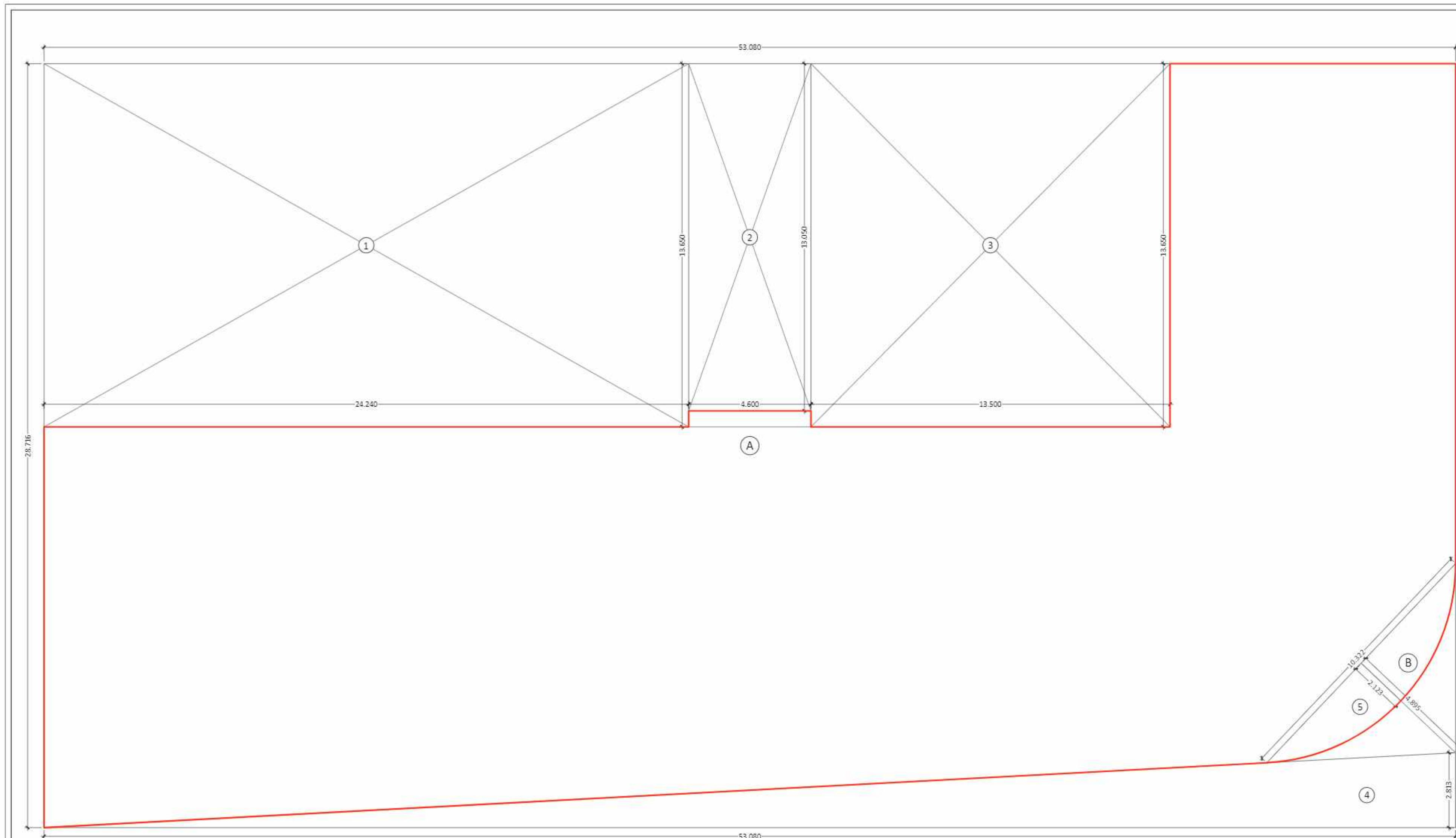




BUILT UP AREA CALCULATION

GROUND FLOOR (COMMERCIAL)			
A	53.080	X 28.716	X 1 NO = 1524.745 SQ.MT
B	2/3	X 10.322	X 2.123 X 1 NO = 14.659 SQ.MT
TOTAL ADDITION			= 1539.404 SQ.MT

DEDUCTIONS

1	24.240	X 13.650	X 1 NO = 330.876 SQ.MT
2	4.600	X 13.050	X 1 NO = 60.030 SQ.MT
3	13.500	X 13.650	X 1 NO = 184.275 SQ.MT
4	1/2	X 53.080	X 2.813 X 1 NO = 74.657 SQ.MT
5	1/2	X 10.322	X 4.895 X 1 NO = 25.263 SQ.MT
TOTAL DEDUCTION			= 675.101 SQ.MT
TOTAL BUILT UP AREA [X - Y1]			= 863.753 SQ.MT

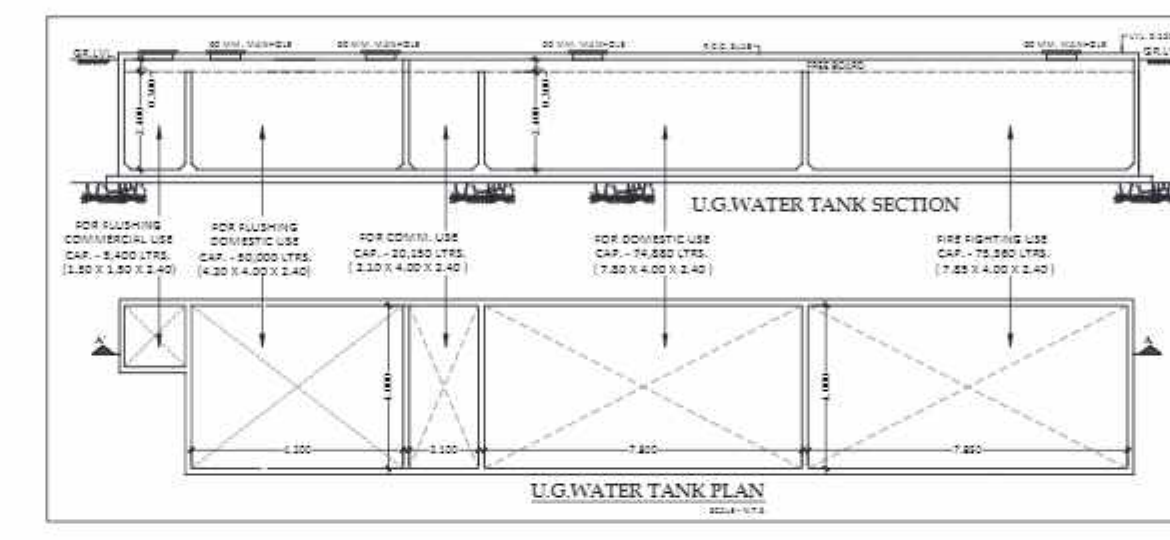


TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA										
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	As per Sanctioned UDCPRs				As per Notice published up to 37(1AA), dtd 18.03.2022			
			PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE PROP. CAR		PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE PROP. CAR	
			SCOOTER	SCOOTER	SCOOTER	SCOOTER	SCOOTER	SCOOTER		
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	3.00	0.00	0.00	2.00	3.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	3.00	0.00	0.00	1.00	1.00	0.00	0.00
3	For every tenement with each tenement having carpet area or equal to or above 40 sq.mt. but less than 80 sq.mt.	54	1.00	5.00	27.00	135.00	1.00	2.00	27.00	54.00
4	For every tenement having carpet area less than 40 sq.mt. but more than 20 sq.mt.	96	1.00	2.00	28.00	36.00	1.00	2.00	28.00	36.00
5	For every tenement with each tenement having carpet area less than 20 sq.mt.	0.00	0.00	4.00	0.00	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction thereof	883.75	2.00	6.00	17.00	52.00	2.00	6.00	17.00	52.00
Parking Requirement (quantity)			Residential		55	101	Residential		55	101
			Commercial		17	52	Commercial		17	52
5th visitor parking for residential					3	20			3	6
TOTAL					75	263			75	168
With Multiplying Factor on total parking as per Table 8C- 0.8					60	202	Multiplying Factor Not applicable for scooter parking		60	168
PARKING REQUIREMENT (Greater of A and B)					60	202			60	202
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.					10	60			10	60
5th SCOOTER PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING					75	163			75	163
PROPOSED PARKING										

WATER CAPACITY REQUIRED FOR RESIDENTIAL U.G. WATER TANK

BUILDING	FLAT NOS.	REQUIRED DOMESTIC LTRS.	TOTAL DOM. LTRS.	REQUIRED FLUSHING LTRS.	ADDITIONAL TOILET LTRS.	TOTAL FLUSHING LTRS. (B)	TOTAL LTRS. (RES.) (A + B)
RESIDENTIAL	110	135 X 110 X 5	74,250	270 X 110	29,700	19,800	49,500

WATER CAPACITY REQUIRED FOR COMMERCIAL U.G. WATER TANK

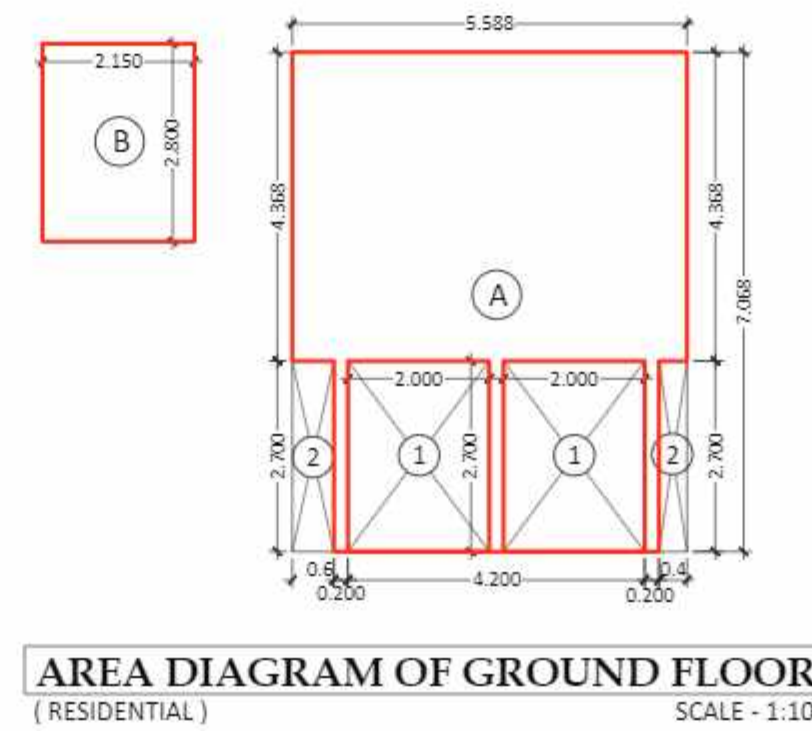
BUILDING	SHOP NOS.	REQUIRED COMM. LTRS.	TOTAL COMM. LTRS.	REQUIRED FLUSHING LTRS.	ADDITIONAL TOILET LTRS.	TOTAL FLUSHING LTRS. (B)	TOTAL LTR. (COMM.) (A + B)
COMMERCIAL	20	863.75 / 3 X 70	20,354	270 X 20	5,400	180 X 0	5,400

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

TANK TYPE	WATER REQUIRED (LTRS.) (60% OF UNDER GROUND TANK)	PROPOSED CAPACITY	NUMBER OF TANK	CAPACITY (LTRS.)
DOMESTIC	44,550	1	1	46,170
COMMERCIAL	12,092	1	1	12,000
FIRE	25,000	1	1	25,368
FLUSHING	32,940	1	1	34,575
TOTAL				98,145 LTRS.

PROVIDED U.G. WATER TANK

DOMESTIC TANK (RESIDENTIAL)	74,880
DOMESTIC TANK (COMMERCIAL)	20,150
FIRE TANK	1,00,800
FLUSHING (RESIDENTIAL)	50,000
FLUSHING (COMMERCIAL)	5,400
TOTAL PROVIDED WATER TANK CAPACITY	2,51,230 LTRS.



BUILT UP AREA CALCULATION

GROUND FLOOR (RESIDENTIAL)			
A	5.588	X 7.068	X 1 NO = 39.495 SQ.MT
B	2.150	X 2.800	X 1 NO = 6.020 SQ.MT
TOTAL ADDITION			= 45.515 SQ.MT

DEDUCTIONS

1	2.000	X 2.700	X 2 NO = 10.800 SQ.MT
2	0.400	X 2.700	X 1 NO = 1.080 SQ.MT
2	0.600	X 2.700	X 1 NO = 1.620 SQ.MT
TOTAL DEDUCTION			= 13.500 SQ.MT
TOTAL BUILT UP AREA [X - Y1]			= 32.015 SQ.MT

Summary of proposed Pine area as per UDCPR

Sr. No.	FLOOR	PINE AREA (Comm.)	PINE AREA (Res.)	TOTAL
1	GROUND	863.753	32.015	895.768
2	1st	0.000	0.000	0.000
3	2nd	0.000	0.000	0.000
4	3rd	713.375	713.375	1,426.750
5	4th	725.749	725.749	1,451.498
6	5th	725.749	725.749	1,451.498
7	6th	725.749	725.749	1,451.498
8	7th	725.749	725.749	1,451.498
9	8th	725.749	725.749	1,451.498
10	9th	725.749	725.749	1,451.498
11	10th	725.749	725.749	1,451.498
12	11th	725.749	725.749	1,451.498
13	12th	725.749	725.749	1,451.498
14	TOTAL	863.753	32.015	895.768
15	BASIC+PREMIUM FSI	479.863	429.927	909.790
16	BASIC FSI	369.125	329.721	698.846
17	PREMIUM FSI	0.000	0.000	0.000
18	ANCILLARY FSI	383.890	2549.992	2933.882

Summary of proposed Pine area as per UDCPR

Sr. No.	FLOOR	PINE AREA (Comm.)	PINE AREA (Res.)	TOTAL
1	GROUND	863.753	32.015	895.768
2	1st	0.000	0.000	0.000
3	2nd	0.000	0.000	0.000
4	3rd	713.375	713.375	1,426.750
5	4th	725.749	725.749	1,451.498
6	5th	725.749	725.749	1,451.498
7	6th	725.749	725.749	1,451.498
8	7th	725.749	725.749	1,451.498
9	8th	725.749	725.749	1,451.498
10	9th	725.749	725.749	1,451.498
11	10th	725.749	725.749	1,451.498
12	11th	725.749	725.749	1,451.498
13	12th	725.749	725.749	1,451.498
14	TOTAL	863.753	32.015	895.768
15	BASIC+PREMIUM FSI	479.863	429.927	909.790
16	BASIC FSI	369.125	329.721	698.846
17	PREMIUM FSI	0.000	0.000	0.000
18	ANCILLARY FSI	383.890	2549.992	2933.882

LEGEND

Sr. No.	Item	Colour	Type of Lines on Plan
1	Plot Line	Thick Black	(1)
2	Existing Road	Green - Dotted	(2)
3	Proposed Road	Green	(3)
4	Building Line	Thick Red - Dotted	(4)
5	F.S.I. Line	Thick Red	(5)
6	Drainage & Sewerage Work	Brown - Dotted	(6)
7	Water Supply Work	Blue	(7)
8	R.W.H. LINE	Blue - Dotted	(8)
9	FIRE FIGHTING LINE	Red - Dotted	(9)
10	G.W.R. LINE	Gray - Dotted	(10)



STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter No. CIDCO/BP-17933/TPO(NM & K)/2021/9728 Dtd. 02 Sep 2022

Document verified by BHUSHAN RAMCHANDRA GAUDHARI, Director, Urban Planner, CIDCO LTD. Date: 02-Sep-2022 18:12:04

Proforma-1

Sr.No	Particulars	Area (sq.m)				
1	Area of plot (Minimum area of a, b, c to be considered)					
a	As per ownership document (7/12, CTS extract)	2379.550				
b	As per measurement sheet	2379.550				
c	As per site	2379.550				
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)	0.000				
3	Balance area of plot (1-2)	2379.550				
a	Amenity Space (if applicable)	0.000				
b	Recreational Open space (if applicable)	0.000				
c	Adjustment of 2(b), if any -	0.000				
d	Balance Proposed -	0.000				
5	Net Plot Area (3-4 (c))	2379.550				
a	Recreational Open space (if applicable)	0.000				
b	Proposed -	0.000				
c	Internal Road area	0.000				
8	Plotable area (if applicable)	0.000				
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Scheme FSI) - 2.0 As per UDCPR	4759.100				
Additional FSI on payment of premium						
a	Plus Additional FSI as per Note 3 of 10.10.1 (plot area "0.1)	0.000				
b	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area "0.3 premium FSI	0.000				
c	Proposed FSI on payment	0.000				
In-situ FSI / TOR loading						
a	In-situ area against D.P. road (2.0x Sr. No. 2 (a)) if any	0.000				
b	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and/or (c))	0.000				
c	TDR area -	0.000				
d	Total in-situ / TOR loading proposed (11 (a)+(b)+(c))	0.000				
12	Additional FSI area under Chapter No. 7	0.000				
Total entitlement of FSI in the proposal						
a	19 x (10b+11(d)) or 12 whichever is applicable	4759.100				
b	Permissible Ancillary Area FSI upto 50% or 80% on balance potential with payment of charges.	2951.432				
c	Proposed Ancillary Area FSI	7710.532				
d	Total entitlement (a+b)	7710.532				
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	0.000				
a	Existing Built-up Area	7663.73				
b	Proposed Built-up Area (as per 'P-line')	7663.73				
c	Total (a+b)	7663.73				
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	0.994				
17	Area for inclusive Housing, if any	0.000				
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.	4279.237	479.863			
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	0	0			
3	Total Proposed Built up area (basic + premium)	4279.237	479.863			
4	Proposed Ancillary Area FSI	2520.734	383.890			
5	% of Ancillary Area FSI	60%	80%			
6	Total Proposed Built up area (Together shall not exceed 13 b)	6799.977	863.753			
NOTE : THE PROPOSED CHAJIAS 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 23/03/2022 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						
PROJECT						
DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO - 01, SECTOR - 07, PUSHPAK NAGAR (DAPOLI), NAVI MUMBAI						
NAME, ADDRESS & SIGN OF OWNER						
M/s. ZENISHA INFRA Mr. Vasram Bhoja Rajput & Mr. Bharat Karmar Arashtra						
NAME, ADDRESS & SIGN OF ARCHITECT						
Ar. Amikumar B. Patel (Reg. No. CA/2014/63182)						
DESTINATION ARCHITECTURE INTERIOR DESIGNS						
OFFICE NO. 12, CHANDRO ROAD, CHANDRO BASTI, CHANDRO WING A, PLOT NO. 46, SECTOR 18, C.B.D. MARKET, NAVI MUMBAI, 400141 C/11 : 022-40124328 & 022-41274523 www.destinationarchitect.com / destinationinteriordesigns.com						
FILE NO.	JOB NO.	DRG. NO.	SCALE	DRAWN BY	DATE	
	561	01	AS SHOWN	PRATHAM	01/09/2022	1/5