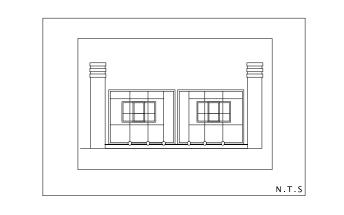


1)	No Of Units Proposed	
	(a) Residential	16
	(b) Commercial	0
2)	Trees to be planted	
	(a) Trees to be planted against plot area [Plot Area / 100]	3
	(b) Trees to be planted against Trees Felled [Nos x 5]	0
	Total nos. of Trees to be planted (2a + 2b)	3
3)	Permissible Airport Height :	41.85
	Proposed Building Top level :	19.64
	Height of Building upto Terrace level :	14.99

TOILET DETAILS

BLOCK PLAN	SCALE = 1 : 200	
		ТҮРЕ

			SCHEDU	JLE OF DO	OR & WII	NDOWS
			SIZE			
TYF	PE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM.)	SILL LEVEL (METER)	DESCRIPTION
D:	1	1.00	2.10	2.100		T.W. PANEL DOOR
D:	2	0.90	2.10	1.890		T.W. PANEL DOOR
D:	3	0.75	2.10	1.575		T.W. PANEL DOOR
LD)		LI	FT DOOR A	S PER LIFT C	ONSULTANT
W	1	3.64	1.38	5.023	0.90	AL. SLIDING WINDOW
W	2	2.60	1.38	3.588	0.90	AL. SLIDING WINDOW
W	3	2.545	1.38	3.512	0.90	AL. SLIDING WINDOW
W	4	2.40	1.38	3.312	0.90	AL. SLIDING WINDOW
W	5	1.80	1.38	2.484	0.90	AL. SLIDING WINDOW
V		0.60	0.90	0.540	1.38	AL. LOUVERD WINDOW
V:	1	0.55	0.90	0.495	1.38	AL. LOUVERD WINDOW



/ /* /_/ _/ _/ _/ _/ _/ /* /

ENTRANCE / EXIT SLIDING GATE

ELEVATION OF SLIDING GATE

	TENEMENTS	AREA STA	TMENT OF IN	IDIVIDUAL UN	IIT	
FLOOR	FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	RERA CARPET AREA	ENCLOSED BALCONY AREA	USABLE CARPET AREA OF PER FLAT
•		1	•			•
	101,201,301,401	4	22.148	19.614	0.000	19.614
1ST TO 4TH	102,202,302,402	4	22.309	19.845	0.000	19.845
FLOOR	103,203,303,403	4	30.313	27.565	0.000	27.565
	104,204,304,404	4	30.253	27.565	0.000	27.565
	TOTAL FLATS	16				

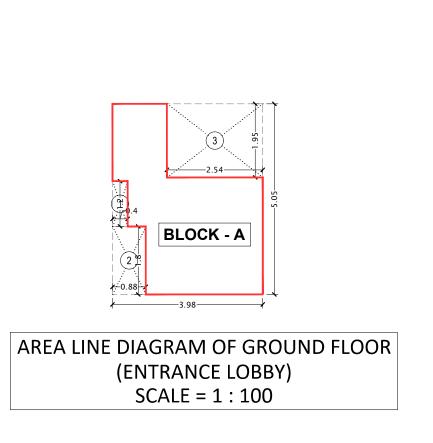
	LIGHT AND VENTILATION STATEMENT												
SR. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM -1/10th & 0.30 sqm. WITH ONE DIMENSION OF 0.30 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)						
1	LIVING	MAX SIZE	3.64 X 3.10	11.284	1.128	W1	5.02						
1	LIVING	MIN SIZE	2.54 X 4.00	10.160	1.016	W3	3.5121						
2	BED	MAX SIZE	2.40 X 3.00	7.200	0.720	W4	3.312						
3	KITCHEN	MAX SIZE	1.80 X 3.10	5.580	0.558	W5	2.48						
3	KITCHEN	MIN SIZE	1.80 X 2.35	4.230	0.423	W5	2.48						
4	BATH	MAX SIZE	1.04 X 1.35	1.404	0.300	V	0.54						
5	W.C.	MAX SIZE	0.90 X 1.20	1.080	0.300	V1	0.495						
6	TOILET	MAX SIZE	1.80 X 1.20	2.160	0.300	V	0.54						

		REQUIRED WATER	R TANK CALCULATION			
S.NO	FLAT NO.	DOMESTIC REQUIRMENT OF U.G WATER TANK RESIDENTIAL- 5 PERSONS	FLUSHING REQUIRMENT U.G TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIRMENT U.G TANK	GRANI TOTAI IN LITRES
		(A)	(B)		(C)	(A+B+C
1	16	16 X 5 PERSONS X 135 LTRS	16 X 270 LTRS	0	0 X 180 LTRS	15120
1	16	10800	4320	0	0	15120
Total re	quired U.G.1	Capacity for Commercial + Residential (Do	mestic) (100% Capacity)			10800
Total re	quired U.G.1	Capacity for Commercial + Residential (Flu	shing) (100% Capacity)			4320
Total re	quired O.H.T	capacity for Commercial + Residential (Do	mestic) (60% OF U.G.T. Ca	pacity)		6480
Total re	quired O.H.T	capacity for Commercial + Residential (Flu	shing) (60% OF U.G.T. Cap	pacity)		2592
Total pr	oposed U.G.	T capacity for Commercial + Residential (Do	omestic) (SIZE -2.20 X 2.00	X 2.50)		11000
Total pr	oposed U.G.	T capacity for Commercial + Residential (Fl	ushing) (SIZE -1.00 X 2.00)	X 2.50)		5000
Total pr	oposed O.H.	T capacity for Commercial + Residential (Do	omestic) (SIZE -1.50 X 2.90	X 1.50)		6525
Total pr	onosed O H	T capacity for Commercial + Residential (Flu	ushing) (SIZE -1 50 X 1 20 Y	γ 1 50\		2700

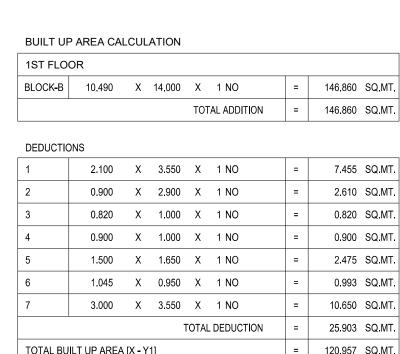
NOT	E
1)	For Residential - unit 5 Person per tenament
1)	For Commercial- No. of persons on occupant load / area of floors (Refer Table No.9E.)
2)	Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)
3)	Water Requirement for additional Toilet = 180 Litre per Tenament
4)	Size of Tank is excluding the Free Board

	As per Notice publi	shed u/s 37(1CC), d	ltd 28.12.20	22		
			PARKING S	PACE REQ.	PARKING	SPACE PROP
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	NON CONG	ESTED AREA	NON CON	IGESTED AREA
			CAR	SCOOTER	CAR	SCOOTER
1	For every two tenement with each tenement having carpet area less than 30 sq.mt.	16	0.00	2.00	0.00	16.00
	Parking Poguiroment (quantum)	Residential			0	16
	Parking Requirement (quantum)	Commercial			0	0
	5% visitor parking for residential				0	1
	TOTAL				0	17
\	With Multiplying Factor on total parking as per Ta	ble 8C - 0.8	applicable	g Factor Not for scooter king	0	17
	PARKING REQUIREMENT (Gre	nator of A and Pl	,		CAR	SCOOTER
	PARKING REQUIREMENT (GIR	eater of A and b)			0	17
	COMPOSITE PARKING ONE CAR WITH TWO	SCOOTERS MAY BE A	LLOWED.		0	0
	SIX SCOOTERS PARKING MAY BE ALLOWED TO BE	CONVERTED IN ONE	CAR PARKIN	IG	2	12
	TOTAL REQUIRED PA	ARKING			2	5
	TOTAL PROPOSED PARKING		BIG CAR	SMALL CAR	2	5

					SEPTIC TANK REQUIREMENT								
				E	BLACK WA	ATER		GREY W	ATER	(5) 6566	% FLOW TO	SEWER	TOTAL
S NO	FLAT	RESIDENTIAL- 5 PERSONS/	TOTAL POPULATION (BASED ON	180 LITERS FLUSHING ADDITIONAL	FOR		HING RMENT	DOME: REQUIRI		(D) GROSS WATER REQUIREMENT	FLUSHING (100% OF A+B)	DOMESTIC (85% OF C)	FLOW TO SEPTIO TANK
S.NO	NO.	TENEMENT	THE REG.	(B)		(4	4)	(C)		A + B + C	(E)	(F)	(E + F)
			NO 12.5)	NO OF ADD. TOILETS	LPD	LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD
1	16	5	80	0	0	54	4320	135	10800	15120	4320	9180	13500
				TO	TAL SEPT	IC TANK	REQUIR	MENT					13500
			PROPOS	SED SEPTIC TAN	IK (SIZE -	· 3.30 X2.	10X 2.00) EXCLUDING	FREEBOA	RD			13860



BUILT UP	AREA CAL	_CUL	ATION					
GROUND	FLOOR (E	NTRA	ANCE L	OBB	Y)			
BLOCK-A	3.980	Х	5.050	Χ	1 NO	=	20.099	SQ.MT.
				TOT	TAL ADDITION	=	20.099	SQ.MT.
DEDUCTION	NS							
1	0,400	Χ	1,200	Χ	1 NO	=	0.480	SQ.MT.
2	0.880	Х	1.800	Χ	1 NO	=	1.584	SQ.MT.
3	2.540	Х	1.950	Χ	1 NO	=	4.953	SQ.MT.
			1	ΓΟΤΑΙ	DEDUCTION	=	7.017	SQ.MT.
TOTAL BUIL	T UP AREA	[X - Y	1]			=	13.082	SQ.MT.



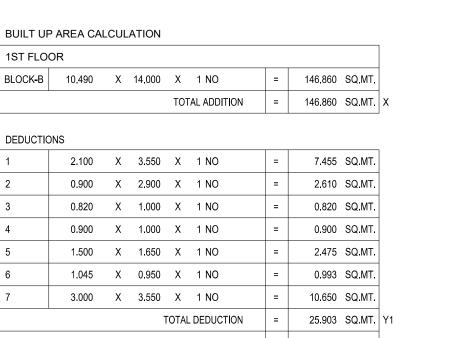
SECTION A-A SCALE = 1 : 100

BLOCK - B

AREA LINE DIAGRAM OF 1ST FLOOR

SCALE = 1 : 100

1ST FLOO	OR							
BLOCK-B	10,490	Х	14,000	Χ	1 NO	=	146,860	SQ.M
				TO	TAL ADDITION	=	146.860	SQ.M
DEDUCTIO	NS							
1	2.100	Х	3.550	Χ	1 NO	=	7.455	SQ.M
2	0.900	Х	2.900	Χ	1 NO	=	2.610	SQ.M
3	0.820	Х	1.000	Χ	1 NO	=	0.820	SQ.M
4	0.900	Х	1.000	Χ	1 NO	=	0.900	SQ.M
5	1.500	Х	1.650	Χ	1 NO	=	2.475	SQ.M
6	1.045	Х	0.950	Χ	1 NO	=	0.993	SQ.M
7	3.000	Х	3.550	Χ	1 NO	=	10.650	SQ.M
			1	ΓΟΤΑΙ	L DEDUCTION	=	25.903	SQ.M
TOTAL BUI	LT UP AREA	([X - Y	<u>′</u> 1]			=	120.957	SQ.M



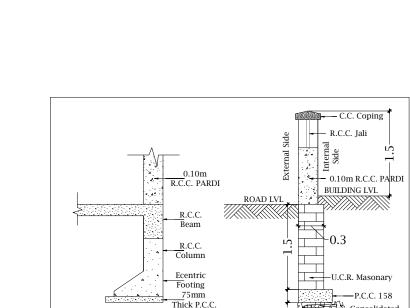
1.20M. HIGH PARAPET WALL

SECTION B-B SCALE = 1 : 100

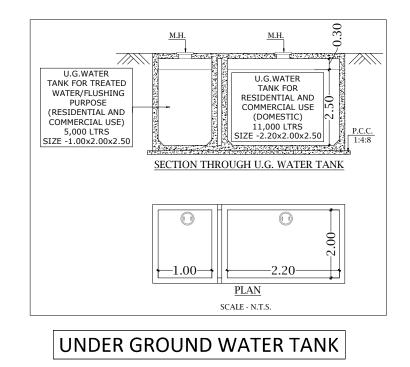
2ND TO 4	TH FLOOI	₹						
BLOCK-C	10.490	X	14.000	Χ	1 NO	=	146.860	SQ.MT.
				TOT	TAL ADDITION	=	146.860	SQ.MT.
DEDUCTIO	NS							
1	2.100	Х	3.550	Χ	1 NO	=	7.455	SQ.MT.
2	0.900	Х	2.900	Χ	1 NO	=	2.610	SQ.MT.
3	0.820	Х	1.000	Χ	1 NO	=	0.820	SQ.MT.
4	0.900	Х	1.000	Χ	1 NO	=	0.900	SQ.MT.
5	1.500	Х	1.650	Χ	1 NO	=	2.475	SQ.MT.
6	0.895	Х	0.950	Χ	1 NO	=	0.850	SQ.MT.
7	3.000	Х	3.550	Χ	1 NO	=	10,650	SQ.MT.
			٦	ΓΟΤΑΙ	DEDUCTION	=	25.760	SQ.MT.
TOTAL BU	ILT UP AREA	[X - Y	/11			=	121.100	SQ.MT.

_____<u>__TOP LVL</u>__ ◆ + 19.64 M

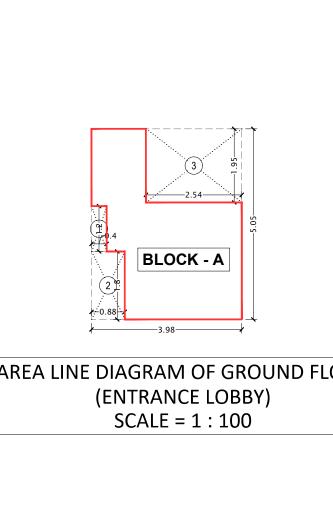
LIFT MACHINE ROOM



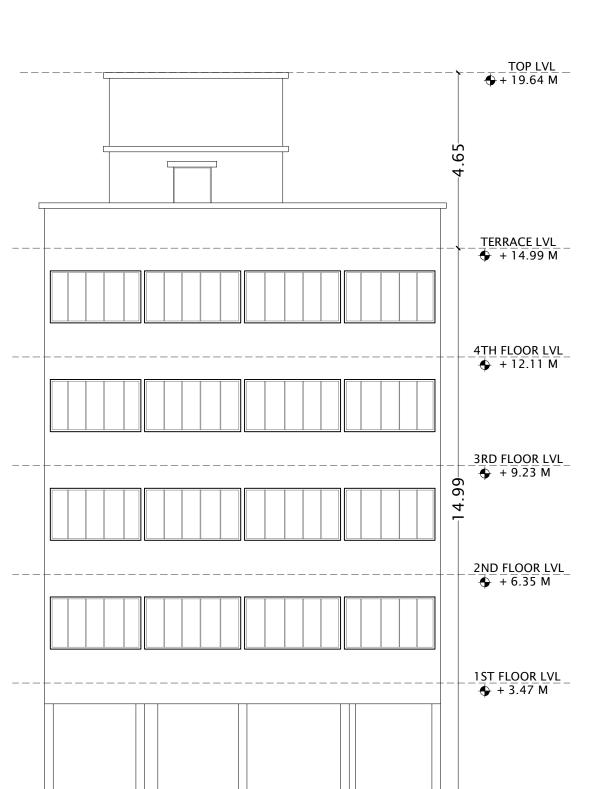
COMPOUND WALL



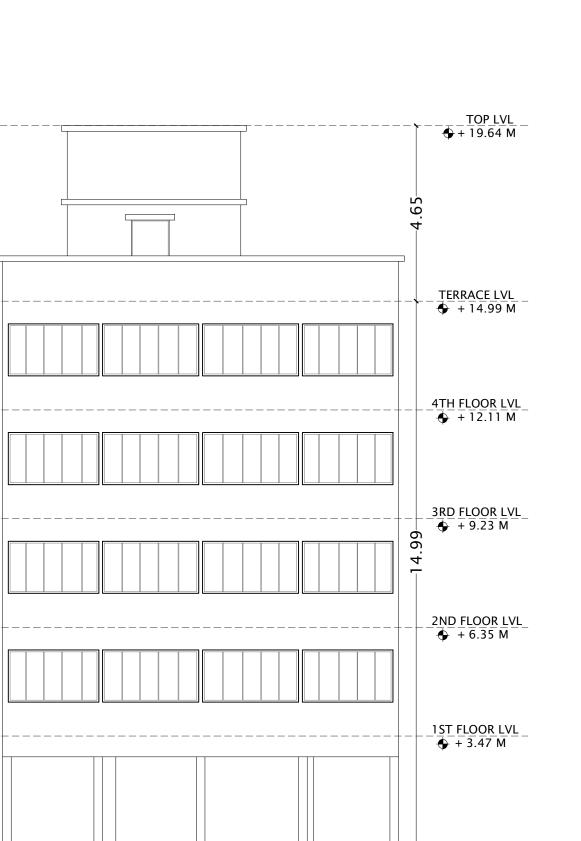
					SEI	PTIC TAI	NK REQ	UIREMENT				
	FLAT PERSONS/			E	BLACK WA	ATER		GREY WA	ATER	(=) =====	% FLOW TO) SEWER
S NO.		RESIDENTIAL- 5 PERSONS/ TENEMENT	(BASED ON THE REG.	180 LITERS EXTRA FLUSHING FOR ADDITIONAL TOILET (B)		FLUSHING REQUIRMENT (A)		DOMESTIC REQUIRMENT (C)		(D) GROSS WATER REQUIREMENT A+B+C	FLUSHING (100% OF A+B) (E)	DOMESTIC (85% OF C) (F)
S.NO												
				NO OF ADD. TOILETS	LPD	LPCD	LPD	LPCD	LPD	LPD	LPD	LPD
1	16	5	80	0	0	54	4320	135	10800	15120	4320	9180
			•	TC	TAL SEPT	IC TANK	REQUIRN	/IENT				
			PROPOS	ED SEPTIC TAN	VK (SIZE -	3.30 X2.	10X 2.00)	EXCLUDING	FREEBOA	RD		

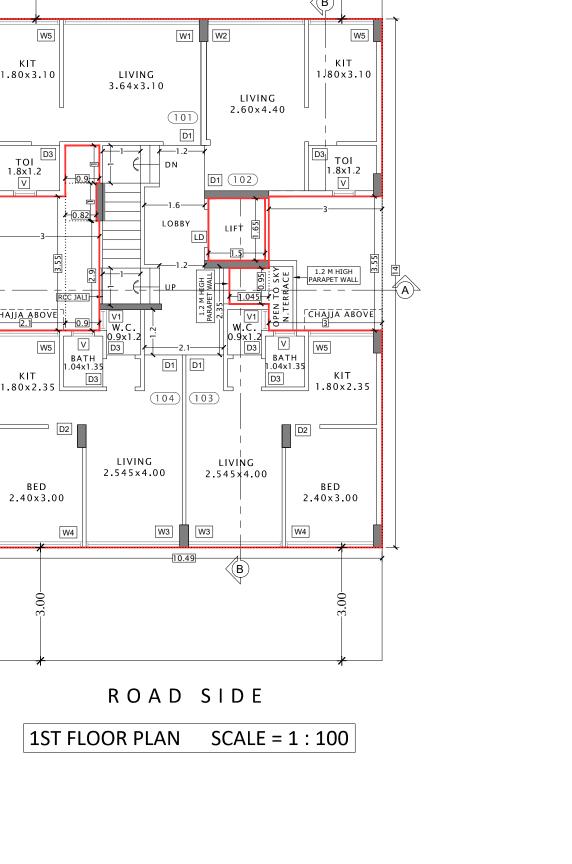


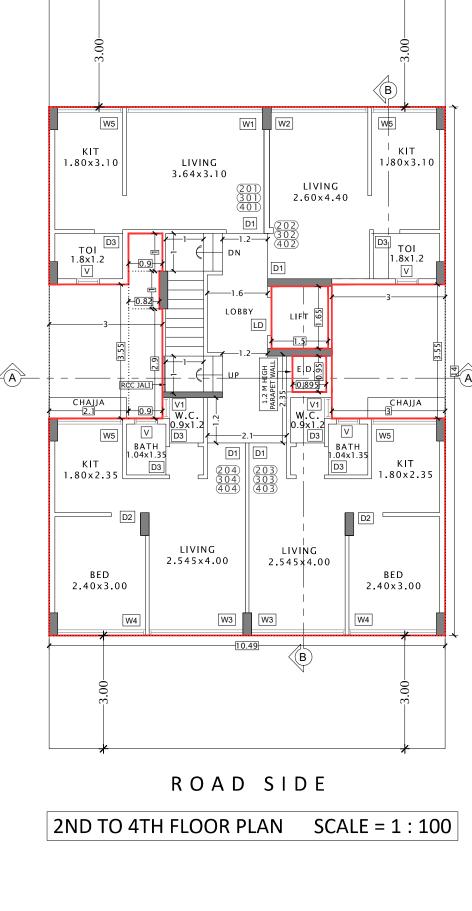
	AREA CAI	LCUL	ATION					
GROUND	FLOOR (E	NTRA	ANCE L	OBB,	Y)			
BLOCK-A	3.980	Χ	5.050	Χ	1 NO	=	20.099	SQ.MT.
·				тот	AL ADDITION	=	20.099	SQ.MT.
DEDUCTION	NS							
1	0.400	Х	1,200	Х		=		SQ.MT.
1 2	0.400	X	1.200	X	1 NO 1 NO	=		SQ.MT.
						+	1.584	
2	0.880	Х	1.800	X	1 NO	=	1.584 4.953	SQ.MT.

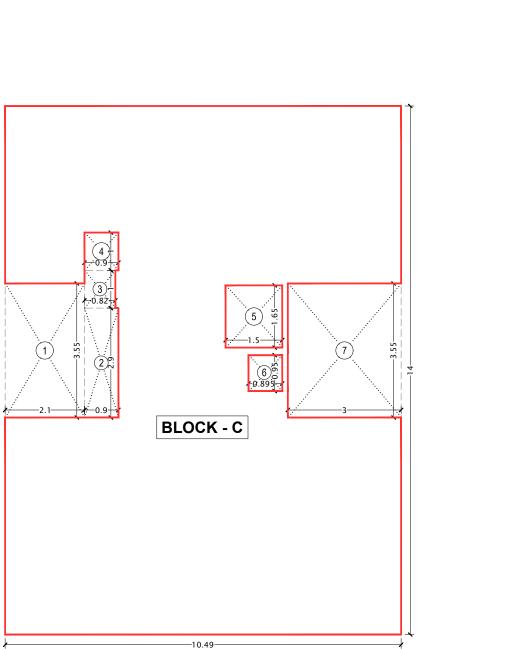


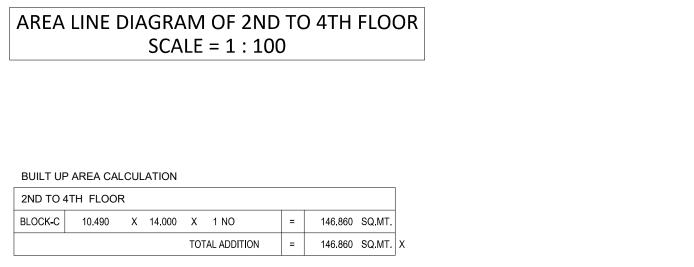
9M WIDE ROAD SIDE ELEVATION SCALE = 1 : 100

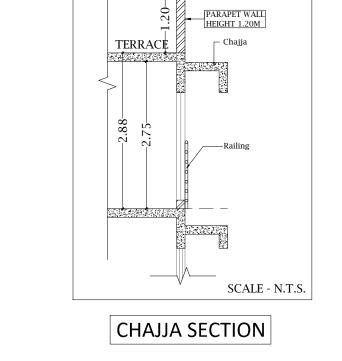












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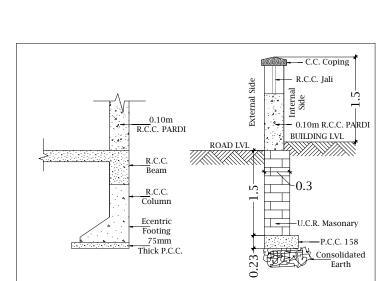
254

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/253//

9.00 M WIDE ROAD _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

LOCATION PLAN SCALE = 1 : 500





					SEI	PTIC TAI	NK REQ	UIREMENT					
S.NO			TOTAL POPULATION (BASED ON THE REG.	BLACK WATER			GREY WATER		(=) =====	% FLOW TO SEWER		TOTAI	
	FLAT PERS			180 LITERS EXTRA FLUSHING FOR ADDITIONAL TOILET (B)		FLUSHING DOMESTIC REQUIRMENT REQUIRMENT (A) (C)				(D) GROSS WATER REQUIREMENT A+B+C		DOMESTIC (85% OF C)	
									(F)				
			NO 12.5)	NO OF ADD. TOILETS	LPD	LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD
1	16	5	80	0	0	54	4320	135	10800	15120	4320	9180	13500
	TOTAL SEPTIC TANK REQUIRMENT									13500			
			PROPOS	ED SEPTIC TAN	NK (SIZE -	3.30 X2.	10X 2.00)	EXCLUDING	FREEBOA	.RD			13860

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING, PLOT NO-253, SECTOR-3, PUSHPAK, NAVI MUMBAI. STAMP OF APPROVAL OF PLANS

> **APPROVED SUBJECT TO THE CONDITION** MENTIONED IN This Office Letter No. CIDCO/BP-18383/TPO(NM & K)/2023/10437

1101 012 0 0 2	10000, 11 0 (1 11 1 0 11), 2020, 10 10
ptd.	24 Apr 2023
Document certifie	ed by
BHUSHAN RAM	CHANDRA
CHAUBHARIAN	
Apria Caladhar Agg	ailigom>
Designati As L	ate Planner
Organization	O LTD

		Proforma-1	
Sr.	No	Particulars	Area (sq.
		Area of plot (Minimum area of a, b, c to be considered)	
	а	As per ownership document (7/12, CTS extract)	
1	b	as per measurement sheet	
	С	as per site	
		Deductions for	
2	а	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	
_	b	Any D.P. Reservation area	
		(Total a+b)	
3		Balance area of plot (1-2)	
-		Amenity Space (if applicable)	
4	a	Required -	
_	b	Adjustment of 2(b), if any -	
	С	Balance Proposed -	
5		Net Plot Area (3-4 (c))	
		Recreational Open space (if applicable)	
6	a	Required -	
_	b	Proposed -	
7		Internal Road area	
8		Plotable area (if applicable)	
	а	Built up area with reference to Basic F.S.I. as per front road width (Sr. No.	
9		5xbasic FSI) - Min. of 1.5 as per UDCPR	
	b	Permissible commercial area	
	С	Proposed commercial area (basic excluding ancillary)	
		Addition of FSI on payment of premium	
10		Maximum permissible premium FSI - based on road width / TOD Zone.	
10	а	(plot area *0.3 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1	
	b	(plot area *0.1) Proposed FSI on payment	
	D D	In-situ FSI / TDR loading	
		In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	
		In-situ area against Amenity Space if handed over	
11	b	[2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
•		TDR area-	
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12		Additional FSI area under Chapter No. 7	
		Total entitlement of FSI in the proposal	
	а	[9(a) + 10(b)+11(d)] or 12 whichever is applicable.	
13		Permissible Ancillary Area FSI upto 60% or 80% on balance potential with	
13	b	payment of charges.	
	С	Proposed Ancillary area FSI	
	d	Total entitlement (a+b)	
		Maximum utilization limit of F.S.I. (building potential) Permissible as per	
14		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	
-		Total Built-up Area in proposal	
}	a	Existing Built-up Area	
-		Residential	
1 5		Commercial Proposed Built vo Assa (see see ID line)	
-	b	Proposed Built-up Area (as per 'P-line')	
		Residential	
		Commercial Total (2+b) (chall not be more than 12(d))	
16	С	Total (a+b) (shall not be more than 13(d))	
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	
17	_	Area for Inclusive Housing, if any	
17	<u>a</u>	Required (20% of Sr.No.5)	
	b	Proposed	İ

1	Built up area with reference to Basic F.S.I.		314.70	0.0
2	Additional FSI on payment of premium (To exceed 10 b)	0.00	0.0	
3	Total proposed built up area (basic+ premi	314.70	0.0	
4	Proposed Ancillary Area FSI	182.64	0.0	
5	% of ancillary area FSI	58%	0%	
6	TOTAL PROPOSED BUILT-UP AREA (Togethe 13 d)	497.34	0.0	
	Summary of propo	sed Pline area as p	per UDCPR	
Sr.No	FLOOR PI	LINE AREA (Comm.)	PLINE AREA (RESI.)	TOTAL
		Α	В	С
1	GROUND	0.000	13.082	13.08
2	1ST FL		120.957	120.95
3	2ND FL		121.100	121.10
4	3RD FL		121.100	121.10
5	4TH FL		121.100	121.10
	I I			1

NOTE: THE PROPOSED CHAJJAS OVER OPENINGS FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL

Distribution of proposed Built up area as per UDCPR

Residential Non- residential

FEATURES FOR DECORATION, ASTHETIC PURPOSE SHALL NOT BE USED FOR ANY HABITABLE PURPOSE

Sr.No Particulars

ND FL			
		121.100	121.100
RD FL		121.100	121.100
TH FL		121.100	121.100
OTAL	0.00	497.34	497.34
ASIC+PREMIUM FSI	0.000	314.70	314.700
ASIC FSI	0.000	314.70	314.700
REMIUM FSI	0.000	0.000	0.000
NCILLARY FSI	0.000	182.64	182.639
	TH FL DTAL ASIC+PREMIUM FSI ASIC FSI REMIUM FSI	TH FL 0.00 DTAL 0.00 ASIC+PREMIUM FSI 0.000 ASIC FSI 0.000 REMIUM FSI 0.000	TH FL 121.100 DTAL 0.00 497.34 ASIC+PREMIUM FSI 0.000 314.70 ASIC FSI 0.000 314.70 REMIUM FSI 0.000 0.000

	Sign
	(Name of Architect/ Licensed Engineer/ Superv
PROJECT	
	DECIDENTIAL DITH DINC ON LAND

stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey

	T NO-253, SECTOR-3		ON LAND
OWNERS/			

MR. MAHESH BRIJMOHAN AGARWAL
ARCHITECTS

