PATHWAY

32.0M WIDE KOPERKHAIRNE VASHI ROAD

TOWARDS VASHI STATION ROAD

TOWARDS KOPAR KHAIRANE

या कार्यालयाचे बांधकाम आराखडा प्रस्ताव छाननीचे
पत्रांक/ए- /२८४३८ दि. २७/१०/२०२३
मंजूरीचा पत्र शासकीय अधिकृत राहुल लाल संपर्क
कुलाला अंतर्गतपत्र शिवाजी त नाणेकर
सहायक आयुक्त / सुपरवाईज नवाबाई संपूर

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

EXISTING G +3 STORIED HEIGHT OF THE BUILDING = 12.00 MT

EXISTING G +7 STORIED HEIGHT OF THE BUILDING = 25.20 MT

EXISTING G +3 STORIED HEIGHT OF THE BUILDING = 12.00 MT

MARKET PLOT
PLOT AREA = 5,097.81 SQ.M.

NEW ROAD WIDENING LINE

EXISTING ROAD WIDENING LINE

EXISTING 6.0M WIDE ROAD TO PROPOSED 12.0 WIDE ROAD

ROAD WIDENING

RAMP LEADING TOWARDS 1ST FLOOR SLOP 1:8

8.0M WIDE GATE (ENTRY)

8.0M WIDE GATE (EXIT)

CONVENIENCE SHOPS

BUILDING-B / INCENTIVE

BUILDING-A / REHAB

PODIUM LINE ABOVE

TATHAGAT PLOT No.-15
PLOT AREA = 1,017.68 SQ.M.

PANCHARATNA JN-3 TYPE BUILDINGS
PLOT AREA = 1,024.24 SQ.M.

PRANAV JN-3 TYPE BUILDINGS
PLOT AREA = 800.28 SQ.M.

NMMC GRANTED
CC ON DATED- 09/06/2005
OC ON DATED- 01/06/2010

AIR INDIA MAHARAJA PLOT No.-16
PLOT AREA = 974.22 SQ.M.

MIDLANDS
PLOT AREA = 1,062.79 SQ.M.

R.G.
799.929 SQ.MT

STR.
PLOT AREA ON SITE = 192.47 SQ.M.

PLOT AREA
CALCULATION (PART-B)

A.	ADDITION		
1.	67.086 X 28.549M X0.5	= 957.619	SQ.M
2.	67.528 X 0.724M X0.5	= 24.445	SQ.M
3.	81.734 X 16.844M X0.5	= 688.364	SQ.M
4.	99.51 X 13.835M X0.5	= 688.36	SQ.M
5.	99.51 X 7.036M X0.5	= 350.076	SQ.M
6.	94.683 X 10.272M X0.5	= 486.343	SQ.M
7.	88.894 X 4.128M X0.5	= 183.477	SQ.M
8.	87.043 X 6.226M X0.5	= 270.965	SQ.M
9.	7.118 X 0.809M X0.5	= 2.887	SQ.M
10.	56.271 X 6.929M X0.5	= 194.951	SQ.M
11.	43.727 X 20.935M X0.5	= 458.236	SQ.M
12.	73.227 X 6.723M X0.5	= 246.152	SQ.M
13.	83.829 X 3.55M X0.5	= 148.796	SQ.M
	TOTAL	= 4700.851	SQ.M

978.89 + 4700.651 = 5679.541 SQ.M

TOTAL PLOT AREA = 5679.541 SQ.M
AVAILABLE ON SITE

PODIUM AREA
CALCULATION 1ST TO 3RD FLOOR

RECTANGLE			
	66.975 X 46.40M	= 3107.64	SQ.M
A.	DEDUCTION		
01.	2.575 X 2.30M X2	= 11.845	SQ.M
02.	3.00 X 3.55M X2	= 21.30	SQ.M
2A.	3.00 X 4.80M	= 14.40	SQ.M
03.	2.40 X 3.00M	= 7.20	SQ.M
04.	1.10 X 4.50M X4	= 19.80	SQ.M
05.	1.90 X 6.05M X4	= 45.98	SQ.M
06.	1.30 X 1.25M X4	= 6.50	SQ.M
07.	1.90 X 2.55M X2	= 9.69	SQ.M
08.	2.10 X 2.75M	= 5.775	SQ.M
	TOTAL	= 142.49	SQ.M
	3107.64-142.49	= 2965.15	SQ.M

R.G. AREA CALCULATION

	PLOT AREA	= 5330.04	SQ.M
	AREA UNDER ROAD WIDENING	= NIL	SQ.M
	NET PLOT AREA	= 5330.04	SQ.M
	15% RG REQUIRED	= 799.506	SQ.M
A.	ADDITION		
1.	19.799 X 9.102M X0.5	= 90.105	SQ.M
2.	20.253 X 5.528M X0.5	= 85.979	SQ.M
3.	20.253 X 1.051M X0.5	= 10.643	SQ.M
4.	19.929 X 5.503M X0.5	= 64.799	SQ.M
5.	20.981 X 13.05M X0.5	= 136.901	SQ.M
6.	20.981 X 5.18M X0.5	= 54.341	SQ.M
7.	11.852 X 4.689M X0.5	= 27.787	SQ.M
8.	15.008 X 3.724M X0.5	= 27.945	SQ.M
9.	18.529 X 6.974M X0.5	= 64.611	SQ.M
10.	18.529 X 7.497M X0.5	= 69.455	SQ.M
11.	11.982 X 4.544M X0.5	= 27.223	SQ.M
12.	16.805 X 6.608M X0.5	= 55.527	SQ.M
13.	16.805 X 0.725M X0.5	= 6.092	SQ.M
14.	19.952 X 2.509M X0.5	= 24.989	SQ.M
15.	19.952 X 4.744M X0.5	= 47.326	SQ.M
16.	18.221 X 3.973M X0.5	= 36.196	SQ.M
	TOTAL	= 799.929	SQ.M
	R.G. AREA PROPOSED	= 799.929	SQ.M

PLOT AREA CALCULATION (PART-A)

A.	ADDITION		
1.	11.176 X 4.465M X0.5	= 25.062	SQ.M
2.	27.68 X 9.311M X0.5	= 128.771	SQ.M
3.	30.815 X 6.06M X0.5	= 93.269	SQ.M
4.	30.135 X 7.69M X0.5	= 115.869	SQ.M
5.	19.932 X 8.072M X0.5	= 80.445	SQ.M
6.	20.981 X 8.921M X0.5	= 93.586	SQ.M
7.	16.405 X 3.248M X0.5	= 26.642	SQ.M
8.	14.75 X 7.688M X0.5	= 56.706	SQ.M
9.	33.725 X 7.884M X0.5	= 132.944	SQ.M
10.	33.725 X 9.728M X0.5	= 164.038	SQ.M
11.	13.514 X 2.923M X0.5	= 19.784	SQ.M
12.	6.639 X 0.469M X0.5	= 1.823	SQ.M
13.	30.134 X 2.664M X0.5	= 40.0363	SQ.M
	TOTAL	= 978.89	SQ.M

LAND UNDER REFERENCE

PART DP OF NMMC

N

BLOCK PLAN
SCALE 1:200

PLOT AREA DIAGRAM (PART-B)
SCALE 1:200

PODIUM AREA DIAGRAM
(1ST TO 3RD FLOOR)
SCALE 1:200

R.G. AREA DIAGRAM
SCALE 1:200

PLOT AREA DIAGRAM (PART-A)
SCALE 1:200

PROJECT

PROPOSED REDEVELOPMENT OF JN2 (VS-II)
CONDOMINUM: 16,
BUILDING NO: 47 TO 58, PLOT NO: 16, SECTOR-09,
VASHI, NAVI MUMBAI

OWNER

For AVANI CO-OP. HOUSING SOCIETY LTD.
Chairman Secretary Treasurer

(AVANI CO-OP. HSG. STY. LTD.)

JOB NO:	SCALE		DATE
D2/250/2015	AS SHOWN		11/09/2023
DRG. NAME	DRAWN BY		DRG. NO:
ALT-36 NMMC-11-SEPT-2023.DWG	VISHAL		03 OF 14

ARCHITECTS

(AR. VINOD PANDOH)
REGN. NO. CA/98/23454

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