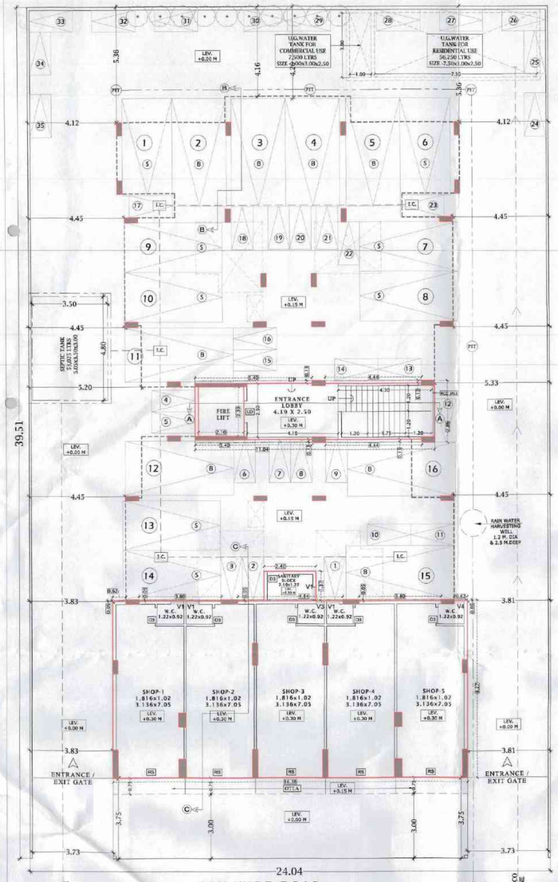
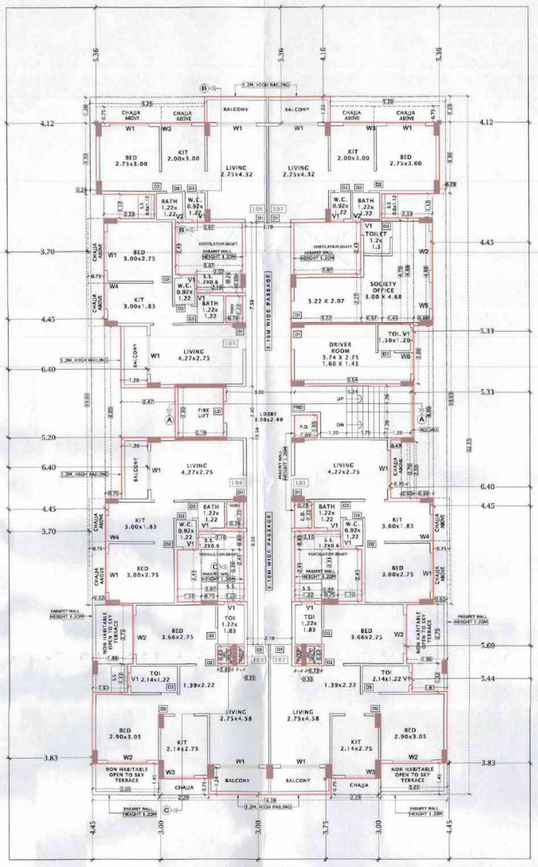
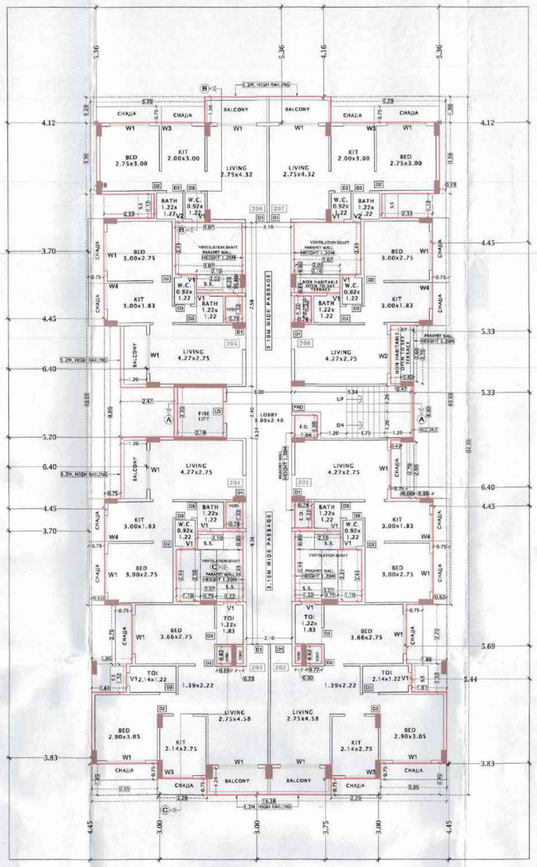


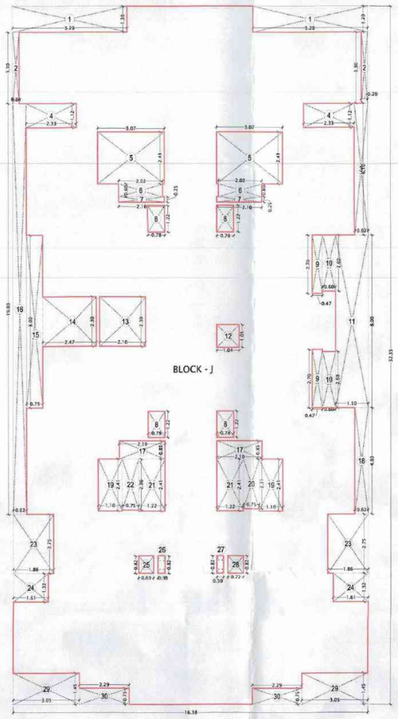
GROUND FLOOR PLAN SCALE = 1 : 100



1ST FLOOR PLAN SCALE = 1 : 100



2ND FLOOR PLAN SCALE = 1 : 100

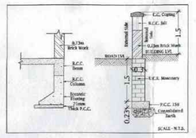


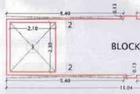
AREA DIAGRAM OF 2ND TO 5TH FLOOR SCALE - 1:100

BUILT UP AREA CALCULATION

2ND TO 5TH FLOOR							
1	16.380	X 32.350	X 1 NO	=	529.893	SQ.MT.	
		TOTAL ADDITION		=	529.893	SQ.MT.	K
DEDUCTIONS							
1	5.290	X 1.200	X 2 NOS	=	12.696	SQ.MT.	
2	0.290	X 3.300	X 2 NOS	=	1.914	SQ.MT.	
3	0.820	X 6.100	X 1 NO	=	3.782	SQ.MT.	
4	2.330	X 1.125	X 2 NOS	=	5.243	SQ.MT.	
5	3.570	X 2.410	X 2 NOS	=	14.797	SQ.MT.	
6	2.020	X 0.600	X 2 NOS	=	2.424	SQ.MT.	
7	2.500	X 0.250	X 2 NOS	=	1.250	SQ.MT.	
8	0.780	X 1.220	X 4 NOS	=	3.806	SQ.MT.	
9	0.470	X 2.700	X 2 NOS	=	2.538	SQ.MT.	
10	0.800	X 2.600	X 2 NOS	=	3.120	SQ.MT.	
11	1.500	X 8.000	X 1 NO	=	12.000	SQ.MT.	
12	1.040	X 1.050	X 1 NO	=	1.092	SQ.MT.	
13	2.100	X 2.200	X 1 NO	=	4.620	SQ.MT.	
14	2.475	X 2.300	X 1 NO	=	5.693	SQ.MT.	
15	0.750	X 8.000	X 1 NO	=	6.000	SQ.MT.	
16	0.800	X 15.030	X 1 NO	=	11.792	SQ.MT.	
17	2.100	X 0.850	X 2 NOS	=	3.570	SQ.MT.	
18	0.620	X 4.850	X 1 NO	=	3.007	SQ.MT.	
19	1.100	X 2.410	X 2 NOS	=	5.302	SQ.MT.	
20	0.750	X 2.310	X 1 NO	=	1.733	SQ.MT.	
21	1.220	X 2.410	X 2 NOS	=	5.880	SQ.MT.	
22	0.750	X 2.300	X 1 NO	=	1.725	SQ.MT.	
23	1.000	X 2.750	X 2 NOS	=	10.230	SQ.MT.	
24	1.810	X 1.220	X 2 NOS	=	4.290	SQ.MT.	
25	0.687	X 0.820	X 1 NO	=	0.563	SQ.MT.	
26	0.533	X 0.820	X 1 NO	=	0.273	SQ.MT.	
27	0.303	X 0.820	X 1 NO	=	0.248	SQ.MT.	
28	0.717	X 0.820	X 1 NO	=	0.588	SQ.MT.	
29	3.090	X 1.450	X 2 NOS	=	8.961	SQ.MT.	
30	2.290	X 0.750	X 2 NOS	=	3.435	SQ.MT.	
		TOTAL DEDUCTION		=	142.410	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]				=	387.401	SQ.MT.	X1

UNDER GROUND WATER TANK



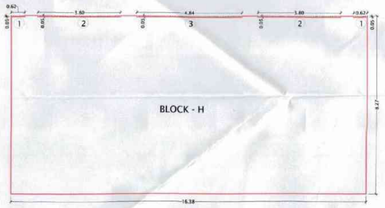


AREA DIAGRAM OF GROUND FLOOR (RESI.) SCALE - 1:100

AREA DIAGRAM OF SANITARY BLOCK SCALE - 1:100

GROUND FLOOR BUILT UP AREA CALCULATION (RESI.)

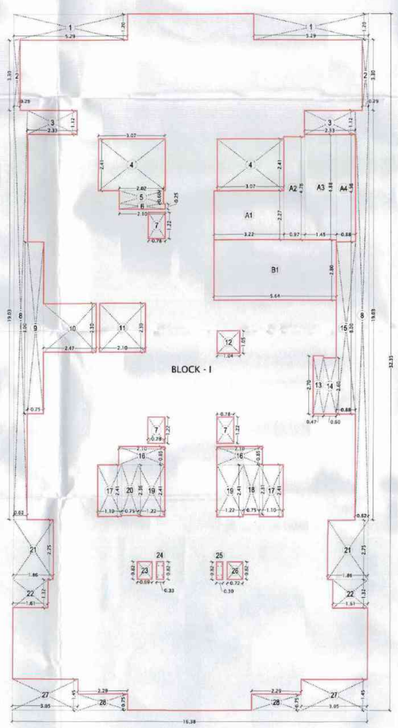
S.NO	DISCRIPTION	LENGTH		WIDTH		No.		AREA in sqm	
1)	Block - F	11.040	X	2.860	X	1	=	31.574	
				TOTAL ADDITIONS			=	31.574	(A)
2)	DEDUCTIONS								
	1	2.100	X	2.300	X	1	=	4.830	
	2	0.400	X	0.130	X	2	=	0.104	
	3	0.440	X	0.130	X	2	=	0.114	
				TOTAL DEDUCTIONS			=	7.388	(B)
	TOTAL BUILT UP AREA [A-B]						=	24.186	(C)
3)	AREA UNDER SANITARY BLOCK								
	Block - G	2.400	X	1.375	X	1	=	3.288	
	TOTAL BUILT UP AREA SANITARY BLOCK						=	3.288	(D)
	TOTAL BUILT UP AREA GROUND FLOOR-RESI. (C+D)						=	27.474	



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

GROUND FLOOR BUILT UP AREA CALCULATION (COMM.)

S.NO	DISCRIPTION	LENGTH		WIDTH		No.		AREA in sqm	
1)	Block - H	16.380	X	8.270	X	1	=	135.463	(A)
2)	DEDUCTIONS								
	1	0.620	X	0.080	X	2	=	0.062	
	2	3.800	X	0.080	X	2	=	0.380	
	3	4.840	X	0.090	X	1	=	0.242	
				TOTAL DEDUCTIONS			=	0.684	(B)
	TOTAL BUILT UP AREA GROUND FLOOR (COMM.)						=	134.779	



AREA DIAGRAM OF 1ST FLOOR SCALE - 1:100

BUILT UP AREA CALCULATION

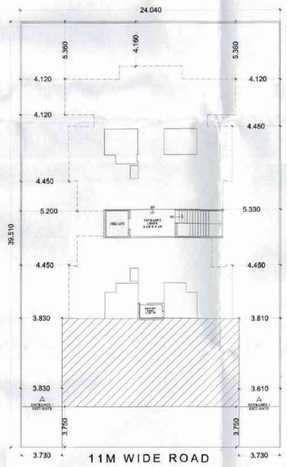
1ST FLOOR							
1	16.380	X 32.350	X 1 NO	=	529.893	SQ.MT.	
		TOTAL ADDITION		=	529.893	SQ.MT.	K
DEDUCTIONS							
1	5.290	X 1.200	X 2 NOS	=	12.696	SQ.MT.	
2	0.290	X 3.300	X 2 NOS	=	1.914	SQ.MT.	
3	2.330	X 1.125	X 2 NOS	=	5.243	SQ.MT.	
4	3.670	X 2.410	X 2 NOS	=	14.797	SQ.MT.	
5	2.020	X 0.600	X 2 NOS	=	2.424	SQ.MT.	
6	2.500	X 0.250	X 2 NOS	=	1.250	SQ.MT.	
7	0.780	X 1.220	X 4 NOS	=	3.806	SQ.MT.	
8	0.820	X 10.033	X 2 NOS	=	23.587	SQ.MT.	
9	0.750	X 8.000	X 1 NO	=	6.000	SQ.MT.	
10	2.475	X 2.300	X 1 NO	=	5.693	SQ.MT.	
11	2.100	X 2.300	X 1 NO	=	4.830	SQ.MT.	
12	1.040	X 1.050	X 1 NO	=	1.092	SQ.MT.	
13	0.470	X 2.700	X 1 NO	=	1.269	SQ.MT.	
14	0.800	X 2.600	X 1 NO	=	1.040	SQ.MT.	
15	0.880	X 8.000	X 1 NO	=	7.040	SQ.MT.	
16	2.100	X 0.850	X 2 NOS	=	3.570	SQ.MT.	
17	1.100	X 2.410	X 2 NOS	=	5.302	SQ.MT.	
18	0.750	X 2.310	X 1 NO	=	1.733	SQ.MT.	
19	1.220	X 2.410	X 2 NOS	=	5.880	SQ.MT.	
20	0.750	X 2.300	X 1 NO	=	1.725	SQ.MT.	
21	0.880	X 2.750	X 2 NOS	=	10.230	SQ.MT.	
22	1.810	X 1.220	X 2 NOS	=	4.290	SQ.MT.	
23	0.687	X 0.820	X 1 NO	=	0.563	SQ.MT.	
24	0.333	X 0.820	X 1 NO	=	0.273	SQ.MT.	
25	0.303	X 0.820	X 1 NO	=	0.248	SQ.MT.	
26	0.717	X 0.820	X 1 NO	=	0.588	SQ.MT.	
27	3.050	X 1.450	X 2 NOS	=	8.845	SQ.MT.	
28	2.290	X 0.750	X 2 NOS	=	3.435	SQ.MT.	
		TOTAL DEDUCTION		=	136.974	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]				=	392.919	SQ.MT.	X1

BUILT UP AREA CALCULATION

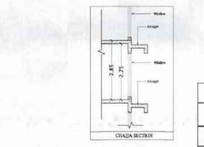
AREA UNDER SOCIETY OFFICE							
A1	3.220	X 2.275	X 1 NO	=	7.399	SQ.MT.	
A2	0.870	X 4.780	X 1 NO	=	4.037	SQ.MT.	
A3	1.450	X 4.880	X 1 NO	=	7.076	SQ.MT.	
A4	0.880	X 4.980	X 1 NO	=	4.382	SQ.MT.	
		TOTAL ADDITION		=	23.404	SQ.MT.	K

BUILT UP AREA CALCULATION

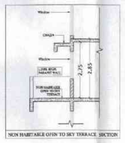
AREA UNDER DRIVER ROOM							
E1	5.640	X 2.800	X 1 NO	=	15.792	SQ.MT.	
		TOTAL ADDITION		=	15.792	SQ.MT.	K



BLOCK PLAN SCALE = 1 : 200



ELEVATION OF GATE



SCHEDULE OF DOOR & WINDOWS

TYPE	SIZE WIDTH (METER)	HEIGHT (METER)	AREA (SQM.)	SILL LEVEL (METER)	DESCRIPTION
FRD	1.20	2.10	2.520		FIRE RESISTANT DOOR
D1	1.00	2.10	2.100		T.W. PANEL DOOR
D2	0.90	2.10	1.890		T.W. PANEL DOOR
D3	0.75	2.10	1.575		T.W. PANEL DOOR
LD					LIFT DOOR AS PER LIFT CONSULTANT
W1	1.80	2.10	3.780	0.15	AL. SLIDING WINDOW
W2	1.80	1.95	3.450	0.90	AL. SLIDING WINDOW
W3	1.40	2.10	2.940	0.15	AL. SLIDING WINDOW
W4	1.20	2.10	2.520	0.15	AL. SLIDING WINDOW
W5	1.20	1.35	1.620	0.90	AL. SLIDING WINDOW
W6	1.00	1.35	1.350	0.90	AL. SLIDING WINDOW
V1	0.60	0.85	0.510	1.40	AL. LOUVERED WINDOW
V2	0.35	0.85	0.298	1.40	AL. LOUVERED WINDOW
V3	0.37	0.85	0.315	1.40	AL. LOUVERED WINDOW
V4	0.47	0.85	0.400	1.40	AL. LOUVERED WINDOW

LIGHT AND VENTILATION STATEMENT

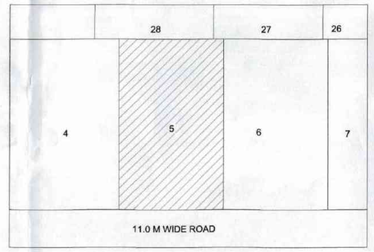
SR. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM -1/10th & 0.30 sqm. WITH ONE DIMENSION OF 0.30 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.75X4.58	12.595	1.260	W1	3.78
		MIN SIZE	4.27X2.75	11.743	1.174	W1	3.78
2	BED	MAX SIZE	3.66X2.75	10.065	1.007	W1	3.78
		MIN SIZE	3.00X2.75	8.250	0.825	W1	3.78
3	KITCHEN	MAX SIZE	2.00X3.00	6.000	0.600	W3	2.94
		MIN SIZE	3.00X1.83	5.490	0.549	W4	2.52
4	BATH	MAX SIZE	1.22X1.22	1.488	0.300	V1	0.54
	W.C.	MAX SIZE	0.92X1.22	1.122	0.300	V1	0.54
	TOI.	MAX SIZE	2.14X1.22	2.610	0.300	V1	0.54
		MIN SIZE	1.22X1.83	2.233	0.300	V1	0.54

TENEMENTS AREA STATMENT OF INDIVIDUAL UNIT

FLOOR	SHOPS/FLAT NO.	NO OF SHOPS/	BUILT UP AREA OF PER	CARPET AREA OF PER FLAT
BLDG -1				
GR FLOOR (SHOPS)	1	1	27.452	25.308
	2	1	26.637	25.308
	3	1	26.601	25.308
	4	1	26.637	25.308
	5	1	27.452	25.308
TOTAL SHOPS		5	134.779	126.54
1ST FLOOR	101	1	33.407	29.993
	102	1	54.184	48.754
	103	1	54.146	48.754
	104	1	33.490	29.993
	105	1	33.654	29.993
	106, 107	2	32.890	29.969
2ND TO 5TH FLOOR	201, 301, 401,501	4	33.407	29.993
	202, 302, 402,502	4	54.184	48.754
	203, 303, 403,503	4	54.146	48.754
	204, 304, 404,504	4	33.490	29.993
	205, 305, 405, 505	4	33.654	29.993
	206,207, 306, 307,406, 407,506,507	8	32.890	29.969
	208, 308, 408,508	4	33.578	29.993
TOTAL FLATS		39		

BUILT-UP AREA STATEMENT

FLOOR	COMMERCIAL	RESIDENTIAL	TOTAL
GROUND	134.779	27.474	162.253
1ST	0	392.919	392.919
2ND	0	387.401	387.401
3RD	0	387.401	387.401
4TH	0	387.401	387.401
5TH	0	387.401	387.401
TOTAL	134.779	1969.997	2104.776



LOCATION PLAN SCALE = 1 : 500

4. SEPTIC TANK CALCULATION

SEPTIC TANK REQUIREMENT

NO	FLATS/ SHOPS NO.	RESIDENTIAL- 5 PERSONS/ TENEMENT & COMMERCIAL - BUA/ OCCUPANT LOAD	TOTAL POPOLATION (BASED ON THE REG. NO 12.5)	BLACK WATER: 180 LITERS EXTRA FLUSHING FOR ADDITIONAL TOILET (B) NO OF ADD. TOILETS	(B) LPD	FLUSHING REQUIREMENT (A) LPCD	(A) LPD	GREY WATER: DOMESTIC REQUIRMENT (C) LPCD	(C) LPD	(D) GROSS WATER REQUIREMENT A + B + C LPD	% FLOW TO SEWER: FLUSHING (100% OF A+B) (E) LPD	DOMESTIC (85% OF C) (F) LPD	TOTAL FLOW TO SEPTIC TANK (E + F) LPD
1	5	(134.964 SQ.MT/3)	44.988	5	900	-	0	70	3149.2	4049.16	900	2677	3577
2	39	5	195	11	1980	54	10530	135	26325	38835	12510	22376	34886
TOTAL SEPTIC TANK REQUIRMENT													38463
PROPOSED SEPTIC TANK (SIZE - 5.05 X 3.50 X 3.00) EXCLUDING FREEBOARD													53025

2. WATER CAPACITY CALCULATION

REQUIRED WATER TANK CALCULATION

NO	SHOP/ FLAT NO.	DOMESTIC REQUIRMENT OF U.G WATER TANK RESIDENTIAL- 5 PERSONS/ TENEMENT COMMERCIAL - BUA/ OCCUPANT LOAD	FLUSHING REQUIRMENT U.G TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIRMENT U.G TANK	GRAND TOTAL IN LITRES
		(A)	(B)		(C)	(A+B+C)
1)	5	134.964 SQ.MT / 3 PERSONS X 70 LTRS	-	5	5 X 180 LTRS	4049
		3149	-		900	
2)	39	39 X 5 PERSONS X 135 LTRS	39 X 270 LTRS	11	11 X 180 LTRS	38835
		26325	10530		1980	
TOTAL REQUIRED UNDER GROUND WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL						42884
TOTAL REQUIRED OVER HEAD WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL (60% OFU G.T. CAPACITY)						25730
TOTAL PROPOSED UNDER GROUND WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL (SIZE -8.50 X 3.00 X 2.50)						63750
TOTAL PROPOSED OVER HEAD WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL (SIZE -4.30 X 3.50 X 2.50)						37625
TOTAL REQUIRED OVER HEAD FIRE WATER TANK CAPACITY - (TABLE NO-7 N.B.C)						25000
TOTAL PROPOSED OVER HEAD FIRE WATER TANK CAPACITY (4.30 X 2.40 X 2.50)						25800

NOTE

1) For residential - unit 5 Person per tenament
For Commercial- No. of persons on occupant load / area of floors (Refer Table No.9E.)
2) Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)
3) Water Requirement for additional Toilet = 180 Litre per Tenament
4) Size of Tank is excluding the Free Board

3. PARKING REQUIREMENT

PARKING REQUIREMENT (AS PER REG. NO 8.2.1, TABLE NO 8B)

Sr. No	BLDG. TYPE	OCCUPANCY	SIZE OF TENEMENT	PARKING SPACE REQUIRED FOR NON CONGESTED AREA: CAR	SCOOTER	TOTAL NO. OF TENEMENTS	REQUIRED PARKING: CAR	SCOOTER
1)	Shops	Mercantile (markets, departmental stores,shops and other Commercial users)	For every 100 sq.m. carpet area or fraction thereof	2	6	126.54 SQ.MT	3.00	8.00
2)		Residential i) Multi- Family residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	5	10	5.00	25.00
			For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	4	29	0.00	58.00
TOTAL (A)						39	8.00	91.00
5% Visitor Parking (Calculated only on Residential = 5 - Cars & 83 - Scooters)							0.00	4.00
TOTAL REQUIRED PARKING							8.00	95.00
Multiplication factor (0.8) as per regulation 8.2.2 Table no. 8C (Only for car)							6.40	95.00
Parking Required							6	95
Composite Parking, 1 CAR FOR EVERY 6 SCOOTER (1 x 6) (10 car = 60 scooter)							10	60
Total Parking Required							16	35
Composite Parking, 1 CAR WITH 2 SCOOTER							-	-
Existing Parking							-	-
TOTAL PROPOSED PARKING				BIG CAR: 8	SMALL CAR: 8		16	35

DATE: 28.03.2022	DRG. NO.: MH-07	SCALE: 1:100	DRAWN BY: RUPALI	CHECKED BY: KUNAL		1/2

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING COMPLEX ON LAND BEARING PLOT NO- 5, SECTOR - 17, ULWE, NAVI MUMBAI.	DRAWING SHEET NO - 1 / 2
Stamps of Approval of Plans:	

APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter No. CIDCO/TP(UB)/BP-14982/AP2(NM)/2021/3102 Dtd

Associate Planner (TP) CIDCO of Maharashtra Ltd Ranjeet Bldg-ex, 4th Floor, Plot No. 4, Sector - 15 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)	949.820
	a	As per ownership document (7/12, CTS extract)	949.820
	b	as per measurement sheet	949.820
	c	as per site	949.820
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)	949.820
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))	949.820
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)	949.820
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) - 1.1As per Table no 6G	1044.802
10		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.3 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)	284.946
	b	Proposed FSI on payment	284.946
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 or1.85 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	
	a	[9 + 10(b)+11(d)] or 12 whichever is applicable.	1329.748
	b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	829.191
	c	Proposed Ancillary area FSI	812.824
	d	Total entitlement (aec)	2142.572
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	1.400
15		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	2104.776
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	2104.776
		Residential	1969.997
		Commercial	134.779
	c	Total (a+b)	2104.776
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.962
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000

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
(Name of Architect/ Licensed Engineer/ Supervisor)

TOTAL NO. OF UNITS & TREES PROPOSED		
1)	No.Of Units Proposed	
	(a) Residential	39
	(b) Commercial	5
2)	Trees to be planted	
	(a) Trees to be planted against plot area [Plot Area / 100]	10
	(b) Trees to be planted against Trees Felled [Nos x 5]	0
	Total nos. of Trees to be planted (2a + 2b)	10
3)	Permissible Airport Height :	49.38M
	Proposed Building Top level :	23.90M
	Height of Building upto Terrace level :	18.25M

GROUND TO 2ND FLOOR PLAN, AREA DIAGRAM & CALCULATIONS

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING (12.5% SCHEME) ON PLOT NO- 5, SECTOR-17,ULWE, NAVI MUMBAI.

OWNERS/ FOR GEO DEVELOPERS

M/S. GEO DEVELOPERS

ARCHITECTS Partner

Signature of Architect CA/2003/32480

ATUL PATEL ARCHITECTS
Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai - 410210
E: info@atulpatelarchitects.com T: 022 - 27746641 - 42