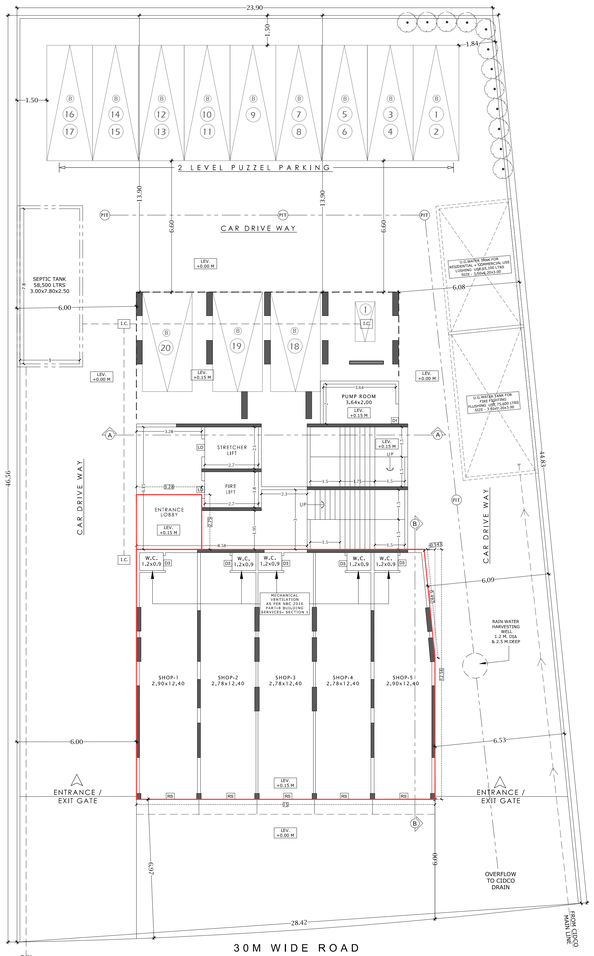
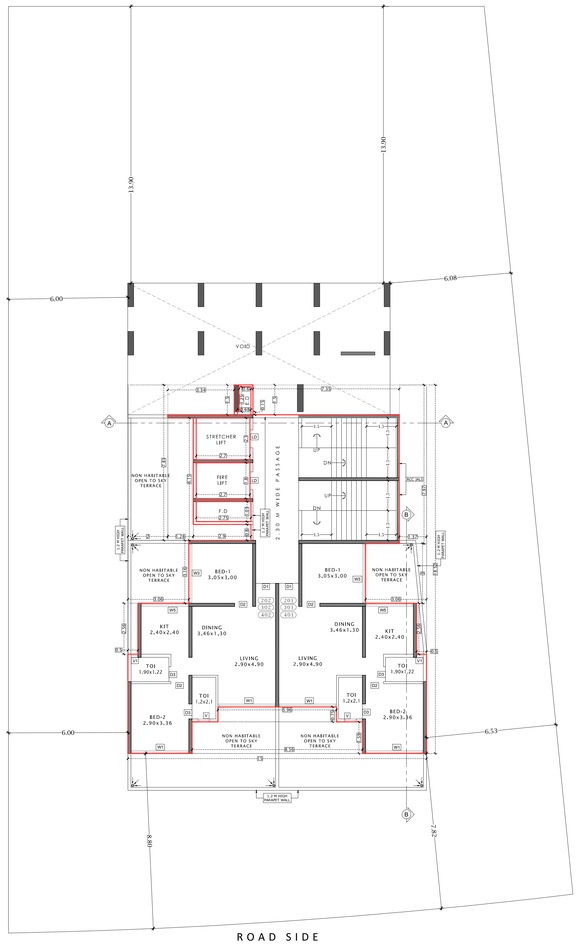
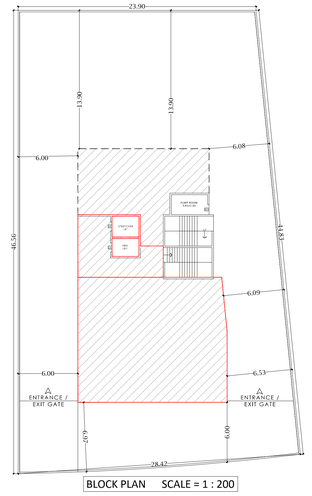


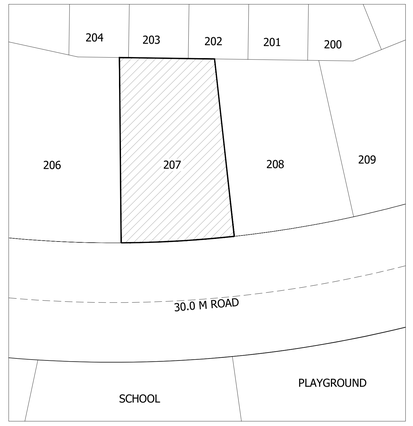
GROUND FLOOR PLAN SCALE = 1 : 100



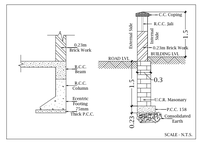
1ST FLOOR PLAN SCALE = 1 : 100



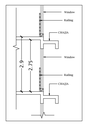
BLOCK PLAN SCALE = 1 : 200



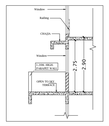
LOCATION PLAN SCALE = 1 : 500



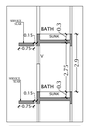
COMPOUND WALL



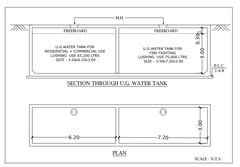
CHAJJA SECTION



OPEN TO SKY TERRACE



SERVICE SLAB SECTION



UNDER GROUND WATER TANK

BUILT-UP AREA STATEMENT

FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL P-LINE AREA
GROUND	186.907	9.020	195.927
1ST	0.000	171.385	171.385
2ND	0.000	256.107	256.107
3RD	0.000	256.107	256.107
4TH	0.000	256.107	256.107
5TH	0.000	114.210	114.210
TOTAL	**186.907**	**1062.936**	**1249.843**

TOILET DETAILS

TYPE	AREA IN MTS.			SUNK DEPTH IN	TOTAL
TOILET	1.90	1.22	2.318	0.3	9
	1.20	2.10	2.520	0.3	15
	2.14	1.07	2.290	0.3	6
W.C	1.20	0.90	1.080	0.3	5

SCHEDULE OF DOOR & WINDOWS

TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	SIZE AREA (SQM.)	SILL LEVEL (METER)	DESCRIPTOIN
FRD	1.20	2.10	2.520		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	2.90	2.15	6.235	0.15	AL SLIDING WINDOW
W2	2.90	1.40	4.060	0.90	AL SLIDING WINDOW
W3	3.00	2.15	6.450	0.15	AL SLIDING WINDOW
W4	3.00	1.40	4.200	0.90	AL SLIDING WINDOW
W5	2.40	2.15	5.160	0.15	AL SLIDING WINDOW
W6	2.40	1.40	3.360	0.90	AL SLIDING WINDOW
W7	2.14	2.15	4.601	0.15	AL SLIDING WINDOW
V	0.60	0.90	0.540	1.40	AL LOUVERD WINDOW
V1	0.34	0.90	0.306	1.40	AL LOUVERD WINDOW

LIGHT AND VENTILATION STATEMENT

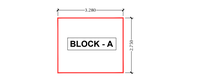
SR. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM -1/10th & 0.80 sqm. WITH ONE DIMENSION OF 0.80 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.90X4.90	14.210	1.421	W1	6.235
		MIN SIZE	2.75X4.27	11.743	1.174	W3	6.450
2	BED	MAX SIZE	2.90X 3.36	9.744	0.974	W1	6.235
		MIN SIZE	3.05X 3.00	9.000	0.900	W3	6.450
3	KITCHEN	MAX SIZE	2.40X 2.40	5.760	0.576	W5	5.160
		MIN SIZE	2.14X 2.14	4.580	0.458	W7	4.601
4	TOILET	MAX SIZE	1.20X2.10	2.520	0.300	V	0.540
		MIN SIZE	1.9 X1.22	2.318	0.300	V1	0.306

REQUIRED WATER TANK CALCULATION

NO	SHOP/ FLAT NO.	DOMESTIC REQUIRMENT OF U.G WATER TANK RESIDENTIAL- 5 PERSONS/ TENEMENT COMMERCIAL - BUA/ OCCUPANT LOAD (A)	FLUSHING REQUIRMENT U.G TANK (B)	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIRMENT U.G TANK (C)	GRAND TOTAL IN LITRES (A+B+C)
1)	5	186.907/ 3 PERSONS X 70 LTRS	-	5	5 X 180 LTRS	5261
		4361	-		900	
2)	15	15 X 5 PERSONS X 135 LTRS	15 X 270 LTRS	15	15X 180 LTRS	16875
		10125	4050		2700	
Total required U.G.T capacity for Commercial + Residential (100% CAPACITY)						22136
Total required O .H.T capacity for Commercial + Residential (100% OF U.G.T. CAPACITY)						13282
Total proposed U.G.T capacity for Commercial + Residential (SIZE -3.50 X 6.20 X 3.00)						65100
Total proposed O.H.T capacity for Commercial + Residential (SIZE -4.75 X 3.0 X 1.80)						25650
Total required U.G.T capacity for Fire Fighting						75000
Total proposed U.G.T capacity for Fire Fighting (SIZE -7.2 X 3.50 X 3.00)						75600
Total required O .H.T for Fire Fighting						25000
Total proposed O.H.T for Fire Fighting (1.00 X 3.00 X 1.80)						5400

NOTE

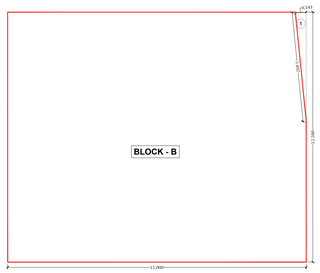
1) For Residential - unit 5 Person per tenament
For Commercial- No. of persons on occupant load / area of floors (Refer Table No.9E.)
2) Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)
3) Water Requirement for additional Toilet = 180 Litre per Tenament
4) Size of Tank is excluding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



AREA LINE DIAGRAM OF GROUND FLOOR (RESIDENTIAL) SCALE = 1 : 100

BUILT UP AREA CALCULATION

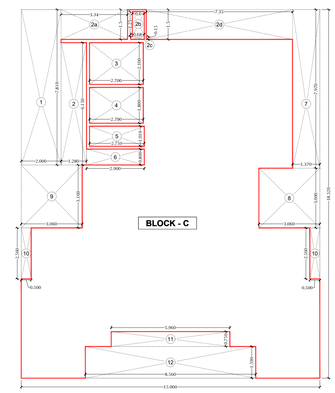
GROUND FLOOR						
BLOCK-A	3.280	X 2.750 X 1 NO	=	9.020	SQ.MT.	
		TOTAL ADDITION	=	9.020	SQ.MT.	X



AREA LINE DIAGRAM OF GROUND FLOOR (COMMERCIAL) SCALE = 1 : 100

BUILT UP AREA CALCULATION

GROUND FLOOR COMM.						
BLOCK-B	15.000	X 12.560 X 1 NO	=	188.400	SQ.MT.	
		TOTAL ADDITION	=	188.400	SQ.MT.	X
DEDUCTIONS						
1	1/2	X 5.497 X 0.543 X 1 NO	=	1.493	SQ.MT.	
		TOTAL DEDUCTION	=	1.493	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]			=	186.907	SQ.MT.	X1



AREA LINE DIAGRAM OF 1ST FLOOR SCALE = 1 : 100

BUILT UP AREA CALCULATION

1ST FLOOR						
BLOCK-C	15.000	X 18.520 X 1 NO	=	277.800	SQ.MT.	
		TOTAL ADDITION	=	277.800	SQ.MT.	X
DEDUCTIONS						
1	2.000	X 7.810 X 1 NO	=	15.620	SQ.MT.	
2	1.280	X 6.150 X 1 NO	=	7.872	SQ.MT.	
2a	3.340	X 1.500 X 1 NO	=	5.010	SQ.MT.	
2b	0.600	X 1.250 X 1 NO	=	0.750	SQ.MT.	
2c	0.680	X 0.150 X 1 NO	=	0.102	SQ.MT.	
2d	7.350	X 1.500 X 1 NO	=	11.025	SQ.MT.	
3	2.700	X 2.100 X 1 NO	=	5.670	SQ.MT.	
4	2.700	X 1.800 X 1 NO	=	4.860	SQ.MT.	
5	2.750	X 1.010 X 1 NO	=	2.777	SQ.MT.	
6	2.900	X 0.800 X 1 NO	=	2.320	SQ.MT.	
7	1.370	X 7.970 X 1 NO	=	10.919	SQ.MT.	
8	3.060	X 3.000 X 1 NO	=	9.180	SQ.MT.	
9	3.060	X 3.160 X 1 NO	=	9.670	SQ.MT.	
10	0.930	X 2.560 X 2 NOS	=	2.560	SQ.MT.	
11	5.960	X 0.750 X 1 NO	=	4.470	SQ.MT.	
12	8.560	X 1.590 X 1 NO	=	13.610	SQ.MT.	
		TOTAL DEDUCTION	=	106.415	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]			=	171.385	SQ.MT.	X1

TOTAL NO. OF UNITS & TREES PROPOSED

1)	No Of Units Proposed	
	(a) Residential	15
	(b) Commercial	5
2)	Trees to be planted	
	(a) Trees to be planted against plot area (Plot Area / 100)	12
	(b) Trees to be planted against Trees Felled [Nos x 5]	0
	Total nos. of Trees to be planted (2a + 2b)	12
3)	Permissible Airport Height :	48.31M
	Proposed Building Top level :	23.70M
	Height of Building upto Terrace level :	18.90M

TENEMENTS AREA STATMENT OF INDIVIDUAL UNIT

FLOOR	SHOP / FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	CARPET AREA OF PER FLAT
GROUND	1	1	39.439	35.960
	2	1	36.633	34.555
	3	1	36.257	34.555
	4	1	36.633	34.555
	5	1	37.945	34.601
TOTAL SHOPS		**5**	**186.907**	**174.226**
1ST TO 5TH FLOOR	101,201,301,401,501	5	58.002	53.066
	102,202,302,402	4	58.002	53.066
	203,303,403	3	39.066	35.178
	204,304,404	3	39.066	35.178
TOTAL FLATS		**15**		

SEPTIC TANK REQUIREMENT

NO	FLATS/ SHOPS NO.	RESIDENTIAL- 5 PERSONS/ TENEMENT & COMMERCIAL - BUA/ OCCUPANT LOAD	TOTAL POPULATION (BASED ON THE REG.- NO 12.5)	BLACK WATER: 180 LITERS EXTRA FLUSHING FOR ADDITIONAL TOILET (B) NO OF ADD. TOILETS	BLACK WATER: 180 LITERS EXTRA FLUSHING FOR ADDITIONAL TOILET (B) LPD	BLACK WATER: FLUSHING REQUIRMENT (A) LPCD	BLACK WATER: FLUSHING REQUIRMENT (A) LPD	GREY WATER: DOMESTIC REQUIRMENT (C) LPCD	GREY WATER: DOMESTIC REQUIRMENT (C) LPD	(D) GROSS WATER REQUIREMENT A + B + C LPD	% FLOW TO SEWER: FLUSHING (100% OF A+B) (E) LPD	% FLOW TO SEWER: DOMESTIC (85% OF C) (F) LPD	TOTAL FLOW TO SEPTIC TANK (E + F) LPD
1	5	186.907 SQ.MT/3'	62	5	900	-	0	70	4361	**5261**	900	3707	**4607**
2	15	5	75	15	2700	54	4050	135	10125	**16875**	6750	8606	**15356**
TOTAL SEPTIC TANK REQUIRMENT													**19963**
PROPOSED SEPTIC TANK (SIZE - 7.80X 3.00 X 2.50) EXCLUDING FREEBOARD													**58500**

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

SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	As per Sanctioned UDCPRs A: PARKING SPACE REQ. NON CONGESTED AREA CAR	A: PARKING SPACE REQ. NON CONGESTED AREA SCOOTER	A: PARKING SPACE PROP. NON CONGESTED AREA CAR	A: PARKING SPACE PROP. NON CONGESTED AREA SCOOTER	As per Notice published u/s 37(1AA), dtd 18.01.2022 B: PARKING SPACE REQ. NON CONGESTED AREA CAR	B: PARKING SPACE REQ. NON CONGESTED AREA SCOOTER	B: PARKING SPACE PROP. NON CONGESTED AREA CAR	B: PARKING SPACE PROP. NON CONGESTED AREA SCOOTER
1	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 40 sq.m.	9	1.00	5.00	5.00	23.00	1.00	2.00	5.00	9.00
2	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	6	1.00	2.00	3.00	6.00	1.00	2.00	3.00	6.00
3	For every 100 sq.m. carpet area or fraction there of	174.226	2.00	6.00	3.00	11.00	2.00	6.00	3.00	11.00
Parking Requirement (quantum)			**Residential**		**8**	**29**			**8**	**15**
			Commercial		**3**	**11**			**3**	**11**
5% visitor parking for residential					0	2			0	1
TOTAL					**11**	**42**			**11**	**27**
With Multiplying Factor on total parking as per Table 8C - 0.8					9	33	Multiplying Factor Not applicable for scooter parking		9	27
PARKING REQUIREMENT (Greater of A and B)							**CAR**	**SCOOTER**		
							9	**33**		
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							**6**	**36**		
TOTAL REQUIRED PARKING (FOR F.S.I- 1.10)							**15**	**0**		
TOTAL PROPOSED PARKING				BIG CAR	SMALL CAR		**20**	**1**		

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-207, SECTOR-3, ULWE, NAVI MUMBAI

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter No. CIDCO/BP-17199/TPO(NM & K)/2019/9794 dtd. 08 Sep 2022

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI <Designation: Assistant Town Planner Organization: CIDCO LTD Date : 08-Sep-2022 16: 05:47

GROUND & 1ST FLOOR PLAN,BLOCK PLAN AREA DIAGRAM & CALCULATIONS,

PROFORMA - 1

Sr.No		Particular	Area (sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	1198.340
	a	As per ownership document (7/12, CTS extract)	1198.340
	b	as per measurement sheet	1198.340
	c	as per site	1198.340
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
		(Total a+b)	0.000
3		**Balance area of plot (1-2)**	1198.340
4		Amenity Space (if applicable)	0.000
	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))**	1198.340
6		**Recreational Open space (if applicable)**	0.000
	a	Required -	0.000
	b	Proposed -	0.000
7		Internal Road area	0.000
8		**Plotable area (if applicable)**	1198.340
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5.x basic FSI) - 1.1 As per Table no 6G	1318.174
10		**Addition of FSI on payment of premium**	
	a	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.30 premium FSI) **Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.10)**	0.000
	b	Proposed FSI on payment	0.000
11		**In-situ FSI / TDR loading**	
	a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.000
	b	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	0.000
	c	TDR area	0.000
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12		**Additional FSI area under Chapter No. 7**	0.000
13		**Total entitlement of FSI in the proposal**	
	a	[9 + 10(b)+11(d)] or 12 whichever is applicable.	1318.174
	b	Permissible Ancillary Area FSI upto 60% or 80% ***on balance potential*** with payment of charges.	0.000
	c	***Proposed Ancillary area FSI***	0.000
	d	Total entitlement (a+b)	1318.174
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**	1.100
15		Total Built-up Area in proposal,(excluding area at Sr.No.17 b)	1249.843
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	1249.843
		Residential	1062.936
		Commercial	186.907
	c	Total (a+b)	1249.843
16		F.S.I. Consumed (15 c/ 13 d) (should not be more than serial No.14 above.)	0.948
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000

Note: The Proposed Chajjas Over Openings For Protection From Sun And Rain And Architectural Features For Decoration, Asthetic Purpose Shall Not Be Used For Any Habitable Purpose

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
(Name of Architect/ Licensed Engineer/ Supervisor)

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL +COMMERCIAL BUILDING (12.5% SCHEME) ON PLOT NO- 207, SECTOR-3,ULWE, NAVI MUMBAI.

OWNERS/

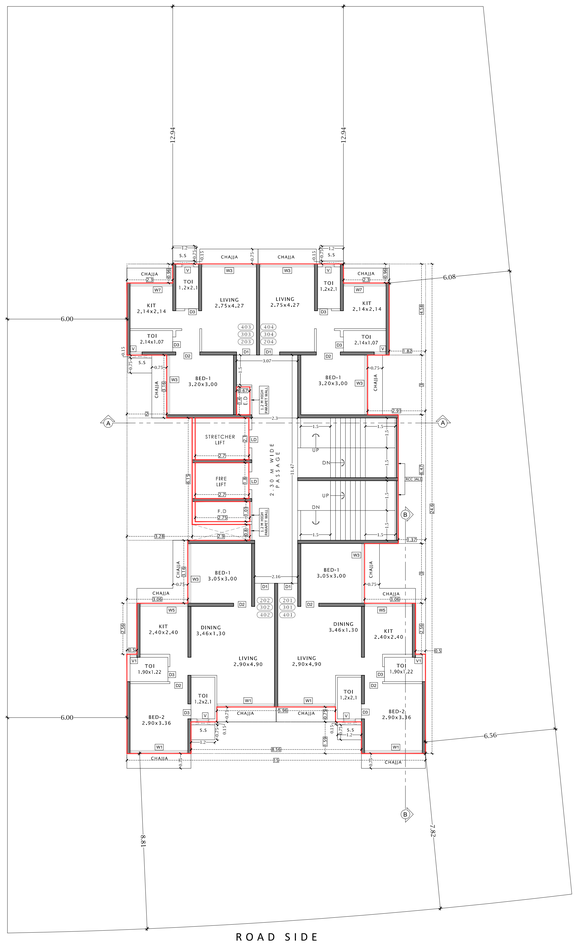
MR. PARBAT MANJI GOTHI

ARCHITECTS

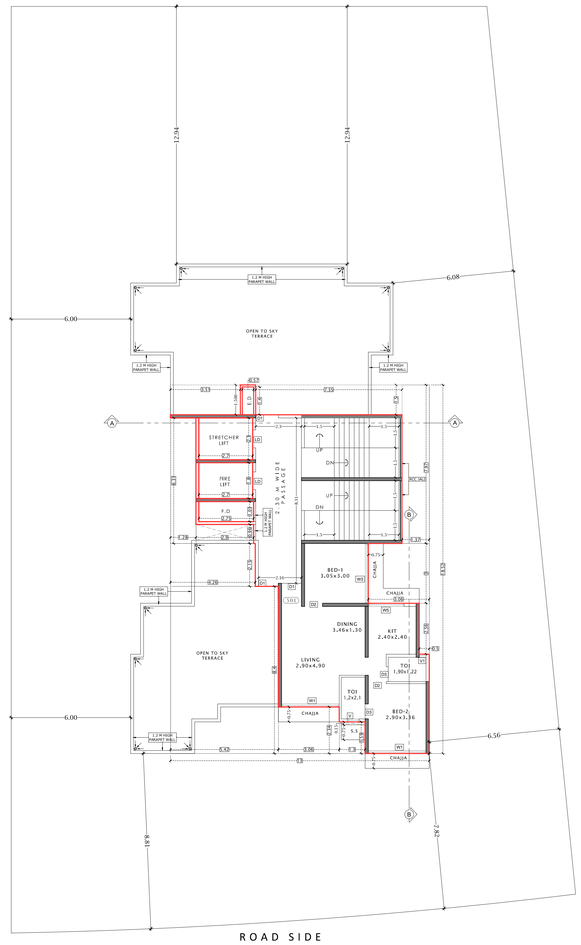
Signature of Architect CA/2003/32480

ATUL PATEL ARCHITECTS
Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai - 410210
E: info@atulpatelarchitects.com T: 022 - 27746641 - 42

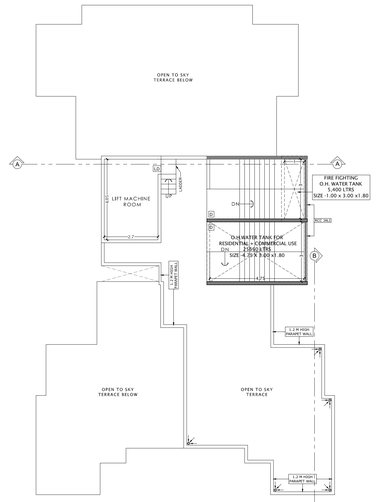
DATE	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
24.08.2022	MD-10	1 : 100	AJINKYA	AJINKYA



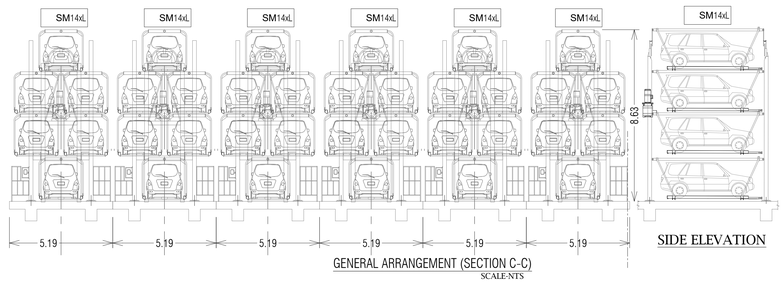
2ND TO 4TH FLOOR PLAN SCALE = 1 : 100



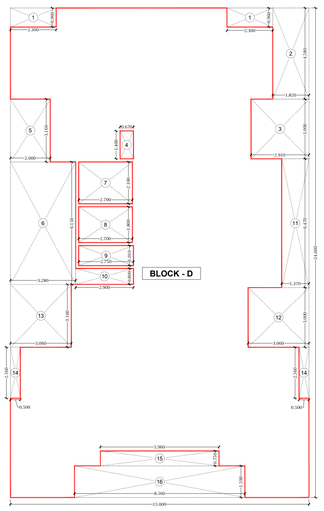
5TH FLOOR PLAN SCALE = 1 : 100



TERRACE PLAN SCALE = 1 : 100



PUZZLE PARKING SECTION



AREA LINE DIAGRAM OF 2ND TO 4TH FLOOR SCALE = 1 : 100

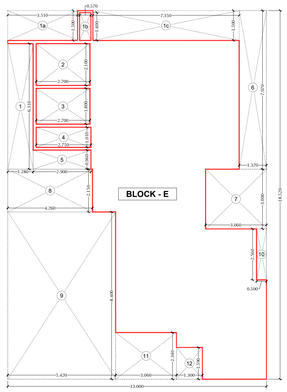
BUILT UP AREA CALCULATION

TYPICAL 2ND TO 4TH FLOOR

BLOCK-D	15.000	X	24.600	X 1 NO	=	369.000 SQ.MT X
				TOTAL ADDITION	=	369.000 SQ.MT X

DEDUCTIONS

1	2.300	X	0.960	X 2 NOS	=	4.416 SQ.MT
2	1.820	X	4.580	X 1 NO	=	8.336 SQ.MT
3	2.910	X	3.000	X 1 NO	=	8.730 SQ.MT
4	0.670	X	1.400	X 1 NO	=	0.938 SQ.MT
5	2.000	X	3.160	X 1 NO	=	6.320 SQ.MT
6	3.280	X	6.150	X 1 NO	=	20.172 SQ.MT
7	2.700	X	2.100	X 1 NO	=	5.670 SQ.MT
8	2.700	X	1.800	X 1 NO	=	4.860 SQ.MT
9	2.750	X	1.010	X 1 NO	=	2.777 SQ.MT
10	2.900	X	0.800	X 1 NO	=	2.320 SQ.MT
11	1.370	X	6.470	X 1 NO	=	8.864 SQ.MT
12	3.060	X	3.000	X 1 NO	=	9.180 SQ.MT
13	3.060	X	3.160	X 1 NO	=	9.670 SQ.MT
14	0.500	X	2.560	X 2 NOS	=	2.560 SQ.MT
15	5.960	X	0.750	X 1 NO	=	4.470 SQ.MT
16	8.560	X	1.590	X 1 NO	=	13.610 SQ.MT
				TOTAL DEDUCTION	=	112.893 SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]					=	256.107 SQ.MT X1



AREA LINE DIAGRAM OF 5TH FLOOR SCALE = 1 : 100

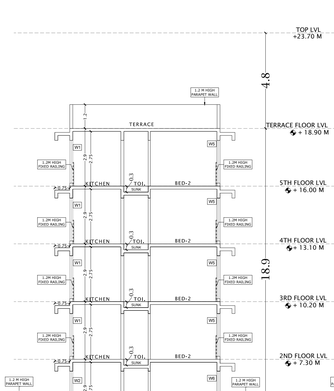
BUILT UP AREA CALCULATION

5TH FLOOR

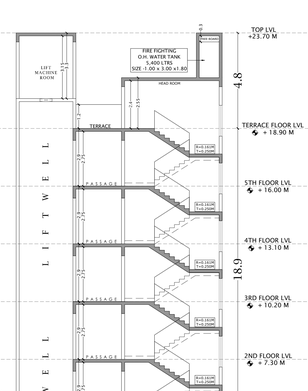
BLOCK-E	13.000	X	18.520	X 1 NO	=	240.760 SQ.MT
				TOTAL ADDITION	=	240.760 SQ.MT X

DEDUCTIONS

1	1.280	X	6.310	X 1 NO	=	8.077 SQ.MT
1a	3.510	X	1.500	X 1 NO	=	5.265 SQ.MT
1b	0.570	X	1.400	X 1 NO	=	0.798 SQ.MT
1c	7.350	X	1.500	X 1 NO	=	11.025 SQ.MT
2	2.700	X	2.100	X 1 NO	=	5.670 SQ.MT
3	2.700	X	1.800	X 1 NO	=	4.860 SQ.MT
4	2.750	X	1.010	X 1 NO	=	2.778 SQ.MT
5	2.900	X	0.960	X 1 NO	=	2.784 SQ.MT
6	1.370	X	7.970	X 1 NO	=	10.919 SQ.MT
7	3.060	X	3.000	X 1 NO	=	9.180 SQ.MT
8	4.260	X	2.150	X 1 NO	=	9.159 SQ.MT
9	5.420	X	8.400	X 1 NO	=	45.528 SQ.MT
10	0.500	X	2.560	X 1 NO	=	1.280 SQ.MT
11	3.060	X	2.340	X 1 NO	=	7.160 SQ.MT
12	1.300	X	1.590	X 1 NO	=	2.067 SQ.MT
				TOTAL DEDUCTION	=	126.550 SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]					=	114.210 SQ.MT X1



SECTION B-B SCALE = 1 : 100



SECTION A-A SCALE = 1 : 100

15M WIDE ROAD SIDE ELEVATION SCALE = 1 : 100

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-207, SECTOR-3, ULWE, NAVI MUMBAI

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter
No. CIDCO/BP-17199/TPO(NM & K)/2019/9794
dtd. 08 Sep 2022

Document certified by
BHUSHAN RAMCHANDRA CHAUDHARI
Designation : Assistant Town Planner
Organization : CIDCO LTD
Date : 08-Sep-2022 16: 05:47

2ND TO 5TH FLOOR PLAN ,ELEVATION & SECTION AREA DIAGRAM & CALCULATIONS,

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL +COMMERCIAL BUILDING (12.5% SCHEME) ON PLOT NO- 207, SECTOR-3,ULWE, NAVI MUMBAI.

OWNERS/

MR. PARBAT MANJI GOTHI

ARCHITECTS

Signature of Architect
CA/2003/32480

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	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	
14.08.2022	MS-12	1 : 100	KANIKA	KANIKA	1/2