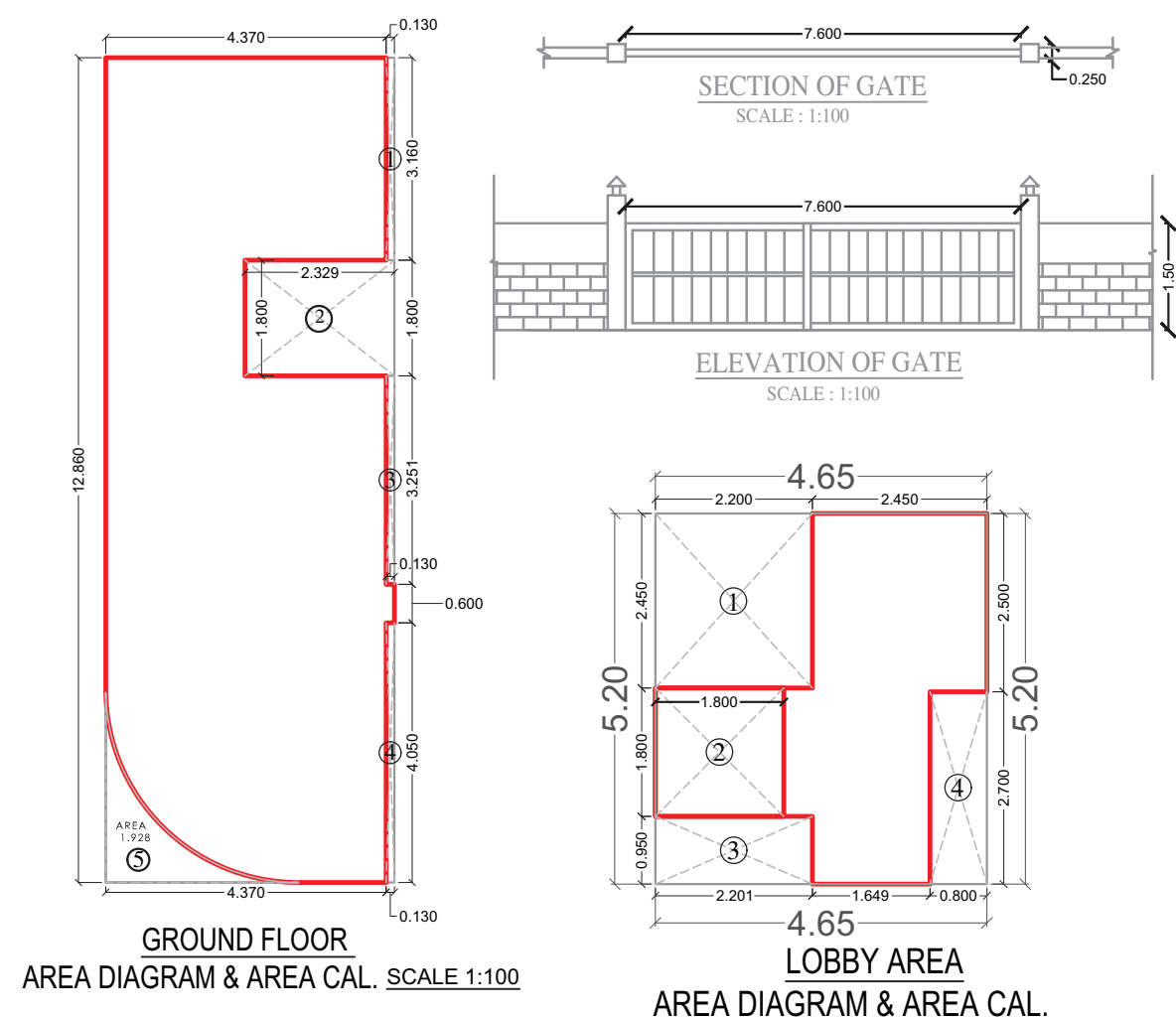


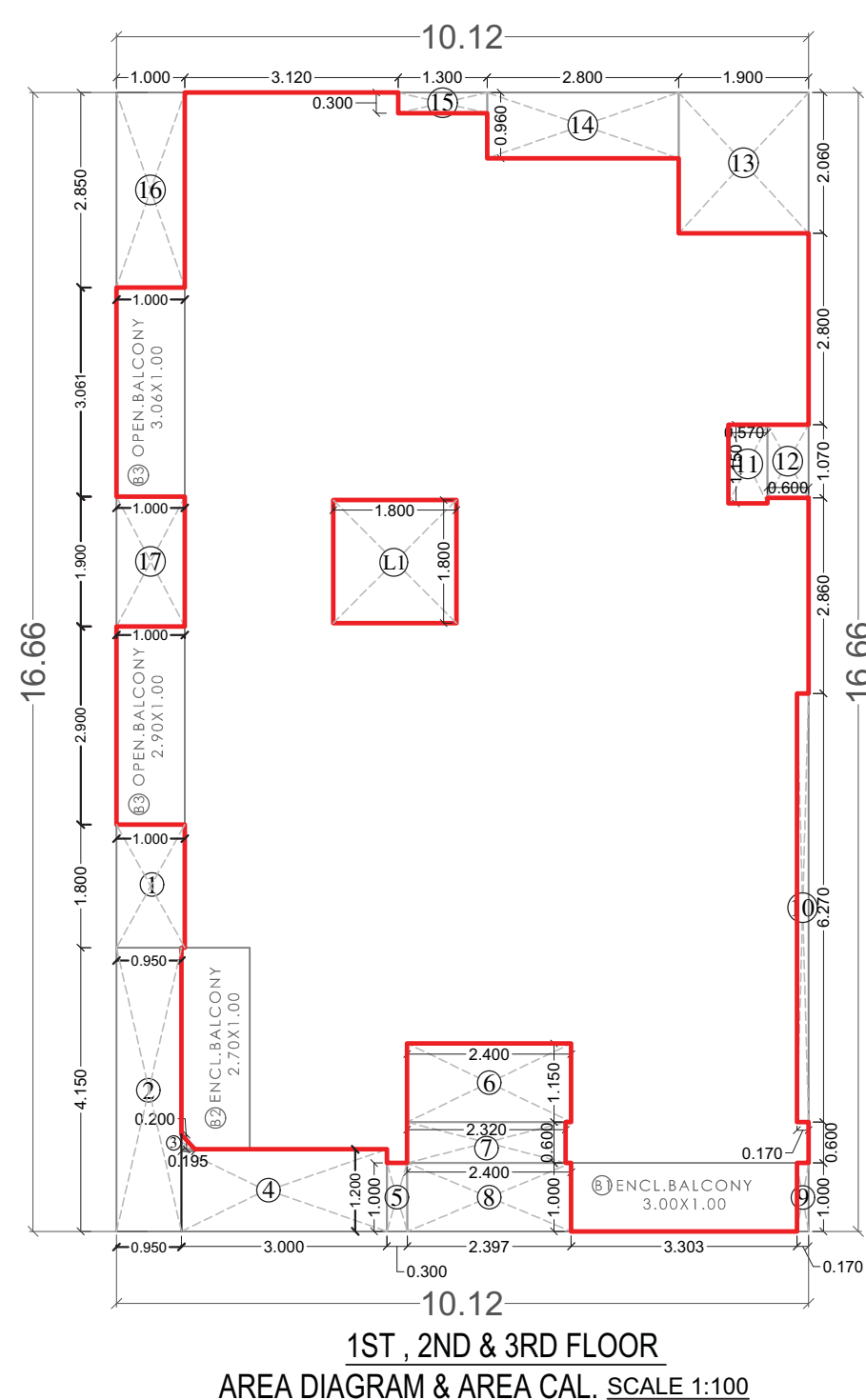
LIGHT & VENTILATION SCHEDULE				
ROOM	AREA OF ROOM(SQ.M)	AREA OF 1/10 WIN REQUIRED (SQ.M)	AREA OF WINDOW PROVIDED (SQ.M)	WIN.
LIVING ROOM	12.04	1.2	5.04	W1
BED ROOM	9	0.9	5.04	W1
KITCHEN	5.4	0.54	2.52	W2
TOILET	2.58	0.258	0.54	V

DOOR'S & WINDOW'S SCHEDULE			
TYPES	SIZE	SILL	DESCRIPTION
D	1.000 X 2.100	0.000	T.W.PANELLED DOOR
D1	0.900 X 2.100	0.000	T.W.PANELLED DOOR
D2	0.750 X 2.100	0.000	T.W.FLUSH DOOR
W1	2.400 X 2.100	0.150	GLAZED WINDOW
W2	1.200 X 2.100	0.150	GLAZED WINDOW
W3	3.33 X 2.100	0.150	GLAZED WINDOW
SW	2.100 X 1.050	1.200	GLAZED WINDOW
SW1	2.100 X 1.209	1.200	GLAZED WINDOW
V	0.600 X 0.900	1.350	LOUVERED WINDOW
V1	0.510 X 0.900	1.350	LOUVERED WINDOW



BUILT UP AREA CALCULATIONS FOR GROUND FLOOR				
A	AREA OF BLOCK (ABCD)	57.865	SQ. MT	
STANDARD DEDUCTIONS				
1	0.130 X 3.16	X	1	0.411
2	2.329 X 1.8	X	1	4.192
3	0.130 X 3.251	X	1	0.423
4	0.130 X 4.050	X	1	0.527
5	AREA			1.928
TOTAL				
TOTAL DEDUCTION				
NET BUILT-UP AREA				
NET BUILT-UP AREA				
GROUND FLOOR				
50.385				

FOR LOBBY AREA				
A	AREA OF BLOCK (ABCD)	24.180	SQ. MT	
STANDARD DEDUCTIONS				
1	2.200 X 2.450	X	1	5.390
2	1.800 X 1.800	X	1	3.240
3	2.201 X 0.900	X	1	2.001
4	0.800 X 2.700	X	1	2.160
TOTAL				
TOTAL DEDUCTION				
NET BUILT-UP AREA				
LOBBY AREA				
11.299				



BUILT UP AREA CALCULATIONS FOR TYPICAL FLOOR - 1ST, 2ND, 3RD FLOOR				
A	AREA OF BLOCK (ABCD)	168.599	SQ. MT	
STANDARD DEDUCTIONS				
L1	1.800 X 1.800	X	1	3.240
1	1.000 X 1.800	X	1	1.800
2	0.950 X 4.150	X	1	3.943
3	0.200 X 0.195	X	0.5	0.020
4	3.000 X 1.200	X	1	3.600
5	0.900 X 1.000	X	1	0.900
6	2.400 X 1.150	X	1	2.760
7	2.320 X 0.600	X	1	1.392
8	2.400 X 1.000	X	1	2.400
9	0.170 X 1.000	X	1	0.170
10	0.170 X 6.270	X	1	1.066
11	0.570 X 1.150	X	1	0.656
12	0.600 X 1.070	X	1	0.642
13	1.900 X 2.060	X	1	3.914
14	2.800 X 0.950	X	1	2.668
15	1.300 X 0.300	X	1	0.390
16	1.000 X 2.850	X	1	2.850
17	1.000 X 1.900	X	1	1.900
TOTAL				
TOTAL DEDUCTION				
NET BUILT-UP AREA				
(GROSS AREA = A-D) 168.599 - 33.729				
NET BUILT-UP AREA				
TYPICAL 1ST, 2ND & 3RD FLOOR				
134.870 X 3				
404.610				

SEPTIC TANK STATEMENT				
SEPTIC TANK:				
NO OF FLATS	12			
12 FLATS X 400 LTRS	4,800 LTRS PER FLATS			
REQUIREMENT	4,800 LTRS			
PROVIDED :-	2,000 X 3.00 X 1.600			
	9,600 LTRS			

CARPET AREA STATEMENT				
A	SHOP NO. 1	10.770 SQ. MT.		
2	SHOP NO. 2	15.430 SQ. MT.		
3	SHOP NO. 3	18.960 SQ. MT.		
FLATS 1ST, 2ND, 3RD, FLOOR				
1	UNIT - 101, 201, 301	17.080 SQ. MT.		
2	UNIT - 102, 202, 302	27.090 SQ. MT.		
3	UNIT - 103, 203, 303	27.300 SQ. MT.		
4	UNIT - 104, 204, 304	26.770 SQ. MT.		

OPEN & ENCLOSED BALCONY				
NO.	SIZE	AREA		
B1	3.300 X 1.000 X 3	9.900		
B2	2.950 X 1.000 X 3	8.850		
B3	2.900 X 1.000 X 3	8.700		
B4	3.060 X 1.000 X 3	9.180		
TOTAL				
36.630				

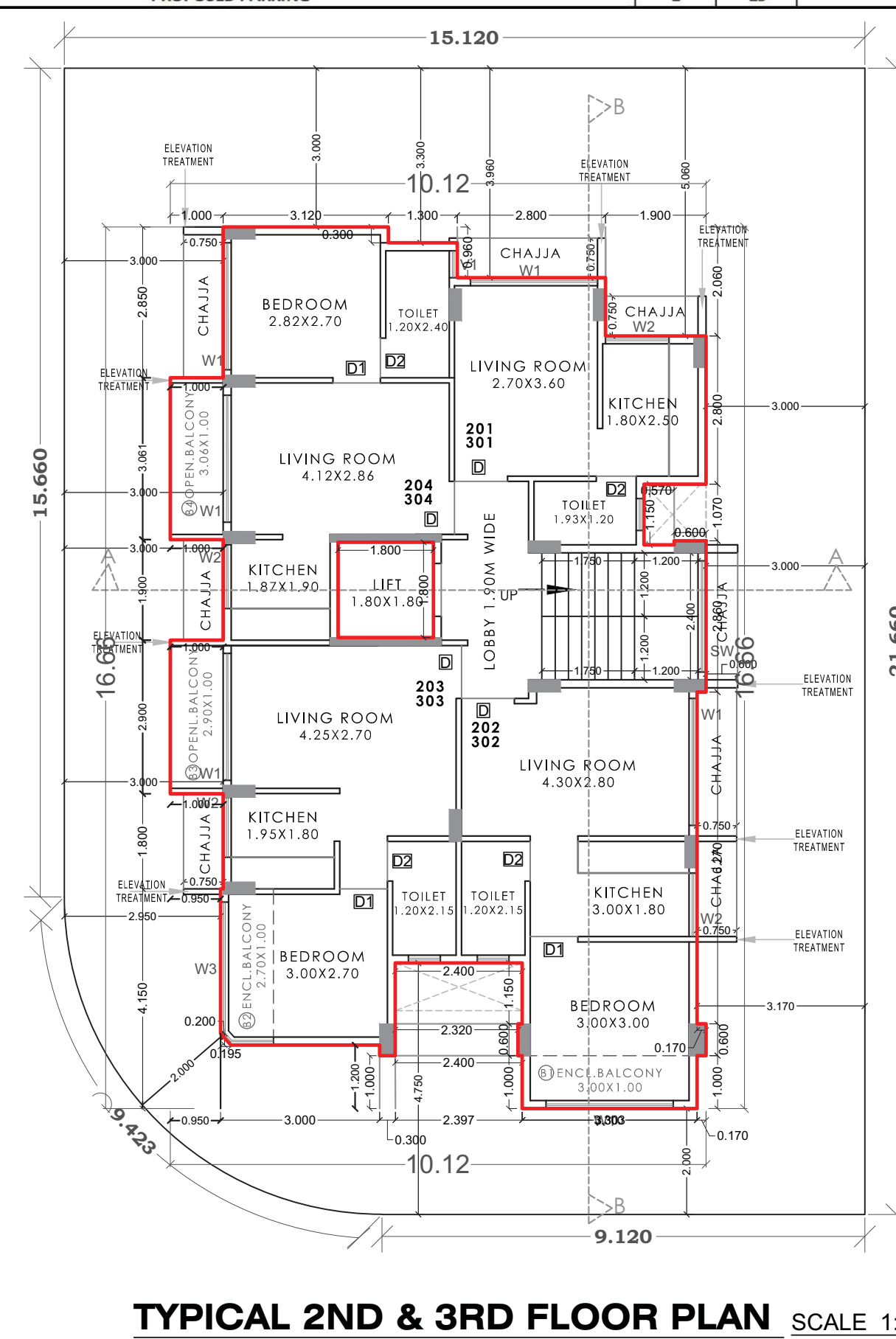
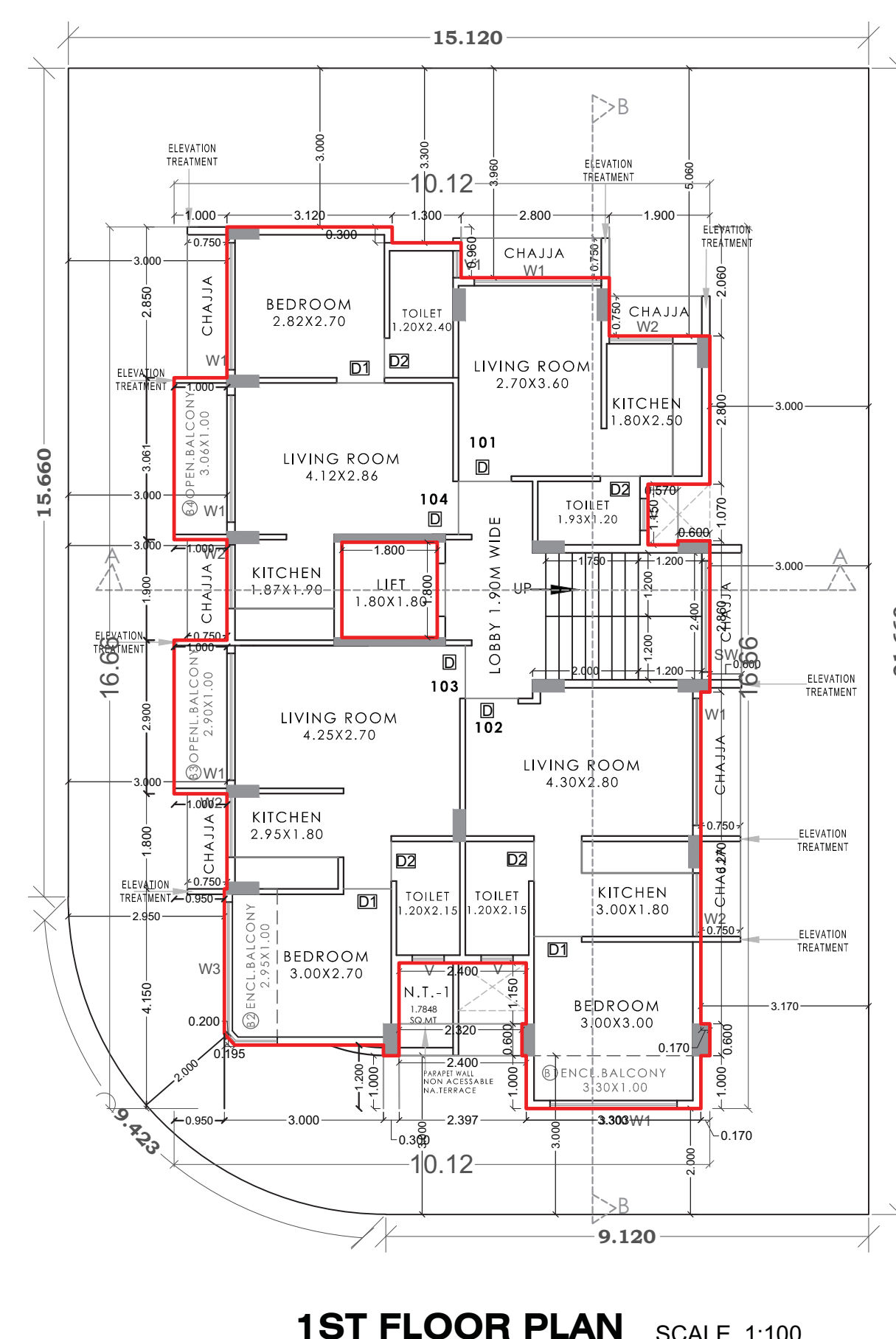
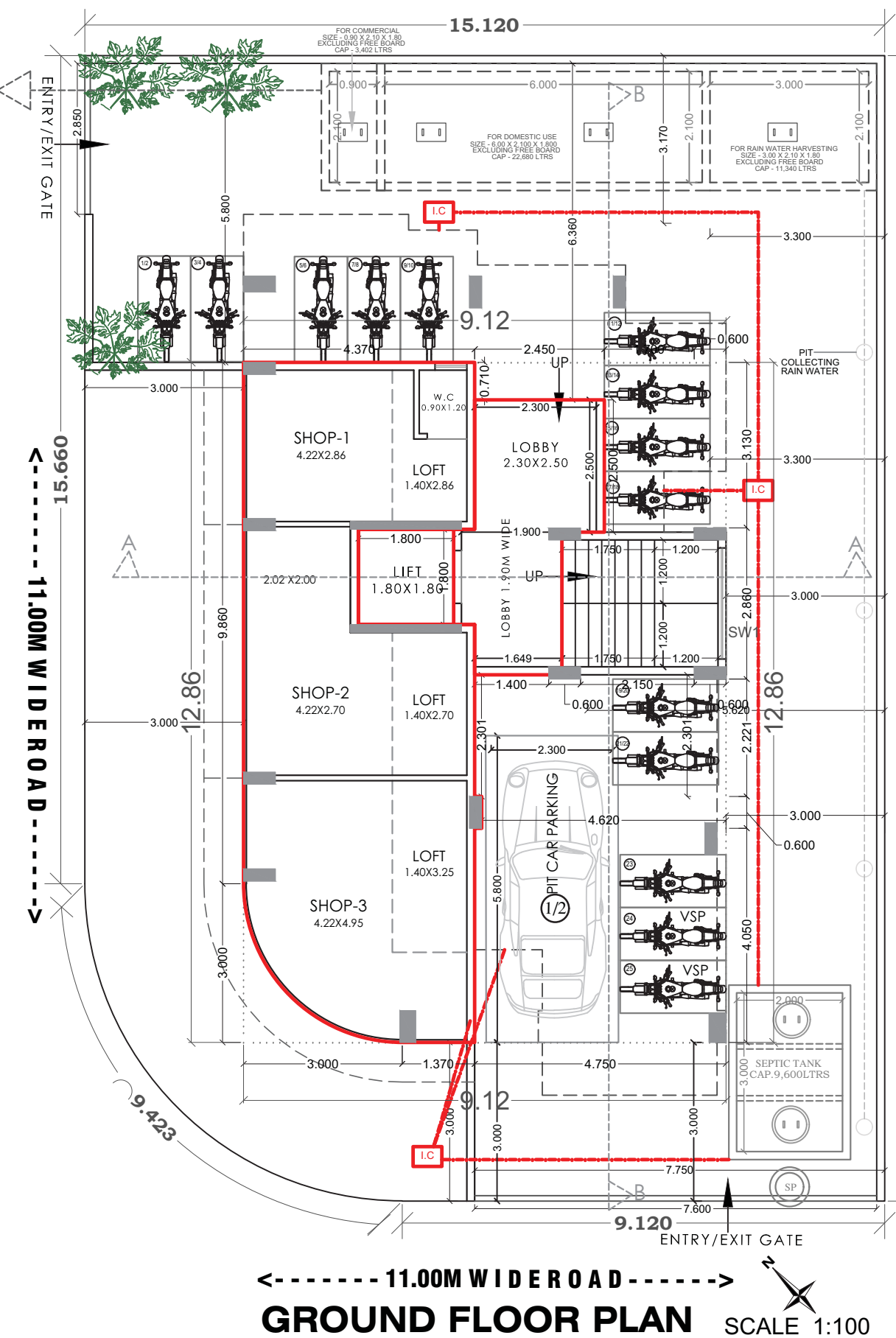
UNDERGROUND WATER TANK CAPACITY CALCULATION						
WATER CAPACITY CALCULATION (U.G. TANK RESIDENTIAL UNITS)						
BUILDING	FLAT NOS.	REQUIRED DOMESTIC LTRS(A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTRS. PER SIT	TOTAL FLUSHING LTRS.(B)	TOTAL LTRS. (RES.) (A + B)
1	12, 135 X 12 X 5	8,100	270 X 12	3,240	180 X 0	11,340
WATER CAPACITY CALCULATION (U.G. TANK COMMERCIAL UNITS)						
BUILDING	SHOP NOS.	REQUIRED LTRS(A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTRS. PER SIT	TOTAL FLUSHING LTRS.(B)	TOTAL LTRS. (RES.) (A + B)
COMMERCIAL	3, 50, 97/3 X 70	1,849	270 X 3	810	180 X 1	2,839
WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK						
DOMESTIC TANK (RESIDENTIAL)						22,680 LTRS.
DOMESTIC TANK (COMMERCIAL)						3,402 LTRS.
TOTAL						26,082 LTRS.

OVERHEAD WATER TANK CAPACITY CALCULATION				
USE	WATER REQUIRED (LITRE)	TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITRE)
1	2	3	4	5
DOMESTIC	6,804	2.10 X 2.40 X 1.50	1	7,560
COMMERCIAL	1,703	0.90 X 2.40 X 1.50	1	3,240
TOTAL				
10,800				
NOTE :-				
OVERHEAD TANK CAPACITY SHALL BE MINIMUM 60% OF WATER				
SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD				

TREE PLANTATION STATEMENT		
REQUIRED TREE PLANT	319.7626 SQ.MT./100	3 NOS
PROPOSED TREE PLANTATION		3 NOS

PROPOSED BUILT UP AREA		
FLOOR WISE AREA STATEMENT		
SR. NO	FLOOR	AREA (SQ.MT)
1	GROUND (COMM.)	50.385
2	GROUND LOBBY AREA	11.299
TOTAL		61.684
FLOOR WISE AREA STATEMENT (RESIDENTIAL)		
2	1ST FLOOR	134.870
3	2ND FLOOR	134.870
4	3RD FLOOR	134.870
TOTAL		404.610
TOTAL BUILT UP AREA		466.294
LIFT AREA		12.960
NA. TERRACE 4TH FLOOR		
A NA. TERRACE - 1		1.78 SQ MT
TOTAL		1.780
TERRACE MUMTY SLAB AREA		14.280
SEPTIC TANK		7.590
U.G TANK		25.200
O.H TANK		9.310
TOTAL GROSS AREA		537.414

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA									
SR. NO.		REQUIRED PARKING RATE	As per Sanctioned UDPCRs				As per Notice published u/s		
			A		B		PARKING SPACE		PARKING SPACE
			NON CONGESTED	CONGESTED	NON CONGESTED	CONGESTED	CAR	SCOOTER	
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	2.00	2.00	3.00	0.00	0.00	2.00	1.00	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
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
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
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	12.00	0.00	4.00	0.00	24.00	0.00	2.00	12.00
6	For every 100 sq.m. carpet area or fraction thereof	50.39	2.00	6.00	1.00	4.00	2.00	6.00	4.00
Parking Requirement (quantum)			Residential		Commercial		CAR		SCOOTER
5% visitor parking for residential			0		24		0		12
TOTAL			1		4		1		4
PARKING REQUIREMENT (Greater of A and B)			1		29		1		17
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.			1		23		1		23
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			2		25		2		25
PROPOSED PARKING			2		25		2		25



STAMP OF APPROVAL

SHEET NO.

1/2

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI
Name : BHUSHAN RAMCHANDRA CHAUDHARI
Designation : Associate Planner
Organization : AEC LTD
Date : 08-Jun-2022 13:05:19

APPROVED SUBJECT TO THE CONDITION

MENTIONED IN This Office Letter

No. CIDCO/BP-16687/TPO(NM & K)/2019/9369

dt. 08 Jun 2022

PROPOSED BUILT UP AREA		
Sr.No	Particular	Area (sq.m)
Area of plot (Minimum area of a, b, c to be considered)		
a	As per ownership document (7/12, CTS extract)	319.763
b	as per measurement sheet	319.763
c	as per site	319.763
Deductions for		
Proposed D.P./ D.P. Road widening Area/Service Road /		
a	Highway widening	0.000
b	Any D.P. Reservation area	0.000
(Total a+b)		0.000
3	Balance area of plot (1-2)	319.763
Amenity Space (if applicable)		0.000
4	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)	319.763
Recreational Open space (if applicable)		0.000
6	a Required -	0.000
b	Proposed -	0.000
7	Internal Road area	0.000
8	Plotable area (if applicable)	0.000
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI) - 1.5 As per agreement to lease	479.644
Addition of FSI on payment of premium		
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
10	a Proposed FSI on payment	0.000
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 or 1.85 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
Total entitlement of FSI in the proposal		
a	[9 + 10(b)+(11(d)) or 12 whichever is applicable. Permissible Ancillary Area FSI upto 60% or 80% on balance	4