

SEAL OF APPROVAL

PROJECT INFORMATION

| | |
|---|--------------------|
| CASE TYPE | NEW |
| LOCATION | Non-Congested Area |
| AREA STATEMENT | SQ. M. |
| 1. AREA OF PLOT | 1186.48 |
| (a) As per ownership document (7/12, CTS extract) | 1186.48 |
| (b) As per measurement sheet | 1186.65 |
| (c) As per site | 0.00 |
| 2. DEDUCTIONS FOR | |
| (a) Proposed D.P./D.P. RW Area/Service Road/Highway | 0.00 |
| (b) Any D.P. Reservation area | 0.00 |
| (c) Area not included in proposal | 0.00 |
| (d) Area not in possession | 0.00 |
| (Total a+b+c+d) | 0.00 |
| 3. BALANCE PLOT AREA (1-2) | 1186.48 |
| 4. AMENITY SPACE (if applicable) | |
| (a) Required - | 0.00 |
| (b) Adjustment of 2ib, if any - | 0000.00 |
| (c) Balance Proposed - | 1186.48 |
| 5. NET PLOT AREA (3-4c) | 1186.48 |
| 6. RECREATIONAL OPEN SPACE (if applicable) | |
| (a) Required - | 0.00 |
| (b) Proposed - | 0.00 |
| 7. INTERNAL ROAD AREA | 0.00 |
| 8. PLOTABLE AREA (if applicable) | |
| 9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (51-5.5 Base FSI) | 1779.72 |
| 10. ADDITIONAL FSI ON PAYMENT OF PREMIUM | |
| (a) Maximum permissible premium FSI - based on road width / T.O.D zone | 711.89 |
| (b) Proposed FSI on payment of premium | 711.89 |
| 11. IN-SITU AND TOR LOADING | |
| (a) 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 (c)) | 0000.00 |
| (c) TOR area (Permissible TOR - 1067.83) | 1067.83 |
| (d) Total In-situ TOR loading proposed (11 (a)+(b)+(c)) | 1067.83 |
| 12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7 | 0.00 |
| 13. TOTAL ENTITLEMENT OF FSI | |
| (a) [51-50a-11(i)] or [2] whichever is applicable | 5717.08 |
| (b) Ancillary FSI (upto 60% of 70% with payment of charges) (Res ancillary - 2028.68, Non-Res ancillary - 128.95) | 2157.63 |
| (c) Total entitlement (a+b) | 5717.08 |
| 14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width (Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8) | 5724.65 |
| 15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no. 17) | |
| (a) Existing Built-up Area | 0.00 |
| (b) Proposed Built-up Area (as per 'Plaine') (Residential BUA - 5410.15, Non-Res BUA - 306.918) | 5717.08 |
| (c) Total (a+b) | 5717.08 |
| 16. F.S.I. CONSUMED (15/13) should not be more than serial No. 14 above. | 1.00 |
| 17. AREA FOR INCLUSIVE HOUSING, if any | |
| (a) Required (20% of Sr.No.5) | 0.00 |
| (b) Proposed | 0.00 |

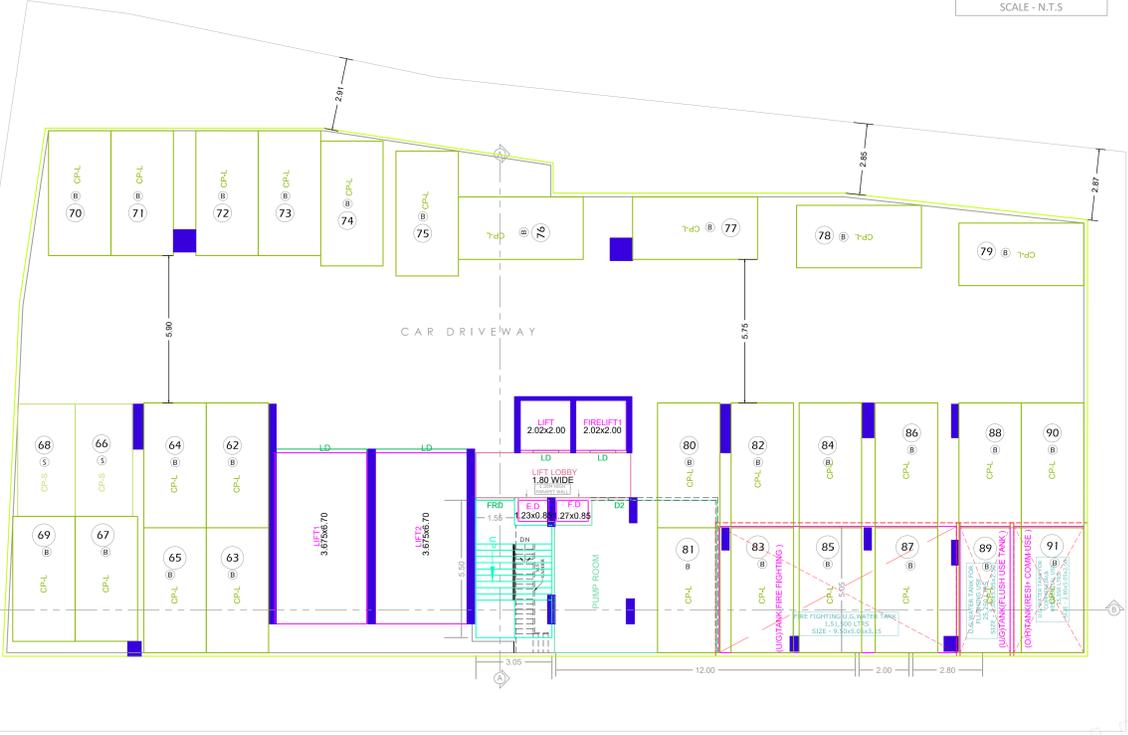
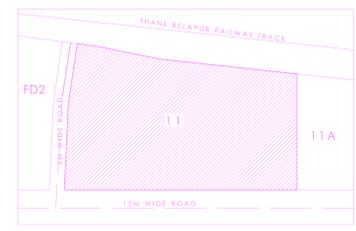
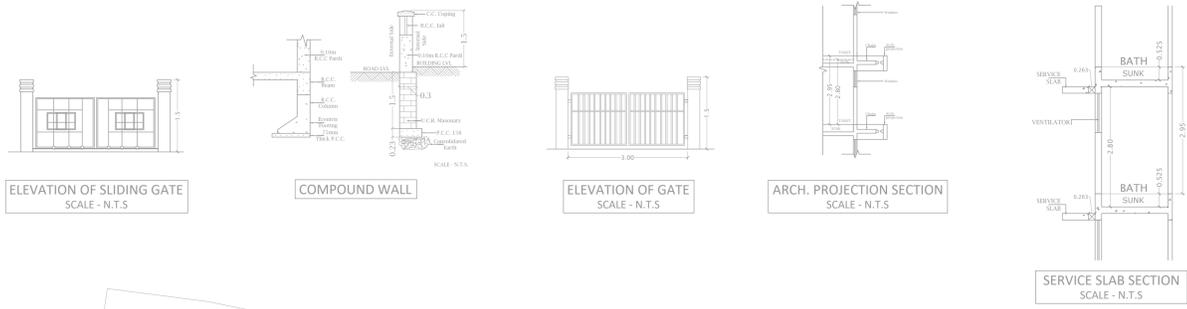
CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on ... and the dimensions of sides etc. of the plot shown 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 etc. as may be necessary.

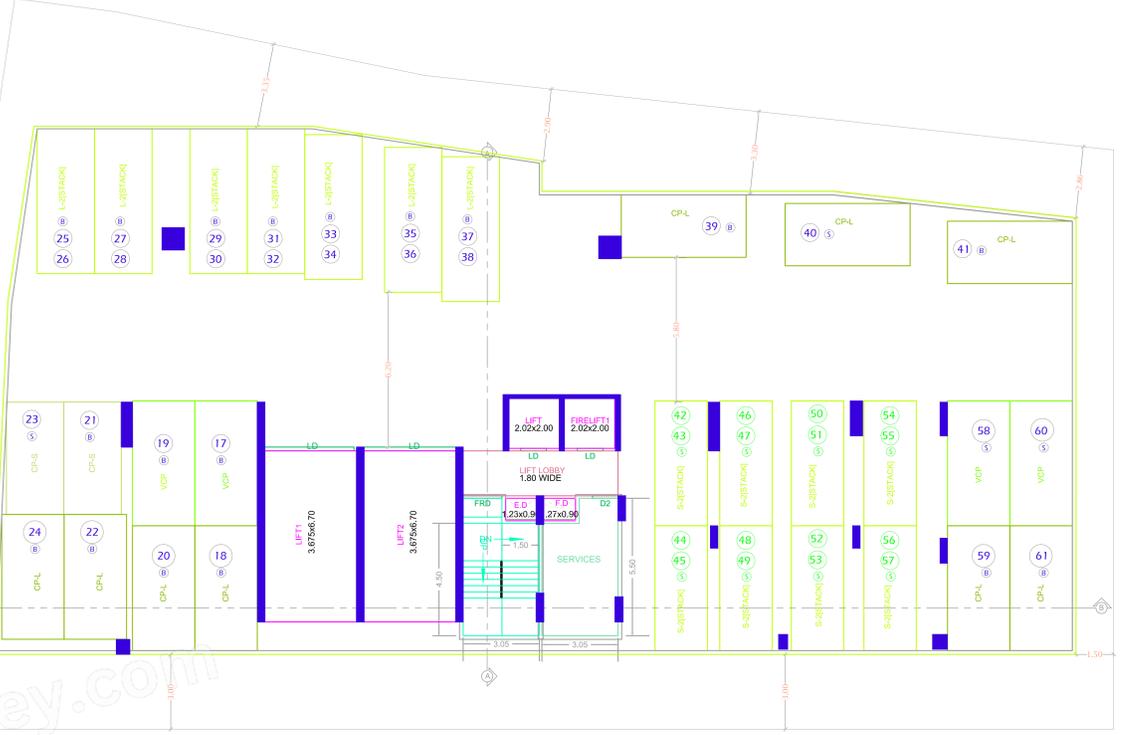
OWNER'S DECLARATION
 I/We undersigned hereby confirm that I/We would abide by all the provisions as per approved plans, also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work.

LEGEND

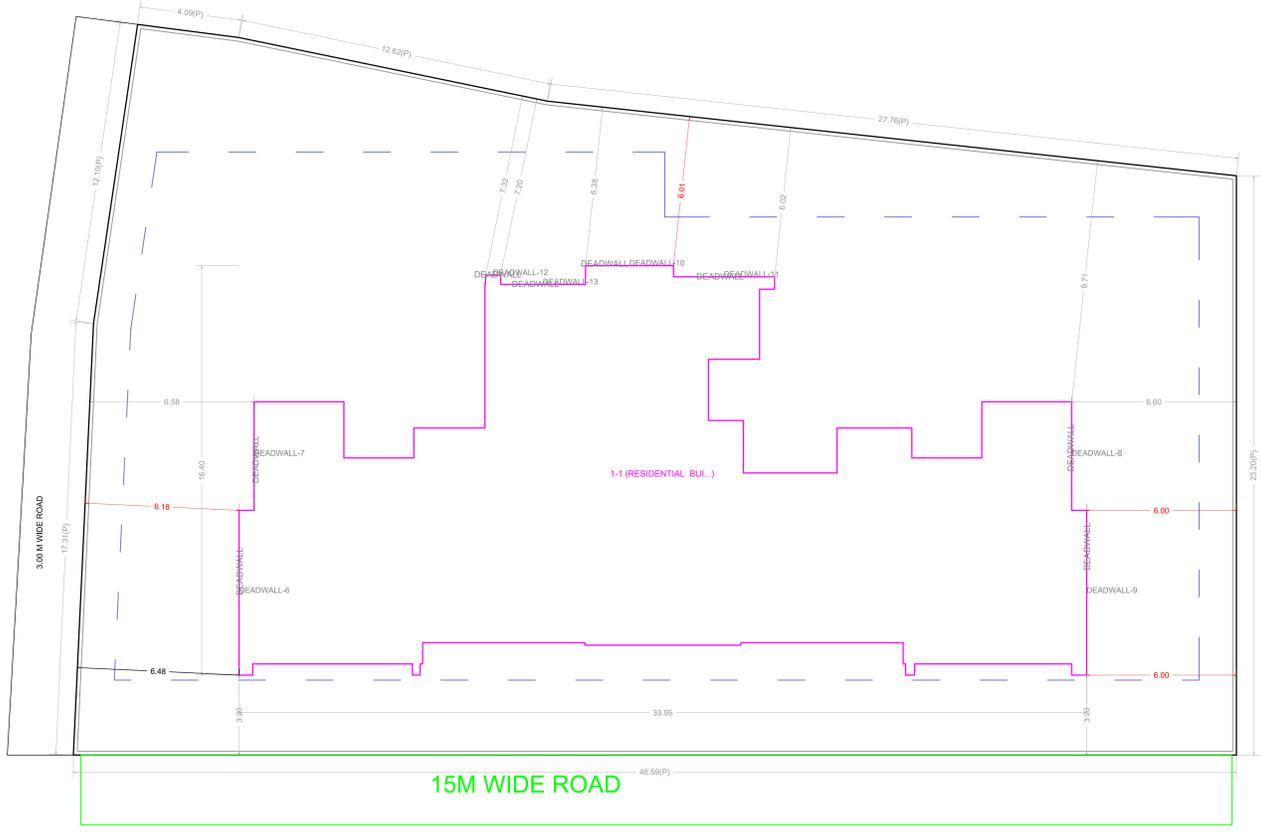
- PLOT BOUNDARY SHOWN THICK BLACK
- PROPOSED WORK SHOWN RED FILLED IN
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLUE DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLITION SHOWN HATCHED YELLOW



LOWER BASEMENT FLOOR PLAN (Scale - 1:100)



UPPER BASEMENT FLOOR PLAN (Scale - 1:100)



LAYOUT PLAN (Scale - 1:100)

| TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT | | | | | | | |
|--|---------------------------------------|-------------|-------------------------------|----------|-----------------------|--------------------------------|--------------|
| FLOOR | UNIT / FLAT NO. | NO OF FLATS | BUILT UP AREA OF PER FLAT (A) | NET AREA | ENCLOSED BALCONY AREA | USABLE CARPET AREA OF PER FLAT | BALCONY AREA |
| GROUND | UNIT-1 | 1 | 133.583 | 98.700 | 0.000 | 98.700 | 0.000 |
| 1ST FLOOR (COMM) | UNIT-2 | 1 | 206.246 | 192.875 | 0.000 | 192.875 | 0.000 |
| TOTAL SHOPS | | 2 | 339.829 | 291.575 | | 291.575 | |
| 2ND FLOOR | 201 | 1 | 119.085 | 102.377 | 0.000 | 102.377 | 9.915 |
| | 202 | 1 | 119.251 | 102.377 | 0.000 | 102.377 | 9.915 |
| | 203 | 1 | 78.689 | 66.440 | 0.000 | 66.440 | 6.900 |
| 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH & 12TH FLOOR | 301,401,501,601,701,801,901,1001,1101 | 9 | 119.085 | 102.377 | 0.000 | 102.377 | 9.915 |
| | 802,402,502,602,702,802,902,1002,1102 | 9 | 119.251 | 102.377 | 0.000 | 102.377 | 9.915 |
| | 303,403,503,603,703,803,903,1003,1103 | 9 | 78.689 | 66.440 | 0.000 | 66.440 | 6.900 |
| 12TH FLOOR | 1201 | 1 | 119.085 | 102.377 | 0.000 | 102.377 | 9.915 |
| | 1202 | 1 | 119.251 | 102.377 | 0.000 | 102.377 | 9.915 |
| | 1203 | 1 | 78.689 | 66.440 | 0.000 | 66.440 | 6.900 |
| 13TH FLOOR | 1301 | 1 | 119.085 | 102.377 | 0.000 | 102.377 | 9.915 |
| | 1302 | 1 | 119.251 | 102.377 | 0.000 | 102.377 | 9.915 |
| 14TH & 15TH FLOOR | 1401,1501 | 2 | 119.085 | 102.377 | 0.000 | 102.377 | 9.915 |
| | 1402,1502 | 2 | 119.251 | 102.377 | 0.000 | 102.377 | 9.915 |
| 16TH FLOOR | 1601 | 1 | 130.030 | 116.317 | 0.000 | 116.317 | 10.167 |
| | 1602 | 1 | 130.680 | 116.835 | 0.000 | 116.835 | 10.175 |
| TOTAL FLATS | | 46 | | | | | |

| BUILT-UP AREA STATEMENT | | | |
|-------------------------|-----------------|------------------|-------------------|
| FLOOR | COMMERCIAL AREA | RESIDENTIAL AREA | TOTAL P-LINE AREA |
| GROUND | 136.524 | 13.373 | 149.897 |
| 1ST | 170.394 | 26.370 | 196.764 |
| 2ND | | 367.530 | 367.530 |
| 3rd | | 367.530 | 367.530 |
| 4th | | 367.530 | 367.530 |
| 5th | | 367.530 | 367.530 |
| 6th | | 367.530 | 367.530 |
| 7th | | 367.530 | 367.530 |
| 8th | | 367.530 | 367.530 |
| 9th | | 367.530 | 367.530 |
| 10th | | 367.530 | 367.530 |
| 11th | | 367.530 | 367.530 |
| 12th | | 360.629 | 360.629 |
| 13th | | 324.775 | 324.775 |
| 14th | | 289.905 | 289.905 |
| 15th | | 289.905 | 289.905 |
| 16th | | 286.125 | 286.125 |
| 17th | | 143.768 | 143.768 |
| TOTAL | 306.918 | 5410.150 | 5717.068 |

| TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA | | | | | |
|---|--|------------------|---------------------------------|---------------------------------------|-----------------------------|
| SR. NO. | REQUIRED PARKING RATE | TOTAL NO OF FLAT | PARKING SPACE NON CONGESTED CAR | PARKING SPACE PROP. NON CONGESTED CAR | PARKING SPACE PROP. SCOOTER |
| 1 | For every tenement having carpet area 150 sq.mt. AND ABOVE | 2 | 3.00 | 1.00 | 2.00 |
| 2 | For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt. | 28 | 2.00 | 1.00 | 56.00 |
| 3 | For every two tenement with each tenement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt. | 11 | 2.00 | 2.00 | 11.00 |
| 4 | For every two tenement with each tenement having carpet area less than 40 sq.mt. but more than 30 sq.mt. | 0 | 2.00 | 2.00 | 0.00 |
| 5 | For every two tenement with each tenement having carpet area less than 30 sq.mt. | 0 | 1.00 | 2.00 | 0.00 |
| 6 | For every 100 sq.m. carpet area or fraction thereof | 291.58 | 2.00 | 6.00 | 6.00 |
| Parking Requirement (quantity) | | | Residential | 73 | 41 |
| | | | Commercial | 6 | 18 |
| 5% visitor parking only for Residential | | | | 4 | 2 |
| TOTAL | | | | 83 | 61 |
| With Multiplying Factor on total parking as per Table 8C-0.8 (only for commercial) | | | Multiplying Factor | 5 | 14 |
| PARKING REQUIREMENT | | | CAR | 83 | 58 |
| COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED. | | | CAR | 0 | 0 |
| SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING | | | CAR | 9 | 54 |
| TRANSPORT PARKING | | | TRANSPORT PARKING | 91 | 4 |
| TOTAL REQUIRED PARKING (After Conversion) | | | TRANSPORT PARKING | 91 | 4 |
| TOTAL PROPOSED PARKING | | | TRANSPORT PARKING | 91 | 17 |

NOTE - The excess parking shall be deemed to be treated as public parking and shall be handed over for the same purpose to the Authority free of cost, if the building permission proposal for the balance potential is not submitted before final occupancy certificate.

| TDR AREA STATEMENT: | | | |
|---------------------|-----------|-----------|-------------|
| PERM. TDR | PROP. TDR | D.R.C. NO | D.R.C. TYPE |
| 1067.83 | 1067.83 | - | - |

| ANCILLARY AREA DETAILS TABLE: | | | | |
|-------------------------------|-----------------------------|---------------------------------|---------------------------------|-------|
| PERM. RESIDENTIAL ANCILLARY | PROP. RESIDENTIAL ANCILLARY | PERM. NON-RESIDENTIAL ANCILLARY | PROP. NON-RESIDENTIAL ANCILLARY | TOTAL |
| 2028.60 | 2028.68 | 136.41 | 128.95 | |

| BUILDING WISE FSI STATEMENT | | | | | | |
|-----------------------------|---------|----------|--------|--------|--------|--------|
| BUILDING | RESI | NON RESI | BALC | PASS | STAIR | LIFT |
| 1-1 (RESIDE...) | 5410.15 | 306.92 | 364.36 | 302.76 | 510.35 | 410.65 |
| Total | 5410.15 | 306.92 | 364.36 | 302.76 | 510.35 | 410.65 |

| FSI DETAILS | | | | | | | | | |
|---|-----------|----------------------------|-------------------|---------------|----------------------|--------------------------|---------|---------------------------------------|---------------|
| 2 - INDEX | BASIC FSI | PREMIUM FSI/ADDITIONAL FSI | TOTAL IN-SITU/TDR | INCENTIVE FSI | RESI ANCIL-LARY AREA | NON RESI ANCIL-LARY AREA | TOTAL | INCLUSIVE HOUSING (20%) IF APPLICABLE | DRAWING VALUE |
| 2.1 - PERMISSIBLE INDEX | 1.50 | 0.60 | 0.90 | 0.00 | 0.00 | 0.00 | 3.00 | 0.00 | 0.00 |
| 2.2 - EXISTING CONSUMED INDEX | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.3 - BALANCE INDEX TO BE CONSUME | 1.50 | 0.50 | 0.90 | 0.00 | 0.00 | 0.00 | 2.90 | 0.00 | 0.00 |
| 2.4 - TOTAL PERMISSIBLE PLINE AREA | 1779.72 | 711.89 | 1067.83 | 0.00 | 2028.80 | 136.41 | 5724.65 | 0.00 | 0.00 |
| TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.5 - PROPOSED PLINE AREA (SHOULD NOT EXCEED 2.4) | 1779.72 | 711.89 | 1067.83 | 0.00 | 2028.68 | 128.95 | 5717.08 | 0.00 | 5717.08 |
| 2.6 - INDEX CONSUMED | 1.50 | 0.60 | 0.90 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| REFUGUE AREA DETAILS | | | |
|----------------------|-------------------|---------------|---------------|
| FLOOR NAME | REFUGUE AREA NAME | REQUIRED AREA | PROPOSED AREA |
| EIGHTH FLOOR | Refuge Area | 17.84 | 18.30 |
| THIRTEENTH FLOOR | Refuge Area | 15.61 | 16.90 |

| TANK CALCULATION DETAILS | | | | | |
|--------------------------|--|---------------------|---------------------------------|----------------------------|----------------------------|
| TANK | REQUIREMENT | OCCUPANT LOAD (NO.) | CONSUMPTION (LITERS/PERSON/DAY) | REQUIRED CAPACITY (LITERS) | PROPOSED CAPACITY (LITERS) |
| CHWT & SCWT | Residential cum Commercial Building (TENEMENT) | 4200 | 1.00 | 4200 | 28300 |
| | Residential cum Commercial Building (COMM/PROFFAR) | 306.92 | 50.00 | 15346 | 33300 |
| TOTAL | | | | 57346 | 328300 |

OWNER'S NAME & SIGN: ESCASO VENTURES

ARCH NAME SIGN & ADD: ATUL MANUBHAI PATEL

PROJECT INFORMATION
 PLOT NO : 11
 USE : Mix Use
 SUBUSE : Residential cum Commercial Building
 NODE SURVEY :
 SECTOR NO : 30
 PLOT ADDRESS : 11,NERUL, NAVI MUMBAI, NEAR NERUL GYMKHANA

| | |
|-----------|---------------|
| PERMIT NO | NM/20/005/202 |
| INWARD NO | 40055/AND/OR |
| KEY NO | 4128 |
| SCALE | 1:100 |
| DATE | 26-11-2024 |
| SHEET NO | 1/6 |