STAMP OF APPROVAL

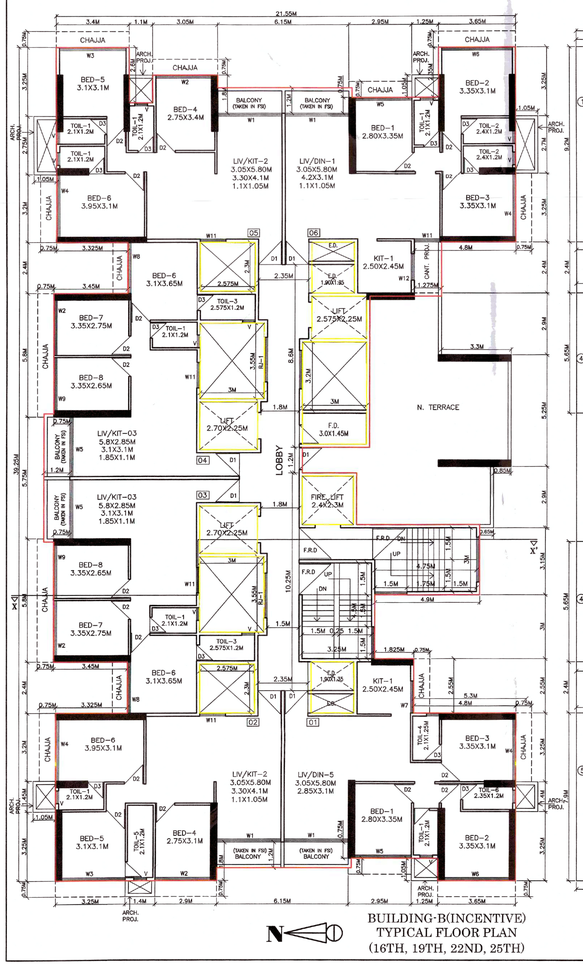
या कार्यालयाच्या आवकास दप्तरी प्राप्तमत्र दाखांक
व दिनांक- ७४२३८ दि. २७/०९/२०२३
करिता सह शहर रचनाकार अधिकारी यांचे दालन शुल्क
तुलका वेतनानुदान/ निवली व तांडेश्वर
आणवरावाडी मजारे / सुधारित मजावी मंजुर

राहण्याचा पत्ता/पदनाम, नगररचना
नवी मुंबई महानगरपालिका

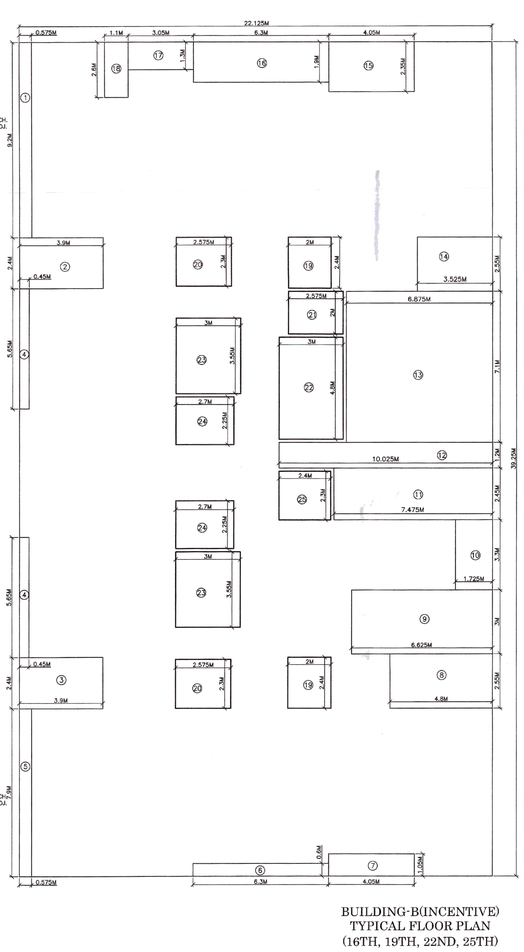
BUILDING-A (REHAB)
B.U.A. CALCULATION
(16TH, 19TH, 22ND, 25TH)

RECTANGLE

22.125 X 39.25M	= 868.406	SQ.M	
A. DEDUCTION			
1. 0.575 X 9.20M	= 5.29	SQ.M	
2. 3.90 X 2.40M	= 9.36	SQ.M	
3. 3.90 X 2.40M	= 9.36	SQ.M	
4. 0.45 X 5.65M X2	= 5.085	SQ.M	
5. 0.575 X 7.90M	= 4.542	SQ.M	
6. 6.30 X 0.60M	= 3.78	SQ.M	
7. 4.05 X 1.05M	= 4.252	SQ.M	
8. 4.80 X 2.55M	= 12.24	SQ.M	
9. 6.625 X 3.00M	= 19.875	SQ.M	
10. 1.725 X 3.30M	= 5.692	SQ.M	
11. 7.475 X 2.45M	= 18.314	SQ.M	
12. 10.025 X 1.20M	= 12.03	SQ.M	
13. 6.875 X 7.10M	= 48.812	SQ.M	
14. 3.525 X 2.55M	= 8.989	SQ.M	
15. 4.05 X 2.35M	= 9.52	SQ.M	
16. 6.30 X 1.90M	= 11.97	SQ.M	
17. 3.05 X 1.30M	= 3.965	SQ.M	
18. 1.10 X 2.60M	= 2.86	SQ.M	
19. 2.00 X 2.40M X2	= 9.60	SQ.M	
20. 2.575 X 2.30M X2	= 11.845	SQ.M	
21. 2.575 X 2.00M	= 5.15	SQ.M	
22. 3.00 X 4.80M	= 14.40	SQ.M	
23. 3.00 X 3.55M X2	= 21.30	SQ.M	
24. 2.70 X 2.25M X2	= 12.15	SQ.M	
25. 2.40 X 2.30M	= 5.52	SQ.M	
TOTAL	= 275.901	SQ.M	
868.406-275.901	= 592.505	SQ.M	
VI. NET BUILT UP AREA	= 592.505	SQ.M	
X 04 FLOORS (INCENTIVE)	= 2370.02	SQ.M	



BUILDING-B(INCENTIVE)
TYPICAL FLOOR PLAN
(16TH, 19TH, 22ND, 25TH)

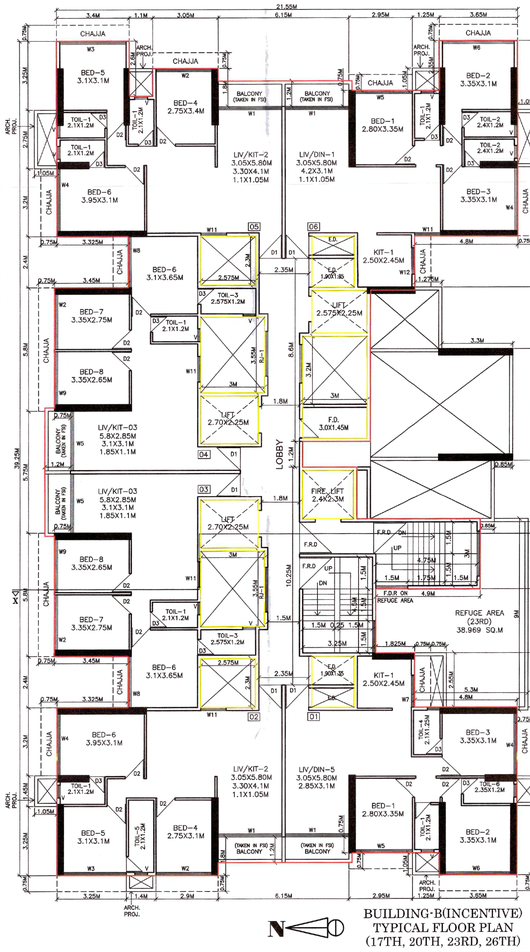


BUILDING-B(INCENTIVE)
TYPICAL FLOOR PLAN
(16TH, 19TH, 22ND, 25TH)

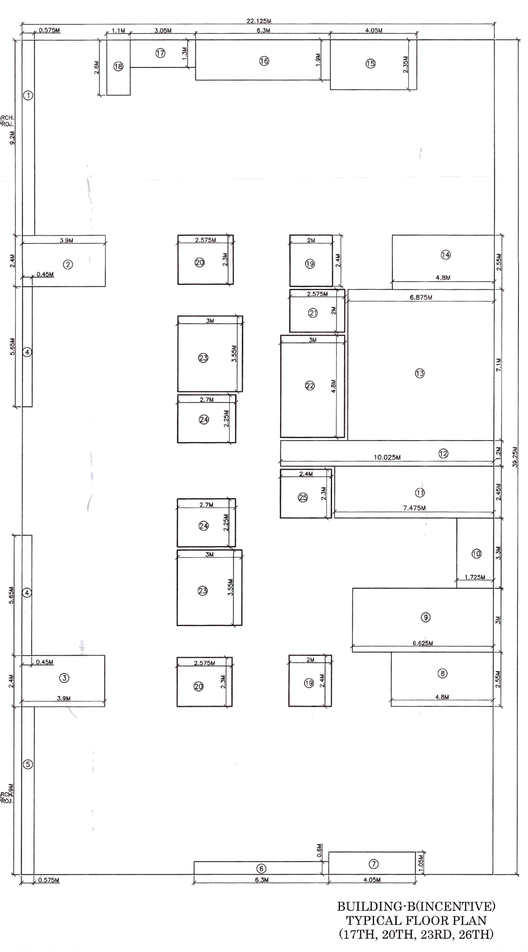
BUILDING-A (REHAB)
B.U.A. CALCULATION
(17TH, 20TH, 23RD, 26TH)

RECTANGLE

22.125 X 39.25M	= 868.406	SQ.M	
A. DEDUCTION			
1. 0.575 X 9.20M	= 5.29	SQ.M	
2. 3.90 X 2.40M	= 9.36	SQ.M	
3. 3.90 X 2.40M	= 9.36	SQ.M	
4. 0.45 X 5.65M X2	= 5.085	SQ.M	
5. 0.575 X 7.90M	= 4.542	SQ.M	
6. 6.30 X 0.60M	= 3.78	SQ.M	
7. 4.05 X 1.05M	= 4.252	SQ.M	
8. 4.80 X 2.55M	= 12.24	SQ.M	
9. 6.625 X 3.00M	= 19.875	SQ.M	
10. 1.725 X 3.30M	= 5.692	SQ.M	
11. 7.475 X 2.45M	= 18.314	SQ.M	
12. 10.025 X 1.20M	= 12.03	SQ.M	
13. 6.875 X 7.10M	= 48.812	SQ.M	
14. 4.80 X 2.55M	= 12.24	SQ.M	
15. 4.05 X 2.35M	= 9.52	SQ.M	
16. 6.30 X 1.90M	= 11.97	SQ.M	
17. 3.05 X 1.30M	= 3.965	SQ.M	
18. 1.10 X 2.60M	= 2.86	SQ.M	
19. 2.00 X 2.40M X2	= 9.60	SQ.M	
20. 2.575 X 2.30M X2	= 11.845	SQ.M	
21. 2.575 X 2.00M	= 5.15	SQ.M	
22. 3.00 X 4.80M	= 14.40	SQ.M	
23. 3.00 X 3.55M X2	= 21.30	SQ.M	
24. 2.70 X 2.25M X2	= 12.15	SQ.M	
25. 2.40 X 2.30M	= 5.52	SQ.M	
TOTAL	= 279.152	SQ.M	
868.406-279.152	= 589.254	SQ.M	
VI. NET BUILT UP AREA	= 589.254	SQ.M	
X 04 FLOORS (INCENTIVE)	= 2357.016	SQ.M	



BUILDING-B(INCENTIVE)
TYPICAL FLOOR PLAN
(17TH, 20TH, 23RD, 26TH)



BUILDING-B(INCENTIVE)
TYPICAL FLOOR PLAN
(17TH, 20TH, 23RD, 26TH)

TABLE-10

DOOR/WINDOW SCHEDULE (BUILDING -B)

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D1	1.05X2.15M	T.W PANEL	V	0.60X1.05M	ALU. LOUVERED
D2	0.90X2.15M	T.W FLUSH	W1	3.00X2.00M	ALU. SLIDING
D3	0.75X2.15M	T.W PANEL	W2	2.75X2.00M	ALU.SLIDING
			W3	3.10X2.00M	ALU.SLIDING
RJ-1	2.10X1.25M	RCC JALLI	W4	3.05X2.00M	ALU.SLIDING
RJ-2	1.50X1.25M	RCC JALLI	W5	2.80X2.00M	ALU.SLIDING
			W6	3.35X2.00M	ALU.SLIDING
W10	1.00X2.00M	ALU.SLIDING	W7	1.50X2.00M	ALU.SLIDING
W11	1.20X1.50M	ALU.SLIDING	W8	2.40X2.00M	ALU.SLIDING
W12	1.25X2.00M	ALU.SLIDING	W9	2.65X2.00M	ALU.SLIDING

TABLE-06

LIGHT & VENTILATION STATEMENT (SQ.M) (BLDG-B)

ROOM	AREA OF ROOM		AREA OF WIN REQ.		AREA OF WIN PROVIDED	TYPE OF WIN PROVIDED
LIV/DIN-1	31.865	SQ.M	3.186	SQ.M	6.00 SQ.M	W1
LIV/KIT-2	32.375	SQ.M	3.237	SQ.M	6.00 SQ.M	W1
LIV/KIT-3	28.175	SQ.M	2.817	SQ.M	5.60 SQ.M	W5
LIV/DIN-4	26.04	SQ.M	2.604	SQ.M	5.60 SQ.M	W5
LIV/DIN-5	28.285	SQ.M	2.828	SQ.M	6.00 SQ.M	W1
BED-1	9.38	SQ.M	0.938	SQ.M	5.50 SQ.M	W2
BED-2	11.825	SQ.M	1.182	SQ.M	5.60 SQ.M	W5
BED-3	10.385	SQ.M	1.038	SQ.M	6.70 SQ.M	W6
BED-4	9.35	SQ.M	0.935	SQ.M	6.10 SQ.M	W4
BED-5	10.78	SQ.M	1.078	SQ.M	6.20 SQ.M	W3
BED-6	12.245	SQ.M	1.224	SQ.M	6.10 SQ.M	W4
BED-7	9.212	SQ.M	0.921	SQ.M	5.50 SQ.M	W2
BED-8	8.877	SQ.M	0.887	SQ.M	5.30 SQ.M	W9
BED-9	10.10	SQ.M	1.010	SQ.M	5.50 SQ.M	W2
BED-10	8.80	SQ.M	0.88	SQ.M	5.50 SQ.M	W2
KIT-1	6.125	SQ.M	0.612	SQ.M	2.50 SQ.M	W12
KIT-2	6.72	SQ.M	0.672	SQ.M	3.00 SQ.M	W7
TOI-1	2.52	SQ.M	0.252	SQ.M	0.63 SQ.M	V
TOI-2	2.82	SQ.M	0.282	SQ.M	0.63 SQ.M	V
TOI-3	3.09	SQ.M	0.309	SQ.M	0.63 SQ.M	V
TOI-4	2.625	SQ.M	0.262	SQ.M	0.63 SQ.M	V
TOI-5	4.08	SQ.M	0.408	SQ.M	0.63 SQ.M	V

TABLE-08

WATER CAPACITY CALCULATION BUILDING-B

A. RESIDENTIAL		TOTAL	122,760 LTRS.
NO. OF FLATS X 4 PERSONS PER FLAT X 180 =			
NO. OF FLATS X 5 PERSONS PER FLAT X 180 =	125 X 5 X 180 =		112,500 LTRS.
B. COMMERCIAL			
NO. OF SHOPS X 3 PERSONS PER SHOP X 45 =	19 X 3 X 180 =		10,260 LTRS.
TOTAL WATER SUPPLY REQUIRED			122,760 LTRS.
U.G WATER TANK CAPACITY =	123,300	LTRS	
O.H WATER TANK CAPACITY =	61,650	LTRS	

	FIRE FIGHTING	DOMESTIC	TOTAL
U.G TANK	100.113 LTRS	159,120 LTRS.	259,233 LTRS.
O.H TANK	30,264 LTRS	64,952 LTRS	95,216 LTRS

SEPTIC TANK CAPACITY CALCULATION BUILDING-B

NO. OF FLATS X 4 PERSONS PER FLAT X 80 =		
NO. OF FLATS X 5 PERSONS PER FLAT X 80 =	125 X 5 X 80 =	50,000 LTRS.
NO. OF SHOPS X 3 PERSONS PER SHOP X 80 =	19 X 3 X 80 =	4,560 LTRS.
REQUIRED CAPACITY	=	54,560 LTRS.
PROVIDED CAPACITY	=	65,407 LTRS.

PROJECT

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

OWNER

Reg. No. BOM/(WK)/HSG/20222 (TC/16778) of 1998 (TN) 2119 of 1997 (F) (M) 2119 of 1997

For AVANI CO-OP. HSG. STY. LTD.
K. Vaidyanathan Chairman
Secretary

(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		12 OF 14

ARCHITECTS

(AR. VINOD D. CHOKSHI)
REGN. NO. CA/98/23454

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