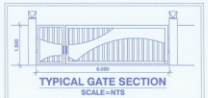
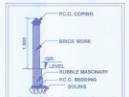
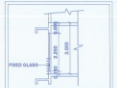


TYPICAL GATE SECTION
SCALE=NTS

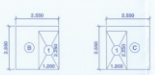



TYPICAL COMPOUND WALL DETAIL
SCALE=NTS




TYPICAL CHAJJA SECTION

SECTION THRO' U/G TANK



ENTRANCE LOBBY AREA DIAGRAM OF GROUND FLOOR (RESIDENTIAL)
SCALE = 1:100

BUILT UP AREA CALCULATION

| GROUND FLOOR (RESIDENTIAL) | | | | | | |
|---|---|---|---|---|---|---|
| A | 8.050 | X | 2.600 | X 1 NO | = | 20.930 SQ.MT. |
| | | | | TOTAL ADDITION | = | 20.930 SQ.MT. X |

DEDUCTIONS

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | 0.150 | X | 2.300 | X 1 NO | = | 0.345 SQ.MT. |
| | | | | TOTAL DEDUCTION | = | 0.345 SQ.MT. Y1 |
| TOTAL BUILT UP AREA [X - Y1] | | | | | = | 20.585 SQ.MT. X1 |

BUILT UP AREA CALCULATION

| TOILET AREA | | | | | | |
|---|---|---|---|---|---|---|
| B | 2.550 | X | 2.550 | X 1 NO | = | 6.503 SQ.MT. |
| C | 2.550 | X | 2.550 | X 1 NO | = | 6.503 SQ.MT. |
| | | | | TOTAL ADDITION | = | 13.006 SQ.MT. P |

DEDUCTIONS

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | 1.200 | X | 2.250 | X 2 NOS | = | 5.400 SQ.MT. |
| | | | | TOTAL DEDUCTION | = | 5.400 SQ.MT. G1 |
| TOTAL BUILT UP AREA [X - Y1] | | | | | = | 7.606 SQ.MT. P1 |
| TOTAL BUILT UP AREA GROUND FLOOR (RESIDENTIAL) (X1 + P1) | | | | | = | 28.191 SQ.MT. |



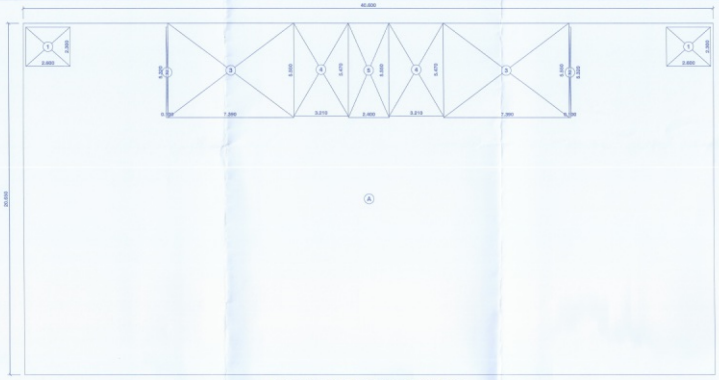
TOILET AREA DIAGRAM OF GROUND FLOOR (RESIDENTIAL)
SCALE = 1:100

BUILT UP AREA CALCULATION

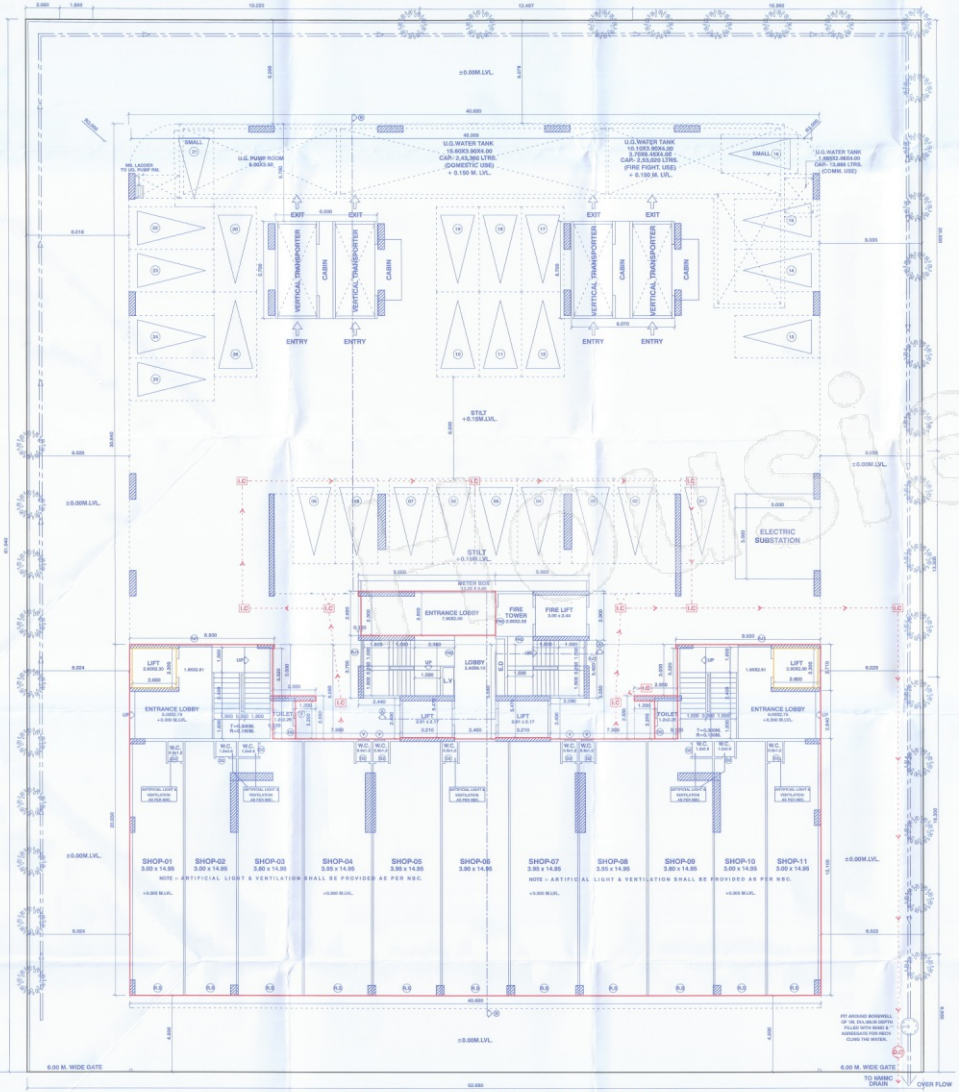
| GROUND FLOOR (COMMERCIAL) | | | | | | |
|---|---|---|---|---|---|---|
| A | 40.600 | X | 20.650 | X 1 NO | = | 838.390 SQ.MT. |
| | | | | TOTAL ADDITION | = | 838.390 SQ.MT. X |

DEDUCTIONS

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | 2.600 | X | 2.300 | X 2 NOS | = | 11.960 SQ.MT. |
| 2 | 0.100 | X | 5.320 | X 2 NOS | = | 1.064 SQ.MT. |
| 3 | 7.390 | X | 5.550 | X 2 NOS | = | 82.029 SQ.MT. |
| 4 | 3.210 | X | 5.470 | X 2 NOS | = | 35.117 SQ.MT. |
| 5 | 2.400 | X | 5.550 | X 1 NO | = | 13.320 SQ.MT. |
| | | | | TOTAL DEDUCTION | = | 143.490 SQ.MT. Y1 |
| TOTAL BUILT UP AREA [X - Y1] | | | | | = | 694.900 SQ.MT. X1 |



AREA DIAGRAM OF GROUND FLOOR (COMMERCIAL)
SCALE = 1:100




GROUND FLOOR PLAN
SCALE = 1:100

OCUPANT LOAD

| Floor | Gross Area Per Floor | Occupant Load 12.50 sqm. (for residential) Occupant Load 3.00 sqm. (for Commercial) | Residential/Commercial Units | No. of Occupant |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | (4 X(Persons)) = 5 |
| Ground Commercial | 694.900 | 55.592 | 11 | 55 |
| Ground Residential | 28.191 | 2.255 | 0 | 0 |
| First Commercial | 710.785 | 56.863 | 2 | 10 |
| First Floor Resi. | 0.000 | 0.000 | 0 | 0 |
| Second Commercial | 710.785 | 56.863 | 2 | 10 |
| Second Residential | 0.000 | 0.000 | 0 | 0 |
| Third Commercial | 522.455 | 41.796 | 2 | 10 |
| Third Residential | 0.000 | 0.000 | 0 | 0 |
| Fourth Floor | 248.126 | 20.650 | 0 | 0 |
| Fifth Floor | 415.620 | 33.250 | 4 | 20 |
| Sixth Floor | 415.620 | 33.250 | 4 | 20 |
| Seventh Floor | 415.620 | 33.250 | 4 | 20 |
| Eighth Floor | 415.620 | 33.250 | 4 | 20 |
| Ninth Floor | 415.620 | 33.250 | 4 | 20 |
| Tenth Floor | 415.620 | 33.250 | 4 | 20 |
| Eleventh Floor | 415.620 | 33.250 | 4 | 20 |
| Twelveth Floor | 415.620 | 33.250 | 4 | 20 |
| Thirteenth Floor | 415.620 | 33.250 | 4 | 20 |
| Fourteenth Floor | 415.620 | 33.250 | 4 | 20 |
| Fifteenth Floor | 415.620 | 33.250 | 4 | 20 |
| Sixteenth Floor | 415.620 | 33.250 | 4 | 20 |
| Seventeenth Floor | 415.620 | 33.250 | 4 | 20 |
| Eighteenth Floor | 415.620 | 33.250 | 4 | 20 |
| Nineteenth Floor | 415.620 | 33.250 | 4 | 20 |
| Twenty Floor | 415.620 | 33.250 | 4 | 20 |
| Twenty One Floor | 415.620 | 33.250 | 4 | 20 |
| Twenty Second Floor | 415.620 | 33.250 | 4 | 20 |
| Twenty Third Floor | 415.620 | 33.250 | 4 | 20 |
| Twenty Fourth Floor | 415.620 | 33.250 | 4 | 20 |
| Twenty Fifth Floor | 422.070 | 33.766 | 4 | 20 |
| Twenty Sixth Floor | 422.070 | 33.766 | 4 | 20 |
| Twenty Seventh Floor | 422.070 | 33.766 | 4 | 20 |
| Twenty Eighth Floor | 422.070 | 33.766 | 4 | 20 |
| Twenty-nine Floor | 422.070 | 33.766 | 4 | 20 |
| Thirty Floor | 422.070 | 33.766 | 4 | 20 |
| Thirty-one Floor | 422.070 | 33.766 | 4 | 20 |
| Thirty-two Floor | 422.070 | 33.766 | 4 | 20 |
| Thirty-three Floor | 428.520 | 34.282 | 4 | 20 |
| Thirty-four Floor | 428.520 | 34.282 | 4 | 20 |
| Thirty-five Floor | 445.376 | 35.630 | 4 | 20 |
| Total | 15923.068 | 1273.845 | 139 | 695 |

| | |
|---|---|
| Commercial Occupant Load | 211.114 |
| Residential Occupant Load | 1062.731 |

WATER STORAGE CAPACITY CALCULATION FOR O.H. TANK

| Water Required | O. H. Water Tank Provision | | |
|---|---|---|---|
| Ltr. | Tank Size (meter) | No. of Tank | Capacity (litr.) |
| 1 | 2 | 3 | 4 |
| 119598.1211 | 5.20X3.25X3.00 | 1 | 50,700 |
| | 7.60X3.25X3.00 | 1 | 74,100 |
| TOTAL | | | 124,800 |
| O.H.WATER TANK (COMMUL USE) | 5.20X2.50X1.55 | 1 | 20,300 |

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 | U. G. Water Tank Provision | | |
|---|---|---|---|
| Ltr. | Tank Size (meter) | No. of Tank | Capacity (litr.) |
| 1 | 2 | 3 | 4 |
| 2,50,000 | 10.10X3.90X4.00 | 1 | 2,53,020 |
| | 3.70X6.45X4.00 | | |
| TOTAL | | | 2,53,020 |
| Water Required | O. H. Water Tank Provision | | |
| Ltr. | Tank Size (meter) | No. of Tank | Capacity (litr.) |
| 1 | 2 | 3 | 4 |
| 20,000 | 2.10X3.25X3.00 | 1 | 20,400 |
| TOTAL | | | 20,400 |

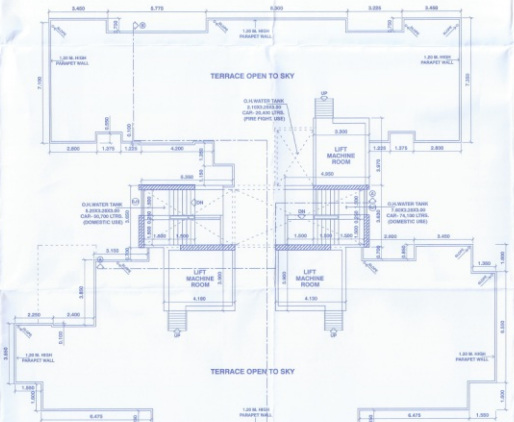
Note:
1) U. G. fire tank should be minimum 2,50,000 water capacity requirement for tower.
2) O. H. fire tank should be minimum 20,000 water capacity requirement for tower.
3) Size of water tank is excluding of free board.

WATER STORAGE CAPACITY CALCULATION FOR U.G. TANK

| Total No. of Units Residential/Commercial | Addl. Toilet 180 Ltr. | Population (Per 5 Person) | Water Requirements (In Ltr.) Addl. Toilet | Population | Total | U.G. Tank Provided Size (meter) | Capacity (Litr.) |
|---|---|---|---|---|---|---|---|
| 1 | 2 | (5X5) = 3 | (2X180) = 4 | (3X135) = 5 | (4+5) = 6 | 7 | 8 |
| 122 | 213 | 1062.731 | 38340 | 200856.2422 | 239196.2422 | 15.60X3.90X4.00 | 2,43,360 |
| Commercial water capacity = No. of persons as per occupant load x 45 ltr. | | 211 persons x 45 ltrs = | | 9500.13 | 1.68052.06X4.00 | 13,885 | |

Note:
1) Per 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.

LOCATION PLAN
SCALE = NTS




TERRACE FLOOR PLAN
SCALE=1:100

Proforma - I : Area Statement

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.- 11 SECTOR-18, SANPADA, NAVI MUMBAI.

Drawing Sheet No.: 1/8

Stamps of Approval of Plans :

मा. उपसंचालक,नगर रचना कोकण विभाग, नवी मुंबई
महापालिका क्षेत्र नवी मुंबई
जावकाशी पावती / मुदतीत पावती क्रमांक

मुख्य अधिकारी, नवी मुंबई महापालिका

1. Area of plot (Minimum area of a, b, c to be considered)

| | |
|---|---|
| 1. Plot No.- 11 | 3258.120 |
| ii. Total Area of Plot No. 17 + Plot No.18 | 3258.120 |
| (a) As per ownership document | 3258.120 |
| (b) As per measurement sheet | 3258.120 |
| (c) As per site | 3258.120 |
| 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) | 3258.120 |
| 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)) | 3258.120 |
| 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 (Sr. No. 5 x basic FSI) (3258.120 x 1.10) | 3583.932 |
| 10. Addition of FSI on payment of premium | |
| (a) Maximum permissible premian FSI - based on road width / TOD Zone. (3258.120 x 0.500) | 1629.060 |
| (b) Proposed FSI on payment of premium. | 1629.752 |
| 11. In-situ FSI / TDR loading | |
| (a) In-situ area against D.P. road [(3.0 x Sr. No. 2 (c))] if any | 0.000 |
| (b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]. | 0.000 |
| (c)TDR area (3255.120 x 0.900) | 2932.308 |
| (d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)) | 2932.308 |
| 12. Additional FSI area for NMMC (3258.120 x 0.500) (as per rule no. 10.10.1 Note-5) | 1629.060 |
| 13. Total entitlement of FSI in the proposal | |
| (a) (9 +10(a)+11(d)) = 12 | 8774.360 |
| (b) Ancillary Area FSI upto 60% or 80%with payment of charges. (as per Table-A) | 6154.396 |
| (c) Total entitlement (9+b) | 15928.756 |
| 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) | 15928.756 |
| 15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b) | |
| (a) Existing Built-up Area. | 0.000 |
| (b) Proposed Built-up Area (as per 'P-line') | 15923.068 |
| (c) Total (a+b) | 15923.068 |
| 16. F.S.I. Consumed (15/14) (should not be more than serial No.14 above.) | 0.999 |
| 17. Area for Inclusive Housing, if any | |
| (a) Required (20% of Sr.No.5) | 0.000 |
| (b) Proposed | 0.000 |
| 18. STILT AREA | |
| (a) GROUND FLOOR STILT AREA | 1258.800 |
| (b) FIRST FLOOR PODIUM AREA | 1213.587 |
| (c) TOTAL STILT AREA | 2472.396 |
| 19. COMMERCIAL UNITS | 17 |
| 21. RESIDENTIAL UNITS | 122 |

TABLE - A

| FLOOR | PLINE AREA |
|---|---|
| GROUND COMMERCIAL | 694.900 |
| GROUND RESIDENTIAL | 28.191 |
| FIRST COMMERCIAL | 710.785 |
| FIRST RESIDENTIAL | 0.000 |
| SECOND COMMERCIAL | 710.785 |
| SECOND RESIDENTIAL | 0.000 |
| THIRD COMMERCIAL | 522.455 |
| THIRD RESIDENTIAL | 0.000 |
| FOURTH FLOOR | 248.126 |
| FIFTH FLOOR | 415.620 |
| SIXTH FLOOR | 415.620 |
| SEVENTH FLOOR | 415.620 |
| EIGHTH FLOOR | 415.620 |
| NINTH FLOOR | 415.620 |
| TENTH FLOOR | 415.620 |
| ELEVENTH FLOOR | 415.620 |
| TWELVETH FLOOR | 415.620 |
| THIRTEENTH FLOOR | 415.620 |
| FOURTEENTH FLOOR | 415.620 |
| FIFTEENTH FLOOR | 415.620 |
| SIXTEENTH FLOOR | 415.620 |
| SEVENTEENTH FLOOR | 415.620 |
| EIGHTEENTH FLOOR | 415.620 |
| NINETEENTH FLOOR | 415.620 |
| TWENTY FLOOR | 415.620 |
| TWENTY FIRST | 415.620 |
| TWENTY SECOND | 415.620 |
| TWENTY THIRD | 415.620 |
| TWENTY FOURTH | 415.620 |
| TWENTY FIFTH | 415.620 |
| TWENTY SIXTH | 422.070 |
| TWENTY SEVENTH | 422.070 |
| TWENTY EIGHTH | 422.070 |
| TWENTY NINE | 422.070 |
| THIRTY | 422.070 |
| THIRTY ONE | 422.070 |
| THIRTY TWO | 422.070 |
| THIRTY THREE | 422.070 |
| THIRTY FOUR | 428.520 |
| THIRTY FIVE | 445.376 |
| TOTAL | 15923.068 |
| BASIC+ PREMIUM FSI. (E.) | 1629.060 |
| BASIC+ PREMIUM FSI. (R.) | 8583.595 |
| TOTAL (E.) + (R.) | 9212.655 |
| ANCILLARY FSI. (C.) | 1173.856 |
| ANCILLARY FSI. (R.) | 4980.554 |
| TOTAL ANCILLARY FSI. (N.) | 6154.410 |

Certificate of Architect

Certified that the plot under reference was surveyed by me on 04.01.2021 and the dimensions of sides etc. shown in the plan are true. The Plot is bounded by Palm Beach Road on western side while the area stated in column of Column 18 Balance Permissible Land Reserve Unpermanently having records.

HEMANT PANDURANG DHAVALE
Ar. Hemant P. Dhavale

Owner's Declaration :

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority. I/Owner/s/We would execute the structure as per approved plans. After I/We would execute the work under supervision of proper Institutional persons we do to ensure the quality and safety at the work site.

M/s. Juhi Habitat Pvt. Ltd.

Mr. Vijaykumar Balaso Bajaj, (Director)

HEMANT PANDURANG DHAVALE
Ar. Hemant P. Dhavale

TRIARCH DESIGN STUDIO
ARCHITECTS AND INTERIOR DESIGNERS
SEAT 01 , NEWLAWT, RACHNA, JUHUGAON VILLAGE, JUHU, JUHUGAON (E), MUMBAI-400 049.
PRESENT ADDRESS : 1 SHREE SAI, COSMOS PARK, SECTOR-11, C.B.D., BELAPUR, NAVI MUMBAI - 400 614.

| Job No. | Drawing No. | Scale | Drawn by | NORTH | Registration No. of Architect |
|---|---|---|---|---|---|
| 2021/A-1823 | 2023/A-1823/01 | 1:100 | MAHESH 20/10/2021 | | (CA/92/14783) |