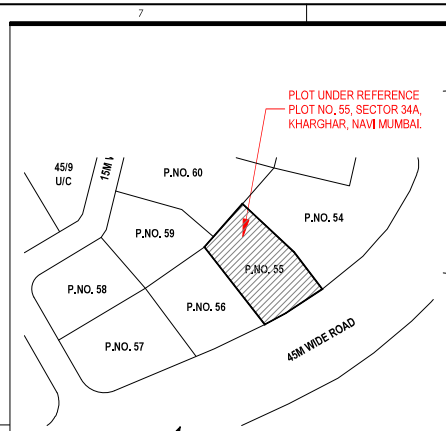
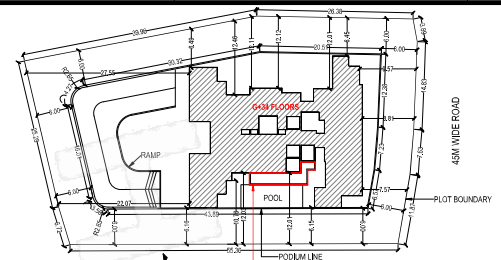


1 LOCATION PLAN
Scale: 1:100



3 KEY PLAN
Scale: 1:300

NON FSI AREA STATEMENT	
STAIRCASE, LIFT, PASSAGE AREA AT GROUND FLOOR	78.82
STILT AREA AT GROUND FLOOR	478.89
RAMP AT GROUND FLOOR	220.83
METER ROOM AREA	23.71
SUBSTATION AREA	25.00
DG SET AREA	17.69
LV /FCU ROOM AREA	5.24
PODIUM AREA (1ST FLOOR)	606.70
STAIRCASE, LIFT, PASSAGE AREA (1ST FLOOR)	79.56
OWC AREA	21.17
PODIUM AREA (2ND TO 6TH FLOOR)	4505.80
STAIRCASE, LIFT, PASSAGE AREA (2ND TO 6TH FLOOR)	401.05
RAMP AREA (1ST TO 5TH FLOOR)	1104.15
RAMP AREA (6TH FLOOR)	245.39
STILT AREA AT 7TH FLOOR	366.21
TOTAL REFUGE AREA (23.32 X 14)	326.48
TOTAL MUMPTY AREA	82.55
STP AREA	112.75
UNDERGROUND TANK AREA	184.61
OVERHEAD TANK AREA	37.53
PUMP ROOM	97.67
UMR AREA	66.28
PROJECTIONS AREA/CHAJJA AREA	1701.77
TOTAL NON FSI AREA	**10788.81**
TOTAL CONSTRUCTION AREA	
TOTAL BUA (FSI AREA)	12632.84
TOTAL NON FSI AREA	10788.81
TOTAL	**23421.65**

Proforma-1			
Sr.No		Particulars	Area (sq.m)
1		Area of plot (Minimum area of a, b, c to be considered)	2247.48
	a	As per ownership document (7/12, CTS extract)	0.00
	b	as per measurement sheet	2247.48
	c	as per site	2247.48
2		Deductions for	
	a	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.00
	b	Any D.P. Reservation area	0.00
		(Total a+b)	0.00
3		Balance area of plot (1-2)	2247.48
4		Amenity Space (if applicable)	
	a	Required -	0.00
	b	Adjustment of 2(b), if any -	0.00
	c	Balance Proposed -	0.00
5		Net Plot Area (3-4(c))	2247.48
6		Recreational Open space (if applicable)	
	a	Required -	0.00
	b	Proposed -	152.87
7		Internal Road area	0.00
8		Plotable area (if applicable)	2094.61
9	a	Built up area with reference to basic F.S.I. as per from road width (Sr. No. Sebasic FSI) - Min. of 1.1 as per UDCPR & 1.5 As per agreement to lease	3371.22
	b	Permissible commercial area	337.12
	c	Proposed commercial area (basic excluding ancillary)	337.12
10		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI - based on road width / TOD Zone. (Sr. no. 1*2)	4494.96
	b	Proposed FSI on payment	4482.18
11		In-situ FSI / TDR loading	
	a	In-situ area against D.P. road (2.3 x Sr. No. 2 (a)), if any	
	b	In-situ area against Amenity Space if handed over (2.00 or1.85 x Sr. No. 4(b)and /or(c));	
	c	TDR area-	
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12		Additional FSI area under Chapter No. 7	0.00
		Total entitlement of FSI in the proposal	
	a	[9(a) + 10(b)+11(d)] or 12 whichever is applicable.	7866.18
	b	Area for commercial	337.12
	c	Ancillary area FSI upto 80% withpayment of charges (80% of 12b)	269.70
	d	Total Proposed area for commercial (12b+12c)	606.82
	e	Permissible Area for residential(12a-12b)	7529.06
	f	Permissible Ancillary FSI area for Residential- upto 80% with payment of	4517.43
	g	Total Permissible FSI Area for residential (13e+13f)	12046.49
	h	Permissible Total Entitlement [3d+13g]	12653.31
13		Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (Gas per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.0 or 1.8) , read with Note 3 of (I).10.1	5.63
		Total Built-up Area in proposal (excluding area at Sr.No. 17b)	12632.84
	a	Proposed Built-up Area (as per F-line*)	12632.84
14		Residential	12026.28
		Commercial	606.56
	b	Total (a+b) (shall not be more than 13(h))	12632.84
	c	Total Balance BUA (13h-13b)	20.47
15		F.S.I. Consumed (13b/5) (should not be more than serial No.14 above)	5.621
16		Area for inclusive Housing, if any	
	a	Required (30% of Sr.No.5)	0.000
	b	Proposed	0.000
17		Number of Residential units	134.000
		Number of Commercial units	14.000
18		Height of building up to Terrace	116.850
		Height of building O.H Tank top	127.500

COMMERCIAL BUA STATEMENT	
GROUND FLOOR	330.34
1ST FLOOR	276.22
TOTAL	**606.56**

BUILT UP AREA FOR GROUND FLOOR-RESI	
ENTRANCE LOBBY AREA	21.38
SANITARY BLOCK AREA	3.68
STEPS AREA	3.60
TOTAL	**28.66**

TENEMENT STATEMENT					
FLOOR	FLAT NO.	CARPET AREA	FLOORS	TOTAL FLATS	TOTAL AREA
8	1	63.33	26	1	63.33
	2	63.33	26	1	63.33
	3	57.76	26	1	57.76
	4	84.38	26	1	84.38
	5	65.91	26	1	65.91
1	1	62.25	26	25	1556.25
2	2	62.25	26	25	1556.25
3	3	57.76	26	25	1444.00
4	4	84.38	26	25	2134.50
34	5	65.91	26	25	1652.75
	1	62.25	1	1	62.25
	2	62.25	1	1	62.25
	3	68.61	1	1	68.61
	4	65.91	1	1	65.91
TOTAL				134	8886.08

CARPET AREA STATEMENT-COMMERCIAL GROUND FLOOR (A)	
SHOP	CARPET AREA
1	60.72
2	44.23
3	36.08
4	64.77
5	20.83
6	67.95
7	23.19
TOTAL AREA	306.44

CARPET AREA STATEMENT-COMMERCIAL FIRST FLOOR (B)	
SHOP	CARPET AREA
1	48.34
2	23.93
3	24.94
4	26.90
5	26.72
6	34.75
7	17.57
TOTAL AREA	198.77
GRAND TOTAL (A+B)	505.21

SANITARY BLOCK FOR SERVANTS HAVING MAXIMUM AREA OF 3 SQ.M. IN SCHEMES HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 3 SQ.M. AREA FOR EVERY 200 FLATS.

PROPOSED FLATS	AREA REQUIRED			AREA PROPOSED
154	3 SQ.M FOR 100 FLATS	ADDITIONAL 3 SQ.M FOR EVERY 200 FLATS	3.00 + 0.51 = 3.51	3.68
	3.00	154 - 100 = 54 54 / 200 * 3 = 0.51		

DRIVERS ROOM OF 9 SQ.M TO 12 SQ.M. WITH ATTACHED TOILET IN SCHEMES HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 10 SQ.M. AREA FOR EVERY 300 FLATS.

PROPOSED FLATS	AREA REQUIRED			AREA PROPOSED
154	12 SQ.M FOR 100 FLATS	ADDITIONAL 10 SQ.M FOR EVERY 300 FLATS	12.00 + 1.13 = 13.13	13.30
	12.00	154 - 100 = 54 54 / 300 * 10 = 1.13		

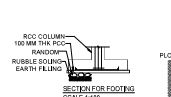
FITNESS CENTRE, CRECHE, SOCIETY OFFICE CUM LETTER BOX ROOM, ADMEASURING AREA OF ABOUT 20 SQ.M. IN SCHEME HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 20 SQ.M. AREA FOR EVERY 300 FLATS.

PROPOSED FLATS	AREA REQUIRED			AREA PROPOSED
154	20 SQ.M FOR 100 FLATS	ADDITIONAL 20 SQ.M FOR EVERY 300 FLATS	20.00 + 2.27 = 22.27	22.41
	20.00	154 - 100 = 54 54 / 300 * 20 = 2.27		

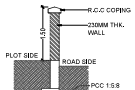
PLOT AREA CALCULATION								
1	0.50	X	46.42	X	21.74	=	504.59	SQ.MT
2	0.50	X	67.70	X	12.78	=	432.60	SQ.MT
3	0.50	X	67.70	X	3.731	=	126.29	SQ.MT
4	0.50	X	66.67	X	13.22	=	440.69	SQ.MT
5	0.50	X	61.38	X	7.29	=	223.73	SQ.MT
6	0.50	X	59.59	X	6.58	=	196.05	SQ.MT
7	0.50	X	58.61	X	11.04	=	323.53	SQ.MT
TOTAL						=	2247.48	SQ.MT

1 LOCATION PLAN
Scale: 1:100

2 DEMARCATION PLAN
Scale: 1:100



SECTION FOR FOOTING
SCALE 1:100



SECTION FOR COMPOUND WALL
SCALE 1:100

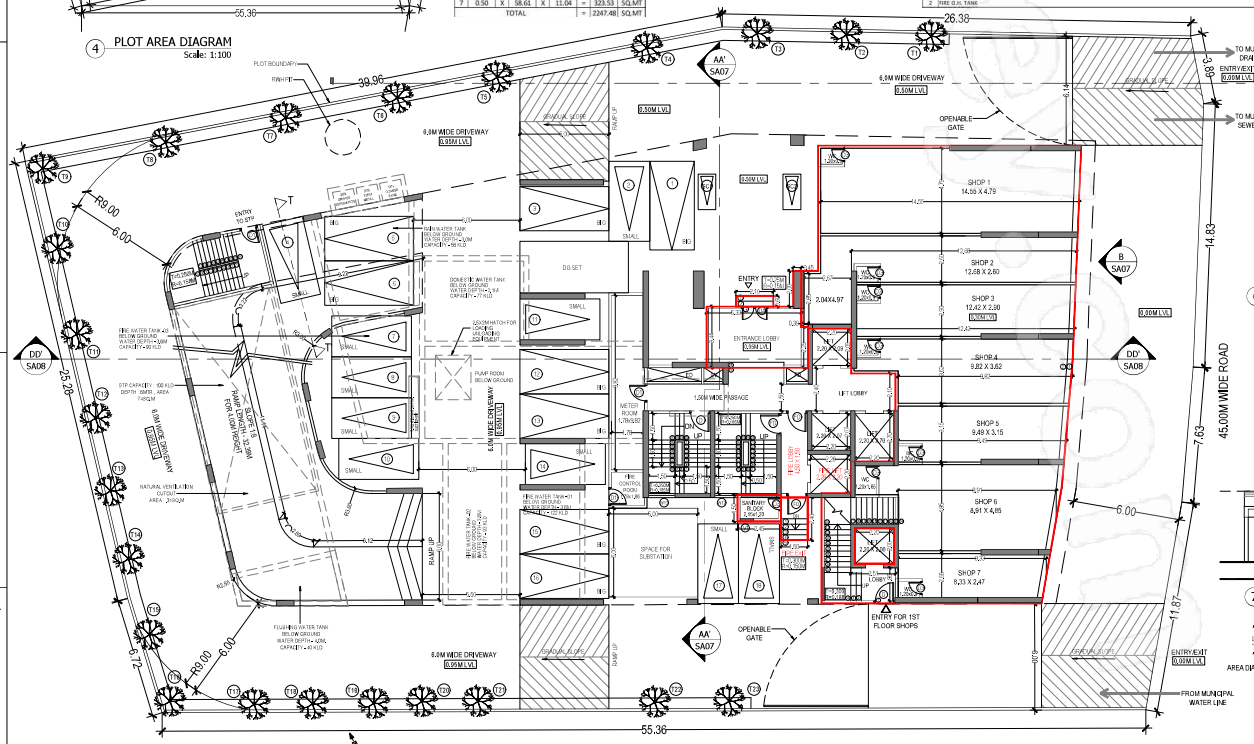
Distribution of proposed Built up area as per UDCPR			
Sr.No	Particulars	Residential	Non- residential
1	Built up area with reference to Basic F.S.I.	3034.24	336.98
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	4482.18	0.00
3	Total proposed built up area (basic+premium)	7516.42	336.98
4	Proposed Ancillary Area FSI	4509.85	269.58
5	% of ancillary area FSI	60%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13 d)	12026.28	606.56

Summary of proposed Pline area as per UDCPR				
Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RES.)	TOTAL
		A	B	C
1	GROUND	330.34	28.66	359.00
2	1ST FL	276.22	0.00	276.22
3	2ND FL		0.00	0.00
4	3RD FL		0.00	0.00
5	4TH FL		0.00	0.00
6	5TH FL		0.00	0.00
7	6TH FL		0.00	0.00
8	7TH FL		116.02	116.02
9	8TH FL		442.91	442.91
10	9TH FL		442.91	442.91
11	10TH FL		442.91	442.91
12	11TH FL		442.91	442.91
13	12TH FL		442.91	442.91
14	13TH FL		442.91	442.91
15	14th FL		442.91	442.91
16	15th FL		442.91	442.91
17	16th FL		442.91	442.91
18	17th FL		442.91	442.91
19	18th FL		442.91	442.91
20	19th FL		442.91	442.91
21	20th FL		442.91	442.91
22	21st FL		442.91	442.91
23	22nd FL		442.91	442.91
24	23rd FL		442.91	442.91
25	24th FL		442.91	442.91
26	25th FL		442.91	442.91
27	26th FL		442.91	442.91
28	27th FL		442.91	442.91
29	28th FL		442.91	442.91
30	29th FL		442.91	442.91
31	30th FL		442.91	442.91
32	31st FL		442.91	442.91
33	32nd FL		442.91	442.91
34	33rd FL		442.91	442.91
35	34th FL		365.88	365.88
37	**TOTAL**	**606.56**	**12026.28**	**12632.84**
38	BASIC+PREMIUM FSI	336.98	7516.42	7853.40
39	BASIC FSI	336.98	3034.24	3371.22
40	PREMIUM FSI	0.00	4482.18	4482.18
41	ANCILLARY FSI	269.58	4509.85	4779.43

Sr.No	Description	Total Unit	Pop per Unit	Total Pop	Water Requirement Domestic in LPCD	Total Water Demand Domestic in LPD	Water Requirement Flushing in LPCD	Total Water Demand Flushing in LPD	Total Water Demand LPD	Domestic flow to STP %	Flushing flow to STP %	Net flow to STP in LPD	Net flow to STP in LPD
1	2 BHK Flats	108	5	540	90	48600	45	24300	72900	80	38880	100	24300
2	3 BHK Flats	25	6	156	90	14040	45	7020	21060	80	11232	100	7020
3	Fitness Center			150	5	750	10	1500	2250	80	600	100	1500
4	Shops Fixed	606.82	21	21	25	525	20	420	945	80	420	100	420
5	Shops Floating	606.82	183	183	5	915	10	1830	2745	80	732	100	1830
6	Drivers (25% @ 152 Cars)	152	38	38	5	190	10	380	570	80	152	100	380
7	Swimming Pool Makeup	41.87			57	2387		0	2387				
		SQM											
	Total Water Requirement					67406.59		35450.00	102856.59		52016.00		35450.00	87466.00
	Say (in KLD)					68.00		36.00	103.00		53.00		36.00	88.00
	Total Water Proposed													
	UGT (in KLD)					70.00		40.00	110.00					
	OHT (in KLD)					35.00		20.00	55.00					

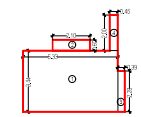
AS PER NBC 2016, PART 4, TABLE 7, SR NO. 1, RESIDENTIAL BUILDING APPLICATION FOR BUILDING HEIGHT ABIVE 60M.

	FIRE FIGHTING SYSTEM	LTRS/DAY
1	FIRE U.G TANK	300000
2	FIRE O.H. TANK	50000



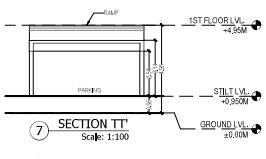
4 PLOT AREA DIAGRAM
Scale: 1:100

5 GROUND FLOOR PLAN
Scale: 1:100



6 ENTRANCE LOBBY AREA DIAGRAM
Scale: 1:100

ENTRANCE LOBBY								
1	8.23	X	3.44	X	1.10	=	19.24	SQ.MT.
2	2.10	X	0.80	X	1.10	=	1.29	SQ.MT.
3	0.94	X	2.28	X	1.10	=	2.39	SQ.MT.
4	0.45	X	2.20	X	1.10	=	1.09	SQ.MT.
					TOTAL ADDITION	=	21.38	SQ.MT.



7 SECTION TT'
Scale: 1:100

AREA DIAG. FOR SANITARY BLOCK

BUILT UP AREA CALC. FOR SANITARY BLOCK					
1	2.45	X	1.45	X	1.10	=	3.68 SQ.MT.
					TOTAL ADDITION	=	3.68 SQ.MT.

AREA DIAG. FOR STEPS

BUILT UP AREA CALC. FOR STEPS							
1	1.25	X	2.45	X	1.10	=	3.60 SQ.MT.
					TOTAL ADDITION	=	3.60 SQ.MT.

PROPOSED EV PARKING DETAILS		
	CAR	SCOOTER
TOTAL NO. OF PARKING	157	30
PERCENTAGE OF EV PARKING	20%	25%
EV PARKING NO.	35	8

EV PARKING FLOOR WISE	CAR	SCOOTER
2nd FLOOR	9	-
3rd FLOOR	9	-
4th FLOOR	9	-
5th FLOOR	9	-
6th FLOOR	9	-
7th FLOOR		8
TOTAL	45	8

TOTAL PARKING	CAR PARKING		SCOOTER PARKING	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
	102	157	30	30
EV NOS.	36	45	8	8
PERCENTAGE OF EV TO TOTAL PARKING	25%	29%	25%	25%

PARKING AREA STATEMENT						
TYPES AND SIZE OF TENEMENTS	NO. TENEMENTS	PARKING REQUIRED	REQUIRED NO. OF PARKING		PROPOSED PARKING	
			NO.OF CARS	NO.OF SCOOTERS	NO. OF CARS	NO. OF SCOOTERS
RESIDENTIAL						
For every two tenements with each tenement having carpet area less than 30 sq.mt	0	0 Car & 2 Scooters	0	0		
For every two tenements with each tenement having carpet area less than 60 sq.mt but more than 30 sq.m.	0	1 Car & 2 Scooters	0	0		
For every two tenements with each tenement having carpet area equal to or above 60 sq.mt but less than 80 sq.m.	108	1 Car & 2 Scooters	54	108		
For every tenement having carpet area equal to or above 80 sq.mt but less than 150 sq.m.	26	1 Car & 1 Scooter	26	26		
TOTAL			80	134		
VISITOR PARKING 5%			4	6.7		
COMMERCIAL						
For every 100 sq.m. carpet area or fraction thereof	606.82	2 Cars & 6 Scooters	12	36		
TOTAL			96	177		
OTHER MUNICIPAL CORPORATION IN MMR AREA EXCEPT THANE M.C MULTIPLYING FACTOR : 0.8						
			96 X 0.8 =			
			77	177		
NOTE: SIX SCOOTER PARKING CONVERTED INTO ONE CAR PARK (COMPOSITE PARKING)						
NO. OF PARKING			177			
6 SCOOTERS= 1 CAR			187 / 6= 28.50 147 REDUCED			
THUS, 147 SCOOTER CONVERTED INTO CAR PARK			25	147 - 147		
TOTAL NO. OF PARKING REQUIRED			102	30	157	30

PROPOSED PARKING STATEMENT			
FLOORS	SMALL CAR	BIG CAR	SCOOTERS
GROUND FLOOR	10	8	2
1ST PODIUM	9	8	0
2ND PODIUM	11	13	0
3RD PODIUM	11	13	0
4TH PODIUM	11	13	0
5TH PODIUM	11	13	0
6th PODIUM	11	13	0
7th PODIUM	2	0	28
TOTAL	76	81	30
	157		30

MASTER SHEET 01/07

SEAL & STAMP OF APPROVAL

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18725/TPO/NM & Ky/2023/12245
Dtd. 08 Apr 2024

Signature valid
Digitally signed by
Date: 2024.04.08 15:41:42 IST
Reason: SelfAttested

Certificate of Area:
Certified that the plot under reference was surveyed by me on dt: 01.08.2023 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.)

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.

Owner (s) name and signature

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO. 55, SECTOR 34A, KHARGHAR, NAVI MUMBAI.

NAME & SIGNATURE OF OWNER

M/S. TRICITY REALTY LLP

DRG NO.	SCALE	DRAWN BY	CHK. BY	DATE
TF/TRB10A-5A01	AS SHOWN	BG	–	08.04.2024

NAME & SIGNATURE OF ARCHITECT

THE FIRM architecture
LTD.
ARCHITECTURE | INTERIORS | LANDSCAPE | PROJECT MANAGEMENT
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