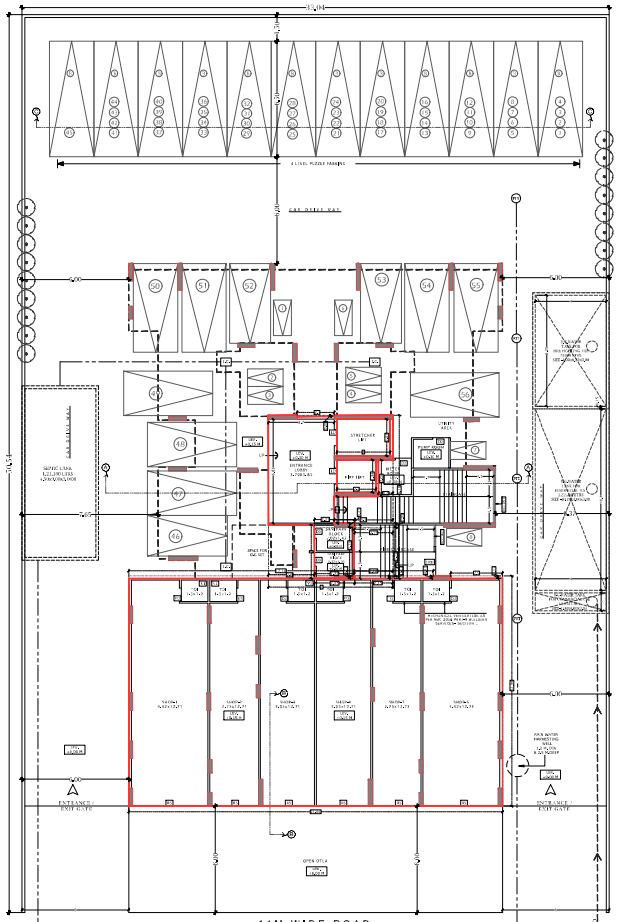
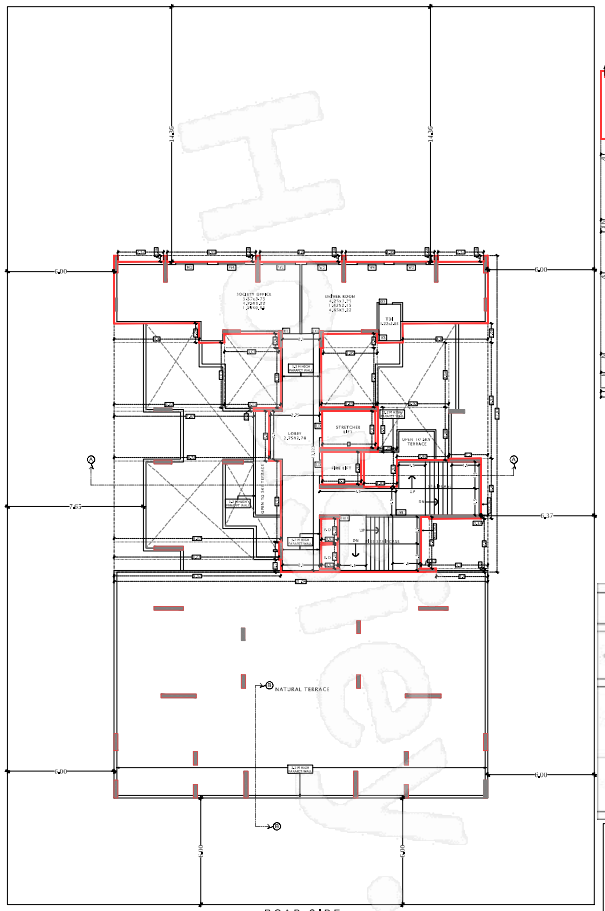


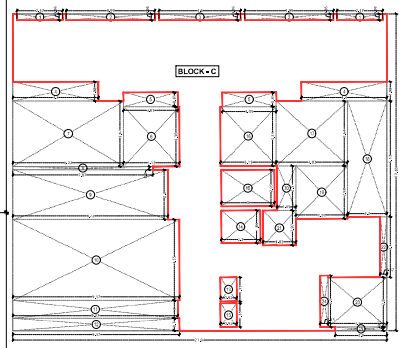
11 M WIDE ROAD
11 M WIDE CHANNEL
11 M WIDE ROAD

GROUND FLOOR PLAN SCALE = 1 : 100

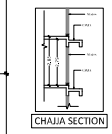


ROAD SIDE

1ST FLOOR PLAN SCALE = 1 : 100

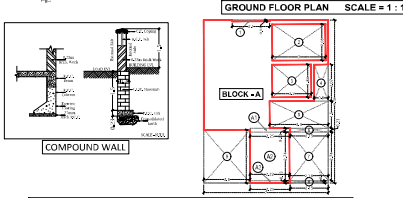


AREA LINE DIAGRAM OF 1ST FLOOR SCALE = 1 : 100



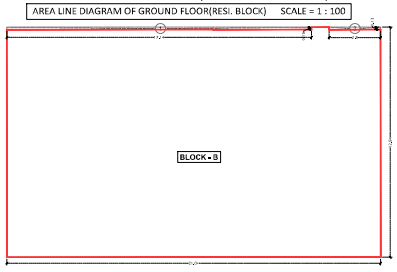
CHAJJA SECTION

ELEVATION OF GATE

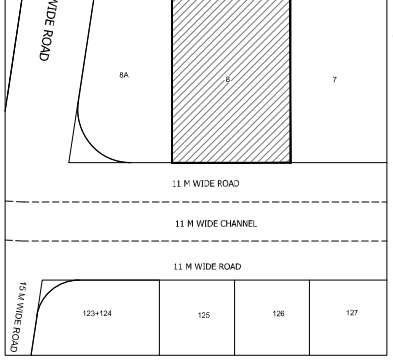


COMPOUND WALL

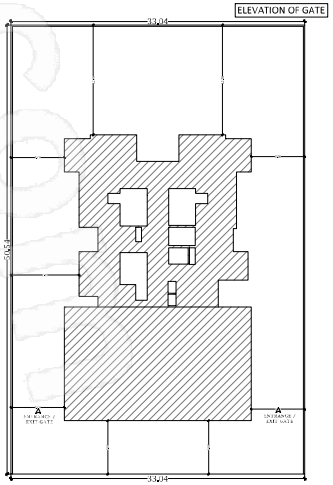
AREA LINE DIAGRAM OF GROUND FLOOR(RESI. BLOCK) SCALE = 1 : 100



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



LOCATION PLAN SCALE = 1 : 500



BLOCK PLAN SCALE = 1 : 200

BUILT UP AREA STATEMENT			
FLOOR	COMMERCIAL F.S.I.NE AREA	RESIDENTIAL F.S.I.NE AREA	TOTAL F.S.I.NE AREA
CARPET AREA	369.681	3008.681	3378.362
UG		351.74	351.74
GF		351.096	351.096
One		351.197	351.197
Two		351.197	351.197
4TH		454.649	454.649
5TH		454.649	454.649
6TH		454.649	454.649
7TH		454.649	454.649
8TH		454.649	454.649
9TH		454.649	454.649
TOTAL	369.681	3008.681	3378.362

BUILT UP AREA CALCULATION

1ST FLOOR							
C	21,040	X	17.830	X	1 NO	=	375,143 SQ.MT.
					TOTAL ADDITION	=	375,143 SQ.MT. X

DEDUCTIONS

1	2,570	X	0.380	X	2 NOS	=	1,950	SQ.MT.
2	4,990	X	0.380	X	2 NOS	=	3,793	SQ.MT.
3	4,850	X	0.380	X	1 NO	=	1,842	SQ.MT.
4	4,800	X	1.080	X	2 NOS	=	10,368	SQ.MT.
5	3,050	X	0.810	X	2 NOS	=	4,941	SQ.MT.
6	3,150	X	3.360	X	1 NO	=	10,584	SQ.MT.
7	8,220	X	3.670	X	1 NO	=	22,827	SQ.MT.
8	7,870	X	0.200	X	1 NO	=	1,574	SQ.MT.
9	8,720	X	2.850	X	1 NO	=	24,416	SQ.MT.
10	9,370	X	4.590	X	1 NO	=	42,634	SQ.MT.
11	9,270	X	1.000	X	1 NO	=	9,270	SQ.MT.
12	9,270	X	0.700	X	1 NO	=	6,559	SQ.MT.
13	3,920	X	1.380	X	2 NOS	=	2,184	SQ.MT.
14	2,200	X	1.840	X	1 NO	=	4,048	SQ.MT.
15	3,000	X	2.050	X	1 NO	=	6,150	SQ.MT.
16	3,150	X	3.330	X	1 NO	=	10,489	SQ.MT.
17	4,020	X	3.640	X	1 NO	=	14,633	SQ.MT.
18	2,200	X	6.520	X	1 NO	=	14,344	SQ.MT.
19	2,920	X	2.980	X	1 NO	=	8,702	SQ.MT.
20	1,050	X	2.570	X	1 NO	=	2,835	SQ.MT.
21	1,850	X	1.870	X	1 NO	=	3,460	SQ.MT.
22	0,370	X	3.410	X	1 NO	=	1,258	SQ.MT.
23	3,300	X	2.800	X	1 NO	=	9,240	SQ.MT.
24	0,450	X	2.900	X	1 NO	=	1,305	SQ.MT.
25	2,900	X	0.200	X	1 NO	=	0,580	SQ.MT.
					TOTAL DEDUCTION	=	219,785	SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	155,358	SQ.MT. X1

SEPTIC TANK REQUIREMENT													
NO	FLATS/ SHOPS NO.	RESIDENTIAL- 5 PERSONS/ TENEMENT & COMMERCIAL- 8LM/ OCCUPANT LOAD	TOTAL PCPD(LATRI N) (BASED ON THE RESI. NO 12.1)	BLACK WATER				GREY WATER		(D) GROSS WATER REQUIREMENT	% FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK (E + F)
				180 LITERS EXTRA FLUSHING FOR ADDITIONAL TOILET (B)		FLUSHING REQUIREMENT (A)		DOMESTIC REQUIREMENT (C)		A + B + C	FLUSHING (100% OF A+B) (E)	DOMESTIC (80% OF C) (F)	
				NO OF ADD. TOILETS	LPD	LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD
1	6	(8LM)SQ.MT/9	90	6	1080	0	30	6291.9	7071.88	1080	5548	6628
2	52	5	260	50	9000	54	14040	135	35100	58140	23040	29035	52075
TOTAL SEPTIC TANK REQUIREMENT													55565
PROPOSED SEPTIC TANK (SIZE - 9.30 X 4.50 X 3.00) (INCLUDING FREEBOARD													125500

TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT				
FLOOR	FLAT NO.	NO OF SHOP/FLAT IS	AREA OF RER FLAT (A)	CARPET AREA OF PER FLAT
	RESI - 1			
GROUND FLOOR	1	1	57.908	54.907
	2	1	36.928	34.992
	3	1	45.014	39.766
	4	1	45.952	39.798
	5	1	36.928	34.992
	6	1	58.191	54.907
TOTAL SHOPS		6	269.922	257.362
4TH TO 8TH FLOOR	401,501,601,701,801	5	56.080	51.648
	402,502,602,702,802	5	57.006	51.096
	403,503,603,703,803	5	57.006	51.096
	404,504,604,704,804	5	33.786	30.763
	405,505,605,705,805	5	44.146	41.028
	406,506,606,706,806	5	46.808	43.867
	407,507,607,707,807	5	50.790	46.646
	408,508,608,708,808	5	49.146	44.646
	409,509,609,709,809	5	56.080	50.629
9TH FLOOR	901	1	56.080	51.648
	902	1	57.006	51.096
	903	1	57.006	51.096
	904	1	33.786	30.763
	905	1	44.146	41.028
	906	1	46.808	43.867
	908	1	56.080	50.629
TOTAL FLATS		52		

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 DIMENSION OF 0.2(M). FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	3.050X4.90	14.945	1.495	W1	3.87
		MIN SIZE	3.05X2.75	10.938	1.093	W1	3.87
2	BED	MAX SIZE	3.40X2.75	9.515	0.952	W1	3.87
		MIN SIZE	3.00X2.75	8.250	0.825	W1	3.87
3	KITCHEN	MAX SIZE	3.00X2.00	6.000	0.600	W2	3.21
		MIN SIZE	2.14X2.9	6.206	0.621	W1	1.96
4	BATH W.C.	MAX SIZE	1.38X1.22	1.684	0.300	V1	0.265
		MAX SIZE	1.22X0.92	1.122	0.300	V1	0.54
	TOIL	MAX SIZE	1.22X2.36	2.879	0.300	V1	0.54

REQUIRED WATER TANK CALCULATION							
NO	SHOP/ FLAT NO.	DOMESTIC REQUIREMENT OF U.G WATER TANK RESIDENTIAL- 5 PERSONS/TENEMENT COMMERCIAL - 8LM/ 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)	G	8LM/ 3 PERSONS X 70 LTRS = 5250		-	6	6 X 180 LTRS = 1080	7072
2)	52	52 X 5 PERSONS X 135 LTRS = 35100		52X 270 LTRS = 14040	50	50X 180LTRS = 9000	58540
TOTAL REQUIRED UNDER GROUND WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL (100% CAPACITY)							65612
TOTAL REQUIRED OVER HEAD WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL (40% OF U.G T. CAPACITY)							26245
TOTAL REQUIRED UNDER GROUND FIRE WATER TANK CAPACITY							75000
TOTAL PROPOSED UNDER GROUND FIRE WATER TANK CAPACITY (SIZE - 8.25X 4.05 X 3.00)							75000
TOTAL PROPOSED UNDER GROUND WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL (SIZE- 10.5 X 4.0X 3.00)							126000
TOTAL PROPOSED OVER HEAD WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL (SIZE- 4.5 X 4.5X 2.00)							40500
TOTAL REQUIRED OVER HEAD FIRE WATER TANK CAPACITY							20000
TOTAL PROPOSED OVER HEAD FIRE WATER TANK CAPACITY (4.20X 3.0 X 2.00)							25200

NOTE

1) For residential - unit 5 Person per tenement
For Commercial - No. of persons on occupant load / area of Floors (Refer Table No. 8E)
2) Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)
3) Water Requirement for additional Toilet = 180 Ltrs per Tenement
4) Dim. of Tank is excluding the Free Board

PARKING REQUIREMENT (AS PER REG. NO 8.2.1, TABLE NO 8B)								
Sr. No.	BLDG. TYPE	OCCUPANCY	SIZE OF TENEMENT	PARKING SPACE REQUIRED FOR NON CONGESTED AREA		TOTAL NO. OF TENEMENTS	REQUIRED PARKING	
				CAR	SCOOTER		CAR	SCOOTER
1)	Shops	Mercantile (markets, departmental stores, shops and other Commercial users)	For every 100 sq.m. carpet area or fraction thereof	2	6	257.248	5.00	15.00
2)		Residential (i) Multi - Family residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	5	22	11.00	55.00
			For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1	2	24	12.00	24.00
			For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	4	6	0.00	12.00
TOTAL (A)						52	28.00	106.00
5% Visitor Parking [Calculated only on Residential = 23 - Cars & 31 - Scooters]							1.00	5.00
TOTAL REQUIRED PARKING							29.00	111.00
Multiplication factor (0.8) as per regulation B.2.2 Table no. 8C							23.20	88.80
Parking Required							23	89
Composite Parking, 1 CAR FOR EVERY 6 SCOOTER (1 x 6) (10 car = 60 scooter)							14	04
Total Parking Required							37	5
Composite Parking, 1 CAR WITH 2 SCOOTER							-	-
Existing Parking							-	-
TOTAL PROPOSED PARKING				BIG CAR	SMALL CAR		56	8
				53	3			

BUILT UP AREA CALCULATION							
GROUND FLOOR (RESI. BLOCK)							
A	7,000	X	9.180	X	1 NO	=	64,260 SQ.MT.
					TOTAL ADDITION	=	64,260 SQ.MT. X

DEDUCTIONS

1	2,190	X	0.080	X	1 NO	=	0,168	SQ.MT.
2	3,000	X	2.050	X	1 NO	=	6,150	SQ.MT.
3	2,200	X	1.840	X	1 NO	=	4,048	SQ.MT.
4	0,800	X	2.070	X	1 NO	=	1,656	SQ.MT.
5	3,300	X	1.500	X	1 NO	=	4,950	SQ.MT.
6	3,150	X	0.230	X	1 NO	=	0,725	SQ.MT.
7	2,180	X	2.740	X	1 NO	=	5,973	SQ.MT.
8	2,150	X	0.130	X	1 NO	=	0,279	SQ.MT.
9	2,600	X	3.000	X	1 NO	=	7,800	SQ.MT.
					TOTAL DEDUCTION	=	31,519	SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	32,741	SQ.MT. X1

SANITARY IN DUCK							
A1	2,250	X	0.230	X	1 NO	=	0,517	SQ.MT.
A2	2,220	X	2.740	X	1 NO	=	6,083	SQ.MT.
A3	2,250	X	0.130	X	1 NO	=	0,293	SQ.MT.
					TOTAL ADDITION	=	6,893	SQ.MT. X

BUILT UP AREA CALCULATION

GROUND FLOOR (COMM. BLOCK)							
B	21,040	X	12.940	X	1 NO	=	272,257 SQ.MT.
					TOTAL ADDITION	=	272,257 SQ.MT. X

DEDUCTIONS

1	17,140	X	0.130	X	1 NO	=	2,228	SQ.MT.
2	2,800	X	0.130	X	1 NO	=	0,377	SQ.MT.
					TOTAL DEDUCTION	=	2,605	SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	259,652	SQ.MT. X1

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING, PLOT NO- 8, SECTOR-26, PUSHPAK, NAVI MUMBAI

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter CIDCO/BP-17969/TPO(NM & K)/2021/9189 08 Mar 2022

Document certified by BHUSHAN RAMCHANDRA CHUDIWAL
Name : BHUSHAN RAMCHANDRA CHUDIWAL
Designation : Town Planner
Organisation : CIDCO LTD
Date : 14-07-2022 05:26

GROUND & 1ST FLOOR PLAN, TERRACE PLAN, AREA DIAGRAM & CALCULATIONS, ELEVATION & SECTIONS

PROFORMA - 1			
Sr.No.	Particular	Area (sq.m)	
1	Area of plot (Minimum area of 4, 6, 9 m for convenience)	1001.000	
	a. As per current revised document (7/12, CTS extract etc)	1001.000	
	b. As per Valuation certificate (Deed)	1001.000	
	c. As per site	1001.000	
2	Deductions for		
	Proposed R.P. / D.P. Road widening Area (Set back / Highway widening)	0.000	
	Any D.P. Reservation zone	0.000	
	(Specify only)	0.000	
3	Balance area of plot (1-2)	1001.000	
4	Amenity space (if applicable)	0.000	
	a. Proposed	0.000	
	b. Adjustment of 20% if any	0.000	
	c. Balance Proposed	0.000	
5	Net Plot Area (3-4) (c)	1001.000	
6	Recreational Open space (if applicable)	0.000	
	a. Proposed	0.000	
	b. Proposed	0.000	
7	Internal Road area	0.000	
8	Plotable area (if applicable)	1001.000	
9	Built up area with reference to Basic F.S.I as per New Development Control Regulation - 33 (9) (Base FSI)	2505.000	
	Addition of FSI on payment of premium		
10	Maximum permissible premium FSI - based on road width / TOD Zone + plot area *0.5 premium FSI	0.000	
	Plus Additional FSI as per Note 3 of DCR 30.1 (plot area*0.3)		
	a. Proposed FSI on payment	0.000	
	Housing FSI / TDR loading		
11	In situ area against D.R. road (2.5 to 5 - Nov 2 (a)) if any	0.000	
	In situ area against Amenity Space if handed over (2.00 or 1.00 x 5 - Nov. 4(iii)and 5(vi))	0.000	
	TDR area	0.000	
	Total (a + b + c) / TDR loading proposed (2) (a+b+c) (d)	0.000	
12	Additional FSI area under Chapter No. 7	0.000	
	Total entitlement of FSI in the proposal		
13	(9 + 10 + 11 + 12) or 12 whichever is applicable	2505.000	
	Permissible Ancillary Area FSI upto 60% or 80% as between prescribed as in proviso of charges		
14	a. Proposed Ancillary area FSI	0.000	
	b. Total entitlement (13+14)	2505.000	
15	Maximum and admissible of F.S.I. Including premium Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) + Ancillary FSI area with Note 3 of 30.1(c)	2.500	
	Total Built up Area proposed including area of A. No. 17(a)	2505.000	
16	Existing Built up Area	0.000	
17	Proposed Built up Area as per F. Area	2505.000	
	Residential	2505.000	
	Commercial	369.681	
	Total (sum)	2875.681	
18	F.S.I. Consumed (15/12) (round not be more than unit No. 14 above)	0.000	
19	Area for Included Housing (Units)		
	a. Proposed (20% of 2 in No.)	0.000	
	b. Proposed	0.000	

Certificate of Area:
Certified that the plot under reference was surveyed by me or _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so arrived tally with the area stated in document of Ownership / I.P. Scheme Records / Land Records Department/City Survey records.

Signature
(Name of Architect / Licensed Engineer / Supervisor)

TOTAL NO. OF UNITS & TREES PROPOSED		
1)	No. Of Units Proposed	
	(a) Residential	52
	(b) Commercial	6
2)	Trees to be planted	
	(a) Trees to be planted against one area (Plot Area / 100)	10
	(b) Trees to be planted against Trees Felled (Nos x 4)	0
	Total no. of Trees to be planted (a + b)	10
3)	Tree to be felled (Trees to be felled)	00 NOS.
	Proposed Building Coverage	45.45%
	Height of building upto Terrace level	30.45M

SCHEDULE OF DOOR & WINDOWS

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQM)	SILL LEVEL (METER)	DESCRIPTION
	NOS				
FD1	1.20	2.10	2.520	0	FIRE RESISTANT DOOR
D1	1.00	2.10	2.100	0	T.W. PANEL DOOR
D2	0.90	2.10	1.890	0	T.W. PANEL DOOR
D3	0.75	2.10	1.575	0	T.W. PANEL DOOR
LIFT	LIFT DOOR AS PER LIFT CONSULTANT				
W1	1.80	2.10	3.870	0.15	AL. SLIDING WINDOW
W2	1.40	1.40	2.520	0.9	AL. SLIDING WINDOW
W3	1.50	2.15	3.225	0.15	AL. SLIDING WINDOW
W4	1.50	1.40	2.100	0.9	AL. SLIDING WINDOW
W5	1.40	2.15	3.010	0.15	AL. SLIDING WINDOW
W6	1.40	1.40	1.960	0.9	AL. SLIDING WINDOW
V1	0.60	0.98	0.540	1.4	AL. LOUVERED WINDOW
V2	0.50	0.90	0.315	1.4	AL. LOUVERED WINDOW
V3	0.35	0.90	0.315	1.4	AL. LOUVERED WINDOW
V4	0.40	0.90	0.360	1.4	AL. LOUVERED WINDOW

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING (12.5% SCHEME) ON PLOT NO- 8, SECTOR-26, PUSHPAK, NAVI MUMBAI.

OWNERS /

M/S BHAVESHWAR CONSTRUCTION

ARCHITECTS

Signature of Architect
CA/2000/32482

ATUL PATEL ARCHITECTS
Studio #1309, The Landmark, Plot no. 26A, Sector 7, Kharghar, Navi Mumbai - 410210
E: info@atulpatelarchitects.com T: 022 - 27740141 - 42

DATE	DR. NO.	SCALE	DRAWN BY	CHECKED BY	
01.01.2022	00 OF	1:100	MANDAR	CHAU	1/4