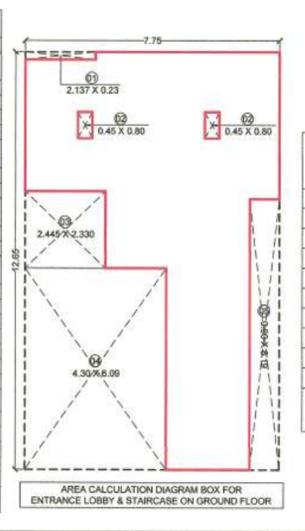


REQUIRED WATER TANK CAPACITY			
FOR DOMESTIC USE (COMMERCIAL)			
GROSS AREA	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
572.35	10	45	2576
O.H. TANK (60% OF U.G. TANK)			
		U.G. TANK	2576
		O.H. TANK	1545
FOR DOMESTIC USE (RESIDENTIAL)			
TOTAL NO. OF UNIT	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
110	5	135	74250
FOR FLUSHING USE (RESIDENTIAL)			
TOTAL NO. OF UNIT	LITRES/DAY	TOTAL CAPACITY (IN LITRES)	
110	270	29700	
FOR ADDITIONAL FLUSHING USE OF ADDITIONAL TOILET (RESIDENTIAL)			
TOTAL NO. OF ADDITIONAL TOILET	LITRES/DAY	TOTAL CAPACITY (IN LITRES)	
113	180	20340	
TOTAL REQUIRED WATER FOR RESIDENTIAL			
		U.G. TANK	124290
		O.H. TANK	124290
		O.H. TANK (60% OF U.G. TANK)	74574
FOR FIRE FIGHTING (AS PER NBC)			
		U.G. TANK	350000
		O.H. TANK	25000
PROPOSED WATER TANK CAPACITY			
DETAILS OF TANK	U.G. TANK	O.H. TANK	
COMMERCIAL USE	29640	12238	
RESIDENTIAL USE	150788	84650	
FIRE FIGHTING USE	350489	25525	
TOTAL WATER CAPACITY (IN LITRES)	530897	122413	
GROSS TOTAL WATER CAPACITY (IN LITRES)			653310



AREA CALCULATION STATEMENT FOR ENTRANCE LOBBY & STAIRCASE ON GROUND FLOOR			
A OVERALL DIMENSION:			
7.750	X	12.65	X 1 = 98.038 SQ.M.
TOTAL = 98.038 SQ.M.			
B DEDUCTIONS:			
01	2.137	X	0.230 X 1 = 0.492 SQ.M.
02	0.450	X	0.800 X 2 = 0.720 SQ.M.
03	2.445	X	2.330 X 1 = 5.697 SQ.M.
04	4.300	X	6.090 X 1 = 26.187 SQ.M.
05	0.900	X	8.190 X 1 = 7.371 SQ.M.
TOTAL DEDUCTIONS = 40.466 SQ.M.			
NET B.U.A. CONSUMED ON GROUND FLOOR (ENTRANCE LOBBY) = 57.57 SQ.M.			

GROUND FLOOR PLAN			
SCALE = 1:100			
NOTE: ARTIFICIAL LIGHT & VENTILATION SHALL BE PROVIDED AS PER N.B.C. OR ANY MODIFICATIONS THEREOF.			
TOTAL CAR = 110 NO. (SMALL - 2 NO. & LARGE = 105 NO.)			
TOTAL SCOOTER = 0 NO.			

AREA CALCULATION STATEMENT FOR COMMON TOILET ON GROUND FLOOR			
A OVERALL DIMENSION:			
1	1.350	X	4.46 X 1 = 6.021 SQ.M.
TOTAL = 6.021 SQ.M.			
B NO DEDUCTIONS			
NET B.U.A. CONSUMED FOR COMMON TOILET ON GROUND FLOOR = 6.021 SQ.M.			

CARPET AREA STATEMENT (COMMERCIAL)						
Building No.	Floor No.	Shop No.	Rera Carpet Area of Apartment	No's.	Total Carpet Area	
(1)	(2)	(3)	(4)	(5)	(6)	
		SHOP-01	51.286 SQ.M.	1	51.29 SQ.M.	
		SHOP-02	36.483 SQ.M.	1	36.48 SQ.M.	
		SHOP-03	23.181 SQ.M.	1	23.18 SQ.M.	
		SHOP-04	36.639 SQ.M.	1	36.64 SQ.M.	
		SHOP-05	37.964 SQ.M.	1	37.96 SQ.M.	
		SHOP-06	27.324 SQ.M.	1	27.32 SQ.M.	
		SHOP-07	36.601 SQ.M.	1	36.60 SQ.M.	
		SHOP-08	62.610 SQ.M.	1	62.61 SQ.M.	
		SHOP-09	23.375 SQ.M.	1	23.38 SQ.M.	
		SHOP-10	18.402 SQ.M.	1	18.40 SQ.M.	
		SHOP-11	29.020 SQ.M.	1	29.02 SQ.M.	
		SHOP-12	36.766 SQ.M.	1	36.77 SQ.M.	
		SHOP-13	27.453 SQ.M.	1	27.45 SQ.M.	
		SHOP-14	43.641 SQ.M.	1	43.64 SQ.M.	
		SHOP-15	48.105 SQ.M.	1	48.11 SQ.M.	
TOTAL					15	538.85 SQ.M.

CARPET AREA STATEMENT (RESIDENTIAL)						
Building No.	Floor No.	Flat No.	Rera Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat	TOTAL AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)
		101-1501	51.80	---	---	51.80 SQ.M.
		102-1502	48.89	---	---	48.89 SQ.M.
		103-1503	53.42	---	---	53.42 SQ.M.
		104-1504	53.63	---	---	53.63 SQ.M.
		105-1505	32.28	---	---	32.28 SQ.M.
		106-1506	31.72	---	---	31.72 SQ.M.
		1601-1801	51.80	---	---	51.80 SQ.M.
		1602-1802	48.89	---	---	48.89 SQ.M.
		1603-1803	53.42	---	---	53.42 SQ.M.
		1604-1804	53.80	---	---	53.80 SQ.M.
		1606-1806	31.72	---	---	31.72 SQ.M.

LOFT AREA CALCULATION FOR GROUND FLOOR (SHOP)				
SR. NO.	SHOP NO.	CARPET AREA	LOFT REQUIRED PERCENTAGE	PROPOSED LOFT AREA
01	SHOP-1	51.286	50%	25.64 SQ.M.
02	SHOP-2	36.483	33%	12.04 SQ.M.
03	SHOP-3	23.181	33%	7.65 SQ.M.
04	SHOP-4	36.639	50%	18.32 SQ.M.
05	SHOP-5	37.964	33%	12.53 SQ.M.
06	SHOP-6	27.324	33%	9.02 SQ.M.
07	SHOP-7	36.601	33%	12.08 SQ.M.
08	SHOP-8	62.610	50%	31.31 SQ.M.
09	SHOP-9	23.375	33%	7.71 SQ.M.
10	SHOP-10	18.402	33%	6.07 SQ.M.
11	SHOP-11	29.020	33%	9.58 SQ.M.
12	SHOP-12	36.766	50%	18.38 SQ.M.
13	SHOP-13	27.453	33%	9.06 SQ.M.
14	SHOP-14	43.641	33%	14.40 SQ.M.
15	SHOP-15	48.105	50%	24.05 SQ.M.

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. shall not exceed 10 b)	2079.79	317.88
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	2396.64	0.00
3	Total proposed built up area (basic+ premium)	4476.43	317.88
4	Proposed Ancillary Area FSI	2685.86	254.31
5	% of ancillary area FSI	60%	80%
6	Total Proposed Built-up Area (Together shall not exceed 13 d)	7162.29	572.19

SUMMARY OF PROPOSED PLINE AREA AS PER UDCPR				
SR. NO.	FLOOR	PLINE AREA (COMMERCIAL)	PLINE AREA (RESIDENTIAL)	TOTAL
1	GROUND FLOOR	572.19	63.601	635.792 SQ.M.
2	FIRST FLOOR	0.00	377.243	377.243 SQ.M.
3	2ND FLOOR	0.00	377.243	377.243 SQ.M.
4	3RD FLOOR	0.00	377.243	377.243 SQ.M.
5	4TH FLOOR	0.00	377.243	377.243 SQ.M.
6	5TH FLOOR	0.00	377.243	377.243 SQ.M.
7	6TH FLOOR	0.00	377.243	377.243 SQ.M.
8	7TH FLOOR	0.00	377.243	377.243 SQ.M.
9	8TH FLOOR	0.00	377.243	377.243 SQ.M.
10	9TH FLOOR	0.00	377.243	377.243 SQ.M.
11	10TH FLOOR	0.00	377.243	377.243 SQ.M.
12	11TH FLOOR	0.00	377.243	377.243 SQ.M.
13	12TH FLOOR	0.00	377.243	377.243 SQ.M.
14	13TH FLOOR	0.00	377.243	377.243 SQ.M.
15	14TH FLOOR	0.00	377.243	377.243 SQ.M.
16	15TH FLOOR	0.00	377.243	377.243 SQ.M.
17	16TH FLOOR	0.00	343.196	343.196 SQ.M.
18	17TH FLOOR	0.00	343.196	343.196 SQ.M.
19	18TH FLOOR	0.00	343.196	343.196 SQ.M.
20	19TH FLOOR	0.00	343.196	343.196 SQ.M.
21	20TH FLOOR	0.00	67.258	67.258 SQ.M.
22	TOTAL	572.19	7162.29	7734.48 SQ.M.
23	BASIC + PREMIUM FSI	317.88	4476.43	4794.31 SQ.M.
24	BASIC FSI	317.88	2079.79	2397.68 SQ.M.
25	PREMIUM FSI	0.00	2396.64	2396.64 SQ.M.
26	ANCILLARY FSI	254.31	2685.86	2940.17 SQ.M.
TOTAL (24+25+26)		572.19	7162.29	7734.48 SQ.M.

TOTAL NO. OF UNITS, TREES PROPOSED & HEIGHT		
NO. OF UNITS PROPOSED		
1) (a) COMMERCIAL	15 NO.	
(b) RESIDENTIAL	110 NO.	
TREE TO BE PLANTED		
2) (a) TREE TO BE PLANTED AGAINST PLOT AREA (PLOT AREA / 100)	16 NO.	
(b) TREE TO BE PLANTED AGAINST TREES FELLED (NOS. X 5)	0 NO.	
TOTAL NOS. OF TREES TO BE PLANTED (2a + 2b)		16 NO.
PERMISSIBLE HEIGHT AS PER AIRPORT AUTHORITY OF INDIA		
a) PERMISSIBLE AMSL (ABOVE MEAN SEA LEVEL)	148.79 M.	
b) SITE ELEVATION	8.79 M.	
c) PERMISSIBLE AGL (ABOVE GROUND LEVEL)	140.00 M.	
d) PROPOSED BUILDING HEIGHT (UPTO TERRACE LEVEL)	62.50 M.	
e) PROPOSED BUILDING HEIGHT (UPTO TOP LEVEL)	65.60 M.	

TABLE NO. 9B - 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 UNIT	PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA
			CAR	SCOOTER	
1	For every tenement having carpet area 150 sq.m. AND ABOVE	0.00	2.00	1.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	0.00	1.00	1.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	110.00	1.00	2.00	55.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0.00	1.00	2.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.m.	0.00	0.00	2.00	0.00
6	For every 100 sq.m. carpet area or fraction thereof	538.65	2.00	6.00	11.00
PARKING REQUIREMENT (quantum)			Residential	55	110
			Commercial	11	33
5% visitor parking for residential			TOTAL	66	148
With Multiplying Factor on total parking as per Table 9C - 0.8				55	148
PARKING REQUIREMENT			CAR	SCOOTER	
			55	148	
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED					
SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			25	0	
TOTAL REQUIRED PARKING			80	0	
TOTAL PROPOSED PARKING			165	0	

***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 Department/City Survey records

***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

Ar. Mrs. Shaquiat Zeyaul Imam
 (COA Reg. No. - CA2016/75914 & IIA Reg. No. - 25409)

M/s. GIRIRAJ ICON LLP
 (PARTNER - MR. KRISHNA KARSAN PATEL AND OTHERS FIVE)

PROJECT DESCRIPTION :-
 1ST AMENDED APPROVAL FOR PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO. 57, SECTOR-35E, KHARGHAR (12.5%), NAVI MUMBAI.

SHEET NO. 1/8

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18165/TPO(NM & K)/2022/12923
 Dtd. 26 Aug 2024

Signature valid

PROFORMA - I : AREA STATEMENT

SR. NO.	PARTICULAR	AREA (SQ.M.)
Area of Plot (Minimum area of a, b, c to be considered)		
a	As per ownership document (1/2, CTS extract)	1598.45
b	As per measurement sheet	1598.45
c	As per site plan	1598.45
Deductions for		
1	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
2	Any D.P. Reservation area	0.00
Total (a+b)		0.00
3	Balance Area of Plot (1-2)	1598.45
Amenity Space (If Applicable)		
a	Required	0.00
b	Adjustment of 2(b), if any	0.00
c	Balance Proposed	0.00
4	Net Plot Area (3-4 (c))	1598.45
Recreational Open Space (if applicable)		
a	Required -	0.00
b	Proposed -	0.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)	2397.68
b	Permissible commercial area	359.85
c	Proposed commercial area (basic excluding ancillary)	317.88
Addition of FSI on payment of premium		
10	Maximum permissible premium FSI - based on road width / TOD	2397.68
a	Proposed FSI on payment of premium	2396.64
In-situ FSI / TDR loading		
11	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.00
b	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and for(c)],	0.00
c	TDR area	0.00
d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Additional FSI area under Chapter No. 7	0.00
Total entitlement of FSI in the proposal		
a	[9(a) + 10(b) + 11(d)] or 12 whichever is applicable.	4794.31
b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	2940.17
c	Proposed Ancillary Area FSI	2940.17
d	Total entitlement (a+b)	7734.48
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, read with Note 3 of 10.10.1	4.84
Total Built-up Area in proposal (excluding area at Sr.No.17 b)		
a	Existing Built-up Area	Residential 0.00
		Commercial 0.00
b	Proposed Built-up Area (as per 'P-line')	Residential 7162.29
		Commercial 572.19
c	Total (a+b) (shall not be more than 13(d))	7734.48
16	F.S.I. Consumed (15(13)) (should not be more than serial No.14 above.)	1.0000
Area for Inclusive Housing, if any		
a	Required (20% of Sr.No.5)	0.00
b	Proposed	0.00

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.

NAME, ADDRESS & SIGN OF OWNER
 M/s. GIRIRAJ ICON LLP
 (PARTNER - MR. KRISHNA KARSAN PATEL AND OTHERS FIVE).

NAME, ADDRESS & SIGN OF ARCHITECT
 Ar. Mrs. Shaquiat Zeyaul Imam (COA Reg. No. - CA2016/75914 & IIA Reg. No. - 25409)

PLOT NO. 57, SECTOR-35E, KHARGHAR, NAVI MUMBAI-410210.

DATE 07/08/2024 SCALE 1:100 DRAWN BY PRATIKSHA CHECKED BY ZEYAU

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

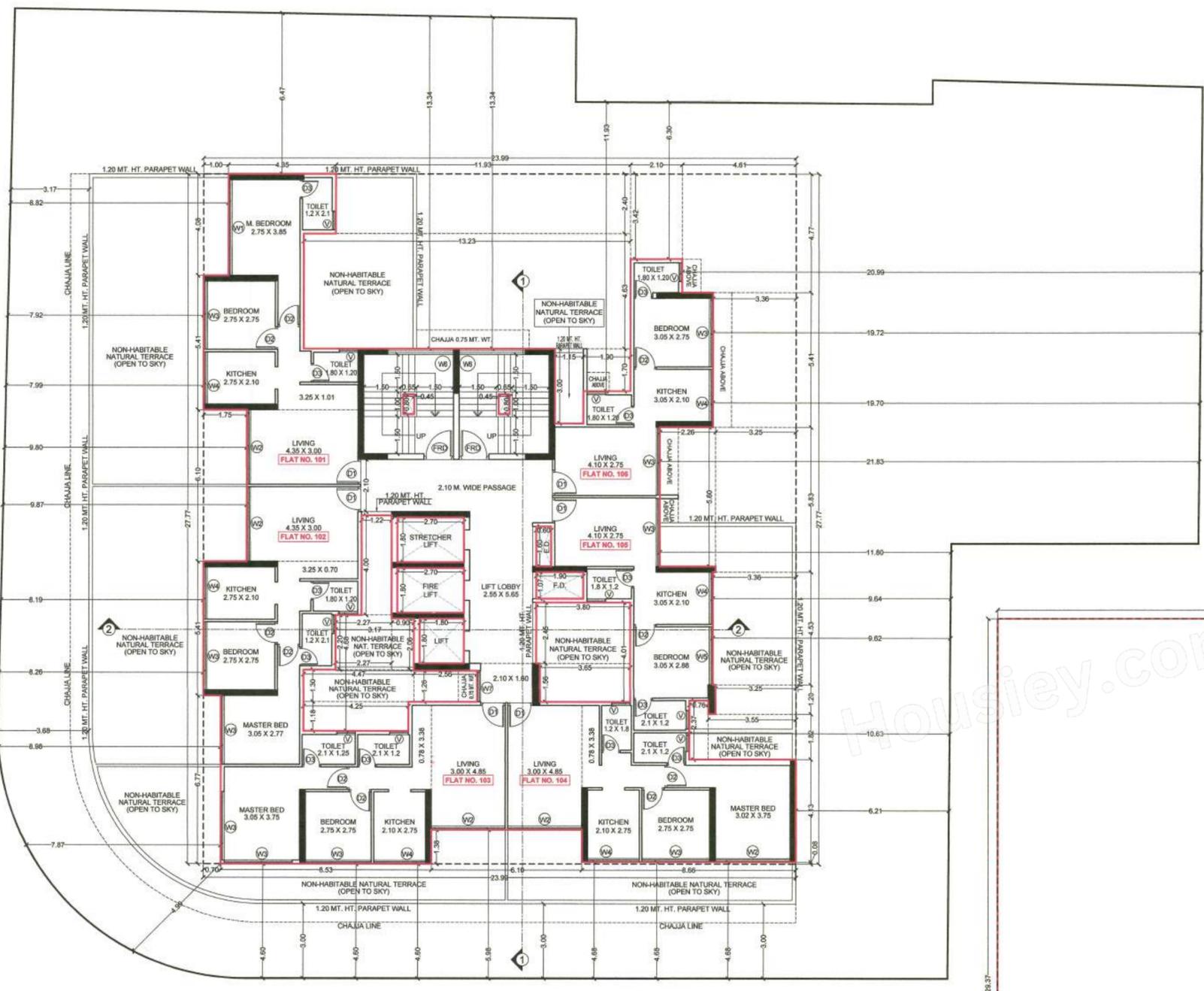
No. CIDCO/BP-18165/TPO(NM & K)/2022/12928
 Dtd. 26 Aug 2024



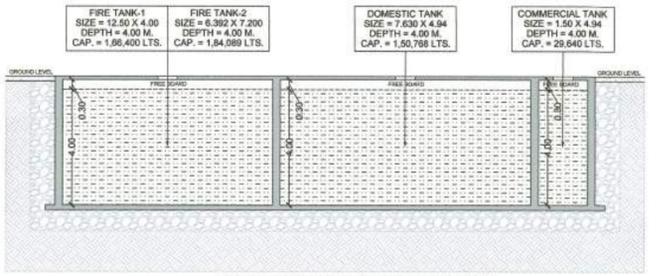
AREA CALCULATION STATEMENT FOR GROUND FLOOR (COMMERCIAL)

A OVERALL DIMENSION:				
28.623	X	29.370	X	1 = 840.658 SQ.M.
TOTAL				= 840.658 SQ.M.
B DEDUCTIONS:				
01	15.373	X	7.260	X 1 = 111.608 SQ.M.
02	17.510	X	4.000	X 1 = 70.040 SQ.M.
03	1.855	X	2.330	X 1 = 4.322 SQ.M.
04	2.550	X	2.560	X 1 = 6.528 SQ.M.
05	3.950	X	4.520	X 1 = 17.854 SQ.M.
06	6.710	X	2.760	X 1 = 18.520 SQ.M.
07	2.700	X	1.800	X 2 = 9.720 SQ.M.
08	2.780	X	5.860	X 1 = 16.291 SQ.M.
09	1.800	X	1.800	X 1 = 3.240 SQ.M.
10	ACCORDING TO POLYLINE			= 10.344 SQ.M.
TOTAL DEDUCTIONS				= 268.467 SQ.M.
NET B.U.A. CONSUMED ON GROUND FLOOR (COMMERCIAL)				= 572.191 SQ.M.
TOTAL NO. OF COMMERCIAL UNITS ON GROUND FLOOR				= 15 NO.

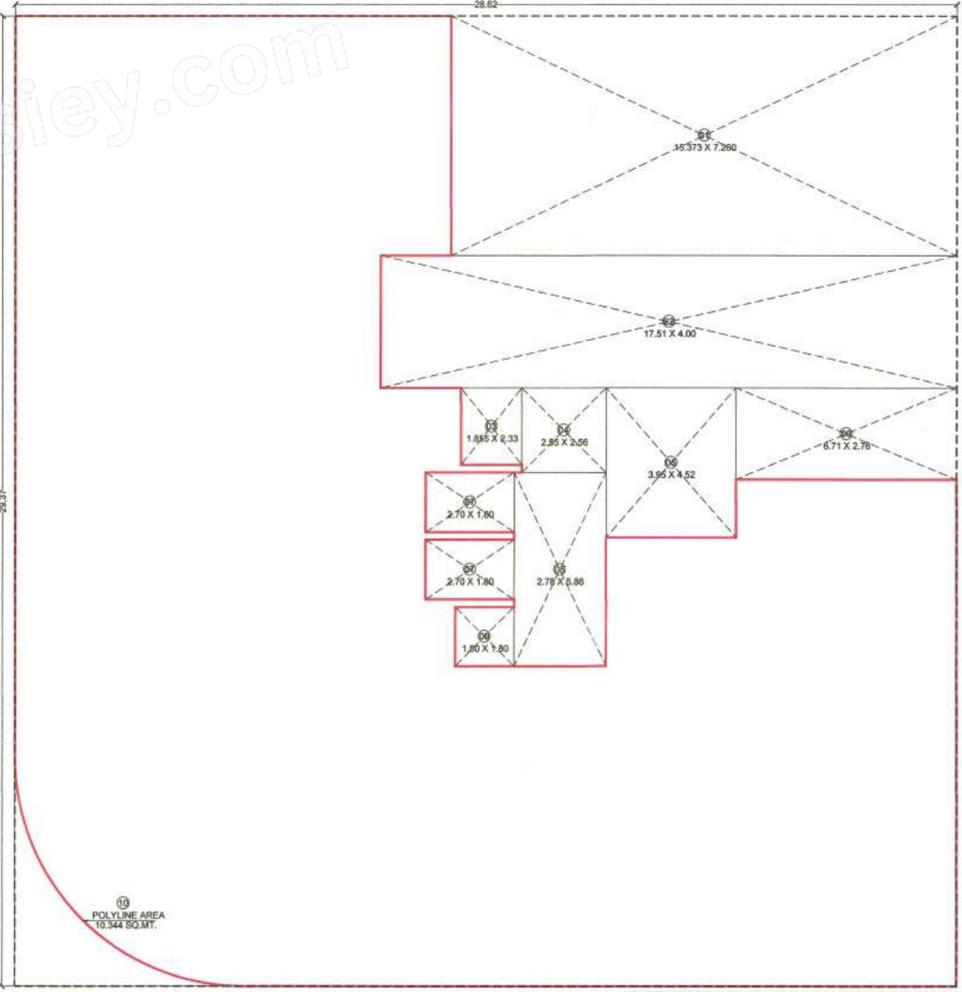
15.00 MT. WIDE ROAD



FIRST FLOOR PLAN
 SCALE = 1:100



SECTION THROUGH (U.G. WATER TANK)



AREA CALCULATION DIAGRAM BOX FOR GROUND FLOOR (COMMERCIAL)

VENTILATION AREA STATEMENT (FLAT NO. 101)

ROOM	AREA* IN SQ. MTS.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	16.593	1.659	6.54 (W2)
BEDROOM	7.562	0.756	5.995 (W3)
KITCHEN	5.775	0.578	4.578 (W4)
TOILET	2.16	0.216	0.675 (V)
M.BEDROOM	12.549	1.255	8.393 (W1)
ATT. TOILET	2.52	0.252	0.675 (V)

NOTE:- * The largest possible area of respective rooms are considered.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN MTR.	DESCRIPTION
R.S.	WIDTH X 3.600	ROLLING SHUTTER - SHOP
FRD	1.200 X 2.100	T.W. paneled door
D1	1.000 X 2.100	T.W. paneled door
D2	0.900 X 2.100	T.W. flush door
D3	0.750 X 2.100	MARBLE FRAME DOOR
W1	3.850 X 2.180	ALUMINUM SLIDING WINDOW
W2	3.020 / 3.000 X 2.180	ALUMINUM SLIDING WINDOW
W3	2.750 / 2.770 X 2.180	ALUMINUM SLIDING WINDOW
W4	2.100 X 2.180	ALUMINUM SLIDING WINDOW
W5	2.330 X 2.180	ALUMINUM SLIDING WINDOW
W6	2.675 X 1.200	ALUMINUM SLIDING WINDOW - STAIRCASE
W7	1.260 X 1.200	ALUMINUM SLIDING WINDOW - LOBBY
V	0.750 X 1.680	ALU. DOOR FRAME WITH LOUVERED WINDOW
V1	0.800 X 0.900	ALUMINUM FRAME WITH LOUVERED WINDOW

NAME, ADDRESS & SIGN OF OWNER

M/s. GIRIRAJ ICON LLP
 (PARTNER - MR. KRISHNA KARSAN PATEL AND OTHER FIVE).

NAME, ADDRESS & SIGN OF ARCHITECT

SK ASSOCIATES
 ARCHITECTS | ENGINEERS | INTERIOR DESIGNER
 Office No. 104 & 105, 1st Floor, Parth Magnus,
 Plot No. 22, Sector-4, Sanpada, Navi Mumbai-400705.
 Cell. No. 022-6899 0535 / +91-93225 37368 / +91-98670 79083
 Email - skaarchitects.2016@gmail.com Website - www.esaai.org.in

Ar. Mrs. Shafquat Zeyaul Imam (COA Reg. No. - CA/2016/75914 & IIA Reg. No. - 25409)

DATE	SCALE	DRAWN BY	CHECKED BY
07/08/2024	1:100	PRATIKSHA	ZEYAU

STAMPS OF APPROVAL OF PLANS

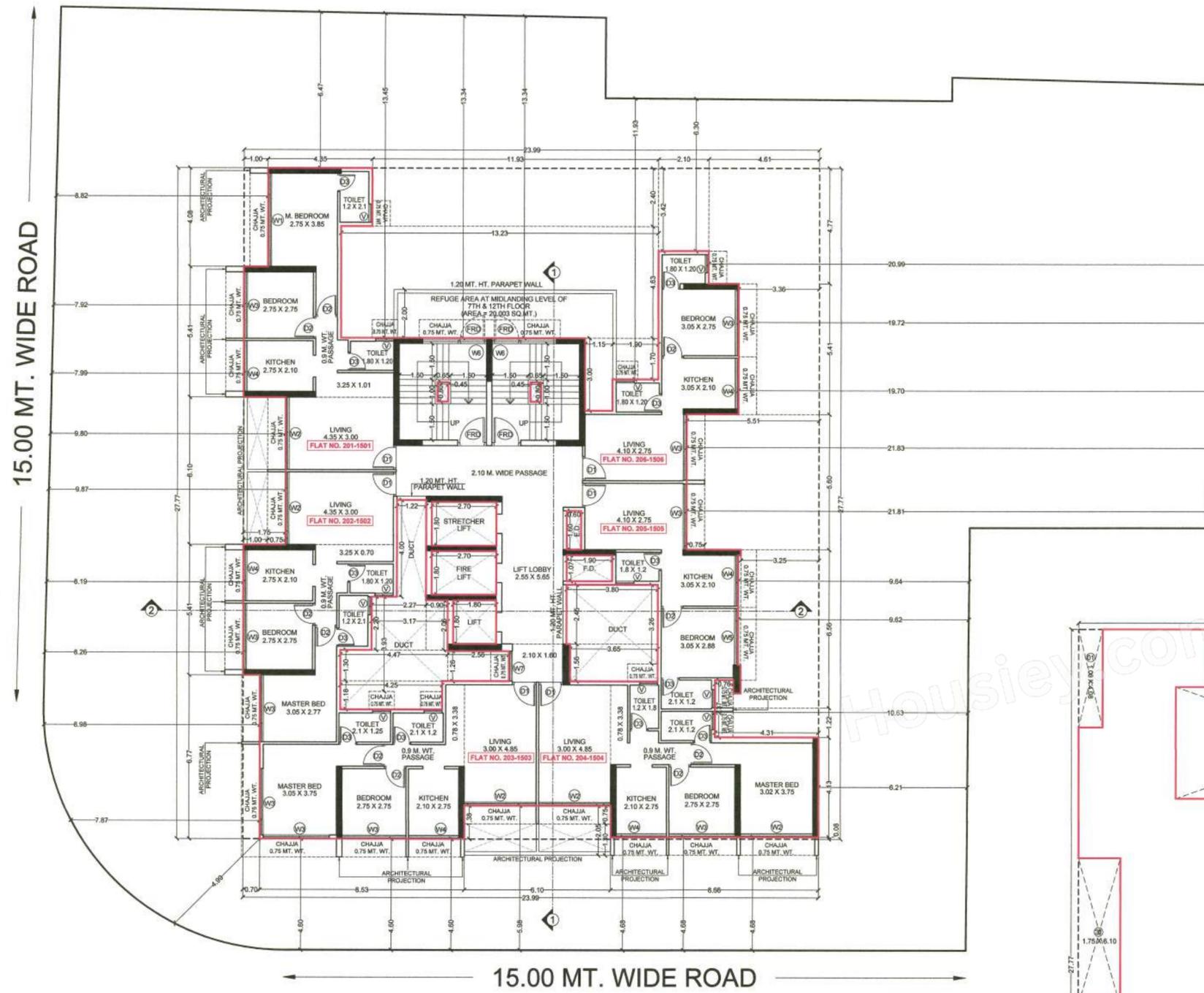
APPROVED SUBJECT TO THE CONDITIONS
 MENTIONED IN This Office Letter

No. CIDCO/BP-18165/TPO(NM & K)/2022/1292
 Dtd. 26 Aug 2024

Signature
 valid

AREA CALCULATION STATEMENT FOR TYPICAL (1ST-15TH) FLOOR (RESIDENTIAL)

A		OVERALL DIMENSION:					
23.990	X	27.77	X	1	=	666.202	SQ.M.
TOTAL						=	666.202
B		DEDUCTIONS:					
01	1.000	X	4.080	X	1	=	4.080
02	11.930	X	2.400	X	1	=	28.632
03	13.230	X	4.630	X	1	=	61.255
04	1.150	X	3.000	X	1	=	3.450
05	1.900	X	1.700	X	1	=	3.230
06	2.100	X	3.420	X	1	=	7.162
07	4.510	X	4.770	X	1	=	21.990
08	3.360	X	5.410	X	1	=	18.178
09	2.260	X	5.600	X	1	=	12.656
10	3.250	X	5.830	X	1	=	18.948
11	3.360	X	4.530	X	1	=	15.221
12	3.250	X	1.200	X	1	=	3.900
13	0.760	X	2.370	X	1	=	1.801
14	3.550	X	1.820	X	1	=	6.461
15	8.660	X	0.080	X	1	=	0.693
16	6.100	X	1.380	X	1	=	8.418
17	3.650	X	1.560	X	1	=	5.694
18	3.800	X	2.450	X	1	=	9.310
19	1.900	X	1.070	X	1	=	2.033
20	0.600	X	1.600	X	1	=	0.960
21	0.450	X	0.800	X	2	=	0.720
22	2.700	X	1.800	X	2	=	9.720
23	1.800	X	1.800	X	1	=	3.240
24	1.220	X	4.000	X	1	=	4.880
25	2.270	X	2.200	X	1	=	4.994
26	0.900	X	2.060	X	1	=	1.854
27	4.470	X	1.300	X	1	=	5.811
28	2.560	X	1.260	X	1	=	3.226
29	4.250	X	1.180	X	1	=	5.015
30	0.700	X	6.770	X	1	=	4.739
31	1.750	X	6.100	X	1	=	10.675
TOTAL DEDUCTIONS						=	288.959
NET B.U.A. CONSUMED ON EACH FLOOR (RESIDENTIAL)						=	377.243
TOTAL B.U.A. CONSUMED ON TYPICAL (1ST-15TH) FLOOR (RESIDENTIAL)						=	5658.650
TOTAL NO. OF RESIDENTIAL UNITS ON EACH FLOOR						=	6
TOTAL NO. OF RESIDENTIAL UNITS ON TYPICAL (1ST-15TH) FLOOR (RESIDENTIAL)						=	90



TYPICAL (2ND-15TH) FLOOR PLAN
 SCALE = 1:100

REFUGE AREA CALCULATION

PROPOSED REFUGE AREA ON MIDLANDING OF 7TH FLOOR

MINIMUM REQUIRED REFUGE AREA AS PER UDCPR

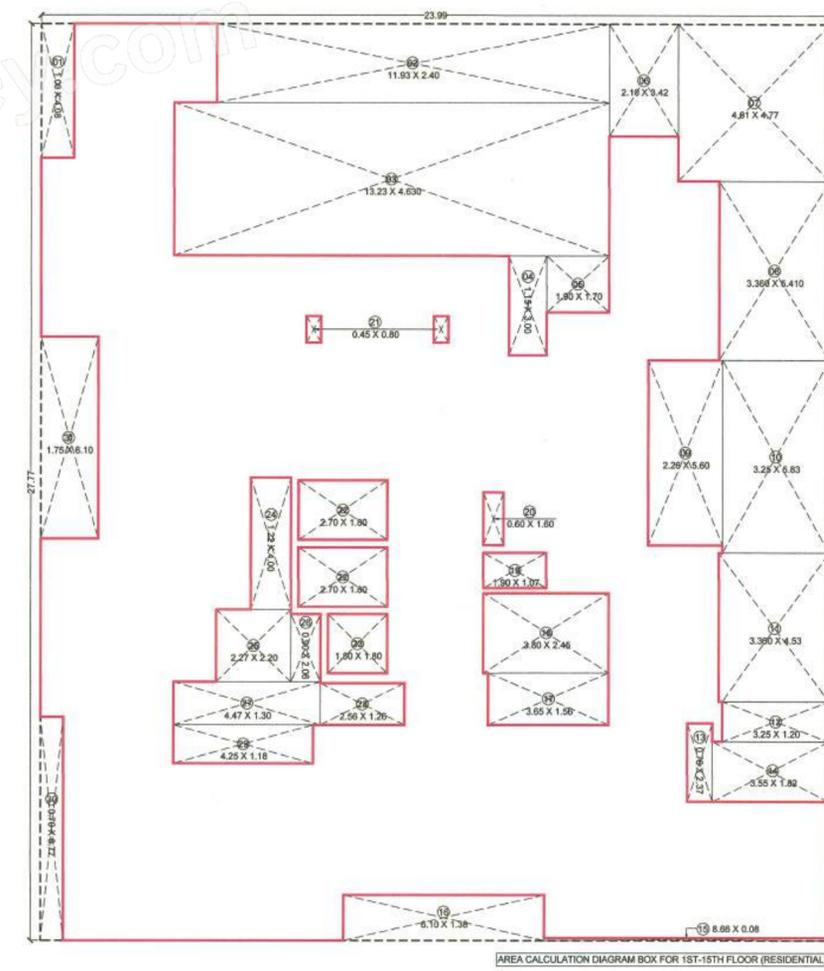
MIN. REFUGE AREA REQUIRED FOR BUILDING MORE THAN 24 M HEIGHT	15.00	SQ.MT.	(A)
OPTION-01 (CALCULATION AS PER NO. OF FLATS)			
TOTAL PROPOSED UNIT 7TH & 8TH FLOOR = 12 NOS.	-	-	-
REQUIRED REFUGE AREA AT 7TH & 8TH FLOOR = (12 X 0.3 X 5 PERSON)	18	SQ.MT.	(B)
OPTION-02 (CALCULATION AS PER OCCUPANT LOAD)			
TOTAL PROPOSED NET BUILT-UP AREA FROM 7TH & 8TH FLOOR	755.70	SQ.MT.	-
REFUGE AREA REQUIRED AT 7TH & 8TH = (755.700 / 12.5 X 0.3)	18.14	SQ.MT.	(C)
REQUIRED REFUGE AREA	18.14	SQ.MT.	(D)
ADD WHEEL CHAIR AREA	1.20	SQ.MT.	(E)
TOTAL REFUGE AREA	19.34	SQ.MT.	(F)
PROPOSED REFUGE AREA ON MIDLANDING OF 7TH FLOOR	20.00	SQ.MT.	(G)

REFUGE AREA CALCULATION

PROPOSED REFUGE AREA ON MIDLANDING OF 12TH FLOOR

MINIMUM REQUIRED REFUGE AREA AS PER UDCPR

MIN. REFUGE AREA REQUIRED FOR BUILDING MORE THAN 24 M HEIGHT	15.00	SQ.MT.	(A)
OPTION-01 (CALCULATION AS PER NO. OF FLATS)			
TOTAL PROPOSED UNIT 12TH & 13TH FLOOR = 12 NOS.	-	-	-
REQUIRED REFUGE AREA AT 12TH & 13TH FLOOR = (12 X 0.3 X 5 PERSON)	18	SQ.MT.	(B)
OPTION-02 (CALCULATION AS PER OCCUPANT LOAD)			
TOTAL PROPOSED NET BUILT-UP AREA FROM 12TH & 13TH FLOOR	755.70	SQ.MT.	-
REFUGE AREA REQUIRED AT 12TH & 13TH = (755.700 / 12.5 X 0.3)	18.14	SQ.MT.	(C)
REQUIRED REFUGE AREA	18.14	SQ.MT.	(D)
ADD WHEEL CHAIR AREA	1.20	SQ.MT.	(E)
TOTAL REFUGE AREA	19.34	SQ.MT.	(F)
PROPOSED REFUGE AREA ON MIDLANDING OF 12TH FLOOR	20.00	SQ.MT.	(G)



AREA CALCULATION DIAGRAM BOX FOR 1ST-15TH FLOOR (RESIDENTIAL)

NAME, ADDRESS & SIGN OF OWNER
 M/s. GIRIRAJ ICON LLP
 (PARTNER - MR. KRISHNA KARSAN PATEL AND OTHER FIVE).

PLOT NO. 57, SECTOR-35E, KHARGHAR, NAVI MUMBAI-410210.
 NAME, ADDRESS & SIGN OF ARCHITECT

SK ASSOCIATES
 ARCHITECTS | ENGINEERS | INTERIOR DESIGNER
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 Email :- akaarchitects2016@gmail.com Website :- www.skassociates.org.in

Ar. Mrs. Shafiq Zeyaul Imam (COA Reg. No. - CA/201675914 & IA Reg. No. - 25409)

DATE	SCALE	DRAWN BY	CHECKED BY
07/08/2024	1:100	PRATIKSHA	ZEYAU

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS
 MENTIONED IN This Office Letter

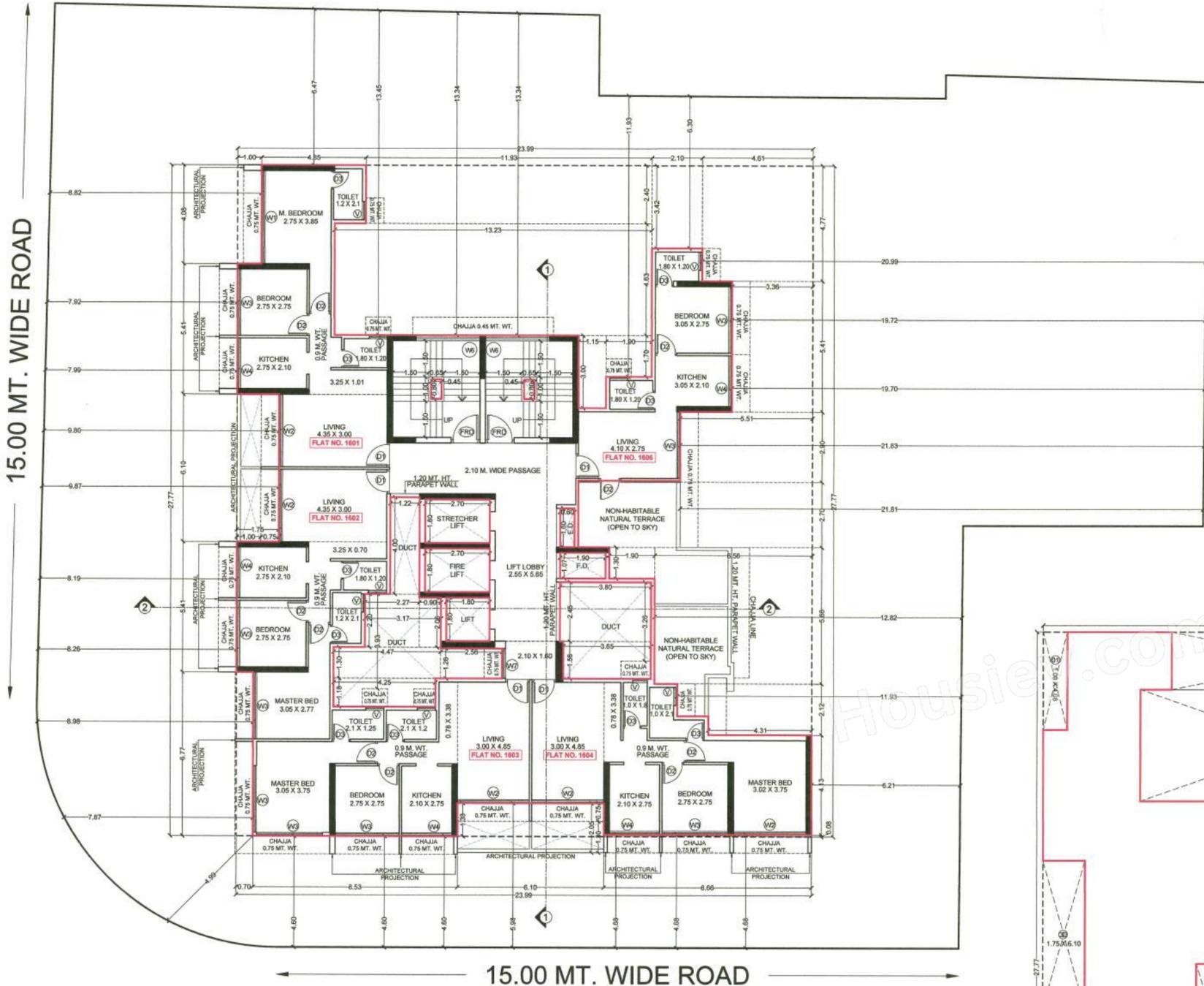
No. CIDCO/BP-18165/TPO(NM & K)/2022/1292
 Dtd. 26 Aug 2024

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AREA CALCULATION STATEMENT FOR
 TYPICAL (16TH TO 19TH) FLOOR (RESIDENTIAL)

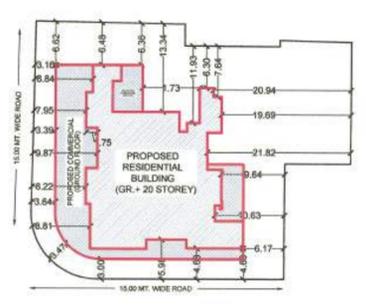
A OVERALL DIMENSION:					
23.990	X	27.77	X	1	= 666.202 SQ.M.
TOTAL					= 666.202 SQ.M.
B DEDUCTIONS:					
01	1.000	X	4.080	X	1 = 4.080 SQ.M.
02	11.830	X	2.400	X	1 = 28.632 SQ.M.
03	13.230	X	4.630	X	1 = 61.255 SQ.M.
04	1.150	X	3.000	X	1 = 3.450 SQ.M.
05	1.900	X	1.700	X	1 = 3.230 SQ.M.
06	2.100	X	3.420	X	1 = 7.182 SQ.M.
07	4.610	X	4.770	X	1 = 21.990 SQ.M.
08	3.360	X	5.410	X	1 = 18.178 SQ.M.
09	5.510	X	2.850	X	1 = 15.704 SQ.M.
10	9.760	X	2.750	X	1 = 26.840 SQ.M.
11	1.900	X	1.300	X	1 = 2.470 SQ.M.
12	6.960	X	5.660	X	1 = 37.130 SQ.M.
13	4.310	X	2.120	X	1 = 9.137 SQ.M.
13A	1.300	X	1.350	X	1 = 1.755 SQ.M.
14	8.660	X	0.080	X	1 = 0.693 SQ.M.
15	6.100	X	1.380	X	1 = 8.418 SQ.M.
16	3.650	X	1.560	X	1 = 5.694 SQ.M.
17	3.800	X	2.450	X	1 = 9.310 SQ.M.
18	1.900	X	1.070	X	1 = 2.033 SQ.M.
19	0.600	X	1.600	X	1 = 0.960 SQ.M.
20	0.450	X	0.800	X	2 = 0.720 SQ.M.
21	2.700	X	1.800	X	2 = 9.720 SQ.M.
22	1.800	X	1.800	X	1 = 3.240 SQ.M.
23	1.220	X	4.000	X	1 = 4.880 SQ.M.
24	2.270	X	2.200	X	1 = 4.994 SQ.M.
25	0.900	X	2.060	X	1 = 1.854 SQ.M.
26	4.470	X	1.300	X	1 = 5.811 SQ.M.
27	2.560	X	1.260	X	1 = 3.226 SQ.M.
28	4.250	X	1.180	X	1 = 5.015 SQ.M.
29	0.700	X	6.770	X	1 = 4.739 SQ.M.
30	1.750	X	6.100	X	1 = 10.675 SQ.M.
TOTAL DEDUCTIONS					= 323.006 SQ.M.
NET B.U.A. CONSUMED ON EACH FLOOR (RESIDENTIAL)					= 343.196 SQ.M.
TOTAL B.U.A. CONSUMED ON TYPICAL (16TH TO 19TH) FLOOR (RESIDENTIAL)					= 1372.785 SQ.M.
TOTAL NO. OF RESIDENTIAL UNITS ON EACH FLOOR					= 5 NO.
TOTAL NO. OF RESIDENTIAL UNITS ON TYPICAL (16TH TO 19TH) FLOOR (RESIDENTIAL)					= 20 NO.

15.00 MT. WIDE ROAD

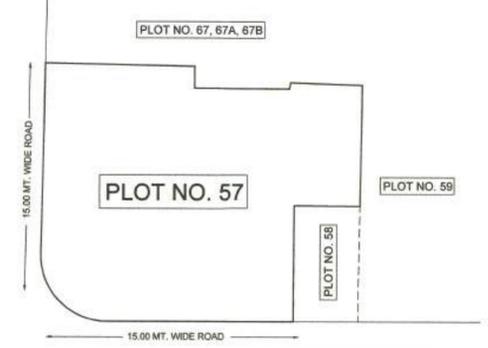


15.00 MT. WIDE ROAD

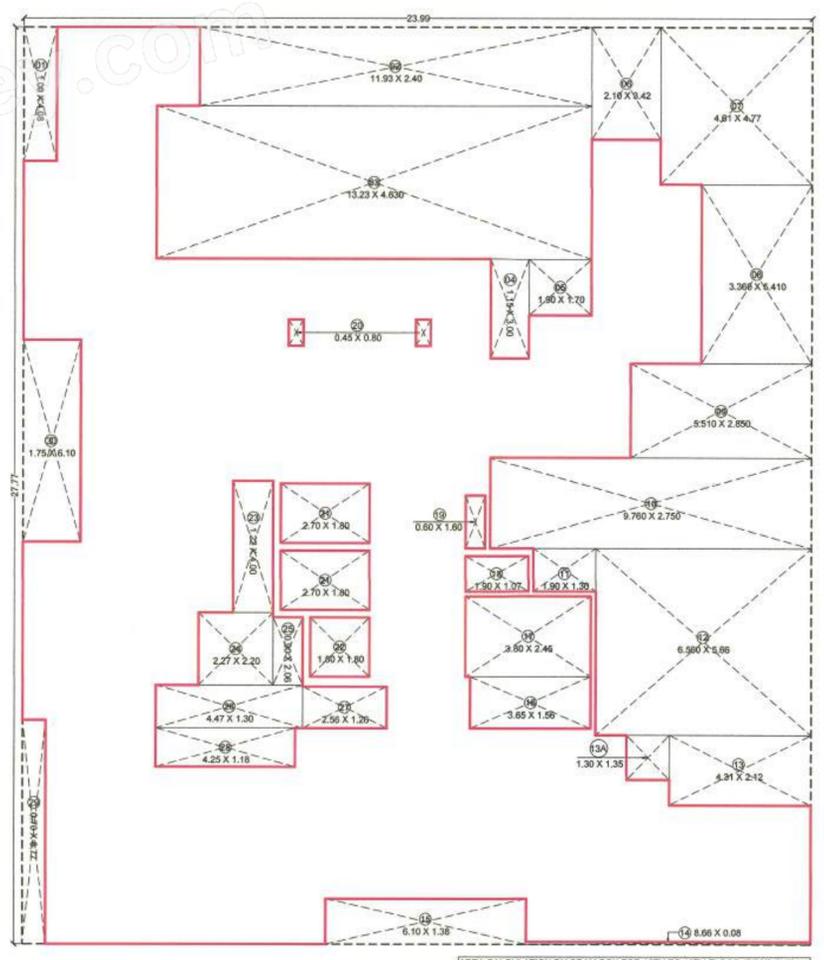
16TH FLOOR PLAN
 SCALE = 1:100



BLOCK PLAN
 SCALE = 1:500



LOCATION PLAN
 SCALE = N.T.S.



AREA CALCULATION DIAGRAM BOX FOR 16TH TO 19TH FLOOR (RESIDENTIAL)

NAME, ADDRESS & SIGN OF OWNER
 M/s. GIRIRAJ ICON LLP
 (PARTNER - MR. KRISHNA KARSAN PATEL AND OTHER FIVE).

PLOT NO. 57, SECTOR-35E, KHARGHAR, NAVI MUMBAI-410210.
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Ar. Mrs. Shafrat Zeyaul Imam (COA Reg. No. - CA/2018/75914 & IIA Reg. No. - 25408)

DATE	SCALE	DRAWN BY	CHECKED BY
07/08/2024	1:100	PRATIKSHA	ZEYAU

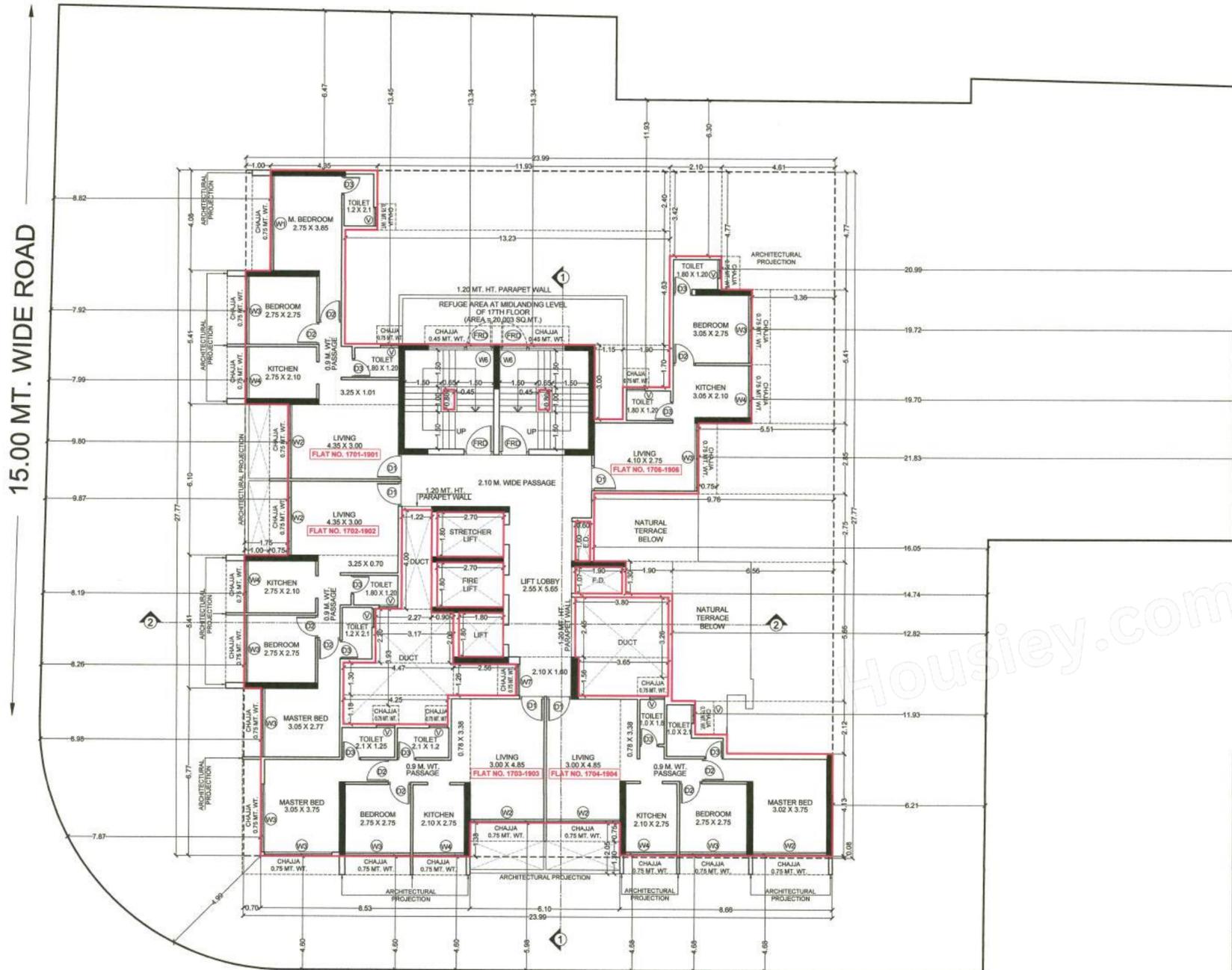
STAMPS OF APPROVAL OF PLANS

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 Dtd. 26 Aug 2024

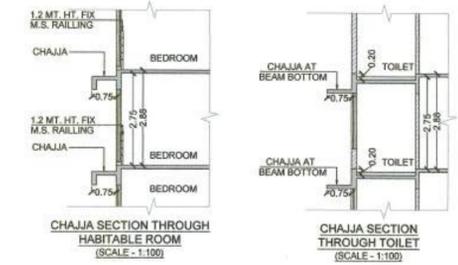
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15.00 MT. WIDE ROAD



15.00 MT. WIDE ROAD

17TH TO 19TH FLOOR PLAN
 SCALE = 1:100



REFUGE AREA CALCULATION			
PROPOSED REFUGE AREA ON MIDLANDING OF 17TH FLOOR			
MINIMUM REQUIRED REFUGE AREA AS PER UDPCR			
MIN. REFUGE AREA REQUIRED FOR BUILDING MORE THAN 24 M HEIGHT	15.00	SQ.MT.	(A)
OPTION-01 (CALCULATION AS PER NO. OF FLATS)			
TOTAL PROPOSED UNIT 17TH & 18TH FLOOR = 10 NOS.	-	-	-
REQUIRED REFUGE AREA AT 17TH & 18TH FLOOR = (10 X 0.3 X 5 PERSON)	15	SQ.MT.	(B)
OPTION-02 (CALCULATION AS PER OCCUPANT LOAD)			
TOTAL PROPOSED NET BUILT-UP AREA FROM 17TH & 18TH FLOOR	687.78	SQ.MT.	
REFUGE AREA REQUIRED AT 17TH & 18TH = (687.78 / 12.5 X 0.3)	16.50	SQ.MT.	(C)
REQUIRED REFUGE AREA	16.50	SQ.MT.	(D)
ADD WHEEL CHAIR AREA	1.20	SQ.MT.	(E)
TOTAL REFUGE AREA	17.70	SQ.MT.	(F)
PROPOSED REFUGE AREA ON MIDLANDING OF 17TH FLOOR	20.00	SQ.MT.	(G)

NAME, ADDRESS & SIGN OF OWNER
 M/s. GIRIRAJ ICON LLP
 (PARTNER - MR. KRISHNA KARSAN PATEL AND OTHER FIVE).

NAME, ADDRESS & SIGN OF ARCHITECT



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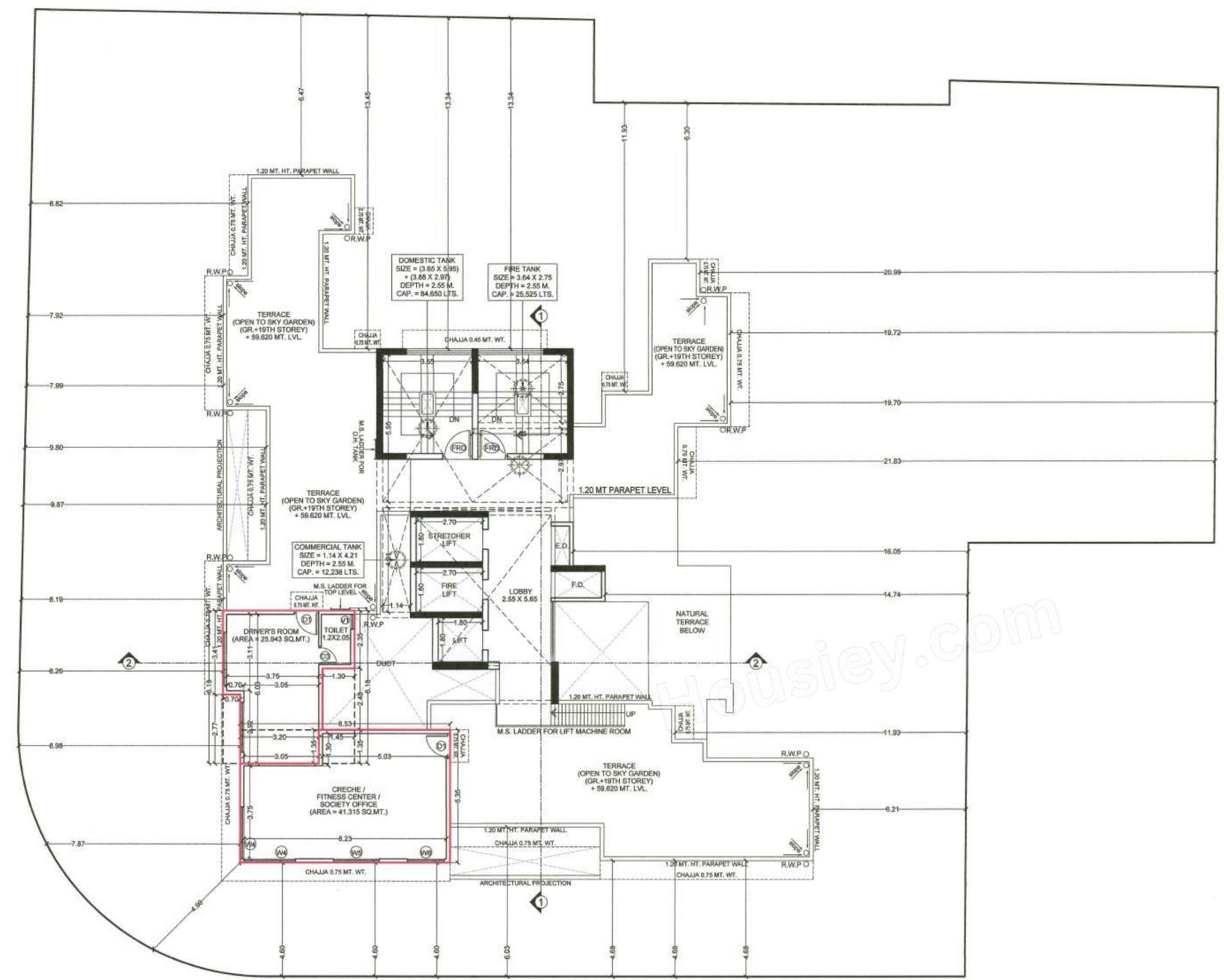
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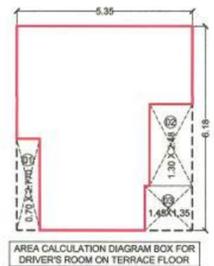
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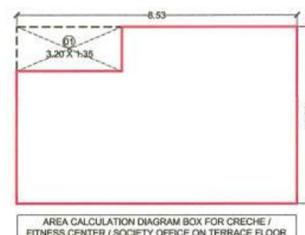


20TH FLOOR PLAN
 SCALE = 1:100



AREA CALCULATION STATEMENT FOR DRIVER'S ROOM ON 20TH FLOOR

A OVERALL DIMENSION:							
5.350	X	6.18	X	1	=	33.063	SQ.M.
						TOTAL	= 33.063 SQ.M.
B DEDUCTIONS:							
01	0.700	X	2.770	X	1	=	1.939 SQ.M.
02	1.300	X	2.480	X	1	=	3.224 SQ.M.
03	1.450	X	1.350	X	1	=	1.958 SQ.M.
						TOTAL DEDUCTIONS	= 7.120 SQ.M.
						NET B.U.A. CONSUMED FOR DRIVER'S ROOM ON TERRACE FLOOR	= 25.943 SQ.M.



AREA CALCULATION STATEMENT FOR CRECHE / FITNESS CENTER / SOCIETY OFFICE ON 20TH FLOOR

A OVERALL DIMENSION:							
8.530	X	5.35	X	1	=	45.636	SQ.M.
						TOTAL	= 45.636 SQ.M.
B DEDUCTIONS:							
01	3.200	X	1.350	X	1	=	4.320 SQ.M.
						TOTAL DEDUCTIONS	= 4.320 SQ.M.
						NET B.U.A. CONSUMED FOR CRECHE / FITNESS CENTER / SOCIETY OFFICE ON TERRACE FLOOR	= 41.315 SQ.M.

NAME, ADDRESS & SIGN OF OWNER
M/s. GIRIRAJ ICON LLP
 (PARTNER - MR. KRISHNA KARSAN PATEL AND OTHER FIVE),

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 NAME, ADDRESS & SIGN OF ARCHITECT



ASSOCIATES
 ARCHITECTS | ENGINEERS | INTERIOR DESIGNER
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Ar. Mrs. Shaquaq Zeyaul Imam (COA Reg. No. - CA/2016/75914 & IIA Reg. No. - 25409)

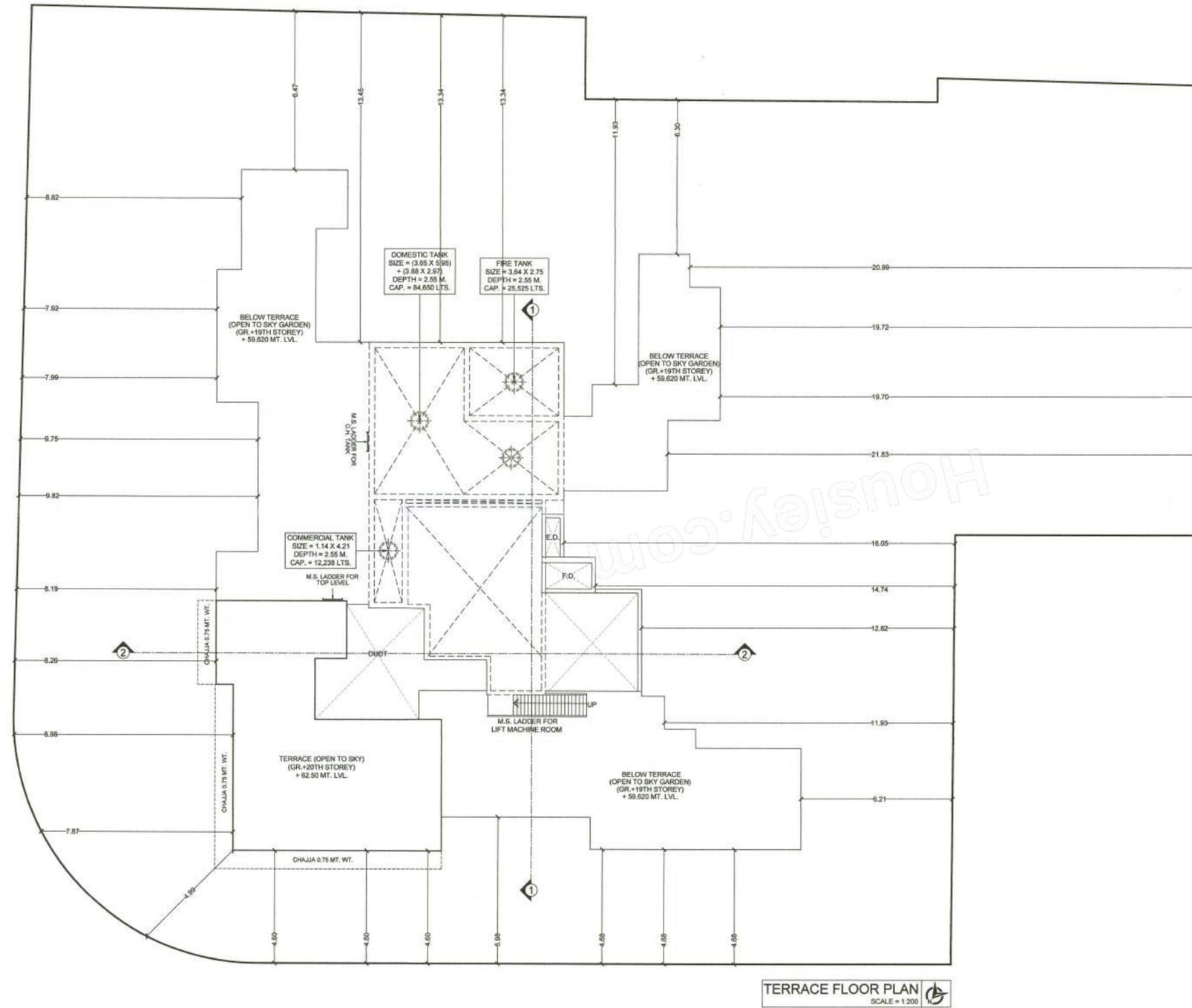
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 Dtd. 26 Aug 2024

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Shafiqat Zeyaul Imam

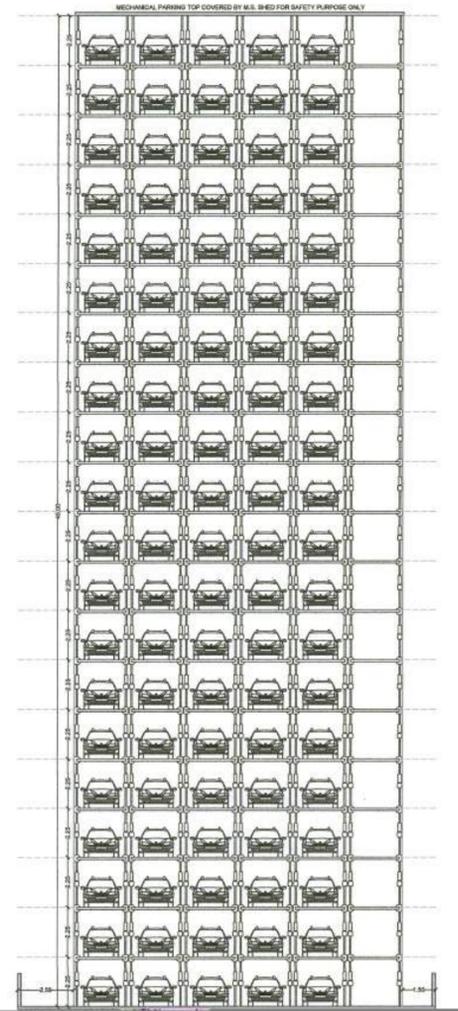
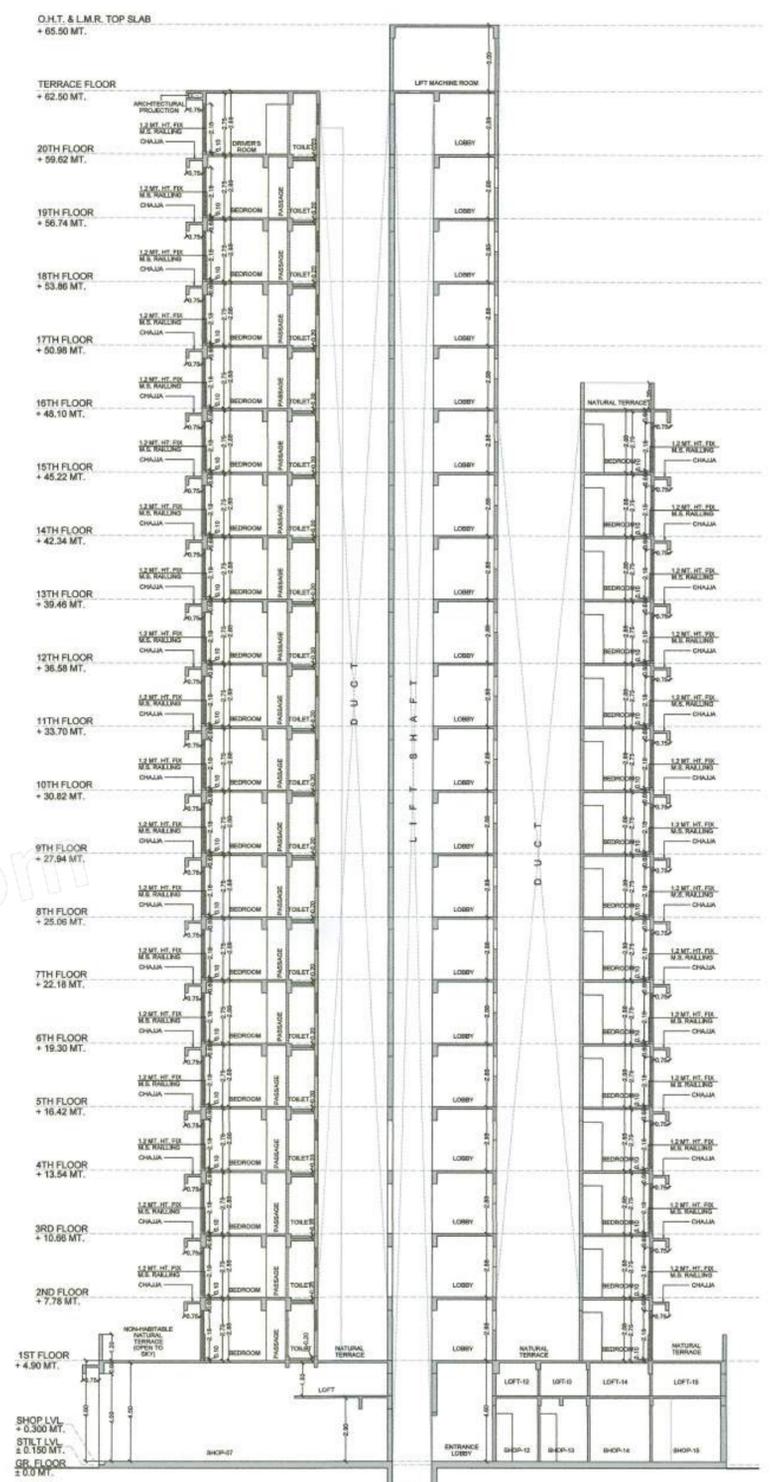
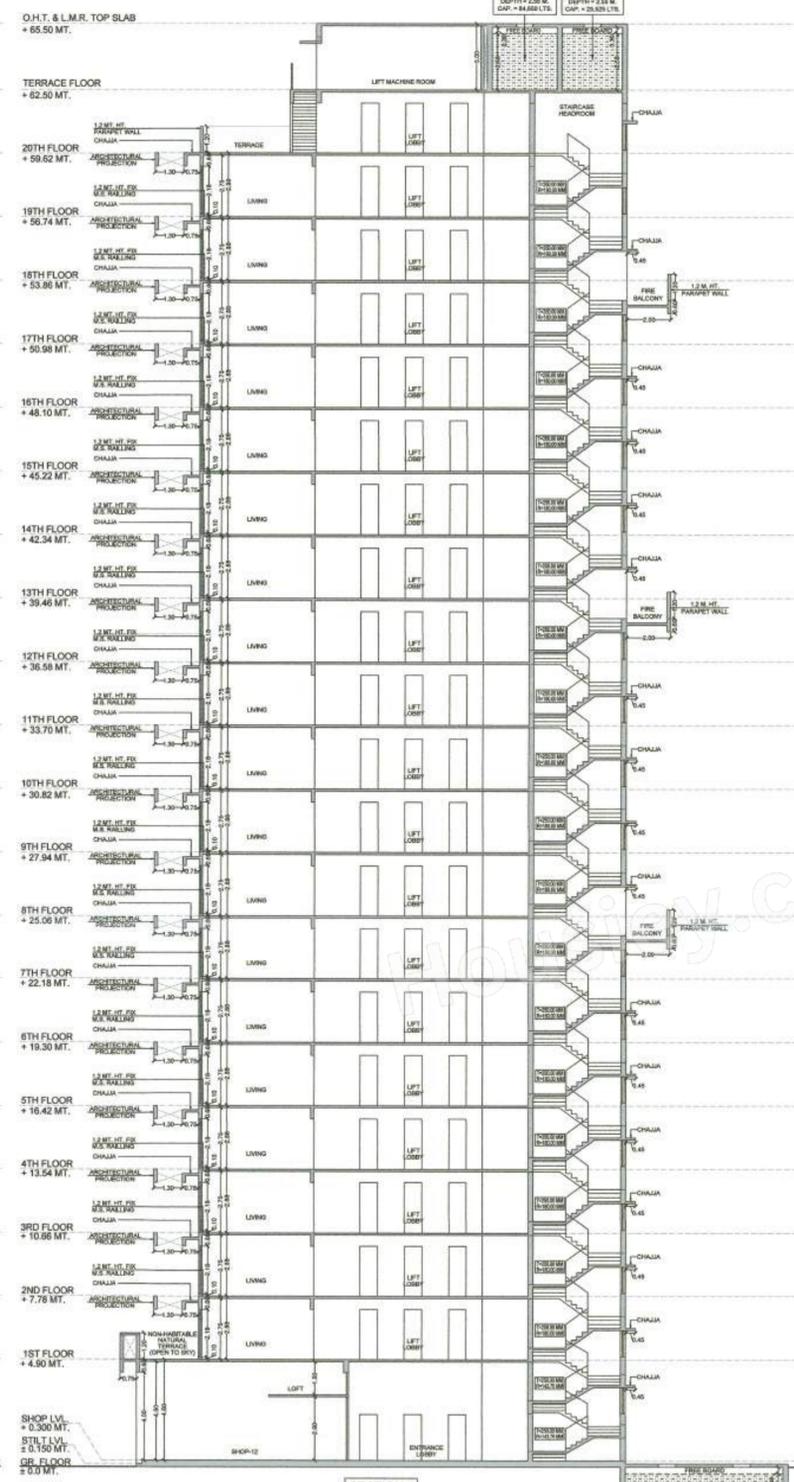
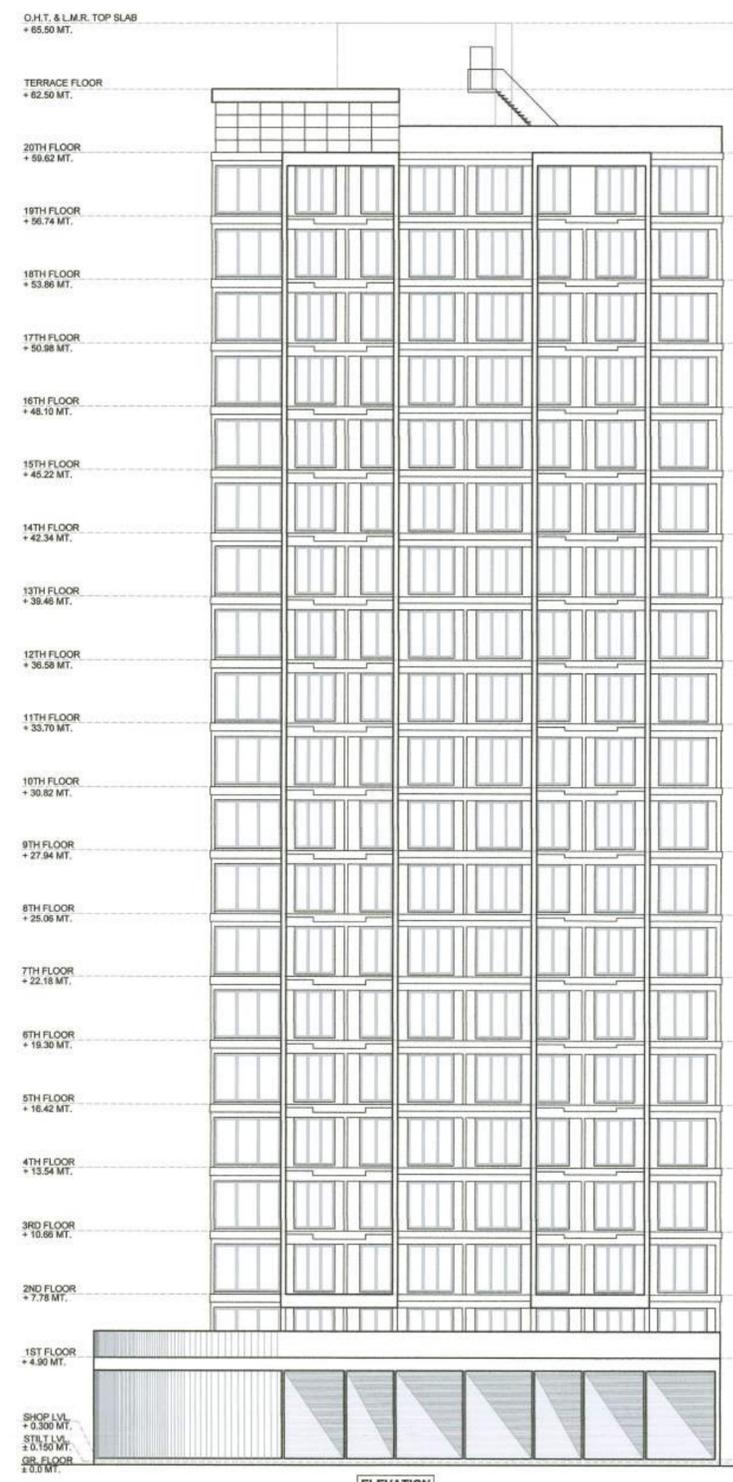
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Signature valid

R.C.C PILLAR

R.C.C. COLUMN

NAME, ADDRESS & SIGN OF OWNER
 Mr. GIRIJA LION LLP

NAME, ADDRESS & SIGN OF ARCHITECT