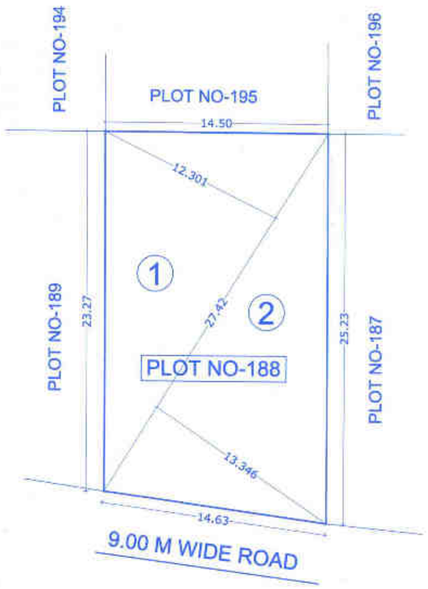
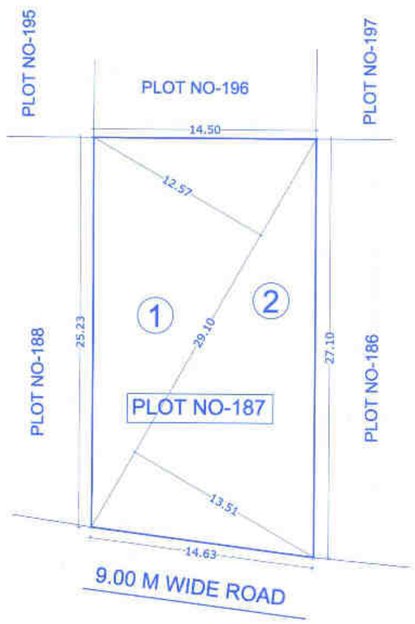


AREA DIAGRAM OF PLOT NO-188
SCALE-1:200



AREA DIAGRAM OF PLOT NO-187
SCALE-1:200

BEFORE AMALGAMATION OF PLOTS

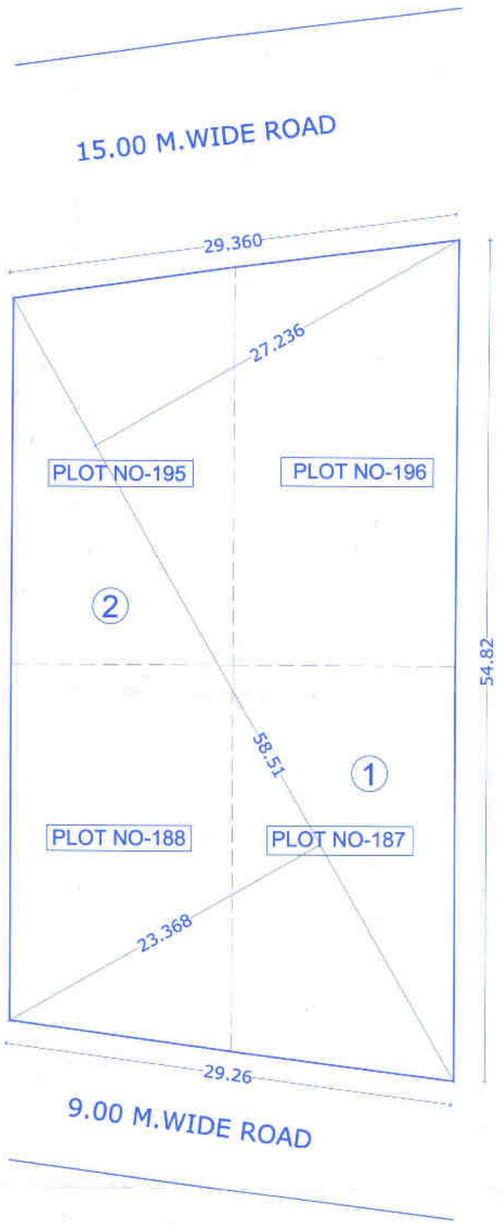
PLOT AREA CALCULATION (plot no-187)					
Description	Length		Height		Area in sqm
Deductions					
1.000	29.105	X	12.575	0.500	182.991
2.000	29.105	X	13.510	0.500	196.605
NET PLOT AREA					379.596

PLOT AREA CALCULATION (plot no-188)					
Description	Length		Height		Area in sqm
Deductions					
1.000	27.422	X	12.301	0.500	168.660
2.000	27.422	X	13.346	0.500	182.980
NET PLOT AREA					351.640

PLOT AREA CALCULATION (plot no-195)					
Description	Length		Height		Area in sqm
Deductions					
1.000	29.631	X	11.615	0.500	172.078
2.000	29.631	X	12.651	0.500	187.431
NET PLOT AREA					359.509

PLOT AREA CALCULATION (plot no-196)					
Description	Length		Height		Area in sqm
Deductions					
1.000	31.323	X	12.052	0.500	188.756
2.000	31.323	X	12.832	0.500	200.968
NET PLOT AREA					389.724

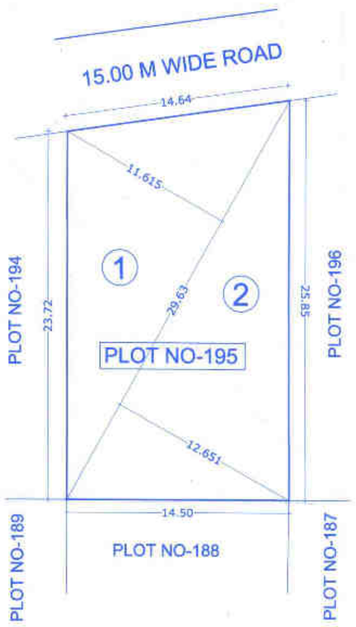
PLOT NO	PLOT AREA	
187	379.596	SQM
188	351.640	SQM
195	359.509	SQM
196	389.724	SQM
	1480.469	SQM



AREA DIAGRAM OF PLOT NO-187,188/195,196
SCALE-1:200

AFTER AMALGAMATION OF PLOTS

PLOT AREA CALCULATION OF 187,188/195,196					
Description	Length		Height		Area in sqm
Deductions					
1	58.512	X	27.236	0.5	796.802
2	58.512	X	23.368	0.5	683.666
NET PLOT AREA					1480.469



AREA DIAGRAM OF PLOT NO-195
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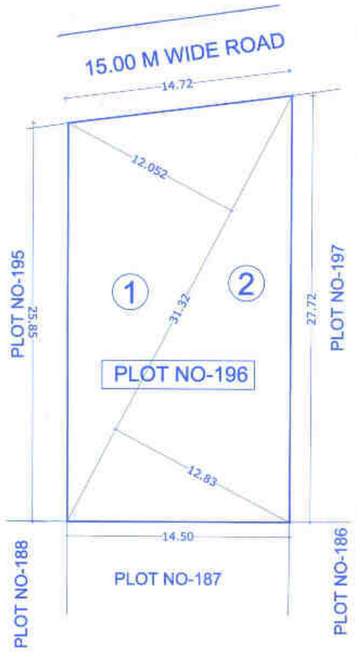
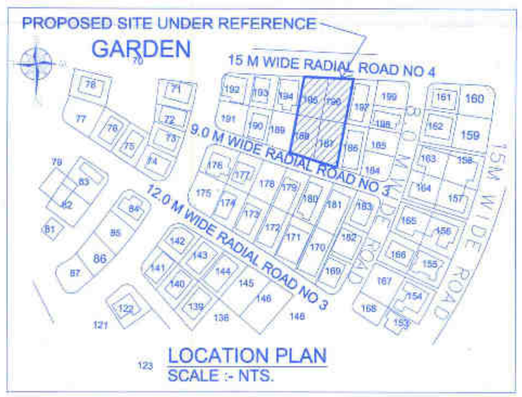


AREA DIAGRAM OF PLOT NO-196
SCALE-1:200

BEFORE AMALGAMATION OF PLOTS



LOCATION PLAN
SCALE :- NTS.

CONTENTS OF SHEET **01/05**

AMALGAMATION OF PLOTS

STAMP OF APPROVAL

या कार्यालयाचे बांधकाम प्रारंभ प्रमाणपत्र क्रमांक
नरवि/ए- 1403 दि. 24/02/23
मधील सर्व शर्तींस अधिन राहून सुधारित नकाशे
दुरुस्त वेळच्यातुसार
वापरासाठी नकाशे / सुधारित नकाशे मंजुर

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

NOTE -: ALL DIMENSION ARE IN METER

DESCRIPTION OF PROPOSAL

PROPOSED AMALGAMATION OF PLOT NO - 187,188,195 & 196 AT SECTOR - 21, NERUL , NAVI MUMBAI .

OWNER NAME & SIGN

M/S FESTIVE EXPRESS SERVICE PVT LTD

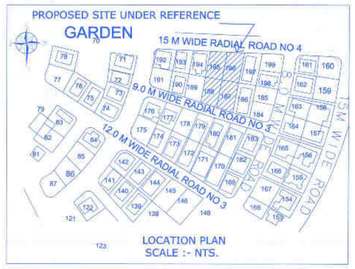
ARCHITECT NAME & SIGN

ALI ABBASI
CA/2012/56947
AR. ALI ABBASI
(CA/2012/56947)

A CUBE ARCHITECTS

1204, 12TH FLOOR, ELLORA FIESTA, OPPOSITE JUINAGAR STATION, SECTOR-11, NAVI MUMBAI- 400705.

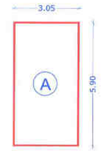
DATE	06/02/2023	NORTH
SCALE	1:100	
DRN BY	SIDDHANT	
CHKD BY		





SITE PLAN SCALE :-1:500

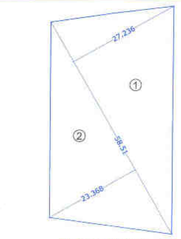
PLOT AREA CALCULATION OF 187,188/195,196					
Description	Length		Height		Area in sqm
Deductions					
1	58.512	X	27.236	0.5	796.802
2	58.512	X	23.368	0.5	683.666
NET PLOT AREA					1480.469



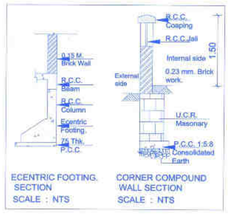
AREA DIAGRAM (LOBBY)
SCALE :- 1: 100

BUILDING 1						
GROUND FLOOR AREA CALCULATION						
Description	Length		Breath	No.	Area in sqm	
Block	3.05	X	5.90	1	18.00	
1)					18.00	(A)
Deductions						
2)	SUB TOTAL				0.00	(B)
NET BUILT UP AREA (A-B)					18.00	

BUILDING 1						
FIRST FLOOR AREA CALCULATION						
Description	Length		Breath	No.	Area in sqm	
Block	17.00	X	24.30	1	413.10	
1)					413.10	(A)
Deductions						
1	1.13	X	1.80	2	4.07	
2	0.65	X	1.83	1	1.19	
3	0.65	X	1.85	1	1.20	
4	2.45	X	2.35	2	11.52	
5	0.20	X	2.95	2	1.18	
6	0.30	X	3.25	1	0.98	
7	1.95	X	0.15	1	0.29	
8	2.60	X	7.25	1	18.85	
9	5.35	X	1.24	1	6.63	
10	1.00	X	1.00	2	2.00	
11	1.15	X	1.73	1	1.99	
12	5.00	X	2.88	1	14.40	
13	6.00	X	2.85	1	17.10	
14	5.35	X	1.78	1	9.52	
2)	SUB TOTAL				90.92	(B)
NET BUILT UP AREA (A-B)					322.18	



PLOT LAYOUT
SCALE 1:500



ECENTRIC FOOTING. SECTION
SCALE : NTS

CORNER COMPOUND WALL SECTION
SCALE : NTS

BUILDING - 1 - BUILT UP AREA SUMMARY IN	
FLOOR	AREA IN SQ. MT
RESIDENTIAL AREA	
GROUND FLOOR	18.00
FIRST FLOOR	322.180
2ND FLOOR	584.680
3RD FLOOR	584.680
4th FLOOR	584.680
5th FLOOR	584.680
6th FLOOR	584.680
7th FLOOR	584.680
8th FLOOR	584.680
9th FLOOR	584.680
10th FLOOR	584.680
TOTAL RESIDENTIAL AREA	5602.30
TOTAL BUILT UP AREA	5602.300

Area of plot		1480.469	ANCILARY FSI
BASIC F.S.I	1.0	1480.469	888.281
PREMIUM OF F.S.I.	0.50	740.235	444.141
	0.90	1332.422	799.453
TOTAL		3553.126	2131.875
PROPOSED ANCILARY AREA		2131.875	
PERMISIBLE BUA		5685.001	
PROPOSED BUA		5602.300	

RESIDENTIAL PARKING PROVIDED AS PER COURT ORDER PIL NO. 123/2016								
PARKING REQUIREMENT								
Sr.no	OCCUPANCY	SIZE OF TENEMENT	PARKING SPACE REQUIRED FOR NON CONGESTED		TOTAL NO. OF TENEMENTS	REQUIRED PARKING		10% VISITOR PARKING	
			CAR	SCOOTER		CAR	SCOOTER	CAR	SCOOTER
1	RESIDENTIAL	FOR EVERY ONE TENEMENT WITH EACH TENEMENT HAVING CARPET AREA UPTO 60 SQ.M. (1 TENEMENT -1 CAR)	1	0	0	0	0	0	0
2	RESIDENTIAL	FOR EVERY ONE TENEMENT WITH EACH TENEMENT HAVING CARPET AREA ABOVE 60 SQ.M. (1 TENEMENT -2CAR)	2	0	19	38	0	4	0
TOTAL (A)						38	0	4	0
TOTAL NO. OF AREA OF CAR PARKING (2.5X5.00)								12.5	
REQUIRED AREA FOR SCOOTER (NO. OF CARS X 12.5) (38 X 12.5)								475	
AREA OF SCOOTER (1.2X2.5)								3	
AREA FOR 10% SCOOTER PARKING (REQ. AREA FOR SCOOTER / AREA OF SCOOTER) (500 X 10%)								48	
REQUIRED NO. OF PARKING FOR TWO WHEELER (AREA FOR 10% /AREA OF SCOOTER) (50/3)								16	
TOTAL CAR PARKING REQUIRED								42	
						CAR		SCOOTER	
TOTAL REQUIRED PARKING (AS PER COURT ORDER PIL NO.123/2016 & UDCPR 2020)						42		16	
TOTAL PROPOSED PARKING						49		17	

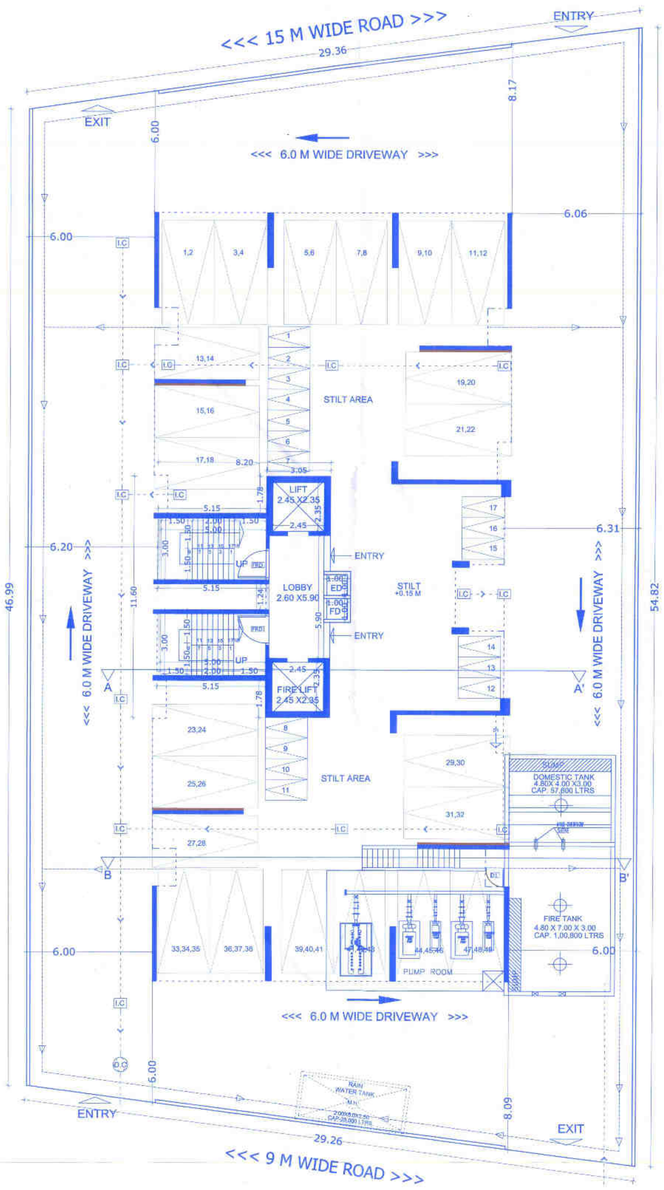
GROSS BUILT UP AREA SUMMARY IN SQ.MT.	
FLOOR	AREA IN SQ. MT
STAIRCASE (GROUND FLOOR)	33.99
FLOOR AREA	5602.30
STILT AREA	539.110
MUMTY AREA	37.965
LMR AREA	35.075
TOTAL GROSS BUILT UP AREA	6248.440

WATER CAPACITY REQUIRED	
FOR DOMESTIC USE :	
= TOTAL NO: OF FLAT X 10 PERSON X 135 LITERS = 19 FLAT X 10 PERSON X 135 LITERS	25650
REQUIRED CAPACITY OF U.G TANK	25650
O.H LITERS (50% OF U.G TANK)	12825
PROVIDED CAPACITY OF U.G.TANK	57,600
PROVIDED CAPACITY OF O.H. TANK	18,000
FOR FIRE FIGHTING	
U.G TANK- 1	1,00,800
O.H TANK	25,200

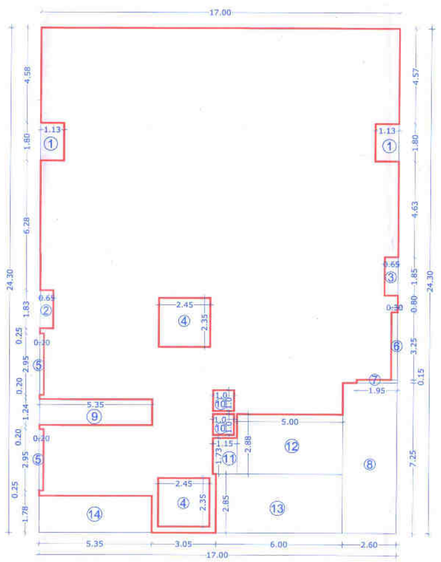
RERA AREA STATEMENT				
BUILDING NO	FLOOR NAME	FLAT NO.	RES.	CARPET AREA
1	GROUND	0	0	0.000
	1ST TO 10TH TYPICAL FLOOR	101,201,301,401,501,601,701,801,901,1001	10	253.210
		202,302,402,502,602,702,802,902,1002	9	253.210
TOTAL			19	506.420

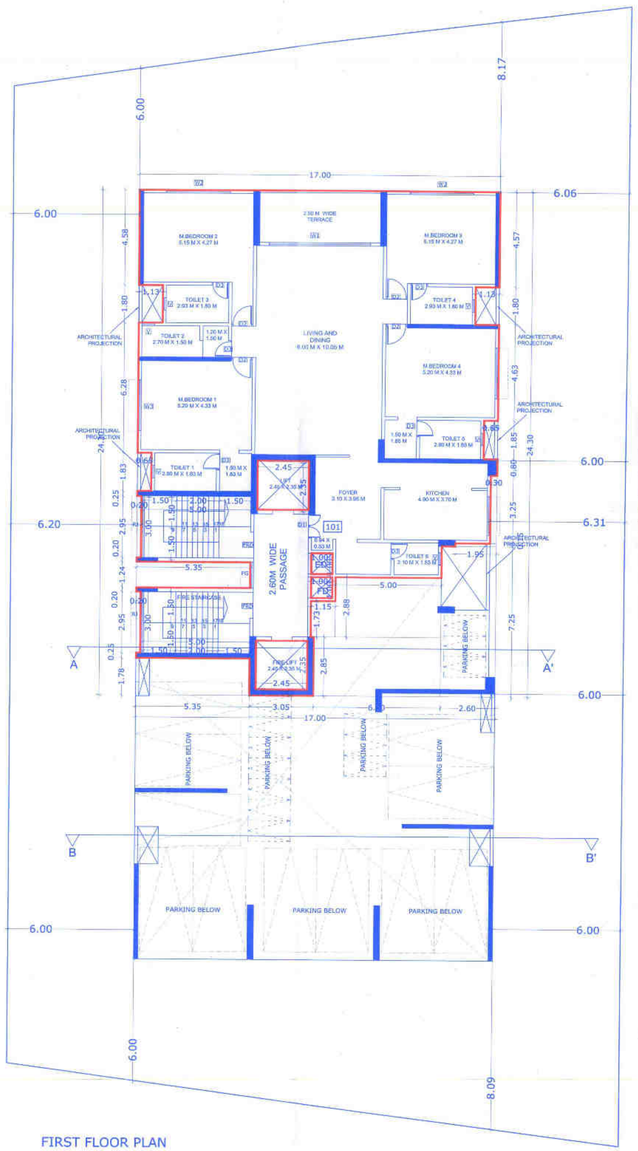
SCHEDULE OF DOOR & WINDOW						
TYPE	SIZE				SILL	DESCRIPTION
D	1.15	X	2.10	=	2.415	0.00 TW PANEL DOUBLE DOOR
D1	0.90	X	2.10	=	1.890	0.00 TW PANEL DOOR
D2	0.75	X	2.10	=	1.575	0.00 TW PANEL DOOR
W1	4.80	X	2.10	=	10.080	0.15 AL - SLIDING WINDOW
W2	3.00	X	2.10	=	6.300	0.15 AL - SLIDING WINDOW
W3	2.50	X	2.10	=	5.250	0.15 AL - SLIDING WINDOW
W4	1.85	X	2.10	=	3.885	0.15 AL - SLIDING WINDOW
V	0.60	X	0.90	=	0.540	1.40 LOUVERED WINDOW
RJ	3.00	X	1.40	=	4.200	0.90 RCC JALI
FG	1.24	X	0.90	=	1.116	1.90 FIXED GLASS

LIGHT & VENTILATION STATEMENT (FLAT NO- 101,202 TO 1001,1002)				
ROOM	CARPET AREA	1/10 REQD.	TYPE	AREA SQMT.
LIVING	60.300	6.030	W1	10.080
KITCHEN	18.130	1.813	W4	3.885
M.BED1	22.516	2.252	W3	5.250
M.BED2	21.991	2.199	W2	6.300
M.BED3	21.991	2.199	W2	6.300
M.BED4	22.516	2.252	W3	5.250
TOILET 1	5.307	0.531	V	0.540
TOILET 2	4.050	0.405	V	0.540
TOILET 3	5.274	0.527	V	0.540
TOILET 4	5.274	0.527	V	0.540
TOILET 5	5.365	0.537	V	0.540
TOILET 6	3.211	0.321	V	0.540
FOYER	12.245	1.225		
PASSAGE	15.34	1.534		

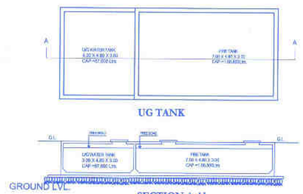


GROUND FLOOR PLAN
SCALE :- 1: 100





FIRST FLOOR PLAN
SCALE :- 1: 100



CONTENTS OF SHEET — 02/05

LAYOUT PLAN, PARKING , PARKING STATE MENT, B.U.A.STATEMENT,COMPOUND WALL, TENEMENT AREA STATEMENT ,GROUND FLOOR PLAN , GROUND FLOOR PLAN AREA DIAGRAMS AND CALCULATIONS,TYPICAL FLOOR PLAN AREA DIAGRAMS AND CALCULATIONS,SERVICES CALCULATIONS

STAMP OF APPROVAL

या कार्यालयाचे बांधकाम प्रारंभ प्रमाणपत्र क्रमांक मनपा/ए- /४७३ दिनांक 16/01/23
सहाय्यक संचालक नगररचना, नवीन मुंबई महानगरपालिका
दिनांक 16/01/23
सहाय्यक संचालक नगररचना
नगररचना, नवीन मुंबई महानगरपालिका

1	Area Statement (Overall)	Area in Sq.M.
1	Area of plot (Minimum area of a.b.c to be considered)	1480.469
	(a) As per ownership document (7/12 CTS extract)	1480.469
	(b) As per measurement sheet	1480.469
	(c) As per site	1480.469
2	Deduction for	-
	(a)(i) Proposed D.P./TP/R.P. Road widening Area / Service Road / Highway widening	0.000
	(b) Any D.P. Reservation area	-
	Total a + b	0.000
3	Balance area of the Plot	1480.469
4	Amenity space (If applicable)	0.000
	(a) Required	-
	(b) Adjustment of 20% if any	-
	(c) Balance Proposed	-
5	Net Plot Area (3-4) c)	1480.469
6	Dwelling spaces required (10% of 3)	-
	(a) Required -	148.047
	(b) Proposed -	0.000
7	Internal Road area	-
8	Pollable area (if applicable)	-
9	Built up area with reference to basic F.S.I. as per front road width (1.0)	1480.469
10	Addition of FSI on payment of premium	0.500
	(a) Maximum permissible premium FSI - based on road width / TOD Zone	-
	(b) Proposed FSI on payment of premium (0.5)	740.235
11	In situ FSI / TDR loading	-
	(a) In - situ area against D.P. road (2.5 x Sr. No. 2 (b)) if any	-
	(b) In - situ area against Amenity Space if handed over	-
	(c) TDR area (1480.469 X .5)	133.422
	(d) Total in - situ / TDR loading proposed (11 (a)+(b)+(c)) :	133.422
12	Additional FSI area under Chapter No. 7	-
13	Total entitlement of FSI in the proposed	-
	(a) (9+ 10(b) + 11(d)) or 12 whichever is applicable	355.3.126
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	60% 80%
		2131.875 0.000
		-
		213.1 375
	(c) Total entitlement (a+b)	5685.001
14	Maximum permissible limit of F.S.I. (building potential) Permissible as per road width (as per regulation No.6.3) or 6.2 or 6.3 or 6.4 as applicable) + 1.0 or 1.8)	3.8540
15	Total Built-up Area in proposal (excluding area as per Sr. No. 17 b)	-
	(a) Old C.C. Built-up Area	0.000
	(b) Proposed Built-up Area (as per 3rd line)	5602.300
	(c) Excess Club House area	0.000
	(d) Total (a+b+c)	5602.300
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	3.7.84
17	Area for Inclusive Housing, if any	NA
	(a) Required (20% of Sr. No.5)	-
	(b) Proposed	-
18	Structure Permitted in Open Space (15% OF R.G. Area)	22.207
19	Provided Structure (Club House)	0.000
20	Excess Club House Area Taken in FSI	0.000
	Trees to be planted against Plot area (1 - 6lb / 100)	0
	Trees to be planted against Trees felled (Tree no. x 5)	0
	Tree to be planted against RG Area (6lb/100 x 5)	0
21	Gross Total no. of Trees to be Required	0
	Total no. of Trees to be Retained	0
	Net Total no. of Trees to be Required	0
	Total no. of Trees proposed to be Planted	0

CERTIFICATE OF ARCHITECTS

This is to certify that , I have inspected the proposed land & certified that, there is no any high tension electric wire or low tension , Domestic line, high tension electric tower Over the proposed land &along the periphery of proposed land There is no industrial building situated along periphery of proposed land.No well , Nallah,& River across & along the periphery of proposed land.The slope of proposed land is in limit of 1:5 ratio.

NOTE -: ALL DIMENSION ARE IN METER

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT NO - 187,188,195 & 196 AT SECTOR - 21, NERUL , NAVI MUMBAI .

OWNER NAME & SIGN

M/S FESTIVE EXPRESS SERVICE PVT LTD

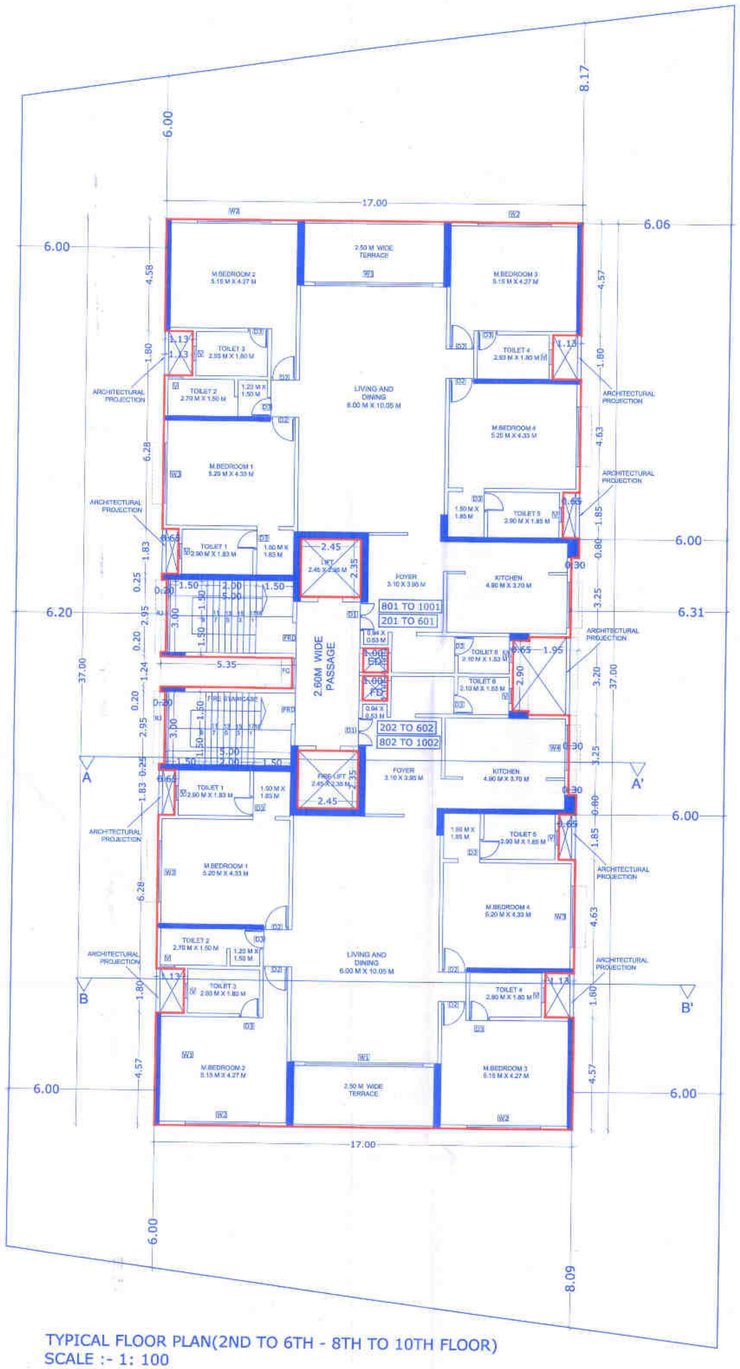
ARCHITECT NAME & SIGN

ALI ABBASI CA/2012/56947
AR. ALI ABBASI
(CA/2012/56947)

A CUBE ARCHITECTS

1204, 12TH FLOOR, ELLORA FIESTA, OPPOSITE JUINAGAR STATION, SECTOR-11, NAVI MUMBAI- 400705.

DATE	06/02/2023	NORTH
SCALE	1:100	
DRN BY	SIDDHANT	
CHKD BY		



TYPICAL FLOOR PLAN(2ND TO 6TH - 8TH TO 10TH FLOOR)
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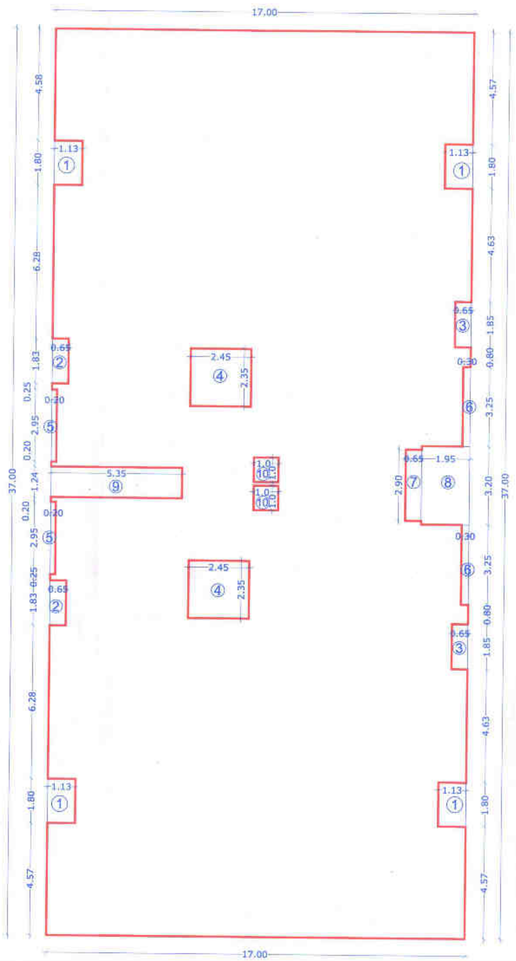
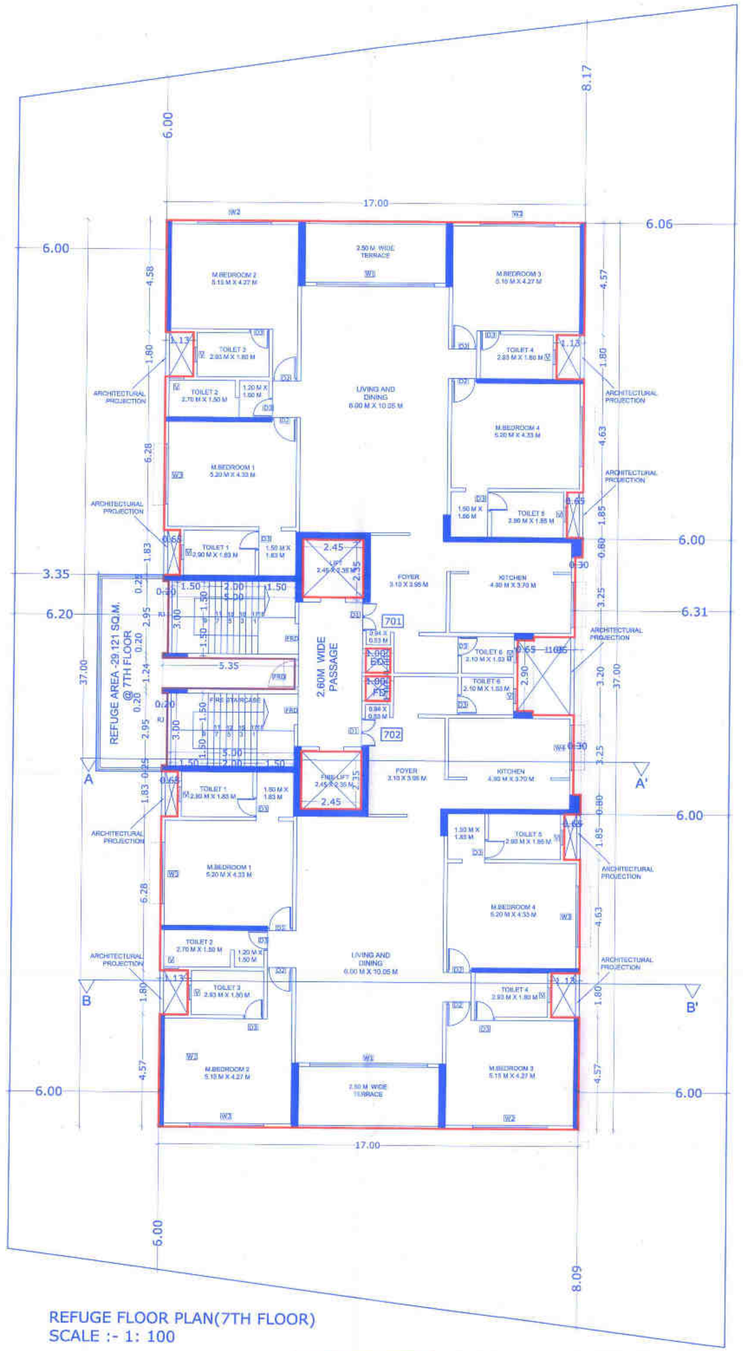


AREA DIARAM (TYPICAL FLOOR 2ND TO 10TH FLOOR)
SCALE :- 1: 100

BUILDING 1						
TYPICAL FLOOR AREA CALCULATION (2ND TO 10TH FLOOR)						
Description	Length		Breath	No.	Area in sqm	
Block	17.00	X	37.00	1	629.00	
1)					629.00	(A)
Deductions						
1	1.13	X	1.80	4	8.14	
2	0.65	X	1.83	2	2.38	
3	0.65	X	1.85	2	2.41	
4	2.45	X	2.35	2	11.52	
5	0.20	X	2.95	2	1.18	
6	0.30	X	3.25	2	1.95	
7	0.65	X	2.90	1	1.89	
8	1.95	X	3.20	1	6.24	
9	5.35	X	1.24	1	6.63	
10	1.00	X	1.00	2	2.00	
2)	SUB TOTAL				44.32	(B)
NET BUILT UP AREA (A-B)					584.68	



REFUGE FLOOR PLAN(7TH FLOOR)
SCALE :- 1: 100

REQ. REFUGE AREA STATEMENT AS PER OCCUPANT LOAD					
REFUGE AREA REQ. AT 7TH FLOOR	TOTAL NO. OF PERSON ABOVE FLOORS				
TYPICAL FLOOR (BUILDING-1) (7TH)	B-UP AREA	X	FLOORS	TOTAL
	584.680	X	1	584.680
	584.680	X	1	584.680
TOTAL AREA				1169.36
OCCUPANT LOAD (12.50)				93.549
REQ. 0.3 SQ.MTS.				0.3
TOTAL REQ. REFUGE AREA				28.065
TOTAL PERMISSIBLE REFUGE AREA (28.065 X 2)				56.130
TOTAL PROVIDED REFUGE AREA				29.121

CONTENTS OF SHEET 03/05

TYPICAL FLOOR PLAN,AREA DAIGRAM STATEMENT REGUGE FLOOR PLAN, RERA AREA STATEMENT ,LIGHT AND VENTILATION AND DOOR WINDOW SCHEDULE.

STAMP OF APPROVAL

या कार्यालयाचे बांधकाम प्रारंभ प्रमाणपत्र प्रमाणित
नमवि/ए- /४७३ दि २७/०२/२३
संबोल एवं शर्तीस अधिन राहुन खाली दर्शाने
दुरुस्ती येण्यानुसार
आपणासाठी नकाशे / सुधारित नकाशे मंजुर

सहाय्यक आयुक्त, नगररचना
नवी मुंबई महानगरपालिका

LIGHT & VENTILATION STATEMENT (FLAT NO- 101,202 TO 1001,1002)				
ROOM	CARPET AREA	1/10 REQD.	TYPE	AREA SQMT.
LIVING	60.300	6.030	W1	10.080
KITCHEN	18.130	1.813	W4	3.885
M.BED1	22.516	2.252	W3	5.250
M.BED2	21.991	2.199	W2	6.300
M.BED3	21.991	2.199	W2	6.300
M.BED4	22.516	2.252	W3	5.250
TOILET 1	5.307	0.531	V	0.540
TOILET 2	4.050	0.405	V	0.540
TOILET 3	5.274	0.527	V	0.540
TOILET 4	5.274	0.527	V	0.540
TOILET 5	5.365	0.537	V	0.540
TOILET 6	3.213	0.321	V	0.540
FOYER	12.245	1.225		
PASSAGE	15.34	1.534		

SCHEDULE OF DOOR & WINDOW						
TYPE	SIZE				SILL	DESCRIPTION
D	1.15	X	2.10	=	2.415	0.00	TW PANEL DOUBLE DOOR
D1	0.90	X	2.10	=	1.890	0.00	TW PANEL DOOR
D2	0.75	X	2.10	=	1.575	0.00	TW PANEL DOOR
W1	4.80	X	2.10	=	10.080	0.15	AL - SLIDING WINDOW
W2	3.00	X	2.10	=	6.300	0.15	AL - SLIDING WINDOW
W3	2.50	X	2.10	=	5.250	0.15	AL - SLIDING WINDOW
W4	1.85	X	2.10	=	3.885	0.15	AL - SLIDING WINDOW
V	0.60	X	0.90	=	0.540	1.40	LOUVERED WINDOW
RJ	3.00	X	1.40	=	4.200	0.90	RCC JALI
FG	1.24	X	0.90	=	1.116	1.50	FIXED GLASS

NOTE -: ALL DIMENSION ARE IN METER

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT NO - 187,188,195 & 196 AT SECTOR - 21, NERUL , NAVI MUMBAI .

OWNER NAME & SIGN

M/S FESTIVE EXPRESS SERVICE PVT LTD

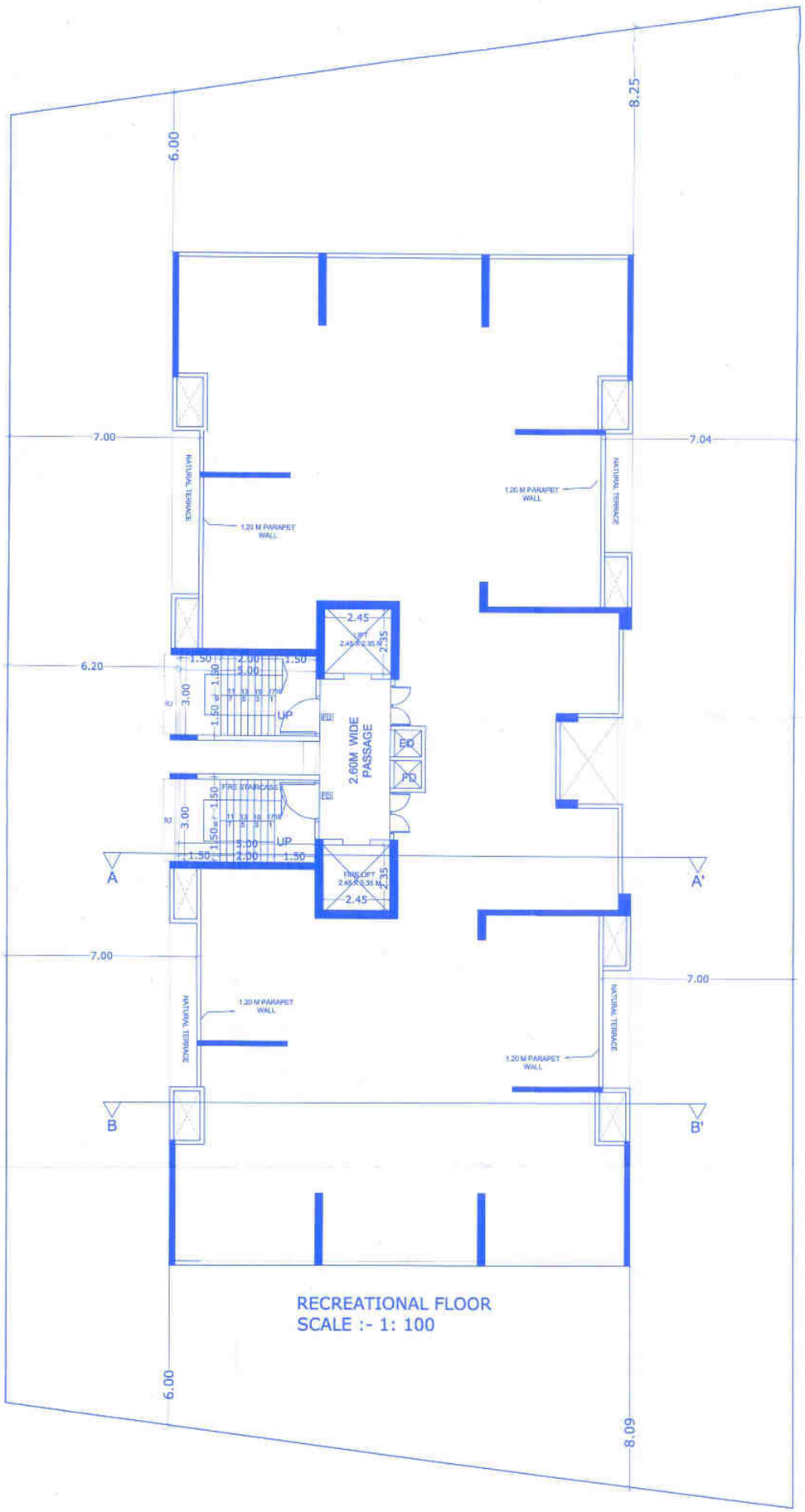
ARCHITECT NAME & SIGN

ALI ABBASI
CA/2012/56947
AR. ALI ABBASI
(CA/2012/56947)

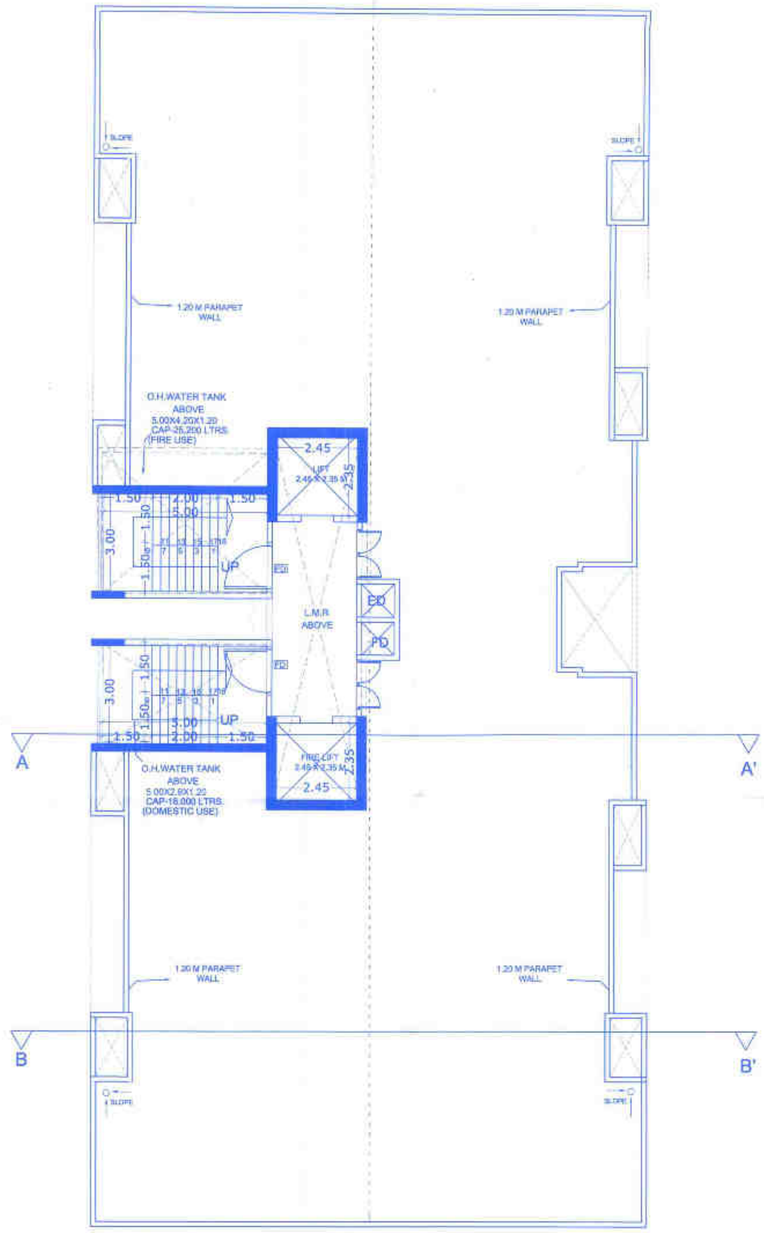
A CUBE ARCHITECTS

1204, 12TH FLOOR, ELLORA FIESTA, OPPOSITE JUINAGAR STATION, SECTOR-11, NAVI MUMBAI- 400705.

DATE	06/02/2023	NORTH
SCALE	1:100	
DRN BY	SIDDHANT	
CHKD BY		



RECREATIONAL FLOOR
SCALE :- 1: 100



TERRACE FLOOR PLAN
SCALE :- 1: 100

CONTENTS OF SHEET **04/05**

RECREATIONAL FLOOR , TERRACE FLOOR PLAN

STAMP OF APPROVAL

या कार्यालयाचे बांधकास प्रारंभ प्रमाणपत्र क्रमांक
नरवि/ए- 1403 दि. 06/02/23
मधील सर्व शर्तीस अधिन राहून लाल रंगाने
दुरुस्त केल्यानुसार निवासी
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SCALE	1:100	
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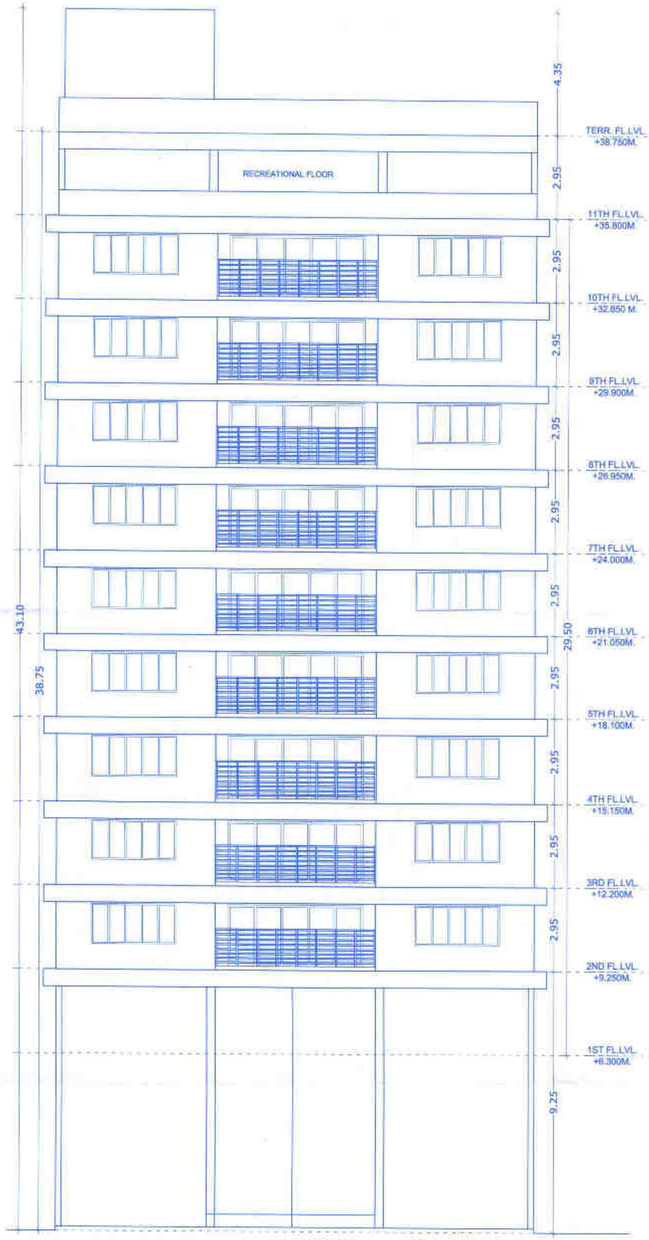
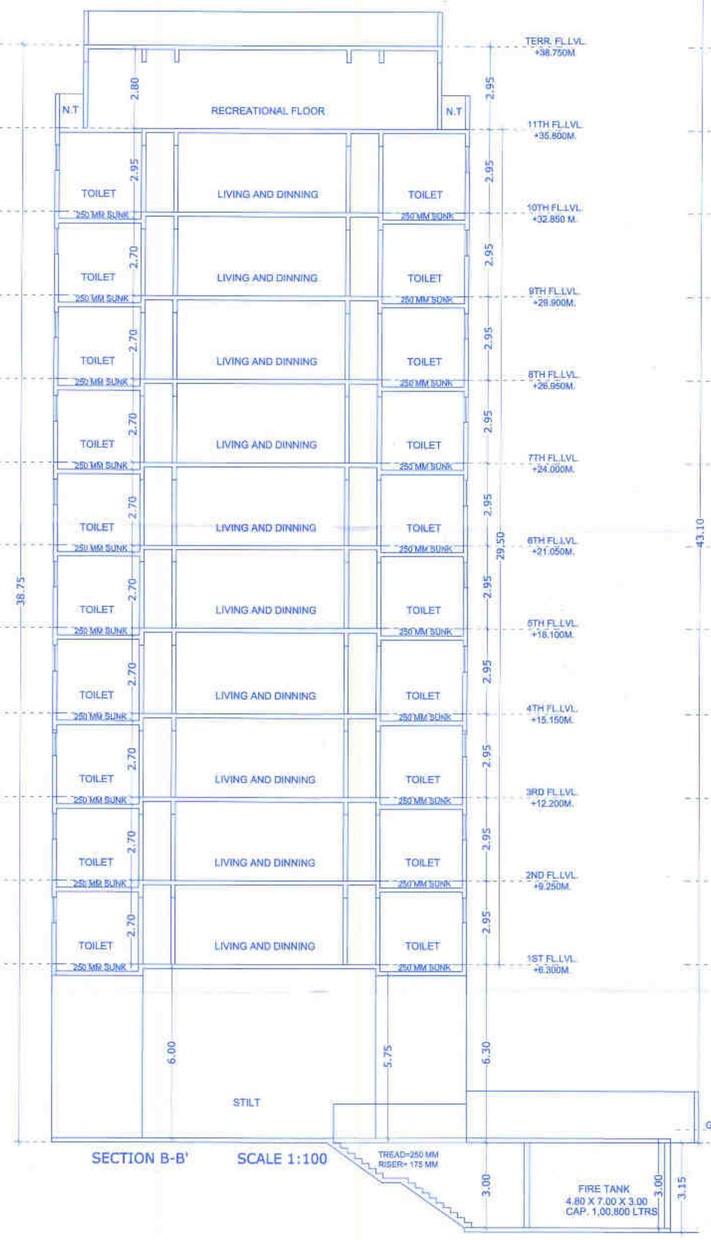
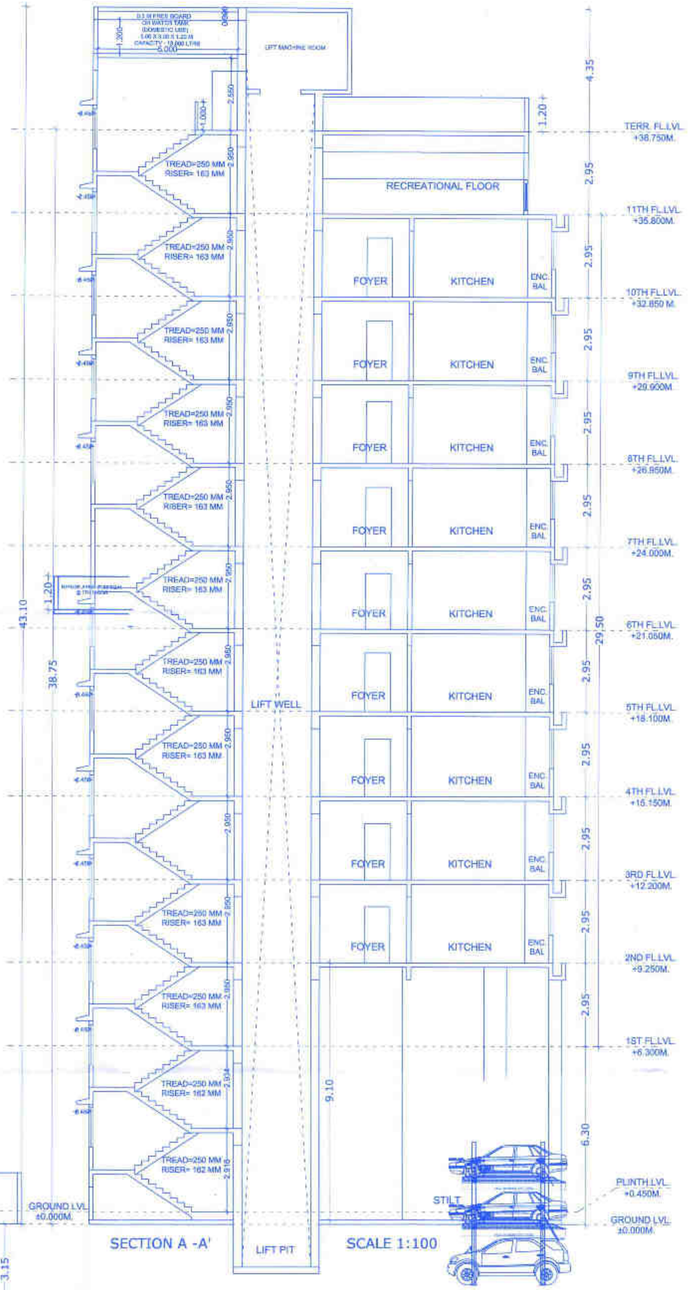


ELEVATION SCALE 1:100



SECTION B-B' SCALE 1:100



SECTION A -A' SCALE 1:100

CONTENTS OF SHEET **05/05**

SECTION,ELEVATION,

STAMP OF APPROVAL

या कार्यालयाचे बांधकाल प्रारंभ प्रमाणपत्र क्रमांक
नवीन/ए- 1403 दि.06/02/23
मधील सर्व शर्तीस अधिन राहून लाल रंगाने
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सहाय्यक संचालक, नगररचना
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