

APPROVED SUBJECT TO THE CONDITIONS
MENTIONED IN This Office Letter

No. CIDCO/BP-19159/TPO(NM & K)/2024/13225
Dtd. 21 Nov 2024

NOTE:-
THE PROPOSED CHAJJAS OVER OPENINGS FOR PROTECTION
FROM SUN AND RAIN AND ARCHITECTURAL FEATURES
FOR DECORATION. ASTHETIC PURPOSE SHALL NOT USED
FOR ANY HABITABLE PURPOSE.

ARCHITECT NAME :- AMIT N.PATIL, (CA/2003/30739)

DATE SCALE DRAWN BY CHECKED BY
11.11.2024 1:100 PRANAY KAILAS ANGRE

PROJECT:-

DEVELOPMENT PERMISSION FOR:-
RESIDENTIAL BUILDING ON
PLOT NO-F96, SECTOR-12, KHARGHAR,
NAVI MUMBAI.

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.

M/S. KASTURI DEVELOPERS.
Address:- B-509, The Great Eastern Summit,
Plot No-66, Sector - 15, CBD-Belapur,
Navi Mumbai. 401 614.

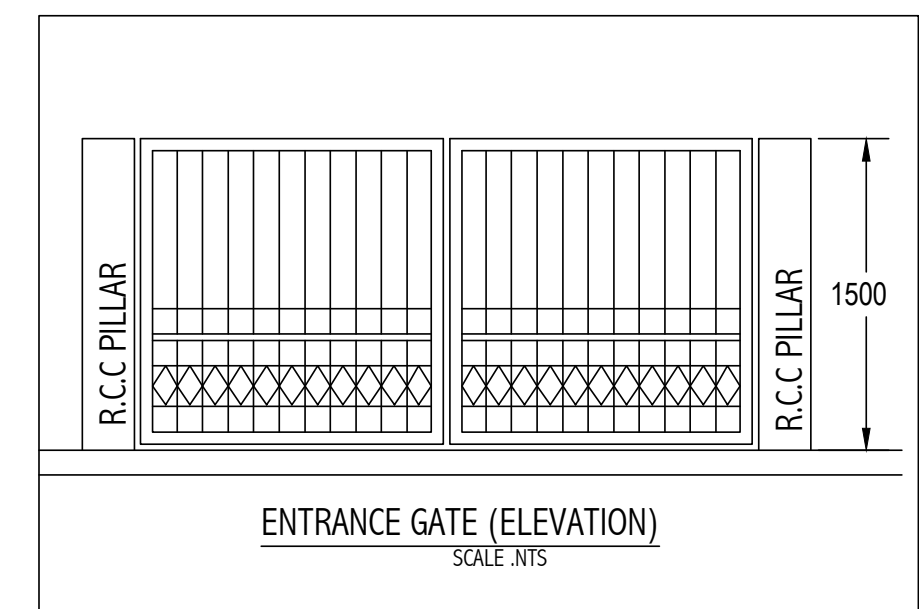
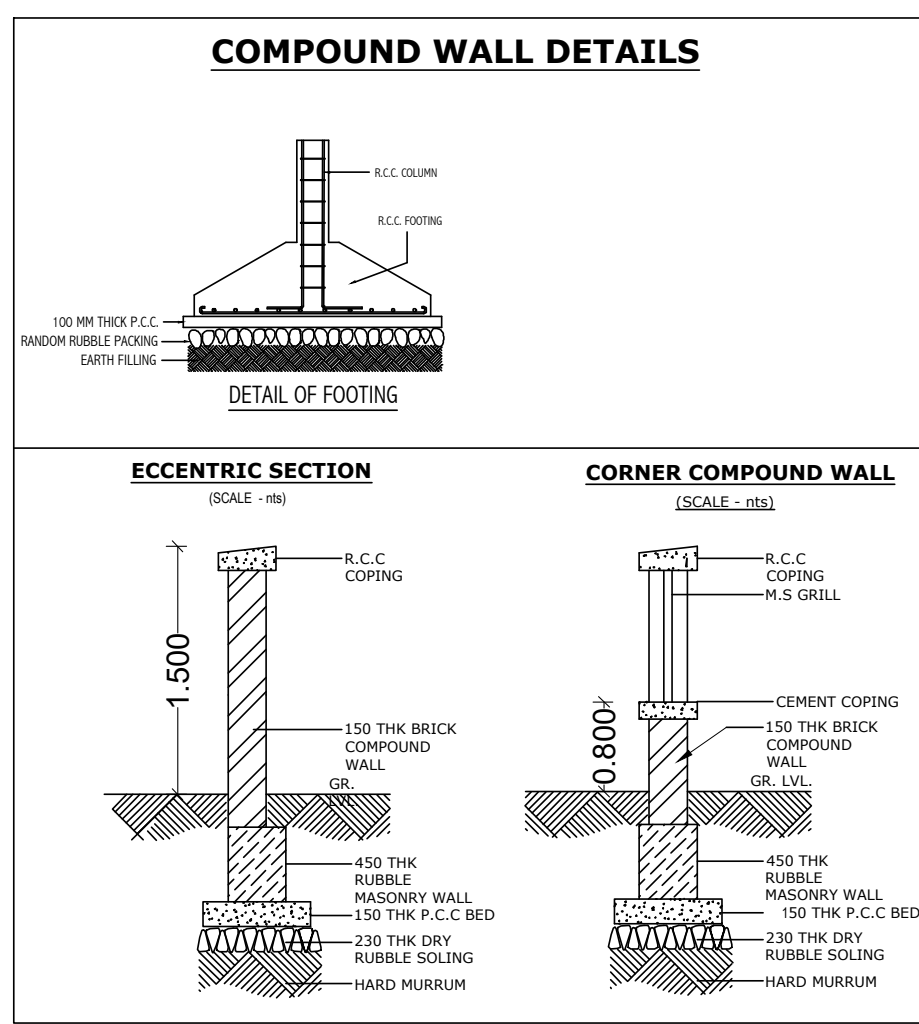
Mr. Bhagwanji Dharamshi Minat.
(Through its Proprietor)
M/S. KASTURI DEVELOPERS.
OWNER'S NAME AND SIGNATURE

CERTIFICATE OF AREA :-
I certify that the plot under reference was surveyed by me on and the dimensions of sides etc. of
plot shown on plan are as measured on site and the area so worked out tallies with the area stated in
document of ownership T.P.P. Scheme Records / Land Records Department / City Survey records.

AMIT N. PATIL.
(REG. NO.-CA/2003/30739)
ARCHITECT'S NAME AND SIGNATURE

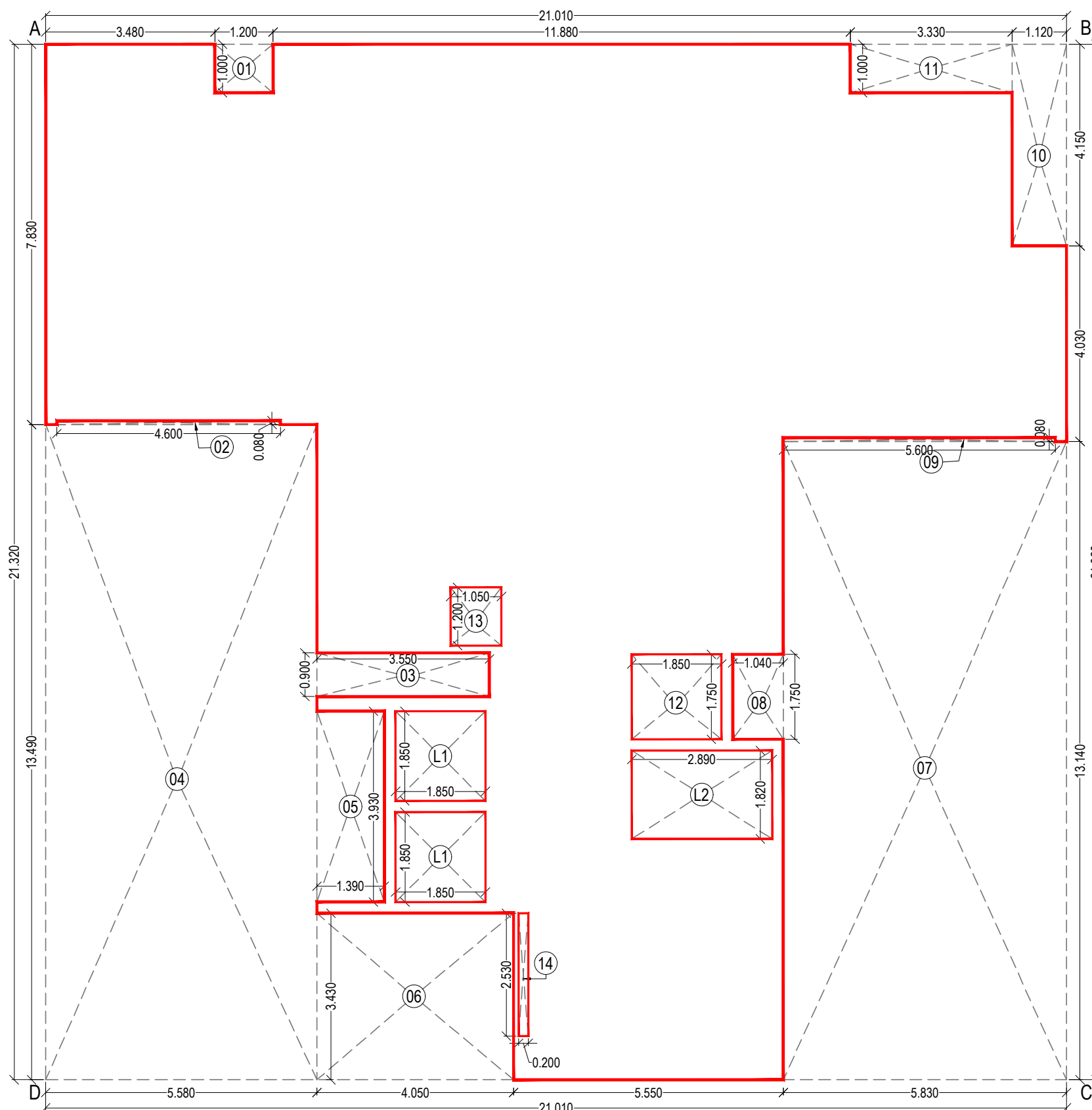
AMIT N. PATIL ARCHITECTS
ARCHITECTS AND PLANNERS
310, 3RD FLOOR, SKYLARK, PLOT NO 63, SEC-11,
CBD-BELAPUR, NAVI MUMBAI.

REQUIRED WATER TANK CALCULATION					
NO.	SHOP / FLATS NO.	DOMESTIC REQUIREMENT OF U.G. WATER TANK RESIDENTIAL - 5 PERSONS / TENEMENT COMMERCIAL - BUA / OCCUPANT LOAD	FLUSHING REQUIREMENT U.G. TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIREMENT U.G. TANK
		(A)	(B)		(C)
		14 X 5 PERSONS X 135 LTRS	14 X 270 LTRS	25	25 X 180 LTRS
		9450	3780		4500
TOTAL REQUIRED U.G. TANK CAPACITY FOR RESIDENTIAL + FLUSHING					17730
TOTAL REQUIRED O.H. TANK CAPACITY FOR RESIDENTIAL + FLUSHING (60% OF U.G. TANK CAPACITY)					10638
TOTAL PROPOSED U.G. TANK CAPACITY FOR RESIDENTIAL + FLUSHING					10915
TOTAL REQUIRED U.G. FIRE TANK CAPACITY					20000
TOTAL PROPOSED U.G. FIRE TANK CAPACITY					20145
TOTAL REQUIRED O.H. FIRE TANK CAPACITY					15000
TOTAL PROPOSED O.H. FIRE TANK CAPACITY					15262
NOTE					
1	For Residential - unit 5 Person per tenement For commercial - No. of person 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 Bord				



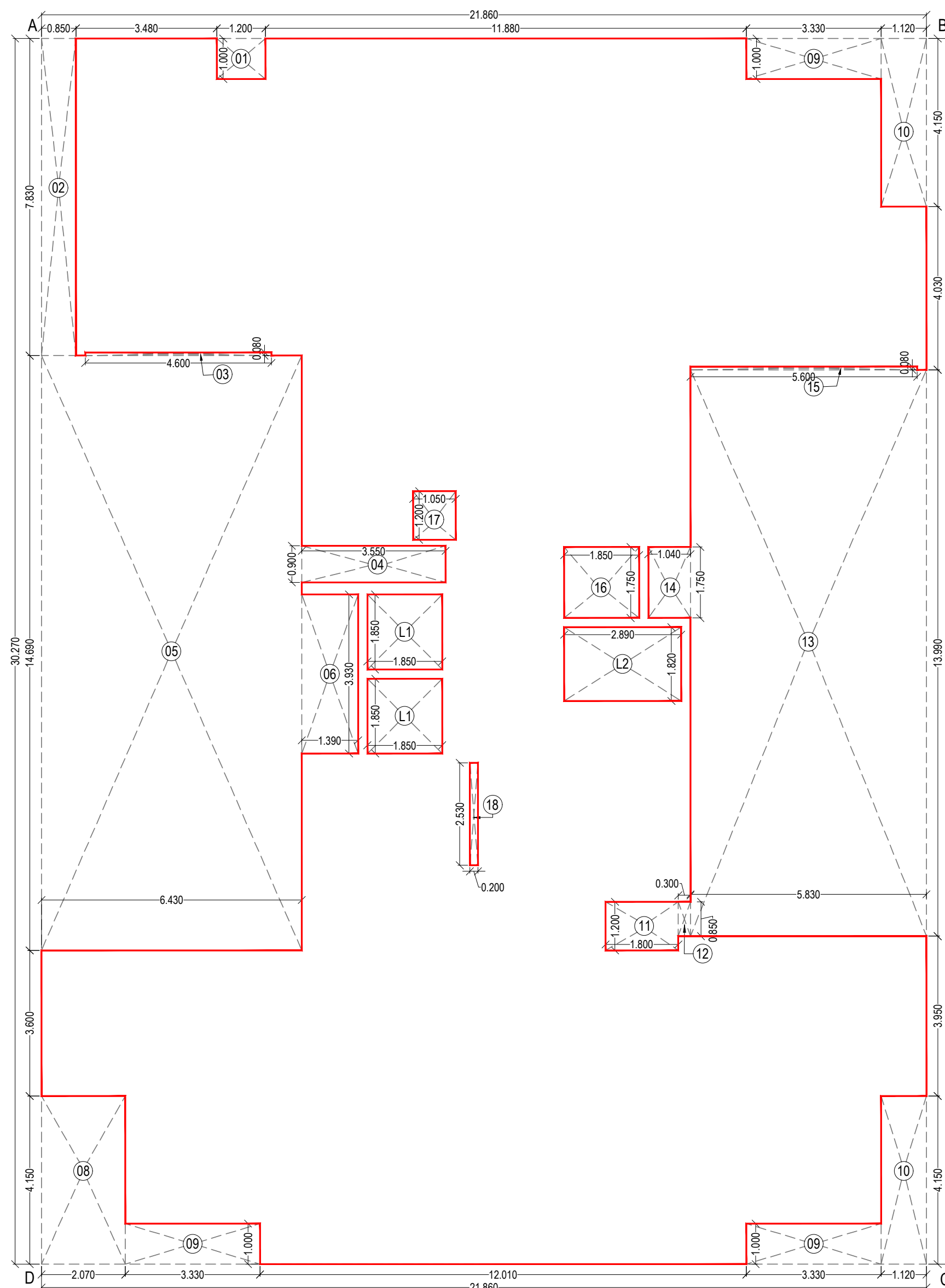
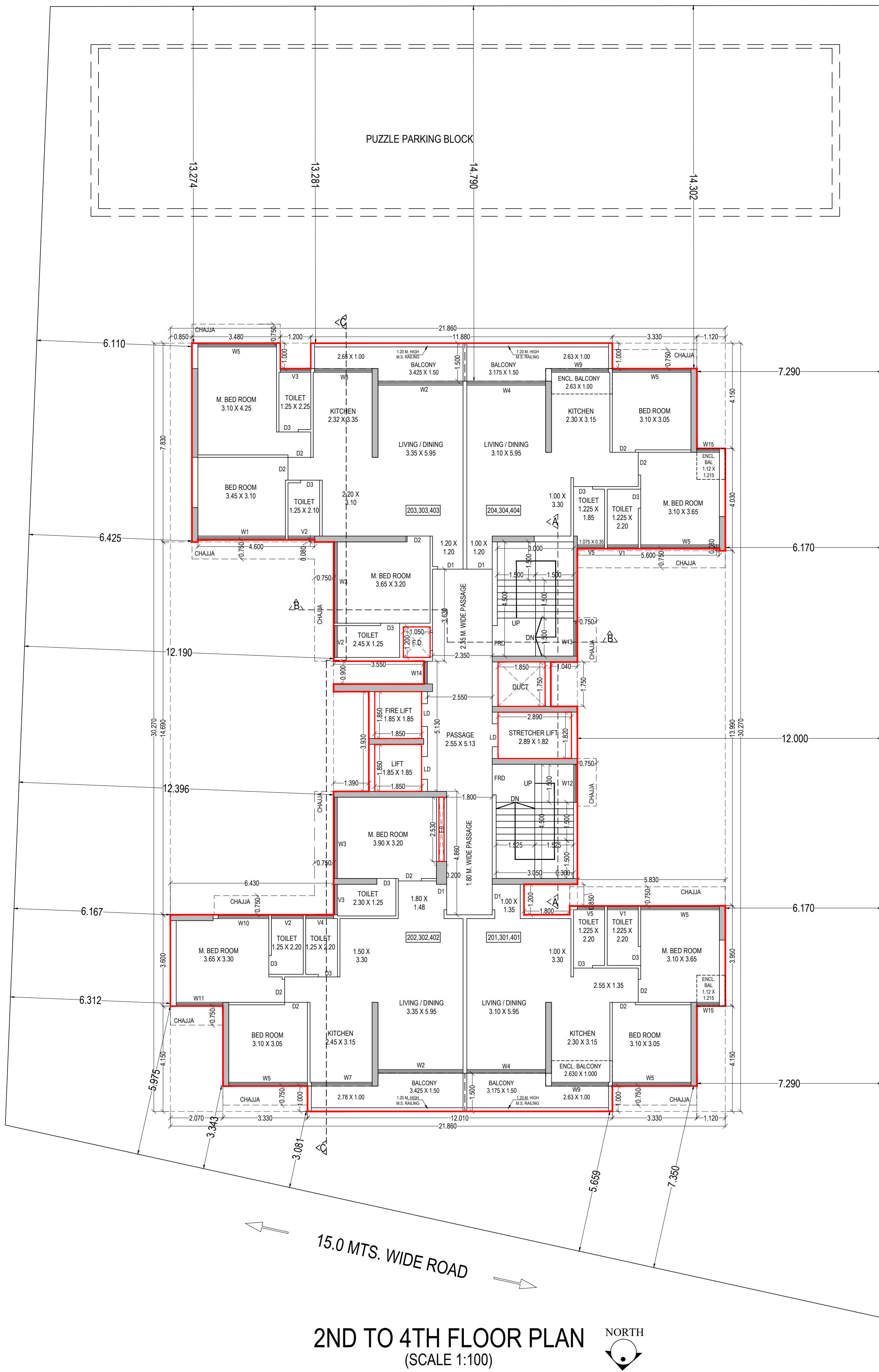
SCHEDULE OF DOOR & WINDOWS					
TYPE	SIZE IN METER		AREA IN SQ. M.	DESCRIPTION	
D1	1.000	X 2.100	= 2.100	SQ.M.	T.W PANNELED DOOR
D2	0.900	X 2.100	= 1.890	SQ.M.	T.W PANNELED DOOR
D3	0.750	X 2.100	= 1.575	SQ.M.	SYNTEX DOOR
WINDOW					
W1	3.450	X 2.150	= 7.413	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W2	3.375	X 2.150	= 7.256	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W3	3.200	X 2.150	= 6.880	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W4	3.125	X 2.150	= 6.719	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W5	3.100	X 2.150	= 6.675	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W6	2.900	X 2.150	= 6.235	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W7	2.400	X 2.150	= 5.160	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W8	2.270	X 2.150	= 4.881	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W9	2.250	X 2.150	= 4.838	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W10	2.000	X 2.150	= 4.300	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W11	1.840	X 2.150	= 3.956	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W12	1.500	X 1.550	= 2.325	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W13	1.370	X 1.550	= 2.124	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W14	0.900	X 1.550	= 1.395	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W15	0.890	X 1.550	= 1.380	SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
V1	1.225	X 0.900	= 1.103	SQ.M.	LOUVERED WINDOWS
V2	1.250	X 0.900	= 1.125	SQ.M.	LOUVERED WINDOWS
V3	1.200	X 0.900	= 1.080	SQ.M.	LOUVERED WINDOWS
V4	1.100	X 0.900	= 0.990	SQ.M.	LOUVERED WINDOWS
V5	1.075	X 0.900	= 0.968	SQ.M.	LOUVERED WINDOWS
V6	0.600	X 0.900	= 0.540	SQ.M.	LOUVERED WINDOWS

CARPET AREA STATEMENT (AS PER RERA)					
OCCUPANCY	FLOOR TYPE	SHOP NO. & FLAT NO.	CARPET AREA	BUILT UP AREA	AREA OF ENCL. BALCONY
RESIDENTIAL	2ND TO 4TH FLOOR	201 TO 401	59.959	68.039	3.876
		202 TO 402	84.734	90.675	7.917
		203 TO 403	87.192	92.920	7.787
		204 TO 404	59.756	67.905	3.876
	5TH FLOOR	501	87.192	92.920	7.787
		502	59.756	67.905	3.876



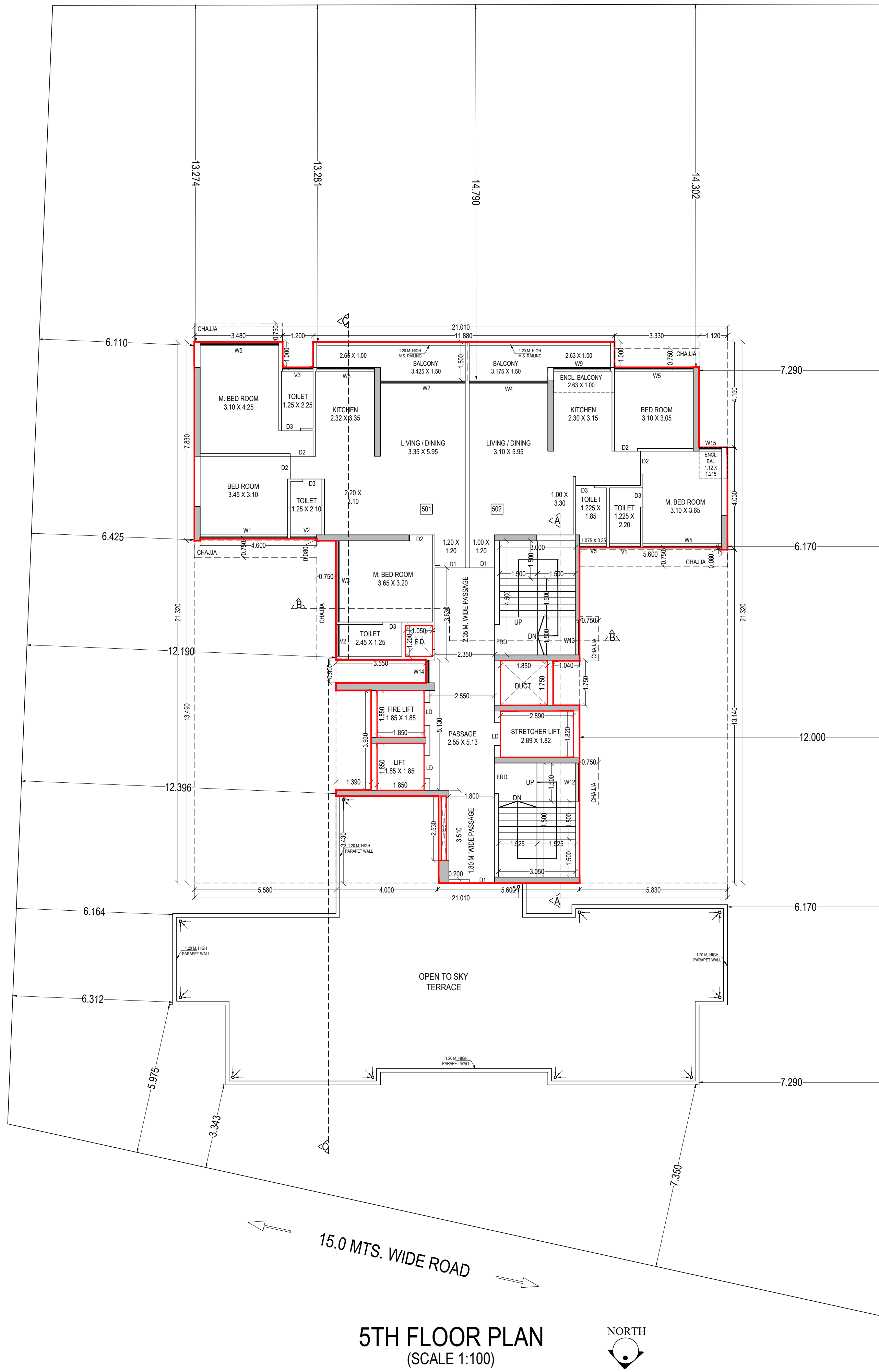
AREA DIAGRAM
(5TH FLOOR PLAN)
SCALE :- 1:100

AREA CALCULATION FOR 5TH FLOOR					
SR	BASE (METER)	HEIGHT (METER)	NUMBER OF DEDUCTION	AREA IN SQ.M.	
AREA BLOCK OF ABCD				21.010 X 21.320	447.933
DEDUCTION					
1	1.200	X	1.000	1	1.200
2	4.600	X	0.080	1	0.368
3	3.550	X	0.900	1	3.195
4	5.580	X	13.490	1	75.274
5	1.290	X	3.930	1	5.063
6	4.050	X	3.430	1	13.892
7	5.830	X	13.140	1	76.606
8	1.040	X	1.750	1	1.820
9	5.600	X	0.090	1	0.448
10	1.120	X	4.150	1	4.648
11	3.330	X	1.000	1	3.330
12	1.850	X	1.750	1	3.238
13	1.050	X	1.200	1	1.260
14	0.200	X	2.530	1	0.506
TOTAL DEDUCTION (C)				191.247	
LEFT DEDUCTION (D)					
L1	1.850	X	1.850	2	6.845
L2	2.890	X	1.820	1	5.260
TOTAL DEDUCTION					12.105
TOTAL DEDUCTION (A + B)					203.352
GROSS AREA - TOTAL DEDUCTION					244.581
447.933 - 203.352					244.581
NET AREA 5TH FLOOR					244.581



AREA DIAGRAM
(2ND TO 4TH FLOOR PLAN)
SCALE :- 1:100

AREA CALCULATION FOR 2ND TO 4TH FLOOR					
SR	BASE (METER)	HEIGHT (METER)	NUMBER OF DEDUCTION	AREA IN SQ.M.	
AREA BLOCK OF ABCD				21.860 X 30.270	661.702
DEDUCTION					
1	1.200	X	1.000	1	1.200
2	0.950	X	7.830	1	6.656
3	4.600	X	0.080	1	0.368
4	3.550	X	0.900	1	3.195
5	6.430	X	14.690	1	94.457
6	1.390	X	3.930	1	5.463
8	2.070	X	4.150	1	8.591
9	3.330	X	1.000	1	3.330
10	1.120	X	4.150	2	9.296
11	1.800	X	1.200	1	2.160
12	0.300	X	0.850	1	0.255
13	5.830	X	13.990	1	81.562
14	1.040	X	1.750	1	1.820
15	5.600	X	0.080	1	0.448
16	1.850	X	1.750	1	3.238
17	1.050	X	1.200	1	1.260
18	0.200	X	2.530	1	0.506
TOTAL DEDUCTION (C)				230.463	
LEFT DEDUCTION (D)					
L1	1.850	X	1.850	2	6.845
L2	2.890	X	1.820	1	5.260
TOTAL DEDUCTION					12.105
TOTAL DEDUCTION (A + B)					242.567
GROSS AREA - TOTAL DEDUCTION					419.135
661.702 - 242.567					419.135
NET AREA					419.135
TYPICAL 2ND TO 4TH FLOOR NET AREA					419.135
419.135 X 3.000					1257.404



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