

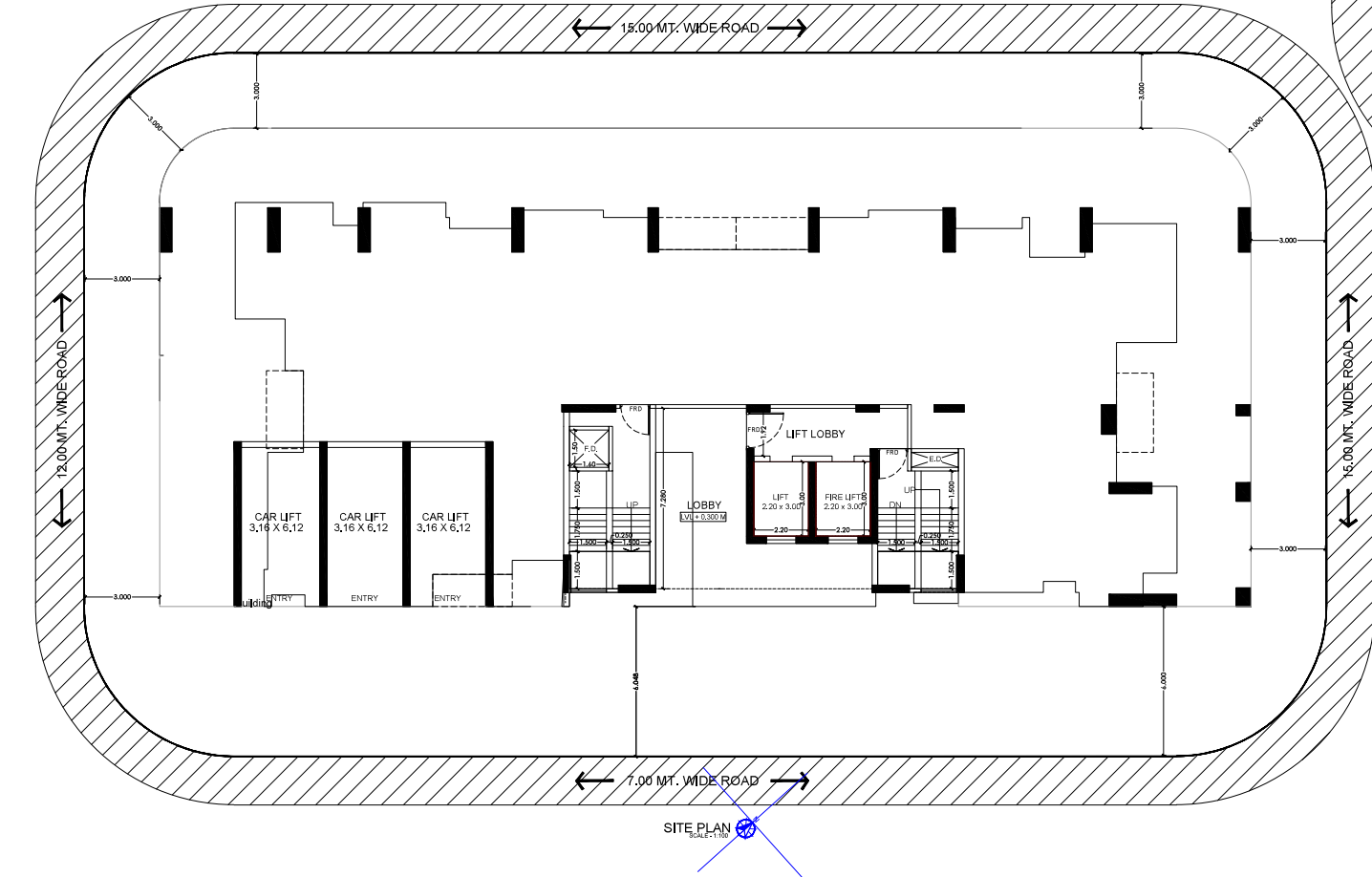
Building																
BUILDING	FLOORS	COMM.	RESL.	IND.	EDU.	INS.	MEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL	FBI AREA
Building	9TH FLOOR	0.00	349.33	0.00	0.00	0.00	0.00	12.92	0.00	0.00	13.20	17.17	0.00	2.23	316.73	
Building	8TH FLOOR	0.00	547.27	0.00	0.00	0.00	0.00	21.80	0.00	13.20	13.20	34.34	0.00	28.69	471.04	
Building	7TH FLOOR	0.00	530.81	0.00	0.00	0.00	0.00	21.80	0.00	0.00	13.20	34.34	0.00	2.23	471.04	
Building	FIRST FLOOR	148.00	14.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.20	130.82	
Building	GROUND FLOOR	503.91	165.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.20	34.34	0.00	3.49	653.17	
Building	TOTAL	651.91	1597.38	0.00	0.00	0.00	0.00	56.52	0.00	13.20	52.80	85.85	0.00	67.84	2042.80	

FBI DETAILS								
Index	Basic FBI (on serial no 7)	Premium FBI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FBI for green building (if Applicable (on basic FBI))	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (25%) If Applicable
9.1 Permissible Index	1.50	1.40	0.00	0.00	0.00	0.00	2.90	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.50	1.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible Pline Area	2088.63	1949.38	0.00	0.00	853.23	476.56	5387.82	0.00
9.5 Proposed Pline Area (Should not exceed 9.4)	2042.80	0.00	0.00	0.00	0.00	0.00	2042.80	0.00
9.6 Index Consumed	1.47	0.00	0.00	0.00	0.00	0.00	1.47	0.00

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
Building	GROUND FLOOR	SHOP 3	1	28.65	0.00	0.00	28.65
Building	GROUND FLOOR	SHOP 4	1	28.65	0.00	0.00	28.65
Building	GROUND FLOOR	SHOP 5	1	22.23	0.00	0.00	22.23
Building	GROUND FLOOR	SHOP 6	1	22.23	0.00	0.00	22.23
Building	GROUND FLOOR	SHOP 7	1	29.61	0.00	0.00	29.61
Building	GROUND FLOOR	SHOP 8	1	29.61	0.00	0.00	29.61
Building	GROUND FLOOR	SHOP 9	1	22.23	0.00	0.00	22.23
Building	GROUND FLOOR	SHOP 10	1	22.23	0.00	0.00	22.23
Building	GROUND FLOOR	SHOP 11	1	27.60	0.00	0.00	27.60
Building	GROUND FLOOR	SHOP 12	1	62.36	0.00	0.00	62.36
Building	GROUND FLOOR	SHOP 13	1	37.50	0.00	0.00	37.50
Building	GROUND FLOOR	SHOP 14	1	29.79	0.00	0.00	29.79
Building	GROUND FLOOR	SHOP 15	1	46.63	0.00	0.00	46.63
Building	GROUND FLOOR	SHOP 1	1	36.30	0.00	0.00	36.30
Building	GROUND FLOOR	SHOP 2	1	30.53	0.00	0.00	30.53
Building	FIRST FLOOR	SHOP 13	1	18.75	0.00	0.00	18.75
Building	FIRST FLOOR	SHOP 12	1	36.78	0.00	0.00	36.78
Building	FIRST FLOOR	SHOP 14	1	18.21	0.00	0.00	18.21
Building	FIRST FLOOR	SHOP 15	1	31.59	0.00	0.00	31.59
Building	7TH FLOOR	701	1	62.53	0.00	4.16	62.53
Building	7TH FLOOR	702	1	68.38	0.00	4.72	68.38
Building	7TH FLOOR	703	1	62.34	0.00	4.06	62.34
Building	7TH FLOOR	704	1	62.34	0.00	4.06	62.34
Building	7TH FLOOR	705	1	66.45	0.00	4.80	66.45
Building	8TH FLOOR	801	1	62.45	0.00	4.16	62.45
Building	8TH FLOOR	802	1	68.38	0.00	4.72	68.38
Building	8TH FLOOR	803	1	62.34	0.00	4.06	62.34
Building	8TH FLOOR	804	1	62.34	0.00	4.06	62.34
Building	8TH FLOOR	805	1	66.45	0.00	4.80	66.45
Building	9TH FLOOR	903	1	62.34	0.00	4.06	62.34
Building	9TH FLOOR	904	1	62.34	0.00	4.06	62.34
Building	9TH FLOOR	905	1	66.45	0.00	4.80	66.45

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
Building	W3	1.43	1.95	2
Building	W1	0.87	1.95	11
Building	W	2.40	1.95	39
Building	V	0.45	0.90	5
Building	V	0.60	0.75	13
Building	V1	0.60	0.90	32
Building	W2	0.73	1.95	12

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
Building	D2	0.75	2.10	31
Building	D1	0.90	2.10	30
Building	D	1.00	2.10	16



SITE PLAN
SCALE: 1:100

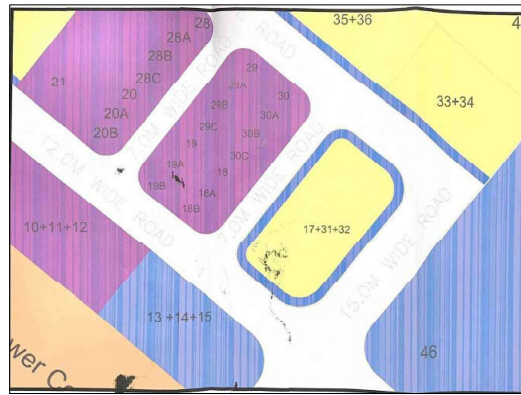
Parking Check (Table 8B)									
Building Name	USE	TENAMENT AREA	car	scooter	NO. OF Tenement/Units	car	scooter	Transport Vehicle/Ambulance /Mini bus	Required
Building	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	3	3.00	3.00	-	-
Building	Residential	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	10	5.00	10.00	-	-
Building	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	581.58	11.63	34.89	1.00	1.00
Total	-	-	-	-	-	19.63	47.89	1.00	-
Visitors parking (5%)	-	-	-	-	-	0.40	0.65	-	-
Total	-	-	-	-	-	20.03	48.54	1.00	-

Parking Check As Per Multiplying Factor 0.80 (note: 1) 6 scooter equals to 1 car, proposed composite parking for car=9)									
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status		
Total	25	0	1	39	0	1	OK		

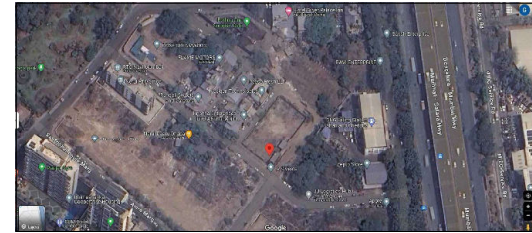
Telecom Room			
Building	Req. Size	Prop. Size	Status
Building	Other telecom room	3.00x6.20	OK

Summary of proposed Pline area as per UDPCR			
Sl.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RESL.)
1	GROUND	503.91	149.250
2	1ST FL	116.800	14.020
3	2ND FL	0.000	0.000
4	3RD FL	0.000	0.000
5	4TH FL	0.000	0.000
6	5TH FL	0.000	0.000
7	6TH FL	0.000	0.000
8	7TH FL	471.040	471.040
9	8TH FL	471.040	471.040
10	9TH FL	216.230	316.230
11	TOTAL	620.71	1422.090

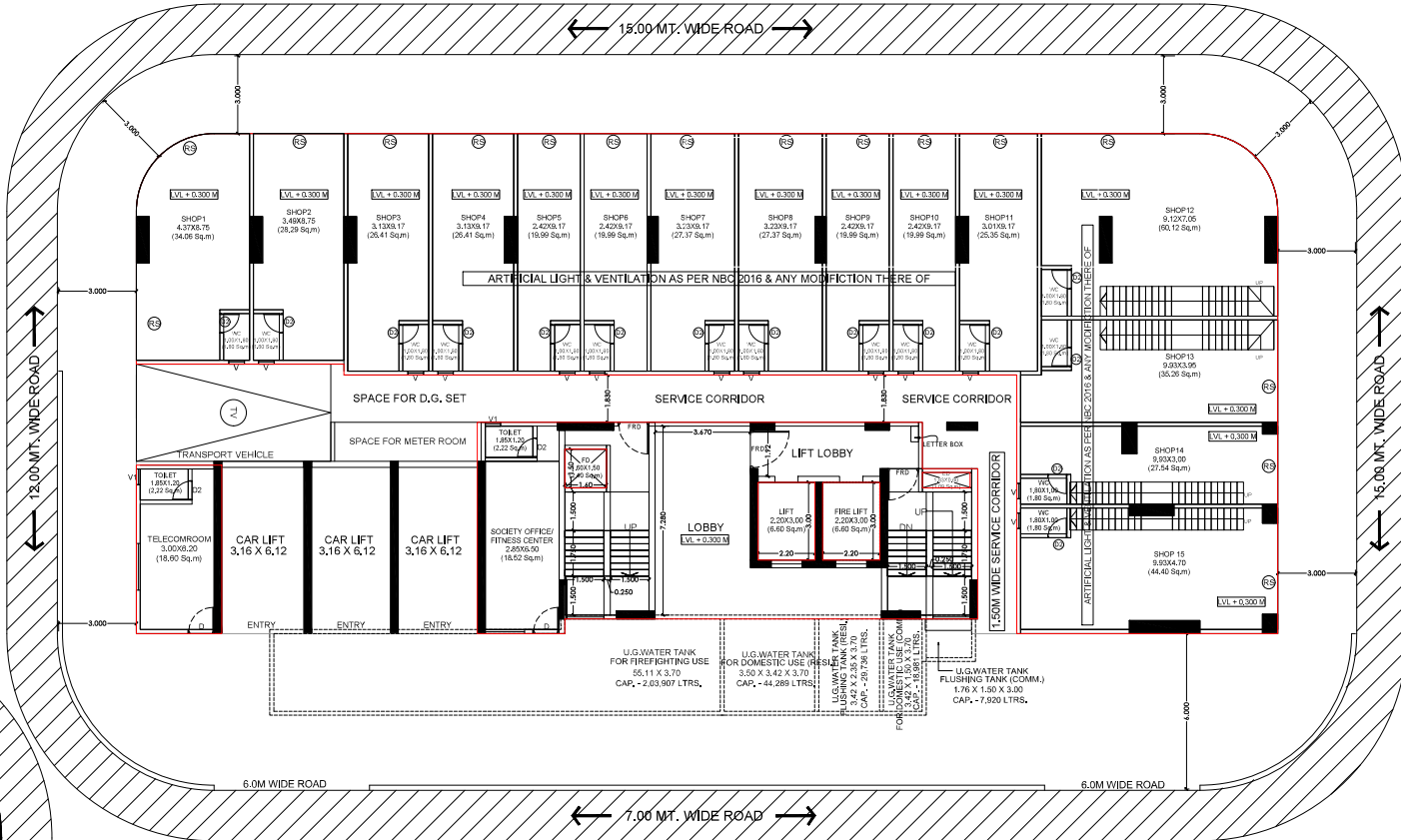
Sl.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RESL.)	TOTAL
1	GROUND	503.91	149.250	653.170
2	1ST FL	116.800	14.020	130.820
3	2ND FL	0.000	0.000	0.000
4	3RD FL	0.000	0.000	0.000
5	4TH FL	0.000	0.000	0.000
6	5TH FL	0.000	0.000	0.000
7	6TH FL	0.000	0.000	0.000
8	7TH FL	471.040	471.040	471.040
9	8TH FL	471.040	471.040	471.040
10	9TH FL	216.230	316.230	316.230
11	TOTAL	620.71	1422.090	2042.800



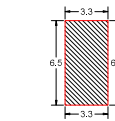
LOCATION AS PER DP MAP
SCALE: NTS



LOCATION AS PER GOOGLE IMAGE
SCALE: NTS



GROUND FLOOR PLAN
SCALE: 1:100

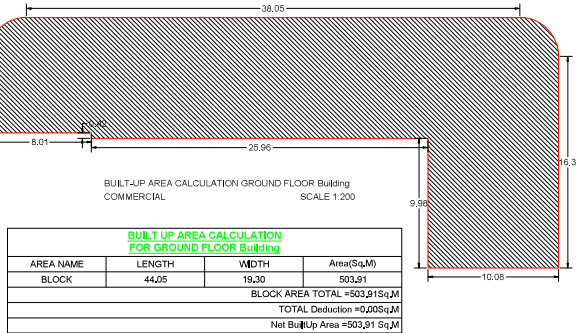


BUILT-UP AREA CALCULATION FOR GROUND FLOOR Building			
AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	6.50	3.30	21.45
BLOCK AREA TOTAL =21.45SqM			
TOTAL Deduction =0.20SqM			
Net BuiltUp Area =21.45 SqM			

BUILT-UP AREA CALCULATION FOR GROUND FLOOR Building			
AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	19.31	8.15	146.50
BLOCK AREA TOTAL =146.50SqM			
TOTAL Deduction =2.40			
Net BuiltUp Area =146.50SqM			

LEGENDS:

PLOT BOUNDARY SHOWN WHITE
PROPOSED VEHICLE SHOWN RED
DRAINAGE LINE SHOWN YELLOW
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL. SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL. SHOWN BROWN
EXISTING SHOWN BLUE HATCHED



BUILT-UP AREA CALCULATION FOR GROUND FLOOR Building			
AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	44.05	19.30	503.91
BLOCK AREA TOTAL =503.91SqM			
TOTAL Deduction =0.20SqM			
Net BuiltUp Area =503.91 SqM			

SHEET NO.

1/4

STAMPS OF APPROVAL OF PLANS

Signature valid

Digitally signed by SANKARSHAN SHANKAR KHEAN
Reason: Approved Design
Date: 2024.11.18 16:29:15
Project Name: NERUL NAVI MUMBAI
Location: New Mumbai, Maharashtra
Project Code: NMMCO-24-03847
Application Number: NMMCO-24-03847
Approval Number: 1/000001
Certificate Number: NMMCO-24-03847/00718

PROPOSED RESIDENTIAL CUM COMMERCIAL
PLOT NO. - 17+31+32, SECTOR-13,
NERUL, NAVI, MUMBAI

Performing Area Statement

1. Area of plot: Minimum area of a, b, c to be considered or area of subplot with sanctioned layout No. 1392.42 and sublot No.

1392.42

(a) As per ownership document (7/12, CTS extract)

1392.42

(b) as per T.E.N or City Survey measurement sheet

1392.42

(c) as per Demarcated clearing area

1392.42

2. Area not in possession

0.00

3. Entire area (1+2)

1392.42

4. Deductions for

0.00

(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening

0.00

(b) Any D.P. Reservation area

0.00

5. Recreational Open Space

0.00

6. Science area of plot (3+4)

1392.42

7. Amenity Space

0.00

(a) As per T.E.N or City Survey measurement sheet

1392.42

(b) Above 20000 sqm - (a) + 5 % of Total area

0.00

7. Net Plot Area (3+4)

1392.42

8. Recreational Open Space

0.00

(a) If area (b) is more than 4000 sqm - 10 % of (b) is proposed

0.00

(b) If area is less than 4000 sqm - Check -

0.00

(c) If it is full number line 1:1, 1:2, 1:3 etc. As per 7.12 extract or City Survey Number - No Recreational open space is required

0.00

(d) If it is subdivision line 1:1, 1:2, 1:3, 1:4, 1:5 etc. then recreational open space is required

0.00

(e) 10 % Subject to minimum 200 sqm

0.00

(f) Exemption to leave open space subject to availing Basic F.S.I. of 75 %

0.00

(g) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.

0.00

Certificate of Area

Confirmed that the plot under reference was surveyed by me on 2024/06/13 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out falls within 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 Declaration

I/we undersigned hereby confirm that I/we would abide by plans permitted by Authority /Collector /Municipal Corporation 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.

Signature

(Name of Owner/Parity Developer)

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of - Owner Parity Developer

Postal Address: 35/33, SEAHIMCOO ESTATES LTD, NR COMPLEX, NAVI, MUMBAI Trans. Maharashtra-401705

Phone No. 9879407311

DESCRIPTION OF PROJECT :

Type of Project: Mixed

Building on CTS, No. SURVEY NO.-

SITE ADDRESS

PLOT NO. - 17+31+32 SECTOR-13, NERUL, NAVI, MUMBAI

Drawn By: ANAND KARAN NAGREKAR

Checked By: ANAND KARAN NAGREKAR

Address of Office

OWNERS SIGN:

Signature of Owner

Signature of Architect/ Licensed Engineer/ Supervisor

SCALE - 1:100

Date: 24/10/24

JOB NO: NMMCO-24-03847

CHECK BY: -

SUBMISSION DRAWING