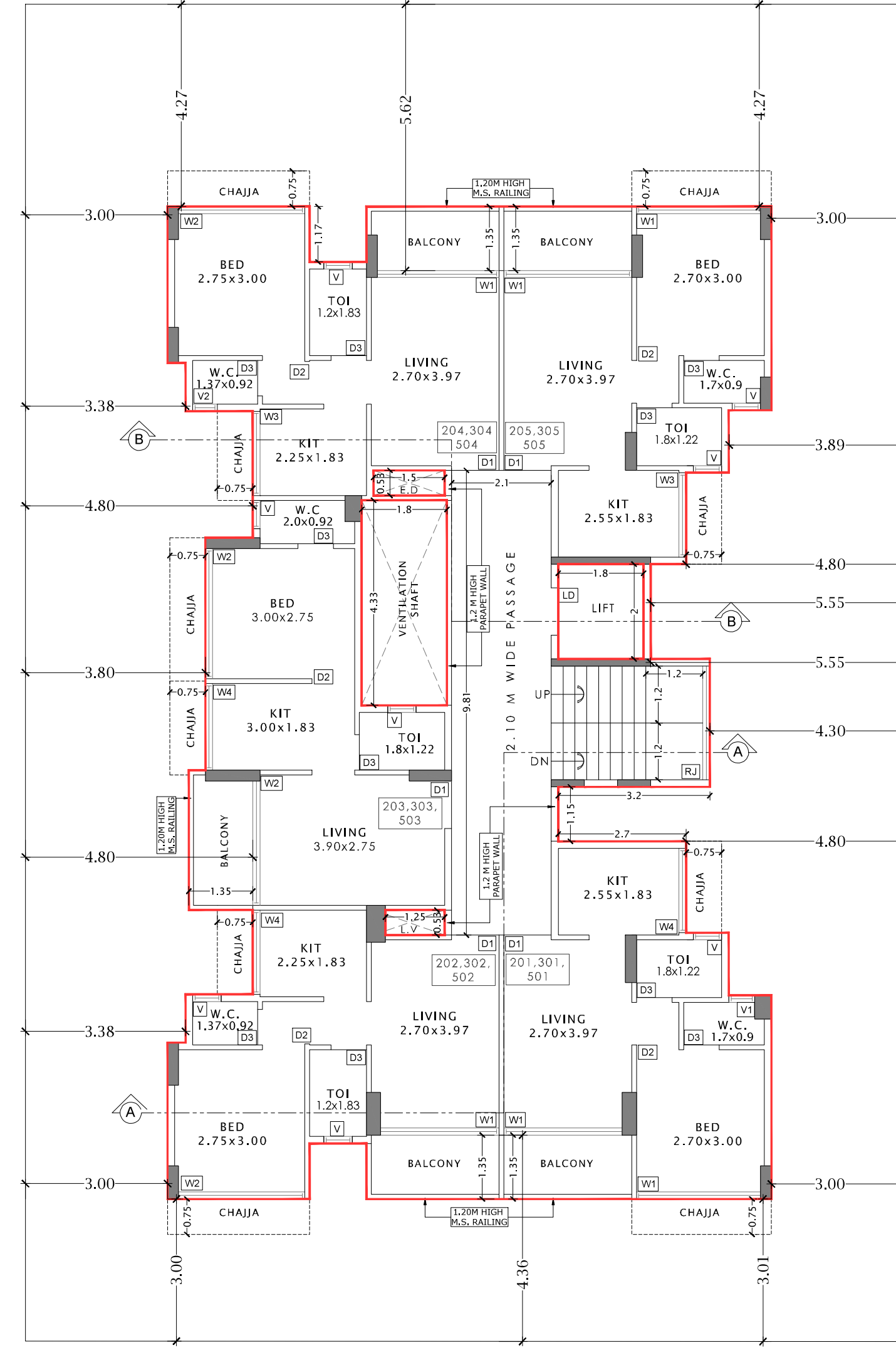
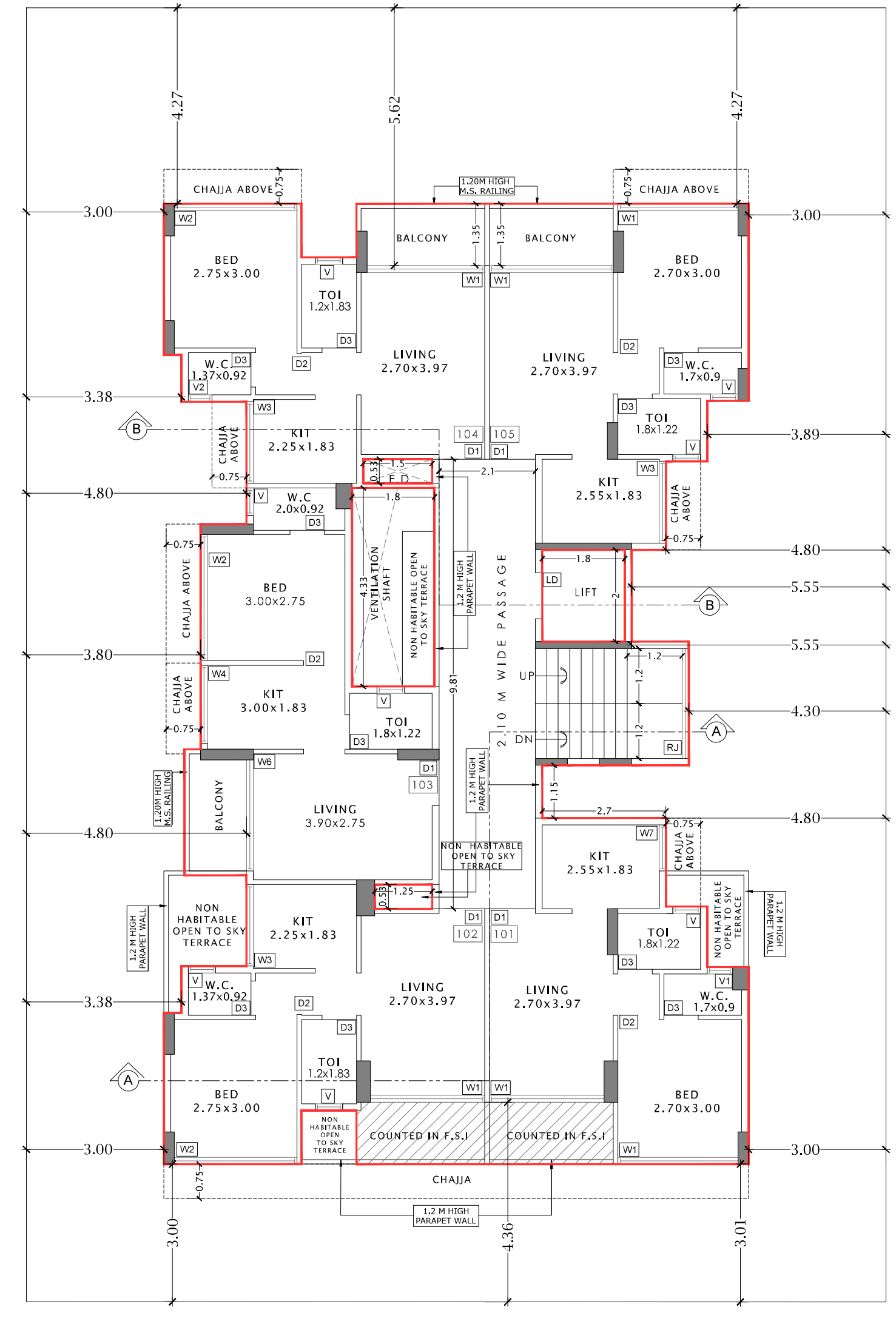
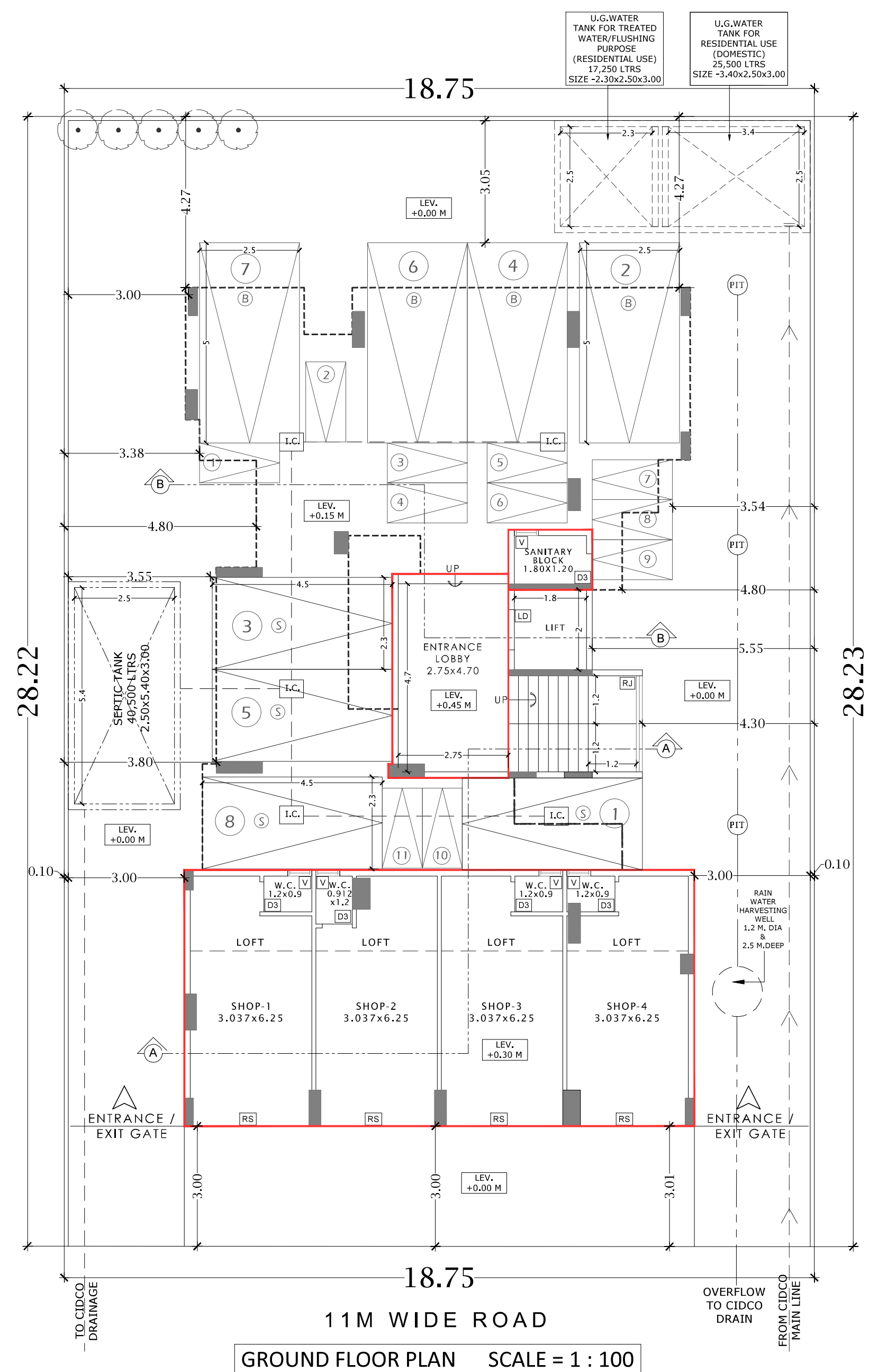




TOILET DETAILS				
TYPE	AREA IN MTS.	SUNK DEPTH IN	TOTAL	
TOILET	1.80	1.22	2.196	0.3
	1.20	1.83	2.196	0.3
	2.00	0.90	1.800	0.3
	1.7	0.9	1.580	0.3
	1.27	0.92	1.260	0.3
W.C	1.2	0.9	1.080	0.3
				4

TOTAL NO. OF UNITS & TREES PROPOSED	
1) No. of Units Proposed	
(a) Residential	34
(b) Commercial	4
2) Trees to be planted	
(a) Trees to be planted against plot area (Plot Area / 100)	5
(b) Trees to be planted against Trees Felled (Nos x 3)	0
Total nos. of Trees to be planted (2a + 2b)	43.34 M
3) Permissible Air Port Height :	43.34 M
Proposed Building Top level :	29.60 M
Height of Building upto Terrace level :	24.95 M

SCHEDULE OF DOOR & WINDOWS				
TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	DESCRIPTION
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
W1	2.70	2.13	5.751	AL SIDING WINDOW
W2	2.75	2.13	5.858	AL SIDING WINDOW
W3	1.78	2.13	3.791	AL SIDING WINDOW
W4	1.88	2.13	3.988	AL SIDING WINDOW
W5	5.50	2.15	11.825	AL SIDING WINDOW
W6	2.55	2.15	5.483	AL SIDING WINDOW
W7	1.00	2.15	2.159	AL SIDING WINDOW
V	0.60	0.90	0.540	AL LOUVER WINDOW
V1	0.55	0.90	0.495	AL LOUVER WINDOW
V2	0.52	0.90	0.468	AL LOUVER WINDOW

TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT						
FLOOR	SHOP/FLAT NO.	NO. OF FLATS	BUILT UP AREA OF FLAT (A)	PER CARP AREA	ENCLOSED BALCONY AREA	USABLE CARP AREA OF PER FLAT
GROUND	1	1	20.720	18.084	0.000	18.084
	2	1	20.180	18.084	0.000	18.084
	3	1	20.180	18.084	0.000	18.084
	4	1	20.180	18.084	0.000	18.084
TOTAL SHOPS		4	81.460			72.356
1ST FLOOR	501	1	32.182	28.313	0.000	28.313
	502	1	33.876	29.933	0.000	29.933
	503	1	35.380	31.437	0.000	31.437
	504	1	36.794	32.851	0.000	32.851
2ND TO 5TH FLOOR	201,301,401,501,601,701	6	36.794	32.851	0.000	32.851
	202,302,402,502,602,702	6	36.794	32.851	0.000	32.851
	301,301,401,501,601,701	6	36.794	32.851	0.000	32.851
	401,401,501,601,701,801	6	36.794	32.851	0.000	32.851
6TH & 7TH FLOOR	601,701	2	36.794	32.851	0.000	32.851
	602,702	2	36.794	32.851	0.000	32.851
	701,701	2	36.794	32.851	0.000	32.851
	702,702	2	36.794	32.851	0.000	32.851
TOTAL FLATS		34	1241.88	1098.88	0.000	1098.88

TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA					
As per Notice published u/s 37(1C), dtd 28.12.2022					
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLATS	PARKING SPACE PROP. NON CONGESTED AREA	PARKING SPACE PROP. CAR	PARKING SPACE PROP. SCOOTER
1	For every two tenement with each tenement having carpet area less than 30 sq.mt.	34	0.00	2.00	0.00
2	For every 100 sq.m. carpet area or fraction there of	75.94	2.00	6.00	2.00
Parking Requirement (quantum)			2	8	2
5% Visitor parking only for Residential			0	0	0
TOTAL			2	8	2
With Multiplying Factor to total parking as per Table 8C - 0.8			2	8	2
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.			0	0	0
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			5	30	5
TOTAL REQUIRED PARKING (After Conversion)			7	11	7
TOTAL PROPOSED PARKING			7	11	7
			BIG CAR SMALL CAR	4	4

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	3.90X2.75	10.725	1.073	W1
		MIN SIZE	2.70X3.00	8.100	0.810	W2
2	BED	MAX SIZE	2.70X3.00	8.100	0.810	W3
		MIN SIZE	2.70X3.00	8.100	0.810	W4
3	KITCHEN	MAX SIZE	3.00X1.83	5.490	0.549	W5
		MIN SIZE	2.25X1.83	4.117	0.412	W6
4	TOILET	MAX SIZE	1.80X1.22	2.196	0.300	V
		MIN SIZE	2.00X0.92	1.840	0.300	V
5	W.C.	MAX SIZE	1.70X0.90	1.530	0.300	V
		MIN SIZE	1.37X0.92	1.260	0.300	V

REQUIRED WATER TANK CALCULATION					
NO	SHOP/FLAT NO.	DOMESTIC REQUIREMENT OF U.G. WATER TANK RESIDENTIAL - 5 PERSONS/TENEMENT COMMERCIAL - BUA/OCCUPANT LOAD	FUSHING REQUIREMENT U.G TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL FUSHING REQUIREMENT U.G TANK
1)	4	SL 600V 3 PERSONS X 10 LTRS	-	4	4 X 180 LTRS
2)	34	34 X 5 PERSONS X 135 LTRS	34 X 270 LTRS	37	37 X 180 LTRS
Total required U.G.T capacity for Commercial + Residential (Domestic) (100% Capacity)					24854
Total required U.G.T capacity for Commercial + Residential (Flushing) (100% Capacity)					10560
Total required U.G.T capacity for Commercial + Residential (Domestic) (60% OF U.G.T. Capacity)					14912
Total required U.G.T capacity for Commercial + Residential (Flushing) (60% OF U.G.T. Capacity)					6336
Total proposed U.G.T capacity for Commercial + Residential (Domestic) (SIZE - 3.4X2.50X3.00)					25500
Total proposed U.G.T capacity for Commercial + Residential (Flushing) (SIZE - 2.50X2.50X3.00)					17250
Total proposed U.G.T capacity for Commercial + Residential (Domestic) (SIZE - 2.50X2.50X3.00)					15625
Total proposed U.G.T capacity for Commercial + Residential (Flushing) (SIZE - 1.70 X 2.50 X 2.50)					10625

NOTE

1) For Residential - unit 5 Person per tenement

2) For Commercial - No. of persons on occupant load / area of floors (Refer Table No.8E)

3) Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)

4) Water Requirement for additional Toilet = 180 Ltrs per Tenement

5) Size of Tanks is excluding the free board

SEPTIC TANK REQUIREMENT									
NO	FLATS/SHOPS NO.	RESIDENTIAL - 5 PERSONS/TENEMENT COMMERCIAL - BUA/OCCUPANT LOAD	TOTAL POPULATION (BASED ON THE REG. NO. 12.5)	BLACK WATER		GREY WATER		% FLOW TO SEWER (100% OF A+B)	TOTAL FLOW TO SEPTIC TANK (E+F)
				NO. OF ADD. TOILETS	NO. OF ADD. TOILETS	NO. OF ADD. TOILETS	NO. OF ADD. TOILETS		
1	4	(81.600 SQ.M/3)	67	4	720	0	70	4667	4667
2	34	5	170	37	6660	54	9180	335	22950
TOTAL SEPTIC TANK REQUIREMENT				41	7380	54	9250	15908	35488
PROPOSED SEPTIC TANK (SIZE - 5.40 X 3.50 X 3.00) EXCLUDING FREEBOARD				41	7380	54	9250	15908	35488

PROPOSED COMMERCIAL & COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-26A, SECTOR-24, PUSHPAK, NAVI MUMBAI, STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18007/TPQNM & KJ/2022/11156
Dtd. 29 Aug 2023

Signature
[Signature]
[Stamp]

GROUND TO 3RD & 5TH FLOOR PLAN, AREA DIAGRAM & CALCULATIONS, BLOCK & LOCATION PLAN

Proforma-1		
Sr.No	Particulars	Area (sq.m)
1	a. Area of plot (Minimum area of a, b, c to be considered)	529.220
	b. as per measurement sheet	529.220
	c. as per site	529.220
2	a. Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.000
	b. Any D.P. Reservation area	0.000
	c. Total area	0.000
3	Balance area of plot (1-2)	529.220
4	a. Amenity Space (if applicable)	0.000
	b. Required -	0.000
	c. Proposed -	0.000
5	Net Plot Area (3-4 (c))	529.220
6	a. Recreational Open space (if applicable)	0.000
	b. Required -	0.000
	c. Proposed -	0.000
7	Internal Road Area	0.000
8	Plotable area (if applicable)	529.220
9	a. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 10)	799.830
	b. Permissible commercial area	119.075
	c. Proposed commercial area (basic excluding ancillary)	45.333
10	a. Addition of FSI on payment of premium	
	b. In-situ FSI / TDR loading	211.688
	c. Proposed FSI on payment	211.688
11	a. In-situ area against D.P. road (2.0x Sr. No. 2 (a)) if any	
	b. (2.00 or 1.85 x Sr. No. 4 (b) land for (c))	0.000
	c. Total in-situ / TDR loading proposed (11 a)+(b)+(c)	0.000
12	Additional FSI area under Chapter No. 7	0.000
13	a. Total entitlement of FSI in the proposal	1005.518
	b. Permissible Ancillary Area FSI upto 60% or 80% as balance potential with	622.124
	c. payment of charges.	594.355
14	a. Proposed Ancillary area FSI	1032.040
	b. Total entitlement (a+b)	1032.040
	c. Maximum utilization limit of F.S.I. (building potential) Permissible as per	3.007
15	a. Existing Built-up Area	1599.87
	b. Residential	0.000
	c. Commercial	0.000
16	a. Proposed Built-up Area (as per 'P-line')	1599.87
	b. Residential	1538.77
	c. Commercial	61.10
17	a. Total (a+b) (shall not be more than 17(d))	1599.87
	b. F.S.I. Consumed (15/15) (should not be more than serial No. 14 above)	0.980
	c. Area for inclusive Housing, if any	0.000
18	a. Required (20% of No.5)	0.000
	b. Proposed	0.000
	c. Total	0.000

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

Distribution of proposed Built up area as per UDPR			
Sr.No	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	960.18	45.33
2	Additional FSI on payment of premium (There shall not exceed 10%)	211.69	0.00
3	Total proposed built up area (basic premium)	960.18	45.33
4	Proposed Ancillary Area FSI	558.08	36.77
5	% of ancillary area FSI	58%	80%
6	TOTAL PROPOSED BUILT UP AREA (Together shall not exceed 11(d))	1518.27	81.60

Summary of proposed Plume area as per UDPR				
Sr.No	FLOOR	PLUME AREA (Comm.)	PLUME AREA (RESI.)	TOTAL
1	GROUND	81.600		81.600
2	1ST FL		214.133	214.133
3	2ND FL		214.403	214.403
4	3RD FL		214.403	214.403
5	4TH FL		214.403	214.403
6	5TH FL		214.403	214.403
7	6TH FL		214.274	214.274
8	7TH FL		214.274	214.274
9	TOTAL	81.600	1518.27	1599.87
10	BASIC+PREMIUM FSI	45.333	960.18	1005.518
11	BASIC FSI	45.333	960.18	1005.518
12	PREMIUM FSI	0.000	211.688	211.688
13	ANCILLARY FSI	36.267	558.08	594.355

Certificate of Area:
Certified that the plot under reference was surveyed by me on _____ and the dimensions of the 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
[Signature]
(Name of Architect/ Licensed Engineer/ Supervisor)

PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT NO- 26A, SECTOR-24, PUSHPAK, NAVI MUMBAI.

OWNERS/
M/S. HRISHIKESH GROUP AND SHRI. MAHESHWAR NARAHARI MADHAVI ARCHITECTS

Signature of Architect
CA/2003/15480

Signature of Architect
CA/2003/15480

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