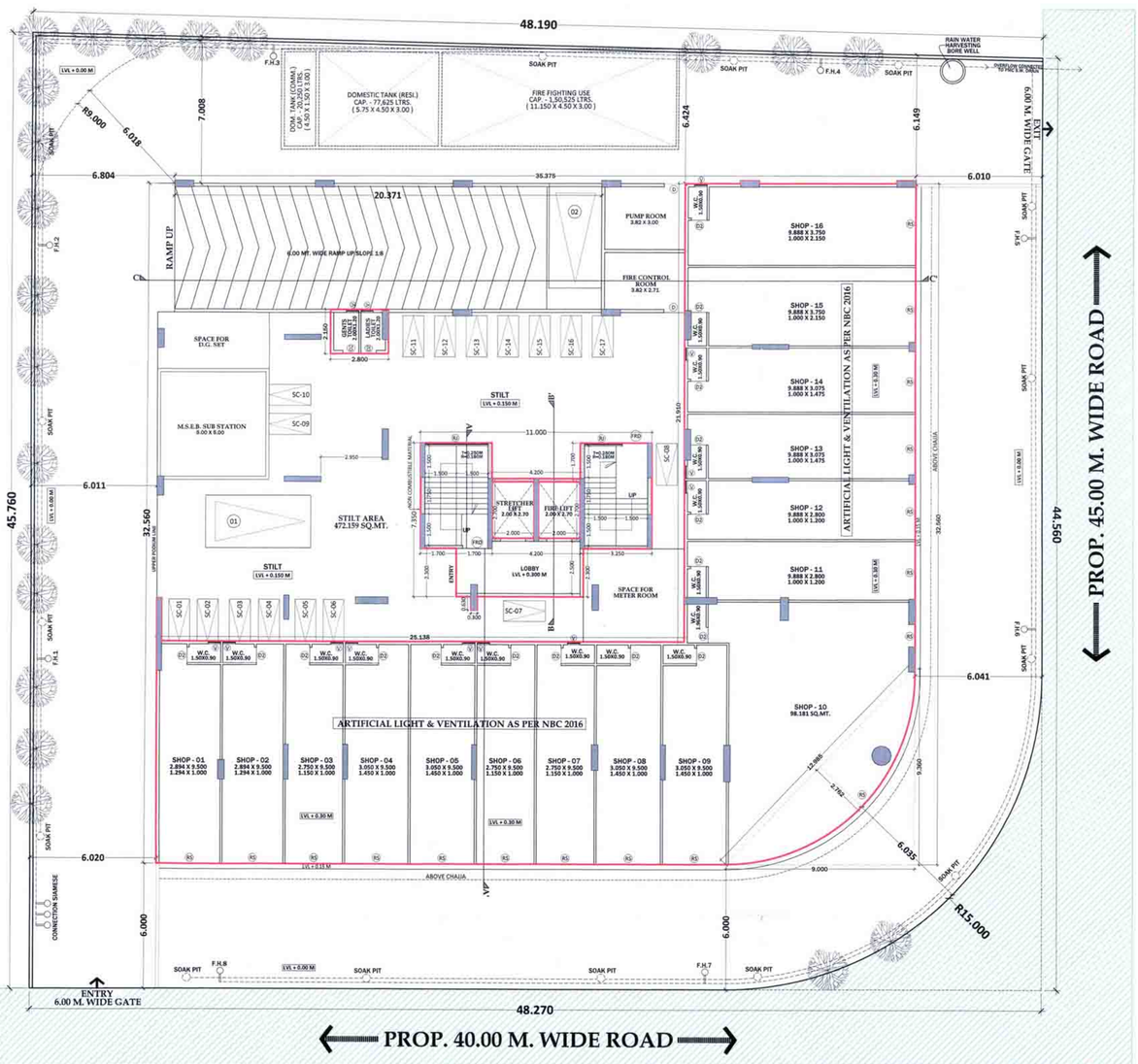
GROUND FLOOR (COMMERCIAL)							
A	36.175	X	32.697	X 1 NO	=	1182.814	SQ.MT.
B	1/2 X 12.985	X	2.762	X 1 NO	=	24.754	SQ.MT.
				TOTAL ADDITION	=	1207.568	SQ.MT. X

DEDUCTIONS

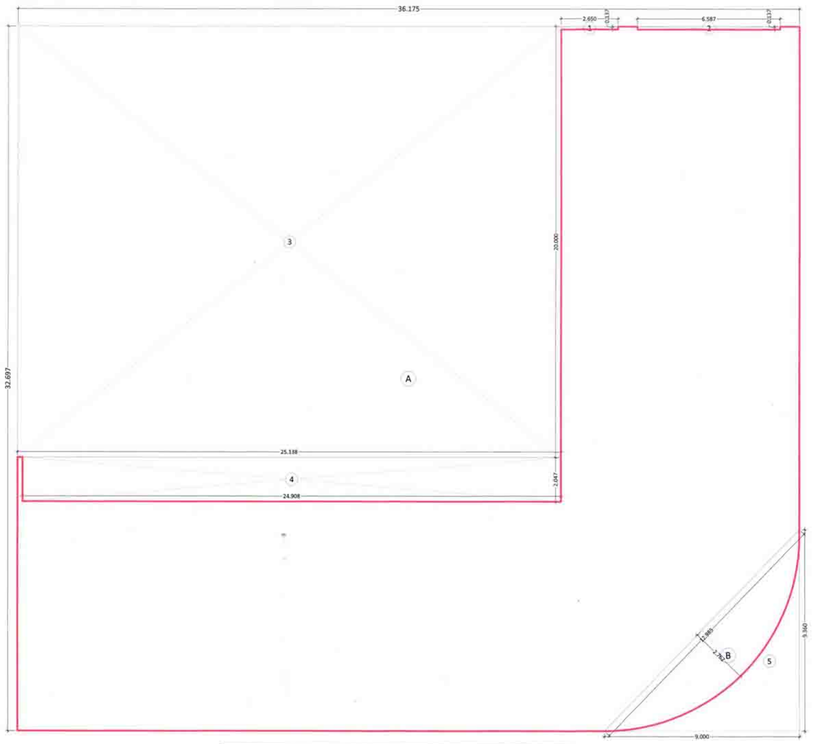
1	2.650	X	0.137	X 1 NO	=	0.363	SQ.MT.
2	6.588	X	0.137	X 1 NO	=	0.903	SQ.MT.
3	25.138	X	20.000	X 1 NO	=	502.760	SQ.MT.
4	24.908	X	2.047	X 1 NO	=	50.987	SQ.MT.
5	1/2 X 9.360	X	9.000	X 1 NO	=	42.120	SQ.MT.
				TOTAL DEDUCTION	=	597.133	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	610.435	SQ.MT. X1

TOTAL BUILT-UP AREA STATEMENT

BUILDING NO.	FLOOR NO.	BUILT UP AREA
BUILDING- 1	GROUND (COMMERCAL)	610.435
	GROUND	51.714
	GROUND (SANITARY BLOCK)	6.020
	FIRST FLOOR	0.000
	SECOND FLOOR	0.000
	THIRD FLOOR	0.000
	FOURTH FLOOR	0.000
	FIFTH (FITNESS CENTER)	22.890
	FIFTH (DRIVER ROOM)	12.950
	FIFTH (CHANGING ROOM)	12.765
	FIFTH	76.954
	SIXTH	455.027
	SEVENTH	455.027
	EIGHTH	455.027
	NINETH	455.027
	TENTH	455.027
	ELEVENTH	455.027
	TWELFTH	455.027
	THIRTEENTH	455.027
	FOURTEENTH	392.738
TOTAL BUILT UP AREA (COMM.+RESI.)		4826.782
TOTAL BUILT UP AREA COMMERCIAL		610.435
TOTAL BUILT UP AREA RESIDENTIAL		4216.347



GROUND FLOOR PLAN
SCALE - 1:100
CAR PARKING - 02 NOS.
TWO WHEELER PARKING - 17 NOS.



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

PROFORMA - I

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

SHEET NO. 1/4

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter No. CIDCO/PTP/KBP/1794/ITPC(NM)/2021/9132 Dtd 17/02/2022.
Associate Planner (BP)
CIDCO of Maharashtra Ltd
Ringal Bhavan, 4th Floor,
Plot No. 4 Sector - 11
CBD-Belapur, Navi Mumbai.

Proforma-1

Sr.No		Particular	Area(sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	
	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)	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))**	2129.590
6		**Recreational Open space (if applicable)**	0.000
	a	Required -	0.000
	b	Proposed -	0.000
7		Internal Road area	0.000
8		**Plotable area (if applicable)**	0.000
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) - 1.1 As per UDCPR	2342.549
10		**Addition of FSI on payment of premium**	
	a	Plus Additional FSI as per Note 3 of 10.10.1 (plot area*0.1) /	
	b	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.3 premium FSI)	638.877
	c	Proposed FSI on payment	638.877
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 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 + 10(b)+11(d)] or 12 whichever is applicable.	2981.426
	b	Permissible Ancillary Area FSI upto 60% or 80% **on balance potential** with payment of charges.	1856.682
	c	**Proposed Ancillary area FSI**	1845.356
	d	Total entitlement (a+c)	4826.782
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**	0.000
15		**Total B.U.A. area in proposal.(excluding area at S.No.17 b)**	**4826.782**
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	4826.782
	c	Total (a+b)	4826.782
16		F.S.I. Consumed (15/13) (should not be more than S.No.14)	1.000
17		Area for Inclusive Housing, If any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000
		Total commercial unit	16 NOS.
		Total residential unit	44 NOS.
	a	Basement area	0
	b	Stilt area	472.159
	c	1st Podium area	1144.662
	d	2nd Podium area	1144.662
	e	3rd Podium area	1144.662
	f	4th Podium area	663.43
	g	5th Podium area	0
		Total area (a+b+c+d+e+f+g)	4569.575
		Height of building	45.400 m.

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	Gray - Dotted	

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

For NMS Enterprises
Partner

NAME, ADDRESS & SIGN OF ARCHITECT

Ar. AMITKUMAR B. PATEL
CA/2014/63182

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	01	AS SHOWN	SANIL	16/02/2022