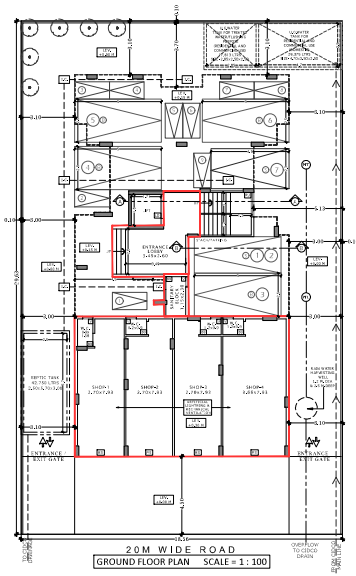
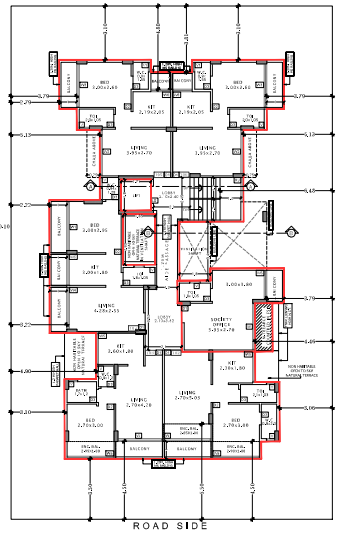
PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-86, SECTOR-25A, PUSHPAK NODE, NAVI MUMBAI

STAMP OF APPROVAL OF PLANS



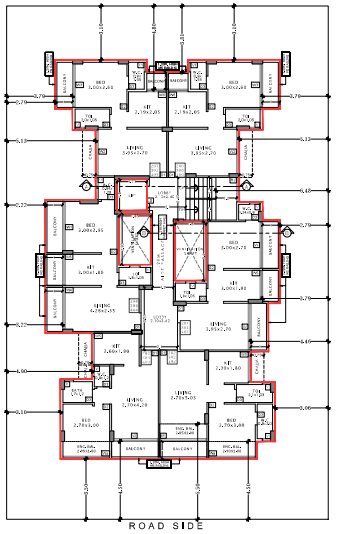
20 M WIDE ROAD

GROUND FLOOR PLAN SCALE = 1 : 100



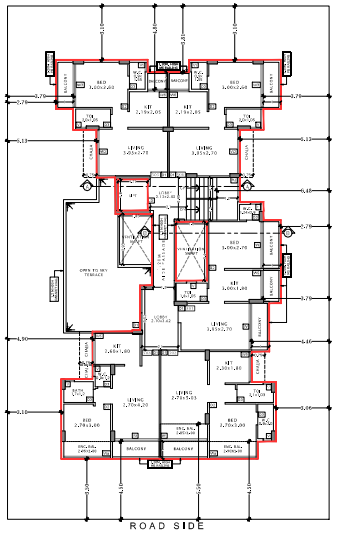
ROAD SIDE

1ST FLOOR PLAN SCALE = 1 : 100



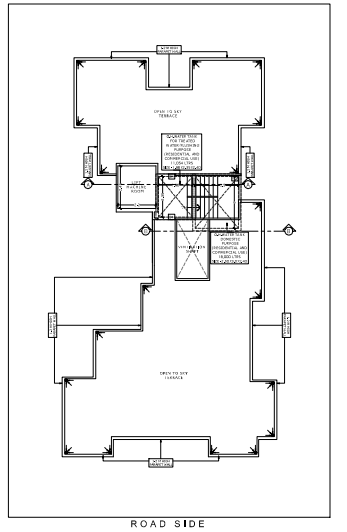
ROAD SIDE

2ND TO 4TH FLOOR PLAN SCALE = 1 : 100



ROAD SIDE

5TH FLOOR PLAN SCALE = 1 : 100



ROAD SIDE

TERRACE FLOOR PLAN SCALE = 1 : 100

**APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter**

No. CIDCO/BP-18700/TPO(NM & K)/2023/11442

Dtd. 20 Oct 2023

Signature valid

GROUND TO 5TH FLOOR PLAN, TERRACE PLAN, AREA DIAGRAM & CALCULATIONS, ELEVATION & SECTIONS

**Proformа-1**

| Sr.No | | Particulars | Area (sq.m) |
|---|---|---|---|
| 1 | | **Area of plot (Minimum area of a, b, c to be considered)** | 549.930 |
| | a | As per ownership document (7/12, CTS extract | 549.930 |
| | b | as per measurement sheet | 549.930 |
| | c | as per site | 549.930 |
| 2 | | **Deductions for** | |
| | a | Proposed DP / R.P. road widening Area/Service Road / Highway widening | 0.000 |
| | b | Any D.P. reservation area | 0.000 |
| | | (Total a+b) | 0.000 |
| 3 | | **Balance area of plot [1-2]** | 549.930 |
| 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))** | 549.930 |
| 6 | | **Recreational Open space (if applicable)** | |
| | a | Required - | 0.000 |
| | b | Proposed - | 0.000 |
| 7 | | Internal Road area | 0.000 |
| 8 | | **Plotable area (ifapplicable)** | 549.930 |
| 9 | a | Built up area w.r.t reference to Basic F.S.I. as per front road width (Sr.No. 5xbasic FSI)- Min. of 1.5 as per UDCPR | 824.895 |
| | b | Permissible commercial area | 123.734 |
| | c | Proposed commercial area (Basic excluding ancillary) | 55.483 |
| 10 | | **Addition of FSI on payment of premium** | |
| | a | Maximum premissible premium FSI - based on road width / TOD zone. ( plot area *0.3 premium FSI ) **Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)** | 0.000 |
| | b | Proposed FSI on payment | 0.000 |
| 11 | | **In-situ FSI /TDR loading** | |
| | a | In-situ areaggaited D.P. road [2.0 x Sr. No. 10a] , if any | |
| | b | In-situ areaggaited Amenity Space if needed over [2.30 x1.85x Sr.No. 4(b)and /or(c)] | |
| | c | TDR area - | 0.000 |
| | d | Total in-situ / TBR loading proposed ( 1.1 (a+(b)+(c)) | 0.000 |
| 12 | | **Additional FSI area under Chapter No.7** | 0.000 |
| 13 | | **Total entitlement FSI in the proposal** | |
| | a | [9.(c) + 10(b+11d)] or 12 whichever is acceptable. | 824.895 |
| | b | Permissible Ancillary Area FSI upto 60% or 80% ***on balance potential*** *with payment of charges.* | 525.236 |
| | c | ***Proposed Ancillary area FSI*** | 495.626 |
| | d | Total entitlement (a+b) | 1320.123 |
| 14 | | Maximum utilisation limit of F.S.I. [building permitted] Permissible super Road width [(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8], **road width Note 3 of 10.10.1** | 2.400 |
| 15 | | Total Built-up Area in proposal | 1320.123 |
| | a | Existing Built-up Area | 0.000 |
| | | Residential | 0.000 |
| | | Commercia | 0.000 |
| | b | Proposed Built-up Area (as per 'P-line') | 1320.123 |
| | | Residential | 1220.66 |
| | | Commercia | 99.87 |
| | c | Total (a+b) (shal not be more than 15d)) | 1320.123 |
| 16 | | F.S.I. Consumed (15(c)/3) (should not be more than serial No.14 above) | 0.993 |
| 17 | a | Area for Incusive Housing, if any | 0.000 |
| | b | Required (20% of Sr No.5) | 0.000 |
| | b | Proposed | 0.000 |

NOTE: THE PROPOSED CHHAJA OVER OPENINGS FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECORATION, AESHETIC PURPOSE SHALL NOTBE USED FOR ANY HABITABLE PURPOSE

**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. | 769.41 | 55.48 |
| 2 | Additional FSI on payment of premium (Together shall not exceed 12d) | 0.00 | 0.00 |
| 3 | Total proposed built up area (basic+ premium) | 769.41 | 55.48 |
| 4 | Proposed Ancillary Area FSI | 451.25 | 44.37 |
| 5 | % of ancillary area FSI | 92% | 80% |
| 6 | TOTAL PROPOSED BUILT UP AREA (Together shall not exceed 15d) | 1220.66 | 99.87 |

**Summary of proposed Pline area as per UDCPR**

| Sr.No | FLOOR | PLINE AREA (Comm.) A | PLINE AREA (RES.) B | TOTAL C |
|---|---|---|---|---|
| 1 | GROUND | 99.87 | 70.946 | 170.815 |
| 2 | 1ST FL | | 237.265 | 237.265 |
| 3 | 2ND FL | | 250.381 | 250.381 |
| 4 | 3RD FL | | 250.381 | 250.381 |
| 5 | 4TH FL | | 250.381 | 250.381 |
| 6 | 5TH FL | | 211.313 | 211.313 |
| 7 | TOTAL | **99.87** | **1220.66** | **1320.53** |
| 8 | BASIC+PREMIUM FSI | 55.483 | 769.41 | 824.895 |
| 9 | BASIC FSI | 55.483 | 769.41 | 824.895 |
| 10 | PREMIUM FSI | 0.000 | 0.000 | 0.000 |
| 11 | ANCILLARY FSI | 44.386 | 451.25 | 495.636 |

**Certificate of Area:**

Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot intended 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.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor.)

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON PLOT NO- 86, SECTOR-25A, PUSHPAK NODE, NAVI MUMBAI.

OWNERS/

SHRI.PANDHRINATH MAHADEV KOLI + 4 OWNERS

ARCHITECTS

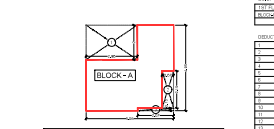
Signature of Architect CA/2004/52480


ATUL PATEL ARCHITECTS

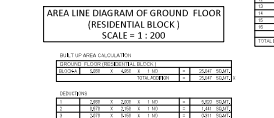
Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai - 410210

E: info@atulpatelarchitects.com T: 022 - 27746641 - 42

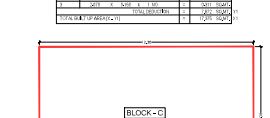

| DATE | REV NO | SCALE | DRAWN BY | DESIGN BY | SHEET |
|---|---|---|---|---|---|
| 05.10.23 | NULL | 1:100 | PA | SA | 1/1 |



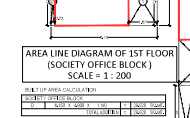
AREA LINE DIAGRAM OF GROUND FLOOR (RESIDENTIAL BLOCK ) SCALE = 1 : 200



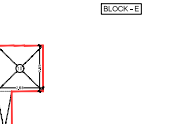
AREA LINE DIAGRAM OF 1ST FLOOR (SOCIETY OFFICE BLOCK ) SCALE = 1 : 200



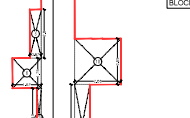
AREA LINE DIAGRAM OF GROUND FLOOR (COMMERCIAL BLOCK ) SCALE = 1 : 200



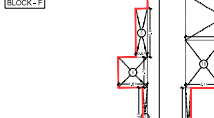
CHAJJA SECTION



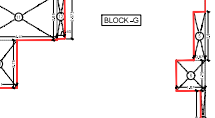
AREA LINE DIAGRAM OF SANITARY BLOCK SCALE = 1 : 200



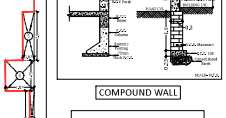
AREA LINE DIAGRAM OF 1ST FLOOR SCALE = 1 : 200



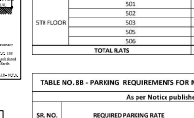
AREA LINE DIAGRAM OF 2ND TO 4TH FLOOR SCALE = 1 : 200



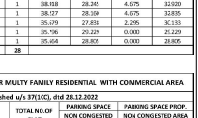
AREA LINE DIAGRAM OF 6TH FLOOR SCALE = 1 : 200



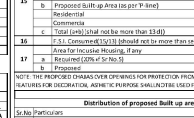
20M WIDE ROAD SIDE ELEVATION SCALE = 1 : 100



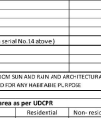
SECTION B-B SCALE = 1 : 100



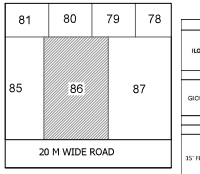
SECTION A-A SCALE = 1 : 100



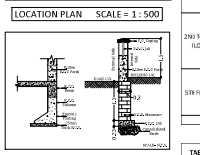
BLOCK PLAN SCALE = 1 : 200



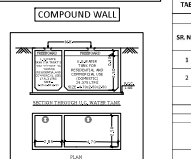
ELEVATION OF GATE



LOCATION PLAN SCALE = 1 : 500



COMPOUND WALL



UNDER GROUND WATER TANK

**TENIMENTS AREA STATMENT OF INDIVIDUAL UNIT**

| FLOOR | SHOP / FLAT NO. | NO OF FLATS | BUILT UP AREA 4F PER FLAT (A) | IERA CARPET AREA | EXCLOSED BALCONY AREA | USABLE CARPET AREA OF PIR FLAT |
|---|---|---|---|---|---|---|
| GROUND | 1 | 1 | 23.132 | 21.41 | 0.000 | 21.411 |
| | 2 | 1 | 22.124 | 21.41 | 0.000 | 21.411 |
| | 3 | 1 | 22.124 | 22.62 | 0.000 | 22.624 |
| | 4 | 1 | 31.89 | 29.02 | 0.000 | 29.024 |
| **TOTAL SHOPS** | | **4** | **99.169** | | | **94.470** |
| 1ST FLOOR | 102 | 1 | 38.127 | 28.16 | 4.675 | 32.835 |
| | 103 | 1 | 35.179 | 27.83 | 2.295 | 30.133 |
| | 104 | 1 | 40.697 | 29.22 | 0.000 | 29.229 |
| | 105 | 1 | 35.788 | 29.22 | 0.000 | 29.229 |
| | 106 | 1 | 35.164 | 28.80 | 0.000 | 28.805 |
| 2ND TO 4TH FLOOR | 101,201,401 | 3 | 38.118 | 28.24 | 4.675 | 32.920 |
| | 102,202,402 | 3 | 38.127 | 28.16 | 4.675 | 32.835 |
| | 103,203,403 | 3 | 35.179 | 27.83 | 2.295 | 30.133 |
| | 104,204,404 | 3 | 40.697 | 29.229 | 0.000 | 29.229 |
| | 105,205,405 | 3 | 35.788 | 29.229 | 0.000 | 29.229 |
| | 106,206,406 | 3 | 35.164 | 28.805 | 0.000 | 28.805 |
| 5TH FLOOR | 501 | 1 | 38.118 | 28.24 | 4.675 | 32.920 |
| | 502 | 1 | 38.127 | 28.16 | 4.675 | 32.835 |
| | 503 | 1 | 35.179 | 27.83 | 2.295 | 30.133 |
| | 505 | 1 | 35.796 | 29.229 | 0.000 | 29.229 |
| | 506 | 1 | 35.164 | 28.805 | 0.000 | 28.805 |
| **TOTAL FLATS** | | **28** | | | | |

**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 AREA CAR | PARKING SPACE NON CONGESTED AREA SCOOTER | PARKING SPACE PROP. NON CONGESTED AREA CAR | PARKING SPACE PROP. NON CONGESTED AREA SCOOTER |
|---|---|---|---|---|---|---|
| 1 | **For every two tenement with each tenement having carpet area less than 30 sq.mt.** | 28 | 0.00 | 2.00 | 0.00 | 28.00 |
| 2 | **For every 100 sq.m. carpet area or fraction there of** | 94.47 | 2.00 | 6.00 | 200 | 6.00 |
| | **Parking Requirement (quantum)** | **Residential** | | | **0** | **28** |
| | | **Commercial** | | | **2** | **6** |
| | 5% visitor parking only for Residential | | | | **0** | **1** |
| | **TOTAL** | | | | **2** | **35** |
| | With Multiplying Factor on total parkings per Table 8C - 0.8 | Multiplying Factor Not applicable for scooter parking | | | 2 | 35 |

| PARKING REQUIREMENT | CAR | SCOOTER |
|---|---|---|
| | 2 | 35 |
| COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MA" BE ALLOWED. | **0** | **0** |
| SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IP ONE CAR PARKING | **5** | **30** |
| TOTAL REQUIRED PARKING (After Conversion) | **7** | **5** |
| **TOTAL PROPOSED PARKING** | **BIG CAR SMALL CAR 4 3** | **7** | **9** |

**TOILET DETAILS**

| TYPE | AREA IN MTS. | | | SUNK DEPTH IN | TOTAL |
|---|---|---|---|---|---|
| TOILET | 2.00 | 1.05 | 2.10 | 0.3 | 10 |
| TOILET | 1.80 | 1.05 | 1.89 | 0.3 | 10 |
| TOILET | 2.10 | 1.03 | 2.16 | 0.3 | 5 |
| BATH | 1.70 | 1.20 | 2.04 | 0.3 | 5 |
| W.C | 0.90 | 2.00 | 1.80 | 0.3 | 5 |
| W.C | 0.90 | 1.58 | 1.42 | 0.3 | 1 |
| W.C | 0.90 | 1.55 | 1.40 | 0.3 | 9 |
| W.C | 0.94 | 1.28 | 1.20 | 0.3 | 4 |
| W.C | 1.24 | 0.90 | 1.12 | 0.3 | 4 |
| W.C | 0.90 | 1.20 | 1.08 | 0.3 | 8 |

**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 DIMMENSION OF 0.30M. FOR BATH, W.C. TOILET | VENTILATION (PROPOSED WINDOW TYPE) | MIN VENTILATION (PROPOSED WINDOW AREA) |
|---|---|---|---|---|---|---|---|
| 1 | LIVING | MAX SIZE | 2.70 X 5.03 | 13.581 | 1.358 | W | 5.81 |
| | | MIN SIZE | 3.95 X 2.70 | 10.665 | 1.067 | W2 | 5.70 |
| 2 | BEDROOM | MAX SIZE | 2.95 X 3.00 | 8.850 | 0.885 | W1 | 6.35 |
| | | MIN SIZE | 3.00 X 2.60 | 7.800 | 0.780 | W3 | 5.59 |
| 3 | KITCHEN | MAX SIZE | 3.00 X 1.80 | 5.400 | 0.540 | W5 | 3.87 |
| | | MIN SIZE | 2.13 X 2.05 | 4.400 | 0.449 | W6 | 2.45 |
| 4 | TOILET | MAX SIZE | 2.1 X 1.05 | 2.165 | 0.300 | V | 0.54 |
| | | MIN SIZE | 1.8 X 1.05 | 1.890 | 0.300 | V | 0.54 |
| 5 | BATH | MAX SIZE | 1.70 X 1.20 | 2.340 | 0.300 | V | 0.54 |
| | | MAX SIZE | 2.00 X 0.90 | 1.800 | 0.300 | V | 0.54 |
| 6 | W.C | MIN SIZE | 1.20 X 0.90 | 1.080 | 0.300 | V | 0.54 |

**SCHEDULE OF DOOR & WINDOW!**

| TYPE | WIDTH (METER) | HEIGHT (METER) | AREA (SQM.) | SILL LEVEL (METER) | DESCRIPTION |
|---|---|---|---|---|---|
| D1 | 1.00 | 2.10 | 2.100 | | TW. PANEL DOOR |
| D2 | 0.90 | 2.10 | 1.890 | | TW. PANEL DOOR |
| D3 | 0.75 | 2.10 | 1.575 | | TW. PANEL DOOR |
| LD | LIFT DOOR AS PER LIFT CONSULTANT | | | | |
| W | 2.70 | 2.15 | 5.805 | 0.15 | AL.SLIDING WINDOW |
| Ws | 2.70 | 1.40 | 3.780 | 0.90 | AL.SLIDING WINDOW |
| W1 | 2.95 | 2.15 | 6.343 | 0.15 | AL.SLIDING WINDOW |
| W2 | 2.65 | 2.15 | 5.698 | 0.15 | AL.SLIDING WINDOW |
| W3 | 2.60 | 2.15 | 5.590 | 0.15 | AL.SLIDING WINDOW |
| W4 | 2.55 | 2.15 | 5.483 | 0.15 | AL.SLIDING WINDOW |
| W5 | 1.80 | 2.15 | 3.870 | 0.15 | AL.SLIDING WINDOW |
| W5s | 1.80 | 1.40 | 2.520 | 0.90 | AL.SLIDING WINDOW |
| W6 | 1.14 | 2.15 | 2.451 | 0.15 | AL.SLIDING WINDOW |
| V | 0.60 | 0.90 | 0.540 | 1.40 | AL. OUVERO WINDOW |
| V1 | 0.55 | 0.90 | 0.495 | 1.40 | AL. OUVERO WINDOW |

**TOTAL NO. OF UNITS & TREES PROPOSED**

| | | | |
|---|---|---|---|
| 1) | No Of Units Proposed | | |
| | (a) Residential | 28 | |
| | (b) Commercial | 4 | |
| 2) | Trees to be planted | | |
| | (a) Trees to be planted against plot area [Plot area / 100] | 6 | |
| | (b) Trees to be planted against Trees Felled [ Trees x 5] | 0 | |
| | Total nos. of Trees to be planted (2a + 2b) | 6 | |
| 3) | Permissible Airport Height | 41.50M | |
| | Proposed Building Top level : | 23.56M | |
| | Height of Building upto Terrace level | 18.15M | |

**REQUIRED WATER TANK CALCULATION**

| NO | SHOP/ FLAT NO. | DOMESTIC REQUIREMENT OF U.G WATER TANK RESIDENTIAL- 5 PIRSONS/ TENEMENT COMMERCIAL - 01A/ OCCUPANT/LOAD (A) | FLUSHING REQUIREMENT U.G TANK (B) | NO. OF ADDITIONAL TOILET | ADDITIONAL FLUSHING REQUIREMENT U.G TANK (C) | GRAND TOTAL IN LITRES (A+B+C) |
|---|---|---|---|---|---|---|
| 1) | 4 | 99.869/ 3 PIT LEDGNS X 20 LITR 2330 | - | 4 | 4 X 180 LITRS 720 | 3050 |
| 2) | 28 | 28 X 5 PIRSIANS X 135 LITRS 19900 | 28 X 270 LITRS 7560 | 23 | 23 X 180 LITRS 4140 | 30600 |

| | |
|---|---|
| **Total required U.G.T capacity for Commercial + Residential (Domestic)** (100% Capacity) | **21230** |
| **Total required U.G.T capacity for Commercial + Residential (Flushing)** (100% Capacity) | **12420** |
| **Total required O.H.T capacity for Commercial + Residential (Domestic)** (60% OF U.G.T. Capacity) | **12738** |
| **Total required O.H.T capacity for Commercial + Residential (Flushing)** (30% OF U.G.T. capacity) | **7452** |
| **Total proposed U.G.T capacity for Commercial + Residential (Domestic** (51ZE -4.70 X 250 X 2.50) | **28375** |
| **Total proposed U.G.T capacity for Commercial + Residential (Flushing)** (51ZE -2.85 X 2.30 X 2.50) | **17813** |
| **Total proposed O.H.T capacity for Commercial + Residential (Domestic** (51ZE -2.50 X 130 X 2.40) | **18800** |
| **Total proposed O.H.T capacity for Commercial + Residential (Flushing)** (51ZE -1.96 X 2.5 X 2.40) | **11054** |

**SEPTIC TANK REQUIREMENT**

| NO | FLATS/ SHOPS NO. | RESIDENTIAL- 5 PERSONS/ TENEMENT & COMMERCIAL - 01A/ OCCUPANT LOAD | TOTAL POPULATION (BASED ON THE REG. NO 12.5) | BLACK WATER: 180 LITERS EXTRA FLUSHING FOR ADDITIONAL TOILET (B) | BLACK WATER: FLUSHING REQUIREMENT (A) LPCD | GREY WATER: DOMESTIC REQUIREMENT (C) LPCD | (D) GROSS WATER REQUIREMENT A + B + C LPCD | % FLOW TO SEWEI: FLUSHING (100% OF A+B) (E) LPD | % FLOW TO SEWEI: DOMESTIC (85% OF C) (F) LPD | TOTAL FLOW TO SEPTIC TANK (E + F) LPD |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | NO OF ADD. TOILETS | LPC | | | | | |
| 1 | 4 | (99.869 SQ.MT/30) | 33 | 4 | 72C | - | 0 | 70 | 2310 | 3050 | 720 | 198 | **2701** |
| 2 | 28 | 5 | 140 | 23 | 4140 | 54 | 7560 | 135 | 18900 | **30600** | 11700 | 1606 | **27765** |
| | | | | | | | | | | **30466** | | | |
| | | | | | | | | | | **42730** | | | |

**PROPOSED SEPTIC TANK (SIZE - 5.70 X 2.50 X 3.00) EXCLUDING FREEBOARD**

**NOTE**

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