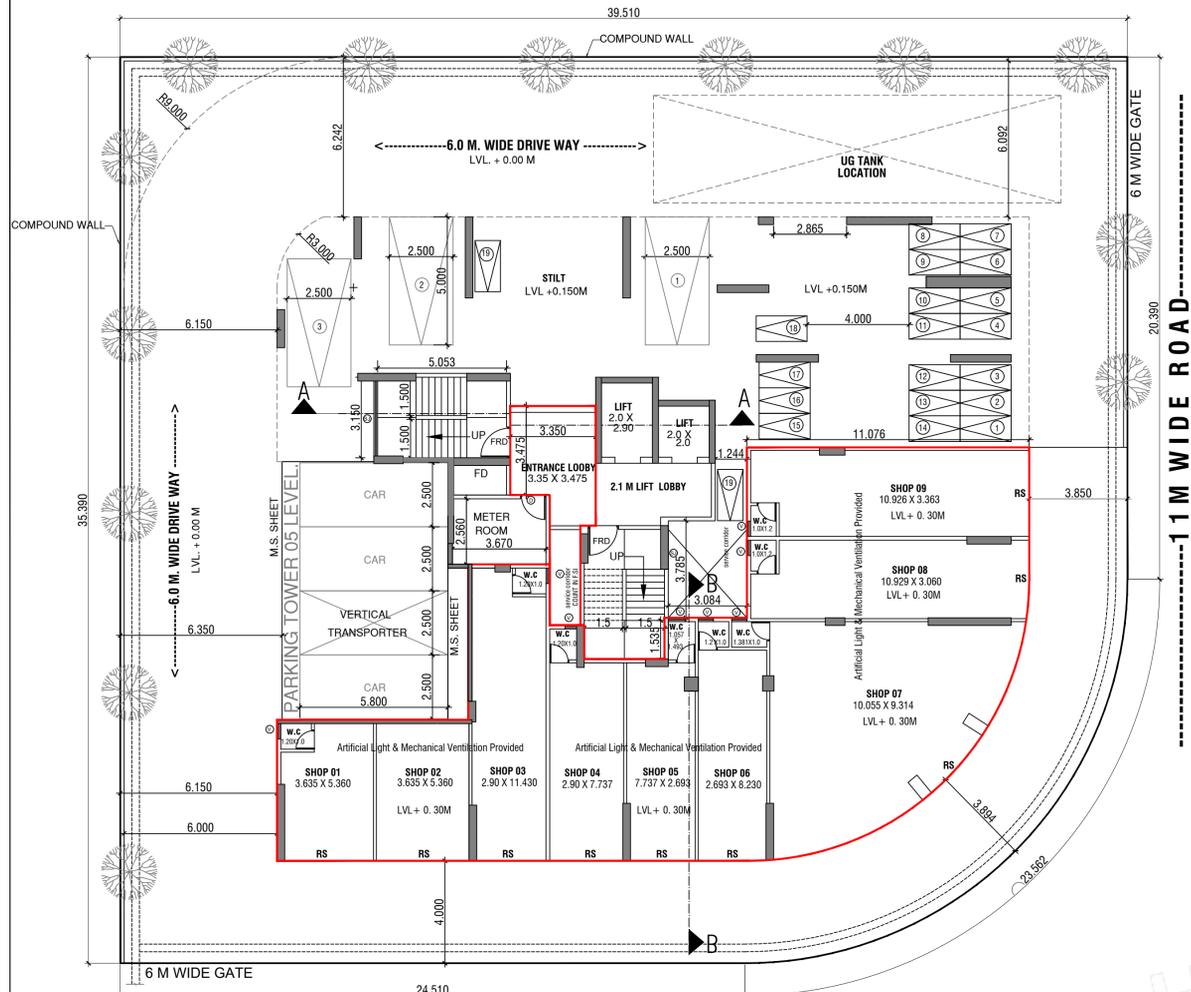
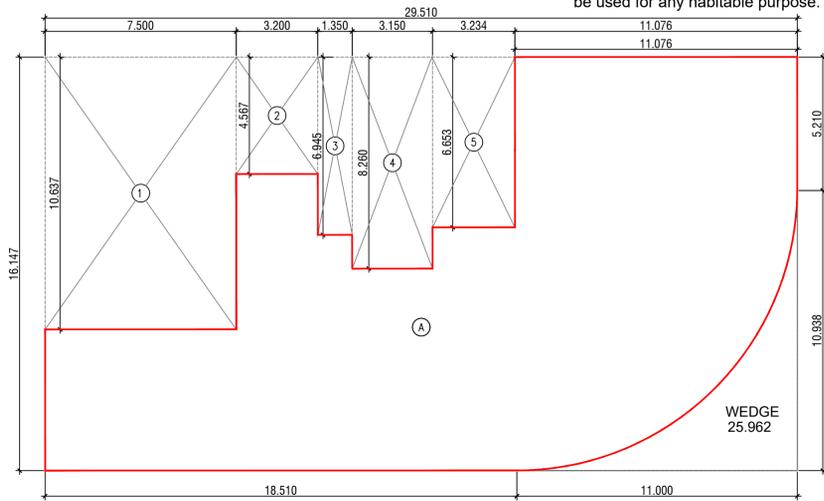


Note : The proposed Chajja over openings for protection from the Sun & Rain and architectural features for decoration, Aesthetic purpose shall not be used for any habitable purpose.



GROUND FLOOR PLAN



AREA DIAGRAM OF GROUND FLOOR PLAN

**BUILT UP AREA CALCULATION**

GROUND FLOOR	
A	29.510 X 16.147 X 1 NO = 476.497 SQ.MT.
TOTAL ADDITION = 476.497 SQ.MT. X	

**DEDUCTIONS**

1	7.500 X 10.637 X 1 NO = 79.777 SQ.MT.
2	3.200 X 4.567 X 1 NO = 14.614 SQ.MT.
3	1.350 X 6.945 X 1 NO = 9.375 SQ.MT.
4	3.150 X 8.260 X 1 NO = 26.019 SQ.MT.
5	3.234 X 6.653 X 1 NO = 21.520 SQ.MT.
WEDGE = 25.962 SQ.MT.	
TOTAL DEDUCTION = 177.26 SQ.MT. Y1	
TOTAL BUILT UP AREA [X - Y1] = 299.236 SQ.MT. X1	

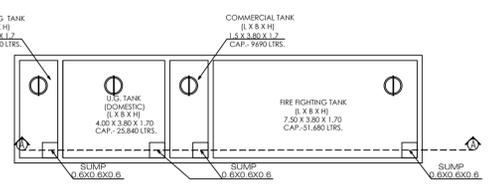
AREA DIAGRAM OF LOBBY

**BUILT UP AREA CALCULATION**

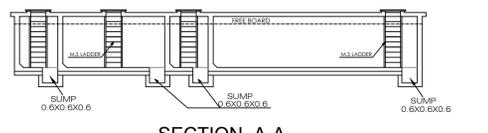
GROUND FLOOR LOBBY	
A	3.350 X 3.475 X 1 NO = 11.641 SQ.MT.
B	1.800 X 1.200 X 1 NO = 2.160 SQ.MT.
C	1.200 X 3.888 X 1 NO = 4.665 SQ.MT.
TOTAL BUILT UP AREA = 18.466 SQ.MT. X	

**LIGHT & VENTILATION STATEMENT**

ROOM	CARPET AREA	L/V REQD= AREA/10	L/V PROVIDED	TYPE
LIVING/ DINING	26.365	2.637	4.922	W
M. BEDROOM	13.588	1.359	4.922	W
BEDROOM	9.164	0.916	4.922	W2
KITCHEN	6.963	0.696	3.335	W1
ATTACHED TOILET 01	2.819	0.282	0.540	V
COMMON TOILET	3.609	0.361	0.540	V



U.G. WATER TANK PLAN



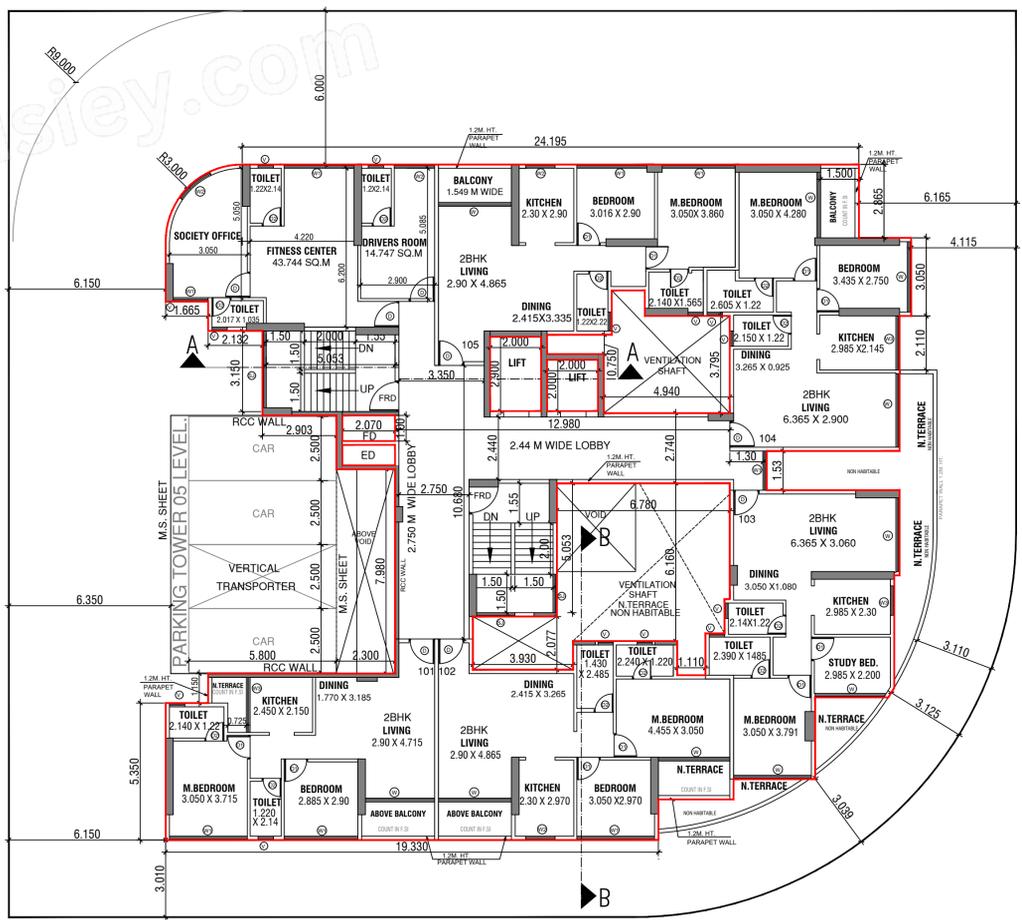
SECTION A-A

**WATER REQUIREMENT STATEMENT**

COMMERCIAL	COMMERCIAL BUA=	NO. OF FLATS =	NO. OF OTHER UNITS =	TOTAL UNITS =	NO OF TOILETS - NUMBER OF FLATS=	NO OF TOILETS - NUMBER OF FLATS=	A+B+C	WATER SUPPLY PROVIDED	FIRE FIGHTING	COMMERCIAL	DOMESTIC	FLUSHING
	299,238	15	3	18	30	15	48	50000	50000	6982.220	12379.500	3183.300

**BUILT - UP AREA STATEMENT**

FLOOR	NET B.U.A. COMMERCIAL	RESIDENTIAL	STILT AREA	UGT OHT	CHAJJA	TOTAL AREA
GROUND	299.230	18.464	398.226	67.200	-----	783.120
1ST FLOOR	-----	527.161	-----	-----	-----	527.161
2ND, 3RD, 4TH, 5TH, 6TH (5 LEVELS)	-----	233.717 X5 = 1168.585	-----	-----	9.172 X5 = 45.860	1214.445
TERRACE FLOOR	-----	-----	-----	38.411	-----	38.411
TOTAL	299.230	1714.210	398.226	105.611	45.860	2563.137
TOTAL NO OF FLATS = 15		TOTAL NO OF SHOPS = 09				



1ST FLOOR PLAN

**CONTENTS OF SHEET SHEET - 01 / 03**

GROUND & 1ST FLOOR PLAN, AREA DIAGRAM, WATER REQUIREMENT STATEMENT, UG TANK PLAN & SECTION AREA STATEMENT LIGHT & VENTILATION STATEMENT, BUILT UP STAMP OF APPROVAL

**APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter**

No. CIDCO/BP-18321/TPO(NM & K)/2022/10430  
dtd. 10 Apr 2023

Name: **RAMCHANDRA CHAUDHARI**  
Designation: **Associate Planner**

Organization: **CIDCO LTD**

Sr.No	Particulars	Area (sq.m)
1	a Area of plot (Minimum Area 1204.56 Sq.Mt.)	1204.56
	b As per ownership document (7/12, CTS extract)	1349.970
	c As per measurement sheet	1349.970
	d As per site	1349.970
2	a Deductions for Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.000
	b Any D.P. Reservation area	0.000
	c Total (a+b)	0.000
3	a Balance area of plot (1-2)	1349.970
	b Amenity Space (if applicable)	0.000
	c Adjustment of (b), if any -	0.000
	d Balance Proposed -	1349.970
4	a Net Plot Area (3-4(a))	1349.970
5	a Recreational Open space (if applicable)	0.000
	b Required -	0.000
	c Proposed -	0.000
6	a Internal Road area	0.000
	b Plotable area (if applicable)	1349.970
7	a Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subotic FSI) Min. of 1.5 as per UDPCR & 2.0 as per agreement to lease	2024.955
	b Permissible commercial area	0.000
	c Proposed commercial area (Basic excluding ancillary)	0.000
	d Addition of FSI on payment of premium	0.000
8	a Maximum permissible premium FSI - based on road width / TOD Zone. (plot area 70.3 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area 70.3)	0.000
	b Proposed FSI on payment	0.000
9	a In-situ FSI / TDR loading	0.000
	b In-situ area against D.P. road (2.0 x Sr. No. 2 (a)), if any	0.000
	c In-situ area against Amenity Space if handed over (2.0 x 0.85 x Sr. No. 4 (b) and (c)), if any	0.000
	d Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
10	a Additional FSI area under Chapter No. 7	0.000
	b Total entitlement of FSI in the proposal	0.000
11	a [5(a) + 10(b) + 11(a)] or 12 whichever is applicable	2024.955
	b Permissible Ancillary Area FSI upto 50% or 80% on balance potential with payment of charges.	0.000
	c Proposed Ancillary area FSI	0.000
	d Total entitlement (a+b)	2024.955
12	a 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 (6 or 1.5), read with Note 3 of 10.10.1	0.000
	b Total Built-up Area in proposal (excluding area at Sr.No.17 b)	2013.440
	c Existing Built-up Area	0.000
	d Residential	0.000
	e Commercial	0.000
13	a Total Proposed Built-up Area (as per "P-line")	2013.440
	b Residential	1714.210
	c Commercial	299.230
	d Total (a+b) (shall not be more than 13(d))	2013.440
14	a F.S.I. Consumed (13/13) (should not be more than serial No.14 above.)	0.995
	b Area for inclusive Housing, if any	0.000
	c Required (20% of Sr.No.13)	0.000
	d Proposed	0.000

**Distribution of proposed Built up area as per UDPCR**

Sr.No	Particulars	Residential	Non-residential
1	a Built up area with reference to Basic F.S.I.	1714.21	299.23
	b Additional FSI on payment of premium (Together shall not exceed 10%)	0.00	0.00
	c Total proposed built up area (basic premium)	1714.21	299.23
	d Proposed Ancillary Area FSI	0.00	0.00
	e % of ancillary area FSI	0%	0.00
	f TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13(d))	1714.210	299.23

**DESCRIPTION OF AMENDED CC.**

RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO. 78, SECTOR- 21, 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 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 Departments / city survey records.

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

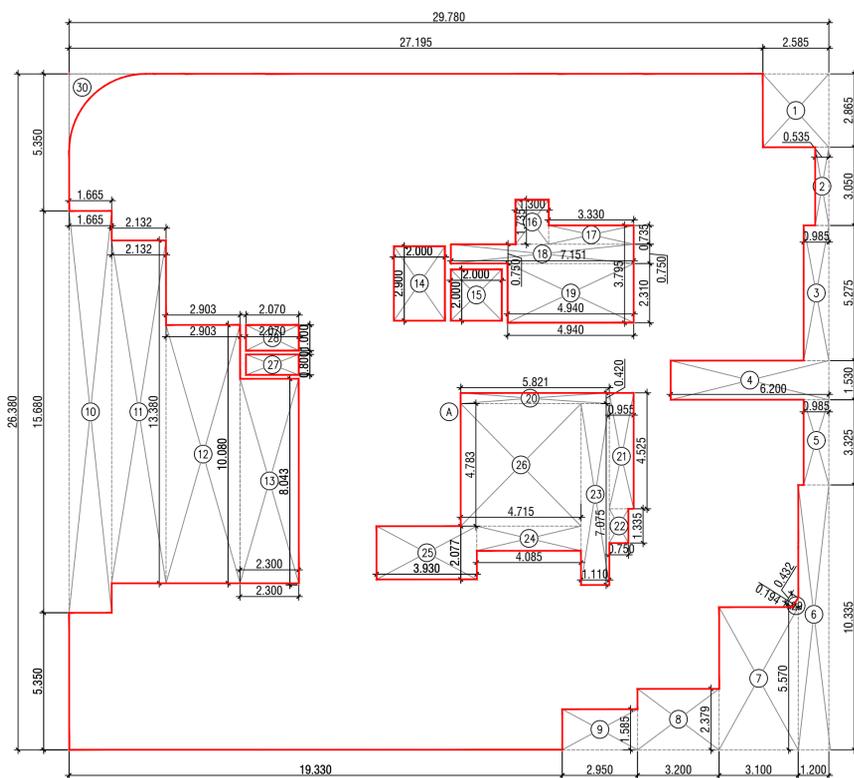
Owner's declaration: I/we undersigned hereby confirm that we would abide by plan approved by Authority/Collector. I/we would execute the structure as per approved plans. Also I/we would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Mrs. Shreeji Lifespaces Infrastructure  
Owner's name and signature

**SATISH AHUJA ARCHITECTS**  
ASHIANA SOCIETY, OPP MCDONALDS  
C-WING, SECTOR 17, VASHI, NAVI MUMBAI  
PH. No - 2789 8644, 6791 0444.

**TYPE & NO OF CAR PARKING**

TYPE	NO
CAR	3
PARKING TOWER	17
TOTAL NO OF CAR	20



AREA DIAGRAM OF 1ST FLOOR PLAN

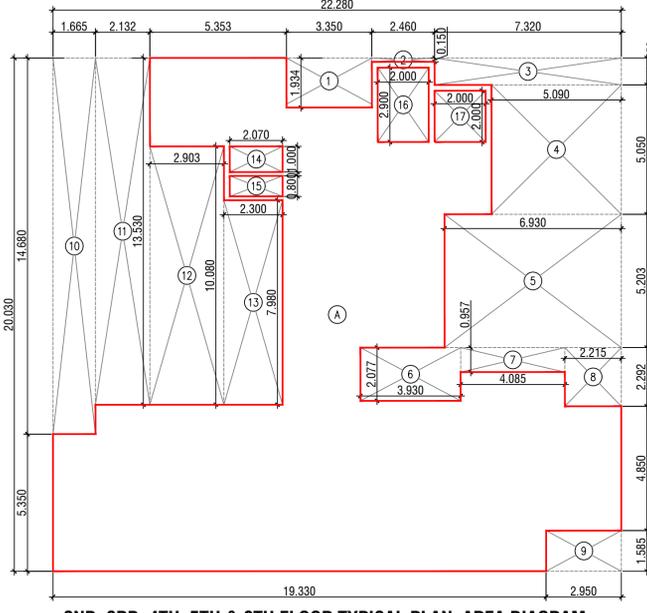
**BUILT UP AREA CALCULATION**

1ST FLOOR PLAN	29.780 X 26.380 X 1 NO	= 785.596 SQ.MT.
TOTAL ADDITION		= 785.596 SQ.MT.

**DEDUCTIONS**

1	2.585 X 2.865 X 1 NO	= 7.406SQ.MT.
2	0.535 X 3.050 X 1 NO	= 1.632SQ.MT.
3	0.985 X 5.275 X 1 NO	= 5.196SQ.MT.
4	6.200 X 1.530 X 1 NO	= 9.486SQ.MT.
5	0.985 X 3.325 X 1 NO	= 3.275SQ.MT.
6	1.200 X 10.335 X 1 NO	= 12.402SQ.MT.
7	3.100 X 5.570 X 1 NO	= 17.267SQ.MT.
8	3.200 X 2.379 X 1 NO	= 7.613SQ.MT.
9	2.950 X 1.585 X 1 NO	= 4.676SQ.MT.
10	1.665 X 15.680 X 1 NO	= 26.107SQ.MT.
11	2.132 X 13.380 X 1 NO	= 28.526SQ.MT.
12	2.903 X 10.080 X 1 NO	= 29.262SQ.MT.
13	2.300 X 7.980 X 1 NO	= 18.354SQ.MT.
14	2.000 X 2.900 X 1 NO	= 5.800SQ.MT.
15	2.000 X 2.000 X 1 NO	= 4.000SQ.MT.
16	1.300 X 1.735 X 1 NO	= 2.256SQ.MT.
17	3.330 X 0.735 X 1 NO	= 2.448SQ.MT.
18	7.170 X 0.750 X 1 NO	= 5.378SQ.MT.
19	4.940 X 2.310 X 1 NO	= 11.411SQ.MT.
20	5.821 X 0.420 X 1 NO	= 2.434SQ.MT.
21	0.959 X 4.525 X 1 NO	= 4.338SQ.MT.
22	0.750 X 1.335 X 1 NO	= 1.001SQ.MT.
23	1.110 X 7.075 X 1 NO	= 7.853SQ.MT.
24	4.085 X 0.957 X 1 NO	= 3.909SQ.MT.
25	3.930 X 2.077 X 1 NO	= 8.163SQ.MT.
26	4.715 X 4.783 X 1 NO	= 22.552SQ.MT.
27	2.070 X 0.800 X 1 NO	= 1.656SQ.MT.
28	2.070 X 1.000 X 1 NO	= 2.070SQ.MT.
29	1/2 X 0.432 X 0.194 X 1 NO	= 0.042SQ.MT.
30	WEDGE	= 1.931 SQ.MT.
TOTAL DEDUCTION		= 258.435SQ.MT.
TOTAL BUILT UP AREA [X - Y1]		= 527.161SQ.MT.



2ND, 3RD, 4TH, 5TH & 6TH FLOOR TYPICAL PLAN AREA DIAGRAM

**BUILT UP AREA CALCULATION**

2ND, 3RD, 4TH, 5TH & 6TH FLOOR TYPICAL PLAN	22.280 X 20.030 X 1 NO	= 446.265SQ.MT.
TOTAL ADDITION		= 446.265SQ.MT.

**DEDUCTIONS**

1	3.350 X 1.934 X 1 NO	= 6.478SQ.MT.
2	2.460 X 0.150 X 1 NO	= 0.369SQ.MT.
3	7.320 X 1.050 X 1 NO	= 7.686SQ.MT.
4	5.090 X 5.050 X 1 NO	= 25.705SQ.MT.
5	6.930 X 5.203 X 1 NO	= 36.057SQ.MT.
6	3.930 X 2.077 X 1 NO	= 8.163SQ.MT.
7	4.085 X 0.957 X 1 NO	= 3.909SQ.MT.
8	2.215 X 2.292 X 1 NO	= 5.077SQ.MT.
9	2.950 X 1.585 X 1 NO	= 4.656SQ.MT.
10	1.665 X 14.680 X 1 NO	= 24.442SQ.MT.
11	2.132 X 13.530 X 1 NO	= 28.824SQ.MT.
12	2.903 X 10.080 X 1 NO	= 29.262SQ.MT.
13	2.300 X 7.980 X 1 NO	= 18.354SQ.MT.
14	2.070 X 1.000 X 1 NO	= 2.050SQ.MT.
15	2.070 X 0.800 X 1 NO	= 1.627SQ.MT.
16	2.000 X 2.900 X 1 NO	= 5.800SQ.MT.
17	2.000 X 2.000 X 1 NO	= 4.000SQ.MT.
TOTAL DEDUCTION		= 212.102SQ.MT.
TOTAL BUILT UP AREA [X - Y1]		= 234.163SQ.MT.

2ND FLOOR PLAN, AREA DIAGRAM, CALCULATIONS  
 SCHEDULE OF DOORS AND WINDOWS, REFUGE  
 AREA CALCULATIONS, CARPET AREA STATEMENT  
 COMPOUND WALL DETAIL  
 PARKING REQUIREMENT STATEMENT

STAMP OF APPROVAL

**APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER**  
 No. CIDCO/BP-18321/TPO(NM & K)/2023/10430  
 dt. 10 Apr 2023

Name: BHUSHAN RAMCHANDRA CHAUDHARI  
 Designation: Associate Planner  
 Organization: CIDCO LTD  
 Date: 10-Apr-2023 09:37:13

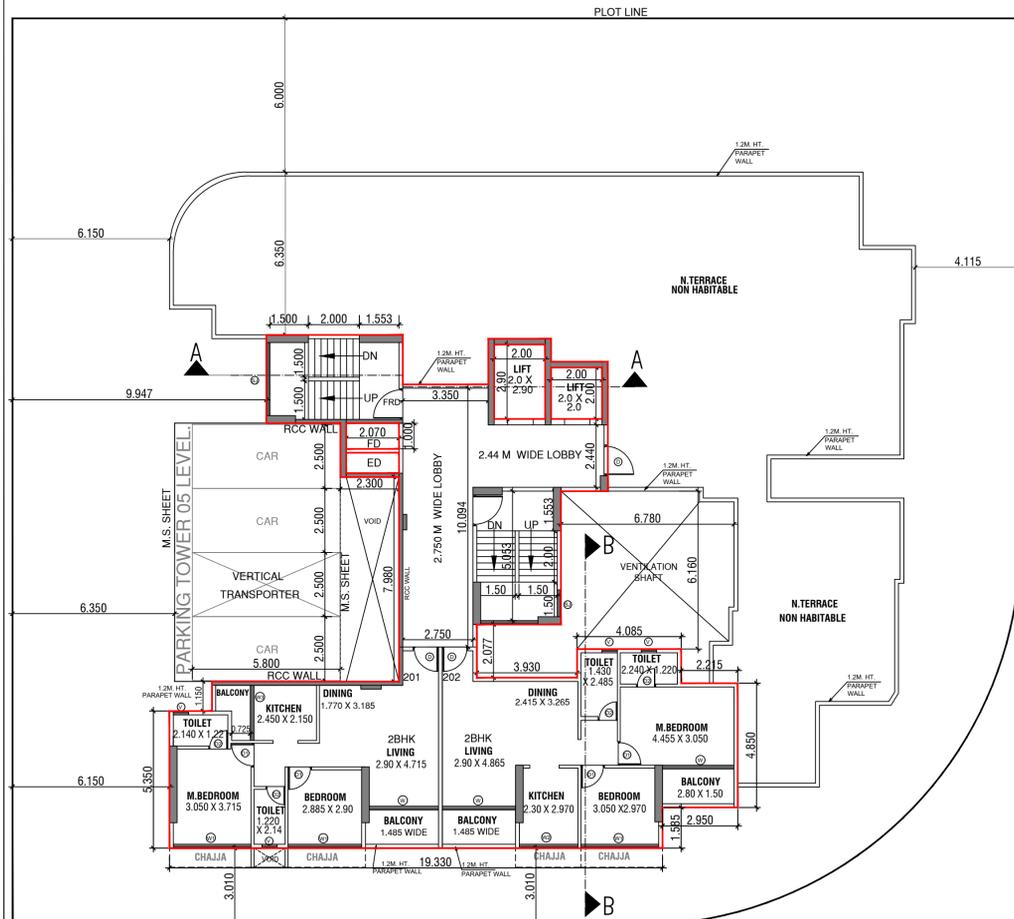
**TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA**

As per Notice published u/s 37(1AA), dtd 28.12.2022

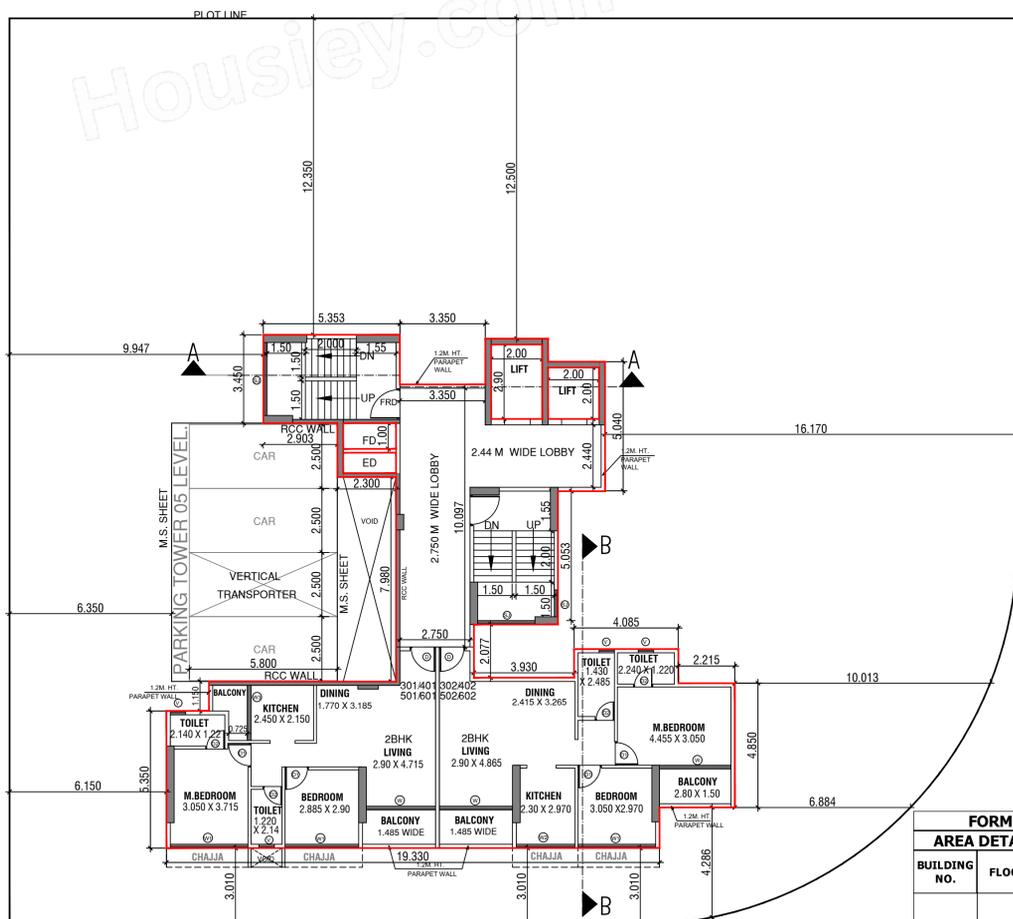
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	1.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	15.00	1.00	2.00	8.00	15.00
4	For every two tenement with each tenement having carpet area less than 40 sq.mt. but more than 30 sq.mt.	0.00	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction thereof	259.23	2.00	6.00	6.00	18.00
Residential			8	15		
Commercial			6	18		
5% visitor parking for residential			0	1		
<b>TOTAL</b>			<b>14</b>	<b>34</b>		
With Multiplying Factor on total parking as per Table 8C - 0.8					12	34
PARKING REQUIREMENT (Greater of A and B)			<b>12</b>	<b>34</b>		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.						
SIX SCOOTERS PARKING MAY BE CONVERTED IN ONE CAR PARKING 18/5			3	16		
REQUIRE PARKING			15	26		
PROPOSED PARKING			20	39		

**FORM OF STATEMENT 3 [SR. NO. 9(g)] AREA DETAILS OF APARTMENT (RESIDENTIAL)**

FLOOR	FLAT NO.	TYPE	CARPET AREA (SQ.M.)	FLATS BELOW 40	FLATS ABOVE 40	BALCONY
1ST FLOOR	101	2BHK	57.261	1	1	6.588
	102	2BHK	68.781	1	1	4.254
	103	2BHK	60.143	1	1	2.718
	104	2BHK	66.971	1	1	0.000
	105	2BHK	64.305	1	1	4.254
	106	SOCIETY OFFICE / DRIVERS ROOM / FITNESS CENTER				
2ND, 3RD, 4TH, 5TH & 6TH FLOOR	201/301/401/501/601	2BHK	57.261	5	5	6.588
	202/302/402/502/602	2BHK	64.356	5	5	8.454



15 M WIDE ROAD  
 2ND FLOOR PLAN



15 M WIDE ROAD  
 3RD, 4TH, 5TH & 6TH FLOOR TYPICAL PLAN

**FORM OF STATEMENT 3 [SR. NO. 9(g)] AREA DETAILS OF APARTMENT (COMMERCIAL)**

BUILDING NO.	FLOOR	SHOP NO.	TYPE	CARPET AREA (SQ.M.)
1	GROUND	SHOP-01	SHOP	19.484 SQ.M.
		SHOP-02	SHOP	19.484 SQ.M.
		SHOP-03	SHOP	33.147 SQ.M.
		SHOP-04	SHOP	24.015 SQ.M.
		SHOP-05	SHOP	22.532 SQ.M.
		SHOP-06	SHOP	23.492 SQ.M.
		SHOP-07	SHOP	70.730 SQ.M.
		SHOP-08	SHOP	33.379 SQ.M.
		SHOP-09	SHOP	36.739 SQ.M.

**DESCRIPTION OF AMENDED CC.**  
 RESIDENTIAL COMMERCIAL BUILDING ON PLOT NO. 78, SECTOR-21, 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 Departments / 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.

Name & Address of Architect  
**SATISH AHUJA ARCHITECTS**  
 ASHIANA SOCIETY, OPP MCDONALDS  
 C-WING, SECTOR 17, VASHI, NAVI MUMBAI  
 PH. NO - 2789 8644, 6791 0444.

SCALE :- 1:100  
 DATE :- 11.03.2023  
 DRN. BY :- KOMAL  
 CHKD. BY :- S.V. AHUJA  
 DRG. NO :- 02