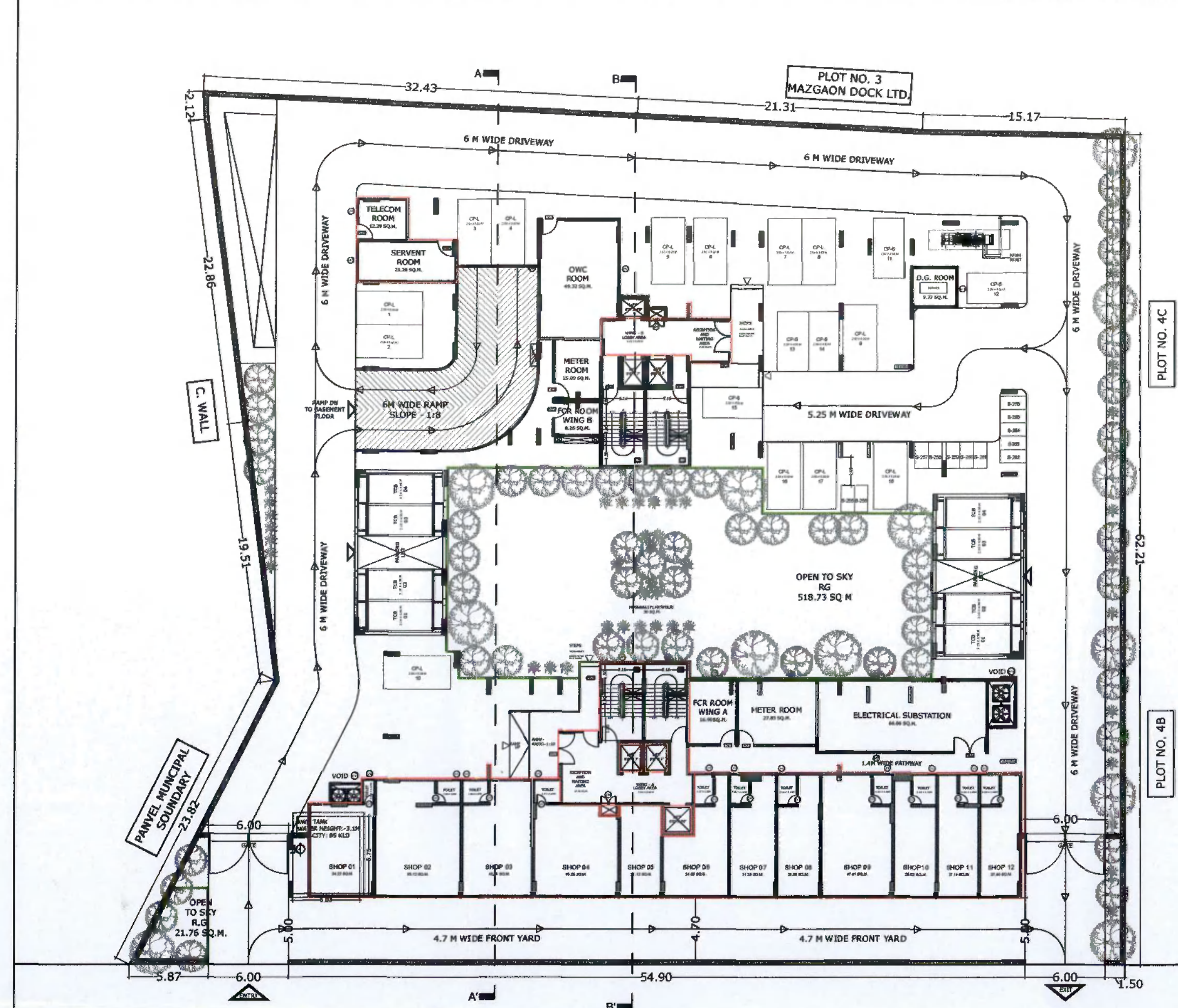
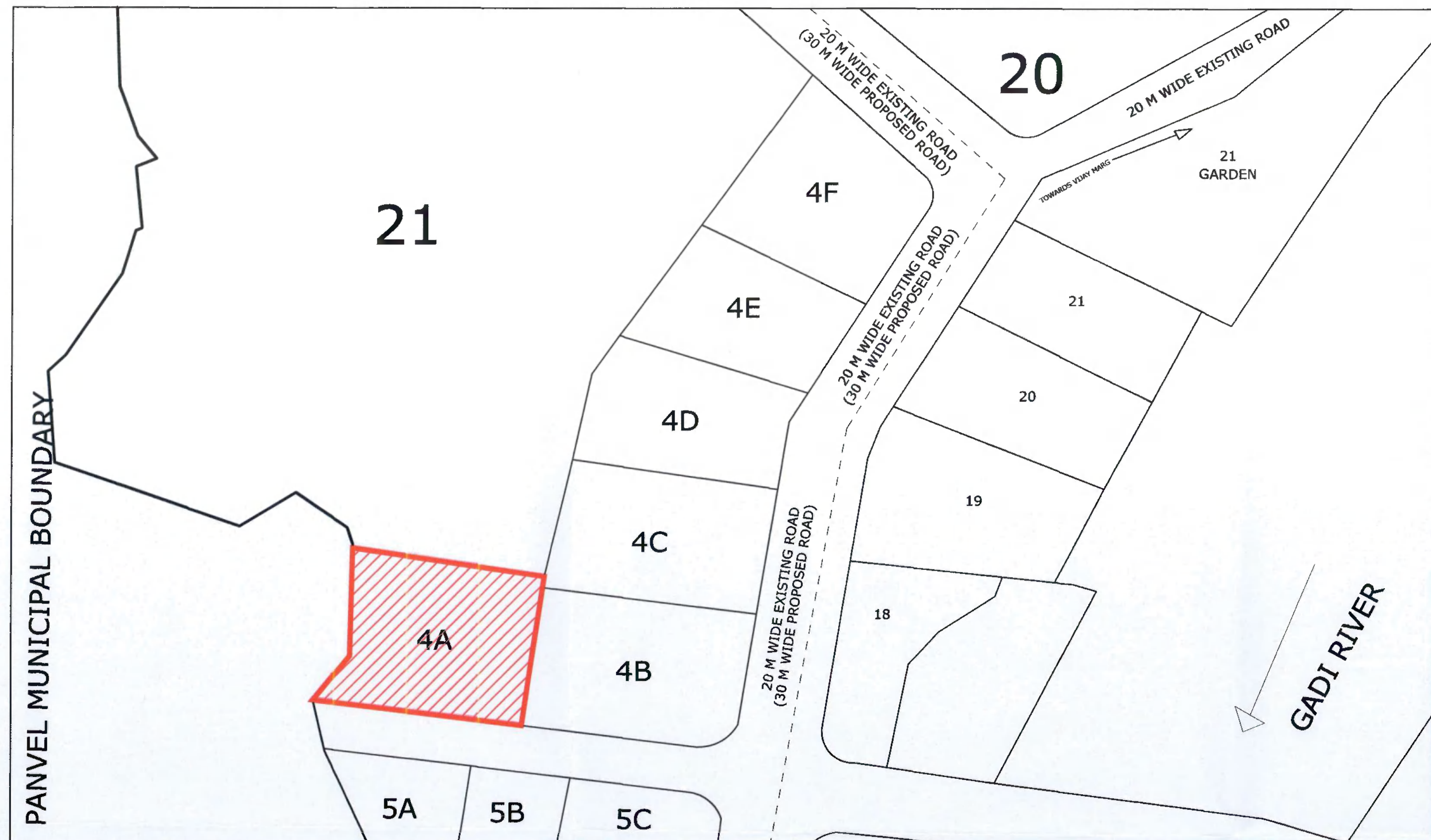




PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
ON PLOT NO. 4A, TRICITY HERITAGE, SECTOR 21,
NEW PANVEL EAST, PANVEL, NAVI MUMBAI,
410206

STAMP OF APPROVAL OF PLANS :
[Stamp: MUNICIPAL CORPORATION, NAVI MUMBAI, SECTOR 21, NEW PANVEL EAST, PANVEL, NAVI MUMBAI, 410206]

Sr.No	Particulars	Area (sq.m)
1.00	Area of plot	4264.03
2.00	As per ownership document (7/12, CT's extract)	0.00
3.00	As per measurement sheet	4264.03
4.00	Deductions for:	
4.10	a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
4.20	b) Any D.P. Reservation area	0.00
4.30	c) Balance area of plot (1-2)	4264.03
4.40	d) Amenity Space (if applicable)	0.00
4.50	e) Adjustment of 20%, if any	0.00
4.60	f) Balance Proposed	0.00
4.70	Net Plot Area (1-4.6)	4264.03
5.00	Recreational Open Space (if applicable)	
5.10	a) Required	426.40
5.20	b) Proposed	540.48
5.30	c) Internal Road area	0.00
5.40	d) Plottable area (if applicable)	3733.55
5.50	e) Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subarea FSI) - Min. of 1.1 as	4860.45
5.60	f) Permissible commercial area	703.56
5.70	g) Proposed commercial area (basic excluding ancillary)	249.92
5.80	h) Addition of FSI on payment of premium	2132.02
5.90	i) Proposed FSI on payment	2132.02
5.10.00	j) Additional FSI As per Regulation no. 10.10.1, Note-3	2132.02
5.11.00	k) In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any	0.00
5.12.00	l) In-situ area against Amenity Space if handed over	0.00
5.13.00	m) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)+(d)+(e)+(f)+(g)+(h)+(i)+(j)+(k)+(l)+(m))	0.00
5.14.00	n) Additional FSI area under Chapter No. 7	
5.15.00	o) Total entitlement of FSI in the proposal	8954.46
5.16.00	p) (Sd. = 1500/1500) or 2 whichever is applicable	
5.17.00	q) Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges	5422.66
5.18.00	r) Proposed Ancillary Area FSI	14377.13
5.19.00	s) Total entitlement (and)	
5.20.00	t) Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8, read with Note 3 of 10.10.1	8.37
5.21.00	u) Total Built-up Area to be proposed (excluding area at Sr.No. 17 b)	14377.13
5.22.00	v) Existing Built-up Area	0.00
5.23.00	w) Residential	0.00
5.24.00	x) Commercial	0.00
5.25.00	y) Proposed Built-up Area (as per Y-line)	14377.13
5.26.00	z) Residential	14377.13
5.27.00	aa) Commercial	449.92
5.28.00	ab) Total (shall not be more than 13(d))	14377.13
5.29.00	ac) F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.998
5.30.00	ad) Area for inclusive housing, if any	0.00
5.31.00	ae) Required (20% of Sr.No. 5)	0.00
5.32.00	af) Proposed	0.00

Sr.No/Particulars	Residential	Non-residential
1.00 Built up area with reference to Basic F.S.I.	4440.51	249.92
2.00 Additional FSI on payment of premium (Together shall not exceed 10%)	2132.02	0.00
3.00 Additional FSI As per Regulation no. 10.10.1, Note-3	2132.02	0.00
4.00 Total proposed built up area (basic+premium)	8704.54	249.92
5.00 Proposed Ancillary Area FSI	5126.82	149.92
6.00 % of ancillary area FSI	0.00	0.80
7.00 TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed)	13831.36	449.85

Sr.No FLOOR	PUNE AREA (Comm.)	PUNE AREA (RES.)	TOTAL
1.00 GROUND	449.85	84.94	534.79
2.00 1ST FL		694.92	694.92
3.00 2ND FL		694.92	694.92
4.00 3RD FL		694.92	694.92
5.00 4TH FL		694.92	694.92
6.00 5TH FL		694.92	694.92
7.00 6TH FL		694.92	694.92
8.00 7TH FL		694.92	694.92
9.00 8TH FL		694.92	694.92
10.00 9TH FL		694.92	694.92
11.00 10TH FL		694.92	694.92
12.00 11TH FL		694.92	694.92
13.00 12TH FL		694.92	694.92
14.00 13TH FL		694.92	694.92
15.00 14TH FL		694.92	694.92
16.00 Terrace Floor		0.00	0.00
17.00 TOTAL	449.85	6972.22	7422.06

Sr.No FLOOR	PUNE AREA (Comm.)	PUNE AREA (RES.)	TOTAL
1.00 GROUND		65.04	65.04
2.00 1ST FL		679.29	679.29
3.00 2ND FL		679.29	679.29
4.00 3RD FL		679.29	679.29
5.00 4TH FL		679.29	679.29
6.00 5TH FL		679.29	679.29
7.00 6TH FL		679.29	679.29
8.00 7TH FL		679.29	679.29
9.00 8TH FL		679.29	679.29
10.00 9TH FL		679.29	679.29
11.00 10TH FL		679.29	679.29
12.00 11TH FL		679.29	679.29
13.00 12TH FL		679.29	679.29
14.00 13TH FL		679.29	679.29
15.00 14TH FL		679.29	679.29
16.00 Terrace Floor		0.00	0.00
17.00 TOTAL	0.00	6931.11	6931.11

Certificate of Area:
Certified that the plot under reference was surveyed by me on 23-10-2023 and the dimensions of sides etc. of plot stated on plan are 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 records.

Signature: Ar. Akhil Laddha - CA/2011/51588
MOBIUS ARCHITECTS

FILE NO:

DRAWN BY: PARTH P. CHECKED BY: RITIKA B. APPROVED BY: AKHIL L.

DATE: 02.07.2024 REVISION NO: R9

SCALE: 1:100 SHEET SIZE: A0 (1189 X 841mm)

NAME & SIGNATURE OF ARCHITECT: AKHIL LADDA (CA/2011/51588) MOBIUS ARCHITECTS

NAME & SIGNATURE OF OWNER: For TRICITY REALTY LLP

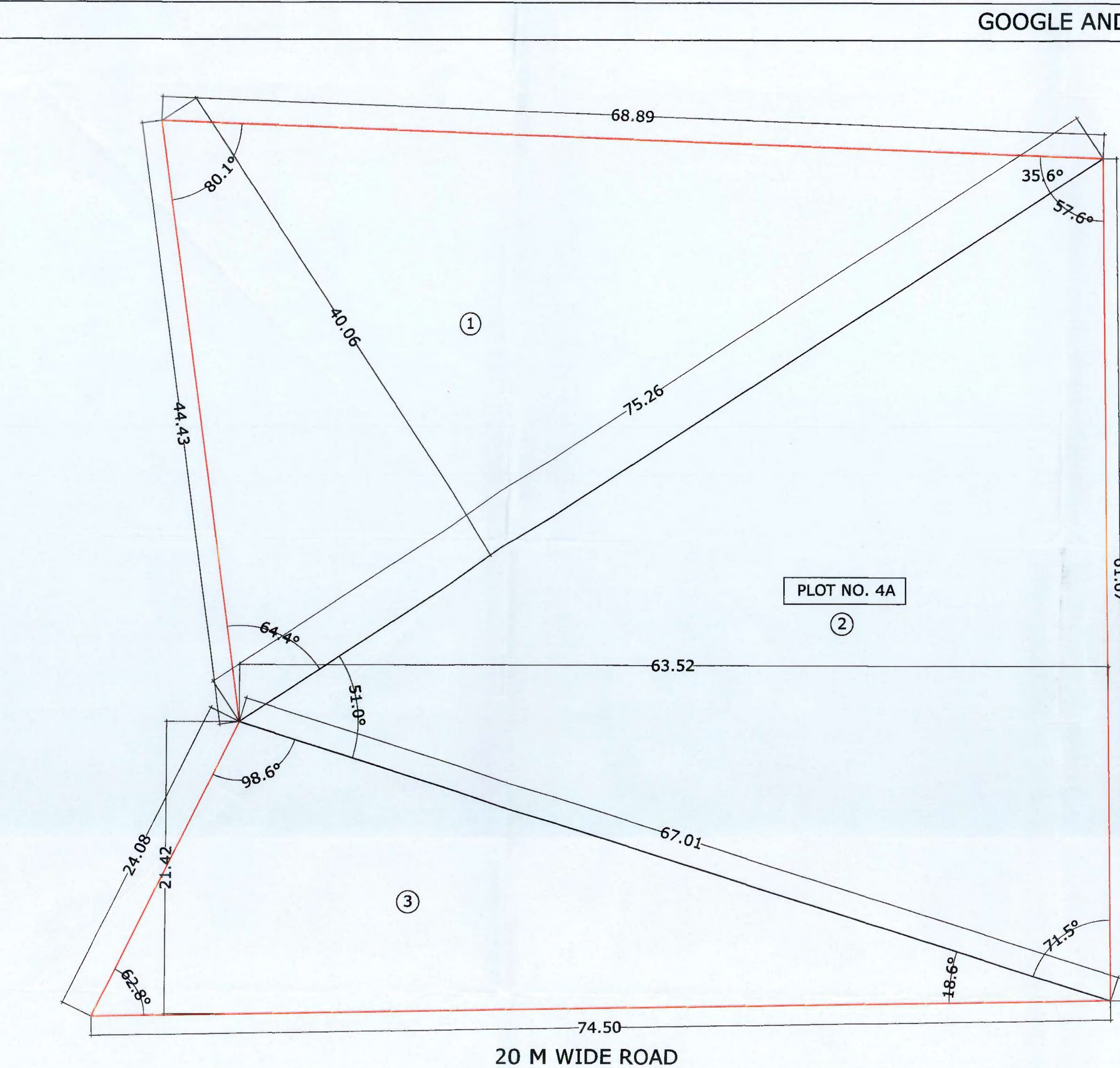
FOR: M/s. TRICITY REALTY LLP
Proprietor: MR. ARJUN REKH & OTHERS SIX

Ar Megha Laddha I Ar Akhil Laddha
MOBIUS ARCHITECTS

Head Office: 1001/10th Floor, Kamdhenu Business Bay,
Sector 1, New, New Mumbai-400706

Branch Office: 301-3, 3rd Floor, Omega Landmark, Rajmangal Square,
Anaravli-444 001.

Ph: 022-27726855
mobius.architects@yahoo.com



Plot No	Block	Area
9A	1	1507.46
	2	1958.64
	3	797.93
Total		4264.03

Plot No	Block	Area
4A	1	9.03825
	2	9.03825
	3	71.627
	4	71.627
	5	61.6403
	6	61.6403
	7	41.0339
	8	41.0339
	9	76.0384
	10	76.0384
Total		518.6395

Plot No	Block	Area
4A	11	7.5153
	12	7.1272
	13	7.1272
Total		21.8497
Total RG		540.489

RECREATIONAL GROUND TRIANGULATION (SCALE - 1:100)

Sr.No/Building/Wing	Rule	Proposed
1	Solar assisted water heating (SWH) System is required for plot area above 4000 sq.m	25% of the roof area
2	Rain water harvesting	85000 Ltrs
3	Solid waste management/OWC	50kg/Wing = 100kg
4	Sewage treatment plan (STP)	190 KLD

Building Use	Rule Name	By Rule	Male	Female	Male	Female	Total	Proposed
Residential	No. Of Persons	10020.80/ 12.50 = 891 => Male=594, Female = 297						
	Water Closet	1 Per Tenement	1 Per Tenement	208			208	416
	Bathroom	1 Per Tenement	1 Per Tenement	208			208	416
Commercial	No. Of Persons	1 per 8 persons or part thereof	8	32	32	32	32	32

Commercial	Commercial BUA = 449.85 449.85/3 = 149.95 (Total Area/Occupant load per Sq.m = Total Occupant) 149.95 x 70 = 10496.5 LTR.	U/G (100%) = 10496.5 LTR. O/H(50%) = 5248.25 LTR.
A	No. of Flats (1BHK) = 99 X 3 = 297 No. of Flats (2BHK) = 98 X 5 = 550 Persons 847 X 135 = 114345 LTR.	
B	No. of Flats = 208 No. of other units = 1(Amenity Floor) Total Units = 209 X 270 = 56430 LTR.	U/G (100%) = 208215 LTR. O/H(50%) = 104107 LTR.
C	No. of Toilets - No. of Flats = 416-208 No. of Toilets - No. of Flats = 208 208 X 180 = 37440 LTR.	
A + B + C =	208215 LTR.	

FSI AND NON-FSI AREA BREAK UP	
FSI area (sq.m.)	14353.21
Non FSI area (sq.m.)	4600.11
Basement parking area	2780.78
Ramp area	150.06
Pump room	66.77
Refuge	111.72
Terrace	109.48
Ground parking area	1393.64
Total Construction area	18953.33

Floor Name	Proposed FSI	Area	Terrace/Refuge	Staircase & Lift	Duct (Void,V Shafts)
Basement Floor	0.00	0.00	0.00	137.47	21.12
Ground Parking Floor	449.85	190.08	0.00	139.93	21.12
First Floor	0.00	1374.21	0.00	136.21	21.12
Second Floor	0.00	1374.21	0.00	136.21	21.12
Third Floor	0.00	1374.21	0.00	136.21	21.12
Fourth Floor	0.00	1374.21	0.00	136.21	21.12
Fifth Floor	0.00	1374.21	0.00	136.21	21.12
Sixth Floor	0.00	1374.21	0.00	136.21	21.12
Seventh Floor	0.00	1374.21	0.00	136.21	21.12
Eighth Floor	0.00	1374.21	0.00	136.21	21.12
Ninth Floor	0.00	1374.21	0.00	136.21	21.12
Tenth Floor	0.00	1374.21	0.00	136.21	21.12
Amenity Floor & Terrace Floor	0.00	113.02	0.00	136.21	0.00
Total	449.85	13903.37	111.72	1775.71	253.44
Total Number of Same Buildings:			1.00		
Grand Total	449.85	13903.37	111.72	1775.71	253.44

Floor Name	Wing A & B FSI Area (Inc. Balcony, Staircase, Passages)	Deductions	Void	Lift	Basement Services	Parking	Open to sky Podium	Terrace/Refuge	Total Construction Area
Terrace level & Amenity	113.02	53.02	0.00	0.00	0.00	0.00	0.00	109.48	222.50
Tenth Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Ninth Floor	1272.45	169.99	21.12	0.00	0.00	0.00	0.00	111.72	1384.17
Eighth Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Seventh Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Sixth Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Fifth Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Fourth Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Third Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Second Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
First Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Ground Parking Floor	599.88	11.34	21.12	0.00	1381.30	0.00	0.00	0.00	1981.18
Basement Parking Floor	0.00	2.80	21.12	315.15	2682.46	0.00	0.00	0.00	2997.61
Total	14353.21	1767.06	253.44	315.15	4063.76	0.00	0.00	221.20	18953.33