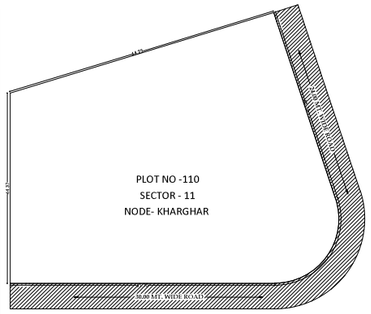
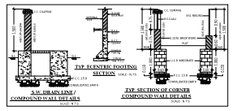
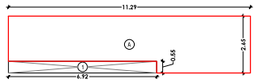


SITE LOCATION PLAN
SCALE - 1:500

BASEMENT VENTILATION STATEMENT	
BASEMENT AREA	2383.56 SQ.MT.
REQ. VENT. 2.50%	59.59 SQ.MT.
DETAILS OF VENTILATION	
CUTOUT	58.99 SQ.M.
TOTAL	58.99 SQ.M.
VENT. PROVIDED	58.99 SQ.M.



SCHEDULE OF DOORS & WINDOWS			
TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENINGS	DESCRIPTION OF FINISH
D1	1.000 X 2.100	2.100	T.W. FRAMED PANNELED DOOR
D2	0.900 X 2.100	1.890	T.W. FRAMED PANNELED DOOR
D3	0.750 X 2.100	1.575	T.W. FRAMED PANNELED DOOR
FRD	1.200 X 2.100	2.520	T.W. FRAMED PANNELED DOOR
W	3.250 X 2.300	7.475	ALU. GLAZED SLIDING WINDOW
W1	3.050 X 2.300	7.015	ALU. GLAZED SLIDING WINDOW
W2	2.450 X 2.300	5.635	ALU. GLAZED SLIDING WINDOW
W3	3.650 X 2.300	8.395	ALU. GLAZED SLIDING WINDOW
W4	3.350 X 2.300	7.705	ALU. GLAZED SLIDING WINDOW
W5	3.000 X 2.300	6.900	ALU. GLAZED SLIDING WINDOW
W6	3.150 X 2.300	7.245	ALU. GLAZED SLIDING WINDOW
W7	1.900 X 2.300	4.370	ALU. GLAZED SLIDING WINDOW
W8	4.350 X 2.300	10.005	ALU. GLAZED SLIDING WINDOW
W9	3.200 X 2.300	7.360	ALU. GLAZED SLIDING WINDOW
W10	2.750 X 2.300	6.325	ALU. GLAZED SLIDING WINDOW
W11	2.100 X 2.300	4.830	ALU. GLAZED SLIDING WINDOW
W12	2.050 X 2.300	4.715	ALU. GLAZED SLIDING WINDOW
W13	2.400 X 2.300	5.520	ALU. GLAZED SLIDING WINDOW
V	0.600 X 0.900	0.540	ALU. GLAZED LOUVERED WINDOW
V1	0.500 X 0.900	0.450	ALU. GLAZED LOUVERED WINDOW



AREA DIAGRAM OF GROUND FLOOR
LOBBY SCALE - 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR (LOBBY)								
1	11.29	X	2.85	X	1 NO	=	26.92	SQ.MT.
					TOTAL ADDITION	=	26.92	SQ.MT. X

DEDUCTIONS

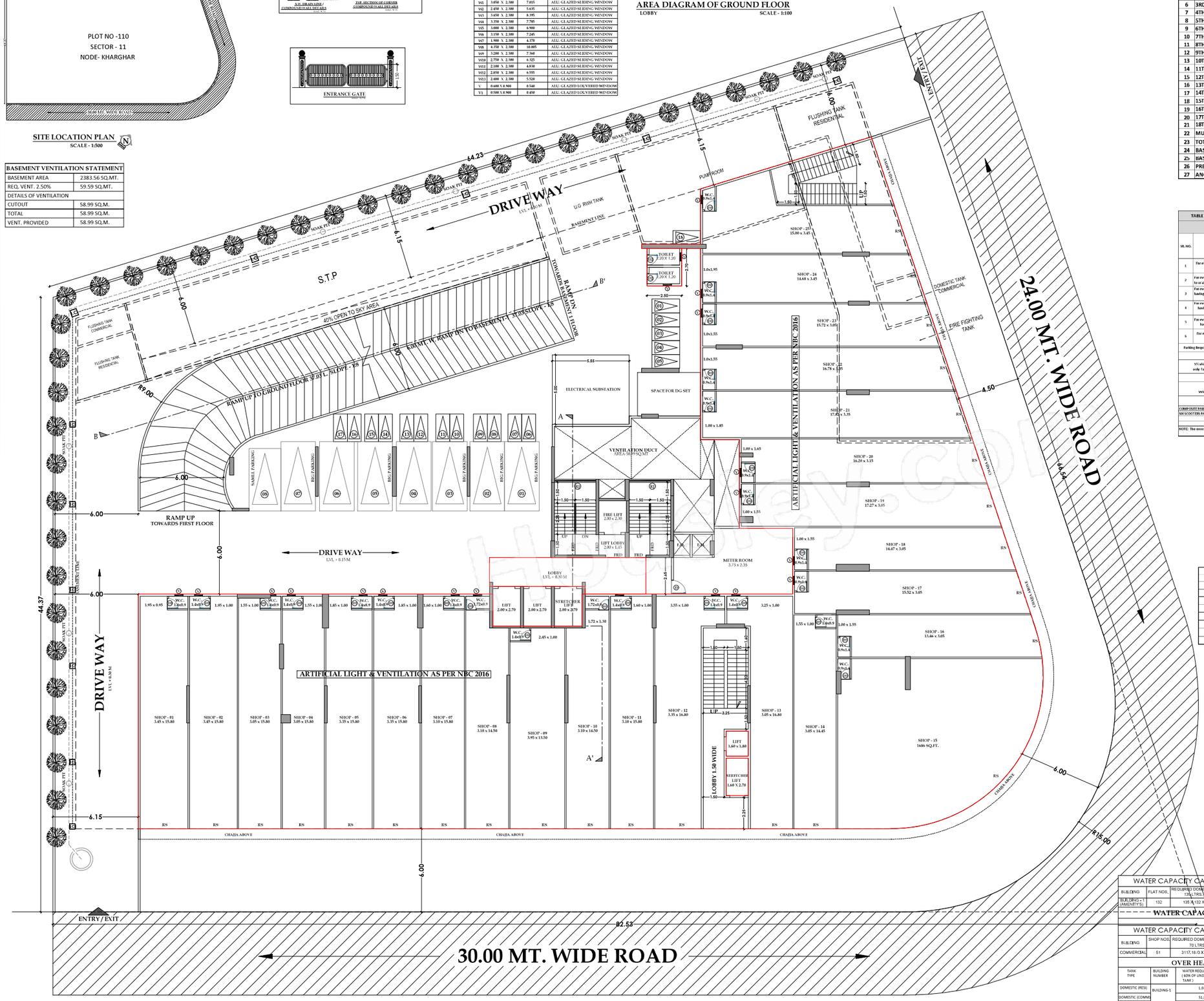
1	6.92	X	0.55	X	1 NO	=	3.81	SQ.MT.
					TOTAL DEDUCTION	=	3.81	SQ.MT. Y1
TOTAL BUILT UP AREA (X-Y1)						=	26.11	SQ.MT. X1

Summary of proposed Pline area as per UDCPR				
Sr.No	FLOOR	PLINE AREA (Comm.	PLINE AREA (RESI	TOTAL
1	BASEMENT LVL - 1	0.00	0.00	0.00
2	BASEMENT LVL - 2	0.00	0.00	0.00
3	GROUND	1574.04	32.86	1606.90
4	1ST FL	1543.14	0.00	1543.14
5	2ND FL	0.00	0.00	0.00
6	3RD FL	0.00	920.50	920.50
7	4TH FL	0.00	920.50	920.50
8	5TH FL	0.00	920.50	920.50
9	6TH FL	0.00	920.50	920.50
10	7TH FL	0.00	920.50	920.50
11	8TH FL	0.00	840.65	840.65
12	9TH FL	0.00	920.50	920.50
13	10TH FL	0.00	920.50	920.50
14	11TH FL	0.00	920.50	920.50
15	12TH FL	0.00	920.50	920.50
16	13TH FL	0.00	840.65	840.65
17	14TH FL	0.00	920.50	920.50
18	15TH FL	0.00	920.50	920.50
19	16TH FL	0.00	920.50	920.50
20	17TH FL	0.00	920.50	920.50
21	18TH FL	0.00	840.65	840.65
22	MUMPTY ROOM AREA	0.00	0.00	0.00
23	TOTAL	3117.18	14521.310	17638.490
24	BASIC+PREMIUM FSI	1731.767	9318.967	11050.734
25	BASIC FSI	1731.767	4069.725	5801.490
26	PREMIUM FSI	0.000	5249.244	5249.244
27	ANCILLARY FSI	1385.413	5202.343	6587.756

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	PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. 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.mt. but less than 150 sq.mt.	45.00	1.00	1.00	45.00	45.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m	87.00	1.00	2.00	44.00	87.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	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.mt.	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	2693.76	2.00	6.00	54.00	162.00
Parking Requirement (quantum)	Residential				99	132
	Commercial				54	162
5% visitor parking only for residential					5	15
TOTAL					148	309
With Multiplying factor on total parking as per Table 8C - 0.8			Multiplying Factor Not applicable for scooter parking		118	307

PARKING REQUIREMENT	CAR	SCOOTER
	118	307
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	9	54
Required PARKING (after conversion)	127	253
Proposed parking considering additional FSI	164	222

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



AREA DIAGRAM OF GROUND FLOOR
SANITARY BLOCK SCALE - 1:100

BUILT UP AREA CALCULATION

SANITARY BLOCK								
A	2.50	X	2.70	X	1 NO	=	6.75	SQ.MT.
					TOTAL ADDITION	=	6.75	SQ.MT. X

a	Total commercal unit	51 NOS.
b	Total residential unit	132 NOS.
	Basement , Stilt, Podium area	
a	Basement lvl - 1 area	2958.09
a	Basement lvl - 2 area	2647.63
b	Stilt area	887.41
c	1st podium	990.21
d	2nd podium	2505.61
e	3rd podium	1485.41
	Height of building	58.60 m.

WATER CAPACITY CALCULATION (U.G. WATER TANK RESIDENTIAL UNITS)								
BUILDING	FLAT NOS.	REQUIRED DOMESTIC TOTAL LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTR. PER SFT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)	
BUILDING - 1 (AMENITY S)	132	135 X 132 X	89.100	270 X 132	35.640	180 X 132	23.760	59.400	1.48.500

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

WATER CAPACITY CALCULATION (U.G. WATER TANK COMMERCIAL UNITS)								
BUILDING	SHOP NOS.	REQUIRED DOMESTIC 70 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTR. PER SFT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B + C)
COMMERCIAL	51	3117.18 /3 X 70	72.735	270 X 51	13.770	180 X 0	0	13.770	86.505.

OVER HEAD WATER TANK CAPACITY CALCULATION					
TANK TYPE	BUILDING NUMBER	WATER REQUIRED (LTRS.) (60% OF UNDER GROUND TANK)	COLD WATER REQUIREMENT		
			TANK SIZE	NUMBER OF TANK	CAPACITY (LTRS.)
DOMESTIC (RES)	BUILDING-1	1,04,328	8.45 X 6.70 X 1.85	01	1,04,510
DOMESTIC (COMM)		51,903	6.00 X 4.70 X 1.85	01	52,200
FIRE		50,000	6.00 X 4.55 X 1.85	01	50,000.
			TOTAL	03	2,06,710 LTRS.

PROVIDED U.G. WATER TANK					
	TOTAL U.G. WATER TANK CAPACITY		REQUIRED 100% U.G. WATER TANK CAPACITY	PROVIDED U.G. WATER TANK CAPACITY	
				SIZE TANK	TANK CAPACITY
DOMESTIC TANK (RESIDENTIAL)	1,01,250 LTRS.	173985 LTRS.	1,01,250 LTRS.	-	1,01,250 LTRS.
DOMESTIC TANK (COMMERCAL)	72,735 LTRS.		72,735 LTRS.	-	72,735 LTRS.
FLUSHING TANK (RESIDENTIAL)	67,500 LTRS.	81270 LTRS.	67,500 LTRS.	-	76,440 LTRS.
FLUSHING TANK (COMMERCAL)	13,770 LTRS.		13,770 LTRS.	-	13,770 LTRS.
FIRE TANK	2,00,000 LTRS.	2,00,000 LTRS.	2,00,000 LTRS.	-	2,00,000 LTRS.
TOTAL U.G. TANK CAPACITY	4,68,305 LTRS.		4,55,255 LTRS.		4,64,435 LTRS.

GROUND FLOOR PLAN
SCALE - 1:100
CAR PARKING-08 NOS.
TWO WHEELER PARKING-18 NOS.
TOTAL BIG PARKING-07 NOS.
TOTAL SMALL PARKING-01 NOS.

PROFORMA - I

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO -110, SECTOR - 11, KHARGHAR, NAVI MUMBAI.

SHEET NO. 1 / 9

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18639/TPO(NM & K)/2023/12067
Dtd. 20 Mar 2024

Signature valid
Digitally signed by Dr. Kiran Gitte
Location: Navi Mumbai, India
Date: 2024.03.20 15:29:11 IST
Reason: SelfAttested

Proforma-1			
Sr.No		Particulars	Area (sq.mt)
1		Area of plot (Minimum area of a, b, c to be considered)	3867.660
	a	As per ownership document (7/12, CTS extract)	3867.660
	b	as per measurement sheet	3867.660
	c	as per site	3867.660
2		Deductions for	
		Proposed D.P./ D.P. Road widening Area/Service Road / Highway	
	a	widening	0.000
	b	Any D.P. Reservation area	0.000
		(Total a+b)	0.000
3		Balance area of plot (1-2)	3867.660
4		Amenity Space (if applicable)	
	a	Required -	0.000
	b	Adjustment of 2(b), if any -	0.000
	c	Balance Proposed .	0.000
5		Net Plot Area (3-4-(c))	3867.660
6		Recreational Open space (if applicable)	
	a	Required -	0.000
	b	Proposed -	0.000
7		Internal Road area	0.000
8		Plotable area (if applicable)	3867.660
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Sabaki FSI - Min. of 1.1 as per UDCPR & 1.5 As per agreement to lease	5801.490
	b	Permissible commercial area	1740.447
	c	Proposed commercial area (basic excluding ancillary)	1731.767
		Addition of FSI on payment of premium	0.000
10	a	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.5 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)	1933.830
	b	Proposed FSI on payment	1933.830
11		In-situ FSI / TDR loading	
	a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	
	b	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
	c	TDR area.	3315.414
	d	Total in-situ / TDR loading proposed (11 (a)-(b)+(c))	3315.414
12		Additional FSI area under Chapter No. 7	0.000
13		Total entitlement of FSI in the proposal	
	a	[9(a) + 10(b)+11(d)] or 12 whichever is applicable.	11050.734
	b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	6976.794
	c	Proposed Ancillary area FSI	6587.756
	d	Total entitlement (a+b)	18027.528
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 1.8 or 1.85, read with Note 3 of 10.10.1	4.661
		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	17638.490
15	a	Existing Built-up Area	0.000
		Residential	0.000
		Commercial	0.000
	b	Proposed Built-up Area (as per 'P-line')	17638.490
		Residential	14521.310
		Commercial	3117.180
	c	Total (a+b) (shall not be more than 13(d))	17638.490
16		F.S.I. Consumed (15/13) (should not be more than serial No.14	0.978
17		Area for Rehabilitation Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000

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.	4069.72	1731.77
2	Additional FSI on payment of premium(Together shall not exceed 10 b)	5249.24	0.00
3	Total proposed built up area (basic+ premium)	9318.97	1731.77
4	Proposed Ancillary Area FSI	5202.34	1385.41
5	% of ancillary area FSI	56%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13d)	14521.31	3117.18

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

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 23/11/2021 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 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. FUTURE ICON BUILDERS LLP

NAME, ADDRESS & SIGN OF ARCHITECT

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

DESTINATION ARCHITECTURE INTERIOR DESIGNS
FICBINO- 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING- B, OT NO- 66, SECTOR- 15, C.B.D. BELAPUR, NAVI MUMBAI 400614
cell : 022-40126328 & 022-41276523
www.destinationarchitects.com / destination.indt@gmail.com

JOB NO	DRG. NO	SCALE	DRAWN BY	DATE
BP-18639	R1	AS SHOWN	GAURESH	19/03/2024