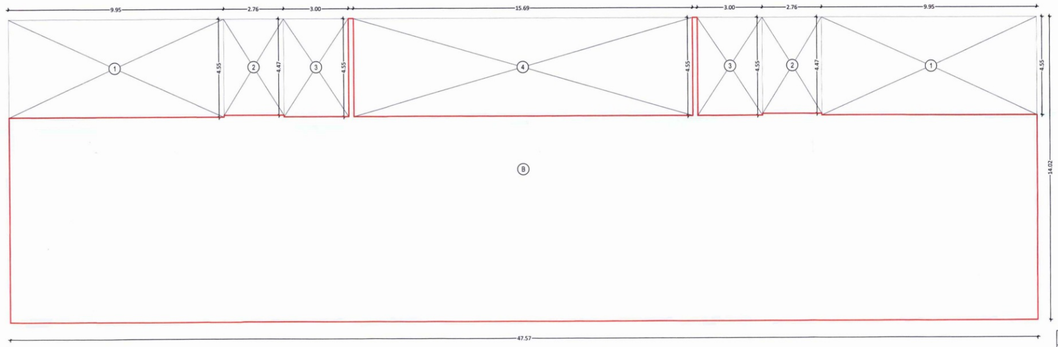
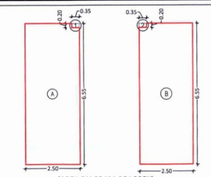


AREA DIAGRAM OF GROUND FLOOR
COMMERCAL BLOCK — SCALE - 1:100



(AREA DIAGRAM OF LOBBY)
SCALE - 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR (LOBBY- WING A & B)							
A	2.50	X	6.55	X	1 NO	=	16.38 SQ.MT.
B	2.50	X	6.55	X	1 NO	=	16.38 SQ.MT.
TOTAL ADDITION						=	32.76 SQ.MT. X

DEDUCTIONS

1	0.35	X	0.20	X	1 NO	=	0.07 SQ.MT.
2	0.35	X	0.20	X	1 NO	=	0.07 SQ.MT.
TOTAL DEDUCTION						=	0.14 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	32.62 SQ.MT. X1

BUILT UP AREA CALCULATION

GROUND FLOOR (COMMERCAL BLOCK)							
B	47.57	X	14.02	X	1 NO	=	666.93 SQ.MT.
TOTAL ADDITION						=	666.93 SQ.MT. X

DEDUCTIONS

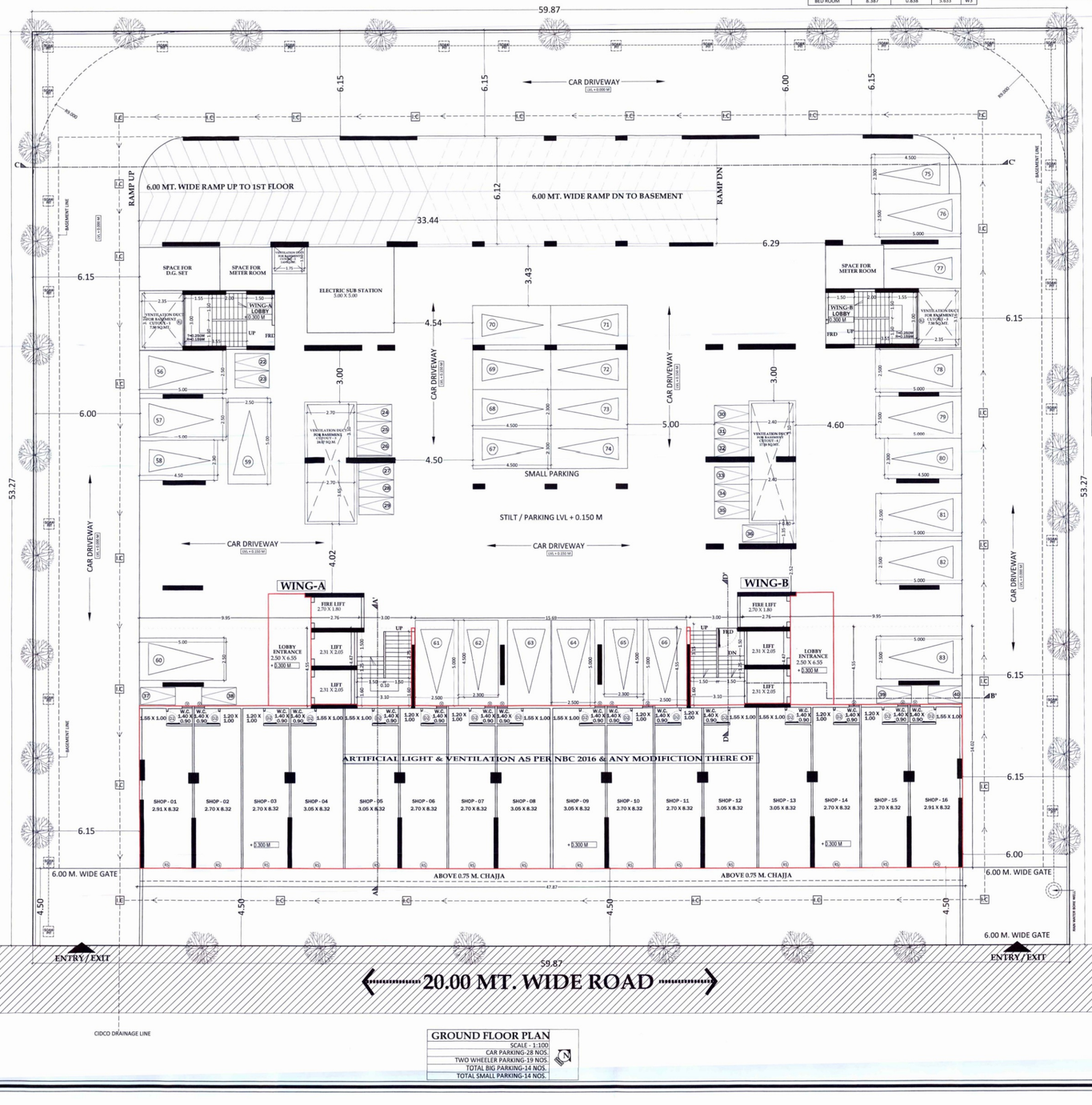
1	9.95	X	4.55	X	2 NOS.	=	90.54 SQ.MT.
2	2.76	X	4.47	X	2 NOS.	=	24.67 SQ.MT.
3	3.00	X	4.55	X	2 NOS.	=	27.30 SQ.MT.
4	15.69	X	4.55	X	1 NO	=	71.39 SQ.MT.
TOTAL DEDUCTION						=	213.90 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	453.03 SQ.MT. X1

SCHEDULE OF DOORS & WINDOWS

TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENINGS	DESCRIPTION OF FINISH
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
FRD	1.200 X 2.100	2.520	T.W. FRAMED PANNELED DOOR
W	3.300 X 2.125	7.012	ALU. GLAZED SLIDING WINDOW
W1	3.050 X 2.125	6.481	ALU. GLAZED SLIDING WINDOW
W2	3.000 X 2.125	6.375	ALU. GLAZED SLIDING WINDOW
W3	2.750 X 2.125	5.843	ALU. GLAZED SLIDING WINDOW
W4	2.400 X 2.125	5.100	ALU. GLAZED SLIDING WINDOW
W5	1.675 X 2.125	3.560	ALU. GLAZED SLIDING WINDOW
W6	1.450 X 2.125	3.081	ALU. GLAZED SLIDING WINDOW
V	0.600 X 0.900	0.540	ALU. GLAZED LOUVERED WINDOW
V1	0.550 X 0.900	0.495	ALU. GLAZED LOUVERED WINDOW

LIGHT & VENTILATION STATEMENT

DESCREPTION OF USER SPACE	CARPET AREA OF RM IN SQ.M.	1/10 OF CARPET	PROVIDED	USED
TYPICAL FLOOR				
LIVING	12.512	1.251	5.805	W3
KITCHEN	6.405	0.640	4.515	W6
TOILET	2.520	0.252	0.540	V
TOILET	2.160	0.216	0.540	V
BED ROOM	8.387	0.838	5.633	W3



GROUND FLOOR PLAN
SCALE - 1:100
CAR PARKING-28 NOS.
TWO WHEELER PARKING-19 NOS.
TOTAL BIG PARKING-14 NOS.
TOTAL SMALL PARKING-14 NOS.

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	92	135 X 92 X 5	62,100	270 X 92	24,840	180 X 00	0.000	24,840	86,940

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	16	456.17 / 3 X 70	10,643	270 X 16	4,320	180 X 0	0	4,320	14,963

WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK

			REQUIRED FIRE TANK	75,000
	TOTAL U.G. WATER TANK CAPACITY	REQUIRED 100% U.G. WATER TANK CAPACITY	PROVIDED U.G. WATER TANK CAPACITY	
			SIZE TANK	TANK CAPACITY
DOMESTIC TANK (RESIDENTIAL)	86,940 LTRS.	1,01,903 LTRS.	5.655 x 4.00 x 4.20	95,004 LTRS.
DOMESTIC TANK (COMMERCIAL)	14,963 LTRS.	14,963 LTRS.	4.000 x 1.20 x 4.20	18,900 LTRS.
FIRE TANK	75,000 LTRS.	75,000 LTRS.	4.500 x 4.00 x 4.20	75,600 LTRS.
TOTAL U.G. TANK CAPACITY	1,76,903 LTRS.	1,76,903 LTRS.		1,89,504 LTRS.

OVER HEAD WATER TANK CAPACITY CALCULATION

TANK TYPE	BUILDING NUMBER	WATER REQUIRED (LTRS.) (60% OF UNDER GROUND TANK)	COLD WATER REQUIREMENT		
			TANK SIZE	NUMBER OF TANK	CAPACITY (LTRS.)
DOMESTIC	BUILDING-1	61,142	(3.10 X 3.92 X 2.00)	02	48,608
			(2.95 X 3.10 X 2.00)	02	36,580
FIRE	BUILDING-1	25,000	(3.10 X 2.45 X 2.00)	04	60,760
TOTAL		86,142		TOTAL	1,45,948 LTRS.

PROVIDED U.G. WATER TANK

DOMESTIC TANK (RESIDENTIAL)	67,200
DOMESTIC TANK (COMMERCIAL)	25,200
TOTAL PROVIDED WATER TANK CAPACITY	92,400 LTRS.

GREY WATER REQUIREMENT

BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT				% FLOW TO SEWER		TOTAL FLOW TO GREY WATER TANK	GREY WATER TANK PROVIDED	
			FLUSHING		DOMESTIC	TOTAL	FLUSHING (100%)	DOMESTIC (85%)	TOTAL	SIZE	CAPACITY
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD		
(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	92	460	00	00	135	62,100	62,100	00	52,785	52,785	3.00 x 4.00 x 3.00	60,000
TOTAL	92	460	00	00		62,100	62,100		52,785	52,785		60,000

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

CARPET AREA STATEMENT AS PER RERA

BUILDING NO.	FLOOR NO.	SHOP/FLAT NO.	CARPET AREA IN SQ.M.	OPEN BAL. IN SQ.M.	NAT TERR IN SQ.M.
WING-A	GROUND FLOOR	SHOP - 01, 16.	27.12	0.00	0.00
		SHOP - 04, 05, 08, 09, 12, 13.	28.43	0.00	0.00
		SHOP - 02, 03, 06, 07, 10, 11, 14, 15.	25.16	0.00	0.00
	2ND FLOOR	203	54.90	3.00	15.02
		203	54.90	3.00	10.78
		204	33.31	0.00	18.48
		205	31.52	0.00	30.50
		206	31.52	0.00	28.70
		207	48.79	4.71	20.16
WING-B	2ND FLOOR	202	54.90	3.00	15.02
		203	54.90	3.00	10.78
		204	33.31	0.00	18.43
		205	31.52	0.00	30.47
		206	31.52	0.00	28.70
		207	48.79	4.71	25.85
WING-A	3RD TO 6TH FLOOR	301, 401, 501, 601	33.30	2.70	0.00
		302, 402, 502, 602	54.90	3.00	0.00
		303, 403, 503, 603	54.90	3.00	0.00
		304, 404, 504, 604	33.31	0.00	0.00
		305, 405, 505, 605	31.52	0.00	0.00
		306, 406, 506, 606	31.52	0.00	0.00
		307, 407, 507, 607	48.79	4.66	0.00
		308, 408, 508, 608	51.00	5.14	0.00
		309, 409, 509, 609	32.82	2.70	0.00
		310, 410, 510, 610	32.82	2.70	0.00
WING-B	3RD TO 6TH FLOOR	301, 401, 501, 601	33.30	2.70	0.00
		302, 402, 502, 602	54.90	3.00	0.00
		303, 403, 503, 603	54.90	3.00	0.00
		304, 404, 504, 604	33.31	0.00	0.00
		305, 405, 505, 605	31.52	0.00	0.00
		306, 406, 506, 606	31.52	0.00	0.00
		307, 407, 507, 607	48.79	4.66	0.00
		308, 408, 508, 608	51.00	5.19	0.00
		309, 409, 509, 609	32.82	2.70	0.00
		310, 410, 510, 610	32.82	2.70	0.00

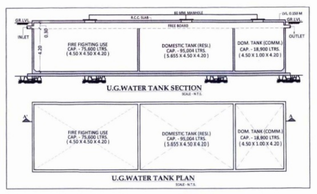
FLOOR	BIG CAR	SMALL CAR	TWO WHEELER
BASEMENT	38	17	21
GROUND	14	14	19
FIRST	14	35	32
TOTAL	66	66	74

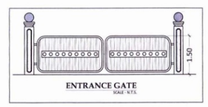
TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

			As per Sanctioned UDCPR			
			Notice Published u/s 37(1)(XXI)G, (20/4) dtd 28.12.2022			
			A			
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	PARKING SPACE REQ.		PARKING SPACE PROP.	
			NON CONGESTED AREA		NON CONGESTED AREA	
			CAR	SCOOTER	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.	38.00	1.00	2.00	19.00	38.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	54.00	1.00	2.00	27.00	54.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	426.10	2.00	6.00	9.00	26.00
Parking Requirement (quantum)			Residential		46	92
			Commercial		9	26
5% visitor parking for residential					2	5
TOTAL					57	123
With Multiplying Factor on total parking as per Table 8C - 0.8					46	123
PARKING REQUIREMENT (Greater of A and B)					Multiplying Factor Not CAR	SCOOTER
					46	123
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.					0	0
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR					9	54
PROPOSED PARKING					132	72

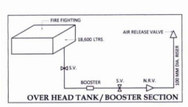
Summary of proposed Pline area as per UDCPR

Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (Resi.)	TOTAL
		A	B	C
1	GROUND	453.03	32.62	485.65
2	1ST		0.00	0
3	2ND		920.97	920.97
4	3RD		1168.22	1168.22
5	4TH		1168.22	1168.22
6	5TH		1168.22	1168.22
7	6TH		1168.22	1168.22
8	TOTAL	453.030	5626.47	6079.5

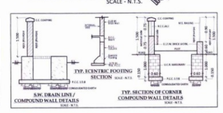




ENTRANCE GATE
SCALE - N.T.S.



OVER HEAD TANK / BOOSTER SECTION



BASEMENT VENTILATION STATEMENT	
BASEMENT AREA	2423.80 SQ.MT.
REQ. VENT. 2.50%	60.063 SQ.MT.
DETAILS OF VENTILLATION	
CUTOUT - 1 (2.50 x 3.00)	7.500 SQ.M.
CUTOUT - 2 (1.75 x 1.50)	2.630 SQ.M.
CUTOUT - 3	24.07 SQ.MT.
CUTOUT - 4	22.57 SQ.MT.
CUTOUT - 5 (2.50 x 3.00)	7.500 SQ.M.
TOTAL	64.27 SQ.M.
VENT. PROVIDED	64.27 SQ.M.

LEGEND

Sr. No.	Item	Colour	Type of Lines on Plan
(1)	(2)	(3)	(4)
1	Plot Line	Thick Black	
2	Existing Road	Green - Dotted	
3	Proposed Road	Green	
4	Building Line	Thick Red - Dotted	
5	F.S.I. line	Thick Red	
6	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	

STAMPS OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITION MENTIONED IN this office letter No. CIDCO/Vashi/Dev.P./1860/TPO(CN-145)/2023/10432 Dtd. 15/5/2023

15/5/2023
Assistant Planner (TP)
CIDCO of Maharashtra Ltd.
Raigad Bhavan, 4th Floor
Plot No. 4, Sector-11,
CBD- Belapur, Navi Mumbai

Proforma-1

Sr.No		Particular	Area (sq.m)
1		**Area of plot (Minimum area of a, b, c to be considered)**	
	a	As per ownership document (7/12, CTS extract)	3189.270
	b	as per measurement sheet	3189.270
	c	as per site	3189.270
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)**	3189.270
4		Amenity Space (if applicable)	0.000
	a	Required -	0.000
	b	Adjustment of 2(b), if any -	0.000
	c	Balance Proposed -	0.000
5		**Net Plot Area (3-4 (c))**	3189.270
6		**Recreational Open space (if applicable)**	0.000
	a	Required -	0.000
	b	Proposed -	0.000
7		internal Road area	0.000
8		**Plotable area (if applicable)**	0.000
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5abasic FSI) - 2.0 As per UDCPR	6378.540
10		**Addition of FSI on payment of premium**	
	a	Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)	
	b	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.3 premium FSI	0.000
	c	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 [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
	c	TDR area-(3569.76 X 1.15)	
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12		**Additional FSI area under Chapter No. 7**	0.000
13		**Total entitlement of FSI in the proposal**	
	a	[9 + 10(b)+11(d)] or 12 whichever is applicable.	6378.540
	b	Permissible Ancillary Area FSI upto 60% or 80% *on balance potential* with payment of charges.	0.000
	c	***Proposed Ancillary area FSI***	
	d	Total entitlement (a+b)	6378.540
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**	0.000
15		**Total Built-up Area in proposal.(excluding area at Sr.No.17 b).**	6079.500
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	6079.500
	c	Total (a+b)	6079.500
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.953
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000
	a	Total commercal unit	16NOS.
	b	Total residential unit	92 NOS.
		Basement , Stilt, Podium area	
	a	Basement area	2423.8
	b	Stilt area	1130.45
	c	1st Podium area	1791.8
	d	2nd Podium area	0
	e	Total area (a+b+c+d+e)	5346.05
		Height of building	21.75 m.

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

CERTIFICATE OF AREA

Certified that the plot under reference was serveyed by me on 23/11/2021 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.

For MATRIX INFRA — Partner
For MATRIX INFRA — Partner
Signature

PROJECT

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO - 67 & 68 SECTOR - 08, PUSHPAK (DAPOLI), NAVI MUMBAI.

NAME, ADDRESS & SIGN OF OWNER

M/s. Matrix Infra
Mr. Rahul Ganesh Mehta & Others Seven

For MATRIX INFRA — Partner
For MATRIX INFRA — Partner

NAME, ADDRESS & SIGN OF ARCHITECT

Ar. AMITKUMAR B. PATEL CA/2014/63182

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

DESTINATION ARCHITECTURE INTERIOR DESIGNS
OFFICE NO. 12, GROUND FLOOR, GREAT EASTERN ESSAR WING- B, PLOT NO- 66, SECTOR- 15, C.B.D. BELAPUR, NAVI MUMBAI. 400614
Cell : 9 8 3 3 4 0 1 8 8 8 & 9 8 2 0 4 1 3 7 8 8 8 9 www.destinationarchitects.com / destinationarch@gmail.com

FILE NO	JOB NO	DRG. NO.	SCALE	DRAWN BY	DATE
	571	R0	AS SHOWN	M.NAVALE	25/02/2023

1/5