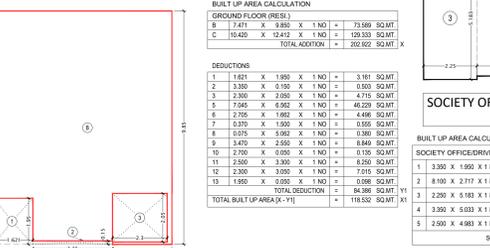
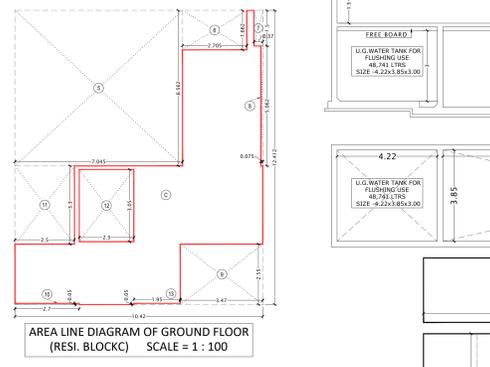
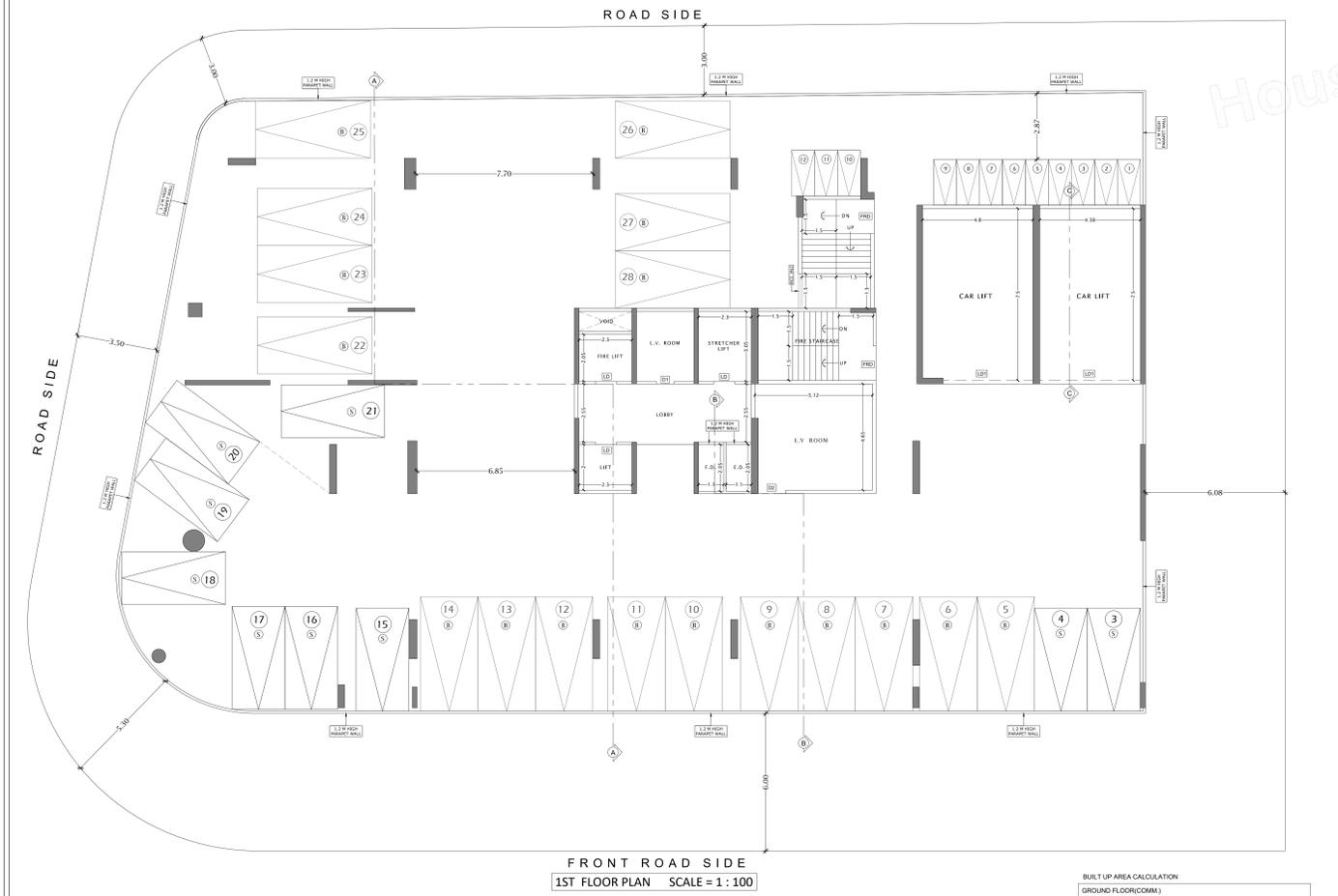
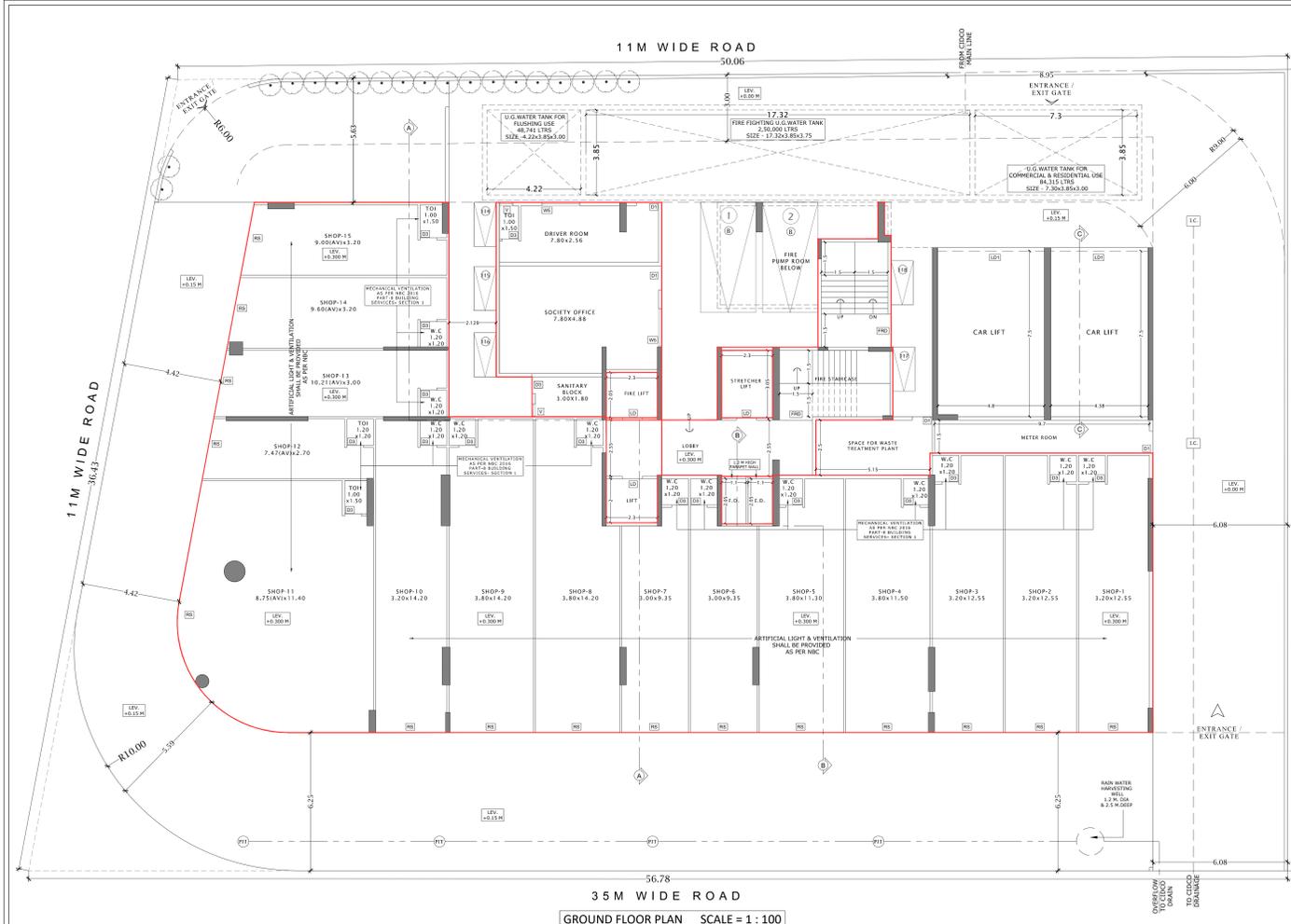


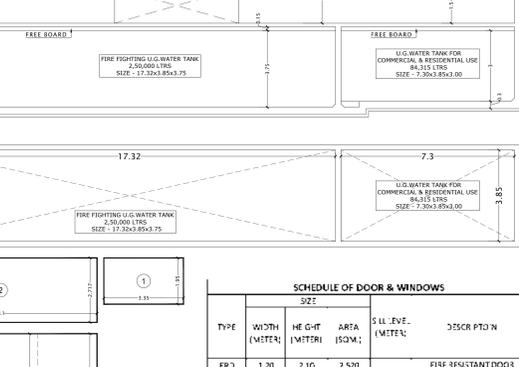
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter  
 No. CIDCO/BP-18002/TPQNM & K/2021/11362  
 Dtd. 18 Sep 2023



**REQUIRED WATER TANK CALCULATION**

SHOP/FLAT NO.	DOMESTIC REQUIREMENT OF U.G. WATER TANK (RESIDENTIAL - 5 PERSONS/FLAT MINIMUM COMMERCIAL - 100 LITERS/CAPACITY)	FLUSHING REQUIREMENT U.G. TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL REQUIREMENT U.G. TANK	GRAND TOTAL U.G. TANK LITERS (A+B+C)
1	1800	1800	1	3180	5580
2	3300	3300	1	6600	13200
3	2300	2300	1	4700	9400
4	2300	2300	1	4700	9400
5	2300	2300	1	4700	9400
6	2300	2300	1	4700	9400
7	3300	3300	1	6600	13200
8	3300	3300	1	6600	13200
9	3420	3420	1	6840	13680
10	2300	2300	1	4700	9400
11	2300	2300	1	4700	9400
12	2300	2300	1	4700	9400
13	2300	2300	1	4700	9400
14	2300	2300	1	4700	9400
15	1800	1800	1	3180	5580
16	1800	1800	1	3180	5580
17	1800	1800	1	3180	5580
18	1800	1800	1	3180	5580
19	1800	1800	1	3180	5580
20	1800	1800	1	3180	5580
21	1800	1800	1	3180	5580
22	1800	1800	1	3180	5580
23	1800	1800	1	3180	5580
24	1800	1800	1	3180	5580
25	1800	1800	1	3180	5580
26	1800	1800	1	3180	5580
27	1800	1800	1	3180	5580
28	1800	1800	1	3180	5580
<b>TOTAL</b>	<b>102 X 5 PERSONS X 155 LTRS</b>	<b>302 X 270 LTRS</b>	<b>302</b>	<b>302 X 150 LTRS</b>	<b>114750</b>

**Total required U.G.T. capacity for Commercial + Residential (Domestic) 100% Capacity = 83962**  
**Total required U.G.T. capacity for Commercial + Residential (Flushing) 100% Capacity = 29240**  
**Total required U.G.T. capacity for Commercial + Residential (Domestic) 60% OF U.G.T. Capacity = 50241**  
**Total required U.G.T. capacity for Commercial + Residential (Flushing) 60% OF U.G.T. Capacity = 17544**  
**Total proposed U.G.T. capacity for Commercial + Residential (Domestic) 100% = 83962**  
**Total proposed U.G.T. capacity for Commercial + Residential (Flushing) 100% = 29240**  
**Total proposed U.G.T. capacity for Commercial + Residential (Domestic) 60% = 50241**  
**Total proposed U.G.T. capacity for Commercial + Residential (Flushing) 60% = 17544**  
**Total proposed U.G.T. capacity for Commercial + Residential (Domestic) 100% + Flushing 100% = 114750**  
**Total proposed U.G.T. capacity for Commercial + Residential (Domestic) 60% + Flushing 60% = 67785**

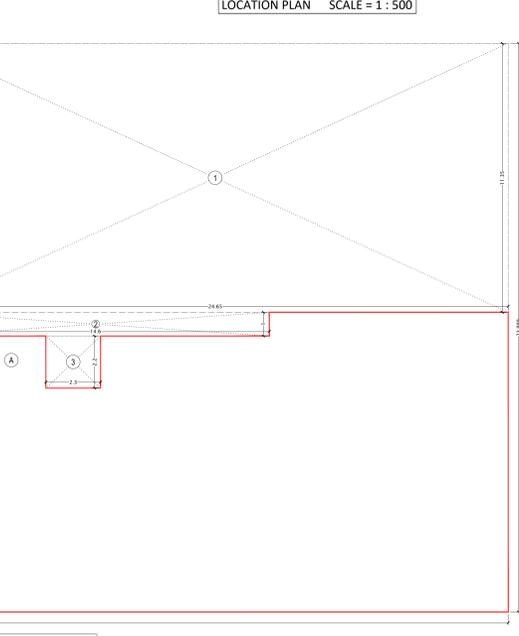
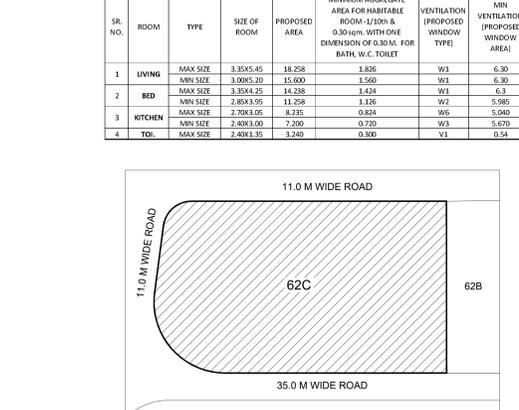


**SCHEDULE OF DOOR & WINDOWS**

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M)	SL. LEVEL (METER)	DESCR PTION
FR	1.20	2.10	2.520	0.15	FIRE RESISTANT DOOR
D1	1.20	2.10	2.520	0.15	T.W. PANEL DOOR
D2	0.90	2.10	1.890	0.15	T.W. PANEL DOOR
D3	0.75	2.10	1.575	0.15	T.W. PANEL DOOR
LD	LIFT DOOR AS PER LIFT CONSTRUCTION				
W1	3.00	2.10	6.300	0.15	A. - S112 NG W WINDOW
W2	2.85	2.10	5.985	0.15	A. - S112 NG W WINDOW
W3	2.70	2.10	5.670	0.15	A. - S112 NG W WINDOW
W4	3.35	2.10	7.035	0.15	A. - S112 NG W WINDOW
W5	2.10	2.10	4.410	0.15	A. - S112 NG W WINDOW
W6	2.40	2.10	5.040	0.15	A. - S112 NG W WINDOW
W7	1.95	2.10	4.095	0.15	A. - S112 NG W WINDOW
W8	1.52	2.10	3.192	0.15	A. - S112 NG W WINDOW
V	0.90	0.90	0.810	1.4	A. - Jalousie W WINDOW
V1	0.90	0.90	0.810	1.4	A. - Jalousie W WINDOW
V2	0.90	0.90	0.810	1.4	A. - Jalousie W WINDOW

**Summary of proposed Plnc area as per UDPCR**

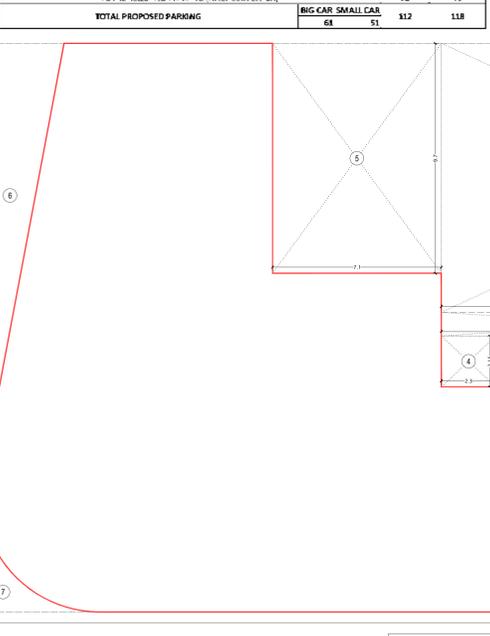
Sr. No.	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	1886.740
2	As per ownership document (7/12, CTS extract)	1886.740
3	As per measurement sheet	1886.740
4	As per site	1886.740
5	Deductions for	0.000
6	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.000
7	Any D.P. Reservation area	0.000
8	Internal Road area	0.000
9	Plotable area (if applicable)	1886.740
10	Amenity Space (if applicable)	0.000
11	Adjustment of 20% if any	0.000
12	Balance Proposed	0.000
13	Net Plot Area (3-4)	1886.740
14	Recreational Open Space (if applicable)	0.000
15	Required	0.000
16	Proposed	0.000
17	Internal Road area	0.000
18	Plotable area (if applicable)	1886.740
19	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subarea FSI) Min. of 1.5 as per UDPCR	2830.110
20	Permissible commercial area	424.517
21	Proposed commercial area (basic excluding ancillary)	358.403
22	Additional FSI on payment of premium	0.000
23	Minimum permissible premium FSI based on road width / TOD Zone	1132.044
24	[plot area * 0.5 premium FSI] Plus Additional FSI as per Note 3 of 10.10.1	3773.489
25	Proposed FSI on payment	0.000
26	In-situ FSI loading	2541.436
27	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	2541.436
28	In-situ area against Amenity Space if handed over	0.000
29	[2.00 or 1.85 x Sr. No. 4 (b) and (c)]	2541.436
30	Total in-situ / TOD loading proposed (11 (a)+(b)+(c))	2541.436
31	Additional FSI area under Chapter No. 7	0.000
32	Total entitlement of FSI in the proposal	6603.596
33	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges	4034.720
34	Proposed Ancillary area FSI	10626.362
35	Total entitlement (a+b)	10626.362
36	Maximum utilization limit of F.S.I. (building potential) Permissible as per L1 or L2, read with Note 3 of 10.10.1	10626.362
37	Total Built up area as proposed	0.000
38	Existing Built up area	0.000
39	Commercial	0.000
40	Proposed Built up area (as per 'P-line')	10626.362
41	Residential	9988.99
42	Commercial	645.13
43	Total (a+b) (shall not be more than 11(a))	10626.362
44	F.S.I. Consumed (10/11) (shall not be more than serial No. 14 above)	1.000
45	Area for Inclusive Housing, if any	0.000
46	Required (20% of Sr. No. 5)	0.000
47	Proposed	0.000
48	Total	0.000



**TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA**

As per Notice published u/s 37(BCL) dtd 28.12.2022

Sr. No.	REQUIRED PARKING RATE	TOTAL NO OF FLAT	PARKING SPACE NON CONGESTED CAR	PARKING SPACE PROP. NON CONGESTED CAR	PARKING SPACE NON CONGESTED SCOOTER
1	For every tenement having carpet area equal to or above 80 sq. mt. but less than 150 sq. mt.	34	1.00	1.00	34.00
2	For every two tenement with each to be less than 40 sq. mt. but less than 80 sq. mt.	68	1.00	2.00	68.00
3	For every 500 sq. mt. carpet area or fraction thereof.	67,576	2.00	5.00	38.00
Parking Requirement (sumtum)			68	102	102
5% of total parking only for Residential			3	38	3
<b>TOTAL</b>			<b>83</b>	<b>145</b>	<b>105</b>
With Multiplier Factor on total parking as per Table 8C - 0.8			57	115	84
<b>PARKING REQUIREMENT</b>			<b>67</b>	<b>102</b>	<b>102</b>
CONVERT TO PARKING ONLY CAR WITH TWO SCOOTERS WITH 5% OF 50			0	0	0
5 x SCOOTERS PARKING MAY BE ALLOCATED TO BE CONGESTED 4 ON CAR PARKING			11	66	11
<b>TOTAL RESL. 830 PARKING (After convert 5%)</b>			<b>78</b>	<b>79</b>	<b>79</b>
<b>TOTAL PROPOSED PARKING</b>			<b>68</b>	<b>51</b>	<b>118</b>



**GROUND TO 1ST FLOOR PLAN AREA DIAGRAM & CALCULATIONS**

Sr.No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	1886.740
2	As per ownership document (7/12, CTS extract)	1886.740
3	As per measurement sheet	1886.740
4	As per site	1886.740
5	Deductions for	0.000
6	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.000
7	Any D.P. Reservation area	0.000
8	Internal Road area	0.000
9	Plotable area (if applicable)	1886.740
10	Amenity Space (if applicable)	0.000
11	Adjustment of 20% if any	0.000
12	Balance Proposed	0.000
13	Net Plot Area (3-4)	1886.740
14	Recreational Open Space (if applicable)	0.000
15	Required	0.000
16	Proposed	0.000
17	Internal Road area	0.000
18	Plotable area (if applicable)	1886.740
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20	Permissible commercial area	424.517
21	Proposed commercial area (basic excluding ancillary)	358.403
22	Additional FSI on payment of premium	0.000
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24	[plot area * 0.5 premium FSI] Plus Additional FSI as per Note 3 of 10.10.1	3773.489
25	Proposed FSI on payment	0.000
26	In-situ FSI loading	2541.436
27	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	2541.436
28	In-situ area against Amenity Space if handed over	0.000
29	[2.00 or 1.85 x Sr. No. 4 (b) and (c)]	2541.436
30	Total in-situ / TOD loading proposed (11 (a)+(b)+(c))	2541.436
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34	Proposed Ancillary area FSI	10626.362
35	Total entitlement (a+b)	10626.362
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37	Total Built up area as proposed	0.000
38	Existing Built up area	0.000
39	Commercial	0.000
40	Proposed Built up area (as per 'P-line')	10626.362
41	Residential	9988.99
42	Commercial	645.13
43	Total (a+b) (shall not be more than 11(a))	10626.362
44	F.S.I. Consumed (10/11) (shall not be more than serial No. 14 above)	1.000
45	Area for Inclusive Housing, if any	0.000
46	Required (20% of Sr. No. 5)	0.000
47	Proposed	0.000
48	Total	0.000

**Distribution of proposed Built up area as per UDPCR**

Sr.No	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	2871.71	358.40
2	Additional FSI on payment of premium (Together shall not exceed 10% of FSI)	3773.48	0.00
3	Total proposed built up area (basic premium)	6245.19	358.40
4	Proposed Ancillary Area FSI	3743.80	286.72
5	% of ancillary area FSI	674	891
6	TOTAL PROPOSED BUILT UP AREA (Together shall not exceed 10% of FSI)	9988.99	645.13

**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 document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature of Architect  
 (Name of Architect/ Licensed Engineer/ Supervisor)

**TOTAL NO. OF UNITS & TREES PROPOSED**

No of Units Proposed	Residential	Commercial
(a)	102	15
(b)	15	15
Trees to be planted		
(a)	Trees to be planted against plot area [Plot Area / 100]	19
(b)	Trees to be planted against Trees Felled [Nos x 5]	0
Total nos. of Trees to be planted (2a + 2b)		
	19	
Permissible Airport Height :		
	138.77M	
Proposed Building Top level :		
	74.800M	
Height of Building upto Terrace level :		
	69.500M	

PROJECT  
 AMENDED DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON PLOT NO- 62C, SECTOR-30, KHARGHAR, NAVI MUMBAI.  
 OWNERS/  
 M/S. PALACIO VENTURES  
 ARCHITECTS  
**ATUL PATEL ARCHITECTS**  
 Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai - 410210  
 E: info@atulpatelarchitects.com T: 022 - 27746641-42  
 C: 022 - 27746641-42  
 Scale: 1:100  
 Date: 18/09/2023  
 1/5