

2022/CNMM/16488
 या कार्यालयीन सुविधासाठी समाधान कर्माकर
 नावि/ए- 1/ए2 वि. 20/02/2022
 मधील सर्व शर्तीत अचिंत साहज झाले वगैरे
 उरुस्त केवळानुसार **विवाली व चाविज**
 वापरसाठी मनासे / सुधारित नकाशे मंजूर
चाविज
 सहाय्यक संचालक, नगरपालिका
 नवी मुंबई महानगरपालिका

PROFORMA - I - AREA STATEMENT
 PROPOSED RESIDENTIAL BUILDING COMPLEX ON
 PLOT NO-28A, SECTOR-9, KOPARKHARRE, NAVI MUMBAI.

AREA STATEMENT		AREA STATEMENT	
1) Area of plot	1380.00	1380.00	1380.00
(a) As per ownership document	1380.00		
(b) As per measurement sheet	1380.00		
(c) As per site plan	1380.00		
2) Deductions for			
(a) Proposed D.P./D.P. Road	0.00		
(b) Widening Area/Service Road /	0.00		
Pathway widening	0.00		
(c) Any D.P. Reservation area	0.00		
(Total area)	1380.00		
3) Balance area of plot (1-2)	1380.00		
4) Amenity space (if applicable)	N.A.		
(a) Required	0.00		
(b) Adjustment of 2(a), if any	0.00		
(c) Balance Proposed	0.00		
5) Net Plot Area (3-4 (c))	1380.00		
6) Recreational Open space (if applicable)	N.A.		
(a) Required	0.00		
(b) Proposed	0.00		
(c) Balance Proposed	0.00		
7) Internal Road area			
8) Placable area (if applicable)			
9) (a) Built up area with reference to	2070.000		
Basic F.S.I. as per front road width	0.000		
(b) Existing built up area	2070.000		
10) Addition of FSI on payment of	Permissible	Proposed	
(a) Maximum permissible premium	690.000	690.000	
PI - 0.50 (0.5 - Proposed)			
(b) TOR as per road - 1.15	1587.000	687.240	
(c) 40% (Proposed)			
11) Total entitlement of FSI			
(a) Existing Built-up Area	0.000		
(b) Proposed Built-up Area	5597.039		
(c) Total (a+b)	5597.039		
(d) Balance area	3.275		
(e) Residential unit	52		
(f) Commercial unit	19		
HEIGHT OF BUILDING - 45.50 M			

PROJECT
 AMENDED DEVELOPMENT PERMISSION FOR PROPOSED
 RESIDENTIAL CUM COMMERCIAL BUILDING ON
 PLOT NO - 28A SECTOR - 9, KOPARKHARRE, NAVI MUMBAI.

CERTIFICATE OF AREA
 Certified that the plot under reference was surveyed by me on ... and the dimensions of sides etc. of plot stated on plan are measured on site and the area worked out tallies with the area stated in document of Ownership T.P. Scheme Record Office Records Department/City Survey records.

OWNERS/
FOR FORNAX REALTY
 PARTNER

M/S. FORNAX REALTY
 ARCHITECTS

Firm of certificate to be signed by the Architect / Licensed engineer / Structural Engineer/Supervisor employed by the Applicant

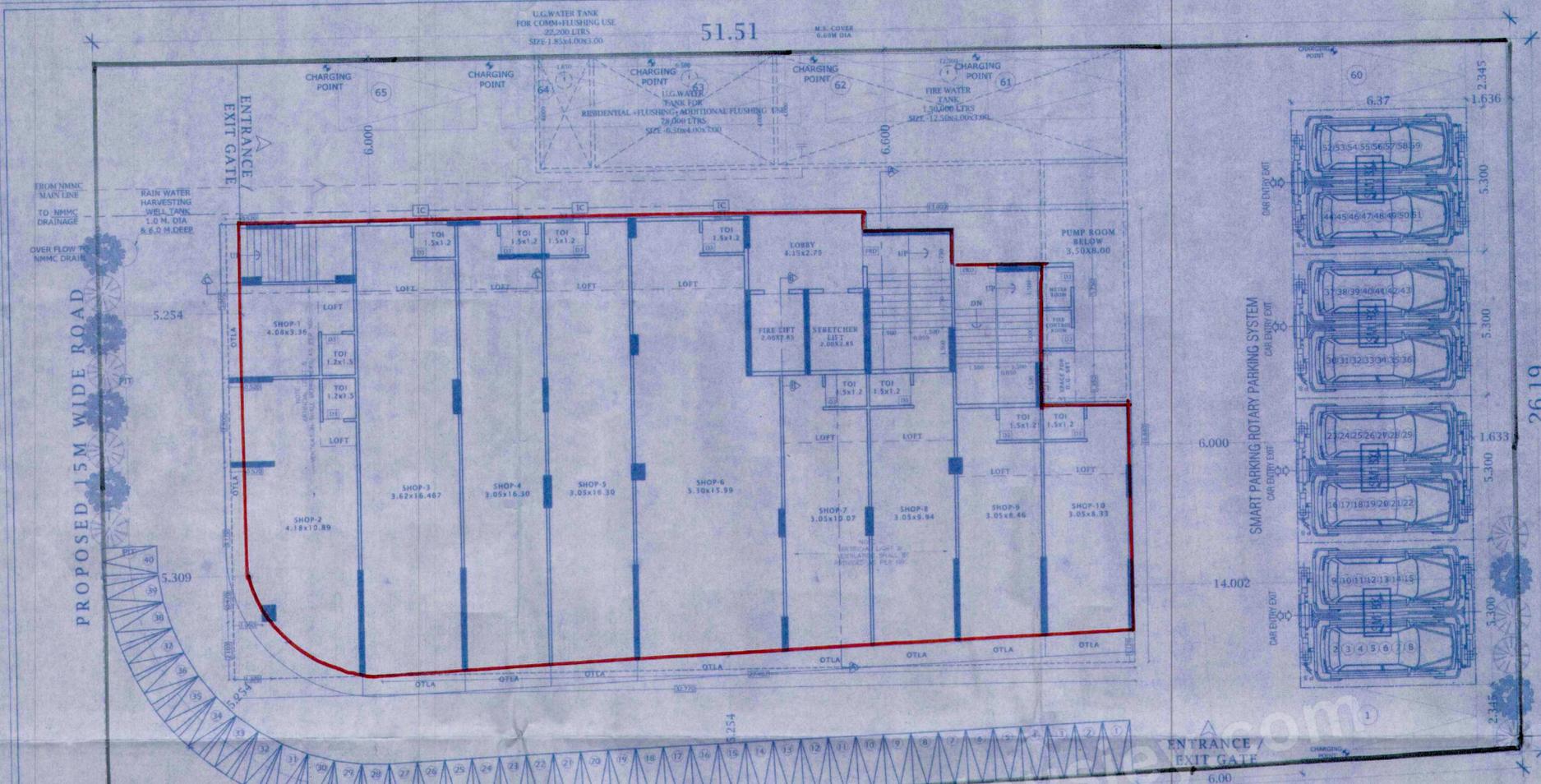
(Name: Atul Patel) Have been employed by the applicant as an Architect/ Licensed Engineer/ Structural Engineer/ Supervisor. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/leasee in possession of the plot as on the above Date: 17/10 / 2020

Signature of Architect
 CA/2003/32480

ATUL PATEL
 ARCHITECTS

Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, navi Mumbai - 410210
 E : info@atulpatelarchitects.com T : 022 - 27746641 - 42

Signature of proprietor & property
 Name of Owner
 Date: 28-03-2022 Ord. No: RD-04 Scale: 1:100 Drawn By: RUPESH Checked By: 1/4



PROPOSED 24M WIDE ROAD
GROUND FLOOR PLAN
 SCALE 1:100

AREA STATEMENT

FLOOR	P LINE AREA
Ground FLOOR (COMM)	428.691
Ground FLOOR (RESI)	46.312
1st FLOOR (COMM)	333.877
1st FLOOR (RESI)	123.452
2nd FLOOR	343.423
3rd FLOOR	360.107
4th FLOOR	360.107
5th FLOOR	360.107
6th FLOOR	360.107
7th FLOOR	360.107
8th FLOOR	360.107
9th FLOOR	360.107
10th FLOOR	360.107
11th FLOOR	360.107
12th FLOOR	360.107
13th FLOOR	360.107
14th FLOOR	360.107
Built-up Area	5597.039
Total Built-up Area	5597.039

BUILT UP AREA CALCULATION

GROUND FLOOR (COMM)	Block A	32.770 X 16.640 X 1NO	=	545.293 SQ.MT.
TOTAL ADDITION			=	545.293 SQ.MT.

DEDUCTIONS

1	0.520 X 5.600 X 1NO	=	2.912 SQ.MT.
3	13.800 X 5.750 X 1NO	=	79.350 SQ.MT.
4	6.350 X 1.350 X 1NO	=	8.573 SQ.MT.
5	27.402 X 1.128 X 0.50	=	15.455 SQ.MT.
6	AREA OF WEDGE	=	2.457 SQ.MT.
7	1.328 X 2.100 X 1NO	=	2.789 SQ.MT.
8	1.050 X 0.470 X 1NO	=	0.494 SQ.MT.
9	AREA OF WEDGE	=	0.376 SQ.MT.
10	0.520 X 5.170 X 1NO	=	2.688 SQ.MT.
11	0.520 X 2.900 X 1NO	=	1.508 SQ.MT.
TOTAL DEDUCTION		=	116.602 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	428.691 SQ.MT.

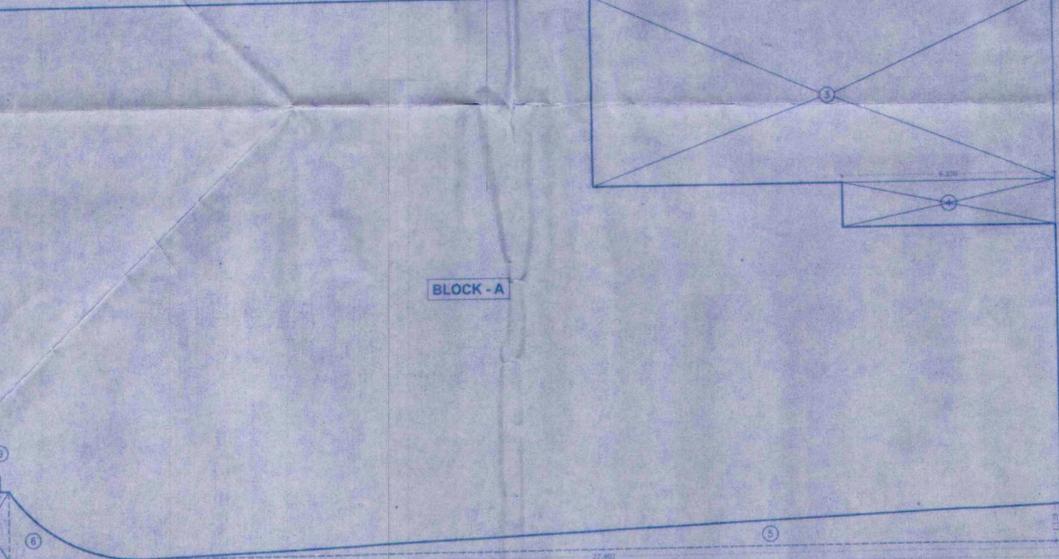
BUILT UP AREA CALCULATION

GROUND FLOOR (RESI)	Block A	10.650 X 7.100 X 1NO	=	75.615 SQ.MT.
TOTAL ADDITION			=	75.615 SQ.MT.

DEDUCTIONS

1	3.150 X 0.600 X 1NO	=	1.890 SQ.MT.
2	3.200 X 1.950 X 1NO	=	6.240 SQ.MT.
3	7.450 X 1.350 X 1NO	=	10.058 SQ.MT.
4	1.925 X 2.850 X 1NO	=	5.486 SQ.MT.
5	1.975 X 2.850 X 1NO	=	5.629 SQ.MT.
TOTAL DEDUCTION		=	29.303 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	46.312 SQ.MT.

AREA DIAGRAM OF GROUND FLOOR PLAN (RESI)



AREA DIAGRAM OF GROUND FLOOR PLAN (COMM)

2. LIGHT & VENTILATION STATEMENT

SR. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOMS 1/30th & 0.80 Hm. WITH ONE DIMENSION OF 0.90 M FOR BATH, W.C. TOILET	VENTILATION WINDOW TYPE	MIN VENTILATION WINDOW AREA
1	LIVING	MAX SIZE	3.00x5.20	15.600	1.980	W1	3.36
2	HD	MAX SIZE	3.10x3.05	9.455	1.205	W1	3.36
3	KITCHEN	MAX SIZE	3.00x2.80	8.400	1.000	W2	3.15
4	TOILET	MAX SIZE	1.20x2.14	2.568	0.300	V1	0.54
5	TOILET	MAX SIZE	1.20x2.10	2.520	0.300	V1	0.54

3. DOOR & WINDOW STATEMENT

SCHEDULE OF DOOR & WINDOWS

TYPE	WIDTH (METER)	HEIGHT (METER)	AREA (SQ.M)	SILL LEVEL (METER)	DESCRIPTION
FRD	1.20	2.10	2.520		FIRE RESISTANT DOOR
D1	1.00	2.10	2.100		T.W. PANEL DOOR
D2	0.90	2.10	1.890		T.W. PANEL DOOR
D3	0.75	2.10	1.575		T.W. PANEL DOOR
LD	LIFT DOOR AS PER LIFT CONSULTANT				
W1	1.80	2.10	3.780	0	AL SLIDING WINDOW
W2	1.50	2.10	3.150	0	AL SLIDING WINDOW
W3	1.75	2.10	3.675	0	AL SLIDING WINDOW
W4	4.00	2.10	8.400	0	AL SLIDING WINDOW
W5	13.00	2.10	27.300	0	AL SLIDING WINDOW
W6	1.20	1.20	1.440	0	AL SLIDING WINDOW
W7	1.80	1.20	2.160	0	AL SLIDING WINDOW
V1	0.60	0.90	0.540	0	AL LOUVER WINDOW
J1	3.00	1.40	4.200	0	R.C.C. JALI

4. WATER REQUIREMENT

REQUIRED WATER TANK CALCULATION

NO.	ROOM	WATER REQUIREMENT (LITERS)					
1	RESIDENTIAL	1000	1000	1000	1000	1000	1000
2	COMMERCIAL	1000	1000	1000	1000	1000	1000
3	TOILET	1000	1000	1000	1000	1000	1000
4	TOILET	1000	1000	1000	1000	1000	1000
5	TOILET	1000	1000	1000	1000	1000	1000
6	TOILET	1000	1000	1000	1000	1000	1000
7	TOILET	1000	1000	1000	1000	1000	1000
8	TOILET	1000	1000	1000	1000	1000	1000
9	TOILET	1000	1000	1000	1000	1000	1000
10	TOILET	1000	1000	1000	1000	1000	1000
11	TOILET	1000	1000	1000	1000	1000	1000
12	TOILET	1000	1000	1000	1000	1000	1000
13	TOILET	1000	1000	1000	1000	1000	1000
14	TOILET	1000	1000	1000	1000	1000	1000
15	TOILET	1000	1000	1000	1000	1000	1000
16	TOILET	1000	1000	1000	1000	1000	1000
17	TOILET	1000	1000	1000	1000	1000	1000
18	TOILET	1000	1000	1000	1000	1000	1000
19	TOILET	1000	1000	1000	1000	1000	1000
20	TOILET	1000	1000	1000	1000	1000	1000
21	TOILET	1000	1000	1000	1000	1000	1000
22	TOILET	1000	1000	1000	1000	1000	1000
23	TOILET	1000	1000	1000	1000	1000	1000
24	TOILET	1000	1000	1000	1000	1000	1000
25	TOILET	1000	1000	1000	1000	1000	1000
26	TOILET	1000	1000	1000	1000	1000	1000
27	TOILET	1000	1000	1000	1000	1000	1000
28	TOILET	1000	1000	1000	1000	1000	1000
29	TOILET	1000	1000	1000	1000	1000	1000
30	TOILET	1000	1000	1000	1000	1000	1000
31	TOILET	1000	1000	1000	1000	1000	1000
32	TOILET	1000	1000	1000	1000	1000	1000
33	TOILET	1000	1000	1000	1000	1000	1000
34	TOILET	1000	1000	1000	1000	1000	1000
35	TOILET	1000	1000	1000	1000	1000	1000
36	TOILET	1000	1000	1000	1000	1000	1000
37	TOILET	1000	1000	1000	1000	1000	1000
38	TOILET	1000	1000	1000	1000	1000	1000
39	TOILET	1000	1000	1000	1000	1000	1000
40	TOILET	1000	1000	1000	1000	1000	1000
41	TOILET	1000	1000	1000	1000	1000	1000
42	TOILET	1000	1000	1000	1000	1000	1000
43	TOILET	1000	1000	1000	1000	1000	1000
44	TOILET	1000	1000	1000	1000	1000	1000
45	TOILET	1000	1000	1000	1000	1000	1000
46	TOILET	1000	1000	1000	1000	1000	1000
47	TOILET	1000	1000	1000	1000	1000	1000
48	TOILET	1000	1000	1000	1000	1000	1000
49	TOILET	1000	1000	1000	1000	1000	1000
50	TOILET	1000	1000	1000	1000	1000	1000
51	TOILET	1000	1000	1000	1000	1000	1000
52	TOILET	1000	1000	1000	1000	1000	1000
53	TOILET	1000	1000	1000	1000	1000	1000
54	TOILET	1000	1000	1000	1000	1000	1000
55	TOILET	1000	1000	1000	1000	1000	1000
56	TOILET	1000	1000	1000	1000	1000	1000
57	TOILET	1000	1000	1000	1000	1000	1000
58	TOILET	1000	1000	1000	1000	1000	1000
59	TOILET	1000	1000	1000	1000	1000	1000
60	TOILET	1000	1000	1000	1000	1000	1000
61	TOILET	1000	1000	1000	1000	1000	1000
62	TOILET	1000	1000	1000	1000	1000	1000
63	TOILET	1000	1000	1000	1000	1000	1000
64	TOILET	1000	1000	1000	1000	1000	1000
65	TOILET	1000	1000	1000	1000	1000	1000
66	TOILET	1000	1000	1000			