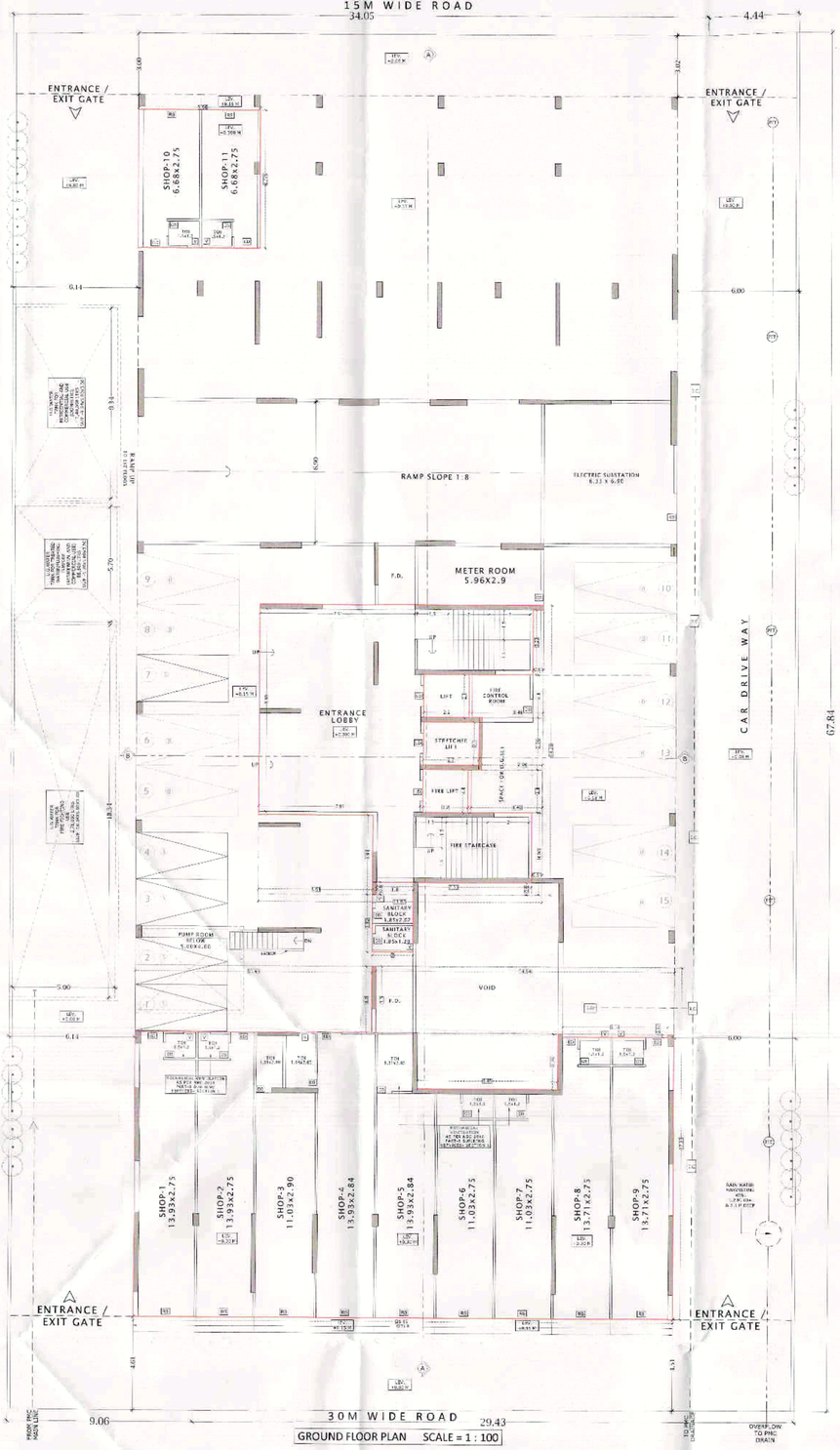
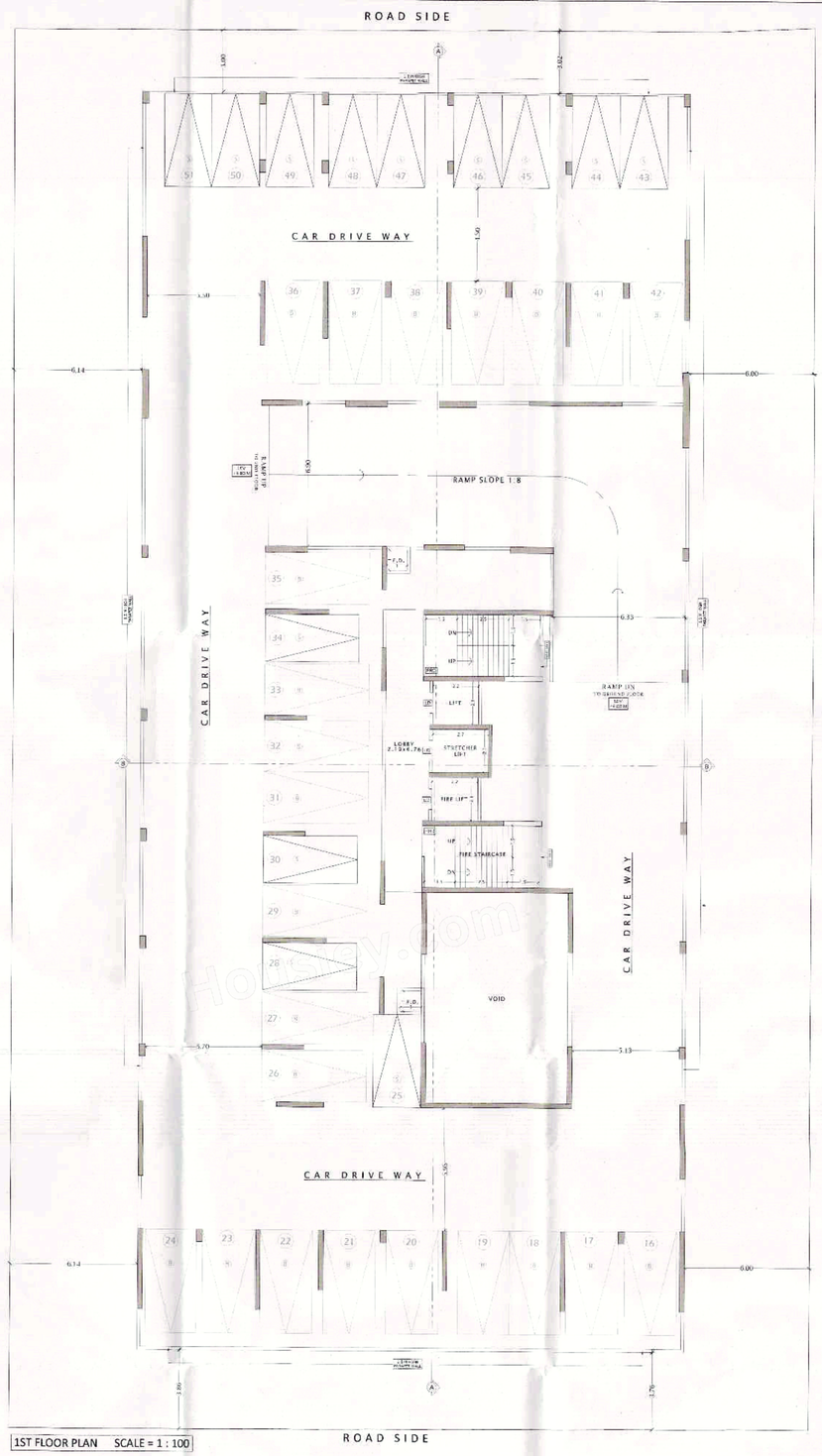
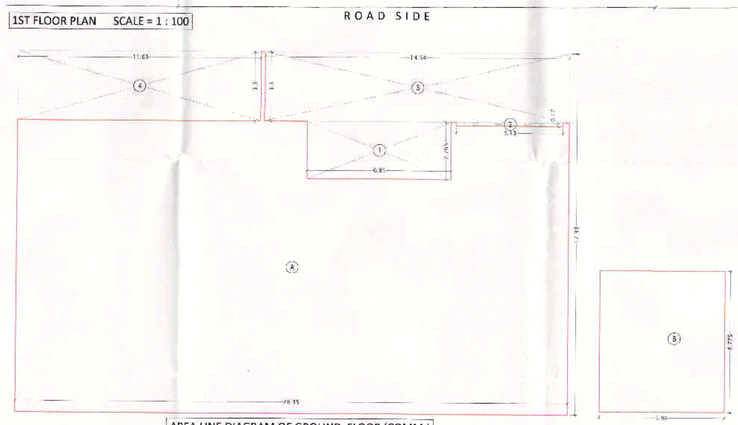


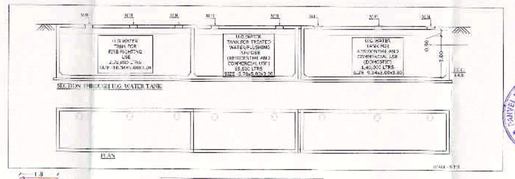
GROUND FLOOR PLAN SCALE = 1 : 100



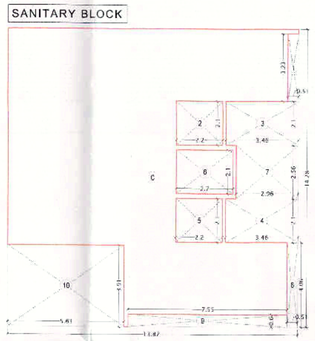
1ST FLOOR PLAN SCALE = 1 : 100



AREA LINE DIAGRAM OF GROUND FLOOR (COMM.) SCALE = 1 : 100



UNDER GROUND WATER TANK



AREA LINE DIAGRAM OF GROUND FLOOR (RESI.) SCALE = 1 : 100

SANITARY BLOCK

BUILT UP AREA CALCULATION

GROUND FLOOR (RESI.)

DA	1.50	X	0.90	X	1 NO	=	1.03 SQ.MT.
DB	2.00	X	2.60	X	1 NO	=	5.40 SQ.MT.
	(SANITARY BLOCK TOTAL ADDITION)					=	6.43 SQ.MT.
C	13.673	X	14.28	X	1 NO	=	195.184 SQ.MT.
	TOTAL ADDITION					=	294.754 SQ.MT. X

DEDUCTIONS

1	0.510	X	3.230	X	1 NO	=	1.647 SQ.MT.
2	2.208	X	2.160	X	1 NO	=	4.768 SQ.MT.
3	3.459	X	2.130	X	1 NO	=	7.366 SQ.MT.
4	3.460	X	2.130	X	1 NO	=	7.368 SQ.MT.
5	2.220	X	2.130	X	1 NO	=	4.729 SQ.MT.
6	2.780	X	2.130	X	1 NO	=	5.921 SQ.MT.
7	2.880	X	2.560	X	1 NO	=	7.373 SQ.MT.
8	0.530	X	4.508	X	1 NO	=	2.871 SQ.MT.
9	7.550	X	8.908	X	1 NO	=	67.230 SQ.MT.
10	8.890	X	3.918	X	1 NO	=	34.828 SQ.MT.
	TOTAL DEDUCTION					=	137.551 SQ.MT. Y
TOTAL BUILT UP AREA (X - Y)						=	157.203 SQ.MT. X1

BUILT-UP AREA STATEMENT

FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL P-LINE AREA
GROUND	390.942	137.581	528.523
1ST	0.000	0.000	0.000
2ND	0.000	0.000	0.000
3RD	0.000	343.856	343.856
4TH	0.000	688.000	688.000
5TH	0.000	688.000	688.000
6TH	0.000	688.000	688.000
7TH	0.000	688.000	688.000
8TH	0.000	284.608	284.608
TOTAL	**390.942**	**3518.045**	**3908.987**

LIGHT AND VENTILATION STATEMENT

SR. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM - 1/10th & 0.30 sqm. WITH ONE DIMENSION OF 0.30 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	2.9X5.20	15.080	1.508	W3	3.915
		MIN SIZE	2.75X4.27	11.743	1.174	W4	3.645
2	BED	MAX SIZE	3.00X3.66	10.980	1.098	W2	4.050
		MIN SIZE	3.76X2.75	10.340	1.034	W4	3.645
3	KITCHEN	MAX SIZE	2.40X3.36	8.064	0.806	W5	2.430
		MIN SIZE	2.76X2.10	5.796	0.580	W6	2.025
4	TOILET	MAX SIZE	2.08X1.22	2.538	0.300	V	0.540
		MIN SIZE	1.22X1.83	2.233	0.300	V	0.540

REQUIRED WATER TANK CALCULATION

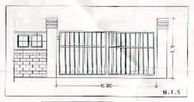
NO	SHOP/ FLAT NO.	DOMESTIC REQUIRMENT OF U.G WATER TANK RESIDENTIAL- 5 PERSONS/ TENEMENT COMMERCIAL - BUA/ OCCUPANT LOAD (A)	FLUSHING REQUIRMENT U.G TANK (B)	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIRMENT U.G TANK (C)	GRAND TOTAL IN LITRES (A+B+C)
1)	11	390.942 / 3 PERSONS X 70 LTRS 9122	- -	11	11X 180 LTRS 1980	11102
2)	47	47X 5 PERSONS X 135 LTRS 31725	47X 270 LTRS 12690	47	47X 180 LTRS 8460	52875
Total required U.G.T capacity for Commercial + Residential (Domestic) (100% Capacity)						40847
Total required U.G.T capacity for Commercial + Residential (Flushing) (100% Capacity)						23130
Total required O.H.T capacity for Commercial + Residential (Domestic) (60% OF U.G.T. Capacity)						24508
Total required O.H.T capacity for Commercial + Residential (Flushing) (60% OF U.G.T. Capacity)						13878
Total proposed U.G.T capacity for Commercial + Residential (Domestic) (SIZE -9.34 X 5 X 3)						140000
Total proposed U.G.T capacity for Commercial + Residential (Flushing) (SIZE - 5.70 X 4 X 3)						85500
Total proposed O.H.T capacity for Commercial + Residential (Domestic) (SIZE - 9.65 X 3 X 3)						86850
Total proposed O.H.T capacity for Commercial + Residential (Flushing) (SIZE - 5.68 X 3 X 3)						51100
Total required U.G.T capacity for Fire Fighting						275000
Total proposed U.G.T capacity for Fire Fighting (SIZE -18.34 X 5 X 3)						275000
Total required O.H.T capacity for Fire Fighting						10000
Total proposed O.H.T capacity for Fire Fighting (SIZE -1.12 X 3 X 3)						10000

NOTE

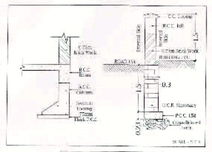
1)	For Residential - until 5 Person per tenament For Commercial- No. of persons on occupant load / area of floors (Refer Table No.9E.)
2)	Water Requirement per capita = 135 Ltrs (Domestic), 270 Ltrs (Flushing)
3)	Water Requirement for additional Toilet = 180 Litre per Tenament
4)	Size of Tank is excluding the Free Board

PARKING REQUIREMENT (AS PER REG. NO 8.2.1, TABLE NO 8B)

Sr. No	BLDG. TYPE	OCCUPANCY	SIZE OF TENEMENT	PARKING SPACE REQUIRED FOR NON CONGESTED AREA		TOTAL NO. OF TENEMENTS	REQUIRED PARKING	
				CAR	SCOOTER		CAR	SCOOTER
1)	Shops	Mercantile (markets, departmental stores,shops and other Commercial users)	For every 100 sq.m. carpet area or fraction thereof	2	6	364.490 SQ.MT.	7	22
2)		Residential i) Multi- Family 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	5	18	9	45
			For every two tenements with each tenement having carpet area **less than 30 Sq.m.**	0	4	29	0	58
TOTAL (A)						47	16	125
5% Visitor Parking (Calculated only on Residential = 16 - Cars & 125 - Scooters)							0	5
TOTAL REQUIRED PARKING							17	130
Multiplication factor (0.8) as per regulation 8.2.2 Table no. 8C							13	104
Parking Required							13	104
Composite Parking, 1 CAR FOR EVERY 6 SCOOTER (1 x 6) (10 car = 60 scooter)							18	108
Total Parking Required							31	-
Composite Parking, 1 CAR WITH 2 SCOOTER							-	-
Existing Parking							-	-
TOTAL PROPOSED PARKING				BIG CAR	SMALL CAR	87	-	
				65	22			



ELEVATION OF GATE



COMPOUND WALL

BUILT UP AREA CALCULATION

GROUND FLOOR (COMM.)

A	25.250	X	17.300	X	1 NO	=	436.848 SQ.MT.
B	5.890	X	6.776	X	1 NO	=	49.453 SQ.MT.
	TOTAL ADDITION					=	487.048 SQ.MT. X

DEDUCTIONS

1	9.250	X	2.785	X	1 NO	=	10.940 SQ.MT.
2	5.100	X	0.170	X	1 NO	=	0.872 SQ.MT.
3	14.540	X	3.300	X	1 NO	=	47.982 SQ.MT.
4	11.976	X	3.300	X	1 NO	=	39.513 SQ.MT. Y1
	TOTAL DEDUCTION					=	99.307 SQ.MT. Y
TOTAL BUILT UP AREA (X - Y)						=	387.742 SQ.MT. X1

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL + CUM COMMERCIAL BUILDING COMPLEX ON LAND BEARING, PLOT NO-76/2, SECTOR-17,KALAMBOLI, NAVI MUMBAI

STAMP OF APPROVAL OF PLANS

पनवेल महानगरपालिका
नोडे- [illegible] सेक्टर 16
नगरपंचायत अधिनियम/महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम
भू.क्र./ [illegible] मध्ये नियोजित सुधारित/ फेरबदल करण्यात/याबाबत बांधकामाचे नकाशाचा भू. क्रमांकमध्ये मा.आ./नगरपंचायत/ [illegible] 26/1-20
[illegible] 19/3/2021 रोजीच्या ठराव क्र. 20/19/2021
नमूद अटी, शर्तीवर अधिन राहून नकाशास सशर्त स्वरुपात मुख्यत: केल्यानुसार मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
सहायक संचालक, नगररचना
पनवेल महानगरपालिका

GROUND TO 1ST FLOOR PLAN, AREA DIAGRAM & CALCULATIONS, STATEMENTS

PROFORMA - I : AREA STATEMENT

	AREA STATEMENT	
1.1	Area of plot	2656.280
	(a) As per ownership document	2656.280
	(b) As per measurement sheet	2656.280
	(c) As per site	2656.280
2.1	Deduction for	
	(a) Proposed D.P / D.P. Road widening Area/Service Road / Railway widening	0.000
	(b) Area of reservation area	0.000
	(C) Area in CRZ II	**575.520**
3	**Balance area of plot (Outside CRZ) (1-2)**	**2080.760**
4.1	Amenity Space if applicable)	N.A.
	(a) Required	0.000
	(b) Adjustment of 20% if any	0.000
	(c) Balance Proposed	0.000
5.1	**Net Plot Area (3-4 (c))**	**2080.760**
6.1	Recreational Open space if applicable)	N.A.
	(a) Required	0.000
	(b) Proposed	0.000
7.1	Internal Road area	
8.1	Paddle area if applicable)	
9	Built up area with reference to basic FSI, as per front road width (Plot area x Basic FSI)	3909.420
	(a) In CRZ II (Area in CRZ II x Basic FSI)	**788.280**
	(b) Outside CRZ (Area outside CRZ x Basic FSI)	**3121.140**
	To be taken till up area	0.000
	Deliverable area % area	3909.420
10.1	**Addition of FSI on payment of premium**	**Permissible** / **Proposed**
	(a) Maximum permissible premium FSI - 1.5(FSI - Proposed) / 5 x Premium FSI	0.000 / 0.000
11.1	TDR As per road width - 1.00 (b) Proposed / 5 x TDR	0.000 / 0.000
12	Total entitlement of FSI (12.(a) + 10.(b))	3909.420 / 3909.420

	Comm	Resi	Comm	Resi
Outside CRZ II	342.114	2779.026	342.114	2779.026
CRZ	75.628	709.512	75.628	709.512
TOTAL	390.942	3518.538	390.942	3518.538
(a) As per Base Area FSI (20% 80%)		0		0.000
(b) As per Base Area FSI (20% 80%)	0.000		0	
Total entitlement	390.942	3518.538	390.942	3518.538
(c) Proposed Ancillary Area FSI	0.000		0.000	
(d) Total entitlement (Total (3+4))	3909.420		3909.420	
(e) Existing Built-up Area			**0.000**	
(f) Proposed Built-up Area			**3908.987**	
(e) Total (a+b)			**3908.987**	
Balance (d-e)			0.433	
13.1 Total Proposed Resi Area			3518.045	
14.1 Total Proposed Comm Area			390.942	
15.1 Lift Area			997.181	
16.1 Stair Area			1609.304	
17.1 Commercial Unit			11	
18.1 Resider But unit			47	
19.1 No Of Lift Provided			3	
20.1 No Of Fire Place to be Handed			27	
21. Height Of Bldg (AS PER DCR)			31.00 M	
22. Total Height Bldg (AVIATION NORMS)			33 MW	

SCHEDULE OF DOOR & WINDOWS

TYPE	SIZE WIDTH (METER)	HEIGHT (METER)	AREA (SQM.)	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	3.05	1.35	4.118	0.90	AL. SLIDING WINDOW
W2	3.00	1.35	4.050	0.90	AL. SLIDING WINDOW
W3	2.90	1.35	3.915	0.90	AL. SLIDING WINDOW
W4	2.70	1.35	3.645	0.90	AL. SLIDING WINDOW
W5	1.80	1.35	2.430	0.90	AL. SLIDING WINDOW
W6	1.50	1.35	2.025	0.90	AL. SLIDING WINDOW
W7	1.50	1.35	6.615	0.90	AL. SLIDING WINDOW
V	0.60	0.90	0.540	1.35	AL. LOUVERD WINDOW

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL+CUM COMMERCIAL BUILDING ON PLOT NO- 76/2, SECTOR-17,KALAMBOLI, NAVI MUMBAI.

OWNERS/

For TRICITY REALTY LLP
Partner
M/S. TRICITY REALTY LLP

ARCHITECTS

Signature of Architect
CA/2005/32480

ATUL PATEL ARCHITECTS
Studio #1203, The Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai - 410210
info@atulpatelarchitects.com T: 022 - 27746641 - 42

DATE	DWG. NO.	SCALE	DRAWN BY	CHECKED BY	SHEET
15/12/2020	MS-04	1:100	PM	TM	1/4