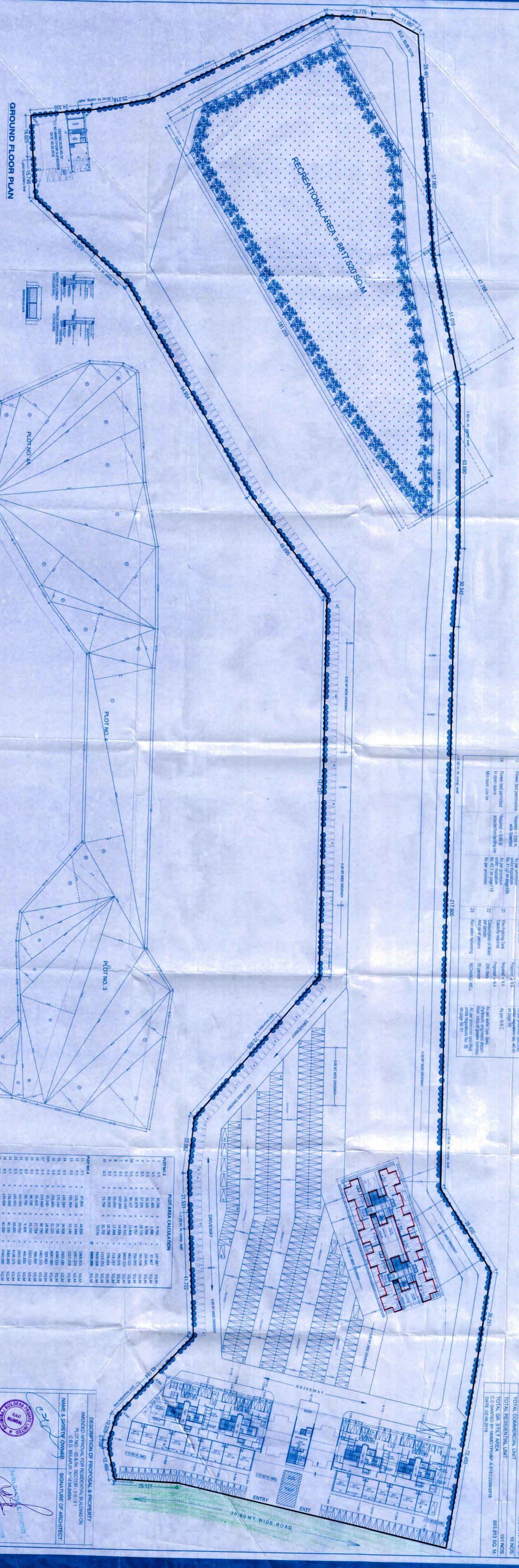
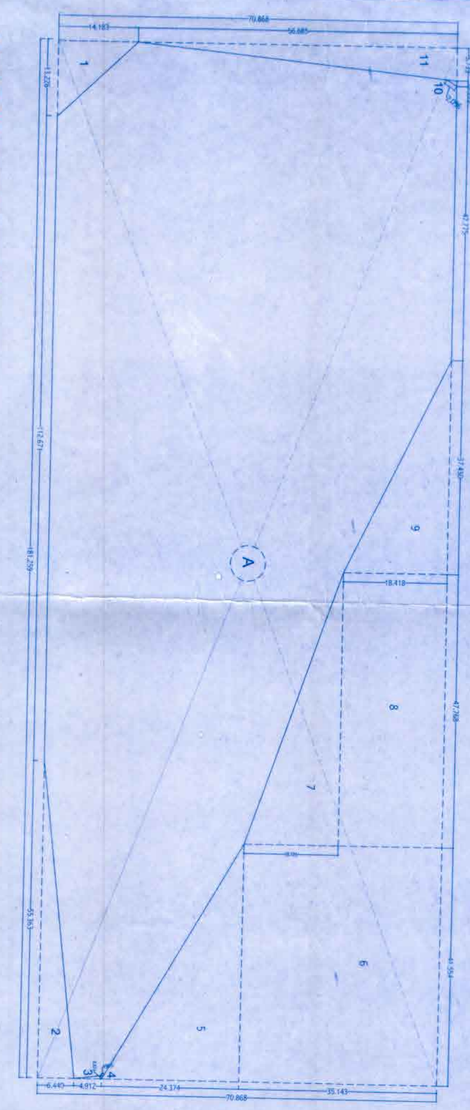
GROUND FLOOR PLAN



RECREATIONAL AREA DIAGRAM (GR. FLOOR)

SCALE : 1:200



RECREATIONAL AREA CALCULATION (GR. FLOOR)

BLOCK AREA - A

A] 181.259 X 70.868 X 1 =12845.463 Sqmt.

DEDUCTIONS

1] 13.226 X 14.183 X 0.5 X 1 = 93.792 Sqmt.
2] 56.363 X 6.440 X 0.5 X 1 = 178.269
3] 0.574 X 4.912 X 0.5 X 1 = 1.409
4] 0.574 X 0.364 X 0.5 X 1 = 0.104
5] 24.374 X 41.554 X 0.5 X 1 = 506.418
6] 35.143 X 41.554 X 1 = 1460.332
7] 47.788 X 16.724 X 0.5 X 1 = 399.436
8] 47.788 X 18.418 X 1 = 879.791
9] 37.430 X 18.418 X 0.5 X 1 = 344.693
10] 2.096 X 0.993 X 0.5 X 1 = 1.041
11] 5.739 X 56.685 X 0.5 X 1 = 162.658

TOTAL DEDUCTION AREA = 4027.943

TOTAL AREA 12845.463 - 4027.943 = 8817.520

NET B.U.A. OF RECREATIONAL AREA = 8817.520 SQ.M.

PERMISSIBLE AREA FOR (53200.00 X 15%)

RECREATIONAL AREA = 7980.00 SQM.

PROPOSED AREA = 8817.520 SQM.

AREA STATEMENT OF D.C RULES REFER FOR F.S.I CALCULATION

Sr.No.	Description	Details	Notes		
01	Area of plot:-	53600.000	--		
02	Type of category of the building as per plot area:-	Detached building	As per provision specified under regulations No.43.6 on page No.120		
03	Proposed category	Detached bldg.			
04	Min.marginal open space	Required	Proposed	As per provision specified under regulation	
	Front	16.000 mt.	16.331 mt.	Note No.43.1 on page 117	
	Side-1	16.000 mt.	17.184 mt.	Note No.43.1 on page 117	
	Side-2	7.000 mt.	14.721 mt.	Note No.43.2 (b) on page 118	
	Rear	16.000 mt.	16.635 mt.	Note No.43.2 (a) page 146	
05	F.S.I Permissible	1.50	As per provision specified under regulations No.38.1 on page No.94		
06	Enclosed balcony Permissible	15% of Built-up Area of the respective floor is permitted free of FSI	As per provision specified under regulation No.42(e) on page No.105		
07	Projected Terrace permitted in open space	*Required = Up to 1.5 m. *Proposed = Nil	As per provision specified under regulation No.43.5 on page No.119		
08	Cupboard permissible	*Required 3.000,0.6x2.1(m.)mt	As per provision specified under regulations No.42 (1) on page No.110	The area of cupboards and staircase shall not be the setback of rest body may be permitted shall be counted in the built-up area calculation	
09	Cupboard permissible free of F.S.I				
10	Staircase permissible free of F.S.I	Mid.counted Lowest computation of flo.bur on page No.38 Note No.41 Sub clause 5 & 6 passage	As per provision specified under regulation No.40 on page No.101		
11	Lift + Lift Lobby Permissible Free of FSI	Not counted towards computation of FSI			
12	Society office + electrical cabin +watchman cabin	Not counted towards computation of FSI			
13	Flower bed permissible	*Required = 0.60 m. wide towerbed	As per provision specified under regulation No.41(i) on page No.100		
14	Flower bed permitted in open space	*Required = 0.60 m. projected from building line	As per provision under regulation No.43.5 on page No.119		
	Main room size for		As per provision specified under regulation No. 42 (1) (a) (b) on page No.110		

Sr.No.	Description	Details	Notes		
15	Min.room size for drawing units with two or more rooms	Required	Proposed	As per provision under regulations No.42 (1)(b) on page101 to 103	
		* Living room, carpet area of Living room shall not be less than 10.20 sq. mt. with min. dimension not less than 2.4m.	Living (Typ. floor) (including encl. balc. area) (4.330X2.515)+(1.200X0.600) =11.605 Sq. Mtrs.		
		* Kitchen, carpet area of kitchen shall not be less than 5.0 sq.mt. with min. dimension not less than 1.7m.	Kitchen (Typ. floor) (including encl. balc. area) (1.700X2.800)+(0.450X1.270) =5.331 Sq. mts.		
		* The carpet area of any other room shall not be less 7.5 sq. mt. with min. dimension not less than 2.4m.	bed room (Typ. floor) (including encl. balc. area) (2.400 X 3.150)+7.560 Sq. mts.		
		* Bathroom: The internal dimensions of a bathroom shall not be less than 1.20 m x 1.20 m.	Bathroom N.A W.C N.A		
		Water closet (W.C) The internal dimension of W.C shall not be less than 0.90 m x 1.20 m.			
		Combined Toilet: The internal dimension of a toilet shall not be less than 1.20 m x 1.0 m.	Toilet (Typ. floor) (2.100 X 1.200) =2.520 Sqm. as		
16	Width of staircase	* Required = 1.50 m. * Proposed = 1.50 m.	As per provision specified under regulation No. 5.1.5 on page 146		
17	Tree plantation required	Every plot of land shall have at least 1 tree for every 100 sq.m. or part there of on the plot area	As per provision specified under regulations No. 22.2 on page 71		
		*Required = 532 nos			
		*Proposed = 538 nos			
18	Gain & Bouncy Wall	Up to 1.5 m from finished ground line	As per provision specified under regulations No. 21 on page 71		
		*Required = 1.50m. *Proposed = 1.50m.			
19	Parking Required	Required parking= 233 nos. Provided parking= 269 nos.	As per provision specified under regulation No.14.2 on page 121-122		
20	Society Office	Required = N.A Proposed = N.A.	As per provision specified under regulation No.41(i) on page 99		
21	Fire Fighting Tank Capacity required	Required = N.A Proposed = N.A.	As per relation Type Basic (Hydrostatic pressure) Requirement. 0.60 gm/sq.cm.		
22	Consumption of Water per person And no of persons	200 liters 03 person	As per provision specified under regulations No. 35		
23	Rain water Harvesting	RECHARGE WELL			

PARKING AREA STATEMENT

		FLAT NOS	RESID. PARK.	PROVI. PARK.
CARPET AREA upto 45.0 sqm (1 park. for 4 flats)		---	---	---
between 35.0 sqm to 45.0 sqm (1 park. for 2 flats)		188	188	---
45 to 60 sqm. (1 park. for 1 flat)		6	6	---
above 60 sqm. (2 park. for 1 flat)		18	---	---
commercial (Shop) (1 park. for every 40.0 sqm. upto 3000.0sqm)				
commercial (Office) (1 park. for every 60.0 sqm. upto 3000.0sqm)				
PARKING REQUIRED		212	194	18
10 % visitors parking		22	---	---
TOTAL		234	194	18
TOTAL PARKING REQUIRED (ALL BUILDING)		234 + 35 = 269 NOS		
TOTAL PARKING PROVIDED		269 NOS		
STILT OF BUILDING TYPE - A (B1 & B2)		149 NOS		
STILT OF BUILDING TYPE - C		120 NOS		
OPEN SPACE				
ALONG PLOT BOUNDARY				
TOTAL PARKING PROVIDED		269 NOS		
PROV. SCOOTER PARKING (42 + 09 = 51 NOS)				
PROV. SCOOTER PARKING 41 + 1 i.e 5(NOS				
REQ. HANDICAPPED PARKING (07 NOS.)				
PROV. HANDICAPPED PARKING (07 NOS.)				

C.C GANTED BY NMMC/TP/OBP-A-91832/2288/2018 DATE :02.06.2018

PARKING REQUIREMENTS

	FLAT NOS	RESID. PARK.	PROVI. PARK.
UPTO 650 sqm (1 park. for 1 flats)	86	86	---
651 to 1000 sqm (2 park. for 1 flat)			
commercial (Shop) (1 park. for every 40.0 sqm. upto 3000.0sqm)			
commercial (Office) (1 park. for every 60.0 sqm. upto 3000.0sqm)			
PARKING REQUIRED	86	86	---
TOTAL PARKING REQUIRED (ALL BUILDING)	86 NOS		
TOTAL PARKING PROVIDED	86 NOS		
STILT OF BUILDING TYPE - A (B1 & B2)	86 NOS		
OPEN SPACE			
ALONG PLOT BOUNDARY			
TOTAL PARKING PROVIDED	86 NOS		

C.C GANTED BY NMMC/TP/OBP-A-91832/2288/2018 DATE :02.06.2018

PLOT AREA CALCULATION

PLOT NO.3					
1	0.5	X	30.286	=	147.887 SQ.M
2	0.5	X	9.766	=	47.697 SQ.M
3	0.5	X	31.500	=	153.825 SQ.M
4	0.5	X	35.500	=	173.363 SQ.M
5	0.5	X	57.195	=	279.285 SQ.M
5A	0.5	X	56.979	=	278.232 SQ.M
6	0.5	X	86.127	=	420.602 SQ.M
7	0.5	X	120.140	=	586.686 SQ.M
8	0.5	X	107.000	=	522.563 SQ.M
9	0.5	X	107.000	=	522.563 SQ.M
10	0.5	X	93.659	=	457.368 SQ.M
		TOTAL	35.795	=	174.806 SQ.M
		TOTAL	1319.251	=	6442.044 SQ.M
			1319.251	=	6600.000 SQ.M
PLOT NO.4					
11	0.5	X	87.800	=	428.733 SQ.M
12	0.5	X	44.850	=	219.015 SQ.M
13	0.5	X	198.315	=	968.415 SQ.M
14	0.5	X	214.584	=	1047.619 SQ.M
15	0.5	X	143.364	=	700.000 SQ.M
16	0.5	X	139.500	=	681.094 SQ.M
16A	0.5	X	139.500	=	681.094 SQ.M
17	0.5	X	34.508	=	168.488 SQ.M
18	0.5	X	31.325	=	152.969 SQ.M
19	0.5	X	34.508	=	168.488 SQ.M
20	0.5	X	31.325	=	152.969 SQ.M
21	0.5	X	34.508	=	168.488 SQ.M
22	0.5	X	31.325	=	152.969 SQ.M
23	0.5	X	34.508	=	168.488 SQ.M
24	0.5	X	31.325	=	152.969 SQ.M
25	0.5	X	34.508	=	168.488 SQ.M
26	0.5	X	31.325	=	152.969 SQ.M
27	0.5	X	34.508	=	168.488 SQ.M
28	0.5	X	31.325	=	152.969 SQ.M
		TOTAL	1329.760	=	6491.333 SQ.M
			1329.760	=	6600.000 SQ.M
PLOT NO.4A					
29	0.5	X	81.900	=	399.872 SQ.M
30	0.5	X	72.360	=	353.250 SQ.M
31	0.5	X	69.315	=	338.366 SQ.M
32	0.5	X	40.940	=	199.897 SQ.M
33	0.5	X	29.700	=	145.008 SQ.M
		TOTAL		=	1436.393 SQ.M
				=	1500.000 SQ.M

TOTAL PLOT AREA (PLOT NO.3+4+4A) = 53300.000 SQ.M

TOTAL F.B.C.B.,PROJ.TERR.,NATURAL TERR. AREA STATEMENT

SR. NO.	BUILDING TYPE	F.B. AREA SQ.M	C.B. AREA SQ.M	TERRACE AREA	NATURAL TERR. AREA
1	B-TYPE BLDG.NO.2,3,4 NOS.2	148.540	384.552	235.012	1411.748
2	B1-TYPE BLDG.NO.1 NOS.1	82.982	152.496	132.211	867.830
3	B1-TYPE BLDG.NO.5 NOS.1	81.752	140.496	120.211	291.705
4	B2-TYPE BLDG.NO.3 NOS.1	75.440	148.816	132.401	132.844
5	D-TYPE BLDG.NO.6,7	3.329	---	76.374	---
	TOTAL AREA	454.293	826.360	696.209	1411.748
	TOTAL AREA	454.293	826.360	696.209	1411.748

C.C GANTED BY NMMC/TP/OBP-A-91832/2288/2018
DATE :02.06.2018

TOTAL F.B.,C.B.,PROJ.TERR.,NATURAL TERR. AREA STATEMENT

SR. NO.	BUILDING TYPE	F.B. AREA SQ.M	C.B. AREA SQ.M	TERRACE AREA	NATURAL TERR. AREA
1	A-TYPE BLDG.NO.2	214.840	401.760	329.130	253.230
	TOTAL AREA	214.840	401.760	329.130	253.230

C.C GANTED BY NMMC/TP/OBP-A-91832/2288/2018
DATE :02.06.2018

BUILT-UP AREA (FLOOR WISE)

BUILDING - C1

GROUND FLOOR (RESI. TOILET BLDG - C1)	3.600	SQ. M.	
1ST FLOOR (BLDG - C1)	212.732	SQ. M.	
2ND FLOOR (BLDG - C1)	184.285	SQ. M.	
3RD FLOOR (BLDG - C1)	184.285	SQ. M.	
4TH FLOOR (BLDG - C1)	212.732	SQ. M.	
5TH FLOOR (BLDG - C1)	184.285	SQ. M.	
6TH FLOOR (BLDG - C1)	184.285	SQ. M.	
7TH FLOOR (BLDG - C1)	212.732	SQ. M.	
8TH FLOOR (BLDG - C1)	159.480	SQ. M.	
9TH FLOOR (BLDG - C1)	184.285	SQ. M.	
10TH FLOOR (BLDG - C1)	212.732	SQ. M.	
11TH FLOOR	184.285	SQ. M.	
PROPOSED BUILT-UP AREA (2119.718 X 2 BUILDING)	4239.440	SQ. M.	
TOTAL BUILT-UP AREA (8885.930 + 4239.440)	12925.370	SQ. M.	
TOTAL COMMERCIAL AREA (8084.516 + 4239.440)	12323.960	SQ. M.	
TOTAL RESIDENTIAL UNIT	86	NOS.	
TOTAL GR. STILT AREA (BLDG- C1)	516.274	SQ. M.	
PROPOSED B.U.A. OF BLDG - C1	4239.440	SQ. M.	
TOTAL BALANCE BUILT-UP AREA (9 - 18) (79800.00 - 12925.370)	66874.63	SQ. M.	
F.S.I. CONSUMED	0.243		
F.S.I. BALANCED	1.257		

BUILT-UP AREA (FLOOR WISE)BUILDING - B, B1 & B2

GROUND FLOOR (COMMERCIAL)	601.414	SQ. M.
GROUND FLOOR (RESI. TOILET)	14.400	SQ. M.
1ST FLOOR	765.114	SQ. M.
2ND FLOOR	855.426	SQ. M.
3RD FLOOR	739.474	SQ. M.
4TH FLOOR	949.162	SQ. M.
5TH FLOOR	685.067	SQ. M.
6TH FLOOR	949.162	SQ. M.
7TH FLOOR	685.067	SQ. M.
8TH FLOOR	949.162	SQ. M.
9TH FLOOR	607.103	SQ. M.
10TH FLOOR	685.067	SQ. M.
GROUND FLOOR (TYPE D-RESI)	949.162	SQ. M.
1ST FLOOR (TYPE D - RESI)	24.866	SQ. M.
2ND FLOOR (TYPE D - RESI.)	120.557	SQ. M.
3RD FLOOR (TYPE D - RESI.)	278.387	SQ. M.
TOTAL BUILT-UP AREA	76.502	SQ. M.
TOTAL COMMERCIAL AREA	8885.930	SQ. M.
TOTAL RESIDENTIAL AREA	601.414	SQ. M.
TOTAL COMMERCIAL UNIT	8084.516	SQ. M.
	16	NOS.
TOTAL RESIDENTIAL UNIT	191	NOS.
TOTAL GR. STILT AREA	893.913	SQ. M.

C.C GANTED BY NMMC/TP/OBP-A-91832/2288/2018
DATE :02.06.2018

PERFROMA-A

1.	AREA OF PLOT (as per agreement)	53200.000 SQ. M.
2.	DEDUCTION FOR:	
	a) ROAD SETBACK AREA	0.000 SQ. M.
	b) PROPOSED ROAD	0.000 SQ. M.
	c) ANY RESERVATION	0.000 SQ. M.
3.	TOTAL (a + b + c)	0.000 SQ. M.
4.	BALANCE AREA OF PLOT (1 - 2)	53200.000 SQ. M.
5.	DEDUCTION FOR 10% RECREATION ON GROUND	0.000 SQ. M.
6.	NET AREA OF PLOT (3 - 4)	53200.000 SQ. M.
	ADDITIONAL FOR FLOOR SPACE INDEX	
	2a) 100 % OF ROAD SETBACK	0.000 SQ. M.
	2b) 100 % OF PROPOSED ROAD	0.000 SQ. M.
7.	TOTAL AREA (5 + 6)	53200.00 SQ. M.
8.	FLOOR SPACE INDEX PERMISSIBLE	1.50
9.	PERMISSIBLE F.P. FOR AREA	79800.00 SQ. M.
10.	EXISTING FLOOR AREA	0.000 SQ. M.
11.	PROPOSED B.U.A. OF (BUILDING TYPE-B,B1 & B2) (STILT + 10 TH FLOOR) DATE :02.06.2018 NMMC/TP/OBP-A-91832/2288/2018	8885.930 SQ. M.
12.	EXCESS BALCONY AREA TAKEN IN F.S.I.	0.000 SQ. M.
13.	TOTAL BUILT-UP AREA (10 + 11 + 12)	8885.930 SQ. M.
14.	TOTAL BALANCE BUILT-UP AREA (9 - 13)	71114.070 SQ. M.
15.	F.S.I. CONSUMED	0.1633
16.	F.S.I. BALANCED	1.3367
17.	BUILT-UP AREA (FLOOR WISE)BUILDING - B, B1 & B2	
	GROUND FLOOR (COMMERCIAL)	601.414 SQ. M.
	GROUND FLOOR (RESI. TOILET)	14.400 SQ. M.
	1ST FLOOR	765.114 SQ. M.
	2ND FLOOR	855.426 SQ. M.
	3RD FLOOR	739.474 SQ. M.
	4TH FLOOR	949.162 SQ. M.
	5TH FLOOR	685.067 SQ. M.
	6TH FLOOR	949.162 SQ. M.
	7TH FLOOR	685.067 SQ. M.
	8TH FLOOR	949.162 SQ. M.
	9TH FLOOR	607.103 SQ. M.
	10TH FLOOR	685.067 SQ. M.
	GROUND FLOOR (TYPE D-RESI)	949.162 SQ. M.
	1ST FLOOR (TYPE D - RESI)	24.866 SQ. M.
	2ND FLOOR (TYPE D - RESI.)	120.557 SQ. M.
	3RD FLOOR (TYPE D - RESI.)	278.387 SQ. M.
	TOTAL BUILT-UP AREA	76.502 SQ. M.
	TOTAL COMMERCIAL AREA	8885.930 SQ. M.
	TOTAL RESIDENTIAL AREA	601.414 SQ. M.
	TOTAL COMMERCIAL UNIT	8084.516 SQ. M.
		16 NOS.
	TOTAL RESIDENTIAL UNIT	191 NOS.
	TOTAL GR. STILT AREA	893.913 SQ. M.

C.C GANTED BY NMMC/TP/OBP-A-91832/2288/2018
DATE :02.06.2018

PLOT AREA CALCULATION DIAGRAM

SHEET NO. 1/4

APPROVAL STAMP OF N.M.M.C.

पत्र व्यवहारचा संकेतांक क्रमांक
नमपी/१९६३१८/ 2018/NMMC/1380
मनपेच्या सर्व नगरीय अधिनियम/ नियमांनुसार
दुय्यम अभियंता / सहाय्यक संचालक / उपसंचालक नगररचना

सहायक संचालक, नगररचना
नवी मुंबई महानगरपालिका

DESCRIPTION OF PROPOSAL & PROPERTY

AMENDED APPROVAL FOR RESIDENTIAL BUILDING ON PLOT NO. - 03 & 04, SECTOR - 3 0 / 3 1 C.B.D. BELAPUR, N'VI MUMBAI

NAME & SIGN OF OWNER: M/s. BHUMIRAJ BUILDERS PRIVATE LIMITED NAVI MUMBAI

SIGNATURE OF ARCHITECT:

NAME OF ARCHITECT: Ar. RAJESH R. C.

RAJESH R.C. ARCHITECT. Regn. No. CA/86/9671

V/13, MAHAVIR CENTRE, SECTOR NO. - 17, VASHI, NAVI MUMBAI. TEL. - 27892629/25

SCALE	1 :500
DRG. No.	1/4
JOB. No.	
DRN BY	MANOJ
CHD BY	R.R.C.
DATE	26-04-2018

NORTH