

BUILT UP AREA CALCULATION						
GROUND FLOOR (RESIDENTIAL)						
A	19.83	X	8.25	X	160.89	SQ.MT.
TOTAL ADDON					=	160.89 SQ.MT.
DEDUCTIONS						
1	0.78	X	1.75	X	1.37	SQ.MT.
2	1.45	X	4.79	X	6.96	SQ.MT.
3	3.45	X	4.38	X	15.11	SQ.MT.
4	6.80	X	0.53	X	3.61	SQ.MT.
5	2.30	X	6.92	X	15.92	SQ.MT.
6	3.19	X	0.05	X	0.16	SQ.MT.
7	0.30	X	4.13	X	1.24	SQ.MT.
8	2.70	X	1.80	X	4.86	SQ.MT.
9	2.70	X	1.88	X	5.08	SQ.MT.
10	2.80	X	1.65	X	4.62	SQ.MT.
11	1.83	X	1.65	X	3.02	SQ.MT.
12	0.15	X	1.15	X	0.17	SQ.MT.
13	2.40	X	0.30	X	0.72	SQ.MT.
TOTAL DEDUCTION					=	98.61 SQ.MT.
TOTAL BUILT UP AREA (G+1F+2F)					=	160.89 SQ.MT.

			As per notification, dtd 28.12.2022			
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	PARKING SPACE REQ.		PARKING SPACE PROP.	
			CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.ft. 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.ft. but less than 150 sq.ft.	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.ft. but less than 80 sq.ft.	103.00	1.00	2.00	52.00	103.00
4	For every two tenement with each tenement having carpet area less than 40 sq.ft. but more than 30 sq.ft.	0.00	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.ft.	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	1160.400	2.00	6.00	23.00	76.00
Parking Requirement (quantum)		Residential			52	303
		Commercial			23	70
% visitor parking only for residential					3	5
		TOTAL			78	178
With Multiplying Factor on total parking as per Table 8C - 0.8			Multiplying Factor Not applicable for scooter CAR SCOOTER		62	178
PARKING REQUIREMENT			62	178		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.			0	0		
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			13	76		
Required PARKING (after conversion)			75	109		
Proposed parking considering additional FSI			86	104		

Summary of proposed Pline area as per UDCPR				
Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RES.)	TOTAL
		A	B	C
1	GROUND	779.910	88.110	868.020
2	1ST FL	465.680	60.230	525.910
3	2ND FL	0.000	833.440	833.440
4	3RD FL	0.000	833.440	833.440
5	4TH FL	0.000	833.440	833.440
6	5TH FL	0.000	833.440	833.440
7	6TH FL	0.000	833.440	833.440
8	7TH FL	0.000	833.440	833.440
9	8TH FL	0.000	783.027	783.027
10	9TH FL	0.000	833.440	833.440
11	10TH FL	0.000	833.440	833.440
12	11TH FL	0.000	717.160	717.160
14	TOTAL	1245.59	8316.05	9561.64
15	BASIC+PREMIUM FSI	691.994	5201.131	5893.125
16	BASIC FSI	691.994	4022.506	4714.500
17	PREMIUM FSI	0.000	1178.625	1178.625
18	ANCILLARY FSI	553.596	3114.916	3668.512

CARPET AREA STATEMENT AS PER AREA						
FLOOR NO.	SHOP/FLAT NO.	CARPET AREA IN SQ.M.	ENCL. BAL IN SQ.M.	CARPET AREA IN SQ.M.	BALCONY IN SQ.M.	NAT. TERR. IN SQ.M.
GROUND FLOOR	SHOP-01	64.912	0.000	64.912	0.000	0.000
	SHOP-02	58.055	0.000	58.055	0.000	0.000
	SHOP-03	71.944	0.000	71.944	0.000	0.000
	SHOP-04	71.944	0.000	71.944	0.000	0.000
	SHOP-05	108.477	0.000	108.477	0.000	0.000
	SHOP-06	43.687	0.000	43.687	0.000	0.000
	SHOP-07	58.836	0.000	58.836	0.000	0.000
	SHOP-08	39.027	0.000	39.027	0.000	0.000
	SHOP-09	93.127	0.000	93.127	0.000	0.000
	SHOP-10	34.241	0.000	34.241	0.000	0.000
	SHOP-11	48.68	0.000	48.68	0.000	0.000
	SHOP-12	35.462	0.000	35.461	0.000	0.000
	SHOP-13	61.193	0.000	61.193	0.000	0.000
	SHOP-14	36.958	0.000	36.958	0.000	0.000
	SHOP-15	37.564	0.000	37.564	0.000	0.000
1ST FLOOR	SHOP-16	53.317	0.000	53.317	0.000	0.000
	OFFICE-01 OFFICE-02	120.05	0.000	120.05	0.000	0.000
2ND FLOOR	203	53.24	0.000	53.24	0.000	3.05
	204	61.52	0.000	61.52	0.000	3.00
	205	62.13	0.000	62.13	0.000	3.00
	206	62.71	0.000	62.71	0.000	3.30
	207	59.63	0.000	59.63	0.000	3.30
	208	59.63	0.000	59.63	0.000	3.30
	209	59.48	0.000	59.48	0.000	3.30
	301,401,501,601,701,901,1001	54.37	0.000	54.37	0.000	0.000
	302,402,502,602,702,902,1002	47.05	0.000	47.05	0.000	0.000
	303,403,503,603,703,903,1003	53.24	0.000	53.24	3.05	0.000
3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH & 11TH FLOOR	304,404,504,604,704,904,1004	61.52	0.000	61.52	3.00	0.000
	305,405,505,605,705,905,1005	62.13	0.000	62.13	3.00	0.000
	306,406,506,606,706,906,1006	62.71	0.000	62.71	3.30	0.000
	307,407,507,607,707,907,1007	59.63	0.000	59.63	3.30	0.000
	308,408,508,608,708,908,1008	59.63	0.000	59.63	3.30	0.000
	309,409,509,609,709,909,1009	59.48	0.000	59.48	3.30	0.000
	310,410,510,610,710,910,1010	47.91	0.000	47.91	0.000	0.000
	311,411,511,611,711,911,1011	53.32	0.000	53.32	0.000	0.000
	801	54.37	0.000	54.37	0.000	0.000
	802	47.05	0.000	47.05	0.000	0.000
8TH FLOOR	803	53.24	0.000	53.24	3.05	0.000
	804	61.52	0.000	61.52	3.00	0.000
	805	62.13	0.000	62.13	3.00	0.000
	806	62.71	0.000	62.71	3.30	0.000
	807	59.63	0.000	59.63	3.30	0.000
11TH FLOOR	808	59.63	0.000	59.63	3.30	0.000
	809	59.48	0.000	59.48	3.30	0.000
	811	53.32	0.000	53.32	0.000	0.000
	1102	47.05	0.000	47.05	0.000	0.000
	1103	53.24	0.000	53.24	3.05	0.000
	1104	61.52	0.000	61.52	3.00	0.000
	1105	62.13	0.000	62.13	3.00	0.000
	1106	62.71	0.000	62.71	3.30	0.000
	1107	59.63	0.000	59.63	3.30	0.000
	1108	59.63	0.000	59.63	3.30	0.000
1109	59.48	0.000	59.48	3.30	0.000	
1110	47.91	0.000	47.91	0.000	0.000	

WATER CAPACITY CALCULATION (U.G. WATER TANK RESIDENTIAL UNITS)									
BUILDING	FLAT NOS.	REQUIRED DOMESTIC LITRS. (A)	TOTAL DOM. LITRS. (A)	REQUIRED FLUSHING 270 LITRS. (B)	ADDITIONAL TOILET 180 LTR PER FLT	TOTAL FLUSHING LITRS. (B)	TOTAL LITERS (RE (A + B)		
BUILDING - 1 (AMENITY'S)	103	135 X 103 X 9	68525	270 X 103	27,810	180 X 000	000	27,810	91,726
TOTAL	103		68525		27,810		000	27,810	91,726

WATER CAPACITY CALCULATION (U.G. WATER TANK COMMERCIAL UNITS)									
BUILDING	SHOP NOS.	REQUIRED DOMESTIC 70 LTRS./A	TOTAL DOM. LTRS./A	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 15 LTRS. PER SET	TOTAL FLUSHING LTRS./A (B)	TOTAL LITERS RES. (A + B + C)		
COMMERCIAL	18	1245.59/3 X 70	29.063	270 X 18	4860	160 X 0	0	4860	33923
TOTAL	18		29.063		4860		0	4860	33923

WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK				
TOTAL U.G. WATER TANK CAPACITY		REQUIRED 100% U.G. WATER TANK CAPACITY	REQUIRED FIRE TANK	
			75,000	
			PROVIDED U.G. WATER TANK CAPACITY	
			SEW TANK	TANK CAPACITY
DOMESTIC TANK (RESIDENTIAL)	69,626 LITERS	69,626 LITERS	7,600 x 4,000 x 2,70	82,000 LITERS
COMMERCIAL TANK (COMMERCIAL)	29,813 LITERS	29,813 LITERS	3,600 x 4,000 x 2,70	39,000 LITERS
FLOODING TANK (RESIDENTIAL)	27,810 LITERS	14,830 LITERS	7,600 x 4,000 x 2,70	32,000 LITERS
FLOODING TANK (COMMERCIAL)	7,020 LITERS	7,020 LITERS	1,000 x 4,000 x 2,70	10,800 LITERS
FIRE TANK	2,000,000 LITERS	2,000,000 LITERS	32,000 x 3,000 x 2,70	1,280,000 LITERS
TOTAL U.G. TANK CAPACITY	3,346,266 LITERS	3,346,266 LITERS		2,609,000 LITERS

SEPTIC TANK REQUIREMENT											
BUILDING NUMBER	NUMBER OF TENANTS	POPULATION	WATER REQUIREMENT			% FLOW TO SEWER			TOTAL FLOW TO SEWER TANK		SEPTIC TANK PROVIDED
			FLUSHING LPH	DOMESTIC LPH	TOTAL LPH	FLUSHING (85%) LPH	DOMESTIC (15%) LPH	TOTAL LPH	SIZE	CAPACITY	
(i)	(ii)	(i) + (ii) x 5	FLUSHING LPH	DOMESTIC LPH	TOTAL LPH	FLUSHING (85%) LPH	DOMESTIC (15%) LPH	TOTAL LPH			
123	645	54	34,830	00	34,830	29,605	29,605	59,210	(29,605 + 6,000) x 1.25	40,000	
TOTAL			34,830		34,830	29,605	29,605			40,000	
NOTE -											
1) LPH = Liter per Capita per day											
2) LPH = Liter per day											
For septic tank capacity flushing & domestic flow to sewer will be 100% & 85% respectively											
Size of septic tank is including Baffle tank											

OVER HEAD WATER TANK CAPACITY CALCULATION						
TANK TYPE	BUILDING NUMBER	WING	WATER REQUIRED (LTRS.) (50% OF UNDER GROUND TANK)	COLD WATER REQUIREMENT		
				TANK SIZE	NUMBER OF TANK	CAPACITY (LTRS.)
	(1)	(2)	(3)	(4)	(5)	(6)
DOMESTIC	BUILDING-1		59,257	3,10 X 5,20 X 1,90	02	61,256 LTRS
FLUSHING			20,838	2,65 X 4,28 X 1,90	01	21,549 LTRS
FIRE			5,000	7,93 X 1,90	01	15,067 LTRS
		TOTAL	85,155 LTRS.			97,872 LTRS

LIGHT & VENTILATION STATEMENT			
DESCRIPTION OF USER SPACE	CARPET AREA OF RM IN SQ.M	1/30 OF CARPET	PROVIDED
TYPICAL FLOOR			
LIVING	20.087	2.001	6.557
KITCHEN	7.370	0.737	3.030
BED ROOM	9.212	0.991	5.913
BED ROOM	12.227	1.222	3.762
COM.FOULET	2.520	0.252	0.540
TOILET	2.520	0.252	0.540

SCHEDULE OF DOORS & WINDOWS			
ITEM	OPENING SIZE OF	AREA IN SQ. FT. OF OPENINGS	DESCRIPTION OF FINISH
	1. 1.00 X 7.20	7.20	T.W. FRAMED PANELED DOOR
	2. 0.90 X 2.20	1.80	T.W. FRAMED PANELED DOOR
	3. 0.75 X 2.20	1.50	T.W. FRAMED PANELED DOOR
	4. 3.00 X 2.25	6.56	ALL GLAZED SLIDING WINDOW
01	2.75 X 2.25	5.92	ALL GLAZED SLIDING WINDOW
02	3.50 X 2.25	7.75	ALL GLAZED SLIDING WINDOW
03	3.00 X 2.25	6.57	ALL GLAZED SLIDING WINDOW
04	2.00 X 2.25	4.50	ALL GLAZED SLIDING WINDOW
05	1.75 X 2.25	3.92	ALL GLAZED SLIDING WINDOW
06	1.50 X 2.25	3.38	ALL GLAZED SLIDING WINDOW
07	1.25 X 2.25	2.82	ALL GLAZED SLIDING WINDOW
08	2.00 X 3.00	6.00	ALL GLAZED SLIDING WINDOW
09	0.75 X 3.00	0.56	ALL GLAZED SLIDING WINDOW
10	0.50 X 3.00	0.45	ALL GLAZED SLIDING WINDOW

PROFORMA - I	
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO - 05, SECTOR - 26, NODE - PUSHPAK NAVI MUMBAI.	SHEET NO. 01/06
STAMPS OF APPROVAL OF PLANS	

APPROVED SUBJECT TO THE CONDITIONS
MENTIONED IN This Office Letter

No. CIDCO/BP-19368/TPO(NM & K)/2025/14454
Dtd. 29 Sep 2025

Proforma-1			Area (sq.m)
Sl. No.	Particulars	Area of plot (Minimum area of 6 a, 6 c to be considered)	2557.250
1	Area of plot (Minimum area of 6 a, 6 c to be considered)	2557.250	2557.250
2	Area of plot (Minimum area of 6 a, 6 c to be considered)	2557.250	2557.250
3	Area of plot (Minimum area of 6 a, 6 c to be considered)	2557.250	2557.250
4	Area of plot (Minimum area of 6 a, 6 c to be considered)	2557.250	2557.250
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18	Area of plot (Minimum area of 6 a, 6 c to be considered)	2557.250	2557.250
19	Area of plot (Minimum area of 6 a, 6 c to be considered)	2557.250	2557.250
20	Area of plot (Minimum area of 6 a, 6 c to be considered)	2557.250	2557.250

Sl. No.	Particulars	Residential	Non residential
1	Built up area with reference to Basic F.S.I.	4022.500	693.500
2	Additional FSI on payment of premium (Together shall not exceed 10%)	1178.625	0.000
3	Total proposed built up area (basic + premium)	5201.13	693.500
4	Proposed Ancillary Area FSI	3114.916	553.666
5	% of small toy area FSI	62%	82%
6	Total proposed built-up area (Together shall not exceed 134)	8316.05	1247.166

NOTE: THE PROPOSED CHAJAS OVER OPENINGS FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECORATION, AESTHETIC PURPOSE SHALL NOT BE USED FOR ANY HABITABLE PURPOSE.

LEGEND			
Sr. No.	Item	Colour	Type of Lines on Plan
(1)	(2)	(3)	(4)
1	Plot Line	Thick Black	=====
2	Plotting 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	FIRE FIGHTING LINE	Red - Dotted	-----
10	G.W.R. Line	Gray - Dotted	-----

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 15/01/2022 and the dimensions of side etc. of plot stated on plan 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 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.

Signature _____

NAME, ADDRESS & SIGN OF OWNER
M/s. Aramus Infraprojects LLP through its partners Shri. Dharamshi Naran Nor And Shri. Mansukh Leera Verat

NAME, ADDRESS & SIGN OF ARCHITECT

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

DESTINATION
ARCHITECTURE INTERIOR DESIGN

ARCHITECTURE INTERIOR DESIGNS
OFFICE NO- 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING- B,
PLOT NO- 44, SECTOR- 15, C.B.D. BELAPUR, NAVI MUMBAI. 400614
Call : 022-40126328 & 022-41276523
www.destinationarchitects.com / destination.india@gmail.com

JOB NO	DRG. NO.	SCALE	DRAWN BY	DATE	
BP-19368	01	AS SHOWN	M.NAVALA	13/09/2025	

