

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter  
No. CIDCO/BP-18433/TPO(NM & KJ)2023/1075  
Dtd. May 31 2023



Sr.No	Particulars	Area (sq. m)
1	Area of plot (Minimum area of a, b, to be considered)	2645.82
a	As per ownership document (7/12, CTs extract)	2645.82
b	As per measurement sheet	2645.82
c	As per site	2645.82
2	Deductions for	
a	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
b	Any D.P. Reservation area	0.00
	(Total a+b)	0.00
3	Balance area of plot (3-2)	2645.82
a	Amenity Space (if applicable)	0.00
b	Required -	0.00
4	Adjustment of (2b), if any -	0.00
a	Balance Proposed -	0.00
5	Net Plot Area (3-4 (c))	2645.82
6	Recreational Open space (if applicable)	0.00
a	Required -	0.00
b	Proposed -	0.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subasic FSI) - 1.50 As per UDCPR	3968.730
10	Additional FSI on payment of premium	0.00
a	Plus Additional FSI as per Norms of 10.10.1 (plot area * 1)	0.00
b	Maximum permissible FSI based on road width / TOD Zone. (plot area * 0.3 premium FSI)	0.00
c	+0.3 premium FSI	0.00
11	In-situ FSI / TDR loading	
a	In-situ area against D.P. road [2.0 D.P. Sr. No. 2 (a)], if any	0.00
b	In-situ area against Amenity Space if handed over [2.0 D.P. Sr. No. 4 (b) and (c)], if any	0.00
c	TDR area:	
d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Additional FSI area under Chapter No. 7	
a	Total entitlement of FSI in the proposal	3968.730
b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges	0.00
c	Proposed Ancillary area FSI	0.00
d	Total entitlement (a+b)	3968.730
14	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	0.00
15	Total Built up Area in proposal (excluding area at Sr.No.17 b)	3852.19
a	Existing Built-up Area	0.00
b	Proposed Built-up Area (as per 'P-line')	3852.19
c	Total (a+b)	3852.19
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.995
17	Area for Inclusive Housing, if any	
a	Required (20% of Sr.No.3)	0.00
b	Proposed	0.00
18	Total commercial unit	13 NOS.
a	Total residential unit	28 NOS.
19	Basement, Still, Podium area	
a	Basement area	0
b	Still area	967.00
c	1st Podium area	1366.47
d	2nd Podium area	1568.38
e	3rd Podium area	1568.38
f	4th Podium area	1328.98
20	Total area (a+b+c+d+e+f)	6799.21
	Height of building	33.900 m.

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

Certified that the plot under reference was surveyed by me on 23/03/2021 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 records.

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

PROJECT  
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO - 87, SECTOR - 11, NODE - KHARGHAR, NAVI MUMBAI.  
NAME, ADDRESS & SIGN OF OWNER  
M/S. INFINITY INFRA THROUGH ITS PARTNERS, MR. RAHUL JINDAL & OTHER FIVE.

NAME, ADDRESS & SIGN OF ARCHITECT

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

DESTINATION ARCHITECTURE INTERIOR DESIGNS

OFFICE NO- 12, GROUND FLOOR, CHAITANYA MARKET WING, A, PLOT NO- 46, SECTOR- 15, C.I.D.O. BELAPUR, NAVI MUMBAI. 40014  
C-111 / 2-2-1-4-1-2-1-2-1-1 / 2-2-1-4-1-2-1-2-1-1 / 2-2-1-4-1-2-1-2-1-1 / 2-2-1-4-1-2-1-2-1-1 / 2-2-1-4-1-2-1-2-1-1

FILE NO JOB NO DRG. NO. SCALE DRAWN BY DATE

01 01 AS SHOWN M. S. KHAN 11/04/2023

1/6

TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

As per notification, dtd 28.12.2022

Sr. No.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	CAR	SCOOTER	PARKING SPACE PROP. NON-COMMERCE TO AREA	PARKING SPACE PROP. NON-COMMERCE TO AREA
1	For every twoement having carpet area 150 sq.m. AND ABOVE	0.00	2.00	1.00	0.00	0.00
2	For every twoement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	8.00	1.00	1.00	8.00	8.00
3	For every twoement with each twoement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	20.00	1.00	2.00	10.00	20.00
4	For every twoement with each twoement having carpet area less than 40 sq.mt. but more than 35 sq.m.	0.00	1.00	2.00	0.00	0.00
5	For every twoement with each twoement having carpet area less than 35 sq.m.	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	605.96	2.00	6.00	13.00	39.00

Parking Requirement (Quantum)

Residential	18	28
Commercial	13	39
5% visitor parking only for residential	1	3
TOTAL	32	70

With Multiplying Factor on total parking as per Table No. 0-8

Parking Requirement

Residential	26	70
Commercial	16	36
5% visitor parking only for residential	0	0
TOTAL	42	106

COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED. SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR. Required PARKING (after conversion)

Car	42	70
SCOOTER	140	134

Proposed parking considering additional FSI

WATER CAPACITY REQUIRED FOR RESIDENTIAL U.G. WATER TANK

BUILDING	FLAT NOS.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A+B)
RESIDENTIAL	28	135 X 28 X 5	18900	270 X 28	5,040	12,600	31,500

WATER CAPACITY REQUIRED FOR COMMERCIAL U.G. WATER TANK

BUILDING	SHOP NOS.	REQUIRED DOMESTIC 70 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A+B)
COMMERCIAL	13	70 X 59 / 3 X 70	16,370	270 X 13	3,510	180 X 0	19,880

WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK

DOMESTIC TANK (RESIDENTIAL)	DOMESTIC TANK (COMMERCIAL)	FIRE TANK	TOTAL U.G. TANK CAPACITY
31,500 LTRS.	19,880 LTRS.	75,000 LTRS.	1,50,580 LTRS.

OVER HEAD WATER TANK CAPACITY CALCULATION

TANK TYPE	BUILDING NUMBER	WATER REQUIRED (LTRS.) (60% OF UNDER GROUND TANK)	TANK SIZE (7.00 X 3.00 X 2.00)	NUMBER OF TANK	CAPACITY (LTRS.)
DOMESTIC	BUILDING-1	32,907	(7.00 X 3.00 X 2.00)	01	42,000
FIRE		25,000	(2.00 X 3.00 X 2.00)	01	12,000
			(4.85 X 3.00 X 2.00)	01	29,100
			TOTAL	02	83,100 LTRS.

PROVIDED U.G. WATER TANK

DOMESTIC TANK (RESIDENTIAL)	DOMESTIC TANK (COMMERCIAL)	DOMESTIC TANK (FIRE)	TOTAL PROVIDED WATER TANK CAPACITY
38,400	24,000	1,02,400	1,64,800 LTRS.

Summary of proposed Pline area as per UDCPR

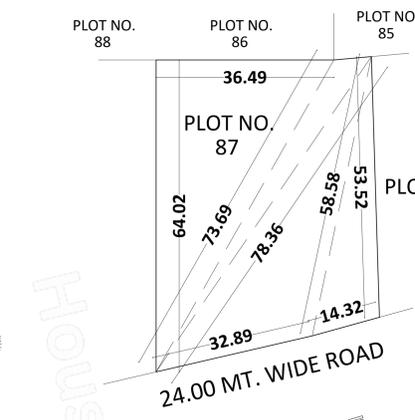
Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (Resi.)	TOTAL
1	GROUND	550.15	21.83	571.98
2	1ST	172.11	0.00	172.109
3	2ND			
4	3ND			
5	4TH			
6	5TH		239.42	239.42
7	6TH		717.17	717.17
8	7TH		717.17	717.17
9	8TH		717.17	717.17
10	9TH		717.17	717.17
11	TOTAL	722.26	3129.93	3852.19

CARPET AREA STATEMENT AS PER RERA

BUILDING NO.	FLOOR NO.	SHOP NO.	CARPET AREA IN SQ.M.	BALCONY IN SQ.M.
BUILDING - 1	GROUND FLOOR	SHOP - 01	62.89	0.000
		SHOP - 02	54.81	0.000
		SHOP - 03	52.48	0.000
		SHOP - 04	57.90	0.000
		SHOP - 05	54.60	0.000
		SHOP - 06	49.71	0.000
		SHOP - 07	49.35	0.000
		SHOP - 08	51.79	0.000
		SHOP - 09	45.81	0.000
		SHOP - 10	44.17	0.000
BUILDING - 1	1ST FLOOR	OFFICE - 01	55.40	0.000
		OFFICE - 02	32.42	0.000
		OFFICE - 03	32.41	0.000
BUILDING - 1	6TH TO 9TH FLOOR	601, 701, 801, 901	83.11	7.35
		602, 702, 802, 902	62.88	6.97
		603, 703, 803, 903	89.65	7.35
		604, 704, 804, 904	59.21	6.83
		605, 705, 805, 905	62.46	7.00
		606, 706, 806, 906	60.42	4.43
		607, 707, 807, 907	79.19	7.35

SCHEDULE OF DOORS & WINDOWS

TYPE	OPENING SIZE OF DOOR	AREA IN SQ.M	DESCRIPTION OF FINISH
D1	1.000 X 2.100	2.100	T.W. FRAMED PANELLED DOOR
D2	0.900 X 2.100	1.890	T.W. FRAMED PANELLED DOOR
D3	0.750 X 2.100	1.575	T.W. FRAMED PANELLED DOOR
D4	1.200 X 2.100	2.520	T.W. FRAMED PANELLED DOOR
W1	3.300 X 2.300	6.440	ALL GLAZED SLIDING WINDOW
W2	3.000 X 2.300	6.900	ALL GLAZED SLIDING WINDOW
W3	2.950 X 2.300	6.695	ALL GLAZED SLIDING WINDOW
W4	1.950 X 2.300	4.485	ALL GLAZED SLIDING WINDOW
W5	3.300 X 2.300	7.590	ALL GLAZED SLIDING WINDOW
W6	3.000 X 2.300	6.900	ALL GLAZED SLIDING WINDOW
W7	3.000 X 2.300	6.900	ALL GLAZED SLIDING WINDOW
W8	1.750 X 2.300	4.025	ALL GLAZED SLIDING WINDOW
W9	3.300 X 2.300	7.590	ALL GLAZED SLIDING WINDOW
W10	1.950 X 2.300	4.485	ALL GLAZED SLIDING WINDOW
V	0.600 X 0.900	0.540	ALL GLAZED COVERED WINDOW
V1	0.500 X 0.900	0.450	ALL GLAZED COVERED WINDOW



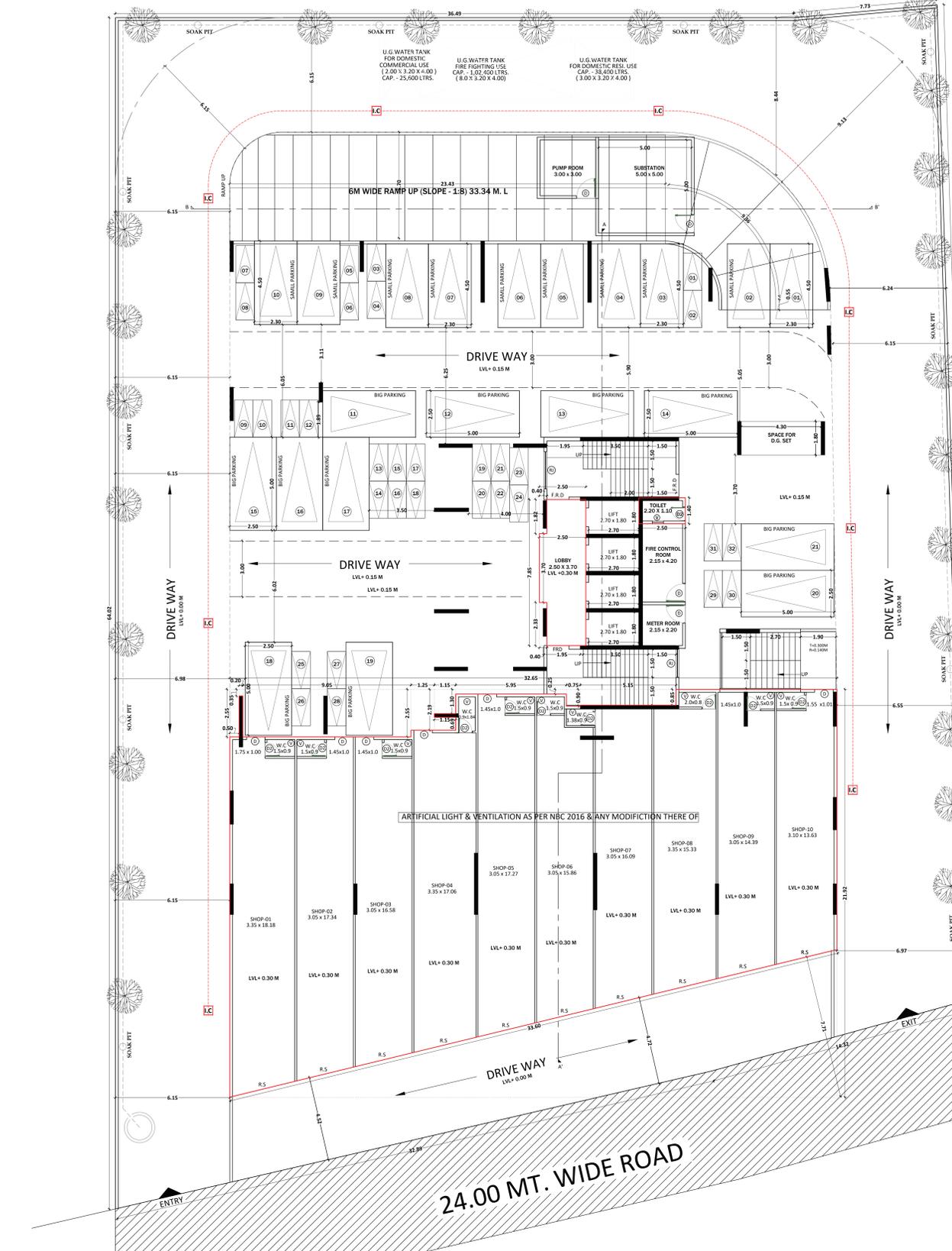
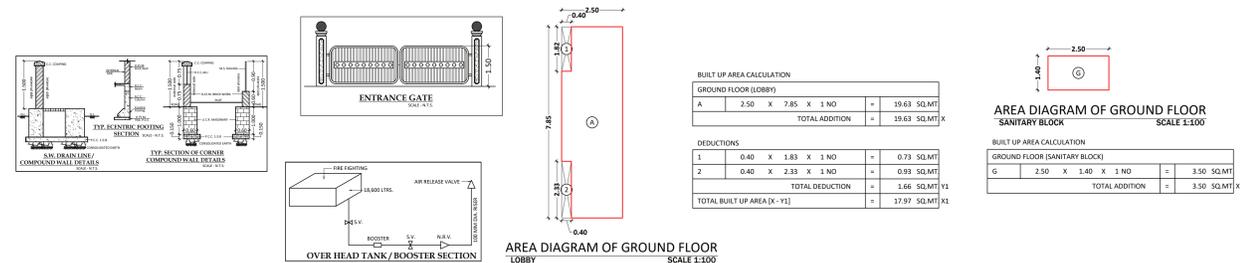
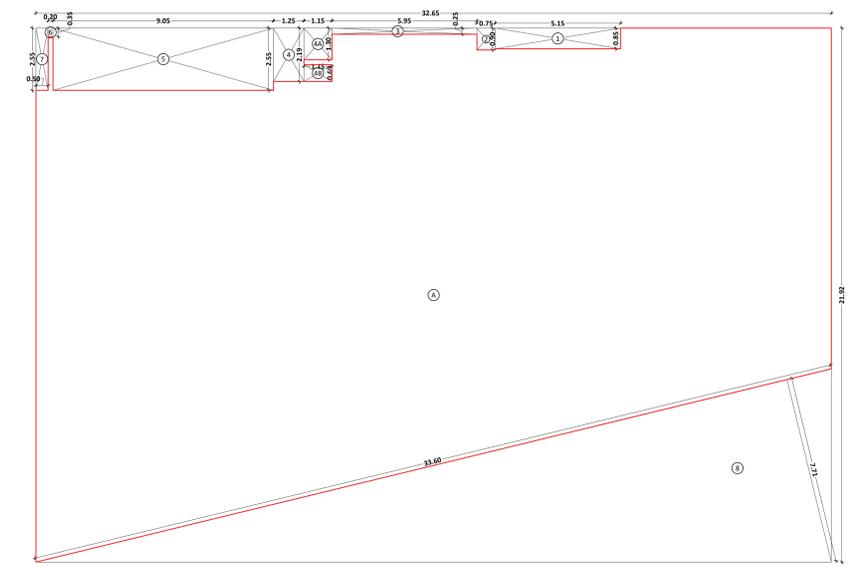
BUILT UP AREA CALCULATION

GROUND FLOOR (COMMERCIAL)

A	32.65 X 21.92 X 1 NO	=	715.69 SQ.MT
TOTAL ADDITION		=	715.69 SQ.MT

DEDUCTIONS

1	5.15 X 0.85 X 1 NO	=	4.38 SQ.MT
2	0.75 X 0.90 X 1 NO	=	0.68 SQ.MT
3	5.95 X 0.25 X 1 NO	=	1.49 SQ.MT
4	1.25 X 2.30 X 1 NO	=	2.88 SQ.MT
5A	1.15 X 1.30 X 1 NO	=	1.50 SQ.MT
5B	1.15 X 0.60 X 1 NO	=	0.70 SQ.MT
5	9.05 X 2.55 X 1 NO	=	23.08 SQ.MT
6	0.20 X 0.35 X 1 NO	=	0.07 SQ.MT
7	0.50 X 2.55 X 1 NO	=	1.28 SQ.MT
8	1/2 X 33.60 X 7.71 X 1 NO	=	129.53 SQ.MT
TOTAL DEDUCTION		=	165.54 SQ.MT
TOTAL BUILT UP AREA [A - (Y)]		=	550.15 SQ.MT



GROUND FLOOR PLAN

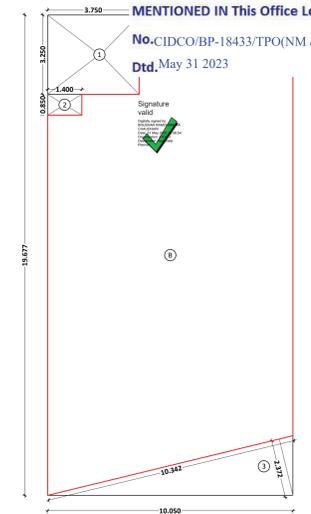
SCALE	1:100
CAR PARKING	21 NOS.
TWO WHEELER PARKING	32 NOS.
TOTAL PARKING	53 NOS.
TOTAL SMALL PARKING	10 NOS.

BUILT UP AREA CALCULATION							
FIRST FLOOR (COMMERCIAL)							
B	10.05	X 18.677	X 1 NO	=	187.753 SQ.MT		
					TOTAL ADDITION	=	187.753 SQ.MT
DEDUCTIONS							
1	3.75	X 3.25	X 1 NO	=	12.19 SQ.MT		
2	1.40	X 0.85	X 1 NO	=	1.19 SQ.MT		
3	1/2	X 10.342	X 2.120	X 1 NO	=	12.265 SQ.MT	
					TOTAL DEDUCTION	=	25.645 SQ.MT
					TOTAL BUILT UP AREA [A - (B)]	=	172.109 SQ.MT

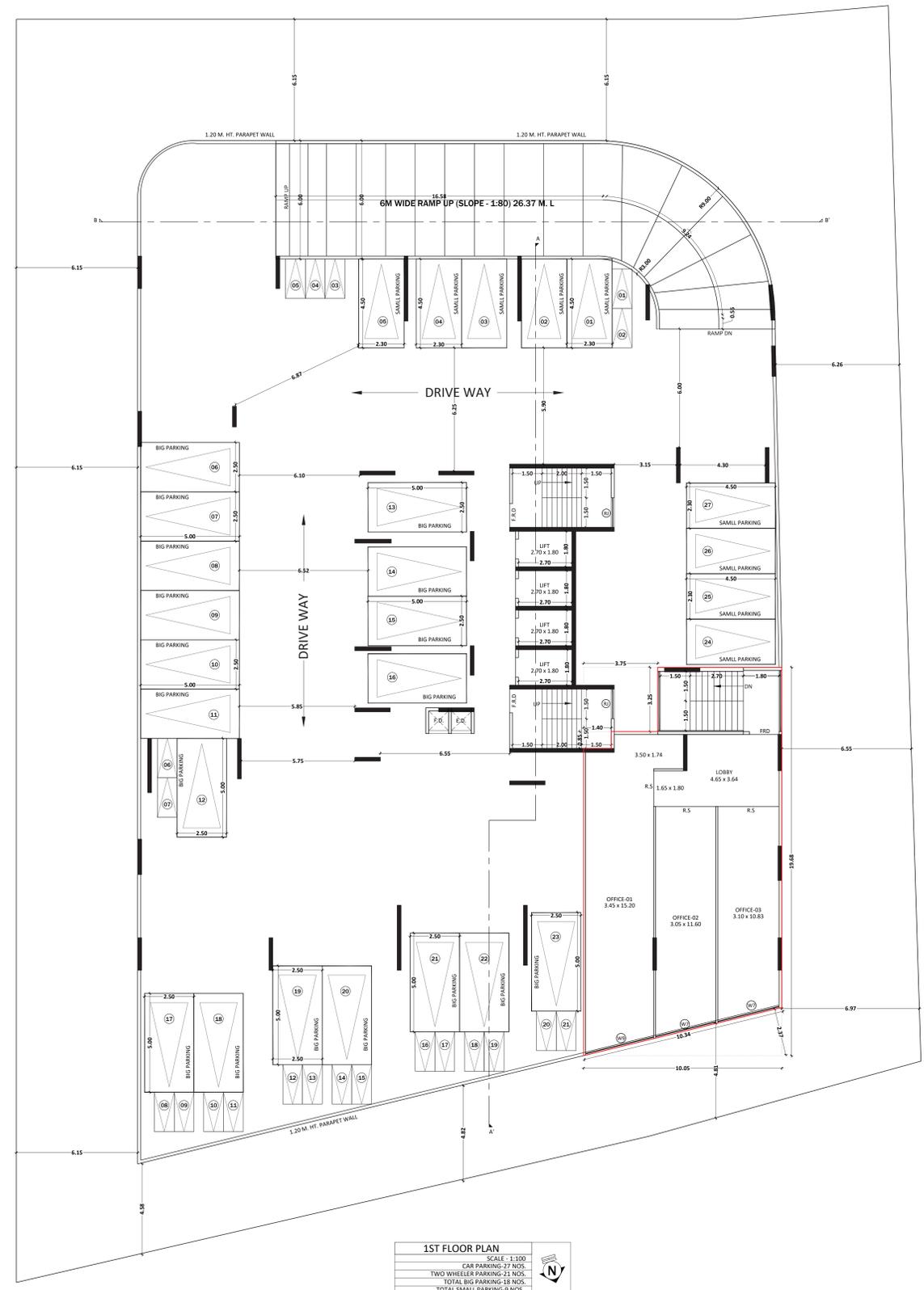
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER

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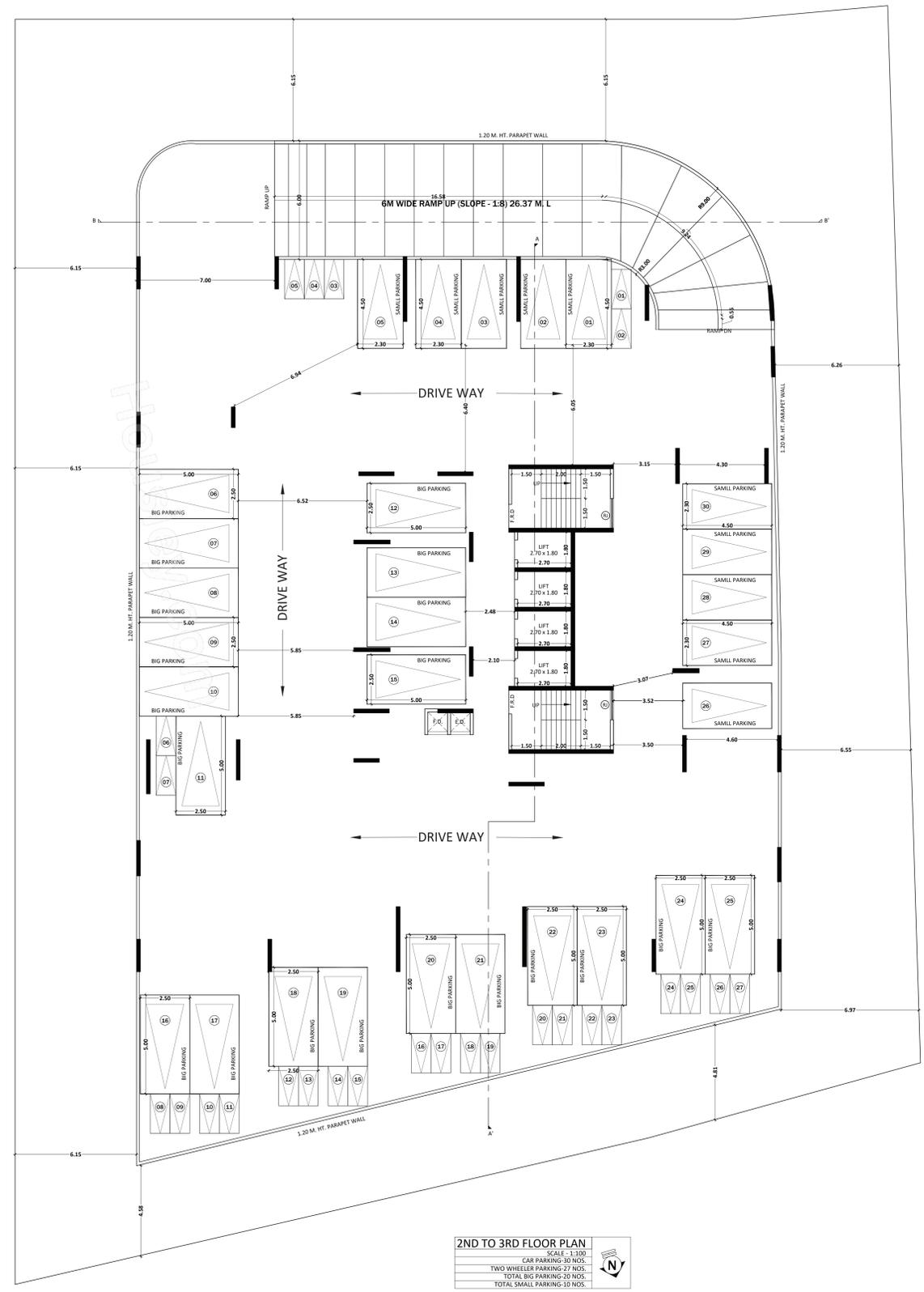
Dtd, May 31 2023



AREA DIAGRAM OF 1ST FLOOR SCALE 1:100



1ST FLOOR PLAN  
 SCALE: 1:100  
 CAR PARKING-27 NOS.  
 TWO WHEELER PARKING-22 NOS.  
 TOTAL BIG PARKING-18 NOS.  
 TOTAL SMALL PARKING-9 NOS.



2ND TO 3RD FLOOR PLAN  
 SCALE: 1:100  
 CAR PARKING-30 NOS.  
 TWO WHEELER PARKING-27 NOS.  
 TOTAL BIG PARKING-20 NOS.  
 TOTAL SMALL PARKING-10 NOS.

PROJECT  
 PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO - 87, SECTOR - 11, KHARGHAR, NAVI MUMBAI.  
 NAME, ADDRESS & SIGN OF OWNER  
 M/S. INFINITY INFRA THROUGH ITS PARTNERS, MR. RAHUL JINDAL & OTHER FIVE.  
 NAME, ADDRESS & SIGN OF ARCHITECT

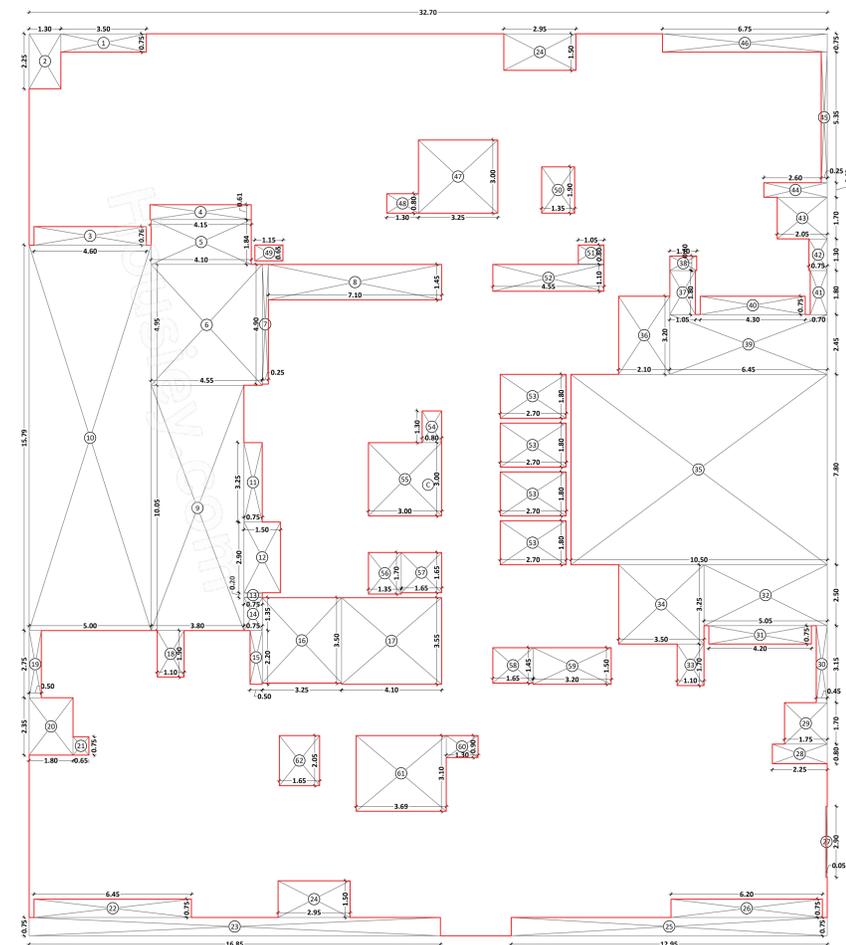
Ar. Amitkumar B. Patel  
 (Reg. No. CA/2014/63182)  
**DESTINATION**  
 ARCHITECTURE INTERIOR DESIGNS  
 OFFICE NO- 12, GROUND FLOOR, GREAT EASTERN SQUARE WINGS B, PLOT NO- 44, SECTOR- 14, C.A.D. BELAPUR, NAVI MUMBAI. 40014  
 C.A.I.I. : 0 2 1 - 4 0 1 2 4 2 2 8 4 9 2 3 - 4 1 2 7 4 2 3 3 www.destinationtech.com / destinationiitd@gmail.com



APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No.CIDCO/BP-18433/TPO(NM & KJ)2023/1075

Dtd, May 31 2023



BUILT UP AREA CALCULATION

6TH TO 9TH FLOOR			
C	32.70 X 36.95 X 1 NO	=	1208.27 SQ.MT
TOTAL ADDITION			= 1208.27 SQ.MT

DEDUCTIONS

1	3.50 X 0.75 X 1 NO	=	2.63 SQ.MT
2	1.30 X 2.25 X 1 NO	=	2.93 SQ.MT
3	4.60 X 0.76 X 1 NO	=	3.50 SQ.MT
4	4.15 X 0.61 X 1 NO	=	2.53 SQ.MT
5	4.10 X 1.84 X 1 NO	=	7.54 SQ.MT
6	4.55 X 4.95 X 1 NO	=	22.52 SQ.MT
7	0.25 X 4.90 X 1 NO	=	1.23 SQ.MT
8	7.10 X 1.45 X 1 NO	=	10.30 SQ.MT
9	3.80 X 10.05 X 1 NO	=	38.15 SQ.MT
10	5.50 X 15.79 X 1 NO	=	78.95 SQ.MT
11	0.75 X 3.25 X 1 NO	=	2.44 SQ.MT
12	1.50 X 2.90 X 1 NO	=	4.35 SQ.MT
13	0.75 X 0.20 X 1 NO	=	0.15 SQ.MT
14	0.75 X 1.35 X 1 NO	=	1.01 SQ.MT
15	0.50 X 2.20 X 1 NO	=	1.10 SQ.MT
16	3.25 X 3.50 X 1 NO	=	11.38 SQ.MT
17	4.10 X 3.55 X 1 NO	=	14.56 SQ.MT
18	1.10 X 1.90 X 1 NO	=	2.09 SQ.MT
19	0.50 X 2.75 X 1 NO	=	1.38 SQ.MT
20	1.80 X 2.35 X 1 NO	=	4.23 SQ.MT
21	0.65 X 0.75 X 1 NO	=	0.49 SQ.MT
22	4.45 X 0.75 X 1 NO	=	3.34 SQ.MT
23	16.85 X 0.75 X 1 NO	=	12.64 SQ.MT
24	2.95 X 1.50 X 2 NOS	=	8.85 SQ.MT
25	12.95 X 0.75 X 1 NO	=	9.71 SQ.MT
26	6.20 X 0.75 X 1 NO	=	4.65 SQ.MT
27	0.05 X 2.90 X 1 NO	=	0.15 SQ.MT
28	2.25 X 0.80 X 1 NO	=	1.80 SQ.MT
29	1.75 X 1.70 X 1 NO	=	2.98 SQ.MT
30	0.45 X 3.15 X 1 NO	=	1.42 SQ.MT
31	4.20 X 0.75 X 1 NO	=	3.15 SQ.MT
32	5.05 X 2.50 X 1 NO	=	12.63 SQ.MT
33	1.10 X 1.70 X 1 NO	=	1.87 SQ.MT
34	3.50 X 3.25 X 1 NO	=	11.38 SQ.MT
35	10.50 X 7.80 X 1 NO	=	81.90 SQ.MT
36	2.10 X 3.20 X 1 NO	=	6.72 SQ.MT
37	1.05 X 1.80 X 1 NO	=	1.89 SQ.MT
38	1.10 X 0.60 X 1 NO	=	0.66 SQ.MT
39	6.45 X 2.45 X 1 NO	=	15.80 SQ.MT
40	4.30 X 0.75 X 1 NO	=	3.23 SQ.MT
41	0.70 X 1.80 X 1 NO	=	1.26 SQ.MT
42	0.75 X 1.30 X 1 NO	=	0.98 SQ.MT
43	2.05 X 1.70 X 1 NO	=	3.49 SQ.MT
44	2.60 X 0.60 X 1 NO	=	1.56 SQ.MT
45	0.25 X 5.35 X 1 NO	=	1.34 SQ.MT
46	6.75 X 0.75 X 1 NO	=	5.06 SQ.MT
47	3.25 X 3.00 X 1 NO	=	9.75 SQ.MT
48	1.30 X 0.80 X 1 NO	=	1.04 SQ.MT
49	1.15 X 0.65 X 1 NO	=	0.75 SQ.MT
50	1.35 X 1.90 X 1 NO	=	2.57 SQ.MT
51	1.05 X 0.80 X 1 NO	=	0.84 SQ.MT
52	4.55 X 1.10 X 1 NO	=	5.01 SQ.MT
53	2.70 X 1.80 X 4 NOS	=	19.44 SQ.MT
54	0.80 X 1.30 X 1 NO	=	1.04 SQ.MT
55	3.00 X 3.00 X 1 NO	=	9.00 SQ.MT
56	1.35 X 1.70 X 1 NO	=	2.30 SQ.MT
57	1.65 X 1.65 X 1 NO	=	2.72 SQ.MT
58	1.65 X 1.45 X 1 NO	=	2.39 SQ.MT
59	3.20 X 1.50 X 1 NO	=	4.80 SQ.MT
60	1.30 X 0.90 X 1 NO	=	1.17 SQ.MT
61	3.69 X 3.10 X 1 NO	=	11.44 SQ.MT
62	1.65 X 2.05 X 1 NO	=	3.38 SQ.MT
TOTAL DEDUCTION			= 491.10 SQ.MT
TOTAL BUILT UP AREA [X - Y]			= 717.17 SQ.MT

PROJECT  
 PROPOSED RESIDENTIAL CUM COMMERCIAL  
 BUILDING ON PLOT NO - 87, SECTOR - 11,  
 KHARGHAR, NAVI MUMBAI.  
 NAME, ADDRESS & SIGN OF OWNER  
 M/S. INFINITY INFRA THROUGH ITS PARTNERS,  
 MR. RAHUL JINDAL & OTHER FIVE.

NAME, ADDRESS & SIGN OF ARCHITECT

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

**DESTINATION**  
 ARCHITECTURE INTERIOR DESIGNS

OFFICE NO-12, GROUND FLOOR, GREAT EASTERN SQUARE WINGS & PLOT NO-44, SECTOR-11, C.A.D. BELAPUR, NAVI MUMBAI-400114  
 C.A.11 : 0231-43124324 & 0231-41274323 www.destinationtech.com / destinationinteriordesigns.com

FILE NO	JOB NO	DRG. NO.	SCALE	DRAWN BY	DATE
01	01	AS SHOWN	M. S. KHAN	11/04/2023	

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