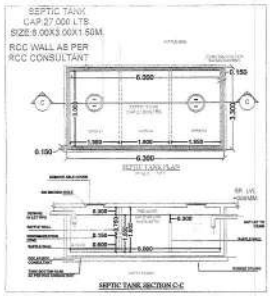
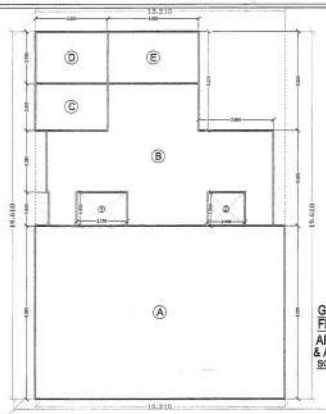


SEPTIC TANK DETAILS
SCALE 1:100

SEPTIC TANK STATEMENT	
SEPTIC TANK :	
NO OF FLATS	40
40 FLATS X 400 Ltrs.	16,000 Ltrs. PER FLATS
REQUIREMENT	16,000 Ltrs.
PROVIDED :-	
3.00 X 6.00 X 1.50	27,000 Ltrs.

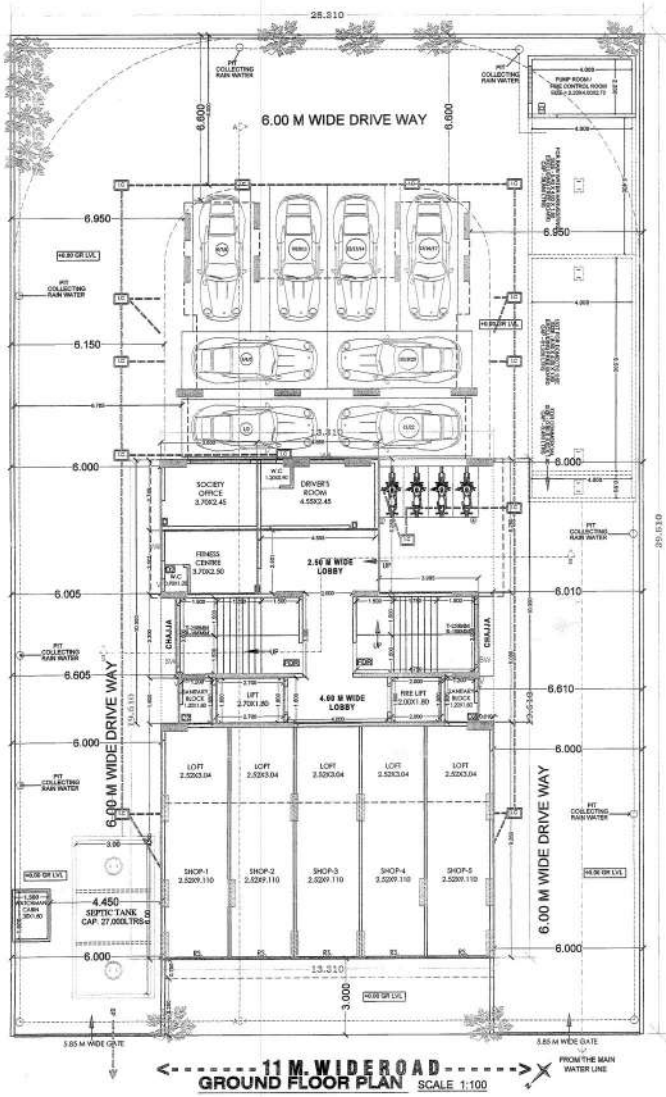
P - LINE AREA CALCULATIONS		
GROUND FLOOR :-		
A	AS PER P - LINE (COMM.)	123.250 SQ.MT.
B	AS PER P - LINE (STAIRCASE,LIFT)	73.646 SQ.MT.
C	AS PER P - LINE (FITNESS CENTRE)	9.627 SQ.MT.
D	AS PER P - LINE (SOCIETY OFFICE)	10.585 SQ.MT.
E	AS PER P - LINE (DRIVEER'S ROOM)	13.348 SQ.MT.
	TOTAL	230.456 SQ.MT.
1	2.700 X 1.80 X 1 NOS (LIFT)	4.86 SQ.MT.
2	2.000 X 1.80 X 1 NOS (LIFT)	3.60 SQ.MT.
	TOTAL DEDUCTION	8.46 SQ.MT.
	NET BUILT-UP AREA	
	230.456 - 8.46	221.996 SQ.MT.
	NET BUILT-UP AREA	221.996 SQ.MT.
	GROUND FLOOR	221.996 SQ.MT.



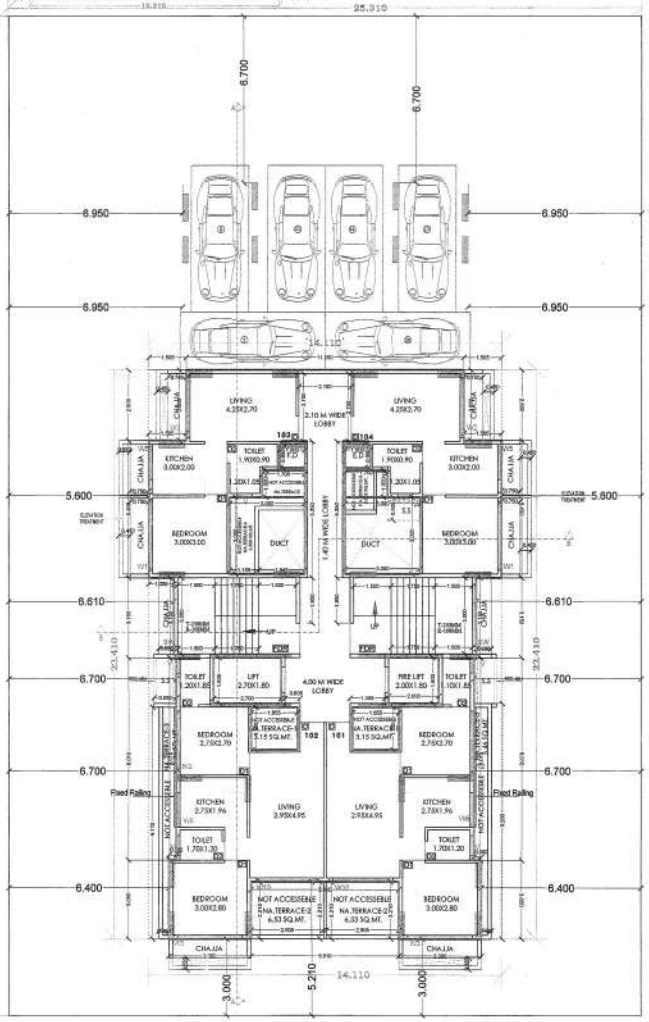
GROUND FLOOR
AREA DIAGRAM & AREA CAL.
SCALE 1:150

CARPET AREA STATEMENT		
A	GROUND FLOOR	CARPET AREA
1	SHOP -01	22.9753 SQ.M
2	SHOP -02	22.9753 SQ.M
3	SHOP -03	22.9753 SQ.M
4	SHOP -04	22.9753 SQ.M
5	SHOP -05	22.9753 SQ.M
B	FLATS 1ST FLOOR	
1	UNIT- 101	43.539
2	UNIT- 102	43.724
3	UNIT- 103	30.392
4	UNIT- 104	30.392
B	FLATS 2ND TO 7TH FLOOR	
1	UNIT -201,301, 401,501,601,701	43.539 SQ. MT.
2	UNIT -202,302, 402,502,602,702	43.724 SQ. MT.
3	UNIT -203,303, 403,503,603,703	30.392 SQ. MT.
4	UNIT -204,304, 404,504,604,704	30.222 SQ.MT.
5	UNIT - 205,305, 405,505,605,705	30.222SQ.MT.
6	UNIT -206,306, 406,506,606,706	30.392 SQ. MT.

PARKING STATEMENT						
TABLE NO. 88 - PG 141 (NON CONGESTED AREA)						
TENEMENTS SIZE BUILT UP AREA	PERMISSIBLE		TENEMENT NO.	PROPOSED		
	CAR	SCOOTER		CAR	SCOOTER
COMMERCIAL PO.144 NOTE (II)	0	0	125.2497 SQ.MT	3	3
FOR EVERY TENEMENT CARPET OF 150 SQ.M & ABOVE	2	3	0	0	0
FOR EVERY TEN. CA. EQUAL OR ABOVE 80 SQ. MT. BUT LESS THAN 150 SQ.M	1	2	0	0	0
FOR EVERY TWO TENEMENT CARPET AREA EQUAL OR ABOVE 40 SQ. MT. BUT LESS THAN 80 SQ.M	1	3	14	7	35
FOR EVERY TWO TENEMENT CARPET AREA EQUAL OR LESS THAN 40 SQ. MT. & BUT MORE THAN 30 SQ.MT.	1	2	0	0	0
FOR EVERY TWO TENEMENT WITH EACH TENEMENT CARPET AREA LESS THAN 30 SQ. MT.	0	4	34	0	52
TOTAL			40	9	90
5% VISITOR PARKING				0.45	4.5
TOTAL				9	97
MULTIPLYING FACTOR 0.8				7.2	77.6
TOTAL REQUIRED				7	78
SCOOTER PARKING CONVERTED 13 X 6 = 78 (78 - 78 = 0)				20	0
CONSIDERING FURTHER PSI TOTAL PROPOSED PARKING					
TOTAL REQUIRED PARKING				22	0

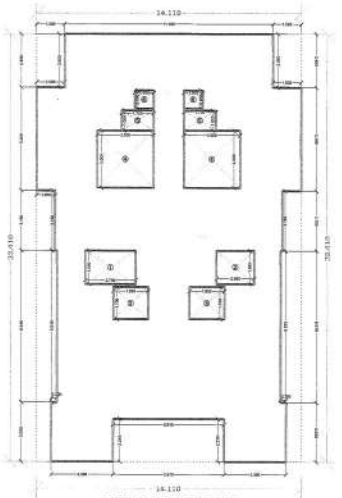


GROUND FLOOR PLAN SCALE 1:100



1ST FLOOR PLAN SCALE 1:100

P - LINE AREA CALCULATIONS		
1ST FLOOR :-		
A	AS PER P - LINE	265.867 SQ.MT.
	TOTAL	265.867 SQ.MT.
1	2.700 X 1.80 X 1 NOS (LIFT)	4.86 SQ.MT.
2	2.000 X 1.80 X 1 NOS (LIFT)	3.60 SQ.MT.
3	1.855 X 1.700 X 2 NOS	6.307 SQ.MT.
4	3.00 X 3.00 X 2 NOS	18.000 SQ.MT.
5	1.700 X 1.050 X 2 NOS	3.570 SQ.MT.
6	1.000 X 0.950 X 2 NOS	1.900 SQ.MT.
	TOTAL DEDUCTION	38.237 SQ.MT.
	NET B.UP AREA	
	265.867-38.237	227.630 SQ.MT
	NET B.UP AREA	227.630 SQ.MT
	1ST FLOOR	227.630 SQ.MT



TYPICAL 1ST TO 7TH FLOOR
AREA DIAGRAM & AREA CAL.
SCALE 1:150

STAMP OF APPROVAL

SHEET NO. 1/4

APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter No. CIDCO/TP.VASHI/TP-25/(TP-CNM)/2020/32206 Dtd 17 MAR 2022

Associate Architect (City)
CIDCO of Maharashtra Ltd
Nirmal 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)	999.960
	b	As per measurement sheet	999.960
	c	As per site	999.960
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)	999.960
4		Amenity Space (if applicable)	0.000
	a	Required	0.000
	b	Adjustment of 20(b), if any -	0.000
	c	Balance Proposed -	0.000
5		Net Plot Area (3-4 (c))	999.960
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. 5(basic FSI) - 1.1 As per agreement to lease	1099.956
10		Addition of FSI on payment of premium Maximum permissible premium FSI - based on road width / TOD Zone, (plot area *0.6 premium FSI)	
	a	Plus Additional FSI as per Note 3 of 33.10.1 (plot area *0.1)	99.996
	b	Proposed FSI on payment	1099.956
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 or1.65 x Sr. No. 4 (b)and (or)(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	1.1
	a	(9+10(b)+11(d)) or 12 whichever is applicable.	1099.956
	b	Permissible Ancillary Area FSI upto 60% or 80% as balance potential with payment of charges.	872.980
	c	Proposed Ancillary area FSI	872.980
	d	Total entitlement (a+b)	2272.972
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 2 of 33.10.1 or As per Agreement	1.8
15		Total Built-up Area in proposal (excluding area at Sr.No.17 b)	0.000
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-Line')	2206.936
		Residential	2081.940
		Commercial	125.396
	c	Total (a+b)	2206.936
16		F.S.I. Consumed	0.00
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000
		No. of units	
		Flats	40
		Shops	5

Certified that the plot under reference was surveyed by me on dt: _____ and the dimensions of sides etc. of plot stated on plan are 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.

EDGE ARCHITECTS.
Ar. Deisha L. Gami
Reg. No. CA/2013/76423

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 of the work are.

CONTENTS OF SHEET

GROUND FLOOR PLAN, AREA DIAGRAM & CAL., 1ST FLOOR PLAN, AREA DIAGRAM & CAL., CARPET AREA STATEMENT, PARKING CAL., SEPTIC TANK DETAILS & CALCULATION.

N. O. T. E.

BOUNDRY WALL OF PLOT SHOWN BLACK.
PROPOSED STRUCTURE SHOWN RED.
ROAD SHOWN GREEN.
DRAINAGE LINE SHOWN RED DOTTED LINE.
WATER LINE SHOWN BLUE DOTTED LINE.
INTERNAL WALL 0.150 EXTERNAL WALL 0.230

NORTH

ARCHITECT'S NAME & SIGNATURE :-

CA/2013/76423 Ar.Deisha L. Gami

OWNER'S NAME & SIGNATURE :-

N. M. Dawar

PROJECT :- M/S PAVAN DEVELOPERS

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT -69, SEC - 17, UEWE

CHECKED BY	Ar. Deisha L. Gami	ARCHITECT
DRAWN BY	GEETTI EDU	EDGE ARCHITECTS,
SCALE	1:100	MAYA PUNIT, SR.DEVI NO. 132, PLOT NO. 19 &20, SECTOR-15CBD, PALM BEACH ROAD, VASHI, NAVI MUMBAI. OFFICE: 022-27841217 / 1181
DATE	18.02.2022	