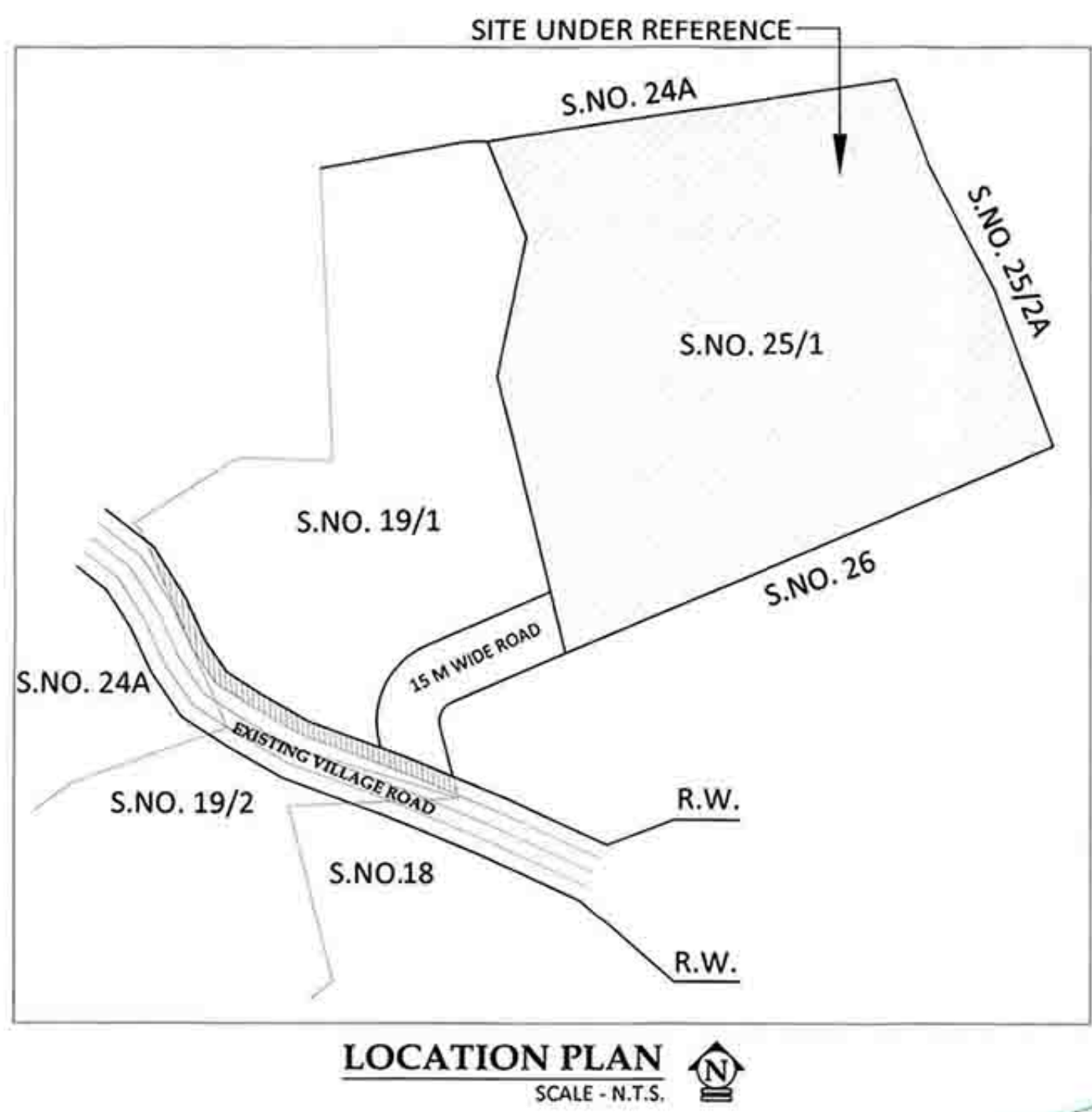


WATER CAPACITY CALCULATION (U.G. WATER TANK RESIDENTIAL UNITS)									
WING	FLAT NOS.	REQUIRED DOMESTIC LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING LTRS.	ADDITIONAL TOILET LTRS. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)		
WING-A	133	133 X 135 X 5	89,775	133 X 270	35,910	133 X 180	23,940	59,850	1,49,625
WING-B	120	120 X 135 X 5	81,000	120 X 270	32,400	120 X 180	21,600	54,000	1,35,000
WING-C	147	147 X 135 X 5	99,225	147 X 270	39,690	147 X 180	26,460	66,150	1,65,375
WING-D	119	119 X 135 X 5	80,325	119 X 270	32,130	119 X 180	21,420	53,550	1,33,875
TOTAL	519		3,50,325	0,000	1,40,130	0,000	93,420	2,33,550	5,83,875
WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK									
REQUIRED FIRE TANK									
1,50,000									
OVER HEAD WATER TANK CAPACITY CALCULATION									
TANK TYPE	WING NUMBER	WATER REQUIRED (LTRS.) (40% OF UNDER O.H. TANK)	COLD WATER REQUIREMENT		TANK SIZE		NUMBER OF TANK		CAPACITY (LTRS.)
DOMESTIC	WING-A	35,910	(4.403 X 7.40 X 2.00)	01					65,164
FLUSHING	WING-A	23,940	(5.55 X 1.50 X 2.00) + (1.50 X 2.75 X 2.00)	01					41,500
FIRE	WING-A	15,000	(5.55 X 1.50 X 2.00)	01					16,650
DOMESTIC	WING-B	32,400	(5.695 X 4.15 X 2.00)	01					47,269
FLUSHING	WING-B	21,600	(3.00 X 6.40 X 2.00)	01					38,400
FIRE	WING-B	15,000	(5.00 X 1.50 X 2.00)	01					15,000
DOMESTIC	WING-C	39,690	(3.00 X 7.467 X 2.00)	01					44,802
FLUSHING	WING-C	26,460	(4.50 X 4.10 X 2.00)	01					36,900
FIRE	WING-C	15,000	(5.00 X 1.50 X 2.00)	01					15,000
DOMESTIC	WING-D	32,130	(5.55 X 1.50 X 2.00)	01					47,269
FLUSHING	WING-D	21,420	(5.695 X 4.15 X 2.00)	01					38,400
FIRE	WING-D	15,000	(3.00 X 6.40 X 2.00)	01					15,000
TOTAL				12					4,21,404 LTRS.
PROVIDED U.G. WATER TANK									
		DOMESTIC TANK (RESIDENTIAL)		3,55,050					
		FLUSHING TANK (RESIDENTIAL)		2,34,500					
		FIRE TANK		1,50,000					
		TOTAL PROVIDED WATER TANK CAPACITY		7,40,040 LTRS.					

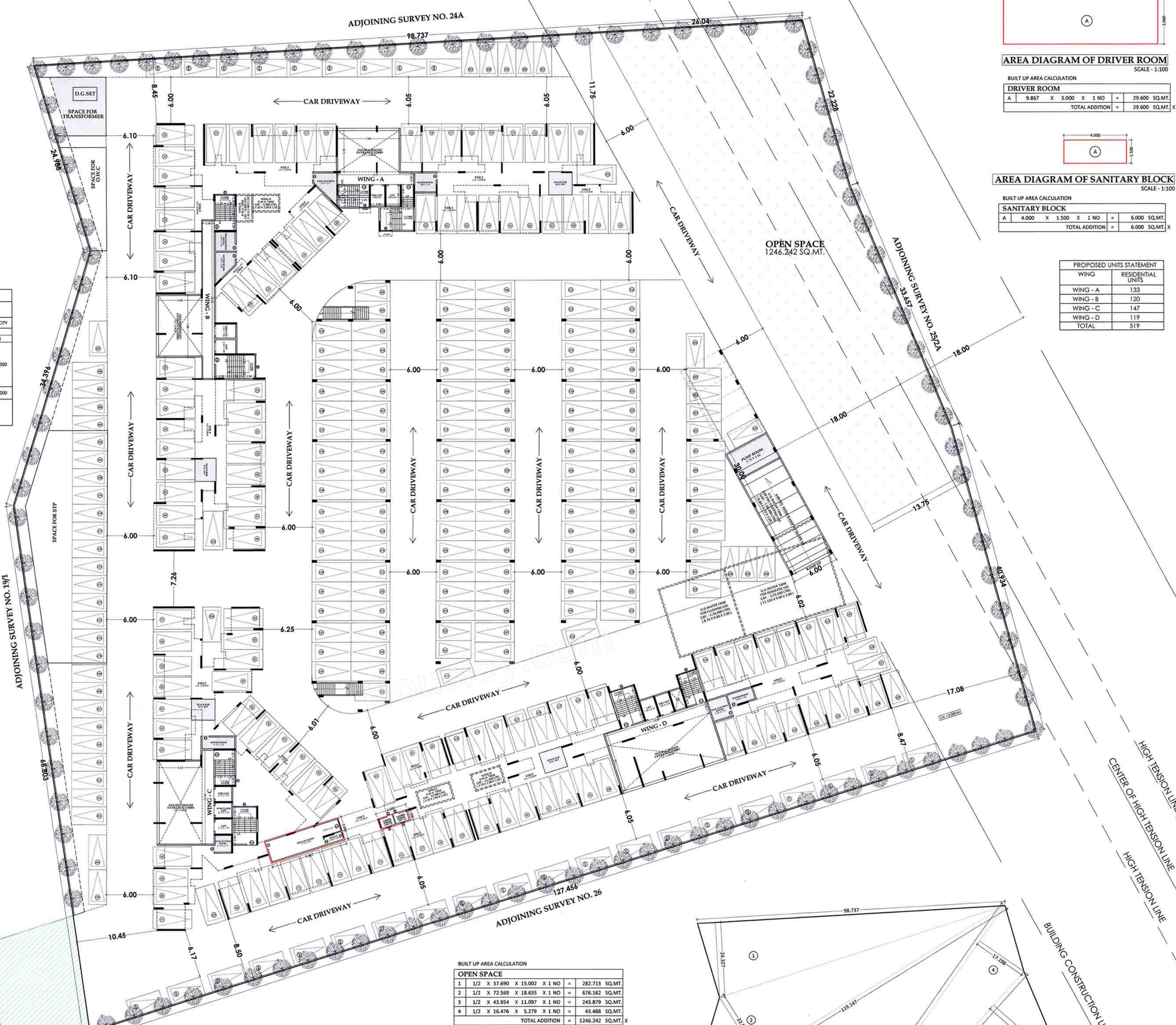
SEPTIC TANK REQUIREMENT												
BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT		S. FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK		TOTAL SIZE		SEPTIC TANK PROVIDED	
			FLUSHING	DOMESTIC	FLUSHING	DOMESTIC	FLUSHING	DOMESTIC	FLUSHING	DOMESTIC		
			UPCD	LPD	UPCD	LPD	UPCD	LPD	UPCD	LPD		
(1)	(2)	(3) = (2) X 5	(4) = (3) X 10	(5) = (3) X 10	(6) = (4) X 10	(7) = (5) X 10	(8) = (6) X 10	(9) = (7) X 10	(10) = (8) X 10	(11) = (9) X 10	(12)	(13)
BUILDING - 1	133	665	34	35,910	00	00	35,910	00	35,910	00	35,910	00
BUILDING - 2	120	600	34	32,400	00	00	32,400	00	32,400	00	32,400	00
BUILDING - 3	147	735	34	39,690	00	00	39,690	00	39,690	00	39,690	00
BUILDING - 4	119	595	34	32,130	00	00	32,130	00	32,130	00	32,130	00
TOTAL				1,40,130			1,40,130		1,40,130		1,40,130	
NOTE: 1) UPCD = Liter per Capita per Day 2) LPD = Liter per Day 3) For septic tank capacity flushing & domestic flow to sewer will be 100% & 85% respectively 4) Size of septic tank is excluding freeboard												

TABLE NO. 8B - PARKING REQUIREMENTS									
SR. NO.	REQUIRED PARKING RATE	NO. OF TENEMENTS	PARKING SPACES REQ. NON CONGESTED AREA	PARKING SPACES PROP. NON CONGESTED AREA	PARKING SPACES REQ. CONGESTED AREA	PARKING SPACES PROP. CONGESTED AREA			
			CAR	SCOOTER	CAR	SCOOTER			
01	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.		01	03	00	00			
02	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	437	01	05	218.50	1092.50			
03	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	82	01	02	41	82			
04	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	00	00	04	00	00			
05	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THERE OF	0.000	02	06	00	00			
06	ADD 5% VISITORS PARKING FOR RESIDENTIAL AREA				12.975	58.725			
07	TOTAL PARKING [(2)+(3)+(4)+(5)+(6)]				272.475	1233.22			
08	MULTIPLYING FACTOR GIVEN IN TABLE - 8C (0.8)	S.M.O. 07 X 0.8			217.98	986.576			
09	TOTAL PARKING REQUIRED				218	987			
10	COMPOSITE PARKING, ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.				00	00 X 2 = 00			
11	SC SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING				165	165 X 6 = 990			
12	TOTAL PARKING REQUIRED				383	987			
13	TOTAL PARKING PROVIDED				506	00			
NOTE: After calculating the parking for entire building, multiplying factor given in Table 8 C shall be applied. Fraction of parking spaces more than 0.5 shall be rounded to next digit.									



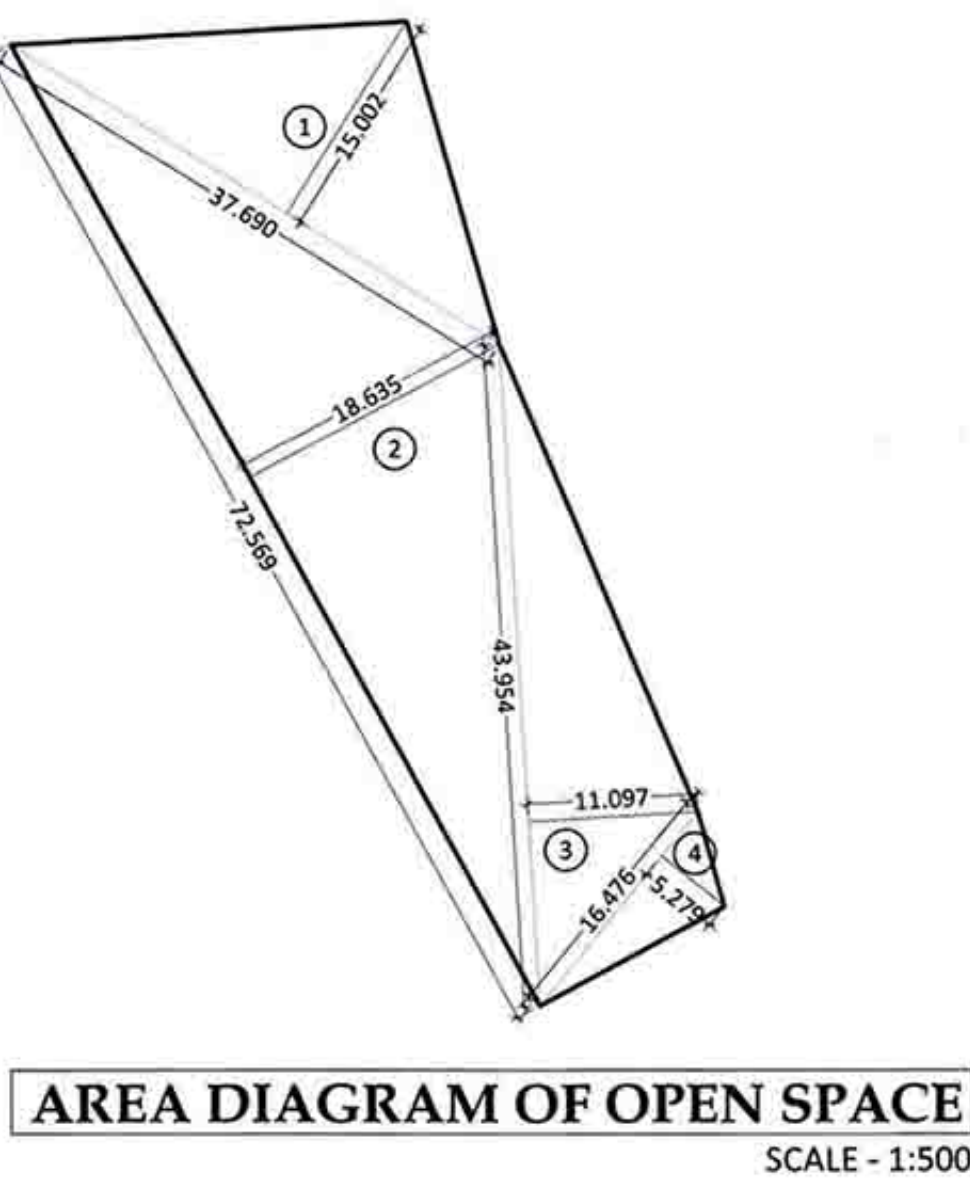
Right of Way Registered Vide No. PVL/2-12454/2022 Date - 06/09/2022
Passing Through 19/1 Approved C.C. No. /PAC/CP/1630/1906/2021 Date - 17/09/2023

EXISTING VILLAGE ROAD

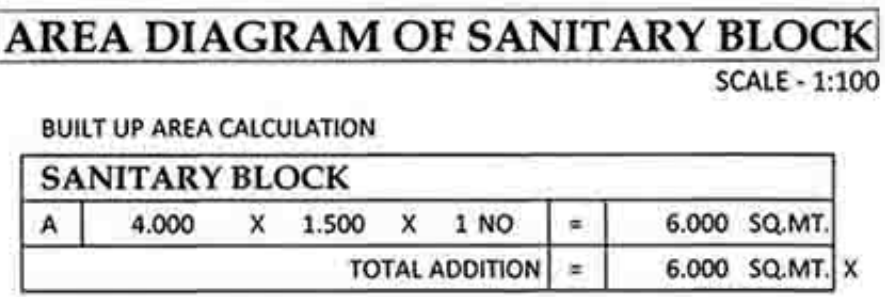
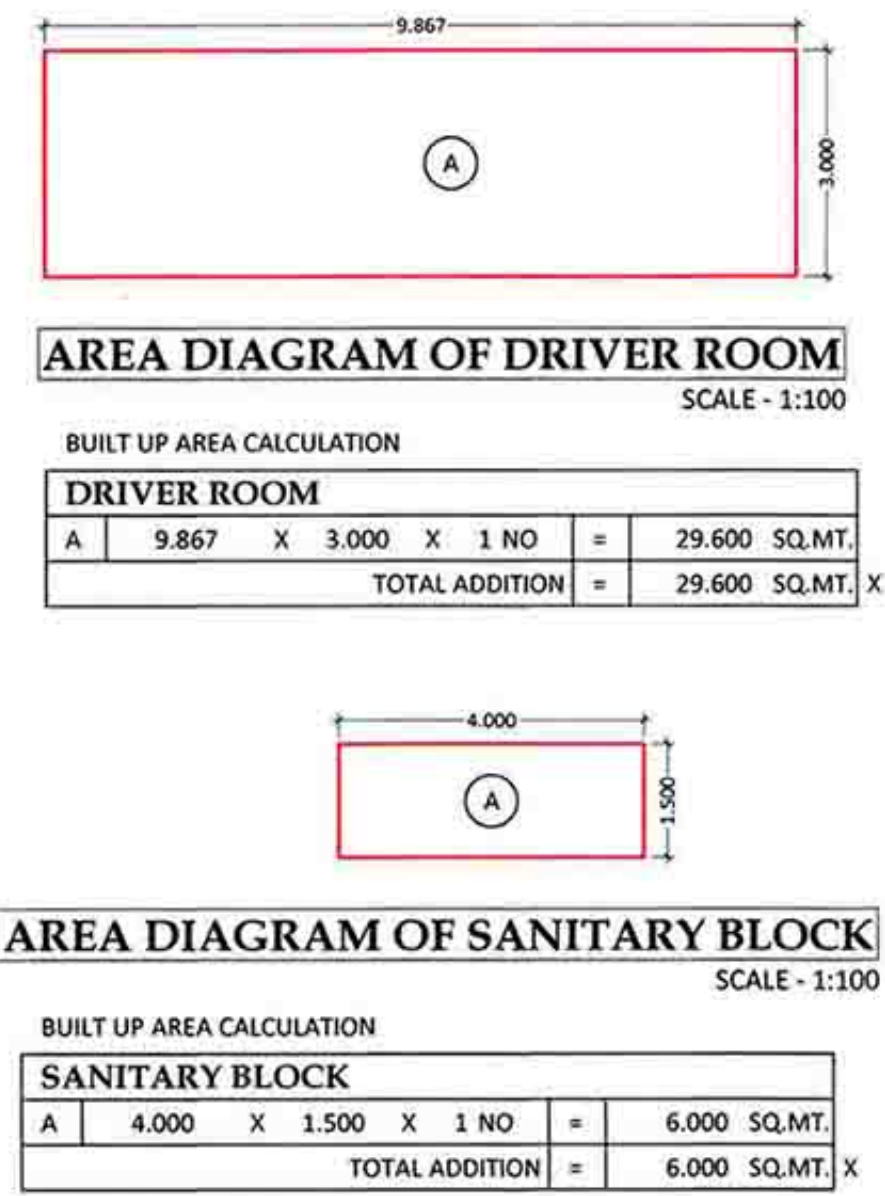


TOTAL BUILT-UP AREA STATEMENT					
FLOOR NO.	BUILT-UP AREA (WING-A)	BUILT-UP AREA (WING-B)	BUILT-UP AREA (WING-C)	BUILT-UP AREA (WING-D)	TOTAL BUILT-UP AREA
GROUND	0.000	0.000	0.000	0.000	35.600
FIRST	296.407	328.080	445.161	328.904	1398.552
SECOND	528.584	533.111	698.121	607.658	2367.474
FIFTH	528.584	533.111	698.121	607.658	2367.474
FOURTH	528.584	533.111	698.121	607.658	2367.474
SIXTH	528.584	533.111	698.121	607.658	2367.474
SEVENTH	528.584	533.111	698.121	607.658	2367.474
EIGHTH	528.584	533.111	698.121	607.658	2367.474
NINTH	528.584	533.111	698.121	607.658	2367.474
TENTH	528.584	533.111	698.121	607.658	2367.474
ELEVENTH	528.584	533.111	698.121	607.658	2367.474
TWELFTH	528.584	533.111	698.121	607.658	2367.474
THIRTEENTH	528.584	533.111	698.121	607.658	2367.474
FOURTEENTH	528.584	533.111	698.121	607.658	2367.474
TOTAL	7068.813	7150.615	9414.956	8109.488	31839.507

BUILT UP AREA CALCULATION			
OPEN SPACE			
1	1/2 X 37.690 X 15.002	X 1 NO	= 282.713 SQ.MT.
2	1/2 X 72.569 X 18.635	X 1 NO	= 676.162 SQ.MT.
3	1/2 X 43.954 X 11.097	X 1 NO	= 243.879 SQ.MT.
4	1/2 X 16.476 X 5.279	X 1 NO	= 43.488 SQ.MT.
TOTAL ADDITION			= 1246.242 SQ.MT.



BUILT UP AREA CALCULATION			
PLOT			
1	1/2 X 98.737 X 24.328	X 1 NO	= 1201.037 SQ.MT.
2	1/2 X 119.147 X 22.819	X 1 NO	= 1359.408 SQ.MT.
3	1/2 X 159.533 X 47.147	X 1 NO	= 3760.751 SQ.MT.
4	1/2 X 159.533 X 17.158	X 1 NO	= 1371.824 SQ.MT.
5	1/2 X 146.463 X 30.356	X 1 NO	= 2233.015 SQ.MT.
6	1/2 X 135.373 X 38.511	X 1 NO	= 2606.675 SQ.MT.
TOTAL ADDITION			= 12522.710 SQ.MT.



PROPOSED UNITS STATEMENT	
WING	RESIDENTIAL UNITS
WING - A	133
WING - B	120
WING - C	147
WING - D	119
TOTAL	519

PROFORMA - I

SHEET NO. 01/12

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S. NO. 25, H. NO. J-VILLAGE, ROHINJAN, TAL-PANVEL, DIST. RAIGAD.

STAMPS OF APPROVAL OF PLANS

पंचवेल महानगरपालिका

संचालक कार्यालय या कार्यालयवाचे पर कर, पणवेल 9/6/2023

दि. 20/09/2022

पंचवेल महानगरपालिका

मा. अमृतकुमार या मंडळी नगर

अमृतकुमार या मंडळी नगर

पंचवेल महानगरपालिका

PROFORMA-1

Sr.No	Particular	Area (sq.m)
1	a As per ownership document (7/12, CTS extract)	12462.000
	b as per measurement sheet	12522.710
	c as per site plan	12522.710
2	a Highway widening	0.000
	b Any D.P. Reservation area	0.000
	c Balance area of plot (1-2)	12462.000
3	a Amenity Space (if applicable)	0.000
	b Adjustment of 20% (if any)	0.000
	c Balance Proposed	0.000
4	a Required	12462.000
	b Proposed	12462.000
5	a Net Plot Area (1-4 c)	12462.000
6	a Recreational Open space (if applicable)	0.000
	b Proposed	1246.242
7	a Internal Road area	0.000
	b Plotted area (if applicable)	0.000
8	a Built up area with reference to Basic F.S.I. as per front road width (10 m. Subarea FSI) 1.1 as per UODP	13706.000
9	a Addition of FSI on payment of premium	0.000
	b Plus Additional FSI as per Note 3 of 10.1 (plot area * 0.1)	0.000
	c Maximum permissible premium FSI - based on road width / TDR Zone - Plot area * 0.5 premium FSI	6230.000
	d Proposed FSI on payment	6230.000
10	a In-situ FSI / TDR loading	0.000
	b In-situ area against D.P. road (2 or 3 Sr. No. 2 (a)) if any	0.000
	c In-situ area against Amenity Space if handed over	0.000
	d Total entitlement (a+b+c)	0.000
11	a Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12	a Additional FSI area under Chapter No. 7	0.000
	b Total entitlement of FSI in the proposed	13936.000
	c [9 + 10(a)+(11(d)) or 12 whichever is applicable]	13936.000
13	a Permissible Ancillary Area FSI upto 80% or 80% on balance potential with payment of charges	1393.600
	b Proposed Ancillary area FSI	1393.600
	c Total entitlement (a+b)	1393.600
14	a Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (15 m. per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8, read with Note 3 of 10.1	0.000
15	a Total Built-up Area in proposal (excluding area at Sr.No. 17 b)	31839.507
	b Existing Built-up Area	0.000
	c Proposed Built-up Area (as per "a" line)	31839.507
	d Total (a+b)	31839.507
16	a F.S.I. Consumed (15/1) (should not be more than serial No. 14 above)	2.555
17	a Area for Inclusive Housing, if any	0.000
	b Proposed	0.000
18	a Total commercial unit	00 NOS.
	b Total residential unit	519 NOS.
19	a Still area	5033.684
	b 1st Podium area	2664.75
	c 2nd Podium area	7696.434
	d Total area (a+b+c)	44,995 m.
20	a Height of building	44.995 m.

LEGEND

Sr. No.	Item	Colour	Type of Lines on Plan
(1)	(2)	(3)	(4)
1	Plot Line	Thick Black	—
2	Existing Road	Green - Dotted	—
3	Proposed Road	Green - Dotted	—
4	Building Line	Thick Red - Dotted	—
5	F.S.I. line	Thick Red	—
6	Drainage & Sewerage Work	Brown - Dotted	—
7	Water Supply Work	Blue	—
8	R.W.H. LINE	Blue - Dotted	—
9	FIRE FIGHTING LINE	Red - Dotted	—
10	G.W.R. LINE	Gray - Dotted	—

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 23/03/2023 and the dimensions of side etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Records Department / city survey record.

Signature (Name of Architect)

OWNER'S DECLARATION

I/we 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 that the quality and safety at the work site.

Signature

NAME, ADDRESS & SIGN OF OWNER

Owner : M/s. Mahaavir Superstructures Pvt Ltd.
Developer : M/s. Today Royal Infracore Through partner Mr. Hemang D. Patel, And Other Five

Signature

NAME, ADDRESS & SIGN OF ARCHITECT

Ar. AMITKUMAR B. PATEL (Reg. No. CA/2014/6182)

Signature

DESTINATION INTERIOR DESIGNS

ARCHITECTURE INTERIOR DESIGNS