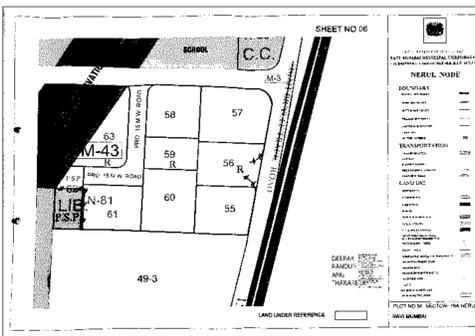
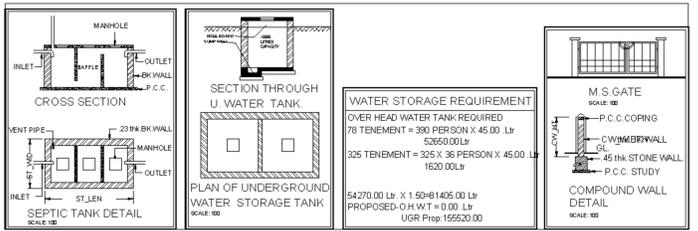
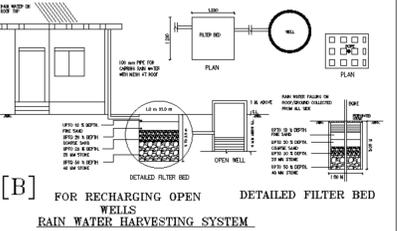


BUILDING	FLOORS	COMM.	RESI.	IND.	FSI AREA	EDU.	INS.	MEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	SHAFT	OTHER	TOTAL
Balaji Sapphire	14th Floor	0.00	770.80	0.00	0.00	0.00	0.00	0.00	57.10	0.00	14.94	14.94	2.40	29.63	0.00	723.83
Balaji Sapphire	13th Floor	0.00	770.79	0.00	0.00	0.00	0.00	0.00	54.32	0.00	14.94	14.94	2.40	29.63	0.00	723.82
Balaji Sapphire	Refuge 7th, 12th Floor	0.00	16.40	0.00	0.00	0.00	0.00	0.00	128.84	0.00	29.88	29.88	4.80	56.28	7.188	147.66
Balaji Sapphire	Typical 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th Floor	0.00	69.37	0.00	0.00	0.00	0.00	0.00	579.24	0.00	134.66	134.66	21.60	266.67	0.00	694.20
Balaji Sapphire	First Floor	0.00	69.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.94	14.94	0.00	0.00	0.00	54.88
Balaji Sapphire	Ground Floor	255.79	127.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.94	14.94	0.00	0.00	0.00	499.28
Balaji Sapphire	TOTAL	255.79	3229.43	0.00	0.00	0.00	0.00	0.00	623.30	0.00	209.25	224.19	31.20	385.19	7.188	6023.78



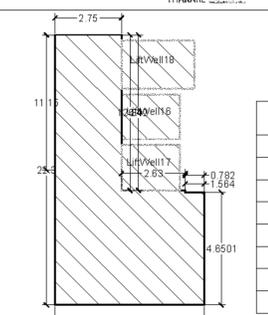
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACE REQ.		PARKING SPACE PROP.	
			NON CONGESTED AREA	CONGESTED AREA	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.m. AND ABOVE	0.00	3.00	1.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.m. But less than 150 sq.m.	52.00	2.00	1.00	104.00	52.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	76.00	2.00	3.00	76.00	26.00
4	For every two tenement with each tenement having carpet area equal to or above 20 sq.m. but less than 40 sq.m.	0.00	2.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 20 sq.m.	0.00	1.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction thereof	270.00	2.00	6.00	6.00	18.00

**Project Details**  
 Proposal code - NMCC-24-12520  
 Zone Type - Residential Zone with Shop line (R-2)  
 Location - Non-Congested  
 Name of service - Building Development  
 Sub service -  
 Cts No./Survey No. :-  
 Tahsil - NOGHERUL  
 Taluk - SECTOR 1 SHIRVAN GAOTHAN,  
 1 GES, 1A, 2, 3, 4, 5, 6 BARSOLE GAOTHAN,  
 6 GES, 6 DRS, 7, 8, 9A, 9, 10,  
 Prorata Value = 0.00



**[B] FOR RECHARGING OPEN WELLS RAIN WATER HARVESTING SYSTEM**

**WATER STORAGE REQUIREMENT**  
 OVER HEAD WATER TANK REQUIRED  
 78 TENEMENT = 300 PERSON X 45.00 Ltr = 52500.00 Ltr  
 325 TENEMENT = 325 X 36 PERSON X 45.00 Ltr = 162000.00 Ltr  
 54270.00 Ltr X 1.50 = 81405.00 Ltr  
 PROPOSED O.H.W.T = 0.00 Ltr  
 UGR Prop. 155250.00



AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	11.15	6.16	46.73
LIFTWELL	-	-	6.00
LIFTWELL	-	-	4.51
LIFTWELL	-	-	4.43
TOTAL Deduction = 14.94 SqM			
Net Built Up Area = 31.79 SqM			

Building	Req. Size	Prop. Size	Status
Balaji Sapphire	Other Telecom Room	2.40X4.30	OK
Balaji Sapphire	Other Telecom Room	3.13X4.22	OK

Building Name	USE	TENAMENT AREA	car	scoter	NO OF Ten/Area/Units	car	scoter	Transport Vehicula/Units
Balaji Sapphire	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	02	02	02	00
Balaji Sapphire	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	26	13	26	00
Balaji Sapphire	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	325.40	6.51	19.52	00
Total						71.51	37.52	
Vehicle parking(%)						3.25	3.90	
Total						74.76	41.42	00

Building Name	Car	Scoter	Transport Vehicula/Units	car	Scoter	Transport Vehicula/Units	Status
Total	74	0	0	157	128	0	OK

Index	Basic FSI (on para no 7)	Premium FSI (on para no 3)	TOR/GS (on para no 3)	Incentive FSI for green building (Applicable on basic FSI)	Ancillary Area 60% of (2x24+5)	Ancillary Area 60% of (2x24+5)	Total	Incentive Housing (20% if Applicable)	Drawing Value
9 Index	1.00	1.50	0.00	0.00	0.00	0.00	3.00	0.00	0.00
9.1 Permissible Index	1.50	1.50	0.00	0.00	0.00	0.00	3.00	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.50	1.50	0.00	0.00	0.00	0.00	3.00	0.00	0.00
9.4 Total Permissible Floor Area	306193	306193	0.00	0.00	39137	15857	693380	0.00	0.00
9.5 Proposed P. Line Area (Should not exceed 9.4)	306193	306193	0.00	0.00	39135	15857	693378	0.00	693378
9.6 Index Consumed	1.00	1.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00

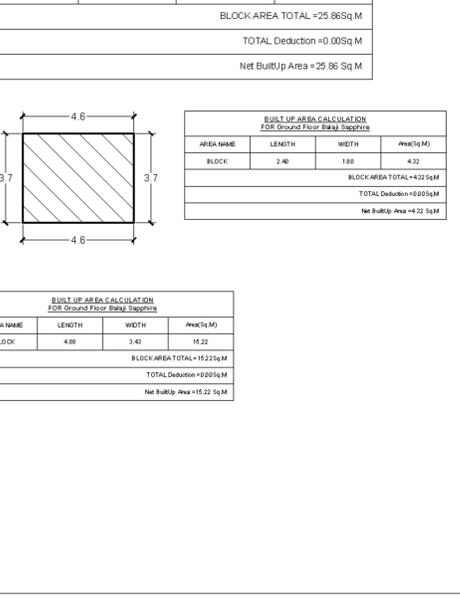
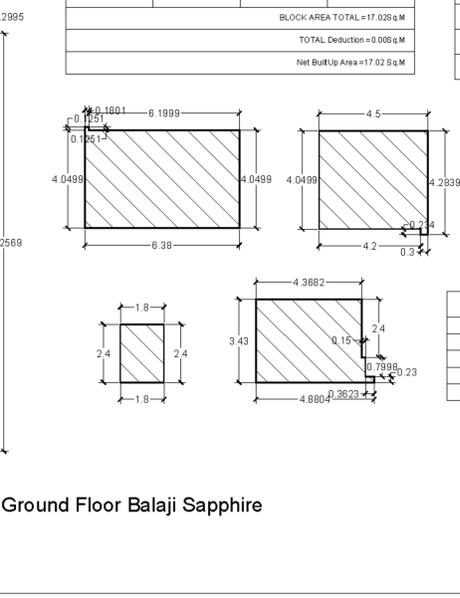
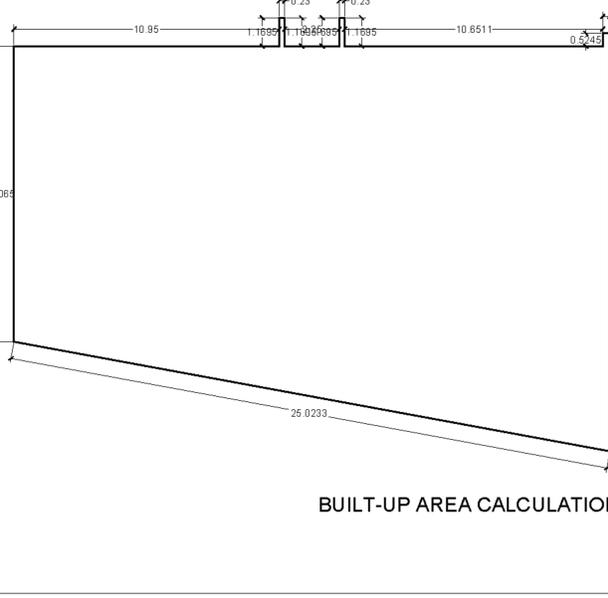
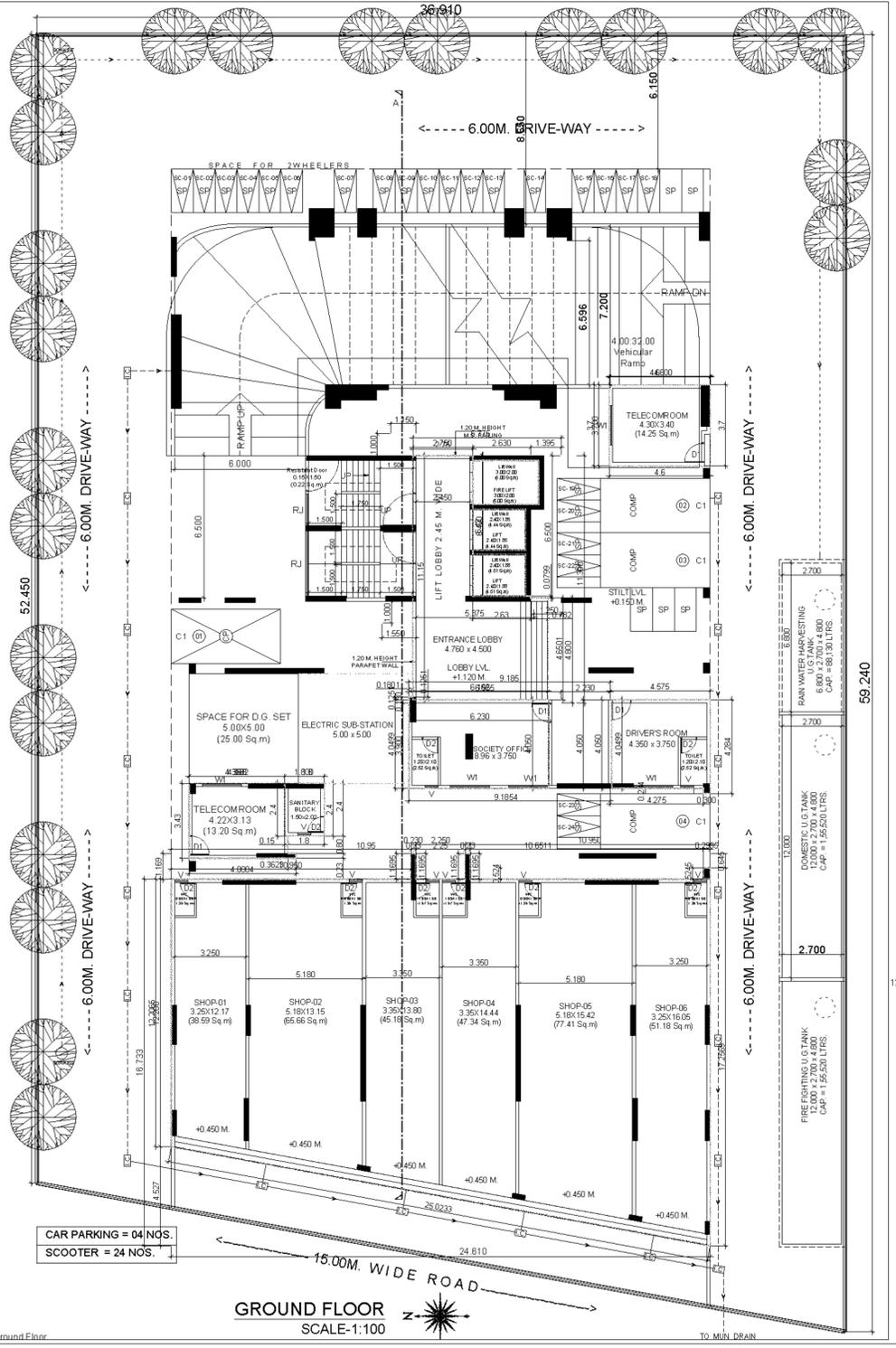
AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	24.61	17.90	356.79
BLOCK AREA TOTAL = 356.79 SqM			
TOTAL Deduction = 0.00 SqM			
Net Built Up Area = 356.79 SqM			

AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	4.60	3.70	17.02
BLOCK AREA TOTAL = 17.02 SqM			
TOTAL Deduction = 0.00 SqM			
Net Built Up Area = 17.02 SqM			

AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	6.39	4.18	25.86
BLOCK AREA TOTAL = 25.86 SqM			
TOTAL Deduction = 0.00 SqM			
Net Built Up Area = 25.86 SqM			

AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	2.40	1.80	4.32
BLOCK AREA TOTAL = 4.32 SqM			
TOTAL Deduction = 0.00 SqM			
Net Built Up Area = 4.32 SqM			

AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	4.88	3.40	15.22
BLOCK AREA TOTAL = 15.22 SqM			
TOTAL Deduction = 0.00 SqM			
Net Built Up Area = 15.22 SqM			

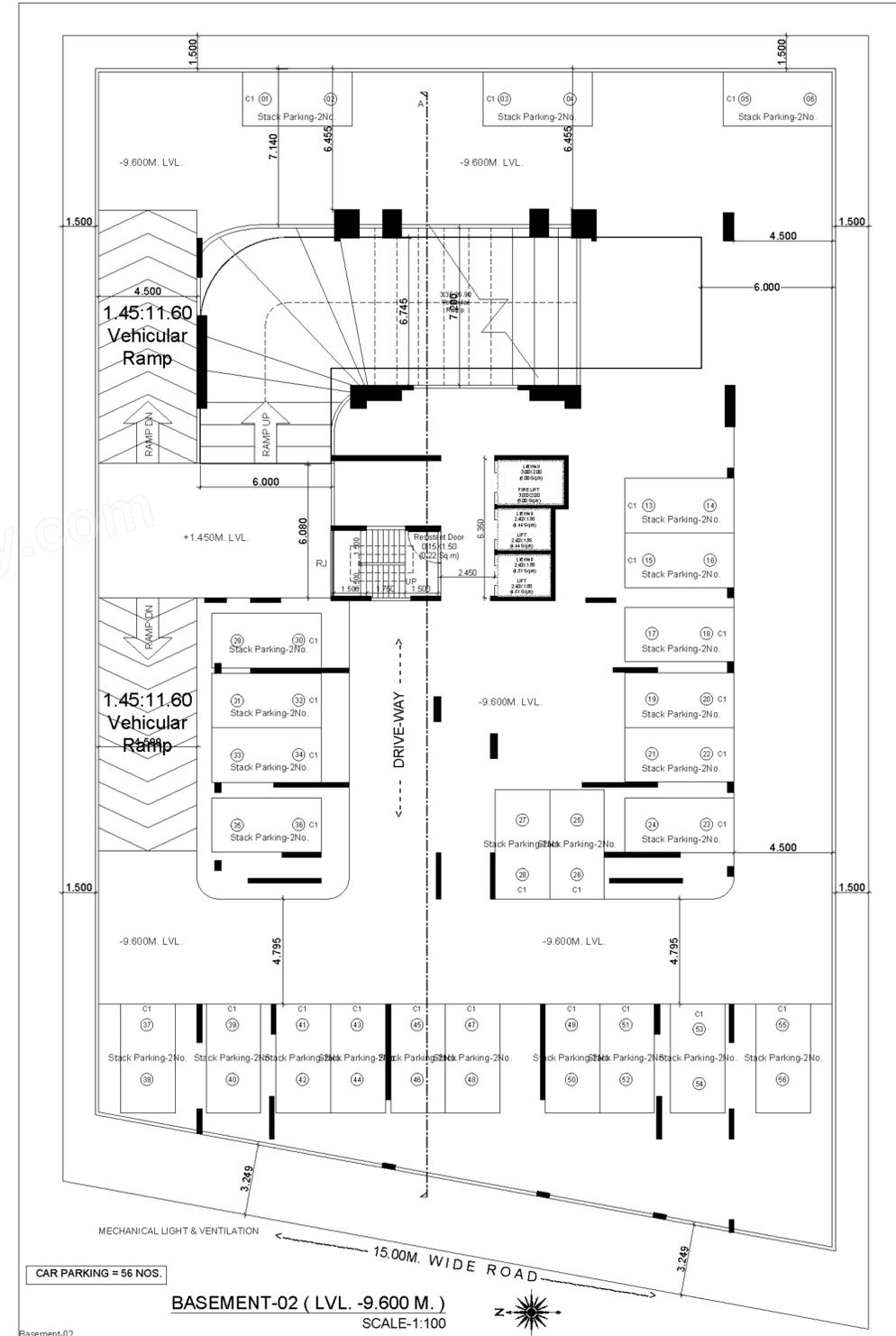
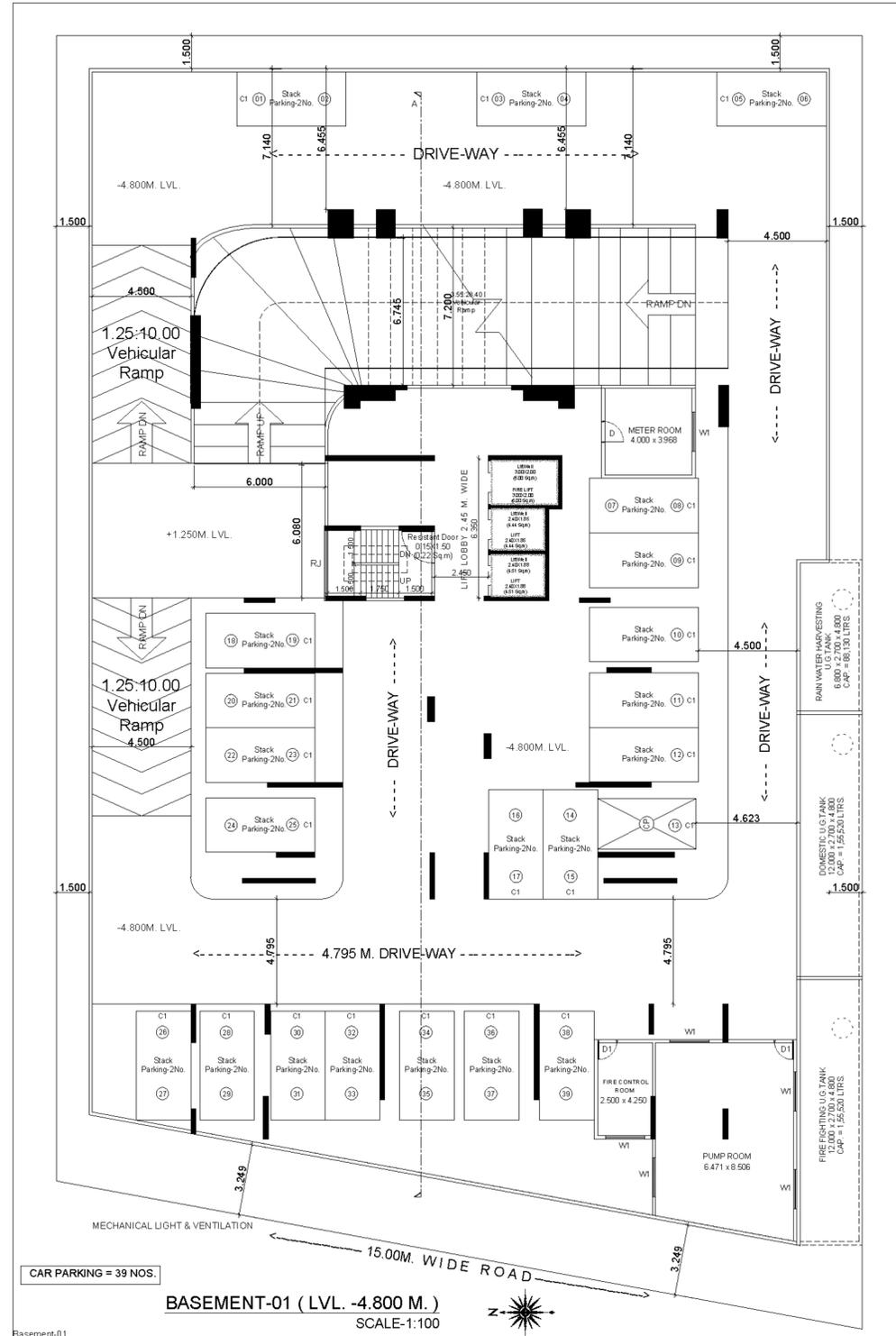


**LEGENDS:**  
 PLOT BOUNDARY SHOWN WHITE  
 PROPOSED WORK SHOWN RED  
 DRAINAGE LINE SHOWN YELLOW LIGHT  
 WATER LINE SHOWN BLUE DOTTED  
 ENCLOSED BALCONY SHOWN BROWN  
 TERRACE SHOWN DARK YELLOW  
 OPEN BALCONY SHOWN BROWN  
 EXISTING SHOWN BLUE HATCHED

1. Area of plot (Minimum area of A, B, C to be considered) or area of support with sanctioned layout No. and sublot No.  
 (a) As per ownership document (7/12, CTS extract)  
 (b) As per TDR or City Survey measurement sheet  
 (c) As per Demarcated drawing area  
 LESS  
 2. Area not in possession  
 3. Entire area (0-2)  
 4. Deductions for  
 (a) Proposed P. / D. P. Road widening Area (Service Road / Highways widening)  
 (b) Any D. P. / Reservation area  
 5. Balance area of plot (3-4)  
 6. Any open Space  
 (Applicable if (1) > 2000 sqm)  
 (Required - (a) Up to 2000 sqm - Nil  
 (b) Above 2000 sqm - (a) + 5% of Total area  
 7. Net Plot Area (5-6)  
 8. Recreational Open Space  
 (a) If area (6) is more than 4000 sqm - 10% of (6) is required.  
 Proposed  
 (b) If area is less than 4000 sqm - Check -  
 (1) If it is full number like 1, 2, 125, 418, etc. As per 7.12 extract of City Survey Number - No Recreational open space is required  
 (2) If it is subdivision like 12.25, 125N 418N etc then recreational open space is required  
 (A) 10% Subject to minimum 200 sqm  
 Proposed  
 (B) Exception to leave open space subject to availing basic FSI of 75%  
 (C) If exception to leave open space subject to payment of 10% land value of land at (7) as per annual statement of value.  
 Certificate of Area  
 I certify that the plot under reference was surveyed by me on 2024-02-02 and the dimensions of sides etc. of plot stated herein are as measured on site and the area is worked out tables with the area stated in document of Ownership / T. P. Scheme Records/Land Records Department/City Survey records. Signature (Name of Architect/Licensed Engineer/Surveyor)  
 Owner's Declaration  
 I have undersigned hereby confirm that I/we would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/we would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.  
 Owner (s) name and signature  
 Architect/ Licensed Engineer/ Surveyor name and signature  
 JOB NO.  
 Name of Architect/ Licensed Engineer/ Surveyor through whose AUTHORITY  
 OFFICE  
 Plot Address - Flat No. 02, Balaji Sapphire CHS LTD Plot No. 4, Sampark, Thane Maharashtra - 400705  
 Phone No. 93707748  
**DESCRIPTION OF PROJECT :**  
 Type of Proposal: Mixed  
 BUILDING ON CTS NO. SURVEY NO. ---  
 SITE ADDRESS:  
 Plot No. 59, Sector 15A, Noida - Noida, Navi Mumbai  
 Name of Architect/ Licensed Engineer/ Surveyor  
 ADDRESS OF OFFICE  
 Office  
 Sheela Road Chhatrapati Shivaji Maharaj  
 Sector No. 108, Bandra West, Mumbai - 400014  
 OWNERS SIGN  
 TECHNICAL PERSON SIGN  
 SCALE: 1:100 Date: 25/06/24  
 JOB NO - NMCC-24-12520 CHECK BY  
**SUBMISSION DRAWING**

SCHEDULE OF OPENING				
S/D NAME	NAME	LENGTH	HEIGHT	No.
Stack Saphire	RJ	1.45	1.30	1
Stack Saphire	W1	1.80	1.30	2
Stack Saphire	W2	1.72	1.30	8
Stack Saphire	W3	1.20	2.10	24
Stack Saphire	W	2.10	2.10	24
Stack Saphire	V	0.90	0.90	73
Stack Saphire	RJ	1.82	1.30	8
Stack Saphire	RJ	1.85	1.30	4
Stack Saphire	RJ	4.00	1.30	4
Stack Saphire	W1	1.80	1.30	65
Stack Saphire	RJ	2.98	1.30	14

SCHEDULE OF OPENING				
S/D NAME	NAME	LENGTH	HEIGHT	No.
Stack Saphire	D1	0.90	2.10	1
Stack Saphire	d	1.00	2.10	1
Stack Saphire	d	1.20	2.10	2
Stack Saphire	D	2.80	2.10	24
Stack Saphire	D-1	0.90	2.10	60
Stack Saphire	D2	0.75	2.10	73

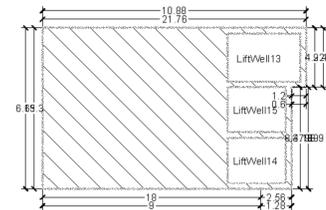


Name Of Architect: **Deepak Pansuriya Architects**  
 PARTNER ARCHITECTURAL & CIVIL ENGINEERING  
 Postal Address: Flat No. 002, Bhandarkar CHS LTD Plot No-4, Sompark, Thane Maharashtra-400705  
 Phone No. 937077748  
**DESCRIPTION OF PROJECT :**  
 Type of Proposal: Mixed  
 BUILDING ON CTS. NO. SURVEY NO. ---  
 SITE ADDRESS:  
 Plot No. 55, Sector- 15A, Noida- Noida, Nari Mumbai

NAME OF ARCHITECT: **Deepak Pansuriya Architects**  
 ADDRESS OF OFFICE:  
 Shree Hand Cham, 4009, Plot No. 55, Sector-15, CBD Backlog, Navi Mumbai-400114

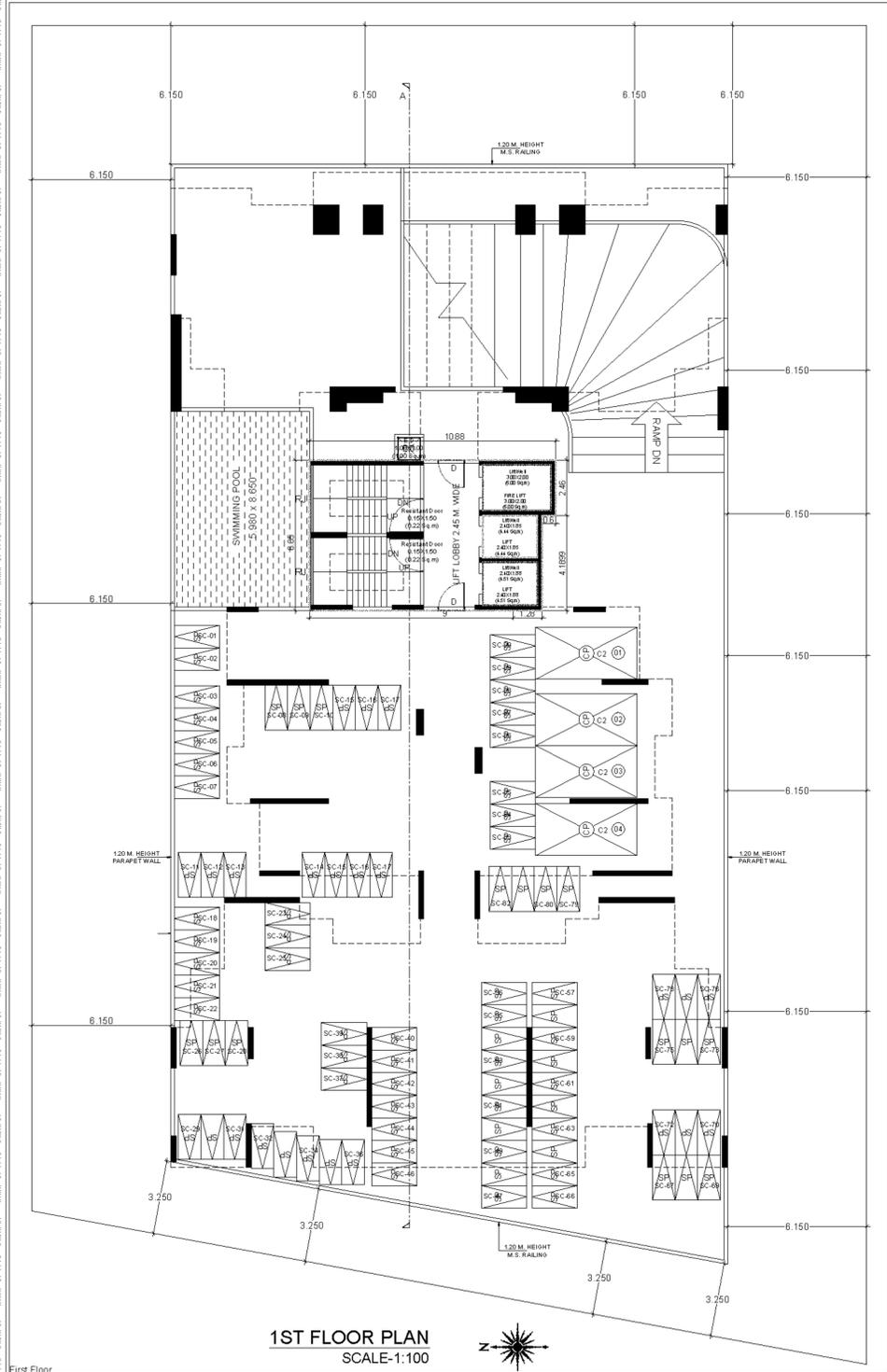
OWNER'S SIGN: \_\_\_\_\_ TECHNICAL PERSON SIGN: \_\_\_\_\_  
 SCALE: 1:100 Date: 25/06/24  
 JOB NO: NAMCC-24-0250 CHECK BY: \_\_\_\_\_  
**SUBMISSION DRAWING**

BUILT UP AREA CALCULATION FOR First Floor Balaji Sapphire			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.88	6.65	69.83
BLOCK AREA TOTAL=69.83Sq.M			
LiftWell15	-	-	4.43
LiftWell14	-	-	4.51
LiftWell13	-	-	6.00
TOTAL Deduction=14.94Sq.M			
Net BuiltUp Area=54.89 Sq.M			

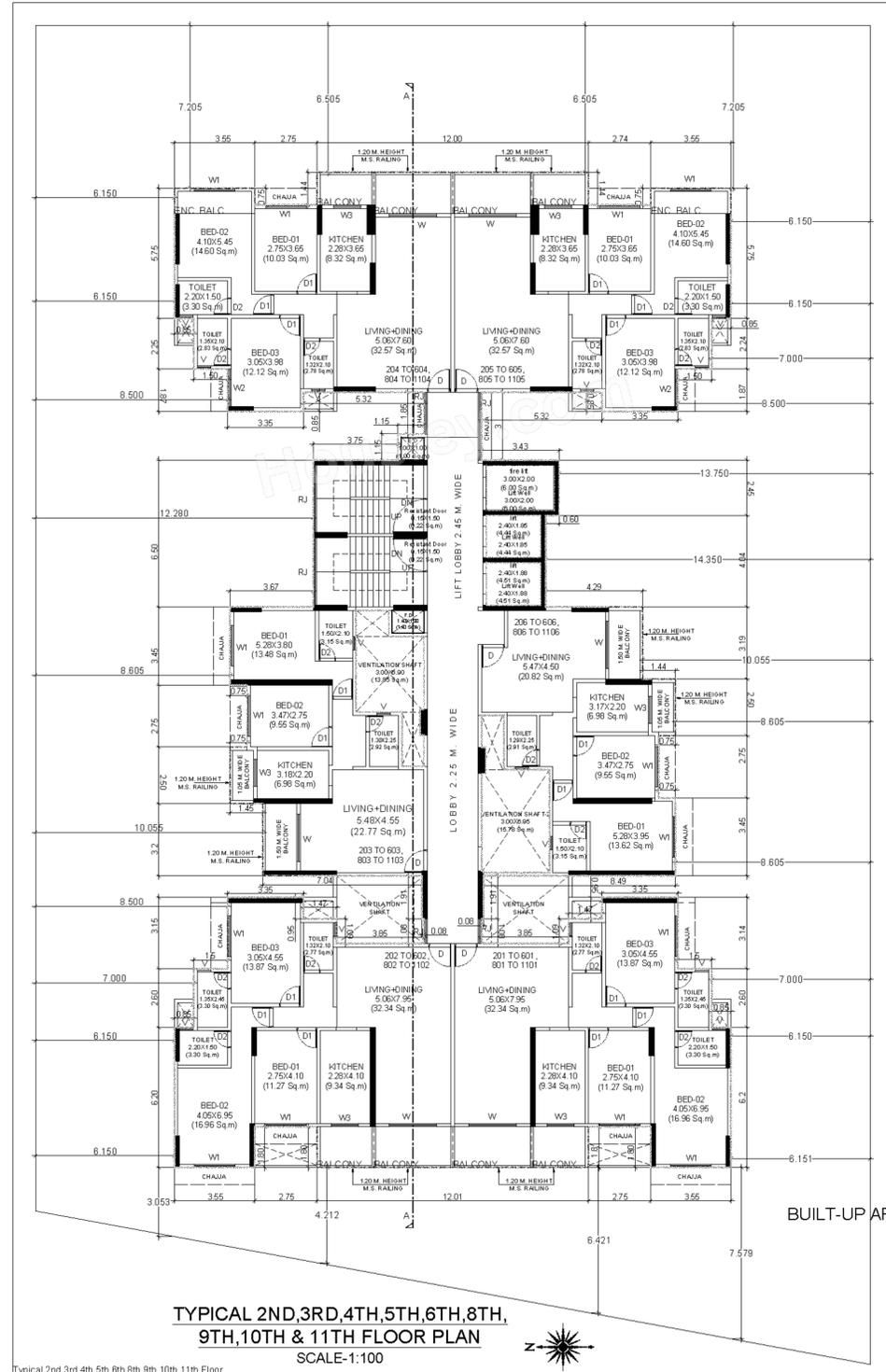


BUILT-UP AREA CALCULATION First Floor Balaji Sapphire

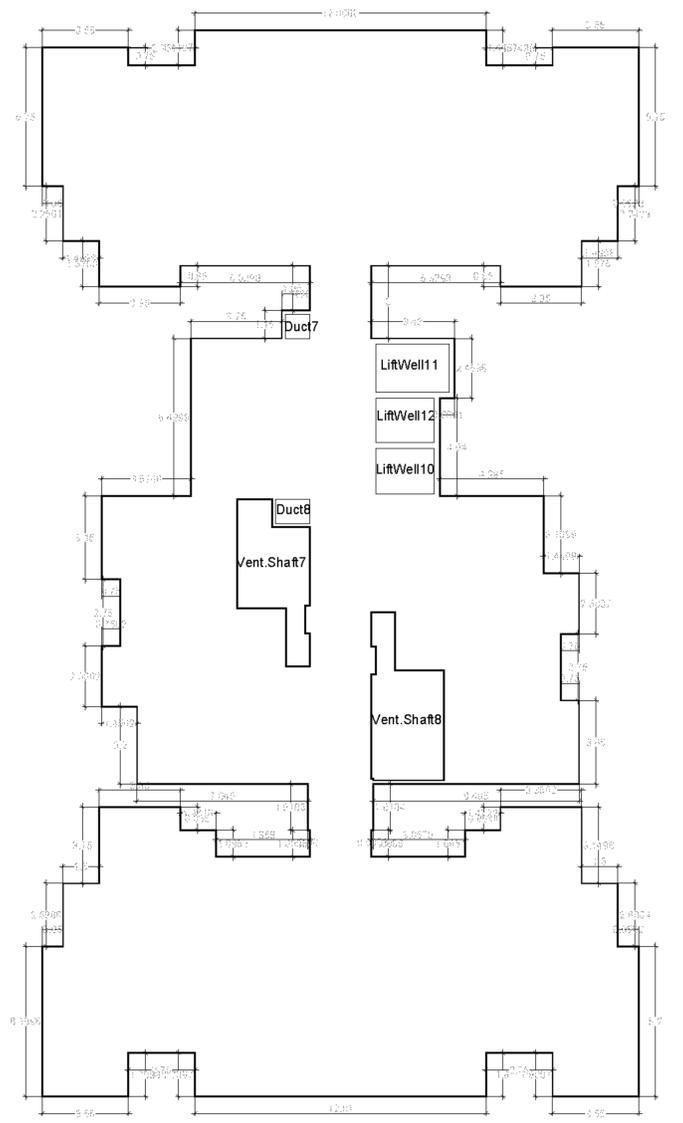
BUILT UP AREA CALCULATION FOR Typical 2nd 3rd 4th 5th 6th 8th 9th 10th 11th Floor Balaji Sapphire			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	44.03	24.61	770.79
BLOCK AREA TOTAL=770.79Sq.M			
LiftWell12	-	-	6.00
LiftWell11	-	-	4.51
LiftWell10	-	-	4.44
Vent.Shaft8	-	-	15.78
Vent.Shaft7	-	-	13.95
Duct9	-	-	1.40
Duct7	-	-	1.00
TOTAL Deduction=46.98Sq.M			
Net BuiltUp Area=723.81 Sq.M			



1ST FLOOR PLAN SCALE:1:100



TYPICAL 2ND,3RD,4TH,5TH,6TH,8TH, 9TH,10TH & 11TH FLOOR PLAN SCALE:1:100



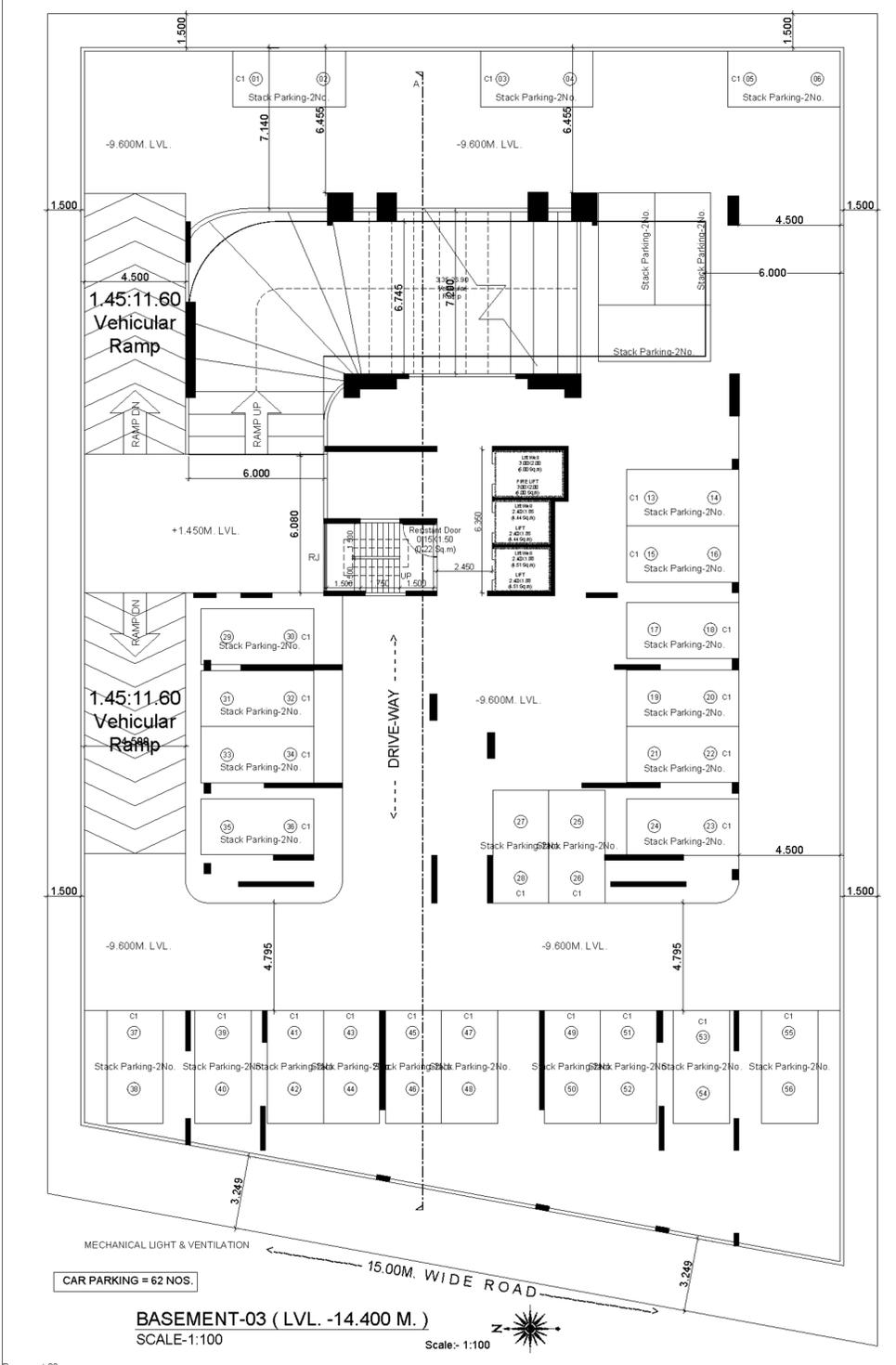
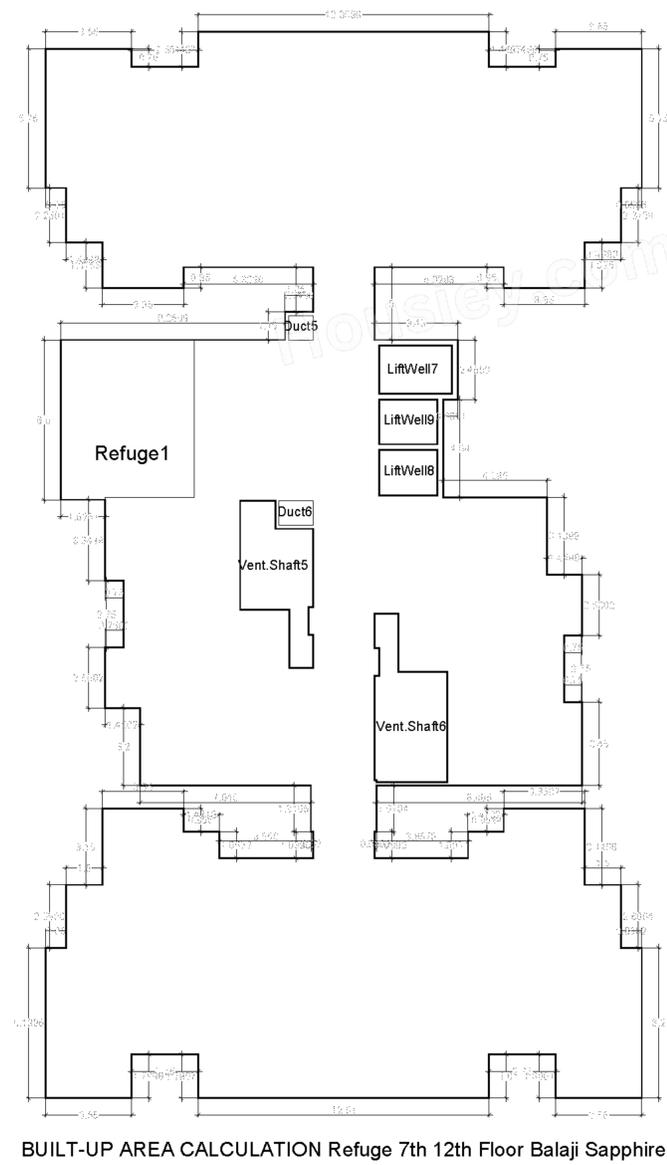
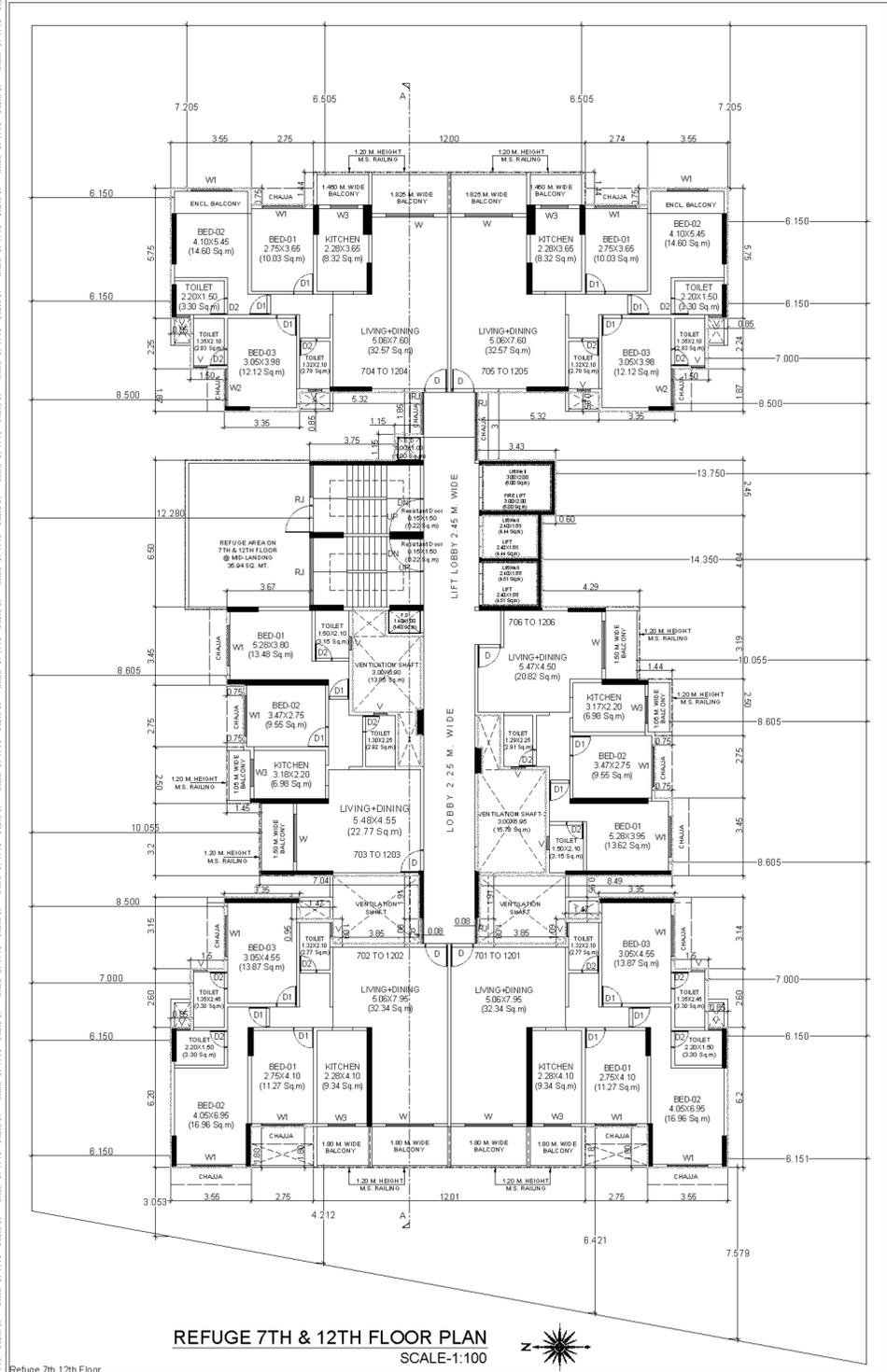
BUILT-UP AREA CALCULATION Typical 2nd 3rd 4th 5th 6th 8th 9th 10th 11th Floor Balaji Sapphire

Name Of Client: **Omni Infrastructures Pvt. Ltd.**  
 PARTNER AIR CONDITIONING & COOLING SYSTEMS  
 Plot Address: 1st & 2nd Stage, Balaji Sapphire CHS LTD Plot No-4, Sappaji, Thane Maharashtra-400705  
 Phone No. 937077748  
**DESCRIPTION OF PROJECT :**  
 Type of Project: Mixed BUILDING ON CTS, NO SURVEY NO...  
 SITE ADDRESS: Plot No. 55, Sector- 15A, Noida- Noida, Nari Mumbai

Name Of Architect: **Deepak P. Patil**  
 ADDRESS OF OFFICE: Shree Hand Cham, 400, Plot No. 55, Sector-15, CBD, Bhopal, Nari Mumbai-400114

OWNER'S SIGN: \_\_\_\_\_ TECHNICAL PERSON SIGN: \_\_\_\_\_  
 SCALE: 1:100 Date: 25/06/24  
 JOB NO: NMCC-24-0250 CHECK BY: \_\_\_\_\_  
**SUBMISSION DRAWING**

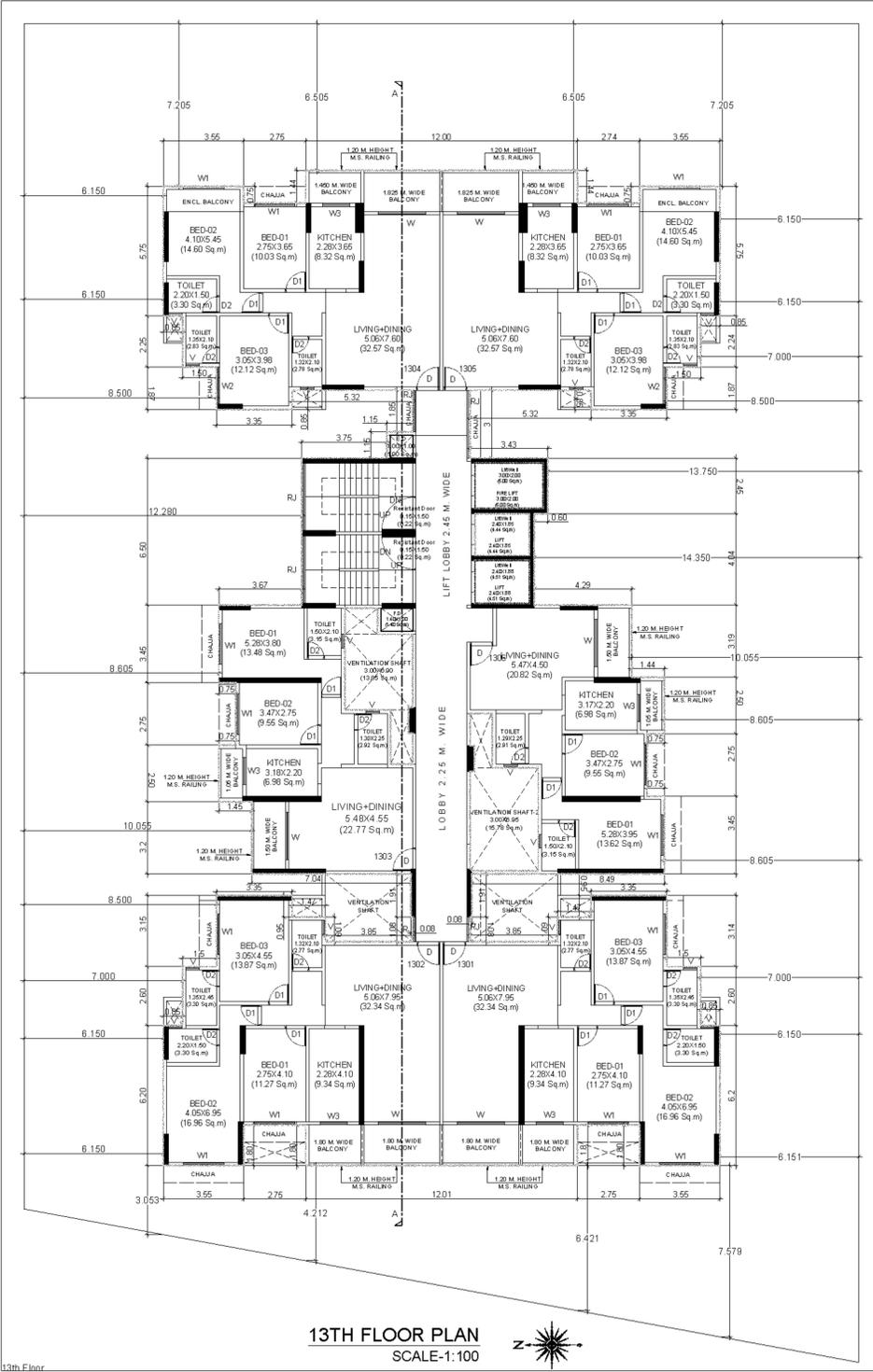
BUILT UP AREA CALCULATION FOR Refuge 7th 12th Floor Balaji Sapphire			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	44.03	24.81	808.73
BLOCK AREA TOTAL = 808.73 Sq.M			
Refuge1	-	-	26.93
LiftWell9	-	-	4.43
LiftWell8	-	-	4.51
LiftWell7	-	-	6.00
Vent.Shaft5	-	-	15.78
Vent.Shaft6	-	-	13.85
Duct5	-	-	1.40
Duct6	-	-	1.00
TOTAL Deduction = 82.908 Sq.M			
Net BuiltUp Area = 723.83 Sq.M			



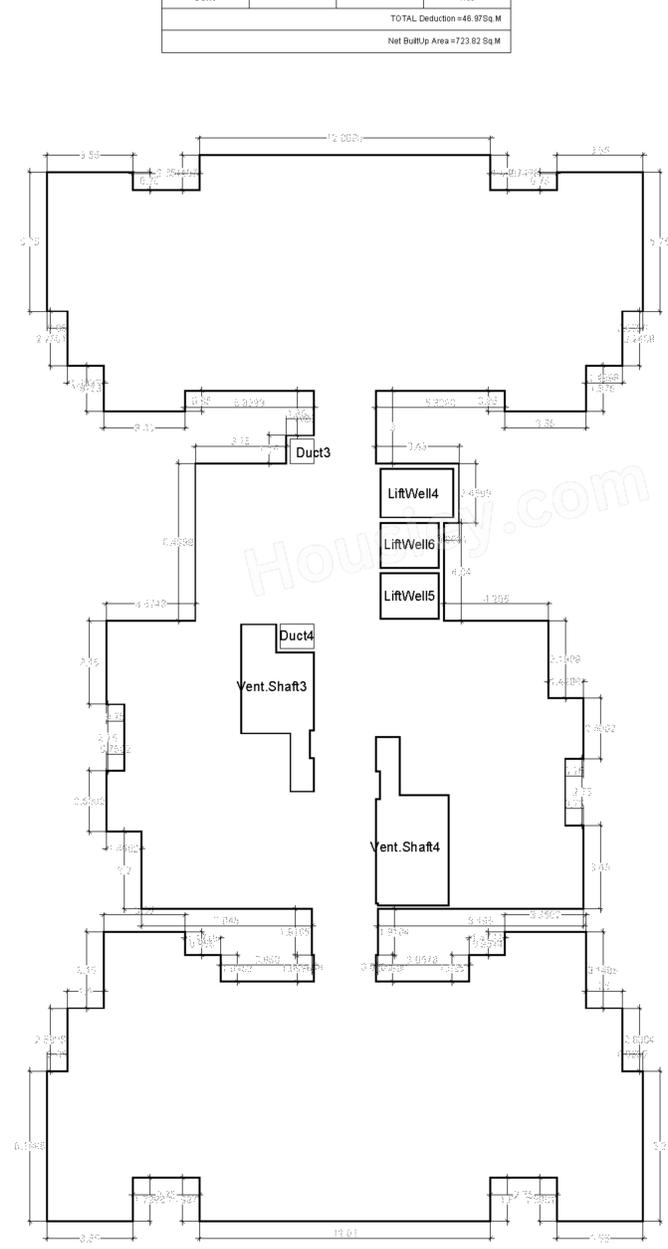
Name Of Architect: **Shree P. Parthasarathy**  
 ADDRESS OF OFFICE: **Shree Hand Cham, 4009, Plot No. 55, Sector 11, CBD Belapur, Navi Mumbai - 400114**  
 OWNER'S SIGN: **Shree Hand Cham**  
 TECHNICAL PERSON SIGN: **Shree Hand Cham**  
 SCALE: 1:100 Date: 25/06/24  
 JOB NO: NMCC-24-0250 CHECK BY: **Shree Hand Cham**  
**SUBMISSION DRAWING**



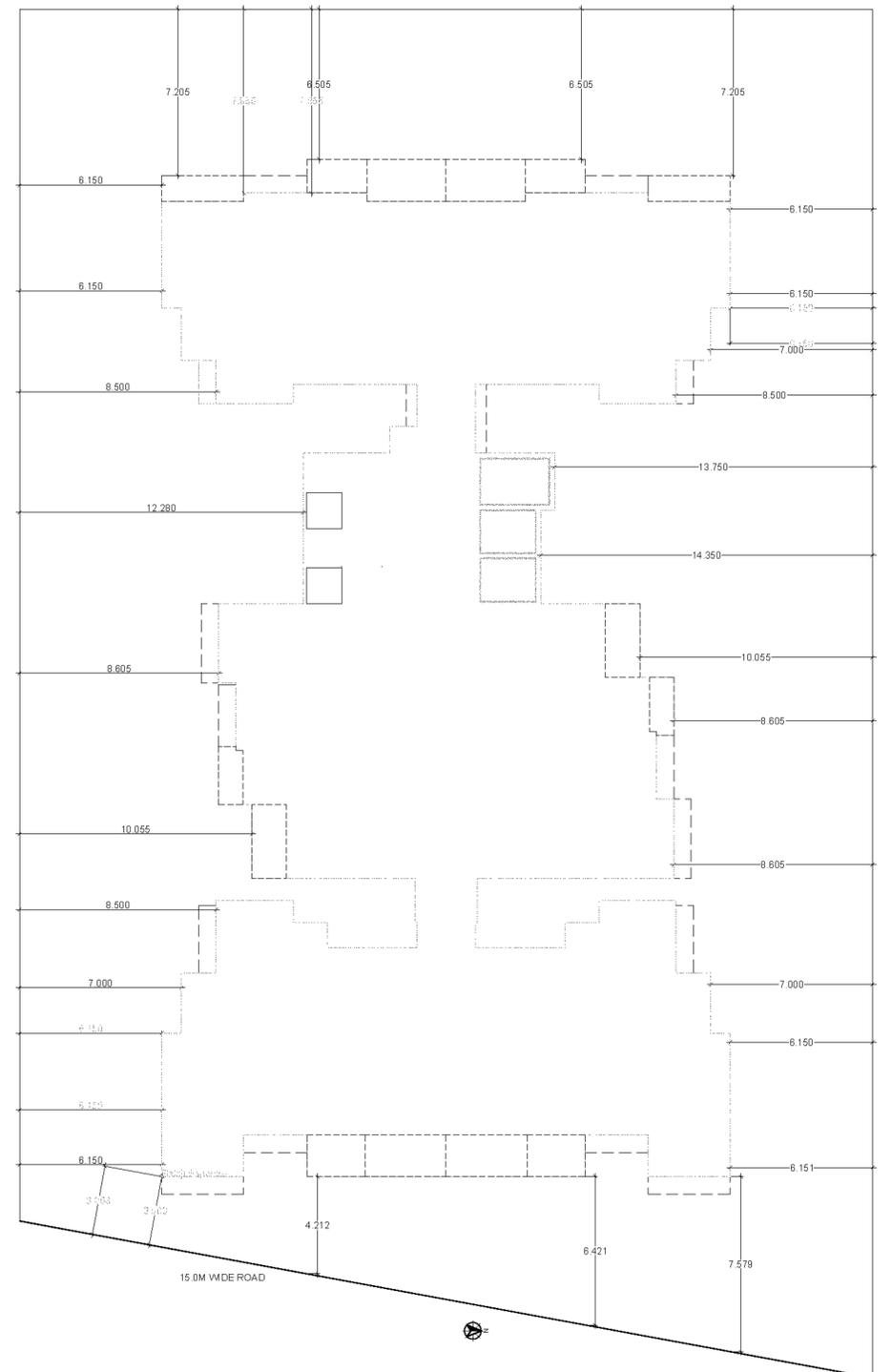
BUILT UP AREA CALCULATION FOR 13th Floor Balaji Sapphire			
AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	44.03	24.61	770.79
BLOCK AREA TOTAL = 770.79 Sq.M			
LiftWell6	-	-	4.43
LiftWell5	-	-	4.51
LiftWell4	-	-	6.00
Vent.Shaft4	-	-	15.78
Vent.Shaft3	-	-	13.85
Duct4	-	-	1.40
Duct3	-	-	1.00
TOTAL Deduction = 46.97 Sq.M			
Net Built Up Area = 723.82 Sq.M			



13TH FLOOR PLAN  
SCALE:1:100



BUILT-UP AREA CALCULATION 13th Floor Balaji Sapphire

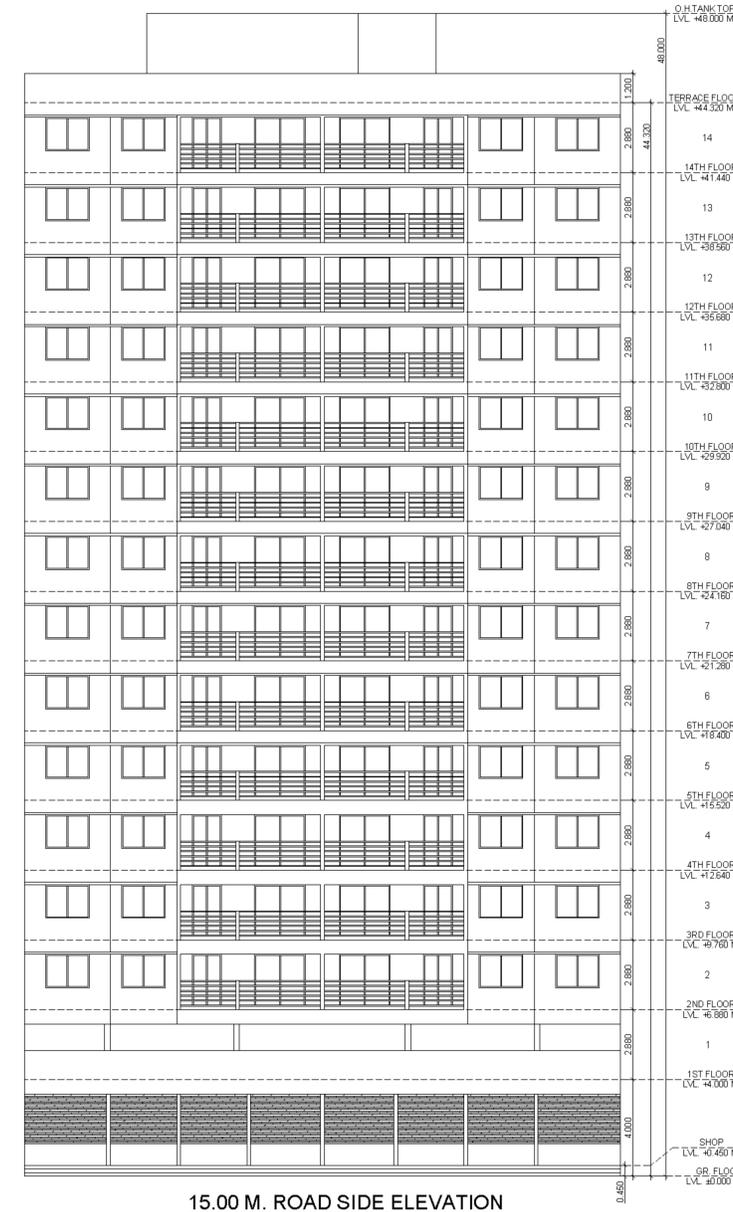
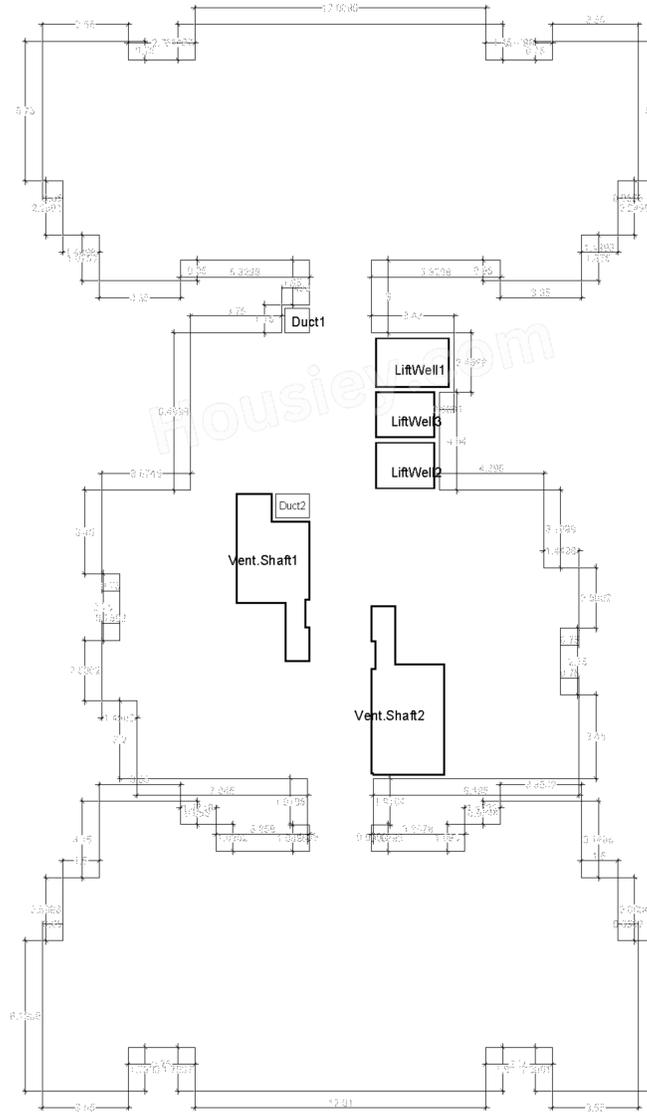
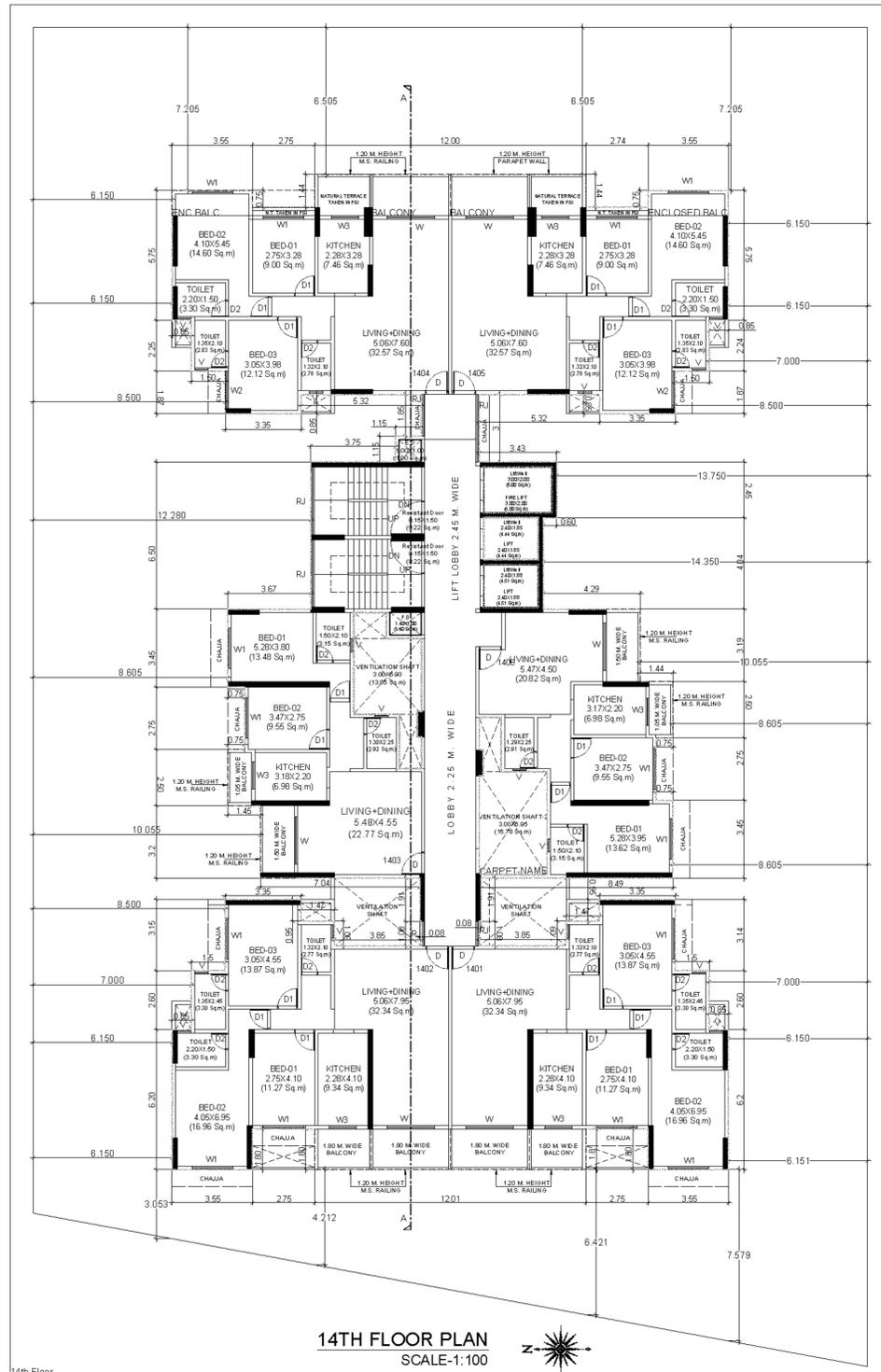


Name Of Client: **Omni Infrastructures Through its Authorized Partner MR. CHANDRA B. CHODHURY**  
 Plot Address: **Flat No-002, Balaji Heights CHS LTD Plot No-4, Sanyal, Thane Maharashtra-400705**  
 Phone No: **932707748**  
**DESCRIPTION OF PROJECT :**  
 Type of Proposal: **Minor BUILDING ON CTS, NO SURVEY NO...**  
 SITE ADDRESS: **Plot No. 59, Sector- 15A, Near- Nand, Nand Mumbai**

Name Of Architect: **Deepak P. Pansare Thane**  
 ADDRESS OF OFFICE: **Shree Hand Cham, 400, Plot No. 59, Sector 15, CBD, Behind, Nand Mumbai 400114**

OWNER'S SIGN: \_\_\_\_\_ TECHNICAL PERSON SIGN: \_\_\_\_\_  
 SCALE: 1:100 Date: 25/06/24  
 JOB NO: NMCC-24-0250 CHECK BY: \_\_\_\_\_  
**SUBMISSION DRAWING**

BUILT UP AREA CALCULATION FOR 14th Floor Balaji Sapphire			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	44.03	24.61	770.80
BLOCK AREA TOTAL = 770.80 Sq.M			
LiftWell3	-	-	4.43
LiftWell2	-	-	4.51
LiftWell1	-	-	6.00
Vent Shaft2	-	-	15.78
Vent Shaft1	-	-	13.85
Duct2	-	-	1.40
Duct1	-	-	1.00
TOTAL Deduction = 46.97 Sq.M			
Net BuiltUp Area = 723.83 Sq.M			



Name Of Client: Dhanu MS VARSHA INFRASTRUCTURE THROUGH ITS AUTHORIZED PARTNER MR. CHINHAJI B. CHODASARY  
 Plot Address: Flat No-002, Balaji Heights CHS LTD Plot No-4, Sanyal, Thane Maharashtra-400705  
 Phone No. 937077748  
**DESCRIPTION OF PROJECT :**  
 Type of Proposal: Mixed BUILDING ON CTS. NO SURVEY NO-...  
 SITE ADDRESS: Plot No. 59, Sector- 15A, Noida- Noida, Nari Mumbai  
 Name Of Architect: Deepak P. Pansare Thane  
 ADDRESS OF OFFICE: Shree Hand Cham, 4009, Plot No. 59, Sector-11, CBD Backlog, Navi Mumbai-400114  
 OWNER'S SIGN: TECHNICAL PERSON SIGN  
 SCALE: 1:100 Date: 25/06/24  
 JOB NO: NMCC-24-0250 CHECK BY: SUBMISSION DRAWING

