

The diagram illustrates a cross-section of a typical balcony. Key dimensions and features include:

- Overall Width:** 2.18
- Top Slab Thickness:** 0.20
- Bottom Slab Thickness:** 0.20
- Top Reinforcement:** $\phi 60X$ (top left), $\phi 50$ (top right)
- Bottom Reinforcement:** $\phi 60X$ (bottom left), $\phi 50$ (bottom right)
- Vertical Dimensions:** 1.00 (top slab), 0.50 (gap), 2.88 (total height), 0.10 (bottom slab)
- Labels:** "OPEN BALCONY" and "KITCHEN" (appearing twice)

TYPICAL BALCONY SECTION



Note:-

i) Planning requirement as stipulated in Table-B-B and Table- B-C, may be permitted for full permissible potential of plot even though Building permission is sought for and sanctioned for only part of the full potential. In such cases the difference between number of parking required for such part potential and full permissible potential shall be liable for payment of charges as above, at the time of final occupancy certificate for such sanctioned permission.

ii) If the building permission proposal for the balance potential is not submitted before such final occupancy certificate, then such excess parking shall deemed to be treated as public parking and shall be handed over for the same purpose to the Authority free of cost.

REQUIRED WATER TANK CAPACITY			
FOR DOMESTIC USE (COMMERCIAL)			
GROSS AREA	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
0.00	10	45	0
U.G. TANK			0
O.H.TANK (50% OF U.G. TANK)			0
FOR DOMESTIC USE (RESIDENTIAL)			
TOTAL NO. OF UNIT	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
49	5	135	33075
FOR FLUSHING USE (RESIDENTIAL)			
TOTAL NO. OF UNIT	LITRES/DAY	TOTAL CAPACITY (IN LITRES)	
49	270	13230	
FOR ADDITIONAL FLUSHING USE OF ADDITIONAL TOILET (RESIDENTIAL)			
TOTAL NO. OF ADDITIONAL TOILET	LITRES/DAY	TOTAL CAPACITY (IN LITRES)	
51	180	9180	
TOTAL REQUIRED WATER FOR RESIDENTIAL			55485
U.G. TANK			55485
O.H.TANK (50% OF U.G. TANK)			27743
FOR FIRE FIGHTING (AS PER NBC)			
U.G. TANK		N.A.	
O.H.TANK		25000	
PROPOSED WATER TANK CAPACITY			
DETAILS OF TANK		U.G. TANK	O.H.TANK
COMMERCIAL USE		0 LTRS.	0 LTRS.
RESIDENTIAL USE		56400 LTRS.	28100 LTRS.
FIRE FIGHTING USE		0 LTRS.	25806 LTRS.
TOTAL WATER CAPACITY (IN LITRES)		56400 LTRS.	53906 LTRS.
GROSS TOTAL WATER CAPACITY (IN LITRES)		110306 LTRS.	

***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

9.		agreement to lease	
	b	Permissible commercial area	0.00
	c	Proposed commercial area (basic excluding ancillary)	0.00
		Addition of FSI on payment of premium	
10.	a	Maximum permissible premium FSI - based on road width / TOD Zone. (Plot area*0.5 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)	543.68
	b	Proposed FSI on payment	543.41
		In-situ FSI / TDR loading	
	a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.00
11.	b	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and/or(c)].	0.00
	c	TDR area	0.00
	d	Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12.		Additional FSI area under Chapter No. 7	0.00
		Total entitlement of FSI in the proposal	
	a	[9(a) + 10(b)+11(d)] or 12 whichever is applicable.	1630.76
13.	b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	978.46
	c	Proposed Ancillary area FSI	978.46
	d	Total entitlement (a+b)	2609.22
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 applicably) x 1.6 or 1.8], read with Note 3 of 10.10.1	3.60
		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	a	Existing Built-up Area	0.00
		Residential	0.00
		Commercial	0.00
15.	b	Proposed Built-up Area (as per 'P-line')	2609.22
		Residential	2609.22
		Commercial	0.00
	c	Total (a+b) (shall not be more than 13(d))	2609.22
		F-5.1 Consumed (15/13) (should not be more than serial No.14 above.)	1.00
16.			
	a	Area for Inclusive Housing, if any	
	b	Area Required (20% of Sr.No.5)	0.00
			0.00

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

DATE	SCALE	DRAWN BY	CHECKED BY	
05/06/2024	1:100	NIKITA	ZEYAU	

AREA CALCULATION STATEMENT FOR STAIRCASE ON GROUND FLOOR									
A	OVERALL DIMENSION:								
	3.65	X	4.00	X	1	=	14.60	SQ.M.	
	TOTAL					=	14.60	SQ.M.	
B	DEDUCTIONS:								
1	0.10	x	1.90	x	1	=	0.19	SQ.M.	
2	0.15	x	1.35	x	1	=	0.20	SQ.M.	
3	0.45	x	1.00	x	1	=	0.45	SQ.M.	
4	0.15	x	1.90	x	1	=	0.29	SQ.M.	
	TOTAL DEDUCTIONS					=	1.13	SQ.M.	
NET B.U.A. CONSUMED FOR DRIVER'S ROOM ON GROUND FLOOR (A-B)							=	13.47	SQ.M.

AREA CALCULATION STATEMENT FOR ENTRANCE LOBBY ON GROUND FLOOR							
A	OVERALL DIMENSION:						
	2.50	X	3.70	X	1	=	9.25
	TOTAL					=	9.25
							SQ.M.
B	NO DEDUCTION						
						=	0.00
							SQ.M.
NET B.U.A. CONSUMED FOR COMMON TOILET ON GROUND FLOOR (A-B)						=	9.25
							SQ.M.

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS
MENTIONED IN This Office Letter

No.
CIDCO/BP-18872/TPQ(NM & K)/2024/12604
Dtd. 13 Jun 2024

VENTILATION AREA STATEMENT (FLAT NO. 101)

ROOM	AREA* IN SQ. MTS.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	17.26	1.726	2.97 (W3)
BEDROOM	8.25	0.825	3.92 (W1)
M.BEDROOM	9.08	0.908	3.92 (W1)
KITCHEN	5.04	0.504	3.27 (W2)
TOILET	2.52	0.252	0.540 (V)
TOILET	2.34	0.234	0.540 (V)

NOTE: * The largest possible area of respective rooms are considered.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN MTR.	DESCRIPTION
D1	1.000 X 2.100	T.W. PANELED DOOR
D2	0.900 X 2.100	T.W. FLUSH DOOR
D3	0.750 X 2.100	MARBLE FRAME DOOR
W1	1.800 X 2.180	ALUMINUM SLIDING WINDOW
W2	1.500 X 2.180	ALUMINUM SLIDING WINDOW
W3	1.370 X 2.180	ALUMINUM SLIDING WINDOW
W4	1.300 X 2.180	ALUMINUM SLIDING WINDOW
W5	1.200 X 2.180	ALUMINUM SLIDING WINDOW
W6	1.800 X 1.200	ALUMINUM SLIDING WINDOW
W7	1.200 X 1.200	ALUMINUM SLIDING WINDOW
V	0.600 X 0.900	ALUMINUM FRAME LOUVERED WINDOW
V1	0.450 X 0.900	ALUMINUM FRAME LOUVERED WINDOW
V2	0.300 X 0.900	ALUMINUM FRAME LOUVERED WINDOW
V3	0.750 X 0.900	ALUMINUM FRAME LOUVERED WINDOW

NAME, ADDRESS & SIGN OF OWNER

M/s. HI-TECH GROUP
(PARTNER MR. PRAFUL MANJIBHAI KAPUPARA AND OTHERS SIX)

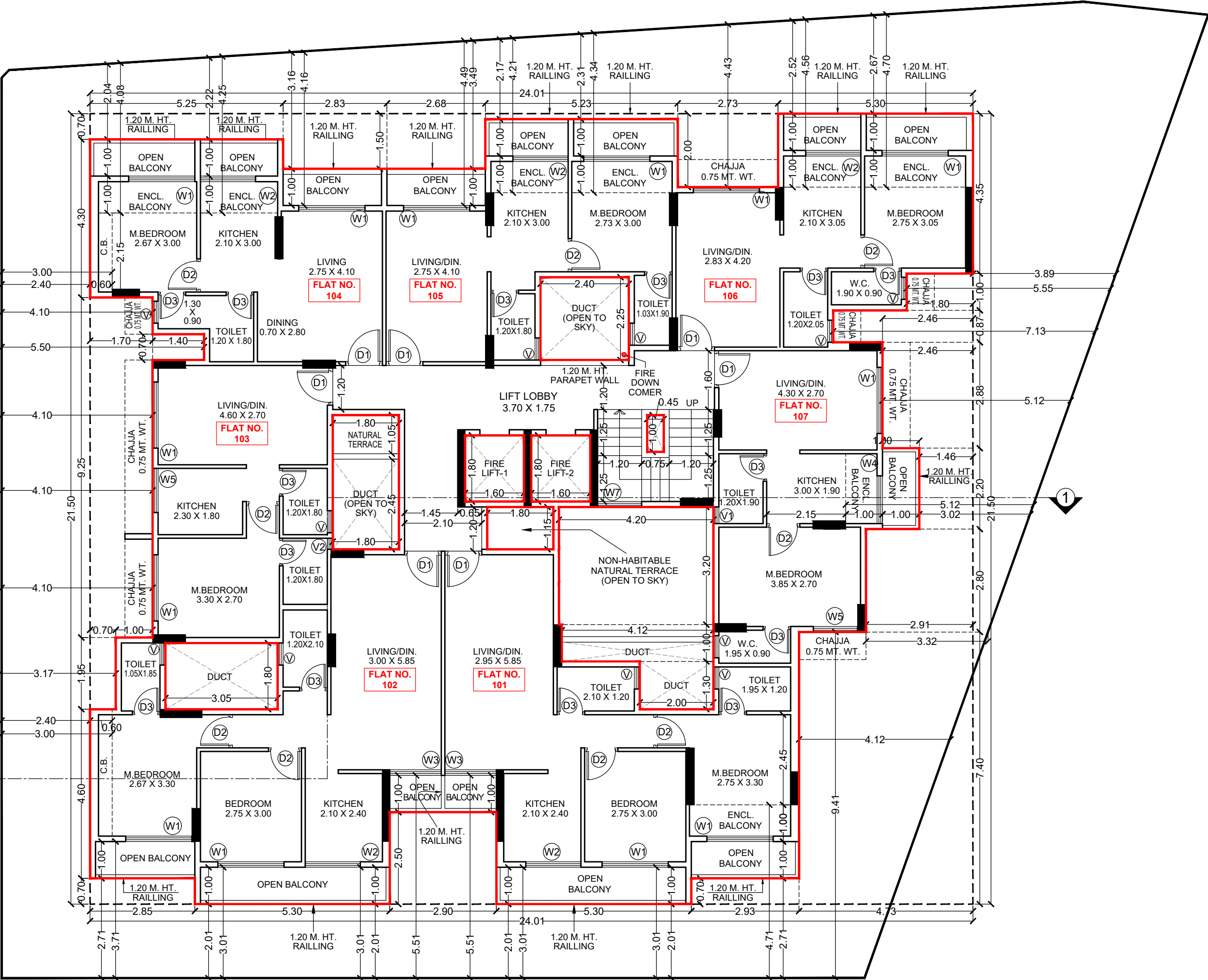
OFFICE NO.905, MAYURESH CHAMBERS,PLOT NO. 60,SECTOR-11,
C.B.D. BELAPUR,NAVI MUMBAI-400614.

NAME, ADDRESS & SIGN OF ARCHITECT

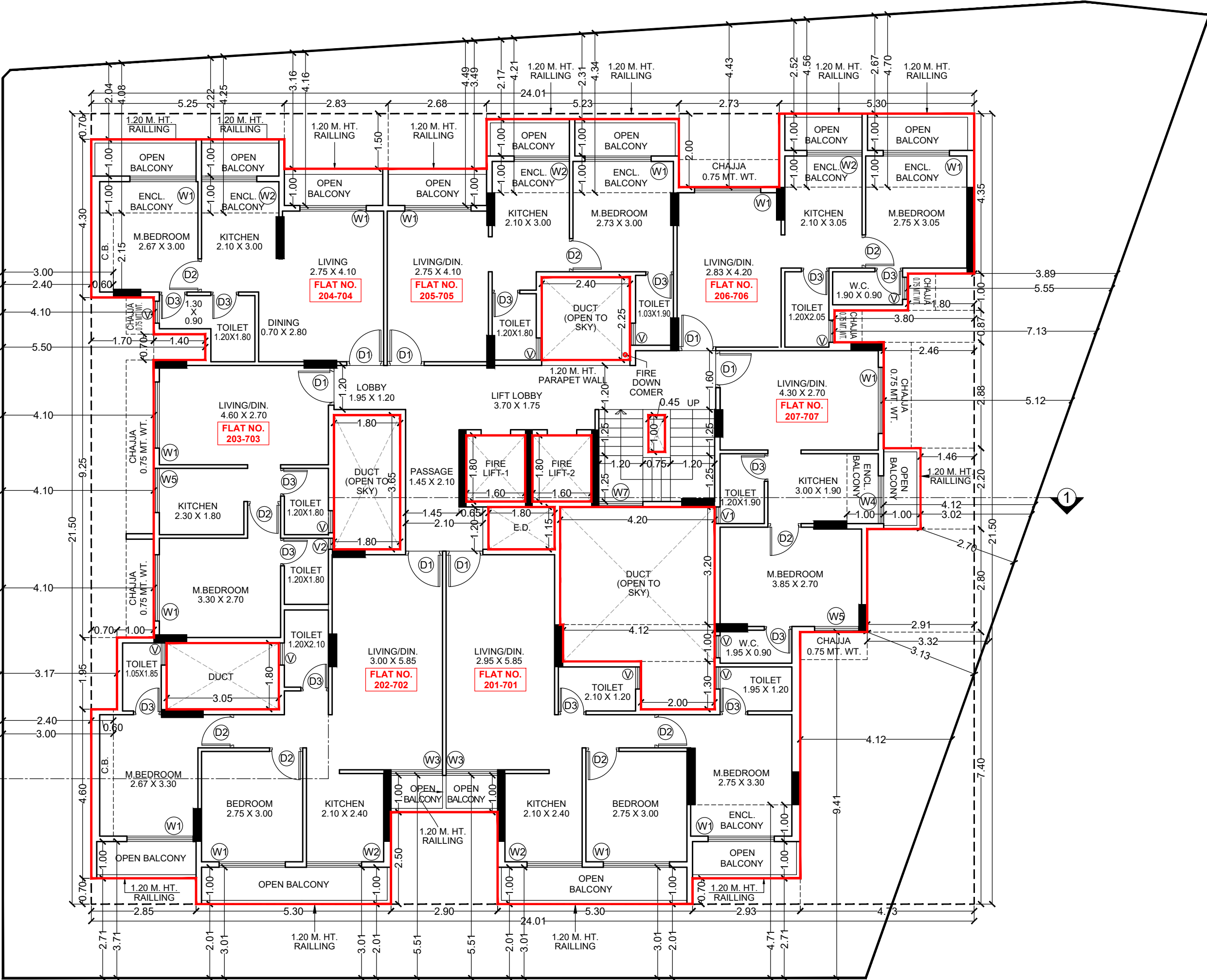
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Ar. Mrs. Shafrat Zeyaul Imam (COA Reg. No. - CA/2016/75914 & IIA Reg. No. - 25409)

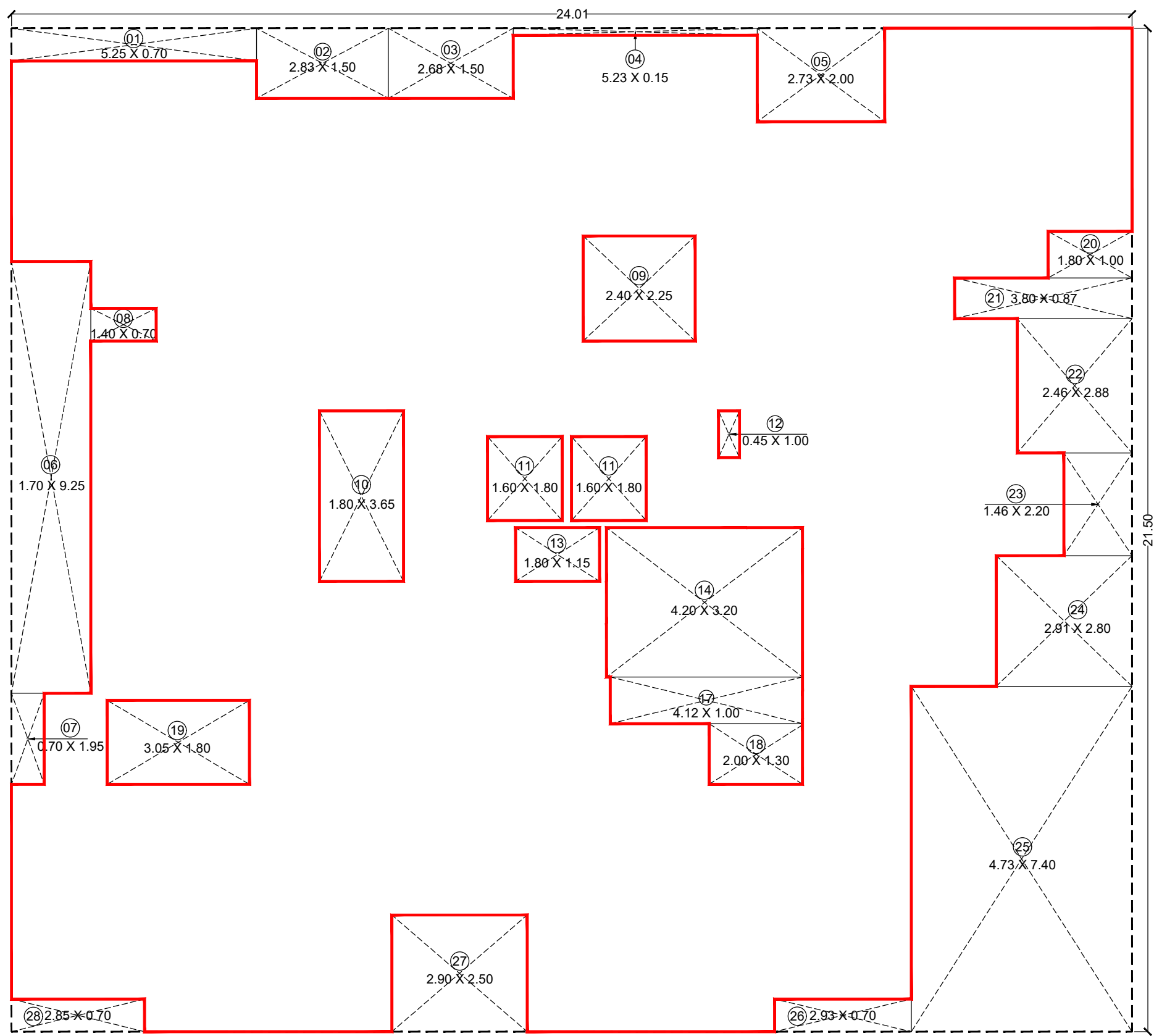
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05/06/2024	1:100	NIKITA	ZEYAU



1ST FLOOR PLAN
SCALE = 1:100



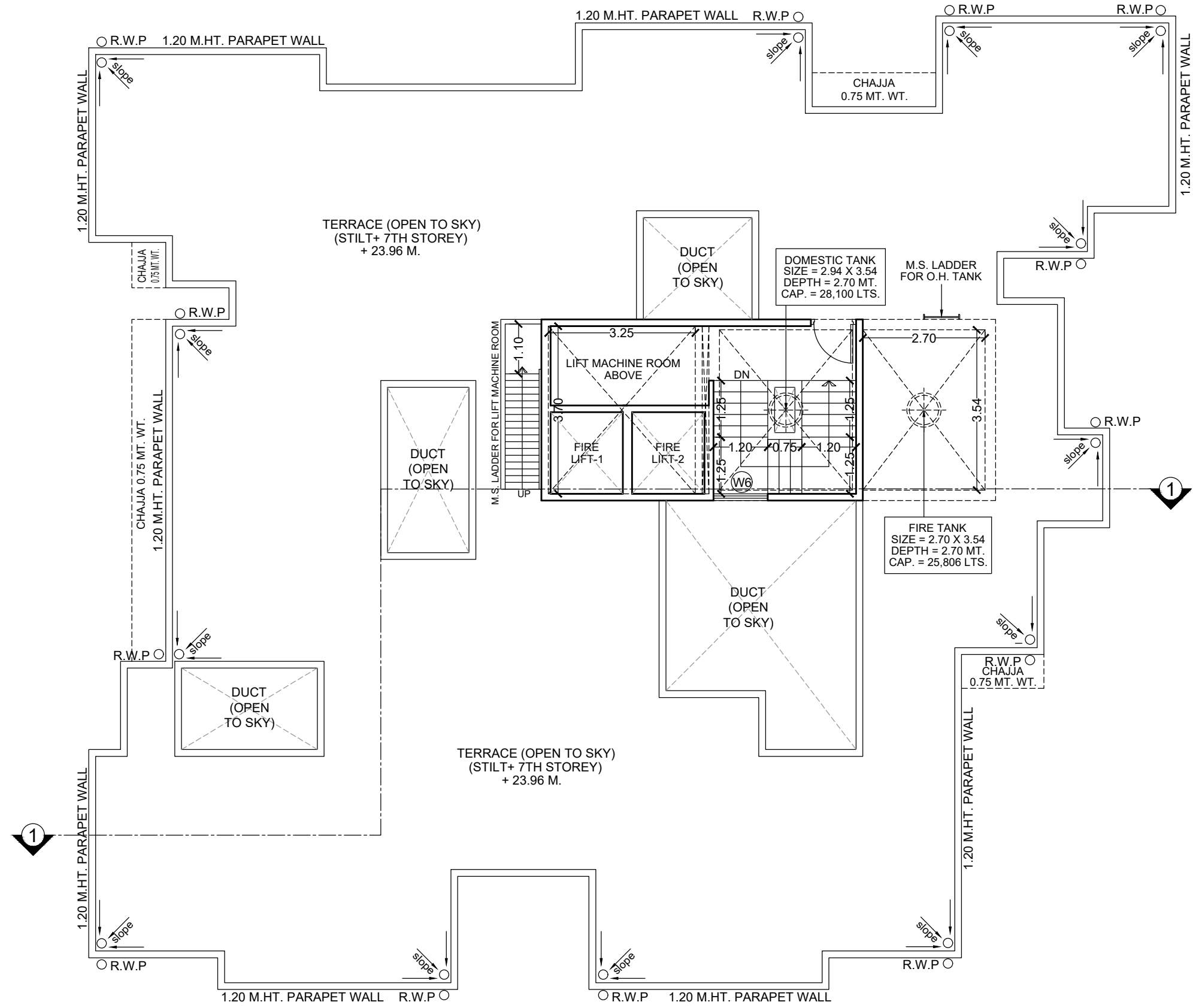
TYPICAL (2ND TO 7TH) FLOOR PLAN
SCALE = 1:100



AREA CALCULATION DIAGRAM BOX FOR 1ST-7TH FLOOR (RESIDENTIAL)

AREA CALCULATION STATEMENT FOR
1ST-7TH FLOOR (RESIDENTIAL)

A OVERALL DIMENSION:-									
24.01	X	21.50	X	1	=	516.22	SQ.M.		
TOTAL AREA						=	516.22	SQ.M.	
B DEDUCTIONS:-									
1	5.25	x	0.70	x	1	=	3.68	SQ.M.	
2	2.83	x	1.50	x	1	=	4.24	SQ.M.	
3	2.68	x	1.50	x	1	=	4.01	SQ.M.	
4	5.23	x	0.15	x	1	=	0.78	SQ.M.	
5	2.73	x	2.00	x	1	=	5.46	SQ.M.	
6	1.70	x	9.25	x	1	=	15.73	SQ.M.	
7	0.70	x	1.95	x	1	=	1.37	SQ.M.	
8	1.40	x	0.70	x	1	=	0.98	SQ.M.	
9	2.40	x	2.25	x	1	=	5.40	SQ.M.	
10	1.80	x	3.65	x	1	=	6.57	SQ.M.	
11	1.60	x	1.80	x	2	=	5.76	SQ.M.	
12	0.45	x	1.00	x	1	=	0.45	SQ.M.	
13	1.80	x	1.15	x	1	=	2.07	SQ.M.	
14	4.20	x	3.20	x	1	=	13.44	SQ.M.	
17	4.12	x	1.00	x	1	=	4.12	SQ.M.	
18	2.00	x	1.30	x	1	=	2.60	SQ.M.	
19	3.05	x	1.80	x	1	=	5.49	SQ.M.	
20	1.80	x	1.00	x	1	=	1.80	SQ.M.	
21	3.80	x	0.87	x	1	=	3.31	SQ.M.	
22	2.46	x	2.88	x	1	=	7.08	SQ.M.	
23	1.46	x	2.20	x	1	=	3.21	SQ.M.	
24	2.91	x	2.80	x	1	=	8.15	SQ.M.	
25	4.73	x	7.40	x	1	=	35.00	SQ.M.	
26	2.93	x	0.70	x	1	=	2.05	SQ.M.	
27	2.90	x	2.50	x	1	=	7.25	SQ.M.	
28	2.85	x	0.70	x	1	=	2.00	SQ.M.	
TOTAL DEDUCTIONS AREA						=	151.963	SQ.M.	
NET BUILT-UP AREA CONSUME ON EACH FLOOR						=	364.252	SQ.M.	
NET B.U.A. CONSUMED ON 1ST-7TH (RESIDENTIAL) FLOOR						=	2549.76	SQ.M.	
TOTAL NUMBER OF RESIDENTIAL UNITS ON EACH FLOOR						=	7	NO.	
TOTAL NUMBER OF RESIDENTIAL UNITS ON 1ST-7TH FLOOR						=	49	NO.	



TERRACE FLOOR PLAN
SCALE = 1:100

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS
MENTIONED IN This Office Letter

No.
Dtd. CIDCO/BP-18872/TPO(NM & K)/2024/12604
13 Jun 2024

NAME, ADDRESS & SIGN OF OWNER

M/s. HI-TECH GROUP
(PARTNER MR. PRAFUL MANJIBHAI KAPUPARA AND OTHERS SIX)

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

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