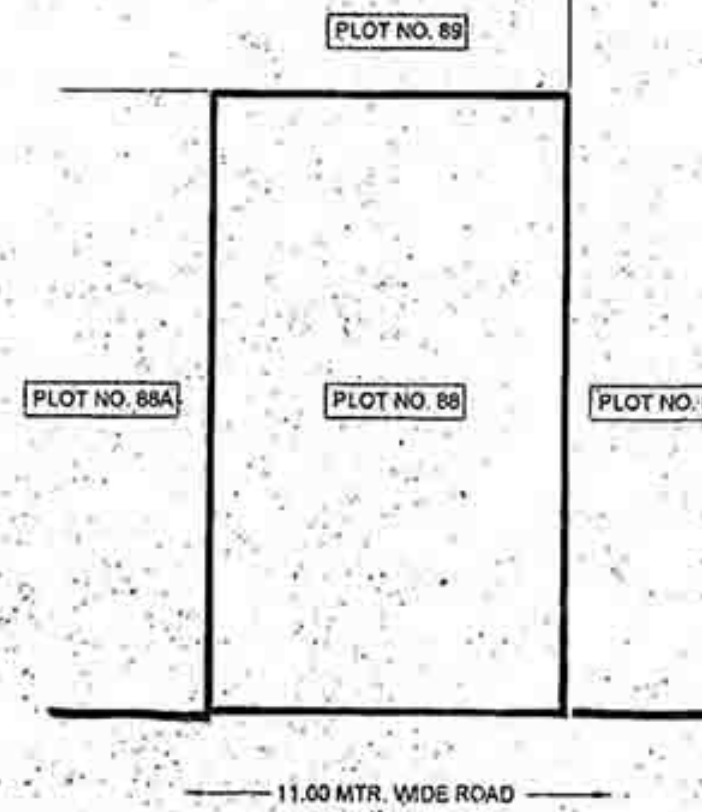
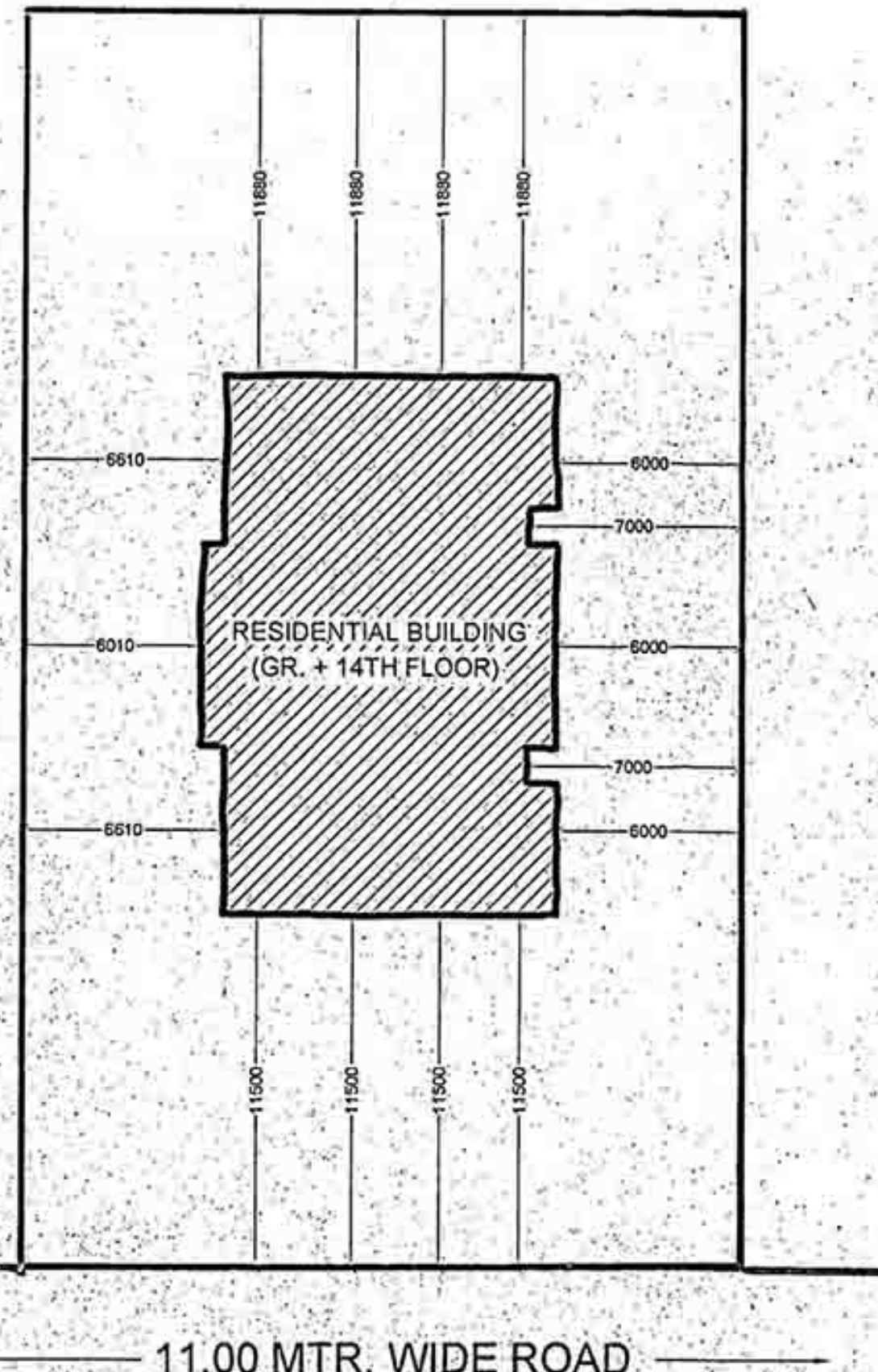




LOCATION PLAN
SCALE = 1:500
NORTH



BLOCK PLAN
SCALE = 1:200
NORTH

CARPET AREA STATEMENT (RESIDENTIAL)			
AREA	LENGTH X WIDTH X NOS.	TOTAL CARPET AREA IN SQ.MT.	
1ST FLOOR			
SOCIETY OFFICE	3.100 X 4.050 X 1 = 12.555	12.555 SQ.MTS.	
TOILET	2.500 X 1.200 X 1 = 3.000	3.075 SQ.MTS.	
TOTAL CARPET AREA OF SOCIETY OFFICE = 15.630 SQ.MTS.			
FITNESS CENTER	4.650 X 4.650 X 1 = 21.607	21.197 SQ.MTS.	
TOILET	1.000 X 0.150 X 1 = 0.150	2.595 SQ.MTS.	
CHANGING ROOM	1.750 X 1.200 X 1 = 2.100	2.175 SQ.MTS.	
TOTAL CARPET AREA OF FITNESS CENTER = 24.967 SQ.MTS.			
1ST TO 14TH FLOOR			
FLAT NO. - 1			
LIVING	3.050 X 5.350 X 1 = 16.317	22.302 SQ.MTS.	
KITCHEN	2.400 X 2.400 X 1 = 5.760	5.970 SQ.MTS.	
BEDROOM	2.400 X 4.050 X 1 = 9.720	10.643 SQ.MTS.	
BEDROOM	2.500 X 4.050 X 1 = 10.125	10.845 SQ.MTS.	
TOILET	2.500 X 1.200 X 1 = 3.000	3.075 SQ.MTS.	
TOILET	0.750 X 0.100 X 1 = 0.075	2.835 SQ.MTS.	
TOTAL CARPET AREA OF EACH FLAT = 55.730 SQ.MTS.			
2ND TO 14TH FLOOR			
FLAT NO. - 2			
LIVING	3.050 X 5.350 X 1 = 16.317	21.417 SQ.MTS.	
KITCHEN	2.400 X 2.400 X 1 = 5.760	5.970 SQ.MTS.	
BEDROOM	2.400 X 4.050 X 1 = 9.720	10.643 SQ.MTS.	
BEDROOM	2.500 X 4.050 X 1 = 10.125	10.845 SQ.MTS.	
TOILET	2.500 X 1.200 X 1 = 3.000	3.075 SQ.MTS.	
TOILET	0.750 X 0.100 X 1 = 0.075	2.835 SQ.MTS.	
TOTAL CARPET AREA OF EACH FLAT = 54.785 SQ.MTS.			

LEGEND	
* SEWER LINE	---
* INSPECTION CHAMBER	□
* RAIN WATER COLLECTING MAIN	---
* CATCH PITS FOR RAIN WATER HARVESTING	□
* WATER SUPPLY MAIN	---

AREA CALCULATION STATEMENT FOR STILT ON GROUND FLOOR	
OVERALL DIMENSIONS	12.200 X 17.700
	= 215.940 SQ.MT.
DEDUCTIONS (1):	
1 = 0.600 X 1.150 X 2 = 1.380	
2 = 1.600 X 1.150 X 2 = 3.680	
3 = 12.200 X 6.700 X 1 = 81.740	
TOTAL DEDUCTIONS = 86.800 SQ.MT.	
TOTAL R.G. AREA = 215.940 - 86.800	
= 129.140 SQ. MTS.	
STILT AREA ON GROUND FLOOR = 129.140 SQ. MTS.	

STILT AREA CALCULATION DIAGRAM BOX ON GROUND FLOOR

AREA CALCULATION STATEMENT FOR OPEN RECREATIONAL SPACES AREA ON GROUND FLOOR	
OVERALL DIMENSIONS	23.610 X 6.161.922 = 145.483 SQ.MT.
NO DEDUCTIONS	
OPEN RECREATIONAL SPACES AREA ON GROUND FLOOR = 145.483 SQ. MTS.	

AREA CALCULATION DIAGRAM BOX FOR OPEN RECREATIONAL SPACES AREA ON GROUND FLOOR

TOTAL B.U.A. STATEMENT OF GROUND TO 15TH FLOOR							
SR. NO	FLOOR	BUILT UP AREA (IN SQ.MT.)	STAIRCASE/ LIFT AREA (IN SQ.MT.)	LOBBY AREA (IN SQ.MT.)	PERM. BALC. 16% OF (A) (IN SQ.MT.)	PROP. BALCONY (IN SQ.MT.)	EXCESS BALCONY (IN SQ.MT.)
1	GROUND	---	42.600	23.629	---	---	65.889
2	FIRST	54.322	55.810	15.075	8.148	---	150.305
3	SECOND	107.653	55.810	15.075	16.147	---	194.685
4	THIRD	107.653	55.810	15.075	16.147	---	194.685
5	FOURTH	107.653	55.810	15.075	16.147	---	194.685
6	FIFTH	107.653	55.810	15.075	16.147	---	194.685
7	SIXTH	107.653	55.810	15.075	16.147	---	194.685
8	SEVENTH	107.653	55.810	15.075	16.147	---	194.685
9	EIGHTH	107.653	55.810	15.075	16.147	---	194.685
10	NINTH	107.653	55.810	15.075	16.147	---	194.685
11	TENTH	107.653	55.810	15.075	16.147	---	194.685
12	ELEVENTH	107.653	55.810	15.075	16.147	---	194.685
13	TWELFTH	107.653	55.810	15.075	16.147	---	194.685
14	THIRTEENTH	107.653	55.810	15.075	16.147	---	194.685
15	FOURTEENTH	107.653	55.810	15.075	16.147	---	194.685
TOTAL		1453.811	823.400	234.679	218.059	235.685	2746.899

FLOWERBED AREA STATEMENT									
FLOOR	FLAT NO.	ROOM	NO.	SIZE	AREA	NO.	TOTAL AREA		TOTAL
1ST FLOOR	01	BEDROOM	F.B.-1	2.575 X 0.600	1.545	1	1.545 SQ. MTS.	(FREE OF FSI AS PER NMMC DCR)	3.045 SQ.MTS.
		BEDROOM	F.B.-2	2.500 X 0.600	1.500	1	1.500 SQ. MTS.	(FREE OF FSI AS PER NMMC DCR)	
	TOTAL F.B. AREA ON EACH FLOOR = 3.045 SQ. MTS.								
	2ND TO 14TH EVEN FLOOR	01,02	LIVING	F.B.-1	3.000 X 0.600	1.800	2	3.600 SQ. MTS.	(FREE OF FSI AS PER NMMC DCR)
BEDROOM			F.B.-2	2.500 X 0.600	1.500	2	3.000 SQ. MTS.	(FREE OF FSI AS PER NMMC DCR)	
TOTAL F.B. AREA ON EACH FLOOR = 6.600 SQ.MTS.									
TOTAL F.B. AREA ON 2ND TO 14TH EVEN FLOOR (6.600 X 7 FLOOR) = 46.200 SQ.MTS.									
3RD TO 13TH ODD FLOOR	01,02	BEDROOM	F.B.-1	2.575 X 0.600	1.545	2	3.090 SQ. MTS.	(FREE OF FSI AS PER NMMC DCR)	6.090 SQ.MTS.
		BEDROOM	F.B.-2	2.500 X 0.600	1.500	2	3.000 SQ. MTS.	(FREE OF FSI AS PER NMMC DCR)	
	TOTAL F.B. AREA ON EACH FLOOR = 6.090 SQ.MTS.								
	TOTAL F.B. AREA ON 3RD TO 13TH ODD FLOOR (6.090 X 6 FLOOR) = 36.540 SQ.MTS.								
TOTAL F.B. AREA FROM 1ST TO 14TH FLOOR = 85.785 SQ.MTS.									

CUPBOARD AREA STATEMENT								
FLOOR	FLATE NO.	ROOM	NO.	SIZE	AREA	NO.	TOTAL AREA	TOTAL
1ST FLOOR	01	BEDROOM	CB-1	3.000 X 0.600	1.800	2	3.600 SQ. MTS.	3.600 SQ.MTS.
	TOTAL C.B. AREA ON 1ST FLOOR = 3.600 SQ. MTS.							
2ND TO 14TH FLOOR	01,02	LIVING	CB-2	1.900 X 0.600	1.140	1	1.140 SQ. MTS.	8,340 SQ.MTS.
		BEDROOM	CB-1	3.000 X 0.600	1.800	4	7.200 SQ. MTS.	
TOTAL C.B. AREA ON EACH FLOOR = 8.340 SQ. MTS.								
TOTAL C.B. AREA ON 2ND TO 14TH FLOOR (8.340 X 13 FLOOR) = 108.420 SQ. MTS.								
TOTAL C.B. AREA FROM 1ST TO 14TH FLOOR = 112.020 SQ. MTS.								

PROJECTED TERRACE AREA STATEMENT							
FLOOR	TER. NO	SIZE (MTS.)	AREA (SQ. MTS.)	NOS.	TOTAL AREA	PROPOSED TERRACE	NATURAL TERRACE
1ST FLOOR	T1 (FLAT NO. 01)	3.000 X 1.500	4.500	1	4.500 (Free of FSI as per NMMC DCR)	4.500 SQ.MTS.	-----
	TOTAL PROJECTED TERRACE AREA ON 1ST FLOOR = 4.500.SQ.MTS.						
3RD TO 13TH ODD FLOOR	T1 (FLAT NO. 01,02)	3.000 X 1.500	4.500	2	9.000 (Free of FSI as per NMMC DCR)	9.000 SQ.MTS.	-----
	TOTAL PROJECTED TERRACE AREA ON 3RD TO 13TH ODD FLOOR = 9.000 X 6 FLOOR = 54.000 SQ. MTS.						
TOTAL PROJECTED TERRACE AREA ON 3RD TO 13TH ODD FLOOR = 54.000 SQ.MTS.							
2ND TO 14TH EVEN FLOOR	T1 (FLAT NO. 01,02)	3.000 X 1.500	4.500	2	9.000 (Free of FSI as per NMMC DCR)	9.000 SQ.MTS.	-----
	TOTAL PROJECTED TERRACE AREA ON 2TH TO 14TH EVEN FLOOR = 9.000 X 7 FLOOR = 63.000 SQ. MTS.						
TOTAL PROJECTED TERRACE AREA ON 2ND TO 14TH EVEN FLOOR = 63.000 SQ.MTS.							
TOTAL TERRACE AREA FROM 1ST TO 14TH FLOOR = 121.500 SQ.MTS.							

AREA CALCULATION STATEMENT FOR FITNESS CENTER AT 1ST FLOOR	
OVERALL DIMENSIONS	7.050 X 4.300 X 1 = 30.315 SQ.MT.
DEDUCTIONS: NIL	
TOTAL DEDUCTIONS = 1.300 SQ.MT.	
GROSS FLOOR AREA = 30.315 - 1.300 = 29.015 SQ.MT.	
TOTAL PERMISSIBLE B.U.A. = 145.483 SQ.MT.	
2% PERMISSIBLE FITNESS CENTER = 29.096 SQ.MT.	
PROVIDED FITNESS CENTER = 29.015 SQ.MT.	

AREA CALCULATION STATEMENT FOR SOCIETY OFFICE AT 1ST FLOOR	
OVERALL DIMENSIONS	4.550 X 5.650 X 1 = 25.707 SQ.MT.
DEDUCTIONS:	
1. 0.600 X 1.300 X 1 = 0.780	
TOTAL DEDUCTIONS = 0.780 SQ.MT.	
GROSS FLOOR AREA = 25.707 - 0.780 = 24.927 SQ.MT.	
TOTAL TENEMENTS = 45 NOS	
PERMISSIBLE SOCIETY OFFICE = 25.000 SQ.MT.	
PROVIDED SOCIETY OFFICE = 24.927 SQ.MT.	

STATEMENT OF D.C.RULES REFER FOR F.S.I. CALCULATION			
S.NO.	DESCRIPTION	DETAIL	NOTES
01	Area of the plot =	969.890 sq. m.	
02	Type of Category of the building as per plot area	Residential Building	As per provision specified under regulation No.43.6 on page 120
03	Proposed Category	Residential Building	
04	Min. marginal open space	Required: 6.00 m. Proposed: 11.88 m.	As per Provision under regulation No.43.6 on page 120
05	F.S.I. permissible	1.5	As per Provision under regulation No.38.1 on page 94
06	Enclosed Balcony Permissible	15% of Built-up Area of the respective floor will be permitted permitted free OF FSI	As per provision specified under regulation No.42(e) on page 105
07	Projected Terrace permitted in open space	* Required = Up to 1.5m. * Proposed = 1.5 m.	As per provision specified under regulation No.43.50 on page 119
08	cupboard permissible	* Required = 3.000 x 0.6 x 2.1 m. * Proposed = as per CB statement	As per provision specified under regulation No.42(1) on page 110
09	cupboard permissible free FSI	The area of cupboard within the building line and cantilever Projection in the setback of the residential building may be permitted shall be excepted from covered area calculation	
10	Staircase permissible of FSI	Not counted towards computation of FSI, but excluding internal steps, staircase & passage.	As per provision specified under No.40 on page 98 No.41 on page 101
11	Lift + Lift Lobby Permissible Free of FSI	Not counted towards computation of FSI	
12	Society office + electrical cabin+watchman cabin	Not counted towards computation of FSI	
13	Flowerbed Permissible	* Required = 0.60 m. wide flowerbed * Proposed = 0.60 m.	As per Provision under regulation No.40(g) on page 100
14	Flowerbed Permitted in open space	* Required = 0.60m projected from building line * Proposed = 0.60m.	As per Provision under regulation No.43.5 on page 119
15	Min room size for drawing units with two or more room	2.40 m.	As per Provision under regulation No.42.(b) on page 101 to 103
Required			
Proposed			
* Living room: Carpet area of Living room shall not be less than 10.50 sq.mt with min. dimension not less than 2.4m.			
* Kitchen: carpet area of kitchen shall not be less than 4.5 sq.mt with min. dimension not less than 1.7m.			
* The carpet area of any other room shall not be less than 7.5 sq.mt with min. dimension not less than 2.4m.			
* Bathroom: The internal dimension of bathroom shall not be less than 1.2M x 1.2 M.			
* Water Closet (WC): The internal dimension of WC shall not be less than 0.90 M x 1.2 M.			
* Combined Toilet: The internal dimensions of combined bathroom and WC shall not be less than 1.2M.2.1M.			
Flat No. 1 (2nd Floor) (Including Encl. Balcony Area). Living = (2.750 X 4.100) = 11.275 sq.mts. Encl. Balcony Area = (2.750 X 1.300) = 3.575 sq. mts. Kitchen = (Playline area) = 5.100 sq. mts. Bedroom = (2.400 X 3.100) + (0.350 X 0.100) + (0.900 X 0.100) = 7.555 sq. mts. Bath = (1.500 X 1.200) = 1.800 sq. mts. W.C. = (1.500 X 0.900) = 1.350 sq. mts.			
16	width of staircase	* Required = 1.50m. * Proposed = 1.50m.	As per Provision specified under regulation No.5.1.5 on page 148
17	Tree plantation required	Every plot of land shall have at least 1 tree for every 100 sq.m. or part thereof of the plot area. * Required = 10 nos. * Proposed = 10 nos.	As per Provision specified under regulation No.22.2 on page 71
18	Gate and boundary wall	Up to 1.5m. from finished ground line * Required = 1.5m. * Proposed = 1.5m.	As per Provision specified under regulation No.21 on page 71
19	Parking Required	Required Parking = 30 nos. Proposed Parking = 33 nos.	As per Provision specified under regulation No.14.2 on page 121-122
20	Society Office	Required = 25.0 sq.m. Proposed = 24.927 sq.m.	As per Provision specified under regulation No.40(f) on page 99
21	Fire Fighting Tank Capacity required	* Required: U.G.W.T = 75,000 LIT O.H.W.T = 20,000 LIT * Proposed: U.G.W.T = 1,02,000 LIT O.H.W.T = 26,605 LIT	As per N.B.C.
22	CONSUMPTION OF WATER PER PERSON AND NO. OF PERSONS CONSIDER PER OFFICE	* Required = 200 liters. * Proposed = 200 liters. Total Flts x 5 Person x 200 Litres * Proposed: 27 Flts x 5 Person x 200 Litres	As per water bye-laws (hydraulic engineer department - mun. corp. of greater Bombay
23	RAINWATER HARVESTING	RECHARGE WELL	As per Provision specified under regulation No.36 on page 88-91
24	R.G. AREA	* Required = 145.483 SQ.MT. * Proposed = 145.483 SQ.MT.	

STAMP OF APPROVAL FROM NMMC

या कार्यालयचे वाचकास याचक प्रमाणित करण्यात येते.
नरेश/ए. १२८० १९८३ दि. २०/११/१८
मधील सर्व सल्लोस अधिन राहून लाल रंगाने
दुरुस्त केलेल्यामुळे
वाचकासाठी नको / चुकीची नको मंजूर
सहस्रक संघातक, नगरचम
नवी मुंबई महानगरपालिका

NAME, ADDRESS & SIGN OF OWNER
M/s. ISHWAR DEVELOPERS & CONTRACTORS,
Office-401, Plot No. 23, 32, 33, 34,
Sector-28, Nerul, Navi Mumbai.

For ISHWAR DEVELOPERS & CONTRACTORS
Nandkumar
Proprietor

PERFROMAT - A		
1.	AREA OF PLOT (AS PER AGREEMENT)	969.890 SQ. M.
2.	DEDUCTION FOR:	
	a) ROAD SETBACK AREA	0.000 SQ. M.
	b) PROPOSED ROAD	0.000 SQ. M.
	c) ANY RESERVATION	0.000 SQ. M.
	TOTAL (a + b + c)	0.000 SQ. M.
3.	BALANCE AREA OF PLOT (1 - 2)	969.890 SQ. M.
4.	DEDUCTION FOR 10% RECREATION GROUND	0.000 SQ. M.
5.	NET AREA OF PLOT (3 - 4)	969.890 SQ. M.
6.	ADDITIONAL FOR FLOOR SPACE INDEX	
	2a) 100% OF ROAD SETBACK	0.000 SQ. M.
	2b) 100% OF PROPOSED ROAD	0.000 SQ. M.
7.	TOTAL AREA (5 + 6)	969.890 SQ. M.
8.	FLOOR SPACE INDEX PERMISSIBLE	1.5
9.	PERMISSIBLE FLOOR AREA	1454.835 SQ. M.
10.	EXISTING FLOOR AREA	0.000 SQ. M.
11.	PROPOSED B.U.A. OF BUILDING	1453.811 SQ. M.
12.	EXCESS BALCONY AREA TAKEN IN F.S.I.	0.000 SQ. M.
13.	TOTAL BUILT-UP AREA (10 + 11 + 12)	1453.811 SQ. M.
14.	TOTAL BALANCE BUILT-UP AREA (9-13)	1.024 SQ. M.
15.	F.S.I. CONSUMED	1.498
16.	F.S.I. BALANCED	0.002
17.	BUILT-UP AREA (FLOOR WISE)	0.000 SQ. M.
	GROUND FLOOR	0.000 SQ. M.
	FIRST FLOOR	54.322 SQ. M.
	SECOND FLOOR	107.653 SQ. M.
	THIRD FLOOR	107.653 SQ. M.
	FOURTH FLOOR	107.653 SQ. M.
	FIFTH FLOOR	107.653 SQ. M.
	SIXTH FLOOR	107.653 SQ. M.
	SEVENTH FLOOR	107.653 SQ. M.
	EIGHTH FLOOR	107.653 SQ. M.
	NINTH FLOOR	107.653 SQ. M.
	TENTH FLOOR	107.653 SQ. M.
	ELEVENTH FLOOR	107.653 SQ. M.
	TWELFTH FLOOR	107.653 SQ. M.
	THIRTEENTH FLOOR	107.653 SQ. M.
	FOURTEENTH FLOOR	107.653 SQ. M.
	TOTAL BUILT-UP AREA	1453.811 SQ. M.
	TOTAL COMMERCIAL BUILT-UP AREA	0.000 SQ. M.
	TOTAL RESIDENTIAL BUILT-UP AREA	1453.811 SQ. M.
	TOTAL COMMERCIAL UNIT	NIL
	TOTAL RESIDENTIAL UNIT	27 NOS.
18.	TOTAL FITNESS CENTRE AREA	29.015 SQ. M.
19.	TOTAL SOCIETY OFFICE AREA	24.927 SQ. M.
20.	STILT & PODIUM AREA:	
	GROUND FLOOR STILT	129.140 SQ. M.
	TOTAL STILT	129.140 SQ. M.