

APPROVED SUBJECT TO THE CONDITIONS
MENTIONED IN This office Letter

No. CIDCO/BP-18483/TPQ(NM & K)/2023/10768
05 Jun 2023



BASEMENT & GROUND FLOOR PLAN, TERRACE PLAN, AREA DIAGRAM & CALCULATIONS

Proforma-1			Area (sq.m)
Sr.No	Particulars		
1	Area of plot (Minimum area of a, b, c to be considered)		1378.360
a	As per ownership document (7/12, CTS extract)		1378.360
b	As per measurement sheet		1378.360
c	As per site		1378.360
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)		1378.360
a	Amenity Space (if applicable)		0.000
4	Required -		
b	Adjustment of 2(b), if any -		0.000
c	Balance Proposed -		0.000
5	Net Plot Area (3-4)		1378.360
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)		1378.360
a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Scheme FSI) Min. of 1.5 as per UDPR		2067.540
b	Permissible commercial area		310.131
c	Proposed commercial area (basic excluding ancillary)		262.087
Addition of FSI on payment of premium			
10	Maximum permissible premium FSI - based on road width / TOD Zone.		
a	(plot area * 0.3 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
c	In-situ FSI / TOD loading		0.000
11	In-situ area against D.P. road (2.0 x Sr. No. 2 (a)), if any		
a	In-situ area against Amenity Space if handed over		
b	(2.00 or 1.85 x Sr. No. 4 (b) and / or (c))		
c	TOR area		
d	Total in-situ / TOD loading proposed (11 (a)+(b)+(c))		0.000
12	Additional FSI area under Chapter No. 7		0.000
a	Total entitlement of FSI in the proposal		2067.540
b	(900 x 100) + (1100) or 12 whichever is applicable.		2067.540
13	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)		2067.540
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 (1.5 or 1.8), read with Note 3 of 10.10.1		1.500
a	Total Built-up Area in proposal		2067.540
b	Existing Built-up Area		0.000
15	Residential		0.000
c	Commercial		0.000
d	Proposed Built-up Area (as per 'P-line')		1378.360
e	Residential		1363.420
f	Commercial		566.110
16	Total (a+b) (shall not be more than 13(d))		1378.360
17	F.S.I. Consumed (13(d)) (should not be more than serial No. 14 above)		0.919
a	Area for inclusive housing, if any		
18	Area for inclusive housing, if any		0.000
a	Required (20% of Sr.No.5)		0.000
b	Proposed		0.000

NOTE: THE PROPOSED CHAIRS OVER OPENINGS FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECORATION, AESTHETIC PURPOSE SHALL NOT BE USED FOR ANY HABITABLE PURPOSE.

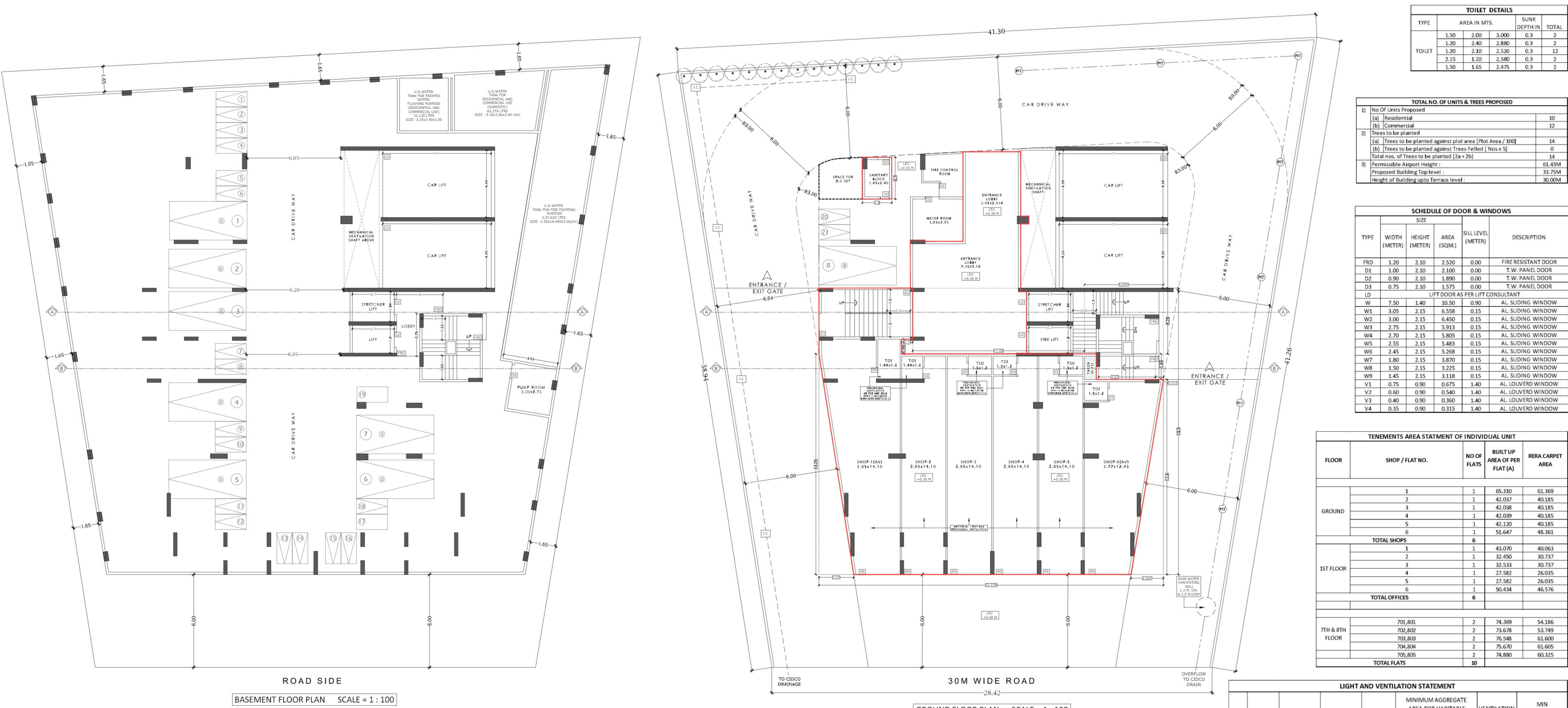
Summary of proposed Plume area as per UDPR			
Sr.No	FLOOR	PLUME AREA (Comm)	PLUME AREA (RES.)
1	GROUND	305.608	80.317
2	1ST FL	260.499	0.000
3	2ND FL	0.000	0.000
4	3RD FL	0.000	0.000
5	4TH FL	0.000	0.000
6	5TH FL	0.000	0.000
7	6TH FL	411.443	411.443
8	7TH FL	435.829	435.829
9	8TH FL	435.829	435.829
10	TOTAL	566.11	1363.42

Certificate of Area:
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sites 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.

(Name of Architect/ Licensed Engineer/ Supervisor)

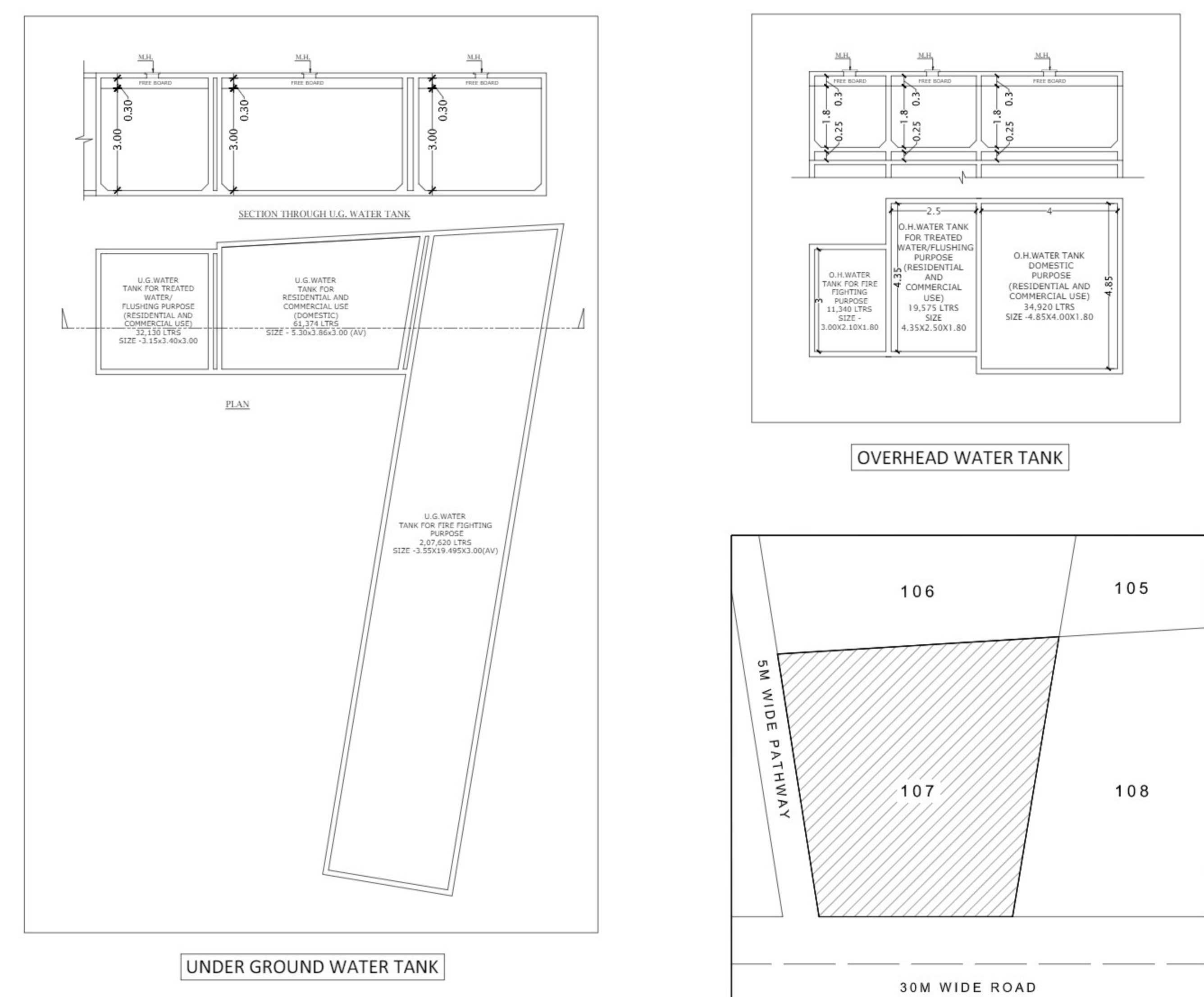
PROJECT
DEVELOPMENT/ PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON PLOT NO-107, SECTOR-11, KHARGHAR, NAVI MUMBAI.
OWNERS/

M/S. SHREE KRUPA DEVELOPERS
ARCHITECTS



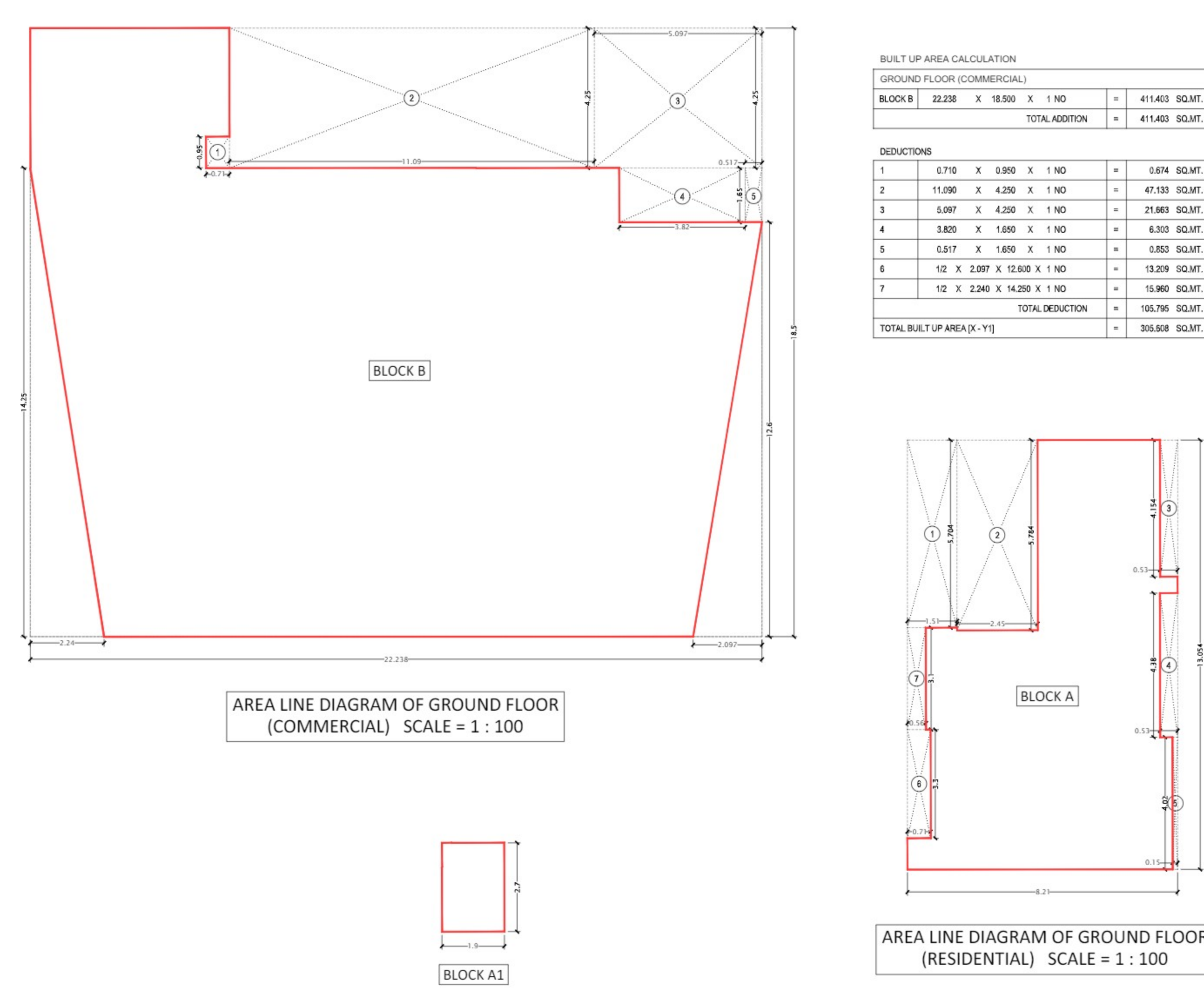
BASEMENT FLOOR PLAN SCALE = 1 : 100

GROUND FLOOR PLAN SCALE = 1 : 100



OVERHEAD WATER TANK

UNDER GROUND WATER TANK

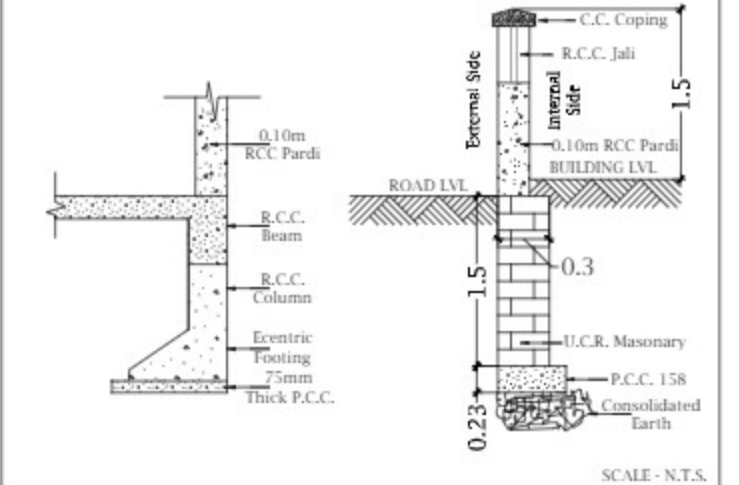


AREA LINE DIAGRAM OF GROUND FLOOR (COMMERCIAL) SCALE = 1 : 100

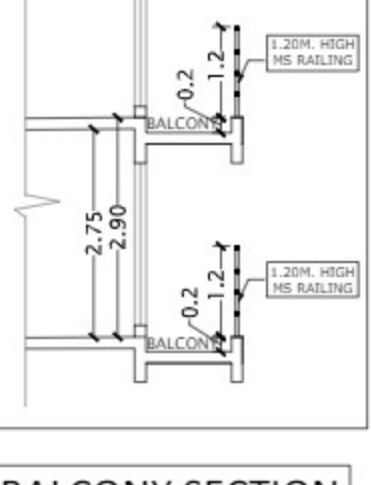
AREA LINE DIAGRAM OF GROUND FLOOR (RESIDENTIAL) SCALE = 1 : 100

LOCATION PLAN SCALE = 1 : 500

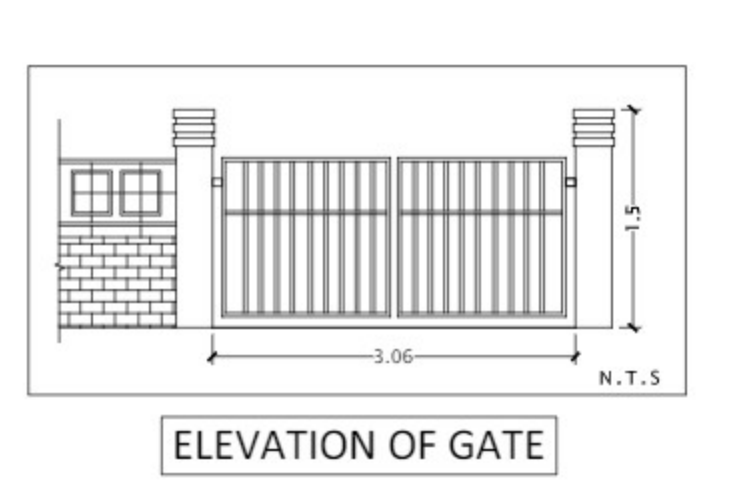
AREA LINE DIAGRAM OF SANITARY BLOCK SCALE = 1 : 100



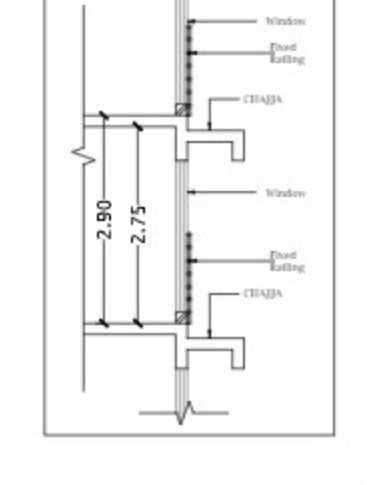
COMPOUND WALL



BALCONY SECTION



ELEVATION OF GATE



CHAJJA SECTION

TOILET DETAILS				
TYPE	AREA IN MTS.	SUNK DEPTH IN	TOTAL	
TOILET	1.50	2.00	3.000	0.3
	1.20	2.40	2.880	0.3
	1.20	2.10	2.520	0.3
	2.15	1.20	2.580	0.3
	1.50	1.05	2.475	0.3

TOTAL NO. OF UNITS & TREES PROPOSED		
1) No Of Units Proposed		
(a) Residential	10	
(b) Commercial	12	
2) Trees to be planted		
(a) Trees to be planted against plot area (Plot Area / 100)	14	
(b) Trees to be planted against Trees Felled (Nos x 5)	0	
Total nos. of Trees to be planted (2a + 2b)	14	
3) Permissible Airport Height :	61.43M	
Proposed Building Top level :	33.75M	
Height of Building upto Terrace level :	30.00M	

SCHEDULE OF DOOR & WINDOWS				
TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M)	DESCRIPTION
FRD	1.20	2.10	2.520	0.00
D1	1.00	2.10	2.100	0.00
D2	0.90	2.10	1.890	0.00
D3	0.75	2.10	1.575	0.00
LD				LIFT DOOR AS PER LIFT CONSULTANT
W	7.50	1.40	10.50	0.90
W1	3.05	2.15	6.558	0.15
W2	3.00	2.15	6.450	0.15
W3	2.75	2.15	5.913	0.15
W4	2.70	2.15	5.805	0.15
W5	2.55	2.15	5.483	0.15
W6	2.45	2.15	5.268	0.15
W7	1.80	2.15	3.870	0.15
W8	1.50	2.15	3.225	0.15
W9	1.45	2.15	3.118	0.15
V1	0.75	0.90	0.675	1.40
V2	0.60	0.90	0.540	1.40
V3	0.40	0.90	0.360	1.40
V4	0.35	0.90	0.315	1.40

TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT				
FLOOR	SHOP / FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	REAR CARPET AREA
GROUND	1	1	65.310	61.369
	2	1	42.037	40.185
	3	1	42.038	40.185
	4	1	42.039	40.185
	5	1	42.120	40.185
1ST FLOOR	TOTAL SHOPS	6	51.647	48.361
	1	1	43.070	40.063
	2	1	32.450	30.737
	3	1	32.533	30.737
	4	1	27.582	26.035
7TH & 8TH FLOOR	TOTAL OFFICES	6	50.434	46.576
	701,801	2	74.369	54.186
	702,802	2	73.678	53.749
	703,803	2	76.548	61.600
	704,804	2	76.670	61.605
TOTAL FLATS	705,805	2	78.680	63.325
	TOTAL FLATS	10		

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)
1	LIVING	MAX SIZE	5.45 X 3.00	16.350	1.635	W2
2	BED	MIN SIZE	4.00 X 3.65	14.600	1.460	W6
3	KITCHEN	MAX SIZE	4.70 X 3.05	14.335	1.434	W1
4	TOILET	MIN SIZE	2.70 X 3.65	9.855	0.986	W4
		MAX SIZE	3.34 X 2.45	8.183	0.818	W7
		MIN SIZE	2.85 X 2.10	5.985	0.599	W8
		MAX SIZE	1.50 X 2.00	3.000	0.300	V1
		MIN SIZE	2.10 X 1.20	2.520	0.300	V2

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA					
As per Notice published u/s 37(1CC), dtd 28.12.2022					
Sr. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACE NON CONGESTED AREA	PARKING SPACE PROP. NON CONGESTED AREA	
1	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	10	1.00	2.00	10.00
2	For every 100 sq.m. carpet area or fraction thereof	470.66	2.00	6.00	29.00
Parking Requirement (quantum)		Residential			5
5% visitor parking only for Residential		Commercial			9
TOTAL					14
With Multiplying Factor on total parking as per Table 8C - 0.8					12
PARKING REQUIREMENT					12
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.					0
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING					7
TOTAL REQUIRED PARKING (After Conversion)					19
TOTAL PROPOSED PARKING					29

NOTE:-
The excess parking shall be deemed to be treated as public parking and shall be handed over for the same purpose to the Authority free of cost, if the building permission proposal for the balance potential is not submitted before final occupancy certificate.

REQUIRED WATER TANK CALCULATION				
NO	SHOP/ FLAT NO.	DOMESTIC REQUIREMENT OF U.G WATER TANK	FLUSHING REQUIREMENT U.G TANK	NO. OF ADDITIONAL TOILET
1)	12	566.107/3 PERSONS X 70 LTRS	-	12
2)	10	10 X 5 PERSONS X 135 LTRS	10 X 270 LTRS	15
Total required U.G.T capacity for Commercial + Residential (Domestic) (100% Capacity)		12009		
Total required U.G.T capacity for Commercial + Residential (Flushing) (100% Capacity)		2700		
Total required O.H.T capacity for Commercial + Residential (Domestic) (60% OF U.G.T. Capacity)		7205		
Total required O.H.T capacity for Commercial + Residential (Flushing) (60% OF U.G.T. Capacity)		1620		
Total proposed U.G.T capacity for Commercial + Residential (Domestic) (SIZE - 5.30 X 3.80 X 3.00)		63134		
Total proposed U.G.T capacity for Commercial + Residential (Flushing) (SIZE - 3.15 X 4.80 X 3.00)		37130		
Total proposed O.H.T capacity for Commercial + Residential (Domestic) (SIZE - 4.85 X 4.00 X 1.80)		34020		
Total proposed O.H.T capacity for Commercial + Residential (Flushing) (SIZE - 4.35 X 2.50 X 1.80)		19575		
Total required U.G.T capacity for Fire Fighting		200000		
Total proposed U.G.T capacity for Fire Fighting (SIZE - 3.55 X 18.85 X 3.00)		207620		
Total required O.H.T for Fire Fighting		10000		
Total proposed O.H.T for Fire Fighting (3.00 X 2.30 X 1.80)		11340		

NOTE
1) For Residential - unit 5 Person per tenement
2) For Commercial - No. of persons on occupant load / area of floors (Refer Table No.9E.)
3) Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)
4) Water Requirement for additional Toilet = 180 Ltrs per Tenament
5) Size of Tank is excluding the Free Board