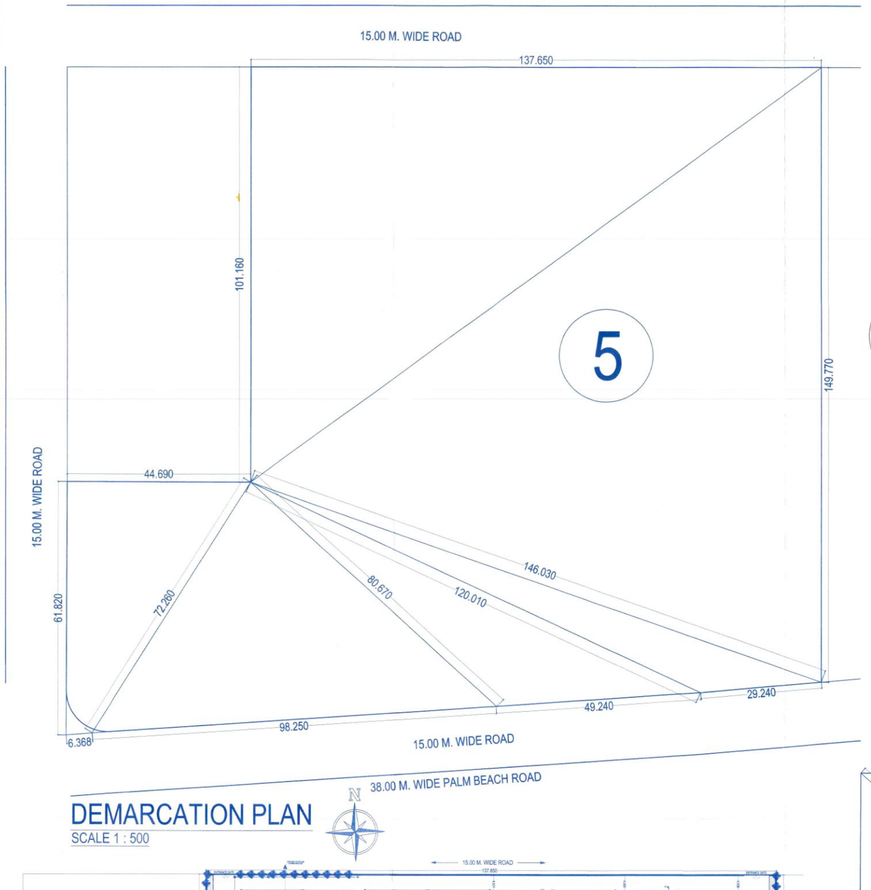
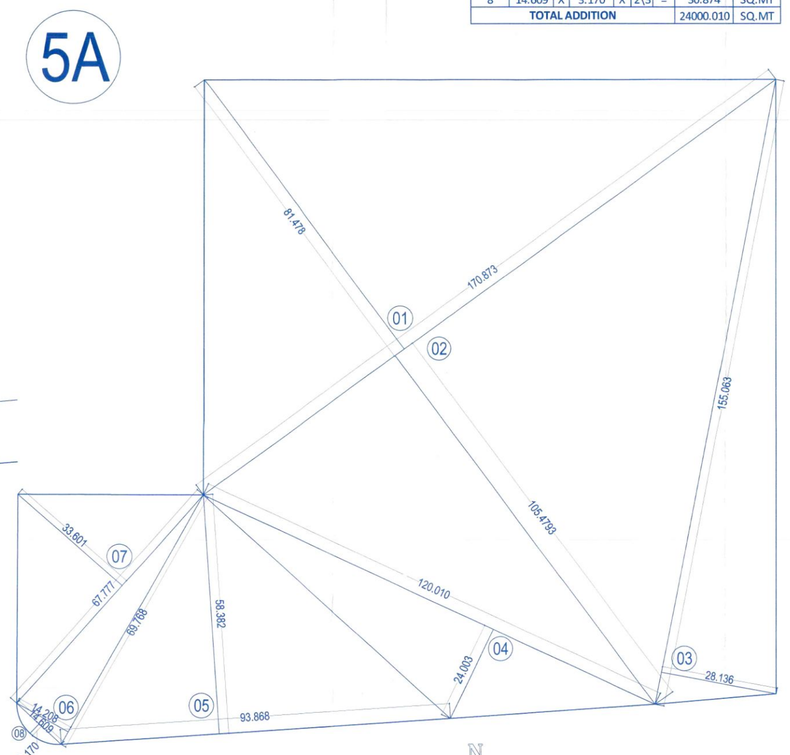


DEMARCATION PLAN
SCALE 1 : 500



PLOT AREA DIAGRAM
SCALE 1 : 500

PLOT AREA CALCULATION								
A) ADDITION								
1	170.873	X	81.478	X	0.5	=	6961.195	SQ.MT
2	170.873	X	105.479	X	0.5	=	9011.795	SQ.MT
3	155.063	X	28.136	X	0.5	=	2181.426	SQ.MT
4	120.010	X	24.003	X	0.5	=	1440.300	SQ.MT
5	93.868	X	58.382	X	0.5	=	2740.101	SQ.MT
6	69.768	X	14.208	X	0.5	=	495.632	SQ.MT
7	67.777	X	33.601	X	0.5	=	1138.687	SQ.MT
8	14.609	X	3.170	X	2\3	=	30.874	SQ.MT
TOTAL ADDITION							24000.010	SQ.MT

WING WISE BUILT UP AREA STATEMENTS				
FLOORS	WINGS	COMMERCIAL	RESIDENTIAL	TOTAL COMM. + RESI.
GROUND FLOOR	SOCIETY OFFICE & DRIVER'S ROOM	0	126.038	126.038
PART BASEMENT	AMENITY AREA (PART BASEMENT FLOOR)	0	2720.971	2720.971
1ST TO 15TH FLR	A - WING	502.691	14110.694	14613.385
1ST TO 15TH FLR	B - WING	465.574	11169.086	11634.660
1ST TO 15TH FLR	C - WING	466.066	11391.444	11857.510
1ST TO 15TH FLR	D - WING	465.574	11812.711	12278.285
1ST TO 15TH FLR	E - WING	461.52	12167.5	12629.020
1ST TO 13TH FLR	F - WING	0	6659.805	6659.805
1ST TO 13TH FLR	G - WING	0	7652.734	7652.734
1ST TO 14TH FLR	H - WING	371.568	9897.108	10268.676
1ST TO 14TH FLR	I - WING	363.144	9018.824	9381.968
1ST TO 14TH FLR	J - WING	363.144	9018.824	9381.968
1ST TO 14TH FLR	K - WING	371.568	9897.104	10268.672
1ST TO 13TH FLR	L - WING	0	7652.734	7652.734
1ST TO 13TH FLR	M - WING	0	7652.734	7652.734
TOTAL BUILT UP AREA		3830.849	130948.311	134779.160

PARKING STATEMENT [COMMERCIAL AS PER UDCPR]										
SR. NO.	OCCUPANCY	SIZES OF TENEMENTS	PARKING SPACE REQUIRED		CARPET AREA		REQUIRED PARKING		PROPOSED PARKING	
			CAR	SCOOTER	WING WISE		CAR	SCOOTER	CAR	SCOOTER
1	SHOP	For every tenement having carpet area of 100 sq.m. and above (2 car & 6 scooter)	2	6	A	480.111	10	29	15	0
					B	441.69	9	27	12	
					C	442.164	9	27	12	
					D	441.67	9	27	12	
					E	439.707	9	26	12	
					H	349.404	7	21	12	
					I	340.232	7	20	12	
					J	340.232	7	20	12	
					K	349.404	7	21	12	
TOTAL						3624.614	73	217	0	
							CAR		SCOOTER	
PARKING REQUIRED							73		217	
Multiplication factor 1 as per table no. 8C							58		174	
COMPOSITE PARKING, 1 CAR FOR EVERY 6 SCOOTER							0		0	
TOTAL PARKING REQUIRED							58		174	

RESIDENTIAL (As per circular dated - 21/10/2016 for PIL 123 of 2016				
WINGS	NO. OF FLAT	CARPET AREA	REQUIRED	TOTAL
A - WING	57	ABOVE 60 SQ.M.	2/ Every 1 flat	114
B - WING	60	ABOVE 60 SQ.M.	2/ Every 1 flat	120
C - WING	60	ABOVE 60 SQ.M.	2/ Every 1 flat	120
D - WING	60	ABOVE 60 SQ.M.	2/ Every 1 flat	120
E - WING	60	ABOVE 60 SQ.M.	2/ Every 1 flat	120
F - WING	50	ABOVE 60 SQ.M.	2/ Every 1 flat	100
G - WING	50	ABOVE 60 SQ.M.	2/ Every 1 flat	100
H - WING	66	ABOVE 60 SQ.M.	2/ Every 1 flat	132
I - WING	52	ABOVE 60 SQ.M.	2/ Every 1 flat	104
J - WING	52	ABOVE 60 SQ.M.	2/ Every 1 flat	104
K - WING	66	ABOVE 60 SQ.M.	2/ Every 1 flat	132
L - WING	50	ABOVE 60 SQ.M.	2/ Every 1 flat	100
M - WING	50	ABOVE 60 SQ.M.	2/ Every 1 flat	100
TOTAL	733			1466
TOTAL REQ. NO. OF CAR PARKING				1466
10% VISITORS CAR PARKING (1466 Nos. x 10%=146.6)= 147				147
TOTAL TWO WHEELER PARKING REQUIRED (147 Nos. x 12.50/3)= 612.5				613
TOTAL TWO WHEELER PARKING REQUIRED (COMM. = 174) & (RESI.= 613)				787
TOTAL TWO WHEELER PARKING PROPOSED				1134
TOTAL CAR PARKING REQUIRED (COMM.=58) & (RESI.= 1613)				1671
TOTAL CAR PARKING PROPOSED				1676
TOTAL TRUCK PARKING PROPOSED				4

SHEET NO. 1/35

Date & Stamp Of Approval

या प्रकरणातपाचे बांधकास पारंग प्रमाणपत्र क्रमांक
जनरि/ए- /२५५८०१ दि. ०९/०५/२३
मंजील चार ग्रतीत अधिक रहाण्याच्या इमारतीं
इतरत्र केल्याप्रमाणे
वापरासाठी नव्याने / सुधारित नकाशे मंजुर

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	24000.010
	D) AREA OF PLOT CONSIDERED (LEAST OF (A), (B) & (C)ABOVE)	24000.010
2	DEDUCTION FOR	0.000
	a) Proposed D.P. Road widening area/ Servise Road/ Highway widening	0.000
	b) Any D.P. Reservation area	0.000
	TOTAL = (A+B+C)	0.000
3	BALANCE AREA OF PLOT	24000.010
4	AMENITY SPACE (if applicable)	0.000
	(4a) Required	0.000
	(4b) Proposed	0.000
5	NET AREA OF PLOT = 100% (3-(4b))	24000.010
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))	1.4
	d) IN NAVI MUMBAI MUNICIPAL CORPORATION REG.NO.10.10.1 NOT (3)	0.5
11A	TOTAL (11(a+b+c+d)X5) (3.5 X 24000.010)	84000.035
11B	Total commercial area	3600.000
11C	Total residential area (11A-11B)	80400.035
12	Ancillary fsi for commercial 80% (3600.00 X 80%)	2880.000
12A	Ancillary fsi for residential 60% (80411.299 X 60%)	48240.021
13	Total permissible built up area	135120.056
14	Total proposed built up area	134779.160
15	BALANCE BUILT UP AREA {(13)-(14)}	340.896
16	FSI CONSUMED {(14/5)}	5.616
	NUMBER OF UNITS	
17	(17A) RESIDENTAIL	733
	(17B) COMMERCIAL — SHOP	70
	(17B) COMMERCIAL — OFFICE	0
18	TREES TO BE PLANTED	
	(18A) TREES TO BE PLANTED AGAINST PLOT AREA {(1A+100)}	240
	(18B) TREES TO BE PLANTED AGAINST TREES FELLED (NUMBER X 5)	240
	(18B) TREES TO BE PLANTED AGAINST OPEN SPACE {(4D) + 100) X 5}	
19	BUILDING HEIGHT TERRACE LEVEL (WING - A TO E)	47.800
20	BUILDING HEIGHT TOP LEVEL (WING - A TO E)	49.540
19	BUILDING HEIGHT TERRACE LEVEL (WING - F,G,L& M)	42.000
20	BUILDING HEIGHT TOP LEVEL (WING - F ,G,L& M)	47.000
21	BUILDING HEIGHT TERRACE LEVEL (WING - H,I,J&K)	44.900
22	BUILDING HEIGHT TOP LEVEL (WING - H,I,J&k)	49.540

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 100 mm THK. BRICK PARTITION

CAD BY.	DNYANDEO	SHEET NO.
CHKD.BY.	Manoj	1/35
DATE :-	24-05-2023	
DATE OF REV.		
J.E.	-------	

Description OF Proposal & Property

DEVELOPMENT PERMISSION FOR :
PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON PLOT No.5,SECTOR-46A, NERUL, NAVI MUMBAI.

Name,Address & Sign Of The Owner

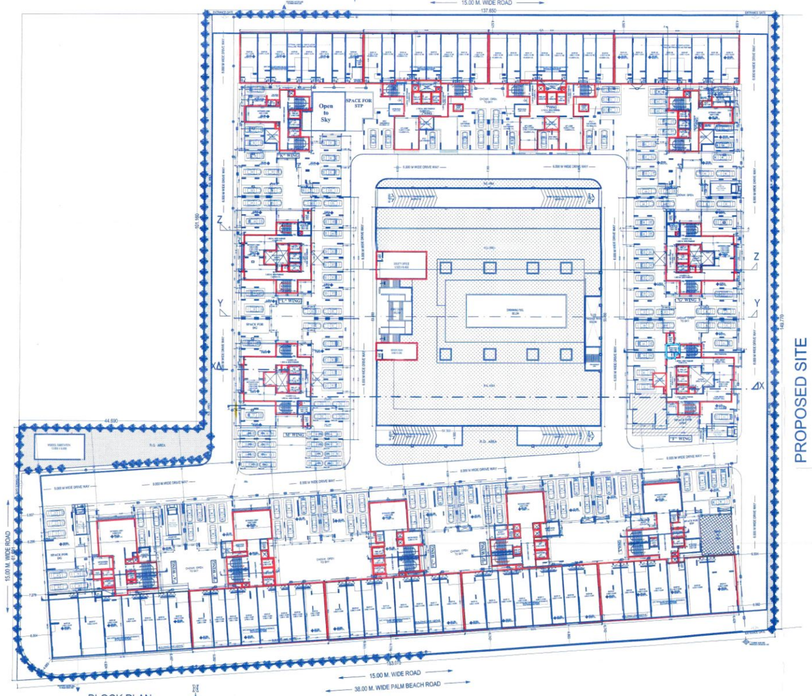
M/s.BALAJI CORPORATION

Sign OF Architect

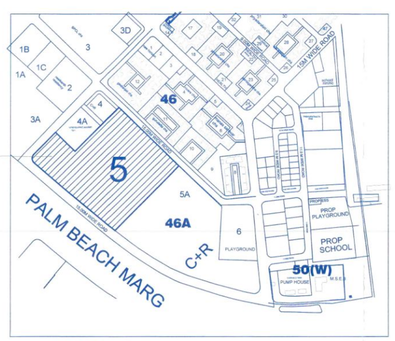
AR .LENA K.GOSAVI (C A /94/17690)

ARCHITECT

DIMENSIONS
ARCHITECTS PVT LTD
Studio: Plot No.99,Near Sagar Vihar,Sector- 8, Vashi,Navi Mumbai-400 703 India
Tel: - 91-22-2782 3141(10Lines) Fax 91-22-2782 3641
Email: dimensions_india@rediffmail.com
Info@dimensionsarchitect.in



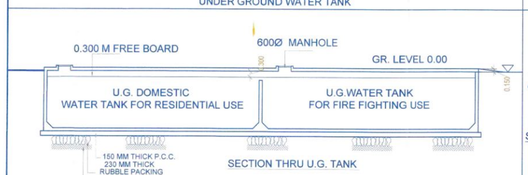
BLOCK PLAN
SCALE 1 : 500



LOCATION PLAN
SCALE : N.T.S.

WING WISE GROSS BUILT UP AREA STATEMENTS								
FLOORS	WINGS	(1) BUILT UP AREA	(2) RAMP AREA	(3) STAIRCASE LOBBY AREA (A TO M)	(4) BASEMENT AREA	(5) STILT AREA	(6) NON - F.S.I (Meter RM, Refuge Bal, Natural Terrace & Mumty Area)	TOTAL GROSS B.U.A (1+2+3+4+5+6)
GROUND FLOOR	SOCIETY OFFICE, CRECHE AREA & DRIVER'S ROOM	126.038	0	0		0	340.896	466.934
PART BASEMENT	AMENITY AREA (PART BASEMENT FLOOR)	2720.971	525.754	1084.254	16238.113	0	0	20569.092
1ST BASEMENT	1ST BASEMENT AREA	0	604.167	1084.254	18784.966	0	0	20473.387
2ND BASEMENT	2ND BASEMENT AREA	0	527.667	1084.254	19154.161	0	0	20766.082
1ST TO 15TH FLR	A - WING	14613.385				329.367	350.553	15293.305
1ST TO 15TH FLR	B - WING	11634.660				246.367	358.427	12239.454
1ST TO 15TH FLR	C - WING	11857.510				246.245	361.710	12465.465
1ST TO 15TH FLR	D - WING	12278.285				254.111	372.942	12905.338
1ST TO 15TH FLR	E - WING	12629.020				253.267	354.214	13236.501
1ST TO 13TH FLR	F - WING	6659.805				329.891	231.217	7220.913
1ST TO 13TH FLR	G - WING	7652.734				402.784	252.798	8308.316
1ST TO 14TH FLR	H - WING	10268.676				305.354	283.174	10857.204
1ST TO 14TH FLR	I - WING	9381.968				176.317	304.092	9862.377
1ST TO 14TH FLR	J - WING	9381.968				176.317	304.092	9862.377
1ST TO 14TH FLR	K - WING	10268.672				305.354	283.174	10857.200
1ST TO 13TH FLR	L - WING	7652.734				402.784	252.798	8308.316
1ST TO 13TH FLR	M - WING	7652.734				402.784	252.798	8308.316
TOTAL BUILT UP AREA		134779.160	1657.588	3252.762	54177.240	3830.942	4302.885	202000.577

UNDER GROUND WATER TANK



SECTION THRU U.G. TANK

SECTION OF SOAK PIT

PLAN OF SOAK PIT

RAIN HARVESTING TANK

SECTION THRO
RAIN WATER HARVESTING TANK

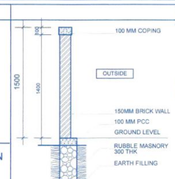
SECTION OF WELL

PLAN OF WELL

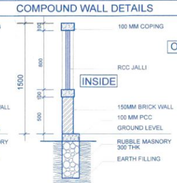
SOLAR PANEL

SOLAR PANEL SECTION

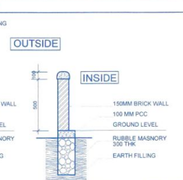
COMPOUND WALL DETAILS



COMPOUND WALL DETAILS

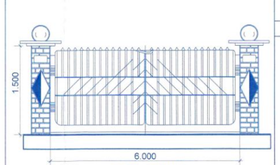


COMMON WALL DETAILS



CORNER COMPOUND WALL DETAILS

GATE DETAILS



GATE DETAILS