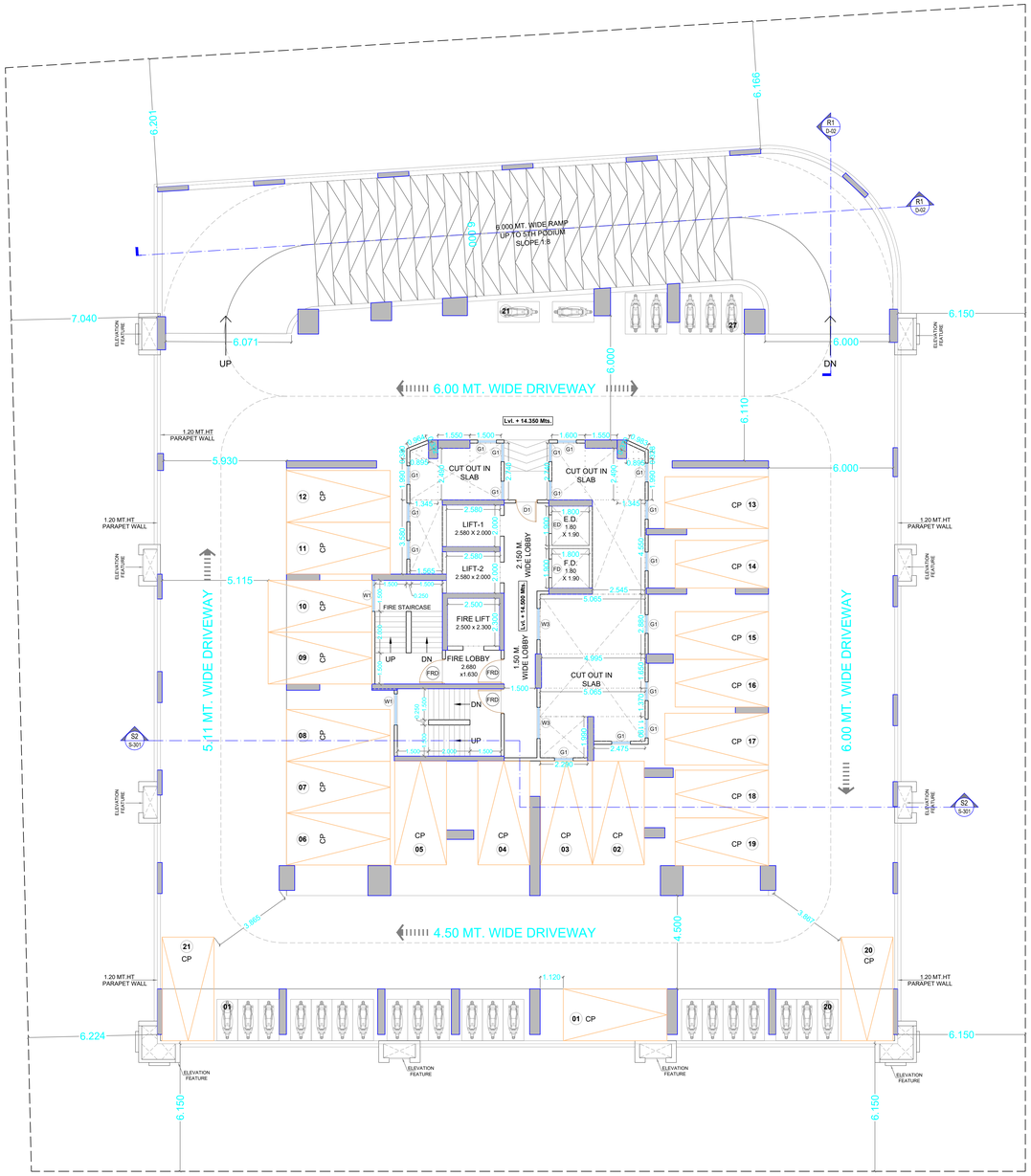
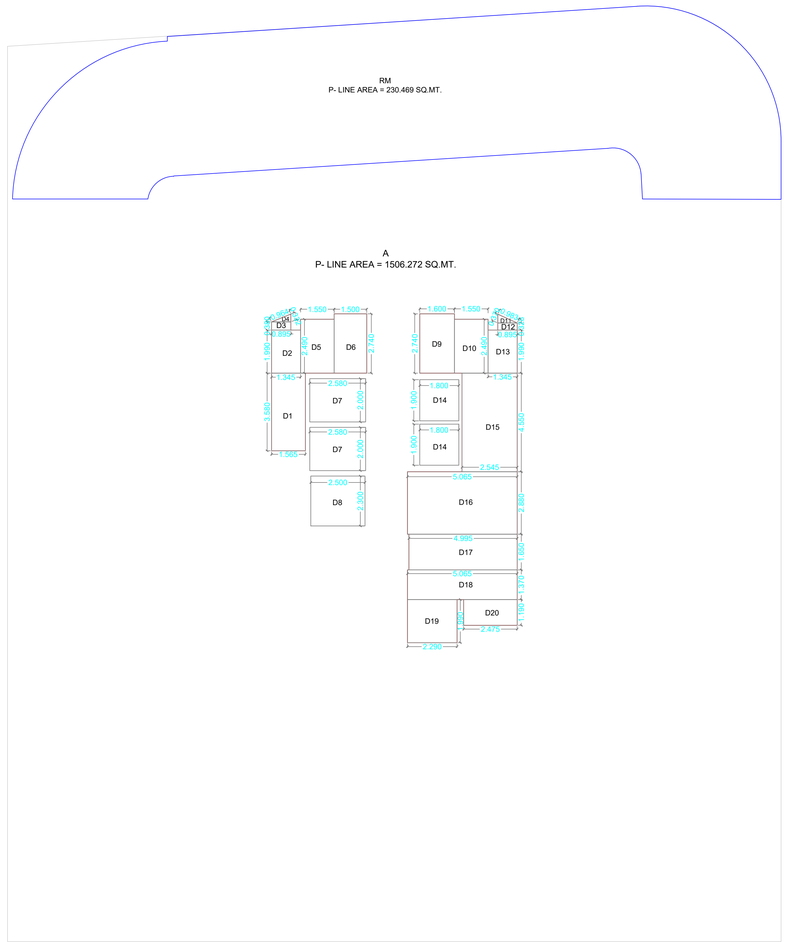
| FOURTH PODIUM FLOOR AREA CALCULATION | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1) | AREA OF BLOCK | | | | | | | |
| | A) | PUNE AREA | | | | | = | 1506.272 |
| | | | | | | TOTAL | = | 1506.272 |
| 2) | STANDARD DEDUCTION | | | | | | | |
| | D1 | 1.565 | X | 3.580 | X | 1 | = | 5.603 |
| | D2 | 1.345 | X | 1.990 | X | 1 | = | 2.677 |
| | D3 | 0.895 | X | 0.380 | X | 1 | = | 0.340 |
| | D4 | 0.964 | X | 0.332 | X | 0.5 | = | 0.160 |
| | D5 | 1.550 | X | 2.490 | X | 1 | = | 3.860 |
| | D6 | 1.500 | X | 2.740 | X | 1 | = | 4.110 |
| | D7 | 2.580 | X | 2.000 | X | 2 | = | 10.320 |
| | D8 | 2.500 | X | 2.300 | X | 1 | = | 5.750 |
| | D9 | 1.600 | X | 2.740 | X | 1 | = | 4.384 |
| | D10 | 1.550 | X | 2.490 | X | 1 | = | 3.860 |
| | D11 | 0.983 | X | 0.370 | X | 0.5 | = | 0.182 |
| | D12 | 0.895 | X | 0.328 | X | 1 | = | 0.294 |
| | D13 | 1.345 | X | 1.990 | X | 1 | = | 2.677 |
| | D14 | 1.800 | X | 1.900 | X | 2 | = | 6.840 |
| | D15 | 2.545 | X | 4.550 | X | 1 | = | 11.580 |
| | D16 | 5.065 | X | 2.880 | X | 1 | = | 14.587 |
| | D17 | 4.995 | X | 1.650 | X | 1 | = | 8.242 |
| | D18 | 5.065 | X | 1.370 | X | 1 | = | 6.939 |
| | D19 | 2.290 | X | 1.990 | X | 1 | = | 4.557 |
| | D20 | 2.475 | X | 1.190 | X | 1 | = | 2.945 |
| | RM | P-LINE AREA = 227.524 SQ.MT. | | | | 1 | = | 230.469 |
| | | | | | | TOTAL | = | 330.373 |
| | TOTAL DEDUCTION AREA | | | | | | = | 330.373 |
| 3) | TOTAL PODIUM AREA OF THE FLOOR (1-2) | | | | | | = | 1175.899 |




4th FLOOR PODIUM PLAN
Scale - 1:100

| | |
|---|---|
| CAR PARKING | = 21 NOS. |
| SCOOTER PARKING | = 27 NOS. |




4TH PODIUM FLOOR AREA DIAGRAM
Scale - 1:100

Town Planner
Date: 19/03/2026

Junior Engineer
Date: 19/03/2026

Approved for issuance of "Commencement Certificate"

STAMP OF APPROVAL | 05/11

**Proforma 1 : Area Statement**

| | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) | 2659.780 |
| (a) As per ownership document (7/12, CTS extract) | 2659.780 |
| (b) as per TILR or City Survey measurement sheet | 2659.780 |
| (c) as per Demarcated drawing area | 2659.783 |
| LESS | |
| 2.Area not in possession | 0.000 |
| 3. Area Proposed for development ( out of 1-2 ) | 2659.780 |
| 4.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 |
| (c) Green Belt | 0.000 |
| Total (a+b+c) | 0.000 |
| 5.Balance area of plot (3-4) | 2659.780 |
| 6. Amenity Space | 0.000 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required -(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5% of Total area | 0.000 |
| 7. Net Plot Area (5-6 ) | 2659.780 |
| 8. Recreational Open Space | - |
| (a) If area (5) is more than 4000 sqmt - 10 % of (5) is required. | 0.000 |
| Proposed | 0.000 |
| (b) If area is less than 4000 sqmt -Check - | - |
| i) if it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required | - |
| ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required. | - |
| (A) 10 % Subject to minimum 200 sqmt | 0.000 |
| Proposed | 0.000 |
| (B) Exemption to leave open space subject to availing basic F.S.I of 75 % | - |
| (C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate. | - |
| Architect/ Licensed Engineer/ Supervisor name and signature | |
| Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor. CA/1993/16484 | |

Name Of : Owner Jimmy Park 1 CHS Ltd

Postal Address : Flat No. B-305, 3rd Floor, Cottage Land CHSL,Plot No. 16A,Navi Mumbai,Thane,Maharashtra-400706

Phone No. 9773397739

**DESCRIPTION OF PROJECT :**

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.--

SITE ADDRESS :
PLOT NO-182 D,SECTOR 17. NERUL, NAVI MUMBAI. MAHARASHTRA

Name Of Architect : HITEN JAGDISHCHANDER SETHI

| LOGO | ADDRESS OF OFFICE |
|---|---|
| HSA Hiten Sethi Associates Signature Verified to applicant | OFFICE - Plot no 9, Ground Floor, Yayati CHS, Sector 58A, Palm Beach Rd, Nerul, Navi Mumbai, Maharashtra 400706 |

| OWNERS SIGN - | TECHNICAL PERSON SIGN |
|---|---|

| | |
|---|---|
| SCALE - | DATE: 04/03/26 |
| JOB NO - NMMCC-23-104771 | CHECK BY - Kuldeep.N |

**SUBMISSION DRAWING**