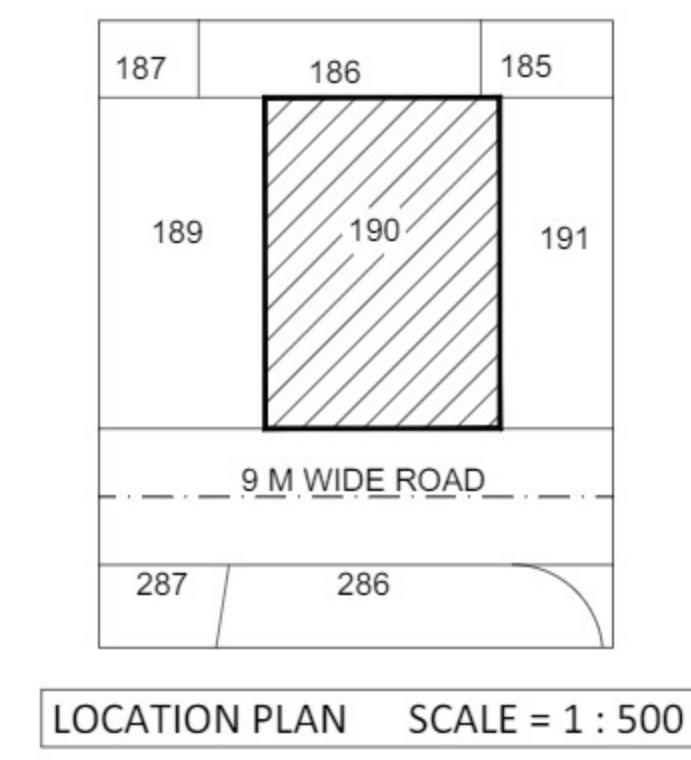
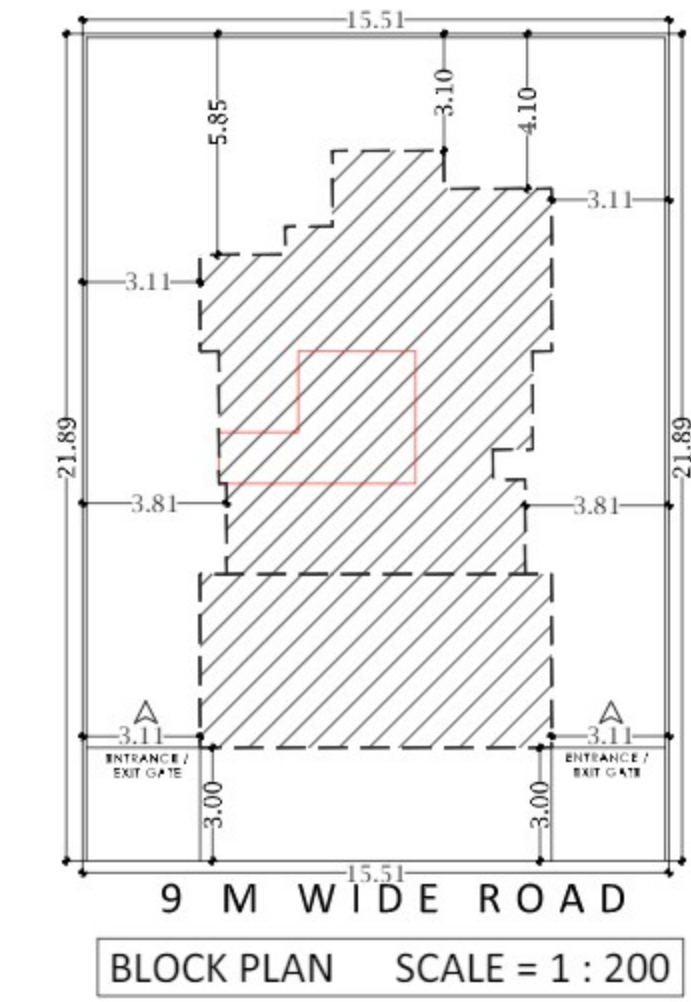
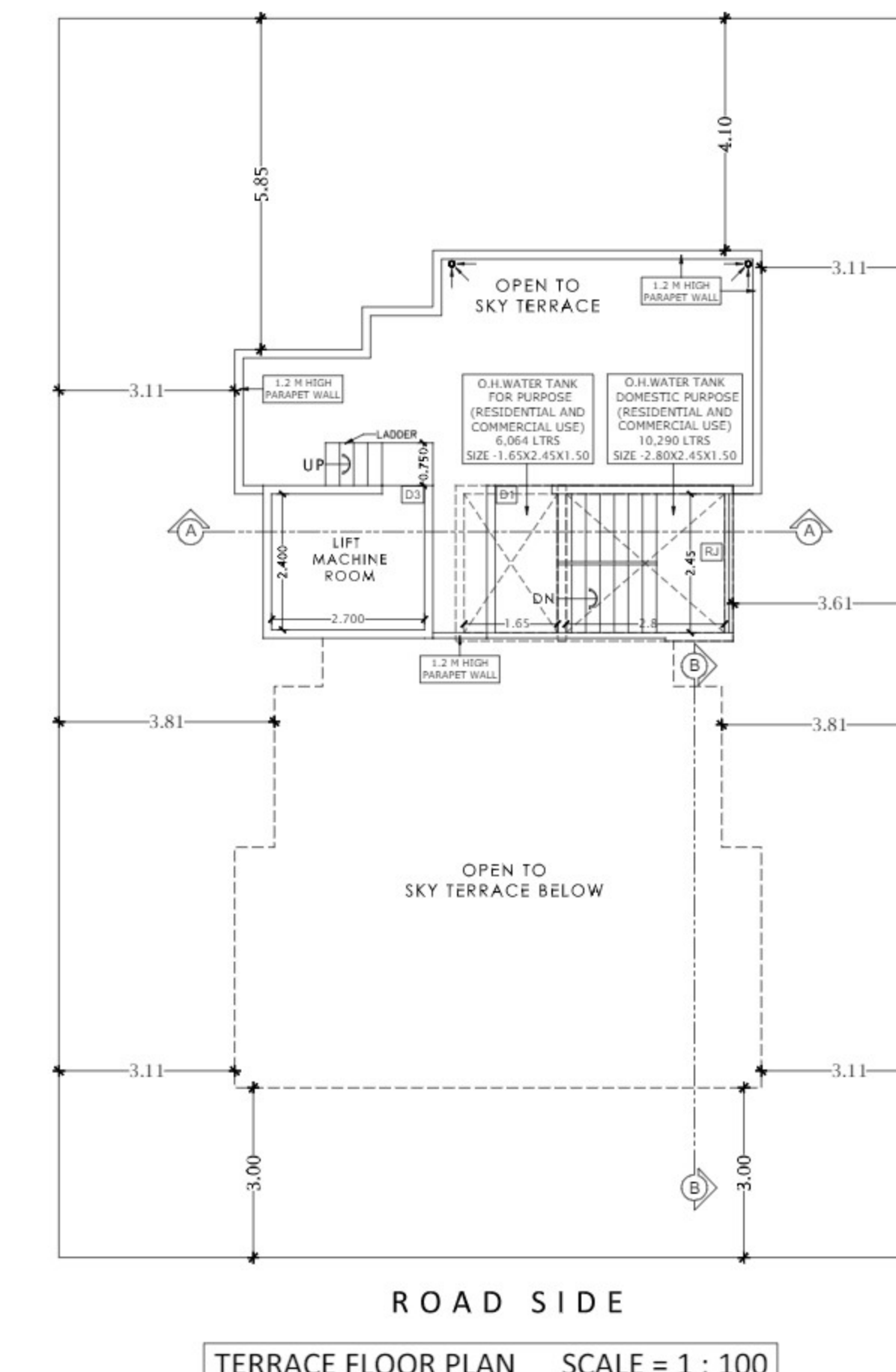
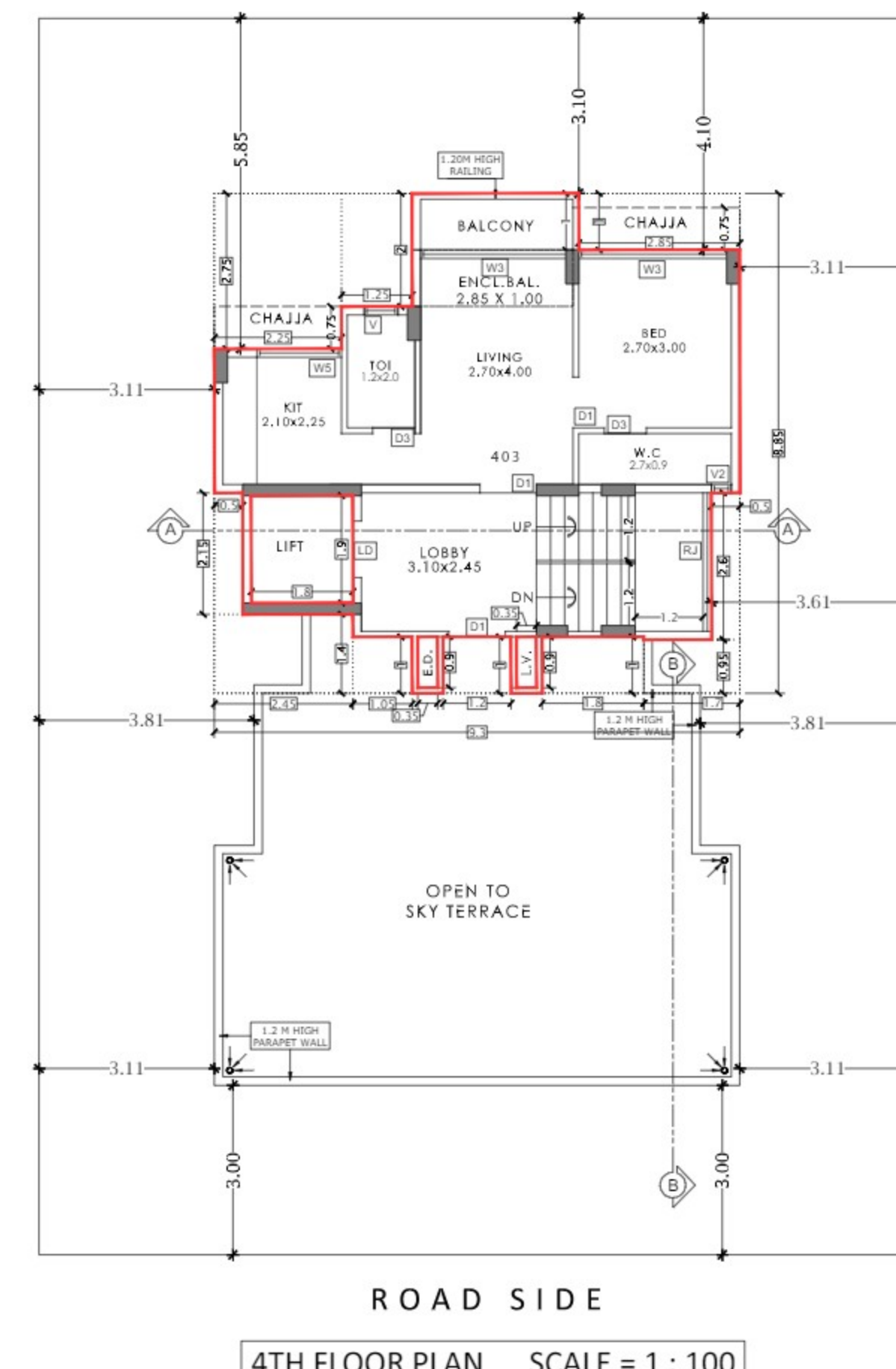
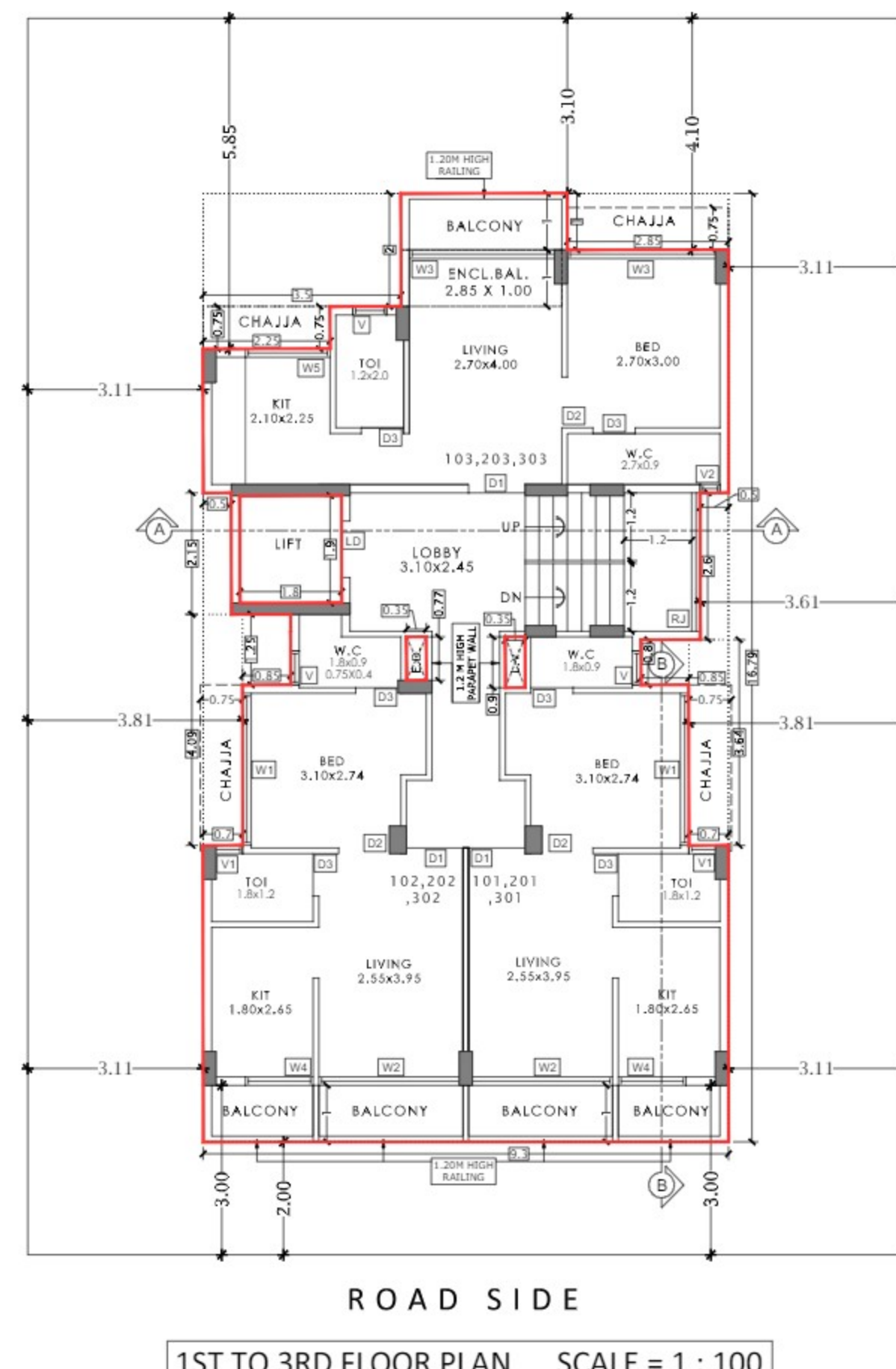
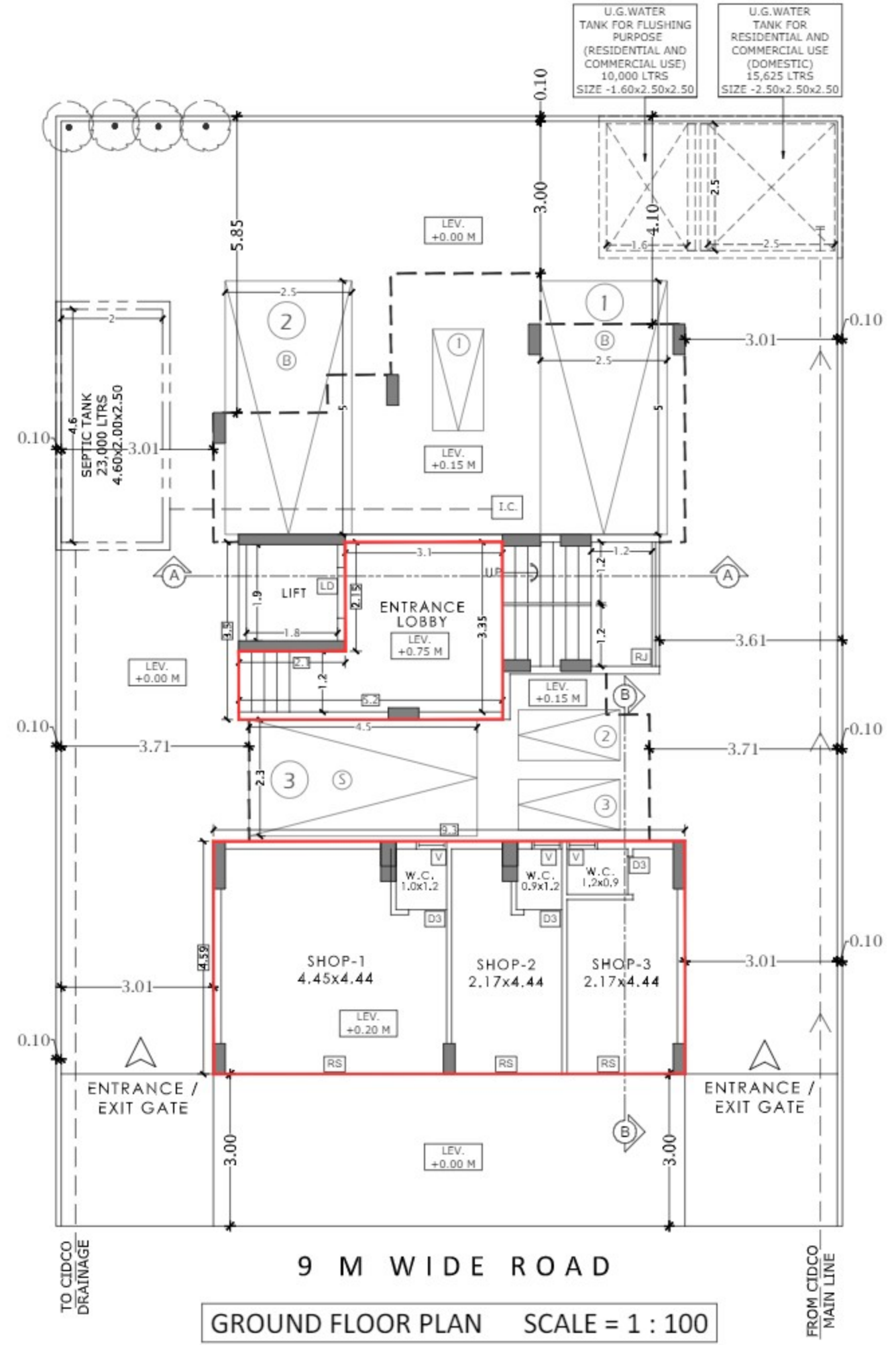


APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER

No. CIDCO/BP-18465/TPQ(NM & K)/2023/10708
Dt. 06 Jul 2023



GROUND TO 4TH FLOOR PLAN, TERRACE PLAN, AREA DIAGRAM & CALCULATIONS, ELEVATION & SECTIONS, BLOCK PLAN, LOCATION PLAN



TOILET DETAILS

TYPE	AREA IN MTS.	SUNK DEPTH IN	TOTAL
TOILET	1.80	1.20	2.160
	2.00	1.20	2.400
	2.70	0.90	2.430
W.C	1.80	0.90	1.620
	1.20	0.90	1.080
	1.20	0.90	1.080

SCHEDULE OF DOOR & WINDOWS

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M)	SILL LEVEL (METER)	DESCRIPTION
FRD	1.30	2.10	2.730		FIRE RESISTANT DOOR
D1	1.00	2.10	2.100		T.W. PANEL DOOR
D2	0.90	2.10	1.890		T.W. PANEL DOOR
D3	0.75	2.10	1.575		T.W. PANEL DOOR
LD					LIFT DOOR AS PER LIFT CONSULTANT
W1	2.69	2.15	5.784	0.15	AL SLIDING WINDOW
W2	2.55	1.40	3.570	0.90	AL SLIDING WINDOW
W3	2.70	2.15	5.805	0.15	AL SLIDING WINDOW
W4	1.20	2.15	2.580	0.15	AL SLIDING WINDOW
W5	1.50	2.15	3.225	0.15	AL SLIDING WINDOW
V	0.60	0.90	0.540	1.40	AL LOUVERED WINDOW
V1	0.95	0.90	0.855	1.40	AL LOUVERED WINDOW
V2	0.35	0.90	0.315	1.40	AL LOUVERED WINDOW

TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT

FLOOR	SHOP / FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	RENTA CARPET AREA	ENCLOSED BALCONY AREA	USABLE CARPET AREA OF PER FLAT
GROUND	1	1	21.343	19.758	0.000	19.758
	2	1	10.442	9.657	0.000	9.657
	3	1	10.902	9.657	0.000	9.657
TOTAL SHOPS			3	42.687		39.072
1ST TO 3RD FLOOR	101,201,301	3	35.282	27.661	0.000	27.661
	102,202,302	3	35.806	27.951	0.000	27.951
	103,203,203	3	37.759	28.705	2.295	31.000
4TH FLOOR	403	1	37.759	28.705	2.295	31.000
TOTAL FLATS			10			

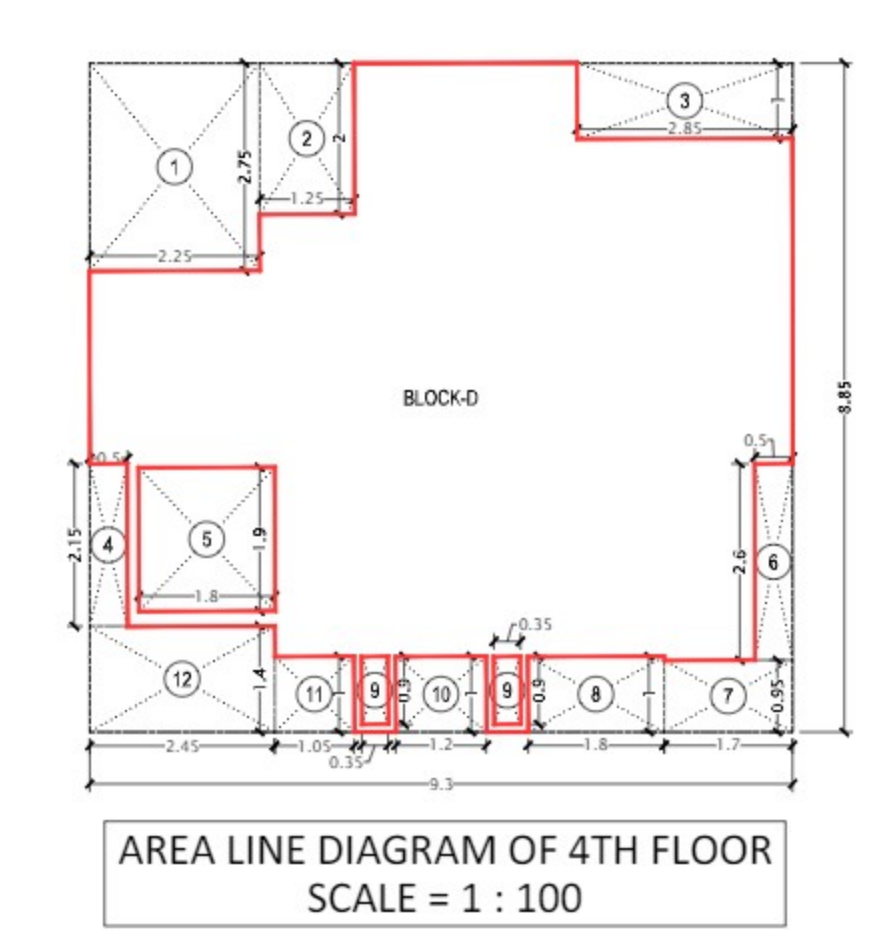
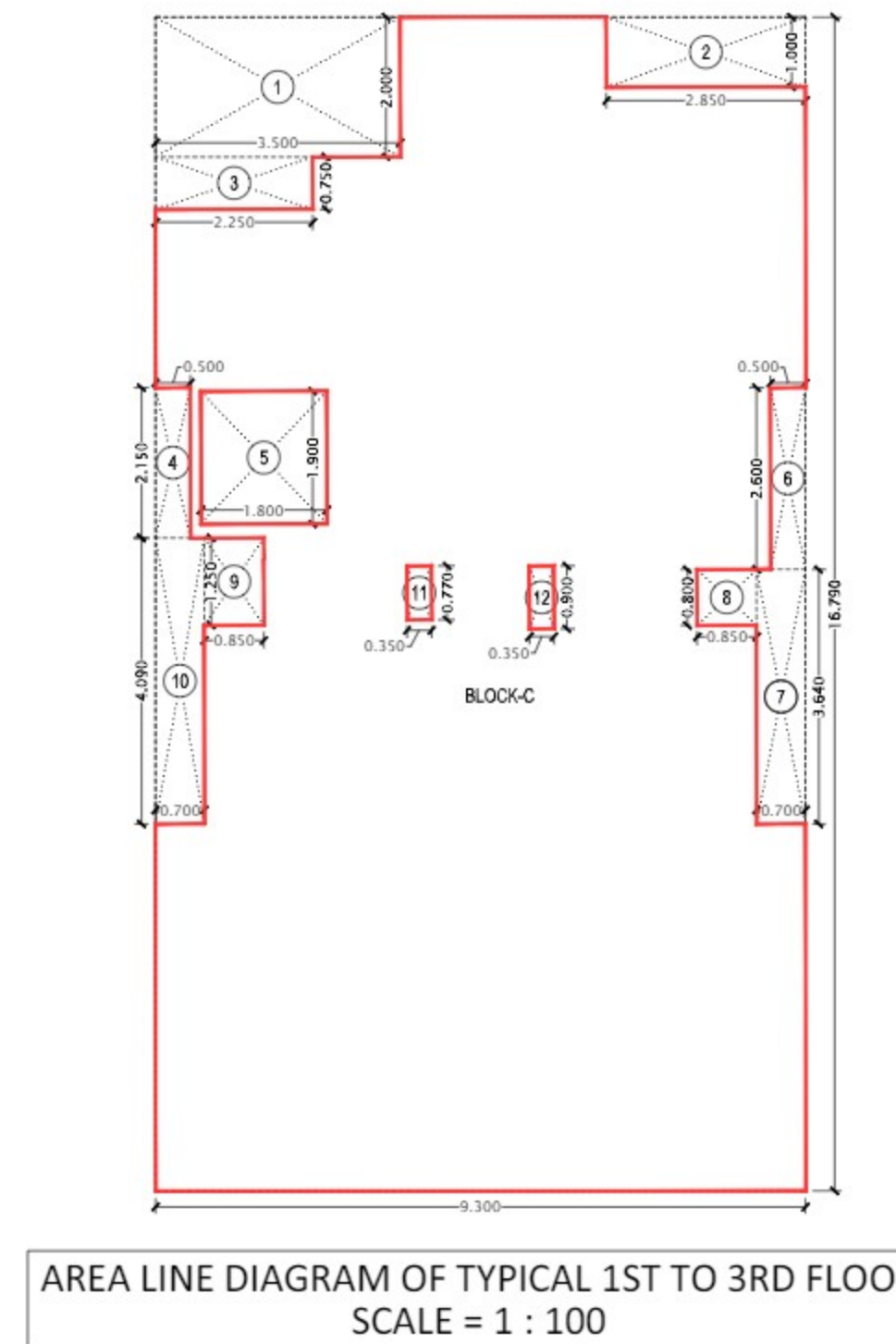
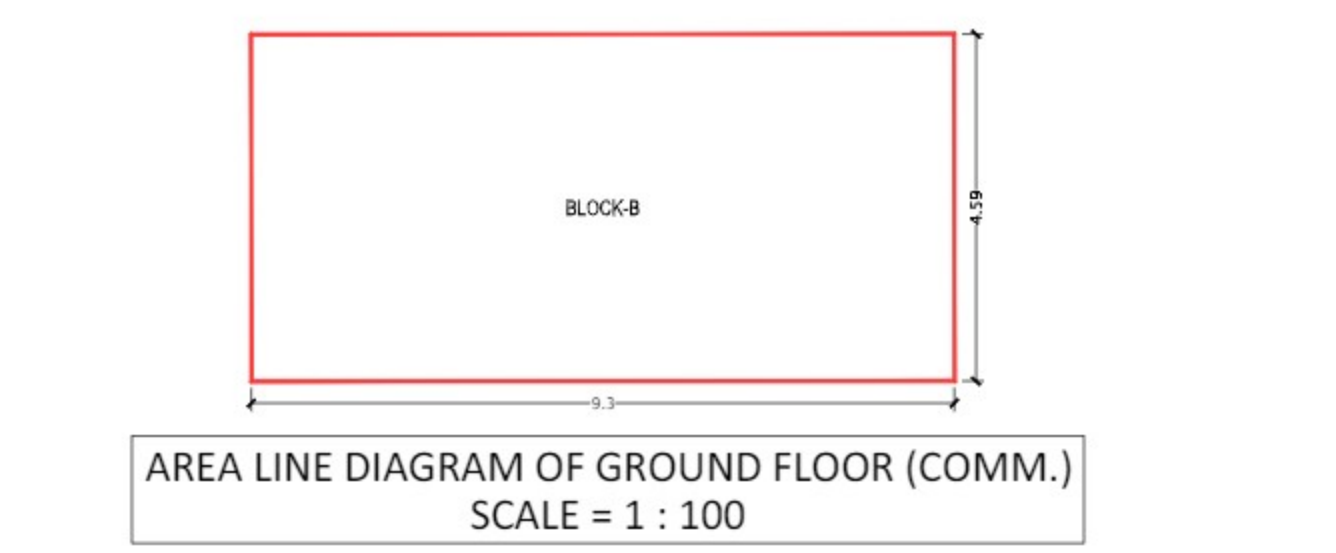
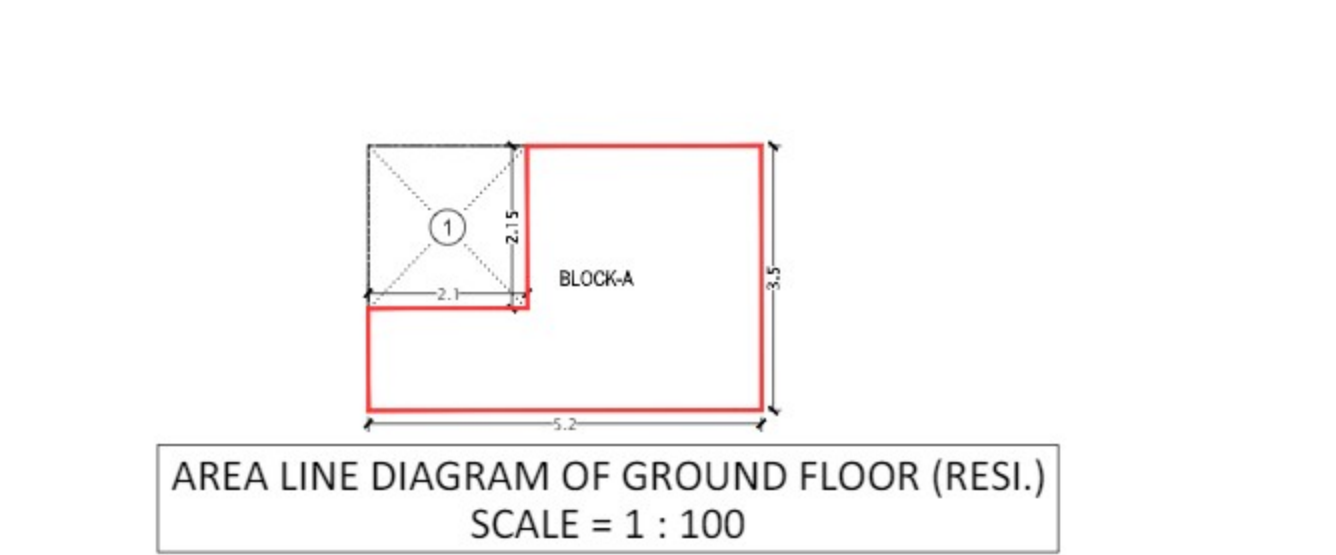
LIGHT AND VENTILATION STATEMENT

Sr. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM-12.00m & 0.30sqm. WITH ONE DIMENSION OF 0.30 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.70x4.00	10.800	1.080	W3	5.805
2	BED	MIN SIZE	2.50x3.95	10.075	1.007	W2	3.570
		MAX SIZE	2.74x3.10	8.494	0.849	W1	5.784
3	KITCHEN	MIN SIZE	3.00x2.70	8.100	0.810	W3	5.805
		MAX SIZE	1.80x2.65	4.770	0.477	W4	2.580
4	TOILET	MIN SIZE	2.10x2.25	4.725	0.473	W5	3.225
		MAX SIZE	1.80x1.20	2.160	0.300	V	0.540
5	W.C	MIN SIZE	2.00x1.50	3.000	0.300	V1	0.495
		MAX SIZE	2.70x0.90	2.430	0.300	V2	0.315
						V	0.540

REQUIRED WATER TANK CALCULATION

NO	SHOP/ FLAT NO.	DOMESTIC REQUIREMENT OF U.G. WATER TANK RESIDENTIAL - 5 PERSONS/ TENEMENT COMMERCIAL - BUJ/OCCUPANT LOAD (A)	FUSHING REQUIREMENT U.G TANK (B)	NO. OF ADDITIONAL TOILET	ADDITIONAL FUSHING REQUIREMENT U.G TANK (C)	GRAND TOTAL IN LITRES (A+B+C)
1)	3	42.687/3 PERSONS X 70LTRS	-			7760
		996	-	3	3X 180 LTRS	1536
2)	10	10 X 5 PERSONS X 135 LTRS	10 X 270 LTRS	10	10X 180 LTRS	11250
		6750	2700		1800	7760
Total required U.G.T capacity for Commercial + Residential (Domestic) (100% Capacity)						
Total required U.G.T capacity for Commercial + Residential (Flushing) (100% Capacity)						
Total required O.H.T capacity for Commercial + Residential (Domestic) (60% OF U.G.T. Capacity)						
Total required O.H.T capacity for Commercial + Residential (Flushing) (60% OF U.G.T. Capacity)						
Total proposed U.G.T capacity for Commercial + Residential (Domestic) (SIZE - 2.50 X 2.50 X 2.50)						
Total proposed U.G.T capacity for Commercial + Residential (Flushing) (SIZE - 1.60X 2.45 X 2.50)						
Total proposed O.H.T capacity for Commercial + Residential (Domestic) (SIZE - 2.80 X 2.45 X 1.50)						
Total proposed O.H.T capacity for Commercial + Residential (Flushing) (SIZE - 1.65 X 2.45 X 1.50)						

NOTE
1) For Residential - unit 5 Person per tenement
2) For Commercial - No. of persons on occupant load / area of floors (Refer Table No.9c.)
3) Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)
4) Water Requirement for additional Toilet = 180 Litre per Tenement
5) Size of Tank is excluding the Free Board



BUILT UP AREA CALCULATION

GROUND FLOOR (RESI.)

BLOCK A) 9.00 X 3.90 X 1 NO = 35.10 SQ.MT

TOTAL ADDITION = 35.10 SQ.MT

TOTAL BUILT UP AREA (X-Y) = 35.10 SQ.MT

BUILT UP AREA CALCULATION

GROUND FLOOR (COMM.)

BLOCK B) 9.00 X 4.90 X 1 NO = 44.10 SQ.MT

TOTAL ADDITION = 44.10 SQ.MT

TOTAL BUILT UP AREA (X-Y) = 44.10 SQ.MT

BUILT UP AREA CALCULATION

TYPICAL 1ST TO 3RD FLOOR

BLOCK C) 9.00 X 16.70 X 1 NO = 150.30 SQ.MT

TOTAL ADDITION = 150.30 SQ.MT

TOTAL BUILT UP AREA (X-Y) = 150.30 SQ.MT

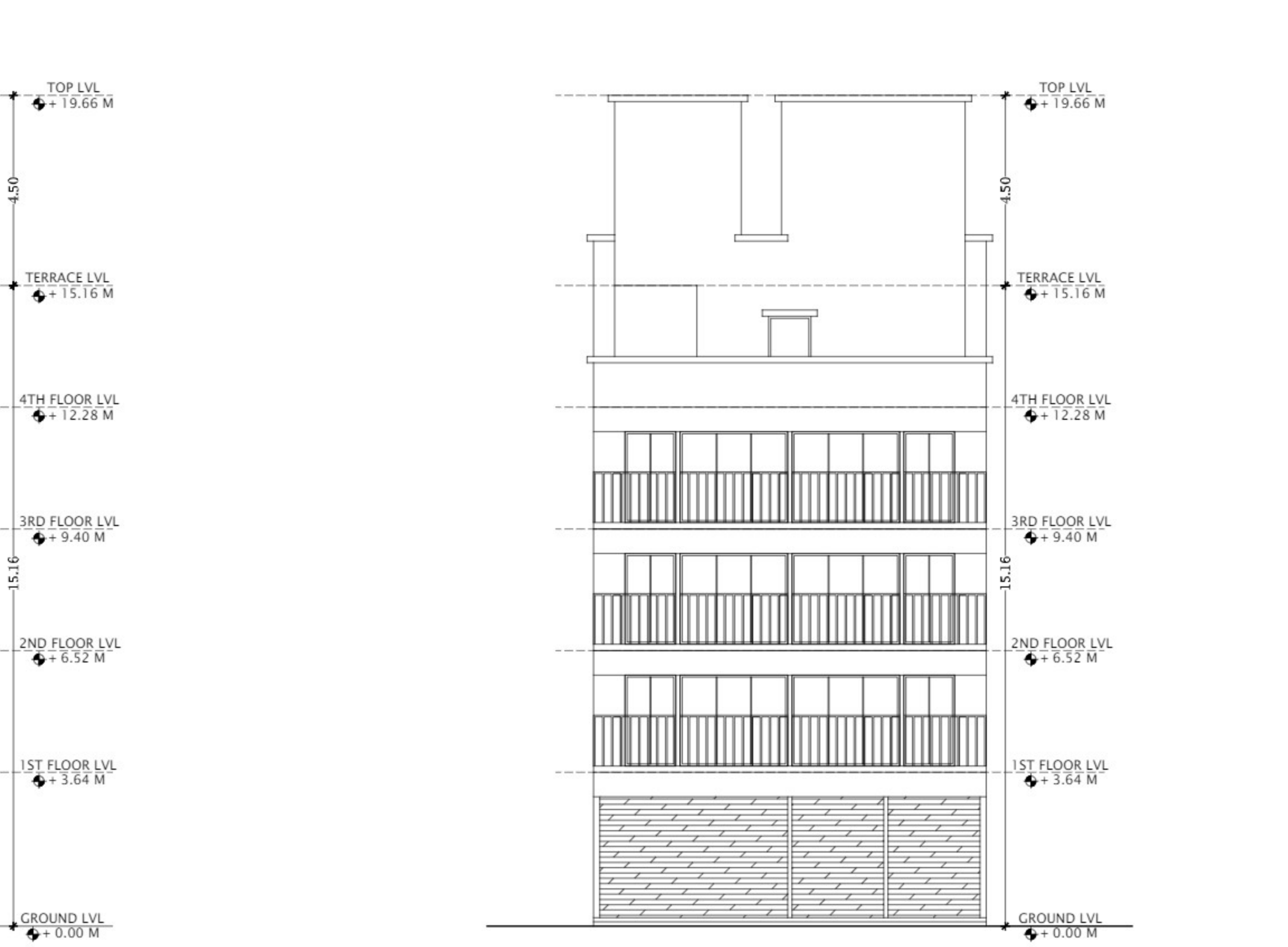
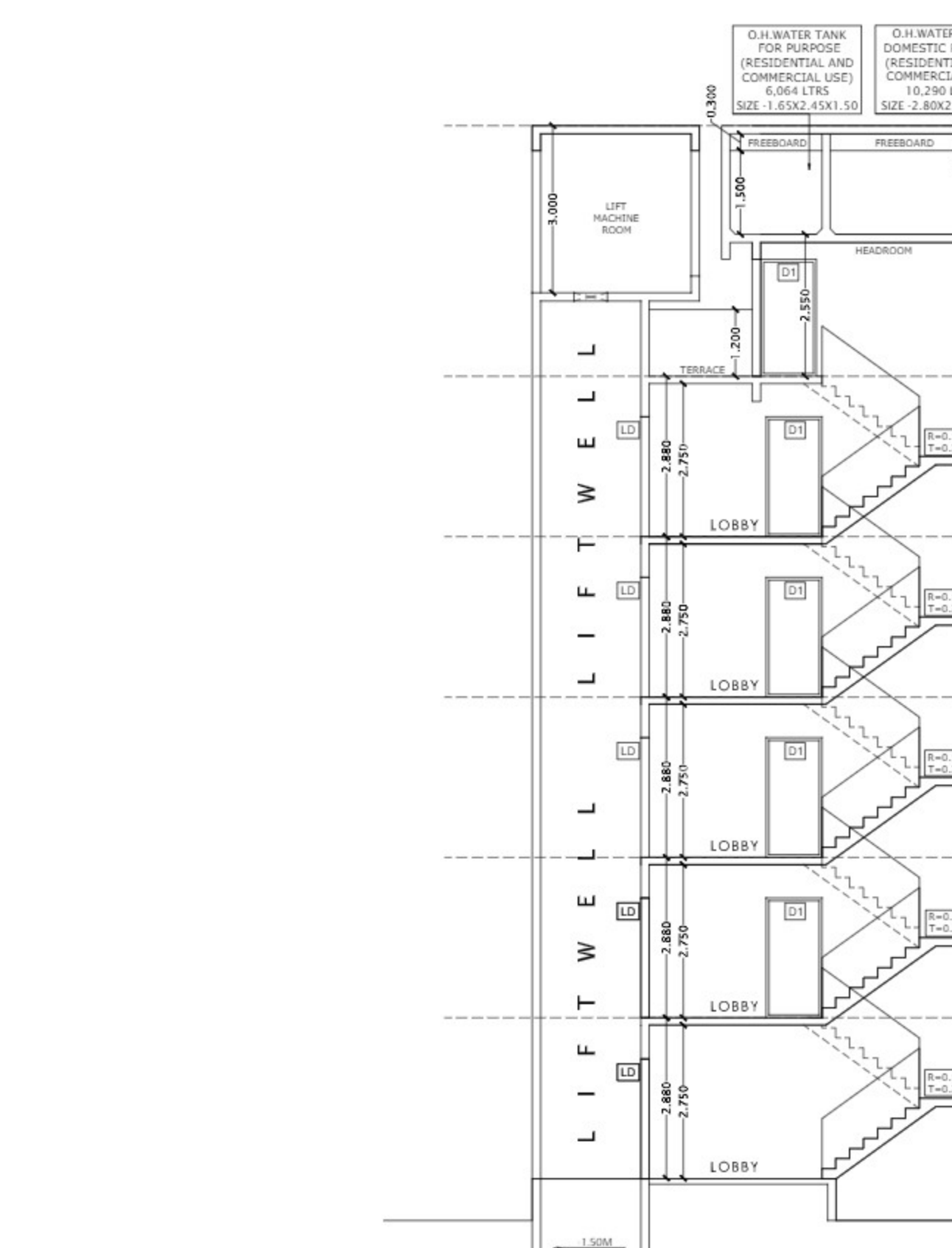
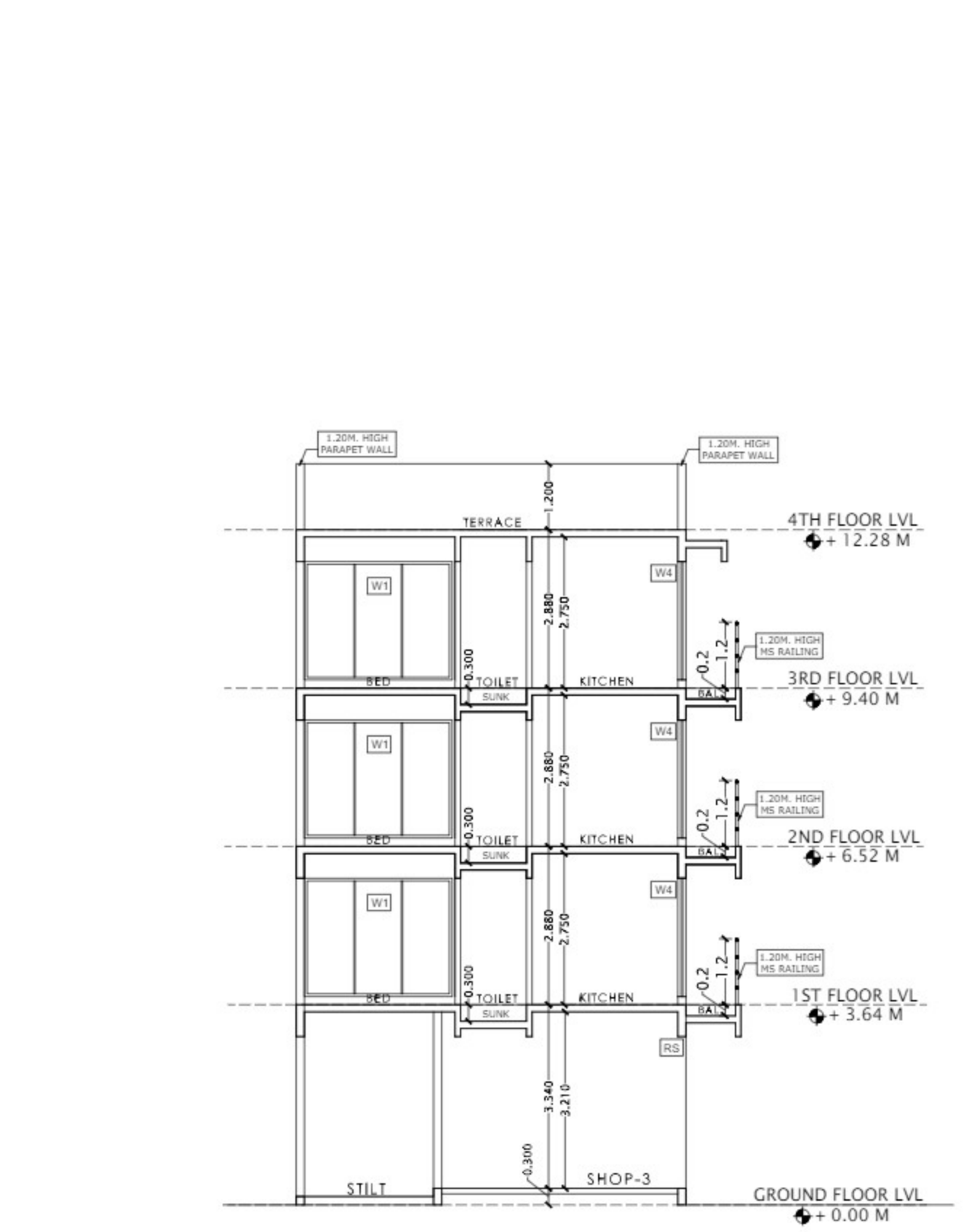
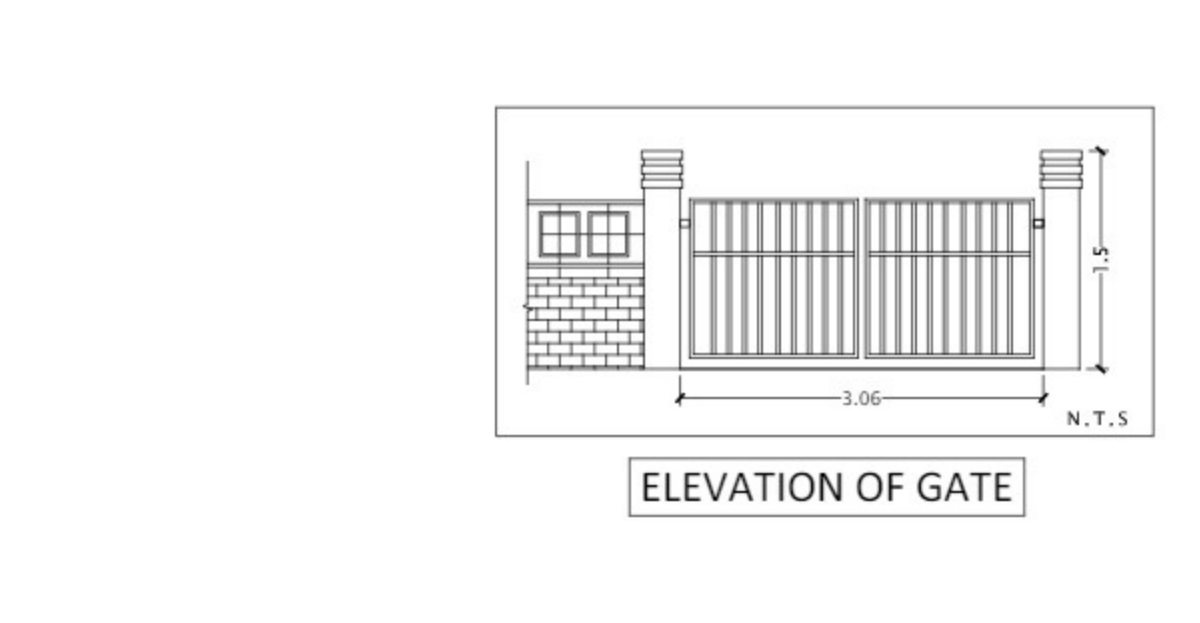
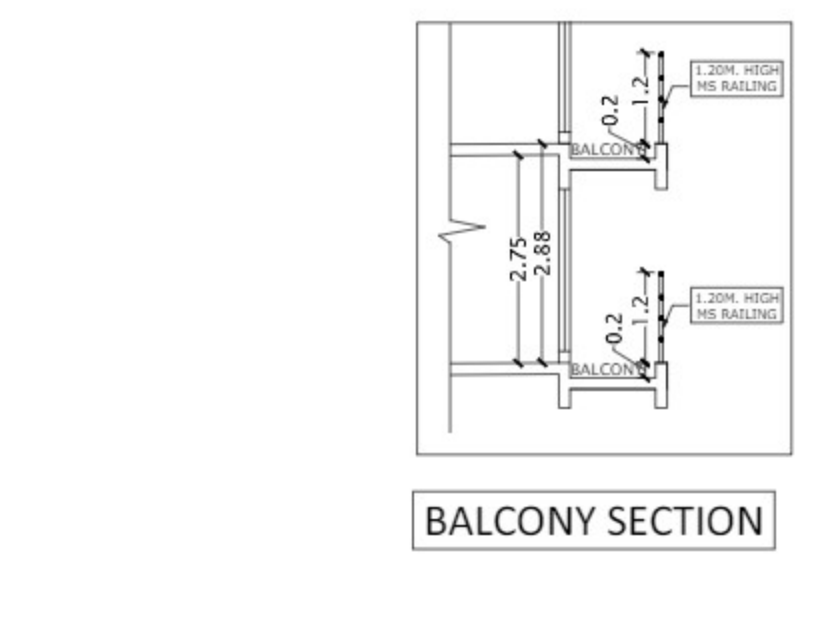
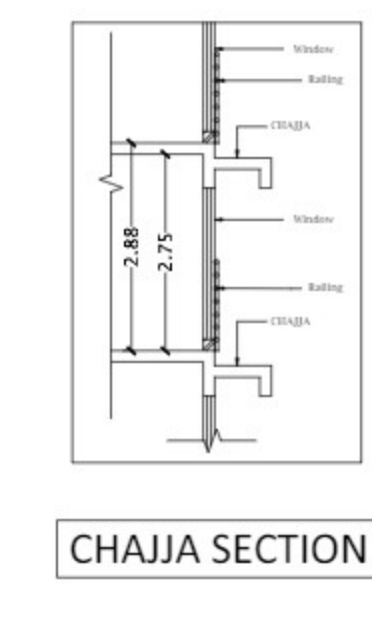
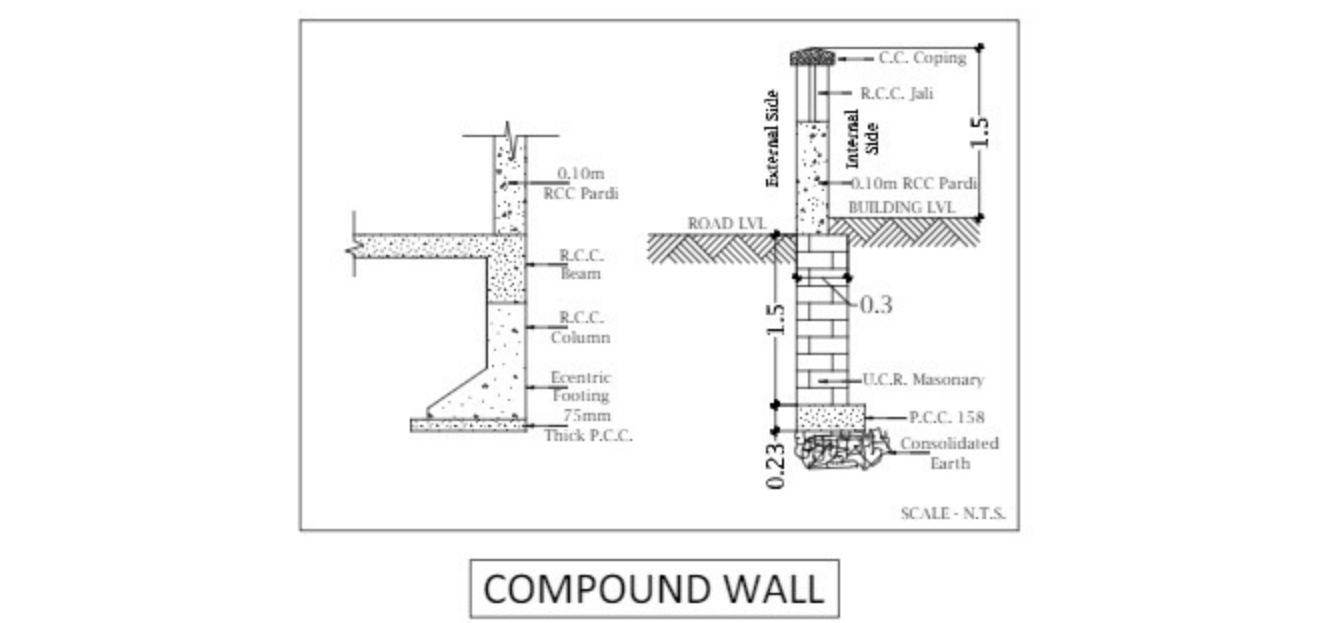
BUILT UP AREA CALCULATION

4TH FLOOR

BLOCK D) 9.00 X 8.80 X 1 NO = 79.20 SQ.MT

TOTAL ADDITION = 79.20 SQ.MT

TOTAL BUILT UP AREA (X-Y) = 79.20 SQ.MT



SEPTIC TANK REQUIREMENT

FLATS/ SHOPS NO	RESIDENTIAL- 5 PERSONS/ TENEMENT & COMMERCIAL - BUJ/OCCUPANT LOAD	TOTAL POPULATION (BASED ON THE REG. NO.12.5)	BLACK WATER		GREY WATER		(D) GROSS WATER REQUIREMENT	% FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK (E + F)	
			180 LITERS EXTRA FUSHING REQUIREMENT ADDITIONAL TOILET		DOMESTIC REQUIREMENT			100% OF (A+B)			
			(B)	(A)	(C)	(D)		(E)	(F)		
1	3	14	3	540	-	0	70	996	1536	540	847
2	10	54	10	1800	54	2700	135	6750	11250	4500	5788
TOTAL SEPTIC TANK REQUIREMENT											11624
PROPOSED SEPTIC TANK (SIZE - 4.60 X 2.00 X 2.5) EXCLUDING FREEBOARD											23000

Summary of proposed Pimp area as per UDPR

Sr.No	FLOOR	PUNE AREA (Cmms)	PUNE AREA (RESI.)	TOTAL
1	GROUND	42.687	13.685	56.372
2	1ST FL		131.077	131.077
3	2ND FL		131.077	131.077
4	3RD FL		131.077	131.077
5	4TH FL		55.247	55.247
6	TOTAL	42.69	402.16	504.85

Certificate of Area:
Certified that the plot 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.

TOTAL NO. OF UNITS & TREES PROPOSED

NO	UNIT TYPE	NO
1)	No Of Units Proposed	10
	(a) Residential	3
	(b) Commercial	7
2)	Trees to be planted	4
	(a) Trees to be planted against plot area (Plot Area / 100)	4
	(b) Trees to be planted against Trees Felled (Nos x 5)	0
3)	Permissible Airport Height :	41.55M
	Proposed Building Top level :	19.66M
	Height of Building upto Terrace level :	15.16M

PROJECT
PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-190, SECTOR-25, PUSHPAK, NAVI MUMBAI
OWNERS/

SHRI. JAYWANT ANANTA KOLI & OTHER 1
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

DATE: 06 Jul 2023
SCALE: 1:100
DRAWN BY: AS
CHECKED BY: SR