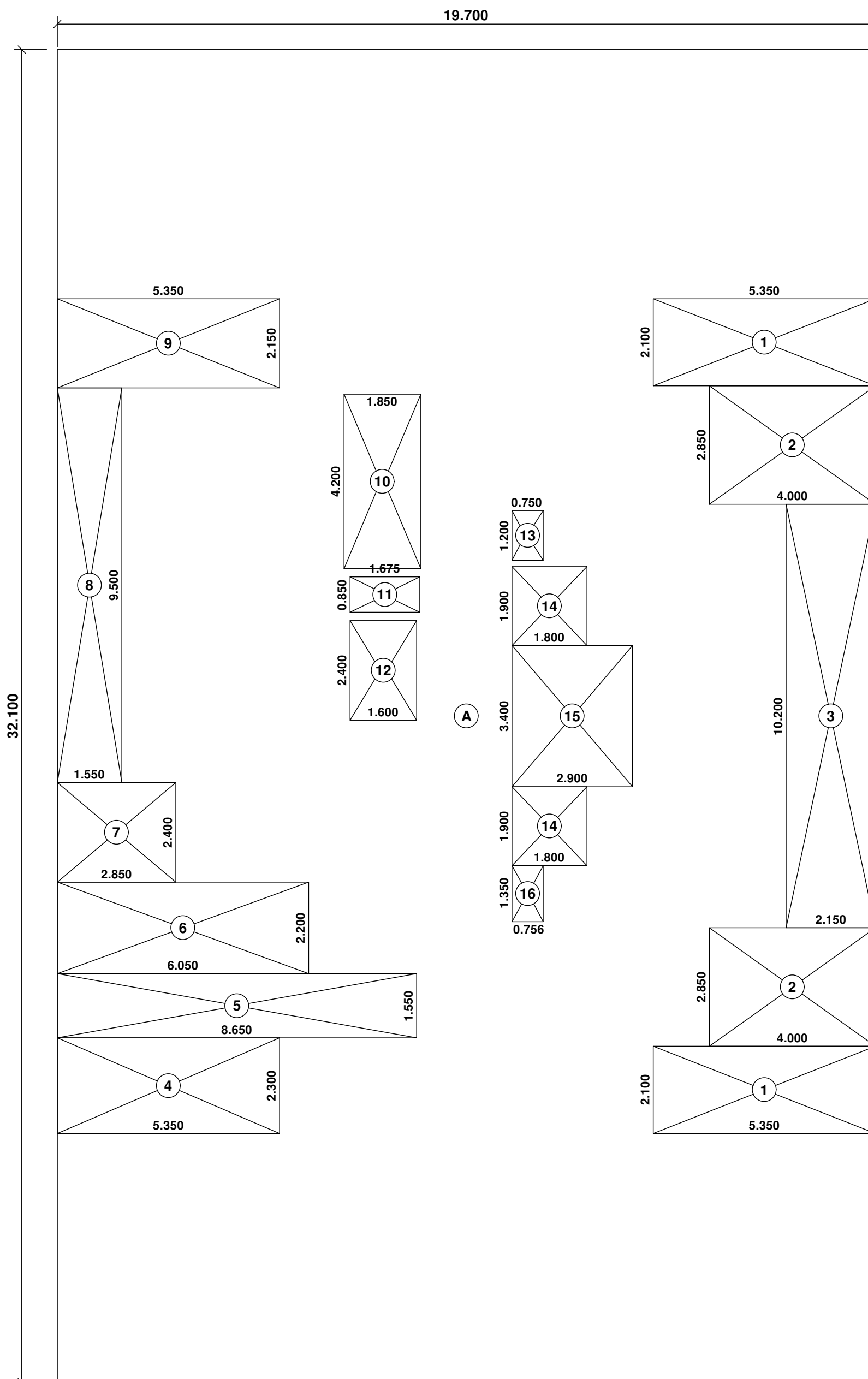
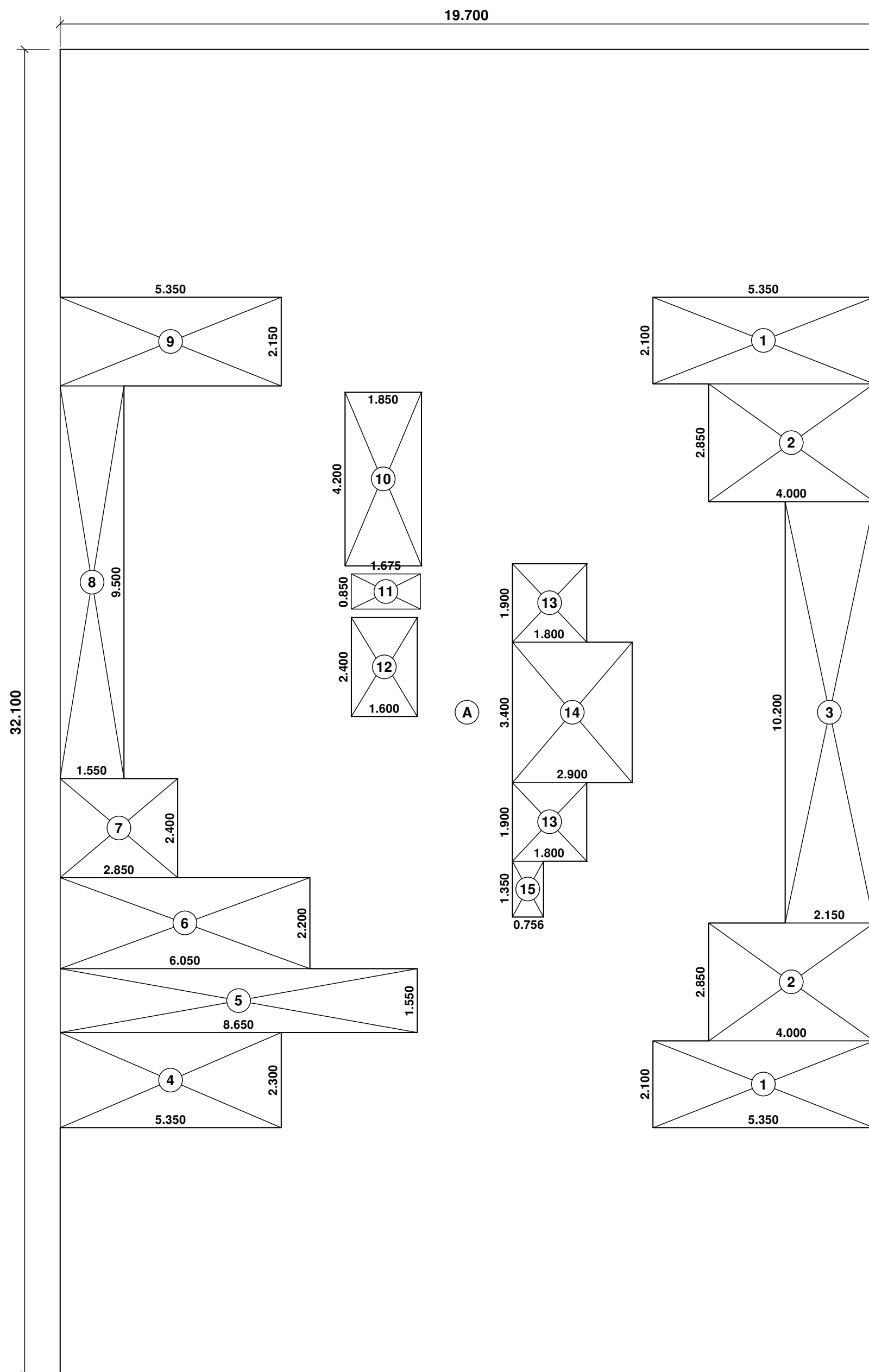
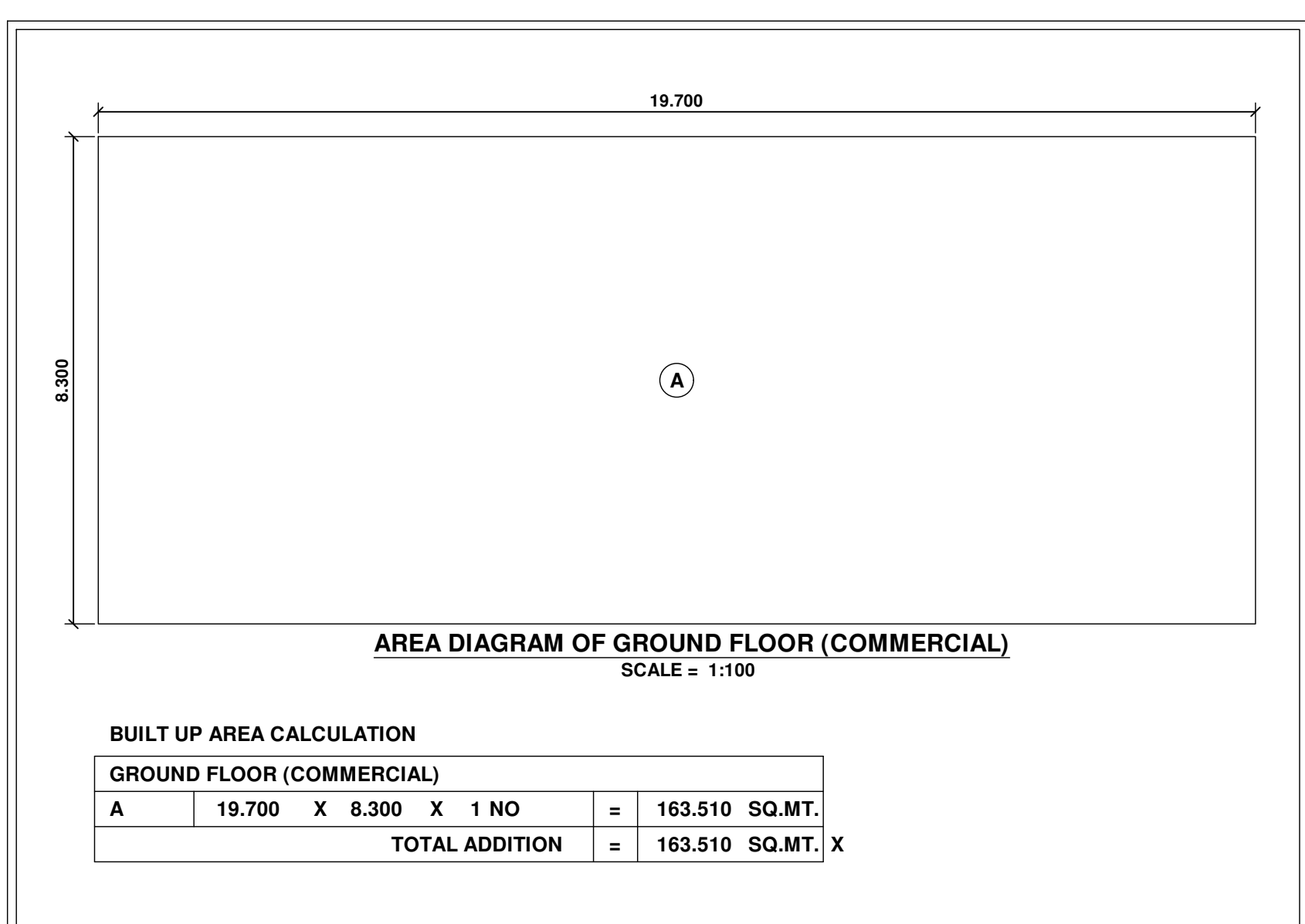
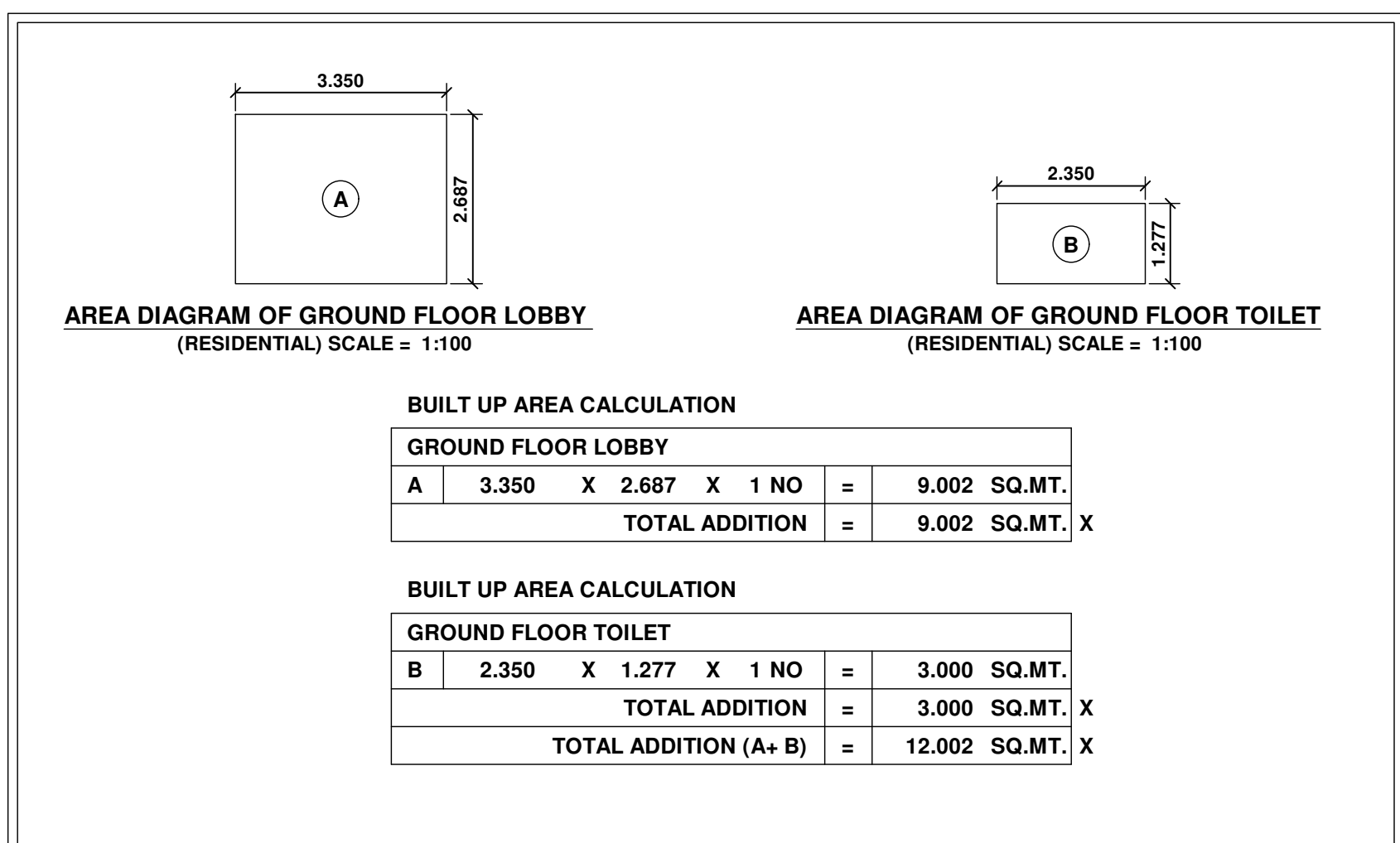
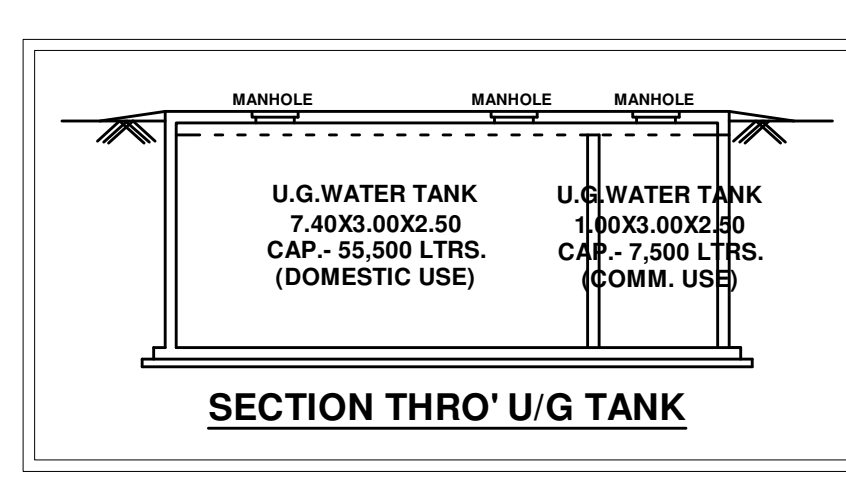
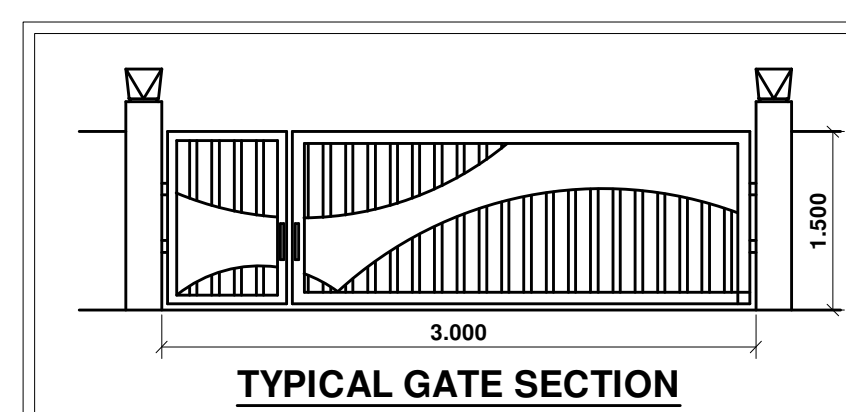
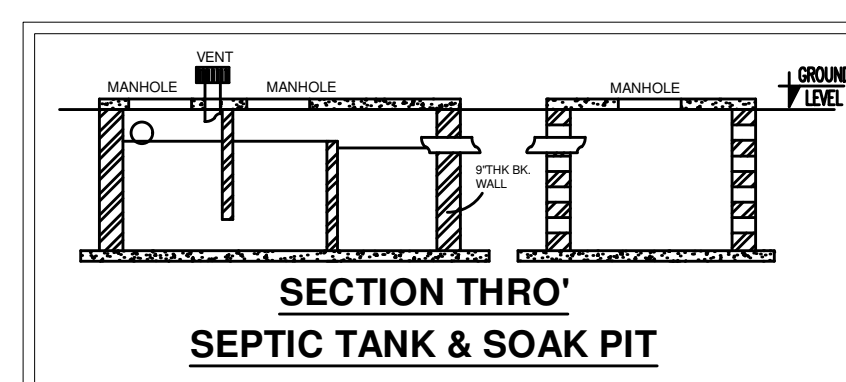
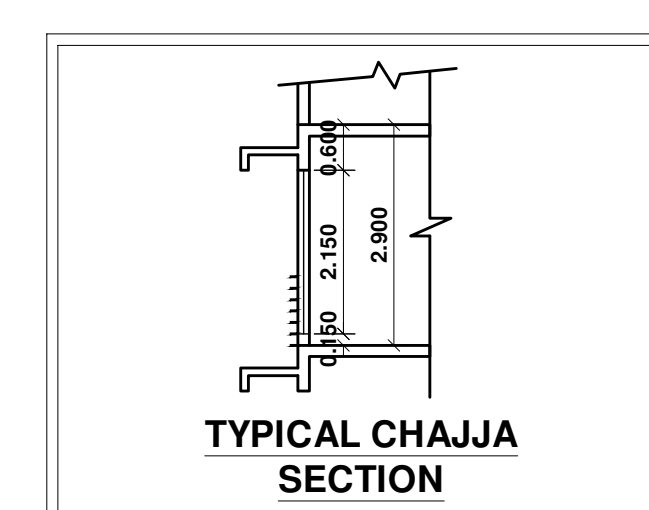
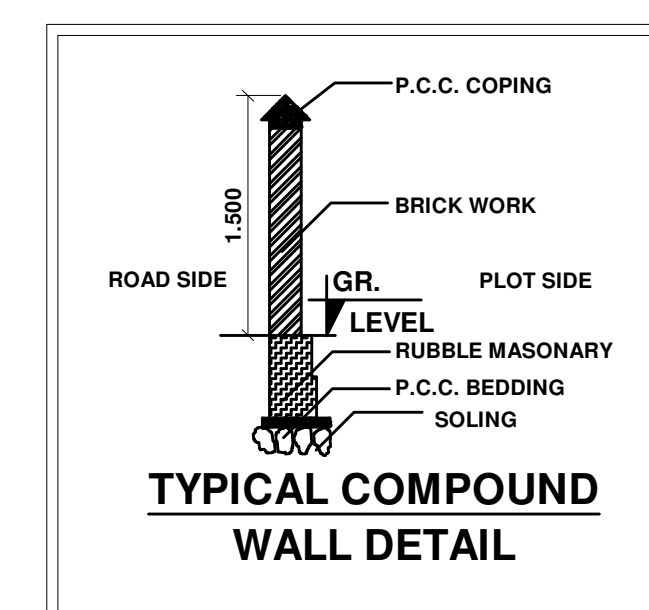
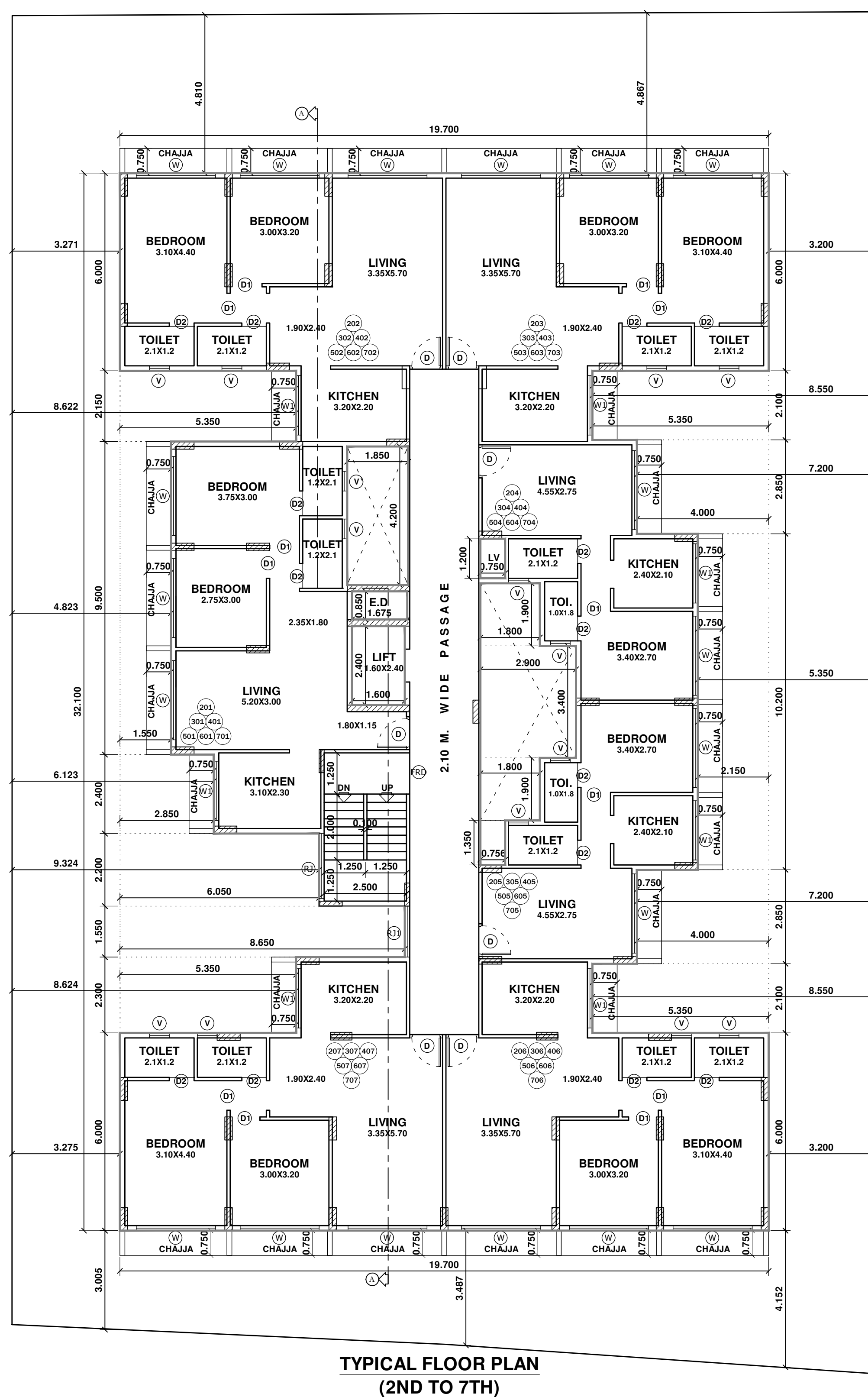
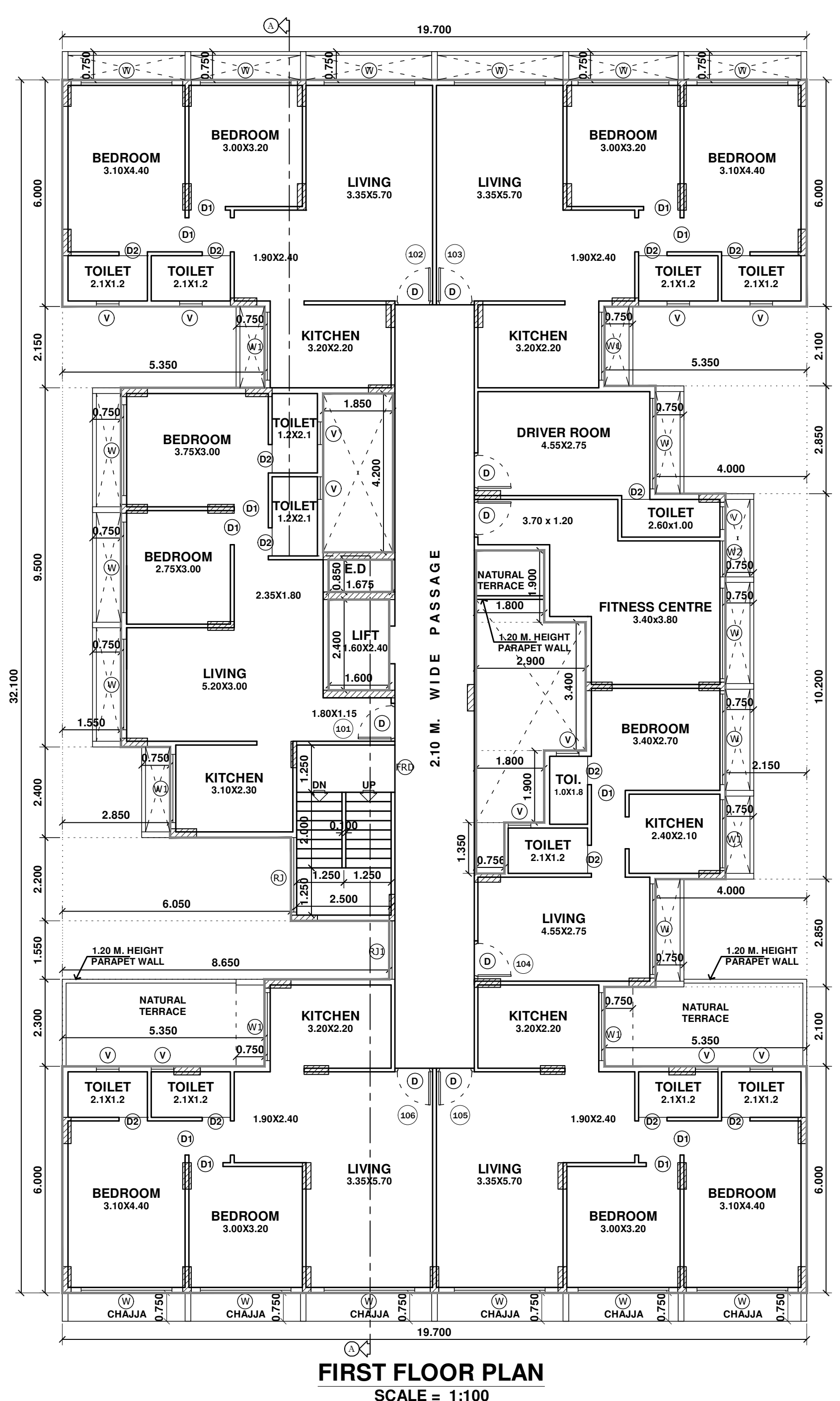
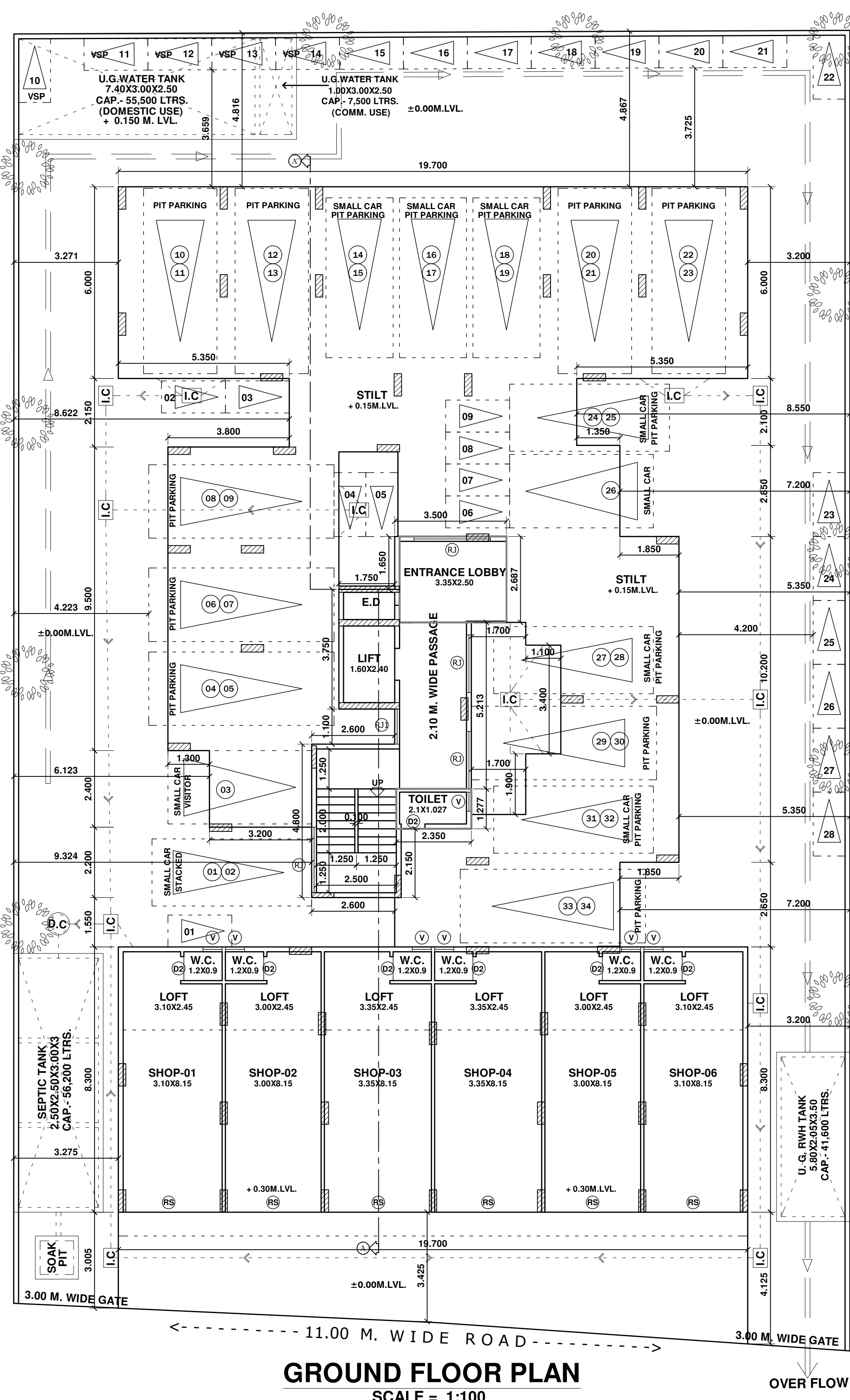




BUILT UP AREA CALCULATION									
FIRST FLOOR									
A	19.700	X	32.100	X	1 NO	=	632.370	SQ.MT.	
TOTAL ADDITION						=	632.370	SQ.MT.	X
DEDUCTIONS									
1	5.350	X	2.100	X	2 NOS	=	22.470	SQ.MT.	
2	4.000	X	2.850	X	2 NOS	=	22.800	SQ.MT.	
3	2.150	X	10.200	X	1 NO	=	21.930	SQ.MT.	
4	5.350	X	2.300	X	1 NO	=	12.305	SQ.MT.	
5	8.650	X	1.550	X	1 NO	=	13.408	SQ.MT.	
6	6.050	X	2.200	X	1 NO	=	13.310	SQ.MT.	
7	2.850	X	2.400	X	1 NO	=	6.840	SQ.MT.	
8	1.550	X	9.500	X	1 NO	=	14.725	SQ.MT.	
9	5.350	X	2.150	X	1 NO	=	11.502	SQ.MT.	
10	1.850	X	4.200	X	1 NO	=	7.770	SQ.MT.	
11	1.675	X	0.850	X	1 NO	=	1.423	SQ.MT.	
12	1.600	X	2.400	X	1 NO	=	3.840	SQ.MT.	
13	1.800	X	1.900	X	2 NOS	=	6.840	SQ.MT.	
14	2.900	X	3.400	X	1 NO	=	9.860	SQ.MT.	
15	0.756	X	1.350	X	1 NO	=	1.021	SQ.MT.	
TOTAL DEDUCTION						=	170.044	SQ.MT.	X
TOTAL BUILT UP AREA (X - Y1)						=	462.326	SQ.MT.	X

BUILT UP AREA CALCULATION									
TYPICAL FLOOR (2ND TO 7TH)									
A	19.700	X	32.100	X	1 NO	=	632.370	SQ.MT.	
TOTAL ADDITION						=	632.370	SQ.MT.	X
DEDUCTIONS									
1	5.350	X	2.100	X	2 NOS	=	22.470	SQ.MT.	
2	4.000	X	2.850	X	2 NOS	=	22.800	SQ.MT.	
3	2.150	X	10.200	X	1 NO	=	21.930	SQ.MT.	
4	5.350	X	2.300	X	1 NO	=	12.305	SQ.MT.	
5	8.650	X	1.550	X	1 NO	=	13.408	SQ.MT.	
6	6.050	X	2.200	X	1 NO	=	13.310	SQ.MT.	
7	2.850	X	2.400	X	1 NO	=	6.840	SQ.MT.	
8	1.550	X	9.500	X	1 NO	=	14.725	SQ.MT.	
9	5.350	X	2.150	X	1 NO	=	11.502	SQ.MT.	
10	1.850	X	4.200	X	1 NO	=	7.770	SQ.MT.	
11	1.675	X	0.850	X	1 NO	=	1.423	SQ.MT.	
12	1.600	X	2.400	X	1 NO	=	3.840	SQ.MT.	
13	0.750	X	1.200	X	1 NO	=	0.900	SQ.MT.	
14	1.800	X	1.900	X	2 NOS	=	6.840	SQ.MT.	
15	2.900	X	3.400	X	1 NO	=	9.860	SQ.MT.	
16	0.756	X	1.350	X	1 NO	=	1.021	SQ.MT.	
TOTAL DEDUCTION						=	170.944 <th>SQ.MT.</th> <th>X</th>	SQ.MT.	X
TOTAL BUILT UP AREA (X - Y1)						=	461.426 <th>SQ.MT.</th> <th>X</th>	SQ.MT.	X



STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter
No. CIDCO/BP-18194/TPO(NM & K)/2022/9816
Dtd. 30 Aug 2022

Name: BHASKAR RAMCHANDRA CHAUDHARI
Designation: Asst. State Planner
Organization: CIDCO LTD
Date: 30-Aug-2022 14:56:18

PROPOSED RESIDENTIAL + CUM COMMERCIAL BUILDING

Proforma-1

Sr.No	Particulars (Minimum area of a, b, c to be considered)	Area (sq. m)
1	a As per ownership document (7/12, CIS extract)	1029.710
	b as per measurement sheet	1029.710
	c as per site	1029.710
2	Deductions for	
	a Proposed D.P./D.P. Road widening/Service Road / Highway widening	0.000
	b Any D.P. Reservation area	0.000
3	Balance area of plot (1-2)	1029.710
4	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))	1029.710
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)	1029.710
9	a Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 10.10.1) - 2.00 as per UDCPR & As per agreement to lease	2119.420
	b Permissible commercial area	317.913
	c Proposed commercial area (basic excluding ancillary)	90.839
10	a Maximum permissible premium FSI - based on road width / TDR zone. (plot area * 0.1)	0.000
	b 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 / financed over	
	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
13	Total entitlement of FSI in the proposal	2119.420
	a [9(a) + 12(b)+(c)] or 12 whichever is applicable.	
	b Permissible Ancillary Area FSI upto 50% or 80% on balance potential with payment of charges.	153.233
	c Proposed Ancillary area FSI	1288.735
	d Total entitlement (a+b)	3408.173
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	3.217
	Total Built up Area in proposal (excluding area at Sr.No.17.b)	3408.173
15	a Existing Built up Area	0.000
	Residential	0.000
	Commercial	0.000
	b Proposed Built up Area (as per P-line)	3408.39
	Residential	3242.88
	Commercial	165.51
	c Total (a+b) (shall not be more than 13(d))	3408.39
16	F.S.I. Consumed (13/13) (should not be more than serial No.14 above.)	0.999
17	a Area for Inclusive Housing, if any	
	b Required (20% of Sr.No.5)	0.000
18	No. of Commercial Units	0.000
19	No. of Residential Units	48
20	Plot Area	287.770

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.	2026.581	90.839
2	Additional FSI on payment of premium (together shall not exceed 20% of the total built up area)	0.000	0.000
3	Total proposed built up area (basic premium)	2026.581	90.839
4	Proposed Ancillary Area FSI	1216.082	72.671
5	% of ancillary area FSI	60%	80%
6	TOTAL PROPOSED BUILT UP AREA (together shall not exceed)	3242.88	165.51

Summary of proposed Fine area as per UDCPR

Sr.No	FLOOR	PUNE AREA (Gross)	PUNE AREA (RES.)	TOTAL
1	GROUND	163.510	12.002	175.512
2	1ST FL	462.326	462.326	924.652
3	2ND FL	461.426	461.426	922.852
4	3RD FL	461.426	461.426	922.852
5	4TH FL	461.426	461.426	922.852
6	5TH FL	461.426	461.426	922.852
7	6TH FL	461.426	461.426	922.852
8	7TH FL	461.426	461.426	922.852
9	TOTAL	163.51	3242.88	3406.39
10	BASIC-PREMIUM FSI	90.839	2026.803	2117.641
11	BASIC FSI	90.839	2026.803	2117.641
12	PREMIUM FSI	0.000	0.000	0.000
13	ANCILLARY FSI	72.671	1216.082	1288.753

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.

(Name of Architect/ Licensed Engineer/ Surveyor)

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.- 450, SECTOR-03, PUSHPAGAR, NAVI MUMBAI.

OWNERS/

Owner's Declaration -
I/We understand hereby confirm that I/We would abide by plans approved by Authority / Collector / We would execute the structure as per approved plans. Also I/We would ensure the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/s. National Enterprises.
Shri. M. C. Babu. (Proprietor)

ARCHITECTS

TRIARCH DESIGN STUDIO
ARCHITECTS AND INTERIOR DESIGNERS

HEAD OFFICE: BHAGYAKANT BHAVAN, SARASWATI BAUG, JOSEPHNAGAR (E), BELGAUM-430 001. TEL: 2626441
BRANCH OFFICE: 15, GAUR COMMERICAL COMPLEX, PLOT NO.10, SECTOR-11, C.B.D., BELGAUM, NAVI MUMBAI. TEL: 2799910, 4903867, 490277983

Ar. H. P. DHAVALE
Signature of Architect
(A02027983)

DATE: 02 AUGUST 2022
SCALE: 1:100
DRAWN BY: MANJESH
CHECKED BY: _____

1/2



BUILT UP AREA CALCULATION				
FITNESS CENTRE				
A	6.650	X	4.950	X 1 NO
				= 32.918 SQ.MT.
TOTAL ADDITION				= 32.918 SQ.MT. X

TOTAL BUILT UP AREA [X - Y1]	=	21.455 SQ.MT. X
------------------------------	---	-----------------

Note:

- 1) LPCD = litre per capita per day.
- 2) LPD = litre per day.
- 3) For septic tank capacity flushing and domestic flow to sewer will be 100% and 85% respectively
- 4) Size of septic tank is excluding the free board.

Note:

- 1) For residential unit 5 persons per tenement.
- 2) Water requirement per capita = 135 (Domestic) + 54 (Flushing) = 189 per litres per capita.
- 3) Water requirement for additional toilet = 180 litre per w.c. seat.
- 4) Size of water tank is excluding of free board.

Note:

- 1) O. H. tank capacity should be minimum 50% of total water requirement of U.G. tank.
- 2) Size of water tank is excluding of free board.



SR. NO.			REQUIRED PARKING RATE			TOTAL NO.OF FLAT	As per Sanctioned UDCPRs				As per Notice published u/s 37(1AA), dtd 18.01.2022			
							A				B			
							PARKING SPACE NON CONGESTED CAR		PARKING SPACE PROP. NON CONGESTED AREA SCOOTER		PARKING SPACE REQ. NON CONGESTED AREA CAR		PARKING SPACE PROP. NON CONGESTED AREA 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.					35.00	1.00	5.00	18.00	88.00	1.00	2.00	18.00	35.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.					13.00	1.00	2.00	7.00	13.00	1.00	2.00	7.00	13.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.					0.00	0.00	4.00	0.00	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction thereof					154.04	2.00	6.00	3.00	10.00	2.00	6.00	3.00	10.00
Parking Requirement (quantum)						Residential		25	101			25	48	
						Commercial		3	10			3	10	
5% visitor parking for residential								1	5			1	2	
TOTAL								29	116			29	60	
With Multiplying Factor on total parking as per Table 8C - Q.8								23	93	Multiplying Factor Not applicable for scooter parking		23	60	
PARKING REQUIREMENT (Greater of A and B)										CAR	SCOOTER			
										23	93			
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.														
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING										11	66			
										34	27			
PROPOSED PARKING										34	28			



FLAT NO. / SHOP NO.	CARPET AREA (SQ.M.)	ENCL. BAL. (SQ.M.)	C.S. AREA (SQ.M.)
01.06	25.265	---	---
02.05	24.450	---	---
03.04	27.303	---	---
101.201.301.401.501.601.701	56.790	---	---
102.202.302.402.502.602.702	62.465	---	---
103.203.303.403.503.603.703	62.465	---	---
204.304.404.504.604.704	34.377	---	---
104.205.305.405.505.605.705	34.377	---	---
105.206.306.406.506.606.706	62.465	---	---
106.207.307.407.507.607.707	62.465	---	---

3. LIGHT & VENTILATION STATEMENT				
ROOM	AREA OF ROOM(SQM)	AREA OF WIN. REQUIRED(SQM)	AREA OF WIN PROVIDED(SQM)	TYPES OF WIN
LIVING	23.655	3.943	5.160	W
BED-01	13.640	2.273	5.160	W
BED-02	9.600	1.600	5.160	W
KITCHEN	7.404	1.173	3.870	W1
TOILET-01	2.520	0.420	1.200	V
TOILET-02	2.520	0.420	1.200	V

RWH WATER TANK = 40,800 LTRS. (SIZE = 5.80X2.05X3.50) = 41,600 LTRS.

OWNERS/

Owner's Declaration –
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.

M/s. National Enterprises.
Shri. M. C. Babu. (Proprietor)

Ar. H. P. DHAVALÉ
Signature of Architect