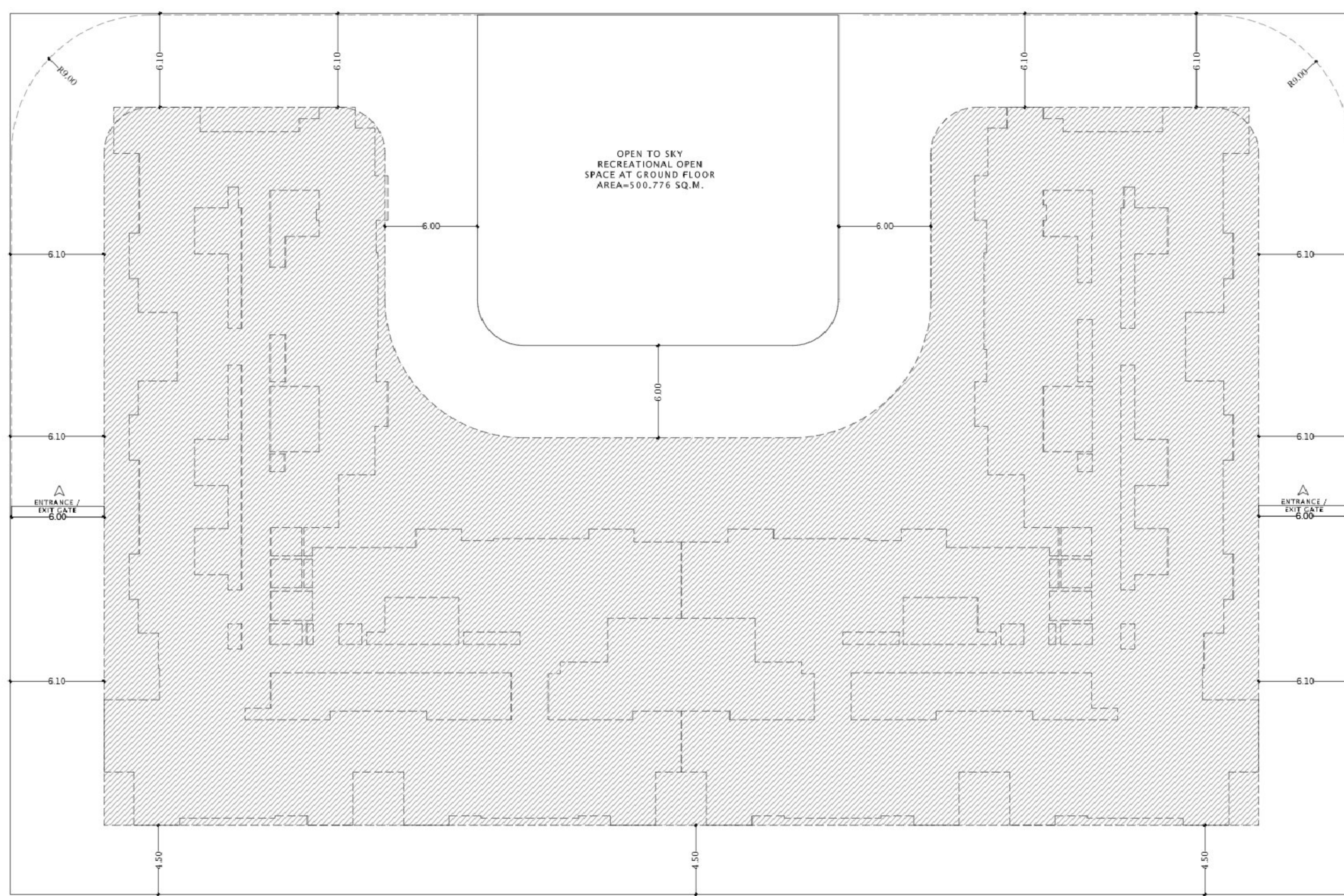
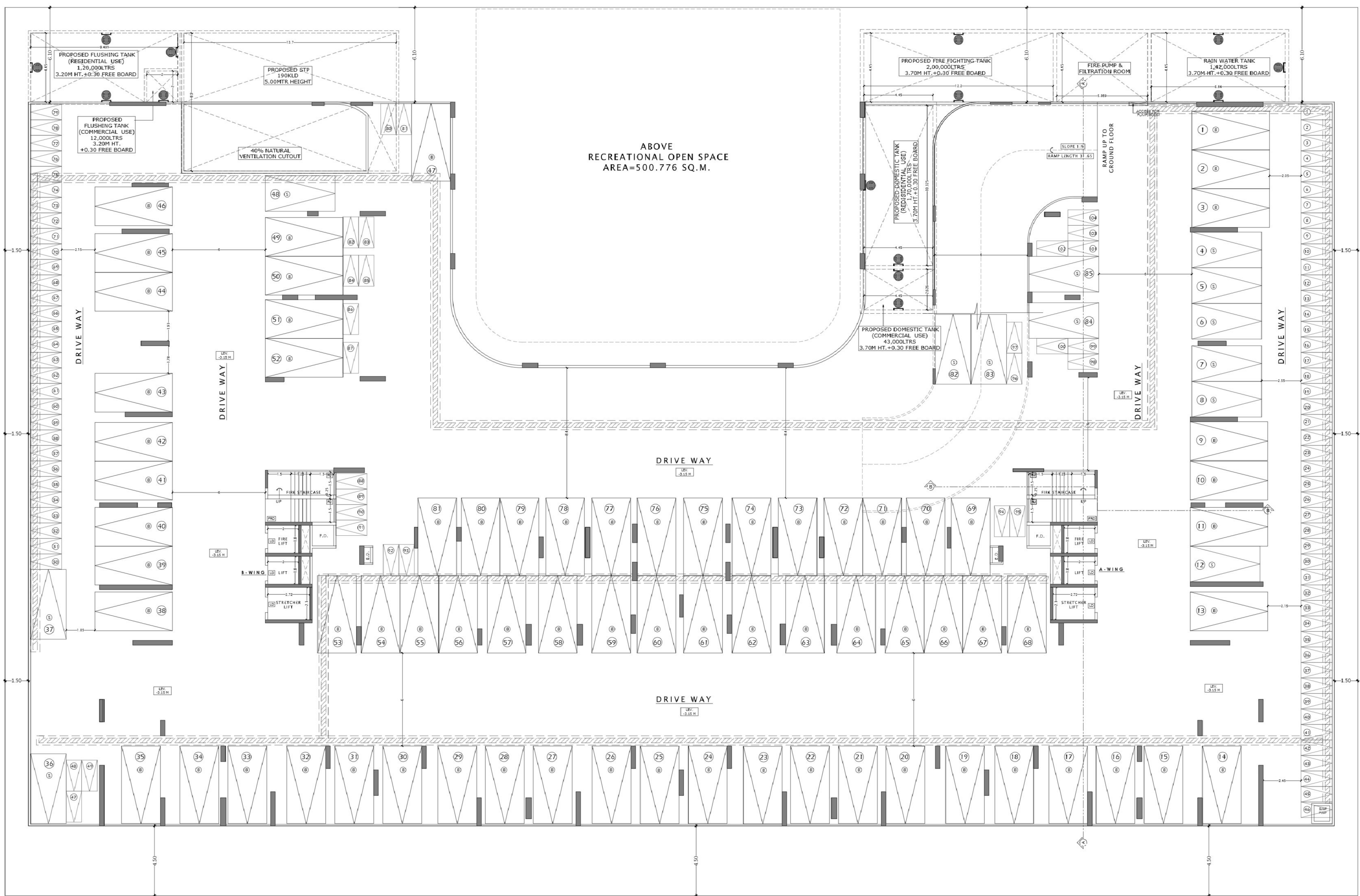


APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-19031/TPO(NM & K)/2024/13534
Dtd. 04 Mar 2025



BASEMENT FLOOR PLAN, BLOCK PLAN, STATEMENTS



20 M WIDE ROAD
BASEMENT PLAN SCALE = 1 : 100

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA				
As per Notice published u/s 37(1)(C), dtd 28.12.2022				
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACE	
			NON CONGESTED CAR	NON CONGESTED SCOOTER
1	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	250	1.00	2.00
2	For every 100 sq.m. carpet area or fraction thereof	1723.74	2.00	6.00
	Parking Requirement (Quantum)		125	250
	5% Visitor parking only for Residential		6	13
	TOTAL		165	367
	With Multiplying Factor on total parking as per Table BC - 0.8		132	367
	Parking Requirement		132	367
	COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.		0	0
	SIX SCOOTERS PARKING MAY BE CONVERTED TO ONE CAR PARKING		27	162
	TOTAL REQUIRED PARKING (After Conversion)		159	367
	TOTAL PROPOSED PARKING		140	225

NOTE:- THE EXCESS PARKING SHALL BE DEEMED TO BE TREATED AS PUBLIC PARKING AND SHALL BE HANDLED OVER FOR THE SAME PURPOSE TO THE AUTHORITY FREE OF COST. IF THE BUILDING PERMISSION PROPOSAL FOR THE BALANCE POTENTIAL IS NOT SUBMITTED BEFORE FINAL OCCUPANCY CERTIFICATE.

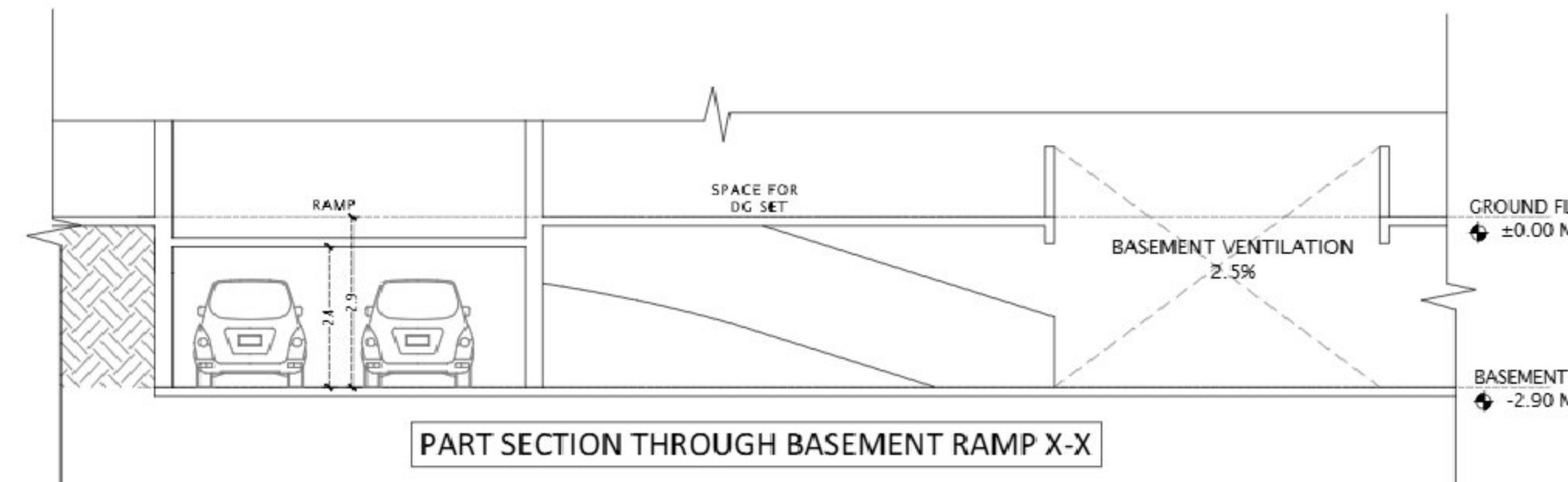
GROSS BUILT UP AREA				
FLOOR	BUA AREA	STILT/PODIUM AREA	NON FSI AREA	GRAND TOTAL
BASEMENT	0.000	2441.338	445.188	0.000
GROUND	1201.045	1152.234	293.154	0.000
1st	1095.984	1624.741	5.262	0.000
2nd	0.000	2635.545	172.413	0.000
3rd	1683.664	0.000	23.950	0.000
4th	1681.191	0.000	240.618	0.000
5th	1681.191	0.000	240.618	0.000
6th	1681.191	0.000	240.618	0.000
7th	1681.191	0.000	240.618	0.000
8th	1576.620	0.000	227.801	107.913
9th	1681.191	0.000	240.618	0.000
10th	1681.191	0.000	240.618	0.000
11th	1554.466	0.000	221.358	0.000
12th	1440.808	0.000	221.358	0.000
13th	1554.466	0.000	209.134	51.636
TERRACE	0.000	413.150	0.000	413.150
TOTAL	20203.21	8853.858	3672.886	159.551

TOTAL NO. OF UNITS & TREES PROPOSED	
1) No. of Units Proposed	250
(a) Residential	250
(b) Commercial	44
2) Trees to be planted	50
(a) Trees to be planted against plot area [Plot Area / 100]	50
(b) Trees to be planted against Trees Felled / Nos x 5]	0
Total nos. of Trees to be planted (2a + 2b)	50
3) Permissible Airport Height	43.11
Proposed Building Top level	42.96
Height of Building upto Terrace level	41.33

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	MIN VENTILATION (PROPOSED WINDOW TYPE)
1	LIVING	MAX SIZE	4.50X3.35	15.2425	1.524	W1
		MIN SIZE	3.00X4.58	13.74	1.374	W3
2	BED	MAX SIZE	3.65X3.10	11.315	1.132	W9
		MIN SIZE	3.00X2.75	8.25	0.825	W4
3	KITCHEN	MAX SIZE	3.00X2.10	6.3	0.630	W7
		MIN SIZE	2.40X2.10	5.04	0.504	W7
4	TOILET	MAX SIZE	1.80X1.49	2.682	0.300	V
		MIN SIZE	2.00X1.20	2.4	0.300	V

REQUIRED WATER TANK CALCULATION				
NO	SHOP/ FLAT NO.	DOMESTIC REQUIREMENT OF U.G. WATER TANK RESIDENTIAL - 5 PERSONS/TENEMENT COMMERCIAL - BUA/OCCUPANT LOAD	FLUSHING REQUIREMENT U.G. TANK	GRAND TOTAL
1)	44	1804.896/ 3 PERSONS X 70 LTRS	-	52X 180 LTRS
		42114	-	9360
2)	250	250 X 5 PERSONS X 135 LTRS	250 X 270 LTRS	255X 180 LTRS
		168750	67500	45000
Total required U.G. T capacity for Commercial + Residential (Domestic) (100% Capacity)				
Total required U.G. T capacity for Commercial + Residential (Flushing) (100% Capacity)				
Total required O.H.T capacity for Commercial + Residential (Domestic) (50% OF U.G.T. Capacity)				
Total required U.G. T capacity for Commercial + Residential (Domestic) (SIZE - 110.325 X 4.45 X 3.70) + (2.026 X 4.45 X 3.70)				
Total proposed U.G. T capacity for Commercial + Residential (Flushing) (SIZE - AREA = 87.513 X 3.21 + (2.002 X 2.002 X 3.20)				
Total proposed O.H.T capacity for Commercial + Residential (Domestic) RESI. (SIZE - AREA = 64.100 + 63.400 X 1.00 + (11.00 X 2.30)				
Total proposed O.H.T capacity for Commercial + Residential (Flushing) RESI. (SIZE - AREA = 37.367 X 1.00 X 7.00 + (5.96 X 2.30)				
Total required U.G. T capacity for Fire Fighting				
Total proposed U.G. T capacity for Fire Fighting (SIZE - 15.004 X 4.5 X 3.00)				
Total required O.H.T for Fire Fighting (SIZE - AREA = 10.064 X 1.00 X 2)				
Total proposed O.H.T for Fire Fighting (SIZE - AREA = 10.064 X 1.00 X 2)				

NOTE
1) For Residential - unit 5 Person per tenement
For Commercial - No. of persons on occupant load / area of floors (Refer Table No. 9E)
2) Water Requirement per capita = 135 Ltrs. (Domestic), 270 Ltrs. (Flushing)
3) Water Requirement for additional Toilet = 180 Ltrs per Tenement
4) Size of Tank is excluding the Free Board



PART SECTION THROUGH BASEMENT RAMP X-X

PROJECT
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-37+38 SECTOR-5, PUSHPAK NAGAR, NAVI MUMBAI

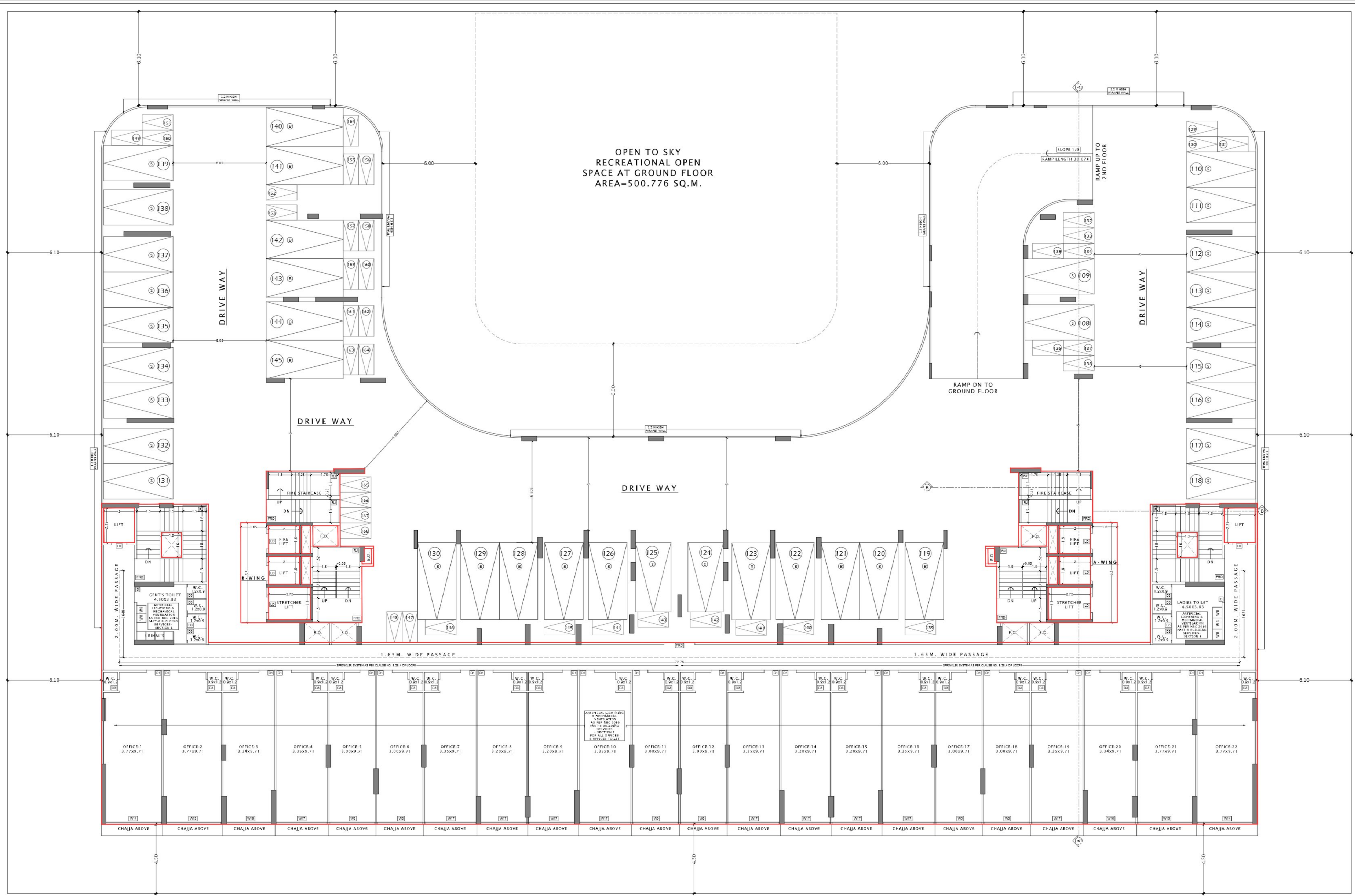
M/S. MATRIX SUPERSTRUCTURES
ARCHITECTS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-19031/TPO(NM & K)/2024/13534
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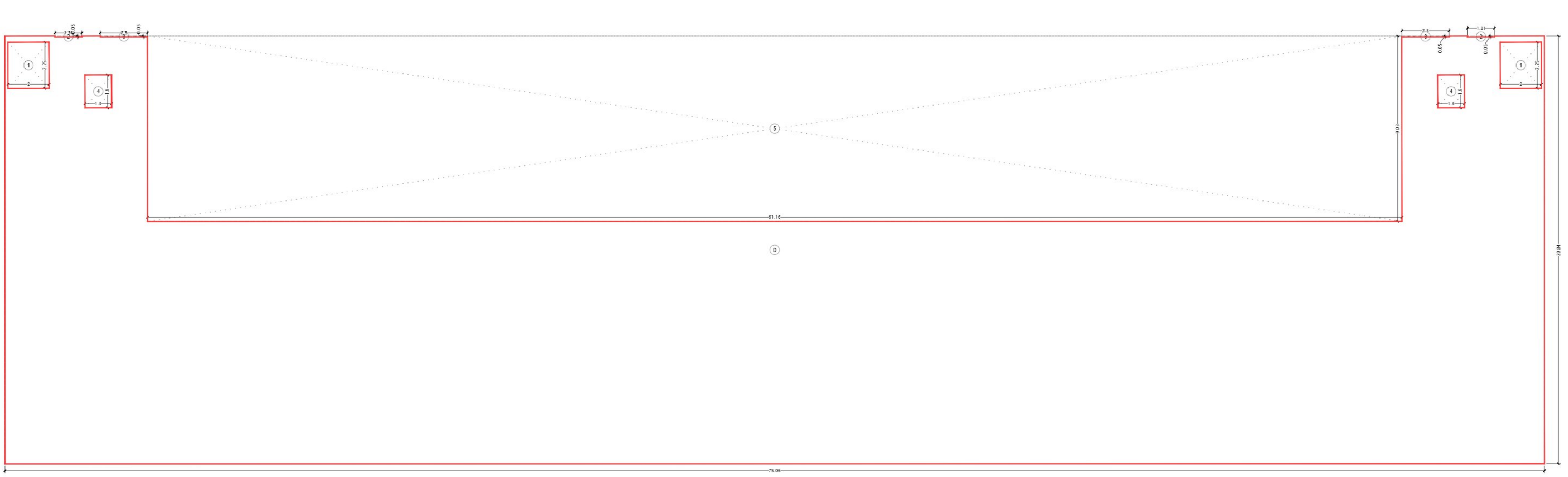


1ST FLOOR PLAN , AREA CALCULATION , STATEMENTS



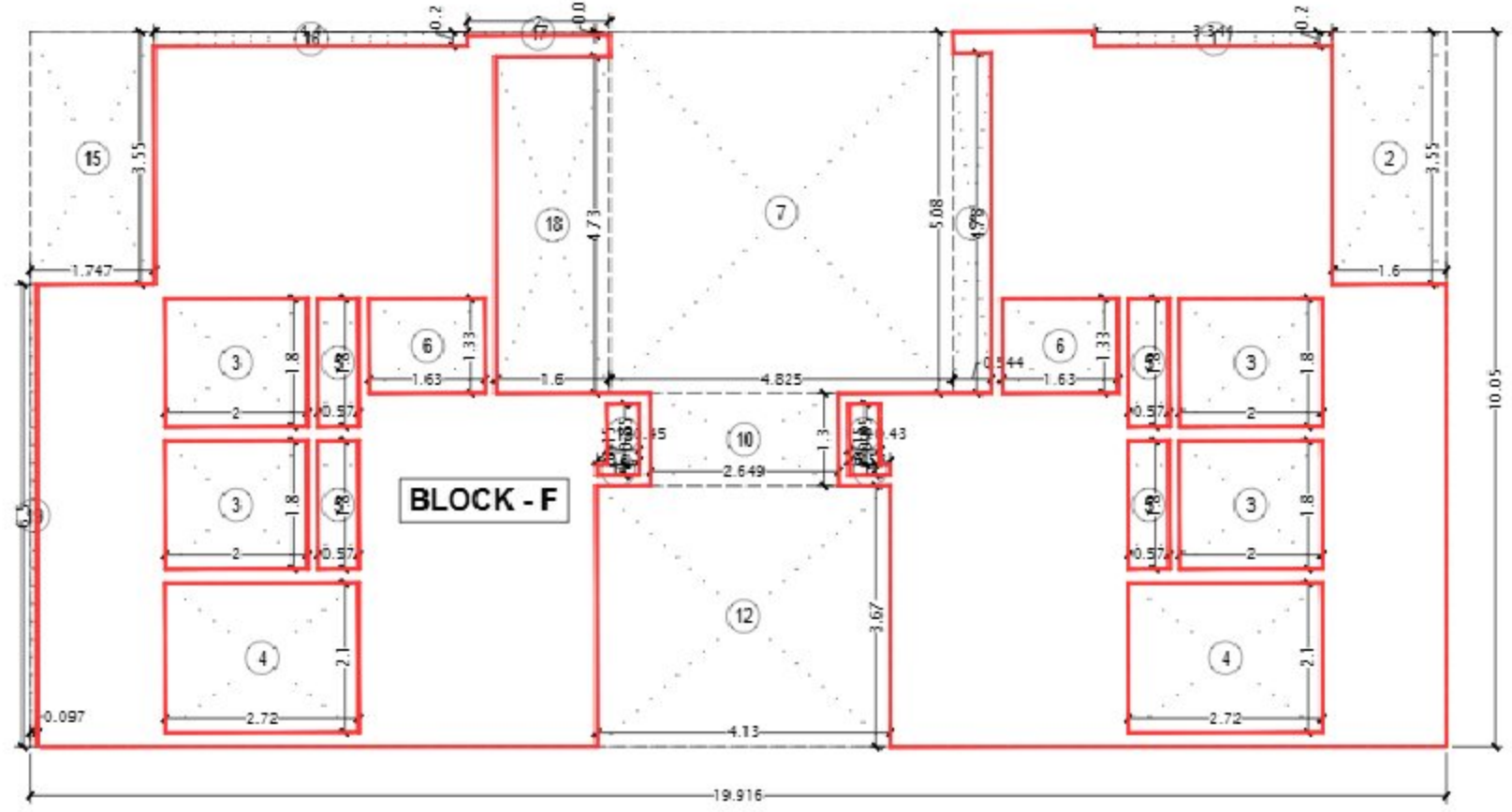
1ST FLOOR PLAN SCALE = 1 : 100

TOTAL NO. OF PARKING (1ST FLOOR)	
BIG CAR	16
SMALL CAR	22
SCOOTER	40



AREA LINE DIAGRAM OF 1ST FLOOR (COMMERCIAL) SCALE = 1 : 100

BUILT UP AREA CALCULATION			
1ST FLOOR (COMMERCIAL)			
BLOCK F	75.968 X 20.848 X 1 NO	=	1584.798 SQ.MT
TOTAL ADDITION		=	1584.798 SQ.MT
DEDUCTIONS			
1	2.888 X 2.558 X 2 NOS	=	3.698 SQ.MT
2	1.358 X 0.958 X 2 NOS	=	2.578 SQ.MT
3	1.388 X 0.958 X 2 NOS	=	2.598 SQ.MT
4	1.388 X 1.688 X 2 NOS	=	4.698 SQ.MT
5	65.588 X 0.958 X 1 NO	=	62.758 SQ.MT
TOTAL DEDUCTION		=	188.798 SQ.MT
TOTAL BUILT UP AREA (X - Y)		=	1396.000 SQ.MT



AREA LINE DIAGRAM OF 1ST FLOOR (RESIDENTIAL) SCALE = 1 : 100

BUILT UP AREA CALCULATION			
1ST FLOOR (RESIDENTIAL)			
BLOCK F	19.818 X 10.888 X 1 NO	=	2151.188 SQ.MT
TOTAL ADDITION		=	2151.188 SQ.MT
DEDUCTIONS			
1	3.344 X 0.208 X 1 NO	=	0.698 SQ.MT
2	1.488 X 0.888 X 1 NO	=	1.318 SQ.MT
3	2.008 X 0.888 X 4 NOS	=	7.148 SQ.MT
4	2.128 X 2.158 X 2 NOS	=	9.148 SQ.MT
5	0.872 X 1.088 X 4 NOS	=	3.768 SQ.MT
6	1.688 X 1.388 X 2 NOS	=	4.698 SQ.MT
7	4.428 X 0.888 X 1 NO	=	3.928 SQ.MT
8	0.444 X 4.788 X 1 NO	=	2.118 SQ.MT
9	0.438 X 0.888 X 1 NO	=	0.388 SQ.MT
10	2.688 X 1.388 X 1 NO	=	3.718 SQ.MT
11	0.888 X 0.188 X 1 NO	=	0.168 SQ.MT
12	4.128 X 3.878 X 1 NO	=	15.998 SQ.MT
13	0.488 X 0.888 X 1 NO	=	0.438 SQ.MT
14	0.888 X 0.188 X 1 NO	=	0.168 SQ.MT
15	1.147 X 3.888 X 1 NO	=	4.458 SQ.MT
16	4.488 X 0.208 X 1 NO	=	0.928 SQ.MT
17	2.008 X 0.888 X 1 NO	=	1.778 SQ.MT
18	1.888 X 4.788 X 1 NO	=	8.948 SQ.MT
19	0.097 X 8.888 X 1 NO	=	0.868 SQ.MT
TOTAL DEDUCTION		=	67.828 SQ.MT
TOTAL BUILT UP AREA (X - Y)		=	2083.360 SQ.MT

PROJECT DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-37-38 SECTOR-5,PUSHPAK NAGAR, NAVI MUMBAI OWNERS/

M/S. MATRIX SUPERSTRUCTURES ARCHITECTS