

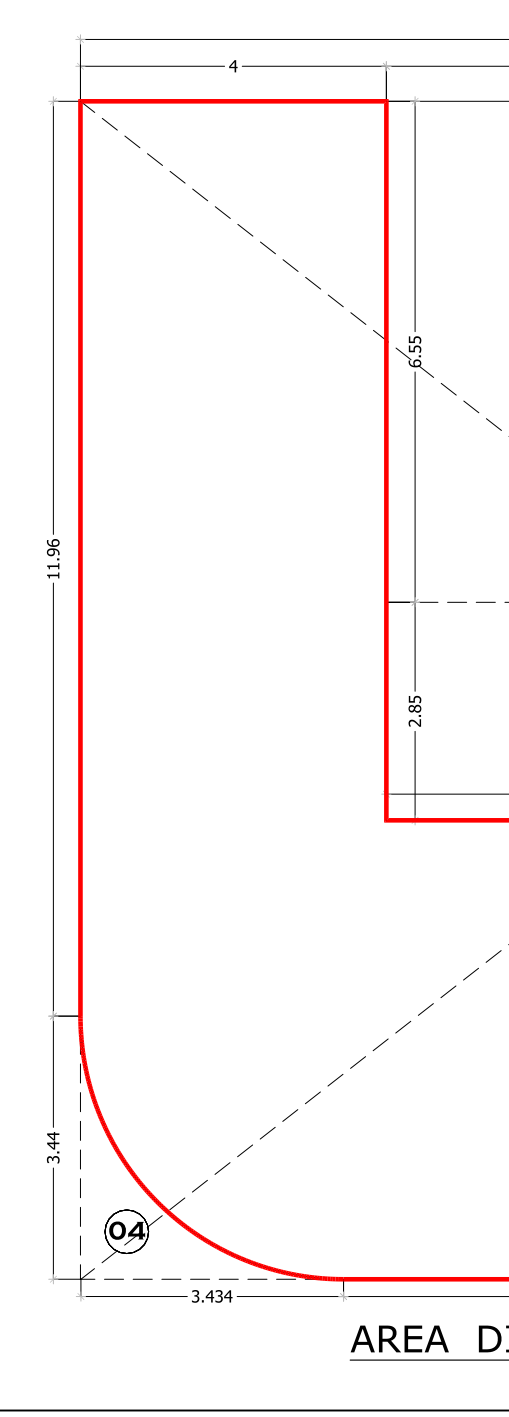
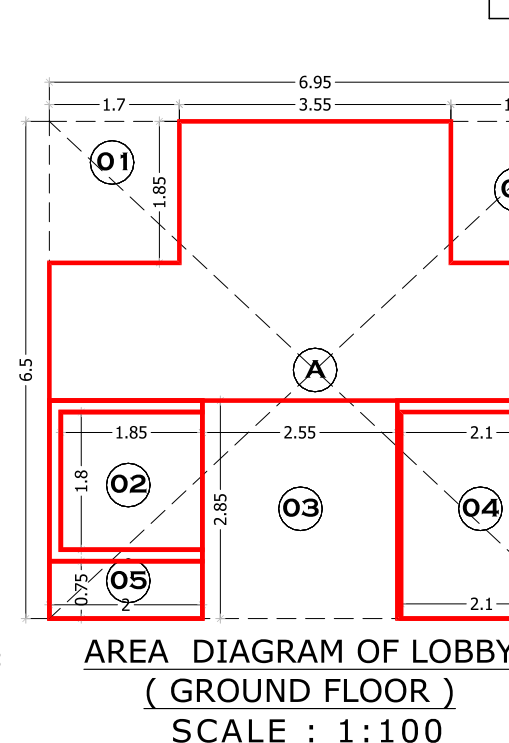
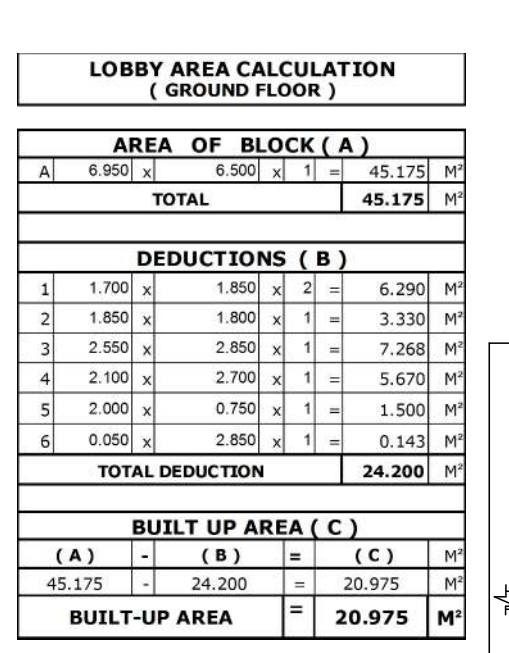
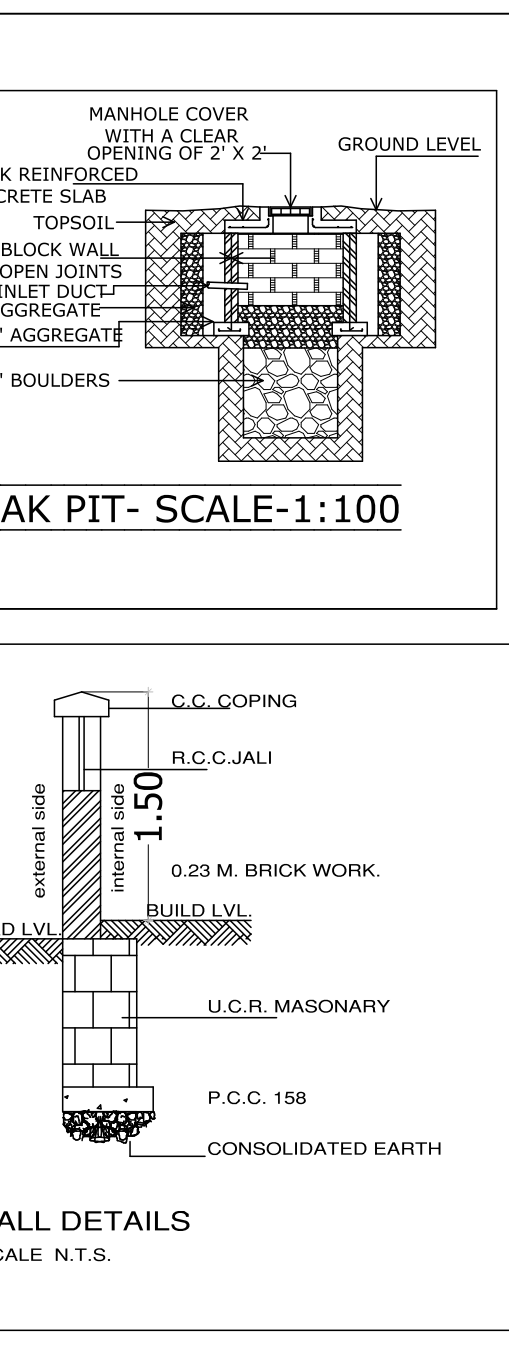
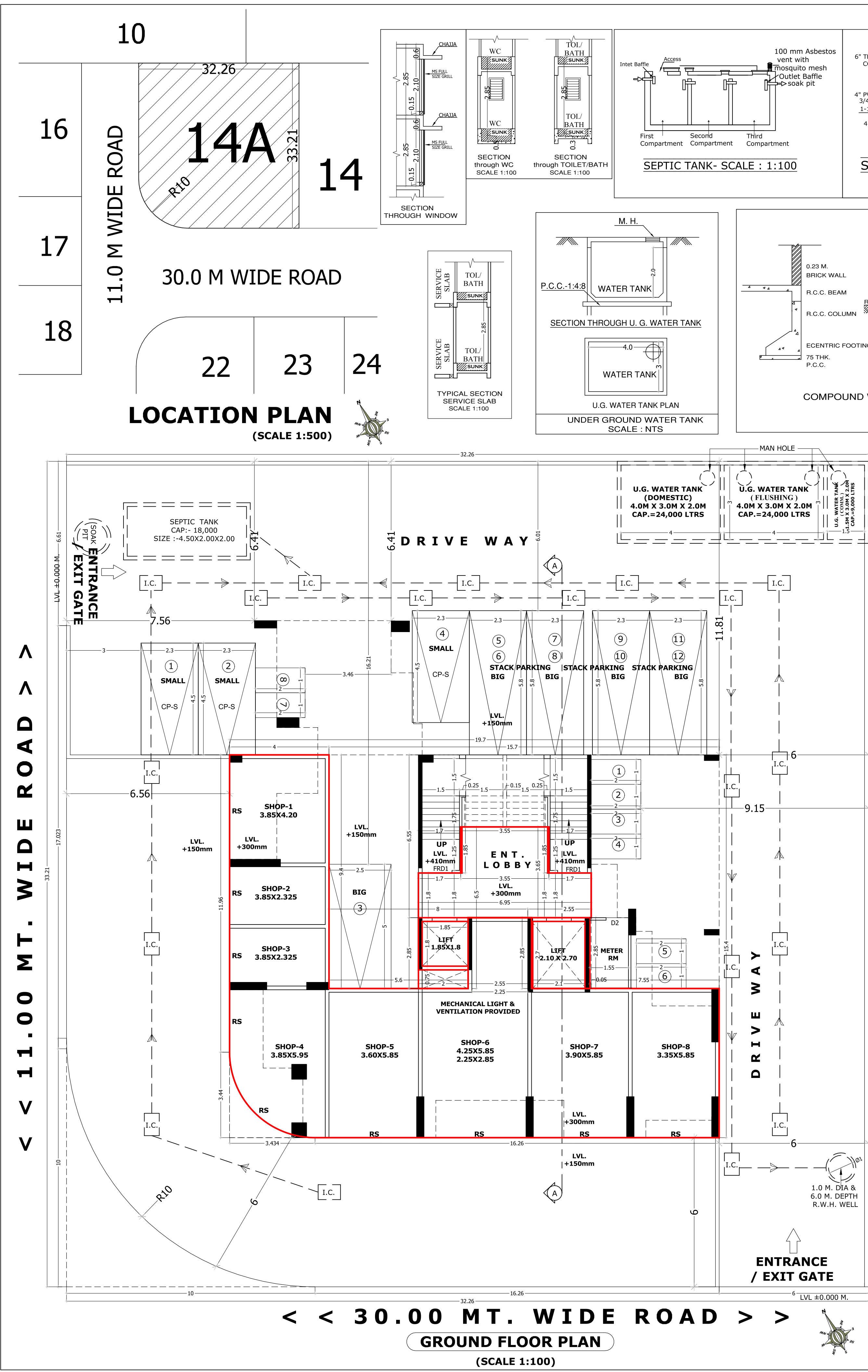
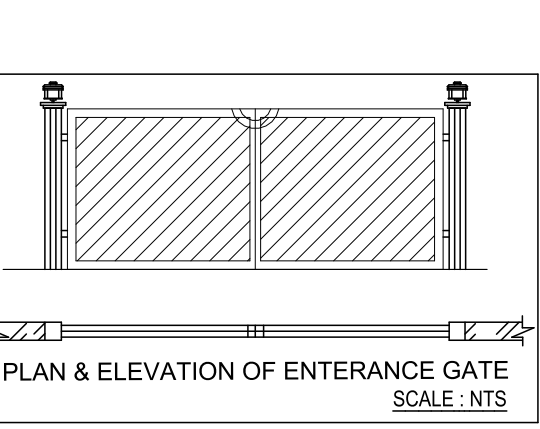


TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA										
			As per Sanctioned UDCPRs				As per Notice published u/s 37(1AA), dtd 18.01.2022			
			A				B			
			PARKING SPACE NON CONGESTED		PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	3.00	0.00	0.00	2.00	1.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	3.00	0.00	0.00	1.00	1.00	0.00	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.	8.00	1.00	5.00	4.00	20.00	1.00	2.00	4.00	8.00
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	0.00	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	8.00	0.00	4.00	0.00	16.00	0.00	2.00	0.00	8.00
6	For every 100 sq.m. carpet area or fraction there of	149.19	2.00	6.00	3.00	9.00	2.00	6.00	3.00	9.00
Parking Requirement (quantum)			Residential		4	36			4	16
			Commercial		3	9			3	9
5% visitor parking for residential					0	2			0	1
TOTAL					7	47			7	26
With Multiplying Factor on total parking as per Table 8C - 0.8					6	38	Multiplying Factor Not applicable for scooter parking		6	26
PARKING REQUIREMENT (Greater of A and B)							CAR	SCOOTER		
							6	38		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.										
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING							6	36 CONVERTED		
PROPOSED PARKING (BIG CAR=9 & SMALL CAR=3 Nos.) TOTAL CAR =12 Nos. , SCOOTER=2 Nos.							(6+6)=12	(38-36)=2		



TENEMENT AREA STATEMENT OF INDIVIDUAL UNIT						
BUILDING NO.	FLOOR	APARTMENT NO.	NO. OF FLATS	BUILT UP AREA OF PER FLAT	CARPET AREA OF PER FLAT	TOTAL CARPET AREA OF PER FLAT
1	GR	SHOP-1	1	17.70	16.17	16.17
		SHOP-2	1	9.90	8.95	8.95
		SHOP-3	1	9.90	8.95	8.95
		SHOP-4	1	21.11	20.37	20.37
		SHOP-5	1	22.50	21.06	21.06
		SHOP-6	1	33.45	31.28	31.28
		SHOP-7	1	24.30	22.82	22.82
		SHOP-8	1	21.45	19.60	19.60
	TYPICAL (1ST TO 4TH) FL	TOTAL SHOPS	8	160.31	149.19	0.00
		101-201-301-401	4	53.44	47.42	3.99
		102-202-302-402	4	51.11	46.15	0.00
		103-203-303-403	4	33.77	29.97	0.00
		104-204-304-404	4	33.94	29.95	0.00
		TOTAL FLATS	16			
		TOTAL SHOPS	8			
		TOTAL FLATS	16			

BUILT-UP AREA STATEMENT				
BUILDING NO.	FLOOR NO.	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL P-LINE AREA
1	GROUND	160.53	20.975	181.50
	1ST (RESI+ GYM/ SOC.OFFICE+DRIVER RM.)	0.000	(232.68+20.726+12.891) =266.297	266.297
	2ND	0.000	232.680	232.680
	3RD	0.000	232.680	232.680
	4TH	0.000	232.680	232.680
	TOTAL	160.53	985.31	1145.84

LIGHT & VENTILATION STATEMENT				
ROOM	CARPET AREA	REQUIRED (L & VENT.) (1/10 OF RM. CARPET)	PROPOSED	WINDOW SIZE
1	2	3	4	5
LIVING	11.34	1.134	5.565	W2
BED	7.290	0.729	5.670	W3
MASTER BED	9.000	0.900	2.100	W7
KITCHEN	5.670	0.567	4.410	W8
TOL.	2.400	0.240	0.540	V

SCHEDULE OF DOORS & WINDOWS		
DOOR	SIZE	TYPE
D1	1.05x2.10	T.W. PANELLLED DOOR
D2	0.90x2.10	T.W. PANELLLED DOOR
D3	0.75x2.10	T.W. FLUSH DOOR
FRD	1.50x2.10	FIRE RESISTANT DOOR
FRD1	1.20x2.10	FIRE RESISTANT DOOR
OD	0.90x2.10	OPEN DOOR
W	3.40x2.10	ALLU. SLIDING WINDOW
W1	2.55x2.10	ALLU. SLIDING WINDOW
W2	2.45x2.10	ALLU. SLIDING WINDOW
W3	2.70x2.10	ALLU. SLIDING WINDOW
W4	2.00x2.10	ALLU. SLIDING WINDOW
W5	1.90x2.10	ALLU. SLIDING WINDOW
W6	1.50x1.50	ALLU. SLIDING WINDOW
W7	1.00x2.10	ALLU. SLIDING WINDOW
W8	2.10x2.10	ALLU. SLIDING WINDOW
V	0.60x0.90	ALLU. LOUVERED WINDOW
RJ	0.85x1.50	RCC JALI

GROUND FLOOR AREA CALCULATION (COMMERCIAL)				
AREA OF BLOCK (A)				
A	19.700	x	13.400	= 264.080 M ²
DEDUCTIONS (B)				
1	16.700	x	4.850	= 80.985 M ²
2	5.600	x	2.850	= 15.960 M ²
3	7.550	x	2.850	= 21.518 M ²
4	1.000	x	1.000	= 1.000 M ²
TOTAL DEDUCTION				
(A)	1	(B)	(C)	(D)
19.700	-	142.85	=	160.53 M ²
BUILT-UP AREA				
BUILT-UP AREA = 160.53 M ²				

PROPOSED RESIDENTIAL CUM COMM. COMPLEX ON PLOT NO-14A, SECTOR-18, ULWE, NAVI MUMBAI

1/3

STAMP OF APPROVALS OF PLAN

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter No. CIDCO/BP-18149/TPO(NM & K)/2022/9757 of 08 Sep 2022

Name :- BHIMESHAN RAMCHANDRA GADHARI Designation :- Associate Planner Organization :- CIDCO LTD Date :- 08-Sep-2022 16:14:51

Proforma-1

Sr.No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	1049.900
a	As per ownership document (7/12, CTS extract)	1049.900
b	As per measurement sheet	1049.900
c	As per site	1049.900
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)	1049.900
a	Amenity Space (if applicable)	
b	Required -	0.000
c	Adjustment of 2(b), if any -	0.000
d	Balance Proposed -	0.000
5	Net Plot Area (3-4 (c))	1049.900
6	Recreational Open Space (if applicable)	
a	Required -	0.000
b	Proposed -	0.000
7	Internal Road area	0.000
8	Plotable area (if applicable)	1049.900
9	a Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic FSI) - Min. of 1.1 as per UDCPR & 1.1 As per agreement to lease	1154.890
b	Permissible commercial area	173.234
c	Proposed commercial area (basic excluding ancillary)	160.53
Addition of FSI on payment of premium		
Maximum permissible premium FSI - based on road width / TOD Zone.		
a	(plot area 10.3 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area 0.1)	0.000
b	Proposed FSI on payment	0.000
In-situ FSI / TDR loading		
a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	
b	In-situ area against Amenity Space if handed over [2.0 x 0.85 x Sr. No. 4 (b)land ratio]	
c	TDR area-	
d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12	Additional FSI area under Chapter No. 7	0.000
Total entitlement of FSI in the proposal		
a	(984 + 100) = 1084 or 12 whichever is applicable.	1154.890
b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	0.000
c	Proposed Ancillary area FSI	0.000
d	Total entitlement (a+b)	1154.890
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	1.100
Total Built-up Area in proposal (excluding area at Sr.No 17 b)		
a	Existing Built-up Area	0.00
b	Proposed Built-up Area (as per P-line)	1145.84
c	Total (a+b) (shall not be more than 13(d))	985.31
15	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	0.992
16	Area for Inclusive Housing, if any	0.000
a	Required (20% of Sr.No.5)	0.000
b	Proposed	0.000
Total no. Of Commercial Units		
Total no. Of Residential Units		
Total Height of Building (in mt.)		
Total Height of Building (upto o.h. w. tank top Mt.) (in mt.)		

NOTE:THE PROPOSED CHHAJAS OVER OPENINGS ARE FOR PROTECTION FROM SUN, RAIN, ARCHITECTURAL FEATURES FOR DECORATION & AESTHETICS. PROPOSED CHHAJAS SHALL NOT BE USED FOR ANY HABITABLE PURPOSE.

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.

M/S. KAUSHIK REALTECHS LTD. M/S. SURYA CONSTRUCTION SHRI. ANIL O. KAUSHIK SHRI. MAHENDRA T. PATEL

Owner (s) name and signature

Certificate of Area: Certified that the plot under reference was surveyed by me on 28-12-20 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.

M/S. DISHA ARCHITECTS M/S. SHARDUL KAUSHIK ARCHITECTS & PLANNERS

AR. KAUSHAL JADIA AR. SHARDUL KAUSHIK

Architect name and signature

disha architects-engineers-interior designers

008,Bldg.no.9,NH-6,Sector 15,Nerul,Nav Mumbai 4007061 Tel.:022-27727982 I e-mail:info@dishaarch.com I www.dishaarch.com

Job No.	Dwg.	Scale	drawn by:-	checked by:-	Registration No. of Architect
41	02	AS SHOWN	SANTOSH	AR. KAUSHAL JADIA	CA/2002/29450 IIA/A/14331