GAMI

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
GAMI	TYPICAL FLOOR PLAN 7TH 12TH AND 17TH	0.000	950.487	0.000	0.000	0.000	0.000	0.000	0.000	45.648	45.648	6.300	0.000	46.872	851.667
GAMI	TYPICAL FLOOR PLAN 8TH TO 11TH 13TH TO 16TH AND 18TH	0.000	2710.845	0.000	0.000	0.000	0.000	0.000	0.000	136.944	136.944	18.900	0.000	0.000	2555.001
GAMI	TYPICAL FLOOR PLAN 4TH TO 6TH	0.000	861.996	0.000	0.000	0.000	0.000	0.000	0.000	45.648	45.648	6.300	0.000	0.000	810.048
GAMI	THIRD FLOOR PLAN	0.000	287.332	0.000	0.000	0.000	0.000	0.000	0.000	15.216	15.216	2.100	0.000	0.000	270.016
GAMI	SECOND FLOOR	0.000	276.809	0.000	0.000	0.000	0.000	0.000	0.000	15.216	15.216	2.708	0.000	0.000	258.885
GAMI	FIRST FLOOR	271.109	0.000	0.000	0.000	0.000	0.000	43.200	0.000	0.000	0.000	0.000	0.000	23.572	247.537
GAMI	GROUND FLOOR	229.420	23.595	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	253.015
GAMI	TOTAL	500.529	5111.064	0.000	0.000	0.000	0.000	43.200	0.000	258.672	258.672	36.308	0.000	70.444	5246.169

FSI DETAILS

9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building /I Applicabe (on basic FSI)	Additional FSI (10.10.1 Note:3)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.100	1.400	0.000	0.000	0.500	0.000	0.000	3.000	0.000	0.000
9.2 Existing Consumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	1.100	1.400	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible PLine Area	1158.163	1538.376	0.000	0.000	549.420	1788.455	211.982	5246.396	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	1158.163	1538.152	0.000	0.000	549.420	1788.454	211.980	5246.169	0.000	5246.169
9.6 Index Consumed	1.100	1.400	0.000	0.000	0.500	0.000	0.000	2.500	0.000	0.000

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO car	RATIO scooter	NO.OF Tenal/Area/Units	Required car	Required scooter	Transport Vehicle/Ambulance /Mini Bus
GAMI	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	58	29.000	58.000	-
GAMI	Residential	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1	2	8	4.000	8.000	-
GAMI	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	446.449	8.929	26.787	1.000
Total	-	-	-	-	-	41.929	92.787	1.000
Visitors parking(5%)	-	-	-	-	-	1.650	3.300	-
Total	-	-	-	-	-	43.579	96.087	1.000

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
GAMI	W3	1.900	2.450	4
GAMI	RJ2	1.400	1.400	3
GAMI	W4	1.000	2.150	8
GAMI	RJ	2.100	1.400	13
GAMI	W1	2.400	2.450	10
GAMI	W4	1.500	2.450	19
GAMI	W2	1.845	2.150	9
GAMI	W	3.000	2.450	5
GAMI	V1	0.500	1.200	1
GAMI	W2	2.100	2.450	30
GAMI	V	0.600	0.900	33
GAMI	V	0.600	0.900	13

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
GAMI	O	0.900	2.100	4
GAMI	D	0.900	2.100	8
GAMI	O	0.900	2.100	32
GAMI	D1	0.900	2.100	18
GAMI	D1	0.900	2.100	15
GAMI	D	37.000	2.100	37
GAMI	D2	0.750	2.100	9
GAMI	D1	1.100	2.100	1
GAMI	D1	1.050	2.100	1
GAMI	D1	1.000	2.100	1
GAMI	D2	0.750	2.100	37
GAMI	FRD	1.500	2.100	25

Project Details

Proposal code -NMMCC-24-74729
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 26
Tahsil : NODE GHANSOLI
Mouza : SECTOR 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12A, 13, 14, 15, 15GES, 16 GHANSOLI GAOTHAN, 16GES, 17
Prorata Value : 0.000

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

PARKING STATEMENT

A) Residential Parking

Sr	Occupancy	Size of tenement	Parking Spaces Required Congested Car	Congested Scooter	NonCongested Car	NonCongested Scooter	Prop. Resi. units	Parking Spaces Proposed Car	Parking Spaces Proposed Scooter	Remarks
1	Residential i) Multi-Family residential	For every tenement having carpet area of 150sq.m. and above.	2	1	3	1	--	--	--	In addition 5% visitor parking
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	2	1	--	--	--	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	2	2	34	34	34	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area less than 40 Sq.m but more than 30 sq.m.	1	1	2	2	32	32	32	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	2	1	2	--	--	--	In addition 5% visitor parking
						Total	66	66	66	
						5% Visitors Parking	03	--		
						Total	69	66		
						Scooter Composite parking (6/1) --- 66/11	11	--		
						Total Required	80	--		

B) Commercial Parking

Sr	Occupancy	Parking space req. for non-congested Car	Parking space req. for non-congested Scooter	Total Carpet area	Required Parking Car	Required Parking Scooter	Proposed parking Car	Proposed parking Scooter	ambulance
2	Commercial for every 100 sq.m.	2	6	401.738 m²	08	24			--
3	Office For every 200 sq.m	3	11	- - -	- - -	- - -			
	Total				08	24			
	(Multiplying Factor 0.8 for commercial Parking)				06	19			
	Scooter Composite parking (6/1) --- 18/6				03	--			
	Total Parking Required				09	**01**			

TOTAL PARKING (A+B)

a) Car - Total Required - (80+09) = 89 Total Proposed - 90
b) Scooter - Total Required - (00+01) = 01 Total Proposed - 03

Signature Not Verified

Digitally signed by SOHAM SHANTARAM KEKAN
Date: 2025.04.03 17:51:17 IST
Reason: Approved Drawing Plan
Designation : Assistant Director of Town Planning
Location: Navi Mumbai Municipal Corporation
Project Code : NMMCC-24-74729
Application Number : NMMC-MP/2025/0341
Proposal Number : 149927
Certificate Number : NMMCC/R/2025/APL/00917

1. Area of plot (Minimum of a, b, c to be considered)	
(a) As per ownership Document (7/12, CTS extract)	1098.840
(b) As per measurement sheet	1098.840
(c) As per site	1098.840
2. Deductions for	
(a) Road widening Area	45.965
(b) Any D.P. Reservation area	0.000
(Total a+b)	0.000
3. Balance area of plot (1-2)	1052.875
4. Amenity Space (if applicable)	
(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))	1052.875
6. Recreational Open space (if applicable)	
(a) Required	0.000
(b) Proposed	0.000
7. Internal Road area	0.000
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. (1052.875 x 1.10)	1158.163
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone. (1098.840 x 0.500)	549.420
(b) Proposed FSI on payment of premium.	549.194
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any (45.965 x 2.00)	91.930
(b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and (e)(c)],	0.000
(c)TDR area (1098.840 x 0.900) = 988.956) (988 956 – in situ road widening 91.930)	897.026
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	988.956
12.Additional FSI area for NMMC (1098.840 x 0.500) (as per rule no. 10.10.1 Note-3)	549.420
13. Maximum building potential on plot as per table 6G to be exceeded in case of plots leased by CIDCO with 1.5 FSI No. 6.1 or 6.2 or 6.3 or 6.4 as applicable(x 1.6 or 1.8) (As per note 3 of Reg No. 10.10.1)	0.000
14. Total entitlement of FSI in the proposal	
(a) [9 +10(b)+11(d)+13)or 12 whichever is applicable.	3245.733
(b) Ancillary Area FSI upto 60% or 80%with payment of charges. (as per Table-A)	2000.436
(c) Total entitlement (a+b)	5246.169
15. 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]	5246.169
16. Total Built-up Area in proposal (excluding area at Sr.No.18 b)	
(a) Existing Comm. Built-up Area (to be retained)	0.000
(b) Existing Resi. Built-up Area (to be retained)	0.000
(c) Proposed Built-up Area (as per 'P-line')	5246.169
(Total (a+b))	5246.169
17. F.S.I. Consumed (16/14) (should not be more than serial No.15 above.)	1.000
18. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	0.000
(b) Proposed	0.000
19. STILT AREA	177.910
20. COMMERCIAL UNITS	06 Nos.
21. RESIDENTIAL UNITS	67 Nos.

TABLE - A	
FLOOR	PLINE AREA
GROUND-COMMERCIAL	229.420
GROUND-RESIDENTIAL	23.595
FIRST-COMMERCIAL	247.537
SECOND	258.885
THIRD	270.016
FOURTH	270.016
FIFTH	270.016
SIXTH	270.016
SEVENTH	283.889
EIGHTH FLOOR	283.889
NINTH FLOOR	283.889
TENTH FLOOR	283.889
ELEVENTH FLOOR	283.889
TWELVETH FLOOR	283.889
THIRTEENTH FLOOR	283.889
FOURTEENTH FLOOR	283.889
FIFTEENTH FLOOR	283.889
SIXTEENTH FLOOR	283.889
SEVENTEENTH FLOOR	283.889
EIGHTEENTH FLOOR	283.889
NINETEENTH FLOOOR	- - -
TOTAL	5246.169

BASIC+ PREMIUM FSI. (C.)	264.976
BASIC+ PREMIUM FSI. (R.)	2980.757
TOTAL (C.) + (R.)	3245.733
ANCILLARY FSI. (C.)	211.981
ANCILLARY FSI. (R.)	1788.455
TOTAL ANCILLARY FSI. (C.) + (R.)	2000.436

BASIC FSI.	1648.260
PREMIUM FSI.	1597.473
ANCILLARY	2000.436

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-03-27 and the dimensions of sides etc. of plot stated onplan 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

Ar. Hemant P. Dhavale
(CA/92/14793)

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.

M/s. LAL GEBI INFRA PVT. LTD.

Mr. AMBALAL BHANJI GAMI. (Director)

Name Of : Owner LAL GEBI INFRA PRIVATE LIMITED

Postal Address : C-3-S/16,,Navi Mumbai,Thane,Maharashtra-400703

Phone No. 9821227265

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-26

SITE ADDRESS :
PLOT NO.26, SECTOR 03, GHANSOLI, NAVI MUMBAI

Name Of Architect : Hemant Pandurang Dhavale

LOGO	ADDRESS OF OFFICE
Design Point Studio	OFFICE - Shop no.18, Gauri commercial complex, sector 11, CBD, Belapur, Navi Mumbai 400614.

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by SOHAM SHANTARAM KEKAN
Date: 2025.04.03 17:51:17 IST
Reason: Approved Drawing Plan
Designation : Assistant Director of Town Planning
Location: Navi Mumbai Municipal Corporation
Project Code : NMMCC-24-74729
Application Number : NMMC-MP/2025/0341
Proposal Number : 149927
Certificate Number : NMMCC/R/2025/APL/00917

1/A	SCALE - 1:100	Date: 28/02/25
	JOB NO - NMMCC-24-74729	CHECK BY - -

SUBMISSION DRAWING

CARPET AREA STATEMENT (as per Rera)

SHOP/OFFICE FLAT NO.	CARPET AREA (SQ.M.)	ENCL. BAL. (SQ.M.)	OPEN. BAL. (SQ.M.)	C.B. (SQ.M.)
01	91.642	7.800	- - -	- - -
02	80.349	7.500	- - -	- - -
03	18.808	- - -	- - -	- - -
04	19.088	- - -	- - -	- - -
05	94.874	20.300	- - -	- - -
06	98.488	7.600	- - -	- - -
202	59.772	- - -	- - -	1.868
203	59.882	- - -	- - -	1.868
301,401,501,601 304,404,504,604	34.216	- - -	- - -	1.507
302,402,502,602	59.772	- - -	- - -	1.868
303,403,503,603	59.882	- - -	- - -	1.868
701,801 901,1001,1101,1201, 1301,1401,1501,1601,1701, 1801	41.091	- - -	- - -	1.507
702,802 902,1002,1102,1202, 1302,1402,1502,1602,1702, 1802	59.772	- - -	- - -	1.868
703,803 903,1003,1103,1203, 1303,1403,1503,1603,1703, 1803	59.882	- - -	- - -	1.868
704,804 904,1004,1104,1204, 1304,1404,1504,1604,1704, 1804	41.091	- - -	- - -	1.507

Area utilisation of Roads and Reservations

Description of area utilisation			surrendered Area in(SqM)	Quatam of DR/TDR generation	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
BUILDING	Reservation type	reseravation no	Name				
-	-	15.000.m DP Road Widening	45.965	91.930	91.930	0.000	0.000
-	-	Total	45.965	91.930	91.930	0.000	91.930

Parking Check As Per Multiplying Factor 0.800 (note: 1) 6 scooter equals to 1 car, proposed composite parking for car= 15)

Building Name	Required Car	Required Scooter	Required Transport Vehicle/Ambulance /Mini bus	Proposed Car	Proposed Scooter	Proposed Transport Vehicle/Ambulance /Mini bus	Status
Total	50	1	1	**90**	**3**	1	OK

WATER STORAGE CAPACITY CALCULATION FOR U.G. TANK

Total No. of Units (Residential/Commercial)	Addl. Toilet 180 Litr.	Population (Per 5 Person)	Water Requirements (in litr.) Addl. Toilet	Population	Total	U.G. Tank Provided Size (meter)	Capacity (Litr.)
1	2	(1X5) = 3	(2X180) = 4	(3X180) = 5	(4+5) = 6	7	8
68	78	340	14040	64260	78300	4.40X5.70X3.50	87,780
Commercial water capacity = No. of persons as per occupant load x 45 ltrs.			125	persons x 45 ltrs =	5625	4.40X1.00X1.50	6,600

Note:
1) For residential unit 5 persons per tenement.
2) Water requirement per capita = 135 (Domestic) + 54 (Flushing) = 189 per litres per capita.
3) Water requirement for additional toilet = 180 litre per w.c. seat.
4) Size of water tank is excluding of free board.

WATER STORAGE CAPACITY CALCULATION FOR O.H. TANK

Water Required Litr.	O. H. Water Tank Provision Tank Size (meter)	No. of Tank	Capacity (litr.)
1	2	3	4
39150	3.00X4.75X2.25 3.00X1.60X2.25	1	44,100
TOTAL			42,860

Note:
1) O. H. tank capacity should be minimum 50% of total water requirement of U.G. tank.
2) Size of water tank is excluding of free board.

WATER STORAGE CAPACITY CALCULATION FOR U.G. & O.H. FIRE TANK

Water Required Litr.	U. G. Water Tank Provision Tank Size (meter)	No. of Tank	Capacity (litr.)
1	2	3	4
2,00,000	4.40X13.00X3.50	1	2,00,200
TOTAL			2,00,200

Water Required Litr.	O. H. Water Tank Provision Tank Size (meter)	No. of Tank	Capacity (litr.)
1	2	3	4
20,000	3.05X3.00X2.25	2	20,500
TOTAL			20,500

Note:
1) U. G. fire tank should be minimum 2,00,000 water capacity requirement for tower.
2) O. H. fire tank should be minimum 25,000 water capacity requirement for tower.
3) Size of water tank is excluding of free board.

Telecom Room

Building	Req. Size	Prop. Size	Status
GAMI	TelecomRoom	3.000X3.400	OK
GAMI	TelecomRoom	3.000X3.400	OK

BUILT UP AREA CALCULATION FOR GROUND FLOOR GAMI

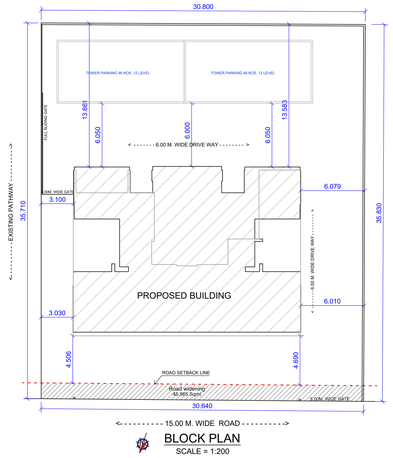
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	2.445	1.350	3.301
		BLOCK AREA TOTAL	=3.301Sq.M
		TOTAL Deduction	=0.000Sq.M
		Net BuiltUp Area	=3.301 Sq.M

BUILT UP AREA CALCULATION FOR GROUND FLOOR GAMI

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	6.845	3.020	20.294
		BLOCK AREA TOTAL	=20.294Sq.M
		TOTAL Deduction	=0.000Sq.M
		Net BuiltUp Area	=20.294 Sq.M

BUILT UP AREA CALCULATION FOR GROUND FLOOR GAMI

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.600	15.700	229.420
		BLOCK AREA TOTAL	=229.420Sq.M
		TOTAL Deduction	=0.000Sq.M
		Net BuiltUp Area	=229.420 Sq.M



BLOCK PLAN
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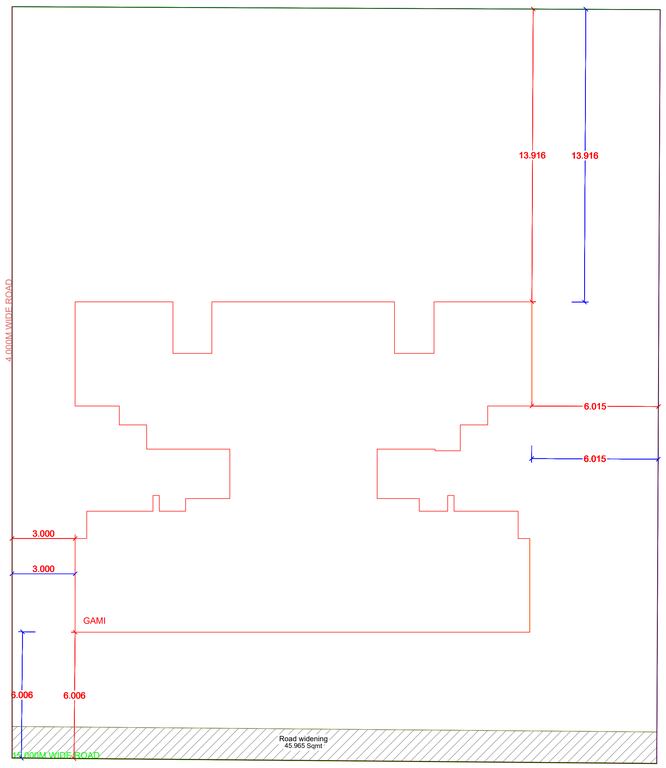

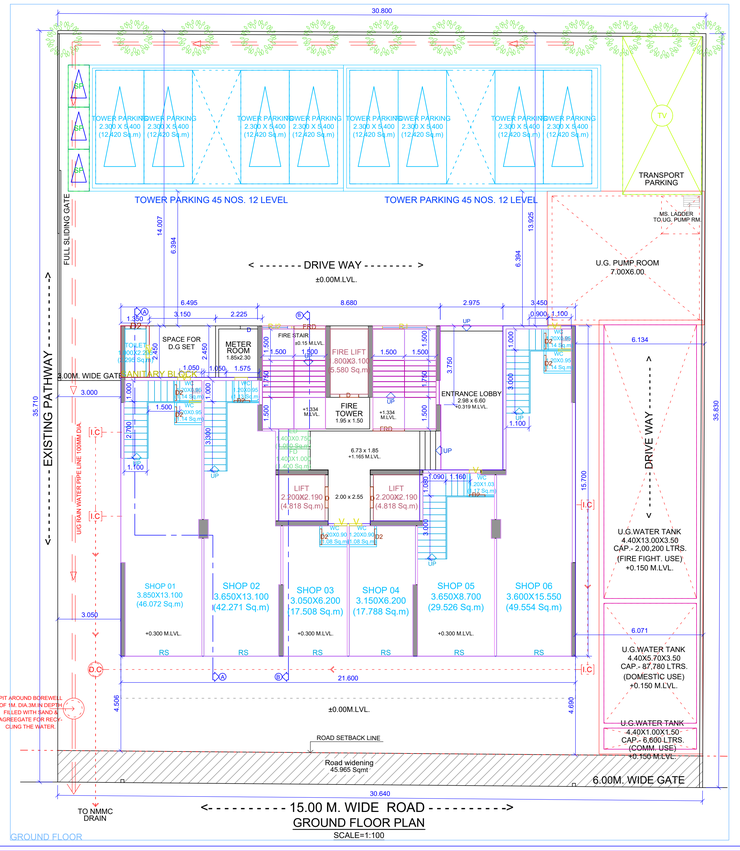

GROUND FLOOR PLAN
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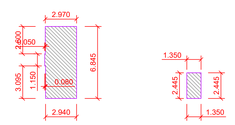
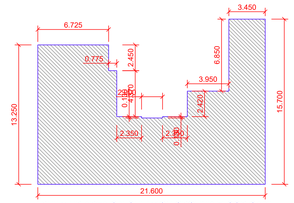


BUILT-UP AREA CALCULATION GROUND FLOOR GAMI



BUILT-UP AREA CALCULATION GROUND FLOOR GAMI

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
GAMI	GROUND FLOOR	03	1	18.808	0.000	0.000	0.000	18.808
GAMI	GROUND FLOOR	04	1	19.088	0.000	0.000	0.000	19.088
GAMI	FIRST FLOOR;GROUND FLOOR	01	1	91.642	7.800	0.000	0.000	99.442
GAMI	FIRST FLOOR;GROUND FLOOR	05	1	94.874	20.300	0.000	0.000	115.174
GAMI	FIRST FLOOR;GROUND FLOOR	06	1	98.488	7.600	0.000	0.000	106.088
GAMI	FIRST FLOOR;GROUND FLOOR	02	1	80.349	7.500	0.000	0.000	87.849
GAMI	SECOND FLOOR	202	1	59.772	0.000	0.000	0.000	59.772
GAMI	SECOND FLOOR	203	1	59.882	0.000	0.000	0.000	59.882
GAMI	THIRD FLOOR PLAN	301	1	34.216	0.000	0.000	0.000	34.216
GAMI	THIRD FLOOR PLAN	302	1	59.772	0.000	0.000	0.000	59.772
GAMI	THIRD FLOOR PLAN	303	1	59.882	0.000	0.000	0.000	59.882
GAMI	THIRD FLOOR PLAN	304	1	34.216	0.000	0.000	0.000	34.216
GAMI	TYPICAL FLOOR PLAN 4TH TO 6TH	401;501;601	3	34.216	0.000	0.000	0.000	34.216
GAMI	TYPICAL FLOOR PLAN 4TH TO 6TH	402;502;602	3	59.772	0.000	0.000	0.000	59.772
GAMI	TYPICAL FLOOR PLAN 4TH TO 6TH	403;503;603	3	59.882	0.000	0.000	0.000	59.882
GAMI	TYPICAL FLOOR PLAN 4TH TO 6TH	404;504;604	3	34.216	0.000	0.000	0.000	34.216
GAMI	TYPICAL FLOOR PLAN 8TH TO 11TH 13TH TO 16TH AND 18TH	801;901;1001;1101;1301;1401;1501;1601;1801	9	41.091	0.000	0.000	0.000	41.091
GAMI	TYPICAL FLOOR PLAN 8TH TO 11TH 13TH TO 16TH AND 18TH	802;902;1002;1102;1302;1402;1502;1602;1802	9	59.772	0.000	0.000	0.000	59.772
GAMI	TYPICAL FLOOR PLAN 8TH TO 11TH 13TH TO 16TH AND 18TH	803;903;1003;1103;1303;1403;1503;1603;1803	9	59.882	0.000	0.000	0.000	59.882
GAMI	TYPICAL FLOOR PLAN 8TH TO 11TH 13TH TO 16TH AND 18TH	804;904;1004;1104;1304;1404;1504;1604;1804	9	41.091	0.000	0.000	0.000	41.091
GAMI	TYPICAL FLOOR PLAN 7TH 12TH AND 17TH	701;1201;1701	3	41.091	0.000	0.000	0.000	41.091
GAMI	TYPICAL FLOOR PLAN 7TH 12TH AND 17TH	702;1202;1702	3	59.772	0.000	0.000	0.000	59.772
GAMI	TYPICAL FLOOR PLAN 7TH 12TH AND 17TH	703;1203;1703	3	59.882	0.000	0.000	0.000	59.882
GAMI	TYPICAL FLOOR PLAN 7TH 12TH AND 17TH	704;1204;1704	3	41.091	0.000	0.000	0.000	41.091