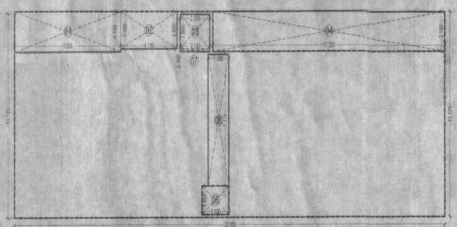
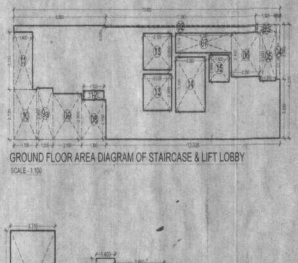


GROUND FLOOR AREA DIAGRAM OF (COMMERCIAL)

SCALE : 1:100



GROUND FLOOR AREA DIAGRAM OF STAIRCASE & LIFT LOBBY

SCALE : 1:100

| GROUND FLOOR STAIRCASE LIFT & LOBBY AREA CALC | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A) ADDITIONS | | | | | | | | |
| A | 35.925 | X | 3.200 | X | 1 | = | 115.496 | SQ.MT |
| TOTAL ADDITION | | | | | | | 115.496 | SQ.MT |
| B) DEDUCTIONS | | | | | | | | |
| 1 | 5.186 | X | 0.150 | X | 2 | = | 1.555 | SQ.MT |
| 2 | 5.475 | X | 0.450 | X | 2 | = | 4.927 | SQ.MT |
| 3 | 0.300 | X | 1.950 | X | 1 | = | 0.585 | SQ.MT |
| 4 | 1.200 | X | 1.400 | X | 1 | = | 1.680 | SQ.MT |
| 5 | 1.150 | X | 1.400 | X | 1 | = | 1.610 | SQ.MT |
| 6 | 4.150 | X | 1.075 | X | 1 | = | 4.461 | SQ.MT |
| 7 | 1.400 | X | 1.050 | X | 1 | = | 1.470 | SQ.MT |
| 8 | 1.150 | X | 2.900 | X | 1 | = | 3.335 | SQ.MT |
| 9a | 1.200 | X | 2.800 | X | 1 | = | 3.360 | SQ.MT |
| 9b | 1.200 | X | 2.800 | X | 1 | = | 3.360 | SQ.MT |
| 10 | 1.400 | X | 3.150 | X | 1 | = | 4.410 | SQ.MT |
| 11 | 1.500 | X | 0.600 | X | 1 | = | 0.900 | SQ.MT |
| 12 | 2.125 | X | 2.800 | X | 1 | = | 5.950 | SQ.MT |
| 13 | 1.200 | X | 3.350 | X | 1 | = | 4.020 | SQ.MT |
| 14 | 1.100 | X | 1.500 | X | 1 | = | 1.650 | SQ.MT |
| 15 | 1.100 | X | 1.500 | X | 1 | = | 1.650 | SQ.MT |
| TOTAL DEDUCTIONS | | | | | | | 54.445 | SQ.MT |
| TOTAL BUILT UP AREA (A-B) | | | | | | | 60.050 | SQ.MT |

| FLOORWISE AREA STATEMENT | | |
|---|---|---|
| SR. NO. | FLOOR | AREA |
| 1 | GROUND(Comm.) | 277.44 |
| 2 | FIRST(Comm.) | 295.661 |
| 3 | TOTAL COMMERCIAL | 573.101 |
| 4 | (driver's rm & Common toilet | 15.979 |
| 4 | Sp. for staircase & lift lobby | 58.659 |
| 5 | FIRST(Lobby Area) | 50.227 |
| 6 | (society office/ creche & fitness center | 67.581 |
| 6 | 2nd Floor Staircase & lift lobby | 77.206 |
| 7 | 3RD FLOOR | 346.985 |
| 8 | 4TH FLOOR | 346.985 |
| 9 | 5TH FLOOR | 346.985 |
| 10 | 6TH FLOOR | 346.985 |
| 11 | 7TH FLOOR | 346.985 |
| 12 | 8TH FLOOR | 346.985 |
| 13 | 9TH FLOOR | 346.985 |
| 14 | 10TH FLOOR | 346.985 |
| 15 | 11TH FLOOR | 346.985 |
| 16 | 12TH FLOOR | 346.985 |
| 17 | 13TH FLOOR | 346.985 |
| 18 | 14TH FLOOR | 346.985 |
| | TOTAL RESIDENTIAL | 4443.472 |
| TOTAL BUILT UP AREA (COMM.+RESI) | | 5012.573 |

| CALCULATION OF DOORS AND WINDOWS | | | | | |
|---|---|---|---|---|---|
| TYPE | | SIZE | | AREA | DESCRIPTION |
| | | WIDTH | HEIGHT | | |
| DOORS | D1 | 1.350 | 2.100 | 2.835 | T.W. PANEL DOORS |
| | D2 | 0.900 | 2.100 | 1.890 | T.W. PANEL DOORS |
| | D3 | 0.750 | 2.100 | 1.575 | UPVC DOORS |
| WINDOWS | W1 | 3.050 | 2.100 | 6.405 | ALUMINIUM SLIDING GLAZED WINDOWS |
| | W2 | 1.350 | 2.100 | 2.835 | ALUMINIUM SLIDING GLAZED WINDOWS |
| | W3 | 1.500 | 2.100 | 3.150 | ALUMINIUM SLIDING GLAZED WINDOWS |
| | W4 | 1.125 | 2.100 | 2.363 | ALUMINIUM SLIDING GLAZED WINDOWS |
| | V | 0.600 | 1.200 | 0.720 | UPVC SLIDING OPENABLE WINDOWS |
| | V1 | 0.900 | 1.200 | 1.080 | UPVC SLIDING OPENABLE WINDOWS |

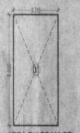
| SCHEDULE OF ROOM LIGHT AND VENTILATION | | | |
|---|---|---|---|
| | FLAT NO. 1 & 2 TYPE(A) FLOOR | 3 NO TO 14TH FLOOR | |
| | CARPET AREA | AVERAGE AREA OF CARPET AREA | AVERAGE AREA PROVIDED | (AVERAGE PROVIDED |
| VIVING | 24.825 | 2.485 | 1.825 | 73 |
| KITCHEN | 7.485 | 0.748 | 1.050 | 105 |
| BED ROOM-1 | 9.240 | 0.924 | 1.215 | 90 |
| BED ROOM-2 | 11.445 | 1.145 | 1.215 | 90 |
| TOILET-1 | 3.487 | 0.349 | 0.54 | 5 |
| TOILET-2 | 3.360 | 0.336 | 0.54 | 5 |
| | FLAT NO. 3 & 4 | 3RD TO 14TH FLOOR | |
| LIVING | 22.002 | 2.198 | 1.825 | 83 |
| KITCHEN | 7.485 | 0.748 | 1.050 | 105 |
| BED ROOM-1 | 9.240 | 0.924 | 1.215 | 90 |
| BED ROOM-2 | 11.110 | 1.111 | 1.215 | 90 |
| TOILET-1 | 3.487 | 0.348 | 0.54 | 5 |
| TOILET-2 | 3.360 | 0.336 | 0.54 | 5 |

| WATER SUPPLY REQUIREMENTS | | | | |
|---|---|---|---|---|
| FLOOR | SHOP/FLATS | PERSON/FLAT | NOS/PERSON X LTRS. | LTRS. |
| GROUND | 9 | 0 | 27 PERSON X 200 | 5400 |
| FIRST | 9 | 0 | 27 PERSON X 200 | 5400 |
| BELOW UPTO FLOOR | 48 | 7 | 336 PERSON X 200 | 67,200 |
| TOTAL WATER REQUIRED = 78,000 X 1.5 = 117,000 LTRS. | | | | |
| TOTAL WATER PROVIDED = 1,13,500 LTRS. | | | | |
| WATER CAPACITY PROVIDED | | | | |
| TOTAL PROVIDED | U.G. TANK DOMESTIC TANK | | O.H. TANK DOMESTIC TANK | |
| 1,21,000 | 2,13,500 LTRS. | | 35,000 | |
| FIRE FIGHTING TANK CAPACITY | | | | |
| U.G. TANK = 200000 LTRS. | | | | |
| O.H. TANK = 25,000 LTRS. | | | | |

| GROUND FLOOR BUILT UP AREA CALCULATION | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A | 32.500 | X | 11.1750 | X | 1 | = | 358.718 | SQ.MT |
| TOTAL ADDITION | | | | | | | 358.718 | SQ.MT |
| B) DEDUCTIONS | | | | | | | | |
| 1 | 7.925 | X | 2.150 | X | 1 | = | 17.039 | SQ.MT |
| 2 | 4.189 | X | 2.000 | X | 1 | = | 8.378 | SQ.MT |
| 3 | 2.287 | X | 1.350 | X | 1 | = | 3.088 | SQ.MT |
| 4 | 17.925 | X | 2.150 | X | 1 | = | 37.343 | SQ.MT |
| 5 | 2.000 | X | 1.550 | X | 1 | = | 3.100 | SQ.MT |
| 6 | 5.500 | X | 2.175 | X | 1 | = | 11.121 | SQ.MT |
| 7 | 3.140 | X | 2.100 | X | 1 | = | 6.593 | SQ.MT |
| TOTAL DEDUCTIONS | | | | | | | 83.278 | SQ.MT |
| TOTAL BUILT UP AREA (A-B) | | | | | | = | 277.447 | SQ.MT |

AREA DIAGRAM COMMON TOILET

| COMMON TOILET AREA CALCULATION | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A) ADDITION | | | | | | | | |
| 1 | 1.400 | X | 2.550 | X | 1 | = | 3.570 | SQ.MT |
| TOTAL ADDITION | | | | | | | 3.570 | SQ.MT |



AREA DIAGRAM OF PUMP ROOM

AREA DIAGRAM OF METER ROOM

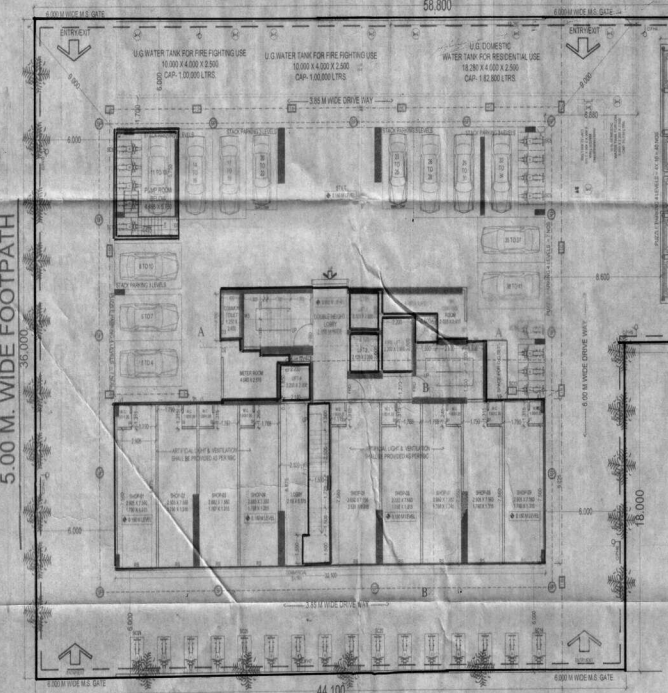
AREA DIAGRAM OF FIRE CONTROL ROOM

| FIRE CONTROL ROOM, PUMP ROOM & METER ROOM AREA CALC. | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A) ADDITION | | | | | | | | |
| PUMP ROOM | | | | | | | | |
| 1 | 3.3 | X | 6.600 | X | 1 | = | 21.996 | SQ.MT |
| FIRE CONTROL ROOM | | | | | | | | |
| 1 | 3.350 | X | 3.400 | X | 1 | = | 1.896 | SQ.MT |
| 2 | 1.350 | X | 1.350 | X | 1 | = | 1.823 | SQ.MT |
| METER ROOM | | | | | | | | |
| 1 | 1.400 | X | 3.100 | X | 1 | = | 9.448 | SQ.MT |
| 2 | 3.550 | X | 0.600 | X | 1 | = | 2.373 | SQ.MT |
| 3 | 1.700 | X | 2.100 | X | 1 | = | 3.885 | SQ.MT |
| TOTAL ADDITION | | | | | | | 41.21 | SQ.MT |

| PARKING STATEMENT (COMMERCIAL AS PER UDCPR) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| SR. NO. | OCCUPANCY | SIZES OF TENEMENTS | PARKING SPACE REQUIRED | | CARPET AREA | REQUIRED PARKING | | VISITORS | |
| | | | CAR | SCOOTER | | CAR | SCOOTER | CAR | SCOOTER |
| 1 | SHOP | For every tenement having carpet area of 100 sq.m. and above (2 car & 6 scooter) For every tenement having carpet area of 100 sq.m. and above (3 car & 11 scooter) | 2 | 6 | 237.854 | 4.8 | 14 | 0 | 0 |
| 2 | OFFICE | | 3 | 11 | 200.995 | 3.0 | 11 | 0 | 0 |
| TOTAL | | | | | | 7.8 | 25 | 0 | 0 |
| | | | | | | CAR | | SCOOTER | |
| PARKING REQUIRED | | | | | | 8 | | 25 | |
| Multiplication factor 1 as per table no. 8C | | | | | | 1 | | 20 | |
| COMPOSITE PARKING, 1 CAR FOR EVERY 4 SCOOTER ( 3 X 4) = 18 | | | | | | 6 | | 18 | |
| TOTAL PARKING REQUIRED (CAR- 8+VISITOR 0,SCOOTER- 20-18 =2) | | | | | | 9 | | 2 | |

| RESIDENTIAL (As per circular dated - 21/10/2016 for PIL 123 of 2016 | | | |
|---|---|---|---|
| BELOW 30 SQ.M | 48 | 1/ Every 1 flat | 48 |
| ABOVE 30 SQ.M | 0 | 2/ Every 1 flat | 0 |
| TOTAL REQ. FOR CAR PARKING | | | 48 |
| 20% VISITORS CAR PARKING ( 48 Nos. x 10%) = 4.8 | | | 5 |
| TOTAL TWO WHEELER PARKING REQUIRED (5 Nos. x 12.50) = 61.625 | | | 25 |
| TOTAL TWO WHEELER PARKING REQUIRED (COMM. = 2, R (RESI.=22) | | | 23 |
| TOTAL TWO WHEELER PARKING PROPOSED | | | 20 |
| TOTAL CAR PARKING REQUIRED (COMM.=09 & (RESI.=49) | | | 58 |
| TOTAL CAR PARKING PROVIDED | | | 61 |

| CARPET AREA STATEMENT | | | | |
|---|---|---|---|---|
| | NO. OF ELEV/SHOP | CARPET AREA SQ.MT | NO. OF FLAT/SHOP | NO. OF FLOOR | TOTAL (INCLUDING WALLS) | TOTAL AREA |
| GROUND FLOOR | | | | | | |
| SHOP-1,2,5 & 6 | 4 | 25.792 | 4 | 1 | | 103.168 |
| SHOP-3,4 & 8,7 | 4 | 25.348 | 4 | 1 | | 101.392 |
| SHOP-9 | 1 | 32.994 | 1 | 1 | | 32.994 |
| TOTAL SHOP CARPET AREA | | | | | | 237.854 |
| 1ST FLOOR | | | | | | |
| OFFICE-1 & 9 | 2 | 25.572 | 2 | 1 | | 51.143 |
| OFFICE-2,3,8 | 3 | 20.718 | 3 | 1 | | 62.153 |
| OFFICE-3,4,6,7 | 4 | 20.573 | 4 | 1 | | 82.293 |
| OFFICE-5 | 1 | 26.306 | 1 | 1 | | 26.306 |
| TOTAL OFFICE CARPET AREA | | | | | | 200.995 |
| RESIDENTIAL CARPET AREA ( 3RD TO 14TH FLOOR) | | | | | | |
| 1 | | 38.750 | 1 | 12 | 2.50% | 12 |
| 2 | | 38.730 | 1 | 12 | 2.50% | 12 |
| 3 | | 38.939 | 1 | 12 | 2.50% | 12 |
| 4 | | 38.927 | 1 | 12 | 2.50% | 12 |
| TOTAL RESIDENTIAL FLAT | | | | | | 48 |

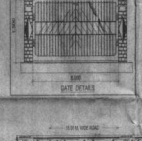



GROUND FLOOR PLAN

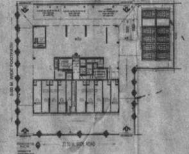
SCALE : 1:100

CAR PARKING = 61 NOS

SCOOTER PARKING = 29 NOS



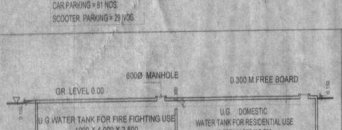
GATE DETAILS



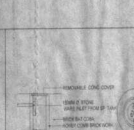
KEY PLAN

SCALE : NTS

| GROSS BUILT-UP AREA STATEMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| Floors | Net BUA | Staircase lift lobby & Amenity | Lift Duct Area | Fire Control Rm /Water Pump room | Refuge Balcony (Flex) | Mumty Area | Sub Area |
| Ground(Comm.) | 277.44 | | 19.500 | 20.056 | | | 362.610 |
| Ground(Driver's Rm & Toilet) | 15.979 | | | 11.807 | | | |
| Ground(staircase & Lobby Area) | 58.659 | | | 12.891 | | | |
| 1st(Comm.) | 295.661 | | 19.500 | | | | |
| 1st(Lobby area) | 50.227 | | | | | | |
| 2nd floor (society/ creche & Fitness) | 67.581 | | 19.500 | | | | |
| 2nd floor (staircase & Lobby Area) | 77.206 | 597.529 | | | | | |
| 3rd | 346.985 | | 15.100 | | | | |
| 4th | 346.985 | | 15.100 | | | | |
| 5th | 346.985 | | 15.100 | | | | |
| 6th | 346.985 | | 15.100 | | | | |
| 7th | 346.985 | | 15.100 | | 41.831 | | |
| 8th | 346.985 | | 15.100 | | | | |
| 9th | 346.985 | | 15.100 | | | | |
| 10th | 346.985 | | 15.100 | | | | |
| 11th | 346.985 | | 15.100 | | | | |
| 12th | 346.985 | | 15.100 | | 41.831 | | |
| 13th | 346.985 | | 15.100 | | | | |
| 14th | 346.985 | | 15.100 | | | | |
| Terrace | 0.000 | | | | | 105.464 | |
| Total | 5012.573 | 597.529 | 239.700 | 44.750 | 83.662 | 105.464 | 362.610 |
| | 5012.573 | | | 1439.615 | | | |
| GROSS BUILT-UP AREA | | | | | | 6446.188 | SQ.M |

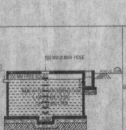



SECTION THRU U.G. TANK

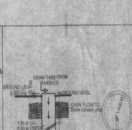


SECTION OF SOAK PIT

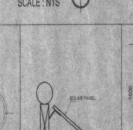
PLAN OF SOAK PIT



SECTION THRO RAIN WATER HARVESTING TANK

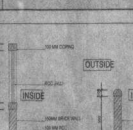


SECTION OF WELL

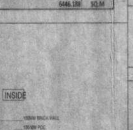


PLAN OF WELL

SOLAR PANEL SECTION




COMPOUND WALL DETAILS




COMMON WALL DETAILS

CORNER COMPOUND WALL DETAILS

SHEET NO. 1/4

Date & Stamp Of Approval

या कार्यालयाचे कोरकाम ... प्रमाणपत्र क्रमांक नगरि/९- 2090 दि.30/08/2022

मंगळवार सर्व शर्तीस अधीन राहून सदर योजना

दुरुस्त केल्याप्रमुसार

वापरासाठी नकाशे / सुधारित नकाशे मंजूर

सहायक संचालक, नगररचना

नवी मुंबई महानगरपालिका

PROFORMA -1

AREA OF PLOT

| | | |
|---|---|---|
| 1 | A) AREA OF PLOT AS PER 7/12 EXTRACT | 0.000 |
| | B) AREA OF PLOT AS PER T.I.L.R | 0.000 |
| | C) AREA OF PLOT AS PER DEMARCATION PLAN | 1852.200 |
| | D) AREA OF PLOT CONSIDERED (LEAST OF (A), (B) & (C)ABOVE) | 1852.200 |
| 2 | DEDUCTION FOR | 0.000 |
| | a) Proposed D.P. Road widening area/ Service Road/ Highway widening | 0.000 |
| | b) Any D.P. Reservation area | 0.000 |
| | TOTAL = (A+B+C) | 0.000 |
| 3 | BALANCE AREA OF PLOT | 1852.200 |
| 4 | AMENITY SPACE (if applicable) | 0.000 |
| | (4a) Required | 0.000 |
| | (4b) Proposed | 0.000 |
| 5 | NET AREA OF PLOT = 100% (3-(4b)) | 1852.200 |
| 6 | RECREATIONAL OPEN SPACE (if applicable) | 0.000 |
| 7 | INTERNAL ROAD AREA | 0.000 |
| 8 | PLOTABLE AREA OF ANY | 0.000 |
| 9 | BUILT UP AREA WITH REFERENCE OF BASIC FSI, AS PER FRONT ROAD WIDTH | N.A. |
| 10 | ADDITION FSI. ON PAYMENT OF PREMIUM | N.A. |
| | a) Maximum permissible premium FSI. Based on road width/TOD Zone | N.A. |
| | b) Proposed FSI. On payment of premium | N.A. |
| 11 | (a) BASIC FSI. ( TABLE 6G, COLUMN NO.3) | 1.1 |
| | b) FSI. ON PAYMENT OF PREMIUM (TABLE 6G, COLUMN NO. 4) | 0.5 |
| | c) MAXIMUM PERMISSIBLE TDR LOADING (TABLE 6G, COLUMN NO.5 & NOTE-(IV)) | 0.9 |
| | d) IN NAVI MUMBAI MUNICIPAL CORPORATION REG.NO 10.10.1 NOT (3) | 0.5 |
| 11A | TOTAL (11)a+b+c+d(FSI) (3.0 X 1852.2) | 5556.600 |
| 11B | Total commercial area (proposed) | 316.367 |
| 11C | Total residential area ( 11A-11B) | 5240.433 |
| 12 | Ancillary fsi for commercial 80% | 252.934 |
| 12A | Ancillary fsi for residential 60% | 3146.260 |
| 13 | Total permissible built up area | 8953.793 |
| 14 | Total proposed built up area | 5012.573 |
| 15 | BALANCE BUILT UP AREA ((13)-(14)) | 3941.220 |
| 16 | FSI CONSUMED ((14/5)) | 2.706 |
| 17 | NUMBER OF UNITS | |
| | (17A) RESIDENTIAL | 48 |
| | (17B) COMMERCIAL | 18 |
| 18 | TREES TO BE PLANTED | |
| | (18A) TREES TO BE PLANTED AGAINST PLOT AREA ((1A+100)) | 19 |
| | (18B) TREES TO BE PLANTED AGAINST TREES FELLED NUMBER (75) | 19 |
| | (18B) TREES TO BE PLANTED AGAINST OPEN SPACE ((4D) + 100) X 5) | |
| 19 | BUILDING HEIGHT TERRACE LEVEL | 47.500 |
| 20 | BUILDING HEIGHT TOP LEVEL | 49.500 |

Certificate of Area:

Certified that the plot under reference was surveyed by me on..... and the dimensions of sides ect.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 )

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 in the work site.

Owner(s) name and signature

NOTES :-

BOUNDARY OF THE PLOT SHOWN IN THICK BLACK

PROPOSED WORK SHOWN IN RED

PROPOSED DRAINAGE WORK SHOWN IN RED DOTTED

EXISTING STREET SHOWN IN GREEN

ALL EXTERNAL WALLS ARE 150 MM THK SOLID CONCRETE BLOCK MASONARY

ALL INTERNAL WALLS ARE 115mm THK. BRICK PARTITION

| | | |
|---|---|---|
| CAD BY | R.Amalgi | SHEET NO. |
| CHKD BY | Manoj | 1/4 |
| DATE - | 30 / 08 / 2022 | |
| DATE OF REV. | 12 / 07 / 2022 | |
| AE | | |

Description Of Proposal & Property

DEVELOPMENT PERMISSION FOR RESIDENTIAL & COMMMERCIAL BUILDING ON PLOT No.- 45 TO 51,SECTOR - 6, AT SANPADA,NAVI MUMBAI.

Name,Address & Sign Of The Owner

For Lal Gebi Infra Private Limited

Auth. Signatory/Director

LAL GEBI INFRA PRIVATE LIMITED

Sign Of Architect

DIMENSIONS ARCHITECTS PVT. LTD.

ARCHITECTS FOR ACCRA MANAGERS (C.A./94/17890)

CA/94/17890

ARCHITECT

DIMENSIONS ARCHITECTS PVT LTD
Studio: Plot No.98 Near Sagar Vihar,Sector- 8, Vashi,Navi Mumbai-400 703 India
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