

6NOS

6 NOS

REQUIREMENT PROVIDED :-

2.70 X 1.50 X 2.50

+0.00 GR LVL

LOFT

2.713X3.28

2.713X9.850

GROUND FLOOR PLAN SCALE 1:100

2.815X3.28

2.815X9.850

		BUILT	JP AREA CA	LCULATION	ONS	
		FC	R GROUND	FLOOR		
Α	AREA OF BL	OCK [ABO	CD] =11.655 X1	16.015 =	186.654	SQ.MT
	STANDA	RD DEDU	CTIONS		NOS	SQ.MT
L1	2.100	X	2.065	X	1	4.337
1	5.020	X	6.015	Х	1	30.195
2	2.900	X	2.550	Х	1	7.395
3	1.865	X	6.015	X	1	11.218
4	4.770	Х	1.100	X	1	5.246
		TOTAL D	EDUCTION			58.391
GR	OSS AREA = A -	D	186.654 - 58.392			128.263
		NET BUIL	T-UP AREA			128.263
NET B.	U.A. GROUND	FLOOR				128.263
	G	ROUND	LOOR B.U.A.	4		128.263 SQ.I

19,000 Ltrs.

**-17.680** 

WAS CHAJJA

1.64M -WIDE 57 PASSAGE

<u>þ2</u>

BED ROOM -2 2.74 X 2.70

TOILET 0.650

BED ROOM -1 2.81 X 3.30

W1 CHAJJA

SCALE 1:100

CHAJJA \

R CHAJJA

---1-8+X2.20-<u>|</u>|--**--2**-||-

BED ROOM 2.71 X 2.70

LIVING 4.20X2.70

BED ROOM 3.20 X 2.70

BED ROOM 2.71 X 2.70

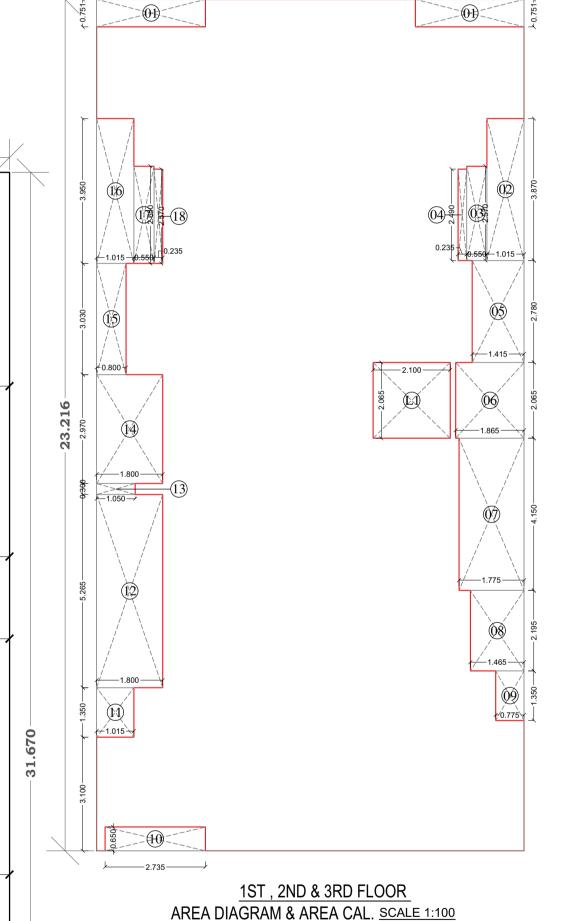
LIVING 2.71X4.15

**1ST FLOOR PLAN** 

CHAJJA W1 W1 CHAJJA

			А	s per San	ctioned L	JDCPRs	As per N	lotice publishe 18.01.20		1AA), dtd
					Α			В		
		TOTAL NO.OF FLAT	PARKI	NG SPACE	PARKING	SPACE PROP.	PARKIN	G SPACE REQ.	PARKING	SPACE PROP
	and the second second to the		NON CO	ONGESTED	NON CON	IGESTED AREA	NON CO	NGESTED AREA	NON CON	GESTED AREA
SR. NO.	REQUIRED PARKING RATE		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	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 sq.m.	3.00	1.00	5.00	2.00	8.00	1.00	2.00	2.00	3.00
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.	14.00	0.00	4.00	0.00	28.00	0.00	2.00	0.00	14.00
6	For every 100 sq.m. carpet area or fraction there of	117.00	2.00	6.00	2.00	8.00	2.00	6.00	2.00	8.00
	Carterior Control of the Control of		Residential		2	36		12	2	17
	Parking Requirement (quantum)	c	Commercial		2	8			2	8
	5% visitor parking for residenti	al			0	2			0	1
	TOTAL				4	46			4	26
	With Multiplying Factor on total parking as p	er Table 8	C - 0.8		3	37		ing Factor Not or scooter parking	3	26
	PARKING REQUIREMEN	TiGreate	r of A and	B)			CAR	SCOOTER		
	A version on a sport of the	a franch is	27.11.5100	-1			3	37		
	ITE PARKING ONE CAR WITH TWO SCOOTERS MAY									
x 5COO	TERS PARKING MAY BE ALLOWED TO BE CONVERTE PROPOSED			ang			8	10		

2.965



**-11.655** 

2.965

0.30 MT FREE	MAN HOLE  BOARD 0390 MT FREE BOARD 2:300
FOR RAIN WATER HA SIZE - 3.00 X 3.00 EXCLUDING FREE CAP - 18,000 LTF excl. 0.30m.free boar 3.000	X 2.00     6
	SECTION OF U.G.TANK  150 MM THK P.C.C BEDDING. 230 MM THK DRY RUBBLE PACKING. EARTH FILLING.
3.000	6.000
SZE - 3.00 X 3.00 EXCLUDING FREE CAP - 18,000 LTR	X 2.00 SIZE - 6.00 X 3.00 X 2.00 FOR COMMERCIAL  BOARD EXCLUDING FREE BOARD SIZE - 1.00 X 3.00 X 2.00
	PLAN OF U.G.TANK
	U.G TANK DETAILS  SCALE 1:100

		PROPOSED BUILT	UP AREA			
		FLOOR WISE AREA S	TATEMENT			
	SR. NO	FLOOR	AREA SQ.MT.			
	1 GROUND		128.263			
	T	OTAL	128.263			
1	FLOO	ENT (RESIDENTIAL)				
	2 1ST FLOOR		209.666			
	3	2ND FLOOR	209.666			
	4	3RD FLOOR	209.666			
	5 4TH FLOOR		72.089			
	TO	OTAL	701.087			
	TOTAL BUILT UP AREA		829.350			
2	LIFT	AREA	17.348			
3	TERRACE MU	MTY SLAB AREA	17.980			
4		NA. TERRACE 1ST	TFLOOR			
		NA. TERRACE-1	4.372 SQ.MT			
		NA. TERRACE-2	5.540 SQ.MT			
		NA. TERRACE-3	1.548 SQ.MT			
		NA. TERRACE-4	8.256 SQ.MT			
		NA. TERRACE 4TH FLOOR				
		NA. TERRACE-5	7.317 SQ.MT			
		NA. TERRACE-6	7.317 SQ.MI			
		TOTAL	34.350			
5	SEPT	IC TANK	9.430			
6	U.G	TANK	34.978			
7	0.H	ITANK	13.068			
8	TOTAL G	ROSS AREA	956.504			

	72.37		JP AREA CA			
	FOR	TYPICAL	FLOOR :- 19	T,2ND,3	RD FLOOR	
Α	AREA OF BLO	OCK [ABC	D] = 11.655 X	23.216 =	270.582	SQ.MT
	STANDA	RD DEDUC	CTIONS		NOS	SQ.MT
L1	2.100	X	2.065	X	1	4.337
1	2.965	X	0.751	X	2	4.453
2	1.015	X	3.870	X	1	3.928
3	0.550	X	2.570	X	1	1.414
4	0.235	X	2.490	X	1	0.585
5	1.415	X	2.780	X	1	3.934
6	1.865	X	2.065	X	1	3.851
7	1.775	X	4.150	Х	1	7.366
8	1.465	X	2.195	X	1	3.216
9	0.775	X	1.350	X	1	1.046
10	2.735	X	0.650	Х	1	1.778
11	1.015	X	1.350	Х	1	1.370
12	1.800	X	5.265	X	1	9.483
13	1.050	X	0.300	Х	1	0.315
14	1.800	X	2.970	X	1	5.346
15	0.800	Х	3.030	X	1	2.424
16	1.015	X	3.950	Х	1	4.009
17	0.550	X	2.650	X	1	1.458
18	0.235	Х	2.57	X	1	0.604
		TOTAL D	EDUCTION			60.916
GR	OSS AREA = A -	D	270.	582 - 60.9	18	209.666
		NET BUIL	T-UP AREA			209.666
NET B.	U.A. TYPICAL F	LOOR	20	9.664 X 3 =		628.997
	TYPICAL FL	OOR (1ST	2ND,3RD FLO	OR PLAN		628.992 SQ.M

USE	WATER REQUIRED (LITRE)	OVERHEAD WATER TANK PROVISION					
		TANK SIZE (METER	NUMBER OF TANK	CAPACITY (LITRE)			
1	2	3	4	5			
DOMESTIC	9,639	2.40 X 2.95 X 1.80	1	12,744			
COMMERCIAL	1,280	2.40 X 1.06 X 1.80	1	4,579			
TOTAL	10,919	1000	1	17,323			
NOTE:-							
Î	OVERHEAD TAN	K CAPACITY SHALL BE MIN	NIMUM 60% OF WATER REQU	JIREMENT			
li .	SIZ	E OF OVERHEAD TANK IS	EXCLUDING FREEBOARD				

	rs)	TAL (UNIT	RESIDENT	G. TANK F	TION (U.C	TY CALCULA	ATER CAPACI	WA	
TOTAL LTRS. (RES.)(A + B)	TOTAL FLUSHIN G LTRS.(B)	IAL TOILET S. PER SIT		A STATE OF STREET	REQU FLUSHING	TOTAL DOMESTIC LTRS(A)	REQUIRED DOMESTIC 135	FLAT NOS.	BUILDING
16,065	4,590	0	180 X O	4,590	270 X 17	11,475	135 X 17 X 5	17	1
	TS)	CIAL (UNIT	OMMERO	. TANK C	ION (U.G	Y CALCULAT	TER CAPACIT	WA	
TOTAL LTRS. (RES.)(A + B)	TOTAL FLUSHIN G LTRS.(B)	IAL TOILET S. PER SIT		100	REQU FLUSHING	TOTAL LTRS(A)	REQUIRED	UNIT NOS.	BUILDING
2,133	1260	180	180 X 1	1080	270 X 4	873	49.901/4X70	4	COMMERCIAL
2,133		TABIL	MATER	TING II O	CIDE CIGU	HIDED FOR	PACITY REQU	ATER CA	W
2,133		TANK	. WATER	11110 0.0	TINE FIGH	JIKED FUK	FACILI REQU	THE COL	
0		TANK			E U.G WA		FACITI NEQ	TI ETT CA	
0 36,000 LTRS.		TANK		TER TAN	E U.G WA			TIET CA	
0		TANK		TAL)	E U.G WA	PROVID	DO	, Eli Ci	

## STAMP OF APPROVAL

SHEET NO.

Document certified by BHUSHAN RAMCHANDRA CHAUDHAE

## APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter

PROFORMA - 1

CIDCO/BP-17626/TPO(NM & K)/2020/7460 16 Jun 2022

Sr.	No	Particular	Area (sq.m)
		Area of plot (Minimum area of a, b, c to be considered)	
1	а	As per ownership document (7/12, CTS extract)	559.920
	b	as per measurement sheet	559.920
	C	as per site	559.920
		Deductions for Proposed D.P./ D.P. Road widening Area/Service Road /	
	-	Highway widening	0.000
2	a b	Any D.P. Reservation area	0.000
-	D	(Total a+b)	0.000
2		Balance area of plot (1-2)	559.920
3		Amenity Space (if applicable)	0.000
-	a	Required -	0.000
4	b	Adjustment of 2(b), if any -	0.000
	C	Balance Proposed -	0.000
5	-	Net Plot Area (3-4 (c))	559.920
3		Recreational Open space (if applicable)	0.000
6	а	Required -	0.000
-	b	Proposed -	0.000
7	D		5.50
-		Internal Road area	0.000
8	_	Plotable area (if applicable) Built up area with reference to Basic F.S.I. as per front road	0.000
9			920 990
		width (Sr. No. 5xbasic FSI) - 1.5 As per agrreement to lease	839.880
-		Addition of FSI on payment of premium  Maximum permissible premium FSI - based on road width /	
10			
		TOD Zone. ( plot area *0.3 premium FSI)	0.000
+	a	Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.3)	0.000
	b	Proposed FSI on payment	0.000
		In-situ FSI / TDR loading	
	а	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	
11		In-situ area against Amenity Space if handed over	
	b	[2.00 or1.85 x Sr. No. 4 (b)and /or(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	0.000
	а	[9 + 10(b)+11(d)] or 12 whichever is applicable.	839.880
	ч	Permissible Ancillary Area FSI upto 60% or 80% on balance	033.000
13	b	potential with payment of charges.	
	C	Proposed Ancillary area FSI	
	d	Total entitlement (a+b)	839.880
		Maximum utilization limit of F.S.I. (building potential)	
2.2		Permissible as per Road width {(as per Regulation No. 6.1 or	
14		6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}, read with Note 3	
		of 10.10.1 or As per Agreement	
		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	839.880
r	а	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	829.350
15 -		Residential	712.800
		Commercial	116.550
1	С	Total (a+b)	829.350
16			5-25-53
16		F.S.I. Consumed	0.987
4.7	7,5	Area for Inclusive Housing, if any	
17	а	Required (20% of Sr.No.5)	0.000
	b	Proposed No. of units	0.000
	-	No. of units Total No. of Residential Units	17
	a	TOTAL INC. OF RESIDERLIA UNITS	1/

## Note: "The proposed chajjas over openings for protection from sun and rain and architectural eatures for decoration / asthetics purpose shall not be used for any habitable purpose".

certified that the plot under reference was surveyed by me on dt-\_\_\_\_\_ and the dimensions of sides etc. of plot stated on plan are measured on site and the area so worked out tallies with the area

document of Ownership / T. P. Scheme Records / L	and Records Department/ City Survey
	EDGE ARCHITECTS
	Ar. Daksha L. Gami (Keg. No.

CA/2013/59413) 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.

owner (s) name and

CONTENTS OF SHEET GROUND FLOOR, FIRST FLOOR, LINE DIAGRAM & AREA CALCULATION & AREA STATEMENT, WATER TANK CALC., DOOR WINDOW SCHEDULE, BUILTUP AREA CALCULATION, PARKING STATEMENT, SEPTIC

	AND U.G TANK DETA	ILS.
	NOTE	NORTH
1	BOUNDRY WALL OF PLOT SHOWN BLACK.	N
2	PROPOSED STRUCTURE SHOWN RED.	A
3	ROAD SHOWN GREEN.	
4	DRAINAGE LINE SHOWN RED DOTTED LINE.	
5	WATER LINE SHOWN BLUE DOTTED LINE.	
6	INTERNAL WALL (0.10) EXTERNAL WALL (0.15)	V
ΔR	CHITECT'S NAME & SIGNATURE:-	

212222	V2 2 1/2/17 2 1/2/1
3/59413	AR. DAKSHA.L. GAMI

SMT. LAXMI VISHNU PATIL, SHRI. NILESH VISHNU PATIL, SHRI. SUDARSHAN VISHNU PATIL, SMT. AISHALI AJIT KARNEKAR AND M/S. VARUN BUILDERS AND DEVELOPERS PROPRIETOR MRS. VARUNA

	FILE NO:. CIDCO/BP-17626/TPO(NM & K)/2020
	ASHOK MEWANI
AL INA	AND Mys. VARON BOILDERS AND DEVELOTERS I NOT METON WIN

PROPOSED RESIDENTIAL CUM. COMM. BUILDING ON PLOT-152, SEC-24, PUSHPAK.			
CHECKED BY	AR. DAKSHA .L.GAMI		
DRAWN BY	KEERTI		ED
SCALE	1:100		SATR
DATE	08-06-2022		OCCU

