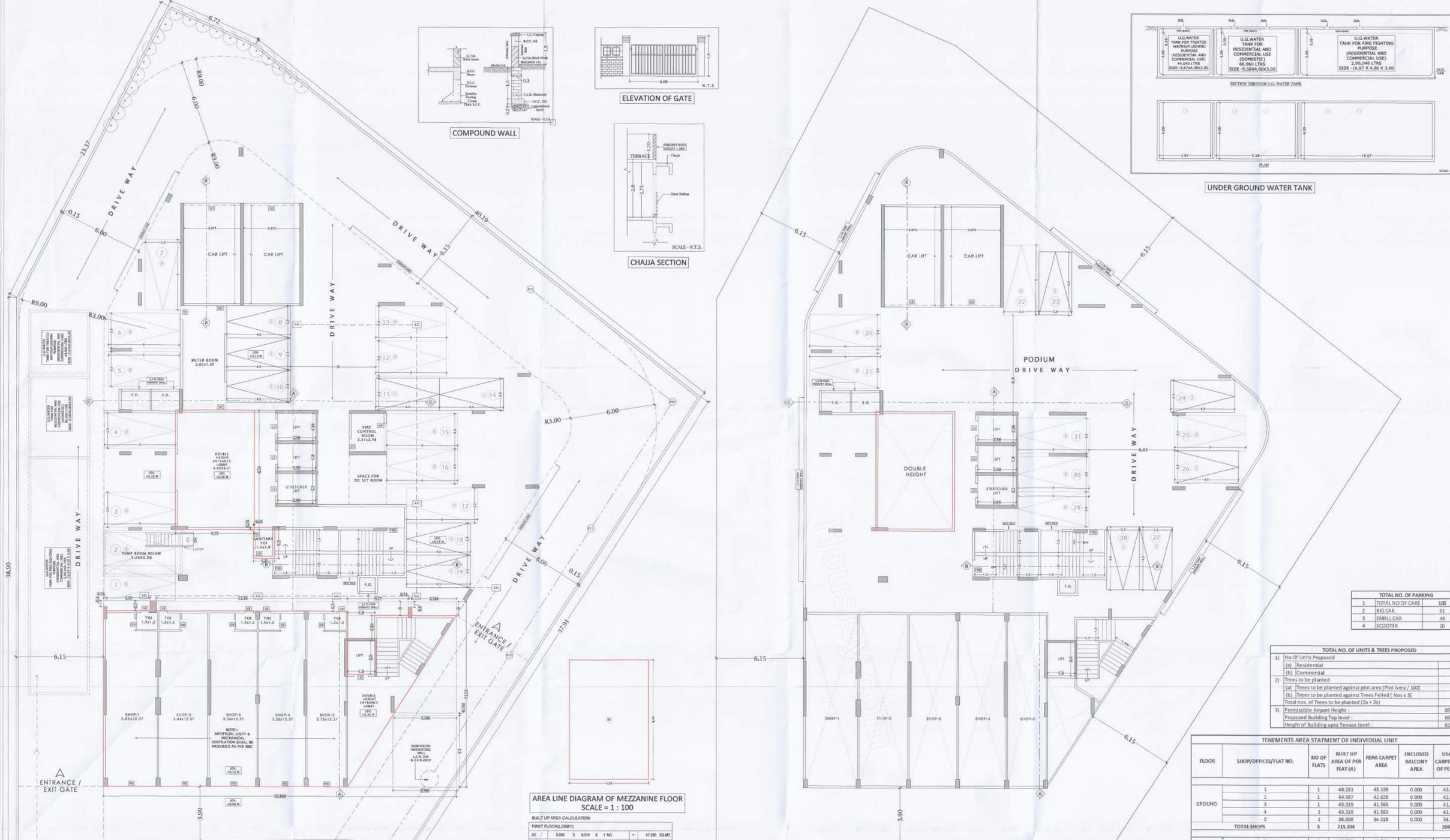


APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18496/TPO(NM & K)/2023/11057
Dtd. 18 Aug 2023
Signature valid
Stamp of Architect



GROUND & MEZZANINE FLOOR PLAN, AREA DIAGRAM & CALCULATION

Sr.No	Particulars	Area (sq.m)
Area of plot (Minimum area of a, b, c to be considered)		
a	As per ownership document (7/12, CTS extract)	1953.900
b	As per measurement sheet	1953.900
c	As per D.P. Reservation area	1953.900
Deductions for		
1	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.000
2	Any D.P. Reservation area	0.000
3	Balance area of plot (1-2)	1953.900
Amenity Space (if applicable)		
4	Required	0.000
5	Adjustment of 2(b), if any -	0.000
6	Balance Proposed -	0.000
7	Net Plot Area (3-4) (c)	1953.900
Recreational Open Space (if applicable)		
8	Required	0.000
9	Proposed	0.000
10	Internal Road area	0.000
11	Plottable area (if applicable)	1953.900
Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subbasic FSI - Min. of 1.5 as per UDCPR)		
12	Permissible commercial area	2930.850
13	Proposed commercial area (Basic excluding ancillary)	439.628
14	Additional of FSI on payment of premium	281.935
15	Maximum permissible premium FSI - based on road width / TOD zone	
16	(plot area * 0.9 premium FSI) Plus additional FSI as per Note 3 of 10.10.1 (plot area * 0.1)	1953.900
17	Proposed FSI on payment	20
18	In-situ area against D.P. road (2.0x Sr. No. 2 (a)) if any	0.000
19	In-situ area against Amenity Space if handed over	0.000
20	TDR area	0.000
21	Total in-situ / TDR loading proposed (11(a)+11(b)+11(c))	0.000
22	Additional FSI area under Chapter No. 7	0.000
Total entitlement of FSI in the proposal		
23	a) (9(a) + 10(b) + 11(d) or 12 whichever is applicable.	4884.750
24	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with b	2969.467
25	Proposed Ancillary area FSI	2969.396
26	Total entitlement (a+b)	7854.217
Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8, read with Note 3 of 10.10.1		
27	a) Existing Built-up Area	0.000
28	Residential	0.000
29	Commercial	0.000
30	Proposed Built-up Area (as per 'a-line')	7853.15
31	Residential	7324.06
32	Commercial	511.093
33	Total (a+b) (shall not be more than 13(d))	7853.15
34	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	0.995
35	Area for Inclusive Housing, if any	0.000
36	a) Required (20% of Sr.No.5)	0.000
37	b) Proposed	0.000

TOTAL NO. OF PARKING

1	TOTAL NO OF CARS	106
2	BIG CAR	61
3	SMALL CAR	44
4	SCOOTER	20

TOTAL NO. OF UNITS & TREES PROPOSED

1	No Of Units Proposed	80
2	(a) Residential	10
3	(b) Commercial	80
4	Trees to be planted	10
5	(a) Trees to be planted against plot area (Plot Area / 300)	20
6	(b) Trees to be planted against Trees Filled (Nos x 5)	0
7	Permissible Airport Height	85.00M
8	Proposed Building Top level	66.40M
9	Height of Building upto Terrace level	61.95M

TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT

FLOOR	SHOP/OFFICES/FLAT NO.	NO OF FLATS	BUILT UP AREA (PER FLAT)	RETA CARPET AREA	ENCLOSED BALCONY AREA	USABLE CARPET AREA OF PER FLAT
GROUND	1	1	48.251	45.199	0.000	45.199
	2	1	44.397	43.618	0.000	43.618
	3	1	43.319	41.563	0.000	41.563
	4	1	43.319	41.563	0.000	41.563
	5	1	36.308	34.018	0.000	34.018
TOTAL SHOPS	5	5	216.594	204.971		
1ST FLOOR	1	1	44.782	41.512	0.000	41.512
	2	1	41.206	39.160	0.000	39.160
	3	1	40.205	38.185	0.000	38.185
	4	1	40.205	38.185	0.000	38.185
	5	1	45.964	46.896	0.000	46.896
TOTAL OFFICES	5	5	216.362	203.938		
5TH TO 12TH FLOOR	1	80	80.609	75.541	0.000	75.541
	2	80	80.644	75.158	0.000	75.158
	3	80	80.677	75.158	0.000	75.158
	4	80	80.677	75.158	0.000	75.158
	5	80	80.677	75.158	0.000	75.158
13TH FLOOR	1	80	80.609	75.541	0.000	75.541
	2	80	80.644	75.158	0.000	75.158
	3	80	80.677	75.158	0.000	75.158
	4	80	80.677	75.158	0.000	75.158
	5	80	80.677	75.158	0.000	75.158
14TH FLOOR	1	80	80.609	75.541	0.000	75.541
	2	80	80.644	75.158	0.000	75.158
	3	80	80.677	75.158	0.000	75.158
	4	80	80.677	75.158	0.000	75.158
	5	80	80.677	75.158	0.000	75.158
15TH TO 18TH FLOOR	1	80	80.609	75.541	0.000	75.541
	2	80	80.644	75.158	0.000	75.158
	3	80	80.677	75.158	0.000	75.158
	4	80	80.677	75.158	0.000	75.158
	5	80	80.677	75.158	0.000	75.158
TOTAL FLATS	80	80	80.609	75.541	0.000	75.541

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.	4600.82	283.94
2	Additional FSI on payment of premium (Together shall not exceed 10%)	1953.90	0.00
3	Total proposed built up area (Basic premium)	4600.82	283.94
4	Proposed Ancillary Area FSI	2724.25	227.15
5	% of ancillary area FSI	30%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13(d))	7324.06	511.09

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 ownership papers (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- 59, SECTOR-34A, KHARGHAR, NAVI MUMBAI.
OWNERS/ ARCHITECTS

M/S. MASS REALTY ARCHITECTS

15 M WIDE ROAD GROUND FLOOR PLAN SCALE = 1 : 100

TOTAL NO. OF PARKING (GROUND FLOOR)

1	TOTAL NO OF CARS	19
2	BIG CAR	12
3	SMALL CAR	7
4	SCOOTER	0

AREA LINE DIAGRAM OF GROUND FLOOR (RES) SCALE = 1 : 100

BUILT UP AREA CALCULATION

A	5.50 X 6.50 X 1 NO	=	47.250 SQ.MT.
B	1.20 X 2.20 X 1 NO	=	3.300 SQ.MT.
TOTAL ADDITION		=	3.300 SQ.MT.
TOTAL ADDITION		=	47.250 SQ.MT.

AREA LINE DIAGRAM OF GROUND FLOOR (RES) SCALE = 1 : 100

BUILT UP AREA CALCULATION

A	5.50 X 6.50 X 1 NO	=	0.807 SQ.MT.
B	1.20 X 2.20 X 1 NO	=	0.807 SQ.MT.
TOTAL ADDITION		=	0.807 SQ.MT.
TOTAL ADDITION		=	0.807 SQ.MT.

AREA LINE DIAGRAM OF GROUND FLOOR (COMM) SCALE = 1 : 100

BUILT UP AREA CALCULATION

C	24.87 X 12.20 X 1 NO	=	303.624 SQ.MT.
TOTAL ADDITION		=	303.624 SQ.MT.

Summary of proposed Pline area as per UDCPR

Sr.No	FLOOR	PLINE AREA (Comm)	PLINE AREA (RES)	TOTAL
1	GROUND	255.136	50.522	305.658
2	1ST FL	255.947	47.230	303.177
3	2ND FL	0.000	0.000	0.000
4	3RD FL	0.000	0.000	0.000
5	4TH FL	251.288	251.288	502.576
6	5th FL	505.992	505.992	1011.984
7	6th FL	505.992	505.992	1011.984
8	7th FL	505.992	505.992	1011.984
9	8th FL	505.992	505.992	1011.984
10	9th FL	505.992	505.992	1011.984
11	10th FL	505.992	505.992	1011.984
12	11th FL	505.992	505.992	1011.984
13	12th FL	505.992	505.992	1011.984
14	13th FL	505.992	505.992	1011.984
15	14th FL	505.618	505.618	1011.236
16	15th FL	383.096	383.096	766.192
17	16th FL	383.096	383.096	766.192
18	17th FL	383.096	383.096	766.192
19	18th FL	383.096	383.096	766.192
20	19th FL	383.096	383.096	766.192
21	TOTAL	511.08	7324.06	7835.14
22	BASIC+PREMIUM FSI	283.935	4600.82	4884.75
23	BASIC FSI	283.935	2646.92	2930.85
24	PREMIUM FSI	0.000	1953.900	1953.900
25	ANCILLARY FSI	227.148	2723.25	2950.398

SCHEDULE OF DOOR & WINDOWS

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M)	SILL LEVEL (METER)	DESCRIPTION
FRD	1.20	2.10	2.520		FIRE RESISTANT DOOR
D1	1.20	2.10	2.520		T.W. PANEL DOOR
D2	0.90	2.10	1.890		T.W. PANEL DOOR
D3	0.75	2.10	1.575		T.W. PANEL DOOR
LD					LIFT DOOR AS PER LIFT CONSULTANT
W1	3.31	2.15	7.117	0.15	AL SLIDING WINDOW
W2	3.00	2.15	6.450	0.15	AL SLIDING WINDOW
W2A	3.00	1.40	4.200	0.90	AL SLIDING WINDOW
W3	2.75	2.15	5.913	0.15	AL SLIDING WINDOW
W3A	2.75	1.40	3.850	0.90	AL SLIDING WINDOW
W4	2.70	2.15	5.805	0.15	AL SLIDING WINDOW
W5	1.80	2.15	3.870	0.15	AL SLIDING WINDOW
W6	1.50	2.15	3.225	0.15	AL SLIDING WINDOW
W6A	1.50	1.40	2.100	0.90	AL SLIDING WINDOW
W7	2.15	1.40	3.010	0.90	AL SLIDING WINDOW
W8	3.65	2.15	7.848	0.15	AL SLIDING WINDOW
W9	3.44	2.15	7.396	0.15	AL SLIDING WINDOW
W10	3.36	2.15	7.224	0.15	AL SLIDING WINDOW
V	0.90	0.60	0.540	2.70	AL LOUVERED WINDOW

MEZZANINE/PODIUM FLOOR PLAN SCALE = 1 : 100

TOTAL NO. OF PARKING (MEZZANINE FLOOR)

1	TOTAL NO OF CARS	12
2	BIG CAR	7
3	SMALL CAR	5
4	SCOOTER	0

LIGHT AND VENTILATION STATEMENT

Sr. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM ADEQUATE AREA FOR HABITABLE ROOM-1/10th & 0.30 sqm. WITH ONE DIMENSION OF 0.90 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING		MAX SIZE 3.30X3.20 MIN SIZE 4.70X3.20	17.472 14.130	1.747 1.410	W1 W2	7.117 6.450
2	BED		MAX SIZE 3.05X3.66 MIN SIZE 3.05X2.75	11.163 8.385	1.116 0.839	W2 W3	6.450 5.913
3	KITCHEN		MAX SIZE 3.05X2.46 MIN SIZE 2.40X2.16	7.473 5.136	0.747 0.514	W5 W6	3.670 3.225
4	TOILET		MAX SIZE 1.20X2.45 MIN SIZE 1.20X1.10	2.989 2.520	0.300 0.300	V V	0.540 0.540

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTI 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	PARKING SPACE PROP. CAR / SCOOTER
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	80	1.00	2.00
6	For every 100 sq.m. carpet area or fraction thereof	408.909	2.00	6.00
Parking Requirement (quantum)				
Residential				
Commercial				
5% visitor parking only for Residential				
TOTAL				
Multiplying Factor on total parking as per Table Bc - 0.8				
Not applicable for scooter parking				
PARKING REQUIREMENT				
CAR / SCOOTER				
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.				
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.				
TOTAL REQUIRED PARKING (After Conversion)				
TOTAL PROPOSED PARKING				
BIG CAR / SMALL CAR				
SCOOTER				

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

Summary of proposed Pline area as per UDCPR

Sr.No	FLOOR	PLINE AREA (Comm)	PLINE AREA (RES)	TOTAL
1	GROUND	255.136	50.522	305.658
2	1ST FL	255.947	47.230	303.177
3	2ND FL	0.000	0.000	0.000
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