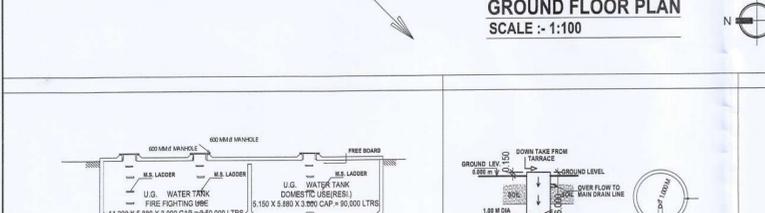
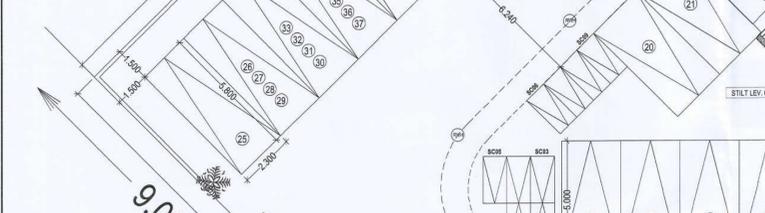
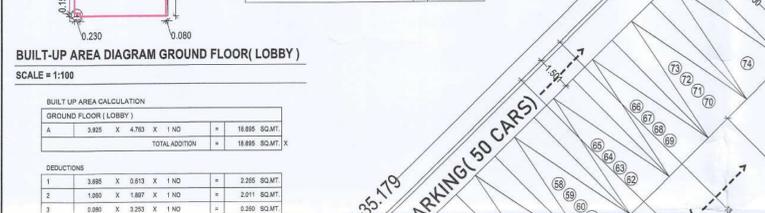
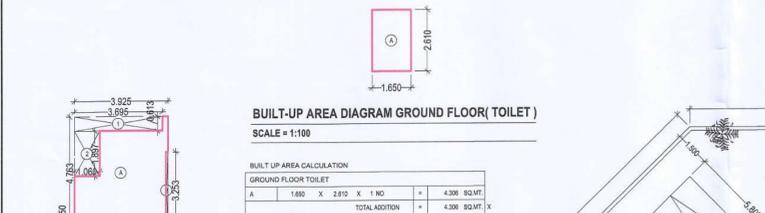
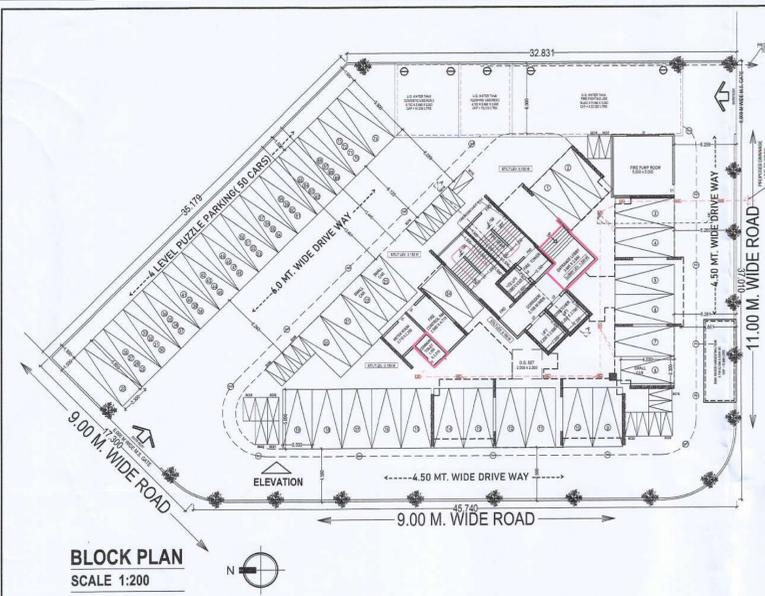


APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter  
No. CIDCO/BP-18731/TPO(NM & K)/2023/13394  
19 Dec 2024  
Signature valid



METER RM. AREA DIAGRAM GROUND FLOOR SCALE = 1:100

METER RM. AREA CALCULATION

GROUND FLOOR	A	3.025 X 3.730 X 1 NO	=	11.385 SQ.MT
TOTAL ADDITION			=	11.385 SQ.MT

DEDUCTIONS

1	0.475 X 1.175 X 1 NO	=	0.558 SQ.MT
2	2.315 X 1.335 X 1 NO	=	3.079 SQ.MT
TOTAL DEDUCTION		=	3.637 SQ.MT
TOTAL BUILT UP AREA (X-Y)		=	7.748 SQ.MT

FIRE CONTROL RM. AREA DIAGRAM SCALE = 1:100

FIRE CONTROL RM. AREA CALCULATION

GROUND FLOOR	A	2.420 X 5.810 X 1 NO	=	14.036 SQ.MT
TOTAL ADDITION			=	14.036 SQ.MT

DEDUCTIONS

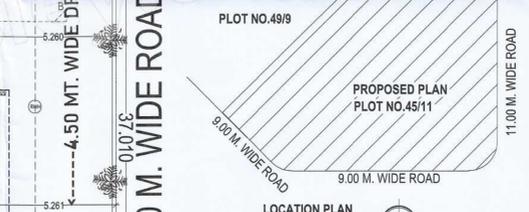
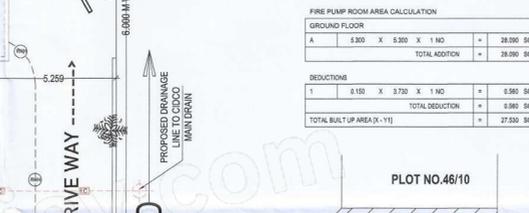
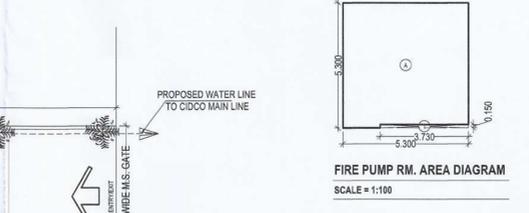
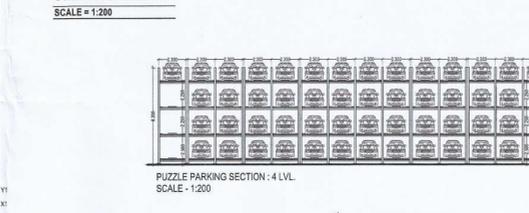
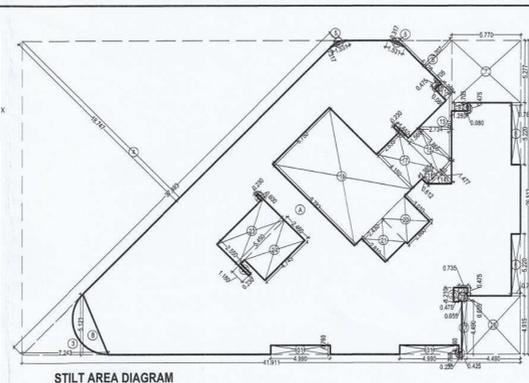
1	0.575 X 2.810 X 1 NO	=	1.616 SQ.MT
2	2.220 X 0.600 X 1 NO	=	1.332 SQ.MT
TOTAL DEDUCTION		=	2.948 SQ.MT
TOTAL BUILT UP AREA (X-Y)		=	11.088 SQ.MT

STILT AREA CALCULATION

GROUND FLOOR	A	41.911 X 26.912 X 1 NO	=	11211.144 SQ.MT
B	AREA AS PER P-LINE		=	7.421 SQ.MT
C	AREA AS PER P-LINE		=	0.197 SQ.MT
D	AREA AS PER P-LINE		=	0.197 SQ.MT
TOTAL ADDITION			=	11189.159 SQ.MT

DEDUCTIONS

3	10 X 7.240 X 5.121 X 1 NO	=	368.544 SQ.MT
4	10 X 37.494 X 18.747 X 1 NO	=	7014.804 SQ.MT
5	10 X 1.531 X 0.317 X 2 NOS	=	0.980 SQ.MT
6	10 X 6.428 X 3.207 X 1 NO	=	20.818 SQ.MT
7	0.770 X 5.277 X 1 NO	=	4.063 SQ.MT
8	0.790 X 5.220 X 1 NO	=	4.124 SQ.MT
9	1.280 X 4.750 X 1 NO	=	6.080 SQ.MT
10	0.475 X 0.950 X 1 NO	=	0.451 SQ.MT
11	0.760 X 1.280 X 1 NO	=	0.973 SQ.MT
12	0.880 X 0.475 X 1 NO	=	0.418 SQ.MT
13	10 X 5.487 X 2.734 X 1 NO	=	14.912 SQ.MT
14	10 X 2.855 X 1.477 X 1 NO	=	4.212 SQ.MT
15	1.585 X 3.885 X 1 NO	=	6.156 SQ.MT
16	0.250 X 1.910 X 1 NO	=	0.478 SQ.MT
17	2.025 X 4.150 X 1 NO	=	8.404 SQ.MT
18	1.280 X 0.912 X 1 NO	=	1.166 SQ.MT
19	0.760 X 3.780 X 1 NO	=	2.871 SQ.MT
20	3.010 X 2.460 X 1 NO	=	7.406 SQ.MT
21	2.430 X 2.810 X 1 NO	=	6.829 SQ.MT
22	0.225 X 0.800 X 1 NO	=	0.180 SQ.MT
23	2.850 X 5.450 X 1 NO	=	15.593 SQ.MT
24	2.480 X 4.745 X 1 NO	=	11.767 SQ.MT
25	0.250 X 1.910 X 1 NO	=	0.478 SQ.MT
26	4.480 X 4.915 X 1 NO	=	22.028 SQ.MT
27	0.425 X 4.480 X 1 NO	=	1.903 SQ.MT
28	0.685 X 0.685 X 1 NO	=	0.469 SQ.MT
29	0.735 X 0.475 X 1 NO	=	0.349 SQ.MT
30	0.475 X 1.210 X 1 NO	=	0.575 SQ.MT
31	4.880 X 0.760 X 2 NOS	=	7.384 SQ.MT
32	0.225 X 0.190 X 1 NO	=	0.043 SQ.MT
TOTAL DEDUCTION		=	88.792 SQ.MT
TOTAL BUILT UP AREA (X-Y)		=	11100.367 SQ.MT



FLOORWISE AREA STATEMENT

FLOOR	AREA
GROUND (Comm. Toilet)	4.306
GROUND (LOBBY)	14.124
1ST FLOOR	357.565
2ND FLOOR	345.594
3RD FLOOR	345.594
4TH FLOOR	345.594
5TH FLOOR	345.594
6TH FLOOR	345.594
7TH FLOOR	345.594
8TH FLOOR	174.263
TOTAL BUILT UP AREA	2623.82

Proforma-1

Sr.No	Particulars	Area (sq.m)
1	a) Area of plot (Minimum area of a, b, c to be considered)	1749.850
	b) as per ownership document (7/12, CTS extract)	1749.850
	c) as per measurement sheet	0.000
	d) as per site	0.000
2	Deductions for	
a	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.000
b	Any D.P. Reservation area	0.000
	(Total a+b)	0.000
3	Balance area of plot (1-2)	1749.850
	Amenity Space (if applicable)	
a	Required -	0.000
b	Adjustment of 2(b), if any -	0.000
c	Balance Proposed -	0.000
4	Net Plot Area (3-4 (c))	1749.850
5	Recreational Open space (if applicable)	
a	Required -	0.000
b	Proposed -	0.000
6	Internal Road area	0.000
7	Platable area (if applicable)	1749.850
8	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Sebasic FSI) - Min. of 1.5 as per UDPR & 1.5 As per agreement to lease	2624.775
9	a) Permissible commercial area	0.000
	b) Proposed commercial area (basic excluding ancillary)	0.000
10	Additional FSI on payment of premium	
a	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.5 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.5)	0.000
b	Proposed FSI on payment	0.000
11	In-situ FSI / TDR loading	
a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.000
b	In-situ area against Amenity Space (if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	0.000
c	TDR area - (plot area * 0.5) [10.10.3 Consider road 12.00m]	0.000
d	Total in-situ TDR loading proposed [(11(a)+(b)+(c))	0.000
12	Additional FSI area under Chapter No. 7	0.000
13	Total entitlement of FSI in the proposal	2624.775
a	[9(a) + 10(b) + 11(d)] or 12 whichever is applicable.	2624.775
b	Permissible Ancillary Area FSI upto 60% or 80% as balance potential with payment of charges.	0.000
c	Proposed Ancillary Area FSI	0.000
d	Total entitlement (a+b)	2624.775
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	2.400
	Total Built-up Area in proposal, (excluding area at Sr.No.17 b)	2624.775
15	a) Existing Built-up Area	0.000
	Commercial	0.000
	Residential	0.000
b	Proposed Built-up Area (as per 'P-line')	2623.82
	Commercial	0.000
	Residential	0.000
c	Total (a+b) (shall not be more than 13(d))	2623.82
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.000
17	a) Required (20% of Sr.No.5)	0.000
b	Proposed	0.000
18	TOTAL UNITS	42
	COMMERCIAL	-
	RESIDENTIAL	42

Certified that the plot under reference was surveyed by me on..... and the dimensions of sides 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.

Signature (Name of Architect/Licensed Engineer/Supervisor.)  
Owner's Declaration- We undersigned hereby confirm that I/we would abide by plans approved by Authority/Collector/I 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.

Owner(s) name and signature  
NOTES :-  
BOUNDARY OF THE PLOT SHOWN IN THICK BLACK  
PROPOSED WORK SHOWN IN RED  
EXISTING STREET SHOWN IN GREEN  
PROPOSED DRAINAGE WORK SHOWN IN RED DOTTED  
ALL EXTERNAL WALLS ARE 150 MM THK. BRICK CONCRETE BLOCK MASONRY.  
ALL INTERNAL WALLS ARE 110mm THK. BRICK PARTITION.

CAD BY: AMEEN  
CHKD BY: Prashant T.  
DATE :- 06/12/2024  
DATE OF REV. :  
J.E. :  
Description Of Proposal & Property  
DEVELOPMENT PERMISSION FOR :  
PROPOSED RESIDENTIAL BUILDING  
ON PLOT NO. 45/11, SECTOR - 34-A, (12.50 % SCHEME)  
KHARGHAR, NAVI MUMBAI.

Name, Address & Sign Of The Owner  
Signature of Owner  
PARADISE INFRA-CON PVT LTD  
Sign Of Architect  
Signature of Architect

DIMENSIONS ARCHITECTS PVT. LTD.  
ARCHITECTS PROJECT MANAGERS  
CA/34/17690  
AR. LENA K. GOSAVI (C A/194/17690)  
ARCHITECT  
DIMENSIONS ARCHITECTS PVT. LTD.  
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