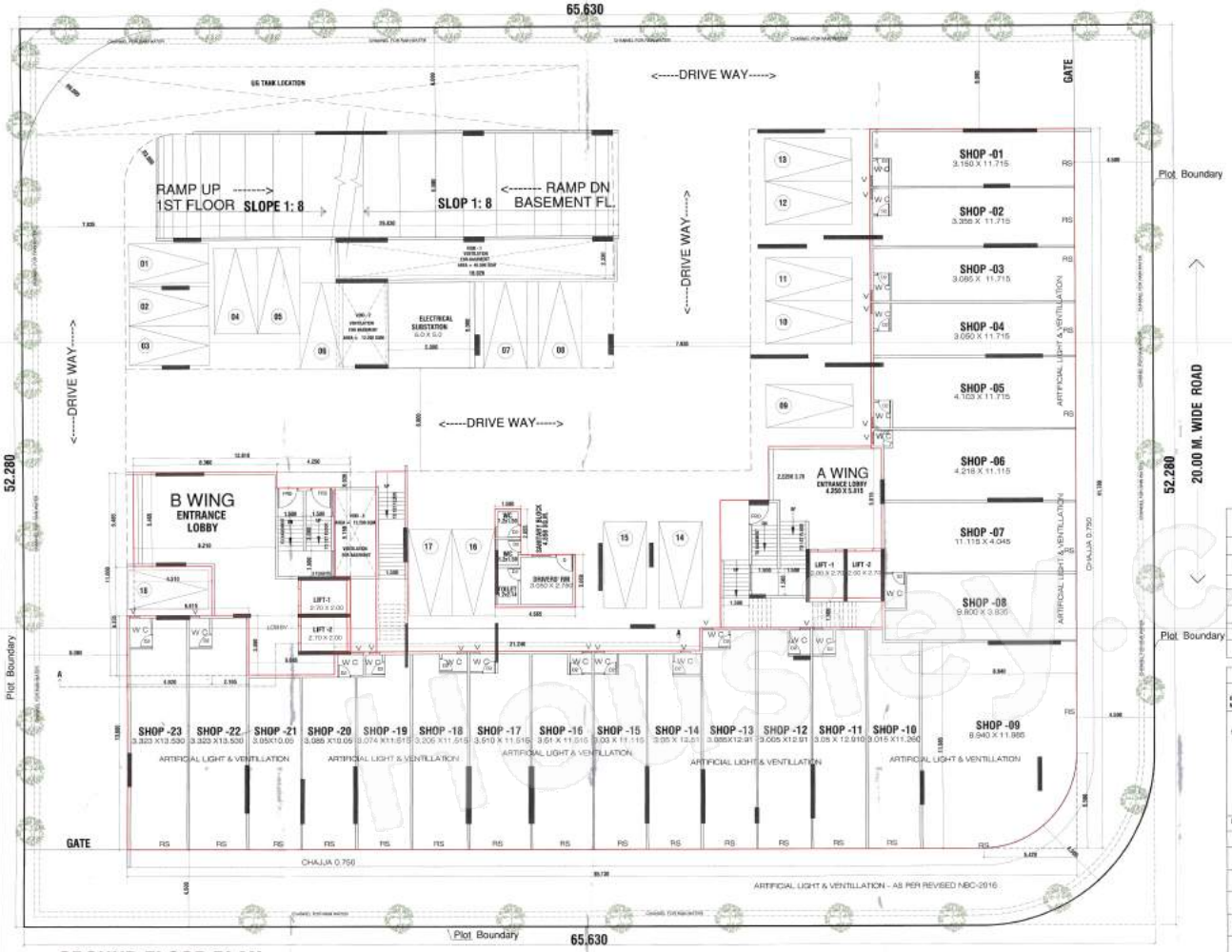
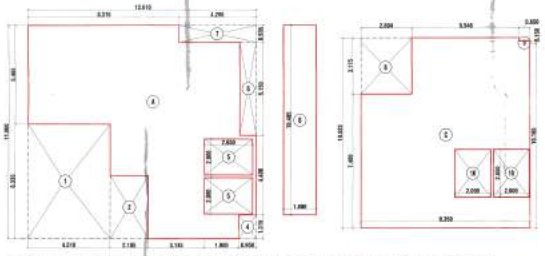


GROUND FLOOR PLAN



AREA DIAGRAM FOR GROUND FLOOR RESIDENTIAL

BUILT UP AREA CALCULATION

GROUND FLOOR RESIDENTIAL							
A	12.610	X	11.800	X	1 NO	=	148.798 SQ.MT.
B	1.830	X	18.400	X	1 NO	=	33.672 SQ.MT.
C	9.200	X	19.523	X	1 NO	=	179.591 SQ.MT.
					TOTAL ADDITION	=	359.961 SQ.MT.

DEDUCTIONS

1	4.510	X	5.335	X	1 NO	=	24.070 SQ.MT.
2	2.180	X	3.400	X	1 NO	=	7.412 SQ.MT.
3	3.954	X	1.315	X	1 NO	=	5.201 SQ.MT.
4	2.500	X	7.000	X	2 NOS	=	35.000 SQ.MT.
5	0.980	X	5.150	X	1 NO	=	5.047 SQ.MT.
6	4.705	X	3.605	X	1 NO	=	16.958 SQ.MT.
7	2.984	X	3.115	X	1 NO	=	9.293 SQ.MT.
8	0.980	X	3.150	X	1 NO	=	3.087 SQ.MT.
10	2.000	X	2.000	X	2 NOS	=	10.000 SQ.MT.
					TOTAL DEDUCTION	=	115.052 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)						=	192.209 SQ.MT.

WATER REQUIREMENT STATEMENT

WATER REQUIREMENT STATEMENT

COMMERCIAL	COMMERCIAL SUA= 1016.045 1016.045/ 3 = 338.683 338.683X 70 = 23708 LTR	U/G (100%) = 23708 LTR O/H (50%) = 11854 LTR
A	NO. OF PLATS = 73X 5 = 365 PERSON 365 X 135 = 49275 LTR	U/G (100%) = 54825 LTR O/H (50%) = 50625 LTR
B	NO. OF FLATS =73 NO. OF OTHER UNITS =2 (CRA/GYS ROOM AND FITNESS CENTER) TOTAL UNITS = 75 X 270 = 20250 LTR	
C	NO. OF TOILETS = NO. OF FLAT=146 = 73 NO. OF TOILETS = NO. OF FLAT= 85 85 X 185 = 15725 LTR	
	A + B + C = 84825 LTR	

WATER SUPPLY PROVIDED

FIRE FIGHTING		COMMERCIAL		DOMESTIC		FLUSHING	
U/G	O/H	U/G	O/H	U/G	O/H	U/G	O/H
100.000	50.000	23.324	9.000	51.795	31072	22194	13316

SCHEDULE OF DOORS AND WINDOWS

	TYPE	SIZE	AREA	DESCRIPTION
DOORS	FRD	1.200 X 2.200	2.760	FIRE RESISTANT DOORS
	D	1.000 X 2.200	2.200	T. W. PANELLED DOORS
	D1	0.920 X 2.200	2.116	T. W. FLUSH DOORS
	D2	0.750 X 2.100	1.575	SYNTEX DOORS
WINDOWS	W	2.140 X 2.300	4.922	ALU. SLIDING GLAZED WINDOW
	W1	1.460 X 2.300	3.358	ALU. SLIDING GLAZED WINDOW
	W3	1.000 X 2.300	2.300	ALU. SLIDING GLAZED WINDOW
	V	0.600 X 0.900	0.540	LOUVERS OPERABLE WINDOW
	SJ	1.800 X 1.400	2.520	PRECAST RCC JALI

LIGHT & VENTILATION STATEMENT

ROOM	CARPET AREA	L/V REQD. AREA/10	L/V PRO.	TYPE
LIVING/ DINING	12.340	1.234	4.922	W
M. BEDROOM	9.715	0.971	4.922	W
BEDROOM	9.715	0.971	4.922	W
KITCHEN	4.954	0.495	3.335	W1
ATTACHED TOILET	2.400	0.240	0.540	V
COMMON TOILET	2.400	0.240	0.540	V

PARKING REQUIREMENTS

SR. NO.	OCCUPANCY	SIZE OF TENEMENT	NO. OF TENEMENT	PARKING SPACES REQUIRED (NEW DEVELOPED AREA) CAR	SCOOTER	PARKING SPACES REQUIRED AS PER TENEMENTS CAR	SCOOTER
1.	RESIDENTIAL	For every tenement having carpet area of 180 Sq.m. and above	0	2	3	0	0
		For every tenement having carpet area equal to or above 80 Sq.m. but less than 180 sq.m.	0	1	3	0	0
		For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	52	1	5	26	130
		For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	21	1	2	11	21
		For every two tenement with each tenement having carpet area less than 30 sq.m.	0	0	4	0	0
2.	COMMERCIAL	For every 100 sq.m. carpet area or fraction thereof	1016.045/100 = 10	2	6	20	60
					TOTAL PARKING	57	211
					IN ADDITION 5% VISITOR PARKING	3	11
					TOTAL NUMBER OF PARKING REQUIRED	60	222
					MULTIPYING FACTOR = 0.8 (CLAUSE : 8.2.2 UDCPR)	48	178
					SCOOTER PARKING CONVERTED TO CAR PARKING = 192/6) (CLAUSE : 8.1.1.v UDCPR)	32	75
					TOTAL NUMBER OF PARKING REQUIRED	80	75
					TOTAL NUMBER OF PARKING PROVIDED	110	75

BUILT - UP AREA STATEMENT

FLOOR	NET B.U.A. COMMERCIAL	NET B.U.A. RESIDENTIAL	STILT AREA	TOTAL AREA
BASEMENT	NIL	---	2484.852	2484.852
GROUND	1021.385	190.209	696.184	1907.778
1ST FLOOR	---	---	2156.785	2156.785
2ND FLOOR	---	742.206	------	742.206
3RD-7TH FLOOR	---	943.315X 5 FLRS 4716.575	------	4716.575
UGWT				122.781
TOTAL	1021.385	5648.990	5337.821	12130.977
	6670.375			

NO. OF SHOPS= 23 UNITS NO. OF FLATS= 73 UNITS

CONTENT OF SHEET (FILE NO -17925) SHEET- 1 / 6

LOCATION PLAN, BUA DIAGRAM, WATER STATEMENT
PARKING STATEMENT, DOOR & WINDOW SCHEDULE
LIGHT & VENTILATION SCHEDULE

APPROVAL STAMP OF CIDCO

APPROVED SUBJECT TO THE CONDITION MENTIONED in our office letter No. CIDCO/BP-[illegible] Dt. [illegible]
Assistant Planner (BP) CIDCO of Maharashtra Ltd. Panvel Mouza, Mh Panel, Plot No. 4, Sector - 14 Kamothe, New Mumbai

AREA STATEMENT

1.	AREA OF PLOT	
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS extract)	3409.67 Sq.m.
	(b) AS PER MEASUREMENT SHEET	3409.67 Sq.m.
	(c) AS PER SITE	3409.67 Sq.m.
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	NIL
	(b) ANY D.P. RESERVATION AREA	NIL
3.	BALANCE AREA OF PLOT (1-2)	3409.67 Sq.m.
4.	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED -	NOT APPLICABLE
	(b) ADJUSTMENT OF 2(B), IF ANY	NOT APPLICABLE
	(c) BALANCE PROPOSED -	NOT APPLICABLE
5	NET PLOT AREA (3-4) (C)	3409.67 Sq.m.
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED -	NIL
	(b) PROPOSED -	NIL
7.	INTERNAL ROAD AREA	NOT APPLICABLE
8.	PLOT ABLE AREA (IF APPLICABLE)	NOT APPLICABLE
9.	Built up area with reference to Basic F.S.I. as - 2 As per agreement to lease 3409.67 Sq.m. X 2.0	6819.340 Sq.m.
10.	ADDITIONAL FSI ON PAYMENT OF PREMIUM	
	(a)MAXIMUM PERMISSIBLE PREMIUM FSI -	NOT PROPOSED
	b) proposed FSI on payment of premium	NOT PROPOSED
11.	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)]if any	NOT PROPOSED
	(b)In-situ area against Amenity Space if handed over	NOT APPLICABLE
	(c)TDR area	NOT PROPOSED
	d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	NIL
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	6819.340 Sq.m.
	b) Ancillary Area FSI upto 60% or 80% with payment of charges.	NOT PROPOSED
	(c) Total entitlement (a+b)	6819.340 Sq.m.
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)	6570.375 Sq.m
15.	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.No.17 b)	6570.375 Sq.m
	GROSS PROPOSED BUILT-UP AREA 1) Basic FSI (2.00) = 6819.340 SQ.M 2) Premium FSI (NOT PROPOSED) = 0.00 SQ.M 2) Ancillary Area = 0.00 SQ.M	6819.340 Sq.m
	(D) BALANCE AREA =	148.965Sq.m.
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN Sr. NO.14 ABOVE.)	1.966
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED (20% of Sr.No.5)	NOT APPLICABLE
	(b) PROPOSED	NOT APPLICABLE

DESCRIPTION OF CC.

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING PLOT NO.- 08, SECTOR -04, PUSHPAK NAGAR, NAVI MUMBAI.

Certificate of Area
certified that the plot under reference was surveyed by me on ……and the dimensions of sides etc., of plot started 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
SATISH V. AHUJA(REG. NO.:CA/93/16602)

Owner's declaration
I/we undersigned hereby confirm that/we would abide by plan 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.
Name of the owner & Contact Number
For GREYLUX ENTERPRISES
PARTNER
Partners: 1. Shri Nitin Kantilal Gala no 2. Smt Prashant Industrial Engineers
2.Mrs Greenlight Space Pvt Ltd. Through its Director Shri Nitin Kantilal Engineers
Owner(s) name and signature

NORTH

SCALE	1:100
DATE	02.02.2022
DRN. BY.	AYAAN
CHKD. BY	S.V. AHUJA
DRG. No	01

NAME& ADDRESS OF ARCHITECT

SATISH AHUJA ARCHITECTS
ASHIANA SOCIETY, OPP MCDONALDS
C-WING, SECTOR 17, VASHI , NAVI MUMBAI
PH. NO- 2789 8644, 6791 9444,