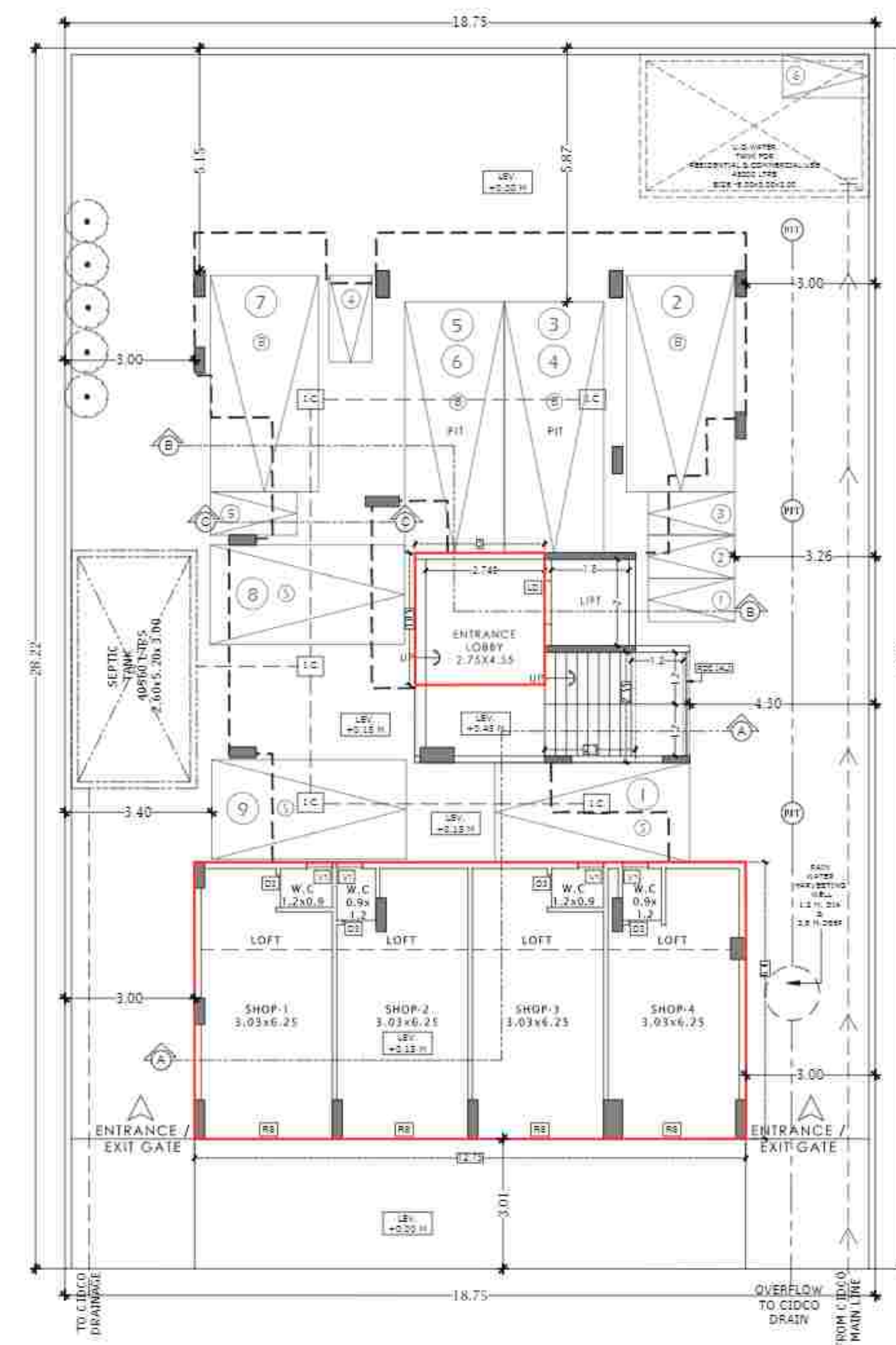
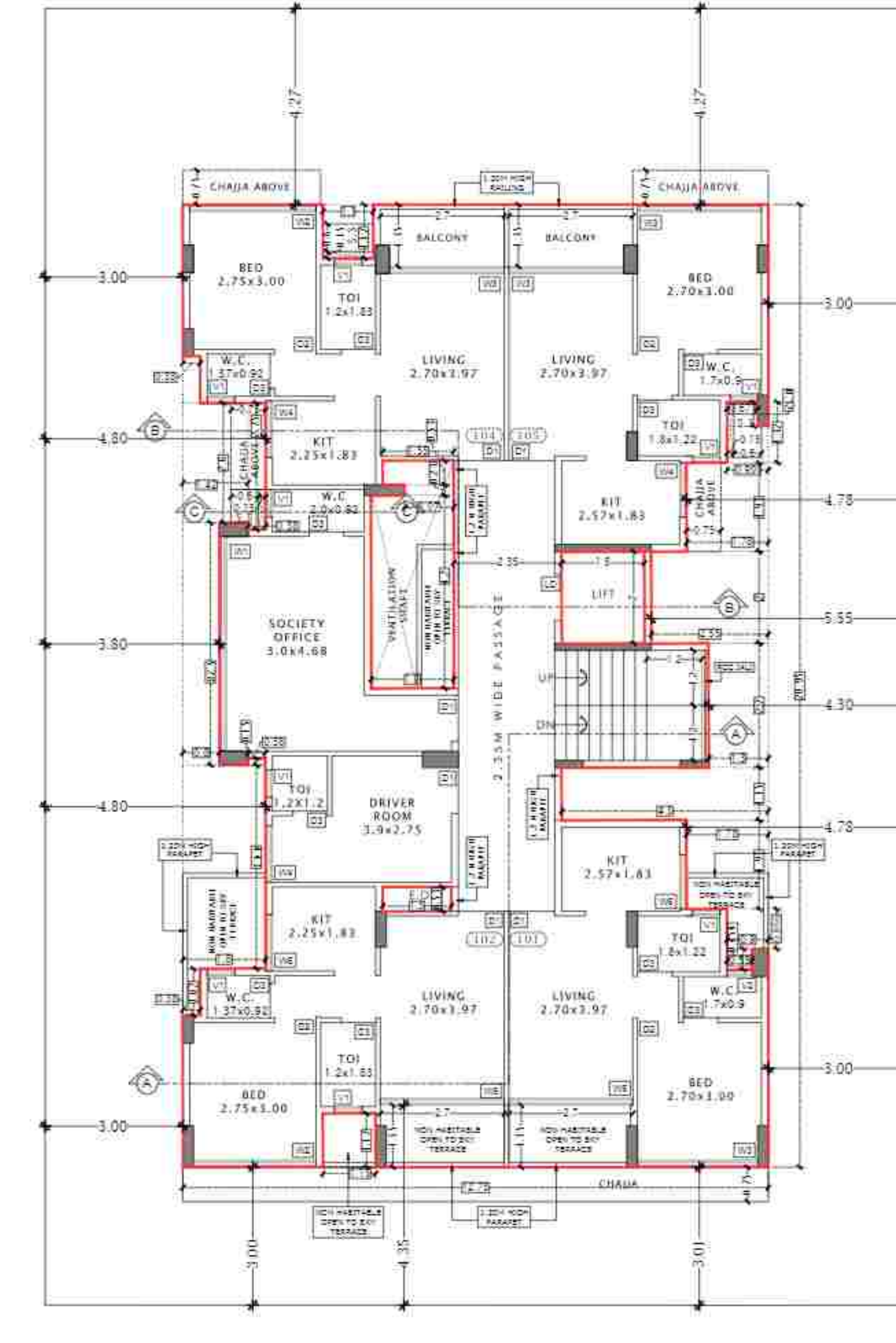
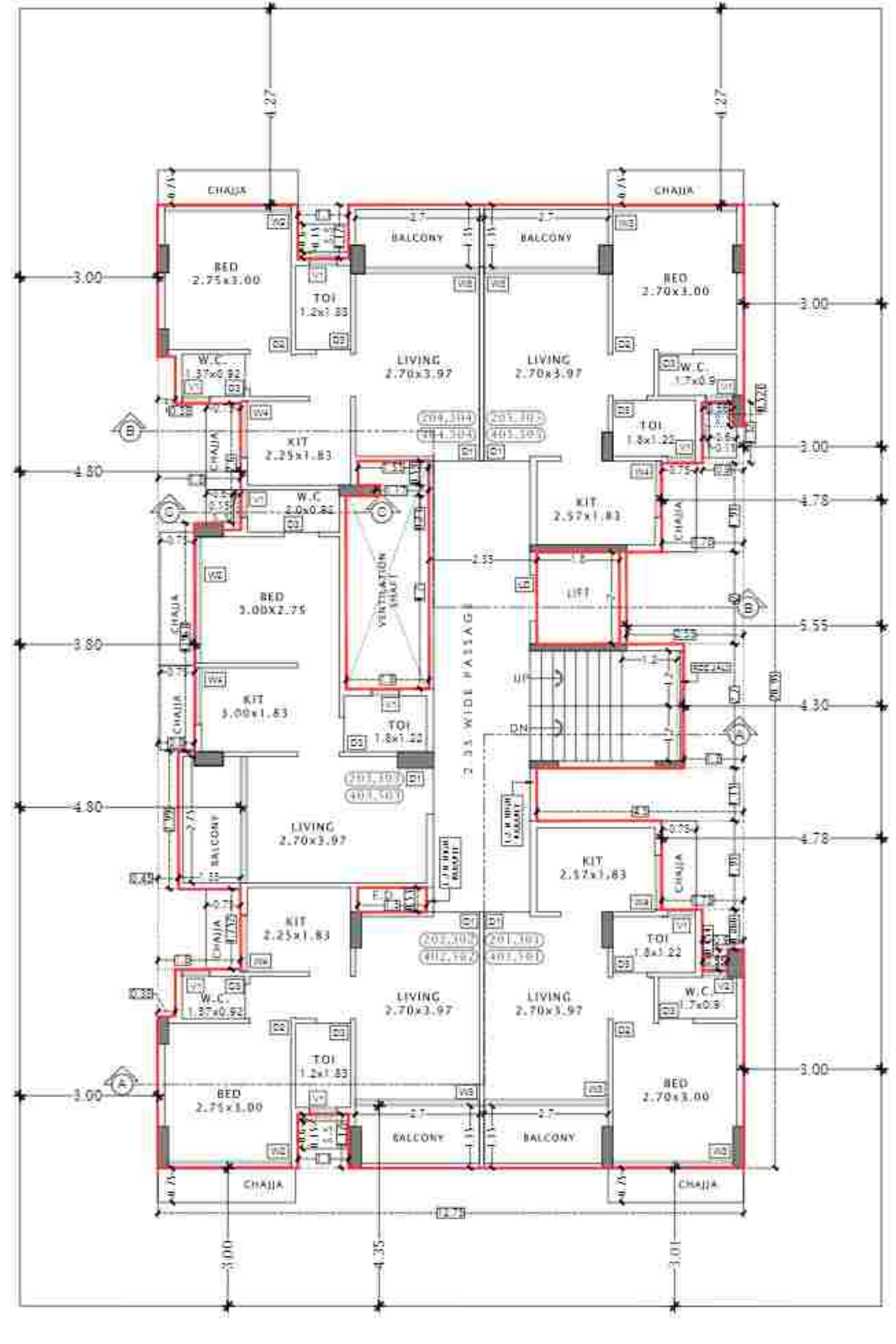




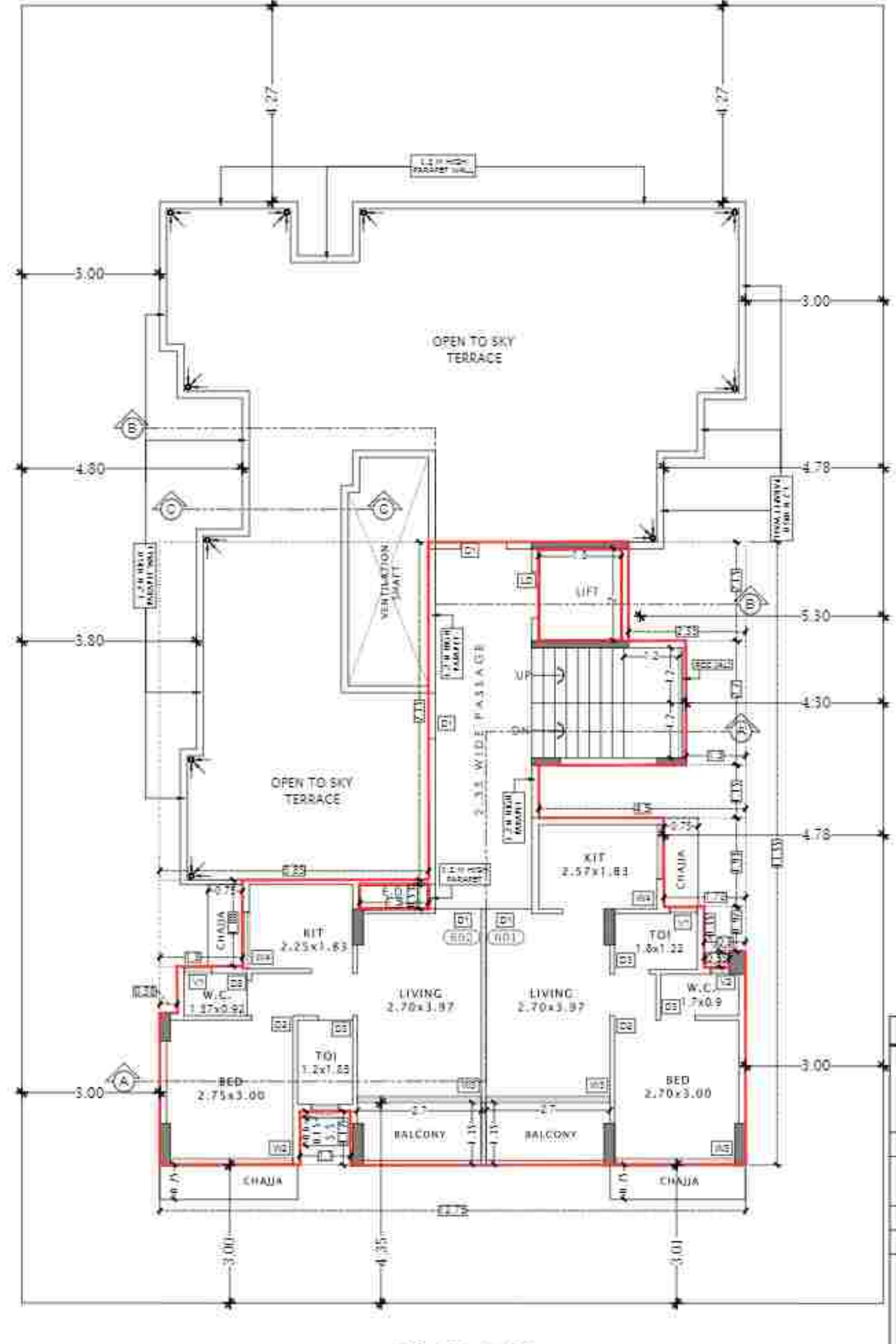
GROUND FLOOR PLAN SCALE = 1 : 100



1ST FLOOR PLAN SCALE = 1 : 100



2ND TO 5TH FLOOR PLAN SCALE = 1 : 100



6TH FLOOR PLAN SCALE = 1 : 100

TOTAL NO. OF UNITS & TREES PROPOSED	
1) No of Units Proposed	26
(a) Residential	26
(b) Commercial	4
2) Trees to be planted	5
(a) Trees to be planted against plot area (Plot Area / 100)	5
(b) Trees to be planted against Trees Felled (Nos x 5)	0
Total nos. of Trees to be planted (2a + 2b)	5
3) Permissible Airport Height :	43.34M
Proposed Building Top level :	26.60M
Height of Building upto Terrace level :	21.14M

Distribution of proposed Built up area as per UDCPR	
1 Built up area with reference to Basic F.S.I.	Residential 748.92 45.33
2 Additional FSI on payment of premium (Together shall not exceed 10b)	0.00 0.00
3 Total proposed built up area (basic+premium)	748.92 45.33
4 Proposed Ancillary Area FSI	442.81 26.27
5 % of ancillary area FSI	60.00 80.00
6 TOTAL PROPOSED BUILT UP AREA (Together shall not exceed 13a)	1190.83 81.60

SCHEDULE OF DOOR & WINDOWS					
TYPE	SIZE			SILL LEVEL (METER)	DESCRIPTION
	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M)		
D1	1.00	2.10	2.100	0.00	T.W. PANEL DOOR
D2	0.90	2.10	1.890	0.00	T.W. PANEL DOOR
D3	0.75	2.10	1.575	0.00	T.W. PANEL DOOR
LD	LIFT DOOR AS PER LIFT CONSULTANT				
W1	4.68	2.10	9.828	0.15	AL SLIDING WINDOW
W2	2.75	2.10	5.775	0.15	AL SLIDING WINDOW
W3	2.70	2.10	5.670	0.15	AL SLIDING WINDOW
W4	1.73	2.10	3.633	0.15	AL SLIDING WINDOW
W5	2.70	1.35	3.645	0.90	AL SLIDING WINDOW
W6	1.23	1.35	1.660	0.90	AL SLIDING WINDOW
V1	0.60	0.90	0.540	1.35	AL LOUVER WINDOW
V2	0.55	0.90	0.495	1.35	AL LOUVER WINDOW

TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT				
FLOOR	SHOP / FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	CARPET AREA OF PER FLAT (B)
GROUND	1,4	2	20.720	18.984
	2,3	2	20.080	18.984
	TOTAL SHOPS		4	
1ST FLOOR	101	1	32.688	29.367
	102	1	33.062	29.949
	104	1	36.823	29.931
	105	1	36.332	29.367
2ND & 5TH FLOOR	201,301,401,501	4	36.289	29.367
	202,302,402,502	4	36.616	29.949
	203,303,403,503	4	36.945	29.700
	204,304,404,504	4	36.823	29.931
	205,305,405,505	4	36.289	29.367
6TH FLOOR	601	1	36.333	29.367
	602	1	36.950	29.949
	TOTAL FLATS		26	

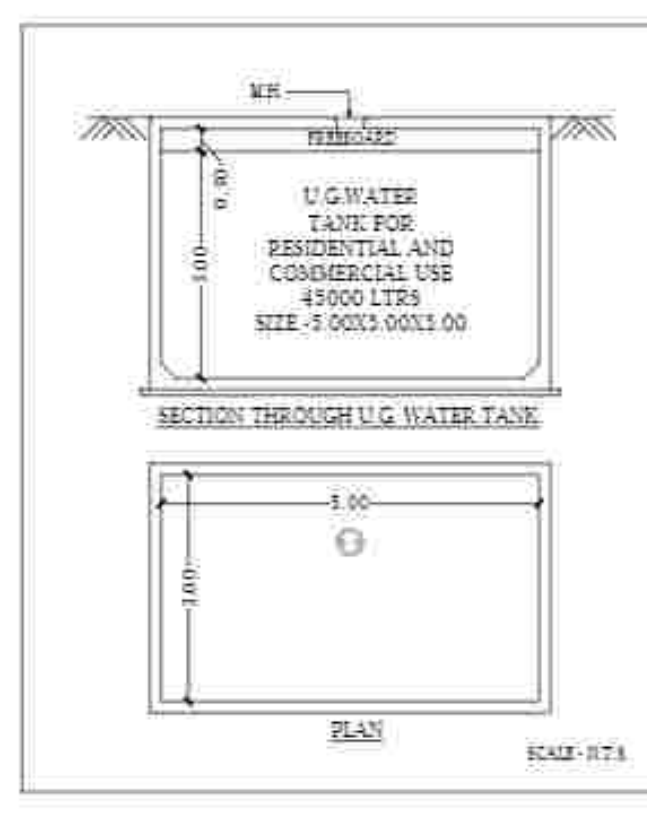
LIGHT AND VENTILATION STATEMENT							
Sr. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM - 1/10th & 0.30 sqm. WITH ONE DIMENSION OF 0.30 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.70X3.97	10.719	1.072	W3	5.670
		MIN SIZE	2.75X3.00	8.250	0.825	W2	5.775
2	BED	MAX SIZE	2.70X3.00	8.100	0.810	W3	5.670
		MIN SIZE	3.00X1.83	5.490	0.549	W4	2.583
3	KITCHEN	MAX SIZE	2.25X1.83	4.118	0.412	W4	2.583
		MIN SIZE	1.20X1.83	2.196	0.220	V1	0.540
4	TOILET	MAX SIZE	2.00X0.92	1.840	0.184	V1	0.540

REQUIRED WATER TANK CALCULATION						
NO	SHOP/ FLAT NO.	DOMESTIC REQUIREMENT OF U.G. WATER TANK RESIDENTIAL - 5 PERSONS / TENEMENT COMMERCIAL - BU/A / OCCUPANT LOAD	FLUSHING REQUIREMENT U.G. TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIREMENT U.G. TANK	GRAND TOTAL IN LITRES (A+B+C)
		(A)	(B)		(C)	
1)	4	81.60 / 3 PERSONS X 70 LTRS 1904		4	4 X 180 LTRS 720	2560
2)	26	26 X 5 PERSONS X 135 LTRS 17550	26 X 270 LTRS 7020	28	28 X 180 LTRS 5040	29610
Total required U.G.T capacity for Commercial + Residential (100% CAPACITY)						
Total required O.H.T capacity for Commercial + Residential (50% OF U.G.T. CAPACITY)						
Total proposed U.G.T capacity for Commercial + Residential (SIZE - 5.00 X 3.00 X 3.00)						
Total proposed O.H.T capacity for Commercial + Residential (SIZE - 4.00 X 3.00 X 2.40)						
41680						

NOTE
1) For Residential - unit 5 person per tenement
2) For Commercial - No. of persons an occupant load / area of floors (Refer Table No.88)
3) Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)
4) Water Requirement for additional Toilet = 180 Ltrs per Tenement
5) Size of Tank is excluding the Free Board

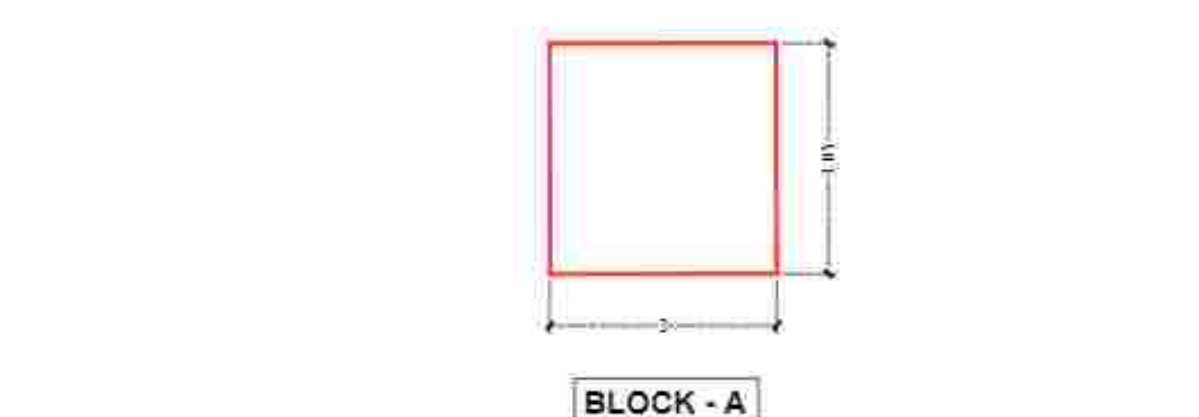
SEPTIC TANK REQUIREMENT												
SR. NO.	FLATS / SHOPS NO.	RESIDENTIAL - 5 PERSONS / TENEMENT & COMMERCIAL - BU/A / OCCUPANT LOAD	TOTAL POPULATION BASED ON THE REG. NO. (L2.5)	BLACK WATER			GREY WATER		(D) GROSS WATER REQUIREMENT	% FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK (E + F)
				180 LITERS EXTRA FLUSHING FOR ADDITIONAL TOILET	FLUSHING REQUIREMENT	DOMESTIC REQUIREMENT	(E)	(F)				
				(B)	(A)	(C)						
				NO OF ADD. TOILETS	LPD	LPD	LPD	LPD	A + B + C			
1	4	(81.60 SQ.M/3)	21	4	720	0	70	1437	2157	720	1222	1942
2	26	5	130	28	5040	54	7020	135	29610	12060	14918	26978
TOTAL SEPTIC TANK REQUIREMENT												
28818												
PROPOSED SEPTIC TANK (SIZE - 2.60 X 5.20 X 3.00) EXCLUDING FREEBOARD												
40506												

TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA												
		As per Sanctioned UDCPRs				As per Notice published u/s 37(1AA), dtd 18.03.2022						
		A		B		A		B				
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE REQ. 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.	26	0.00	4.00	0.00	52.00	0.00	2.00	0.00	26.00		
2.	For every 100 sq.m. carpet area or fraction thereof	75.94	2.00	6.00	2.00	5.00	2.00	6.00	2.00	5.00		
Parking Requirement (quantum)			Residential		0		52		0		26	
			Commercial		2		5		2		5	
5% visitor parking for residential					0		3		0		1	
TOTAL					2		60		2		32	
With Multiplying Factor on total parking as per Table 8C - 0.8					2		48		Multiplying Factor Not applicable for scooter parking		2	32
PARKING REQUIREMENT (Greater of A and B)									CAR		SCOOTER	
									2		48	
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.									0		0	
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING									7		42	
REQUIRED PARKING									9		6	
TOTAL PROPOSED PARKING					BIG CAR		SMALL CAR		9		6	
					6		3					

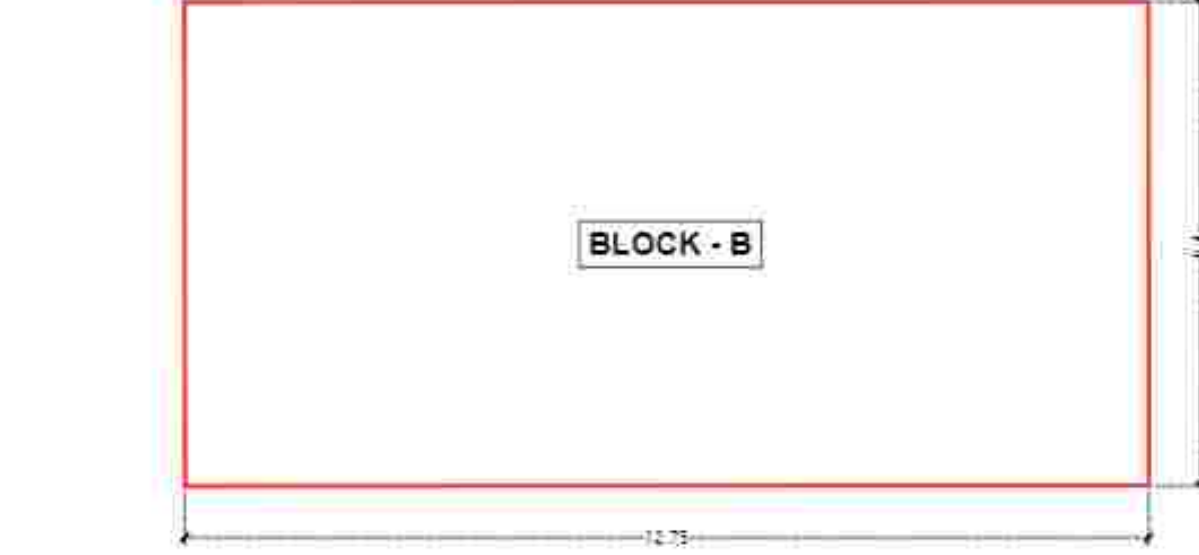


UNDER GROUND WATER TANK

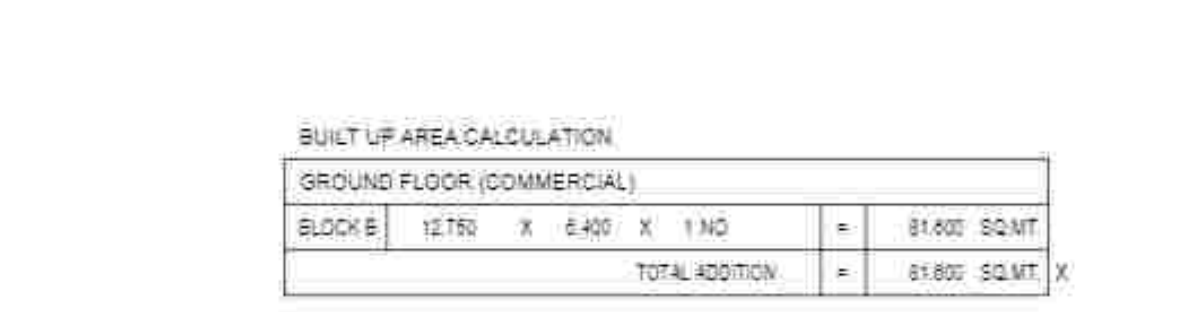
TOILET DETAILS					
TYPE	AREA IN MTS.			SUNK DEPTH IN	TOTAL
TOILET	1.20	1.83	2.196	0.3	11
	1.80	1.22	2.196	0.3	15
	2.00	0.92	1.840	0.3	5
	1.20	1.20	1.440	0.3	1
W.C.	1.37	0.92	1.260	0.3	11
	1.70	0.90	1.530	0.3	11
	1.20	0.90	1.080	0.3	4



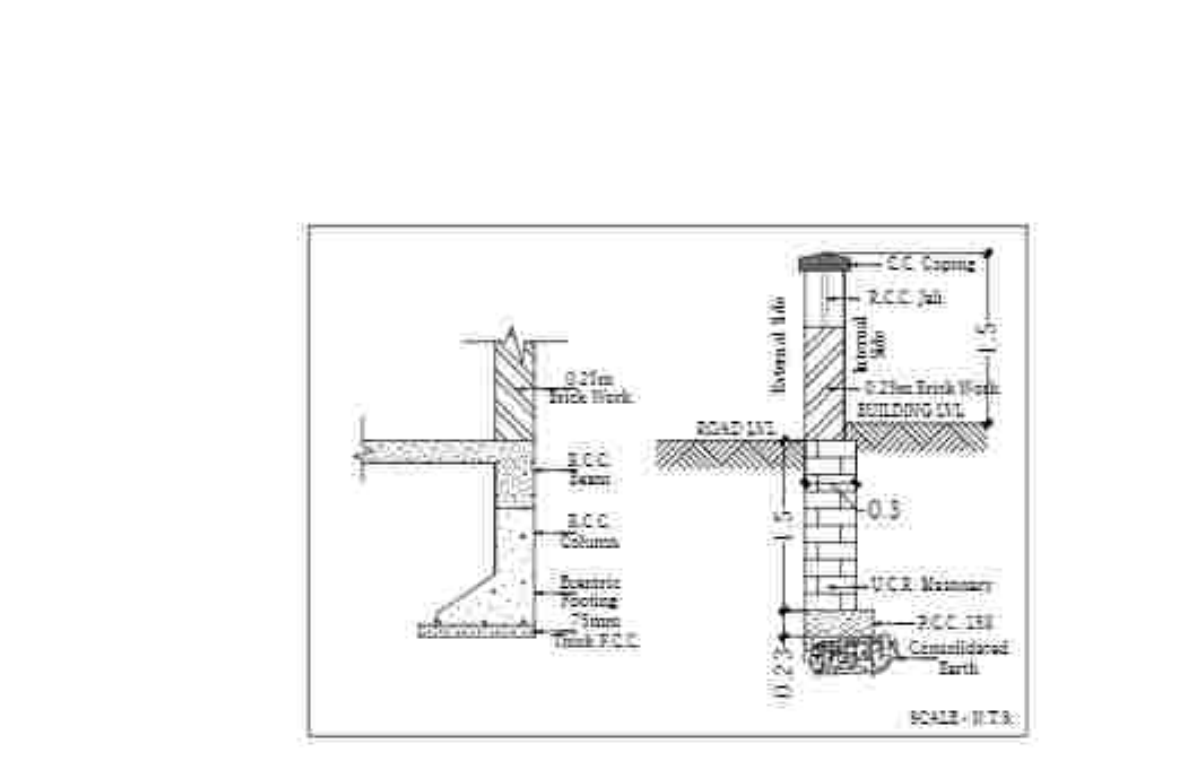
AREA LINE DIAGRAM OF GROUND FLOOR (RESIDENTIAL) SCALE = 1 : 100



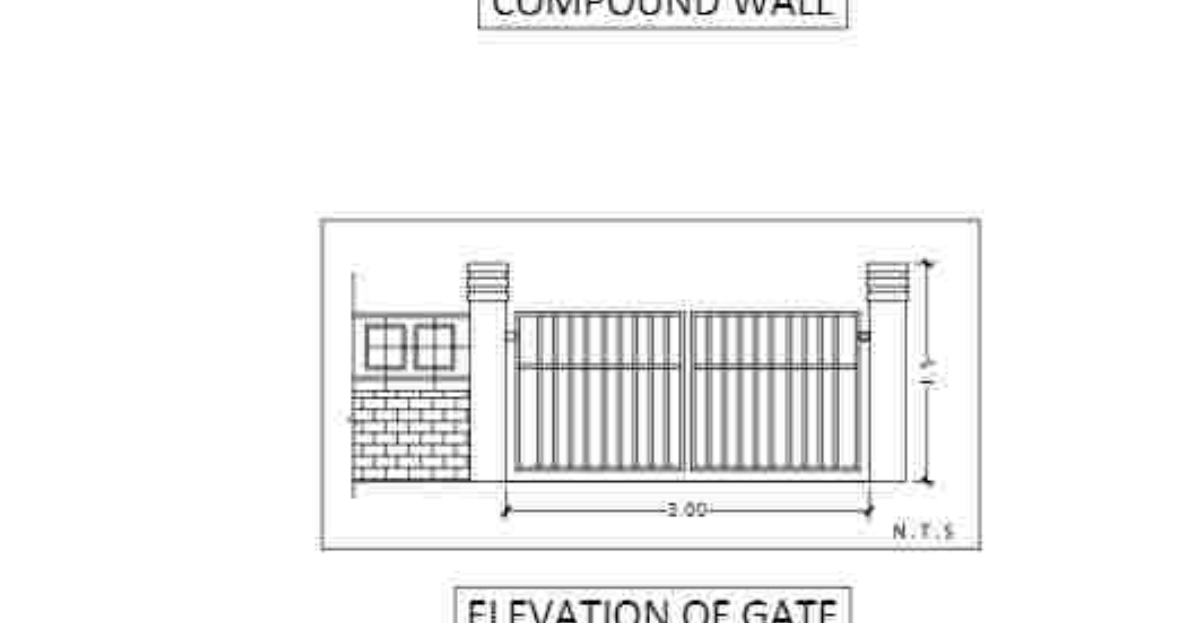
AREA LINE DIAGRAM OF GROUND FLOOR (COMMERCIAL) SCALE = 1 : 100



AREA LINE DIAGRAM OF 1ST FLOOR SCALE = 1 : 100



AREA LINE DIAGRAM OF 2ND TO 5TH FLOOR SCALE = 1 : 100



ELEVATION OF GATE

APPROVED SUBJECT TO THE CONDITION
MENTIONED IN This Office Letter
No. CIDCO/BP-18007/TPO(NM & K)/2022/9612
dtd. 21 Jul 2022

Name: BHASKAR RAMCHANDRA CHAUDHARI
Designation: Assistant Engineer
Organization: CIDCO LTD
Date: 21-Jul-2022 12:42:05

GROUND TO 6TH FLOOR 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)	529.220
a	As per ownership document (7/12, CTS extract)	529.220
b	As per measurement sheet	529.220
c	As per site	529.220
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
c	Balance Proposed	0.000
3	Balance area of plot (1-2)	529.220
a	Amenity Space (if applicable)	0.000
4	Required -	0.000
a	Required -	0.000
b	Adjustment of 2(b), if any -	0.000
c	Balance Proposed	0.000
5	Net Plot Area (1-4)	529.220
a	Recreational Open space (if applicable)	0.000
6	Required -	0.000
a	Required -	0.000
b	Proposed -	0.000
7	Internal Road area	0.000
8	Possible area (if applicable)	529.220
a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9a) - Min. of 1.5 as per UDCPR & 2.0 As per agreement to lease	793.830
b	Permissible commercial area	119.075
c	Proposed commercial area (Basic excluding ancillary)	0.000
d	Additional FSI on payment of premium	0.000
10	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 / TOD loading	0.000
a	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 (2.00 or 1.85 x Sr. No. 4 (b) and / or (c)).	0.000
c	TOD area	0.000
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	793.830
13	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	500.113
c	Proposed Ancillary area FSI	479.075
d	Total entitlement (a+b)	1293.943
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (1.5 as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8, road with Note 3 of 10.10.1	2.417
a	Existing Built-up Area	0.000
b	Residential	0.000
c	Commercial	0.000
15	Proposed Built-up Area (as per P-line)	1262.432
a	Residential	1180.83
b	Commercial	81.60
c	Total (a+b) (shall not be more than 13(c))	1262.432
16	If S.I. Contained in 13 (c) (should not be more than serial No. 16 above.)	0.976
17	Area for inclusive Housing, if any	0.000
18	Required (20% of Sr.No.3)	0.000
b	Proposed	0.000

NOTE: THE PROPOSED CHAIAS 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.

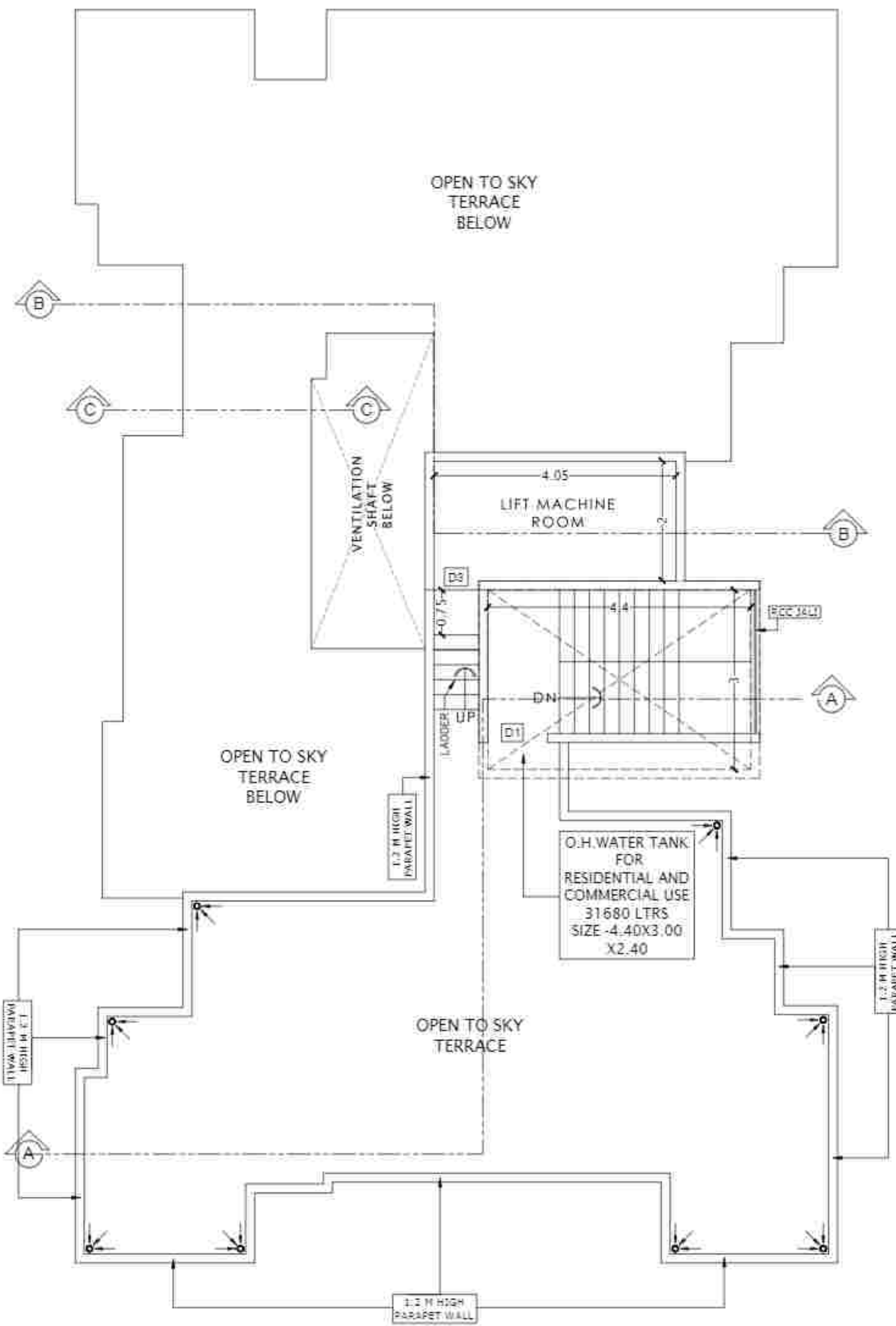
Signature _____
(Name of Architect/Licensed Engineer/ Supervisor)

Summary of proposed Pline area as per UDCPR		PLINE AREA (Comm.)	PLINE AREA (RES.)	TOTAL
Sr.No	FLOOR	A	B	C
1	GROUND	81.600	9.150	90.750
2	1ST FL.		210.936	210.936
3	2ND FL.		214.776	214.776
4	3RD FL.		214.776	214.776
5	4TH FL.		214.776	214.776
6	5TH FL.		214.776	214.776
7	6TH FL.		101.643	101.643
8	TOTAL	81.60	1180.83	1262.43
9	BASIC+PREMIUM FSI	45.333	738.021	783.354
10	BASIC FSI	0.000	0.000	0.000
11	PREMIUM FSI	0.000	0.000	0.000
12	ANCILLARY FSI	86.267	442.812	479.079

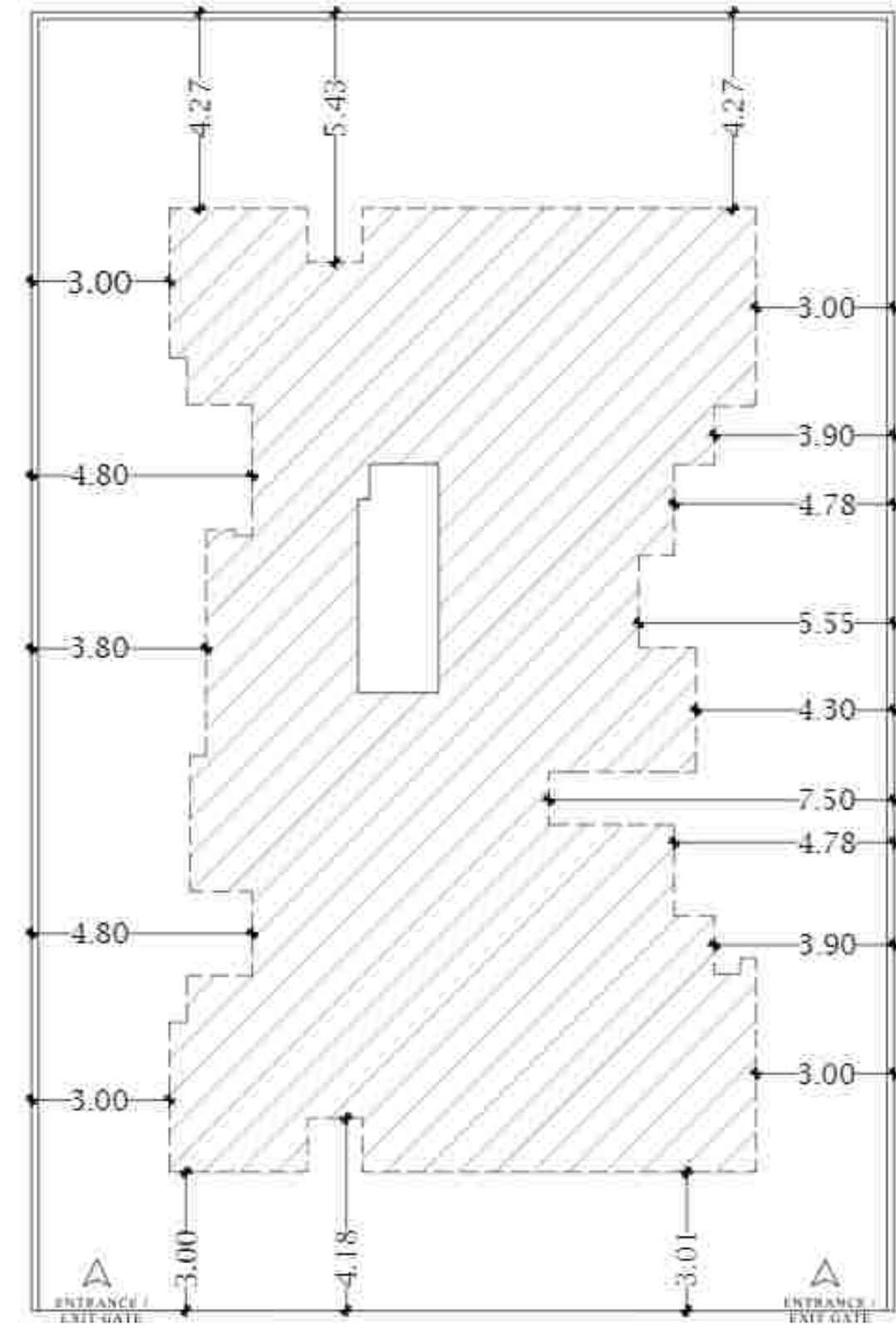
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON PLOT NO-264, SECTOR-24, PUSHPAK, NAVI MUMBAI.

OWNERS /

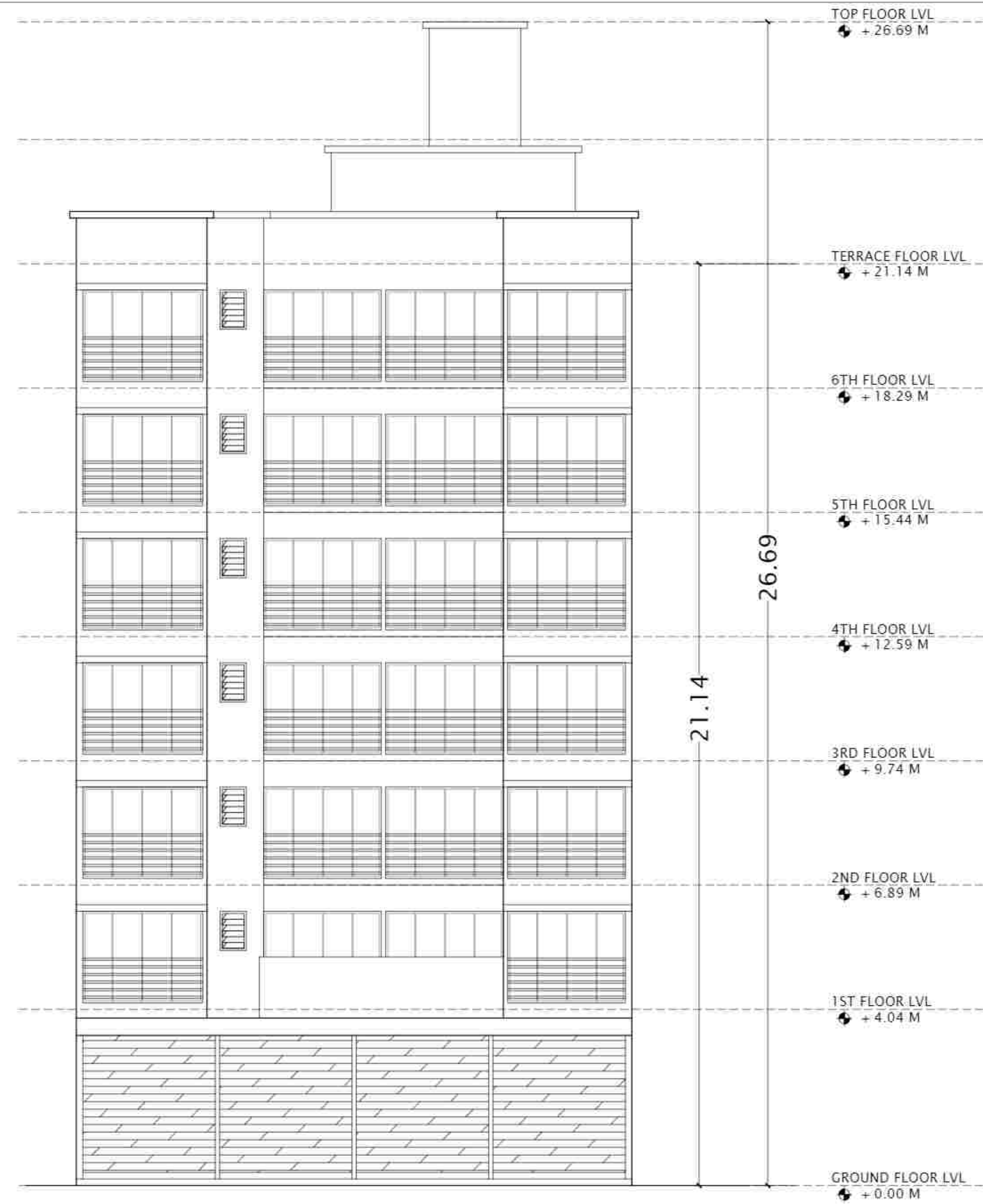
M/S. HRISHIKESH GROUP ARCHITECTS



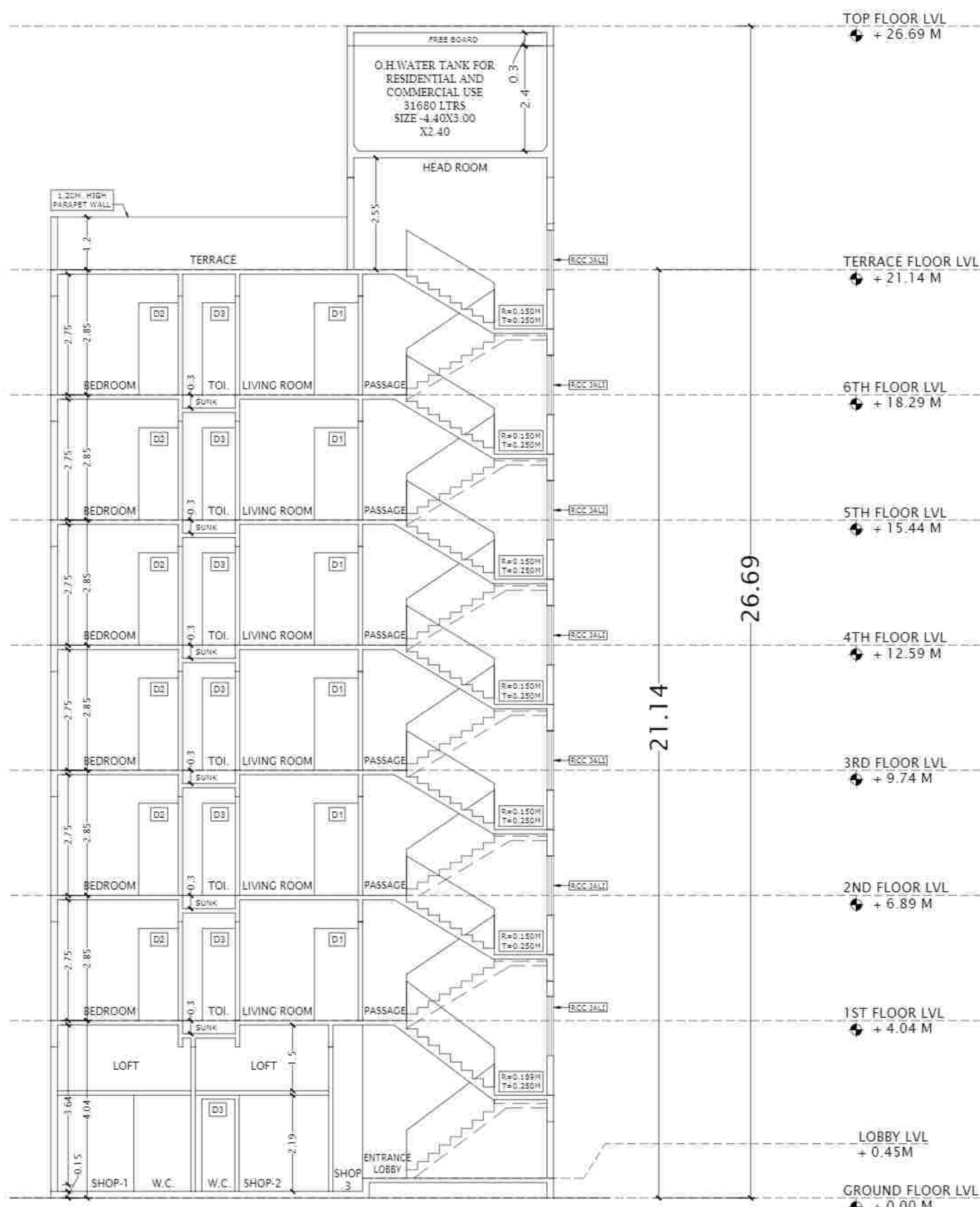
ROAD SIDE
TERRACE FLOOR PLAN SCALE = 1 : 100



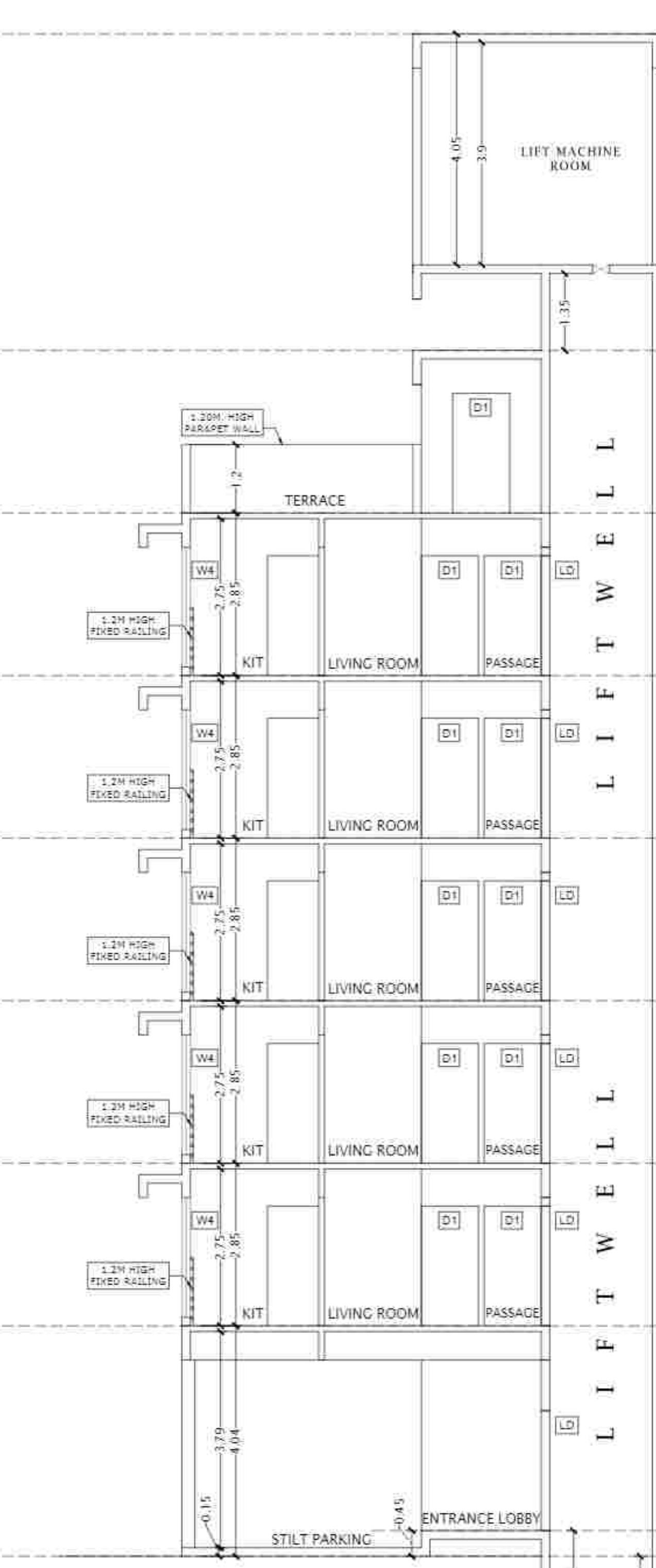
ROAD SIDE
BLOCK PLAN SCALE = 1 : 200



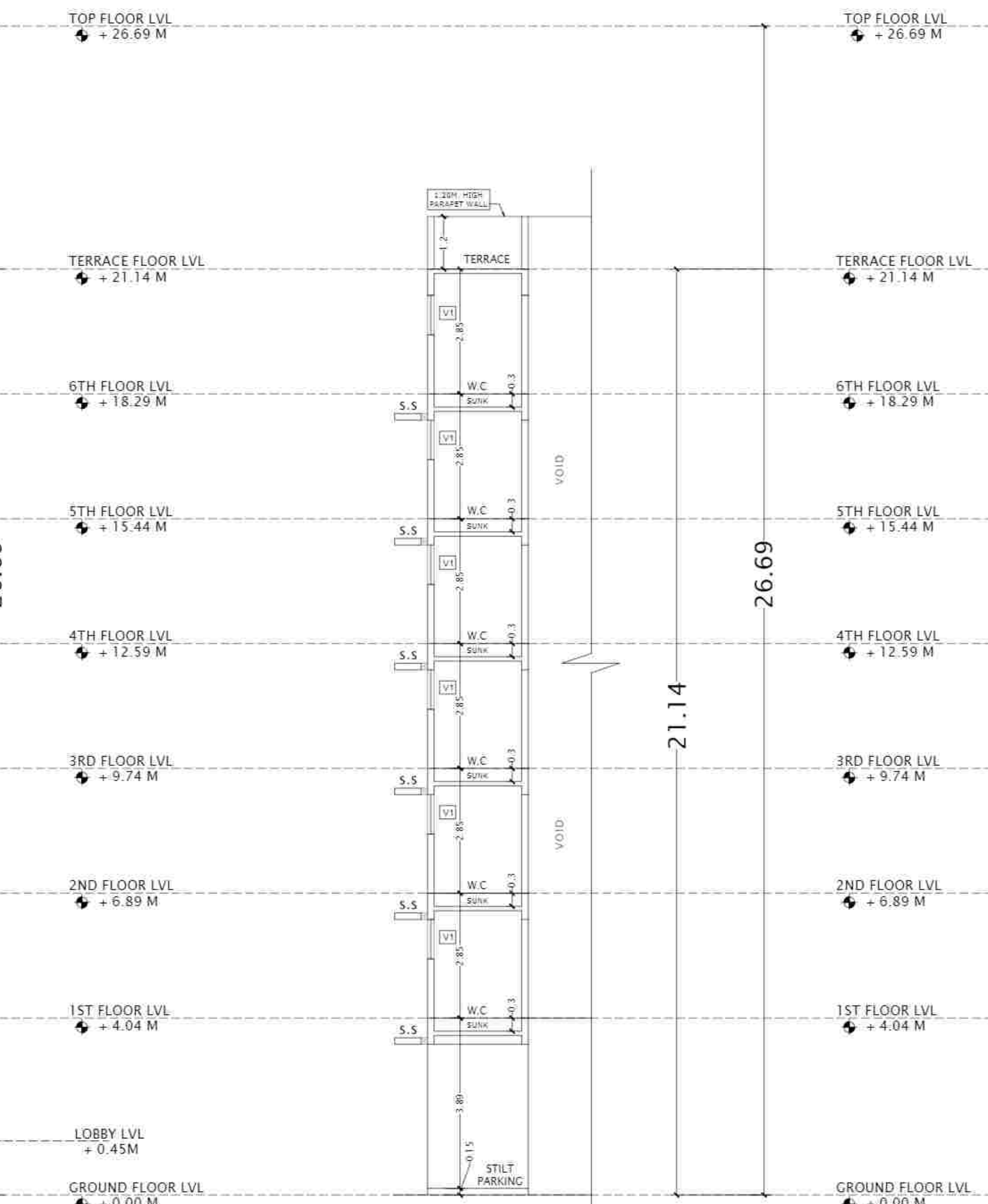
11M WIDE ROAD SIDE ELEVATION SCALE = 1 : 100



SECTION A-A SCALE = 1 : 100



SECTION B-B SCALE = 1 : 100



SECTION C-C SCALE = 1 : 100

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-264, SECTOR-24, PUSHPAK, NAVI MUMBAI
STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION
MENTIONED IN This Office Letter
No. CIDCO/BP-18007/TPO(NM & K)/2022/9612
dtd. 21 Jul 2022

Name: BHASKAR
RAMCHANDRA CHAUDHARI
Designation: Senior Planner
Organization: CIDCO LTD
Date: 21-Jul-2022 12:42:05

TERRACE PLAN, BLOCK PLAN, ELEVATION, SECTIONS

PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL & COMMERCIAL BUILDING
ON PLOT NO- 264, SECTOR-24, PUSHPAK, NAVI MUMBAI.

OWNERS/

M/S. HRISHIKESH GROUP
ARCHITECTS

ATUL PATEL
ARCHITECTS

Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai - 410210
E: info@atulpatelarchitects.com T: 022 - 27746641 - 42

DATE: 25.06.2022 DRG. NO: MD-01 SCALE: 1 : 100 DRAWN BY: SAURABH CHECKED BY: SAMRADDHYEE 2/2