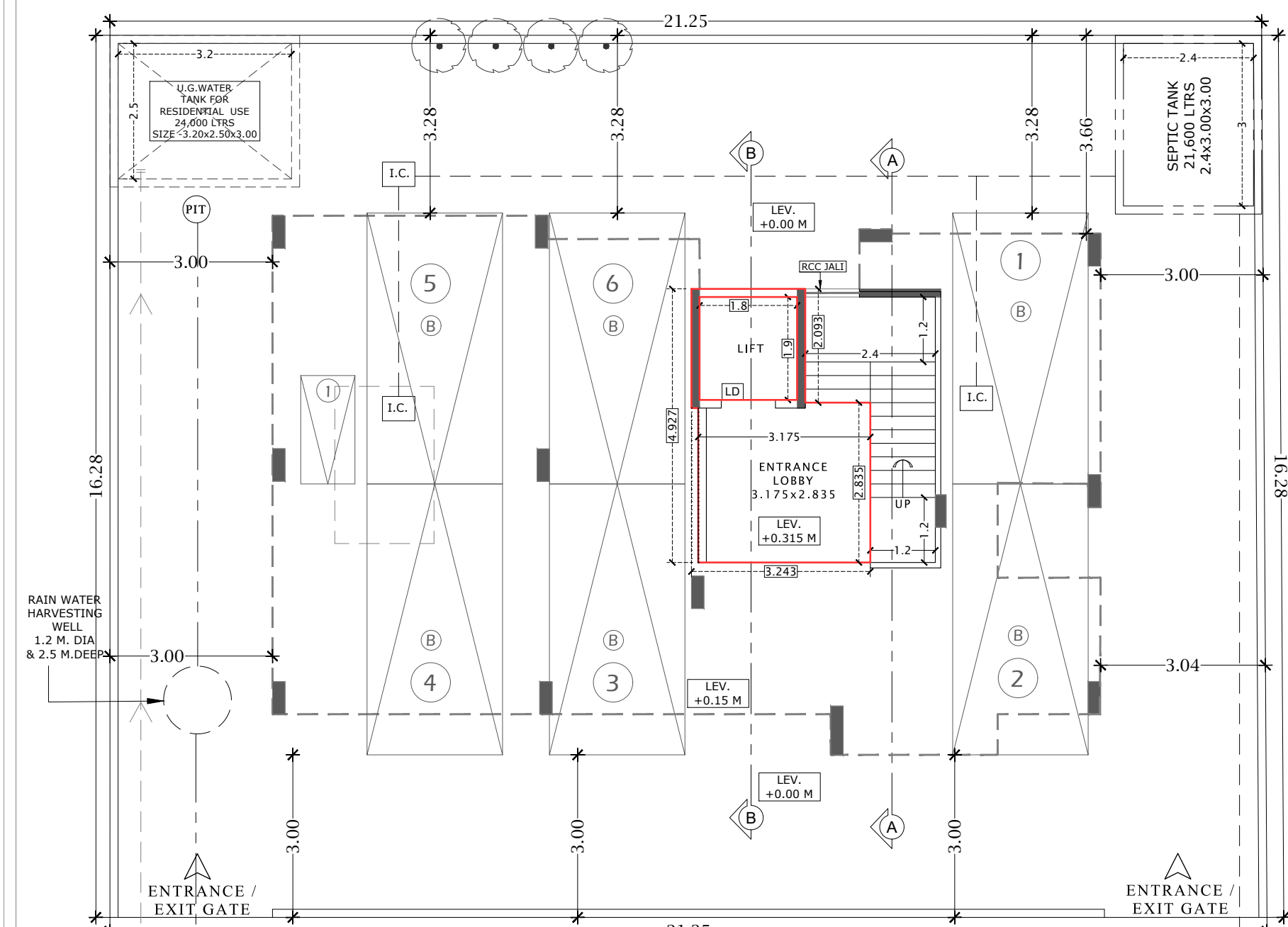
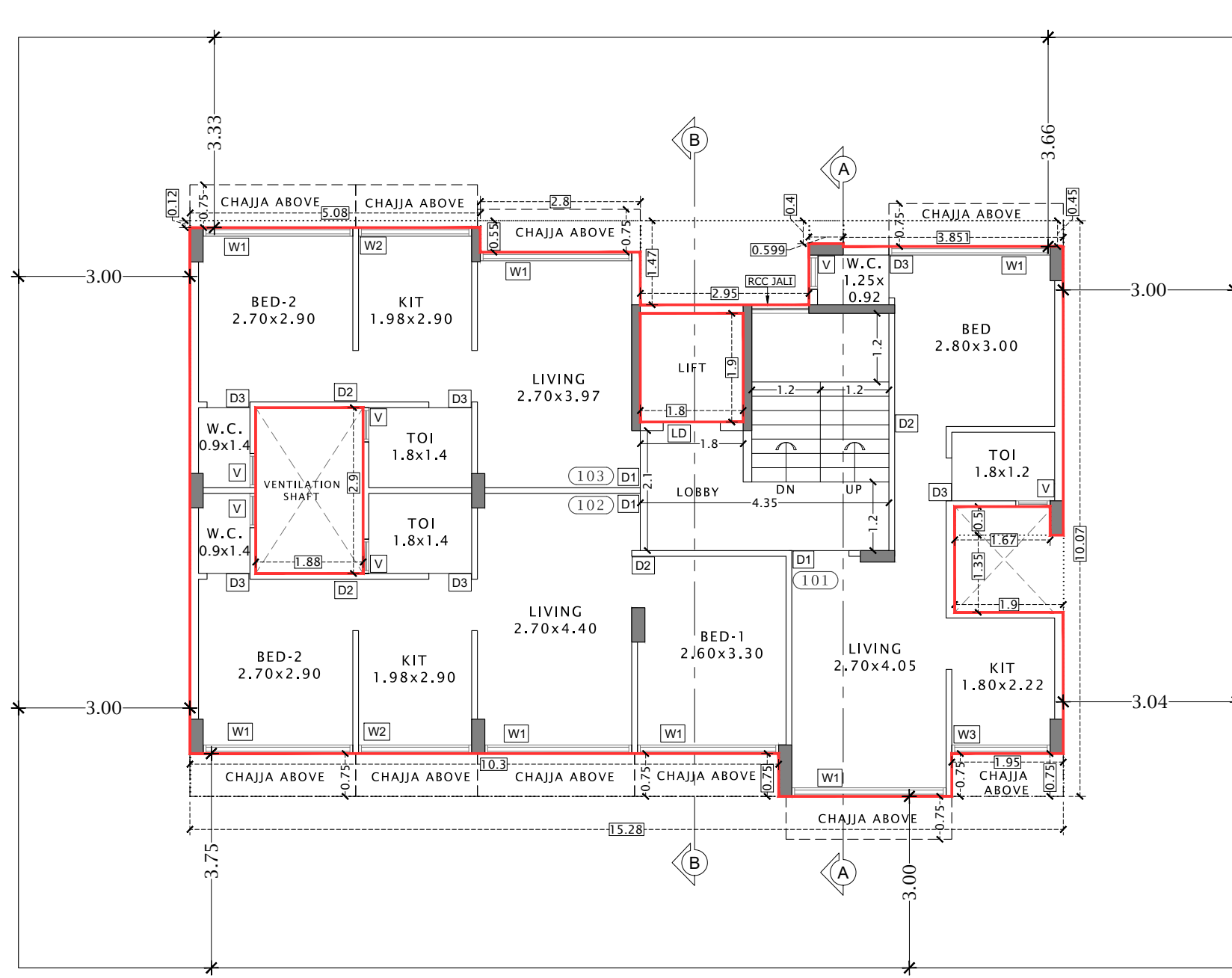
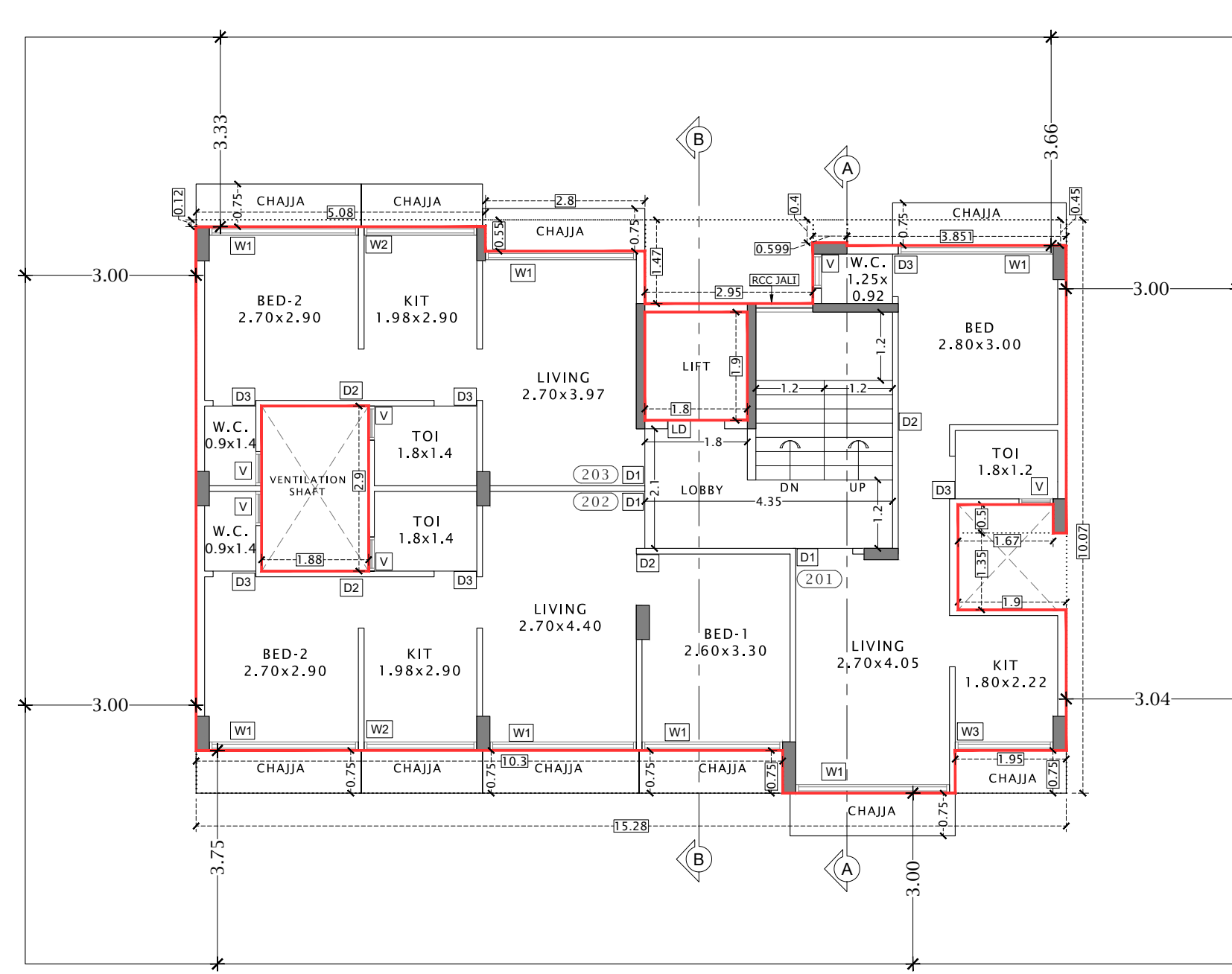




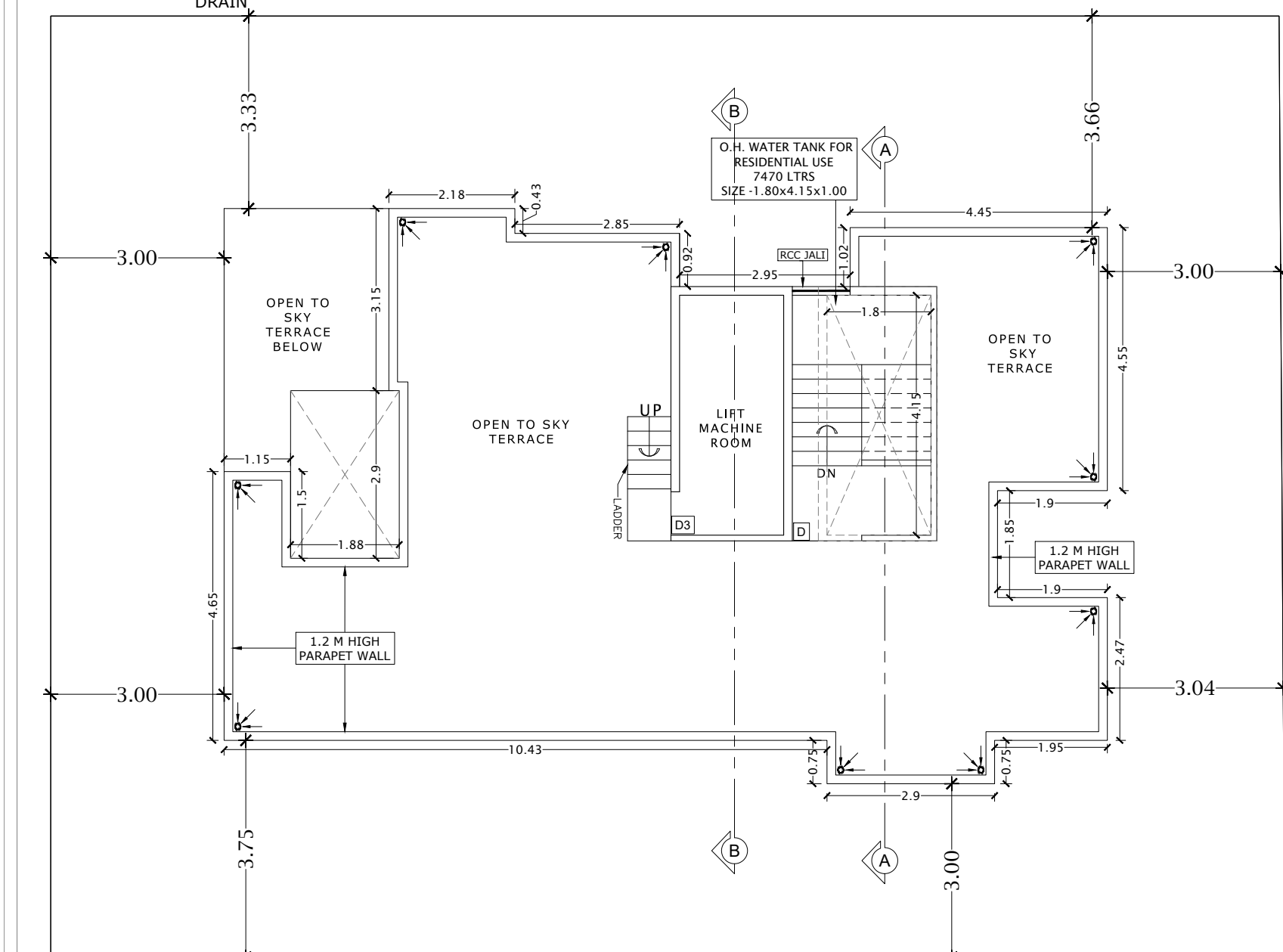
7 M WIDE ROAD
GROUND FLOOR PLAN SCALE = 1 : 100



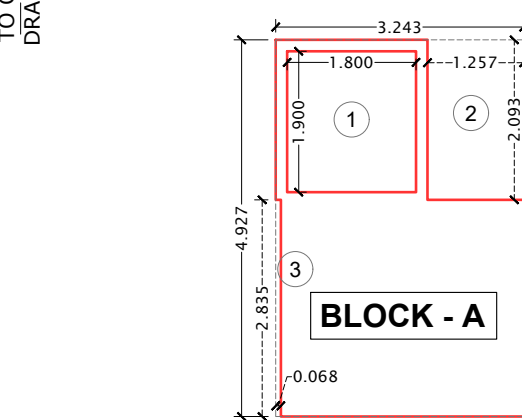
FRONT ROAD SIDE
1ST FLOOR PLAN SCALE = 1 : 100



FRONT ROAD SIDE
2ND FLOOR PLAN SCALE = 1 : 100

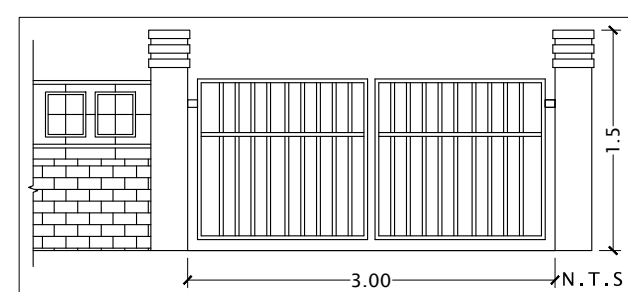


FRONT ROAD SIDE
TERRACE PLAN SCALE = 1 : 200

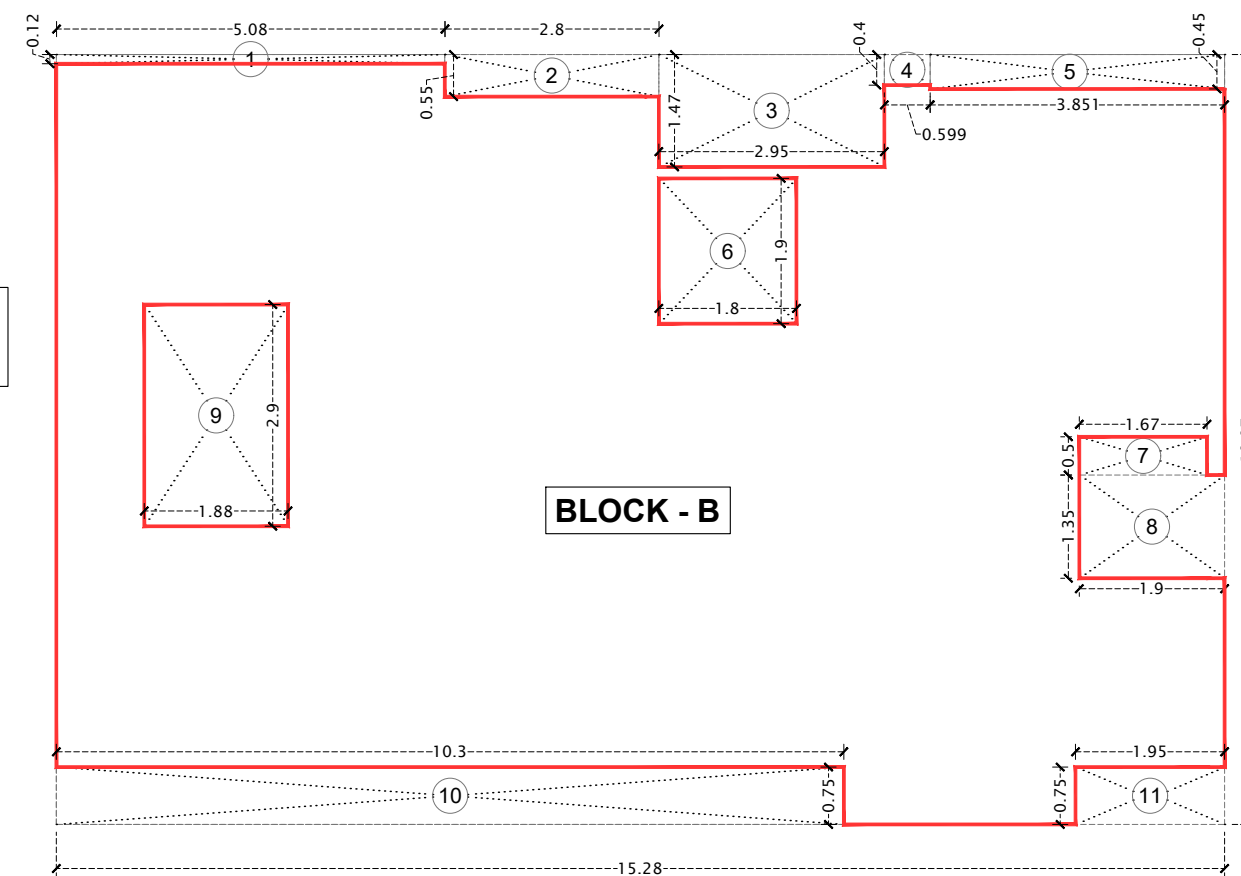


AREA LINE DIAGRAM OF GROUND FLOOR
SCALE = 1 : 100

BUILT UP AREA CALCULATION				
GROUND FLOOR				
BLOCK-A	3.243	X	4.927	X 1 NO = 15.978 SQ.MT.
TOTAL ADDITION				= 15.978 SQ.MT. X
DEDUCTIONS				
1	1.800	X	1.900	X 1 NO = 3.420 SQ.MT.
2	1.257	X	2.093	X 1 NO = 2.630 SQ.MT.
3	0.068	X	2.835	X 1 NO = 0.193 SQ.MT.
TOTAL DEDUCTION				= 6.243 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				= 9.735 SQ.MT. X1

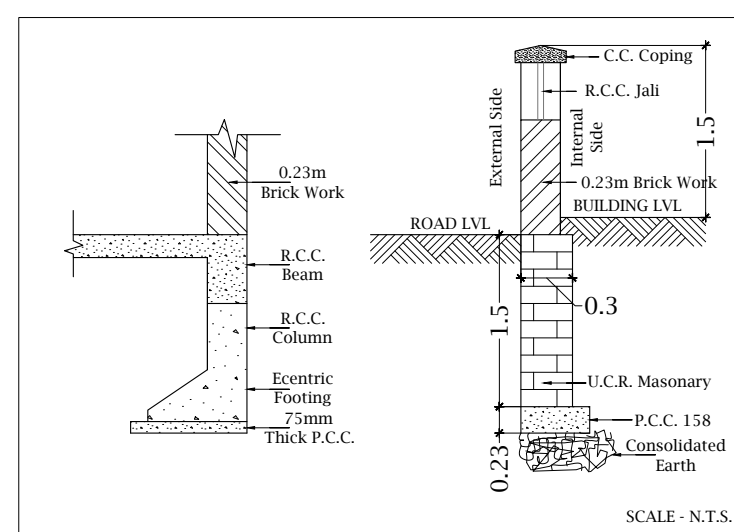


ELEVATION OF GATE

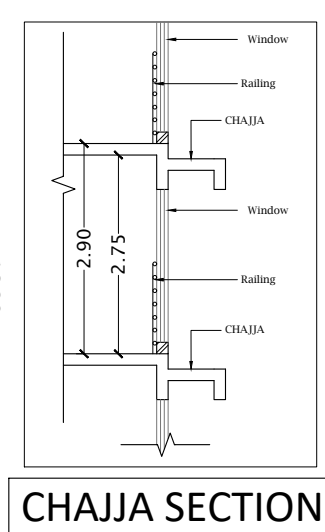


AREA LINE DIAGRAM OF 1ST & 2ND FLOOR
SCALE = 1 : 100

TENEMENTS AREA STATMENT OF INDIVIDUAL UNIT				
FLOOR	FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	CARPET AREA OF PER FLAT
BUILDING - 1				
1ST & 2ND	101,201	2	33.564	29.408
	102,202	2	42.751	39.292
	103,203	2	32.296	29.178
3RD FLOOR	301	1	33.564	29.408
	302	1	42.808	39.292
	303	1	21.651	19.798
TOTAL FLATS		9		



UNDER GROUND WATER TANK

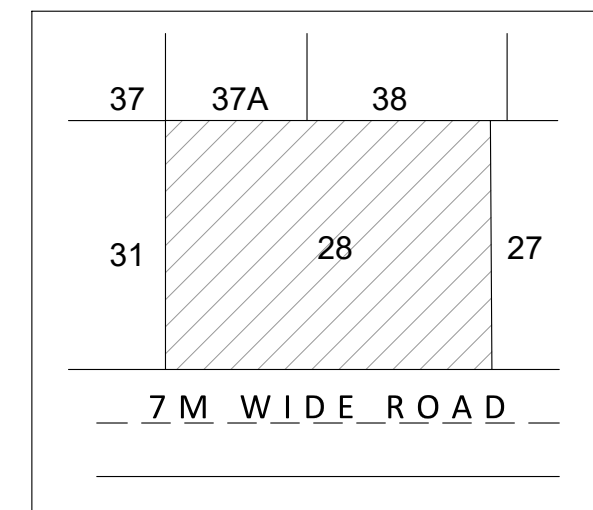


CHAJJA SECTION

BUILT-UP AREA STATEMENT	
FLOOR	RESIDENTIAL AREA
GROUND	9.735
1ST	123.951
2ND	123.951
3RD	113.421
TOTAL	371.058

REQUIRED WATER TANK CALCULATION					
NO	SHOP/ FLAT NO.	DOMESTIC REQUIREMENT OF U.G WATER TANK RESIDENTIAL - 5 PERSONS/ TENEMENT COMMERCIAL - BUA/ OCCUPANT LOAD (A)	FLUSHING REQUIREMENT U.G TANK (B)	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIREMENT U.G TANK (C)
1)	9	9 X 5 PERSONS X 135 LTRS 6075	9X 270 LTRS 2430	8	5 X 180 LTRS 1440
Total required U.G.T capacity for Commercial + Residential (100% CAPACITY)					
Total required O.H.T capacity for Commercial + Residential (60% OF U.G.T. CAPACITY)					
Total proposed U.G.T capacity for Commercial + Residential (SIZE - 3.20 X 2.50 X 3.00)					
Total proposed O.H.T capacity for Commercial + Residential (SIZE - 1.80 X 4.15 X 1.00)					
9945					
5967					
24000					
7470					

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		(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		FLUSHING (100% OF A+B)	DOMESTIC (85% OF C)		
				(B)		(A)		(C)		A + B + C			(E)
				NO OF ADD. TOILETS	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD
1	9	5	45	8	1440	54	2430	135	6075	9945	3870	5164	9034
TOTAL SEPTIC TANK REQUIREMENT													9034
PROPOSED SEPTIC TANK (SIZE - 3.00 X 2.4X 3.00) EXCLUDING FREEBOARD													21600



LOCATION PLAN SCALE = 1 : 500

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING, PLOT NO-28, SECTOR-10, TALOJA, NAVI MUMBAI
STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter
No. DP/2023/18023/TECHNICAL/2022/9352
GROUND FLOOR PLAN, TERRACE PLAN, AREA DIAGRAM & CALCULATIONS, BLOCK PLAN, LOCATION PLAN

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, CTS extract)	346.760
	b as per measurement sheet	346.760
	c as per site	346.760
Deductions for		
2	a Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening	0.000
	b Any D.P. Reservation area (Total a+b)	0.000
3	Balance area of plot (1-2)	346.760
	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))	346.760
Recreational Open space (if applicable)		
6	a Required -	0.000
	b Proposed -	0.000
7	Internal Road area	0.000
8	Plotable area (if applicable)	346.760
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) - 1.1 As per Table no 6G	381.436
Addition of FSI on payment of premium		
10	a Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.3 premium FSI)	0.000
	b Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)	0.000
	Total Proposed FSI on payment	0.000
In-situ FSI / TDR loading		
11	a In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.000
	b 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 TDR area	0.000
	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		
13	a [9 + 10(b)+11(d)] or 12 whichever is applicable.	381.436
	b Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	0.000
	c Proposed Ancillary area FSI	0.000
	d Total entitlement (a+b)	381.436
14	Maximum utilization limit of F.S.I. (regulating potential) Permissible as per Road width [(as per Building No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8], read with Note 3 of 10.10.1	1.100
Total Built-up Area in proposal. (excluding area at Sr.No.17 b)		
15	a Existing Built-up Area	371.058
	b Proposed Built-up Area (as per 'P-line')	371.058
	c Residential	371.058
	d Commercial	0
	e Total (a+b)	371.058
16	F.S.I. Consumed (15 c/13 d) (should not be more than serial No.14 above.)	0.973
Area for Inclusive Housing, if any		
17	a Required (20% of Sr.No.5)	0.000
	b Proposed	0.000

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.

PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING (12.5% SCHEME) ON PLOT NO- 28, SECTOR-10, TALOJA, NAVI MUMBAI.
OWNERS/

MR.A KARIM M S DABHOLKAR & MR.AMIR ABUL RAZZAQUE HAMDULE PARTNERS OF M/S.HD BUILDERS AND DEVELOPERS

ARCHITECTS

Signature of Architect
CA/2003/32480
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 03.06.2022 DRG. NO. MD-04 SCALE 1:100 DRAWN BY AJINKYA KUNAL CHECKED BY 1/2

BUILT UP AREA CALCULATION				
TYPICAL 1ST & 2ND FLOOR				
BLOCK-B	15.280	X	10.010	X 1 NO = 153.870 SQ.MT.
TOTAL ADDITION				= 153.870 SQ.MT. X
DEDUCTIONS				
1	0.980	X	0.120	X 1 NO = 0.610 SQ.MT.
2	2.900	X	0.560	X 1 NO = 1.540 SQ.MT.
3	2.950	X	1.470	X 1 NO = 4.337 SQ.MT.
4	0.599	X	0.460	X 1 NO = 0.240 SQ.MT.
5	3.851	X	0.450	X 1 NO = 1.733 SQ.MT.
6	1.800	X	1.900	X 1 NO = 3.420 SQ.MT.
7	1.670	X	0.560	X 1 NO = 0.855 SQ.MT.
8	1.900	X	1.350	X 1 NO = 2.565 SQ.MT.
9	1.880	X	2.900	X 1 NO = 5.452 SQ.MT.
10	10.300	X	0.750	X 1 NO = 7.725 SQ.MT.
11	1.950	X	0.750	X 1 NO = 1.462 SQ.MT.
TOTAL DEDUCTION				= 29.919 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				= 123.951 SQ.MT. X1

TOTAL NO. OF UNITS & TREES PROPOSED	
1) No Of Units Proposed	
(a) Residential	9
(b) Commercial	0
2) Trees to be planted	
(a) Trees to be planted against plot area [Plot Area / 100]	4
(b) Trees to be planted against Trees Felled [Nos x 5]	0
Total nos. of Trees to be planted (2a + 2b)	4
3) Permissible Airport Height :	40.00M
Proposed Building Top level :	16.05M
Height of Building upto Terrace level :	12.15M

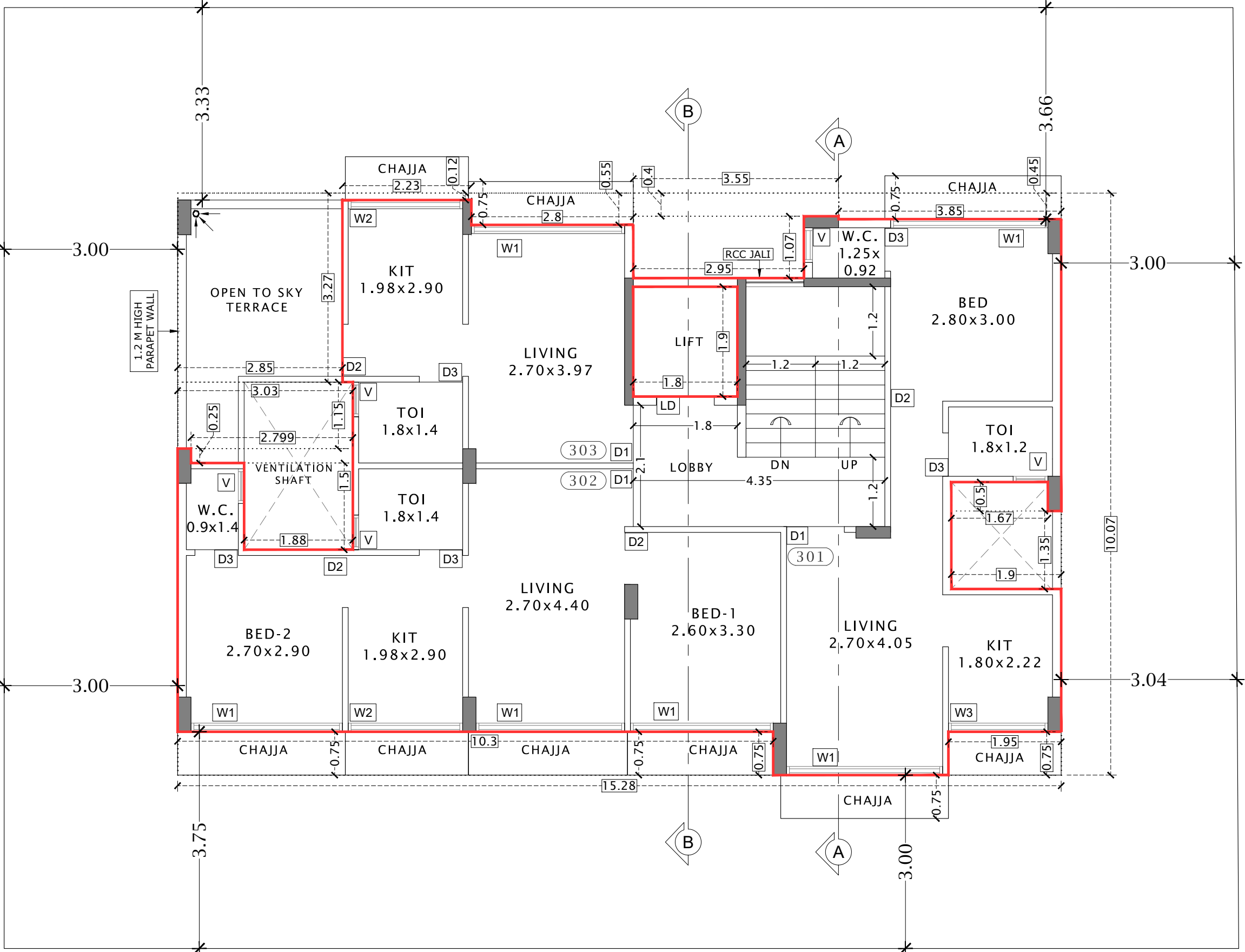
SCHEDULE OF DOOR & WINDOWS					
TYPE	SIZE			SILL LEVEL (METER)	DESCRIPTION
	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M.)		
FRD	1.20	2.10	2.520	0.00	FIRE RESISTANT DOOR
D1	1.00	2.10	2.100	0.00	T.W. PANEL DOOR
D2	0.90	2.10	1.890	0.00	T.W. PANEL DOOR
D3	0.75	2.10	1.575	0.00	T.W. PANEL DOOR
LD	LIFT DOOR AS PER LIFT CONSULTANT				
W1	2.70	2.15	5.805	0.15	AL. SLIDING WINDOW
W2	1.98	2.15	4.257	0.15	AL. SLIDING WINDOW
W3	1.80	2.15	3.870	0.15	AL. SLIDING WINDOW
V	0.60	0.90	0.540	0.15	AL. LOUVERD WINDOW

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	2.70X4.40	11.880	1.188	W1
		MIN SIZE	2.70X3.97	10.719	1.072	W1
2	BED	MAX SIZE	2.60X3.30	8.580	0.858	W1
		MIN SIZE	2.70X2.90	7.830	0.783	W1
3	KITCHEN	MAX SIZE	1.98X2.90	5.742	0.574	W2
		MIN SIZE	1.80X2.22	3.996	0.400	W2
4	W.C.	MAX SIZE	0.90X1.40	1.260	0.300	V
5	TOI.	MAX SIZE	2.14X1.22	2.611	0.300	V

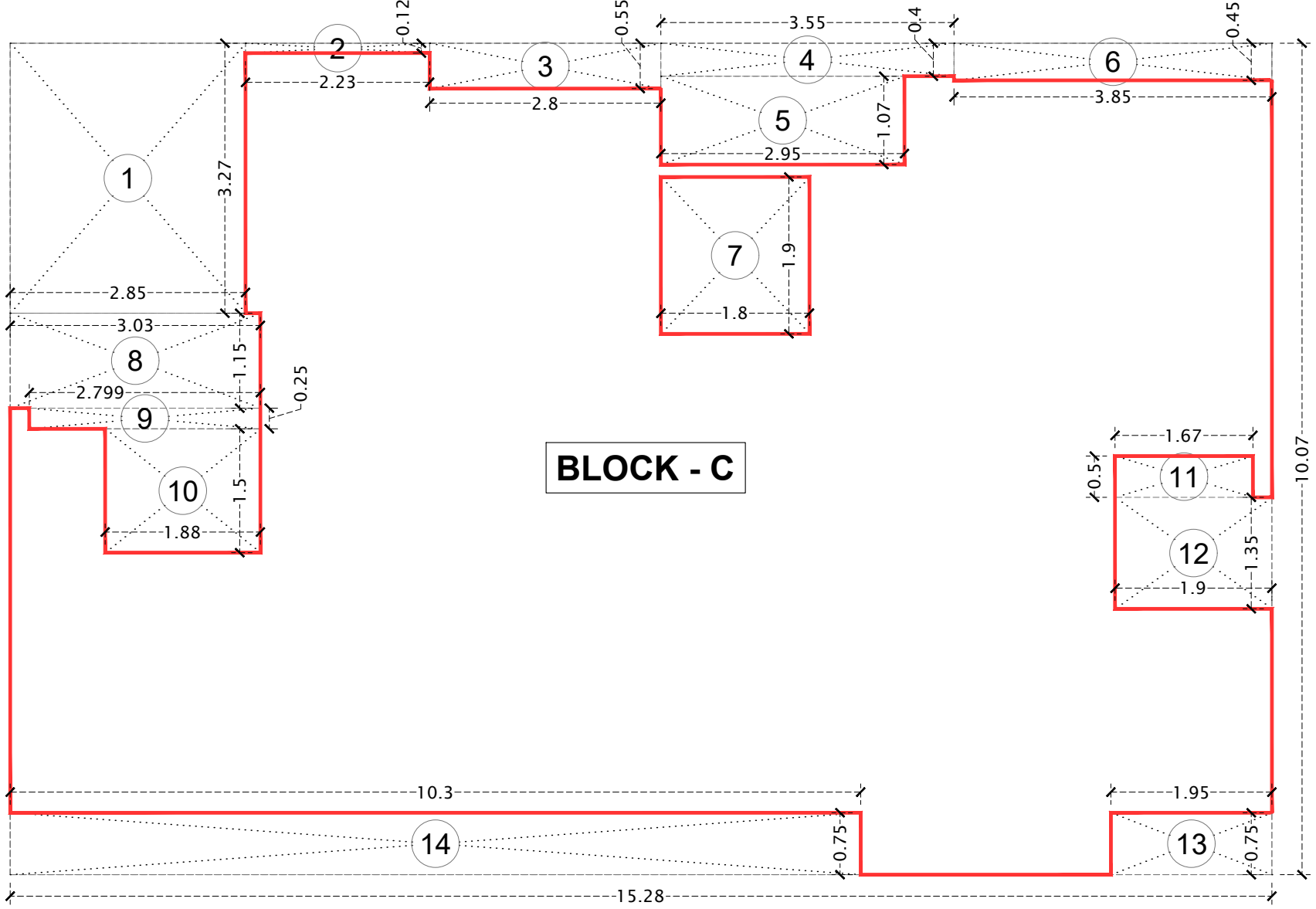
TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL														
			As per Sanctioned UDCPRs				As per Notice published u/s 37(1AA), dtd 18.01.2022							
			A				B							
			PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA					
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER				
1	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	3	1.00	2.00	2.00	3.00	1.00	2.00	2.00	3.00				
2	For every two tenement with each tenement having carpet area less than 30 sq.mt.	6	0.00	4.00	0.00	12.00	0.00	2.00	0.00	6.00				
Parking Requirement (quantum)		Residential		2		15				2		9		
		Commercial		0		0				0		0		
5% visitor parking for residential					0		1				0		1	
TOTAL					2		16				2		10	
With Multiplying Factor on total parking as per Table 8C - 0.8					2		13		Multiplying Factor Not applicable for scooter parking		2		10	
PARKING REQUIREMENT (Greater of A and B)							CAR		SCOOTER					
							2		13					
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							2		12					
TOTAL REQUIRED PARKING							4		1					
TOTAL PROPOSED PARKING					BIG CAR		SMALL CAR		6		1			
					6		0							

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter
No. CIDCO/BP-18023/TPO(NM & K)/2022/9352
Dtd. 08 Jun 2022

3RD FLOOR PLAN, ELEVATION SECTION, AREA DIAGRAM & CALCULATIONS,

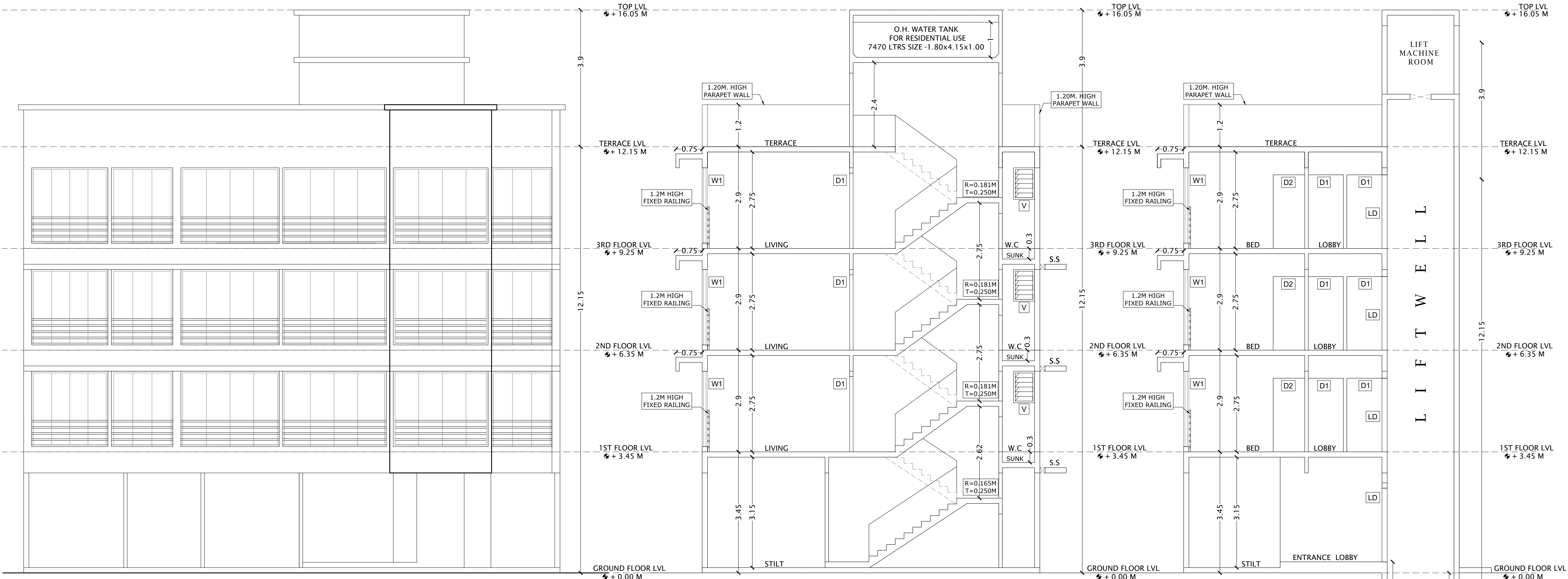


FRONT ROAD SIDE
3RD FLOOR PLAN SCALE = 1 : 100



AREA LINE DIAGRAM OF 3RD FLOOR
SCALE = 1 : 100

BUILT UP AREA CALCULATION									
3RD FLOOR									
BLOCK-C	15.280	X	10.070	X	1	NO	=	153.870	SQ.MT.
TOTAL ADDITION								=	153.870
DEDUCTIONS									
1	2.850	X	3.270	X	1	NO	=	9.319	SQ.MT.
2	2.230	X	0.120	X	1	NO	=	0.268	SQ.MT.
3	2.800	X	0.550	X	1	NO	=	1.540	SQ.MT.
4	3.550	X	0.400	X	1	NO	=	1.420	SQ.MT.
5	2.950	X	1.070	X	1	NO	=	3.157	SQ.MT.
6	3.850	X	0.450	X	1	NO	=	1.733	SQ.MT.
7	1.800	X	1.900	X	1	NO	=	3.420	SQ.MT.
8	3.030	X	1.150	X	1	NO	=	3.484	SQ.MT.
9	2.799	X	0.250	X	1	NO	=	0.700	SQ.MT.
10	1.880	X	1.500	X	1	NO	=	2.820	SQ.MT.
11	1.670	X	0.500	X	1	NO	=	0.835	SQ.MT.
12	1.900	X	1.350	X	1	NO	=	2.565	SQ.MT.
13	1.950	X	0.750	X	1	NO	=	1.463	SQ.MT.
14	10.300	X	0.750	X	1	NO	=	7.725	SQ.MT.
TOTAL DEDUCTION								=	40.449
TOTAL BUILT UP AREA [X - Y1]								=	113.421



7M WIDE ROAD SIDE ELEVATION
SCALE = 1 : 200

SECTION A-A
SCALE = 1 : 200

SECTION B-B
SCALE = 1 : 200

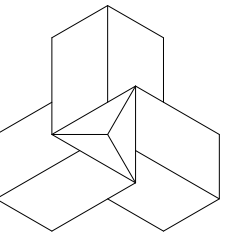
PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING (12.5% SCHEME) ON PLOT NO- 28, SECTOR-10, TALOJA, NAVI MUMBAI.

OWNERS/

MR.A KARIM M S DABHOLKAR & MR.AMIR ABDUL RAZZAQUE HAMDULE PARTNERS OF M/S.HD BUILDERS AND DEVELOPERS

ARCHITECTS

Signature of Architect
CA/2003/32480



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	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	
03.06.2022	MD-04	1 : 100	AJINKYA	KUNAL	2/2