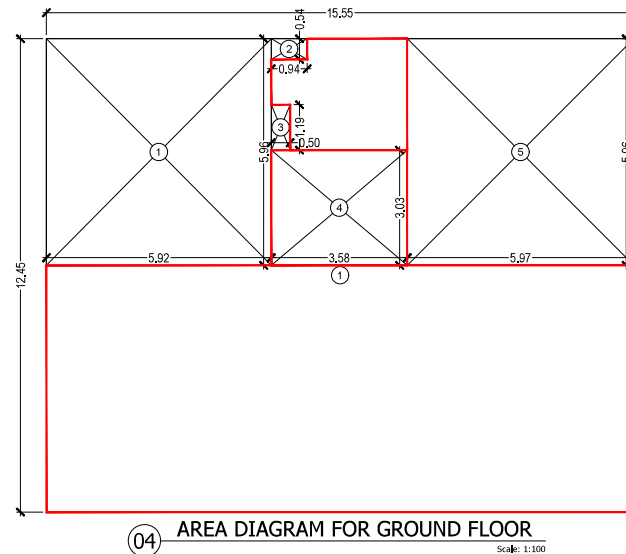
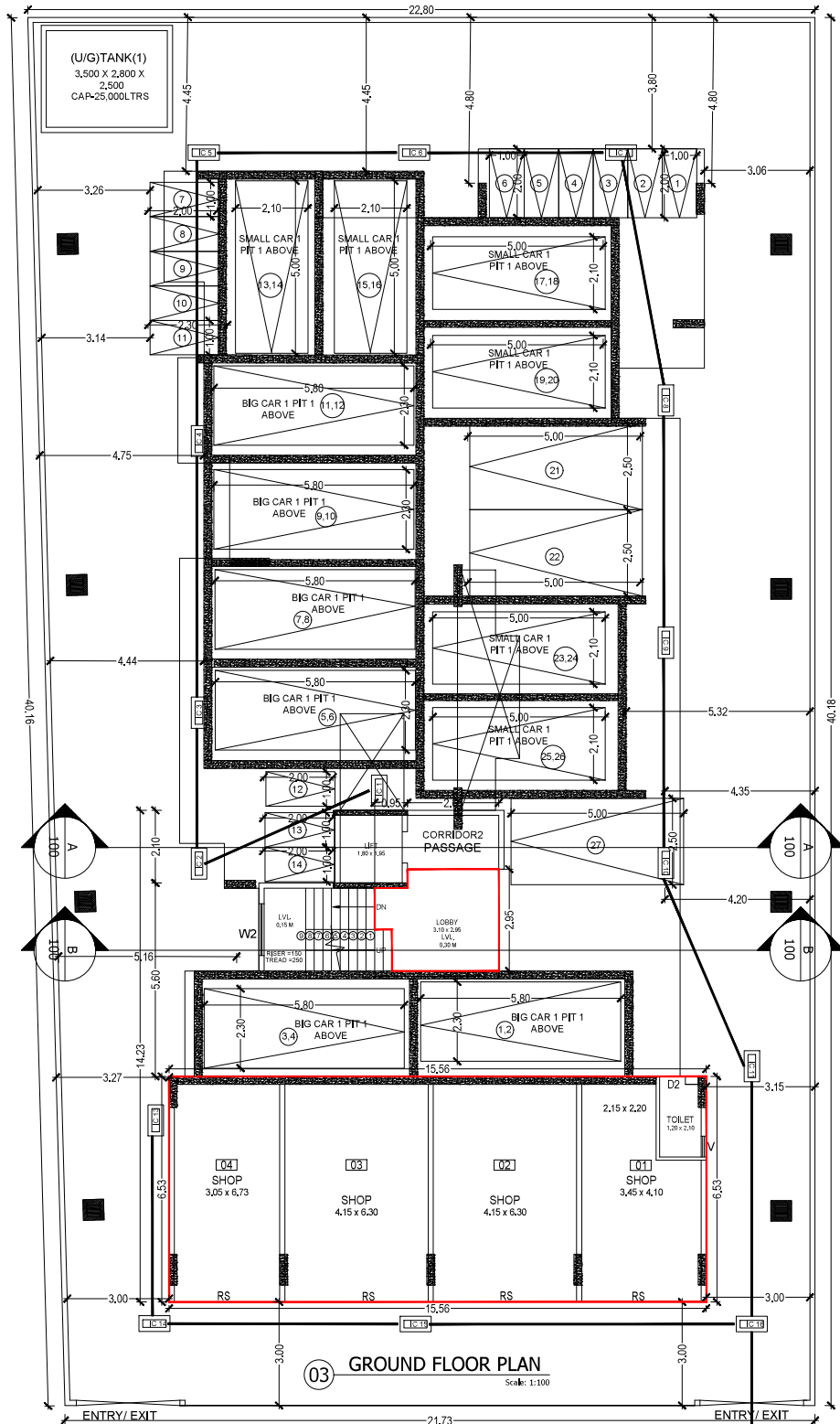
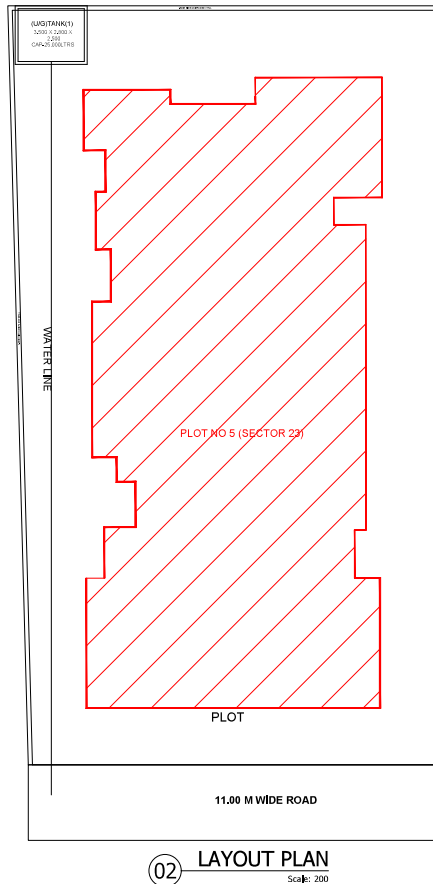
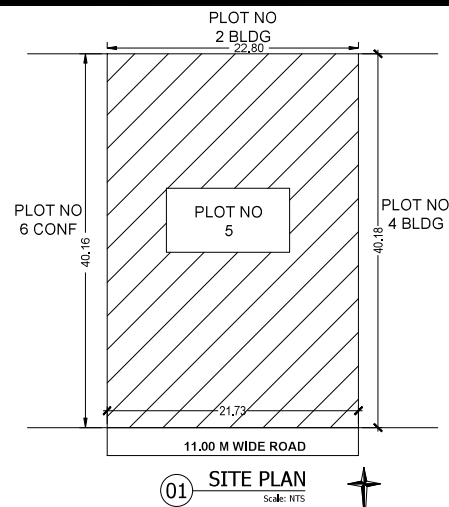




BUILT UP AREA CALCULATION

GROUND FLOOR				
1	15.55	X	12.45	X 1 NO = 193.597 SQ.MT.
				TOTAL ADDITION = 193.597 SQ.MT. X
DEDUCTIONS				
1	5.92	X	5.96	X 1 NO = 35.28 SQ.MT.
2	0.94	X	0.54	X 1 NO = 0.51 SQ.MT.
3	0.50	X	1.19	X 1 NO = 0.60 SQ.MT.
4	3.58	X	3.03	X 1 NO = 10.85 SQ.MT.
5	5.97	X	5.96	X 1 NO = 35.58 SQ.MT.
				TOTAL DEDUCTION = 82.82 SQ.MT. Y1
				TOTAL BUILT UP AREA [X - Y1] = 109.80 SQ.MT. X1

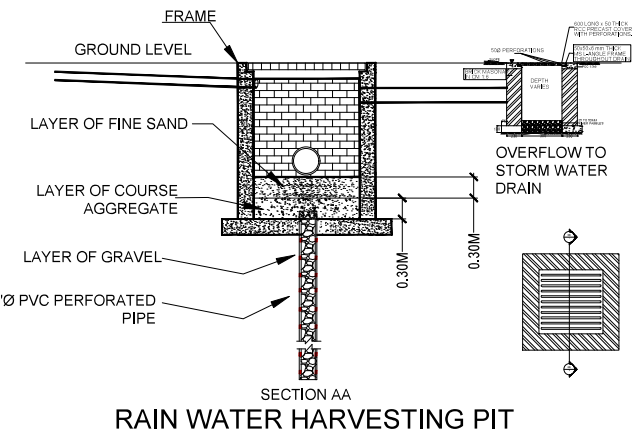
TABLE NO. 8B - PARKING REQUIREMENTS FOR MULY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

			As per Notice published u/s 37(CC), dtd 28.12.2022			
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	B		B	
			PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	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	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.mt.	13.00	1.00	2.00	7.00	13.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	5.00	1.00	2.00	3.00	5.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	2.00	0.00	2.00	0.00	2.00
6	For every 100 sq.m. carpet area or fraction there of	95.85	2.00	6.00	2.00	6.00
Parking Requirement (quantum)			Residential		10	20
			Commercial		2	6
5% visitor parking for residential					1	1
TOTAL					13	27
With Multiplying Factor on total parking as per Table 8C - 0.8			Multiplying Factor Not applicable for scooter parking		10	27
PARKING REQUIREMENT (Greater of A and B)			CAR	SCOOTER		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.			10	27		
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING (17x 6)			102	75		
PROPOSED PARKING			27	14		

NOTE :- PARKING REQUIREMENT AS STIPULATED IN THE TABLE 8B & TABLE 8C, MAY BE PERMITTED FOR FULL PERMISSIBLE POTENTIAL OF THE PLOT EVEN THOUGH BUILDING PERMISSION IS SOUGHT FOR & SANTIONED FOR ONLY PART OF THE FULL POTENTIAL, IN SUCH CASES THE DIFFERENCE BETWEEN NO OF PARKING REQUIRED FOR SUCH PART POTENTIAL & FULL PERMISSIBLE POTENTIAL SHALL BE LIABLE FOR PAYMENT OF CHARGES AS ABOVE AT THE TIME OF FINAL OCCUPANCY CERTIFICATE FOR SUCH SANTIONED PERMISSION. OR IF THE BUILDING PERMISSION PROPOSAL FOR THE BALANCE POTENTIAL IS NOT SUBMITTED BEFORE SUCH FINAL OCCUPANCY CERTIFICATE THEN SUCH EXCESS PARKING SHALL BE DEEMED TO BE TREATED AS PUBLIC PARKING & SHALL BE HANDLED OVER FOR THE SAME PURPOSE TO THE AUTHORITY FREE OF COST

AREA STATEMENT

FLOORS	Gross BUA		Net BUA	
	A	C	In SqMtr	In SqMtr
Ground	100.300	55.722		
First	458.640	286.650		
Second	443.600	277.250		
Third	332.720	207.950		
Total	1335.30	827.57		



WATER CAPACITY CALCULATION (O.H WATER TANK RESIDENTIAL UNITS)

BUILDING	WATER REQUIRED (LITER)	OVERHEAD WATER TANK PROVISION		
		TANK SIZE (METER)	NUMBER OF TANK	CAPACITY (LITER)
1	45540	3.50 X 2.80 X 2.50	1	25000

WATER CAPACITY CALCULATION (UG WATER TANK RESIDENTIAL UNITS)						
BUILDING	NO OF FLATS	REQUIRED DOMESTIC 135 (A)	REQUIRED FLUSHING 54 (B)	ADDITIONAL TOILET 180 LTRS (C)	TOTAL LTRS (RES) REQUIRED (A+B+C)	TOTAL LTRS (RES PROVIDED
RESI.	48	135 X 10 X 5 = 32400	54 X 10 X 5 = 1260	1 X 180 = 180	45540	25000
SIZE OF U.G TANK PROVIDED =		3.50 X 2.80 X 2.50				

SIZE OF U.G TANK PROVIDED			= 2.70 X 1.80 X 2.50				
WATER CAPACITY CALCULATION (UG WATER TANK COMMERCIAL UNITS)							
BUILDING	NO OF SHOPS	REQUIRED DOMESTIC 135 (A)	REQUIRED FLUSHING 54 (B)	ADDITIONAL TOILET 180 LTRS (C)	TOTAL LTRS (RES) REQUIRED (A+B+C)	TOTAL LTRS (RES PROVIDED	
COMM.	4	0	0	0	3780	5000	
		2700	1080	0			
SIZE OF U.G TANK PROVIDED			=				

FLAT NO AREA IN SQ.MTR

101	48.56
102	33.48
103	47.3
104	34.96
105	53.42
106	50.67
201	48.56
202	33.48
203	47.3
204	35.65
205	35.65
206	53.42
207	43.42
301	48.56
302	35.65
303	35.65
304	53.42
305	43.42

Proforma-1
Document certified by BHUSHAN RAMCHANDRA CHAUDHARI
-bchaudhari@gmail.com
Name : BHUSHAN RAMCHANDRA CHAUDHARI
Designation : Associate Planner
Organization : CIDCO LTD.
Date : 03-Mar-2023 11:30:35

CIDCO/BP-18342/TPO(NM & K)/2023/10387
03 Mar 2023

Sr.No	Particular	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	
a	As per ownership document (7/12, CT5 extract)	894.220
b	As per measurement sheet	894.220
c	As per site	894.220
2	Deductions for	
a	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.000
b	Any D.P. Reservation area (Total area)	0.000
3	Balance area of plot (1-2)	894.220
a	Amenity Space (if applicable)	0.000
b	Required -	0.000
c	Adjustment of 2(b), if any -	0.000
4	Balance Proposed -	0.000
5	Net Plot Area (3-4 (c))	894.220
a	Recreational Open space (if applicable)	0.000
b	Required -	0.000
6	Balance Proposed -	0.000
7	Internal Road area	0.000
8	Plotable area (if applicable)	0.000
9	As per front road width (Sr. No. 5, basic FSI) - 1.5 As per agreement to lease	1341.330
10	Addition of FSI on payment of premium based on road width / TOD Zone. (plot area * 0.3 premium FSI)	0.000
a	Plus Additional FSI as per Note 3 of	
b	Proposed FSI on payment	0.000
11	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 if handed over	
c	[2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	
d	TDR area-	
12	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
13	Additional FSI area under Chapter No. 7	0.000
a	[9 + 10 (b) + 11 (d)] or 12 whichever is applicable	1341.330
14	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	0.000
b	Proposed Ancillary area FSI	0.000
c	Total entitlement (a+b)	1341.330
15	Total Built-up Area in proposal (excluding area at Sr.No.17b)	1341.330
a	Existing Built-up Area	0.000
b	Proposed Built-up Area (as per 'P-line')	1335.300
c	Total (a+b)	1335.300
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.996
17	Area for Inclusive Housing, if any	
a	Required (20% of Sr.No.5)	0.000
b	Proposed	0.000

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

Signature
AR. SIDDHANT KHAJADE
www.entityarchitect.co.in
NOTE:- THE PROPOSED CHALKING OR OPENING FOR PROTECTION FROM UNLAWFUL BUILDING AND ARCHITECTURAL FEATURES FOR DECORATIVE PURPOSES SHALL NOT BE USED FOR ANY HABITABLE PURPOSE.
ARCHITECT

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T: +91 9870208807 E: entityarchitect@gmail.com

Plot No. 05, Sector- 23 at Taleja Navi Mumbai.

DEVELOPER :- M/S. Reliable Builders

Scale: 1:100 @ A1 Date: 06.02.2023
Drawn: M.D.B. Checked: S.V.K.
Project No. Drawing No. **01**

CIDCO/BP-18342/TPO(NM & K)/2023/10387
03 Mar 2023

BUILT UP AREA CALCULATION

FIRST FLOOR					
1	15.65	X	33.90	X	1 NO
TOTAL ADDITION				=	530.54 SQ.MT.
				=	530.54 SQ.MT.] X1

DEDUCTIONS

1	4.60	X	0.65	X	1 NO	=	2.99	SQ.MT.	
2	4.50	X	2.00	X	1 NO	=	9.00	SQ.MT.	
3	0.75	X	1.45	X	1 NO	=	1.09	SQ.MT.	
5	0.70	X	19.10	X	1 NO	=	13.37	SQ.MT.	
6	0.35	X	7.00	X	1 NO	=	2.45	SQ.MT.	
7	1.10	X	1.00	X	2 NOS	=	2.20	SQ.MT.	
8	0.15	X	7.05	X	1 NO	=	1.06	SQ.MT.	
9	0.60	X	3.05	X	1 NO	=	1.83	SQ.MT.	
10	2.75	X	2.40	X	1 NO	=	6.60	SQ.MT.	
11	1.75	X	1.30	X	1 NO	=	2.28	SQ.MT.	
12	0.45	X	8.25	X	1 NO	=	3.71	SQ.MT.	
13	1.90	X	2.75	X	1 NO	=	5.23	SQ.MT.	
14	0.40	X	3.05	X	1 NO	=	1.22	SQ.MT.	
15	1.16	X	2.20	X	1 NO	=	2.55	SQ.MT.]	
TOTAL DEDUCTION							=	55.58	SQ.MT.] Y1
TOTAL BUILT UP AREA [X - Y1]							=	474.96	SQ.MT.] X1

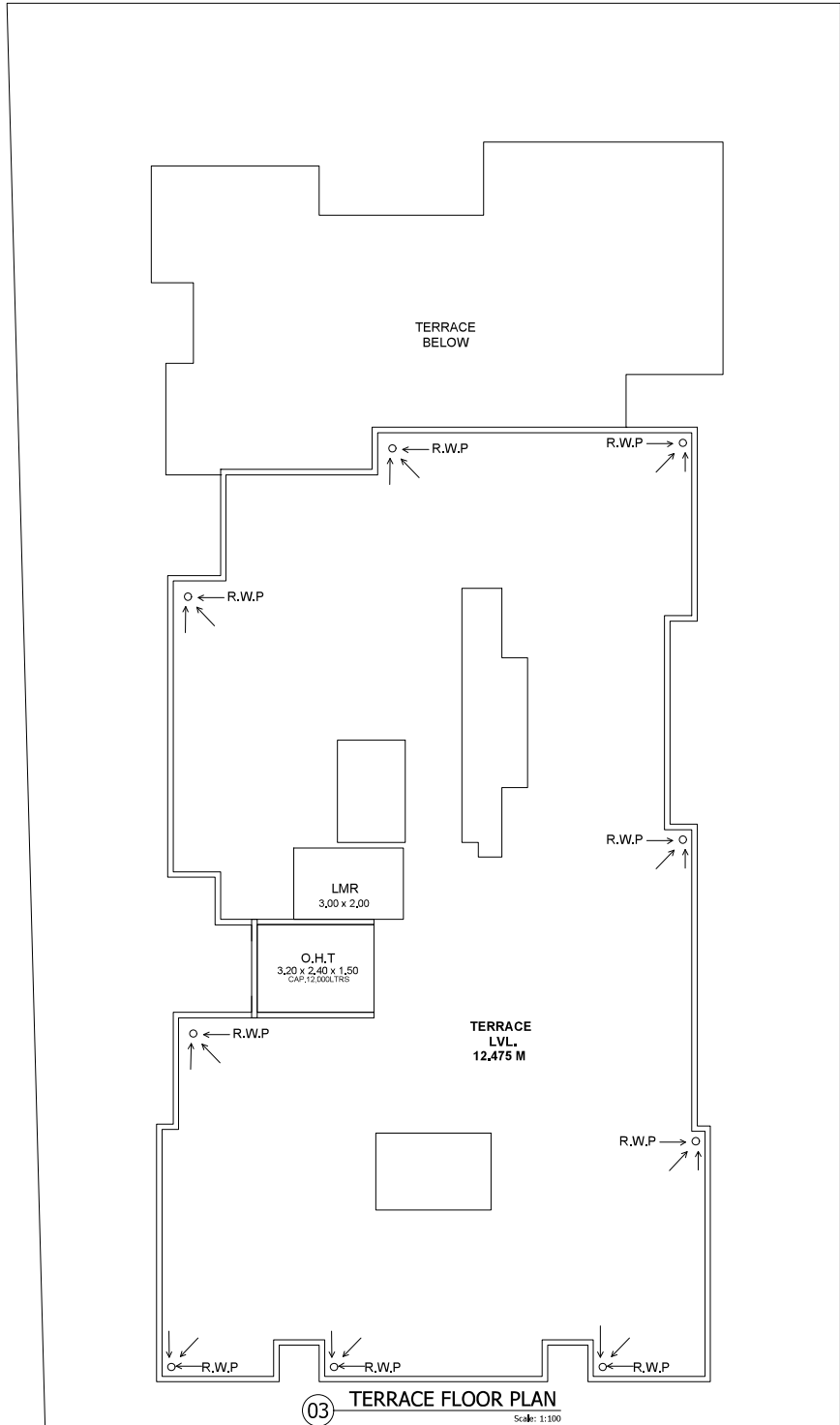
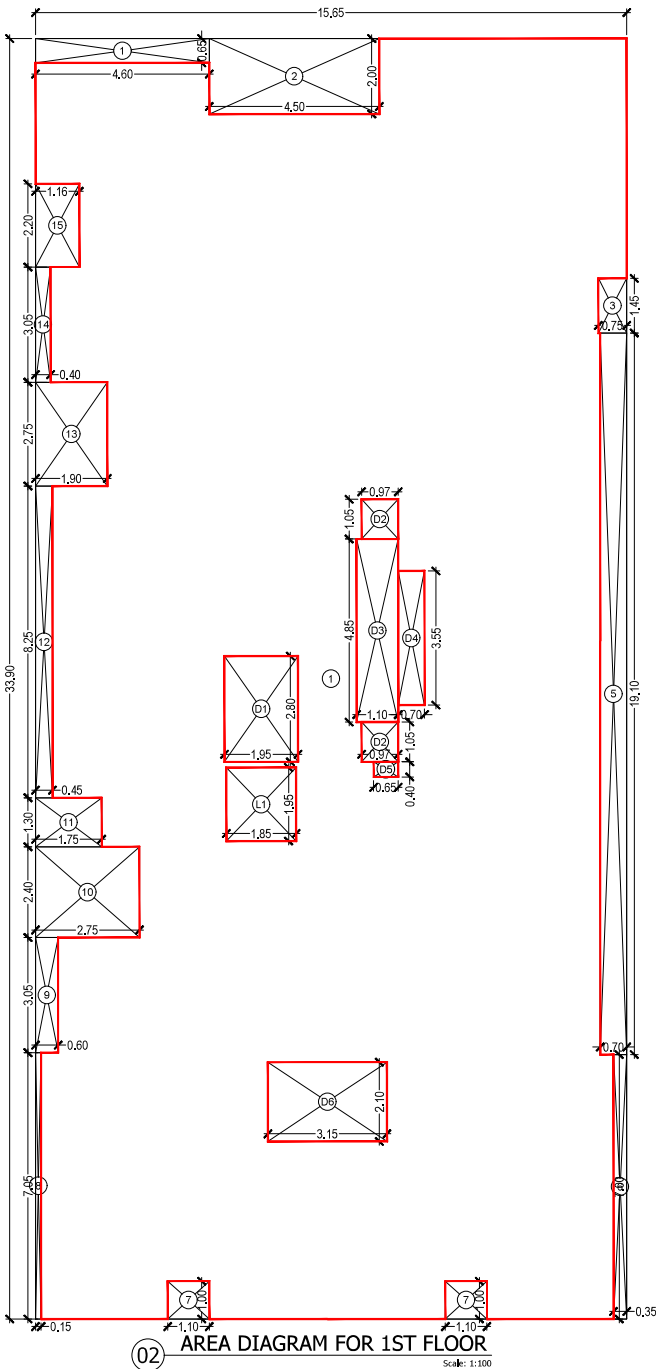
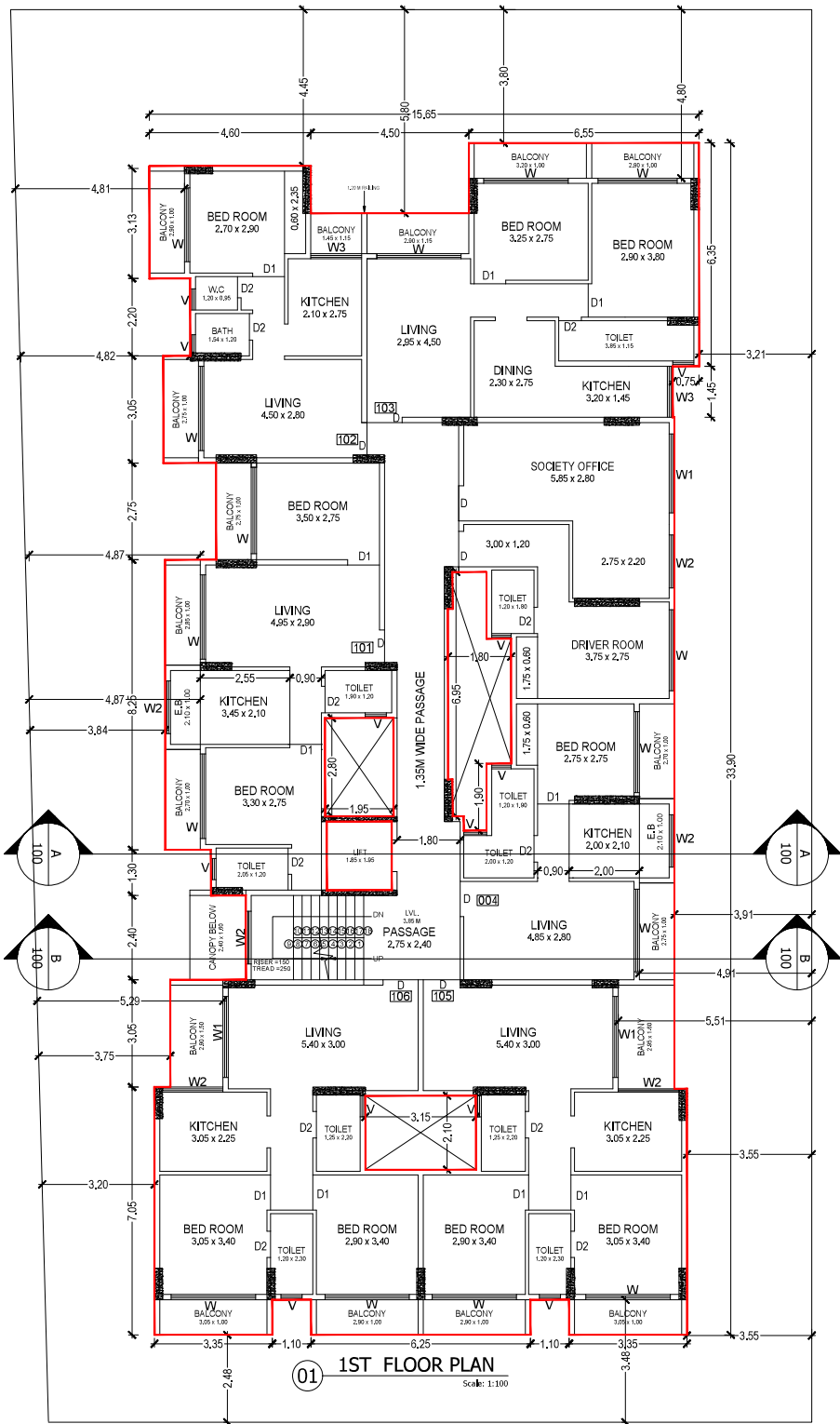
LIFT AREA CALCULATION

FIRST FLOOR					
L1	1.85	X	1.95	X	1 NO
TOTAL LIFT AREA PER FL. (FIRST FLOOR)				=	3.61 SQ.MT.] Y2
				=	3.61 SQ.MT.] Y2

DUCT AREA CALCULATION

FIRST FLOOR					
D1	1.95	X	2.80	X	1 NO
D2	0.97	X	1.05	X	2 NOS
D3	1.10	X	4.85	X	1 NO
D4	0.70	X	3.55	X	1 NO
D5	0.65	X	0.40	X	1 NO
D6	3.15	X	2.10	X	1 NO
TOTAL DUCT AREA PER FL. (FIRST FLOOR)				=	22.21 SQ.MT.] Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]		=	449.14 SQ.MT.]
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NOTES: THE PRESENTED DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY HABITABLE PURPOSES.
ARCHITECT



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Plot no. 05, Sector- 23 at Talaja Navi Mumbai.

DEVELOPER :- M/S. Reliable Builders

Scale: 1:100 @ A1 Date: 06.02.2023

Drawn: M.D.B. Checked: S.J.V.K.

Project No. Drawing No. 02