

PROPOSED COMMERCIAL CUM RESIDENTIAL BLDG ON PLOT NO-42, SECTOR-06, PUSHPAK, NAVI MUMBAI			CLIENT M/S.TEJAS BUILDERS & DEVELOPERS TEL: 27816666, 27817777, 27818888			TEJAS VAISHNAVI		
SELLABLE AREA STATEMENT								ALT-12, DATE:25/07/2023
FLOOR	SHOP NOS/ OFFICE NOS	CARPET AREA OF SHOP(SQ.FT)	OTLA OF SHOP(SQ.FT)	SER. SLAB OF FLAT(SQ.FT)	TOTAL CARPET AREA OF SHOP(SQ.FT)	SELLABLE AREA(SQ.FT)	N. TERRACE AREA(SQ.FT)	TOTAL SELLABLE AREA(SQ.FT)
GROUND	01	288.609 SQ.FT	26.237 SQ.FT	-	314.846 SQ.FT	630 SQ.FT	-	630 SQ.FT
	02	275.289 SQ.FT	25.026 SQ.FT	-	300.315 SQ.FT	601 SQ.FT	-	601 SQ.FT
	03	278.357 SQ.FT	23.815 SQ.FT	-	302.172 SQ.FT	604 SQ.FT	-	604 SQ.FT
	04	313.232 SQ.FT	24.219 SQ.FT	-	337.451 SQ.FT	675 SQ.FT	-	675 SQ.FT
	05	313.232 SQ.FT	24.219 SQ.FT	-	337.451 SQ.FT	675 SQ.FT	-	675 SQ.FT
	06	363.581 SQ.FT	23.815 SQ.FT	-	387.396 SQ.FT	775 SQ.FT	-	775 SQ.FT
	07	382.068 SQ.FT	25.026 SQ.FT	-	407.094 SQ.FT	814 SQ.FT	-	814 SQ.FT
	08	400.555 SQ.FT	26.237 SQ.FT	-	426.792 SQ.FT	853 SQ.FT	-	853 SQ.FT
FIRST	OFFICE-101	2569.097 SQ.FT	-	-	2569.097 SQ.FT	4367 SQ.FT	-	4367 SQ.FT
SECOND	OFFICE-201	2569.097 SQ.FT	-	-	2569.097 SQ.FT	4367 SQ.FT	-	4367 SQ.FT
TOTAL								14,361 SQ.FT

PROPOSED COMMERCIAL CUM RESIDENTIAL BLDG ON PLOT NO-42, SECTOR-06, PUSHPAK, NAVI MUMBAI			CLIENT M/S.TEJAS BUILDERS & DEVELOPERS TEL: 27816666, 27817777, 27818888			TEJAS VAISHNAVI			
SELLABLE AREA STATEMENT								ALT-12, DATE:25/07/2023	
FLOOR	FLAT NOS	CARPET AREA OF FLAT(SQ.FT)	BALCONY/OTLA OF FLAT(SQ.FT)	SER. SLAB OF FLAT(SQ.FT)	CHAJJA AREA OF FLAT(SQ.FT)	TOTAL CARPET AREA OF FLAT(SQ.FT)	SELLABLE AREA(SQ.FT)	N. TERRACE AREA(SQ.FT)	TOTAL SELLABLE AREA(SQ.FT)
FIRST	101, 104, 105, 108	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	36.328 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
	106	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	36.732 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	107	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	17.761 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
SECOND	201, 204, 205, 208	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	36.328 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
	206	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	36.732 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	207	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	17.761 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
THIRD	301, 304, 305, 308	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	36.328 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
	302, 303	856.949 SQ.FT	101.774 SQ.FT	20.182 SQ.FT	42.787 SQ.FT	1021.692 SQ.FT	1706 SQ.FT	168 SQ.FT	1874 SQ.FT
	306	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	36.732 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	307	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	17.761 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
FOURTH	401, 404, 405, 408	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	36.328 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
	402, 403	856.949 SQ.FT	101.774 SQ.FT	20.182 SQ.FT	42.787 SQ.FT	1021.692 SQ.FT	1706 SQ.FT	-	1706 SQ.FT
	406	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	36.732 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	407	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	17.761 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
	501, 504, 505, 508	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
FIFTH	502, 503	856.949 SQ.FT	101.774 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	1021.692 SQ.FT	1706 SQ.FT	-	1706 SQ.FT
	506	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	507	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
	601, 604, 605, 608	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
SIXTH	602, 603	856.949 SQ.FT	101.774 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	1021.692 SQ.FT	1706 SQ.FT	-	1706 SQ.FT
	606	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	607	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
	701, 704, 705, 708	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
SEVENTH	702, 703	856.949 SQ.FT	101.774 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	1021.692 SQ.FT	1706 SQ.FT	-	1706 SQ.FT
	706	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	707	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
	801, 804, 805, 808	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
EIGHTH	802, 803	856.949 SQ.FT	101.774 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	1021.692 SQ.FT	1706 SQ.FT	-	1706 SQ.FT
	806	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	807	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
	901, 904, 905, 908	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
NINTH	902, 903	856.949 SQ.FT	101.774 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	1021.692 SQ.FT	1706 SQ.FT	-	1706 SQ.FT
	906	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	907	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
	1001, 1004, 1005, 1008	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
TENTH	1002, 1003	856.949 SQ.FT	101.774 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	1021.692 SQ.FT	1706 SQ.FT	-	1706 SQ.FT
	1006	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	1007	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
	1101, 1104, 1105, 1108	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
ELEVENTH	1102, 1103	856.949 SQ.FT	101.774 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	1021.692 SQ.FT	1706 SQ.FT	-	1706 SQ.FT
	1106	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	1107	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
	1201, 1204, 1205, 1208	640.027 SQ.FT	65.660 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	762.197 SQ.FT	1273 SQ.FT	-	1273 SQ.FT
TWELFTH	1202, 1203	856.949 SQ.FT	101.774 SQ.FT	20.182 SQ.FT	20.182 SQ.FT	1021.692 SQ.FT	1706 SQ.FT	-	1706 SQ.FT
	1206	732.342 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	890.008 SQ.FT	1486 SQ.FT	-	1486 SQ.FT
	1207	649.769 SQ.FT	98.491 SQ.FT	22.443 SQ.FT	22.443 SQ.FT	788.464 SQ.FT	1317 SQ.FT	-	1317 SQ.FT
	TOTAL								129,196 SQ.FT
GRAND TOTAL								143,557 SQ.FT	

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - वू १११११ एमआर ११०० एमजीसी - ०३४५७४)

ना.सिडको/दिनांक
विस्तार नुसार म.वा.वा. मर्यादित कॉर्डेट.
मुंबई - ४०००२९
दस्तावेज - ००११-२३-६६.५०० ०९००
फॅक्स - ००११-२३-२२०२ ३५०९

मु.वा. महामंडळ
विस्तार नुसार, सी.सी.डी. बिलापूर,
नवी मुंबई ४०० ६१४
दुरध्वनी - ००११ २२ ६७९९ ८१००
फॅक्स - ००११ २२ ६७९९ ८१६६

सदरमं क्र. सिडको/वसाहत-२२.५%/KUN-८/२०२३/1315
प्रति,
में तेजस इंटरप्रायजेस तर्फे प्रो.प्रा.
श्री. संग्राम विलासराव पाटील,
१९०२-१९०३, व अफेअर्स, फ्लॉट नं. ९,
सेक्टर १७, मानपाडा, नवी मुंबई - ४१० २०६.

दिनांक : ०३/०५/२०२३

विषय - २२.५ % योजनेनुसार मौजे कुंडेवहाळ येथे वाटप करण्यात आलेला भूखंड क्र.४२, सेक्टर-०६, क्षेत्र-२३४०.०० चौ.मी. नॉड पुष्पक (दापोली), या भूखंडाचे ११७०.०० चौ.मी. इतके अविभाज्य क्षेत्र हस्तांतरणाबाबत.

सदरमं : आमच्या कार्यालयाचे पत्र सिडको/अ.मु.भू.व.भू.अ.(नमंआवि)/वसाहत-२२.५%/कुंडेवहाळ-८/२०२३/१०३४, दिनांक - १०/०४/२०२३

महोदय/महोदया,

२२.५ % योजने अंतर्गत मौजे कुंडेवहाळ, पुष्पक नोड (दापोली) येथे (१) श्री. बाळाराम परशुराम वासकर व (२) श्री. सुभाष परशुराम वासकर यांना वाटप केलेला भूखंड क्र.४२, सेक्टर-०६, क्षेत्र-२३४०.०० चौ.मी. पैकी ११७०.०० चौ.मी. (५० टक्के अविभाज्य क्षेत्र) हा में. तेजस इंटरप्रायजेस तर्फे प्रोप्रायटर - श्री. संग्राम विलासराव पाटील यांचे नावे हस्तांतरीत करण्यास वरील संदर्भिय पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक - १८/०४/२०२३, रोजी सिडको, (१) श्री. बाळाराम परशुराम वासकर व (२) श्री. सुभाष परशुराम वासकर आणि में. तेजस इंटरप्रायजेस तर्फे प्रोप्रायटर - श्री. संग्राम विलासराव पाटील यांच्या मध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी दुय्यम निबंधक पनवेल-२ यांचेकडे नोंदणी क्रमांक पवेल२-६५९९-२०२३, पावती क्रमांक-७६१३, दिनांक - १८/०४/२०२३ अन्वये करण्यात आलेली असल्याने व सदर कराराची सत्यप्रत आमच्या कार्यालयात सादर केली असल्यामुळे उपरोक्त भूखंडाच्या ५० टक्के (म्हणजेच ११७०.०० चौ.मी.) अविभाज्य क्षेत्रास परवानाधारक म्हणून में. तेजस इंटरप्रायजेस तर्फे प्रोप्रायटर - श्री. संग्राम विलासराव पाटील यांची नावे सिडकोच्या दफ्तरी नोंदण्यात आली असून सदरचे अंतिम आदेश पत्र देण्यात येत आहे.

कळावे,

आपला विश्वासू

प्रत : १) श्री. बाळाराम परशुराम वासकर व इतर
२) वरील नियोजनकार (बांधकाम परवानगी नं.मु/खोपटा)

मुख्य भूमी व भूमापन अधिकारी (सिडको/अवि)
मुख्य भूमी व भूमापन अधिकारी
(नवी मुंबई आंतरराष्ट्रीय विमानतळ)



PROJECT NAME	
TEJAS VAISHNAVI	
Config	3BHK
Flat No.	702
Area	1706
Basic Rate	7000
Floor Rise (Rs. 50 from 3rd floor)	250
Total Basic Rate	7250
Total Cost	12368500
Agreement Cost	12368500
Stamp Duty 6 %	742110
Registration	30000
Scanning Charges	2000
GST 5%	618425
Total Government Taxes	1392535
Development Charges	597100
Society Formation	100000
Amenities Charges	300000
Parking	500000
Legal Charges	25000
Total Other Charges	1522100
Total Package	15283135



[Handwritten Signature]

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/FIRE/HQ/2023/*E-240861*Date: *05/09/2023*

To
The Sr. Planner (Building Permission (NM))
CIDCO LTD. 4th Floor,
Raigad Bhavan, C.B.D.,
Belapur. Navi Mumbai – 400 614.

SUBJECT: Fire Dept Provisional NOC Stipulating fire protection requirements for the proposed residential cum commercial high-rise building on Plot No.42, Sector 06, Pushpak, Navi Mumbai. For M/s. Tejas Enterprises.

REFERENCE:

- 1) Application from Architect M/s. Dessin 2000 received to this office on 25/08/2023.
- 2) Letter.no.CIDCO/PLANNING/SP/BP/2023/233064. Dt.21/08/2023 from Senior Planner(BP).
- 3) Certified Area of construction by architect GBA 9638 sq.mtrs (res) accordingly fire service fees paid Rupees 641408.90/- (six Lakhs Fourty one thousand four hundred and eight rupees ninety paise Only.) vide receipt no. 6100004360/2023 and GBU 760 sqm (comm) fees paid Rs. 151734/- (One lakh fifty one thousand seven hundred and thirty four only) rec no.6100004359 dated 02/09/2023.
- 4) Three sets of Architectural drawings.

Sir,

M/s. Dessin 2000 Architect is the project consultant and had submitted a proposal to construct High Rise **Residential** cum Commercial Building on land Plot No.42, Sector-06, **Pushpak**, Navi Mumbai for M/s. **Tejas Enterprises**.

M/s. Dessin 2000 Architect has submitted the proposal to this department for the opinion on the Fire Prevention & Protection Measures to be in-corporated in the building which are proposed on the refer plot. Accordingly architectural plans of the building which are proposed on the refer plot are scrutinize by the fire department with the existing building by laws.

The details of location, clear open spaces, structure and occupancy are as under.

A] DEMARCATION OF THE PLOT BOUNDRIES.

Sr.no.	Direction	Description of adjoining properties.
1	On Towards North	18 m wide road
2	On towards South.	Plot No.44
3	On towards East	Plot No.43
4	On towards West	Plot No.41

B] OPEN SPACES WITH IN THE PLOT:-

Sr. No.	Direction	From building line to plot boundary	Remarks.
1	North	Clear 6 mtrs	As per submitted project details
2	South	Clear 6 mtrs	
3	West	Clear 6 mtrs	
4	East	Clear 6 mtrs	

C] STRUCTURE DETAILS:-

Sr. no	No. Of Bldg.	No. of wing	No. Of Floor	Height in mtrs	No. stairs and width	No. of lifts and fire lifts.	U.G. Tank cap.	O.H. Tank capacity	Fire pump room	Fire Duct	Elect. Duct
1	1	01	B+G+10	36.55	02 Nos. with 1.5 mtrs width	4 of which 01 is fire lift	76950 ltrs	20000 ltrs.	Yes	Yes	Yes

D] OCCUPANCY DETAILS:-

Sr.no	Floor	Activity	Proposed area in sq. mtrs
1.	Basement	Car parking, UG Tank, Ramps, DG Set	1886.545
2.	Ground	Car parking, shops, Fire control room, sub station, meter room, ramp to Basement, Pump room,	675.775
3.	1st	Office and resi units	855.4485
4.	2 nd	Office and resi units	812.774
5.	3 rd	resi units	851.806
6.	4 th to 9 th	resi units, refuge area on 8 th floor	4626.606
7.	10 th	resi units	458.099
8.	Terrace	----	181.975
Total area			10397.0285

E] FIRE DEPARTMENT COMMENTS :

1. Party proposed structure is Basement + Ground + 10 upper floors to the height of 36.50 mtrs.

2. The plot area is 2339.070 sq mtrs.
3. The entire plot is directly approachable through 18.00 mtrs wide Road from north Side
4. Clear and unobstructed drive way of 6.00 mtrs. is proposed on all-side of the building for Fire Tender Access which can take a load of 45 tons .
5. Party had proposed the said Residential cum Commercial building as per the UDCPR.
6. Party had informed undersigned that they had complied the UDCPR.
7. Party has proposed 02 nos. of staircases of 1.5 mtrs wide enough along with fire resistance doors and 01 nos. staircase from Ground to second floor.
8. Party has proposed 01 nos. of fire lift and 03 nos. passenger lifts.
9. Party has proposed 3 m wide 02 ramps from ground floor to parking on Basement.
10. Common underground tank purely for firefighting purpose is of 76950 ltrs & separate O.H. tank purely for firefighting propose is of capacity 20000 Ltrs is accepted.
11. 01nos. fire duct for riser system with proper opening at each floor level is proposed.
12. The wet -riser cum down comer system, detection & alarm system along with proper pumping system is proposed. ,
13. Refuge area is proposed on 8 th floor of 19.32 + 19.32 sqm on both staircase.
14. The submitted proposal is well in order as per fire & life safety point of view.

In view of the above noted point and fact, as the submitted proposal is well in order in fire & life safety point of view, hence this department does not have any objection for the said proposed Building having comprising of Basement + Ground+ 10 upper floors with height of 36.50 mtrs measured from ground level to the terrace on final Plot No. 42, Sector 06, Pushpak, Navi Mumbai for Residential cum Commercial purpose by M/s. **Tejas Enterprises**, subject to compliance of UDCPR, approval by your department & satisfactory compliance of following fire brigade requirements. Sign in token of approval subject to requirements given as under.

F] FIREBRIGADE REQUIRMENTS.

- **Party shall provide all the following requirement as mentioned in approved plans by this department. Vide drawing sheet no. 01 to 04.**
 1. Entry ,exits shown in the drawings shall be minimum 02 nos of entry exists not less then 6 mtrs wide & vertical clearance not less then 05 mtrs .
 2. Clear open space as shown in drawings which shall take load of not less then 45 on ground level.
 3. Escape route shown in drawing shall be on independent circuits as per rule . {staircase and corridor lighting}
 4. Enclosed external type Staircases each of 1.5 mtrs wide shown in drawing shall be provided with proper ventilation & smoke management.
 5. Lifts and other lifts shown in the drawing shall be not less then 8 person capacity and one of them shall be Fire lift. All the lifts shall be provided with ARD unit.(No collapsible shutter shall be provide)
 6. Fire pump room to provide the all pumps including diesel pump.
 7. Fire duct, service duct Electrical shaft shown in drawing shall be sealed at each floor level.

8. Sub Station, Electric meter and D.G. Set room shall provided as shown in drawings with proper fire safety measures.
9. 2 hour FRD, approved by government organization.
10. Party shall take due care about the electrical safety of the building as per the relevant electricity rules.
11. Sprinkler system must be provided for Basement & ground car parking, lift lobbies, shops, offices.

G] ELECTRICAL SAFETY :

The party shall take care proper electrical safety as per electrical safety rules.

1. Electric cable shafts shall be exclusively used for electric cables shall be sealed at each floor level.
2. Electric meter room shall be provided at ground floor level at the location marked on the enclosed plans. It shall be adequately ventilated.
3. Electric wiring shall be having copper/aluminium core having the fire resistance and low smoke hazards cables for the entire building with the provision of ELCB / MCB.
4. Areas in substation shall not be used as storage/dump areas or other utility purpose other than those required for the function of substation.
5. Sub station area should be adequately ventilated and proper fire safety requirements shall be complied as per the relevant code for the substation fire safety.
6. Lightning protection system shall also be provided

H] BASEMENT :

- A. The basement shall be used for the designated purpose only as per UDCPR 9.11
- B. The basement shall be provided with natural ventilations through the ventilators, open cut outs.
- C. The staircases of the basement shall be of enclosed type and entry to basement areas shall be through one hour fire resistance self-closing door provided in the enclosed wall of the staircase and through cut off lobby.
- D. In additions to the natural ventilation, mechanical ventilation shall be provided to the basement with 6 air changes per hour with an arrangement to accelerate the rate of air changes to 12 per hour in the event of a fire emergency.
- E. The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- F. party shall make the provision of compartmentation in the basement by way of water curtain system and area of compartmentation shall not be greater than 3000 sq mtrs
- G. The operating switches of the mechanical ventilation shall be located in the fire control room with appropriate zonal indications.
- H. Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
- I. Suitable signages shall be provided in the basement showing exit direction, way to exits etc.

- J. Automatic sprinkler system shall be provided in the entire basement, as per IS 15105 for installation of sprinkler system.
- K. One Dry Chemical Powder fire extinguisher ABC type of 4 kgs. capacity each shall be kept for every 100 sq. mtrs. area in the basement as per IS 2190 selection and installation of fire extinguishers.
- L. Smoke Extraction Required as per NBC 2016 (Part 4) Clause no. 4.6.2

I] FIRE LIFT:- (08 Person Capacity, i.e. 544 Kgs.)

- a) Wall enclosing lift shaft shall have a fire resistance of not less two hours.
- b) Shaft shall have permanent vent of not less than 0.2 sq.mts. in clear area immediately under the machine room.
- c) Landing doors shall be of steel shuttered with two hours fire resistance. The collapsible shutters shall not be provided / shall not be acceptable.
- d) Lift opening shall be only in corridor and not directly in any room or staircase.
- e) The lift shall be installed with Automatic Rescue device.
- f) Fire Lift conforming to relevant regulations & toggle switch must be provided at ground floor level.
- g) Fire lift shall have equipped with suitable intercommunication equipment for communicating with control room on ground floor of the building.
- h) Alternate power supply for Fire lift must be provided.

J] REQUIREMENT OF ACTIVE FIRE PROTECTION SYSTEM :

Party shall get all the fire protection drawings Approved prior to start the installation at the sight

SR.NO.	FIREFIGHTING INSTALLATION	REQUIREMENTS	PROVISION	REMARKS.
1.	Portable fire Extinguishers	Required at prominent places.	As per Is 2190	At various strategic Location, & near electric meter room, lift room.
2.	Hose reel	Required	As per IS 884: 1984	At various strategic Location
3.	Fire -duct (Shall be sealed at each floor level)	Required		At each floor level and provided with: 1) Single Landing valve IS 5290 at each floor level. 2) Hose-reel hose : 30 mtrs IS 884/ 12585. 3) Hose box with a]15 mtrs canvas hose with male & female coupling IS 663 b] nozzle IS 903
4.	Wet riser Down comer	Required		Shall be provide at in the given fire duct
5.	Yard Hydrant or Ring hydrant	Required At various strategic Location		At periphery at distance of 45 meters distance from each other appropriate distance shall be maintained. Internal dia shall not be less than 150 mm.As per guide line IS 3844.


6.	Sprinkler System	Required 1. In car parking area in Basement, stilts, upper floors, common lift lobby area on each floor, in Commercial area.	Shall be provided as per the guideline given in IS 15105 Design and installation of fixed automatic sprinkler fire extinguishing system.
<p>NOTE : 1) For sr. no.4,5 & 6 License agency shall produce the "TEST CERTIFICATE" OF PIPES use i.e. New brand GI "C" Class heavy duty pipes which confirming IS 1239(part I) 1990. At the time of applying for final Fire NOC</p> <p>2) For sr. no3, License agency shall produce the "TEST CERTIFICATE" OF complete assembly of landing valve confirming IS 5290 at the time of applying for final fire NOC</p>			
7.	Manually operated Electronic fire Alarm system with talk back system	Required. 1) In entire building	As per IS 2189 Required at each floor at strategic location and indication shall be received at ground floor (with battery back-up for continuous running.)
8.	Automatic detection and Alarm System	Required 1. In car parking area in Basement, stilt, Lift Lobby, commercial area. 2. CO/ multi detector shall be preferred Car parking area on Basement & other floors.	As mentioned in code of practice IS 2189 selection, installation and maintenance of Automatic fire detection and alarm system.
9.	Fire Pump Room	Required.	Pump room shall be provide to kept /installed the fire pumps & peripheral installation at one place.
10.	Under ground water Tank	Required	Common water tank of 76950 ltrs is accepted. Water storage should be used exclusively for fire fighting
11.	Fire pumps (submersible pumps will not be accepted)	Required.	1] Main pump : 2280 LPM. 2] Stand-by pump : Diesel driven of same capacity that of main pump driven pump. 3] Sprinkler Pump : 2280 LPM 4] Jockey pump : 180 LPM (02 nos) 5] Booster pump : 900 LPM (01 Nos)
<p>NOTE : For sr. no.11 License agency shall produce the "TEST CERTIFICATE" OF FIRE PUMPS ,ITS MOC use i.e. New brand FIRE PUMPS which confirming IS 12469(1988) At the time of applying for final Fire NOC. The Material should be corrosion resistance material equal to or better then the copper alloy like brass & bronze having minimum copper content of 80% & as mentioned in code.</p>			
12.	Firefighting over head tank	Required	Proposed water tanks of 20000 ltrs is accepted. Water storage should be used exclusively for fire fighting
13.	Fire Resistance doors	Required	At each enclosed lobby as per IS 3614 , 2hrs rated. For house Entrance 1 hrs rated as per IS 3164. (please note IS 5509 (2000) Fire rated plywood doors shall not accepted.
14.	Fire brigade connection	Required	At the entrance of main gate.
15.	Public address system	Required	Required in the entire building
16.	Tube fire Suppression system.	Required	Required in electric meter room to provide the fire protection to electric meters at initial stage.
17.	Alternate source of power supply	Required	D.G. set with AMF (auto mode change over facilities) panel for fire essential services and areas such as fire lift, Pumps, all staircases and common floor passage/ lobby areas/utilities services etc.
18.	Sign indicators.	Required at	Sign indicator should provided at prominent places as

		prominent places.	per guideline given in IS: 9457 for safety colour and safety. IS: 12349 for fire protection safety signs. IS: 12407 for graphic symbol for fire protection plan.
19.	Ramp	Given	Shall follow 9.12 of UDCPR

REMARK/GENERAL CONDITIONS:-

1. No flammable / explosive materials should be store in the premises.
2. All firefighting equipment must be IS certified.
3. All service shafts in core of the building shall be sealed at each floor level.
4. All firefighting systems must be painted with P.O. red color.
5. All fire protection systems jobs must be carried out by the approved License Agency.
6. Sign boards such as 'No Smoking, Exit, Emergency Telephone Numbers and First Aid Box, etc. shall be provided at prominent places. The "No Smoking" sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.
7. Above all addition to this, if any legal complications arrives in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.
8. The issued NOC shall be valid for a year from dated of issue to obtained C.C. .
9. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be confirmed with concerned department only.
10. NOC obtained by producing the forge/ false documents shall be treated as null & void.

The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant height clearance NOC from the AAI (Authority of India) before commencement of work. This proposal will become null and void if Aviation NOC from the AAI (Authority of India) is not submitted.


6 05/9/23

VIJAY S. RANE
CHIEF FIRE OFFICER
CIDCO FIRE SERVICE



Copy To

- 1] M/s. Dessin 2000 Architect
- 2] Office copy.

To,

Mr. Balaram P Waskar, Mr. Subhash P Waskar, Mr. Sa...**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/11****Sub :** Payment of **New** development charges for **Mixed** Building on Plot No. **Select, Unit No. 42** , Sector 6 at **Pushpak** , Navi Mumbai.**Ref :**Your Proposal No. **.CIDCO/BP-18565/TPO(NM & K)/2023** dated **11 May, 2023****ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.****(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : Mr. Balaram P Waskar, Mr. Subhash P Waskar, Mr. Sangram V Patil- Prop. M/s. Tejas Enterprises
- 2) Location : Plot No. **Select, Unit No. 42** , Sector 6 at **Pushpak** , Navi Mumbai
- 3) Plot Use : Residential
- 4) Plot Area : 2339.07
- 5) Permissible FSI : 2
- 6) Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	4678.14 *5	BuiltUP area *5	23391
Total Assessed Charges				23391

- 7) Date of Assessment : 09 October, 2023

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/1794	05/08/2023	23391	CIDCO/BP/2023/1794	8/5/2023	Net Banking
2	CIDCO/BP/2023/3705	10/09/2023 8:45:46 PM	2866485	CIDCO/BP/2023/3705	11/10/2023	Net Banking

Unique Code No. **2023 04 021 02 4217 02** is for this **New** Development Permission for **Mixed** Building on Plot No. **Select, Unit No. 42** , Sector 6 at **Pushpak** , Navi Mumbai.

Thanking You

Yours faithfully,

To,

Mr. Balaram P Waskar, Mr. Subhash P Waskar, Mr. Sa...**ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/11212**

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	4	2	1	7	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on Plot No. **Select,Unit No. 42** , Sector 6 at **Pushpak** , Navi Mumbai.

Ref : 1)Your Proposal No. .**CIDCO/BP-18565/TPO(NM & K)/2023** dated **11 May, 2023**

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

- 1) Name of Assessee : Mr. Balaram P Waskar, Mr. Subhash P Waskar, Mr. Sangram V Patil- Prc M/s. Tejas Enterprises
- 2) Location : Plot No. **Select,Unit No. 42** , Sector 6 at **Pushpak** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 2339.07
- 5) Permissible FSI : 2
- 6) **GROSS BUA FOR ASSESSEMENT** : 10186.96 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 2748515

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102421702	9/10/2023	2748515	20230402102421702	11/10/2023	Net Banking

Thanking You

Yours faithfully,



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **Select, Unit No. 42** , Sector 6 at **Pushpak** , Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. **Select, Unit No. 42** , Sector 6 at **Pushpak** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **Mr. Balaram P Waskar, Mr. Subhash P Waskar, Mr. Sangram V Patil- Prop. M/s. Tejas Enterprises , 1902 & 1903, The Affaires, plot 09, Sector-17, Sanpada, Navi Mumbai** for Plot No. **Select ,Unit No. 42** , Sector 6, Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Basement Floor + 1Ground Floor + 10Floor** Net Builtup Area **7562.7** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	6802.97	759.78	0
UNIT (in Nos.)	72	10	0

A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

C. Applicant should provide drinking water and toilet facility for labours at site.

1. This Certificate is liable to be revoked by the Corporation if :-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such

Thanking You

Yours faithfully,

an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.
4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 1,51,254.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of

Thanking You

Yours faithfully,

transformer, if any, etc.

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94,UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details ;-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection. - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

them from time to time.

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

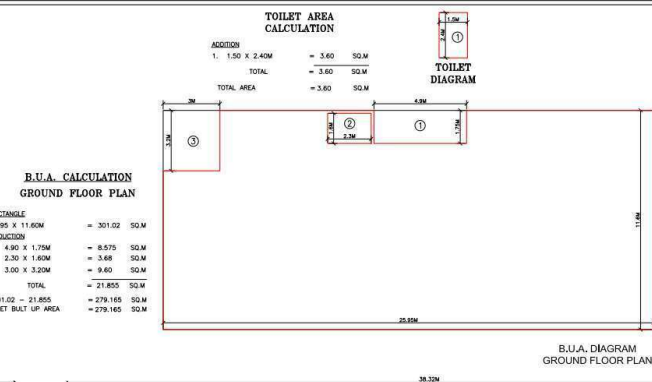
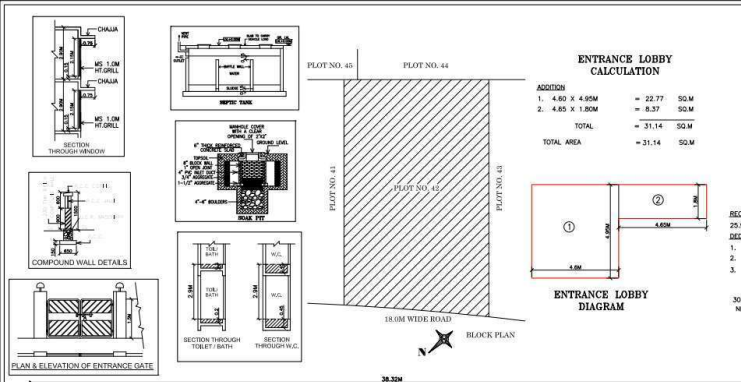
Additional Conditions:

1. Separate tanks for potable & flushing water of adequate capacity with separate connection shall be provided by the project proponent/developer.
2. The terms and conditions mentioned in Provisional Fire NOC issued vide letter ref. no. CIDCO/FIRE/HQ/2023/E-240861 dated 05/09/2023 shall be binding on you.
3. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide ref. no. CIDCO/ACLSO/22.5%/KUN-8/2023/2101 dated 20/07/2023 shall be binding on the on you and shall be scrupulously followed.
4. Air conditioned office space with lesser height shall be ensured that the air-conditioning system works in an uninterrupted manner, and there is an alternative source of power supply.



Thanking You

Yours faithfully,



Summary of proposed Plume area as per UDPCR

Sr No	FLOOR	PLUME AREA (Comm.) PLUME AREA (RES.) TOTAL		
		A	B	C
1	GROUND	279.165	34.740	313.905
2	1ST FL	246.480	548.486	794.966
3	2ND FL	234.128	548.486	782.614
4	3RD FL	249.053	749.053	998.106
5	4TH FL	749.053	749.053	1498.106
6	5TH FL	749.053	749.053	1498.106
7	6TH FL	749.053	749.053	1498.106
8	7TH FL	749.053	749.053	1498.106
9	8TH FL	749.053	749.053	1498.106
10	9TH FL	749.053	749.053	1498.106
11	10TH FL	427.901	427.901	855.802
12	TOTAL	759.773	6802.984	7562.757
13	BASIC+PREMIUM FSI	422.096	4251.865	4673.961
14	BASIC FSI	281.397	3313.957	3595.355
15	PREMIUM FSI	140.699	3937.908	4078.608
16	ANCILLARY FSI	337.677	2551.119	2888.796

STAMP OF APPROVAL OF PLANS

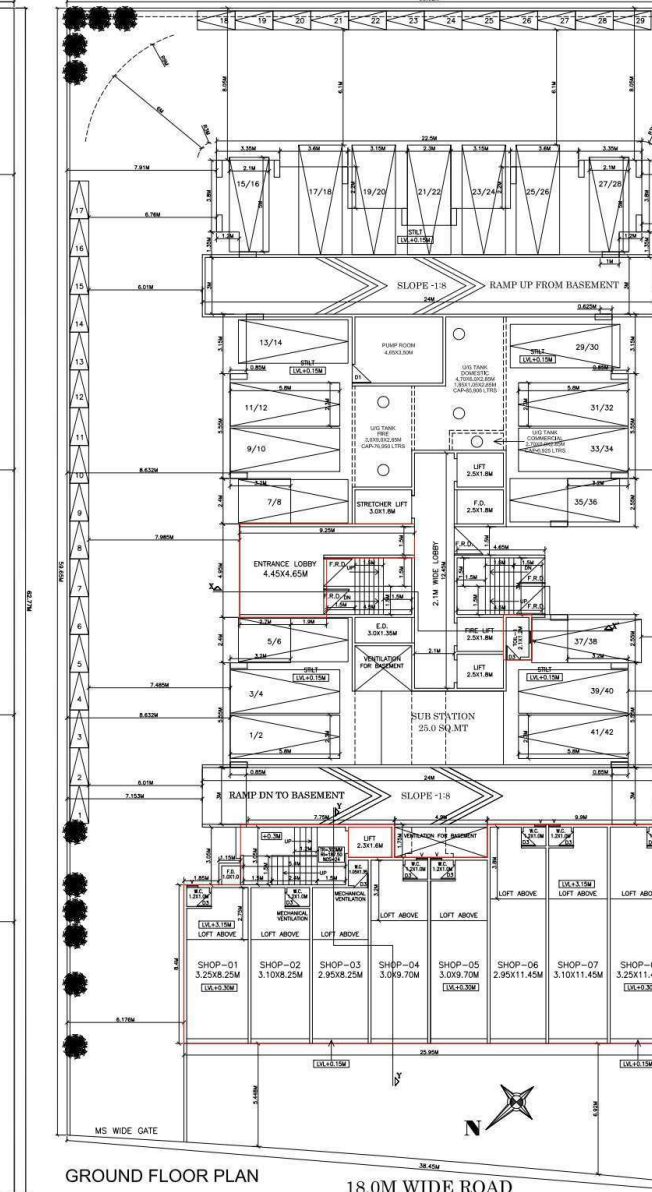
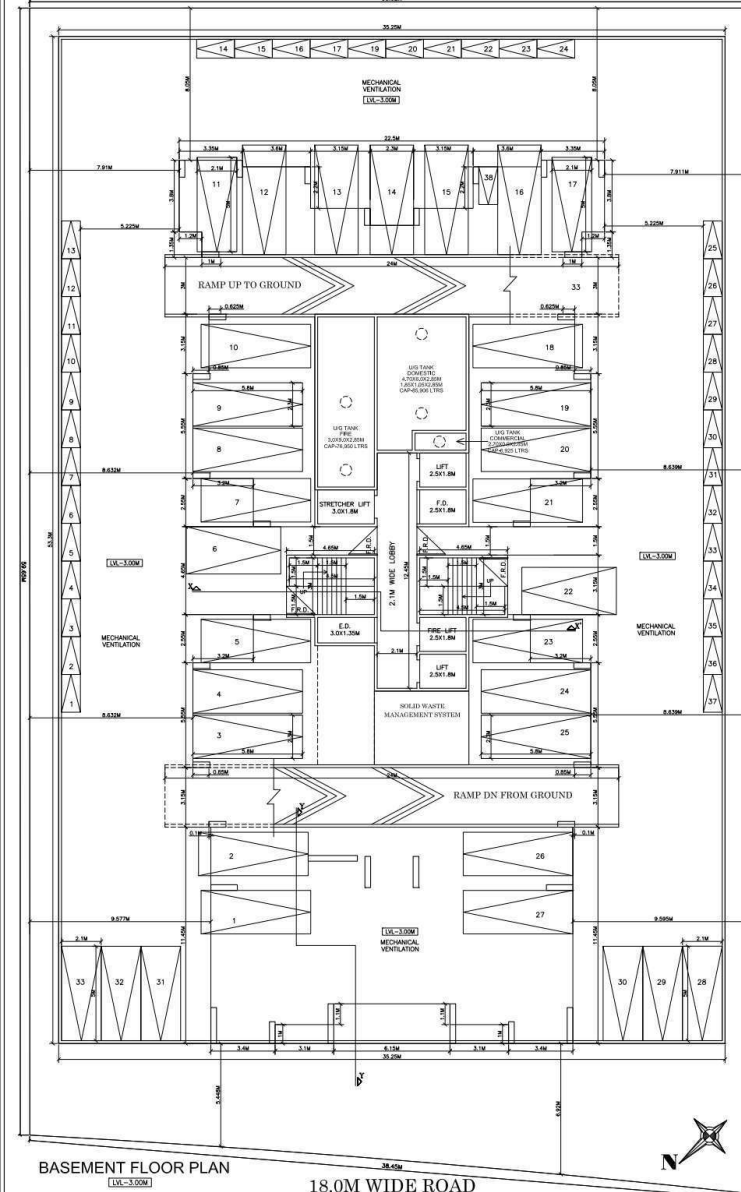
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS Office Letter

No. CIDCO/BP-18565/TPQ(NM & K)/2023/11364
Dtd. 20 Oct 2023

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING

Proforma-1

Sr No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	2339.075
a	As per ownership document (7/2, CTS extract)	0.000
b	As per Measurement sheet	2339.075
c	As per site	2339.075
2	Deductions for	0.000
a	Proposed S.P./D.P. Road widening/Service Road / Highway widening	0.000
b	Area D.P. Reservation area	0.000
c	Total (a+b)	0.000
3	Balance area of plot (1-2)	2339.075
a	Amenity Space (If applicable)	0.000
b	Adjustment of (2b), if any	0.000
c	Balance Proposed	0.000
4	Net Plot Area (1-4(c))	2339.075
5	Recreational Open Space (If applicable)	0.000
a	Required	0.000
b	Proposed	0.000
6	Internal Road area	0.000
7	Plotable area (If applicable)	2339.075
a	Built up area with reference to Basic F.S.I. as per front road width (Sq. No. Subsidy F.S.I. Min. of 1:1 as per UDPCR & 2.0 As per agreement to lease	4678.148
b	Permissible commercial area	701.721
c	Proposed commercial area (Basic excluding ancillary)	422.096
8	Additional FSI on payment of premium	0.000
a	Maximum permissible premium FSI - Based on road width / TOG Zone	0.000
b	(plot area * 0.3 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area * 0.3)	0.000
c	Proposed FSI on payment	0.000
9	In-situ FSI / TOR loading	0.000
a	In-situ area against D.P. road [2.0 x Sq. No. 2(a)] if any	0.000
b	In-situ area against Amenity Space if provided over	0.000
c	[2.00 x 1.85 x Sq. No. 4 (b) and (c)]	0.000
d	TOR area	0.000
10	Total In-situ / TOR loading proposed [(a)+(b)+(c)+(d)]	0.000
11	Total entitlement of FSI in the proposal	0.000
a	[10(a) + 10(b)+10(c)] or 12 whichever is applicable	4678.148
b	Permissible Ancillary Area FSI upto 60% or 80% as balance potential with payment of charges.	759.773
c	Proposed Ancillary Area FSI	2888.796
d	Total entitlement (a+b+c)	7568.200
12	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 1.25 or 1.5, read with Note 3 of 10.10.1	2706.011
13	Total Built-up Area in proposal (excluding area at Sr.No. 17 b)	0.000
a	Existing Built-up Area	0.000
b	Residential	0.000
c	Proposed Built-up Area (as per 'P-line')	7562.757
d	Residential	6802.984
e	Commercial	759.773
f	Total (a+b) (shall not be more than 13(d))	7562.757
14	F.S.I. Consumed (13(d) should not be more than serial No. 14 above.)	0.999
15	Area for Inclusive Housing, if any	0.000
a	Required (20% of Sr.No. 3)	0.000
b	Proposed	0.000



WATER CAPACITY CALCULATION

BLDG. NO.	FLOOR	SCHEDULED WATER SUPPLY	ADDITIONAL FLOORING	TOTAL FLOORING	PROPOSED DOMESTIC WATER PIPING	PROPOSED DOMESTIC WATER PIPING
1	GROUND	1000	0	1000	1000	1000
2	1ST FL	1000	0	1000	1000	1000
3	2ND FL	1000	0	1000	1000	1000
4	3RD FL	1000	0	1000	1000	1000
5	4TH FL	1000	0	1000	1000	1000
6	5TH FL	1000	0	1000	1000	1000
7	6TH FL	1000	0	1000	1000	1000
8	7TH FL	1000	0	1000	1000	1000
9	8TH FL	1000	0	1000	1000	1000
10	9TH FL	1000	0	1000	1000	1000
11	10TH FL	1000	0	1000	1000	1000
12	TOTAL	10000	0	10000	10000	10000

PARKING TABLE - PARKING REQUIREMENT FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA

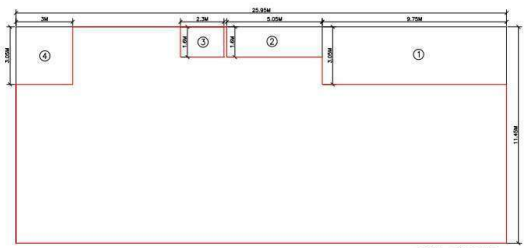
S.R. NO.	REQUIREMENT	APPROXIMATE PUBLIC USE (STATION) PER BUILDING	
		COMM. AREA	RESIDENTIAL AREA
1	FOR EVERY TENEMENT HAVING CARPET AREA 150 SQ.M AND ABOVE	0.50	0.50
2	FOR EVERY TENEMENT HAVING CARPET AREA 100 TO 150 SQ.M	0.25	0.25
3	FOR EVERY TWO TENEMENTS WITH EACH AREA OF 50 SQ.M OR LESS THERE BE SQ.M	0.25	0.25
4	FOR EVERY TWO TENEMENTS WITH EACH AREA OF 50 SQ.M OR LESS THERE BE SQ.M	0.25	0.25
5	FOR EVERY TWO TENEMENTS WITH EACH AREA OF 50 SQ.M OR LESS THERE BE SQ.M	0.25	0.25
6	FOR COMMERCIAL EVERY 50 SQ.M CARPET OR FLOORING THERE BE ONE	0.25	0.25
7	FOR COMMERCIAL EVERY 50 SQ.M CARPET OR FLOORING THERE BE ONE	0.25	0.25
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100	FOR COMMERCIAL EVERY 50 SQ.M CARPET OR FLOORING THERE BE ONE	0.25	0.25

DOOR / WINDOW SCHEDULE

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D1	1.00X2.10M	T.W. FLUSH	W1	2.10X 2.10M	ALU SLIDING
D2	0.90X2.10M	T.W. FLUSH	W2	0.90X2.10M	ALU SLIDING
D3	0.75X2.10M	T.W. FLUSH	W3	1.00X2.10M	ALU SLIDING
D4	0.75X2.10M	T.W. FLUSH	W4	2.10X 2.10M	ALU SLIDING
D5	0.75X2.10M	T.W. FLUSH	W5	1.00X 2.10M	ALU SLIDING
D6	0.75X2.10M	T.W. FLUSH	W6	1.00X 2.10M	ALU SLIDING
D7	0.75X2.10M	T.W. FLUSH	W7	1.00X 2.10M	ALU SLIDING
D8	0.75X2.10M	T.W. FLUSH	W8	1.00X 2.10M	ALU SLIDING
D9	0.75X2.10M	T.W. FLUSH	W9	1.00X 2.10M	ALU SLIDING
D10	0.75X2.10M	T.W. FLUSH	W10	1.00X 2.10M	ALU SLIDING
D11	0.75X2.10M	T.W. FLUSH	W11	1.00X 2.10M	ALU SLIDING
D12	0.75X2.10M	T.W. FLUSH	W12	1.00X 2.10M	ALU SLIDING
D13	0.75X2.10M	T.W. FLUSH	W13	1.00X 2.10M	ALU SLIDING
D14	0.75X2.10M	T.W. FLUSH	W14	1.00X 2.10M	ALU SLIDING
D15	0.75X2.10M	T.W. FLUSH	W15	1.00X 2.10M	ALU SLIDING
D16	0.75X2.10M	T.W. FLUSH	W16	1.00X 2.10M	ALU SLIDING
D17	0.75X2.10M	T.W. FLUSH	W17	1.00X 2.10M	ALU SLIDING
D18	0.75X2.10M	T.W. FLUSH	W18	1.00X 2.10M	ALU SLIDING
D19	0.75X2.10M	T.W. FLUSH	W19	1.00X 2.10M	ALU SLIDING
D20	0.75X2.10M	T.W. FLUSH	W20	1.00X 2.10M	ALU SLIDING
D21	0.75X2.10M	T.W. FLUSH	W21	1.00X 2.10M	ALU SLIDING
D22	0.75X2.10M	T.W. FLUSH	W22	1.00X 2.10M	ALU SLIDING
D23	0.75X2.10M	T.W. FLUSH	W23	1.00X 2.10M	ALU SLIDING
D24	0.75X2.10M	T.W. FLUSH	W24	1.00X 2.10M	ALU SLIDING
D25	0.75X2.10M	T.W. FLUSH	W25	1.00X 2.10M	ALU SLIDING
D26	0.75X2.10M	T.W. FLUSH	W26	1.00X 2.10M	ALU SLIDING
D27	0.75X2.10M	T.W. FLUSH	W27	1.00X 2.10M	ALU SLIDING
D28	0.75X2.10M	T.W. FLUSH	W28	1.00X 2.10M	ALU SLIDING
D29	0.				

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

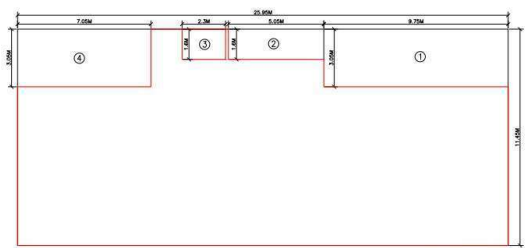
No. CIDCO/BP-18565/TPQ(NM & K)/2023/11364 Dtd. 20 Oct 2023



B.U.A. CALCULATION FIRST FLOOR PLAN

RECTANGLE	25.95 X 11.45M	= 297.127 SQ.M
DEDUCTION		
1.	9.75 X 3.05M	= 29.737 SQ.M
2.	5.05 X 1.60M	= 8.08 SQ.M
3.	2.30 X 1.80M	= 3.68 SQ.M
4.	3.00 X 3.05M	= 9.15 SQ.M
TOTAL		= 50.647 SQ.M
297.127 - 50.647		= 246.48 SQ.M
NET BUILT UP AREA		= 246.48 SQ.M

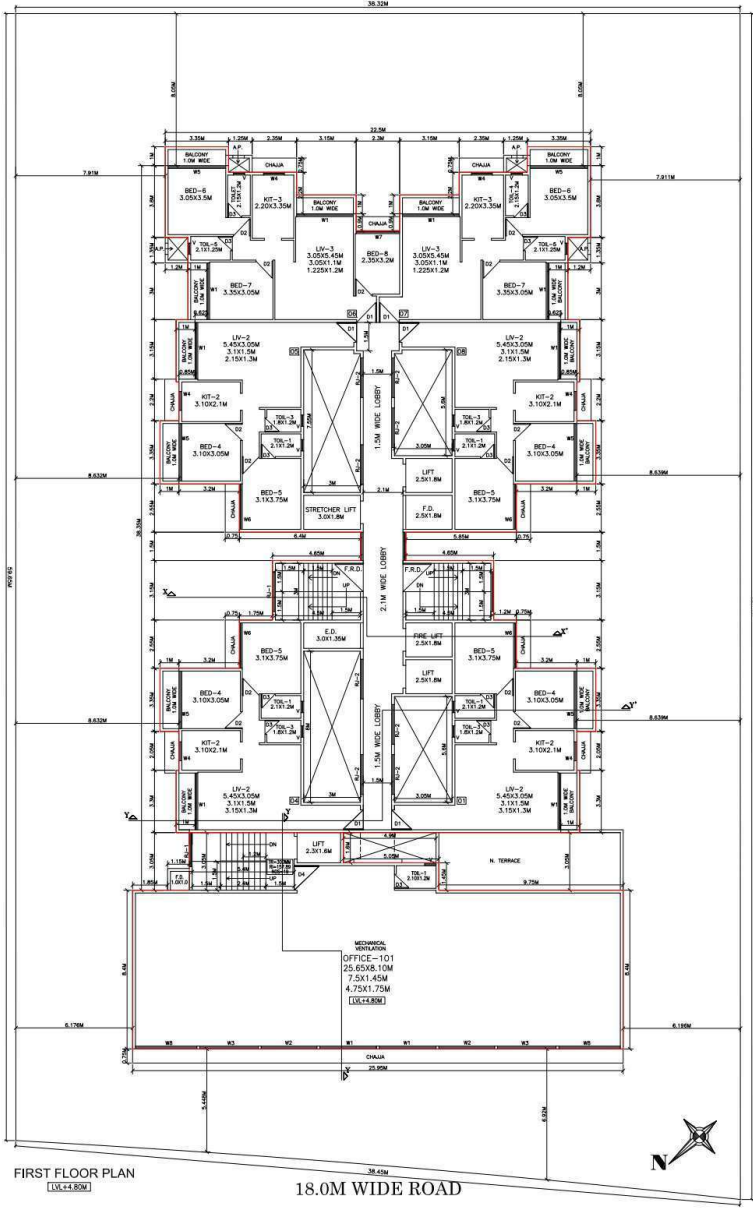
B.U.A. DIAGRAM FIRST FLOOR PLAN



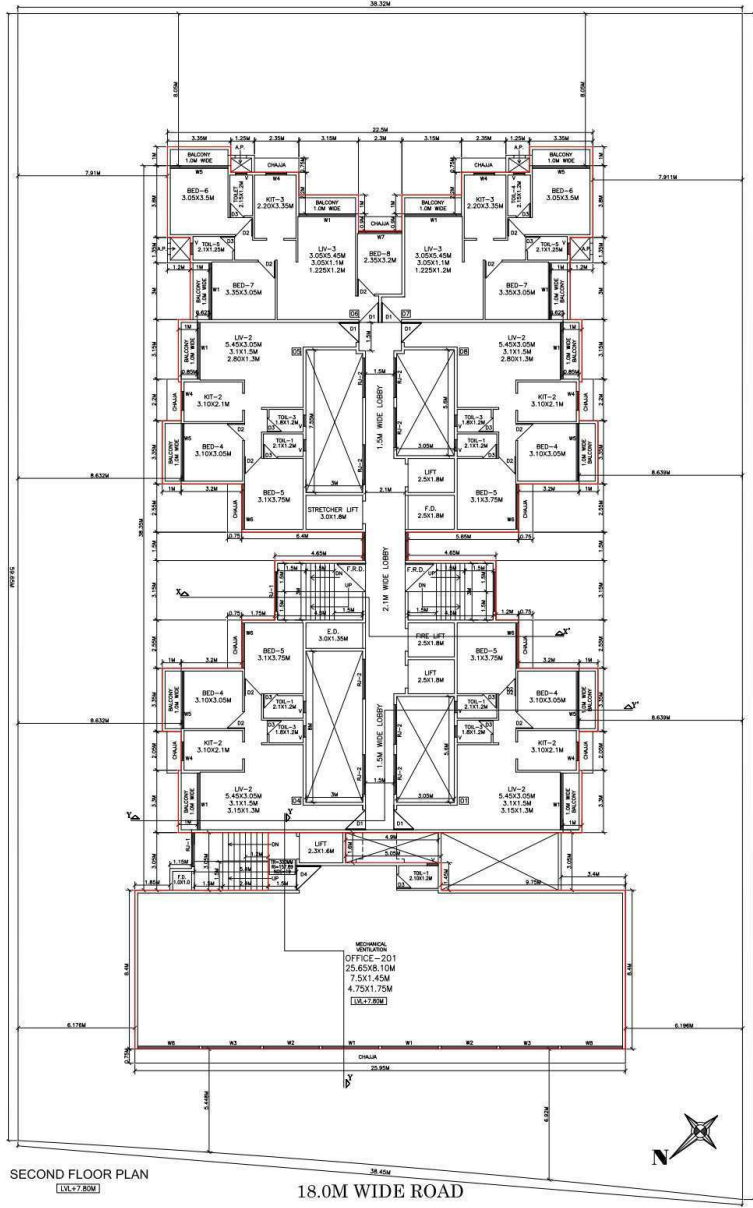
B.U.A. CALCULATION SECOND FLOOR PLAN

RECTANGLE	25.95 X 11.45M	= 297.127 SQ.M
DEDUCTION		
1.	9.75 X 3.05M	= 29.737 SQ.M
2.	5.05 X 1.60M	= 8.08 SQ.M
3.	2.30 X 1.80M	= 3.68 SQ.M
4.	7.05 X 3.05M	= 21.602 SQ.M
TOTAL		= 62.999 SQ.M
297.127 - 62.999		= 234.128 SQ.M
NET BUILT UP AREA		= 234.128 SQ.M

B.U.A. DIAGRAM SECOND FLOOR PLAN



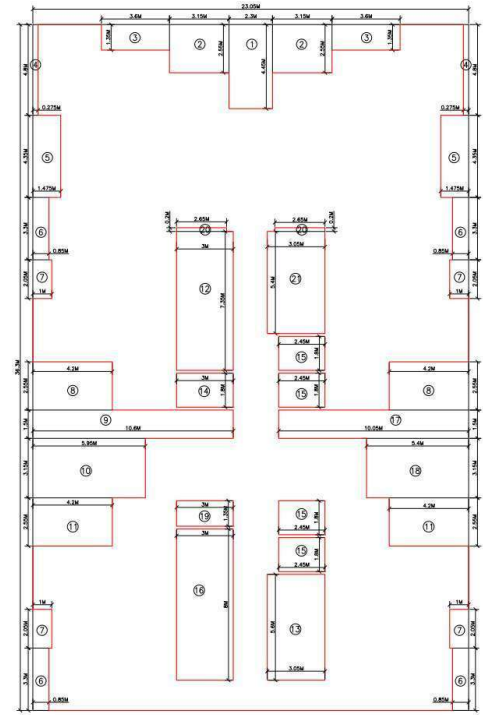
FIRST FLOOR PLAN [1x14.80M] 18.0M WIDE ROAD



SECOND FLOOR PLAN [1x14.80M] 18.0M WIDE ROAD

B.U.A. CALCULATION TYPICAL FLOOR PLAN (1ST & 2ND)

RECTANGLE	23.05 X 26.30M	= 606.715 SQ.M
DEDUCTION		
1.	2.30 X 4.45M	= 10.235 SQ.M
2.	3.15 X 2.25M X2	= 14.065 SQ.M
3.	3.40 X 1.35M X2	= 9.72 SQ.M
4.	0.275 X 4.85M X2	= 2.64 SQ.M
5.	1.475 X 4.35M X2	= 12.832 SQ.M
6.	0.85 X 3.30M X4	= 11.22 SQ.M
7.	1.00 X 2.25M X4	= 8.50 SQ.M
8.	4.20 X 2.25M X2	= 21.42 SQ.M
9.	10.80 X 1.50M	= 15.90 SQ.M
10.	5.95 X 3.15M	= 18.742 SQ.M
11.	4.20 X 2.25M X2	= 21.42 SQ.M
12.	3.00 X 7.35M	= 22.05 SQ.M
13.	3.00 X 5.80M	= 17.08 SQ.M
14.	3.00 X 1.80M	= 5.40 SQ.M
15.	2.45 X 1.80M X4	= 17.64 SQ.M
16.	3.00 X 8.00M	= 24.00 SQ.M
17.	10.05 X 1.50M	= 15.075 SQ.M
18.	5.40 X 3.15M	= 17.01 SQ.M
19.	3.00 X 1.35M	= 4.05 SQ.M
20.	2.65 X 0.25M X2	= 1.56 SQ.M
21.	3.05 X 5.40M	= 16.47 SQ.M
TOTAL		= 288.229 SQ.M
606.715 - 288.229		= 318.486 SQ.M
NET BUILT UP AREA		= 318.486 SQ.M
X Q2 FLOOR		= 1095.972 SQ.M



B.U.A. DIAGRAM TYPICAL FLOOR PLAN (1ST & 2ND)

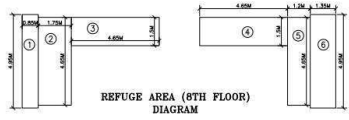
PROJECT	PROPOSED COMMERCIAL CUM RESIDENTIAL BLDG. ON PLOT NO-42, SECTOR-06, PUSHPAK, NAVI MUMBAI	
OWNERS/	MR. BALARAM P. WASKAR	MR. SUBHASH P. WASKAR
MIS. TEJAS ENTERPRISES		
ARCHITECTS		

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER

No. CIDCO/BP-18565(TPO/NM & K)/2023/11364 Dtd. 20 Oct 2023

REFUGE AREA CALCULATION

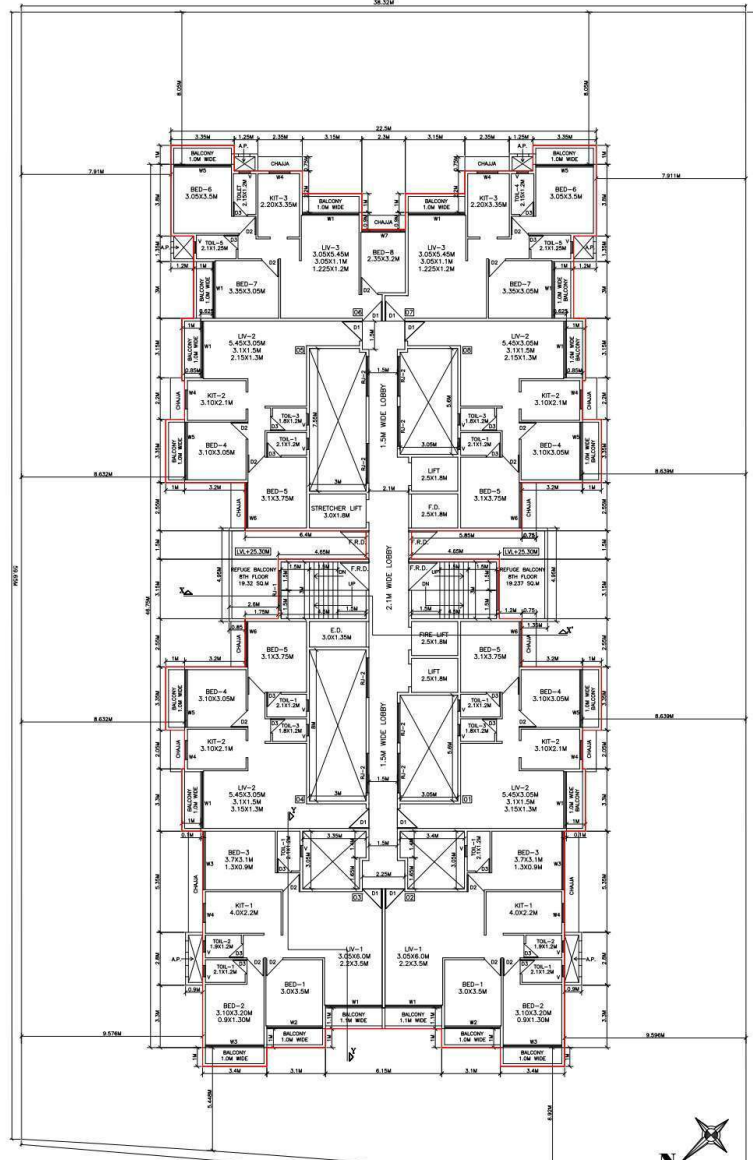
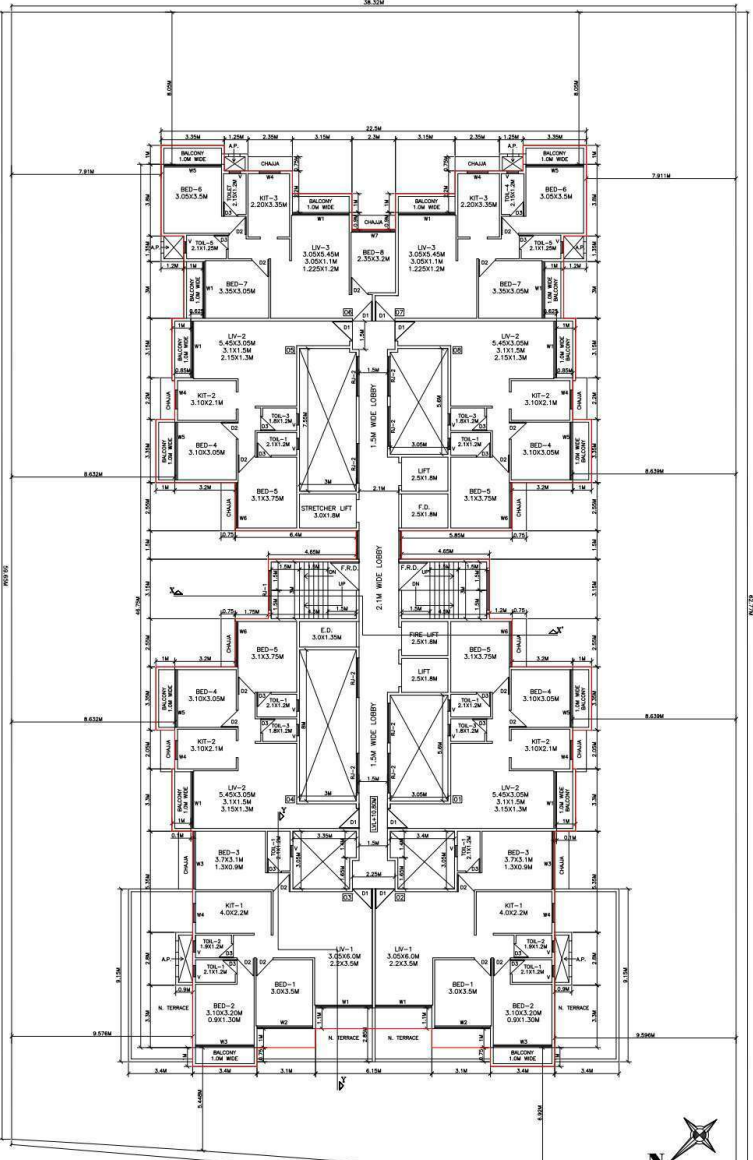
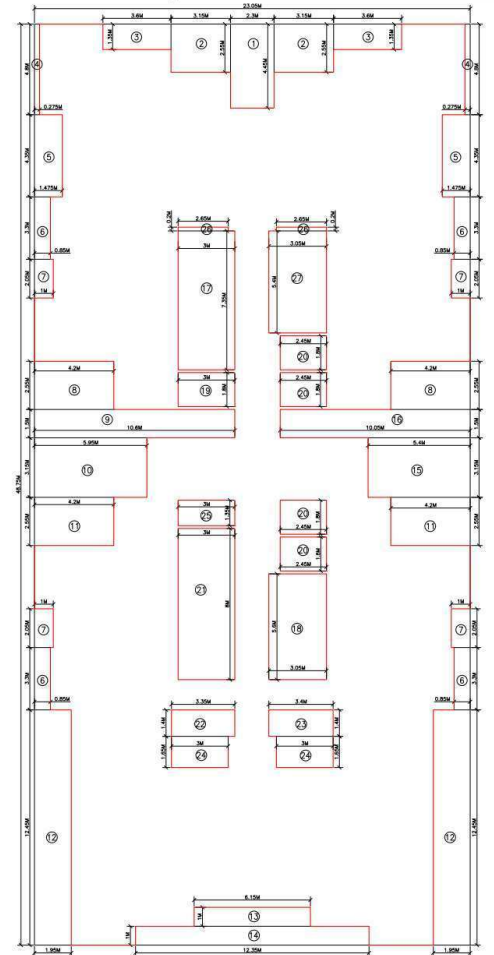
NO.	SIZE	AREA (SQM)
1.	0.85 X 4.95M	= 4.207
2.	1.70 X 4.95M	= 8.137
3.	4.65 X 1.50M	= 6.975
4.	4.65 X 1.50M	= 6.975
5.	1.20 X 4.65M	= 5.58
6.	1.35 X 4.95M	= 6.683
TOTAL		= 38.557
TOTAL REFUGE AREA		= 38.557



REQUIRED REFUGE BALCONY AREA TREATMENT AS PER OCCUPANT	TOTAL NO. OF PERSON ABOVE FLOOR
REFUGE AREA REQUIRED AS PER FLOOR	775.11M
OCCUPANT LOAD FOR 2 CONSECUTIVE FLOOR	775.11M
TOTAL AREA	1550.22M
REFUGE AREA (13.50)	144.00M
TOTAL REQUIRED REFUGE AREA	1704.22M
MINIMUM REQUIRED REFUGE AREA (AS PER CODE)	38.557
TOTAL PROVIDED REFUGE AREA	38.557

B.U.A. CALCULATION TYPICAL FLOOR PLAN (3RD TO 9TH)

RECTANGLE	AREA
23.05 X 48.75M	= 1123.687
1. 2.30 X 4.45M	= 10.235
2. 3.15 X 2.55M X2	= 16.065
3. 3.60 X 1.35M X2	= 9.72
4. 0.275 X 4.80M X2	= 2.64
5. 1.475 X 4.35M X2	= 12.832
6. 0.85 X 3.30M X4	= 11.22
7. 1.00 X 2.55M X4	= 8.20
8. 4.20 X 2.55M X2	= 21.42
9. 10.60 X 1.50M	= 15.90
10. 5.95 X 3.15M	= 18.742
11. 4.20 X 2.55M X2	= 21.42
12. 1.85 X 12.45M X2	= 46.555
13. 6.15 X 1.00M	= 6.15
14. 12.35 X 1.00M	= 12.35
15. 5.40 X 3.15M	= 17.01
16. 10.05 X 1.50M	= 15.075
17. 3.00 X 7.30M	= 21.90
18. 3.05 X 5.60M	= 17.08
19. 3.00 X 1.80M	= 5.40
20. 2.45 X 1.80M X4	= 17.64
21. 3.00 X 8.00M	= 24.0
22. 3.35 X 1.40M	= 4.69
23. 3.40 X 1.40M	= 4.76
24. 3.00 X 1.85M X2	= 9.90
25. 3.00 X 1.50M	= 4.05
26. 2.65 X 3.20M X2	= 1.06
27. 3.05 X 5.40M	= 16.47
TOTAL	= 374.254
1123.687 - 374.254	= 749.053
NET BUILT UP AREA	= 749.053
X 07 FLOOR	= 5243.371



PROJECT
PROPOSED COMMERCIAL CUM RESIDENTIAL BLDG. ON PLOT NO-42, SECTOR-06, PUSHPAK, NAVI MUMBAI

OWNERS/
MR. BALARAM P. WASKAR MR. SUBHASH P. WASKAR

ARCHITECTS
MIS. TEJAS ENTERPRISES

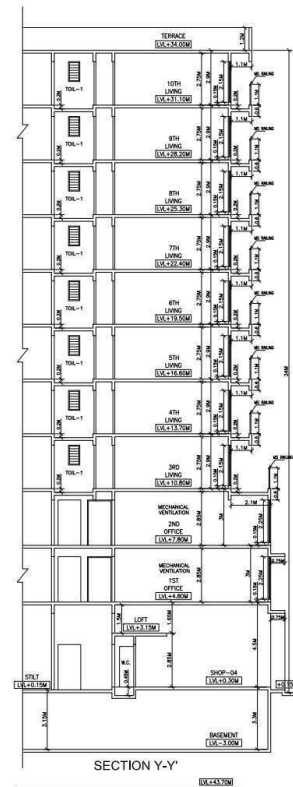
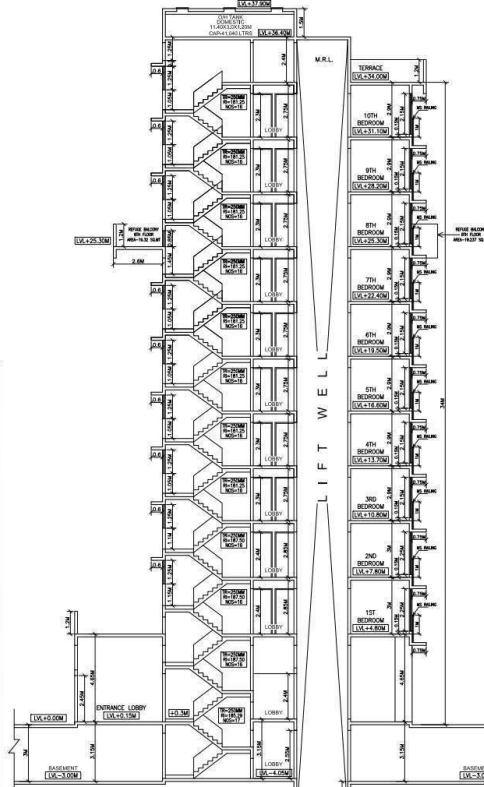
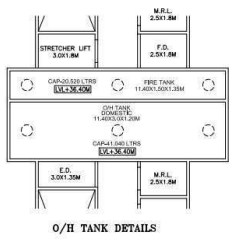
Stamp of Architect (AR, VINOD TANDON) (D/W/2454)

DESSIN 2000
220, VARDHAMAN CHAMBERS, PLOT-44, SECTOR-17, VASHI, NAVI MUMBAI, TEL: 27896664
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Scale: 1:1000

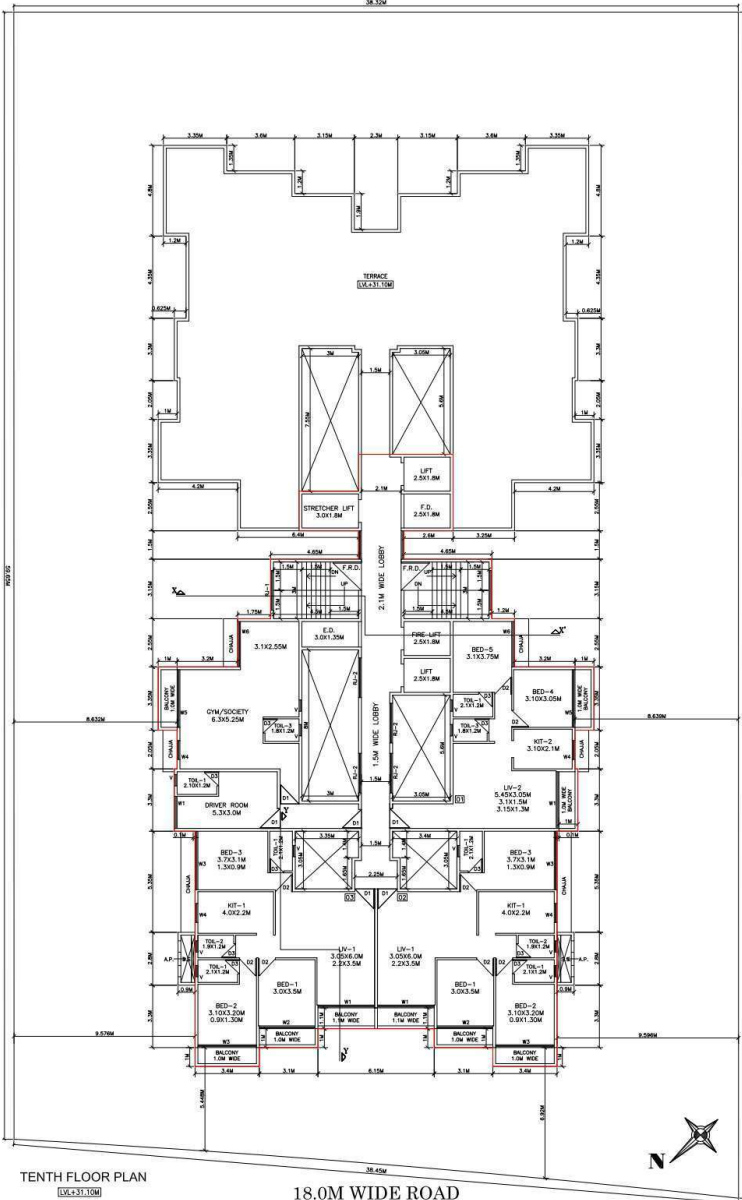
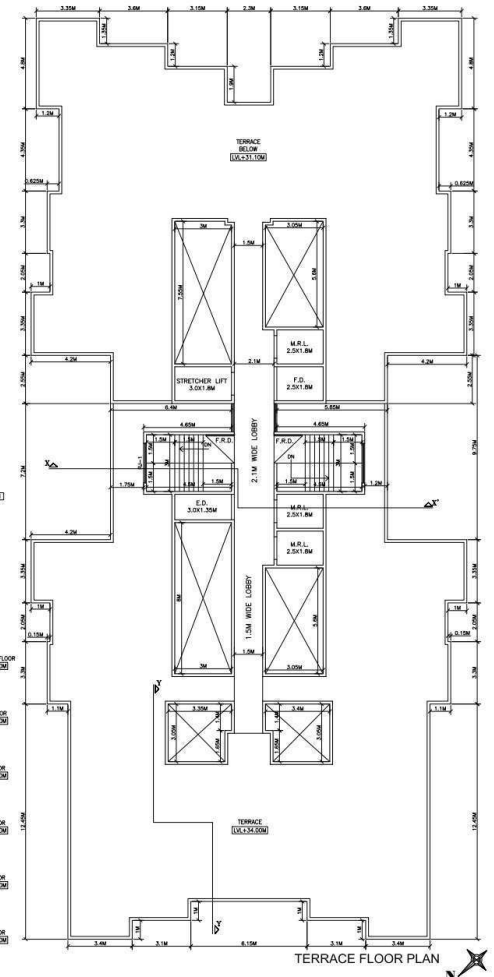
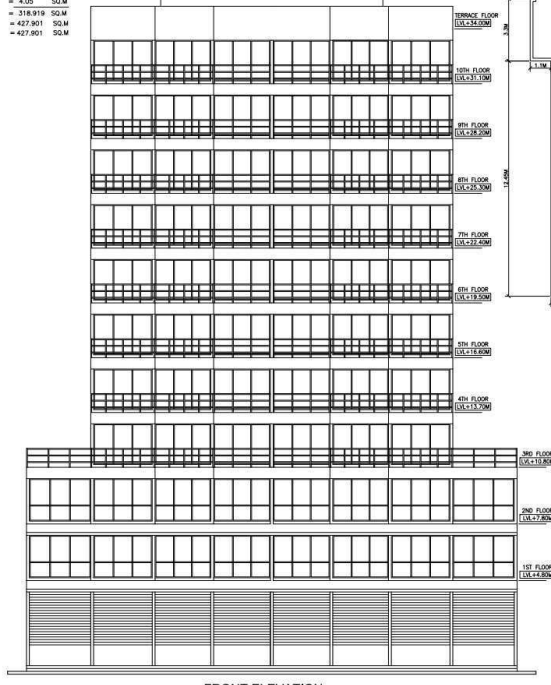
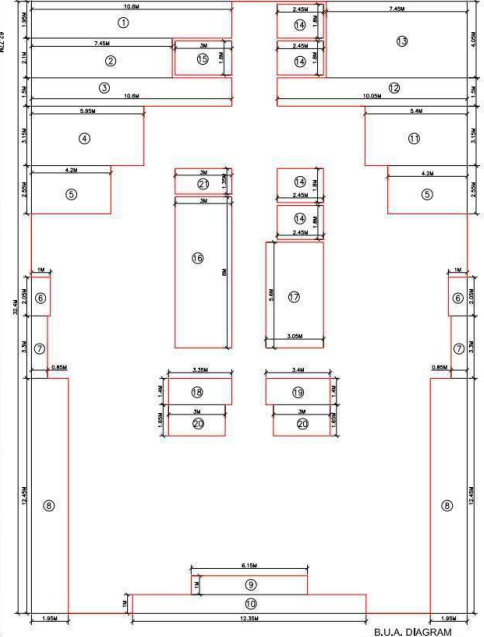
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APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER
 No. CIDCO/BP-18565/TPQ/NM & KJ/2023/11364
 Dtd. 20 Oct 2023



B.U.A. CALCULATION TENTH FLOOR PLAN

RECTANGLE	= 746.82 SQ.M	6. 1.00 X 2.00M X2	= 4.10 SQ.M	16. 2.45 X 1.80M X4	= 17.64 SQ.M
SEGMENTION		7. 0.85 X 3.30M X2	= 5.61 SQ.M	17. 3.00 X 1.80M	= 5.40 SQ.M
1. 10.60 X 1.95M	= 20.67 SQ.M	8. 1.95 X 12.45M X2	= 48.55 SQ.M	18. 3.00 X 8.00M	= 24.00 SQ.M
2. 7.40 X 2.10M	= 15.54 SQ.M	9. 6.15 X 1.00M	= 6.15 SQ.M	19. 3.40 X 1.40M	= 4.76 SQ.M
3. 10.60 X 1.50M	= 15.90 SQ.M	10. 12.35 X 1.00M	= 12.35 SQ.M	20. 3.00 X 1.40M X2	= 8.40 SQ.M
4. 5.90 X 3.15M	= 18.74 SQ.M	11. 3.40 X 3.50M	= 11.90 SQ.M	21. 3.00 X 1.35M	= 4.05 SQ.M
5. 4.20 X 2.55M X2	= 21.42 SQ.M	12. 10.05 X 1.50M	= 15.07 SQ.M	TOTAL	= 318.919 SQ.M
		13. 7.45 X 4.05M	= 30.172 SQ.M	746.82 - 318.919	= 427.901 SQ.M
				NET BLDG UP AREA	= 427.901 SQ.M



PROJECT
 PROPOSED COMMERCIAL CUM RESIDENTIAL BLDG. ON PLOT NO-42, SECTOR-06, PUSHPAK, NAVI MUMBAI

OWNERS/
 MR. BALARAM P. WASKAR MR. SUBHASH P. WASKAR

MIS. TEJAS ENTERPRISES
 ARCHITECTS

Stamp of Architect (AR, VINOD TANDON) (D/W/23454)

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