

2.15 X3.176				032805-X12
04) 2.95 <b>*</b> 1 25 3.80 <b>X</b> 3, 25 02) 2.95 <b>X</b> -11 10	1 50 X 825	0.323 X 0.45	1.80 X 1.60 1.80 X 1.60 X 1.05 X 1.05 0.947 X 0.45	2 465 7K, 3.2
00280×050_				(1) % X 0.361 X 1.173

CHFLOOR	
3.70	2
M 62	
0.35 X 1.40	
	18
77	
(V) (O) (P)	1

AREA CALCULATION DIAGRAM BOX FOR GROUND FLOOR (COMMERCIAL)

14.975 X 6.10 X 1 = 91.35 SQ.M.

TOTAL DEDUCTIONS = 17.96 SQ.M.

= 91.35 SQ.M.

= 04 NO.

AREA CALCULATION STATEMENT FOR

GROUND FLOOR (COMMERCIAL)

01 0.50 x 5.35 x 1.559 = 4.17 SQ.M.

02 10.748 x 0.75 x 1 = 8.06 SQ.M. 03 0.50 x 1.877 x 6.10 = 5.72 SQ.M.

NET B.U.A. CONSUMED ON GROUND = 73.39 SQ.M.

A OVERALL DIMENSION:

FLOOR (COMMERCIAL) (A-E) TOTAL NUMBER OF COMMERCIAL

B DEDUCTIONS

AREA CALCULATION DIAGRAM BOX FOR GROUND FLOOR (ENTRANCE LOBBY) (SCALE - 1:100)

Α	OVERALL DIMENSION:											
	3.70	X	3.80	X	1	=	14.06	SQ.M				
			TOTAL	, ,		≅ (	14.06	SQ.M				
В	DEDUCT	TIONS										
01	0.50	x	1.20	1	₹	0.60	SQ.M					
02	0.35	x	1.40	×	4.	Ξ	0.49	SQ.M				
03	1.25	×	2.50	×	7	=	3.13	SQ.M				
		1	TIONS	=	4.22	SQ.M						

A	OVERAL	L DIN	MENSION:					
1	15.815	X	15.200	X	- #	=	240.388	SQ. M
			TOTAL	-		=	240.388	SQ. M
В	DEDUCT	IONS	3:	-1/			5	
01	2.80	x	0.50	X	1	=	1.40	SQ M
02	2.35	×	0.40	×	1	=	0.94	SQ. M
03	3.80	x	3.25	X	#	=	12.35	SQ M
04	2.95	×	1.25	x	1	=	3.69	SQ M
05	2.15	x	3.176	×	- #	=	6.83	SQ. M
06	0.50	×	4.671	×	1.274	=	2.98	SQ. M
07	0.50	x	6.045	X	1.40	=	4.23	SQ M
08	2.807	x	1.20	X	1	=	3.37	SQ, M
09	2.865	x	1.70	×	1		4.87	SQ M
10	2.465	x	3.20	X	1	=	7.89	SQ M
11	2.365	x	1.85	х	1	×	4.38	SQ M
12	1.45	x	1.45	×	- 3	=	2.10	SQ. M
13	1.50	×	0.55	×	1	=	0.83	SQ. M
14	1.50	x	1.05	X	1	=	1.58	SQ M
15	0.947	x	0,45	x	1	=	0.43	SQ M
16	0.323	×	0.45	×	1	=	0.15	SQ M
17	0.50	x	0.361	X	1.173	=	0.21	SQ M
40	0.50	Care 1	9.70	100	D DIE		0.00	CO 10

18 0.50 x 8.28 x 0.215 = 0.89 SQ. M.

19 3.015 x 0.50 x 1 = 1.51 SQ.M. LIFT 1.80 x 1.60 x 1 = 2.88 SQ.M.

-	REA C	AL	CULAT	ON	STA	TE	MENT F	OR	E.D.	1.50	×	0.75	x	1	=	1.13	SQ.M.
	T'	YPI	CAL (15	ST-3	RD	FL	OOR				T	OTAL DE	DUC	NOITO		64.605	SQ. M.
A	OVERAL	L DI	MENSION:		,				1	NET B.U.	A. CO	NSUMED FI	LOCK CONTRACT	FIRST (A-B)	Ħ	175.783	SQ. M.
	15.815	X	15.200	X	- #	=	240.388	SQ. M.	NE	TB.U.A.	CONS	UMED O	N TY	PICAL			
			TOTAL			=	240.388	SQ. M.				(1ST-3F			=	527.35	SQ. M.
В	DEDUCTIONS:								TOTAL	NUMBE	R OF	RESIDEN	ITIAL		-		NOOT
01	2.80	x	0.50	x	1	=	1.40	SQ M.	UNITS	UNITS ON EACH FLOOR					=	3	NO.
02	2.35	×	0.40	×	1	<b>=</b>	0.94	SQ. M.	CO - C - C - C - C - C - C - C - C - C -	A company of the comp		RESIDEN	2.11.02003		-	9	NO
03	3.80	×	3.25	×	Ť.	=	12.35	SQ M.	UNITS ON TYPICAL (1ST-3RD) FLOOR								NO.
04	2.95	×.	1.25	x	1	.=.	3.69	SQ M.									
05	2.15	×	3.176	×	- 1	=	6.83	SQ. M.	00								

	اق	KOUND	FLOOR (S	HOP)	
SR.	SHOP	RERA CARPET AREA	LOFT REQU	JIRED	PROPOSED
NO.	NO.		PERCENTAG E	AREA	LOFT
01	SHOP-1	15.778	33	5.207	5.136
02	SHOP-2	15.537	33	5.127	5.079
03	SHOP-4	18.980	50	9.490	9.490
04	SHOP-4	17.946	33	5.922	5.786
NOTE	TABLE NO	. 9B):-	10		
1) 33%	LOFT ARE	A IF SHOP	S WITH WIDTH	UP TO 3	3.00 M.
2) 50%	LOFT ARE	A IF SHOP	S WITH WIDTH	EXCEE	DING 3.00 M.

Building No.	Floor No.	Shop No.	Rera Carpet Area of Commercial (Shop)	No's.	Total Carpet Area	
(1)	(2)	(3)	(4)	(5)	(6)	
		SHOP -01	15.778 SQ.M.	1	15,778 SQ.M	
OMMERCIAL	GROUND	SHOP-02	15.537 SQ.M.	1	15,537 SQ.M	
OWINERCIAL	FLOOR	SHOP-03	18.980 SQ.M.	1	18,980 SQ.M	
		SHOP-04	17.946 SQ.M.	- 1	17.946 SQ.M	
		***************************************	TOTAL	4	68.241 SQ.M	

Building No.	Floor No.	Flat No.	Rera Carpet Area of Apartme nt	Area of Enclosed Balcony in Apartmen t	Area of Open Balcony in Apartment	C.B.	Area of Double height terraces attached to Flat	TOTAL AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
		101	29,85	5.00	9.20	1,26	0.00	45.31 SQ.M.
	1ST FLOOR	102	29.50	5.00	9.20	1.41	0.00	45.11 SQ.M.
		103	37.11	7.14	11.191	0.00	0.00	55.44 SQ.M.
RESIDEN TIAL	2ND &	201 & 301	29.85	5.00	9.20	1.26	0.00	45.31 SQ.M.
(7) \$40,67 <del>0</del> c	3RD	301 202 & 302	29.50	5.00	9.20	1.41	0.00	45.11 SQ.M.
	FLOOR	203 & 303	37.11	7.14	11.191	0.00	0.00	55.44 SQ.M.
	4TH FLOOR	403	37.11	7.14	11.191	0.00	0.00	55.44 SQ.M.

REQUI	RED WATER T	ANK CAPAC	YTI
	FOR DOMESTIC USE	COMMERCIAL)	
GROSS AREA	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
73.39	10	45	330
		U.G. TANK	330
	O.H.TANK (5	50% OF U.G. TANK)	165
	FOR DOMESTIC USE	(RESIDENTIAL)	
TOTAL NO. OF UNIT	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
10	5	135	6750
	FOR FLUSHING USE	RESIDENTIAL)	
TOTAL NO.	OF UNIT	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
10		270	2700
FOR ADDITIONAL	FLUSHING USE OF AD	DITIONAL TOILET (F	
TOTAL NO. OF ADD	ITIONAL TOILET	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
4		180	720
TOT	AL REQUIRED WATER	FOR RESIDENTIAL	10170
	70074114	U.G. TANK	10170
	O.H.TANK (5	50% OF U.G. TANK)	5085
FOR F	IRE FIGHTING	(AS PER NE	3C)
6 204306		U.G. TANK	N.A.
		O.H.TANK	25000
PROPO	SED WATER 1	TANK CAPA	CITY
DETAILS O	F TANK	U.G. TANK	O.H.TANK
COMMERC	IAL USE	2448 LTRS.	3500 LTRS
RESIDENT	AL USE	10234 LTRS.	6900 LTRS.
FIRE FIGHT	ING USE	0 LTRS.	25000 LTRS.
	UNION FOR POST P		

12682 LTRS. 35400 LTRS.

48082 LTRS.

				As per Sanati	oned UDCPI	Na.	As per N	atice published u	#87(1AA)	rid 19:01.2022
					5	enous contractor			)	
	1			SPACE REQ.	the second second second	SPACE PROP.	A CONTRACTOR OF THE PARTY OF TH	SPACE REQ.	12.7	SPACE PROP
		TOTAL	NON CONC	SESTED AREA	NON CON	GESTED AREA	NON CON	GESTED AREA	NON-CON	GESTED ARE
SR, NO.	REQUIRED PARKING RATE	NO.OF FLAT	CAR	aconter	CAR	SCOOTER	EAR	SCOOTER	CAR	SCOUTER
20	For every tenement having carpet area 150 sq. mr. AND ABOVE	0.00	2.30	3,00	0.00	::0:00:	2.00	1.00	(0)00	9.00
21	For every tenement having carpet area equal to or above 10 sq.mt. but lose than 160 sq.mt.	(0:00:	(1.30/)	5:00	0,00	(0.00:	1,00	1.00	0.00	9,00
×	For every two foncment with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	(0.00	1,00%	5,06	050	((0)00:	1,00	2.80	0.00	0.00
a:	For every two terrement with each tenement having corpor area less than 40 eq.m. but more than 50 eq.m.	74000	1.00	2:30	2.00	14.00	51.00	2.00	1:00	*00
100	For every two tenement with each tenement having corpor area less than 30 sq.ml.	E100	26307	34.000	0.00	(18(3))	300000	(1800)	90000	*:0x
<b>3</b> 6	For every 108 sq. m, carpet area or fraction there of	58,2%	2.50	800	1.00	(16(00)	200	6,00	S#2000	0.00
	Marie Control Andrews of Control Andrews Control		Residente	ai .	2 16	16			20	10
	Pariding Requirement (quantum)		Commerci	át	.33	i 5			1	S:
	5% visitor parking for read	crial			0	9			:0:	30
	TOTAL				3	22			90	18
	With Multiplying Factor on total carking a	a oet Table	8G-28/		198	100		ng Hastor Not y novoler passing	X	18
	LINESKUURI SPLUMB	1002441700+	AT CONTROL WATER	LT-STV	1	**	CAR	SCOOTER		-0.1
	PARKING REQUIR	EMENT (G)	eater of A an	i Bi			3	18		
ом≠оя	ITE PARKING ONE GAR WITH TWO SCOOTERS M.	AY FE ALL	OWE							
S X SCOO	TE 45 PARKING MAY BE ALLOWED TO BE COM	ESTEDINO	ONE CAR PAR	KINO			11	.0		
					TOTAL REGI	JRED PARKING	ű	6		
				7	TAL PROP	OSED PARKING				

TOTAL WATER CAPACITY (IN LITRES)

				B	ACK WATE	R		GREY	WATER	GROSS	FL	OW TO SEW	ER
os	SHOPS:	PERSONTENEME NT & COMMERCIAL -	FOTAL FORULATION (BASED ON	180 LTR. EXTRA FLUS ADDITIONAL TO		FLUS	HNG	com	BSTIC	(A+E+C)	FLUSHING 100% OF A+B	DOMESTIC SSX, OF C	FLOW TO SEPTIO TANK
	2014/00	BUA'OCCUPANT	REG. NO. 12.5)	(8)	- 7	(A)		į,	c)	(A+B+C)	(E)	(F)	(E+F)
		LOAD		NO. OF ADDITIONAL TOLLET	LPD	LPCD	LPD	LPCD	LPO	LPD	CP0	LPD	LPD
1	7.	(13,3/ 50 MIS:3)	2476	0	3	- 5	G	10	1717.24	170.25	ü	1125.00	1/00:00
Ø.	10	- 5	-30	4	720	14	5350	105	£750	10175	7402	57729.00	#177 00
	100			1 1	3340	575.0				DIAL SEPI	IC TANK RE	QUIREMENT	10,815.00

	7	(75,3/ 50 M (5.0)	2475	0	3	- 5	G	10	1717,27	170.25	U	1429.00	1/00:00			20.0
	10	- 5	30	4	720	F4.	5300	100	£750	10175	7402	57729.00	1157 00 ·	1	OT	11
										TOTAL SEPT			100000000000000000000000000000000000000	1)	Ī	
						PROP	DSEO SEPTI	C TANK (M	ZE - 1,86 X Z	50 X 2.00) EX	OLUDING I	HEE BOARD	15120.00	1 65	(a)	E
D=	Liter per c	so ta per day													(b)	C
20	later par de	vy.												2)		
Se	otic Tark C	Sapecty Flushing & dome	sile You to sever 4	MI be 100% & 95%	respectively										(a)	T
															(b)	Т
															L - 10/04	

SR.N	54	PARTICULAR	AREA (sqm.)
		Area of Plot (Minimum area of a, b, c to be considered)	289.8
1.	а	5	
page .	b		
	c	As per site	289,78
2.		Deductions for	
	a	Proposed D.P./ D.P. Road widening Area/Service Road /	
	ь	Highway widening Any D.P. Reservation area	0.00
	167	Total (a+b)	0.00
3.		Balance Area of Plot (1-2)	289.78
277		Amenity Space (If Applicable)	0.00
	а		
4.	b	The state of the s	
	c	Balance Proposed	0.00
2	6	Net Plot Area (3-4 (c))	
5.		0 10 10 10 10 10 10 10 10 10 10 10 10 10	289.78
6	- 250	Recreational Open space (if applicable)  Required -	
6.	a b	Proposed -	0.00
7.		Internal Road area	0.00
			54.101-3
8,		Plotable area (if applicable)	0.00
	а	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) - Min. of 1.1 as per UDCPR & 2.0 As per	434.67
		agreement to lease	404.07
9.	b	Permissible commercial area	65.20
	c	Proposed commercial area (basic excluding ancillary)	40.77
	102577	Toronto and the second	145000
		Addition of FSI on payment of premium	0:00
10.	а	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)	0.00
	ь	Proposed FSI on payment	0.00
	1.30	7 3 3	
		In-situ FSI / TDR loading	0.00
	a		
11.	b	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)],	0.0
	c	TDR area	0.00
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12.	-30	Additional FSI area under Chapter No. 7	0.00
1.53		20: 9: 050: 10 000000 0: 00	5000
		Total entitlement of FSI in the proposal	0.00
	а	[9(a) + 10(b)+11(d)] or 12 whichever is applicable.	434.6
13.	the Co	Permissible Ancillary Area FSI upto 60% or 80% on balance	972.00
7,5725	b	potential with payment of charges	273.899
	c	Proposed Ancillary area FSI	257.4
	d	Total entitlement (a+b)	708.5
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	2.4
		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	а	Existing Built-up Area	
		Residential	0.00
		Commercial	0.00
15.	ь	Proposed Built-up Area (as per 'P-line')	
	1000	Residential	618.7
		Commercial	73.39
	c	Total (a+b) (shall not be more than 13(d))	692.10
16.		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.98
735		Area for Inclusive Housing, if any	
17.	а	Required (20% of Sr.No.5)	0.00
FIED.	b	Proposed	0.00
		Total Unit	0.0
18	а	Total Residential Unit	10 NO
E2:		Total Commercial Unit	4 NO

PROFORMA - I: AREA STATEMENT

DISTRIBUTION OF PROPOSED BUILT UP AREA AS PER UDCPR				
Sr. No.	Particulars	Residential	Non-residential	
1	Built up area with reference to Basic F.S.I.	393.90	40.77	
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	0.00	0.00	
3	Total proposed built up area (basic+ premium)	393.90	40.77	
4	Proposed Ancillary Area FSI	224.81	32.62	
5	% of ancillary area FSI	57.07%	80%	
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13 d)	618.71	73.39	

Sr. No.	FLOOR	PLINE AREA (COMMERCIAL)	PLINE AREA (RESIDENTIAL)	TOTAL
1	GROUND FLOOR	73.39	9.845	83.24 SQ.M
2	FIRST FLOOR	0.00	175.783	175:78 SQ.M
3	SECOND FLOOR	0.00	175.783	175.78 SQ.M
4	THIRD FLOOR	0.00	175.783	175.78 SQ.M
5	FOURTH FLOOR	0.00	81,519	81.52 SQ.M
9	TOTAL	73.39	618.71	692.10 SQ.M
10	BASIC + PREMIUM FSI	40.77	393.90	434.67 SQ.M
11	BASIC FSI	40.77	393.90	434.67 SQ.M
12	PREMIUM FSI	0.00	0.00	0.00 SQ.M
13	ANCILLARY FSI	32.62	224.81	257.43 SQ.M
14	TOTAL (11+12+13)	73.39	618.71	692.10 SQ.M

1)	NO. OF UNITS PROPOSED			
	(a)	RESIDENTIAL	10 NO	
	(b)	COMMERCIAL	04 NO	
2)	TREE TO BE PLANTED			
	(a)	TREE TO BE PLANTED AGAINST PLOT AREA (PLOT AREA / 100)	3 NO	
	(b)	TREE TO BE PLANTED AGAINST TREES FELLED ( NOS. X 5)	0 NO	
	TOTAL NOS. OF TREES TO BE PLANTED (2a + 2b)			
3)	PERMISSIBLE HEIGHT AS PER AIRPORT AUTHORITY OF INDIA			
	a)	PERMISSIBLE AMSL (ABOVE MEAN SEA LEVEL)	54.85 M	
	b)	SITE ELEVATION	11.19 M	
	c)	PERMISSIBLE AGL (ABOVE GROUND LEVEL)	43.66 M	
	d)	PROPOSED BUILDING HEIGHT (UPTO TERRACE LEVEL)	15.90 M	
	e)	PROPOSED BUILDING HEIGHT (UPTO TOP LEVEL)	21.70 M	

PROJECT DESCRIPTION :-

1ST AMENDED FOR PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING PROJECT ON PLOT NO. 550. SECTOR-24, PUSHPAK, NAVI MUMBAI.

STAMPS OF APPROVAL OF PLANS

SHEET NO.

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter

CIDCO/BP-17989/TPO(NM & K)/2021/9827 Document certified by SHUSHAN RAMCHANDRA CHAUDHA

\*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

> Ar. Mrs. Shafquat Zeyaul Imam (COA Reg. No. - CA/2016/75914 & IIA Reg. No. - 25409)

\*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

MR. SHAILESH MAHADEV BHAGAT

NAME, ADDRESS & SIGN OF OWNER

MR. SHAILESH MAHADEV BHAGAT

At-Kombadbhuje, Taluka-Panvel, Targhar, Ulwa, Raigad-410206.

NAME, ADDRESS & SIGN OF ARCHITECT



Shop No. 3, Ground Floor, Siddha Rameshwar Building, Plot No. 111, Sector-1, Off Palm Beach Road, Sanpada, Navi Mumbai-400705. Cell. No. 022-6899 0535 / +91-93225 37368 / +91-98670 79083 Email :- skaarchitects.2016@gmail.com

Ar. Mrs. Shafquat Zeyaul Imam (COA Reg. No. - CA/2016/75914 & IIA Reg. No. - 25409)

DATE	SCALE	DRAWN BY	CHECKED BY	
19/09/2022	1:100	KIRAN	ZEYAUL	



