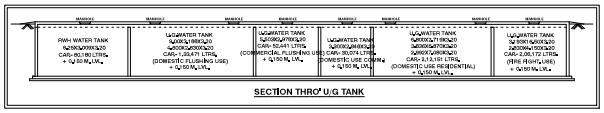

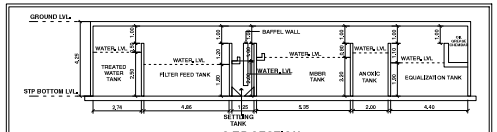

S.T.P SECTION
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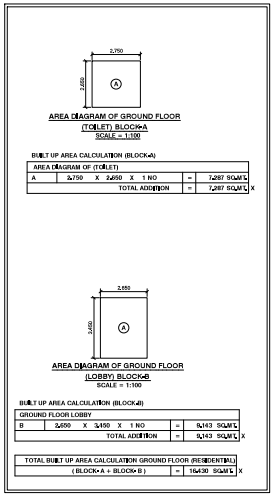
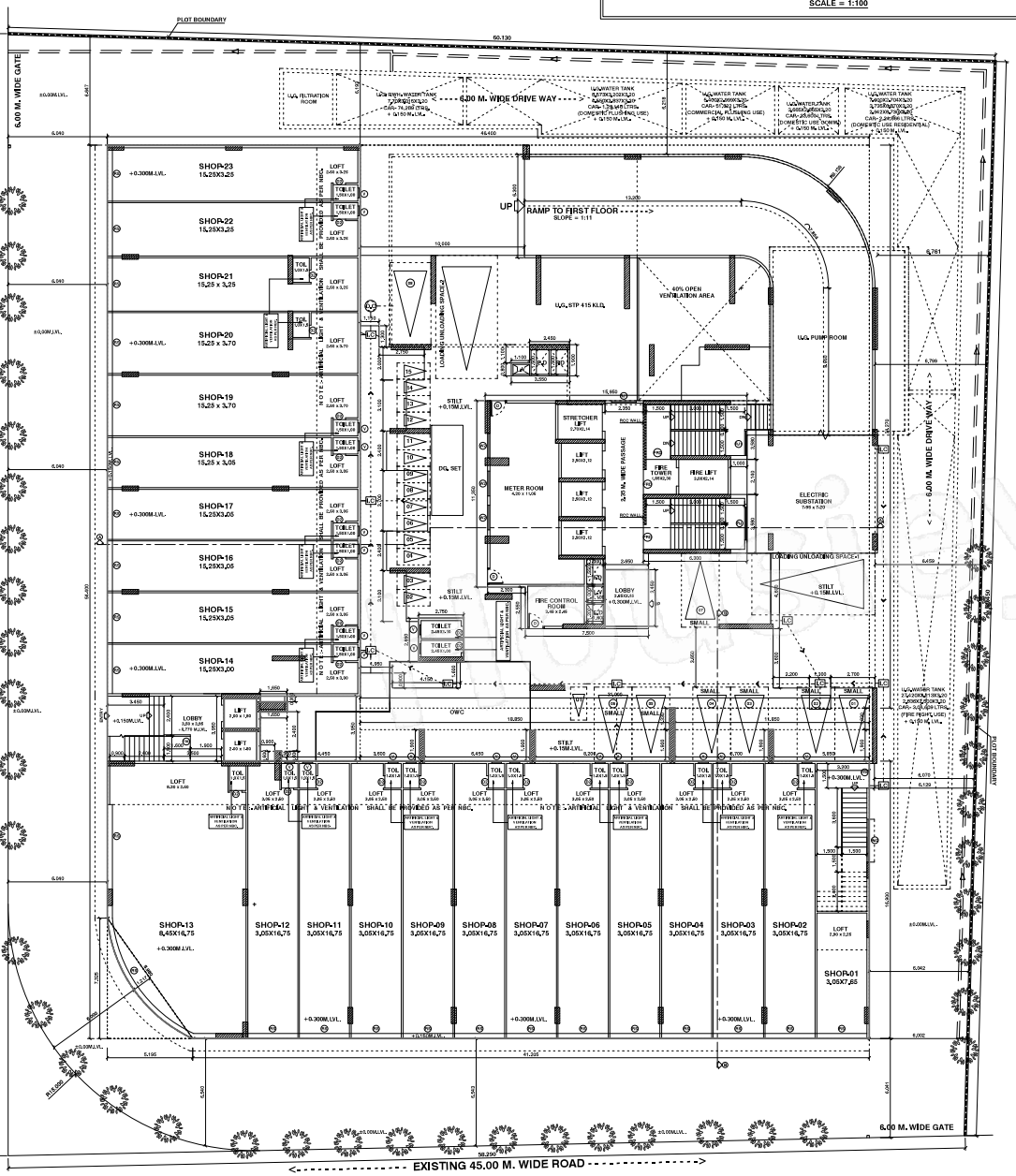
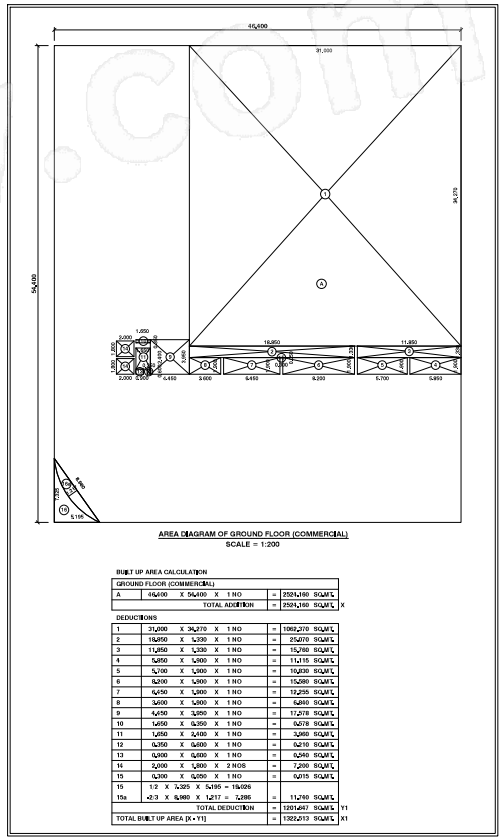


Summary of proposed Pline area as per UDCPR				
Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RESI.)	TOTAL
		A	B	C
1	GROUND	1322.513	16.430	1338.943
2	1ST FLOOR	581.375	0.000	581.375
3	2ND FLOOR	321.285	0.000	321.285
4	3RD FLOOR	236.402	0.000	236.402
5	4TH FLOOR		0.000	0.000
6	5TH FLOOR		0.000	0.000
7	6TH FLOOR		0.000	0.000
8	7TH FLOOR		302.021	302.021
9	8TH FLOOR		672.161	672.161
10	9TH FLOOR		672.161	672.161
11	10TH FLOOR		672.161	672.161
12	11TH FLOOR		672.161	672.161
13	12TH FLOOR		672.161	672.161
14	13TH FLOOR		672.161	672.161
15	14TH FLOOR		672.161	672.161
16	15TH FLOOR		672.161	672.161
17	16TH FLOOR		672.161	672.161
18	17TH FLOOR		672.161	672.161
19	18TH FLOOR		672.161	672.161
20	19TH FLOOR		672.161	672.161
21	20TH FLOOR		672.161	672.161
22	21ST FLOOR		672.161	672.161
23	22ND FLOOR		672.161	672.161
24	23RD FLOOR		672.161	672.161
25	24TH FLOOR		672.161	672.161
26	25TH FLOOR		672.161	672.161
27	26TH FLOOR		672.161	672.161
28	27TH FLOOR		672.161	672.161
29	28TH FLOOR		672.161	672.161
30	29TH FLOOR		672.161	672.161
31	30TH FLOOR		672.161	672.161
32	31ST FLOOR		672.161	672.161
33	TOTAL	2461.58	16450.32	18911.89
34	BASIC+PREMIUM FSI	1367.542	10281.447	11648.989
35	BASIC FSI	1367.542	4893.648	5861.190
36	PREMIUM FSI	0.000	5787.799	5787.799
37	ANCILLARY FSI	1094.03	6168.87	7262.90



GROUND FLOOR PLAN
SCALE = 1:100



BUILT UP AREA CALCULATION

GROUND FLOOR (COMMERCIAL)					
A	46.400 X 54.400 X 1 NO	=	2524.160 SQ.M'L		
	TOTAL ADDITION	=	2524.160 SQ.M'L	X	

DEDUCTIONS					
1	31.000 X 34.270 X 1 NO	=	1062.370 SQ.M'L		
2	16.850 X 1.330 X 1 NO	=	22.410 SQ.M'L		
3	11.850 X 1.330 X 1 NO	=	15.760 SQ.M'L		
4	5.850 X 1.900 X 1 NO	=	11.115 SQ.M'L		
5	5.700 X 1.900 X 1 NO	=	10.830 SQ.M'L		
6	8.200 X 1.900 X 1 NO	=	15.580 SQ.M'L		
7	6.450 X 1.900 X 1 NO	=	12.255 SQ.M'L		
8	3.600 X 1.900 X 1 NO	=	6.840 SQ.M'L		
9	4.450 X 3.950 X 1 NO	=	17.578 SQ.M'L		
10	1.450 X 4.350 X 1 NO	=	6.308 SQ.M'L		
11	1.850 X 3.400 X 1 NO	=	6.290 SQ.M'L		
12	0.350 X 0.600 X 1 NO	=	0.210 SQ.M'L		
13	0.800 X 0.800 X 1 NO	=	0.640 SQ.M'L		
14	2.000 X 1.800 X 2 NOS	=	7.200 SQ.M'L		
15	0.300 X 0.050 X 1 NO	=	0.015 SQ.M'L		
15	1/2 X 7.325 X 5.195 = 19.026				
15a	2/3 X 8.860 X 1.217 = 7.195	=	11.760 SQ.M'L		
	TOTAL DEDUCTION	=	1201.697 SQ.M'L	Y1	
TOTAL BUILT UP AREA [X + Y1]		=	1322.513 SQ.M'L	X1	

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18651/TPO(NM & K)/2023/12020
Dtd. 12 Feb 2024

Signature valid
Date: 2024.02.12 15:17:17 +05'30'

Proforma-1

Sr.No		Particulars	Area (sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	3907.460
	a	As per ownership document (7/12, CTS extract)	3907.460
	b	as per measurement sheet	3907.460
	c	as per site	3907.460
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)**	3907.460
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))**	3907.460
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)**	3907.460
9	a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Sabase FSI) - 1.10 as per UDCPR & 1.50 As per agreement to lease	5861.190
	b	Additional Enhancement FSI as per Note 3 of 10.10.1 (Plot area x 0.1)	390.746
	c	Permissible commercial area (10% Min. & 30% Max. on Total FSI)	3399.490
	d	Proposed commercial area (basic excluding ancillary)	1367.542
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)	0.000
	b	Proposed FSI on payment	0.000
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 or 1.85 x Sr. No. 4 (b)and /or (c))	0.000
	c	TDR area-	5470.444
	d	Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	5470.444
12		**Additional FSI area under Chapter No. 7**	0.000
13		**Total entitlement of FSI in the proposal**	
	a	[9(c) + 10(b)+11(d)] or 12 whichever is applicable.	11722.380
	b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	7306.936
	c	***Proposed Ancillary area FSI***	7262.902
	d	Total entitlement (a+c)	18985.282
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, road width Note 3 of 10.10.1	4.870
15		Total Built up Area in proposal (excluding area at Sr.No.17 b)	18985.282
	a	Existing Built up Area	0.000
		Residential	0.000
		Commercial	0.000
	b	Proposed Builtup Area (as per 'P-line')	18911.89
		Residential	16450.32
		Commercial	2461.58
	c	Total (a+b) (shall not be more than 13(d))	18911.89
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.996
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000
18		No. of Commercial Units	46.000
19		No. of Residential Units	192.000
20		SEIL Area	14433.226

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.	4493.648	1367.542
2	Additional FSI on payment of premium	5787.799	0.000
3	Total proposed built up area (basic+ premium)	10281.447	1367.542
4	Proposed Ancillary Area FSI	6168.87	1094.03
5	% of ancillary area FSI	60%	80%
6	TOTAL: PROPOSED BUILT UP AREA (Together shall not exceed 13 d)	16450.315	2461.575

Certificate of Area:
Certified that the plot under reference was surveyed by me on 01-01-2024 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.)

Note - The proposed staircase cover openings for protection from sun and rain and architectural features for decoration/aesthetic purpose shall not be used for any habitable purpose.

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.- 04, SECTOR-37, KHARGHAR, NAVI MUMBAI.

OWNERS/

Owner's Declaration –
I/We undersigned hereby confirm that/We would abide by plans approved by Authority / Collector/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.

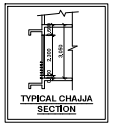
M/s. GAJRA HOME BUILDERS PVT. LTD.

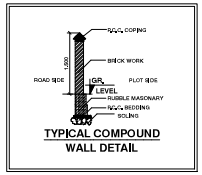
ARCHITECTS

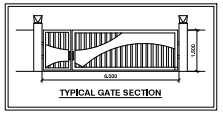
Ar. H. R. DHAWALE
Reg. No. CA/87-20000
24/01/2024

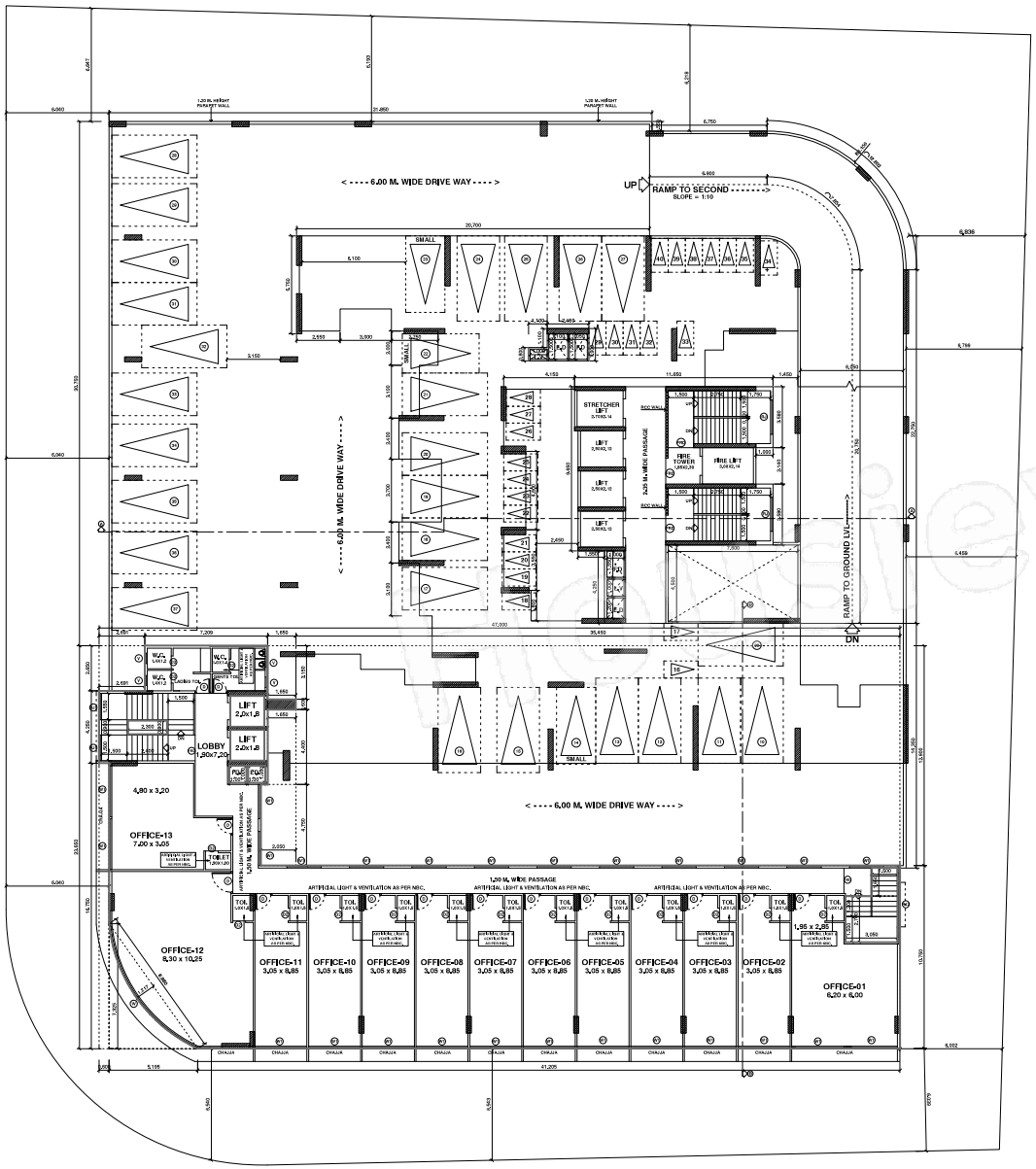
TRIARCH DESIGN STUDIO
ARCHITECTS AND INTERIOR DESIGNERS
HEAD OFF : 19-NIRMAN CT. BHAVAN, BANDRA(W) BAND. JOGESHWARI (E) TEL.022 - 26780000 / 26780001
BRANCH OFF : 1-SOMANI PARK, COMM.CTR., PLOT NO.19, SECTOR-11, CBD, BELAPUR, NAVI MUMBAI. TEL. 27560961/27560962.

DATE	DWG. NO.	SCALE	DRAWN BY	CHECKED BY	
JANUARY 2024	04-01-18-GF-01	1:100	NIRDESH		1/8



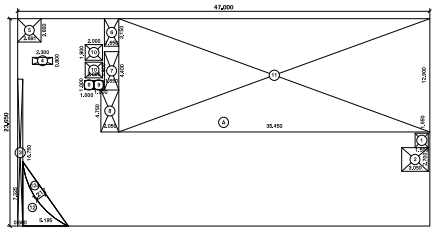






FIRST FLOOR PLAN

SCALE = 1:100



AREA DIAGRAM OF FIRST FLOOR

SCALE = 1:200

BUILT UP AREA CALCULATION

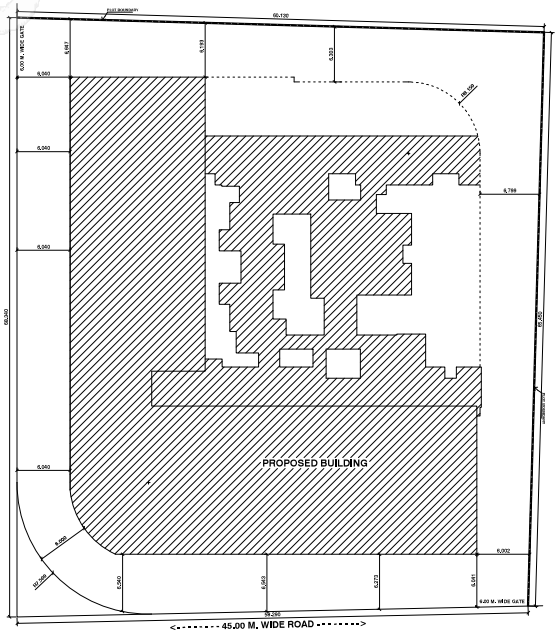
FIRST FLOOR (COMMERCIAL)							
A	47,000	X	23,650	X	1 NO	=	1111,550 SQ.MT.
					TOTAL ADDITION	=	1111,550 SQ.MT. A

DEDUCTIONS

1	1,000	X	1,650	X	1 NO	=	1,175 SQ.MT.
2	3,050	X	3,750	X	1 NO	=	5,235 SQ.MT.
3	6,000	X	16,750	X	1 NO	=	16,650 SQ.MT.
4	3,300	X	6,000	X	1 NO	=	5,940 SQ.MT.
5	3,001	X	3,050	X	1 NO	=	7,133 SQ.MT.
6	1,050	X	3,150	X	1 NO	=	3,198 SQ.MT.
7	1,050	X	6,000	X	1 NO	=	7,980 SQ.MT.
8	3,050	X	4,750	X	1 NO	=	8,739 SQ.MT.
9	1,000	X	1,000	X	2 NOS	=	2,000 SQ.MT.
10	3,000	X	1,050	X	2 NOS	=	7,200 SQ.MT.
11	35,450	X	12,000	X	1 NO	=	425,305 SQ.MT.
12	1/2 X	7,395	X	5,195	= 19,205		
12a	-2/3 X	11,980	X	1,217	= 7,266	=	11,740 SQ.MT.
					TOTAL DEDUCTION	=	535,175 SQ.MT. Y1
					TOTAL BUILT UP AREA (X - Y1)	=	581,375 SQ.MT. X1

OCUPANT LOAD

Floors	P-Line Area Per Floor (sqm.)	Ocupant Load 12.50 sqm. (For Residential) / Ocupant Load 3.00 sqm. On Ground / 6.00 sqm. On Uppar Floors (For Commercial)	Residential/ Commercial Units	Nos. of Ocupant (D) X Spersons
A	B	C	D	E
Ground Commercial	1322.513	441	23	
Ground Residential	16.430	1	0	
First Commercial	581.375	97	13	
Second Commercial	321.285	54	6	
Third Commercial	236.402	39	4	
4TH FLOOR (Podium Parking)	0.000	0	0	
5TH FLOOR (Podium Parking)	0.000	0	0	
6TH FLOOR (Podium Parking)	0.000	0	0	
7TH FLOOR (Podium for Amenity)	302.021	24	0	
8TH FLOOR	672.161	54	8	40
9TH FLOOR	672.161	54	8	40
10TH FLOOR	672.161	54	8	40
11TH FLOOR	672.161	54	8	40
12TH FLOOR	672.161	54	8	40
13TH FLOOR	672.161	54	8	40
14TH FLOOR	672.161	54	8	40
15TH FLOOR	672.161	54	8	40
16TH FLOOR	672.161	54	8	40
17TH FLOOR	672.161	54	8	40
18TH FLOOR	672.161	54	8	40
19TH FLOOR	672.161	54	8	40
20TH FLOOR	672.161	54	8	40
21ST FLOOR	672.161	54	8	40
22ND FLOOR	672.161	54	8	40
23RD FLOOR	672.161	54	8	40
24TH FLOOR	672.161	54	8	40
25TH FLOOR	672.161	54	8	40
26TH FLOOR	672.161	54	8	40
27TH FLOOR	672.161	54	8	40
28TH FLOOR	672.161	54	8	40
29TH FLOOR	672.161	54	8	40
30TH FLOOR	672.161	54	8	40
31ST FLOOR	672.161	54	8	40
Total	18911.89	1947	238	960
TOTAL RESIDENTIAL OCCUPANT LOAD		1316	192	960
TOTAL COMMERCIAL OCCUPANT LOAD		631	46	0



BLOCK PLAN

SCALE = 1:500

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18651/TPO(NM & K)/2023/12020

Dtd. 12 Feb 2024

Signature valid

REQUIRED WATER TANKS CAPACITY			
FOR DOMESTIC USE (COMMERCIAL)			
GROSS AREA	NO. OF PERSONS	LITRES/DAY	TOTAL CAPACITY (IN LITRES) REQUIRED
2461.575	631	45	28381
		U.G. TANK	28381
		O.H. TANK (50% OF U.G.TANK)	14190
FOR FLUSHING USE OF ADDITIONAL TOILET (COMMERCIAL)			
TOTAL NO. OF W.C. / TOILETS		LITRES/DAY	TOTAL CAPACITY (IN LITRES)
52		900	46800
		U.G. TANK	46800
		O.H. TANK (50% OF U.G.TANK)	23400
FOR DOMESTIC USE (RESIDENTIAL)			
TOTAL NO. OF UNITS	NO. OF PERSONS	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
192	1316	135	177663
		U.G. TANK	177663
		O.H. TANK (50% OF U.G.TANK)	88832
FOR FLUSHING USE (RESIDENTIAL)			
TOTAL NO. OF UNITS		LITRES/DAY	TOTAL CAPACITY (IN LITRES)
192		270	51840
FOR FLUSHING USE OF ADDITIONAL TOILET (RESIDENTIAL)			
TOTAL NO. OF ADDITIONAL TOILETS		LITRES/DAY	TOTAL CAPACITY (IN LITRES)
245		180	44100
		U.G. TANK	95940
		O.H. TANK (50% OF U.G.TANK)	47970
FOR FIRE FIGHTING USE (AS PER NBC)			
		U.G. TANK	300000
		O.H. TANK	25000

PROPOSED U.G. WATER TANK CAPACITY	
DETAILS OF TANK	U.G.TANK
COMMERCIAL USE (DOMESTIC)	33600
DOMESTIC USE (FLUSHING)	51822
RESIDENTIAL USE (DOMESTIC)	224866
RESIDENTIAL USE (FLUSHING)	129148
FIRE FIGHTING USE	304609
TOTAL WATER CAPACITY (IN LITRES)	744045

PROPOSED O.H. WATER TANK CAPACITY	
DETAILS OF TANK	O.H.TANK
RESIDENTIAL USE (DOMESTIC)	127087
RESIDENTIAL USE (FLUSHING)	83537
FIRE FIGHTING USE	25241
TOTAL WATER CAPACITY (IN LITRES)	235865
GROSS TOTAL WATER CAPACITY (IN LITRES)	979910

Note - The proposed staircase cover openings for protection from sun and rain and architectural features for decorative/aesthetic purpose shall not be used for any habitable purpose.

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.- 04, SECTOR-37, KHARGHAR, NAVI MUMBAI.

OWNERS/

Owner's Declaration –

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority : Collector/We would execute the structure as per approved plans, I/We I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

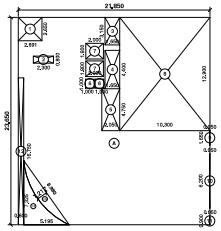
M/s. GAJRA HOME BUILDERS PVT. LTD.

ARCHITECTS

Ar. H. R. DHAWALE
Reg. No. CA/86-20361
ENROLLED

TRIARCH DESIGN STUDIO
ARCHITECTS AND INTERIOR DESIGNERS
HEAD OFF : DHANDAPATI BHAVAN, SUNDERNAGAR ROAD, JOGESHWARI (E), MUMBAI - 400 060. TEL. 28376346 / 28376347
BRANCH OFF : 1st FLOOR, SUMMIT HOUSE, PLOT NO 19, SECTOR 11, CBD, BELAPUR, NAVI MUMBAI. TEL. 27580961 / 27580962.

DATE	DWG. NO.	SCALE	DRAWN BY	CHECKED BY	
JANUARY 2023	04/01-FIRST	1:100	SUNDAR		2/8



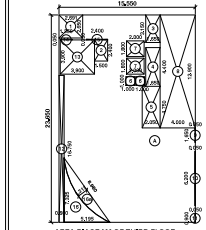
AREA DIAGRAM OF SECOND FLOOR
SCALE = 1:200

BUILT UP AREA CALCULATION

SECOND FLOOR (COMMERCIAL)							
A	21,850	X	23,650	X	1 NO	=	516,753 SQ.MT.
					TOTAL ADDITION	=	516,753 SQ.MT. X

DEDUCTIONS

1	2,691	X	2,650	X	1 NO	=	7,132 SQ.MT.
2	2,300	X	0,800	X	1 NO	=	1,840 SQ.MT.
3	1,650	X	3,150	X	1 NO	=	5,198 SQ.MT.
4	1,650	X	4,400	X	1 NO	=	7,260 SQ.MT.
5	2,050	X	4,750	X	1 NO	=	9,738 SQ.MT.
6	1,000	X	1,000	X	2 NOS	=	2,000 SQ.MT.
7	3,000	X	1,200	X	2 NOS	=	7,200 SQ.MT.
8	10,300	X	12,900	X	1 NO	=	132,870 SQ.MT.
9	0,650	X	1,250	X	1 NO	=	0,813 SQ.MT.
10	0,050	X	6,200	X	1 NO	=	0,310 SQ.MT.
11	0,050	X	0,900	X	1 NO	=	0,045 SQ.MT.
12	0,600	X	16,750	X	1 NO	=	10,050 SQ.MT.
13	1/2	X	7,265	X	5,195	=	18,827
13a	2/3	X	0,980	X	1,217	=	7,286
					TOTAL DEDUCTION	=	195,468 SQ.MT. Y1
TOTAL BUILT UP AREA [X+Y1]						=	321,285 SQ.MT. X1



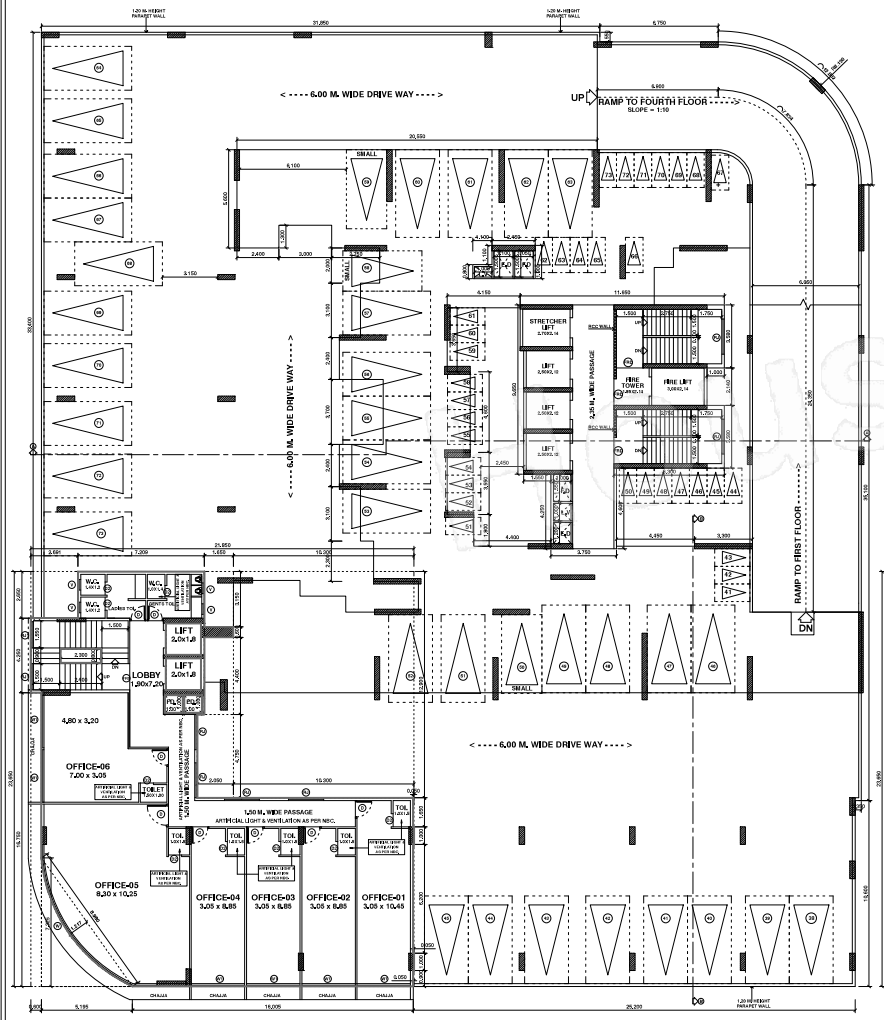
AREA DIAGRAM OF THIRD FLOOR
SCALE = 1:200

BUILT UP AREA CALCULATION

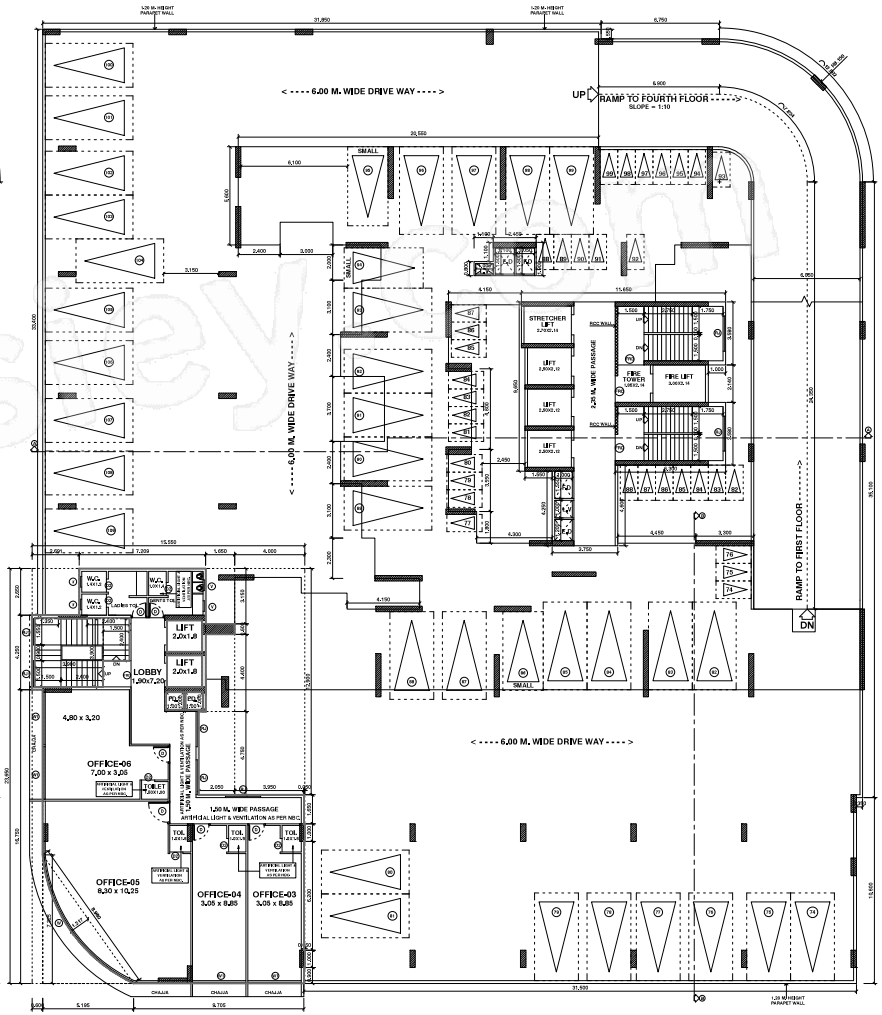
THIRD FLOOR (COMMERCIAL)							
A	15,350	X	23,650	X	1 NO	=	362,757 SQ.MT.
					TOTAL ADDITION	=	362,757 SQ.MT. X

DEDUCTIONS

1	2,691	X	2,650	X	1 NO	=	7,131 SQ.MT.
2	1,200	X	2,400	X	1 NO	=	2,880 SQ.MT.
3	1,650	X	3,150	X	1 NO	=	5,198 SQ.MT.
4	1,650	X	4,400	X	1 NO	=	7,260 SQ.MT.
5	2,050	X	4,750	X	1 NO	=	9,738 SQ.MT.
6	1,000	X	1,000	X	2 NOS	=	2,000 SQ.MT.
7	3,000	X	1,200	X	2 NOS	=	7,200 SQ.MT.
8	4,200	X	12,900	X	1 NO	=	54,180 SQ.MT.
9	0,650	X	1,250	X	1 NO	=	0,813 SQ.MT.
10	0,050	X	6,200	X	1 NO	=	0,310 SQ.MT.
11	0,050	X	0,900	X	1 NO	=	0,045 SQ.MT.
12	0,650	X	16,750	X	1 NO	=	10,888 SQ.MT.
13	3,900	X	3,900	X	1 NO	=	15,210 SQ.MT.
14	1,350	X	0,050	X	1 NO	=	0,068 SQ.MT.
15	2,400	X	0,050	X	1 NO	=	0,120 SQ.MT.
16	1/2	X	4,395	X	5,195	=	11,407
16a	2/3	X	0,980	X	1,217	=	7,285
					TOTAL DEDUCTION	=	131,355 SQ.MT. Y1
TOTAL BUILT UP AREA [X+Y1]						=	231,402 SQ.MT. X1



SECOND FLOOR PLAN
SCALE = 1:100



THIRD FLOOR PLAN
SCALE = 1:100

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18651/TPO(NM & K)/2023/12020
Dtd. 12 Feb 2024

Signature valid

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.

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.- 04, SECTOR-37, KHARGHAR, NAVI MUMBAI.

OWNERS/

Owner's Declaration –
I/We undersigned hereby confirm that/We would abide by plans approved by Authority / Collector/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.

M/s. GAJRA HOME BUILDERS PVT. LTD.

ARCHITECTS

Ar. H. R. DHANALE
Reg. No. CA/87-20364
24/01/2024

TRIARCH DESIGN STUDIO
ARCHITECTS AND INTERIOR DESIGNERS
HEAD OFF : DHANALE'S BHAVAN, SANSKRITI BLDG, JOGESHWARI (E), MUMBAI - 400 060. TEL. 28368919 / 28368920.
BRANCH OFF : 1) 2nd FLOOR, CORPORATE HOUSE, PLOT NO 15, SECTOR 11, CBD, BELAPUR, NAVI MUMBAI. TEL. 27560962 / 27560963.

DATE	DWG. NO.	SCALE	DRAWN BY	CHECKED BY	
JANUARY 2024	04/01/24 (R-01)	1:100	NIRDESH		3/8