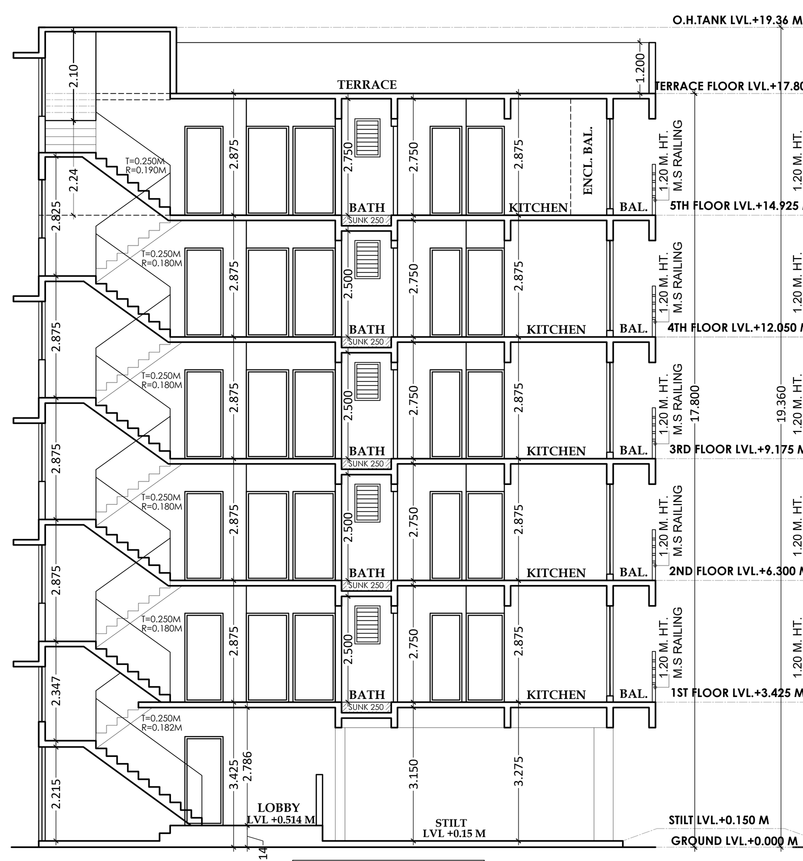
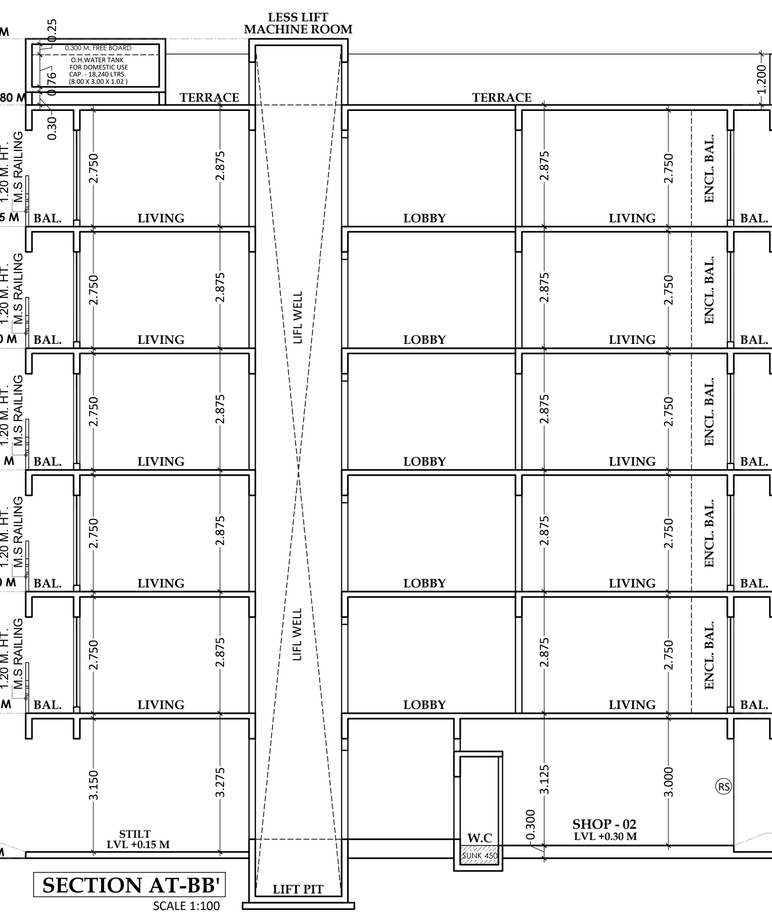


SECTION AT-AA'
SCALE 1:100



SECTION AT-BB'
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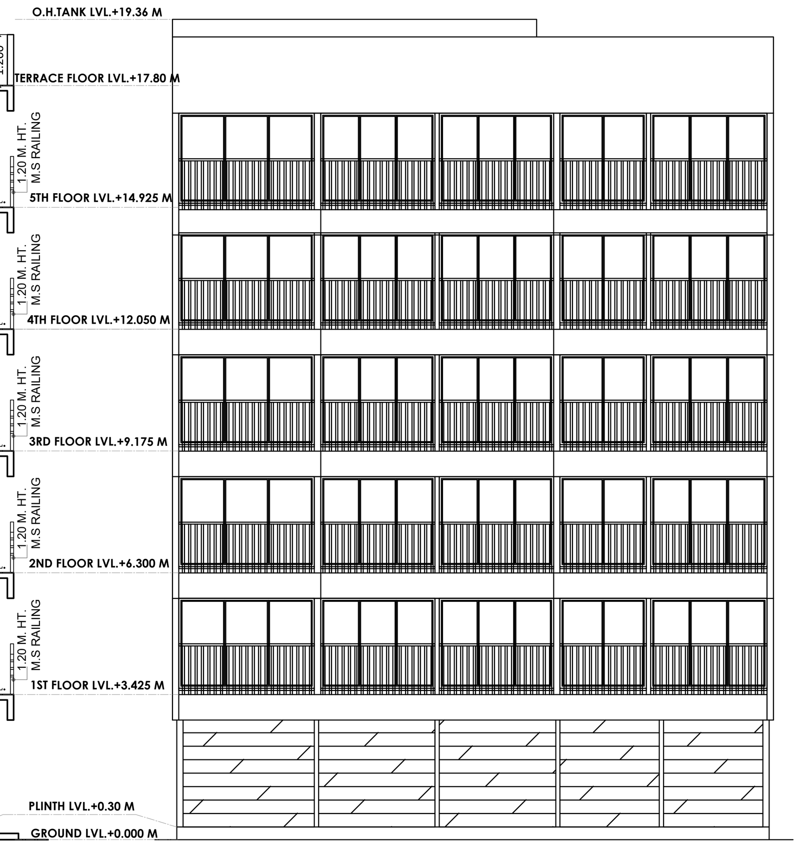


WATER CAPACITY REQUIRED FOR RESIDENTIAL U.G. WATER TANK

BUILDING	FLAT NOS.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.		ADDITIONAL TOILET 180 LTR. PER SIT		TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)
RESIDENTIAL	25	135 X 25 X 5	16,875	270 X 25	6,750	180 X 5	900	7,650	24,525

WATER CAPACITY REQUIRED FOR COMMERCIAL U.G. WATER TANK

BUILDING	SHOP NOS.	REQUIRED DOMESTIC 70 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.		ADDITIONAL TOILET 180 LTR. PER SIT		TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)
COMMERCIAL	05	92.41 / 3 X 70	2,156	270 X 5	1,350	180 X 0	00	1,350	3,506

PROVIDED U.G. WATER TANK

DOMESTIC TANK	25,000
COMMERCIAL TANK	5,000
TOTAL PROVIDED WATER TANK CAPACITY	30,000 LTRS.

OVER HEAD WATER TANK CAPACITY CALCULATION

BUILDING NUMBER	WING	WATER REQUIRED (LTRS.) (60% OF UNDER GROUND TANK)	COLD WATER REQUIREMENT: TANK SIZE	NUMBER OF TANK	CAPACITY (LTRS.)
(1)	(2)	(3)	(4)	(5)	(6)
DOMESTIC		16,818	8.00 X 2.00 X 1.02	01	16,320
TOTAL		16,818			16,320

NOTE -
1). OVERHEAD TANK CAPACITY SHALL BE MINIMUM 60% OF WATER REQUIREMENT.
2). SIZE OF OVERHEAD TANK IS EXCLUDING FREE BORD

SEPTIC TANK REQUIREMENT

BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT: FLUSHING LPCD	FLUSHING LPD	DOMESTIC LPCD	DOMESTIC LPD	TOTAL LPD	% FLOW TO SEWER: FLUSHING (100%) LPD	DOMESTIC (85%) LPD	TOTAL FLOW TO SEPTIC TANK: TOTAL LPD	SEPTIC TANK PROVIDED: SIZE	CAPACITY
(1)	(2)	(3) = (2) X 5	(4)	(5) = (3)X(4)	(6)	(7) = (3)X(6)	(8) = (5)+(7)	(9) = (8)X100%	(10) = (8)X85%	(11) = (9)+(10)	(12)	(13)
BUILDING - 1 RESI.+COMM.	30	150	54	8,100	00	00	8,100		6,885	6,885	(2.50 x 1.50 x 2.00)	7,500
TOTAL				8,100			8,100		6,885	6,885		7,500

NOTE -
1) LPCD = Liter per Capita per day
2) LPD = Liter per day
3) For septic tank capacity flushing & domestic flow to sewer wil be 100% & 85% respectively
4) Size of septic tank is excluding freeboard

Summary of proposed Pline area as per UDCPR

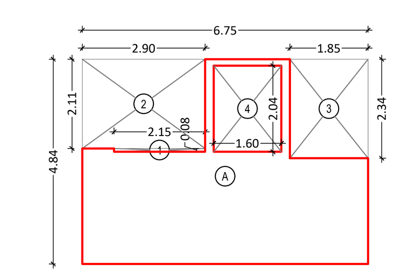
Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RESI.)	TOTAL
		A	B	C
1	GROUND	92.470	18.780	111.250
2	1ST FL	0.000	246.930	246.930
3	2ND FL	0.000	246.930	246.930
4	3RD FL	0.000	246.930	246.930
5	4TH FL	0.000	246.930	246.930
4	5TH FL	0.000	246.930	246.930
5	TOTAL	92.47	1253.430	1345.900
6	BASIC+PREMIUM FSI	51.372	865.975	917.347
7	BASIC FSI	51.372	674.745	726.117
8	PREMIUM FSI	0.000	191.230	191.230
9	ANCILLARY FSI	41.098	438.827	479.925

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

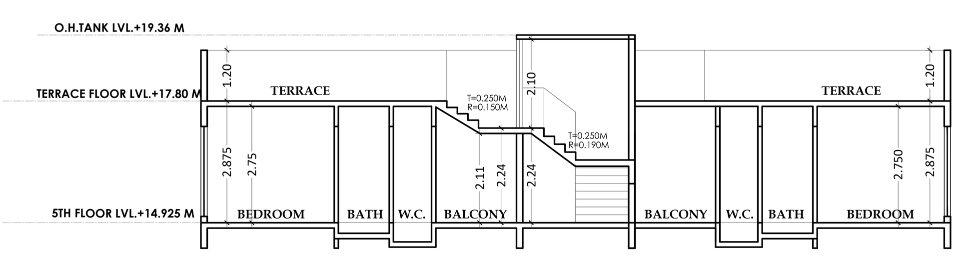
As per notifivation , dtd 28.12.2022

SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	PARKING SPACE REQ. NON CONGESTED AREA CAR	SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00	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	1.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	0.00	1.00	2.00	0.00	0.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0.00	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	25.00	0.00	2.00	0.00	25.00
6	For every 100 sq.m. carpet area or fraction there of	85.790	2.00	6.00	2.00	6.00
Parking Requirement (quantum)	Residential				0	25
	Commercial				2	6
5% visitor parking only for residential					0	1
TOTAL					2	32
With Multiplying Factor on total parking as per Table 8C - 0.8			Multiplying Factor Not applicable for scooter		2	32
PARKING REQUIREMENT			CAR	SCOOTER		
			2	32		
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			4	24		
Required PARKING (after conversion)			6	8		
Proposed parking considering additional FSI			8	2		

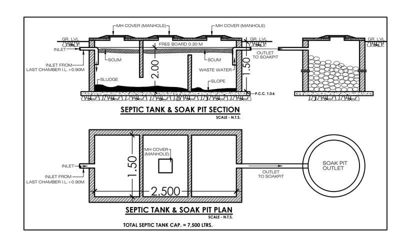
NOTE : The excess parking shall to be treated as public parking and shall be handed over for same purpose to the Authority free of cost, if the building permission proposal for the balance potential is not submitted before final occupancy certificate.

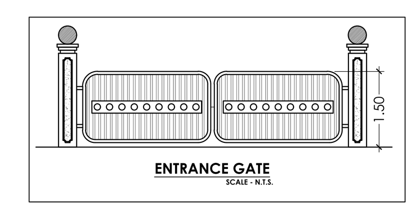


AREA DIAGRAM OF GROUND FLOOR
(LOBBY) SCALE 1:100



PART SECTION AT-CC'
SCALE 1:100





ENTRANCE GATE
SCALE - N.T.S.

SCHEDULE OF DOORS & WINDOWS

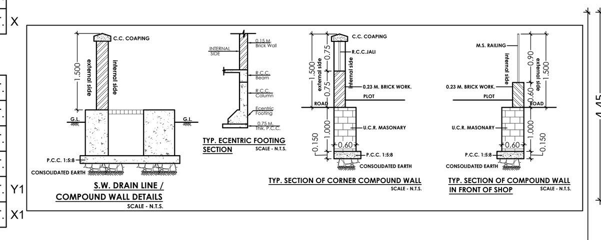
TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENINGS	DESCREPTION OF FINISH
FRD	1.200 X 2.100	2.520	FIRE RESISTANT DOOR
D	1.000 X 2.100	2.100	T.W. FRAMED PANNELED DOOR
D1	0.900 X 2.100	1.890	T.W. FRAMED PANNELED DOOR
D2	0.750 X 2.100	1.575	T.W. FRAMED PANNELED DOOR
W	3.200 X 2.125	6.800	ALU. GLAZED SLIDING WINDOW
W1	2.750 X 2.125	5.844	ALU. GLAZED SLIDING WINDOW
W2	2.700 X 2.125	5.738	ALU. GLAZED SLIDING WINDOW
W3	2.040 X 2.125	4.335	ALU. GLAZED SLIDING WINDOW
W4	1.910 X 2.125	4.059	ALU. GLAZED SLIDING WINDOW
W5	1.890 X 2.125	4.016	ALU. GLAZED SLIDING WINDOW
V	0.600 X 0.900	0.540	ALU. GLAZED LOUVERED WINDOW
V1	0.500 X 0.900	0.450	ALU. GLAZED LOUVERED WINDOW

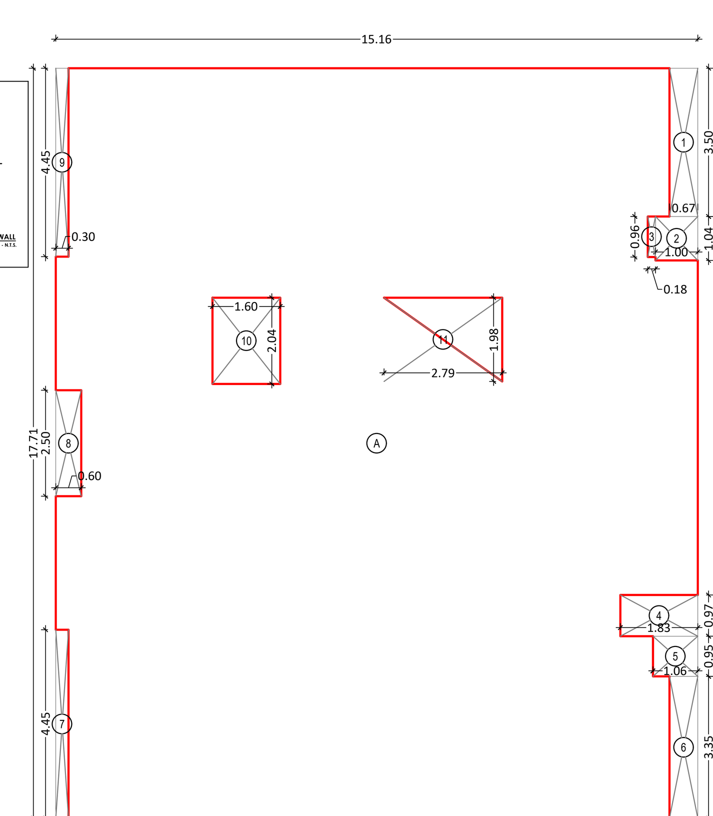
BUILT UP AREA CALCULATION

TYPICAL FLOOR								
A	6.75	X	4.84	X	1 NO	=	32.67	SQ.MT.
				TOTAL ADDITION		=	32.67	SQ.MT. X

DEDUCTIONS

1	2.15	X	0.08	X	1 NO	=	0.17	SQ.MT.
2	2.90	X	2.11	X	1 NO	=	6.12	SQ.MT.
3	1.85	X	2.34	X	1 NO	=	4.33	SQ.MT.
4	1.60	X	2.04	X	1 NO	=	3.26	SQ.MT.
				TOTAL DEDUCTION		=	13.88	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	18.78	SQ.MT. X1





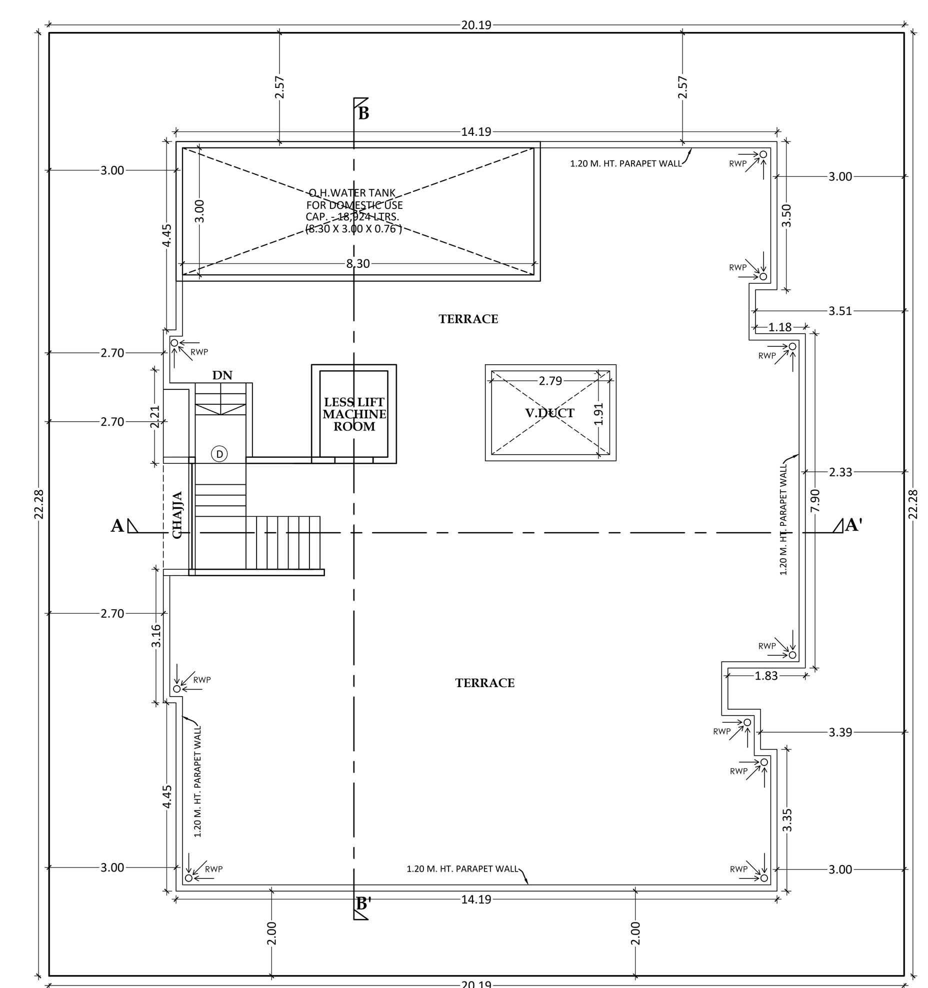
1ST TO 5TH FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION

TYPICAL FLOOR (1ST TO 5TH FLOOR)								
A	15.16	X	17.71	X	1 NO	=	268.48	SQ.MT.
				TOTAL ADDITION		=	268.48	SQ.MT. X

DEDUCTIONS

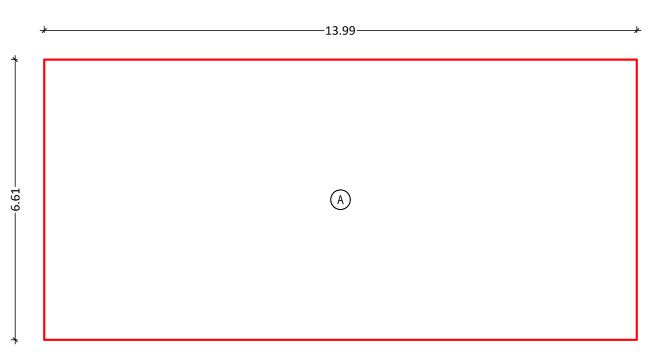
1	0.67	X	3.50	X	1 NO	=	2.35	SQ.MT.
2	1.00	X	1.04	X	1 NO	=	1.04	SQ.MT.
3	0.18	X	0.96	X	1 NO	=	0.17	SQ.MT.
4	1.83	X	0.97	X	1 NO	=	1.78	SQ.MT.
5	1.06	X	0.95	X	1 NO	=	1.01	SQ.MT.
6	0.67	X	3.35	X	1 NO	=	2.24	SQ.MT.
7	0.30	X	4.45	X	1 NO	=	1.34	SQ.MT.
8	0.60	X	2.50	X	1 NO	=	1.50	SQ.MT.
9	0.30	X	4.45	X	1 NO	=	1.34	SQ.MT.
10	1.60	X	2.04	X	1 NO	=	3.26	SQ.MT.
11	2.79	X	1.98	X	1 NO	=	5.52	SQ.MT.
				TOTAL DEDUCTION		=	21.55	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	246.93	SQ.MT. X1



TERRACE FLOOR PLAN
SCALE 1:100

CARPET AREA STATEMENT AS PER RERA

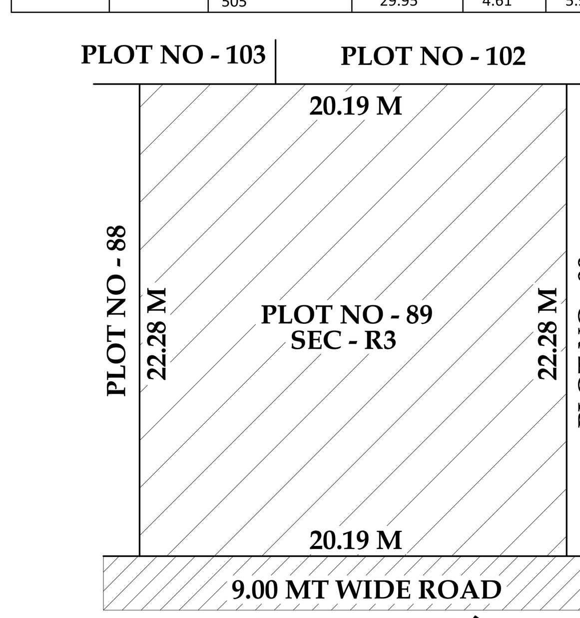
BUILDING NO.	FLOOR NO.	SHOP/FLAT NO.	CARPET AREA IN SQ.M.	BALCONY IN SQ.M.	ENCL. BAL. IN SQ.M.	DRY BAL. IN SQ.M.	NAT. TERR. IN SQ.M.
BUILDING-01	GROUND FLOOR	SHOP - 01	20.01	0.00	0.00	0.00	0.00
		SHOP - 02	17.75	0.00	0.00	0.00	0.00
		SHOP - 03	17.75	0.00	0.00	0.00	0.00
		SHOP - 04	15.14	0.00	0.00	0.00	0.00
		SHOP - 05	15.14	0.00	0.00	0.00	0.00
	1ST FLOOR	101	29.75	4.96	3.20	0.80	0.00
		102	27.98	3.05	4.79	0.96	0.00
		103	29.93	7.40	7.40	0.00	0.00
		104	28.95	2.70	7.49	0.00	1.92
		105	29.95	4.61	5.90	0.80	0.00
	2ND TO 4TH FLOOR	201,301,401	29.75	4.96	3.20	0.80	0.00
		202,302,402	27.98	3.05	4.79	0.96	0.00
		203,303,403	29.93	7.40	7.40	0.00	0.00
		204,304,404	28.95	2.70	7.49	1.92	0.00
		205,305,405	29.95	4.61	5.90	0.80	0.00
	5TH FLOOR	501	27.84	6.775	3.20	0.80	0.00
		502	27.98	3.05	4.79	0.96	0.00
		503	29.93	7.40	7.40	0.00	0.00
		504	28.95	2.70	7.49	1.92	0.00
		505	29.95	4.61	5.90	0.80	0.00



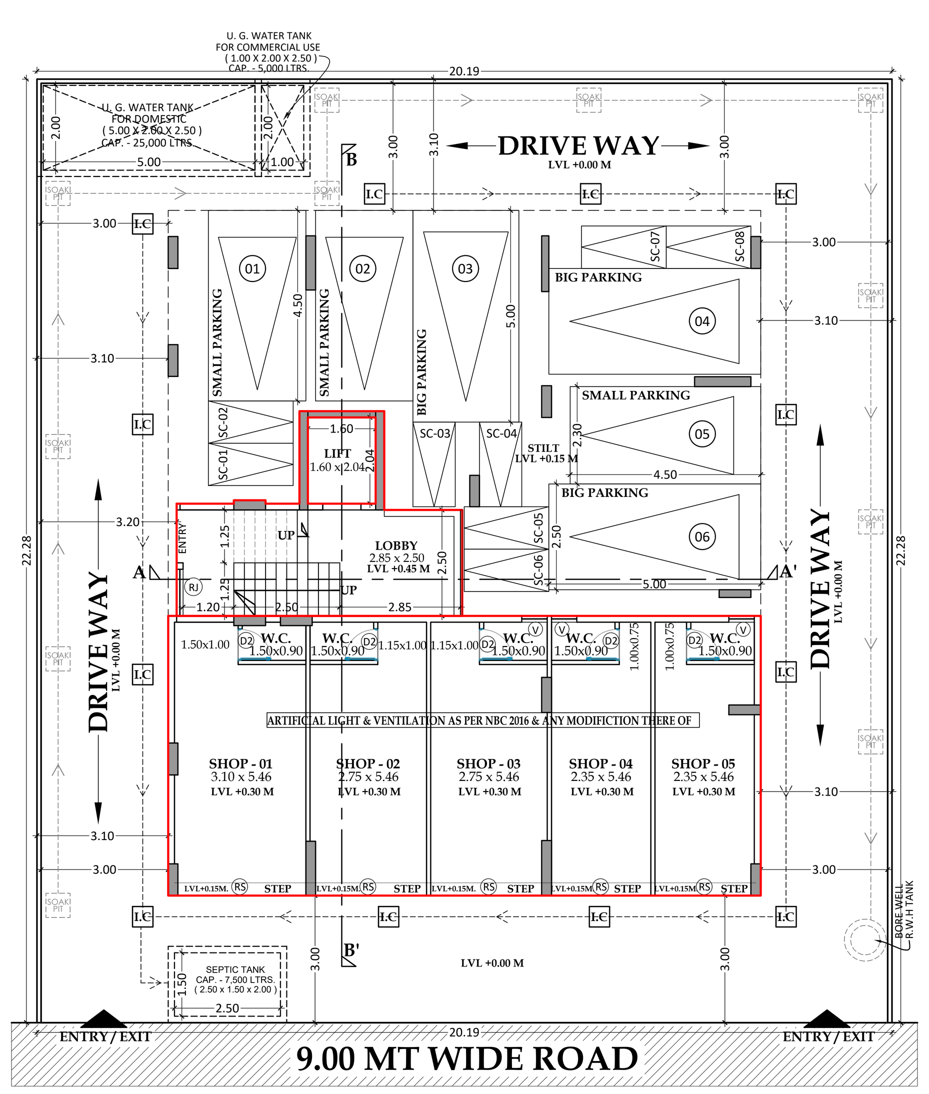
AREA DIAGRAM OF GROUND FLOOR
(COMMERCIAL) SCALE 1:100

BUILT UP AREA CALCULATION

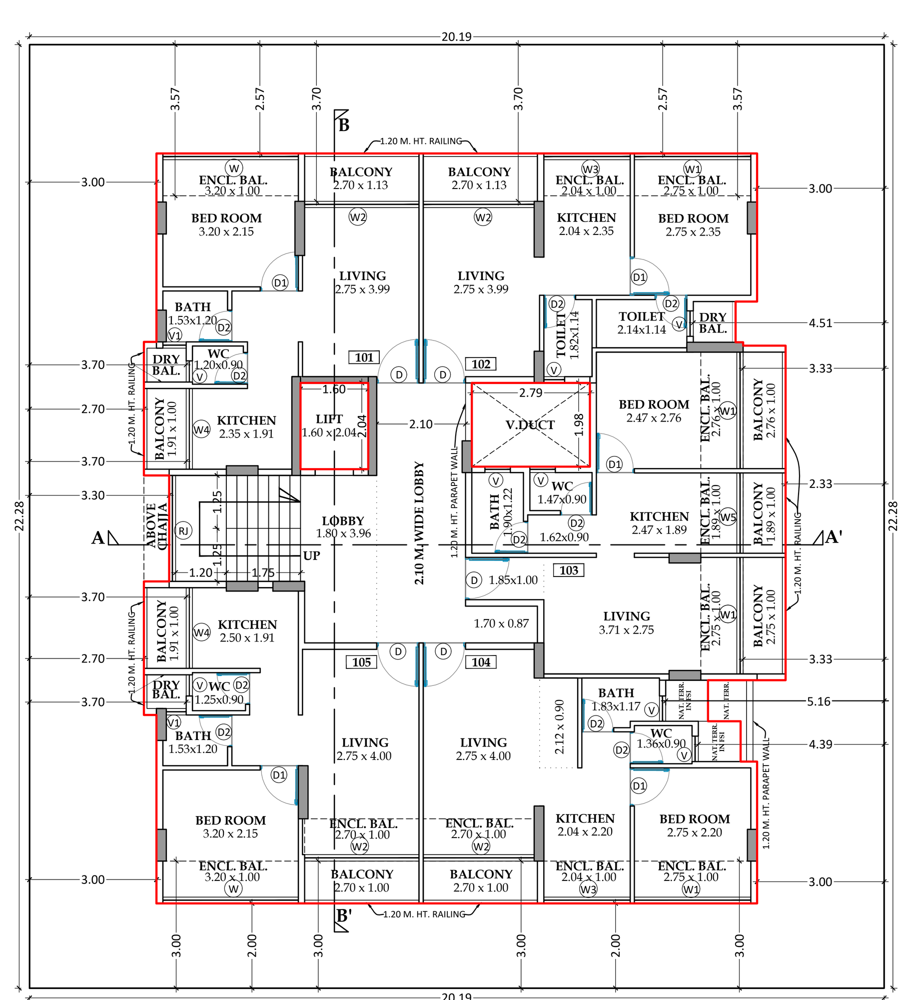
GROUND FLOOR (COMMERCIAL)								
A	13.99	X	6.61	X	1 NO	=	92.47	SQ.MT.
				TOTAL ADDITION		=	92.47	SQ.MT. X



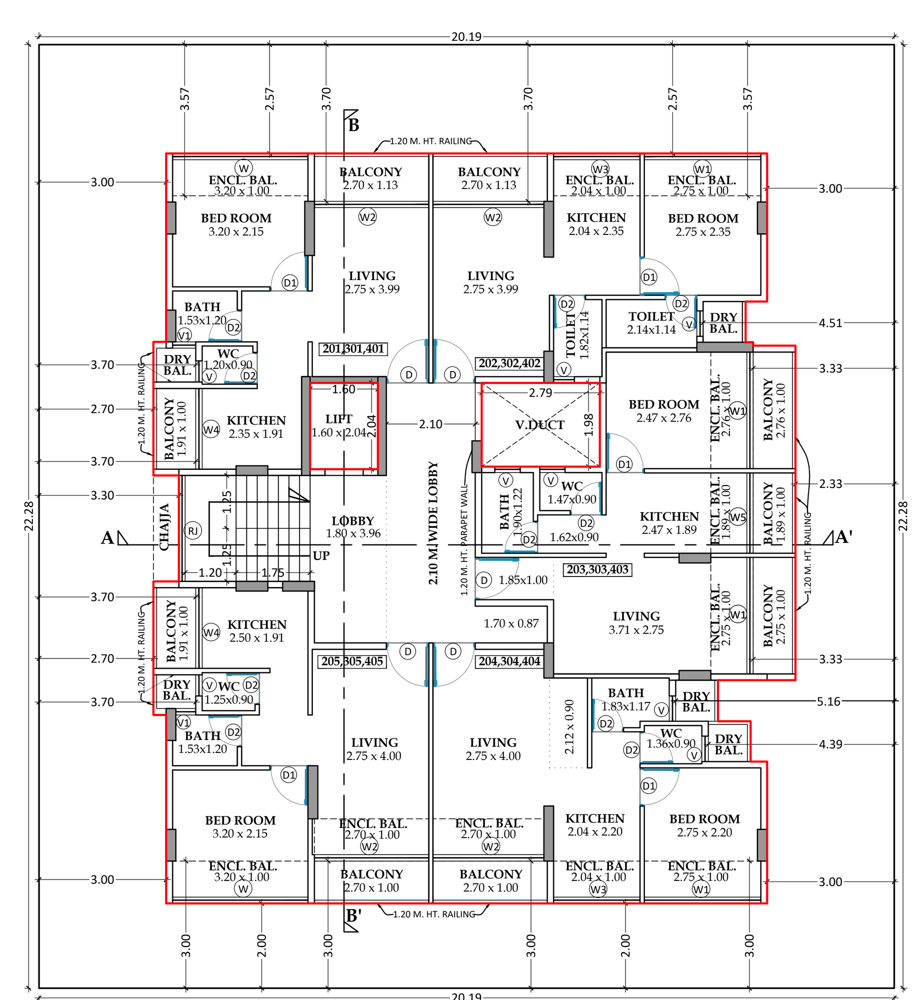
LOCATION PLAN
SCALE 1:100



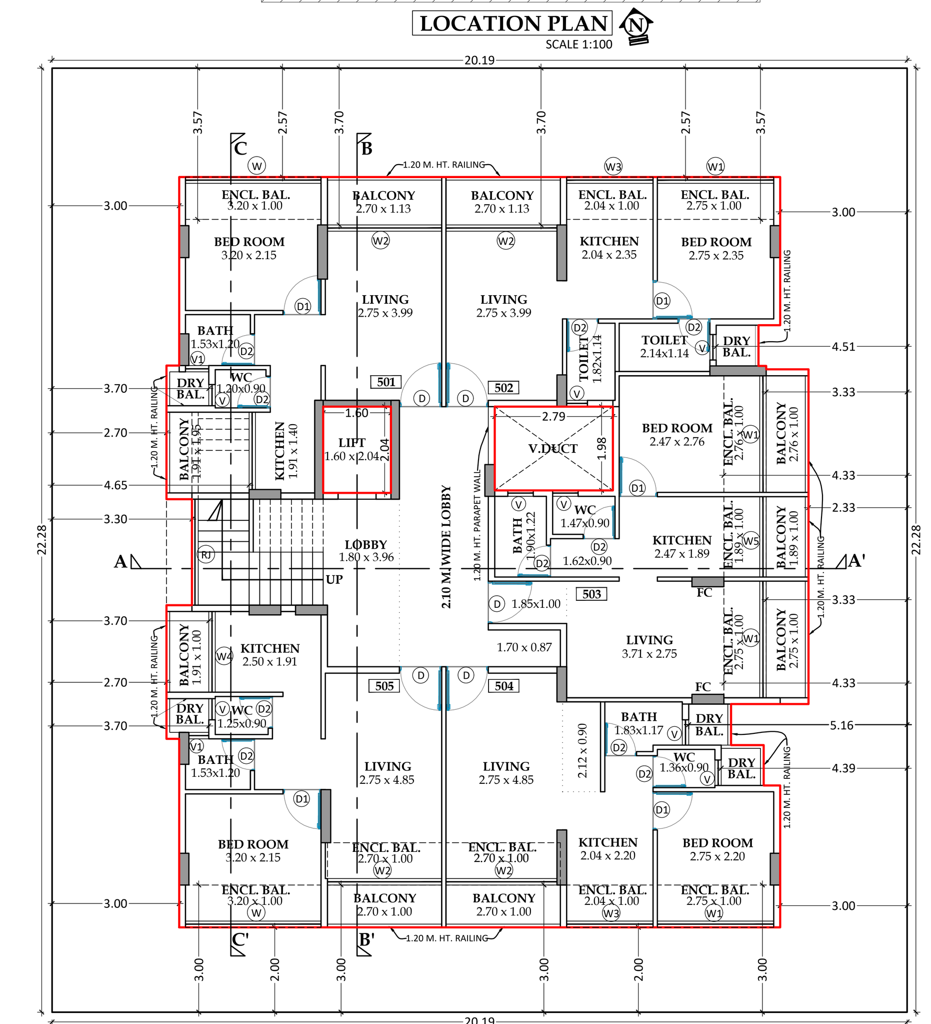
GROUND FLOOR PLAN
SCALE - 1:100
CAR PARKING-06 NOS.
TWO WHEELER PARKING-08 NOS.
TOTAL BIG PARKING-03 NOS.
TOTAL SMALL PARKING-03 NOS.



1ST FLOOR PLAN
SCALE 1:100



2ND TO 4TH FLOOR PLAN
SCALE 1:100



5TH FLOOR PLAN
SCALE 1:100

PROFORMA-I

	SHEET NO.
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO - 89, SECTOR - R3, PUSHPAK NAGAR, NAVI MUMBAI.	1/1

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18760/TPO(NM & K)/2023/11803
Dtd. 12 Jan 2024

Signature Not Verified
Digitally signed by RASHMI BHUSHAN CHAUDHARI Date: 12 Jan 2024 17:51:14 Organization: CIDCO Designation: Associate Planner

Proforma-1

Sr.No		Particulars	Area (sq.m)
1		Area of plot (Minimum area of a, b, c to be considered)	449.830
	a	As per ownership document (7/12, CTS extract)	449.830
	b	as per measurement sheet	449.830
	c	as per site	449.830
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)	449.830
4		Amenity Space (if applicable)	
	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))	449.830
6		Recreational Open space (if applicable)	
	a	Required -	0.000
	b	Proposed -	0.000
7		Internal Road area	0.000
8		Plotable area (if applicable)	449.830
9	a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) - Min. of 1.5 as per UDCPR & 2.0 As per agrreement to lease	674.745
	b	Permissible commercial area	101.212
	c	Proposed commercial area (basic excluding ancillary)	72.850
10		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.5 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)	191.230
	b	Proposed FSI on payment	191.230
11		In-situ FSI / TDR loading	
	a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	
	b	In-situ area against Amenity Space if handed over[2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
	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(a) + 10(b)+11(d)] or 12 whichever is applicable.	865.975
	b	Permissible Ancillary Area FSI upto 60% or 80% *on balance*	529.026
	c	*Proposed Ancillary area FSI*	479.925
	d	Total entitlement (a+b)	1395.00
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	3.103
15		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	1345.900
	a	Existing Built-up Area	0.000
		Residential	0.000
		Commercial	0.000
	b	Proposed Built-up Area (as per 'P-line')	1345.900
		Residential	1253.430
		Commercial	92.470
	c	Total (a+b) (shall not be more than 13(d))	1345.900
16		F.S.I. Consumed (15/13) (should not be more than serial No.14	0.965
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	
	b	Proposed	0.000
18	a	Total commercal unit	5 NOS.
	b	Total residential unit	25 NOS.
19		Basement , Stilt, Podium area	
	a	Basement area	0
	b	Stilt area	135.79
	c	1st Podium area	0
	e	Total area (a+b+c+d+e)	135.79
20		Height of building	17.80 m.

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.	814.60	51.37
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	191.23	0.00
3	Total proposed built up area (basic+ premium)	814.60	51.37
4	Proposed Ancillary Area FSI	438.83	41.10
5	% of ancillary area FSI	54%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13d)	1253.43	92.47

NOTE : THE PROPOSED CHAJJAS OVER OPENINGS FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECARATION, ASTHETIC PURPOSE SHALL NOT BE USED FOR ANY HABITABLE PURPOSE.

LEGEND

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

CERTIFICATE OF AREA

Certified that the plot under reference was serveyed by me on 15/01/2022 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

NAME, ADDRESS & SIGN OF OWNER

Smt. Champavati Harishchandra Patil
&
Smt. Kavita Jaydas Chimane

NAME, ADDRESS & SIGN OF ARCHITECT

Ar. Amitkumar B. Patel
(Reg. No. CA/2014/63182)

DESTINATION
ARCHITECTURE INTERIOR DESIGNS
OFFICE NO- 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING- B, PLOT NO- 66, SECTOR- 15, C.B.D. BELAPUR, NAVI MUMBAI. 400614
Call : 022-40126328 & 022-41276523
www.destinationarchitects.com / destination.ind1@gmail.com

JOB NO	DRG. NO.	SCALE	DRAWN BY	DATE
BP-18760		AS SHOWN	SUSHANT	02/01/2024