

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER
 No. CIDCO/TPN/17667/TPQ(NM & K)/2020
 Dtd. 31 MAR 2022
 Approved by: *[Signature]*
 Project Manager (TPN)
 CIDCO of Maharashtra Ltd.
 400, 4th Floor, 4th Floor,
 Plot No. 4, Sector - 25A,
 MIDC, Dholape, Mumbai - 400 071

Sr. No.	Particular	Area (sq. mt)
1	a Area of plot (Minimum area of a, b, c to be as per ownership document (7/12, CTS as per measurement sheet	219,900
	b As per ownership document (7/12, CTS as per measurement sheet	219,900
	c As per measurement sheet	219,900
2	a Deductions for Proposed D.P./D.P. Road widening	0.000
	b Any D.P. Reservation area (Total a+b)	0.000
3	a Balance area of plot (1-2)	219,900
	b Amenity Space (if applicable) Required -	0.000
	c Adjustment of 2(b), if any -	0.000
4	a Balance Proposed -	0.000
	b Net Plot Area (3-4 c)	219,900
5	a Recreational Open space (if applicable) Required -	0.000
	b Proposed -	0.000
6	a Internal Road area	0.000
	b Plotable area (if applicable) per front road width (Sr. No. 5x basic FSI) - 1.5	329,850
9	a As per agreement to lease	0.000
	b Addition of FSI on payment of premium Maximum permissible premium FSI - based on road width / TOD Zone. (plot area * 0.3	0.000
10	a Proposed FSI on payment	0.000
	b In-situ FSI / TDR loading	0.000
11	a In-situ area against D.P. road [2.0 x Sr. No. 2	0.000
	b In-situ area against Amenity Space if handed	0.000
	c TDR area	0.000
	d Total in-situ / TDR loading proposed (11	0.000
12	a Additional FSI area under Chapter No. 7	0.000
	b Total entitlement of FSI in the proposal [9 + 10(b)+11(d)] or 12 whichever is applicable.	329,850
13	a Permissible Ancillary Area FSI upto 60% or 80%	197,910
	b Proposed Ancillary Area FSI	197,910
	c Total entitlement (a+b)	527,760
14	a 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	2,400
	b Total Built-up Area in proposal (excluding area	527,760
15	a Existing Built-up Area	0.000
	b Proposed Built-up Area (as per 'P-line')	525,768
	c Residential	525,768
	d Commercial	0.000
	e Total (a+b)	525,768
16	a F.S.I. Consumed	0.996
	b Area for Inclusive Housing, if any	0.000
17	a Required (20% of Sr.No.5)	0.000
	b Proposed	0.000
	c No. of Units	16

Certified that the plot under reference was surveyed by me on the and the dimensions of all sites, etc. of plot stated on plan are 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.

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.

Contents of Sheet
 GROUND FLOOR LINE DIAGRAM & AREA CALCULATION & AREA STATEMENT, 1ST, 2ND AND 3RD FLOOR PLAN, CARPET AREA STATEMENT, ENC. PARKING STATEMENT, BALCONY STATEMENT, WATER TANK CALC., GATE DETAIL, SEPTIC TANK DETAIL.

CA/2013/59413
 OWNER'S NAME & SIGNATURE: *[Signature]*
 SHRI. VIKAS DHARMA PATIL
 FILE NO.: CIDCO/TPN/17667/TPQ(NM & K)/2020

PROJECT :-
 PROPOSED RESIDENTIAL BUILDING ON PLOT -300, SEC -25A, PUSHPAK
 CHECKED BY: AR. DAKSHA L. GAMI
 DRAWN BY: SHWETA
 SCALE: 1:100
 DATE: 22-03-2022

ARCHITECT'S NAME & SIGNATURE: *[Signature]*
 AR. DAKSHA L. GAMI
 SHRI. VIKAS DHARMA PATIL

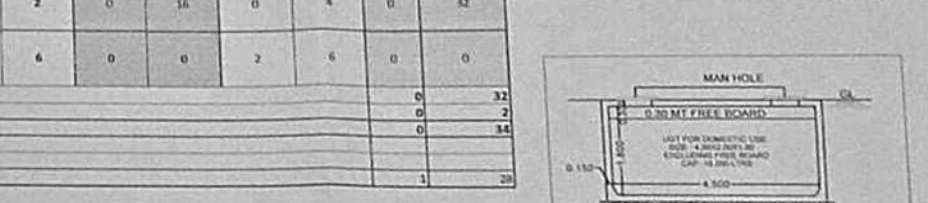
EDG ARCHITECTS
 100, PUSHPAK, SEC-25A, MIDC, DOLAPUR, MUMBAI-400071
 PH: 022-25441111
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UNDERGROUND WATER TANK CAPACITY CALCULATION					
WATER CAPACITY CALCULATION (U.G. TANK RESIDENTIAL UNITS)					
BUILDING	FLAT NOS.	REQUIRED DOMESTIC LTRS (A)	REQUIRED FLUSHING 270 LTRS (B)	ADDITIONAL TOILET 180 LTRS. PER SIT LTRS (C)	TOTAL FLUSHING LTRS (B+C)
1	16 135 X 16 X 5	10,800	270 X 16 = 4,320	180 X 4 = 720	5,040
					15,840
WATER CAPACITY CALCULATION (U.G. TANK COMMERCIAL UNITS)					
BUILDING	SHOP NOS.	REQUIRED DOMESTIC LTRS (A)	REQUIRED FLUSHING 270 LTRS (B)	ADDITIONAL TOILET 180 LTRS. PER SIT LTRS (C)	TOTAL FLUSHING LTRS (B+C)
COMMERCIAL	0	0	0	0	0
					15,840
PROVIDE U.G. WATER TANK					
					15,840 LTRS.
					0 LTRS.
					15,840 LTRS.

OVERHEAD WATER TANK CAPACITY CALCULATION				
USE	WATER REQUIRED (LITRE)	TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITRE)
1	2	3	4	5
DOMESTIC	9,504	2.40X2.65X1.50	1	9,540 LTR
TOTAL	9,504		1	9,540 LTR
NOTE:-				
OVERHEAD TANK CAPACITY SHALL BE MINIMUM 60% OF WATER REQUIREMENT				
SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD				

ENCLOSED BALCONY		
NO.	SIZE	AREA
B1	2.73 X 1.00 X 4	10.92
B2	2.70 X 1.00 X 16	43.2
B3	2.74 X 1.00 X 4	10.96
B4	2.20 X 1.00 X 8	17.6
TOTAL		82.68

CARPET AREA STATEMENT		
FLATS 1ST, 2ND & 3RD FLOOR		
1	UNIT - 101, 201, 301	28.681 SQ. MT.
2	UNIT - 102, 202, 302	29.440 SQ. MT.
3	UNIT - 103, 203, 303	19.700 SQ. MT.
4	UNIT - 103, 203, 303	19.700 SQ. MT.
FLATS 4TH FLOOR		
5	UNIT - 401	28.681 SQ. MT.
6	UNIT - 402	27.981 SQ. MT.
7	UNIT - 403	19.700 SQ. MT.
8	UNIT - 404	19.700 SQ. MT.



PROPOSED BUILT UP AREA		
FLOOR	AREA (SQ. MT)	NO. OF FLATS
1	9,512	16
2	129,544	16
3	129,544	16
4	129,544	16
5	129,544	16
6	129,544	16
7	129,544	16
8	129,544	16
9	129,544	16
10	129,544	16
11	129,544	16
12	129,544	16
13	129,544	16
14	129,544	16
15	129,544	16
16	129,544	16
17	129,544	16
18	129,544	16
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39	129,544	16
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41	129,544	16
42	129,544	16
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88	129,544	16
89	129,544	16
90	129,544	16
91	129,544	16
92	129,544	16
93	129,544	16
94	129,544	16
95	129,544	16
96	129,544	16
97	129,544	16
98	129,544	16
99	129,544	16
100	129,544	16

LIGHT & VENTILATION SCHEDULE				
ROOM	AREA OF ROOM (SQ.M)	AREA OF 1/10 WIN REQUIRED (SQ.M)	AREA OF WINDOW PROVIDED (SQ.M)	WIN.
LIVING ROOM	10.8	1.08	5.16	W1
BED ROOM	8.22	0.82	5.16	W1
KITCHEN	4.392	0.439	2.58	W2
BATH	1.44	0.144	0.54	V
WC	1.32	0.132	0.54	V

TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL WITH COMMERCIAL AREA												
			As per Sanctioned UDCPRs						As per			
REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA		
		CAR	SCOOTER	CAR (WITH 0.8 FACTOR)	SCOOTER (WITH 0.8 FACTOR)	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	
For every tenement having carpet area 100 sq.mt. AND ABOVE	0	2	3	0	0	0	2	3	0	0	2	3
For every tenement having carpet area equal to or above 80 sq.mt. but less than 100 sq.mt.	0	1	1	0	0	1	1	0	0	1	1	0
For every tenement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	0	1	1	0	0	1	1	0	0	1	1	0
For every tenement having carpet area equal to or above 20 sq.mt. but less than 40 sq.mt.	0	1	2	0	0	1	2	0	0	1	2	0
For every tenement having carpet area less than 20 sq.mt.	16	0	4	0	32	0	2	0	16	0	4	32
For every 100 sq.mt. carpet area or fraction thereof	0	2	6	0	0	2	6	0	0	2	6	0
REQUIREMENT												
ADD 5% VENTILATION PARKING FOR RESIDENTIAL AREA												
TOTAL PARKING REQUIRED												
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.												
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING												

SEPTIC TANK STATEMENT				
SEPTIC TANK				
NO OF FLATS		16		
18 FLATS X 400 Ltrs		6,400 Ltrs PER FLATS		
REQUIREMENT		6,400 Ltrs		
PROVIDED				
1,800 X 50 X 1.50		6,750 Ltrs		

BUILT UP AREA CALCULATIONS					
FOR TYPICAL FLOOR = 187,280.380 FLOOR					
A	AREA OF BLOCK (AREA) = 17.23 X 11.81	187.813	NO	NO	NO MT
STANDARD DEDUCTIONS					
1	0.833	X	1,000	X	1
2	0.833	X	0.650	X	1
3	0.833	X	1.840	X	1
4	1.878	X	0.400	X	1
5	1.878	X	0.300	X	1
6	3.179	X	1.750	X	1
7	3.363	X	0.450	X	1
8	1.029	X	0.100	X	1
9	1.100	X	1.000	X	1
10	1.557	X	1.600	X	1
11	1.557	X	0.600	X	1
12	1.557	X	1.840	X	1
13	2.317	X	3.500	X	1
14	1.207	X	1.600	X	1
15	0.977	X	0.250	X	1
TOTAL					
1,837 X 1,800 X 1 NOS (MT)					30.513
TOTAL DEDUCTION					2.756
NET BUILT UP AREA					33.269
(BUILT UP AREA = A-D) 182.813 - 33.269					129.544
NET BUILT UP AREA					129.544
TYPICAL 187,280 X 380 FLOOR					
129.544 X 3 =					388.632