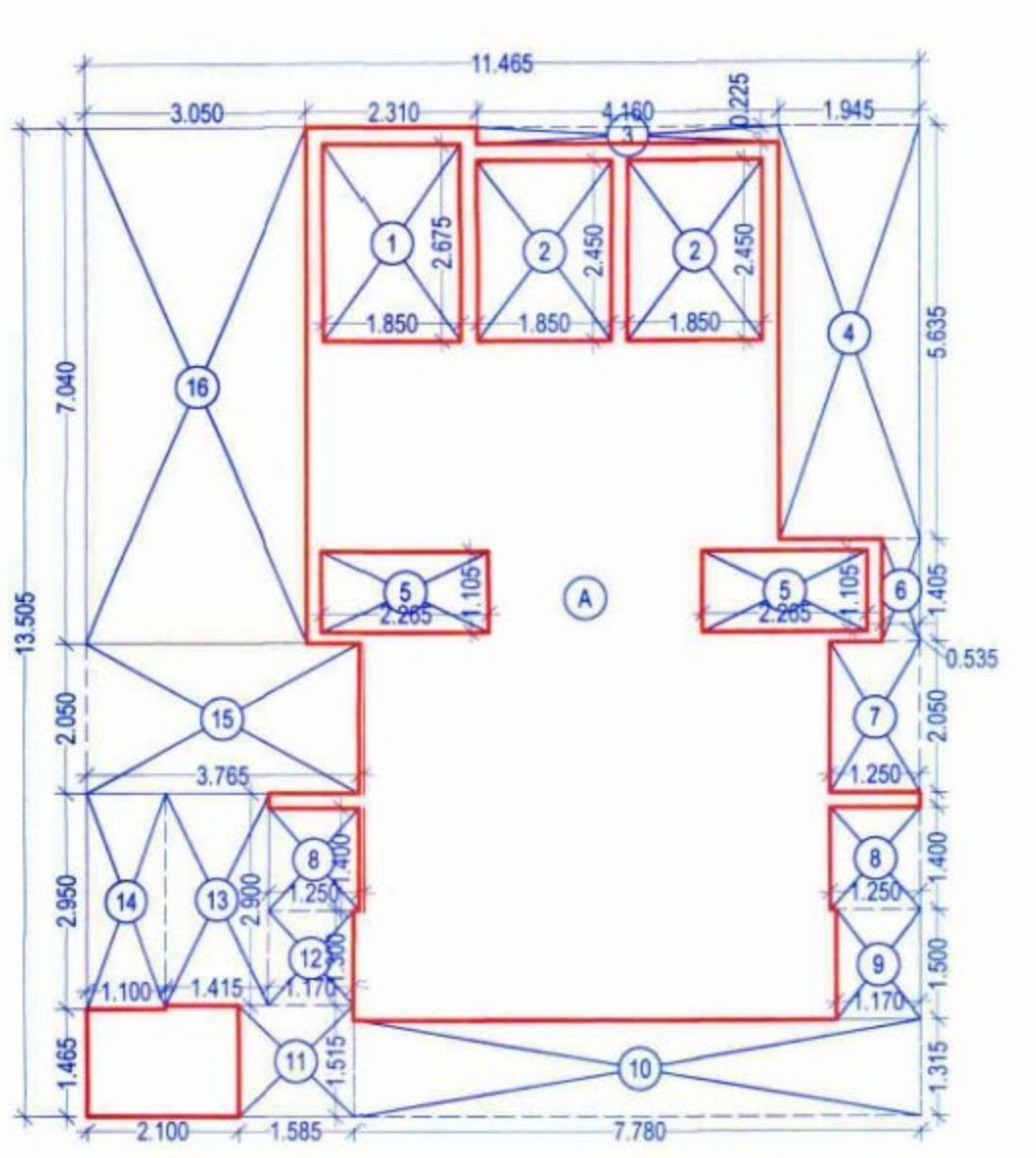


या कार्यालयाचे बांधकाम प्रारंभ प्रमाणपत्र क्रमांक नरवि/ए- 1904/2/दि.07/10/2023 मधील सर्व शर्तीस अधिन राहून लाल रंगाने दुरुस्त केल्यानुसार सिव्हिल व वाटिका बांधकामाची नकाशा / सुधारित नकाशा मंजूर  
सहाय्यक संचालक, नगरपालिका नवी मुंबई महानगरपालिका



GROUND FLOOR AREA DIAGRAM (L, M & N WING)  
SCALE :- 1:100

**BUILT UP AREA CALCULATION**

FLOOR (GROUND FLOOR)	AREA	NO.	TOTAL ADDITION
A	11.465 X 13.505	1 NO	154.835 SQ.MT.
			<b>TOTAL ADDITION = 154.835 SQ.MT.</b>

**DEDUCTIONS**

NO.	Dimensions	NO.	Area
1	1.850 X 2.675	1 NO	4.949
2	1.850 X 2.450	2 NOS	9.065
3	4.160 X 0.225	1 NO	0.936
4	1.945 X 5.635	1 NO	10.960
5	2.265 X 1.105	2 NOS	5.006
6	0.535 X 1.405	1 NO	0.752
7	1.250 X 2.050	1 NO	2.563
8	1.250 X 1.400	2 NOS	3.500
9	1.170 X 1.500	1 NO	1.755
10	7.780 X 1.315	1 NO	10.231
11	1.585 X 1.515	1 NO	2.401
12	1.170 X 1.300	1 NO	1.521
13	1.415 X 2.900	1 NO	4.104
14	1.100 X 2.950	1 NO	3.245
15	3.765 X 2.050	1 NO	7.719
16	3.050 X 7.040	1 NO	21.472
<b>TOTAL DEDUCTION</b>			<b>90.178 SQ.MT.</b>
<b>TOTAL BUILT UP AREA (X-Y1)</b>			<b>64.657 SQ.MT.</b>

**SCHEDULE OF ROOM LIGHT AND VENTILATION ( WING - L,M,N)**

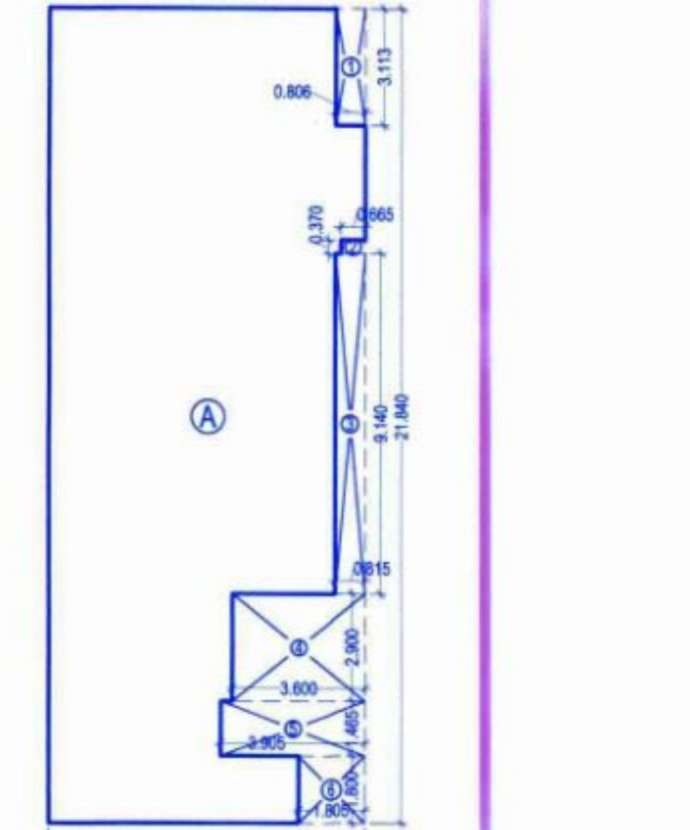
USER	FLAT NO.-2 & 3			
	CARPET AREA SQMT.	APERTURE AREA 1/10 OF CARPET AREA	APERTURE AREA PROVIDED SQMT.	APERTURE PROVIDED
LIVING	26.001	2.600	6.300	W1
BED ROOM -1	11.895	1.190	2.940	W2
M.BED ROOM-2	15.853	1.585	2.940	W2
TOILET	3.495	0.350	0.540	V
TOILET	3.458	0.346	0.540	V
KITCHEN	7.563	0.756	3.150	W3

**SCHEDULE OF ROOM LIGHT AND VENTILATION ( WING - L,M,N)**

USER	FLAT NO.- 1&4			
	CARPET AREA SQMT.	APERTURE AREA 1/10 OF CARPET AREA	APERTURE AREA PROVIDED SQMT.	APERTURE PROVIDED
LIVING	26.001	2.600	6.300	W1
BED ROOM -1	11.895	1.190	2.940	W2
M.BED ROOM-2	15.854	1.585	2.940	W2
TOILET	3.495	0.350	0.540	V
TOILET	3.458	0.346	0.540	V
KITCHEN	7.413	0.741	3.150	W3

**(WING - L, M & N) AREA STATEMENT**

FLOORS	BUILT UP AREA
GROUND FLOOR LOBBY	64.657
1ST FLOOR	399.761
2ND FLOOR	399.761
3RD FLOOR	399.761
4TH FLOOR	399.761
5TH FLOOR	399.761
6TH FLOOR	399.761
7TH FLOOR	376.785
8TH FLOOR	399.761
9TH FLOOR	399.761
10TH FLOOR	399.761
11TH FLOOR	376.785
12TH FLOOR	399.761
13TH FLOOR	399.761
14TH FLOOR	399.761
15TH FLOOR	399.761
<b>TOTAL (RESIDENTIAL)</b>	<b>6015.12</b>
<b>TOTAL BUILT UP AREA</b>	<b>6015.12</b>



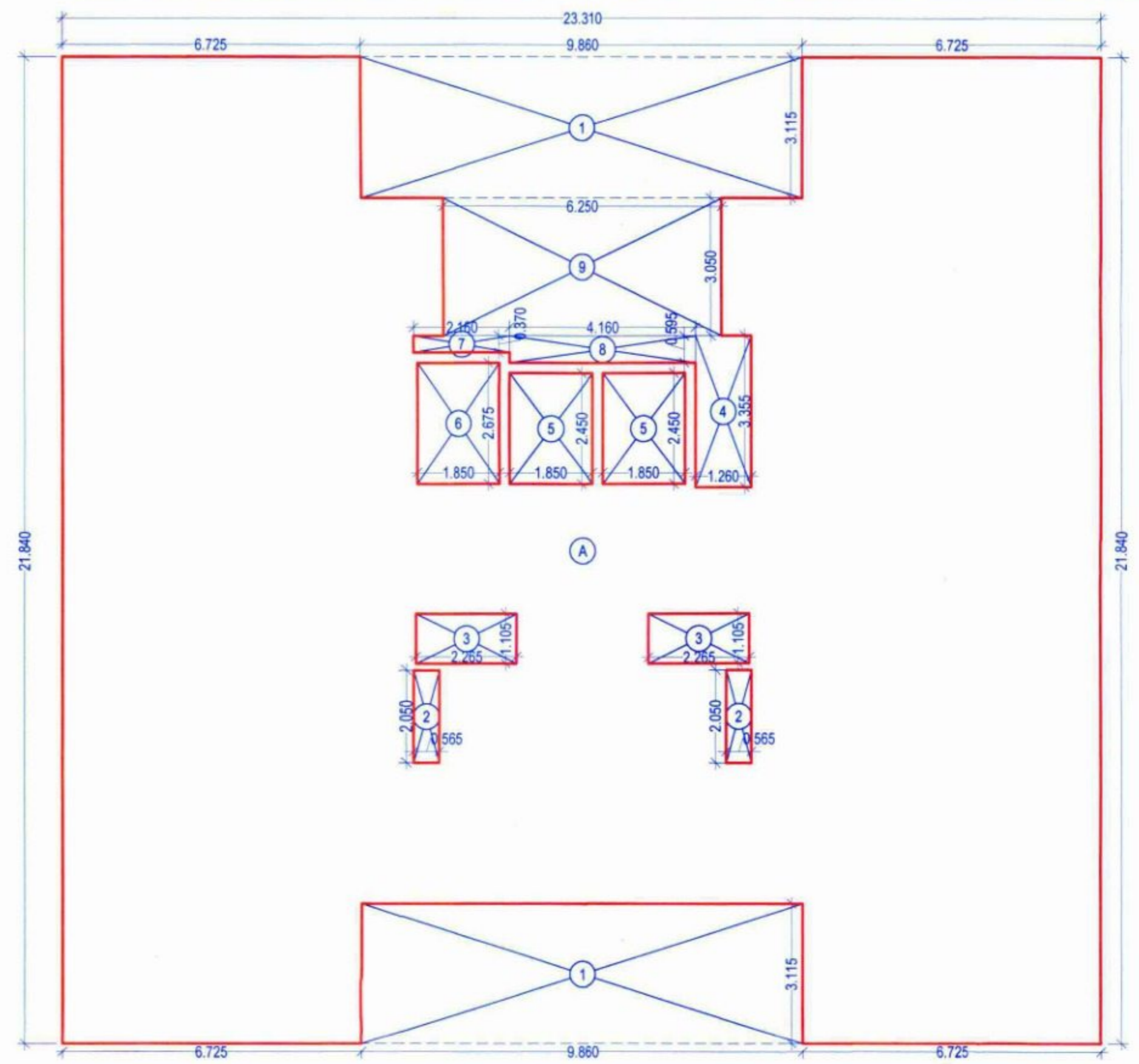
GROUND FLOOR STILT AREA DIAGRAM (L, M & N WING)  
SCALE :- 1:200

**BUILT UP AREA CALCULATION (L, M & N WING)**

FLOOR (GROUND FLOOR)	AREA	NO.	TOTAL ADDITION
A	8.530 X 21.840	1 NO	186.295 SQ.MT.
			<b>TOTAL ADDITION = 186.295 SQ.MT.</b>

**DEDUCTIONS**

NO.	Dimensions	NO.	Area
1	0.808 X 3.113	1 NO	2.509
2	0.685 X 0.370	1 NO	0.246
3	0.815 X 9.140	1 NO	7.449
4	3.800 X 2.900	1 NO	10.440
5	3.905 X 1.465	1 NO	5.721
6	1.805 X 1.800	1 NO	3.249
<b>TOTAL DEDUCTION</b>			<b>29.614 SQ.MT.</b>
<b>TOTAL BUILT UP AREA (X-Y1)</b>			<b>156.681 SQ.MT.</b>



TYPICAL FLOOR AREA DIAGRAM (L, M & N WING)  
SCALE :- 1:100

GROUND FLOOR METER ROOM AREA DIAGRAM (WING- L, M & N)  
SCALE :- 1:100

**BUILT UP AREA CALCULATION (L, M & N WING)**

FLOOR (GROUND FLOOR)	AREA	NO.	TOTAL ADDITION
A	3.500 X 3.054	1 NO	10.689 SQ.MT.
			<b>TOTAL ADDITION = 10.689 SQ.MT.</b>

**DEDUCTIONS**

NO.	Dimensions	NO.	Area
1	0.794 X 0.154	1 NO	0.122
2	1.000 X 0.198	1 NO	0.198
3	0.080 X 1.504	1 NO	0.120
<b>TOTAL DEDUCTION</b>			<b>0.440 SQ.MT.</b>
<b>TOTAL BUILT UP AREA (X-Y1)</b>			<b>10.249 SQ.MT.</b>

BUILT UP AREA CALCULATION (L, M & N WING)  
TYPICAL FLOOR (1ST TO 6TH, 8TH TO 10TH & 12TH TO 15TH)

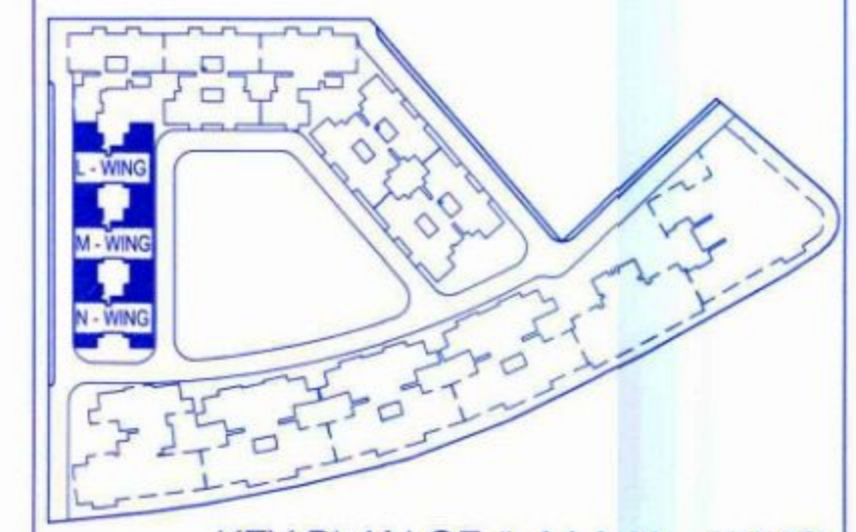
FLOOR	AREA	NO.	TOTAL ADDITION
A	23.310 X 21.840	1 NO	509.090 SQ.MT.
			<b>TOTAL ADDITION = 509.090 SQ.MT.</b>

**DEDUCTIONS**

NO.	Dimensions	NO.	Area
1	9.860 X 3.115	2 NOS	61.428
2	0.565 X 2.050	2 NOS	2.317
3	2.265 X 1.105	2 NOS	5.006
4	1.260 X 3.355	1 NO	4.227
5	1.850 X 2.450	2 NOS	9.065
6	1.850 X 2.675	1 NO	4.949
7	2.160 X 0.370	1 NO	0.799
8	4.160 X 0.596	1 NO	2.475
9	6.250 X 3.050	1 NO	19.063
<b>TOTAL DEDUCTION</b>			<b>109.329 SQ.MT.</b>
<b>TOTAL BUILT UP AREA (X-Y1)</b>			<b>399.761 SQ.MT.</b>

(AS PER CIRCULAR DATED - 21/10/2016 FOR PLI 123 OF 2016)

LAND USE	BUILT UP AREA NO. OF TENANTS	PARKING RATE	REQ. PARKING
RESIDENTIAL AREA	0	1/ Every 1 FLAT	0
BELOW 60 SQ.M.	0	2/ Every 1 FLAT	116
ABOVE 60 SQ.M.	58	2/ Every 1 FLAT	116
<b>TOTAL REQ. NO. OF CAR PARKING</b>			<b>116</b>
<b>10% VISITORS CAR PARKING (116Nos. x 10%)= 12.00</b>			<b>12</b>
<b>TOTAL CAR PARKING REQUIRED</b>			<b>128</b>
<b>TOTAL CAR PARKING PROPOSED</b>			<b>Nos.</b>
<b>TOTAL TWO WHEELER PARKING REQUIRED (12.00Nos. x 12.50/3)= 50</b>			<b>50 Nos.</b>
<b>TOTAL TWO WHEELER PARKING PROPOSED</b>			<b>Nos.</b>



KEY PLAN OF (L, M & N - WING)

CAD BY.	Kishor.S	SHEET NO.	35/37
CHKD BY.		DATE :-	22/07/2023
DATE OF REV.			
J.E.			

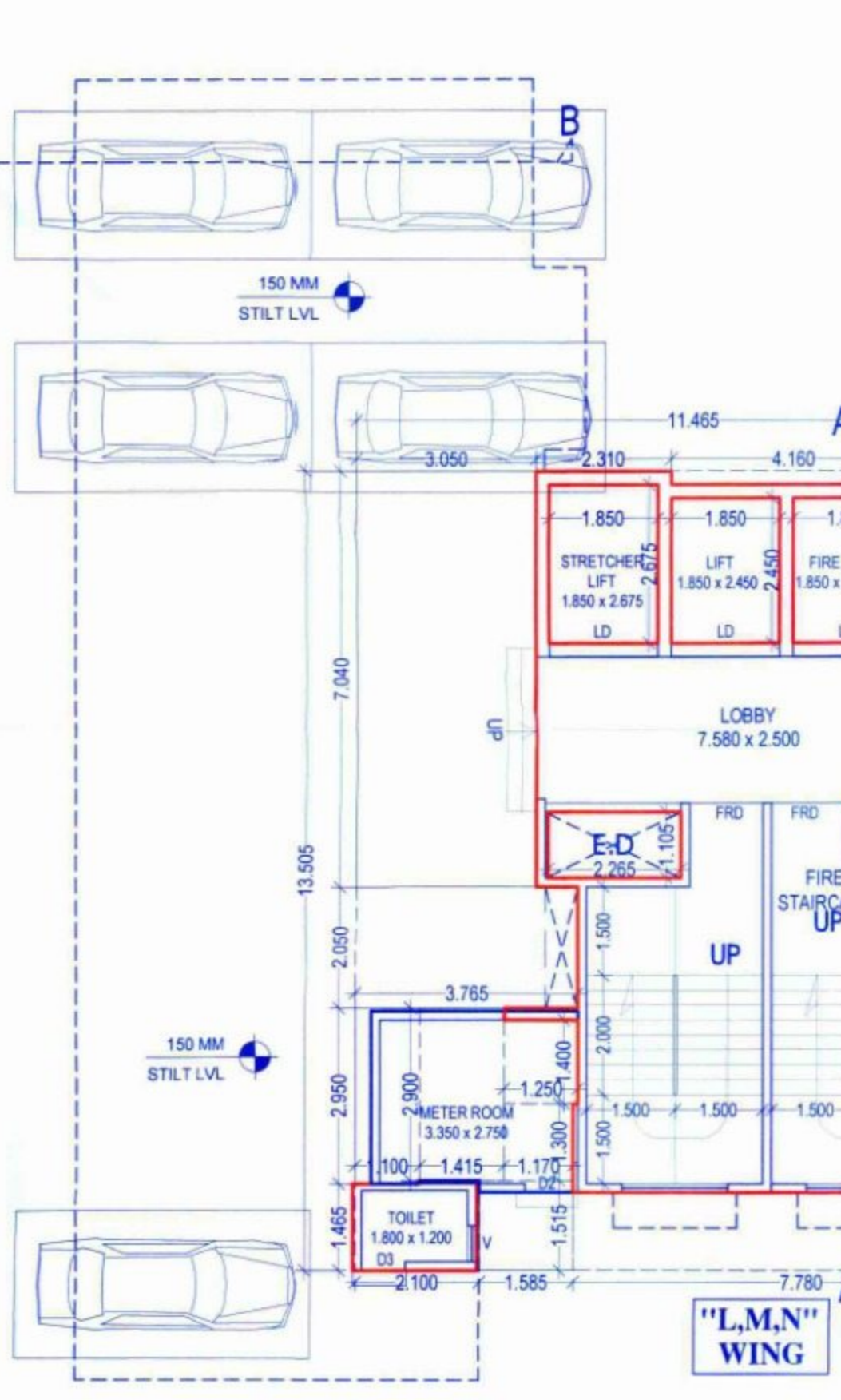
Description OF Proposal & Property  
DEVELOPMENT PERMISSION FOR :  
PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON PLOT No.- 5A, SECTOR- 46A, NERUL, NAVI MUMBAI.

Name, Address & Sign Of The Owner

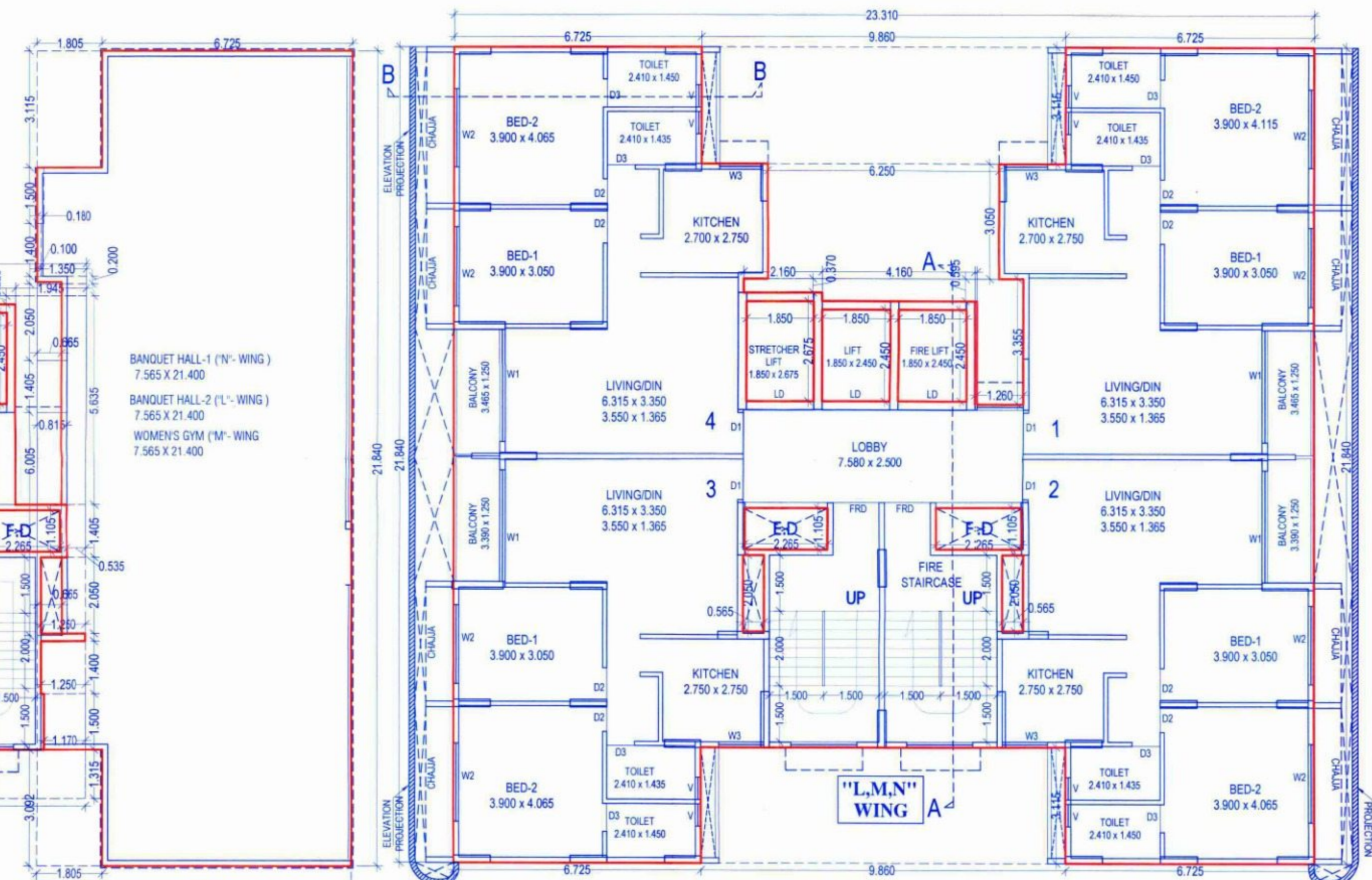
Sign Of Architect  
M/s. VISION INFRA

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



GROUND FLOOR PLAN (L, M, N - WING)  
SCALE :- 1:100



TYPICAL FLOOR PLAN (L, M, N - WING)  
(1ST TO 6TH, 8TH TO 10TH & 12TH TO 15TH FLOOR)  
SCALE :- 1:100

**CARPET AREA STATEMENT (as per Rera)**

FLAT NO.	CARPET AREA (SQ. M.)	BALCONY AREA (SQ. M.)
1	75.539	4.162
2	75.676	4.162
3	75.676	4.162
4	75.539	4.162

**CARPET AREA STATEMENT (as per Rera)**

FLAT NO.	CARPET AREA (SQ. M.)	BALCONY AREA (SQ. M.)
1	130.177	8.475
2	75.676	4.162
3	75.539	4.162

**WATER SUPPLY REQUIREMENTS (L, M & N - WING)**

FLOOR	SHOP/FLATS	PERSON FLAT	NOS. PERSON X LTRS.	LTRS.
1ST TO 15TH FLOOR	2BHK - 56	7	392 PERSON X 200	78400
FLOOR	3BHK - 2	9	18 PERSON X 200	3600
<b>TOTAL WATER REQUIRED = 82,000 X 1.5 = 1,23,000 LTRS.</b>				
<b>WING L+M+N (1,23,000 X 3 = 3,69,000)</b>				
<b>TOTAL WATER PROVIDED WING L+M+N 1,25,000 X 3 = 3,75,000 LTRS.</b>				
<b>WATER CAPACITY PROVIDED</b>				
<b>TOTAL PROVIDED U.G. TANK DOMESTIC TANK</b>		<b>O.H. TANK DOMESTIC TANK</b>		
1,99,000 LTRS		1,25,000 LTRS.		74,000 LTRS.
<b>TOTAL PROVIDED WATER CAPACITY L+M+N 1,99,000 X 3 = 5,97,000 LTRS</b>				
<b>FIRE FIGHTING TANK CAPACITY</b>				
U.G. TANK = 100000 LTRS.				
O.H. TANK = 25000LTRS.				

**GROSS BUILT-UP AREA STATEMENT (WING - L, M & N)**

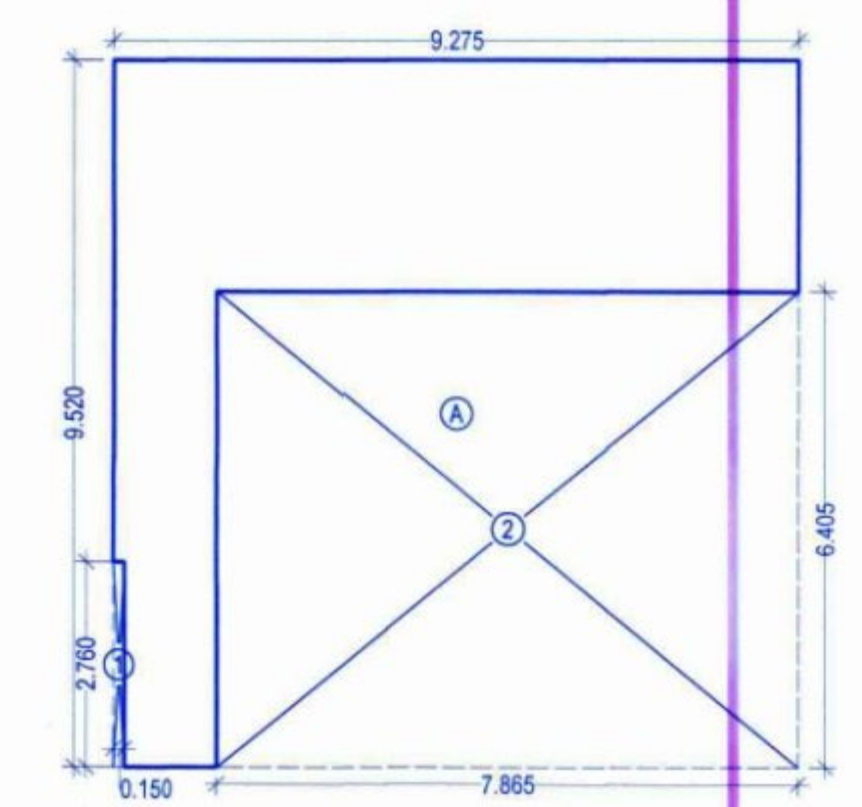
Floors	Net BUA	STAIR CASE LOBBY AREA	METER ROOM & A/C PLANT RM.	PODIUM/ BASEMENT AREA	Refuge Balcony (Fire)	Ramp Area	NATURAL TERRACE AREA	Munty Area	Stilt Area
BASEMENT									
Ground comm.									156.681
Ground Lobby Area	64.657			30.249					
1st	399.761								
2nd	399.761								
3rd	399.761								
4th	399.761								
5th	399.761								
6th	399.761								
7th	376.785					37.509			
8th	399.761								
9th	399.761								
10th	399.761								
11th	376.785								
12th	399.761								
13th	399.761								
14th	399.761								
15th	399.761								
Terrace	0								80.649
Total	6015.120	0.000	30.249	0.000	75.018	0.000	0.000	80.649	156.681
GROSS BUILT-UP AREA	6015.120				322.597			6337.717	SQ.M.

या कार्यालयीय बंधकास प्रारंभ प्रमाणपत्र क्रमांक नवी/ए- /१८/५३ दि. ११/०८/२०२३ मधील सर्व शर्तीस अधिस्त राहुन लाल रंगाने इच्छित केल्यानुसार त्रिपक्षीय व पाणिज्या वापरसाठी नकाशे / सुधारित नकाशे मंजूर

सहाय्यक संचालक, नगररचना मधील मुंबई महानगरपालिका

SCHEDULE OF DOORS AND WINDOWS				
TYPE	SIZE		AREA	DESCRIPTION
	WIDTH	X HEIGHT		
DOORS	D1	1.100 X 2.100	2.310	T.W. PANELED DOORS
	D2	0.900 X 2.100	1.890	T.W. FLUSH DOORS
	D3	0.750 X 2.100	1.575	SYNTEX DOOR
WINDOWS	W1	3.000 X 2.100	6.300	ALUMINIUM SLIDING GLAZED WINDOWS
	W2	2.100 X 1.400	2.940	ALUMINIUM SLIDING GLAZED WINDOWS
	W3	1.500 X 2.100	3.150	ALUMINIUM SLIDING GLAZED WINDOWS
	V	0.600 X 0.900	0.540	LOUVERS OPENABLE WINDOWS

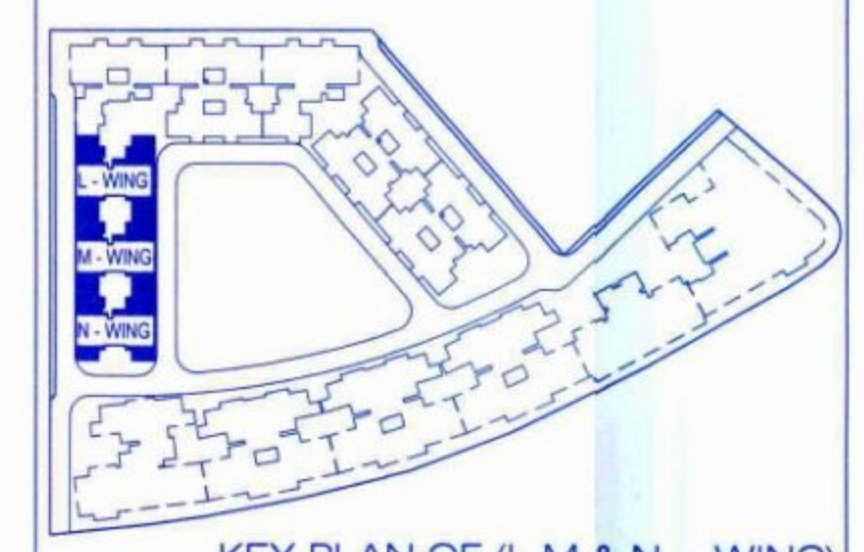
REQUIRED REFUGE AREA STATEMENT AS PER OCCUPANT - L, M & N WING			
REFUGE AREA REQ. AT 7TH & 11TH FLOOR	TOTAL NO OF PERSON ABOVE FLOORS		
	BUILT-UP AREA	X FLOORS	TOTAL
OCCUPANT LOAD FOR 2 CONSECUTIVE FLOOR	399.761	X 2	799.522
OCCUPANT LOAD (12.50)			63.962
REQUIRED AREA PER PERSON			0.300
TOTAL REQUIRED REFUGE AREA			19.189
MAXIMUM PERMISSIBLE REFUGE AREA (2 TIMES)			38.377
TOTAL PROVIDED REFUGE AREA			37.509
EXCESS REFUGE AREA			0.000



7TH & 11TH FLOOR REFUGE AREA DIAGRAM (WING- L, M & N) SCALE :- 1:100

BUILT UP AREA CALCULATION ( L, M & N WING )			
7TH & 11TH FLOOR REFUGE AREA			
A	9.275	X 9.520	X 1 NO = 88.298 SQ.MT.
TOTAL ADDITION			= 88.298 SQ.MT.

DEDUCTIONS			
1	0.150	X 2.760	X 1 NO = 0.414 SQ.MT.
2	7.865	X 6.405	X 1 NO = 50.375 SQ.MT.
TOTAL DEDUCTION			= 50.789 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)			= 37.509 SQ.MT. X1



KEY PLAN OF (L, M & N - WING)

CAD BY.	Kishor.S	SHEET NO.
CHKD BY.		
DATE :-	22/07/2023	<b>36/37</b>
DATE OF REV.		
J.E.		

Description Of Proposal & Property

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

Name, Address & Sign Of The Owner

मि. विजन इन्फ्रा

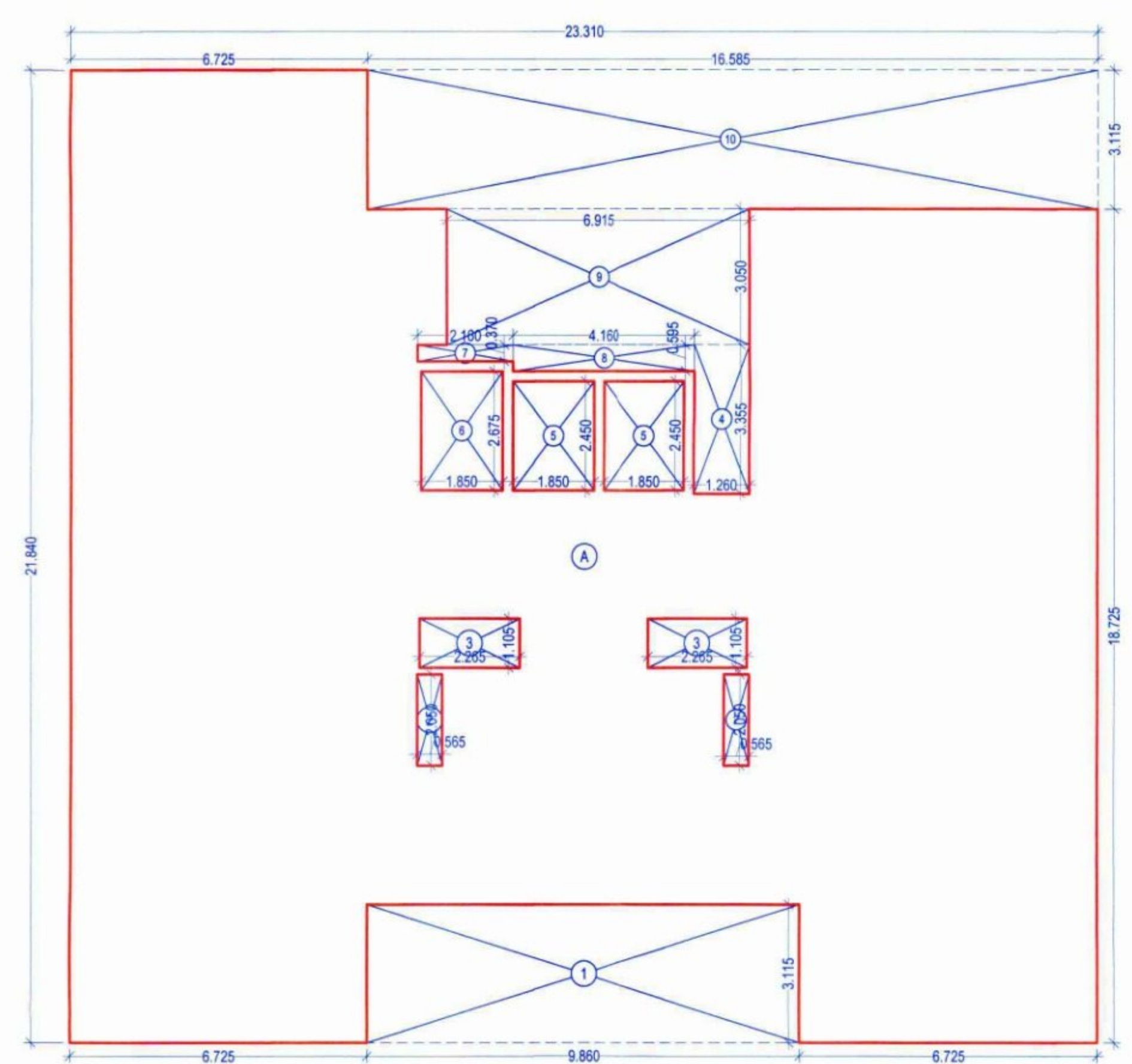
M/s. VISION INFRA

Sign Of Architect

**DIMENSIONS ARCHITECTS PVT. LTD.**  
ARCHITECTS & PROJECT MANAGERS  
AR . LENA K G (94717690)

**ARCHITECT**

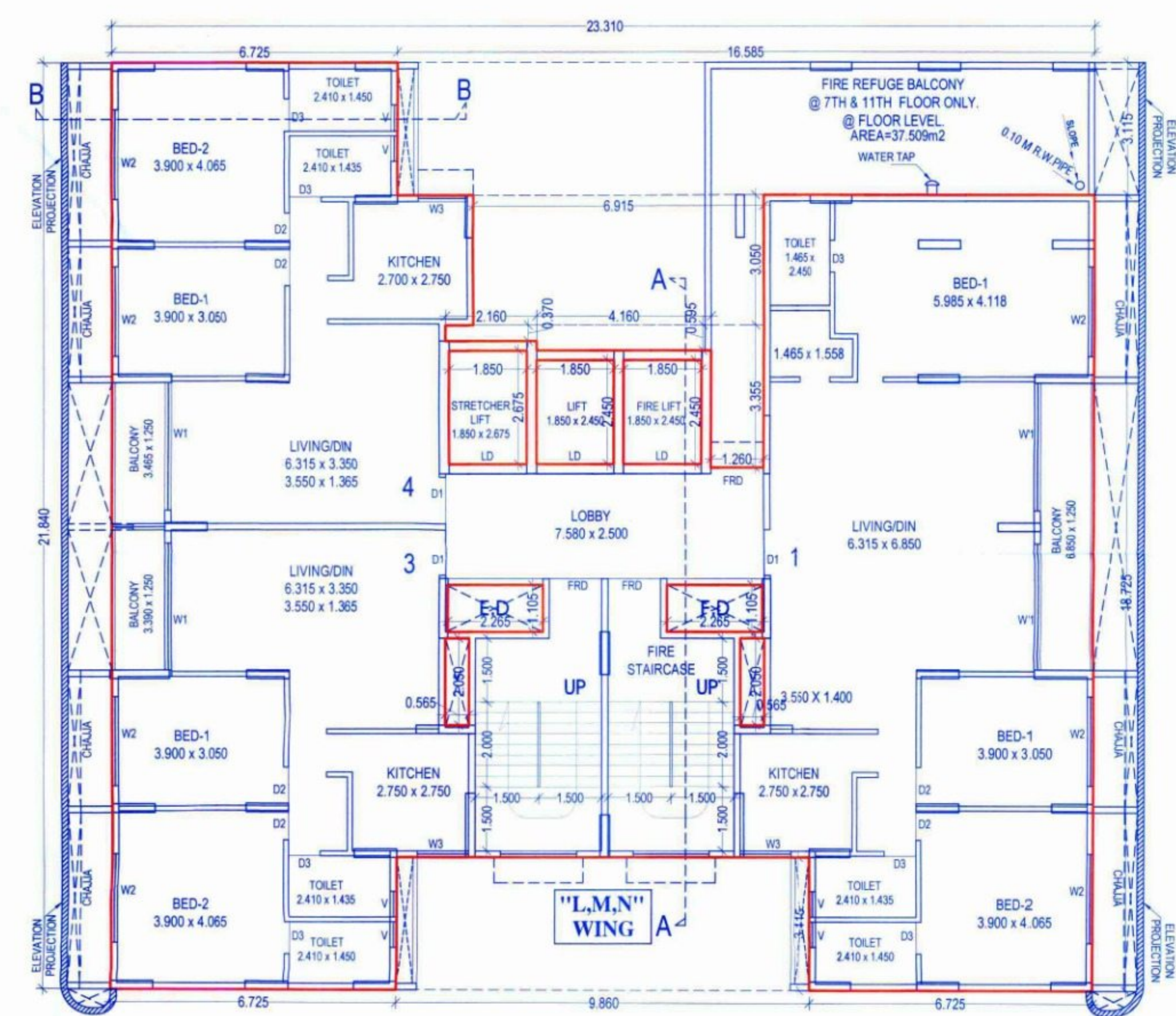
**DIMENSIONS ARCHITECTS PVT LTD**  
Studio: Plot No.99, Near Sagar Vihar, Sector- 8, Vashi, Navi Mumbai-400 703 India  
Tel: - 91-22-2782 3141(10Lines) Fax 91-22-2782 3641  
Email: dimensions\_india@rediffmail.com  
Info@dimensionsarchitect.in



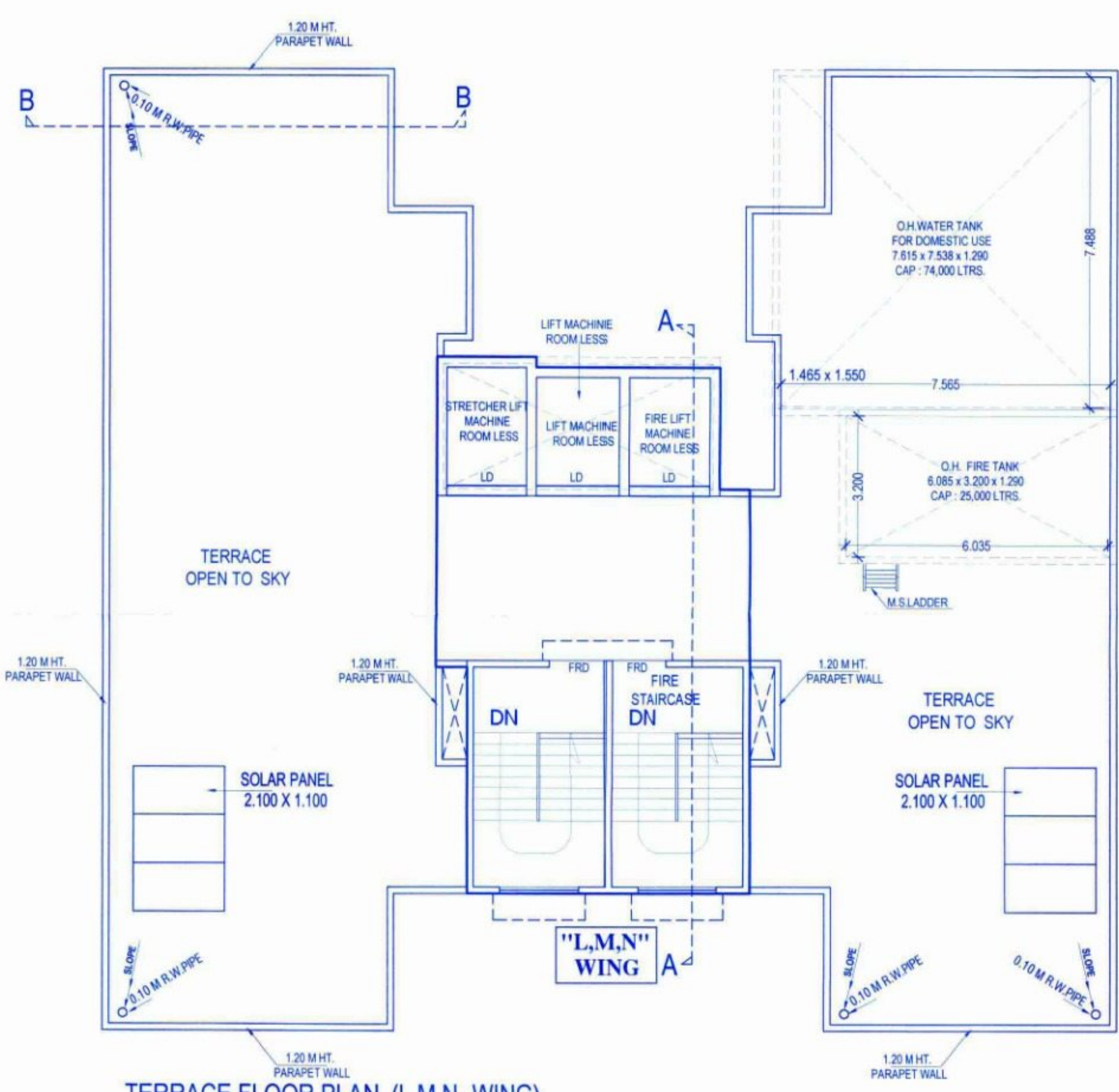
7TH & 11TH FLOOR AREA DIAGRAM (L, M & N WING) SCALE :- 1:100

BUILT UP AREA CALCULATION ( L, M & N WING )			
TYPICAL FLOOR ( 7TH & 11TH )			
A	23.310	X 21.840	X 1 NO = 509.090 SQ.MT.
TOTAL ADDITION			= 509.090 SQ.MT. X1

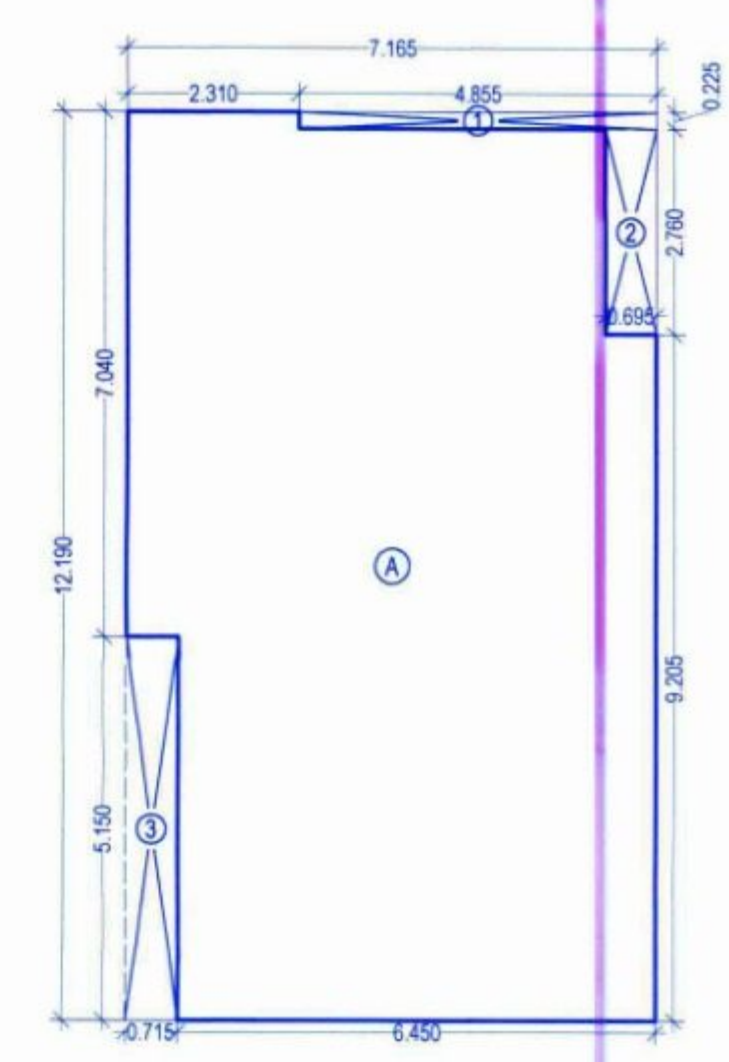
DEDUCTIONS			
1	9.880	X 3.115	X 1 NO = 30.714 SQ.MT.
2	0.565	X 2.650	X 2 NOS = 2.917 SQ.MT.
3	2.295	X 1.105	X 2 NOS = 5.006 SQ.MT.
4	1.290	X 3.355	X 1 NO = 4.227 SQ.MT.
5	1.850	X 2.450	X 2 NOS = 9.065 SQ.MT.
6	1.850	X 2.675	X 1 NO = 4.949 SQ.MT.
7	2.160	X 0.370	X 1 NO = 0.799 SQ.MT.
8	4.160	X 0.595	X 1 NO = 2.475 SQ.MT.
9	6.915	X 3.050	X 1 NO = 21.091 SQ.MT.
10	16.585	X 3.115	X 1 NO = 51.662 SQ.MT.
TOTAL DEDUCTION			= 132.305 SQ.MT. X1
TOTAL BUILT UP AREA (X - Y1)			= 376.785 SQ.MT. X1



TYPICAL FLOOR PLAN (L, M, N - WING) (7TH & 11TH FLOOR) SCALE :- 1:100



TERRACE FLOOR PLAN (L, M, N - WING) SCALE :- 1:100



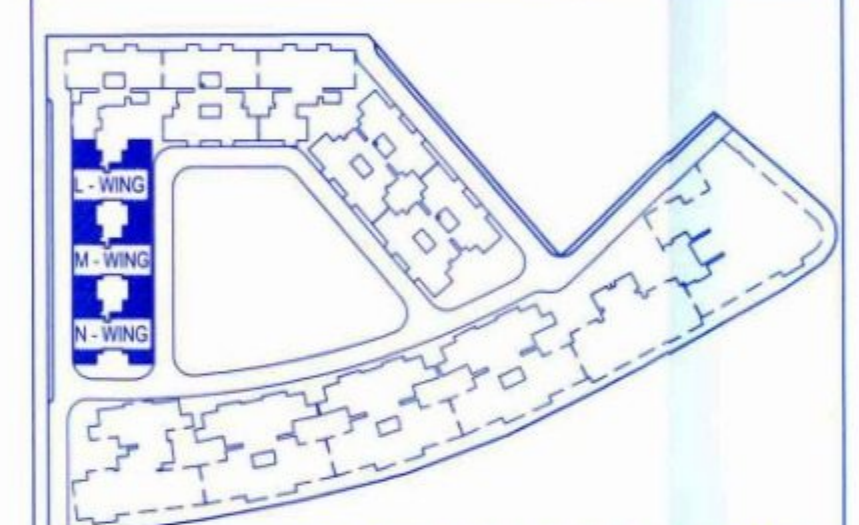
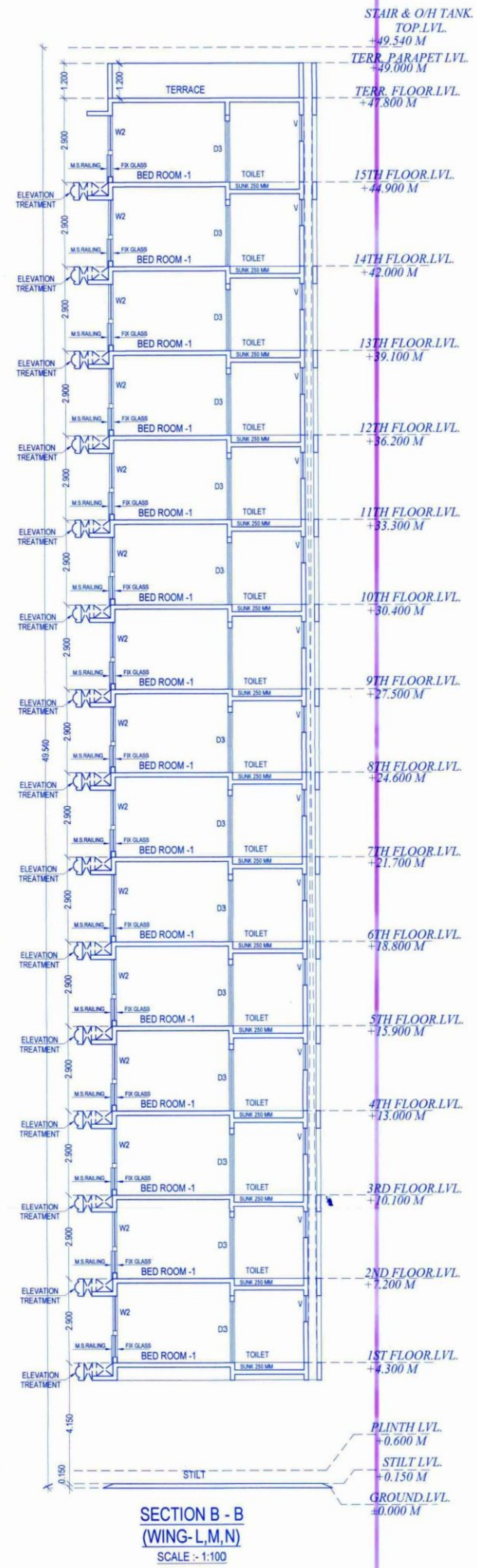
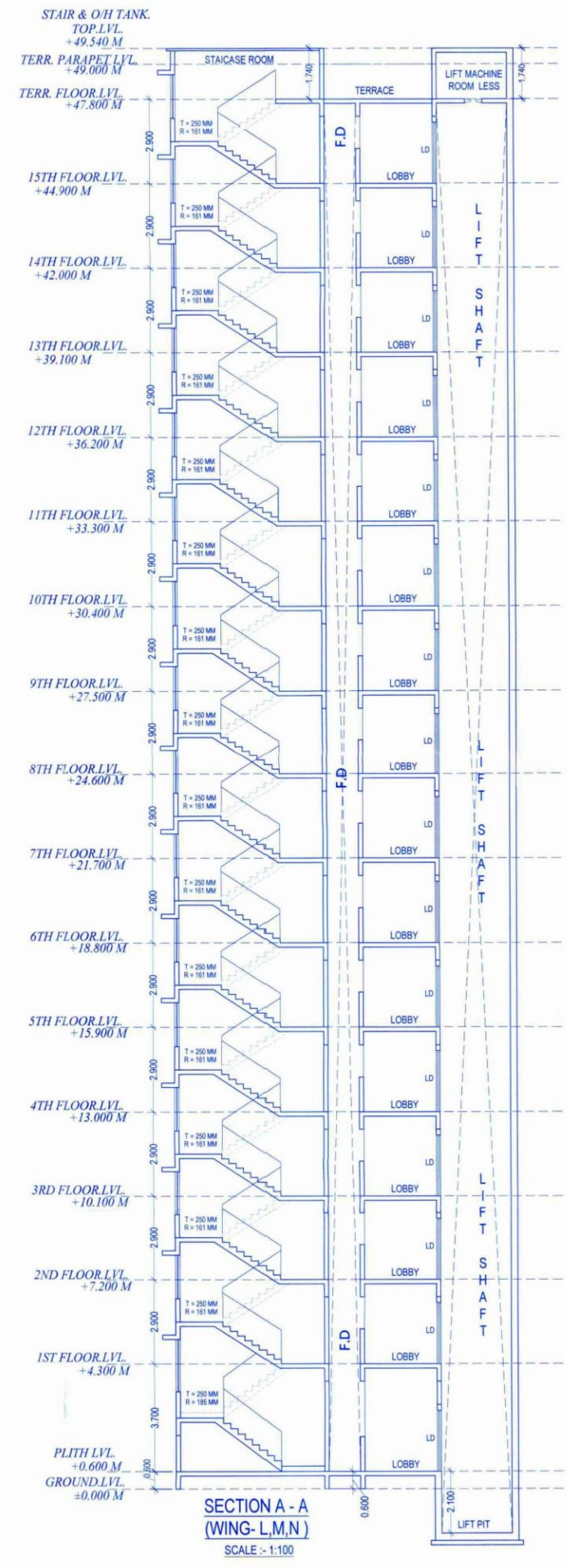
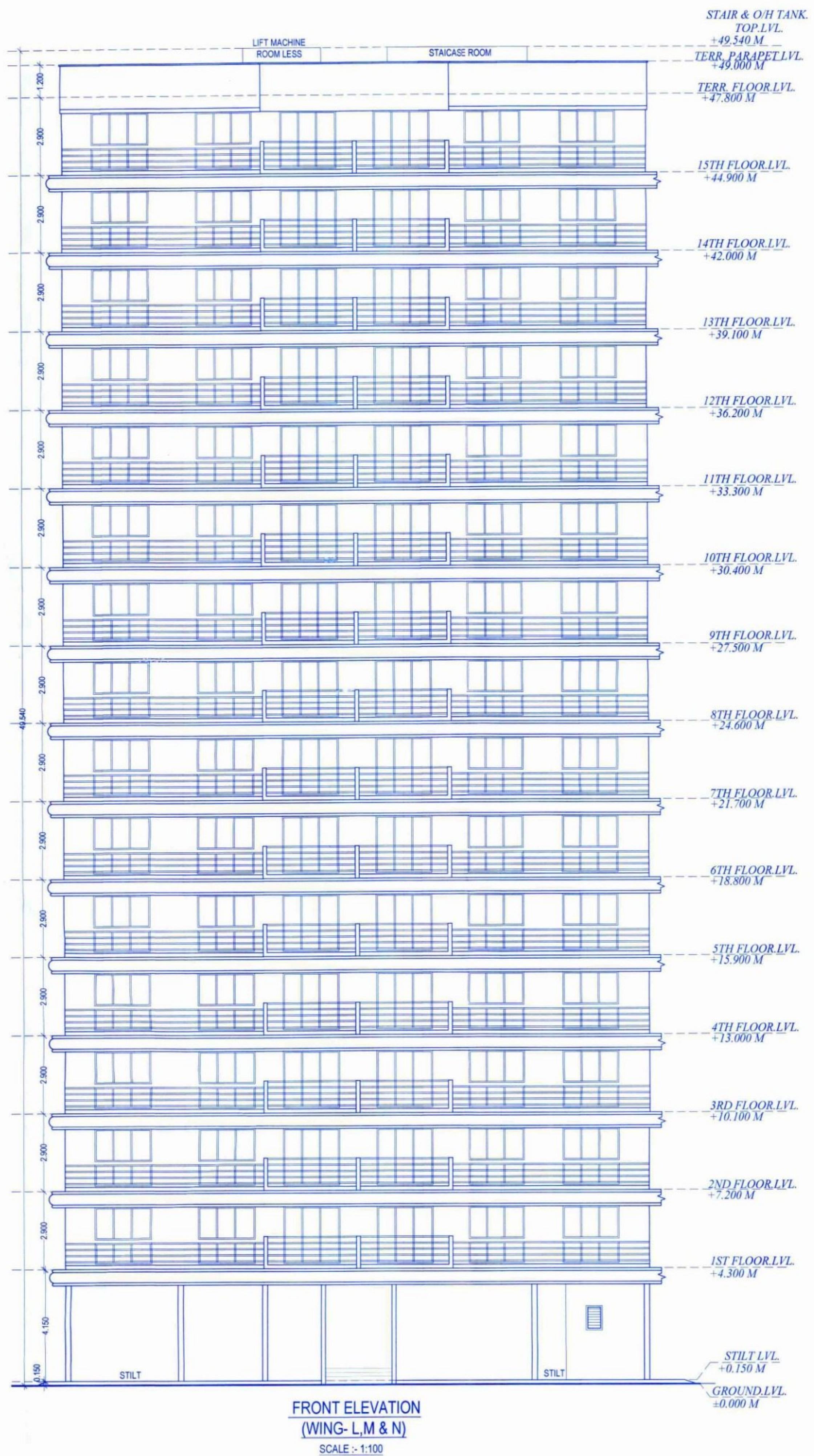
MUMTY AREA DIAGRAM (WING - L, M & N) SCALE :- 1:200

BUILT UP AREA CALCULATION			
MUMTY AREA DIAGRAM			
A	7.165	X 12.190	X 1 NO = 87.341 SQ.MT.
TOTAL ADDITION			= 87.341 SQ.MT. X1

DEDUCTIONS			
1	4.855	X 0.225	X 1 NO = 1.092 SQ.MT.
2	0.695	X 2.760	X 1 NO = 1.918 SQ.MT.
3	0.715	X 5.150	X 1 NO = 3.682 SQ.MT.
TOTAL DEDUCTION			= 6.692 SQ.MT. X1
TOTAL BUILT UP AREA (X - Y1)			= 80.649 SQ.MT. X1

या कार्यालयाचे बांधकाम प्रारंभ प्रमाणपत्र क्रमांक  
नवि/ए - 19/043 दि. 09/06/2023  
मधील सर्व शर्तीस अधिन राहून लाल रंगाचे  
दुरुस्त केव्यानुसार शिवाजी व वाठिंबे  
वापरसाठी नकाशे / सुधारित नकाशे मंजूर

सहाय्यक संचालक, नगरपालिका  
नवी मुंबई महानगरपालिका



CAD BY:	Kishor.S	SHEET NO.
CHKD. BY:		<b>37/37</b>
DATE :-	22/07/2023	
DATE OF REV.		
J.E.		

**Description OF Proposal & Property**

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

**Name, Address & Sign Of The Owner**

श्री. वि. म. इन्फ्रा  
**M/s. VISION INFRA**

**Sign OF Architect**

**DIMENSIONS ARCHITECTS PVT. LTD.**  
ARCHITECTS PROJECTS MANAGERS  
AR . LENA K. GOSWAMI (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