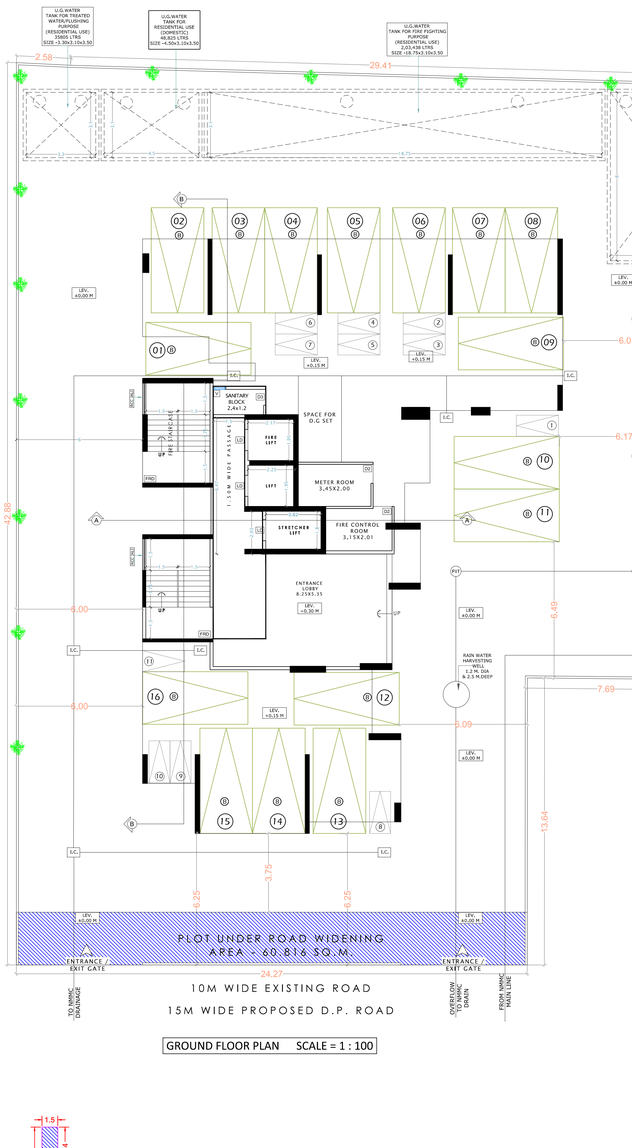
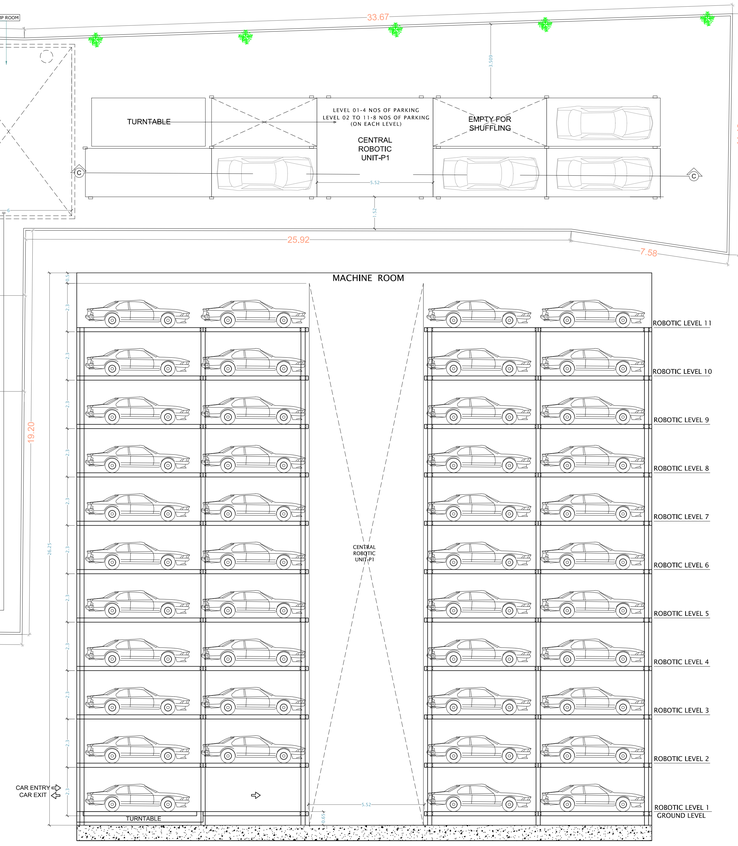
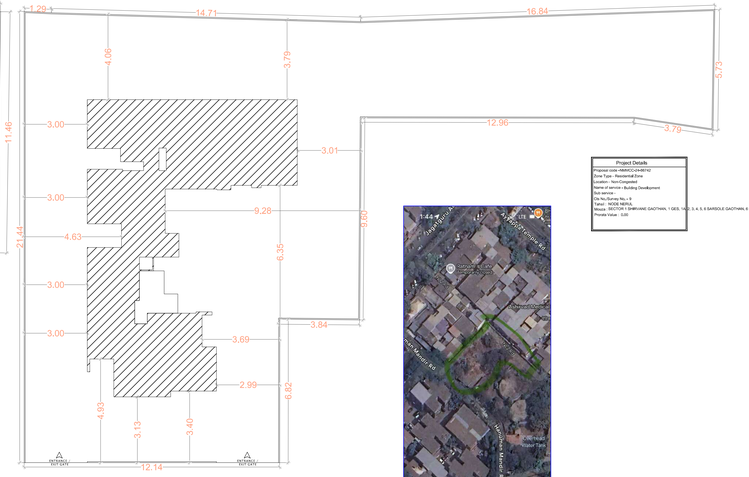


GROUND FLOOR PLAN SCALE = 1 : 100

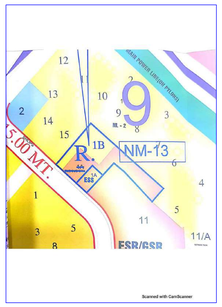


SECTION C-C



BLOCK PLAN SCALE = 1 : 200

Project Details
Project area =66845.00 M2
Land Use = Residential(Residential)
Project Type = New Construction
Name of service = Building Development
Sub service =
City No./Survey No.= 9
Village = Ghansoli (Ghansoli)
Address = SECTOR-1 SHIRVANE GAOTHAN, 1 GES, 1A,2, 3, 4, 5 SARSOLE GAOTHAN, 6 GES, 6 CRS, 7, 8, 8A, 9, 10,
Prorata Value : 0.00



Scanned with CamScanner

Signature Not Verified

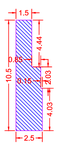
Digitally signed by SOHAM MODI - GHANTAVAM KEKAN
Date: 2024.10.08 13:38:32 IST
Reason: Approved Drawing Plan
Designation : Assistant Director - Town Planning
Location: Navi Mumbai Municipal Corporation
Project Code Number : NMMC/CC/2024/APL/00410
Application Number : NMMC/000410
Proposal Number : 1462135
Certificate Number : NMMC/CC/2024/APL/00689

Deputy Engineer
Date: 06/10/2024

Junior Engineer
Date: 06/10/2024

SCHEDULE OF DOOR & WINDOWS					
TYPE	SIZE WIDTH (METER)	HEIGHT (METER)	AREA (SQM.)	SILL LEVEL (METER)	DESCRIPTION
FRD	1.20	2.10	2.520		FIRE RESISTANT DOOR
D1	1.00	2.10	2.100		T.W. PANEL DOOR
D2	0.90	2.10	1.890		T.W. PANEL DOOR
D3	0.75	2.10	1.575		T.W. PANEL DOOR
LD	LIFT DOOR AS PER LIFT CONSULTANT				
W1	3.00	2.25	6.750	0.15	AL. SLIDING WINDOW
W2	2.75	2.25	6.188	0.15	AL. SLIDING WINDOW
W3	1.50	2.25	3.375	0.15	AL. SLIDING WINDOW
W4	2.80	2.25	6.300	0.15	AL. SLIDING WINDOW
W5	3.75	2.25	8.438	0.15	AL. SLIDING WINDOW
W6	3.65	2.25	8.213	0.15	AL. SLIDING WINDOW
W7	2.40	2.25	5.400	0.15	AL. SLIDING WINDOW
W8	2.10	2.25	4.725	0.15	AL. SLIDING WINDOW
W9	2.85	2.25	6.413	0.15	AL. SLIDING WINDOW
W10	3.10	2.25	6.975	0.15	AL. SLIDING WINDOW
W11	2.37	2.25	5.333	0.15	AL. SLIDING WINDOW
W12	5.05	2.25	11.363	0.15	AL. SLIDING WINDOW
W13	4.30	2.25	9.675	0.15	AL. SLIDING WINDOW
W14	5.00	2.25	11.250	0.15	AL. SLIDING WINDOW
W15	4.80	2.25	10.800	0.15	AL. SLIDING WINDOW
W16	4.95	2.25	11.138	0.15	AL. SLIDING WINDOW
V	0.60	0.90	0.540	1.50	AL. LOUVERD WINDOW

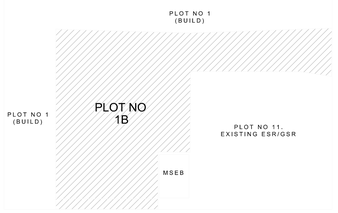
PROFORMA - 1 : AREA STATEMENT		
PROPOSED RESIDENTIAL BUILDING COMPLEX ON		
PLOT NO-1B, SECTOR-9,NERUL, NAVI-MUMBAI.		
	AREA STATEMENT	
1)	Area of plot	1561.200
	(a) As per ownership document	1561.200
	(b) As per measurement sheet	1561.200
	(c) as per site	1561.200
2)	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area(Service Road / Highway widening)	60.816
	(b) Any D.P. Reservation area	0.000
	(c) Total	60.816
3)	Balance area of plot (1-2)	1500.384
4)	Amenity Space (if applicable)	N.A.
	(a)Required	0.000
	(b) Adjustment of 23(c, 8 a)ny	0.000
	(c) Balance Proposed	0.000
5)	Net Plot Area (3-4-(c))	1500.384
6)	Recreational Open space (if applicable)	N.A.
	(a) Required	0.000
	(b) Proposed	0.000
7)	Internal Road area	
8)	Proposed FSI (if applicable)	
9)	(a)Built up area with reference to Road F.S.I as per front road width	1472.422
	(b)Existing built up area	0.000
	(c)Balance Base FSI area	1472.422
10)	Addition of FSI on payment of	Permissible / Proposed
	(a) Enhancement of base FSI as per (a) table (E.1)	0.000 / 0.000
	(b)Maximum permissible premium FSI - 0.50 (D.1 - Proposed)	- / 790.600
	(c) Total permissible road - 0.9 (D.1 - Proposed)	1423.080 / 1423.080
11)	Total entitlement of FSI (a) (9+c+10)a+(b)	3896.102 / 3896.102
		Comm / Resi / Comm / Resi
		0.000 / 3896.102 / 0.000 / 3896.102
	(b) Ancillary Area FSI upto 60%	2331.661 / 2329.422
	(c) Ancillary Area FSI upto 80%	0.000 / 0.000
	total entitlement	0.000 / 6217.764 / 0.000 / 6212.524
	(d)Proposed Ancillary Area FSI	2331.661 / 2329.422
	(e) Total Entitlement (cad)	6217.764 / 6212.524
	(f) Proposed Built-up Area	0.000 / 6212.524
	(g) Proposed Built-up Area	6212.524
	(c) Total (e+b)	6212.524
	Balcony area	5.229
	Residential unit	68
	Commercial unit	0
	Building height up to Terrace	61.80M.
	Building height up to top lvl	67.25 M



BUILT UP AREA CALCULATION FOR GROUND FLOOR OMKAR REGENCY			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.50	2.50	21.50
BLOCK AREA TOTAL =21.50Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =21.50 Sq.M			

BUILT-UP AREA CALCULATION GROUND FLOOR OMKAR REGENCY

VERSION 3					
STATEMENT FOR REGULAR CARS IN ROBOTIC MLCP					
TYPE	FLOOR	LEVELS	NO OF CAR	CAR PARKING	
			P1	TOTAL	
ROBOTIC	ABOVE GROUND	1	4	4	SUV
ROBOTIC		2	8	8	SUV
ROBOTIC		3	8	8	SUV
ROBOTIC		4	8	8	SUV
ROBOTIC		5	8	8	SUV
ROBOTIC		6	8	8	SUV
ROBOTIC		7	8	8	SUV
ROBOTIC		8	8	8	SUV
ROBOTIC		9	8	8	SUV
ROBOTIC		10	8	8	SUV
ROBOTIC		11	8	8	SUV
TOTAL			84	84	

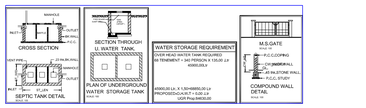


LOCATION PLAN SCALE = 1 : 500

REQUIRED WATER TANK CALCULATION							
NO	SHOP/ FLAT NO.	DOMESTIC REQUIRMENT OF U.G WATER TANK RESIDENTIAL- 5 PERSONS/ TENEMENT COMMERCIAL - BUA/ OCCUPANT LOAD	FLUSHING REQUIRMENT U.G.TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIRMENT U.G.TANK	GRAND TOTAL IN LITRES
		(A)	(B)		(C)	(A+B+C)
2)	68	68 X 5 PERSONS X 135 LTRS	68 X 270 LTRS	89	5X 180 LTRS	80280
		45900	18360		16020	
Total required U.G.T capacity for Residential (Domestic) (100% Capacity)						45900
Total required U.G.T capacity for Residential (Flushing) (100% Capacity)						34380
Total required O.H.T capacity for Residential (Domestic) (60% OF U.G.T. Capacity)						27540
Total required O.H.T capacity for Residential (Flushing) (60% OF U.G.T. Capacity)						20628
Total proposed U.G.T capacity for Residential (Domestic) (SIZE -4.50 X 3.10 X 3.50)						48825
Total proposed U.G.T capacity for Residential (Flushing) (SIZE -3.30 X 3.10 X 3.50)						35805
Total proposed O.H.T capacity for Residential (Domestic) (SIZE -3.05 X 4.75 X 2.30)						33321
Total proposed O.H.T capacity for Residential (Flushing) (SIZE -3.05 X 3.05 X 2.30)						21396
Total required U.G.T capacity for Fire Fighting						200000
Total proposed U.G.T capacity for Fire Fighting (SIZE -18.75 X 3.10 X 3.50)						209438
Total required O.H.T for Fire Fighting						10000
Total proposed O.H.T for Fire Fighting (3.05 X1.55 X2.30)						10873

NOTE	
1)	For Residential - unit 5 Person per tenament
	For Commercial- No. of persons on occupant load / area of floors (Refer Table No.9E.)
2)	Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)
3)	Water Requirement for additional Toilet = 180 Litre per Tenament
4)	Size of Tank is excluding the Free Board

TOTAL NO. OF UNITS & TREES PROPOSED			
1)	No Of Units Proposed		
	(a) Residential		68
	(b) Commercial		-
2)	Trees to be planted		
	(a) Trees to be planted against plot area [Plot Area / 100]		16
	(b) Trees to be planted against Trees Felled [Nos x 5]		0
	Total nos. of Trees to be planted (2a + 2b)		16
3)	Permissible Airport Height :		88.02M
	Proposed Building Top level :		67.25M
	Height of Building upto Terrace level :		61.80M



BUILT UP AREA CALCULATION FOR GROUND FLOOR OMKAR REGENCY			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	2.50	1.50	3.75
BLOCK AREA TOTAL =3.75Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =3.75 Sq.M			

BUILT-UP AREA CALCULATION GROUND FLOOR OMKAR REGENCY

LIGHT AND VENTILATION STATEMENT							
SR. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM - 1/10th & 0.30 sqm. WITH ONE DIMENSION OF 0.30 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	4.25X5.35	22.7375	2.274	W11	5.33
		MIN SIZE	3.00X4.90	14.7	1.470	W1	6.75
2	BED	MAX SIZE	3.00X 3.95	11.85	1.185	W1	6.75
		MIN SIZE	2.75X 3.35	9.2125	0.921	W2	6.1875
3	KITCHEN	MAX SIZE	2.00 X 3.00	6.000	0.600	W2	3.23
		MIN SIZE	2.60 X 2.10	5.46	0.546	W2	3.23
4	TOILET	MAX SIZE	2.30X1.20	2.233	0.300	V	0.54
		MIN SIZE	1.2X1.8	2.76	0.300	V	0.54

OMKAR REGENCY																
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MLCZ.	PROP.							
OMKAR REGENCY	TYPICAL 6TH TO 12TH FLOOR	0.00	1218.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.51	49.74	0.00	77.34	1348.76
OMKAR REGENCY	TYPICAL 3RD TO 7TH 8TH TO 12TH 14TH TO 17TH	0.00	4935.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171.21	215.54	0.00	0.00	4548.83
OMKAR REGENCY	2ND FLOOR	0.00	306.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.17	3.00	0.00	0.00	290.21
OMKAR REGENCY	1ST FLOOR	0.00	314.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.17	3.00	0.00	0.00	298.49
OMKAR REGENCY	GROUND FLOOR	0.00	25.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.25
OMKAR REGENCY	TOTAL	0.00	6798.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	237.06	271.28	0.00	77.34	6212.54

FSI DETAILS									
9 Index	Basic FSI (as serial no 7)	Premium FSI (as serial no 3)	TDR/DR (as serial no 5)	Inverted FSI Area 60% of green building Area (as basic FSI)	Ancillary Area 80% 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	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be consumed	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible Plot Area	1872.41	790.60	1423.08	0.00	2331.65	0.00	6217.74	0.00	0.00
9.5 Proposed F.S.I (Area in sq.mtr. should not exceed 9.4)	1872.41	790.60	1423.08	0.00	2326.45	0.00	6212.54	0.00	6212.54
9.6 Index Consumed	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00

Parking Check (Table 8B)										
Building Name	USE	TENAMENT AREA	RATIO car	RATIO scooter	NO.OF Tenas/Area/Units	Required car	Required scooter	Transport Vehicle(Bus /cov/Mini Bus	
OMKAR REGENCY	Residential	For every tenement having carpet area equal to or above 150 sq.m. but less than 150 sq.m.	1	1	18	18.00	18.00	-	
OMKAR REGENCY	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 50 sq.m.	1	2	50	25.00	50.00	-	
Total	-	-	-	-	-	43.00	68.00	-	
Visitors parking(1%)	-	-	-	-	-	2.15	3.40	-	
Total	-	-	-	-	-	45.15	71.40	0.00	

Area allotmation of Roads and Reservations								
Description of area allotmation				surrendered Area in(sqM)	Income of DP/TDR generation	Total Outcome of DP/TDR generation	Area considered for DR allotmation	Remaining area for DR generation
BUILDING	Reservation type	reservation no	Name					
-	-	15,35,A- DP Road Widening		60.82	121.64	121.64	0.00	0.00
-	-	Total		60.82	121.64	121.64	0.00	121.64

Parking Check As Per Multiplying Factor 0.30 (note: 1) 1 scooter equals to 1 car, proposed composite parking for car+ 10)							
	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle(Bus /cov/Mini Bus	Car	Scooter	Transport Vehicle(Bus /cov/Mini Bus	Status
Total	46	11	0	100	11	0	OK

Carpet Area Table								
Building Name	Floor Name	Carpet name	Tenament No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Maisonine Area	Total Carpet Area
OMKAR REGENCY	1ST FLOOR	104	1	82.77	0.00	0.00	0.00	82.77
OMKAR REGENCY	2ND FLOOR	204	1	82.77	0.00	0.00	0.00	82.77
OMKAR REGENCY	2ND FLOOR	201	1	54.43	0.00	0.00	0.00	54.43
OMKAR REGENCY	2ND FLOOR	202	1	57.54	0.00	0.00	0.00	57.54
OMKAR REGENCY	TYPICAL 3RD TO 7TH 8TH TO 12TH 14TH TO 17TH	303,403,503,603, 703,803,1003,1103, 1203,1403,1503, 1603,1703,1803	13	53.85	0.00	0.00	0.00	53.85
OMKAR REGENCY	TYPICAL 3RD TO 7TH 8TH TO 12TH 14TH TO 17TH	304,404,504,604, 704,804,1004,1104, 1204,1404,1504,1604, 1704,1804,1704	13	82.77	0.00	0.00	0.00	82.77
OMKAR REGENCY	TYPICAL 3RD TO 7TH 8TH TO 12TH 14TH TO 17TH	301,401,501,601, 701,801,1001,1101, 1201,1401,1501,1601, 1701,1801,1701	13	54.43	0.00	0.00	0.00	54.43
OMKAR REGENCY	TYPICAL 3RD TO 7TH 8TH TO 12TH 14TH TO 17TH	302,402,502,602, 702,802,1002,1102, 1202,1402,1502,1602, 1702,1802,1702	13	57.54	0.00	0.00	0.00	57.54
OMKAR REGENCY	TYPICAL 6TH 12TH 18TH FLOOR	803,1303,1803	3	53.85	0.00	0.00	0.00	53.85
OMKAR REGENCY	TYPICAL 6TH 12TH 18TH FLOOR	804,1304,1804	3	82.77	0.00	0.00	0.00	82.77
OMKAR REGENCY	TYPICAL 6TH 12TH 18TH FLOOR	801,1301,1801	3	54.43	0.00	0.00	0.00	54.43
OMKAR REGENCY	TYPICAL 6TH 12TH 18TH FLOOR	802,1302,1802	3	57.54	0.00	0.00	0.00	57.54

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA						
SR. NO.	REQUIRED PARKING RATE		TOTAL NO.OF FLAT	PARKING SPACE NON CONGESTED CAR	PARKING SPACE NON CONGESTED SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	PARKING SPACE PROP. NON CONGESTED AREA SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE		0	3.00	1.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.		18	2.00	1.00	36.00	18.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.		50	2.00	2.00	50.00	50.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.		0	2.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.		0	1.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of		0	2.00	6.00	0.00	0.00
Parking Requirement (quantum)		Residential				86	68
		Commercial				0	0
5% visitor parking only for Residential						4	3
TOTAL						90	71
With Multiplying Factor on total parking as per Table 8C - 0.8 (only for commercial)			Multiplying Factor Not applicable for scooter parking			0	0
PARKING REQUIREMENT						CAR	SCOOTER
						90	71
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.						0	0
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING						10	60
TOTAL REQUIRED PARKING (After Conversion)						100	11
TOTAL PROPOSED PARKING			BIG CAR 100	SMALL CAR 0		100	11

Name Of : Owner AARAV REALTORS

Postal Address : Flat No-A/2301, Bhagwati Greens 1,Plot No-6,Kharghar,Raigarh,Maharashtra-410210

Phone No. 9920329868

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS, NO./SURVEY NO.-9

SITE ADDRESS :
PLOT NO. 1B, SECTOR - 09, NERUL, NAVI MUMBAI

Name Of Architect : ATUL MANUBHAI PATEL

LOGO

ADDRESS OF OFFICE :
OFFICE :
1201, ONE PLATINUM, PLOT NO. 08, SECTOR 15, CBD BELAPUR, NAVI MUMBAI 400 614.

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by SOHAM MODI - GHANTAVAM KEKAN
Date: 2024.10.08 13:38:32 IST
Reason: Approved Drawing Plan
Designation : Assistant Director - Town Planning
Location: Navi Mumbai Municipal Corporation
Project Code Number : NMMC/CC/2024/APL/00410
Application Number : NMMC/000410
Proposal Number : 1462135
Certificate Number : NMMC/CC/2024/APL/00689

SCALE - 1:100	Date: 26/09/24
JOB NO - NMMCC-24-86742	CHECK BY - -

SUBMISSION DRAWING