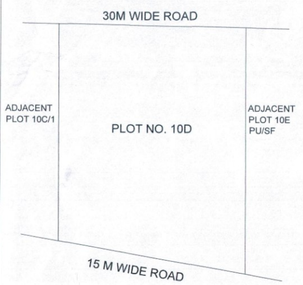
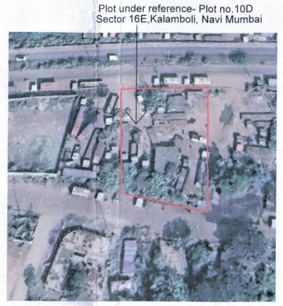


LOCATION PLAN



PLOT LOCATION ON GOOGLE EARTH

UNITS			
FLOOR	2BHK	1BHK	1RK
1ST FLOOR	2	1	
2ND FLOOR	4	1	
3RD FLOOR	4	1	
4TH FLOOR	4	1	
5TH FLOOR	4	1	
6TH FLOOR	4	1	
7TH FLOOR	4		1
8TH FLOOR	4	1	
9TH FLOOR			
10TH FLOOR	4	1	
11TH FLOOR	4		1
12TH FLOOR	4	1	
13TH FLOOR	4	1	
14TH FLOOR	4	1	
15TH FLOOR	3		1
TOTAL	53	11	3
TOTAL	67		

TENEMENT STATEMENT				
FLOOR	FLAT NO.	CARPET AREA	FLOORS	TOTAL FLATS
1	1	53.99	1	1
	2	54.28	1	1
	3	35.57	1	1
2	1	51.71	1	1
	2	51.97	1	1
	3	34.25	1	1
	4	52.44	1	1
	5	52.44	1	1
3,4,5,6, 8, 10, 12,13,14	1	51.71	9	9
	2	51.97	9	9
	3	34.25	9	9
	4	51.96	9	9
	5	51.96	9	9
7,11	1	51.71	2	2
	2	51.97	2	2
	3	21.89	2	2
	4	51.96	2	2
	5	51.96	2	2
15	1	57.88	1	1
	3	22.39	1	1
	4	51.96	1	1
	5	51.96	1	1
TOTAL				67

CARPET AREA STATEMENT- COMMERCIAL (SQ.MT)	
SHOP	CARPET AREA
1	25.32
2	37.10
3	17.06
4	16.90
5	37.16
6	10.72
7	9.95
8	28.37
9	30.10
10	28.34
11	9.50
TOTAL	250.52

PARKING AREA STATEMENT					
TYPES AND SIZE OF TENEMENTS		NO. TENEMENTS	PARKING REQUIRED	REQUIRED NO. OF PARKING	
				NO.OF CARS	NO.OF SCOOTERS
RESIDENTIAL	For every two tenements with each tenement having carpet area less than 30 sq.mt	3	0 Car & 2 Scooters	0.0	3.0
	For every two tenements with each tenement having carpet area less than 40 sq.mt but more than 30 sq.m.	11	1 Car & 2 Scooters	5.50	11.0
	For every two tenements with each tenement having carpet area equal to or above 40 sq.mt but less than 80 sq.m.	53	1 Car & 2 Scooters	26.50	53.0
	TOTAL			32	67
	VISITOR PARKING 5%			1	3.4
COMMERCIAL	For every 100 sq.m. carpet area or fraction thereof	250.52	2 Cars & 6 Scooters	5.0	15.0
TOTAL				38	85
OTHER MUNCIPAL CORPERATION IN MMR AREA EXCEPT THANE M.C MULTIPLYING FACTOR : 0.8					
				38 X 0.8 =	
				30	85
NOTE: SIX SCOOTER PARKING CONVERTED INTO ONE CAR PARK (COMPOSITE PARKING)					
NO. OF PARKING					85
6 SCOOTERS= 1 CAR					84 / 6 = 14
					84 REDUCED
THUS, 84 SCOOTERS CONVERTED INTO 14 CARS				14	85 - 84
TOTAL NO. OF PARKING REQUIRED				44	1
TOTAL NO. OF PARKING PROPOSED (TOWER PARKING 70+1VISITOR)				71	3

NON FSI AREA STATEMENT	
STILT	35.57
PORCH	32.41
METER ROOM	32.51
OWC ROOM	15.02
9TH RECREATIONAL FLOOR AREA	365.44
REFUGE AREA (17.79 x 2)	35.58
UNDER GROUND PUMP ROOM	110.19
UNDER GROUND TANK	92.03
OVERHEAD TANK	61.34
MUMPTY AREA	94.82
PARKING TOWER	74.31
CHAJJA/PROJECTIONS	588.69
TOTAL	**1537.91**
DEDUCTION OF A/P CUTOUTS	97.19
TOTAL NON FSI AREA	**1440.72**
CONSTRUCTION AREA STATEMENT	
TOTAL BUILT UP/FSI AREA	**5231.89**
TOTAL NON FSI AREA	**1440.72**
TOTAL	**6672.61**

BUA STATEMENT		
	RESI	NON RESI
GROUND FLOOR	109.49	269.31
1ST FLOOR	357.83	
2ND FLOOR	348.07	
3rd FLOOR	353.18	
4th FLOOR	353.18	
5th FLOOR	353.18	
6th FLOOR	353.18	
7th FLOOR	339.57	
8th FLOOR	353.18	
9th FLOOR	0	
10th FLOOR	353.18	
11th FLOOR	339.57	
12th FLOOR	353.18	
13th FLOOR	353.18	
14th FLOOR	353.18	
15th FLOOR	289.43	
TOTAL	**4962.58**	**269.31**
GRAND TOTAL	**5231.89**	

STAMP OF APPROVAL

SHEET 1/3

पनवेल महानगरपालिका
नोंद क्रमांक/दोनी - वेळर - 9E6
वेबसीट अंतिम भू.क्र./ह.भू.क्र./सर्वे क्र./गट क्र.
भू.क्र. / 90 ई1 - मध्ये दिलेलेनिर्णय/मुद्यासित/
फेरबदल करण्यास/याचीच नगररचनाचे नकाशांस या
कार्यालयाचे जा.क्र./पमपा/नरचि/ 9EC&E1
99494 / 2024 - दिनांक 02/07/2024
वबसीट अटी, शर्तीस अधिन राहून नकाशांस खाल रचाने
हुकूम केल्यानुसार मंजूर (प्रतिस्वाक्षरी नोंदवावी)

मा. आयुक्त यांचे मंजूरी नुसार

उपसंचालक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका पनवेल-रायगड
PANVEL-RAIGAD

WATER DEMAND CALCULATION					
	TENEMENTS	OCCUPANTS	TOTAL OCCUPANTS	PERSON LITRE	TOTAL WATER DEMAND (LTRS)
SHOPS	11	3	33	45	1485
1RK	3	2	6	135	810
1BHK	11	4	44	135	5940
2BHK	53	5	265	135	35775
TOTAL					44010
TOTAL FLATS	67				

DOMESTIC WATER REQUIRMENTS				FIRE WATER REQUIRMENT			
REQUIRED UG TANK (LTRS)	UG TANK (LTRS)	OH TANK (LTRS)	OH TANK (LTRS)	REQUIRED UG TANK (LTRS)	PROVIDED UG TANK (LTRS)	OH TANK (LTRS)	PROVIDED OH TANK (LTRS)
44010	80000	22005	22005	200000	200000	30000	30000

SANITARY BLOCK FOR SERVANTS HAVING MAXIMUM AREA OF 3 SQ.M. IN SCHEMES HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 3 SQ.M. AREA FOR EVERY 200 FLATS.				
PROPOSED FLATS	AREA REQUIRED			AREA PROPOSED
67	3 SQ.MT FOR 100 FLATS	ADDITIONAL 3 SQ.MT FOR EVERY 200 FLATS	3.00	3.36
	3.00	0.00		

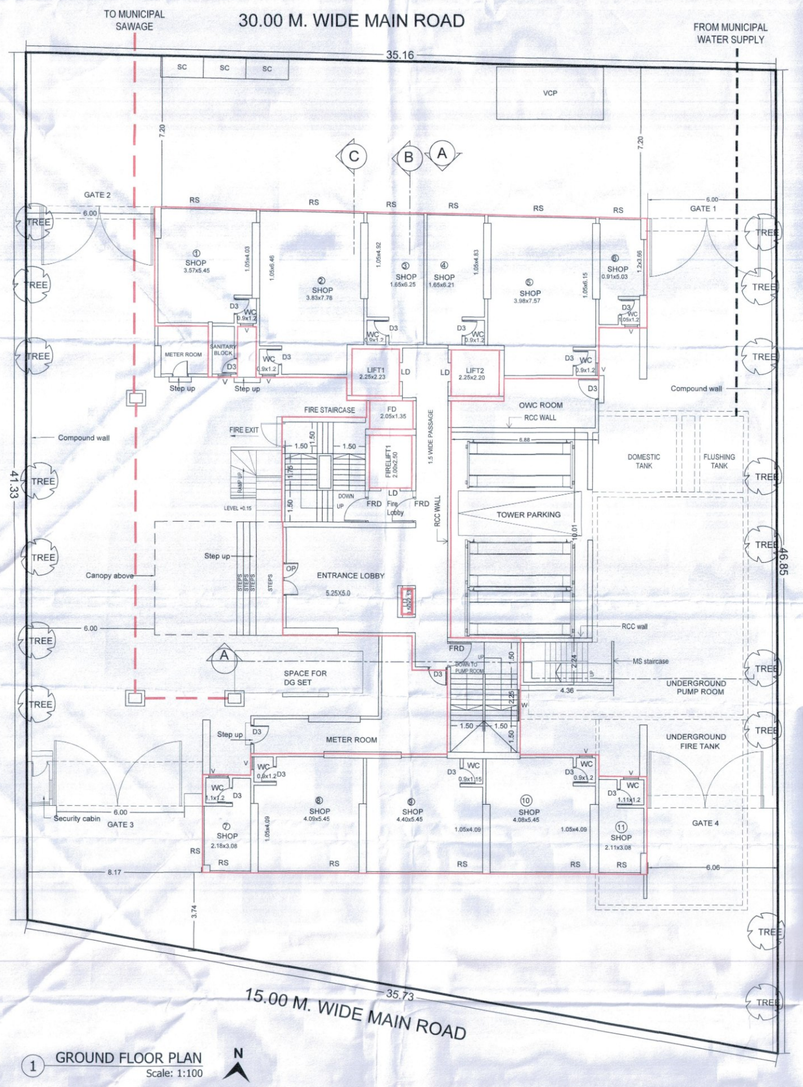
DRIVERS ROOM OF SIZE 12 SQ.M. WITH ATTACHED TOILET IN SCHEMES HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 10 SQ.M. AREA FOR EVERY 300 FLATS.				
PROPOSED FLATS	AREA REQUIRED			AREA PROPOSED
67	12 SQ.MT FOR 100 FLATS	ADDITIONAL 10 SQ.MT FOR EVERY 300 FLATS	12.00	33.00
	12.00	0.00		

FITNESS CENTRE CUM SOCIETY OFFICE ROOM, ADMEASURING AREA OF ABOUT 20 SQ.M.IN SCHEME HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 20 SQ.M. AREA FOR EVERY 300 FLATS.				
PROPOSED FLATS	AREA REQUIRED			AREA PROPOSED
67	20 SQ.MT FOR 100 FLATS	ADDITIONAL 20 SQ.MT FOR EVERY 300 FLATS	20.00	89.30
	20.00	20.00		

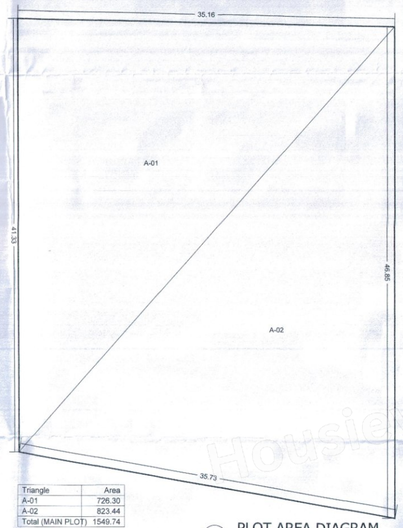
DRIVER ROOM AREA CALCULATION						
	ADDITIONS					
1	3.05	X	3.95	=	12.05	SQ.MT.
2	2.74	X	3.43	=	9.40	SQ.MT.
3	0.87	X	2.52	=	2.19	SQ.MT.
4	2.63	X	2.60	=	6.84	SQ.MT.
5	1	X	2.52	=	2.52	SQ.MT.
TOTAL ADDITION				=	33.00	SQ.MT.
TOTAL DRIVER ROOM AREA [X - Y1]				=	**33.00**	**SQ.MT.**

FITNESS CENTRE CUM SOCIETY OFFICE AREA CALCULATION						
	ADDITIONS					
6	16.21	X	3.45	=	55.92	SQ.MT.
7	1.15	X	2.52	=	2.90	SQ.MT.
8	2.63	X	2.6	=	6.84	SQ.MT.
9	0.87	X	2.52	=	2.19	SQ.MT.
10	2.74	X	3.43	=	9.40	SQ.MT.
11	3.05	X	3.95	=	12.05	SQ.MT.
TOTAL ADDITIONS				=	89.30	SQ.MT.
TOTAL FITNESS CENTRE CUM SOCIETY OFFICE				=	**89.30**	**SQ.MT.**

Proforma – I: Area Statement		
AREA STATEMENT		SQ.MT.
1	Area of plot (Minimum area of a, b, c to be considered)	1549.74
a	As per ownership document (7/12, CTS extract)	1549.74
b	as per measurement sheet	1549.74
c	as per site	1549.74
2	Deductions for	
a	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0
b	Any D.P. Reservation area	0
	(Total a+b)	0
3	Balance area of plot (1-2)	1549.74
4	Amenity Space (if applicable)	NA
a	Required -	0
b	Adjustment of 2(b), if any -	0
c	Balance Proposed -	0
5	Net Plot Area (3-4 (c))	
6	Recreational Open space (if applicable)	0
a	Required -	0
b	Proposed -	0
7	Internal Road area	0
8	Plotable area (if applicable)	0
9	**Built up area with reference to Basic F.S.I. as per front road width (3)X basic 1.5)**	**2324.61**
10	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI - based on road width / TOD	0.5
b	Proposed FSI on payment of premium (0.5) (3)X (10a)	774.87
11	In-situ FSI / TDR loading	
a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0
b	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)] ,	0
c	TDR area	0.00
d	Total In-situ / TDR loading proposed [12 (a)+(b)+(c)]	0.00
12	Additional FSI area AS PER 10.10.1 (3) for Navi Mumbai (0.10)	154.97
13	Total entitlement of FSI in the proposal	
a	[9 + 10(b)+11(d)+12]	3254.45
b	Area for commercial (Max. permissible area 10% of (9)=232.46) [proposed area (268.35) > 10%]	149.62
c	Ancillary Area FSI upto 80% with payment of charges. (80% of 13b) (NA)	119.69
d	Total proposed area for Commercial (as P-Line)	269.31
e	Area for Residential (13a - 13 b)	3104.84
f	Ancillary Area FSI upto 60% with payment of charges (60% of 13e)	1862.90
g	Total area for residential (13e+13f)	4967.74
h	**Total entitlement of BUA with Ancillary (13d + 13g)**	**5237.05**
14	Total Built-up Area in proposal.(excluding area at Sr.No.18b)	
a	Existing Built-up Area.	0
b	Proposed Built-up Area (as per 'P-line')	5231.89
c	Total (a+b)	5231.89
15	F.S.I. Consumed (14c/3) (should not be more than serial No.14	3.38
16	Total balance area (13h-14c)	5.16

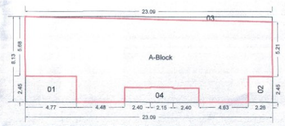


1 GROUND FLOOR PLAN
Scale: 1:100



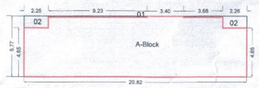
Triangle	Area
A-01	726.30
A-02	823.44
Total (MAIN PLOT)	1549.74

1 PLOT AREA DIAGRAM
Scale: 1:200



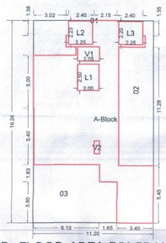
Polygon	Area
A-Block	187.77
01	11.69
02	5.54
03	5.46
04	9.63
Total	155.45

1 GR. FLOOR-AREA DIAGRAM FOR SHOP NO. 1 TO 6
Scale: 1:200



Polygon	Area
A-Block	120.20
01	3.45
02	2.89
Total	113.86

1 GR. FLOOR-AREA DIAGRAM FOR SHOP NO. 7 TO 11
Scale: 1:200



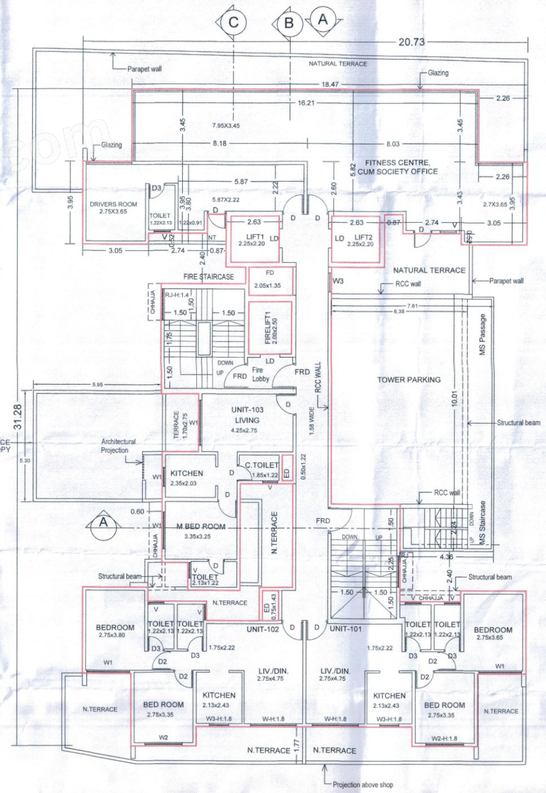
Polygon	Area
A-Block	215.49
01	11.19
02	39.11
03	40.71
L1	5.00
L2	5.02
L3	4.95
V1	2.77
V2	0.61
Total	106.13

1 GR. FLOOR-AREA DIAGRAM FOR STAIRCASE , PASSAGE, LOBBY
Scale: 1:200

Polygon	Area
A-Block	3.36
Total	3.36

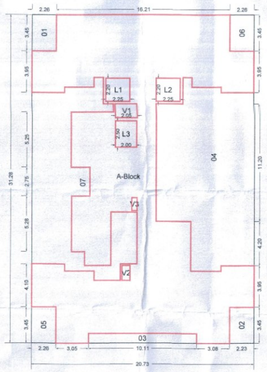
1 SANITARY BLOCK AREA DIAGRAM
Scale: 1:200

GROUND FLOOR BUA		
SHOP 1 TO 6 BUA	=	155.45 SQ.MT.
SHOP 7 TO 11 BUA	=	113.86 SQ.MT.
TOTAL COMMERCIAL BUA	=	**269.31 SQ.MT.**
STAIRCASE PASSAGE BUA	=	106.13 SQ.MT.
SANITARY BLOCK BUA	=	3.36 SQ.MT.
TOTAL RESIDENTIAL L BUA	=	**109.49 SQ.MT.**
TOTAL GROUND FLOOR AREA	=	**378.80 SQ.MT.**



1 1ST FLOOR PLAN
Scale: 1:100

1 DRIVER ROOM , FITNESS CENTRE CUM SOCIETY OFFICE AREA DIAGRAM
Scale: 1:200



1 1ST FLOOR AREA DIAGRAM
Scale: 1:200

Polygon	Area
A-Block	648.43
01	7.80
02	7.69
03	9.30
04	138.38
05	7.80
06	7.80
07	92.49
L1	4.95
L2	4.95
L3	5.00
V1	2.77
V2	1.07
V3	0.61
Total	357.83
1st floor BUA including fitness centre cum society office =	357.83 sq.mt.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.10D, SECTOR.16E, KALMBOLI, PANVEL, DISTRICT RAIGAD

NAME & SIGNATURE OF OWNER

For TRICITY REALTY LLP
DESIGNATED PARTNER

M/S. TRICITY REALTY LLP

DRG NO.	SCALE	DRAWN BY	CHK. BY	DATE
TF/TR81/A-SA02	AS SHOWN	AS	---	05.04.2024

NAME & SIGNATURE OF ARCHITECT

THE FIRM architecture

THE FIRM
architecture,interiors,landscape,media facilities
THE COMMODITY EXCHANGE, G.F., PLOT NO. 2, 3 & 4, SECTOR 19A, VASHI, NAVI MUMBAI 400 705, INDIA
THE FIRM ASSOCIATES UK LIMITED
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