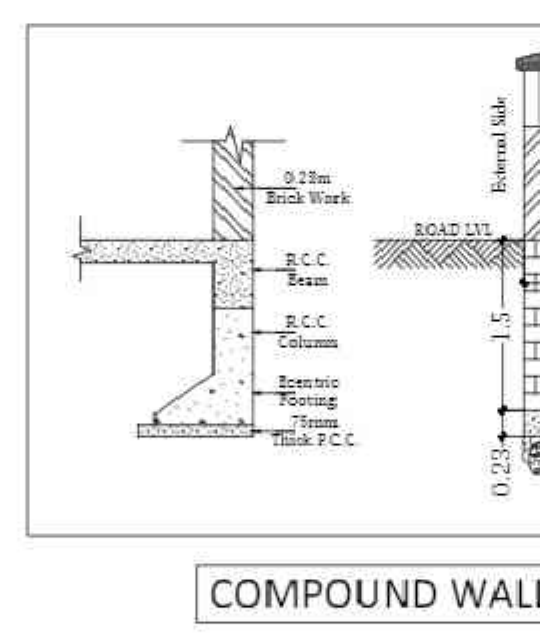
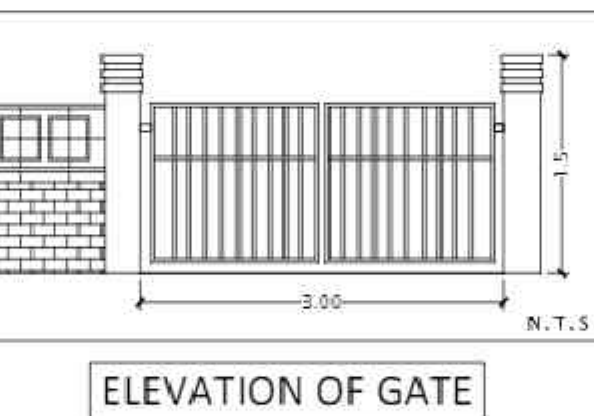
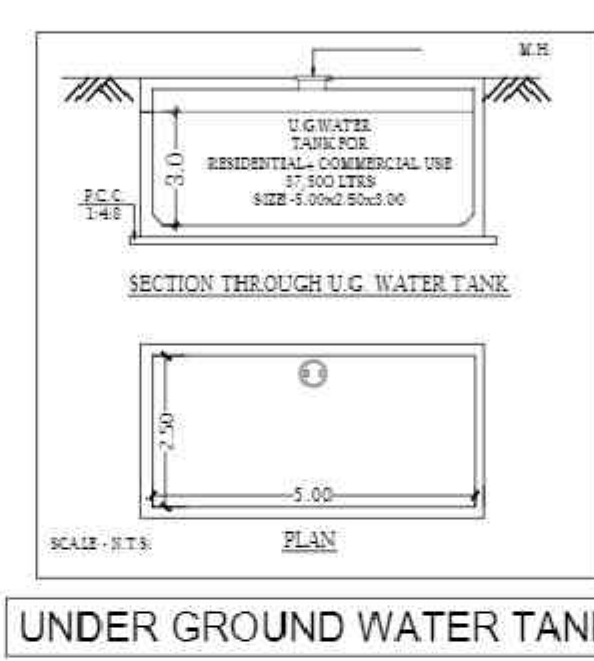
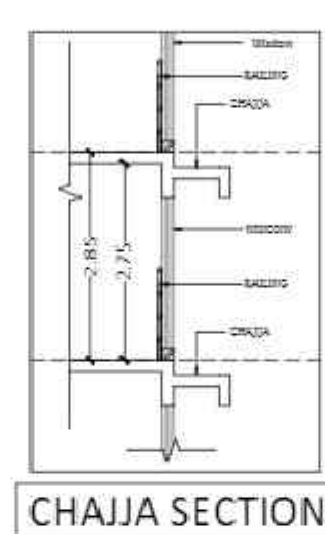
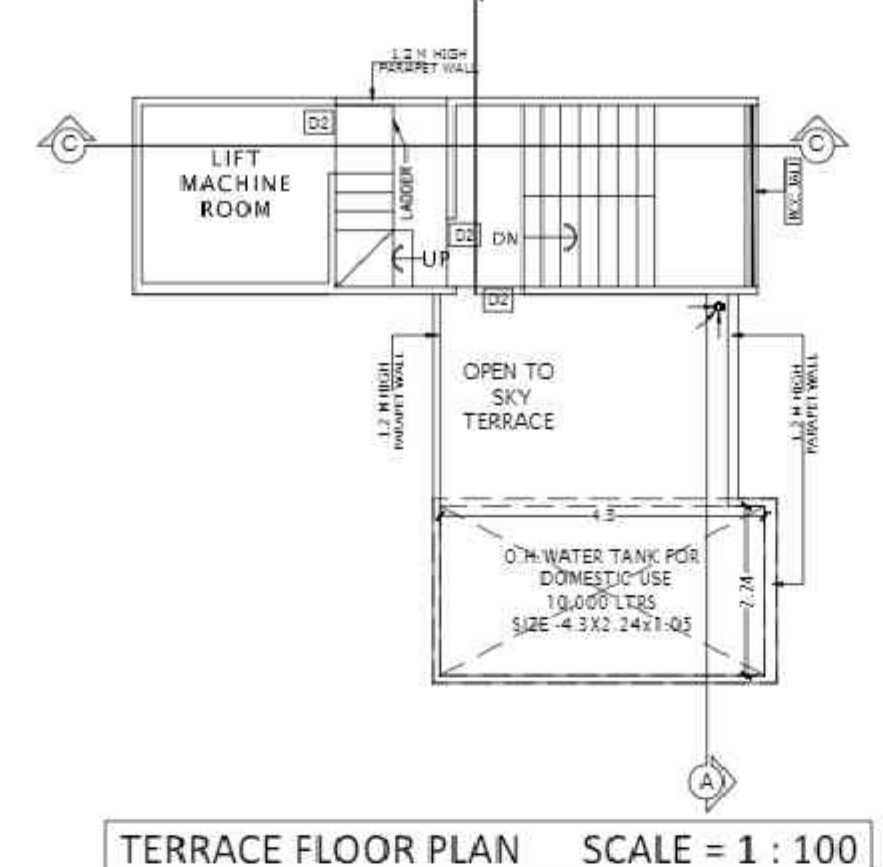
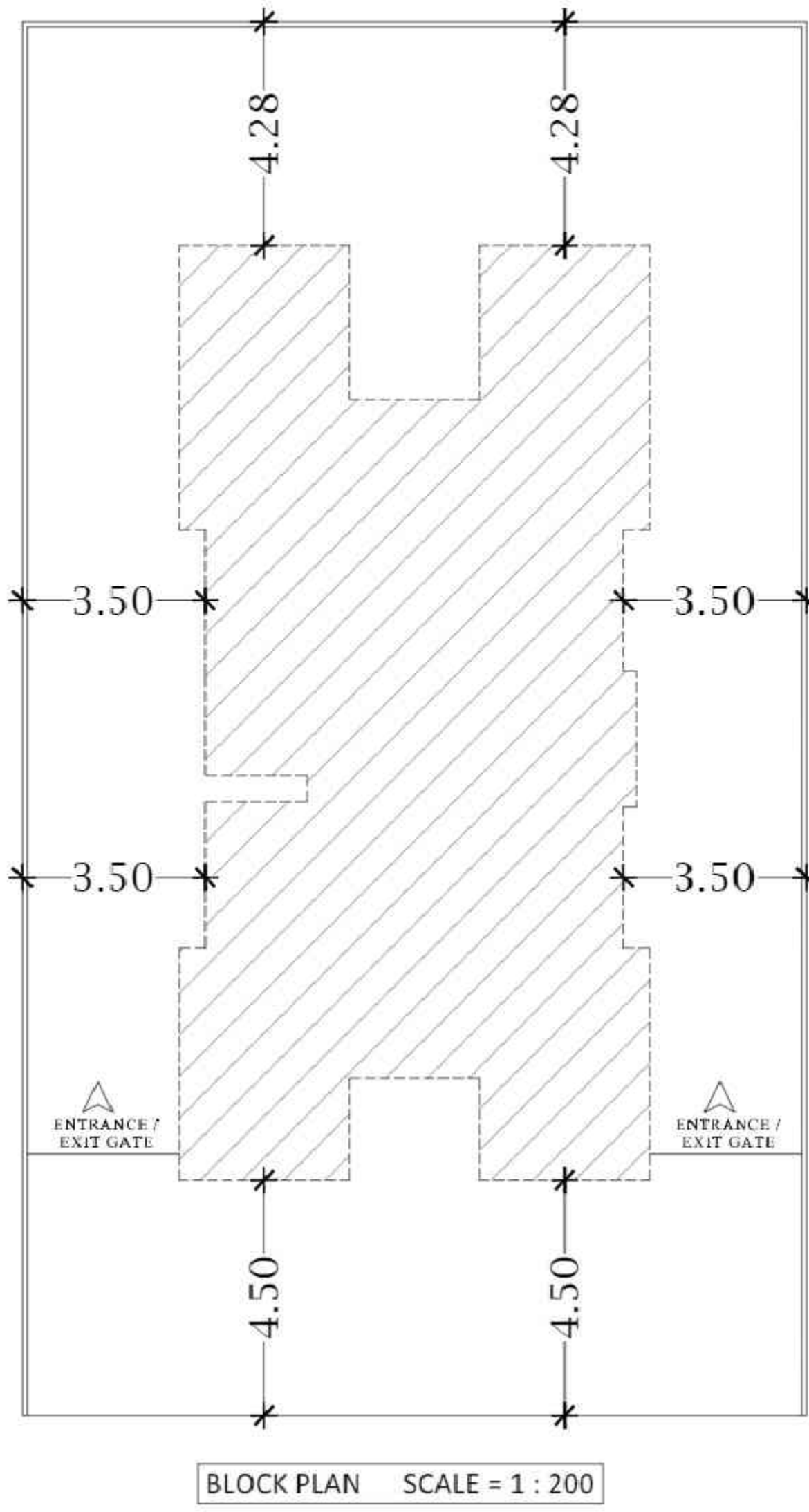
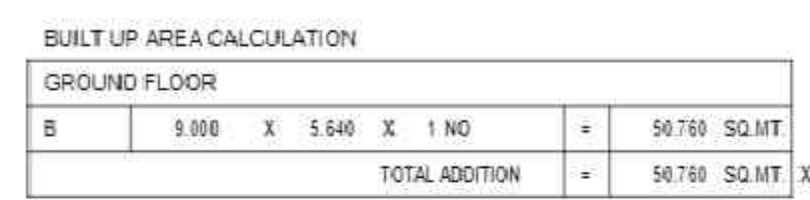
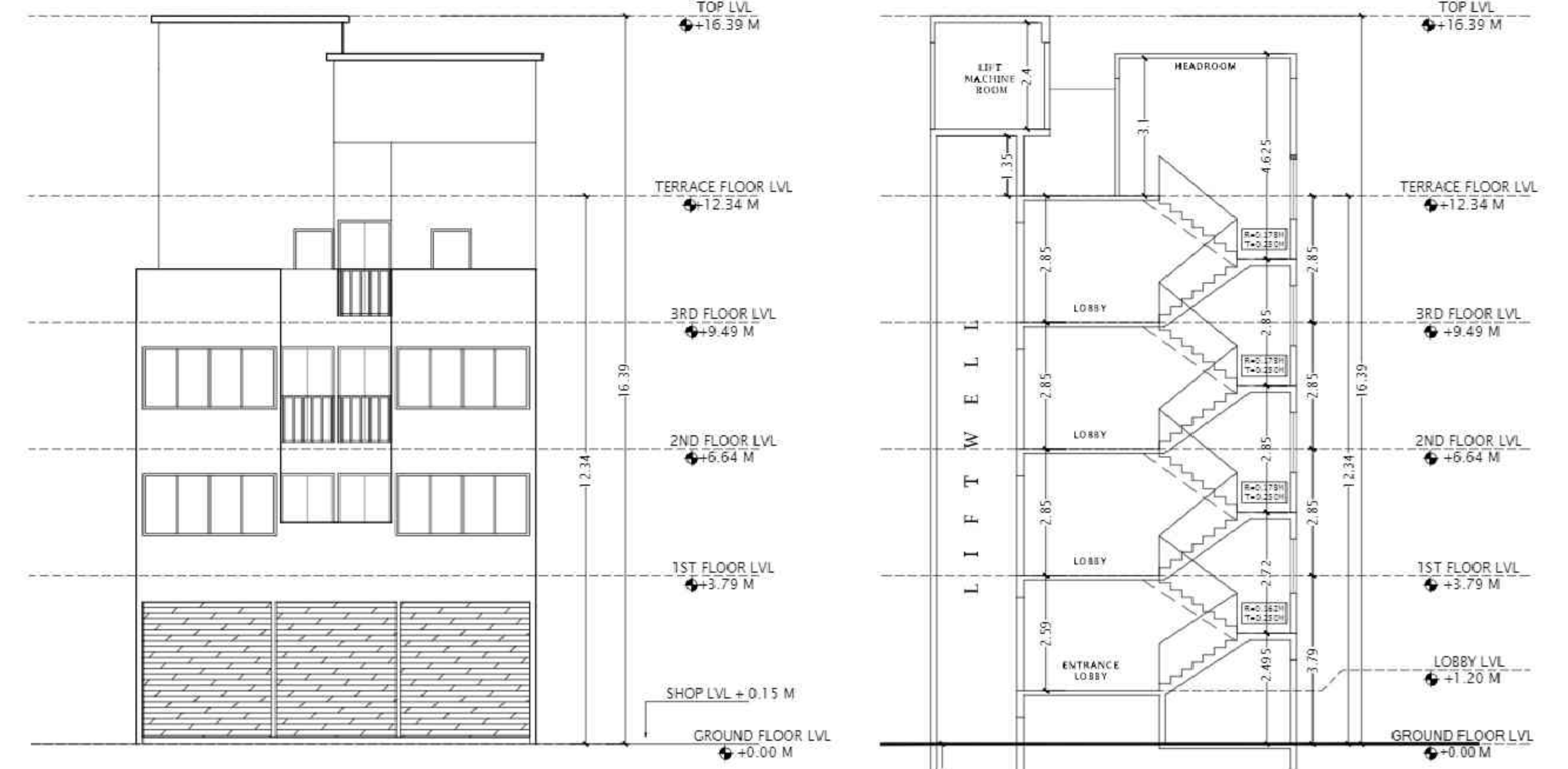
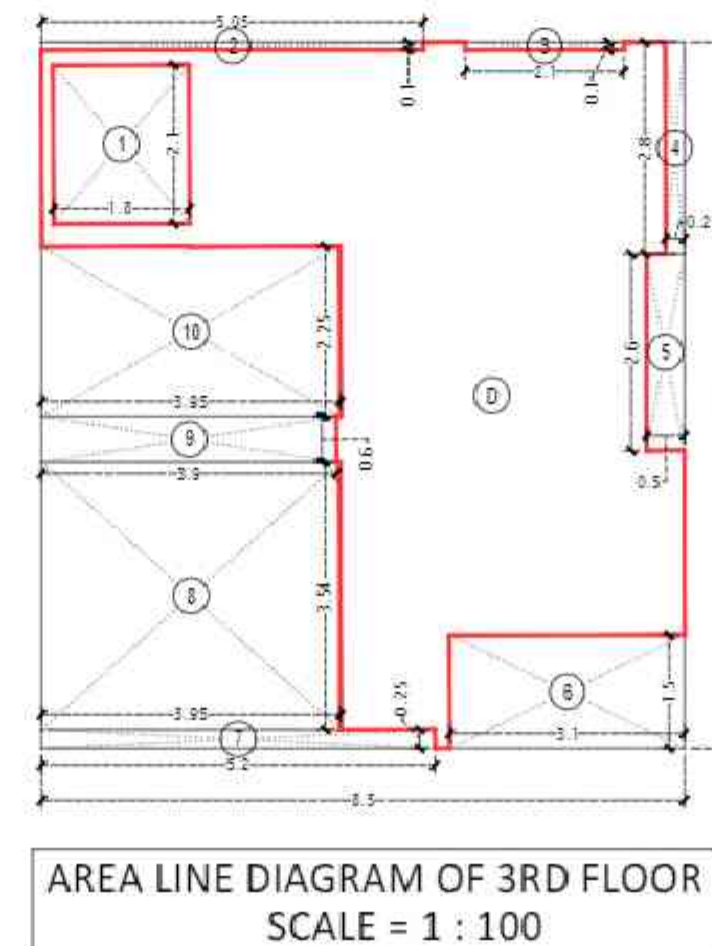
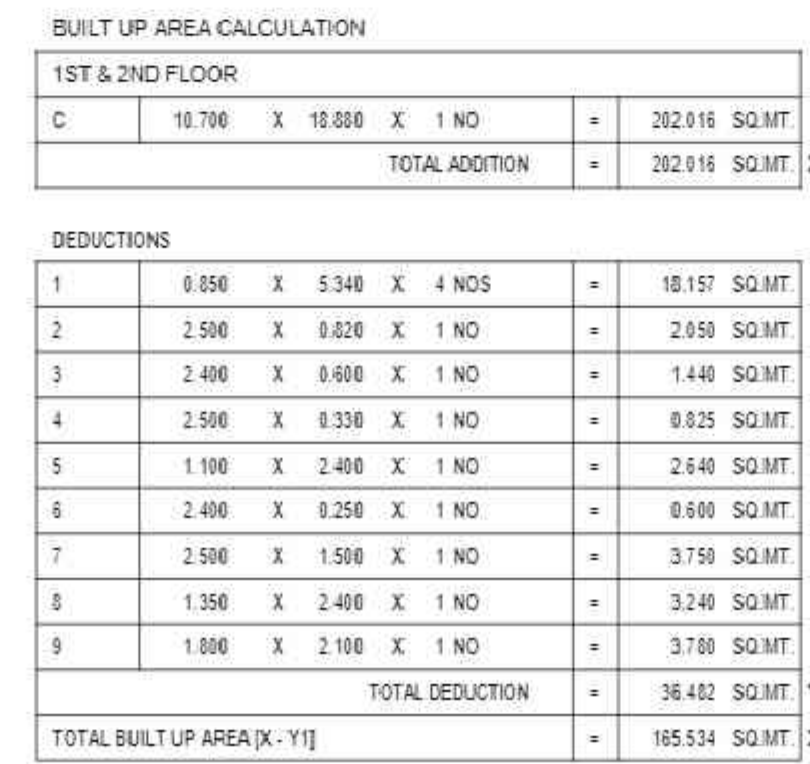
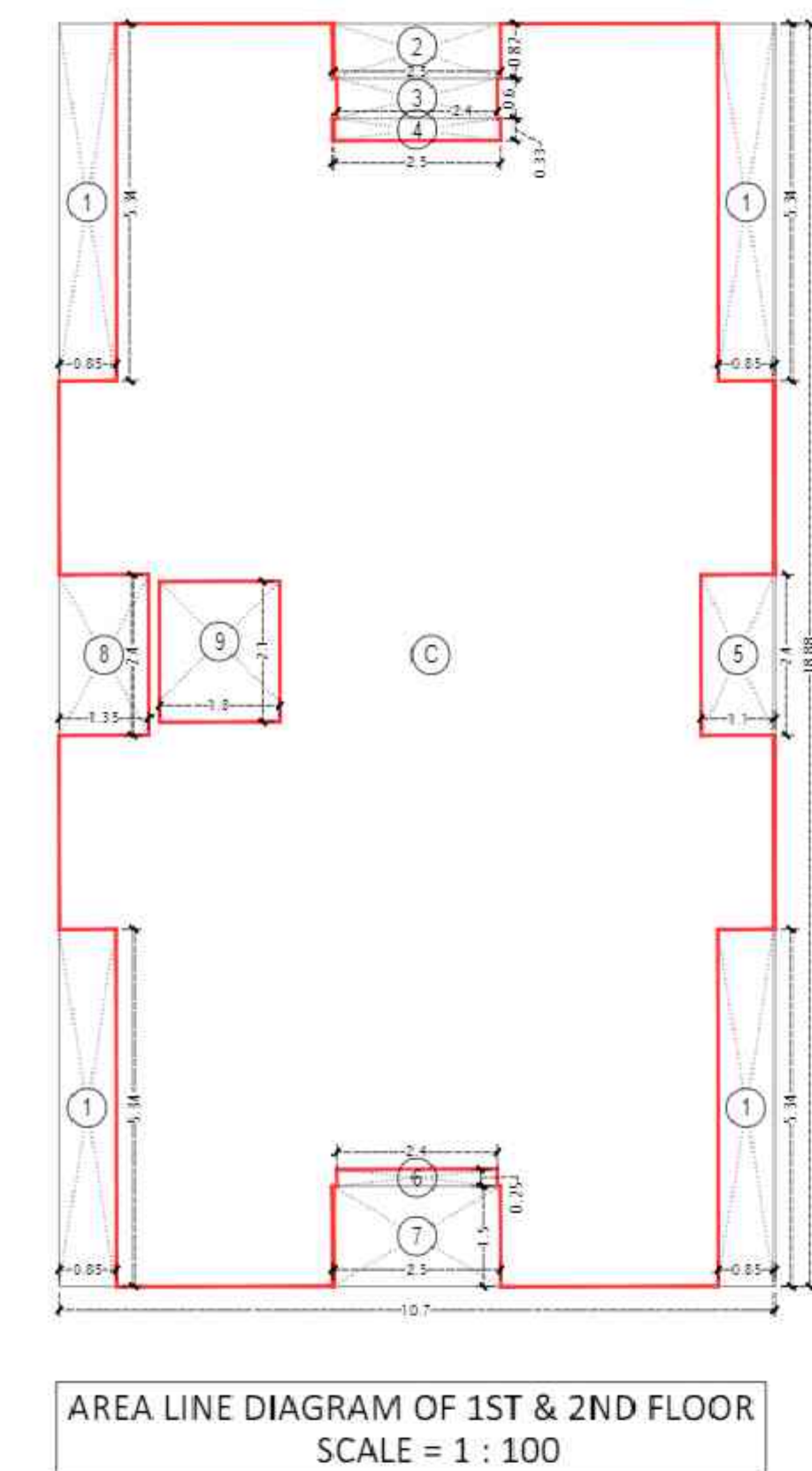
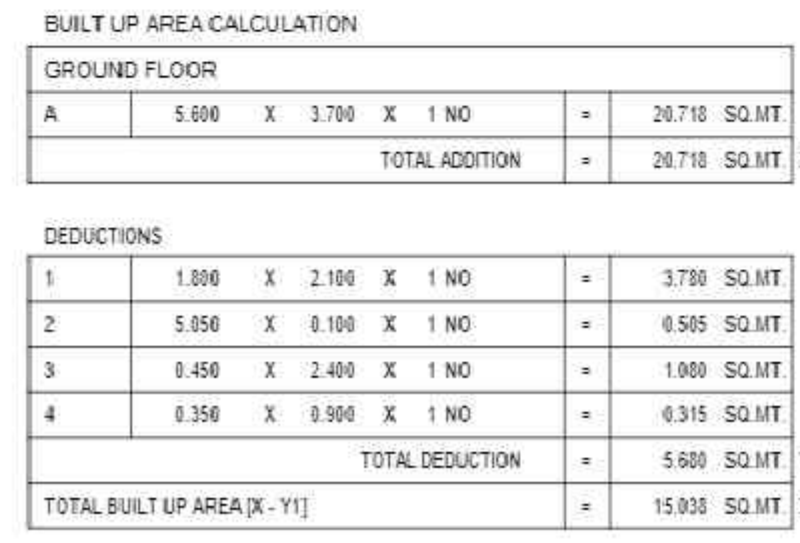
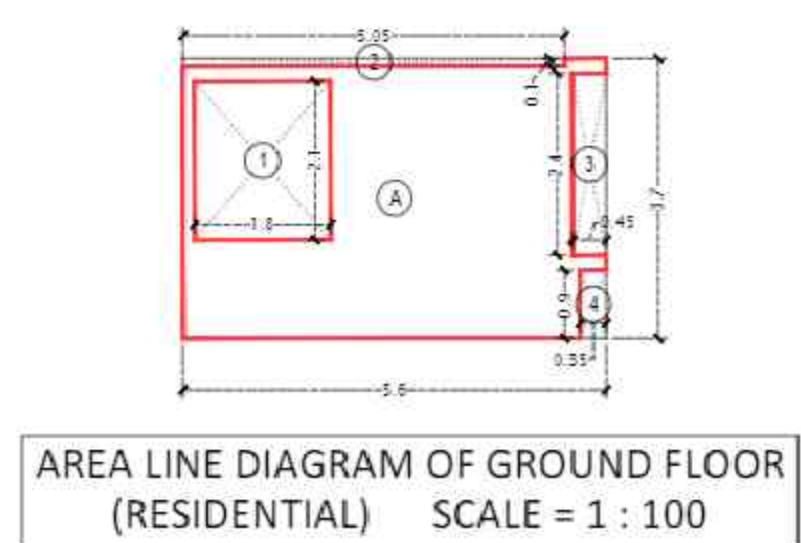
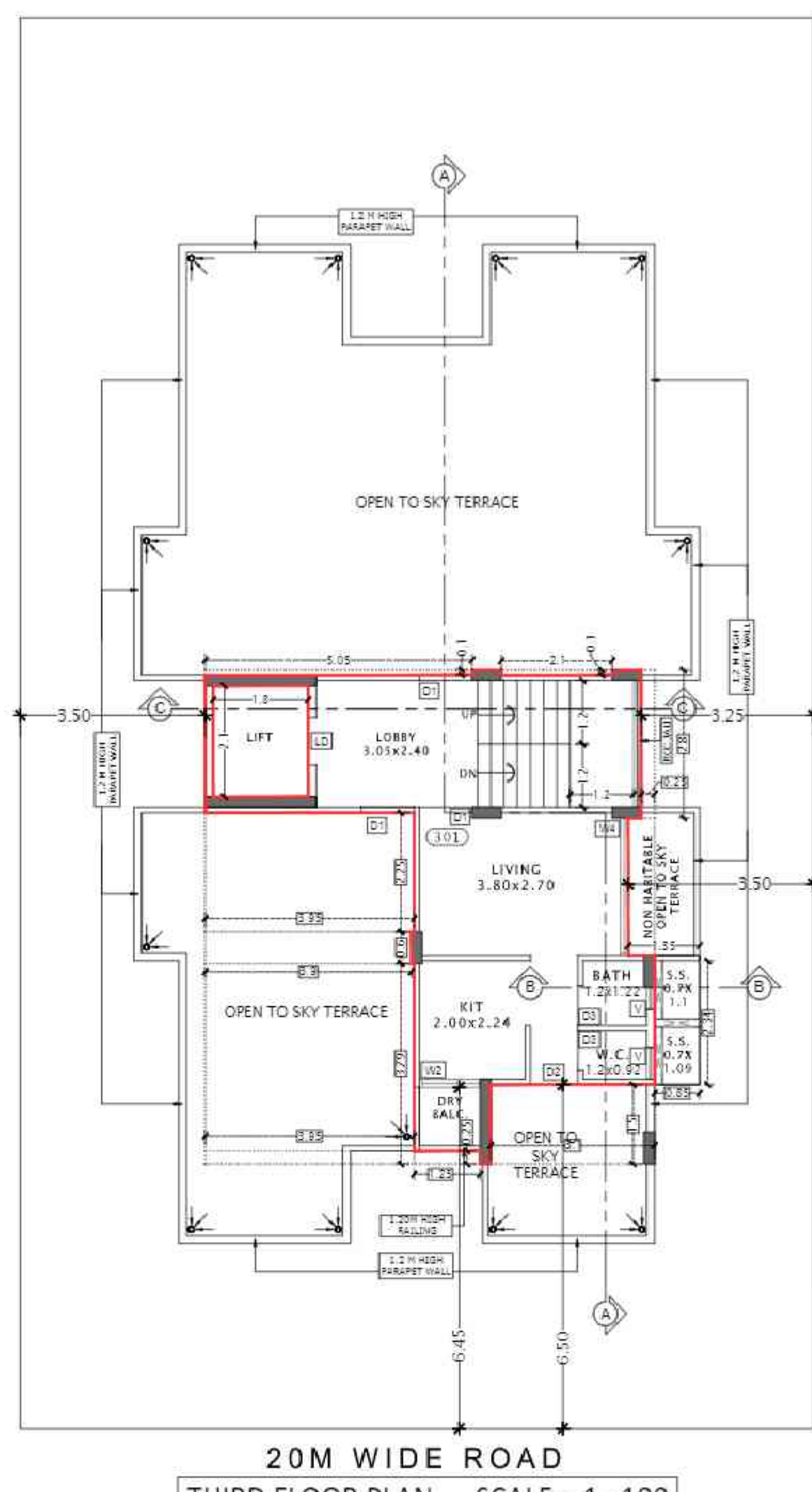
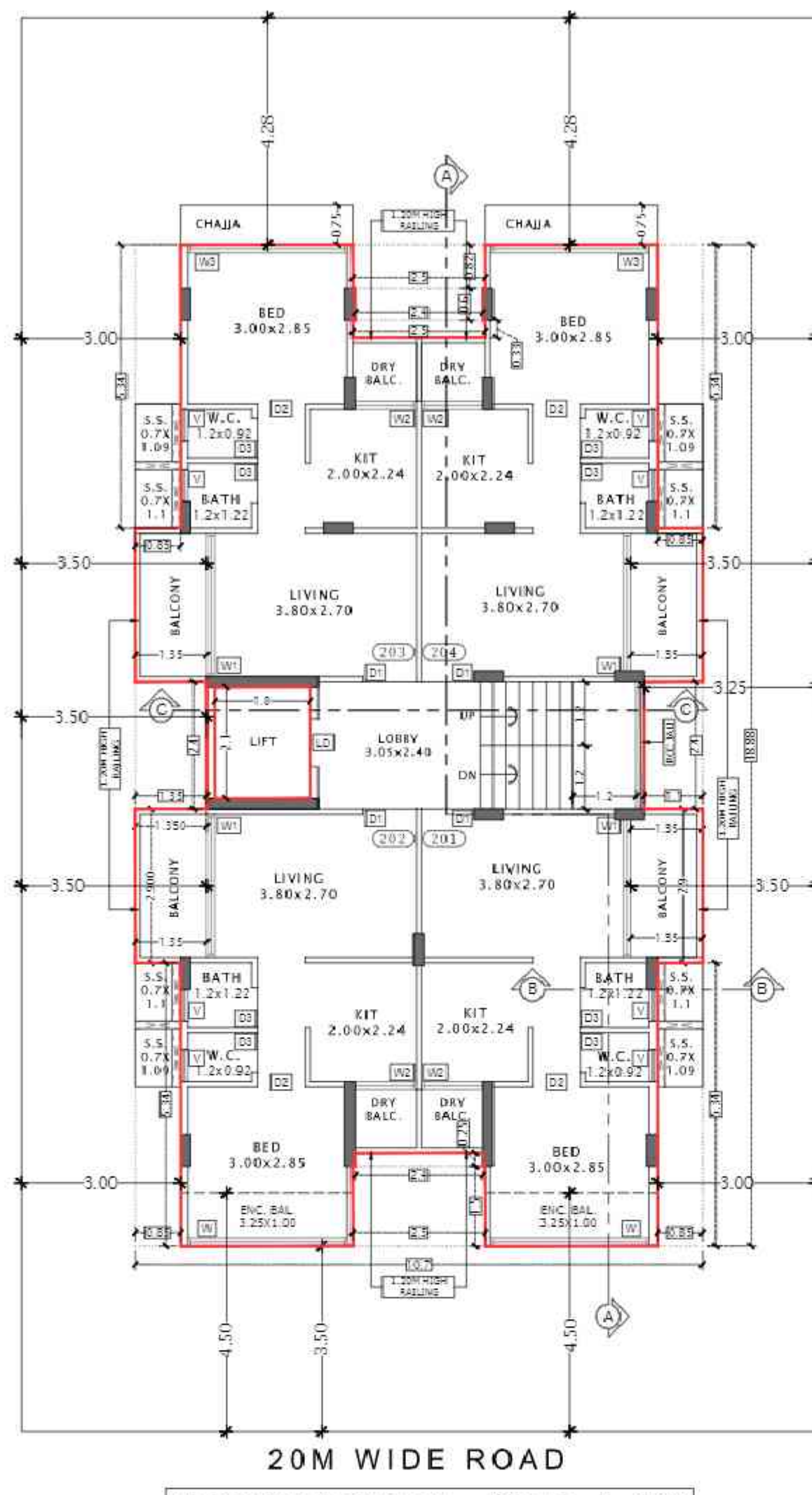
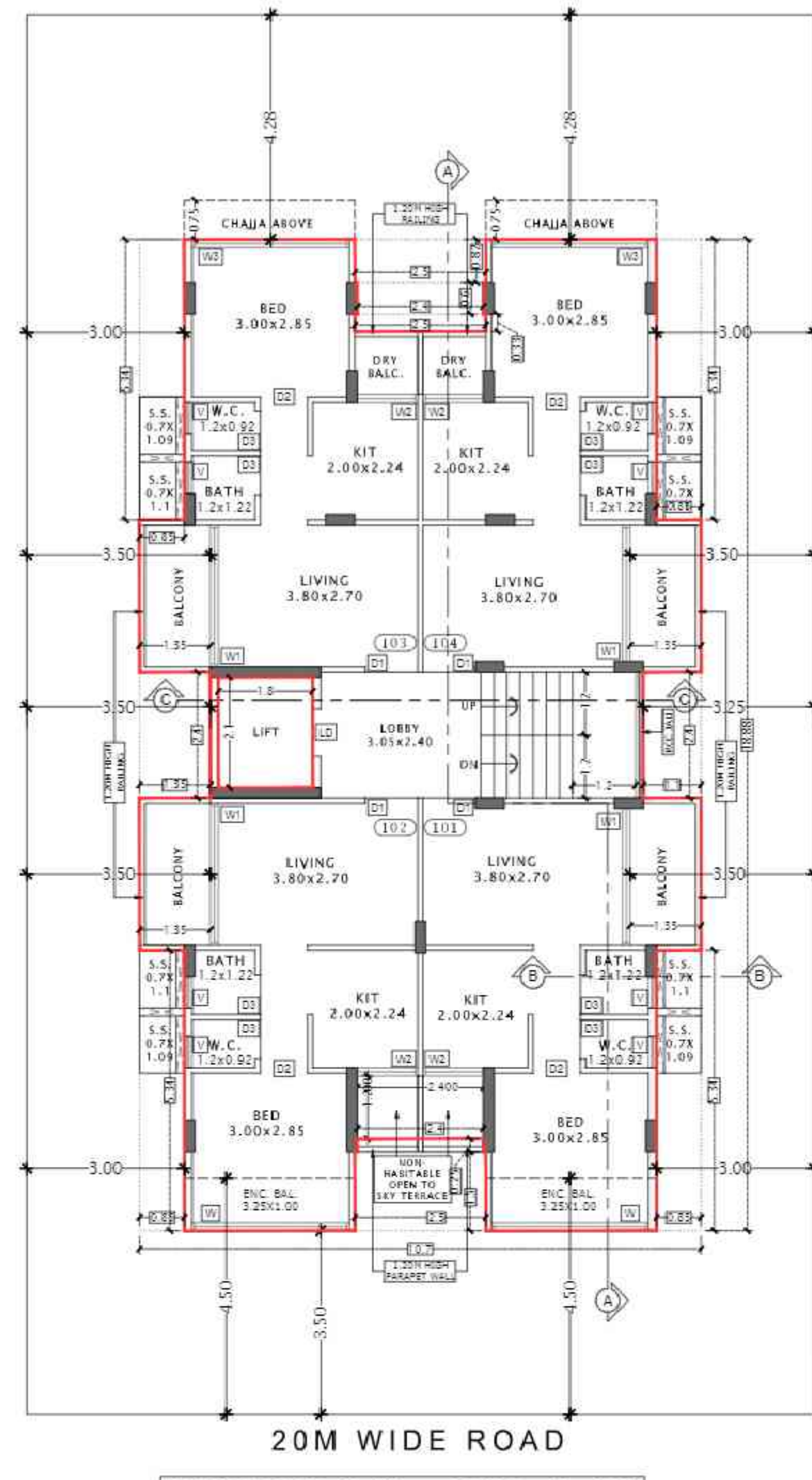
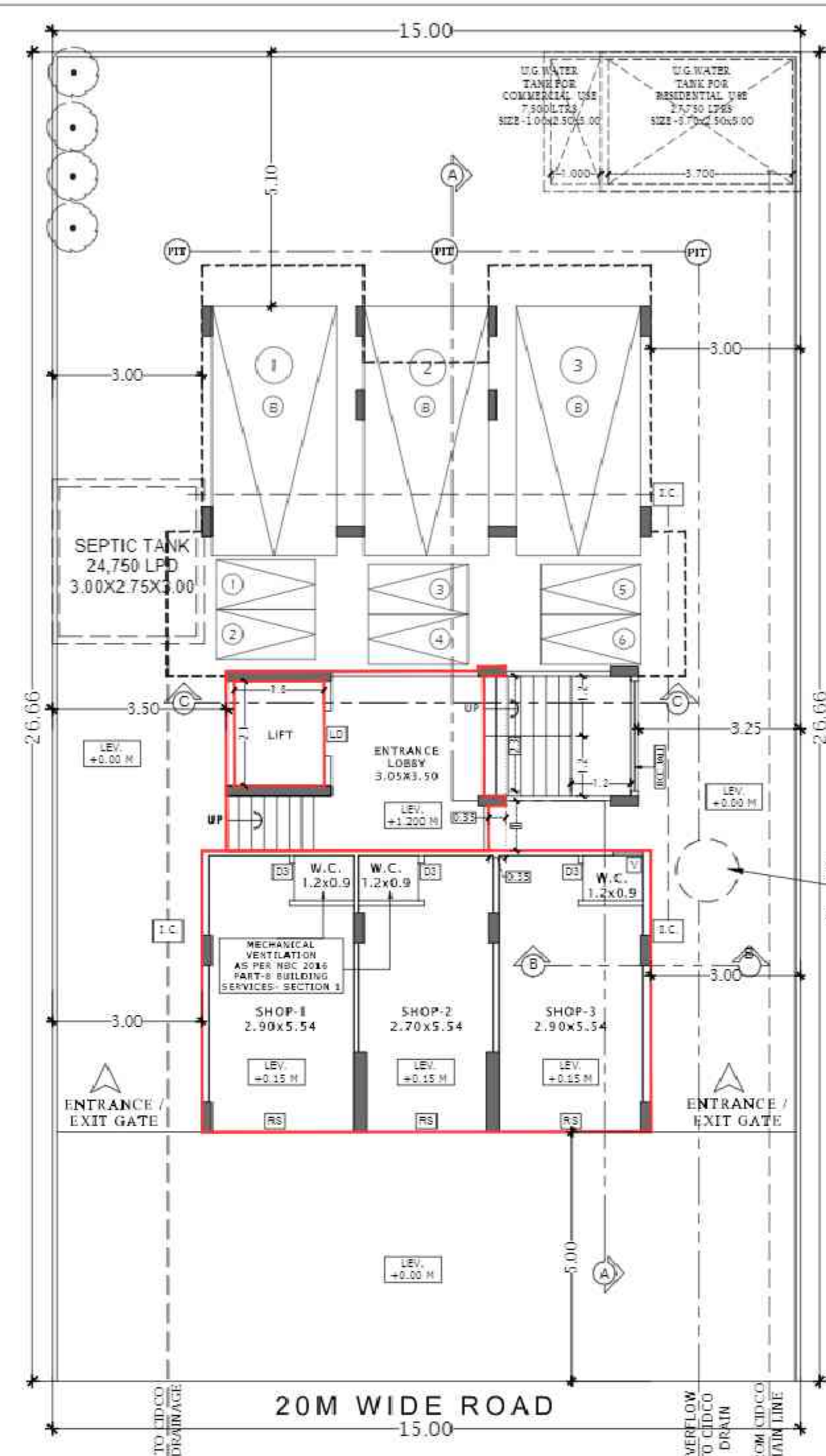




REQUIRED WATER TANK CALCULATION						
NO	SHOP/ FLAT NO.	DOMESTIC REQUIREMENT OF U.G WATER TANK RESIDENTIAL - 5 PERSONS/ TENEMENT COMMERCIAL - BUS/ OCCUPANT LOAD (A)	FUSHING REQUIREMENT U.G TANK (B)	NO. OF ADDITIONAL TOILET (C)	ADDITIONAL FUSHING REQUIREMENT U.G TANK (D)	GRAND TOTAL IN LITRES (A+B+C+D)
1)	3	50.76/ 3 PERSONS X 70 LTRS 1184		0	0 X 180 LTRS	1184
2)	9	9 X 5 PERSONS X 135 LTRS 6075	0 X 270 LTRS	0	0 X 180 LTRS	8505
Total required U.G.T capacity for Commercial + Residential (300K CAPACITY)						9689
Total required O.H.T capacity for Commercial + Residential (300K CAPACITY)						5481
Total proposed U.G.T capacity for Commercial + Residential (SITE: 4.70 X 2.32 X 3.00)						3520
Total proposed O.H.T capacity for Commercial + Residential (SITE: 4.30 X 2.2 X 3.00)						1000

NOTE	
1)	For Residential – unit 5 Person per tenement 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 (Hushing)
3)	Water Requirement for additional Toilet = 180 Litre per Tenement
4)	Size of Tank is excluding the Free Board

SCHEDULE OF DOOR & WINDOWS				
TYPE	SIZE			DESCRIPTION
	WIDTH (METER)	HEIGHT (METER)	SILL LEVEL (METER)	
FRD	1.20	2.10	2.520	FRM RESISTANT DOOR
D1	1.00	2.10	2.100	T.W. PANEL DOOR
D2	0.90	2.10	1.890	T.W. PANEL DOOR
D3	0.75	2.10	1.575	T.W. PANEL DOOR
LD	LIFT DOOR AS PER LIFT CONSULTANT			
W	3.00	1.40	4.200	AL SLIDING WINDOW
W1	2.70	2.15	5.805	AL SLIDING WINDOW
W2	2.15	2.15	4.623	AL SLIDING WINDOW
W3	3.00	2.15	6.450	AL SLIDING WINDOW
W4	2.70	1.40	3.780	AL SLIDING WINDOW
V	0.60	0.90	0.540	AL LOUVERED WINDOW

TENEMENTS AREA STATMENT OF INDIVIDUAL UNIT				
FLOOR	SHOP/ FLAT NO.	NO OF FLATS	BUILT UP AREA OF FLAT (A)	CARPET AREA OF PER FLAT
BUILDING - 1				
GROUND	1	1	17.484	16.066
	2	1	15.792	14.958
	3	1	17.484	16.066
TOTAL SHOPS		3		
1ST FLOOR	101, 102	2	35.857	26.673
	103, 104	2	37.369	26.673
2ND FLOOR	201, 202, 203, 204	4	37.356	29.223
3RD FLOOR	301	1	22.562	20.372
TOTAL FLATS		9		

LIGHT AND VENTILATION STATEMENT							
Sr. No.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MIN/MAX AGGREGATE AREA FOR HABITABLE ROOM - 1/10th & 0.36 sqm. with ONE OPEN SIDE OR 0.20 W.C. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	3.80X2.70	10.260	1.026	W1	5.85
2	BED	MAX SIZE	3.00X2.85	8.550	0.855	W	4.00
3	KITCHEN	MAX SIZE	2.00X2.240	4.480	0.448	W2	2.473
4	BATH	MAX SIZE	1.20X1.22	1.464	0.360	W	0.281
4	W.C.	MAX SIZE	1.20X0.92	1.104	0.300	U	0.540

BUILT-UP AREA STATEMENT			
FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL P-UNE AREA
GROUND	50.76	15.038	65.798
1ST	0.000	165.534	165.534
2ND	0.000	165.534	165.534
3RD	0.000	41.735	41.735
TOTAL	50.76	387.84	438.60

TABLE NO. 5B – PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA										
		As per Sanctioned UDOPRs					As per Notice published u/s 37(1AA), dtd 18.01.2022			
		A		B			B			
SR. NO.	REQUIRED PARKING RATE	TOTAL NO OF FLAT	PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	For every two tenement with each tenement having carpet area less than 30 sq.mt.	9.00	0.00	4.00	0.00	18.00	0.00	2.00	0.00	9.00
2	For every 100 sq.m. carpet area or fraction there of	47.09	2.00	6.00	1.00	3.00	2.00	6.00	1.00	3.00
Parking Requirement (quantum)			Residential		0	19			0	9
			Commercial		1	3			1	3
5% visitor parking for residential					0	1			0	1
TOTAL					1	22			1	13
With Multiplying Factor on total parking as per Table BC - 0.8					2	18	Multiplying Factor Not		1	13
PARKING REQUIREMENT (Greater of A and B)							CAR	SCOOTER		
							1	18		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.							0	0		
SIX SCOOTER PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING							2	12		
TOTAL REQUIRED PARKING							3	6		
TOTAL PROPOSED PARKING							BIG CAR	SMALL CAR		
							3	0	3	6

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING, PLOT NO-02, SECTOR-24, TALOJA, NAVI MUMBAI

PROVED SUBJECT TO THE CONDITION
ITIONED IN This Office Letter
CIDCO/BP-18077/TPO(NM & K)/2022/9450
16 Jun 2022

PROFORMA - 1			
Sr No	Particular	Area (sq.m)	
	Area of plot (Minimum area of a, b, c to be considered)	399.900	
1	a) As per ownership document (7/12, CTS extract)	399.900	
	b) as per approved survey sheet	399.900	
	c) as per site	399.900	
	Deductions for		
2	a) Proposed P. P. (P.P. Road widening A+B+Service Road / Highway widening)	0.000	
	b) Any D.P. Reservation area	0.000	
	c) Total (a+b)	0.000	
3	Net Area of plot (A-b)	399.900	
	a) Acreage/5 Space (if applicable)	0.000	
	b) Required	0.000	
	c) Adjustment of 20%, if any	0.000	
	d) Balance Proposed	0.000	
5	Net Plot Area (A-b-c)	399.900	
	Recreational Open Space (if applicable)		
6	a) Required	0.000	
	b) Proposed	0.000	
7	Internal Road area	439.890	
8	Plotable area (If applicable)	399.900	
	With in area with reference to B.O. S.I. as per front road width i.e. 5 to Area/5 Space (1.66 per Tale No 65)	439.890	
	Addition of PSI on pavement of premises		
10	a) Maximum permissible premium PSI - based on road width / Floor Zone ; plot area 70.0 premium PSI	0.000	
	Plus Additional PSI as per Note 3.10.10 (plot area "6")	0.000	
11	Proposed PSI on pavement		
	In-situ /FSI /TOR loading		
	a) In-situ area against O.P. Road [2.0 x S.No. 2.a)], if any	0.000	
	b) In-situ area against Area Space (If Handover 2.00 x S.No. 3, b) (hand/lot)	0.000	
	c) TOR area	0.000	
	Total (a+b+c) /TOR loading proposed 1.2(a+b+c)	0.000	
12	Additional FSI under Chapter No. 7	0.000	
	Total amount of FSI to be proposed		
	a) $[B - 30] \times 14.11$ or 12 whichever is applicable	419.890	
	b) Permissible Area/Any Area A upto 60% or 80% on balance potential with pavement of premises	439.890	
	c) Proposed Ancillary area PSI	0.000	
	d) Total development (a+c)	419.890	
	Maximum utilization limit of F.S.I. (building potential)		
	Permissible bio as per road width (As per Regulation No. 6.1 or 6.2 or 3 or 4 or applicable) i.e. 6 or 18, road width with Note 3 of 30.10.1	1.100	
	Total Built-up Area as proposed (excluding road area No. 27)	458.600	
	a) Existing Built-up Area	458.600	
	b) Proposed Built-up Area (As per Plan line)	458.600	
	c) Residential	387.840	
	d) Commercial	50.760	
	e) Total (a+c+d)	458.600	
16	PSI - Consumed [5 of 13] (should not be more than serial No. 14 above)	0.997	
	Area for Inclusive Housing, if any		
	a) Required (20% of No 5)	0.000	
	b) Proposed	0.000	

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

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

Signature
(Name of Architect/ Licensed Engineer/ Supervisor)

TOTAL NO. OF UNITS & TREES PROPOSED		
1) No Of Units Proposed		
(a) Residential		9
(b) Commercial		3
2) Trees to be planted		
(a) Trees to be planted against plot area [Plot Area / 100]		4
(b) Trees to be planted against Trees already [Nos x 5]		0
Total nos. of Trees to be planted [2a + 2b]		4
3) Permissible Airport Height :		44.37M
Proposed Building Top level :		46.39M
Height of Building upto Terrace level :		12.340M

PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING (12.5% SCHEME) ON PLOT NO- 02, SECTOR-24, TALOJA, NAVI MUMBAI.

OWNERS/

MOHAMMED ISMAIL ABDUL LATIF PATEL .
ARCHITECTS

Signature of Architect
CA/2003/32480

ATUL PATEL
ARCHITECTS

Studio #1209, The Landmark, Plot no. 25A, Sector-7, Kharghar, Navi Mumbai - 410210
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