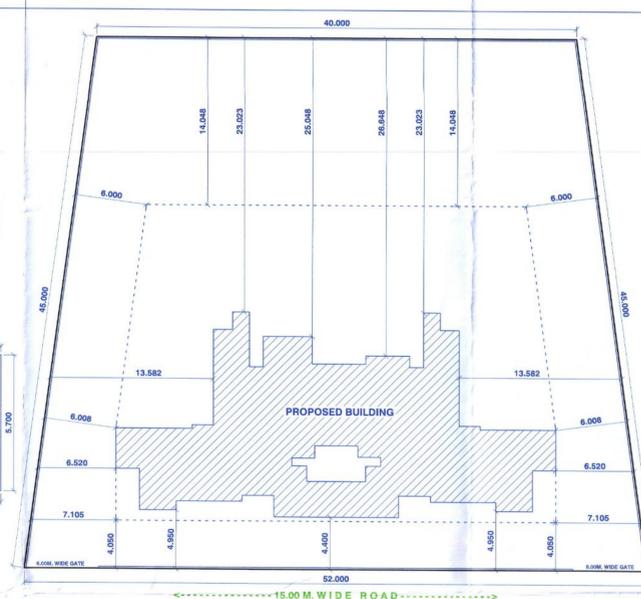
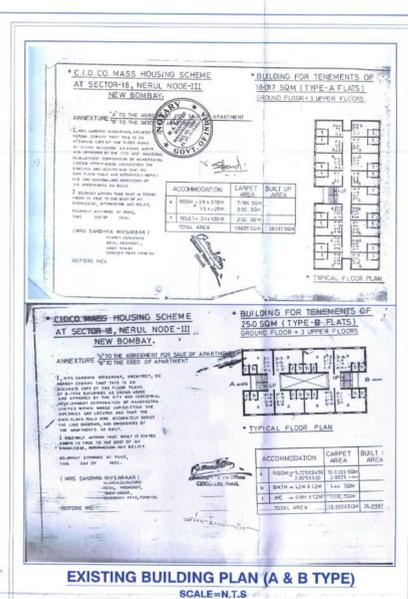


TERRACE FLOOR PLAN
SCALE=1:100



BLOCK PLAN
SCALE = 1:200



EXISTING BUILDING PLAN (A & B TYPE)
SCALE=N.T.S



LOCATION PLAN
SCALE=N.T.S

TABLE - A

FLOOR	PLINE AREA (SQ.M)
GROUND FLOOR	6,200
FIRST FLOOR	309,483
SECOND FLOOR	328,220
THIRD FLOOR	328,220
FOURTH FLOOR	328,220
FIFTH FLOOR	328,220
SIXTH FLOOR	328,220
SEVENTH FLOOR	328,220
EIGHTH FLOOR	328,220
NINTH FLOOR	328,220
TENTH FLOOR	328,220
ELEVENTH FLOOR	328,220
TWELFTH FLOOR	328,220
THIRTEENTH FLOOR	328,220
FOURTEENTH FLOOR	328,220
FIFTEENTH FLOOR	328,220
SIXTEENTH FLOOR	328,220
SEVENTEENTH FLOOR	328,220
EIGHTEENTH FLOOR	328,220
NINETEENTH FLOOR	344,143
TWENTY FLOOR	344,143
TWENTY FIRST	344,143
TWENTY SECOND	344,143
TWENTY THIRD	344,143
TWENTY FOURTH	344,143
TWENTY FIFTH	344,143
TWENTY SIXTH	344,143
TWENTY SEVENTH	356,283
TWENTY EIGHTH (RECREATIONAL FLOOR)	6,000
THIRTY FLOOR	356,283
TOTAL	371,216
BASIC FSI = 6069.510	
ANCILLARY FSI = 3641.706	

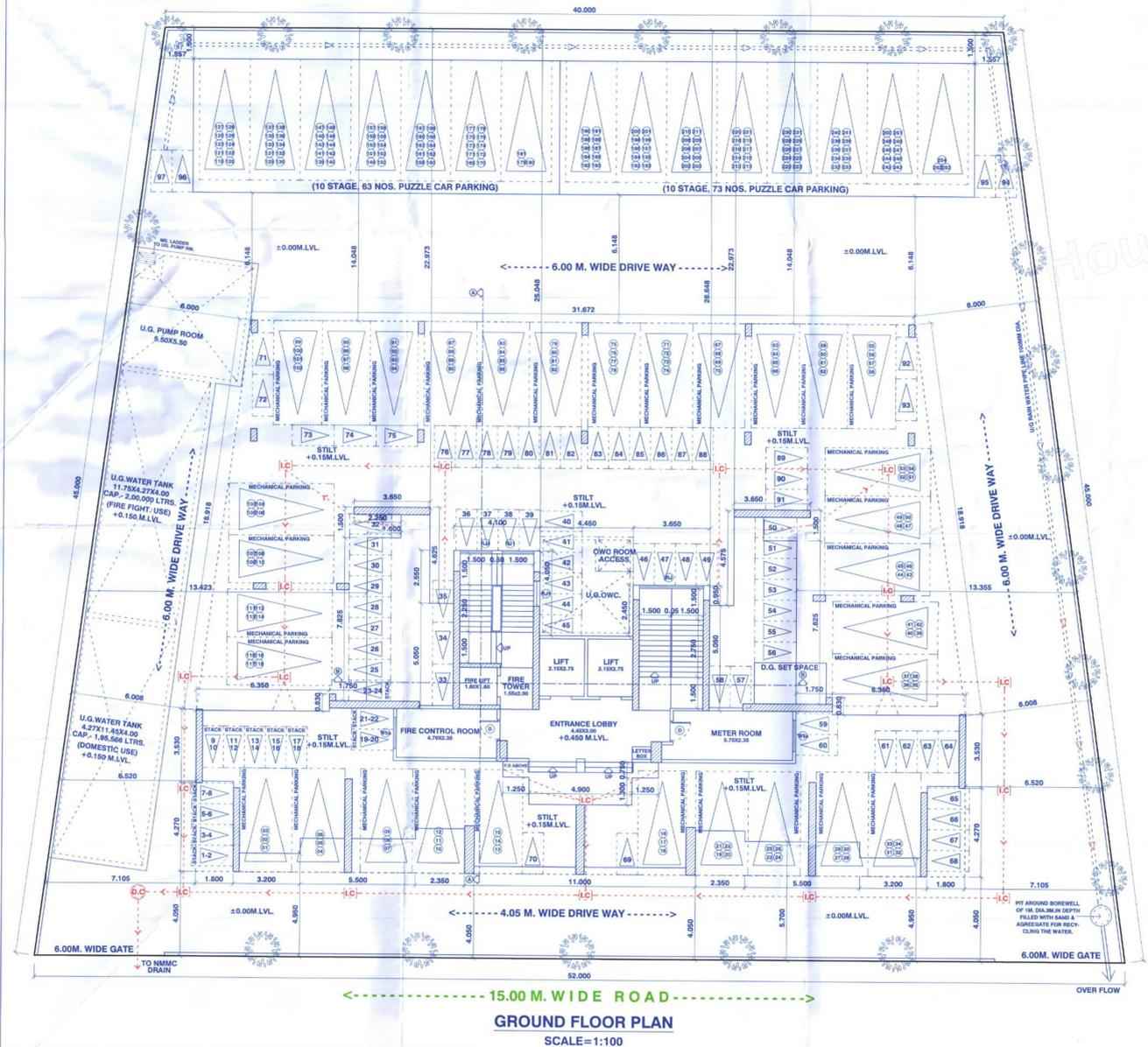
PROPOSED REDEVELOPMENT OF SHREE BALAJI CO-OP. HOUSING SOCIETY LTD., ON PLOT NO. 13, SECTOR-16, NEERUL, NAVI MUMBAI.

Stamp of Approval of Plans:

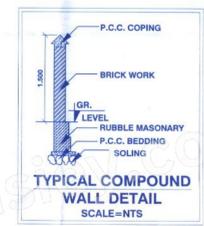
श्री. हेमंत प. धावले
CHAIRMAN

श्री. अंबाल भिजाजी गामी
SECRETARY

श्री. अंबाल भिजाजी गामी
PROPRIETOR



GROUND FLOOR PLAN
SCALE=1:100



TYPICAL COMPOUND WALL DETAIL
SCALE=N.T.S

WATER STORAGE CAPACITY CALCULATION FOR O.H. TANK

Water Required (Ltr.)	Tank Size (meter)	No. of Tank	Capacity (litr.)
1	4.50X6.30X2.50	1	70,875
2	4.45X2.40X2.50	2	26,700
TOTAL			97,575

Note:
1) O. H. tank capacity should be minimum 50% of total water requirement of U.G. tank.
2) Size of water tank is excluding of free board.

WATER STORAGE CAPACITY CALCULATION FOR U.G. & O.H. FIRE TANK

Water Required (Ltr.)	Tank Size (meter)	No. of Tank	Capacity (litr.)
1	11.75X4.27X4.00	1	2,00,000
2	3.50X2.40X2.45	1	20,580
TOTAL			2,20,580

Note:
1) U. G. fire tank should be minimum 2,00,000 water capacity requirement for tower.
2) O. H. fire tank should be minimum 20,000 water capacity requirement for tower.
3) Size of water tank is excluding of free board.

WATER STORAGE CAPACITY CALCULATION FOR U.G. TANK

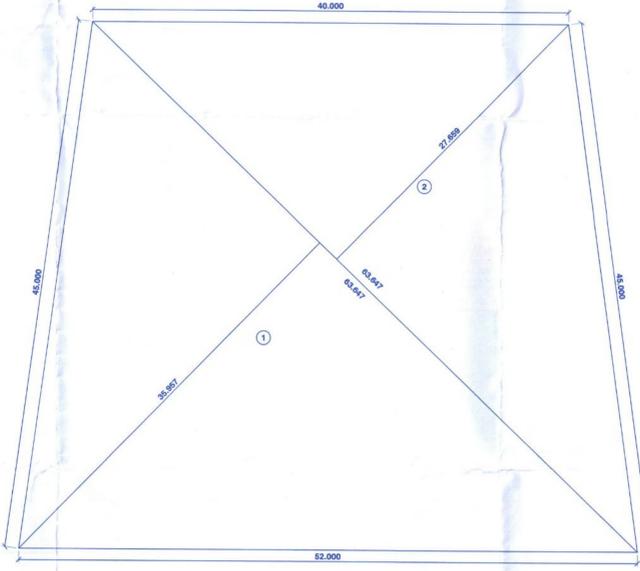
Total No. of Units	Addl. Toilet (Per 5 Person)	Population	Addl. Toilet	Population	Total	U.G. Tank Provided
1	(1X5) = 3	(2X180) = 4	(3X189) = 5	(4+5) = 6	7	8
173	175	865	3100	163485	194985	4,27X11.45X4.00 = 1,95,566

Commercial water capacity = No. of persons per occupant load x 45 ltrs. = 0 persons x 45 ltrs = 0
0.00X0.00X0.00 = 0

1) For residential unit 5 persons per tenement.
2) Water requirement per capita = 135 (Domestic) + 54 (Flushing) = 189 per litres per capita.
3) Water requirement for additional toilet = 180 litre per w.c. seat.
4) Size of water tank is excluding of free board.

COMPUTATION OF BASIC ENTITLEMENT OF AREA (CARPET AREA)

Sr. no.	Apartment	Type	Existing Carpet Area (Sqm)	Entitlement Area Basic (Existing + 35%) (Sqm)	Minimum Carpet Area (Sqm)	Applicable basic area/Tenement	Additional Area 10% on existing area	Total Applicable Area	Total Nos. of Tenements	Total Entitlement area required
1	Balaji Co. Op. Hsg. Soc. Ltd.	A9	13,610	18,374	27,870	27,870	0.000	27,870	68	1,895,160
2	Balaji Co. Op. Hsg. Soc. Ltd.	B4	18,950	25,583	27,870	27,870	0.000	27,870	32	891,840
									100	2,787,000

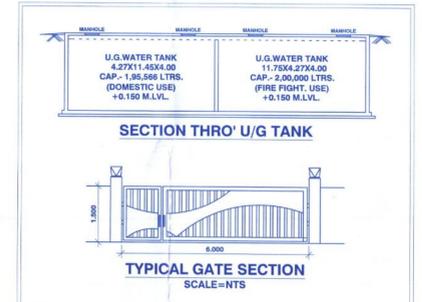


AREA DIAGRAM OF PLOT
SCALE = 1:200

BUILT UP AREA CALCULATION

Plot Area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	1/2	X	63.647	X	35.957	X	1	NO	=	1144.278	SQ.MT.					
2	1/2	X	63.647	X	27.659	X	1	NO	=	880.206	SQ.MT.					
TOTAL ADDITION									=	2024.484	SQ.MT. X					

1 Plot Area	2024.000
2 Permissible FSI	3.000
3 Permissible Built up Area	6072.000
4 Rehab Carpet Area Entitlement	2787.000
5 Rehab Built up Area Entitlement (As per ratio 1.200)	3344.400
6 a) Land Rate (2022/23)	60100.000
b) Rate of Construction (2022/23)	26620.000
c) L/R/R - Ratio	2.258
7 Incentive Built up Area (80% of Rehab Built up) (As per Table No. 10E in Reg. No. 10.10.2 in UDCPR)	2675.520
8 Entitlement Built up Area (5 + 7)	6019.920
9 Balance Built up Area	52.080
10 Society Share 40%	20.832
11 CIDCO / NMMC Share 60%	31.248
12 CIDCO Share 80%	24.998
13 NMMC Share 20%	6.250
14 Total Required CIDCO & NMMC Area	31.248
15 Total Proposed CIDCO Share 25.120 + NMMC Share 10.117)	35.237
16 Total Proposed Society Share	20.971



SECTION THRO' U/G TANK

TYPICAL GATE SECTION
SCALE=N.T.S

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	
(a) As per ownership document	2024.000
(b) As per measurement sheet	2024.000
(c) As per site	2024.000
2. Deductions for	
(a) Road widening Area	0.000
(b) Any D.P. Reservation area	0.000
(Total a+b)	0.000
3. Balance area of plot (1-2)	2024.000
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))	2024.000
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)	
9. Built up area with reference to Basic F.S.I. as per front road width (clause 10.10.2 of table no-10c) (2024.000 x 3.00)	6072.000
10. Ancillary Area FSI upto 60% or 80% with payment of charges.	3643.200
11. Total entitlement (09+10)	9715.200
12. 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)	9715.200
13. Total Built-up Area in proposal.	
(a) Existing Built-up Area.	0.000
(b) Proposed Built-up Area (as per P-line)	9711.216
(c) Total (a+b)	9711.216
14. F.S.I. Consumed	0.999
15. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	0.000
(b) Proposed	0.000
16. STILL AREA	836.021
17. COMMERCIAL UNITS	00
18. RESIDENTIAL UNITS	173

1. PARKING STATEMENT

	TOTAL NOS. OF TENEMENTS	TOTAL NOS. OF CAR PARKING REQUIRED	TOTAL NOS. OF SCOOTER PARK REQUIRED
1. NOS. OF TENEMENTS UP TO 60 SQM.	113Nos.	115	---
2. NOS. OF TENEMENTS ABOVE 60 SQM.	58Nos.	116	---
3. VISITORS PARKING (10% OF TOTAL CAR PARKING PROVIDED)	---	23	97
4. COMMERCIAL FOR EVERY 100 SQM. CARPET AREA OR FRACTION THEREOF (2 CAR & 6 SCOOTER)	---	---	---
5. TOTAL PARKING REQUIRED	---	254	97
6. TOTAL PARKING PROVIDED	---	254	97

Owner's Declaration - We undertake to confirm that the work shall be done as per approved plans. Also We would ensure the structure as per approved plans. Also We would ensure the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

SHREE BALAJI CO-OP HOUSING SOCIETY LTD.

CHAIRMAN SECRETARY TREASURER

NEW PARTH DEVELOPERS

SHRI. AMBAL BHAJAJI GAMI (PROPRIETOR)

Ar. Hemant P. Dhavale

Ar. Hemant P. Dhavale

Triarch Design Studio

ARCHITECTS AND INTERIOR DESIGNERS

Job No. Drawing No. Scale Drawn by NORTH Registration No. of Architect.

2022/A-1764 2022/A-1764/01 1:100 TANZEEM 22/12/2022 (CA/92/14783)