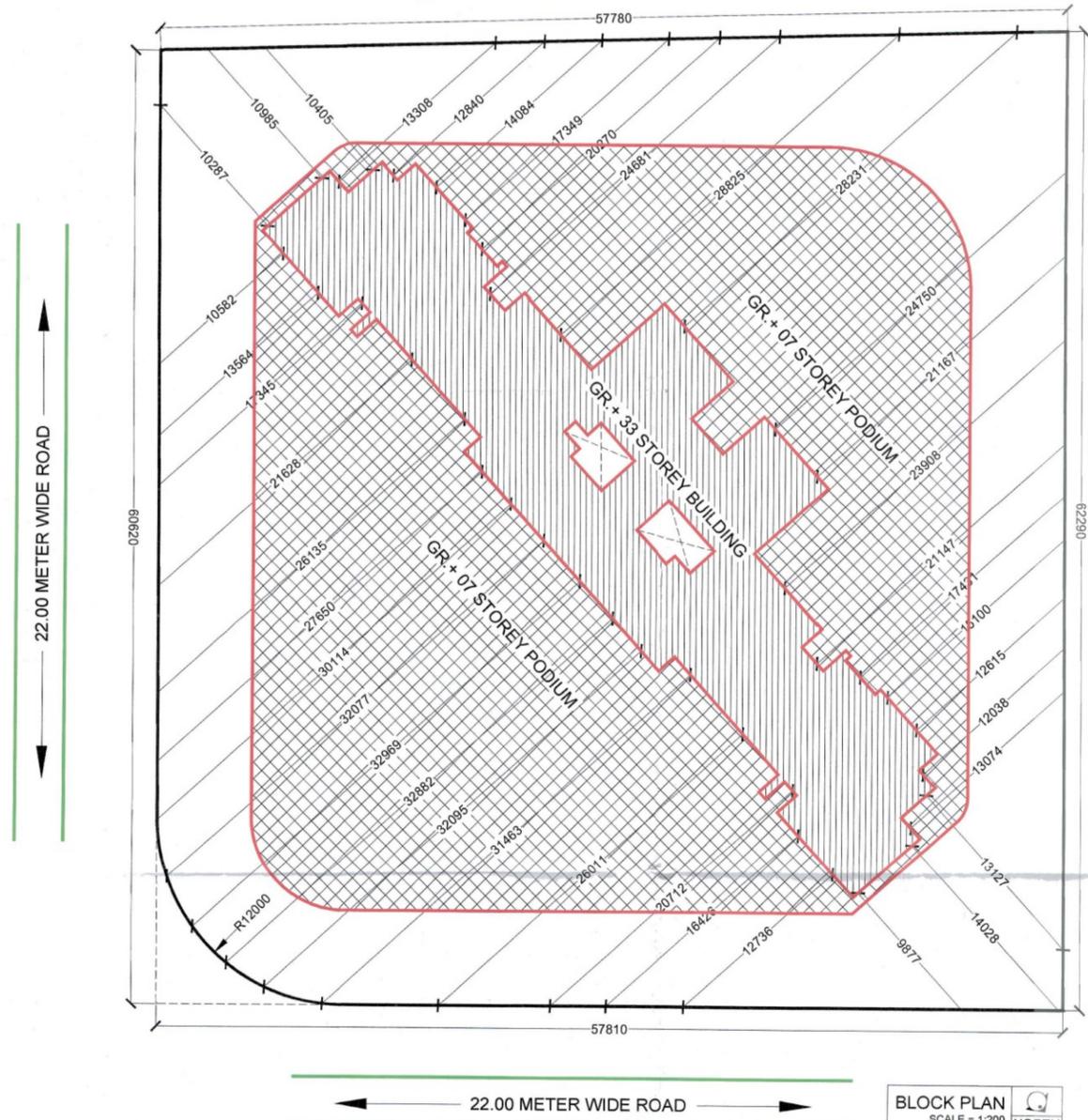


35.00 METER WIDE MSEB POWER CORRIDOR



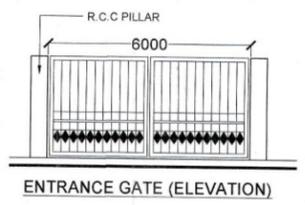
BLOCK PLAN SCALE = 1:200 NORTH



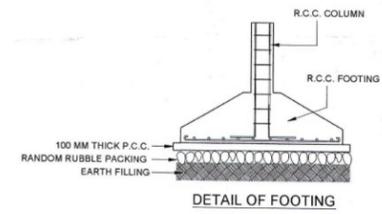
LOCATION PLAN SCALE = 1:1000 NORTH

REQUIREMENT OF SANITARY BLOCK, DRIVER'S ROOM, FITNESS CENTER, CRECHE, SOCIETY OFFICE

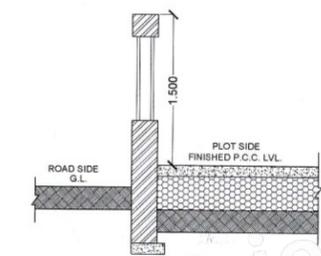
Floor	Additional requirement Clause 9.31 (UDCPR)	Area for 100 Flats (sq.m.)	Area to be provided additional Flats (sq.m.)	No. of Flats	Required area (sq.m.)	Provided area (sq.m.)
1	Sanitary block	3.000	For every additional 200 flats 3.000	84	3.000 (((84 - 100)/200 x 3) + 3)	108.520
5	Driver's room with attached Toilet	12.000	For every additional 300 flats 12.000	84	12.000 (((84 - 100)/300 x 12) + 12)	16.705
6	Fitness Center/ Club House	20.000	For every additional 300 flats 20.000	84	20.000 (((84 - 100)/300 x 20) + 20)	229.481
7	Creche	20.000	For every additional 300 flats 20.000	84	20.000 (((84 - 100)/300 x 20) + 20)	27.465
8	Society Office	20.000	For every additional 300 flats 20.000	84	20.000 (((84 - 100)/300 x 20) + 20)	30.218



ENTRANCE GATE (ELEVATION)



DETAIL OF FOOTING



SECTION THROUGH COMPOUND WALL

TOTAL GROSS BUILT - UP AREA STATEMENT

SR. NO.	FLOOR	AREA IN SQ.MTRS.
1	GROUND (B.U.A. + STILT)	2096.450 SQ.MTRS.
2	1ST FLOOR (B.U.A. + PODIUM)	1716.500 SQ.MTRS.
3	2ND FLOOR (PODIUM)	1619.264 SQ.MTRS.
4	3RD FLOOR (PODIUM)	1619.264 SQ.MTRS.
5	4TH FLOOR (PODIUM)	1619.264 SQ.MTRS.
6	5TH FLOOR (PODIUM)	1619.264 SQ.MTRS.
7	6TH FLOOR (PODIUM)	1619.264 SQ.MTRS.
8	7TH FLOOR	534.489 SQ.MTRS.
9	8TH FLOOR	588.257 SQ.MTRS.
10	9TH FLOOR	588.257 SQ.MTRS.
11	10TH FLOOR	588.257 SQ.MTRS.
12	11TH FLOOR	588.257 SQ.MTRS.
13	12TH FLOOR	588.257 SQ.MTRS.
14	13TH FLOOR	588.257 SQ.MTRS.
15	14TH FLOOR	588.257 SQ.MTRS.
16	15TH FLOOR	588.257 SQ.MTRS.
17	16TH FLOOR	588.257 SQ.MTRS.
18	17TH FLOOR	588.257 SQ.MTRS.
19	18TH FLOOR	588.257 SQ.MTRS.
20	19TH FLOOR	588.257 SQ.MTRS.
21	20TH FLOOR	588.257 SQ.MTRS.
22	21ST FLOOR	588.257 SQ.MTRS.
23	22ND FLOOR	588.257 SQ.MTRS.
24	23RD FLOOR	588.257 SQ.MTRS.
25	24TH FLOOR	588.257 SQ.MTRS.
26	25TH FLOOR	588.257 SQ.MTRS.
27	26TH FLOOR	588.257 SQ.MTRS.
28	27TH FLOOR	588.257 SQ.MTRS.
29	28TH FLOOR	588.257 SQ.MTRS.
30	29TH FLOOR	588.257 SQ.MTRS.
31	30TH FLOOR	588.257 SQ.MTRS.
32	31ST FLOOR	588.257 SQ.MTRS.
33	32ND FLOOR	588.257 SQ.MTRS.
34	33RD FLOOR	588.257 SQ.MTRS.
35	MUMTY SLAB AREA	198.663 SQ.MTRS.
36	REFUGE AREA	332.100 SQ.MTRS.
TOTAL GROSS BUILT - UP AREA		28650.227 SQ.MTRS.

AREA DETAILS OF APARTMENT (COMMERCIAL)

Building No.	Floor No.	Shop/Office No.	Rera Carpet Area of Shop/Office	No.	Total Carpet Area	Area of Natural Terraces attached to Shop
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Commercial	Ground Floor (Shop)	1	71.120 SQ.MTRS.	1	71.120 SQ.MTRS.	0.000 SQ.MTRS.
		2	49.135 SQ.MTRS.	1	49.135 SQ.MTRS.	0.000 SQ.MTRS.
		3	68.835 SQ.MTRS.	1	68.835 SQ.MTRS.	0.000 SQ.MTRS.
		4	65.130 SQ.MTRS.	1	65.130 SQ.MTRS.	0.000 SQ.MTRS.
		5	49.920 SQ.MTRS.	1	49.920 SQ.MTRS.	0.000 SQ.MTRS.
		6	149.725 SQ.MTRS.	1	149.725 SQ.MTRS.	0.000 SQ.MTRS.
		7	65.325 SQ.MTRS.	1	65.325 SQ.MTRS.	0.000 SQ.MTRS.
		8	70.005 SQ.MTRS.	1	70.005 SQ.MTRS.	0.000 SQ.MTRS.
		9	59.865 SQ.MTRS.	1	59.865 SQ.MTRS.	0.000 SQ.MTRS.
		10	64.808 SQ.MTRS.	1	64.808 SQ.MTRS.	0.000 SQ.MTRS.
Total Carpet Area - Shop		10	713.868 SQ.MTRS.	0.000 SQ.MTRS.		
1st Floor (Office)	1	147.090 SQ.MTRS.	1	147.090 SQ.MTRS.	0.000 SQ.MTRS.	
Total Carpet Area - Office		1	147.090 SQ.MTRS.	0.000 SQ.MTRS.		
Total Carpet Area		11	860.958 SQ.MTRS.	0.000 SQ.MTRS.		

AREA DETAILS OF APARTMENT (RESIDENTIAL)

Building No.	Floor No.	Apartment No.	Rera Carpet Area of Apartment	Area of Balc / Open Terrace attached to Apartment	Area of Double height terraces attached to Flat
(1)	(2)	(3)	(4)	(5)	(6)
Residential	8th to 23rd floor	1	117.688 SQ.MTRS.	20.077 SQ.MTRS.	---
		2	71.395 SQ.MTRS.	7.470 SQ.MTRS.	---
		3	71.395 SQ.MTRS.	7.470 SQ.MTRS.	---
		4	117.688 SQ.MTRS.	20.077 SQ.MTRS.	---
Residential	24th to 33rd floor	1	204.982 SQ.MTRS.	23.938 SQ.MTRS.	---
		2	204.982 SQ.MTRS.	23.938 SQ.MTRS.	---

1. PARKING TABLE: FOR BETTER AND ADEQUATE PARKING (TABLE NO. 8B - PARKING REQUIREMENTS)

SR. NO.	OCCUPANCY	REQUIRED PARKING RATE	PARKING SPACES REQ. (NON CONGESTED AREA)	PROPOSED RESI. UNITS	PARKING SPACE PROP. (NON CONGESTED AREA)
1	Residential	For every tenement having carpet area of 150 sq.m. and above	3	1	20
2		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	2	1	32
3		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	2	2	32
4	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	2	2	0
5		For every two tenements with each tenement having carpet area less than 30 sq.m.	1	2	0
6	Total Parking		156	84	84
7	Add 5% Visitors Parking only for Residential		8	4	4
8	Total Residential Parking		164	88	88
9	Commercial	For every 100 sq.m. carpet area or fraction thereof.	2	6	713.868
10	Office	For every 200 sq.m. carpet area or fraction thereof.	3	11	147.090
11	With Multiplying Factor on Commercial Parking as per Table 8C - 0.8		13	41	13
12	Total Commercial Parking		13	41	13
TOTAL PARKING (8 + 12)			177	129	177
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING (66 / 6)			9	56	9
REQUIRED PARKING (After conversion)			186	73	186
PROPOSED PARKING			221	73	221

3. FLOOR WISE PARKING STATEMENT

FLOOR	CAR PARKING			TWO WHEELER PARKING
	LARGE	SMALL	TOTAL	
GROUND FLOOR	3 NOS.	0 NOS.	3 NOS.	8 NOS.
1ST FLOOR	42 NOS.	4 NOS.	46 NOS.	15 NOS.
2ND FLOOR	31 NOS.	3 NOS.	34 NOS.	3 NOS.
3RD FLOOR	31 NOS.	3 NOS.	34 NOS.	3 NOS.
4TH FLOOR	31 NOS.	3 NOS.	34 NOS.	3 NOS.
5TH FLOOR	31 NOS.	3 NOS.	34 NOS.	3 NOS.
6TH FLOOR	33 NOS.	3 NOS.	36 NOS.	38 NOS.
TOTAL PARKING	202 NOS.	19 NOS.	221 NOS.	73 NOS.

2. TOTAL PARKING REQUIREMENTS (Resi. + Comm.)

SR.NO	Occupancy	Required Parking		Provided Parking	
		Car	Scoter	Car	Scoter
1	Commercial	13	41	13	41
3	Residential	173	32	208	32
4	Total	186	73	221	73

PROPOSED BUILDING (BUILT-UP AREA STATEMENT) (COMMERCIAL) - A

Building No.	Floor No.	Total Built-up Area of Floor, as per outer construction line
(1)	(2)	(3)
COMMERCIAL	GROUND FLOOR	779.409 SQ.MTRS.
	1ST FLOOR	172.951 SQ.MTRS.
TOTAL		952.360
TOTAL B.U.A PROPOSED		952.360 SQ.MTRS.

PROPOSED BUILDING (BUILT-UP AREA STATEMENT) (RESIDENTIAL) - B

Building No.	Floor No.	Total Built-up Area of Floor, as per outer construction line
(1)	(2)	(3)
RESIDENTIAL	GROUND FLOOR	133.857 SQ.MTRS.
	1ST FLOOR	0.000 SQ.MTRS.
	2ND FLOOR	0.000 SQ.MTRS.
	3RD FLOOR	0.000 SQ.MTRS.
	4TH FLOOR	0.000 SQ.MTRS.
	5TH FLOOR	0.000 SQ.MTRS.
	6TH FLOOR	0.000 SQ.MTRS.
	7TH FLOOR	122.100 SQ.MTRS.
	8TH FLOOR	588.257 SQ.MTRS.
	9TH FLOOR	588.257 SQ.MTRS.
	10TH FLOOR	588.257 SQ.MTRS.
	11TH FLOOR	588.257 SQ.MTRS.
	12TH FLOOR	588.257 SQ.MTRS.
	13TH FLOOR	588.257 SQ.MTRS.
	14TH FLOOR	588.257 SQ.MTRS.
	15TH FLOOR	588.257 SQ.MTRS.
	16TH FLOOR	588.257 SQ.MTRS.
	17TH FLOOR	588.257 SQ.MTRS.
	18TH FLOOR	588.257 SQ.MTRS.
	19TH FLOOR	588.257 SQ.MTRS.
	20TH FLOOR	588.257 SQ.MTRS.
	21ST FLOOR	588.257 SQ.MTRS.
	22ND FLOOR	588.257 SQ.MTRS.
	23RD FLOOR	588.257 SQ.MTRS.
	24TH FLOOR	588.257 SQ.MTRS.
	25TH FLOOR	588.257 SQ.MTRS.
	26TH FLOOR	588.257 SQ.MTRS.
	27TH FLOOR	588.257 SQ.MTRS.
	28TH FLOOR	588.257 SQ.MTRS.
	29TH FLOOR	588.257 SQ.MTRS.
	30TH FLOOR	588.257 SQ.MTRS.
	31ST FLOOR	588.257 SQ.MTRS.
	32ND FLOOR	588.257 SQ.MTRS.
33RD FLOOR	588.257 SQ.MTRS.	
TOTAL		15573.589
TOTAL B.U.A PROPOSED		15573.589 SQ.MTRS.

BUILT - UP AREA STATEMENT OF SERVICES - C

Item	Area
A FITNESS CENTER - 1 & 2 (7TH FLOOR)	229.481
B SOCIETY OFFICE (7TH FLOOR)	30.218
C TOILET BLOCK (7TH FLOOR)	30.218
D CRECHE (7TH FLOOR)	27.465
E DRIVER ROOM (7TH FLOOR)	16.705
TOTAL (A+B+C+D+E)	412.389

TOTAL BUILT - UP AREA STATEMENT (A + B + C)

Item	Area
A BUILT - UP AREA OF COMMERCIAL	952.360
B BUILT - UP AREA OF RESIDENTIAL	15573.589
C BUILT - UP AREA OF SERVICES	412.389
TOTAL BUILT - UP AREA (A + B + C)	16938.338

WATER CAPACITY REQUIRED

FOR DOMESTIC USE: (COMMERCIAL)

= GROSS AREA /10 X 45 LTS.  
= 952.360 SQ.MT. /10 X 45 LTS. = 4286 LITRES

U.G.TANK = 4286 LITRES  
O.H.TANK = 2143 LITRES (50% OF U.G.TANK)

FOR DOMESTIC USE:

= TOTAL NO. OF FLAT X 5 PERSON X 135 LITRES  
= 84 FLAT X 5 PERSON X 135 LITRES  
= 56,700 LITRES

U.G.TANK = 56,700 LITRES  
O.H.TANK = 28,350 LITRES (50% OF U.G.TANK)

FOR FIRE FIGHTING

O.H.TANK = 20,000 LITRES  
U.G.TANK = 2,00,000 LITRES

WATER CAPACITY PROVIDED

TOTAL CAPACITY (IN LITRES)	U.G. TANK (IN LITRES)		O.H. TANK (IN LITRES)	
	FIRE	DOMESTIC	FIRE	DOMESTIC
3,68,670	2,04,285	6,336	1,01,446	20,000
				29,733
				6,780

PROFORMA - I : Area Statement  
PROJECT: PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO. 6 + 7, SECTOR 19, SANPADA, NAVI MUMBAI.  
SHEET NO. 1/13

STAMP OF APPROVAL OF PLAN:  
या कार्यवाहीचे बांधकाम पर्यंत प्रमाणित प्रमाणक नसत/ए-  
मधील सर्व शर्तीस अधिपत राहून लागू राहणे  
दुरुस्त ठेवल्यामुळे **अक्षयजी एच वाघारे**  
वापरसाठी मंजूर / सुमति नकारणे मंजूर

सहाय्यक संचालक, नगरपालिका  
नवी मुंबई महानगरपालिका

Proforma - 1

Sr.No.	Particular	Area (sq.m.)
Area of plot (Minimum area of a,b,c to be considered)		
1	a As per ownership document (7/12, CTS extract)	3525.160
	b As per measurement sheet	3525.160
	c As per site	3525.160
Deductions for		
2	a Proposed D.P./D.P. Road widening Area/Service Road/ Highway widening	0.000
	b Any D.P. Reservation area (Total a + b)	0.000
3	a Balance area of Plot (1 - 2)	3525.160
	b Amenity Space (if applicable)	0.000
4	a ReAcquired -	0.000
	b Adjustment of 2(b), if any -	0.000
	c Balance Proposed -	0.000
5	a Net Plot Area (3-4 (c))	3525.160
	b Recreational Open Space (if applicable)	0.000
6	a Required - (Regulation No. 3.4.1)	0.000
	b Proposed - (on Podium)	1533.468
7	a Internal Road Area	0.000
8	a Plotable area (if applicable)	0.000
	b Built up area with reference to Basic F.S.I. as per front road with (Sr.No. 5 x basic FSI) - Min. of 1.1 as per UDCPR & 1.5 As per agreement to lease (Plus Additional FSI as per Note 3 of 10.10.1 plot area '0.11)	5640.258
9	a Permissible commercial area (3525.16 x 1.5 x 10%)	528.774
	b Proposed commercial area (basic excluding ancillary)	529.089
Addition of FSI on payment of premium		
10	a Maximum permissible premium FSI - Based on road width/ TOD Zone. (plot area * 0.5 premium FSI)	1782.580
	b Proposed FSI on payment	0.000
11	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 [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)].	0.000
12	a TDR area - (Table 6G - Sr.No. 5 x 0.9 TDR)	3172.644
	b Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	3172.644
Addition FSI area under Chapter No. 7		
13	a Total entitlement of FSI in the proposal	0.000
	b [9(a) + 10(b)+11(d)] or 12 whichever is applicable.	10575.480
	c Permissible Ancillary Area FSI upto 80% with payment of charges. (Commercial B.U.A. = 529.089 x 80%)	423.274
14	a Permissible Ancillary Area FSI upto 60% with payment of charges. (Residential B.U.A. = 10046.391 x 60%)	6027.834
	b Permissible Ancillary Area FSI upto 60% or 80% with payment of charges. (b + c)	6451.105
	c Proposed Ancillary Area FSI	6418.013
	d Total entitlement (a + d)	17026.585
15	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 1.6 or 1.8), read with Note 3 of 10.10.1	4.830
	b Total Built-up Area in proposal. (excluding area at Sr.No.17b)	0.000
	c Existing Built-up Area	0.000
	d Proposed Built-up Area (as per P-line)	16938.338
	e Commercial Built-up Area	952.360
	f Residential Built-up Area	15985.978
	g Total (a + b)	16938.338
16	a F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.995
17	a Total Units	95 Nos.
	b Commercial Units (Shops = 10 Nos. + Office = 1 No.)	11 Nos.
	c Residential Units	84 Nos.

\*CERTIFICATE OF AREA:  
Certified that the plot under reference was surveyed by me on Dt. ... and the dimensions of sides etc. of plot stated on plan are 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.

AR. SOYUZ TALIB  
(NAME AND SIGNATURE OF ARCHITECT)

\*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.

M/S. KAMDHENU GREEN  
1603/4/5/6, Kesar Solitaire, Plot no. 5, Sector-19, Sanpada, off. Palm Beach Road, Navi Mumbai-400705.

For KAMDHENU GREEN  
Partner

(OWNER (S) NAME, ADDRESS AND SIGNATURE)

NAME OF DEVELOPER  
M/S. KAMDHENU GREEN

NAME, ADDRESS & SIGN OF ARCHITECT

stapl  
soyuz talib architects  
1405/1406, KESAR SOLITAIRE, PLOT NO. 5, SECTOR-19, SANPADA, NAVI MUMBAI.

SCALE  
1:100  
DATE  
19/01/2024  
DRAWN BY  
JAYARAJAN  
CHECKED BY  
DEVSHREE

NORTH

Ar. Soyuz Talib (Reg. No. CP-94/17095)