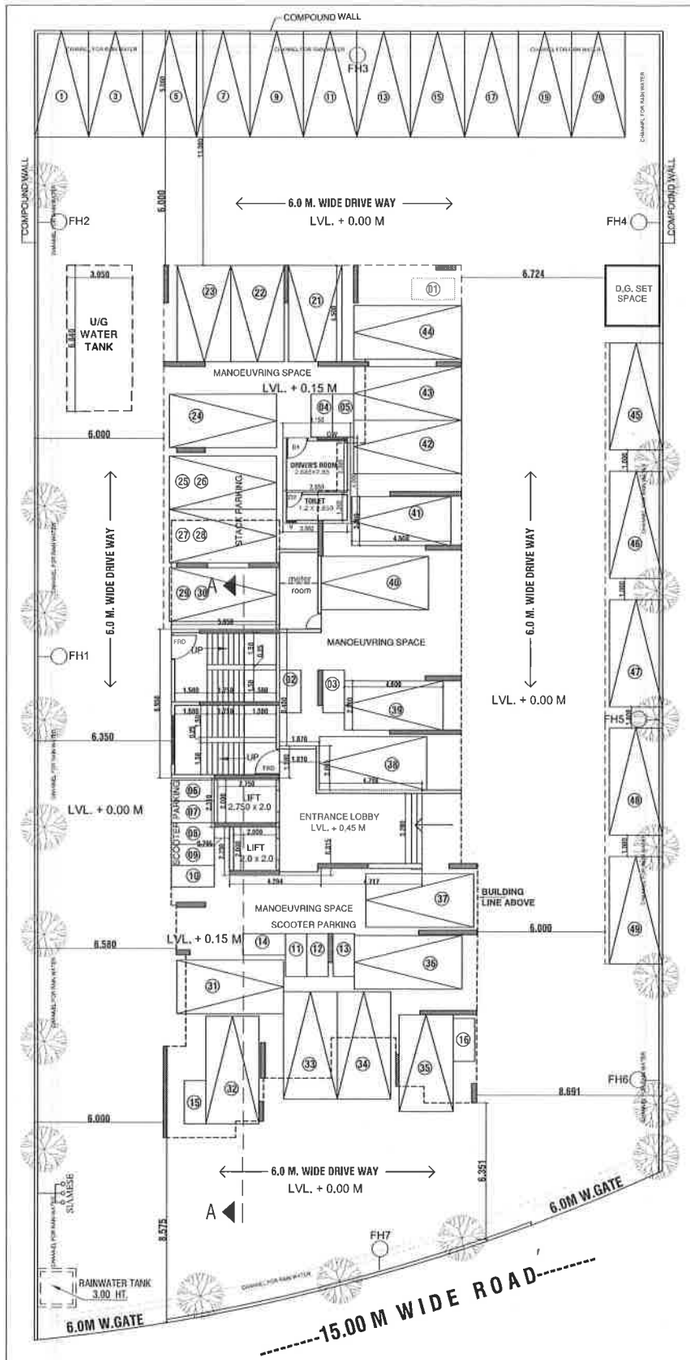
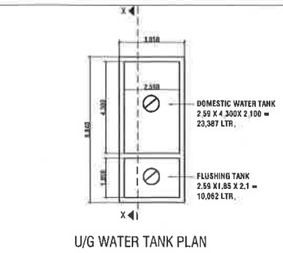
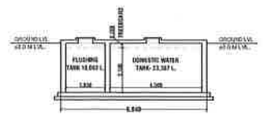


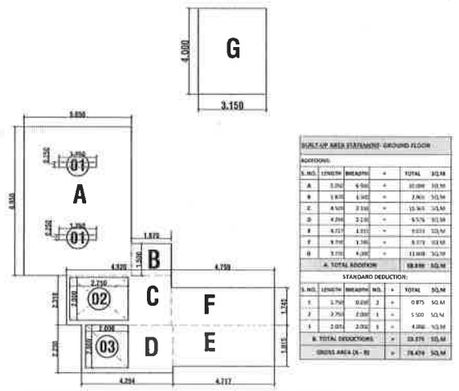
GROUND FLOOR PLAN



U/G WATER TANK PLAN



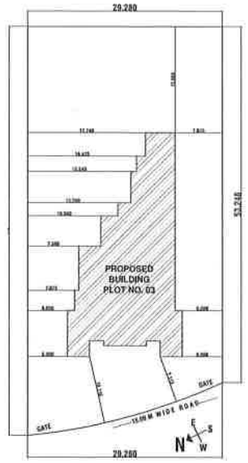
U/G WATER TANK SECTION X-X



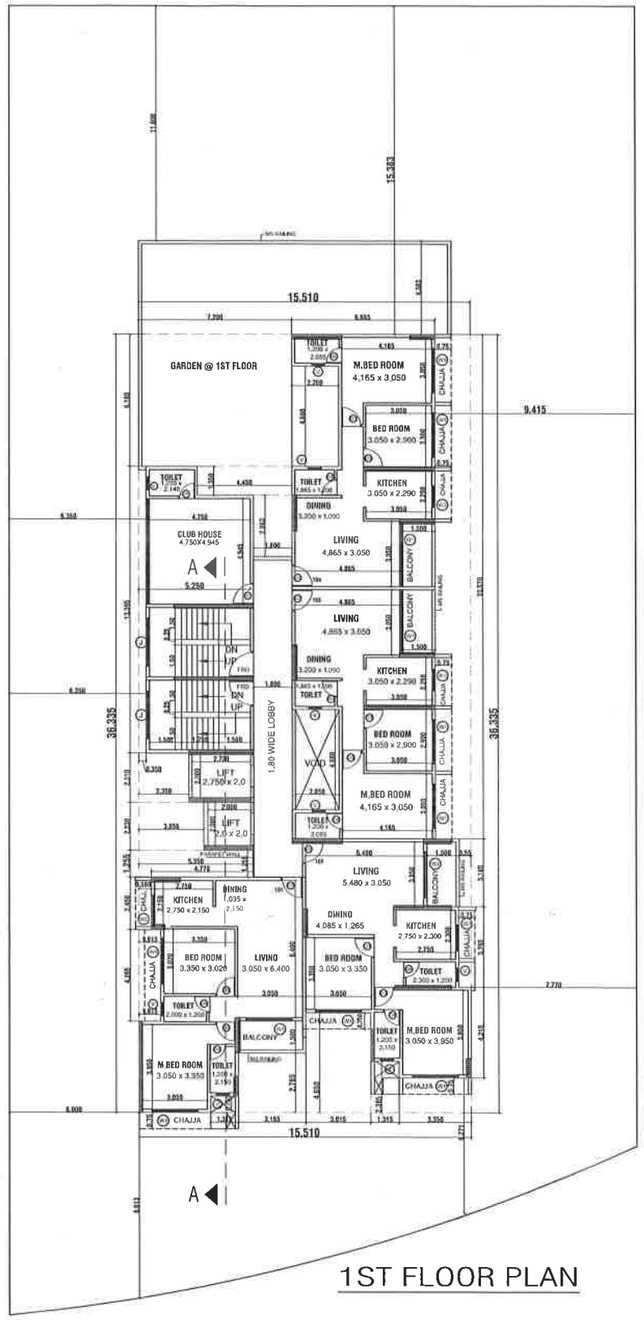
AREA DIAGRAM OF GROUND FLOOR PLAN

BUILT-UP AREA STATEMENT- GROUND FLOOR

S.NO.	LENGTH	BREADTH	NO.	=	TOTAL	SQ.M
ADDITIONS:						
A	3.050	6.000	1	=	18.300	SQ.M
B	1.975	1.140	1	=	2.253	SQ.M
C	4.500	2.100	1	=	10.945	SQ.M
D	4.200	2.100	1	=	9.576	SQ.M
E	4.217	2.100	1	=	9.023	SQ.M
F	4.750	1.140	1	=	5.415	SQ.M
G	3.150	4.200	1	=	13.860	SQ.M
A. TOTAL ADDITION					69.890	SQ.M
STANDARD DEDUCTION:						
S.NO.	LENGTH	BREADTH	NO.	=	TOTAL	SQ.M
1	1.750	0.850	2	=	2.975	SQ.M
2	2.750	2.000	1	=	5.500	SQ.M
3	2.000	2.000	1	=	4.000	SQ.M
B. TOTAL DEDUCTIONS				=	12.475	SQ.M
GROSS AREA (A - B)				=	78.479	SQ.M



BLOCK PLAN (SCALE: NTS)



1ST FLOOR PLAN

CONTENTS OF SHEET	SHEET- 01 / 03
GROUND & FIRST FLOOR PLAN AREA DIAGRAMS & BUA STATEMENTS U/G TANK PLAN & SECTION, L & V STATEMENT WATER REQUIREMENT STATEMENT	

APPROVED SUBJECT TO THE CONDITION MENTIONED IN OUR LETTER NO. CIDCO/BP-17501/TPO(NM)/NAINA-KY/2021/8684 Dtd. 30 Jul 2021

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI
Name : BHUSHAN RAMCHANDRA CHAUDHARI
Designation : Town Planner
Organization : CIDCO LTD
Date : 04-Aug-2021 12:41:04

AREA STATEMENT

1.	AREA OF PLOT	
	(a) AS PER OWNERSHIP DOCUMENT	1699.51 Sq.m.
	(b) AS PER MEASUREMENT SHEET	1699.51 Sq.m.
	(c) AS PER SITE	1699.51 Sq.m.
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	NIL
	(b) ANY D.P. RESERVATION AREA	NIL
	(c) MRT RAILWAY -	NIL
	TOTAL 2a+2b	NIL
3.	BALANCE AREA OF PLOT (1-2)	1699.51 Sq.m.
4.	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED -	NOT APPLICABLE
	(b) ADJUSTMENT OF 2(B), IF ANY - (2 X 2b)	NOT APPLICABLE
	(c) BALANCE PROPOSED -	NOT APPLICABLE
5	NET PLOT AREA (1c - 2c - 5)	1699.51 Sq.m.
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED -	NIL
	(b) PROPOSED -	NIL
7.	INTERNAL ROAD AREA	NOT APPLICABLE
8.	PLOTABLE AREA (IF APPLICABLE)	NOT APPLICABLE
9.	PERMISSIBLE BUILT UP AREA 1699.51 SQ.M. X 1.5 = 2549.265 Sq.m.	2549.265 Sq.m.
10.	ADDITIONAL FSI ON PAYMENT OF PREMIUM.	
	(a)MAXIMUM PERMISSIBLE PREMIUM FSI -	NIL
	b) proposed FSI on payment of premium	NIL
11.	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	NIL
	(b)In-situ area against Amenity Space if handed over	NOT APPLICABLE
	(c)TDR area	NOT APPLICABLE
	d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	NIL
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NOT APPLICABLE
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 + 10(b)+11(d)] or 12 whichever is applicable,	2549.265 Sq.m.
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges,	NIL
	(c) Total entitlement (a+b)	2549.265 Sq.m.
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)	
15.	TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at Sr.No.17 b)	2170.374 Sq.m
	GROSS PROPOSED BUILT-UP AREA 1) Basic FSI =2170.374 SQ.M 2) Premium FSI = 0.00 SQ.M 2) Ancillary Area = 0.00 SQ.M	2170.374 Sq.m
	(D) BALANCE AREA =	378.891 Sq.m.
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN Sr. NO.14 ABOVE.)	1.28
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED (20% of Sr.No.5)	NOT APPLICABLE
	(b) PROPOSED	NOT APPLICABLE

DESCRIPTION OF CC.

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 03, SECTOR- 05, ULWE, NAVI MUMBAI

Certificate of Area
certified that the plot under reference was surveyed by me on .....and the dimensions of sides etc., of plot started 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 Deparments / city survey records.

Signature
SATISH V. AHUJA(REG. NO.:CA/93/16602)

Owner's declaration
I/we undersigned hereby confirm that/we would abide by plan 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.

Owner(s): M/s. Shreenathji Organisers Pvt. Ltd.

BUILT - UP AREA STATEMENT

FLOOR	NET B.U.A.	STILT AREA	TERRACE	TOTAL AREA
GROUND	78.474	473.817	-------	552.291
1ST FLOOR	373.155	-------	-------	373.155
2ND, 3RD, 4TH, 5TH, 6TH	343.749 x 5 1718.745	-------	-------	1718.745
TERRACE FLOOR	-------	-------	-------	-------
TOTAL	2170.374	473.817	-------	2644.191

LIGHT & VENTILATION STATEMENT

ROOM	CARPET AREA	L/V REQD. AREA/10	L/V PRO.	TYPE
LIVING/ DINING	18.476	1.847	4.600	W1
M. BEDROOM	14.789	1.478	4.600	W1
BEDROOM	8.951	0.895	4.600	W1
KITCHEN	7.100	0.710	2.300	W3
ATTACHED TOILET	2.654	0.265	0.540	V
COMMON TOILET	2.324	0.232	0.540	V

FLAT CARPET AREA STATEMENT
RESIDENTIAL

FLOOR NO.	FLAT NO.	CARPET AREA	BALCONY AREA	N.TERRACE
A WING				
1ST TO 6TH FLOOR 06 FLOOR	101,201,301,401,501,601	60.071 SQ.MT.	4.523 SQ.MT.	---
	102,202,302,402,502,602	62.565 SQ.MT.	4.523 SQ.MT.	---
	103,203,303,403,503,603	58.503 SQ.MT.	4.523 SQ.MT.	---
	104,204,304,404,504,604	58.503 SQ.MT.	4.523 SQ.MT.	---

N E S W NORTH

SCALE	:- 1:100
DATE	:- 30.07.2021
DRN. BY.	:- CHIRAG PATEL
CHKD. BY	:- S.V. AHUJA
DRG. No	:- 01

NAME & ADDRESS OF ARCHITECT

SATISH AHUJA ARCHITECTS
ASHIANA SOCIETY, OPP MCDONALDS
C-WING, SECTOR 17, VASHI , NAVI MUMBAI
PH. NO- 2789 6644, 6791 0444,