

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI
Name: BHUSHAN RAMCHANDRA CHAUDHARI
Designation: Associate Planner
Organization: CIDCO LTD
Date : 30-Aug-2022 11:11:28

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter

No. CIDCO/BP-18041/TPO(NM & K)/2022/9680
dtd. 30 Aug/22

Proforma-1

Sr.No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	179.830
a	As per ownership document (7/12, CTS extract)	179.830
b	As per measurement sheet	179.830
c	As per site	179.830
2	Deductions for	
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)	179.830
	Amenity Space (if applicable)	
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))	179.830
6	Recreational Open space (if applicable)	
a	Required -	0.000
b	Proposed -	0.000
7	Internal Road area	0.000
8	Plotable area (if applicable)	179.830
a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic FSI)) - Min. of 1.1 as per UDCPR & 2.0 As per agreement to lease	269.745
b	Permissible commercial area	40.462
c	Proposed commercial area (basic excluding ancillary)	12.089
10	Addition of FSI on payment of premium	
a	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 / TDR loading	
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	
a	[9(a) + 10(b) + 11(d)] or 12 whichever is applicable.	269.745
b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	161.847
c	Proposed Ancillary area FSI	161.818
d	Total entitlement (a+b)	426.28
14	Maximum utilization limit of F.S.I. (building potential) 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 3 of 10.10.1	2.417
	Total Built-up Area in proposal, (excluding area at Sr.No.17 b)	426.28
a	Existing Built-up Area	0.000
b	Residential	0.000
c	Commercial	0.000
15	Proposed Built-up Area (as per 'P'-line)	426.28
a	Residential	397.99
b	Commercial	28.29
c	Total (a+b) (shall not be more than 13(d)).	426.28
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.000
	Area for Inclusive Housing, if any	
a	Required (20% of Sr.No.3)	0.000
b	Proposed	0.000

NOTE: The proposed chajja over openings for protection from sun and rain and architectural features for decoration/aesthetics 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.

Owner's Declaration.

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

Signature
AR. DAKSHA L. GAMI

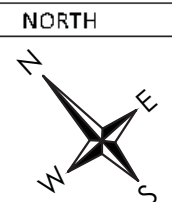
CONTENTS OF SHEET

GROUND FLOOR PLAN, 1ST TO 4TH FLOOR PLAN, LINE DIAGRAM & AREA CALCULATION & AREA STATEMENT, TERRACE FLOOR PLAN, LOCATION PLAN, WATER CALCULATION, SEPTIC TANK CAL. & DETAIL, PARKING CALCULATION, BUILTUP AREA CAL, CARPET AREA STATEMENT, TREE PLANTATION CAL, LIGHT VENTILATION SCHEDULE, DOOR WINDOW SCHEDULE.

N O T E

- BOUNDARY WALL OF PLOT SHOWN BLACK.
- PROPOSED STRUCTURE SHOWN RED.
- ROAD SHOWN GREEN.
- DRAINAGE LINE SHOWN RED DOTTED LINE.
- WATER LINE SHOWN BLUE DOTTED LINE.
- INTERNAL WALL (0.10) EXTERNAL WALL (0.15)

ARCHITECT'S NAME & SIGNATURE:-



CA/2013/59413
OWNER'S NAME & SIGNATURE :- AR. DAKSHA L. GAMI

SHRI. DEVANAND WAMAN RANVEER
M/S. SHIV SAI DEVELOPERS, POBP, SHRI KAILASH GORAKSH CHAVAN
FILE NO. CIDCO/BP-18041/TPO(NM&K) / 2022

PROJECT :-	PROPOSED RESIDENTIAL CUM. COMMERCIAL BUILDING ON PLOT- 166, SEC - 25A, PUSHPAK
CHECKED BY	AR. DAKSHA L.GAMI
DRAWN BY	ASHWIN
SCALE	1:100
DATE	26-07-2022
ARCHITECT	EDGE ARCHITECTS. 6A/7A FLAZA, STUDIO NO-110, PLOT NO. 80, BALAJI CHOWK, 3RD, RAI V. BRACHMANS, VASTU, NAVI MUMBAI OFFICE: 022-25647777, 2564

UNDERGROUND WATER TANK CAPACITY CALCULATION									
WATER CAPACITY CALCULATION (U.G. TANK RESIDENTIAL UNITS)									
BUILDING	FLAT NOS.	REQUIRED DOMESTIC LTRS	TOTAL DOMESTIC LTRS(A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTRS. PER SIT	TOTAL FLUSHING LTRS.(B)	TOTAL LTRS. RES.(J+A + B)		
1	11	135 X 11 X 5	7,425	270 X 11	2,970	180 X 0	2,970	10,395	
WATER CAPACITY CALCULATION (U.G. TANK COMMERCIAL UNITS)									
BUILDING	SHOP NOS.	REQUIRED	TOTAL LTRS(A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTRS. PER SIT	TOTAL FLUSHING LTRS.(B)	TOTAL LTRS. RES.(J + A + B)		
COMMERCIAL	3	28,267/3 X 70	660	270 X 3	810	180 X 0	810	1,470	
WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK									
PROVIDE U.G WATER TANK									
DOMESTIC TANK (RESIDENTIAL)								12,000 LTRS.	
DOMESTIC TANK (COMMERCIAL)								2,700 LTRS.	
TOTAL								14,700 LTRS.	

OVERHEAD WATER TANK CAPACITY CALCULATION				
USE	WATER REQUIRED (LITRE)	OVERHEAD WATER TANK PROVISION		
		TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITRE)
1	2	3	4	5
DOMESTIC	7,200	2.70 X 2.40 X 1.50	1	9,720
COMMERCIAL	1,620	0.90 X 2.40 X 1.50	1	3,240
TOTAL	8,820		1	12,960
NOTE :-				
i	OVERHEAD TANK CAPACITY SHALL BE MINIMUM 60% OF WATER			
ii	SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD			

CARPET AREA STATEMENT		
A	FLATS 1ST - 3RD FLOOR	
1	UNIT- 101,201,301	28.860 SQ. MT.
2	UNIT- 102,202,302	25.362 SQ. MT.
3	UNIT- 103,203,303	15.733 SQ. MT.
B	FLATS 4TH FLOOR	
1	UNIT- 401	25.3615 SQ. MT.
2	UNIT- 402	15.733 SQ. MT.

PROPOSED BUILT UP AREA		
FLOOR WISE AREA STATEMENT		
SR. NO	FLOOR	AREA (SQ.MT)
1	GROUND	37.316
TOTAL		37.316
FLOOR WISE AREA STATEMENT (RESIDENTIAL)		
2	1ST FLOOR	108.09
3	2ND FLOOR	108.09
4	3RD FLOOR	108.09
5	4TH FLOOR	64.69
TOTAL		388.96
2	TOTAL BUILT UP AREA	426.28
3	LIFT AREA	11.250
NA. TERRACE 1ST FLOOR		
4	NA.TERRACE - 1	3.750
	NA.TERRACE - 2	1.040
TOTAL		4.790
6	TERRACE MUMITY SLAB AREA	12.887
7	SEPTIC TANK	7.590
8	U.G TANK	12.305
9	O.H TANK	10.935
TOTAL GROSS AREA		486.033

TREE PLANTATION STATEMENT	
REQUIRED TREE PLANT	
179.834 SQ.MT./100	2 NOS
PROPOSED TREE PLANTATION	2 NOS

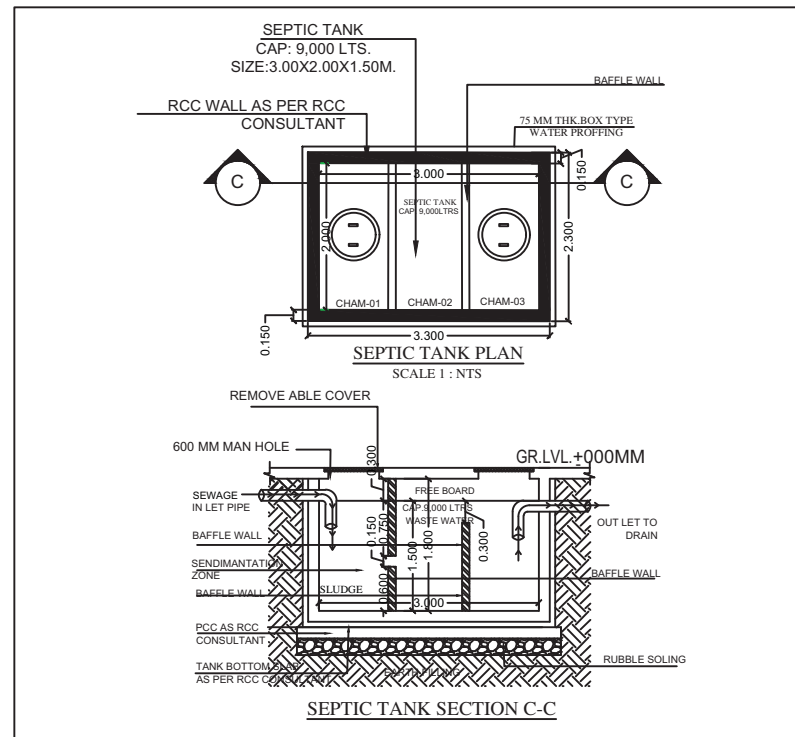
BUILT UP AREA CALCULATIONS						
FOR TYPICAL FLOOR : 1ST TO 3RD FLOOR						
A	AREA OF BLOCK (ABCD)	10.730	X	12.760	136.915	SQ. MT
STANDARD DEDUCTIONS					NOS	SQ. MT
L1	1.500	X	1.500	X	1	2.250
1	3.000	X	2.556	X	1	7.668
2	2.770	X	0.450	X	1	1.247
3	4.401	X	1.000	X	1	4.401
4	1.150	X	1.000	X	1	1.150
5	0.790	X	0.600	X	1	0.474
6	0.230	X	0.756	X	1	0.174
7	0.920	X	0.306	X	1	0.282
8	2.157	X	0.450	X	1	0.971
9	0.613	X	1.100	X	1	0.674
10	2.157	X	0.880	X	1	1.898
11	2.770	X	1.770	X	1	4.903
12	0.230	X	3.850	X	1	0.886
13	1.120	X	1.650	X	1	1.848
TOTAL DEDUCTION						28.826
GROSS AREA = A - D				136.915	-	28.826
NET BUILT-UP AREA						108.09
NET B.U.A. 1ST TO 3RD FLOOR				108.09	X	3
TYPICAL FLOOR (1ST TO 3RD FLOOR)						324.27 SQ.MT

BUILT UP AREA CALCULATIONS						
FOR TYPICAL FLOOR : 4TH FLOOR						
A	AREA OF BLOCK (ABCD)	10.730	X	8.333	89.413	SQ. MT
STANDARD DEDUCTIONS					NOS	SQ. MT
L1	1.500	X	1.500	X	1	2.250
1	3.000	X	2.630	X	1	7.890
2	2.980	X	0.130	X	1	0.387
3	1.000	X	0.230	X	1	0.330
4	0.763	X	0.080	X	1	0.061
5	2.387	X	0.310	X	1	0.740
6	3.050	X	1.770	X	1	5.399
7	1.120	X	1.650	X	1	1.848
8	0.230	X	1.200	X	1	0.276
9	5.642	X	1.000	X	1	5.642
TOTAL DEDUCTION						24.723
GROSS AREA = A - D					89.413	- 24.723
NET BUILT-UP AREA						64.69
NET B.U.A. 4TH FLOOR						64.69
TYPICAL FLOOR (4TH FLOOR)						64.69 SQ.MT

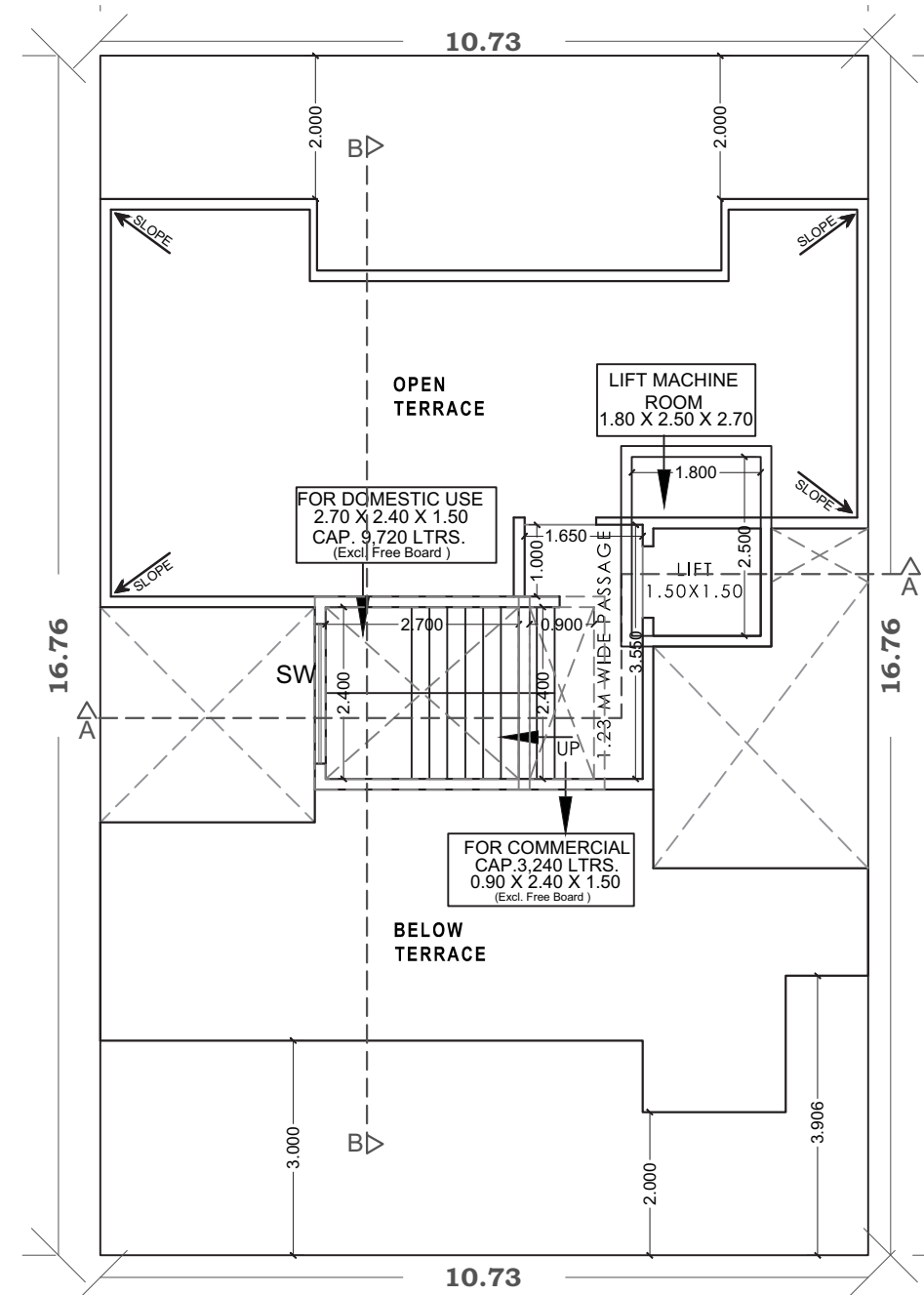
TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA												
SR. NO.		REQUIRED PARKING RATE	TOTAL NO OF FLAT	As per Sanctioned UDCPRs				As per Notice published u/s 37(1AA),				
				A		B		C		D		
				PARKING SPACE REQ. NON CONGESTED AREA CAR	SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	SCOOTER	PARKING SPACE REQ. NON CONGESTED AREA CAR	SCOOTER	PARKING SPACE REQ. NON CONGESTED AREA CAR	SCOOTER	
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	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.mt.	11.00	0.00	4.00	0.00	22.00	0.00	2.00	0.00	11.00	
6		For every 100 sq.m. carpet area or fraction there of	28.29	2.00	6.00	1.00	2.00	2.00	6.00	1.00	2.00	
Parking Requirement (quantum)			Residential		0		22		0		11	
			Commercial		1		2		1		2	
5% visitor parking for residential					0		1		0		1	
TOTAL					1		25		1		14	
					1		20		1		14	
PARKING REQUIREMENT (Greater of A and B)									Multiplying Factor Not			
									CAR		SCOOTER	
									1		20	
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.												
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING												
PROPOSED PARKING												
								3		8		

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	1.300 X 2.100	0.150	GLAZED WINDOW
W3	1.200 X 2.100	0.150	GLAZED WINDOW
SW	2.100 X 1.050	1.200	GLAZED WINDOW
V	0.600 X 0.900	1.400	LOUVERED WINDOW

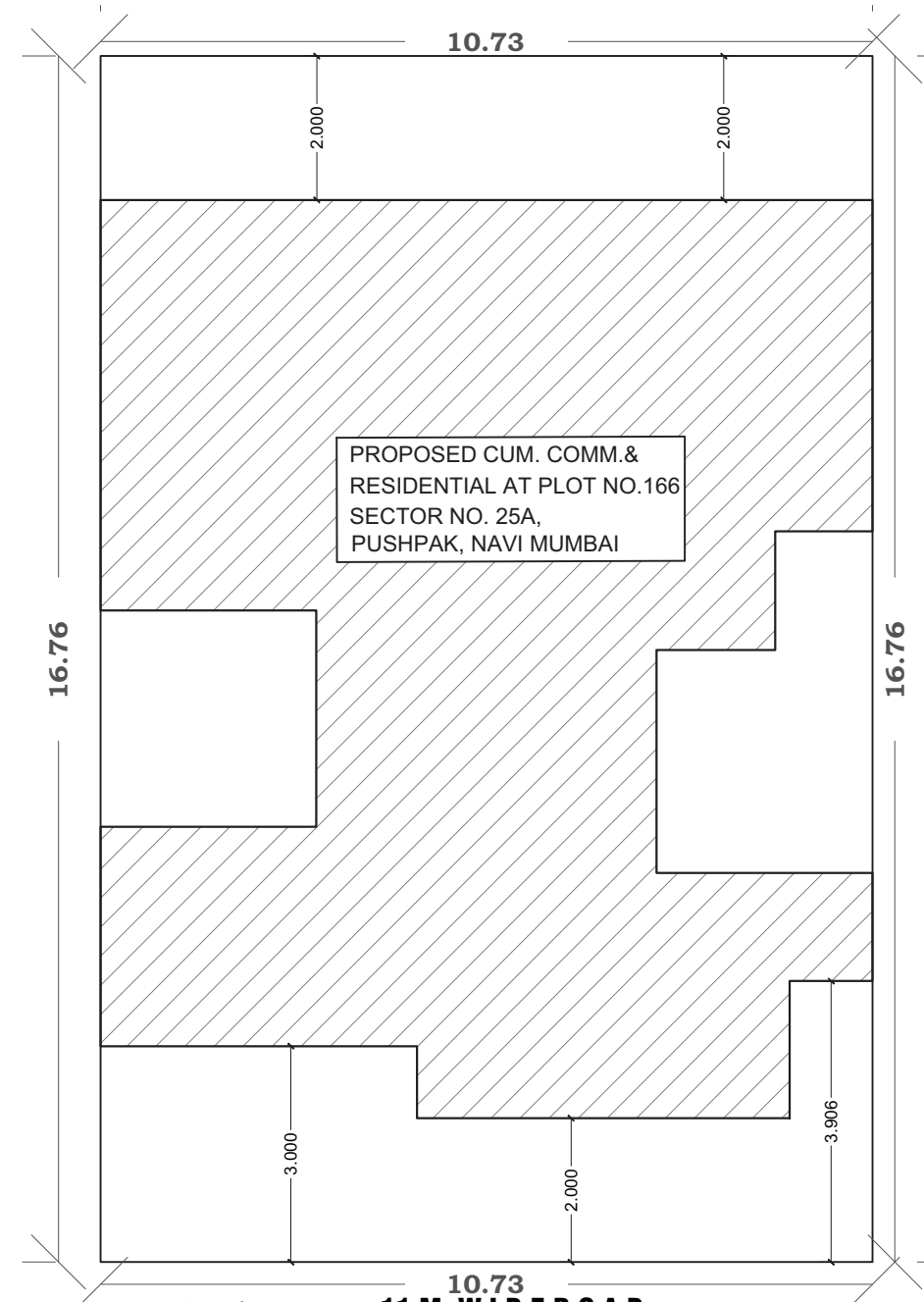
SEPTIC TANK STATEMENT	
SEPTIC TANK :	
NO OF FLATS	11
11 FLATS X 400 Ltrs.	4,400 Ltrs.PER FLATS
REQUIREMENT	4,400 Ltrs.
PROVIDED :-	
2.00 X 3.00 X 1.50	9,000 Ltrs.



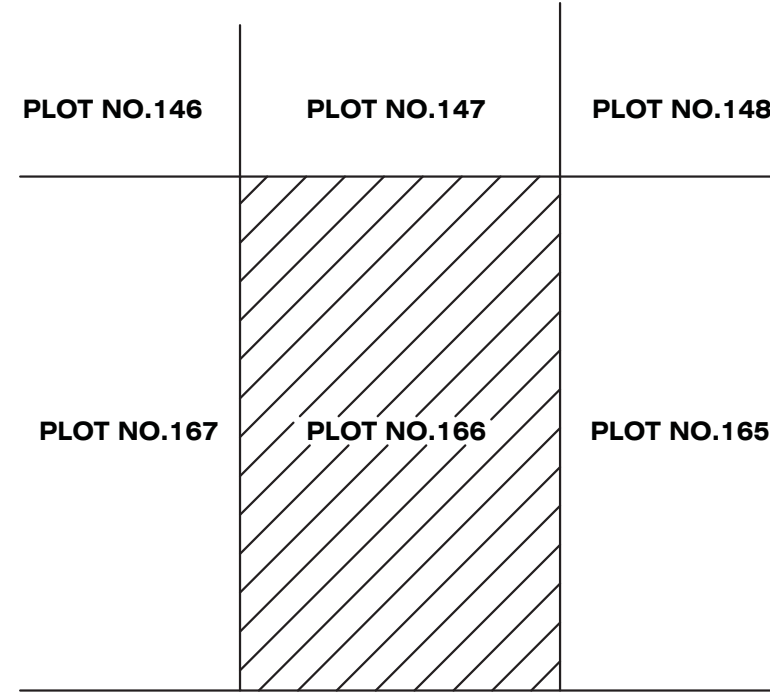
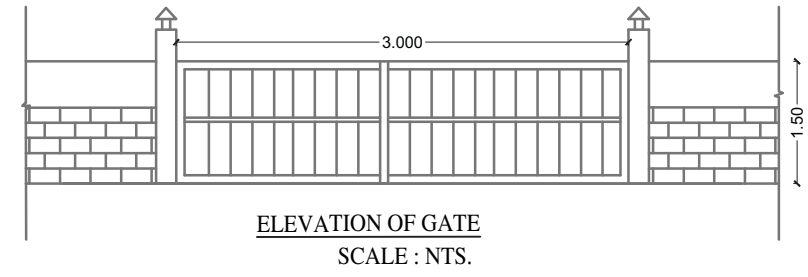
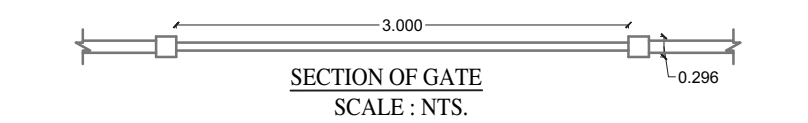
SEPTIC TANK DETAILS
SCALE 1:100



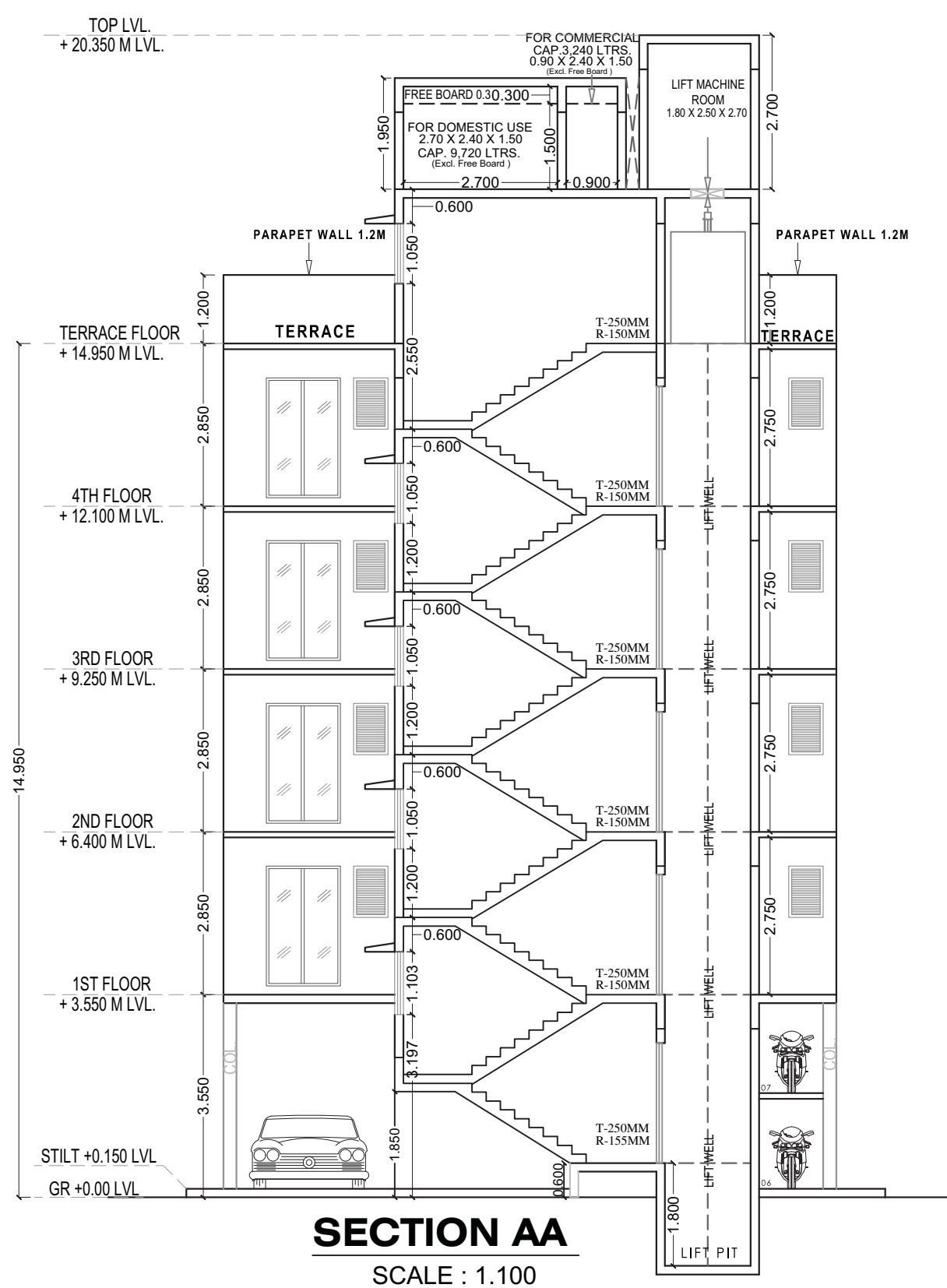
TERRACE FLOOR PLAN
SCALE 1:100



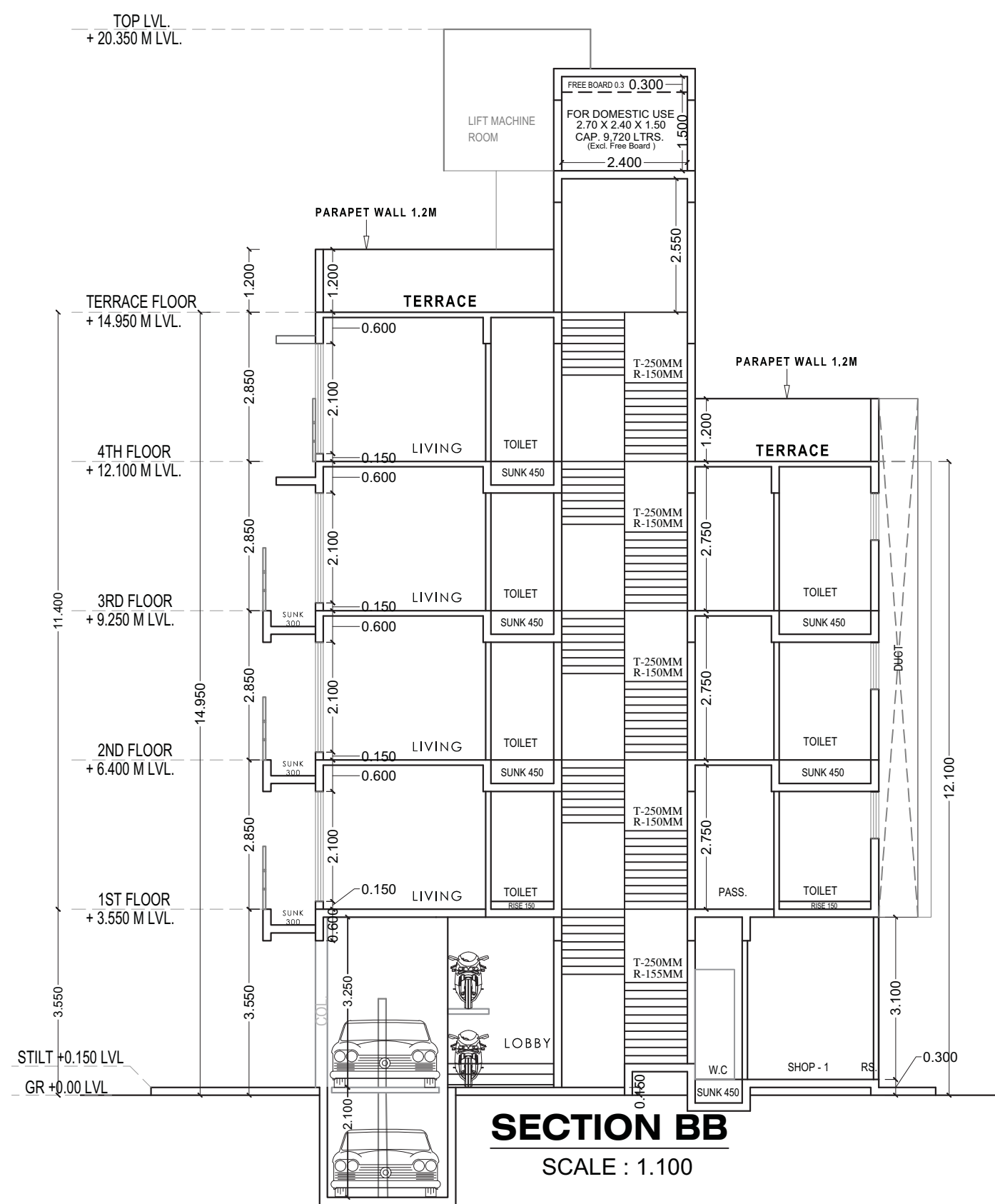
BLOCK PLAN
SCALE 1:100



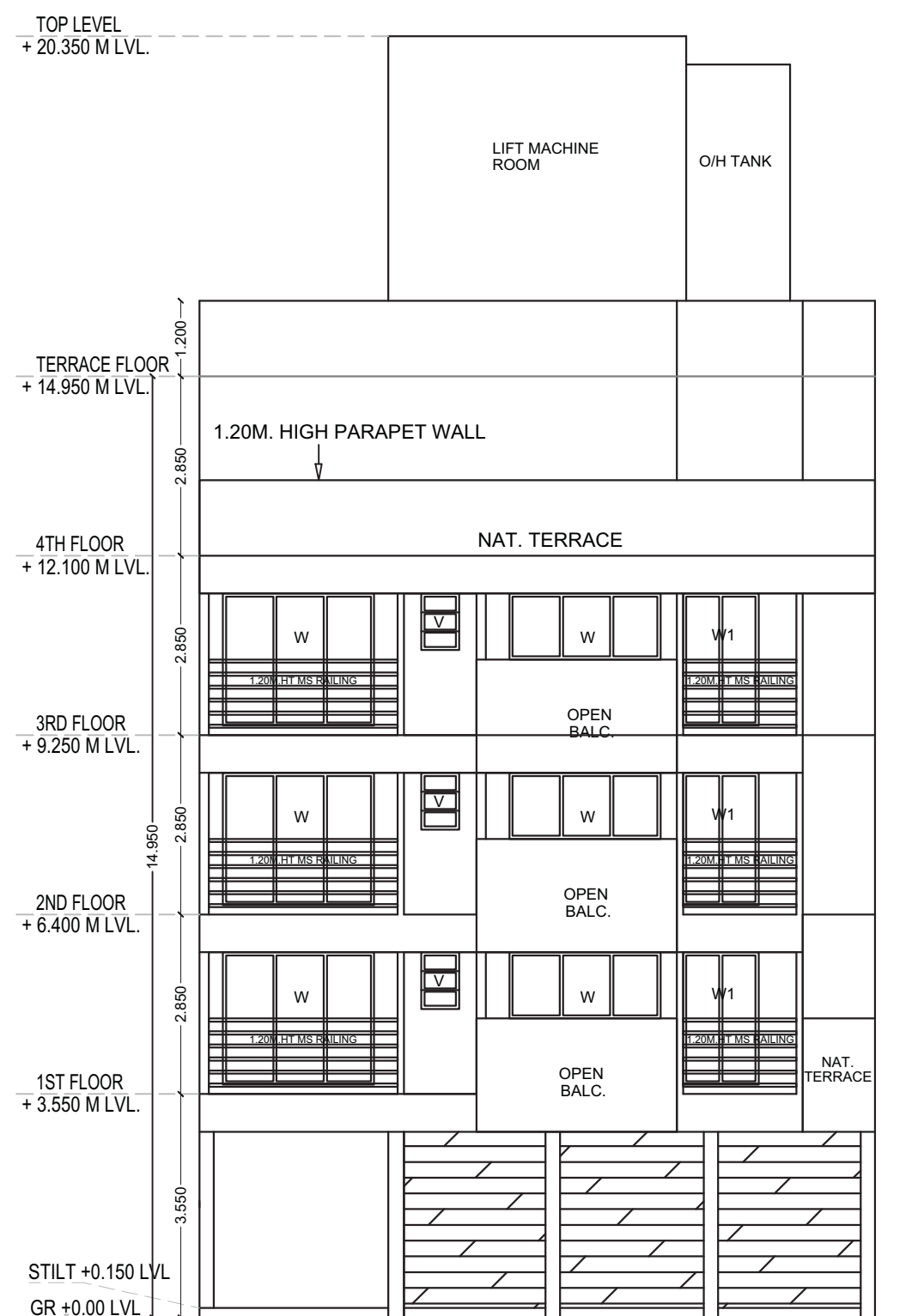
LOCATION PLAN
SCALE NTS



SECTION AA
SCALE : 1.100



SECTION BB
SCALE : 1.100



ELEVATION
SCALE : 1.100

STAMP OF APPROVAL

SHEET NO. 2/2

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
~brchudhari@gmail.com
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate Planner
Organization : CIDCO LTD
Date : 30-Aug-2022 11:11:28

APPROVED SUBJECT TO THE CONDITION
MENTIONED IN This Office Letter

No. CIDCO/BP-18041/TPO(NM & K)/2022/9680
Dtd. 30 Aug 2022

CONTENTS OF SHEET

SECTION A-A & B-B, FRONT ELEVATION, BLOCK PLAN, GATE DETAILS, WATER TANK DETAILS.

N O T E		NORTH
BOUNDARY WALL OF PLOT SHOWN BLACK.		
PROPOSED STRUCTURE SHOWN RED.		
ROAD SHOWN GREEN.		
DRAINAGE LINE SHOWN RED DOTTED LINE.		
WATER LINE SHOWN BLUE DOTTED LINE.		
INTERNAL WALL (0.10) EXTERNAL WALL (0.15)		
ARCHITECT'S NAME & SIGNATURE:-		

CA/2013/59413 Ar.Daksha.L. Gami
OWNER'S NAME & SIGNATURE :-

SHRI. DEVANAND WAMAN RANVEER
M/S. SHIV SAI DEVELOPERS, PORP. SHRI KAILASH GORAKASH CHAVAN

FILE NO.: CIDCO/BP-18041/TPO(NM & K)/2022
PROPOSED RESIDENTIAL ON PLOT -166, SEC - 25A, PUSHPAK

CHECKED BY	AR. DAKSHA.L. GAMI	ARCHITECT	
DRAWN BY	ASHWIN	EDGE ARCHITECTS.	
SCALE	1:100		
DATE	26-07-2022	SATRA PLAZA, STUDIO NO-410, PLOT NO: 19 & 20, SECTOR-19D, VASHI, NAVI MUMBAI OFFICE: 022-27842277 / 2288	