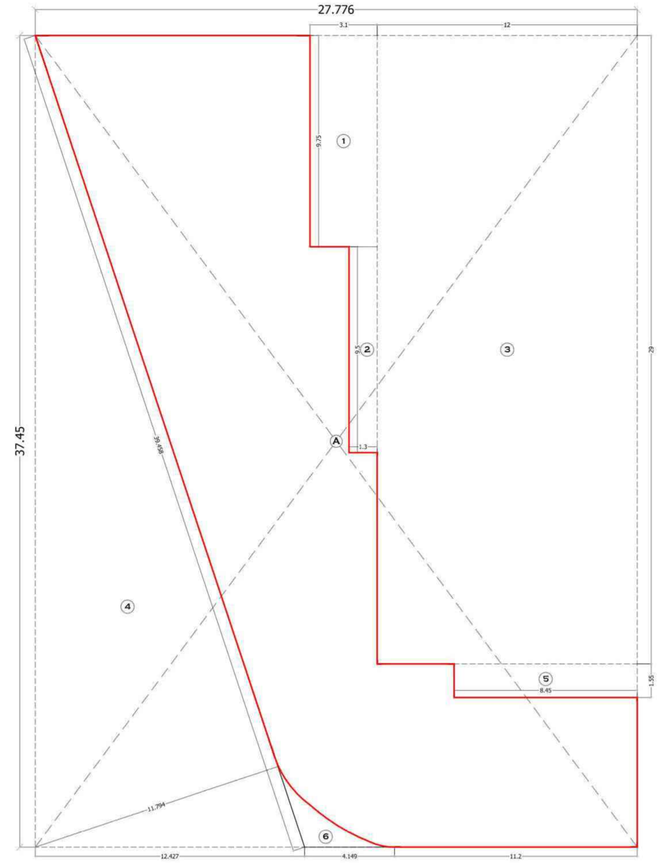
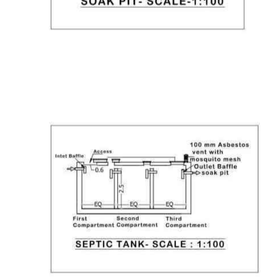
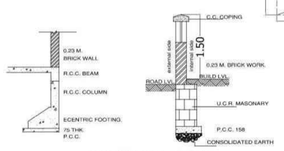
GROUND FLOOR PLAN SCALE 1:100



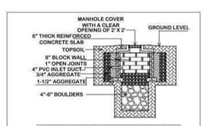
AREA DIAGRAM OF GR FLOOR(COMMERCIAL) SCALE 1:100

LOCATION PLAN
SCALE:-1:1000

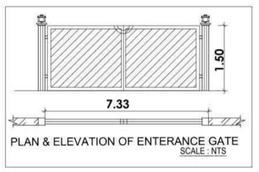




COMPOUND WALL DETAILS
SCALE N.T.S.

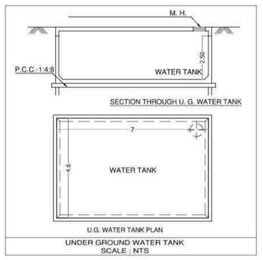


SOAK PIT- SCALE-1:100

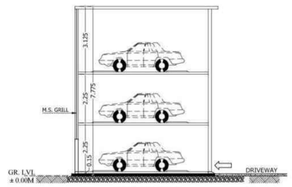


PLAN & ELEVATION OF ENTERANCE GATE
SCALE : NTS

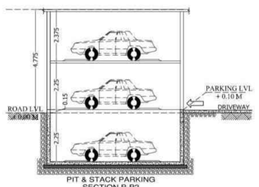
SEPTIC TANK- SCALE : 1:100



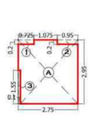
UNDER GROUND WATER TANK
SCALE : NTS



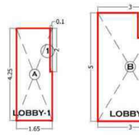
STACK PARKING
SECTION P-P



PIT & STACK PARKING
SECTION P-P2



AREA DIAGRAM OF TOILET
(GROUND FLOOR)
SCALE : 1:100



AREA DIAGRAM OF LOBBY-1&2
(GROUND FLOOR)
SCALE : 1:100

GROUND FLOOR AREA CALCULATION (COMMERCIAL)

AREA OF BLOCK (A)								
A	27.776	x	37.450	x	1	=	1040.200	M²
TOTAL							1040.200	M²

DEDUCTIONS (B)								
1	3.100	x	9.750	x	1	=	30.225	M²
2	1.300	x	9.500	x	1	=	12.350	M²
3	12.000	x	29.000	x	1	=	348.000	M²
4	39.458	x	11.794	x	0.5	=	232.684	M²
5	8.450	x	1.550	x	1	=	13.098	M²
6	AREA			x	1	=	4.505	M²
TOTAL DEDUCTION							640.864	M²

BUILT UP AREA (C)					
(A)	-	(B)	=	(C)	M²
1040.200	-	640.864	=	399.336	M²
BUILT-UP AREA			=	399.336	M²

SCHEDULE OF DOORS & WINDOWS

DOOR	SIZE	TYPE
D1	1.05x2.10	T..W. PANELLED DOOR
D2	0.90x2.10	T..W.PANELLED DOOR
D3	0.75x2.10	T..W.FLUSH DOOR
OD	0.90x2.10	OPEN DOOR
FRD	1.20x2.10	FIRE RESISTANT DOOR
W1	3.05x2.10	ALU. SLIDING WINDOW
W2	3.00x1.35	ALU. SLIDING WINDOW
W3	2.90x2.10	ALU. SLIDING WINDOW
W4	2.85x2.10	ALU. SLIDING WINDOW
W5	2.70x2.10	ALU. SLIDING WINDOW
W6	2.65x1.35	ALU. SLIDING WINDOW
W7	2.10x2.10	ALU. SLIDING WINDOW
W8	2.05x1.35	ALU. SLIDING WINDOW
W9	1.75x2.10	ALU. SLIDING WINDOW
W10	1.50x1.35	ALU. SLIDING WINDOW
W11	1.20x2.10	ALU. SLIDING WINDOW
V	0.60x1.00	ALU. LOUVERED WINDOW
V1	0.40x1.00	ALU. LOUVERED WINDOW

COMMON TOILET AREA CALCULATION (@ GROUND FLOOR)

AREA OF BLOCK (A)								
A	2.760	x	2.950	x	1	=	8.113	M²
BUILT-UP AREA							8.113	M²

DEDUCTIONS (B)								
1	0.725	x	0.200	x	1	=	0.145	M²
2	0.950	x	0.200	x	1	=	0.190	M²
3	0.100	x	1.550	x	1	=	0.155	M²
TOTAL DEDUCTION							0.490	M²

BUILT UP AREA (C)					
(A)	-	(B)	=	(C)	M²
8.113	-	0.490	=	7.623	M²
BUILT-UP AREA			=	7.623	M²

GROUND FLOOR AREA CALCULATION (ENTRANCE LOBBY-1 & 2)

AREA OF BLOCK (A)								
A	1.650	x	4.260	x	1	=	7.013	M²
B	3.000	x	5.000	x	1	=	15.000	M²
BUILT-UP AREA							22.013	M²

DEDUCTIONS (B)								
1	0.100	x	2.000	x	1	=	0.200	M²
2	1.150	x	1.150	x	1	=	1.323	M²
3	0.500	x	1.600	x	1	=	0.800	M²
TOTAL DEDUCTION							2.323	M²

BUILT UP AREA (C)					
(A)	-	(B)	=	(C)	M²
22.013	-	2.323	=	19.690	M²
BUILT-UP AREA			=	19.690	M²

WATER TANK CAPICITY STATEMENT (BUILDING NO-01)

RESIDENTIAL (VARIOUS USE) 135 LTRS/PERSON	FOR FLUSHING 270 LTRS/FLAT WC	FOR FLUSHING 180 LTRS/FLAT ADDITIONAL WC SEAT
NO. OF FLATS x SPERSONS/FLAT x 135 (62 X 5 X 135)	62 X 270	48 X 180
TOTAL	41850 LTRS	16740 LTRS	8640 LTRS
DOMESTIC STORAGE= 41850 LTRS	REQD. FLUSHING STORAGE= 25380 LTRS	
REQUIRED WATER STORAGE	VARIOUS USE+FLUSHING STOREGE	
U.G. WATER TANK CAPACITY	67230	
O.H. WATER TANK CAPACITY		
TOTAL	67230	
PROPOSED WATER STORAGE CAPICITY	VARIOUS USE+FLUSHING STOREGE	
U.G. WATER TANK CAPACITY	80500	
O.H. WATER TANK CAPACITY	61850	
TOTAL	142350	
REQD. COMMERCIAL (VARIOUS USE) 45 LTRS/PERSON	FOR FLUSHING 900 LTRS/FLAT WC	FOR FLUSHING 180 LTRS/FLAT ADDITIONAL WC SEAT
NO. OF SHOPS x SPERSONS/SHOPS x 45 (15 X 5 X 45)	1 X 900	0 X 180
TOTAL (3375 LTRS	900 LTRS	0.00 LTRS
REQD. VARIOUS USE & FLUSHING STORAGE(3375 + 900) = 4275 LTRS		
PROPOSED WATER STORAGE CAPICITY	VARIOUS USE & FLUSHING STORAGE	
U.G. WATER TANK CAPACITY	13700 LTRS	

FIRE FIGHTING	PROPOSED CAPACITY OF WATER	
U.G. WATER TANK CAPACITY	75300 LTRS	
O.H. WATER TANK CAPACITY	25000 LTRS	
CAPACITY OF SEPTIC TANK = NO. OF FLATS/SHOPS X 5 PERSON X 150L./PERSON (62X5X150)	46,500 LTRS	89,600 LTRS

LIGHT & VENTILATION STATEMENT (BUILDING-1)

ROOM	CARPET AREA	REQUIRED (L & VENT.) (1/10 OF RM. CARPET)	PROPOSED	WINDOW SIZE
1	2	3	4	5
LIVING	12.60	1.260	4.305	W8
M.BED	10.295	1.030	5.985	W4
BED	9.000	0.900	8.610	W8
KITCHEN	6.300	0.630	2.520	W10

AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR	APARTMENT NO.	CARPET AREA OF APARTMENT sqmt.	AREA OF BALCONY ATTECHED TO APARTMENT sqmt.	AREA OF DOUBLE HEIGHT TERRACE ATTECHED TO FLAT sqmt.
1	GR	SHOP-1	35.94	0.00	0.00
		SHOP-2	32.80	0.00	0.00
		SHOP-3	32.47	0.00	0.00
		SHOP-4	31.63	0.00	0.00
		SHOP-5	28.49	0.00	0.00
		SHOP-6	25.75	0.00	0.00
		SHOP-7	29.73	0.00	0.00
		SHOP-8	21.44	0.00	0.00
		SHOP-9	19.50	0.00	0.00
		SHOP-10	25.46	0.00	0.00
		SHOP-11	20.26	0.00	0.00
		SHOP-12	13.38	0.00	0.00
		SHOP-13	16.20	0.00	0.00
		SHOP-14	16.20	0.00	0.00
		SHOP-15	21.26	0.00	0.00
		TOTAL	370.48		
	1ST FL.	101	29.95	0.00	0.00
		102	47.05	0.00	0.00
		103	46.47	0.00	0.00
		104	29.77	0.00	0.00
		105	29.09	0.00	0.00
		106	29.32	0.00	0.00
		107	29.90	0.00	0.00
		108	29.56	0.00	0.00
		109	29.97	0.00	0.00
	TYP. 2ND TO 6TH FL.	201 TO 601	29.95	0.00	0.00
		202 TO 602	47.05	0.00	0.00
		203 TO 603	46.47	0.00	0.00
		204 TO 604	29.77	0.00	0.00
		205 TO 605	29.09	0.00	0.00
		206 TO 606	29.32	0.00	0.00
		207 TO 607	29.90	0.00	0.00
		208 TO 608	29.27	0.00	0.00
		209 TO 609	29.27	0.00	0.00
		210 TO 610, 608	29.56	0.00	0.00
		211 TO 511, 609	29.97	0.00	0.00

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	As per Sanctioned UDCPRs				As per Notice published u/s 37(1AA), dtd 18.01.2022			
			A				B			
			PARKING SPACE		PARKING SPACE PROP.		PARKING SPACE REQ.		PARKING SPACE PROP.	
			NON CONGESTED		NON CONGESTED AREA		NON CONGESTED AREA		NON CONGESTED AREA	
			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.	12.00	1.00	5.00	6.00	30.00	1.00	2.00	6.00	12.00
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.	50.00	0.00	4.00	0.00	100.00	0.00	2.00	0.00	50.00
6	For every 100 sq.m. carpet area or fraction there of	370.48	2.00	6.00	7.00	23.00	2.00	6.00	7.00	23.00
Parking Requirement (quantum)			Residential		6	130			6	62
			Commercial		7	23			7	23
5% visitor parking for residential					0	7			0	3
TOTAL					13	160			13	88
With Multiplying Factor on total parking as per Table 8C - 0.8		11			11	128	Multiplying Factor Not applicable for scooter parking		12	88
PARKING REQUIREMENT (Greater of A and B)							CAR	SCOOTER		
							12	128		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.										
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING							18	96 CONVERTED		
REQUIRED PARKING (CAR=30 Nos.) & SCOOTER=20 Nos.							(12+18)=30	(128-96)=20		
PROPOSED PARKING (BIG CAR=30 & SMALL CAR=18)=48 Nos. & SCOOTER=33 Nos.							48	33		

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter No. CIDCO/BP-18283/TPO(NM & K)/2022/10199 Dtd. 30 Dec 2022

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI
+brchaudhari@gmail.com
Name : BHUSHAN RAMCHANDRA CHAUDHARI
Designation : Town Pde Planner
Organization : CIDCO LTD
Date : 30-Dec-2022 18: 46:26

Proforma-1

Sr.No		Particulars	Area (sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	1749.240
	a	As per ownership document (7/12, CTS extract)	1749.240
	b	as per measurement sheet	1749.240
	c	as per site	1749.240
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)**	1749.240
4		Amenity Space (if applicable)	
	a	Required -	0.000
	b	Adjustment of 2(b), if any -	0.000
	c	Balance Proposed -	0.000
5		**Net Plot Area (3-4 (c))**	1749.240
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)**	1749.240
9	a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) - Min. of 1.1 as per UDCPR & 2.0 As per agreement to lease	3498.480
	b	Permissible commercial area	524.772
	c	Proposed commercial area (basic excluding ancillary)	399.336
10		**Addition of FSI on payment of premium**	
	a	Maximum permissible premium FSI - based on road width / TOD Zone. (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
11		**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 [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]	
	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
13		**Total entitlement of FSI in the proposal**	
	a	[9(a) + 10(b)+11(d)] or 12 whichever is applicable.	3498.480
	b	Permissible Ancillary Area FSI upto 60% or 80% ***on balance potential*** with payment of charges	0
	c	***Proposed Ancillary area FSI***	0.000
	d	Total entitlement (a+c)	3498.480
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**	
15		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	3498.480
	a	Existing Built-up Area	0.000
		Residential	0.000
		Commercial	0.000
	b	Proposed Built-up Area (as per 'P-line')	3302.70
		Residential	2903.37
		Commercial	399.34
	c	Total (a+b) (shall not be more than 13(d))	3302.70
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.944
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000

Summary of proposed Pline area as per UDCPR

Sr.No	FLOOR	PLINE AREA (Comm. A	PLINE AREA (RESI. B	TOTAL C
1	GROUND	399.336	27.313	426.649
2	1ST FL		426.832	426.832
3	2ND FL		489.844	489.844
4	3RD FL		489.844	489.844
5	4TH FL		489.844	489.844
6	5TH FL		489.844	489.844
7	6TH FL		489.844	489.844
8	7TH FL		0.000	0.000
9	8TH FL		0.000	0.000
10	9TH FL		0.000	0.000
11	10TH FL		0.000	0.000
12	11TH FL		0.000	0.000
15	TOTAL	399.34	2903.37	3302.70
16	BASIC+PREMIUM FSI	399.34	2903.37	3302.70
17	BASIC FSI	399.34	2903.37	3302.70
18	PREMIUM FSI	0.000	0.000	0.000
19	ANCILLARY FSI	0.000	0.000	0.000
20	NO. OF COMMERCIAL UNITS			15 Nos
21	NO.OF RESIDENTIAL UNITS			62 Nos
22	HEIGHT OF BUILDING (TERRACE FL. LVL.)			22.025 MT
23	HEIGHT OF BUILDING (O.H. WATER TANK TOP LVL.)			26.825 MT

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

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.-36 -SECTOR-03, PUSHPAK, NAVI MUMBAI.

OWNERS 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.

SHRI. UTTAM POSHA PATIL & OTHERS 10

Signature of Owner

ARCHITECTS

CERTIFICATE OF AREA :

Certified that the plot under reference was surveyed by me on 05/12/2021 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.

AR. KAUSHAL JADIA

Signature of Architect
CA/2002/29450

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architects-engineers-interior designers
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Tel.:022-27727982 I e-mail:info@dishaarch.com I www.dishaarch.com

DATE	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	
15-12-2022	1	1 : 100	SAKSHSH	AR. KAUSHAL JADIA	1/3