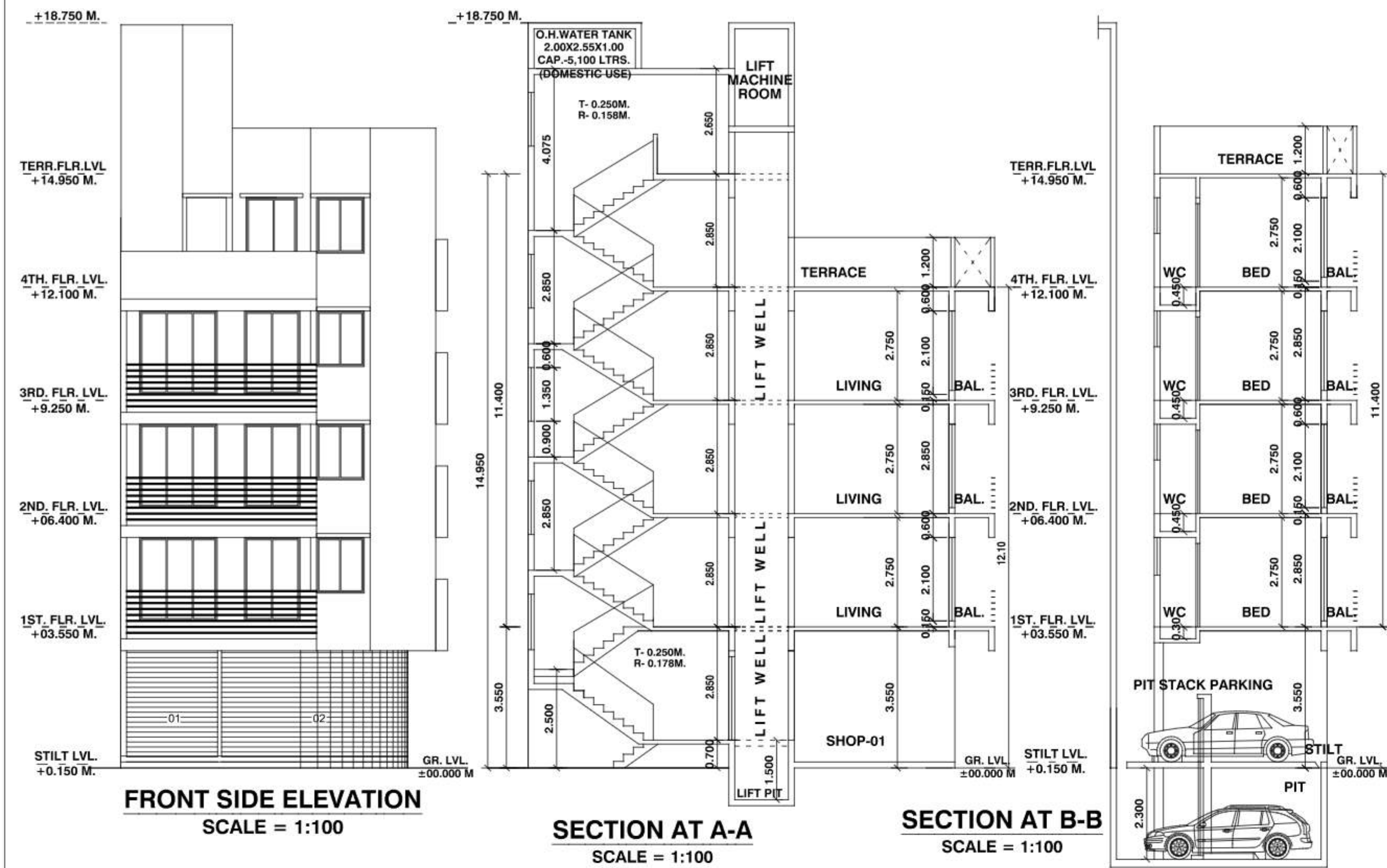
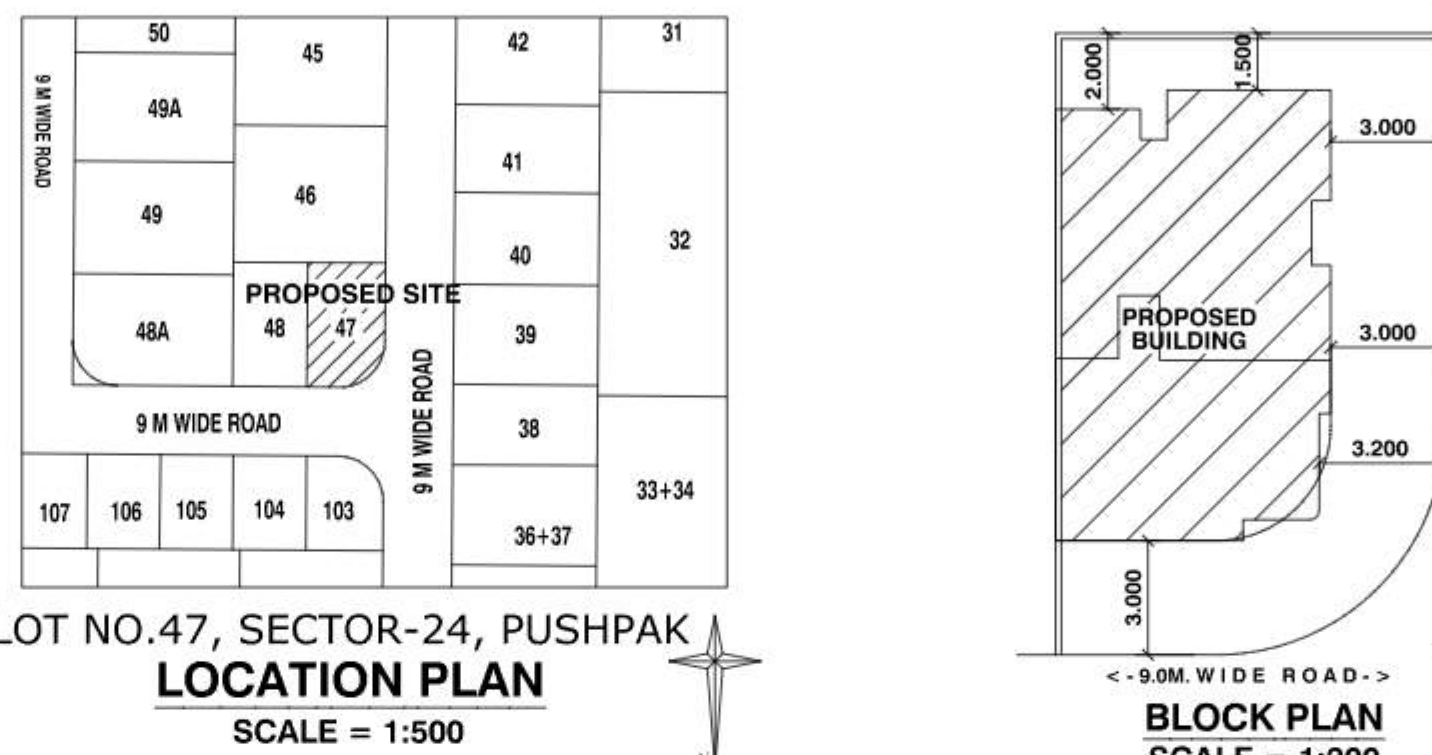




4. PARKING STATEMENT

TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTI 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		A		B	
			PARKING SPACE NON CONGESTED CAR	PARKING SPACE PROP. NON CONGESTED AREA CAR	PARKING SPACE REQ. NON CONGESTED AREA CAR	PARKING SPACE PROP. NON CONGESTED AREA CAR	PARKING SPACE REQ. NON CONGESTED AREA CAR	PARKING SPACE PROP. NON CONGESTED AREA CAR		
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.	0.00	1.00	5.00	0.00	0.00	1.00	2.00	0.00	0.00
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.m.	7.00	0.00	4.00	0.00	14.00	0.00	2.00	0.00	7.00
6	For every 100 sq.m. carpet area or fraction thereof	31.94	2.00	6.00	1.00	2.00	2.00	6.00	1.00	2.00
PARKING Requirement (quantum)			Residential Commercial		0 14				0 7	
5% visitor parking for residential					1 2				1 2	
TOTAL					0 1				0 0	
					1 17				1 9	
					1 14		Multiplying Factor Not		1 10	
							CAR		1 14	
							SCOOTER		1 10	
PARKING REQUIREMENT (Greater of A and B)										
1 14										
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.										
2 12										
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING										
3 2										
PROPOSED PARKING										
3 2										



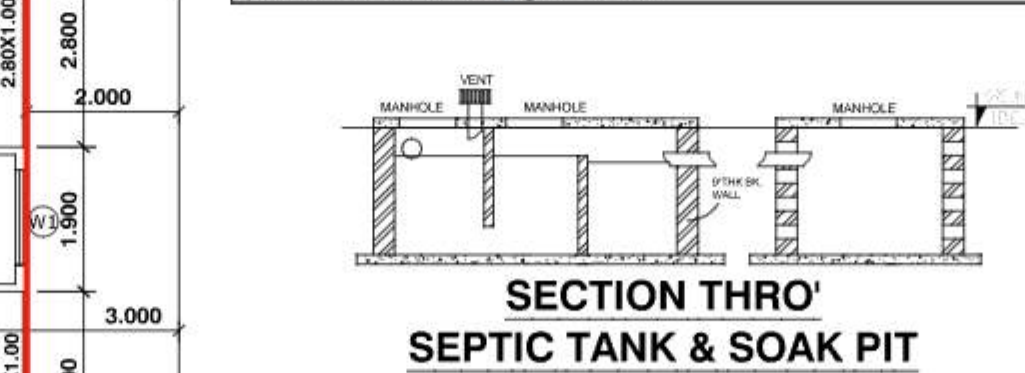
WATER STORAGE CAPACITY CALCULATION FOR U.G. TANK

Total No. of Units	Addl. Toilet	Population	Water Requirements (in liter.)		U.G. Tank Provided	
Residential/Commercial	180 Litr.	(Per 5 Person)	Addl. Toilet	Population	Size (meter)	Capacity (Litr.)
1	2	(1X5 Person) = 3	(2X180 ltrs) = 4	(3X189 ltrs) = 5	(4+5) = 6	7
7	6	35	1080	6615	7695	2,35X1.65X2.10
ercial water capacity = No. of persons as per occupant load x			12 persons x 70 ltrs =		840	1,00X1.20X2.10
Note:			1) For residential unit 5 persons per tenement.			
			2) Water requirement per capita = 135 (Domestic) + 54 (Flushing) = 189 per litres per capita.			
			3) Water requirement for additional toilet = 180 litre per w.c. seat.			
			4) Size of water tank is excluding of free board.			

WATER STORAGE CAPACITY CALCULATION FOR SEPTIC TANK										
Total No. of Units	Addl. Toilet	Population (Per 5 Person)	Water Requirements (in liter.)				% Flow To Sewer		Total Flow	Total Provided
			Flushing	Domestic	Flushing (100%)	Domestic (85%)	Septic Tank Capacity			
1	2	(1X5 Person) = 3	IPCD	LPD	IPCD	LPD	IPCD	LPD	IPCD	LPD
2	6	35	54	2970	135	4725	7695	2970	4016.25	11396.25
Residential Unit	1080	12 persons	persons x 45 ltrs =		540	ltrs	0	4410	Total Provided = 11,700	
Commercial Unit	2	(Per Toilet)	As per Occupant Load							
Note:										
1) IPCD = litre per capita per day.										
2) LPD = litre per day.										
3) For septic tank capacity flushing and domestic flow to sewer will be 100% and 85% respectively.										
4) Size of septic tank is excluding the free board.										

WATER STORAGE CAPACITY CALCULATION FOR O.H. TANK

Water Required	O. H. Water Tank Provision	Litr.	Tank Size (meter)	No. of Tank	Capacity (litr.)
1	2	2,00X2.55X1.00	1	5,100	5,100
4617					
TOTAL					



FLOOR WISE FSI STATEMENT: A (BUILDIND-1)

BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
PARAPETWALLOUTLINE	0.00	00.00	0.00	0.00	0.00	0.00	0
FOURTH FLOOR	90.61	00.00	8.05	0.00	12.00	2.25	1
THIRD FLOOR	95.48	00.00	17.10	0.00	13.20	2.25	2
SECOND FLOOR	95.48	00.00	17.10	0.00	13.20	2.25	2
FIRST FLOOR	95.48	00.00	17.10	0.00	13.20	2.25	2
GROUND PARKING FLOOR	9.08	00.00	0.00	13.65	0.00	0.00	0
Total	386.12	00.00	59.35	13.65	51.60	9.00	7

FLOOR WISE CARPET AREA: A (BUILDIND-1)

FLOOR	CARP. NAME	CARP. AREA	BAL. AREA	TOTAL AREA
FOURTH FLOOR PLAN	401	29.94	8.05	37.99
TYPICAL - 1, 2 & 3 FLOOR PLAN	102,202,302	29.92	9.05	38.97
	101,201,301	29.94	8.05	37.99
GROUND PARKING FLOOR PLAN	001	14.01	0.00	14.01
	002	17.93	0.00	17.93

BALCONY CALCULATIONS: A (BUILDIND-1)

FLOOR	SIZE	AREA	TOT. AREA
FOURTH FLOOR	1.50 X 1.90 X 1	2.75	8.05
	1.00 X 2.80 X 1	2.80	
	1.00 X 2.50 X 1	2.50	
THIRD FLOOR	1.00 X 2.94 X 1	2.77	17.10
	1.50 X 1.90 X 1	2.75	
	1.00 X 2.80 X 1	2.80	
SECOND FLOOR	1.00 X 2.94 X 1	2.77	17.10
	1.50 X 1.90 X 1	2.75	
	1.00 X 2.80 X 1	2.80	
FIRST FLOOR	1.00 X 1.35 X 1	1.35	
	1.00 X 2.50 X 1	2.50	
	1.00 X 4.93 X 1	4.93	
Total			59.35

SCHEDULE OF OPENING: A (BUILDIND-1)

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	12
O	0.90	2.10	03
D1	0.90	2.10	07
D	1.00	2.10	05
O	2.00	2.10	04

WATER REQUIREMENT

REQD CAPACITY(LIT)	PROP CAPACITY(LIT)
4725.00	16778.25

BUILDING WISE FSI STATEMENT

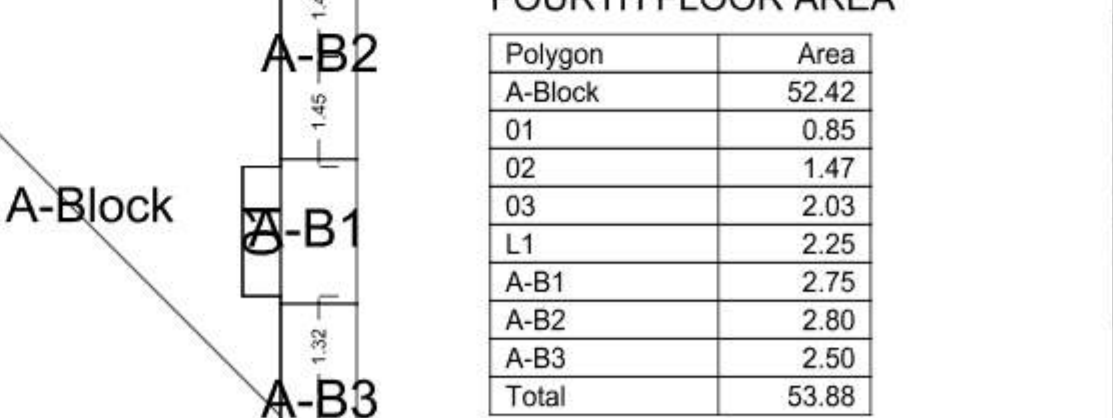
BUILDING	FSI AREA	BALC	PASS	STAIR	LIFT	TENE
A-1 (BUILD...)	386.12	34.29	59.35	13.65	51.60	9.00
Total	386.12	34.29	59.35	13.65	51.60	9.00

PARKING CALCULATIONS

Reqd	Prop	Reqd	Prop	Reqd	Prop
1	1	1	1	1	1

3. LIGHT & VENTILATION STATEMENT

ROOM	AREA OF ROOM(SQ.M)	AREA OF WIN. REQUIRED(SQ.M)	AREA OF WIN. PROVIDED(SQ.M)	TYPES OF WIN
LIVING	11.687	1.947	4.515	W
BEDROOM	8.387	1.397	4.515	W
KITCHEN	4.305	0.717	3.870	W1
TOILET	2.100	0.350	0.540	V
		0.450	0.540	V



OCCUPANT LOAD

Floor	Gross Area Per Floor	Occupant Load 12.50 sqm. (For Residential)	Residential/Commercial Units	Nos. of Occupant
1	2	(2/12.50) = 3	4	(4 X Sperson) = 5
Ground Commercial	34,290	11,430	2	12
Ground Residential	9,070	0.726	0	0
First	95,480	7,638	2	10
Second	95,480	7,638	2	10
Third	95,480	7,638	2	10
Fourth	53,880	4,310	1	5
Total	383,680	39,381	9	47

Proforma - I : Area Statement

PROPOSED RESIDENTIAL BUILDING ON BUILDING ON PLOT NO.47, SECTOR-24, PUSHPAK, NAVI MUMBAI.

Stamps of Approval of Plans :

Name : BHUSHAN RAMCHANDRA CHAUDHARI

Designation : Associate Planner

Organization : CIDCO LTD

Date : 03-Aug-2022 19: 10:46

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter

CIDCO/BP-18078/TPO(NM & K)/2022/9686

03 Aug 2022

Proforma-1

Sr.No	Particular	Area (sq.m)
Area of plot (Minimum area of a, b, c to be considered)		
1	a As per ownership document (7/12, C/S extract)	159.42
	b As per measurement sheet	159.42
	c As per site	159.42
Deductions for		
2	a Proposed D.P./D.P. Road widening Area/Service Road /	0.00
	b Any D.P. Reservation area	0.00
	(Total a+b)	0.00
3	a Balance area of plot (1-2)	159.42
	b Amenity Space (if applicable)	0.00
	c Required -	0.00
4	a Adjustment of 20b, if any -	0.00
	b Balance Proposed -	0.00
5	a Net Plot Area (3-4 (c))	159.42
	b Recreational Open space (if applicable)	0.00
	c Required -	0.00
6	a Proposed -	0.00
7	a Internal Road area	0.00
	b Plottable area (if applicable)	0.00
9	a Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5b) as per F.S.I. - 1.54:1 as per approved to local	239.18
	b Addition of FSI on payment of premium.	0.00
	c Maximum permissible premium FSI - based on road width / TOD Zone. (plot area "0.3 premium FSI)	0.00
10	a Plus Additional FSI as per Note 3 of 10.10.1 (plot area "0.1)	0.00
	b Proposed FSI on payment	0.00
	c In-situ FSI / TOD loading	0.00
11	a In-situ area against D.P. road (2.0 x Sr. No. 2 (x)) if any	0.00
	b In-situ area against Amenity Space if handed over	0.00
	c (2.0x or 1.5x x Sr. No. 4 (b) and (c))	0.00
	d Total in-situ / TOD loading proposed (11 (a)+(b)+(c))	0.00
12	a Additional FSI area under Chapter No. 7	0.00
	b Total entitlement of FSI in the proposal	239.18
13	a (19 + 10b)+(11d) or 12 whichever is applicable:	239.18
	b Permissible Ancillary Area FSI upto 95% or 80% on balance	146.258
	c Proposed Ancillary area FSI	146.258
	d Potential with payment of charges	985.964
14	a Maximum utilization limit of 1.54:1 (building potential)	2,424
	b 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 of 10.10.1	385.394
	c Total Built-up Area in proposal (excluding area at Sr.No.17 b)	0.00
	d Existing Built-up Area	0.00
15	a Residential	0.00
	b Commercial	0.00
	c Proposed Built-up Area (as per "P-line")	383.680
	d Residential	249.258
	e Commercial	34.290
	f Total (a+b)	383.680
16	a F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17	a Area for Inclusive Housing, if any	0.00
	b Required (20% of Sr.No.5)	0.00
	c Proposed	0.00

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.

18. Commercial Units

19. Residential Units

20. Still Area

FLOOR	PLINE AREA (COMM.)	PLINE AREA (RES.)	TOTAL
GROUND	34.29	9.07	43.36
1ST FL		95.48	95.48
2ND FL		95.48	95.48
3RD FL		95.48	95.48
4TH FL		53.88	53.88
TOTAL	34.29	349.39	383.68
BASIC+PREMIUM FSI	19.050	218.356	237.406
ANCILLARY FSI	15.240	131.014	146.254

TABLE - A

FLOOR	PLINE AREA (COMM.)	PLINE AREA (RES.)	TOTAL
GROUND	34.29	9.07	43.36
1ST FL		95.48	95.48
2ND FL		95.48	95.48
3RD FL		95.48	95.48
4TH FL		53.88	53.88
TOTAL	34.29	349.39	383.68
BASIC+PREMIUM FSI	19.050	218.356	237.406
ANCILLARY FSI	15.240	131.014	146.254

Distribution of proposed Built up area as per UDPCR

	Residential	Non-residential
1 Built up area with reference to Basic F.S.I.	220.08	19.05
2 Additional FSI on payment of premium (Together shall not exceed 10b)	0.00	0.00
3 Total proposed built up area (basic+ premium)	218.356	19.050
4 Proposed Ancillary Area FSI	131.014	15.240
5 Total of ancillary area FSI	60.000	80.000
6 TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13d)	349.37	34.29

Certificate of Area:

Certified that the plot under reference was surveyed by me on 18-03-2021 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.

Owner's Declaration -

I/We, undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector /3rd would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical persons so as to ensure the quality and safety at the work site.

Smt. Trupti Sanjay Gaikwad

Architect Sign

WHITE SQUARE ARCHITECT

Add : 1405, Emerald /A wing/Dosti Plane North, Shilphata Road, Nbi, Thane -400012.

Tabrez Mustafa (Reg. No. CA/2014/63622)

Scale 1:100

Drawn by 05 JULY 22

Registration No. of Architect (CA/2014/63622)