

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18901/TPO(NM & K)/2024/12566
 Dtd. 30 May 2024

Signature valid
 Digitally signed by AMIT N. PATIL
 DN: cn=AMIT N. PATIL, o=CIDCO, ou=Department of Planning, email=amit.patil@cidco.gov.in

NOTE:- THE PROPOSED CHAJJAS OVER OPENINGS FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECORATION, AESTHETIC PURPOSE SHALL NOT USED FOR ANY HABITABLE PURPOSE.

ARCHITECT NAME :- AMIT N PATIL. (CA/2003/30739)
 DATE SCALE DRAWN BY CHECKED BY
 17.05.2024 1:100 PRANAY KAILAS ANGRE

PROJECT:- DEVELOPMENT PERMISSION FOR RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO-272, SECTOR -19, ULWE, NAVI MUMBAI.

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.

- 1) Mr. Vasant Harji Patel
- 2) Mr. Chetan Vasant Patel
- 3) Mrs. Pushpa Vasant Patel
- 4) Mrs. Payal Chetan Patel (Through its Partners)
 M/S. PAWAN ENTERPRISES.
 OWNER'S NAME AND SIGNATURE

CERTIFICATE OF AREA :- certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot started 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 Departments / City Survey records

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

SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	As per notification, dtd 28.12.2022			
			PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	38,00	1.00	2.00	19.00	38.00
4	For every two tenement with each tenement having carpet area less than 40sq.m. but more than 30sq.m.	1.00	1.00	2.00	1.00	1.00
6	For every 100sq.m. carpet area or fraction thereof	90.69	2.00	6.00	2.00	6.00
Parking Requirement (quantum)			Residential		20	38
			Commercial		2	6
5% visitor parking only for residential					1	2
TOTAL					23	47
With Multiplying Factor on total parking as per Table 8C - 3B			Mul. multiplying Factor Not applicable for Residential scooter parking		18	46
PARKING REQUIREMENT			CAR		23	46
			SCOOTER		46	46
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)					22	22
Proposed parking considering additional FSI					25	23

REQUIRED WATER TANK CALCULATION

NO.	SHOP / FLATS NO.	DOMESTIC REQUIREMENT OF U.G. WATER TANK		ELUSHING REQUIREMENT U.G. TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIREMENT U.G. TANK	GRAND TOTAL IN LITRES
		(A) RESIDENTIAL - 5 PERSONS / TENEMENT COMMERCIAL - BUA / OCCUPANT LOAD	(B) BUA / 3 PERSONS X 70 LTRS				
1	3	2308.693	210.00	---	0	0	2309
2	30	2632	1050	70	---	1200	4955
TOTAL REQUIRED U.G. TANK CAPACITY FOR COMMERCIAL - RESIDENTIAL - FLUSHING							51764
TOTAL REQUIRED O.H. TANK CAPACITY FOR COMM. + RESL. - FLUSHING (60% OF U.G. TANK CAPACITY)							31058
TOTAL PROPOSED U.G. TANK CAPACITY FOR COMMERCIAL - RESIDENTIAL - FLUSHING							54172
TOTAL PROPOSED O.H. TANK CAPACITY FOR COMMERCIAL - RESIDENTIAL - FLUSHING							32522
TOTAL REQUIRED U.G. FIRE TANK CAPACITY							75000
TOTAL PROPOSED U.G. FIRE TANK CAPACITY							76032
TOTAL REQUIRED O.H. FIRE TANK CAPACITY							5000
TOTAL PROPOSED O.H. FIRE TANK CAPACITY							10010

NOTE:
 1 For Residential - unit 5 Person per tenement
 2 For commercial - No. of person on occupant load / area of floors (Refer Table No. 9E.)
 3 Water Requirement per capita = 138 Litrs (Domestic), 270 Litrs (Flushing)
 4 Size of Tank is excluding the Free Bord

AREA CALCULATION FOR GROUND FLOOR (COMMERCIAL)

SR.	BASE (METER)	HEIGHT (METER)	NUMBER OF DEDUCTION	AREA IN SQ.M	
AREA BLOCK ABCD					
A	11.330	X	12.410	1	140.605
DEDUCTION					
1	4.950	X	4.010	1	19.850
2	4.175	X	1.860	1	7.766
3	4.025	X	4.000	1	16.100
TOTAL DEDUCTION(A)				43.715	
GROSS AREA - TOTAL DEDUCTION				96.890	
NET AREA GROUND FLOOR				96.890	

AREA CALCULATION FOR GROUND FLOOR (ENTRANCE LOBBY, LIFT & TOILET)

SR.	BASE (METER)	HEIGHT (METER)	NUMBER OF DEDUCTION	AREA IN SQ.M	
AREA BLOCK ABCD					
A	9.505	X	16.940	1	161.015
DEDUCTION					
1	1.950	X	1.990	1	3.881
2	1.950	X	4.250	1	8.288
3	0.200	X	2.310	1	0.462
4	2.350	X	1.540	1	3.619
5	4.555	X	2.290	1	10.431
6	0.090	X	3.160	1	0.284
7	2.055	X	1.000	1	2.055
8	2.205	X	1.860	1	4.101
9	4.950	X	5.450	1	26.978
10	1.940	X	4.530	1	8.788
TOTAL DEDUCTION(A)				68.886	
LIFT DEDUCTION					
L1	1.690	X	1.850	1	3.127
L2	1.800	X	2.700	1	4.860
L3	3.500	X	6.500	2	45.500
TOTAL DEDUCTION(B)				53.487	
TOTAL DEDUCTION (A + B)				122.373	
GROSS AREA - TOTAL DEDUCTION				38.642	
NET AREA GROUND FLOOR				38.642	

Proforma

Sr.No	Particular	Area (sq.m)
A	Plot Area	1049.880
B	Basic Permissible F.S.I (Plot Area X 1.5)	1574.820
C	Permissible premium of F.S.I (Plot Area X 0.5 + 0.1)	629.928
D	TDR (Plot Area X 0.06)	661.424
E	Total permissible Basic + Premium + TDR (B+C+D) (1.5+0.5+0.1+0.06) = 2.16	2866.172
F	Proposed Commercial Pline Area	96.890
G	Proposed Commercial Basic+Premium FSI (F/1.8)	53.828
H	Proposed Commercial Ancillary Area (G x 80%)	43.062
I	Balance Permissible Residential Basic+Premium BUA (E-G)	2812.344
J	Permissible Ancillary Area (AS PER NOC)	1730.703
K	Proposed Residential Pline Area	4495.806
L	Proposed Residential Basic + Premium BUA (K/1.6)	2809.879
M	Proposed Residential Ancillary Area (LX 60%)	1685.927
N	Balance Residential Basic+Premium BUA (I-L)	2.465
O	Balance Residential Ancillary BUA (J-H-M)	1.714

Proforma-1

Sr.No	Particulars	Area (sq.m)
Area of plot (Minimum area of a, b, c to be considered)		
a	As per ownership document (7/12, CTS extract)	1049.880
b	As per measurement sheet	0.000
c	As per site	0.000
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)	1049.880
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))	1049.880
Recreational Open space (if applicable)		
a	Required -	0.000
b	Proposed -	0.000
7	Internal Road area	0.000
8	Plotable area (if applicable)	1049.880
9	a Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5:basic FSI) - Min. of 1.1 as per UDPR & 1.5 As per agreement to lease	1574.820
b	Permissible commercial area	236.223
c	Proposed commercial area (basic excluding ancillary)	53.828
Addition of FSI on payment of premium		
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)		
a	Proposed FSI on payment	629.928
b	In-situ FSI / TDR loading	627.462
11	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 or 1.85 X Sr. No. 4 (b) and /or(c)],	661.424
c	TDR area-	661.424
d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12	Additional FSI area under Chapter No. 7	
Total entitlement of FSI in the proposal		
a	[9(a) + 10(b)+11(d)] or 12 whichever is applicable.	2866.172
b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	1730.703
c	Proposed Ancillary area FSI	1728.989
d	Total entitlement (a+b)	4596.875
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per road width [(as per Regulation No. 6.1.6 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	4.378
Total Built-up Area in proposal (excluding area at Sr.No.17 b)		
a	Existing Built-up Area	0.000
b	Residential	0.000
c	Commercial	0.000
d	Proposed Built-up Area (as per 'P-line')	4592.70
e	Residential	4495.806
f	Commercial	96.890
g	Total (a+b) (shall not be more than 13(d))	4592.70
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.999
17	Area for Inclusive Housing, if any	0.000
a	Required (20% of Sr.No.5)	0.000
b	Proposed	0.000
18	a Commercial	3
b	Residential	29

Distribution of proposed Built up area as per UDPR

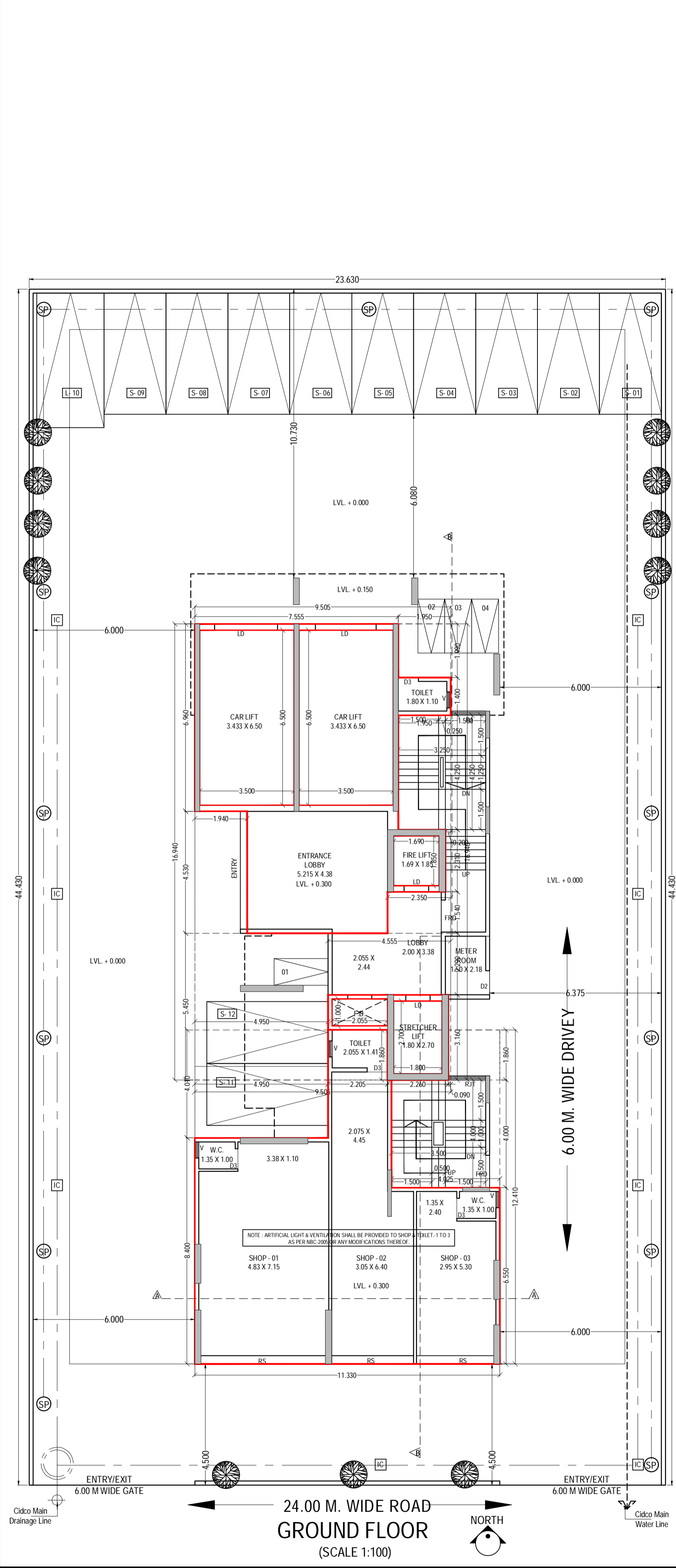
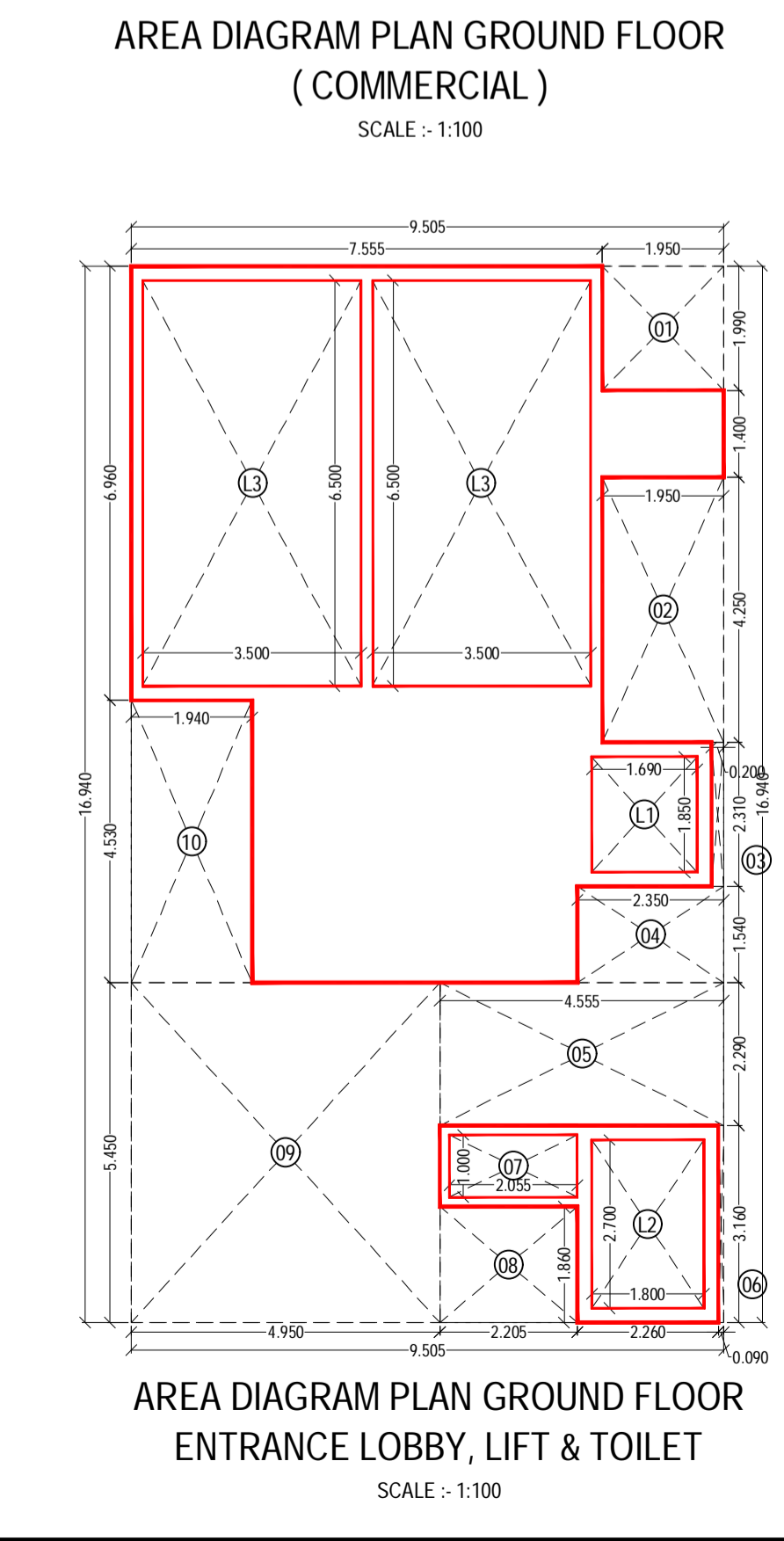
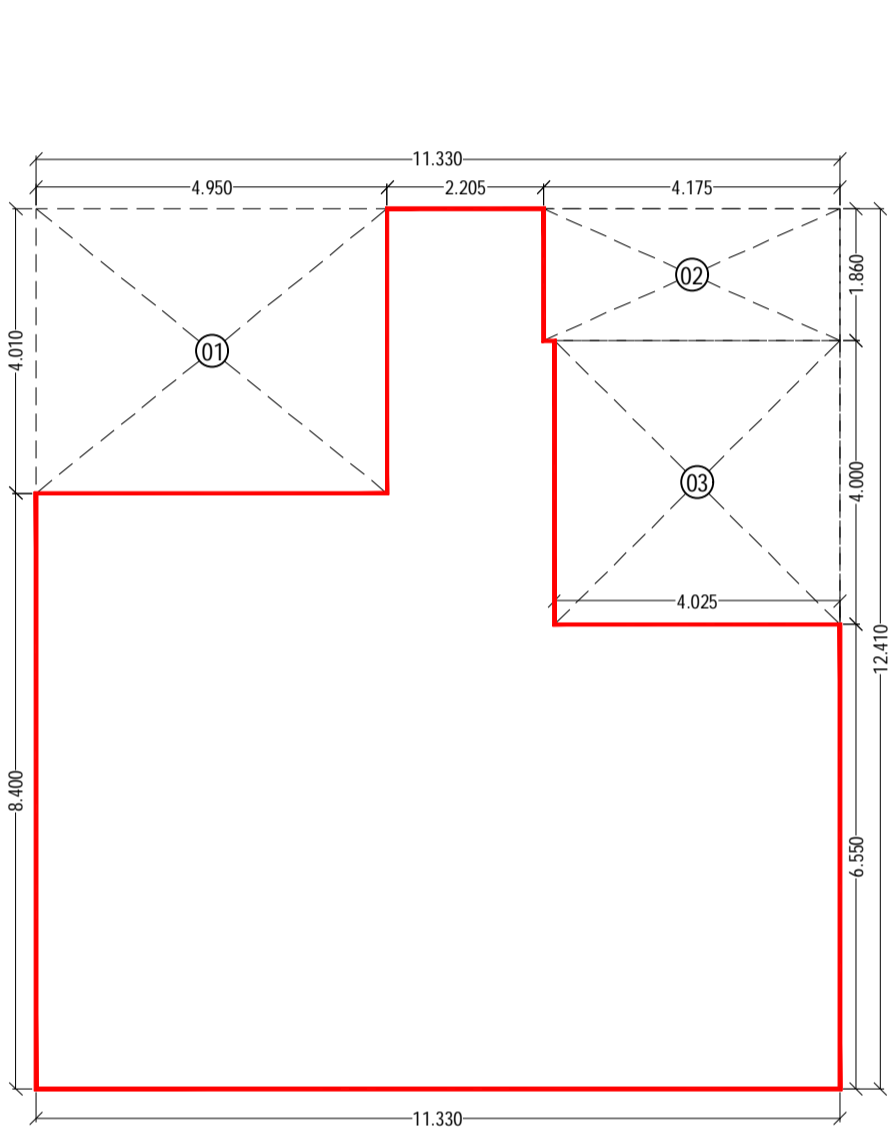
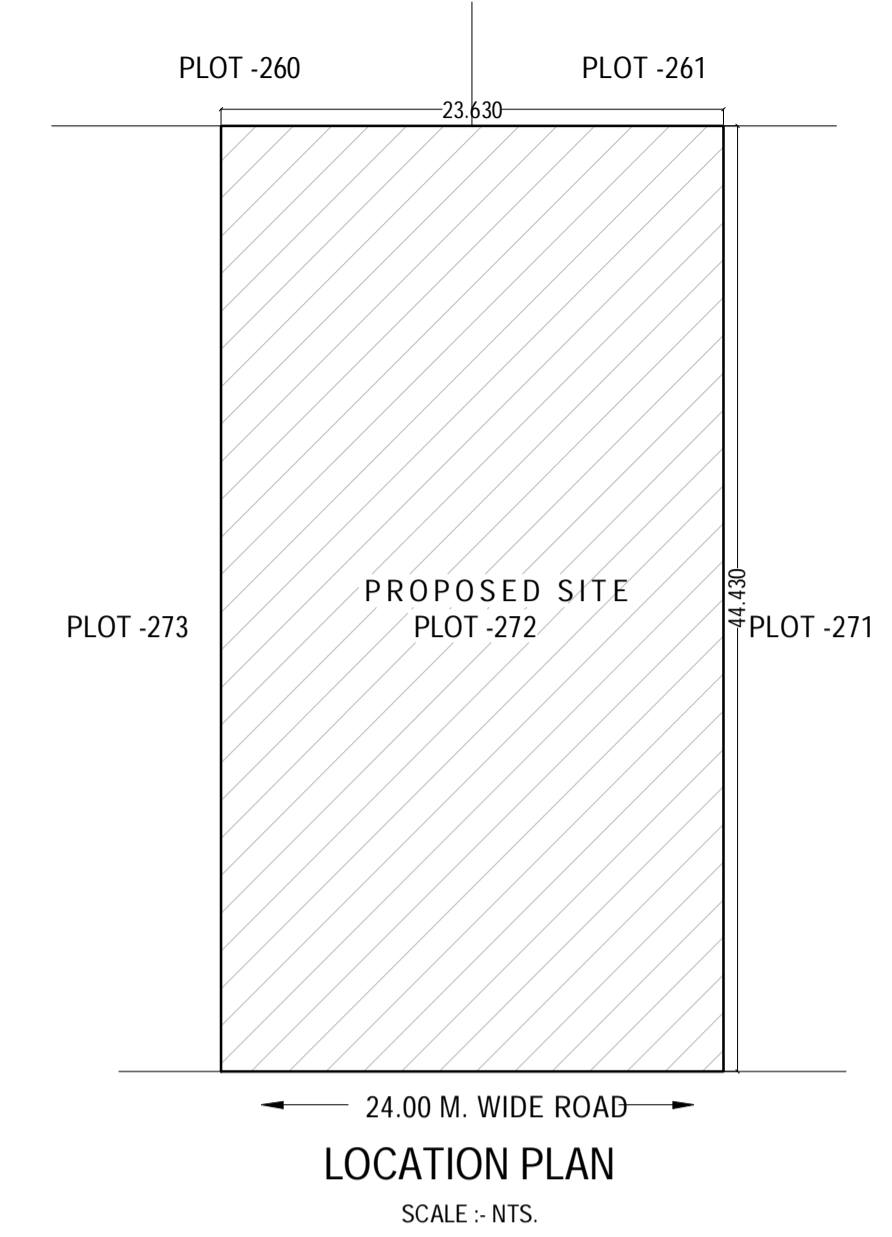
Sr.No	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	1520.99	53.83
2	Additional FSI on payment of premium (Together shall not exceed)	627.46	0.00
3	Total proposed built up area (basic+premium)	2809.88	53.83
4	Proposed Ancillary Area FSI	1685.93	43.06
5	% of ancillary area FSI	60%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed)	4495.81	96.89

Summary of proposed Pline area as per UDPR

Sr.No	FLOOR	PLINE AREA (Comm.)			TOTAL
		A	B	C	
1	GROUND	96.890	38.642		135.532
2	1ST FL		315.447		315.447
3	2ND FL		331.087		331.087
4	3RD FL		331.087		331.087
5	4TH FL		331.087		331.087
6	5TH FL		331.087		331.087
7	6TH FL		331.087		331.087
8	7TH FL		331.087		331.087
9	8TH FL		331.087		331.087
10	9TH FL		331.087		331.087
11	10TH FL		331.087		331.087
12	11TH FL		331.087		331.087
13	12TH FL		331.087		331.087
14	13TH FL		256.902		256.902
15	14TH FL		242.858		242.858
16	TOTAL	96.890	4495.806		4592.696
17	BASIC+PREMIUM FSI	53.828	2809.879		2863.707
18	BASIC FSI	53.828	1520.992		1574.820
19	PREMIUM FSI - TDR	0.000	627.462		627.462
20	ANCILLARY FSI	43.062	1685.927		1728.989

AMIT N. PATIL
 (REG. NO. :CA/2003/30739)
 ARCHITECT'S NAME AND SIGNATURE

AMIT N. PATIL ARCHITECTS
 ARCHITECTS AND PLANNERS
 310, 3RD FLOOR, SKYLARK, PLOT NO 63, SEC-11, CBD-BELAPUR, NAVI MUMBAI.



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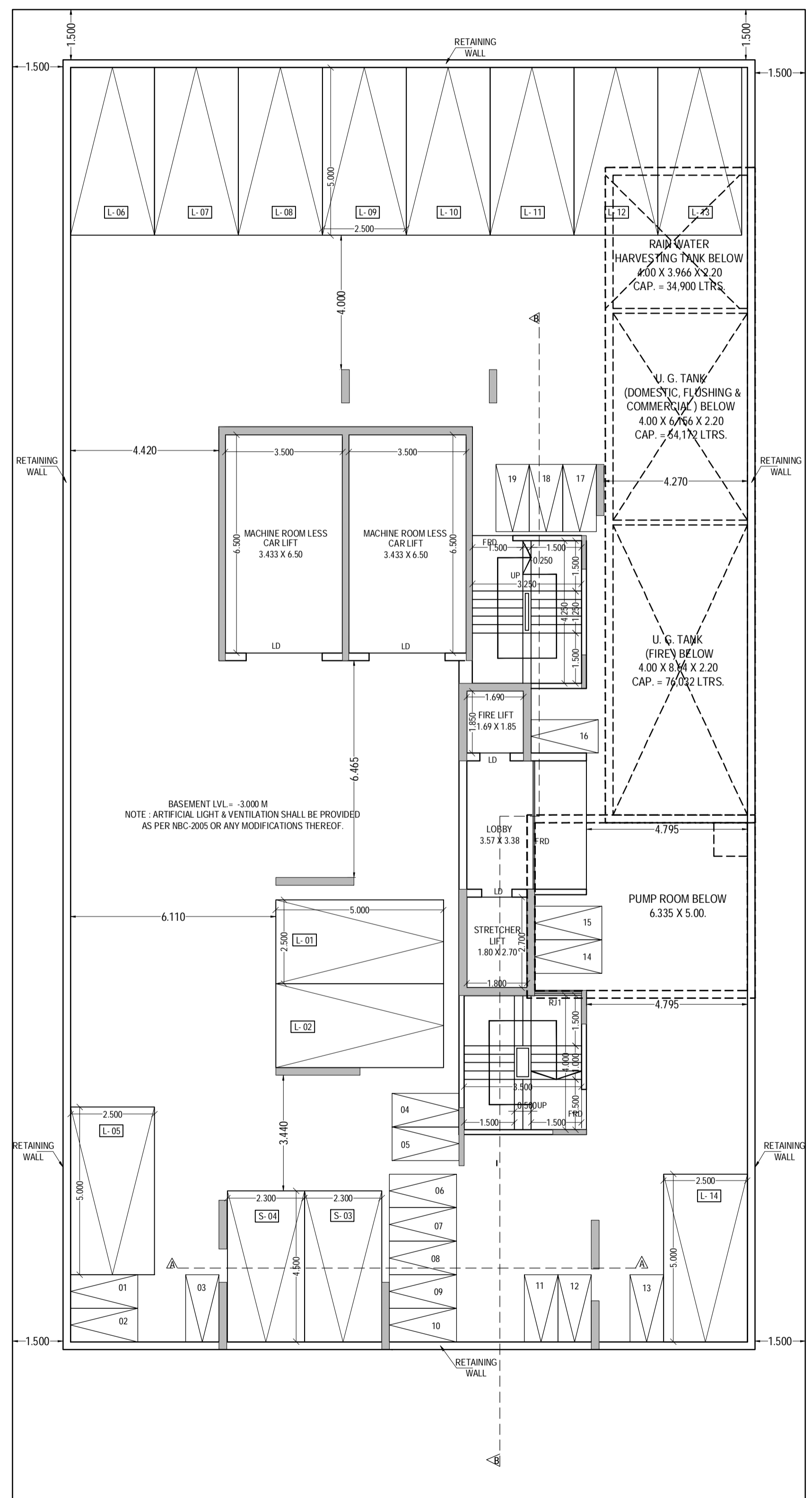
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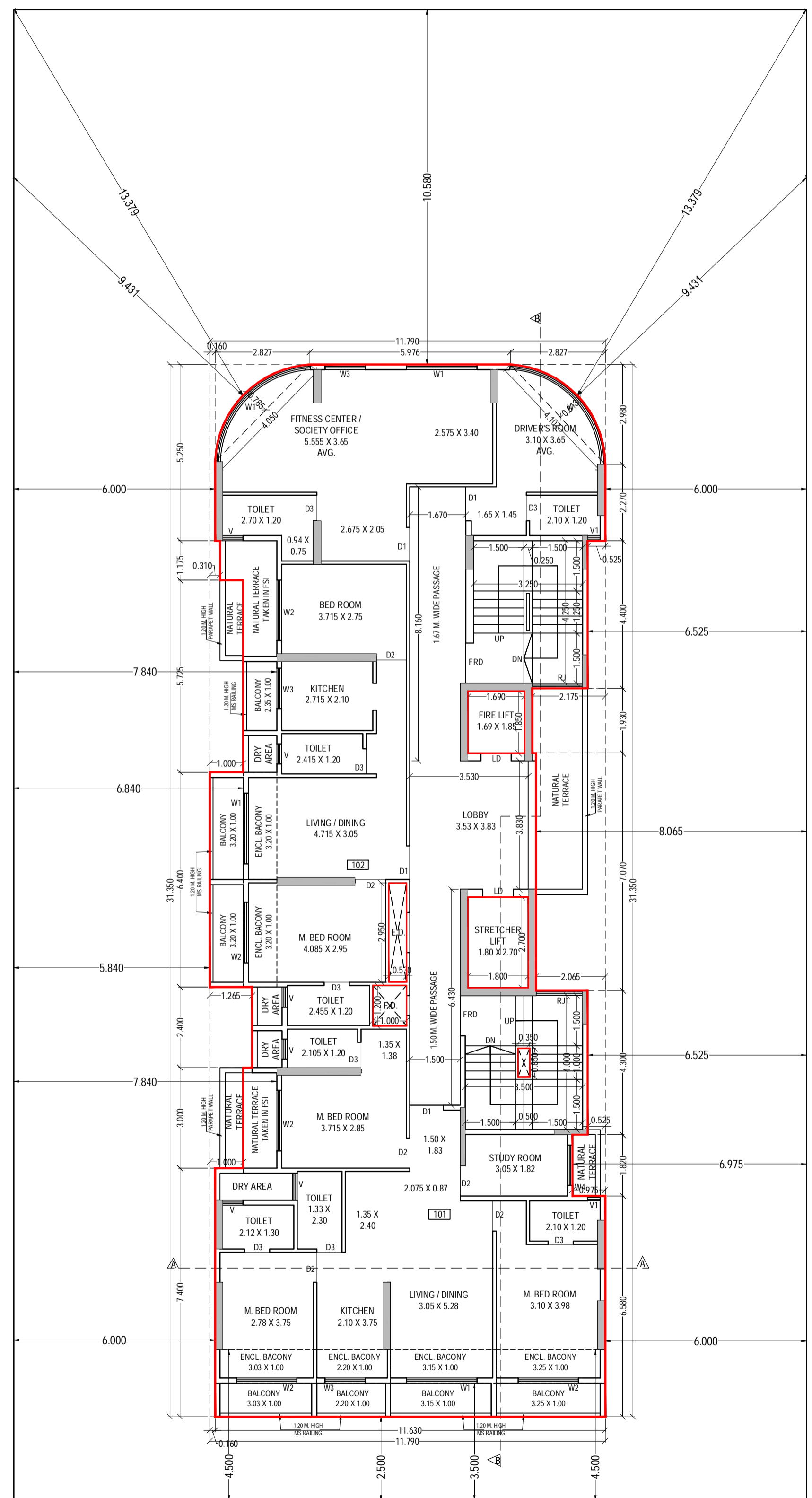
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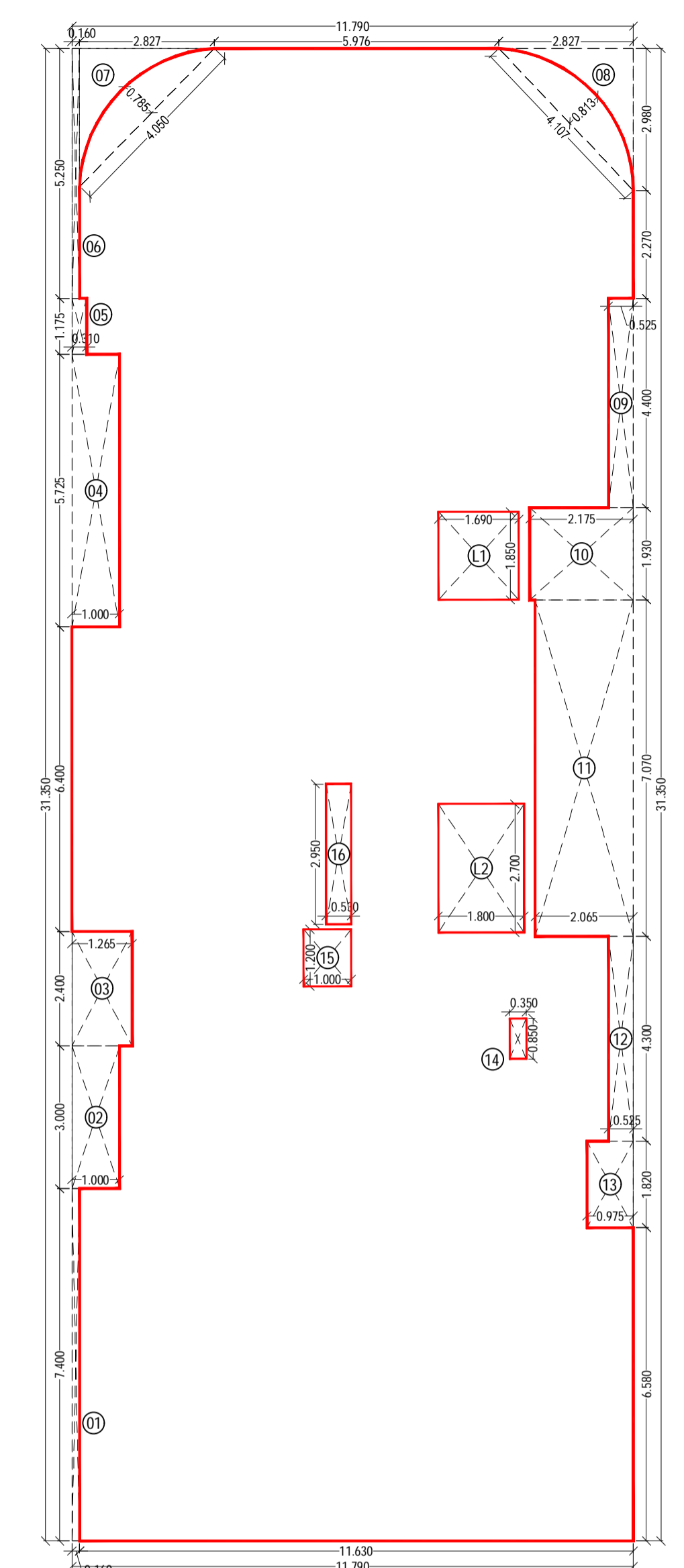
CARPET AREA STATEMENT (AS PER RERA)						
OCCUPANCY	FLOOR TYPE	SHOP NO. & FLAT NO.	CARPET AREA	BUILT UP AREA	AREA OF ENCL. BALCONY	AREA OF OPEN BALCONY
COMMERCIAL	GROUND FLOOR	1	39.847	42.252	-----	-----
		2	31.960	34.006	-----	-----
		3	18.880	20.633	-----	-----
TOTAL			90.687	96.891	-----	-----
RESIDENTIAL	1ST FLOOR	101	79.048	94.814	11.630	11.630
		102	48.537	58.025	6.400	8.750
	2ND TO 12TH FLOOR	201 TO 1201	78.942	96.300	13.450	14.790
		202 TO 1202	48.537	57.724	6.400	11.175
		203 TO 1203	63.604	69.334	-----	11.630
	13TH FLOOR	1301	70.141	88.462	14.630	14.790
		1302	63.484	68.763	-----	11.630
	14TH FLOOR	1401	70.141	88.462	14.630	14.790
		1402	63.484	68.763	-----	11.630



24.00 M. WIDE ROAD
 BASEMENT FLOOR
 (SCALE 1:100)



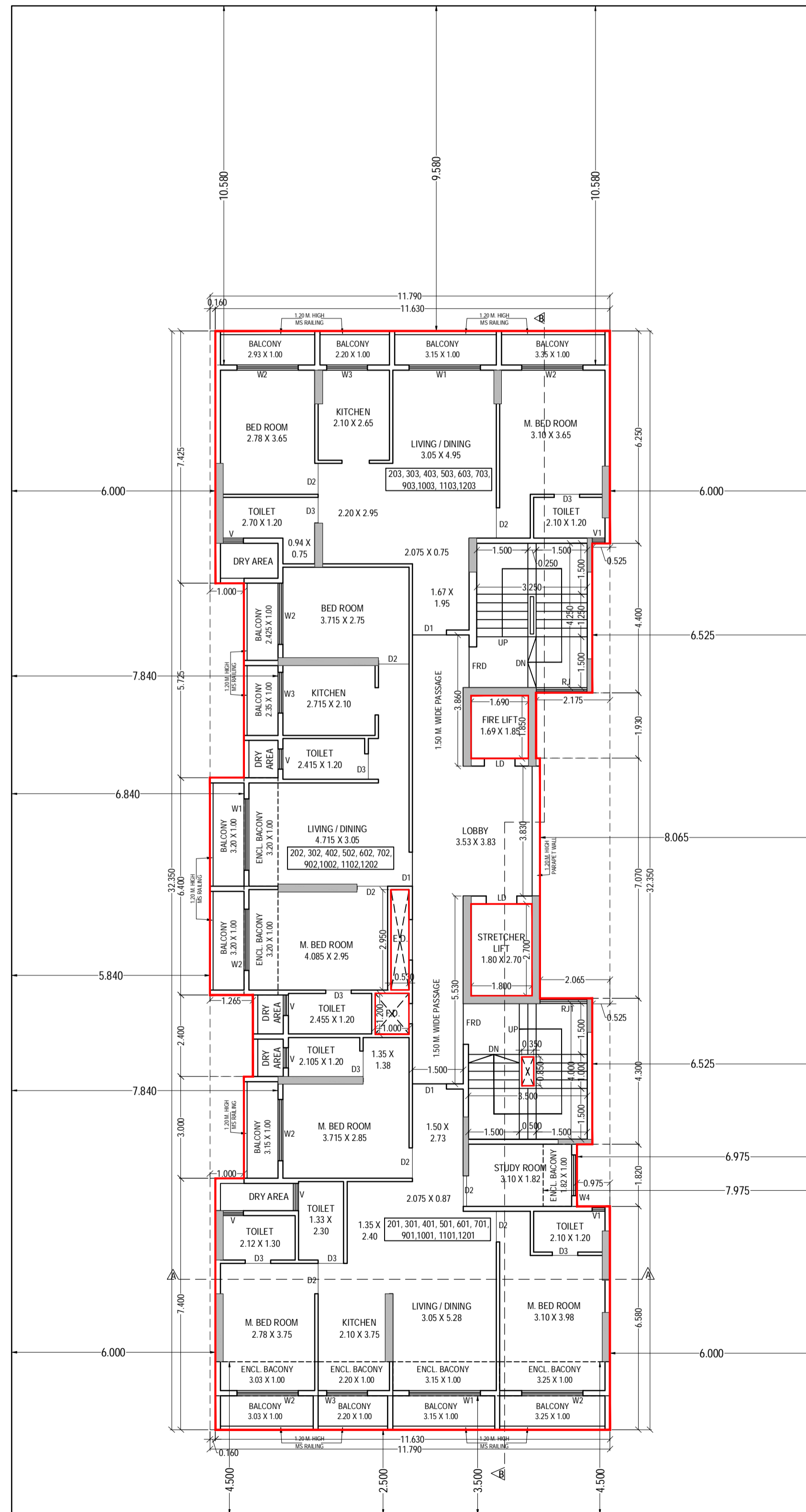
24.00 M. WIDE ROAD
 1ST FLOOR
 (SCALE 1:100)



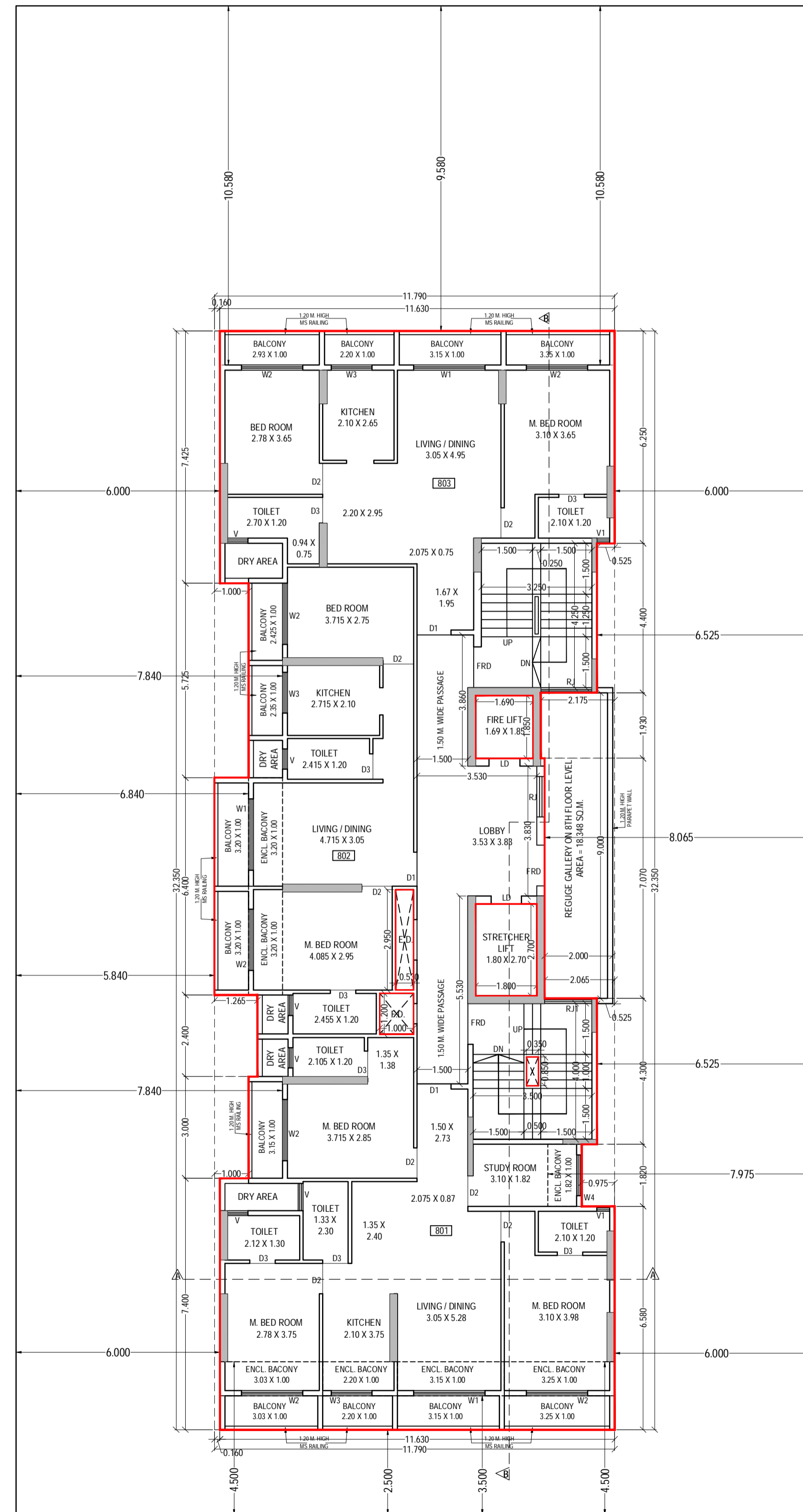
1ST FLOOR AREA DIAGRAM PLAN
 SCALE :- 1:100

AREA CALCULATION FOR 1ST FLOOR					
SR.	BASE (METER)	HEIGHT (METER)	NUMBER OF DEDUCTION	AREA IN SQ.M	
AREA BLOCK ABCD					
1	11.790	X	31.350	1	369.617
DEDUCTION					
1	0.160	X	7.400	1	1.184
2	1.000	X	3.000	1	3.000
3	1.265	X	2.400	1	3.036
4	1.000	X	5.725	1	5.725
5	0.310	X	1.175	1	0.364
6	0.160	X	5.250	1	0.840
7	4.099	-	2.183	1	1.916
8	4.212	-	2.295	1	1.917
9	0.525	X	4.400	1	2.310
10	2.175	X	1.930	1	4.198
11	2.065	X	7.070	1	14.600
12	0.525	X	4.300	1	2.258
13	0.975	X	1.820	1	1.775
14	0.350	X	0.850	1	0.298
15	1.000	X	1.200	1	1.200
16	0.530	X	2.950	1	1.564
TOTAL DEDUCTION (1)				46.183	
LIFT DEDUCTION (B)					
L1	1.690	X	1.850	1	3.127
L2	1.800	X	2.700	1	4.860
TOTAL DEDUCTION				7.987	
TOTAL DEDUCTION (A + B)				54.169	
GROSS AREA - TOTAL DEDUCTION				315.447	
NET AREA 1ST FLOOR				315.447	

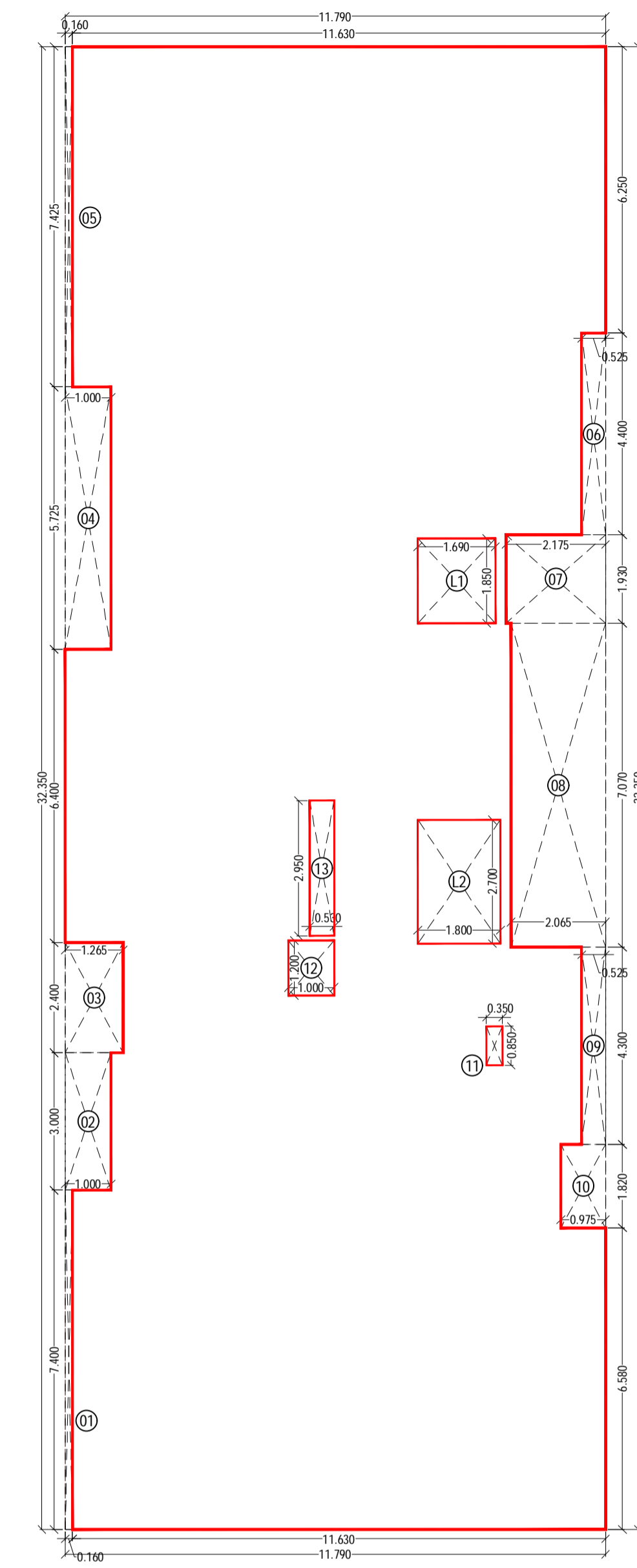
REFUGE AREA CALCULATION ON 8TH FLOOR			
MIN. REQUIRED REFUGE AREA AS PER DCR			
MIN. REFUGE AREA REQUIRED FOR BLDG. MORE THAN 24 HEIGHT	15	SQM.	(A)
OPTION-01 (CALCULATION AS PER NOS OF FLATS)			
TOTAL PROPOSED UNIT 8TH & 9TH FLOOR = 06 NOS			
REFUGE AREA REQUIRED AT 8TH FLOOR (06 X 0.3 X 5 PERSON)	9.000	SQM.	(B)
OPTION-02 (CALCULATION AS PER OCCUPANT LOAD)			
TOTAL PROPOSED AREA 8TH & 9TH FLOOR = 331.087 + 331.087			
REFUGE AREA REQUIRED AT 8TH FLOOR = (662.174 / 12.5 X 0.3)	15.892	SQM.	(C)
REQ. REFUGE AREA LARGER (B & C)	15.892	SQM.	(D)
ADDITIONAL WHEEL CHAIR AREA	1.200	SQM.	(E)
TOTAL REQ. REFUGE AREA	17.092	SQM.	(F)
MAXIMUM PERMISSIBLE REFUGE AREA (2) TIMES	34.184	SQM.	(G)
TOTAL PROVIDE REFUGE AREA ON 8TH FLOOR	18.348	SQM.	(C)



24.00 M. WIDE ROAD
TYPICAL 2ND TO 7TH, 9TH TO 12TH FLOOR
(SCALE 1:100)



24.00 M. WIDE ROAD
8TH REFUGE FLOOR
(SCALE 1:100)



2ND TO 12TH FLOOR AREA DIAGRAM PLAN
SCALE : 1:100

AREA CALCULATION FOR TYPICAL 2ND TO 12TH FLOOR					
SR.	BASE (METER)	HEIGHT (METER)	NUMBER OF DEDUCTION	AREA IN SQ.M	
AREA BLOCK ABCD					
1	11.790	X	32.350	1	381.407
DEDUCTION					
1	0.160	X	7.400	1	1.184
2	1.000	X	3.000	1	3.000
3	1.265	X	2.400	1	3.036
4	1.000	X	5.725	1	5.725
5	0.160	X	7.425	1	1.188
6	0.525	X	4.400	1	2.310
7	2.175	X	1.930	1	4.198
8	2.065	X	7.070	1	14.600
9	0.525	X	4.300	1	2.258
10	0.975	X	1.820	1	1.775
11	0.350	X	0.850	1	0.298
12	1.000	X	1.200	1	1.200
13	0.530	X	2.950	1	1.564
TOTAL DEDUCTION (1)				42.333	
LIFT DEDUCTION (B)					
L1	1.690	X	1.850	1	3.127
L2	1.800	X	2.700	1	4.860
TOTAL DEDUCTION (A + B)				7.987	
TOTAL DEDUCTION (A + B)				7.987	
GROSS AREA - TOTAL DEDUCTION				331.087	
NET AREA				331.087	
TYPICAL 2ND TO 12TH FLOOR NET AREA					
331.087	X	11.000	=	3641.954	

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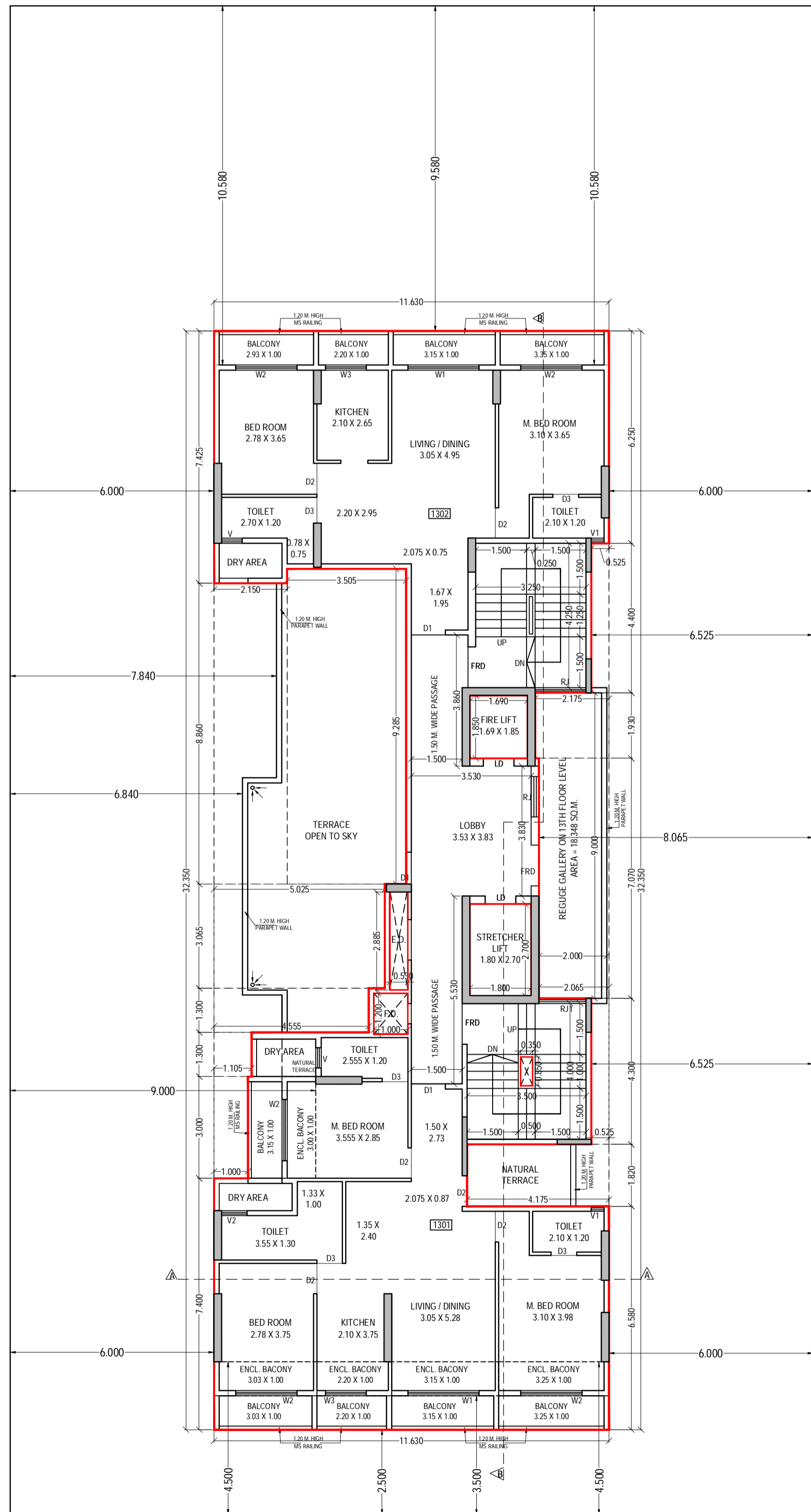
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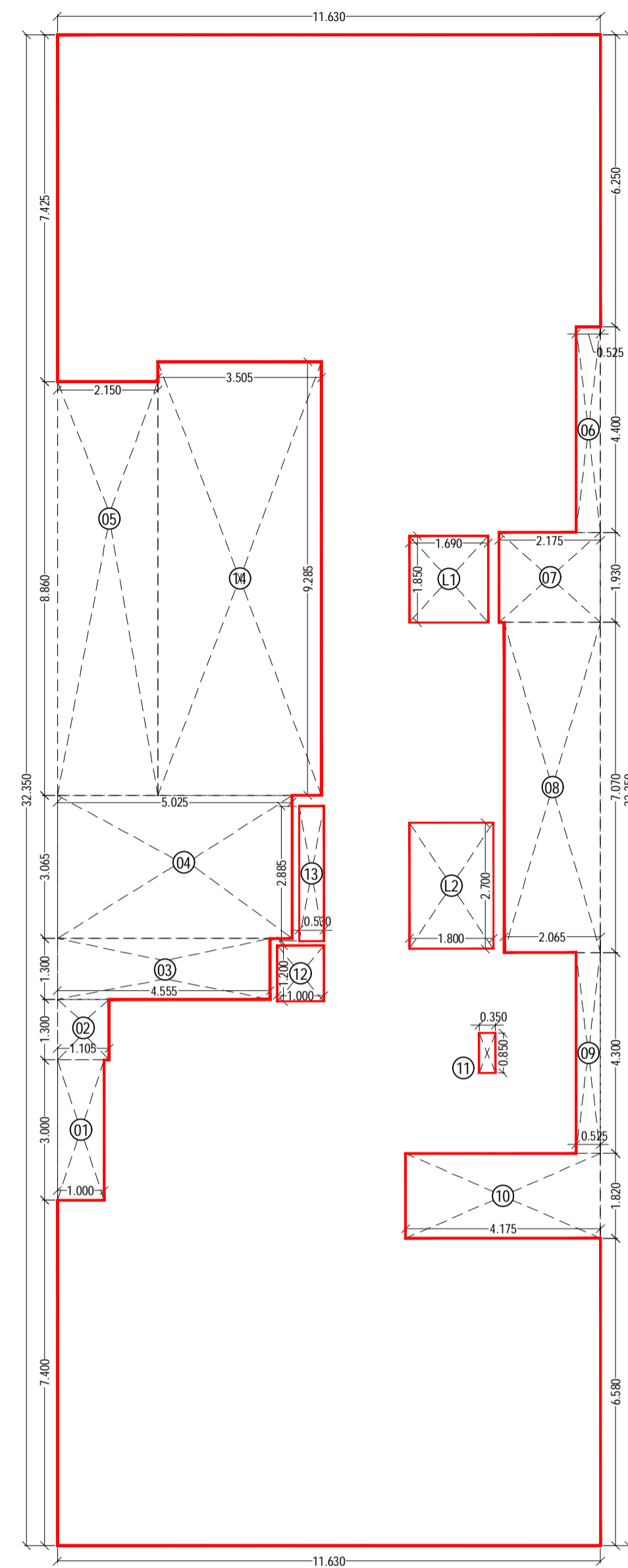
AMIT N. PATIL
(REG. NO.:CA/2003/30739)
ARCHITECT'S NAME AND SIGNATURE

AMIT N. PATIL ARCHITECTS
ARCHITECTS AND PLANNERS
310, 3RD FLOOR, SKYLARK, PLOT NO 63, SEC-11, CBD-BELAPUR, NAVI MUMBAI.

REFUGE AREA CALCULATION ON 13TH FLOOR			
MIN. REQUIRED REFUGE AREA AS PER DCR			
MIN. REFUGE AREA REQUIRED FOR BLDG. MORE THAN 24 HEIGHT	15	SQM.	(A)
OPTION-01 (CALCULATION AS PER NOS OF FLATS)			
TOTAL PROPOSED UNIT 13TH & 14TH FLOOR = 04 NOS			
REFUGE AREA REQUIRED AT 8TH FLOOR (04 X 0.3 X 5 PERSON)	6.000	SQM.	(B)
OPTION-02 (CALCULATION AS PER OCCUPANT LOAD)			
TOTAL PROPOSED AREA 13TH & 14TH FLOOR = 256.902 + 242.858	499.760	SQM.	
REFUGE AREA REQUIRED AT 13TH FLOOR = (499.760 / 12.5 X 0.3)	11.994	SQM.	(C)
REQ. REFUGE AREA LARGER (B & C)	11.994	SQM.	(D)
ADDITIONAL WHEEL CHAIR AREA	1.200	SQM.	(E)
TOTAL REQ. REFUGE AREA	13.194	SQM.	(F)
MAXIMUM PERMISSIBLE REFUGE AREA (2) TIMES	26.388	SQM.	
TOTAL PROVIDE REFUGE AREA ON 13TH FLOOR	18.348	SQM.	(G)

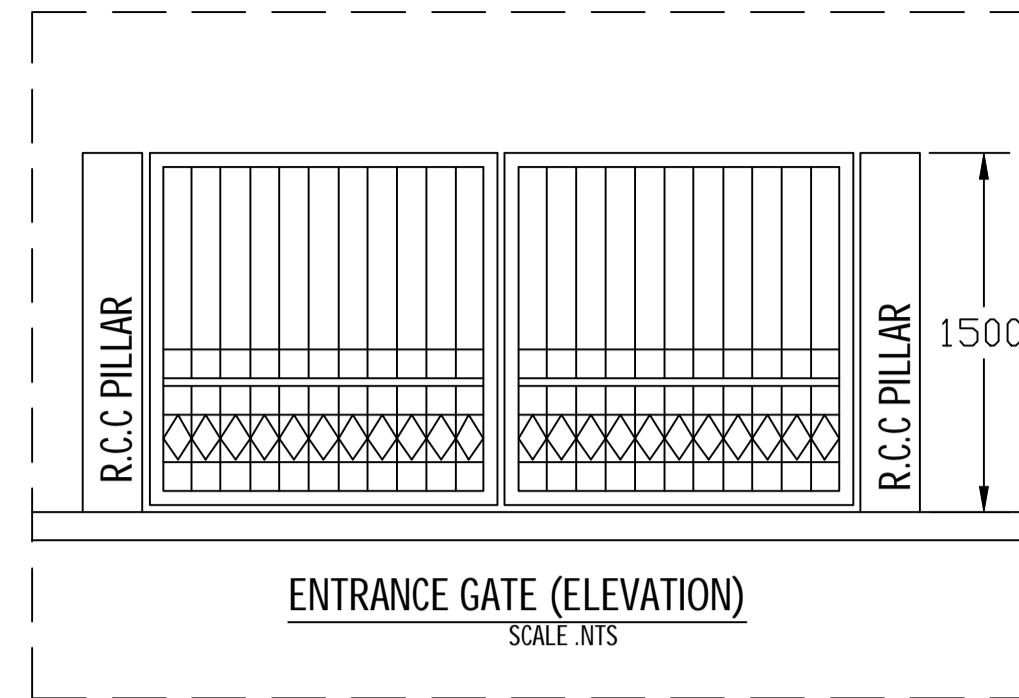


24.00 M. WIDE ROAD
13TH REFUGE FLOOR
(SCALE 1:100)

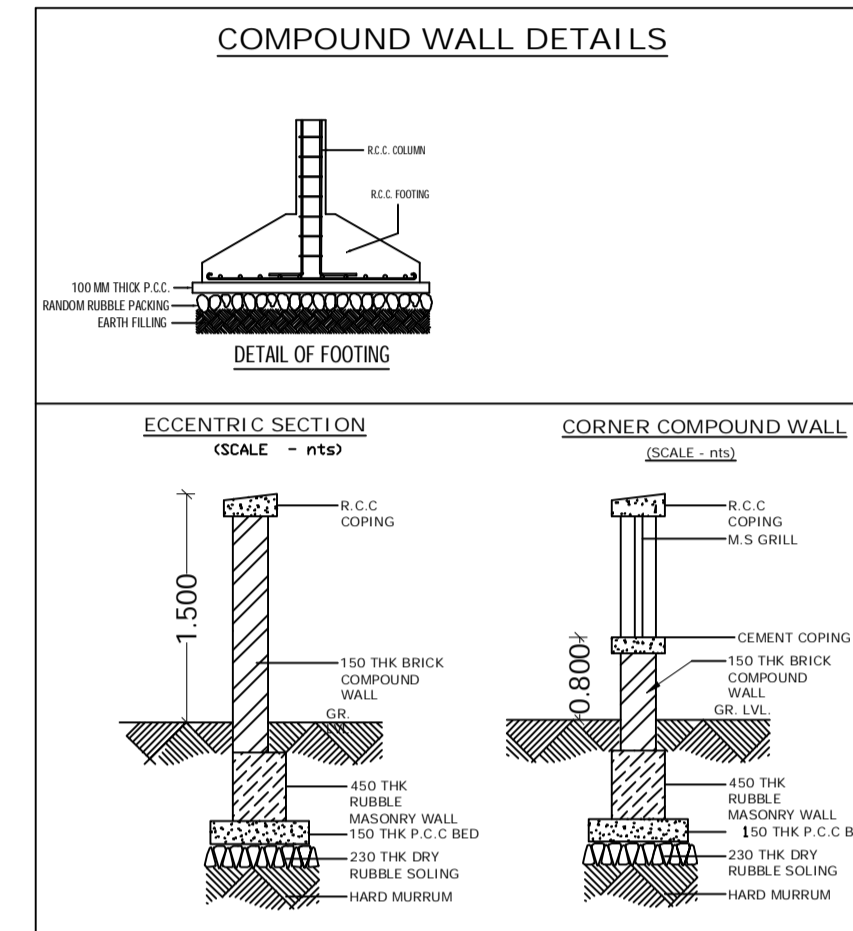


13TH FLOOR AREA DIAGRAM PLAN
SCALE - 1:100

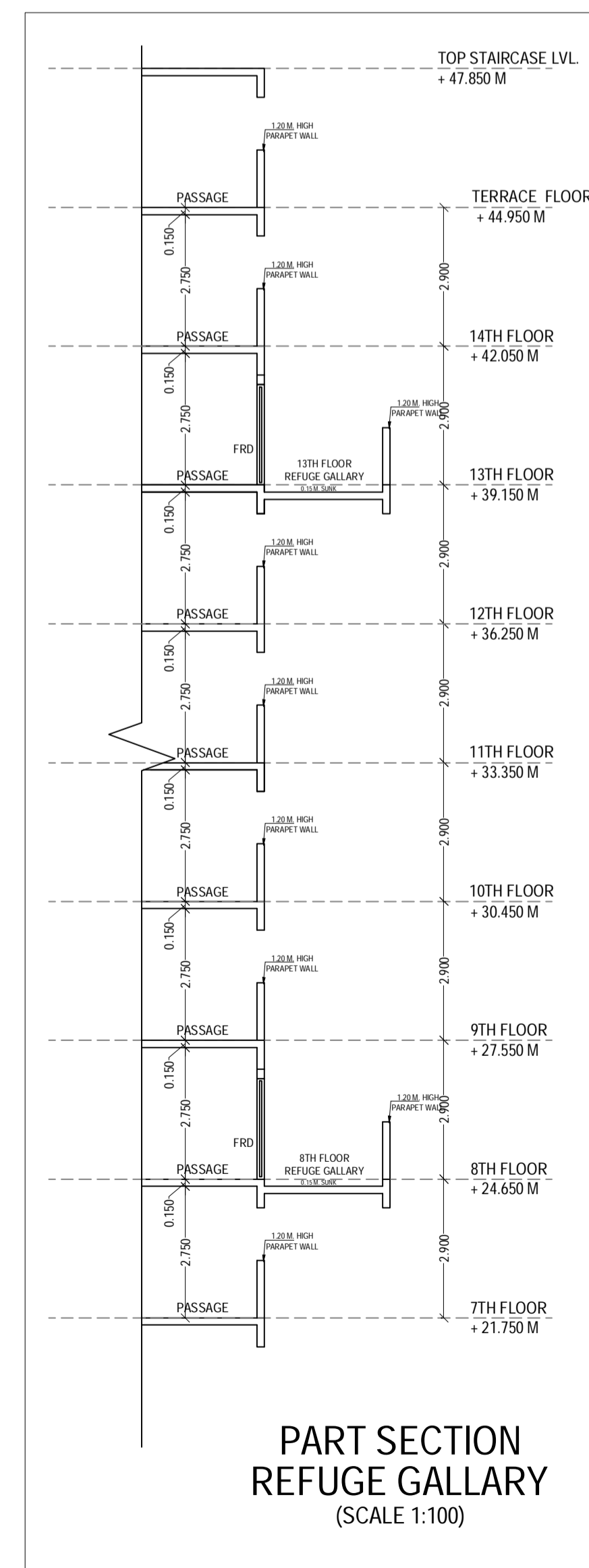
AREA CALCULATION FOR 13TH FLOOR					
Sr.	BASE (METER)	HEIGHT (METER)	NUMBER OF DEDUCTION	AREA IN SQ.M	
AREA BLOCK ABCD					
1	11.630	X	32.350	1	376.231
DEDUCTION					
1	1.000	X	3.000	1	3.000
2	1.105	X	1.300	1	1.437
3	4.555	X	1.300	1	5.922
4	5.025	X	3.065	1	15.402
5	2.150	X	8.860	1	19.049
6	0.525	X	4.400	1	2.310
7	2.175	X	1.930	1	4.198
8	2.065	X	7.070	1	14.600
9	0.525	X	4.300	1	2.258
10	4.175	X	1.820	1	7.599
11	0.350	X	0.850	1	0.298
12	1.000	X	1.200	1	1.200
13	0.530	X	2.885	1	1.529
14	3.505	X	9.285	1	32.544
TOTAL DEDUCTION (1)				111.342	
LIFT DEDUCTION (B)					
L1	1.690	X	1.850	1	3.127
L2	1.800	X	2.700	1	4.860
TOTAL DEDUCTION				7.987	
TOTAL DEDUCTION (A + B)				119.329	
GROSS AREA - TOTAL DEDUCTION				256.902	
376.231 - 119.329				256.902	
NET AREA 13TH FLOOR				256.902	



ENTRANCE GATE (ELEVATION)
SCALE - N.T.S



COMPOUND WALL DETAILS
SCALE - 1:50



PART SECTION
REFUGE GALLERY
(SCALE 1:100)

SCHEDULE OF DOOR & WINDOWS					
TYPE	SIZE IN METER	AREA IN SQ. M.	DESCRIPTION		
D	1.000 X 2.100	= 2.100	SQM.	PANNELLED DOOR	
D1	0.900 X 2.100	= 1.890	SQM.	PANNELLED DOOR	
D2	0.750 X 2.100	= 1.575	SQM.	SYNTEX DOOR	
WINDOW					
W1	2.100 X 2.150	= 4.515	SQM.	ALUMINIUM SLIDING GLAZED WINDOW	
W2	1.800 X 2.150	= 3.870	SQM.	ALUMINIUM SLIDING GLAZED WINDOW	
W3	1.200 X 2.150	= 2.580	SQM.	ALUMINIUM SLIDING GLAZED WINDOW	
W4	1.200 X 1.200	= 1.440	SQM.	ALUMINIUM SLIDING GLAZED WINDOW	
RJ	1.500 X 1.200	= 1.800	SQM.	FIXED GLASS WINDOW	
RJ1	1.390 X 1.200	= 1.668	SQM.	FIXED GLASS WINDOW	
V	0.600 X 0.900	= 0.540	SQM.	LOUVERED WINDOWS	
V1	0.375 X 0.900	= 0.338	SQM.	LOUVERED WINDOWS	
V2	0.750 X 0.900	= 0.675	SQM.	LOUVERED WINDOWS	

LIGHT & VENTILATION STATEMENT					
TYPICAL 1ST TO 12TH FLOOR (FLAT NO.- 101 TO 1201)					
SR.NO	ROOM	CARPET AREA	L/V REQUIRED AREA /10	L/V PROPOSED AREA	TYPE
1	LIVING/ DINING	25.244	2.524	4.515	W1
2	M. BED ROOM	13.508	1.351	2.150	W2
3	M. BED ROOM	10.588	1.059	2.150	W2
4	M. BED ROOM	10.425	1.043	2.150	W2
5	KITCHEN	7.875	0.788	3.333	W3
6	STORE ROOM	5.642	0.564	1.440	W4
6	TOILET	3.059	0.306	0.540	V
7	TOILET	2.520	0.252	0.338	V1
8	TOILET	2.940	0.294	0.540	V
9	TOILET	2.756	0.276	0.540	V

LIGHT & VENTILATION STATEMENT					
TYPICAL 1ST TO 12TH FLOOR (FLAT NO.- 102 TO 1202)					
SR.NO	ROOM	CARPET AREA	L/V REQUIRED AREA /10	L/V PROPOSED AREA	TYPE
1	LIVING/ DINING	14.381	1.438	4.515	W1
2	M. BED ROOM	12.051	1.205	2.150	W2
3	BED ROOM	10.216	1.022	2.150	W2
4	KITCHEN	5.566	0.557	3.333	W3
5	TOILET	2.898	0.290	0.540	V
6	TOILET	2.940	0.294	0.540	V

LIGHT & VENTILATION STATEMENT					
TYPICAL 2ND TO 12TH FLOOR (FLAT NO.- 203 TO 1203)					
SR.NO	ROOM	CARPET AREA	L/V REQUIRED AREA /10	L/V PROPOSED AREA	TYPE
1	LIVING/ DINING	26.528	2.653	4.515	W1
2	M. BED ROOM	12.485	1.249	2.150	W2
3	BED ROOM	10.147	1.015	2.150	W2
4	KITCHEN	5.565	0.557	3.333	W3
5	TOILET	3.945	0.395	0.540	V
6	TOILET	2.520	0.252	0.338	V1

LIGHT & VENTILATION STATEMENT					
TYPICAL 13TH & 14TH FLOOR (FLAT NO.- 1301 TO 1401)					
SR.NO	ROOM	CARPET AREA	L/V REQUIRED AREA /10	L/V PROPOSED AREA	TYPE
1	LIVING/ DINING	25.244	2.524	4.515	W1
2	M. BED ROOM	13.508	1.351	2.150	W2
3	M. BED ROOM	10.588	1.059	2.150	W2
4	M. BED ROOM	10.425	1.043	2.150	W2
5	KITCHEN	7.875	0.788	3.333	W3
6	TOILET	3.059	0.306	0.540	V
7	TOILET	2.520	0.252	0.338	V1
8	TOILET	2.940	0.294	0.540	V
9	TOILET	2.756	0.276	0.540	V

LIGHT & VENTILATION STATEMENT					
TYPICAL 13TH FLOOR (FLAT NO.- 1303 & 1403)					
SR.NO	ROOM	CARPET AREA	L/V REQUIRED AREA /10	L/V PROPOSED AREA	TYPE
1	LIVING/ DINING	26.069	2.607	4.515	W1
2	M. BED ROOM	12.485	1.249	2.150	W2
3	BED ROOM	10.147	1.015	2.150	W2
4	KITCHEN	5.565	0.557	3.333	W3
5	TOILET	3.825	0.383	0.540	V
6	TOILET	2.520	0.252	0.540	V

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18901/TPO(NM & K)/2024/12566
Dtd. 30 May 2024

Signature valid
AMIT N. PATIL

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

ARCHITECT NAME :- AMIT N PATIL. (CA/2003/30739)
DATE 17.05.2024 SCALE 1:100 DRAWN BY PRANAY CHECKED BY KAILAS ANGRE

PROJECT:- DEVELOPMENT PERMISSION FOR RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO-272, SECTOR -19, ULWE, NAVI MUMBAI.

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.

- 1) Mr. Vasant Harji Patel
- 2) Mr. Chetan Vasant Patel
- 3) Mrs. Pushpa Vasant Patel
- 4) Mrs. Payal Chetan Patel (Through its Partners)
M/S. PAWAN ENTERPRISES.
OWNER'S NAME AND SIGNATURE

CERTIFICATE OF AREA :-
I certify that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot started 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 Departments / City Survey records

AMIT N. PATIL
(REG. NO. : CA/2003/30739)
ARCHITECT'S NAME AND SIGNATURE

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ARCHITECTS AND PLANNERS
310, 3RD FLOOR, SKYLARK, PLOT NO 63, SEC-11, CBD-BELAPUR, NAVI MUMBAI.

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No. CIDCO/BP-18901/TPO(NM & K)/2024/12566
 Dtd. 30 May 2024

Signature valid
 Date: 30 May 2024
 Digitally signed by AMIT N. PATIL
 DN: cn=AMIT N. PATIL, o=AMIT N. PATIL ARCHITECTS AND PLANNERS

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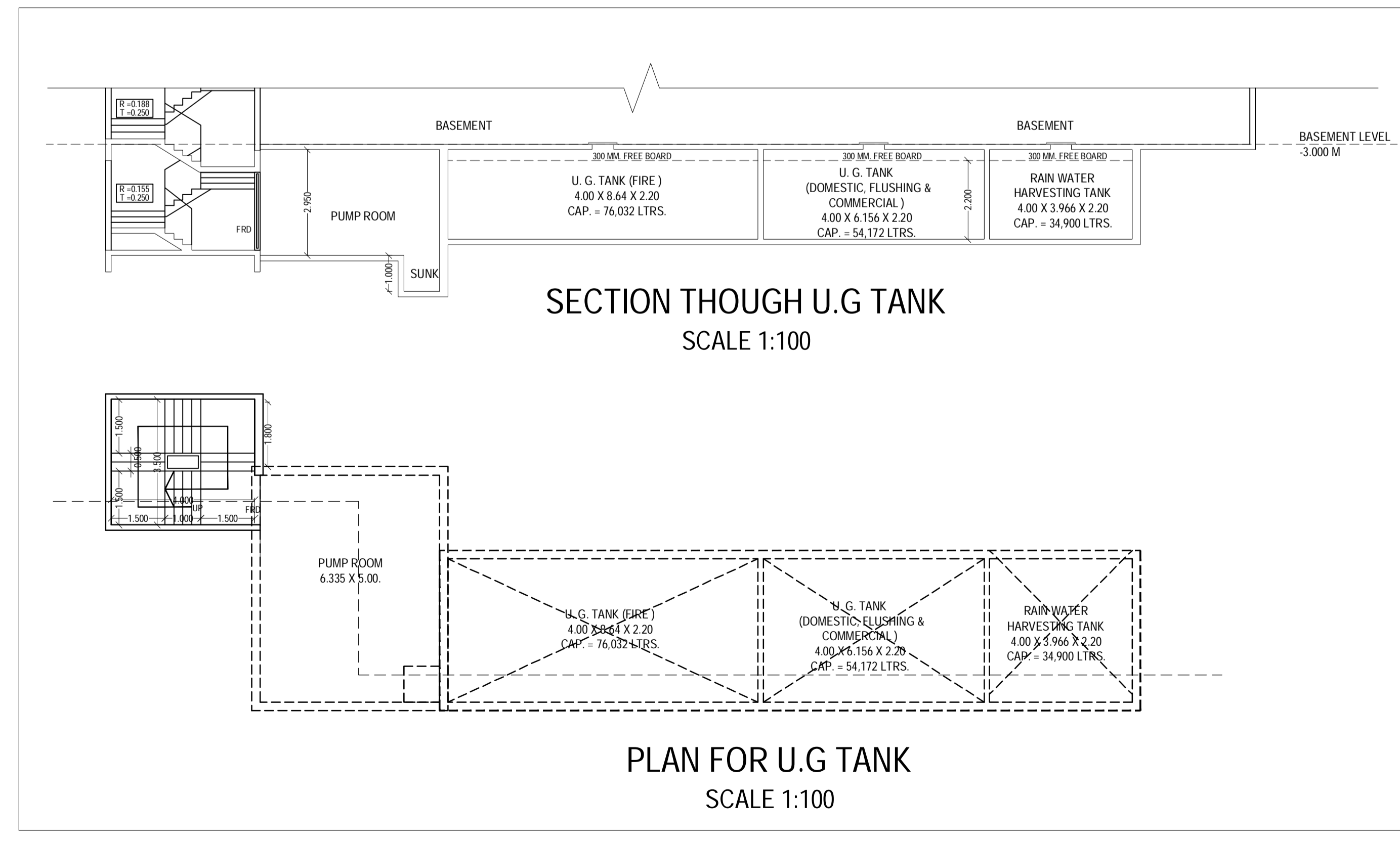
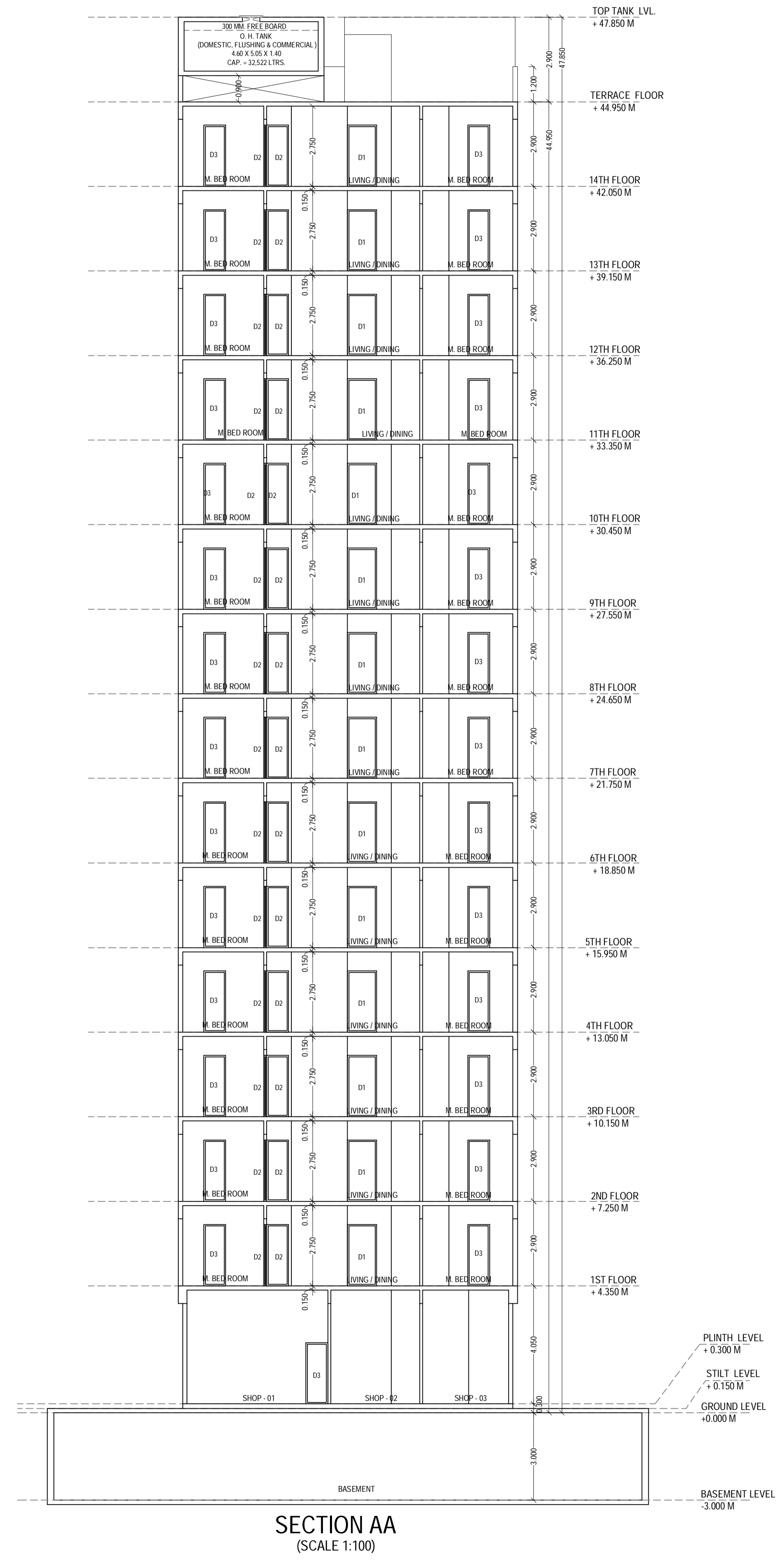
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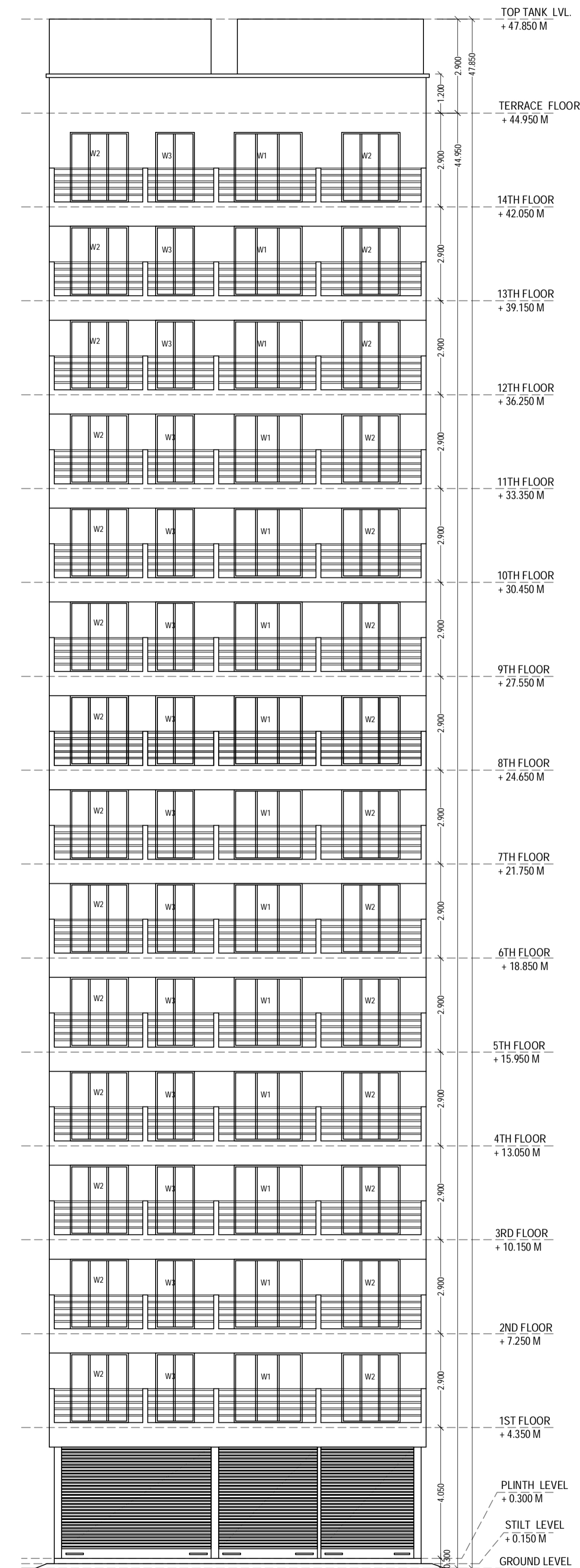
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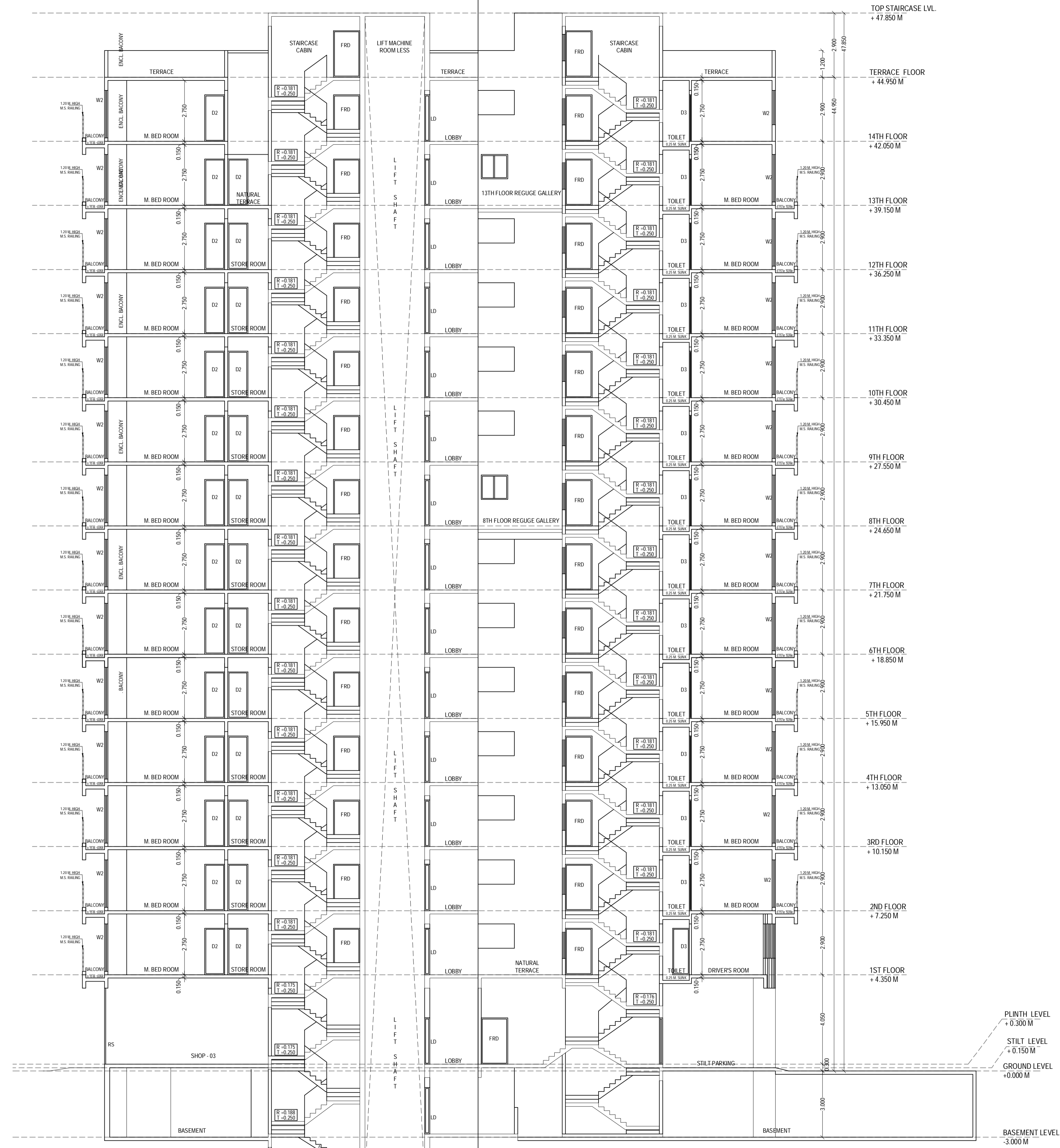
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 310, 3RD FLOOR, SKYLARK, PLOT NO 63, SEC-11,
 CBD-BELAPUR, NAVI MUMBAI.



ROAD SIDE ELEVATION
 (SCALE 1:100)



SECTION BB
 (SCALE 1:100)