PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-35, SECTOR-34B, KHARGHAR, NAVI MUMBAI

STAMP OF APPROVAL OF PLANS

CIDCO/BP-17701/TPO(NM & K)/2020/9466
16 Jun 2022

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI <assoprl4.name@cidco.co.in>.
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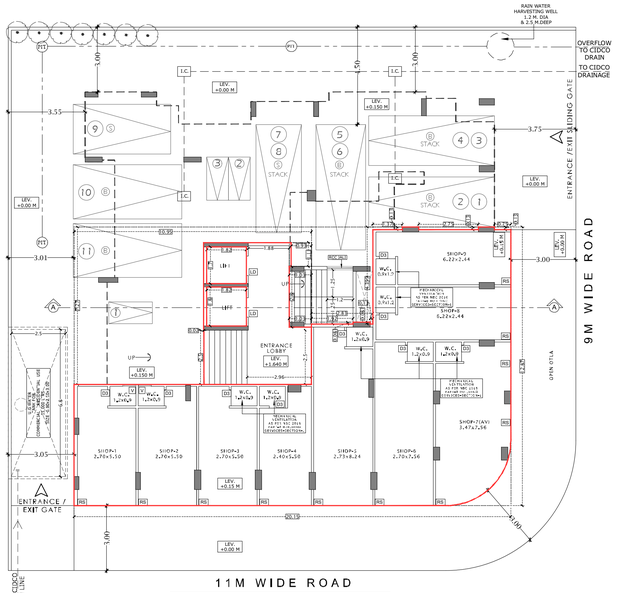
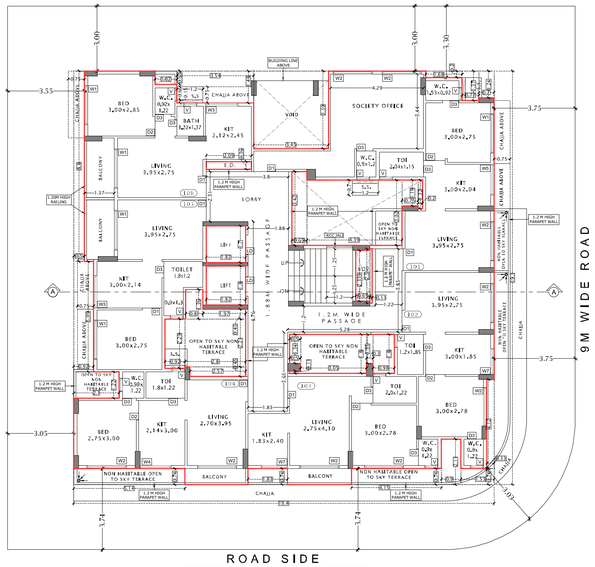
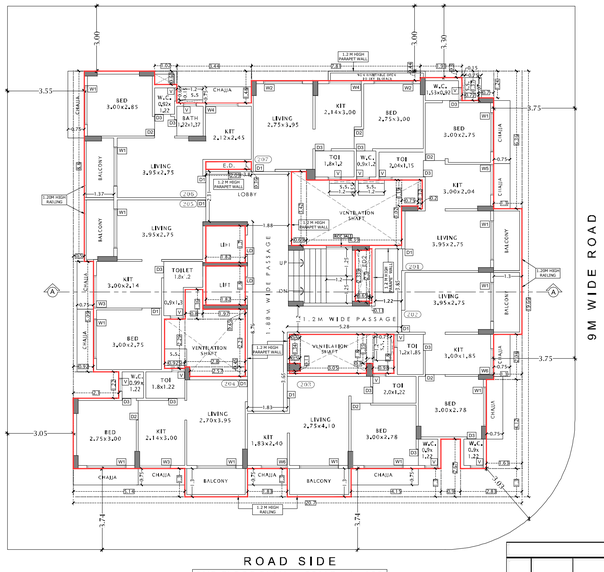
Date : 16 Jun 2022 16:13:03



GROUND FLOOR PLAN SCALE = 1 : 100



1ST FLOOR PLAN SCALE = 1 : 100



2ND FLOOR PLAN SCALE = 1 : 100

BUILT-UP AREA STATEMENT			
FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL P-LINE AREA
GROUND	164.546	22.283	186.829
1ST	0.000	280.082	280.082
2ND	0.000	299.911	299.911
3RD	0.000	302.746	303.746
4th	0.000	303.746	303.746
5TH	0.000	65.464	65.464
TOTAL	**164.55**	**1275.23**	**1439.78**

TOILET DETAILS					
TYPE	AREA IN MTS.			SUNK DEPTHIN	TOTAL
W.C	0.90	1.20	1.080	0.3	10
	0.90	1.22	1.098	0.3	10
	0.92	1.22	1.122	0.3	9
	0.92	1.53	1.408	0.3	4
	0.99	1.22	1.208	0.3	5
BATH	1.22	1.37	1.671	0.3	4
TOILET	1.80	1.20	2.160	0.3	7
	1.80	1.85	2.220	0.3	4
	1.22	1.83	2.233	0.3	4
	1.22	2.00	2.440	5.3	5

LIGHT AND VENTILATION STATEMENT								
SR. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM -1/10th & 0.30 sqm. 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	2.75X4.10	11.275	1.128	W1	3.870
		MIN SIZE	2.70X3.95	10.665	1.067	W1	3.870
2	BED	MAX SIZE	3.00X2.78	8.340	0.834	W1	3.870
		MIN SIZE	3.00X2.75	8.250	0.825	W1	3.225
3	KITCHEN	MAX SIZE	2.14X3.00	6.420	0.642	W3	3.225
		MIN SIZE	1.83X2.30	4.392	0.439	W6	2.580
4	TOI.	MAX SIZE	1.22X1.83	2.233	0.300	V1	0.432
		MIN SIZE	1.80X1.20	2.160	0.300	V2	0.405
	W.C.	MAX SIZE	0.92X1.22	1.122	0.300	V	0.540
	BATH	MAX SIZE	1.55X1.37	2.124	0.300	V	0.540

GROUND TO 2ND FLOOR PLAN, BLOCK PLAN ,LOCATION PLAN ,AREA DIAGRAM & CALCULATIONS,

PROFORMA - 1

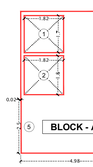
Sr.No		Pertiular	Area (sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	649.890
	a	As per ownership document (7/12, CTS extract)	649.890
	b	as per measurement sheet	649.890
	c	as per site	649.890
2		**Deductions for**	
	a	Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening	0.000
	b	Any D.P. Reservation area	0.000
		Total a+b)	0.000
3		**Balance area of plot (1-2)**	649.890
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))**	649.890
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)**	649.890
9		Built up area with reference to Basic F.S.I. as per Front road width (Sr. No. 3 x basic FSI) - 1.1 As per Table no 6C	714.879
10		**Addition of FSI on payment of premium**	
	a	Maximum permissible premium FSI - based on road width / TOD Zone (plot area *0.3 premium FSI) **Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)**	185.139
	b	Proposed FSI on payment	185.139
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 [1 handed over (2.00 x 1.85 x Sr. No. 4 (b)and /or 6(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	900.098
	b	Permissible Ancillary Area FSI upto 60% or 30% *on balance potential* with payment of charges.	561.559
	c	***Proposed Ancillary area FSI***	558.142
	d	Total entitlement: (a+b)	1461.658
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**	1.185
15		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	1439.78
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	1439.78
		Residential	1275.23
		Commercial	164.55
	c	Total (a+b)	1439.78
16		F.S.I. Consumed (15 c/13 d) (should not be more than serial No.14 above.)	0.985
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 OF ENINGS FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECORATION, AESTHETIC PURPOSE SHALL NOT BE USED FOR ANY HABITABLE PURPOSE

Certificate of Area:
Certifies 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)

TOTAL NO. OF UNITS & TREES PROPOSED		
1)	No Of Units Proposed	
	(a) Residential	28
	(b) Commercial	9
2)	Trees to be planted	
	(a) Trees to be planted against plot area (Plot Area / 100)	7
	(b) Trees to be planted against Trees Felled (Nos x 5)	0
	Total nos. of Trees to be planted (2a + 2b)	7
3)	Permissible Aiaport Height :	46.99M
	Proposed Building Top level :	24.30M
	Height of Building upto Terrace level :	19.30M



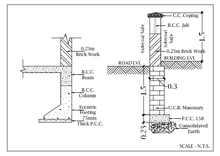
BUILT UP AREA CALCULATION

GROUND FLOOR (RESIDENTIAL)								
BLOCK A	4.980	X	6.560	X	1 NO	=	32.619	SQ.MT.
					TOTAL ADDITION	=	32.619	SQ.MT. X

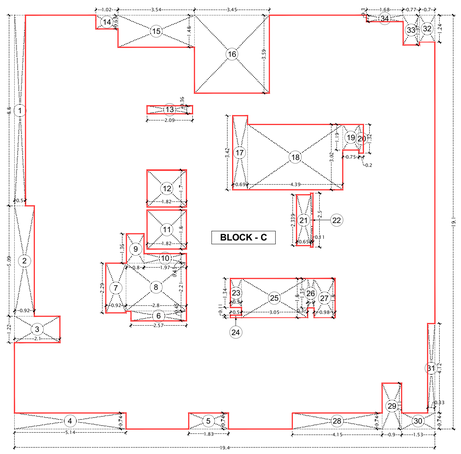
DEDUCTIONS

1	1.820	X	1.700	X	1 NO	=	3.094	SQ.MT.
2	1.820	X	1.800	X	1 NO	=	3.276	SQ.MT.
3	0.930	X	1.110	X	1 NO	=	1.032	SQ.MT.
4	1.030	X	2.800	X	1 NO	=	2.884	SQ.MT.
5	0.020	X	2.500	X	1 NO	=	0.050	SQ.MT.
					TOTAL DEDUCTION	=	10.336	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	22.283	SQ.MT. X1

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



COMPOUND WALL



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

BUILT UP AREA CALCULATION

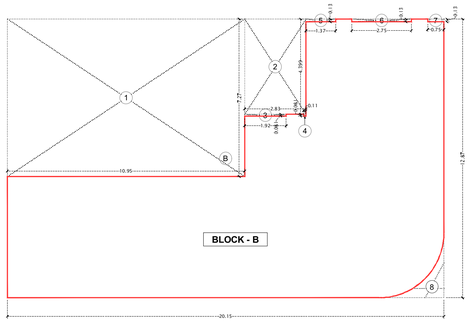
1ST FLOOR								
BLOCK C	19.400	X	19.100	X	1 NO	=	370.540	SQ.MT.
					TOTAL ADDITION	=	370.540	SQ.MT. X

DEDUCTIONS

1	0.500	X	8.800	X	1 NO	=	4.400	SQ.MT.
2	0.920	X	5.090	X	1 NO	=	4.683	SQ.MT.
3	2.100	X	1.220	X	1 NO	=	2.562	SQ.MT.
4	5.140	X	0.740	X	1 NO	=	3.804	SQ.MT.
5	1.830	X	0.740	X	1 NO	=	1.354	SQ.MT.
6	2.570	X	0.450	X	1 NO	=	1.156	SQ.MT.
7	0.920	X	2.290	X	1 NO	=	2.107	SQ.MT.
8	2.800	X	2.210	X	1 NO	=	6.188	SQ.MT.
9	0.800	X	1.360	X	1 NO	=	1.088	SQ.MT.
10	1.970	X	0.450	X	1 NO	=	0.886	SQ.MT.
11	1.820	X	1.800	X	1 NO	=	3.276	SQ.MT.
12	1.820	X	1.700	X	1 NO	=	3.094	SQ.MT.
13	2.090	X	0.360	X	1 NO	=	0.752	SQ.MT.
14	1.020	X	0.630	X	1 NO	=	0.643	SQ.MT.
15	3.540	X	1.480	X	1 NO	=	5.239	SQ.MT.
16	3.450	X	3.590	X	1 NO	=	12.385	SQ.MT.
17	0.690	X	3.420	X	1 NO	=	2.360	SQ.MT.
18	4.390	X	3.020	X	1 NO	=	13.258	SQ.MT.
19	0.750	X	1.190	X	1 NO	=	0.891	SQ.MT.
20	0.200	X	1.320	X	1 NO	=	0.264	SQ.MT.
21	0.650	X	2.339	X	1 NO	=	1.520	SQ.MT.
22	0.110	X	2.500	X	1 NO	=	0.275	SQ.MT.
23	0.500	X	1.340	X	1 NO	=	0.670	SQ.MT.
24	0.500	X	0.110	X	1 NO	=	0.055	SQ.MT.
25	3.050	X	1.800	X	1 NO	=	5.490	SQ.MT.
26	0.300	X	1.350	X	1 NO	=	0.405	SQ.MT.
27	0.980	X	1.800	X	1 NO	=	1.764	SQ.MT.
28	4.150	X	0.740	X	1 NO	=	3.071	SQ.MT.
29	0.900	X	2.110	X	1 NO	=	1.899	SQ.MT.
30	1.530	X	0.740	X	1 NO	=	1.132	SQ.MT.
31	0.330	X	4.120	X	1 NO	=	1.360	SQ.MT.
32	0.700	X	1.240	X	1 NO	=	0.868	SQ.MT.
33	0.770	X	1.370	X	1 NO	=	1.055	SQ.MT.
34	1.680	X	0.300	X	1 NO	=	0.504	SQ.MT.
					TOTAL DEDUCTION	=	90.458	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	280.082	SQ.MT. X1

SCHEDULE OF DOOR & WINDOWS					
TYPE	SIZE			SILL LEVEL (METER)	DESCRIPTOIN
	WIDTH (METER)	HEIGHT (METER)	AREA (SQM.)		
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	1.80	2.15	3.870	0.15	AL. SLIDING WINDOW
W2	1.80	1.40	2.520	0.90	AL. SLIDING WINDOW
W3	1.50	2.15	3.225	0.15	AL. SLIDING WINDOW
W4	1.50	1.40	2.100	0.90	AL. SLIDING WINDOW
W5	1.40	2.15	3.010	0.15	AL. SLIDING WINDOW
W6	1.20	2.15	2.580	0.15	AL. SLIDING WINDOW
W7	1.20	1.40	1.680	0.90	AL. SLIDING WINDOW
W8	0.90	1.40	1.260	0.90	AL. SLIDING WINDOW
W9	0.75	1.40	1.050	0.90	AL. SLIDING WINDOW
V	0.60	0.90	0.540	1.40	AL. LOUVERD WINDOW
V1	0.48	0.90	0.432	1.4	AL. LOUVERD WINDOW
V2	0.45	0.90	0.405	1.4	AL. LOUVERD WINDOW

TENEMENTS AREA STATMENT OF INDIVIDUAL UNIT				
FLOOR	FLAT /SHOP NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	CARPET AREA OF PER FLAT
BUILDING - 1				
GROUND FLOOR	001	1	16.2400	14.8500
	002	1	15.6800	14.8500
	003	1	15.6800	14.8500
	004	1	14.0000	13.2000
	005	1	23.9030	22.4950
	006	1	21.3800	20.4120
	007	1	24.8550	24.3010
	008	1	16.1210	15.1760
	009	1	16.6420	15.1760
	SHOP TOTAL	9		155.3100
1ST FLOOR	101	1	33.0540	29.9580
	102	1	32.0770	29.3050
	103	1	32.8400	29.9370
	104	1	32.8840	29.9440
	105	1	37.1070	29.7670
	106	1	36.2050	29.4900
2ND FLOOR	201	1	36.8240	29.9580
	202	1	35.8470	29.2050
	203	1	36.6750	29.9370
	204	1	36.6540	29.9440
	205	1	37.1070	29.7670
	206	1	36.2050	29.4900
	207	1	32.5460	29.9670
3RD & 4TH FLOOR	301,401	2	36.8240	29.9580
	302,402	2	35.8470	29.2050
	303,403	2	36.6750	29.9370
	304,404	2	36.6540	29.9440
	305,405	2	37.1070	29.7670
	306,406	2	36.2050	29.4900
	307,407	2	36.3810	29.9670
5TH FLOOR	504	1	36.9030	29.9440
TOTAL FLATS		28		



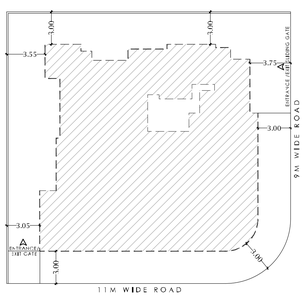
AREA LINE DIAGRAM OF GROUND FLOOR (COMM.)
SCALE = 1 : 100

BUILT UP AREA CALCULATION

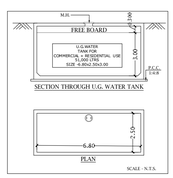
GROUND FLOOR (COMM. BLOCK)								
BLOCK B	20.150	X	12.870	X	1 NO	=	259.331	SQ.MT.
					TOTAL ADDITION	=	259.331	SQ.MT. X

DEDUCTIONS

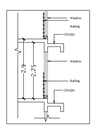
1	10.950	X	7.270	X	1 NO	=	79.606	SQ.MT.
2	2.830	X	4.399	X	1 NO	=	12.449	SQ.MT.
3	1.920	X	0.081	X	1 NO	=	0.156	SQ.MT.
4	0.110	X	0.081	X	1 NO	=	0.009	SQ.MT.
5	1.370	X	0.130	X	1 NO	=	0.178	SQ.MT.
6	2.750	X	0.130	X	1 NO	=	0.358	SQ.MT.
7	0.750	X	0.130	X	1 NO	=	0.098	SQ.MT.
8	AREA OF WEDGE			X	1 NO	=	1.931	SQ.MT.
					TOTAL DEDUCTION	=	94.785	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	164.546	SQ.MT. X1



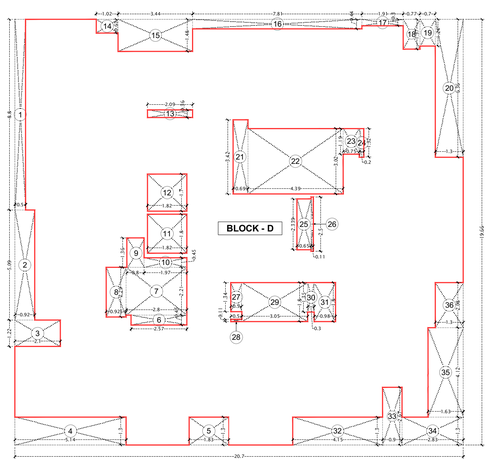
BLOCK PLAN SCALE = 1 : 200



UNDER GROUND WATER TANK



CHAJJA SECTION



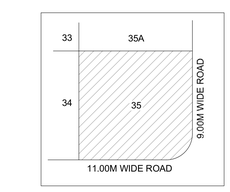
AREA LINE DIAGRAM OF 2ND FLOOR
SCALE = 1 : 100

BUILT UP AREA CALCULATION

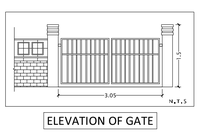
2ND FLOOR								
BLOCK D	20.700	X	19.660	X	1 NO	=	406.962	SQ.MT.
					TOTAL ADDITION	=	406.962	SQ.MT. X

DEDUCTIONS

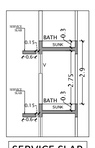
1	0.500	X	8.800	X	1 NO	=	4.400	SQ.MT.
2	0.920	X	5.090	X	1 NO	=	4.683	SQ.MT.
3	2.100	X	1.220	X	1 NO	=	2.562	SQ.MT.
4	5.140	X	1.300	X	1 NO	=	6.682	SQ.MT.
5	1.830	X	1.300	X	1 NO	=	2.379	SQ.MT.
6	2.570	X	0.450	X	1 NO	=	1.157	SQ.MT.
7	2.800	X	2.210	X	1 NO	=	6.188	SQ.MT.
8	0.925	X	2.290	X	1 NO	=	2.118	SQ.MT.
9	0.800	X	1.360	X	1 NO	=	1.088	SQ.MT.
10	1.970	X	0.450	X	1 NO	=	0.887	SQ.MT.
11	1.820	X	1.800	X	1 NO	=	3.276	SQ.MT.
12	1.820	X	1.700	X	1 NO	=	3.094	SQ.MT.
13	2.090	X	0.360	X	1 NO	=	0.752	SQ.MT.
14	1.020	X	0.630	X	1 NO	=	0.643	SQ.MT.
15	3.440	X	1.480	X	1 NO	=	5.091	SQ.MT.
16	7.810	X	0.440	X	1 NO	=	3.436	SQ.MT.
17	1.910	X	0.300	X	1 NO	=	0.573	SQ.MT.
18	0.770	X	1.370	X	1 NO	=	1.055	SQ.MT.
19	0.700	X	1.240	X	1 NO	=	0.868	SQ.MT.
20	1.300	X	6.360	X	1 NO	=	8.268	SQ.MT.
21	0.690	X	3.420	X	1 NO	=	2.360	SQ.MT.
22	4.390	X	3.020	X	1 NO	=	13.258	SQ.MT.
23	0.750	X	1.190	X	1 NO	=	0.893	SQ.MT.
24	0.200	X	1.320	X	1 NO	=	0.264	SQ.MT.
25	0.650	X	2.339	X	1 NO	=	1.520	SQ.MT.
26	0.110	X	2.500	X	1 NO	=	0.275	SQ.MT.
27	0.500	X	1.340	X	1 NO	=	0.670	SQ.MT.
28	0.500	X	0.110	X	1 NO	=	0.055	SQ.MT.
29	3.050	X	1.800	X	1 NO	=	5.490	SQ.MT.
30	0.300	X	1.350	X	1 NO	=	0.405	SQ.MT.
31	0.980	X	1.800	X	1 NO	=	1.764	SQ.MT.
32	4.150	X	1.300	X	1 NO	=	5.395	SQ.MT.
33	0.900	X	2.670	X	1 NO	=	2.403	SQ.MT.
34	2.830	X	1.300	X	1 NO	=	3.679	SQ.MT.
35	1.630	X	4.120	X	1 NO	=	6.716	SQ.MT.
36	1.300	X	2.080	X	1 NO	=	2.704	SQ.MT.
					TOTAL DEDUCTION	=	107.051	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	299.911	SQ.MT. X1



LOCATION PLAN SCALE = 1 : 200



ELEVATION OF GATE



SERVICE SLAB SECTION

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)	9	164.546/ 3 PERSONS X 70 LTRS 8337	-	9	9 X 180 LTRS 1620	5457	
2)	28	28X 5 PERSONS X 135 LTRS 18900	28X 270 LTRS 7560	25	26X 180 LTRS 4500	30960	
Total required U.G.T capacity for Commercial + Residential (100% CAPACITY)						36417	
Total required O.H.T capacity for Commercial + Residential (62% OF U.G.T. CAPACITY)						21850	
Total proposed U.G.T capacity for Commercial + Residential (SIZE -6.80X 2.50 X 3.00)						51000	
Total proposed O.H.T capacity for Commercial + Residential (SIZE -4.18 X 2.50 X 2.20)						22990	

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

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	SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	SCOOTER	As per Notice published u/s 37(1AA), dtd 18.01.2022 B: PARKING SPACE REQ. NON CONGESTED AREA CAR	SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	SCOOTER
1	For every two tenement with each tenement having carpet area less than 30 sq.mt.	28	0.00	4.00	0.00	56.00	0.00	2.00	0.00	28.00
2	For every 100 sq.m. carpet area or fraction there of	155.910	2.00	6.00	3.00	10.00	2.00	6.00	3.00	10.00
Parking Requirement (quantum)			Residential		0	56			0	28
			Commercial		3	10			3	10
5% visitor parking for residential					0	3			0	1
TOTAL					3	69			3	39
With Multiplying Factor on total parking as per Table 8C - 0.8					2	55	Multiplying Factor Not applicable for scooter parking		2	39
PARKING REQUIREMENT (Greater of A and B)							CAR	SCOOTER		
							2	55		
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							9	54		
TOTAL REQUIRED PARKING							11	1		
TOTAL PROPOSED PARKING					BIG CAR 8	SMALL CAR 3	11	3		

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL + COMMERCIAL BUILDING (12.5% SCHEME) ON PLOT NO- 35, SECTOR-34B,KHARGHAR NAVI MUMBAI.

OWNERS/

MR.RAHULKUMAR PARBAT PATEL + 3 PARTNERS OF M/S.AAVISHKAAR REALTY

ARCHITECTS

Signature of Architect
CA/2003/32480

ATUL PATEL ARCHITECTS
Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai - 410210
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DATE	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	
06.06.2022	MD-08	1 : 100	AJINKYA	KUNAL	1/2