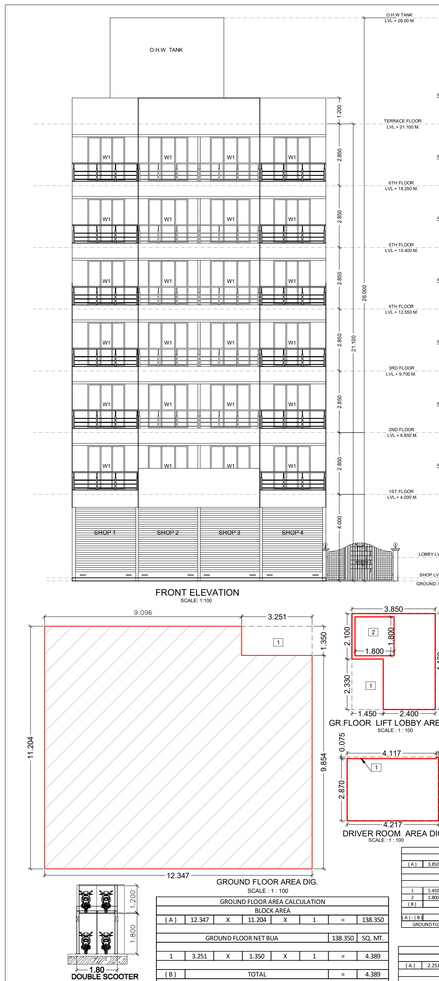
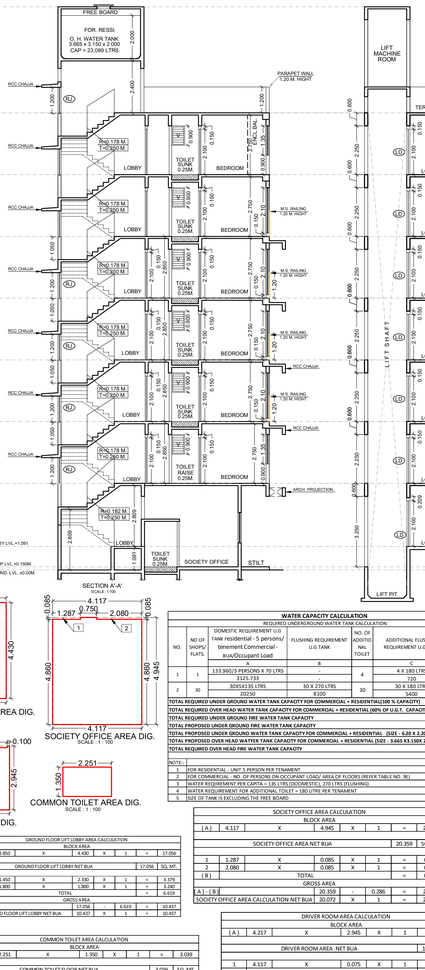
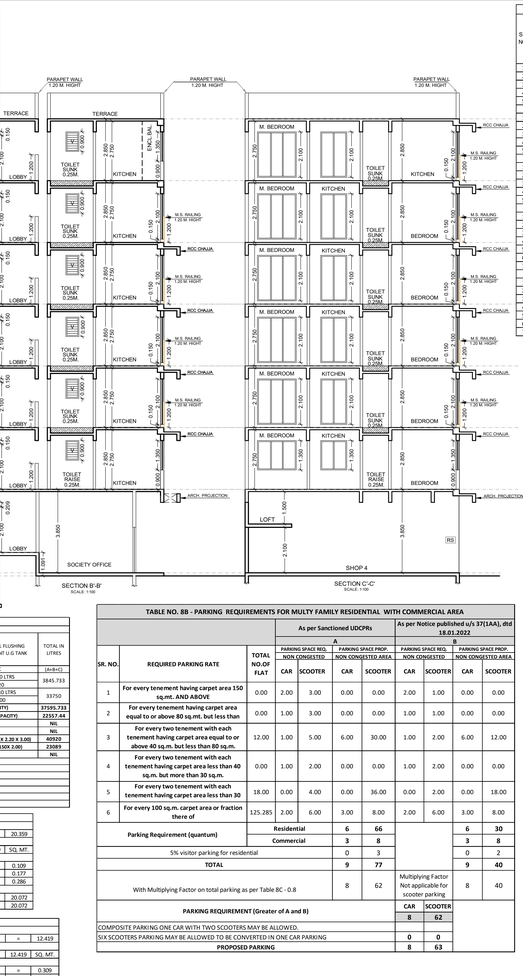






TYPICAL 1ST TO 5TH FLOOR AREA CALCULATION

BLOCK AREA

(A)	12.345	X	25.875	X	1	=	319.427

FIRST FLOOR NET BUA 319.427 SQ. MT.

1	1.952	X	0.395	X	1	=	0.771
2	5.885	X	0.925	X	1	=	5.444
3	2.108	X	0.395	X	1	=	0.833
4	0.158	X	3.830	X	1	=	0.605
5	2.108	X	2.665	X	1	=	5.618
6	0.788	X	5.080	X	1	=	4.003
7	2.485	X	4.015	X	1	=	9.977
8	1.555	X	2.830	X	1	=	4.401
9	0.850	X	2.445	X	2	=	4.157
10	5.545	X	1.995	X	1	=	11.062
11	1.320	X	2.830	X	1	=	3.736
12	2.015	X	1.315	X	1	=	2.650
13	4.265	X	2.330	X	1	=	9.937
14	1.800	X	8.115	X	1	=	14.607
15	0.007	X	3.830	X	1	=	0.027
16	1.050	X	0.550	X	1	=	0.578
17	1.800	X	1.800	X	1	=	3.240
18	2.492	X	2.200	X	1	=	5.482
19	0.412	X	1.250	X	1	=	0.515
20	1.095	X	0.150	X	1	=	0.164
21	1.695	X	2.530	X	1	=	4.288
(B)			TOTAL			=	92.094

GROSS AREA

(A) - (B)	319.427	-	92.094	=	227.333	
TYPICAL 1ST TO 5TH NET BUA	227.333	X	5	=	1136.664	

6TH FLOOR AREA CALCULATION

BLOCK AREA

(A)	12.345	X	25.875	X	1	=	319.427

6TH FLOOR NET BUA 319.427 SQ. MT.

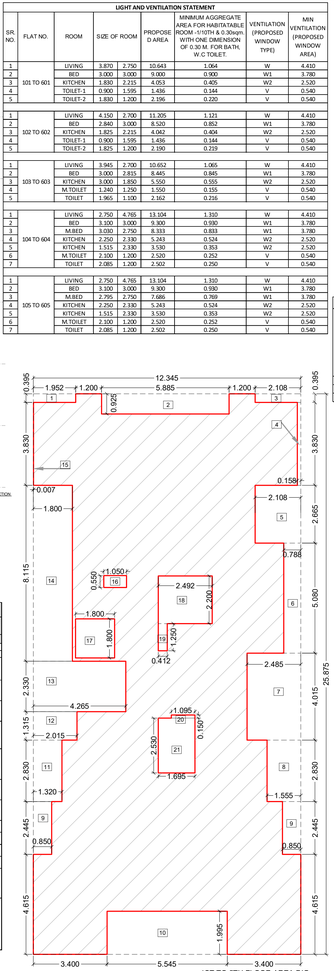
1	1.952	X	0.395	X	1	=	0.771
2	5.885	X	0.925	X	1	=	5.444
2A	5.585	X	0.750	X	1	=	4.189
2B	5.955	X	1.900	X	1	=	10.739
2C	2.815	X	0.600	X	1	=	1.689
2D	2.840	X	0.600	X	1	=	1.704
3	2.108	X	0.395	X	1	=	0.833
4	0.158	X	3.830	X	1	=	0.605
5	2.108	X	2.665	X	1	=	5.618
6	0.788	X	5.080	X	1	=	4.003
7	2.485	X	4.015	X	1	=	9.977
8	1.555	X	2.830	X	1	=	4.401
9	0.850	X	2.445	X	2	=	4.157
10	5.545	X	1.995	X	1	=	11.062
11	1.320	X	2.830	X	1	=	3.736
12	2.015	X	1.315	X	1	=	2.650
13	4.265	X	2.330	X	1	=	9.937
14	1.800	X	8.115	X	1	=	14.607
15	0.007	X	3.830	X	1	=	0.027
16	1.050	X	0.550	X	1	=	0.578
17	1.800	X	1.800	X	1	=	3.240
18	2.492	X	2.200	X	1	=	5.482
19	0.412	X	1.250	X	1	=	0.515
20	1.095	X	0.150	X	1	=	0.164
21	1.095	X	0.150	X	1	=	0.164
(B)			TOTAL			=	110.395

GROSS AREA

(A) - (B)	319.427	-	110.395	=	209.032	
6TH FLOOR NET BUA	209.032	X	1	=	209.032	

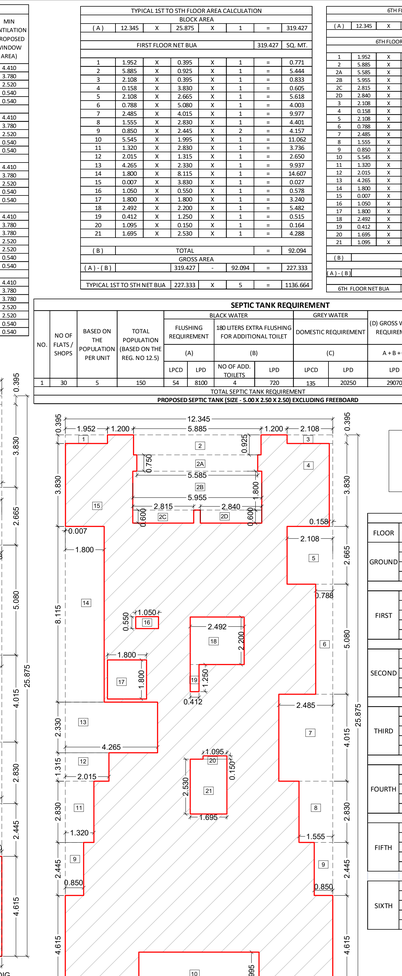
SEPTIC TANK REQUIREMENT

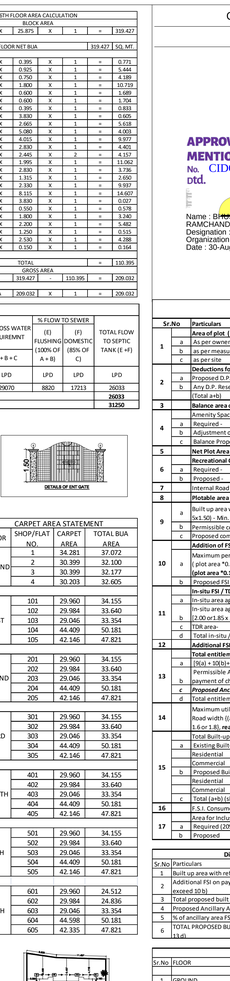
NO.	NO OF FLATS / SHOPS	BASED ON THE POPULATION PER UNIT	TOTAL POPULATION (BASED ON THE REG. NO. 12.5)	BLACK WATER		GREY WATER		(D) GROSS WATER REQUIREMENT	% FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK (E +F)
				FLUSHING REQUIREMENT (A)		18D LITERS EXTRA FLUSHING FOR ADDITIONAL TOILET (B)		DOMESTIC REQUIREMENT (C)	(E) DOMESTIC (100% OF A + B)	(F) FLUSHING (85% OF C)	
				LPCD	LPD	NO OF ADD. TOILETS	LPD	LPCD	LPD	LPD	LPD	LPD	LPD
1	30	5	150	54	8100	4	720	135	20250	29070	8820	17213	26033
TOTAL SEPTIC TANK REQUIREMENT													26033
PROPOSED SEPTIC TANK (SIZE - 5.00 X 2.50 X 2.50) EXCLUDING FREEBOARD													31250



CARPET AREA STATEMENT

FLOOR	SHOP/FLAT NO.	CARPET AREA	TOTAL BUA AREA
GROUND	1	34.281	37.072
	2	30.399	32.100
	3	30.399	32.177
	4	30.203	32.605
FIRST	101	29.960	34.155
	102	29.984	33.640
	103	29.046	33.354
	104	44.409	50.181
	105	42.146	47.821
SECOND	201	29.960	34.155
	202	29.984	33.640
	203	29.046	33.354
	204	44.409	50.181
	205	42.146	47.821
THIRD	301	29.960	34.155
	302	29.984	33.640
	303	29.046	33.354
	304	44.409	50.181
	305	42.146	47.821
FOURTH	401	29.960	34.155
	402	29.984	33.640
	403	29.046	33.354
	404	44.409	50.181
	405	42.146	47.821
FIFTH	501	29.960	34.155
	502	29.984	33.640
	503	29.046	33.354
	504	44.409	50.181
	505	42.146	47.821
SIXTH	601	29.960	24.512
	602	29.984	24.836
	603	29.046	33.354
	604	44.598	50.181
	605	42.335	47.821





WATER CAPACITY CALCULATION

REQUIRED UNDER RESIDENTIAL WATER TANK CALCULATION:

NO.	NO OF SHOPS/ FLATS.	DOMESTIC REQUIREMENT U.G TANK residential- 5 persons/ tenement Commercial - BUA/Occupant Load	FLUSHING REQUIREMENT U.G TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIREMENT U.G TANK	TOTAL IN LITRES
		A	B		C	(A+B+C)
1	1	133.960/3 PERSONS X 70 LTRS.	-	4	4 X 180 LTRS	3845.733
		3125.733	-		720	
2	30	305X3.15 LTRS	10 X 270 LTRS	30	30 X 180 LTRS	33750
		20250	8100		5400	
TOTAL REQUIRED UNDER GROUND WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL(100 % CAPACITY)						37595.733
TOTAL REQUIRED OVER HEAD WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL (60% OF U.G.T. CAPACITY)						22557.44
TOTAL REQUIRED UNDER GROUND FIRE WATER TANK CAPACITY						NIL
TOTAL PROPOSED UNDER GROUND FIRE WATER TANK CAPACITY						NIL
TOTAL PROPOSED UNDER GROUND WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL (SIZE - 6.20 X 2.20 X 3.00)						40920
TOTAL PROPOSED OVER HEAD WATER TANK CAPACITY FOR COMMERCIAL + RESIDENTIAL (SIZE - 3.665 X3.150X 2.00)						23089
TOTAL REQUIRED OVER HEAD FIRE WATER TANK CAPACITY						NIL

NOTE :-
1. FOR RESIDENTIAL - UNIT 5 PERSON PER TENEMENT
2. FOR COMMERCIAL - NO. OF PERSONS ON OCCUPANT LOAD/ AREA OF FLOORS (REFER TABLE NO. 9E)
3. WATER REQUIREMENT PER CAPITA = 135 LTRS (DOOMESTICS) ,270 LTRS (FLUSHING)
4. WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITRS PER TENAMENT
5. SIZE OF TANK IS EXCLUDING THE FREE BOARD

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

SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	As per Sanctioned UDCPRs A				As per Notice published u/s 37(1AA), dtd 18.01.2022			
			PARKING SPACE REQ. NON CONGESTED		PARKING SPACE PROP. NON CONGESTED AREA		PARKING SPACE REQ. NON CONGESTED		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	3.00	0.00	0.00	2.00	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	3.00	0.00	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.	12.00	1.00	1.00	6.00	30.00	1.00	2.00	6.00	12.00
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	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30	18.00	0.00	4.00	0.00	36.00	0.00	2.00	0.00	18.00
6	For every 100 sq.m. carpet area or fraction there of	125.285	2.00	6.00	3.00	8.00	2.00	6.00	3.00	8.00
Parking Requirement (quantum)	Residential		6	66					6	30
	Commercial		3	8					3	8
5% visitor parking for residential			0	3					0	2
TOTAL			9	77					9	40
With Multiplying Factor on total parking as per Table 8C - 0.8		8	62		Multiplying Factor Not applicable for scooter parking		8	40		
PARKING REQUIREMENT (Greater of A and B)			CAR	SCOOTER						
			8	62						
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.										
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			0	0						
PROPOSED PARKING			8	63						

GROUND FLOOR LIFT LOBBY AREA CALCULATION

BLOCK AREA

(A)	3.850	X	4.490	X	1	=	17.056

GROUND FLOOR LIFT LOBBY NET BUA 17.056 SQ. MT.

1	1.450	X	2.330	X	1	=	3.379
2	1.800	X	1.800	X	1	=	3.240
(B)	TOTAL					=	6.619

GROSS AREA

(A) - (B)	17.056	-	6.619	=	10.437	
GROUND FLOOR LIFT LOBBY NET BUA	10.437	X	1	=	10.437	

GROUND FLOOR AREA CALCULATION

BLOCK AREA

(A)	12.347	X	11.204	X	1	=	138.350

GROUND FLOOR NET BUA 138.350 SQ. MT.

1	3.251	X	1.350	X	1	=	4.389
(B)	TOTAL					=	4.389

GROSS AREA

(A) - (B)	138.350	-	4.389	=	133.96	
GROUND FLOOR NET BUA	133.96	X	1	=	133.96	

COMMON TOILET AREA CALCULATION

BLOCK AREA

(A)	2.251	X	1.350	X	1	=	3.039

COMMON TOILET FLOOR NET BUA 3.039 SQ. MT.

SOCIETY OFFICE AREA CALCULATION

BLOCK AREA

(A)	4.117	X	4.945	X	1	=	20.359

SOCIETY OFFICE AREA NET BUA 20.359 SQ. MT.

1	1.287	X	0.085	X	1	=	0.109
2	2.080	X	0.085	X	1	=	0.177
(B)	TOTAL					=	0.286

GROSS AREA

(A) - (B)	20.359	-	0.286	=	20.072	
SOCIETY OFFICE AREA CALCULATION NET BUA	20.072	X	1	=	20.072	

DRIVER ROOM AREA CALCULATION

BLOCK AREA

(A)	4.217	X	2.945	X	1	=	12.419

DRIVER ROOM AREA NET BUA 12.419 SQ. MT.

1	4.117	X	0.075	X	1	=	0.309
(B)	TOTAL					=	0.309

GROSS AREA

(A) - (B)	12.419	-	0.309	=	12.110	
DRIVER ROOM NET BUA	12.110	X	1	=	12.110	

BUILT UP AREA STATEMNT

FLOOR	NET BUA
GROUND(COMM.)	133.960
GR.LIFT LOBBY	10.437
GR.SOCIETY OFFICE	35.221
DRIVER ROOM	
COMMON TOILET	
FIRST	227.330
SECOND	227.330
THIRD	227.330
FOURTH	227.330
FIFTH	227.330
SIXTH	209.032
TOTAL	1525.30

CIDCO/BP/17967/TPO(NM&K)2021

STAMP OF APPROVAL

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter
No. CIDCO/BP-17967/TPO(NM & K)/2021/9768
Dtd. 30 Aug 2022

Name : BIRENDRAN RAMCHANDRA CHOUDHARI
Designation : Associate Planner
Organization : CIDCO LTD
Date : 30-Aug-2022 11: 19:34

Proforma-1

Sr.No		Particulars	Area (sq.m)
1	a	**Area of plot (Minimum area of a, b, c to be considered)**	629.480
	b	As per ownership document (7/12, CTS extract)	629.480
	c	as per measurement sheet	629.480
	c	as per site	629.480
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)**	629.480
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 (d))**	629.480
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)**	629.480
9	a	Built-up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x1.5)) - Min. of 1.1 as per UDCPR & 2.0 As per agreement to lease	944.220
	b	Permissible commercial area	141.633
	c	Proposed commercial area (basic excluding ancillary)	74.422
10	a	**Addition of FSI on payment of premium** Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.1 premium FSI) **Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)**	0.000
	b	Proposed FSI on payment	0.000
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 (2.0Or1.85 x Sr. No. 4 (b)and (c)),	
	c	TDR area -	
	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.	944.220
	b	Permissible Ancillary Area FSI upto 60% or 80% *on balance potential* with payment of charges -	581.417
	c	*Proposed Ancillary area FSI*	581.290
	d	Total entitlement (a+b)	1525.64
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**	2.424
15		Total Built-up Area in proposal (excluding area at Sr.No. 17 b)	1525.64
	a	Existing Built-up Area	0.000
		Residential	0.000
		Commercial	0.000
	b	Proposed Built-up Area (as per 'F-line')	1525.30
		Residential	1391.34
		Commercial	133.960
	c	Total (a+b) (shall not be more than 13(d))	1525.30
16		F. S. I. Consumed ((15/13) (should not be more than serial No.14 above.)	1.000
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000

Distribution of proposed Built up area as per UDCPR

Sr No	Particulars	Residential	Non- residential
1	Built up area with reference to Basic F.S.I.	869.59	74.42
2	Additional FSI on payment of premium (Together shall not exceed 3D b)	0.00	0.00
3	Total proposed built up area (basic+ premium)	869.59	74.42
4	Proposed Ancillary Area FSI	521.75	59.538
5	% of ancillary area FSI	60%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13 d)	1391.34	133.960

Summary of proposed Pline area as per UDCPR

Sr. No	FLOOR	PUNE AREA (Comm.)	PUNE AREA (RES.)	TOTAL
		A	B	C
1	GROUND	133.960	45.658	179.618
2	1ST FL	0.000	227.330	227.330
3	2ND FL		227.330	227.330
4	3RD FL		227.330	227.330
5	4TH FL		227.330	227.330
6	5TH FL		227.330	227.330
7	6TH FL		209.032	209.032
8	TOTAL	133.960	1391.34	1525.30
9	BASIC+PREMIUM FSI	74.422	869.588	944.010
10	BASIC FSI	74.422	869.588	944.010
11	PREMIUM FSI	0.000	0.000	0.000
12	ANCILLIARY FSI	59.538	521.753	581.290

Certificate of Area:
Certified that the plot under reference was surveyed by me on 25/04/2018 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor)

TYPE	SIZE WIDTH (Meter)	x	HEIGHT (Meter)	#	SILL LEVEL (Meter)	DISCRIPTION
FRD	0.900	x	2.100	1	0.000	S.W. FRAMED PANELLED DOOR.
LD	1.000	x	2.100	1	0.000	S.S. SLAYATER DOOR.
D	1.000	x	2.100	7	0.000	S.W. FRAMED PANELLED DOOR.
D1	0.900	x	2.100	1	0.000	S.W. FRAMED PANELLED DOOR.
D2	0.750	x	2.100	1	0.000	S.W. FRAMED PANELLED DOOR.
W	1.200	x	1.500	4	0.150	ALU. FRAMED SLIDING WIN.
W1	1.800	x	1.500	6	0.150	ALU. FRAMED SLIDING WIN.
W2	1.500	x	1.500	3	0.150	ALU. FRAMED SLIDING WIN.
W3	1.800	x	1.350	2	0.900	ALU. FRAMED SLIDING WIN.
W4	1.200	x	1.350	1	1.500	ALU. FRAMED SLIDING WIN.
V	0.600	x	0.600	1	2.400	LOUVERD WINDOW
V1	0.550	x	0.900	1	2.445	LOUVERD WINDOW
V2	1.200	x	1.200	1	1.200	R.C.C. GRILL

TOTAL NO.OF UNITS & TREES PROPOSED

(1)	NO OF UNITS PROPOSED	
(A)	TOTAL COMMERCIAL UNIT	04
(B)	TOTAL RESIDENTIAL UNIT	30
(2)	TREES TO BE PLANTED	
(A)	TREES TO BE PLANTED AGAINST PLOT AREA (PLOT AREA/100)	07
(B)	TREES TO BE PLANTED AGAINST TREES FELLED(NOS)(5)	00
(A+B)	TOTAL NOS.OF TREES TO BE PLANTED	07
(3)	STILT AREA	73.54€
	1ST FLOOR PART PODIUM AREA	NIL
	TOTAL AREA (A + B)	73.54€
(4)	HEIGHT OF BUILDING	21.10€

NOTE : The proposed chajjas over openings for protection form sur and rain AND architectural features for decoration/aesthetic purpose shall not be used for any habitable purpose.*

PROJECT

RESIDENTIAL AND COMMERCIAL BUILDING ON PLOT NO. 402, SECTOR-24, AT PUSHPAK, NMIA SCHEME NAVI MUMBAI.

Owner's Declaration -

I/We undersigned hereby confirm that I/We would abide by plans approved by authority / cidco .I/We would execute the structure as per approved plans. also I/WE would execute the work under supervision of proper techical person so as to ensure the quality and safety at the work site.

Shri. Pravin Bhikaji Kumbhar &
M/s Ramesh Homes Builders and Developers Through its Proprietor
Shri. Arvind Shankar Chougule.

NAME & SIGN. OF ARCHITECT

AR. SHEETAL NEMANE
REG. CA/2000/25775

ROSHAN	1:100	10.08.2022	-
DRAWN BY	SCALE	DATE	DRAWING NO.

Sheetal Architects
ADD.:Office No.12, Raheja Arcade,
sector - 11, CBD Belapur,
Navi Mumbai - 400614.
Office No: +022-41279232

1/1