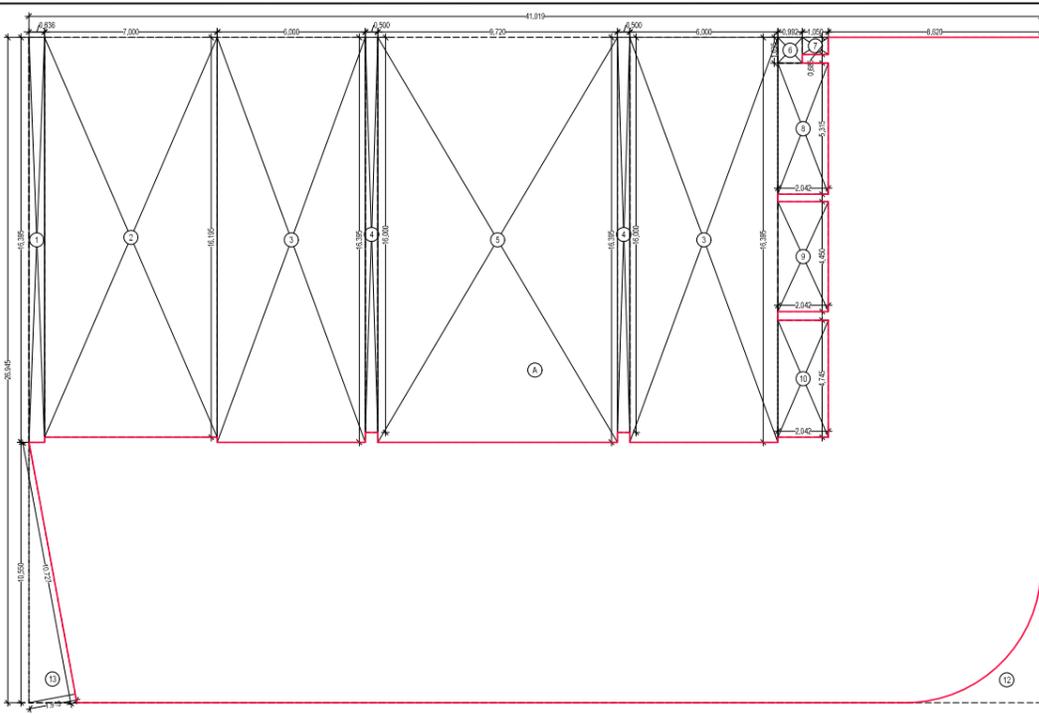


APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter
No. CIDCO/BP-18339/TPO(NM & K)/2022/11466
16 Oct 2023
Dtd. Signature valid



GROUND FLOOR AREA DIAGRAM OF COMMERCIAL SCALE - 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR COMMERCIAL AREA

A	41.019 X 26.948 X 1 NO	= 1108.227 SQ.MT.
TOTAL ADDITION		= 1108.227 SQ.MT.

DEDUCTIONS

1	0.696 X 16.396 X 1 NO	= 11.427 SQ.MT.
2	7.500 X 16.396 X 1 NO	= 123.294 SQ.MT.
3	6.000 X 16.396 X 2 NOS	= 198.744 SQ.MT.
4	9.300 X 16.396 X 2 NOS	= 306.000 SQ.MT.
5	8.720 X 16.396 X 1 NO	= 143.338 SQ.MT.
6	0.802 X 1.025 X 1 NO	= 0.823 SQ.MT.
7	1.000 X 0.696 X 1 NO	= 0.696 SQ.MT.
8	2.942 X 5.310 X 1 NO	= 15.620 SQ.MT.
9	2.941 X 4.450 X 1 NO	= 13.087 SQ.MT.
10	2.942 X 4.740 X 1 NO	= 13.949 SQ.MT.
11	AREA OF WEDGE	= 0.519 SQ.MT.
12	1/2 X 18.727 X 1.910 X 1 NO	= 18.244 SQ.MT.
TOTAL DEDUCTION		= 544.625 SQ.MT.
TOTAL BUILT UP AREA (A-Y1)		= 563.232 SQ.MT.

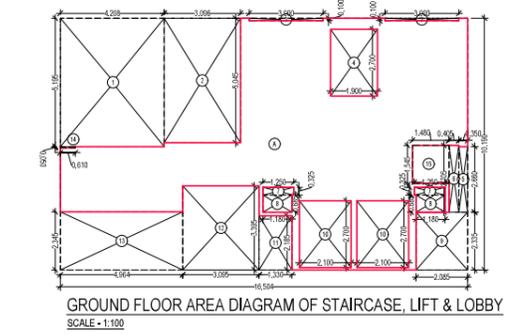
BUILT UP AREA CALCULATION

GROUND FLOOR STAIRCASE, LIFT & LOBBY

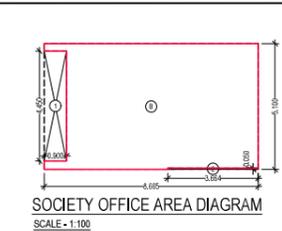
A	18.004 X 10.100 X 1 NO	= 181.176 SQ.MT.
TOTAL ADDITION		= 181.176 SQ.MT.

DEDUCTIONS

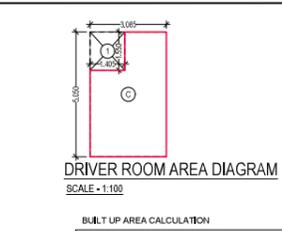
1	4.208 X 5.195 X 1 NO	= 21.861 SQ.MT.
2	3.096 X 5.040 X 2 NOS	= 31.219 SQ.MT.
3	3.000 X 0.100 X 2 NOS	= 0.600 SQ.MT.
4	1.800 X 2.700 X 1 NO	= 4.860 SQ.MT.
5	0.300 X 2.800 X 1 NO	= 0.840 SQ.MT.
6	0.400 X 2.700 X 1 NO	= 1.080 SQ.MT.
7	1.200 X 0.820 X 2 NOS	= 1.968 SQ.MT.
8	1.100 X 0.800 X 2 NOS	= 1.760 SQ.MT.
9	2.000 X 2.200 X 1 NO	= 4.400 SQ.MT.
10	2.100 X 2.700 X 2 NOS	= 11.340 SQ.MT.
11	1.330 X 2.185 X 1 NO	= 2.906 SQ.MT.
12	3.005 X 3.306 X 1 NO	= 9.938 SQ.MT.
13	4.304 X 2.340 X 1 NO	= 10.081 SQ.MT.
14	0.610 X 0.600 X 1 NO	= 0.366 SQ.MT.
15	1.640 X 1.545 X 1 NO	= 2.534 SQ.MT.
TOTAL DEDUCTION		= 61.246 SQ.MT.
TOTAL BUILT UP AREA (A-Y1)		= 76.300 SQ.MT.



GROUND FLOOR AREA DIAGRAM OF STAIRCASE, LIFT & LOBBY SCALE - 1:100



SOCIETY OFFICE AREA DIAGRAM SCALE - 1:100



DRIVER ROOM AREA DIAGRAM SCALE - 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR SOCIETY OFFICE

B	6.400 X 4.100 X 1 NO	= 26.440 SQ.MT.
TOTAL ADDITION		= 26.440 SQ.MT.

DEDUCTIONS

1	0.800 X 4.450 X 1 NO	= 3.560 SQ.MT.
2	3.664 X 0.600 X 1 NO	= 2.198 SQ.MT.
TOTAL DEDUCTION		= 5.758 SQ.MT.
TOTAL BUILT UP AREA (A-Y1)		= 20.682 SQ.MT.

BUILT UP AREA CALCULATION

GROUND FLOOR DRIVER ROOM

C	3.000 X 5.000 X 1 NO	= 15.070 SQ.MT.
TOTAL ADDITION		= 15.070 SQ.MT.

DEDUCTIONS

1	1.405 X 1.550 X 1 NO	= 2.178 SQ.MT.
TOTAL DEDUCTION		= 2.178 SQ.MT.
TOTAL BUILT UP AREA (A-Y1)		= 12.892 SQ.MT.

SCHEDULE OF DOORS AND WINDOWS

TYPE	SIZE	AREA	DESCRIPTION
DOORS	D1 1.200 X 2.100	2.520	T.W. PANELED DOORS
DOORS	D2 0.900 X 2.100	1.890	T.W. FLUSH DOORS
DOORS	D3 0.750 X 2.100	1.575	SYNTEX DOOR
WINDOWS	W1 1.800 X 2.450	4.410	ALUMINIUM SLIDING GLAZED WINDOWS
WINDOWS	W2 1.550 X 2.400	3.720	ALUMINIUM SLIDING GLAZED WINDOWS
WINDOWS	W3 1.500 X 2.450	3.675	ALUMINIUM SLIDING GLAZED WINDOWS
WINDOWS	W4 1.400 X 2.450	3.430	ALUMINIUM SLIDING GLAZED WINDOWS
WINDOWS	W5 1.800 X 1.550	2.790	ALUMINIUM SLIDING GLAZED WINDOWS
WINDOWS	V 0.600 X 0.500	0.300	LOUVERS OPERABLE WINDOWS

SCHEDULE OF ROOM LIGHT AND VENTILATION

FLAT NO. 1 & 6 TYPICAL FLOOR (2ND TO 20TH FLOOR)

USER	CARPET AREA SQ.MT.	APERTURE AREA 1/10 OF CARPET AREA	APERTURE AREA PROVIDED	APERTURE PROVIDED
LIVING	11.875	1.188	1.810	W1
KITCHEN	6.481	0.648	0.675	W2
BED ROOM	8.800	0.880	1.075	W3
TILESET	2.469	0.247	0.540	V
TILESET	2.656	0.266	0.540	V

FLAT NO. 2 & 5 TYPICAL FLOOR (1ST TO 20TH FLOOR)

USER	CARPET AREA SQ.MT.	APERTURE AREA 1/10 OF CARPET AREA	APERTURE AREA PROVIDED	APERTURE PROVIDED
LIVING	10.800	1.080	1.410	W1
KITCHEN	7.881	0.788	0.790	W2
BED ROOM-1	9.311	0.931	1.070	W3
BED ROOM-2	11.331	1.133	1.410	W4
TILESET	2.696	0.269	0.540	V
TILESET	2.719	0.272	0.540	V

FLAT NO. 3 & 4 TYPICAL FLOOR (1ST TO 20TH FLOOR)

USER	CARPET AREA SQ.MT.	APERTURE AREA 1/10 OF CARPET AREA	APERTURE AREA PROVIDED	APERTURE PROVIDED
LIVING	14.067	1.407	1.410	W1
KITCHEN	6.481	0.648	0.675	W2
BED ROOM	9.311	0.931	1.070	W3
TILESET	2.696	0.269	0.540	V
TILESET	2.663	0.266	0.540	V

CARPET AREA STATEMENT

NO. OF FLAT/SHOP	CARPET AREA SQ.MT.	NO. OF FLAT/SHOP	NO. OF ENCLOSED BALCONY	DRY BALCONY	TOTAL AREA
GROUND FLOOR					
SHOP - 1	31.580	1	1		35.382
SHOP - 2	32.084	1	1		32.084
SHOP - 3, 4, 5, 6	31.356	4	1		125.424
SHOP - 7	33.280	2	1		66.560
SHOP - 8	32.596	2	1		38.226
SHOP - 9	32.136	1	1		32.136
SHOP - 11	23.637	1	1		23.637
SHOP - 12	23.338	1	1		23.338
SHOP - 13	22.241	1	1		22.241
SHOP - 14, 15, 16, 17	25.834	4	1		103.336
SHOP - 18	29.179	1	1		29.179
TOTAL SHOP CARPET AREA					525.353

RESIDENTIAL CARPET AREA (1ST FLOOR)

Sr.No	Particulars	No. of Flats
2 & 5	Residential Carpet Area (1st Floor)	4,522
3 & 4	Residential Carpet Area (2nd to 17th Floor)	3,055
1 & 6	Residential Carpet Area (1st to 17th Floor)	2,325
2 & 5	Residential Carpet Area (1st to 17th Floor)	4,522
3 & 4	Residential Carpet Area (2nd to 17th Floor)	3,055
1	Residential Carpet Area (1st Floor)	3,033
2 & 5	Residential Carpet Area (1st to 17th Floor)	4,522
3 & 4	Residential Carpet Area (2nd to 17th Floor)	3,055
6	Residential Carpet Area (1st Floor)	2,325
2 & 5	Residential Carpet Area (1st to 17th Floor)	4,522
3 & 4	Residential Carpet Area (2nd to 17th Floor)	3,055
TOTAL RESIDENTIAL FLAT		122

TABLE NO. B - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA

As per notification

Sr. No.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	NON CONGESTED AREA	PARKING SPACE REQ.	PARKING SPACE PROP.
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0	2.00	1.00	0.00
2	For every tenement having carpet area equal to or above 40 sq.mt. but less than 150 sq.mt.	0	1.00	1.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	42	1.00	2.00	42.00
4	For every two tenement with each tenement having carpet area less than 40 sq.mt. but more than 20 sq.mt.	80	1.00	2.00	40.00
5	For every two tenement with each tenement having carpet area less than 20 sq.mt.	0	0.00	2.00	0.00
6	For every 100 sq.mt. carpet area or fraction thereof of	525.353	2.00	6.00	11.00
TOTAL				16	93

Parking Requirement (Equivalent)

Residential	66	122
Commercial	11	93
50% visitor parking only for residential	8	6
TOTAL	85	360

With Multiplying Factor on total parking as per Table B - 0.8

Parking Requirement

Residential	52.8	90
Commercial	9	90
50% visitor parking only for residential	6.4	6
TOTAL	68.2	186

Multiplying Factor not applicable for scooter parking

CAR	28	9
SCOOTER	80	90
TOTAL	108	99

Summary of proposed Floor area as per UDCPR

Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RES.)	TOTAL
1	GROUND			563.232
2	1ST FL.	456.302	456.302	912.604
3	2ND FL.	416.536	416.536	833.072
4	3RD FL.	416.536	416.536	833.072
5	4TH FL.	416.536	416.536	833.072
6	5TH FL.	416.536	416.536	833.072
7	6TH FL.	416.536	416.536	833.072
8	7TH FL.	416.536	416.536	833.072
9	8TH FL.	416.536	416.536	833.072
10	9TH FL.	416.536	416.536	833.072
11	10TH FL.	416.536	416.536	833.072
12	11TH FL.	416.536	416.536	833.072
13	12TH FL.	416.536	416.536	833.072
14	13TH FL.	416.536	416.536	833.072
15	14TH FL.	416.536	416.536	833.072
16	15TH FL.	416.536	416.536	833.072
17	16TH FL.	416.536	416.536	833.072
18	17TH FL.	416.536	416.536	833.072
19	18TH FL.	416.536	416.536	833.072
20	19TH FL.	416.536	416.536	833.072
21	20TH FL.	416.536	416.536	833.072
22	21ST FL.	330.140	330.140	660.280
23	TOTAL	563.232	8837.01	9398.24
24	BASIC-PREMIUM FSI	311.796	527.771	839.567
25	PREMIUM FSI	311.796	321.272	633.068
26	PREMIUM FSI	1946.510	1946.510	3893.020
27	ANCILLARY FSI	249.436	3309.277	3558.713

Proforma-1

Sr.No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	1946.510
a	As per ownership document (7/32, CTS extract)	1946.510
b	As per measurement sheet	1946.510
c	As per title	1946.510
2	Deductions for	
a	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.000
b	Any D.P. Reservation area	0.000
c	Total (a+b+c)	0.000
3	Balance area of plot (1-2)	1946.510
4	Amenity Space (if applicable)	
a	Required	0.000
b	Adjustment of 20%, if any	0.000
c	Balance Proposed	0.000
5	Net Plot Area (1-4+5)	1946.510
6	Recreational Open space (if applicable)	
a	Required	0.000
b	Proposed	0.000
7	Internal Road area	0.000
8	Platiable area (if applicable)	0.000
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subasic FSI) - Min. of 1.5 as per UDCPR	2919.765
a	Permissible commercial area	675.930
b	Proposed commercial area (basic excluding ancillary)	311.796
10	Substitution of FSI on payment of premium	
a	Maximum permissible premium FSI based on road width / TOD zone	1754.850
b	Plot area * 0.5 premium FSI Plus Additional FSI as per Note 3 of 10.10.1 (plot area * 0.5)	1367.900
c	Proposed FSI on payment	2919.765
11	In-situ FSI / FSI loading	
a	In-situ area against D.P. road (2/3 of Sr. No. 2(a)) if any	0.000
b	In-situ area against Amenity Space if handed over (2/3 of 1.85 of Sr. No. 4(b) and (c))	0.000
c	TDR area (10.9)	1754.850
d	Total in-situ / FSI loading proposed (11(a)+(b)+(c)+(d))	1754.850
12	Additional FSI area under Chapter No. 7	0.000
13	Total entitlement of FSI in the proposal	5899.510
a	5(a) + 10(a)+(b)+(c) or 12 whichever is applicable	5899.510
b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges	3528.708
c	Proposed Ancillary Area FSI	3528.708
d	Total entitlement (a+b)	9428.218
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 1.5 or 1.8, read with Note 1 of 10.10.1	4.832
15	Total Built-up Area in proposal	9398.24
a	Existing Built-up Area	0.000
b	Residential	0.000
c	Commercial	0.000
d	Proposed Built-up Area (as per 9-time)	9398.24
e	Residential	8837.01
f	Commercial	361.23
16	Total (a+b+c+d+e+f) (should not be more than serial No.14 above.)	9398.24
17	Area for Inclusive Housing, if any	0.000
a	Required (20% of Sr.No.5)	0.000
b	Proposed	0.000

FLOORWISE AREA STATEMENT

Sr. NO.	FLOOR	AREA
1	GROUND(Comm.)	563.232
2	TOTAL COMMERCIAL	563.232
3	DRIVER ROOM & COMMON TOILET	19.446
4	GROUND FLOOR STAIRCASE & LIFT LOBBY	76.300
5	SOCIETY OFFICE	40.000
6	TOTAL GROUND FSI (RES.)	136.000
7	1ST FLOOR	456.302
8	2ND FLOOR	416.536
9	3RD FLOOR	416.536
10	4TH FLOOR	416.536
11	5TH FLOOR	416.536
12	6TH FLOOR	416.536
13	7TH FLOOR	416.536
14	8TH FLOOR	416.536
15	9TH FLOOR	416.536
16	10TH FLOOR	416.536
17	11TH FLOOR	416.536
18	12TH FLOOR	416.536
19	13TH FLOOR	416.536
20	14TH FLOOR	416.536
21	15TH FLOOR	416.536
22	16TH FLOOR	416.536
23	17TH FLOOR	416.536
24	18TH FLOOR	416.536
25	19TH FLOOR	416.536
26	20TH FLOOR	416.536
27	21ST FLOOR	330.140
28	TOTAL RESIDENTIAL	8837.01
29	TOTAL BUILT UP AREA (COMM.+RES)	9398.24

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 approved plans. Also I/we would execute the work under supervision of proper technical person as to ensure the quality and safety at the work site.
Owner's name and signature

NOTES :-
BOUNDARY OF THE PLOT SHOWN IN THICK BLACK
PROPOSED DRAINAGE WORK SHOWN IN RED DOTTED
EXISTING STREET SHOWN IN GREEN
ALL EXTERNAL WALLS ARE 150 MM THK SOLID CONCRETE BLOCK MASONRY.
ALL INTERNAL WALLS ARE 115mm THK BRICK PARTITION.

CAD BY,	RUPESH.P.	SHEET NO.
CHKD BY,	Prashant T.	
DATE	01/09/2023	
DATE OF REV.		
J.E.		

Description Of Proposal & Property
ANNEXED DEVELOPMENT PERMISSION FOR :
RESIDENTIAL & COMMERCIAL BUILDING
ON PLOT No. - 68, SECTOR - 34A, AT
KHARGHAR, NAVI MUMBAI.
Name, Address & Sign Of The Owner