

[illegible]

OVERHEAD WATER TANK CAPACITY CALCULATION						
TANK TYPE	BUILDING NUMBER	WING	WATER REQUIRED (LITRS./ 60% OF UNDER GROUND TANK)	COLD WATER REQUIREMENT		
				TANK SIZE	NUMBER OF TANK	CAPACITY (LITRS.)
DOMESTIC			57,384	5.95 X 6.50 X 1.50	01	58.013
FLOUSHING	BUILDING-1		35,424	25.10 X 1.50 X 1	01	37.650
FIRE			10,000	5.95 X 1.50 X 1.50	01	13.388
		TOTAL	1,02,808			1,09,051

NOTE -
1/ OVERHEAD TANK CAPACITY SHALL BE MINIMUM 60% OF WATER REQUIREMENT.
2/ SIZE OF OVERHEAD TANK IS EXCLUDING FREE BORD

CARPET AREA STATEMENT AS PER RERA						
FLOOR NO.	SHOP/FLAT NO.	CARPET AREA IN SQ.M.	OPEN BAL IN SQ.M.	ENCL. BAL IN SQ.M.	NAT. TERR. IN SQ.M.	
1ST FLOOR	103	55.83	0.00	0.00	3.75	
	104	59.11	0.00	0.00	3.75	
	105	52.41	0.00	0.00	3.24	
	106	52.41	0.00	0.00	3.24	
	107	52.41	0.00	0.00	3.24	
	108	52.01	0.00	0.00	3.24	
2ND,3RD 4TH,5TH,6TH 7TH,9TH,10TH 11TH,12TH 14TH FLOOR	201,301,401,501,601,701,901,1001,1101,1201	34.19	2.75	0.00	0.00	
	202,302,402,502,602,702,902,1002,1102,1202	34.19	2.75	0.00	0.00	
	203,303,403,503,603,703,903,1003,1103,1203	55.83	3.75	0.00	0.00	
	204,304,404,504,604,704,904,1004,1104,1204	59.11	3.75	0.00	0.00	
	205,305,405,505,605,705,905,1005,1105,1205	52.41	3.24	0.00	0.00	
	206,306,406,506,601,706,906,1006,1106,1206	52.41	3.24	0.00	0.00	
	207,307,407,507,607,707,907,1007,1107,1207	52.41	3.24	0.00	0.00	
	208,308,408,508,608,708,908,1008,1108,1208	52.01	3.24	0.00	0.00	
	209,309,409,509,609,709,909,1009,1109,1209	33.94	2.75	0.00	0.00	
	801,1301	34.19	2.75	0.00	0.00	
	802,1302	34.19	2.75	0.00	0.00	
	803,1303	55.83	3.75	0.00	0.00	
	804,1304	59.11	3.75	0.00	0.00	
	805,1305	52.41	3.24	0.00	0.00	
806,1306	52.41	3.24	0.00	0.00		
807,1307	52.41	3.24	0.00	0.00		
808,1308	52.01	3.24	0.00	0.00		
8TH,13TH FLOOR	1403	55.83	3.75	0.00	0.00	
	1404	59.11	3.75	0.00	0.00	
	1405	52.41	3.24	0.00	0.00	
	1406	52.41	3.24	0.00	0.00	
	14TH FLOOR					
	1403	55.83	3.75	0.00	0.00	
1404	59.11	3.75	0.00	0.00		
1405	52.41	3.24	0.00	0.00		
1406	52.41	3.24	0.00	0.00		

SCHEDULE OF DOORS & WINDOWS			
TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENINGS	DESCRIPTION OF FINISH
D1	1.600 X 2.100	3.360	T.W. FRAMED PANELLED DOOR
D5	0.900 X 2.100	1.890	T.W. FRAMED PANELLED DOOR
D2	0.700 X 2.100	1.470	T.W. FRAMED PANELLED DOOR
W1	3.000 X 2.125	7.013	ALL GLAZED SLIDING WINDOW
W3	1.050 X 2.125	2.231	ALL GLAZED SLIDING WINDOW
W2	2.700 X 2.125	5.738	ALL GLAZED SLIDING WINDOW
W4	3.000 X 2.125	6.438	ALL GLAZED SLIDING WINDOW
W5	2.100 X 2.125	4.462	ALL GLAZED SLIDING WINDOW
W6	1.800 X 2.125	3.823	ALL GLAZED SLIDING WINDOW
W7	1.700 X 2.125	3.613	ALL GLAZED SLIDING WINDOW
W8	1.400 X 2.125	3.001	ALL GLAZED SLIDING WINDOW
W9	1.400 X 2.125	2.973	ALL GLAZED SLIDING WINDOW
W1	0.600 X 0.900	0.540	ALL GLAZED Jalousies WINDOW
W1	0.600 X 0.900	0.540	ALL GLAZED Jalousies WINDOW

The diagram shows a rectangular plot with a diagonal line from the top-left corner to the bottom-right corner. A curved boundary is shown on the right side, with a point labeled 'B' on it. The plot is divided into two sections by a horizontal line. The top section is a rectangle with a diagonal line. The bottom section is a rectangle with a curved boundary on the right side. The diagram is labeled 'AREA DIAGRAM OF GROUND FLOOR' and 'SCALE = 1:200'. The diagram is drawn on a grid with dimensions in feet and inches.

AREA DIAGRAM OF GROUND FLOOR
(COMMERCIAL) SCALE = 1:200

BUILT UP AREA CALCULATION

GROUND FLOOR (COMMERCIAL)									
A	44.10	X	23.03	X	1 NO	=	1016.62	SQ.MT.	
B	2.6	X	9.90	X	2.05	X	1 NO	=	13.98
TOTAL ADDITION							=	1030.60	SQ.MT. X

DEDUCTIONS

1	30.50	X	13.33	X	1 NO	=	406.57	SQ.MT.	
2	1/2	X	7.00	X	7.00	X	1 NO	=	24.50
TOTAL DEDUCTION							=	431.04	SQ.MT. Y1
TOTAL BUILT UP AREA (X-Y1)							=	599.56	SQ.MT. X1

TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA					
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	As per notification, dated 28.12.2022		
			PARKING SPACE REQ.	PARKING SPACE PROP.	
			NON CONGESTED AREA	NON CONGESTED AREA	
			CAR	SCOOTER	CAR
1	For every tenement having carpark area 150 sqm. AND ABOVE	0.00	2.00	1.00	0.00
2	For every tenement having carpark area less than for above 80 sq. m. but less than 150 sq. m.	0.00	2.00	1.00	0.00
3	For every tenement with each tenement having carpark area less than 80 sq. m.	82.00	1.00	2.00	41.00
4	For every tenement with each tenement having carpark area less than 40 sq. m. but more than 30 sq. m.	34.00	1.00	2.00	34.00
5	For every tenement with each tenement having carpark area less than 30 sq. m.	0.00	2.00	2.00	0.00
6	For every 100 sq. m. area of car parking above of	571.60	1.00	2.00	11.00
Parking Requirement (maximum)			Residential	58	116
			Commercial	11	35
5% visitor parking only for residential				3	6
TOTAL				72	157
With Multiplying Factor on total parking as per Table C - 0.8				Multiplying Factor Not applicable for scooter	58
PARKING REQUIREMENT				CAR	SCOOTER
				58	157
COMPACT PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.				0	0
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING				17	30
Required Parking (after conversion)				75	35
Proposed parking considering additional 1/3				77	41

NOTE: The excess parking space to be treated as public parking and shall not be handed over for same purpose to the Authority free of cost. If the holding permission proposal for the balance potential is not submitted before final occupancy certificate.

PLOT NO-269

54.92 M.

32.25 M.

PLOT NO-270, SEC-19, ULWE

24.00 M. WIDE ROAD

11.00 M. WIDE ROAD

Figure 1 shows four cross-sectional diagrams of a pile foundation. Diagram (a) shows a pile driven into soft soil, with labels for 'Pile', 'Pile cap', 'Pile shaft', and 'Soft soil'. Diagram (b) shows a pile driven into hard soil, with labels for 'Pile', 'Pile cap', 'Pile shaft', and 'Hard soil'. Diagram (c) shows a pile driven into hard soil with a pile cap, with labels for 'Pile', 'Pile cap', 'Pile shaft', and 'Hard soil'. Diagram (d) shows a pile driven into hard soil with a pile cap and a pile cap, with labels for 'Pile', 'Pile cap', 'Pile shaft', and 'Hard soil'. The diagrams illustrate the pile's behavior under different soil conditions and loading.

The diagram shows a double-leaf entrance gate. Each leaf is 1.20m wide and 2.25m high. The gate is labeled "ENTRANCE GATE" and "1000 x 1200".

GROUND FLOOR (TELECOM ROOM)

AREA DIAGRAM OF GROUND FLOOR (TELECOM ROOM)

SCALE = 1:100

BUILT UP AREA CALCULATION								
GROUND FLOOR (TELECOM ROOM)								
E	3.40	X	3.00	X 2 NO	=	20.40	SQ.MT.	
	TOTAL ADDITION					=	20.40	SQ.MT.

SCALE = 1:100

AREA DIAGRAM OF GROUND FLOOR
 (LOBBY & STAIRCASE) SCALE: 1:100

GROUND FLOOR (LOBBY & STAIRCASE)					
C	12.90	X	8.35	X	1 NO = 107.72 SQ.MT
TOTAL ADDITION					= 107.72 SQ.MT
DEDUCTIONS					
1	2.50	X	4.75	X	1 NO = 11.88 SQ.MT
2	10.20	X	2.10	X	1 NO = 21.43 SQ.MT
3	2.10	X	2.70	X	2 NOS = 11.34 SQ.MT
4	2.20	X	2.10	X	1 NO = 4.64 SQ.MT
TOTAL DEDUCTION					= 59.29 SQ.MT
TOTAL BUILD UP AREA [X-Y1]					= 97.14 SQ.MT

	Balance area (if applicable)	1749
	Amenity space (if applicable)	0
	a) Required	0
	b) Adjustment of 2(b), if any	0
	Balance Proposed	1749
6	Net Plot Area (3-4)(c)	1749
	Recreational Open Space (if applicable)	0
	a) Required	0
	b) Proposed	0
7	Internal Road Area	61
	Potable area (if applicable)	1749
	Built up area with reference to Basic F.S.I., as per front road width S.No. Sub-section / Min. of 1:1 up to IUPDR & 1.5:4 up to perpetual use to area	2624
	Pervious permeable commercial area	393
	c) Proposed commercial area (Basic excluding ancillary) Additional FSI as per Note 3 at 10.15 (plot area *0.3)	1749
8	a) Maximum permissible premium FSI - based on road width / T/O Zone in this area *0.5 (premium FSI)	874.5
	b) Proposed FSI as payment	1049
	In-situ area against D.P. Road (2.0 x St. No.) [a] at any In-situ area against Amenity Space if handed over to S.O. or P.W.D. No. 4 (deducted from c) c) TOR = area	1881
9	Total In-situ / Total loading proposed (3) [a]+[b]+[c]	61
10	Total In-situ area under Chapter No. 7 Total entitlement of FSI in this proposal	1881
	FSI = [(A)+(B)+[(d)] of d) whichever is applicable. Minimum FSI extra 10% right upto 100% of balance entitlement + payment of charges.	3556
	Amount payable by applicant	3556

	Maximum utilizable area for S-1, building potential	5.0
	a) Above ground floor level (As per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 applicable) + 1.6 x 0.17, read with Note 3 of 10.20.1	89.28
	Total Built-up Area in proposal (excluding area at Sr.No.17)	89.28
	a) Existing built up area	0.0
	Residential	0.0
	Commercial	0.0
	b) Proposed Built up Area (as per "P-line")	89.28
	c) Total Built up Area	89.28
	d) Remaining available area (not more than 136.0)	508.0
	f) S.I. Consumed (29/31) (should not be more than serial No.14 or 0.1)	0.0
	Area for Inclusive Housing, if any	0.0
	a) Required (2nd of Sr.No.)	0.0
	b) Proposed	0.0
	c) Total concrete road width	17.00
	d) Total residential plot	166.00
	Basement, Stilt, Podium area	
	a) Basement area-GI	1332
	b) Basement area-SB	1382
	c) Stilt area	1332
	d) Podium area	1332
	e) Total area (a+b+c+d)	5378
	Height of building	44.75

No	Particulars	Residential	Non reside
1	Built up area with reference to Basic F.S.I.	2292.02	332
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	2931.63	0
3	Total proposed built up area (basic+ premium)	5223.65	332
4	Proposed Ancillary Area FSI	3106.34	266
5	% of Ancillary area FSI	59%	8
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13d)	8329.99	598

NOTE : THE PROPOSED CHAJIHS OVER OPENINGS FOR PROTECTION FROM FIRE AND RAIN AND ARCHITECTURAL FEATURES FOR DEGRADATION.

LEGEND			
No.	Item	Colour	Type of Lines on Plan
(1)	(2)	(3)	(4)
1	Plot Line	Thick Black	—————
2	Existing Road	Green - Dotted	
3	Proposed Road	Green	—————
4	Building Line	Thick Red - Dotted	
5	F.S.I. line	Thick Red	—————
6	Drainage & Sewerage Work	Brown - Dotted	
7	Water Supply Work	Blue	—————
8	R.W.H. LINE	Blue - Dotted	
9	DIFF. FIGHTING LINE	Red - Dotted	

CERTIFICATE OF AREA	
Certified that the plot under reference was surveyed by me on <u>15/01/2022</u> and the dimensions of side etc. of plot stated on plan of area 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 record.	
Signature (Name of Architect)	_____
OWNER'S DECLARATION	
I/we undersigned hereby confirm that /we would abide by plans approved by authority / collector. /we would execute the structure as shown in the above plan.	

Signature	
NAME, ADDRESS & SIGN OF OWNER	
M/s. NAVDEEP REALTY Through its Partners Mr. Ramesh Savji Aarethiya & Others Three	
NAME, ADDRESS & SIGN OF ARCHITECT	

Ar. Amitkumar B. Patel
(Reg. No./CA/2014/63182)

DESTINATION
ARCHITECTURE INTERIOR DESIGNS

OFFICE NO- 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING-B,
PLOT NO- 66, SECTOR- 15, C.B.D. BELAPUR, HAVLI MUMBAI 400014
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JOB NO	DRG. NO.	SCALE	DRAWN BY	DATE
21/1A312	01	AS SHOWN	SESHANT	28/03/2025