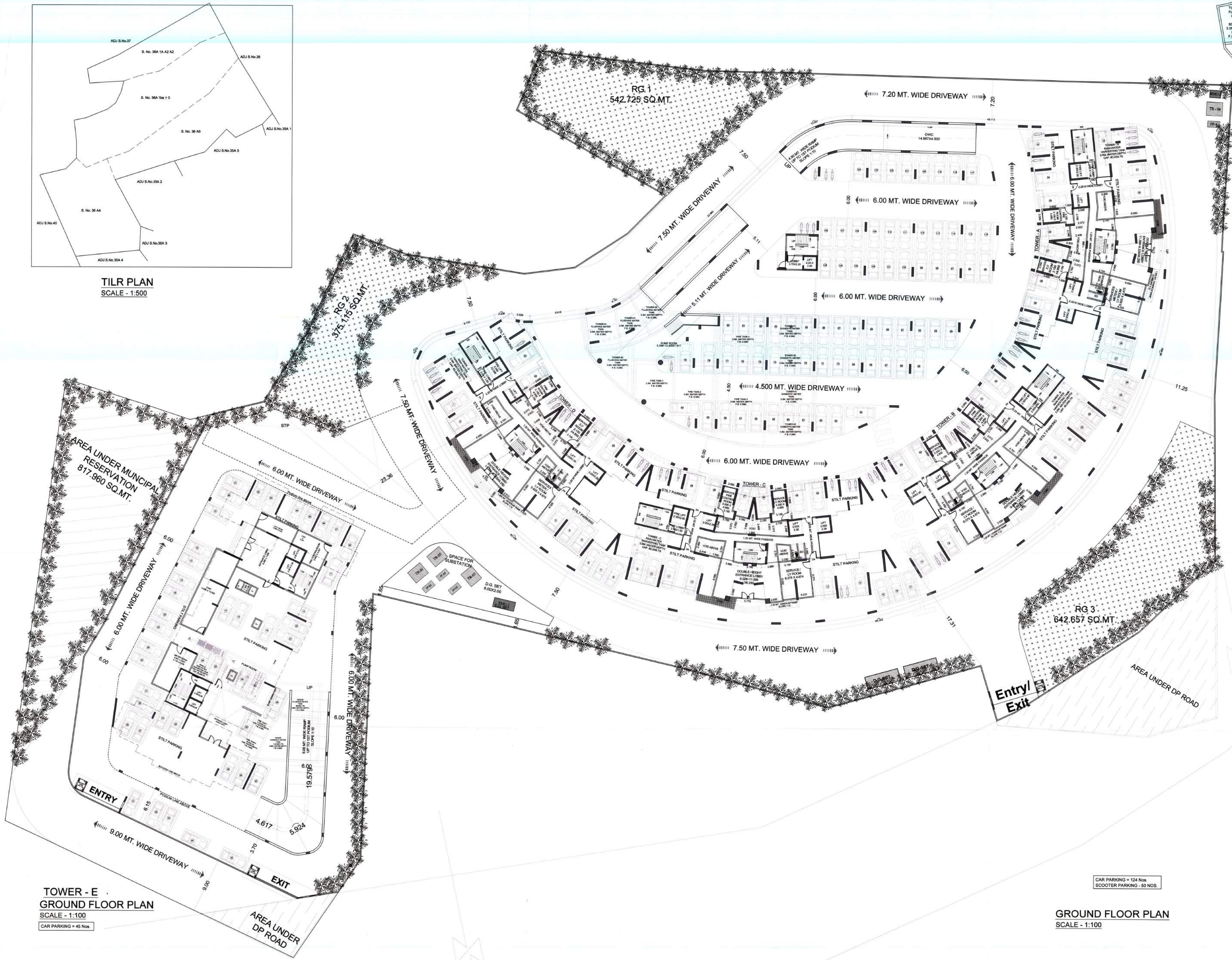
TILR PLAN
SCALE - 1:500

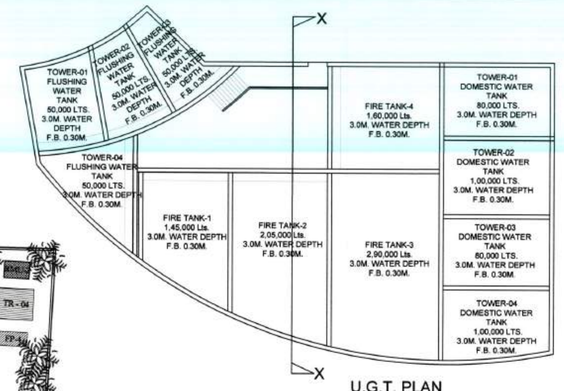


TOWER - E GROUND FLOOR PLAN
SCALE - 1:100

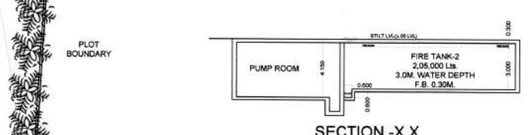
CAR PARKING = 45 Nos.

CAR PARKING = 124 Nos.
SCOOTER PARKING - 50 NOS.

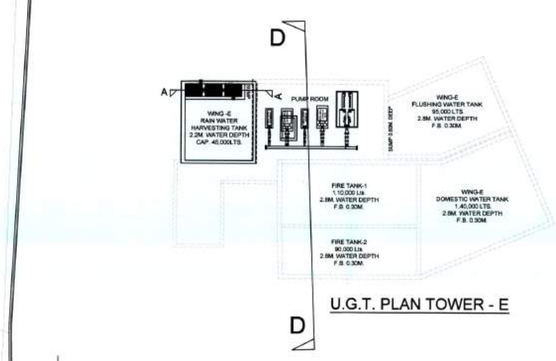
GROUND FLOOR PLAN
SCALE - 1:100



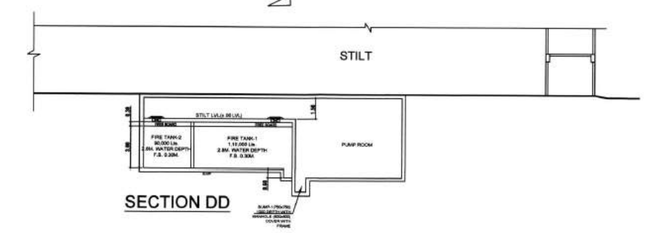
U.G.T. PLAN



SECTION -X X



U.G.T. PLAN TOWER - E



SECTION DD

APPROVAL STAMP

GROUND FLOOR LAYOUT PLAN, AREA PROFORMA, U.G.T. DETAILS

01/16

पनवेल महानगरपालिका
बांधकाम परवानगी या कार्यालयीन पत्र क्र. पपम/ठ - ४१/
नगररचनाकार/प्र.म.ना.र.प/१०५/ ८ ऑफ /२०-२३
दि. २०/०८/२०२३ पत्रान्वये मंजूरी देण्यात येत आहे.
शर्तीस अधीन.
मा. आयुक्तांच्या सूचनेनुसार
उपसंचालक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका
पनवेल-रायगड

Proforma -I: Area Statement

Sr. No.		AREA STATEMENT	Unit	Area In Sq.m
1		**Area of plot (Minimum area of a, b, c to be considered)**		**16,910.00**
	a)	As per ownership document (7/12, CTS extract)		16,910.00
	b)	As per measurement sheet		17,292.97
	c)	As per site		17,292.97
2		**Deductions**		
	a)	Proposed D.P./ D.P. Road widening Area/Services Road / Highway widenning		583.56
		DP Road 1		475.08
		DP Road 2		328.48
	b)	DP Reservations (Hospital)		817.96
		Total (a + b)		1,401.52
3		Balance area of plot (1 - 2)		15,508.48
4		Recreational Open space (If applicable) (Sr.No.3 x 10%)	10%	1,550.85
5		**Net Plot Area (Refer - 3)**		**15,508.48**
6		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)	1.1	17,059.33
7		Additional of FSI on payment of premium		
	a)	Maximum permissible premium FSI - based on road width / TOD Zone.	1.15	17834.752
	b)	Proposed FSI on payment of premium (Sr.No.5 x 0.50)	0.5	7754.24
8		DP Reservations		
	a)	In-situ area against D.P. road (2.0 x Sr. No. 2 (a)), if any	2	1,167.12
	b)	In-situ area against Amenity Space if handed over (2.0 or 1.85 x Sr. No. 2 (b)).	2	0.000
		Total In-situ / TDR loading proposed (8a)		1,167.12
9		Total entitlement of FSI in the proposal		
	a)	**6+7b+8 whichever is applicable.**		**43,815.44**
	b)	Ancillary Area FSI upto 60% or 80% with payment of charges.(9a x 60%)	60%	26,289.26
	c)	**Total entitlement (a+b)**		**70,104.70**
10		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)	2.75	68,373.31
11.		**Total Proposed Built-up Area**		**68,373.060**
	A)	**Podium Floor**		
		Ground Floor		343.114
		1st Floor (Podium-01)		10.475
		2nd Floor (Podium-02)		10.475
		3rd Floor (Podium-03)		10.475
		4th Floor (Podium-04)		10.475
		5th Floor (Podium-05)		795.626
		Total Ground to Podiums Area		**1180.640**
	B)		TOWER - A	TOWER - B	TOWER - C	TOWER - D	TOWER - E
		6th Floor (Resi. 01)	514.404	530.604	530.604	514.464	769.849
		7th Floor (Resi. 02) Refuge	467.349	479.666	479.666	467.409	769.849
		8th Floor (Resi.03) Refuge	514.404	530.604	530.604	514.464	769.849
		9th Floor (Resi. 04)	514.404	530.604	530.604	514.464	769.849
		10th Floor (Resi. 05)	514.404	530.604	530.604	514.464	769.849
		11th Floor (Resi. 06)	514.404	530.604	530.604	514.464	769.849
		12th Floor (Resi. 07) Refuge	467.349	479.666	479.666	467.409	769.849
		13th Floor (Resi. 08) Refuge	514.404	530.604	530.604	514.464	769.849
		14th Floor (Resi. 09)	514.404	530.604	530.604	514.464	769.849
		15th Floor (Resi. 10)	514.404	530.604	530.604	514.464	769.849
		16th Floor (Resi. 11)	514.404	530.604	530.604	514.464	769.849
		17th Floor (Resi. 12) Refuge	467.349	479.666	479.666	467.409	769.849
		18th Floor (Resi. 13) Refuge	514.404	530.604	530.604	514.464	769.849
		19th Floor (Resi. 14)	514.404	530.604	530.604	514.464	769.849
		20th Floor (Resi. 15)	514.404	530.604	530.604	514.464	769.849
		21th Floor (Resi. 16)	514.404	530.604	530.604	514.464	769.849
		22th Floor (Resi. 17) Refuge	467.349	479.666	479.666	467.409	769.849
		23rd Floor (Resi. 18) Refuge	514.404	530.604	530.604	514.464	769.849
		24th Floor (Resi. 19)	514.404	530.604	530.604	514.464	769.849
		25th Floor (Resi. 20)	514.404	530.604	530.604	514.464	769.849
		26th Floor (Resi. 21)					769.849
		27th Floor (Resi. 22) Refuge					769.849
		28th Floor (Resi. 23) Refuge					769.849
		29th Floor (Resi. 24)					769.849
		30th Floor (Resi. 25)					769.849
		31st Floor (Resi. 26)					769.849
		32nd Floor (Resi. 27) Refuge					769.849
		33rd Floor (Resi. 28) Refuge					769.849
		34th Floor (Resi. 29)					769.849
		35th Floor (Resi. 30)					769.849
		36th Floor (Resi. 31)					769.849
		37th Floor (Resi. 32) Refuge					769.849
		38th Floor (Resi. 33) Refuge					769.849
		39th Floor (Resi. 34)					769.849
		TERRACE FLOOR					
		Total	10099.855	10408.323	10408.323	10101.055	26174.866
		Total Residential Built-up Area			67192.421		
12		**Total Proposed Built-up Area (11(A+B))**			68373.060		
13		**Balance Built-up Area**			1,731.64		
14		**FSI consumed (12/1)**			4.063		
15		Recreational Open Space Required Area (10% of 4) (Provided As Per Prevailing LDCPR Clause No.3.4.1)			1,550.85		
16		Proposed Recreational Open Space Area			3061.097		
17		Total height of Buildings	80.800	80.800	80.800	80.800	121.55
18		Total No of Lifts	4	4	4	4	4
19		Total No of Staircase	2	2	2	2	2
20		Total No of Flats	156	156	156	156	272
21		**Total FSI Area**			68373.06		
22		**Total Non FSI Area**			45860.27		
23		**Total Gross Built-up Area**			114233.33		

LOCATION PLAN
SCALE - N.T.S

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT OF RESIDENTIAL BUILDING
ON GUT NO. 36/1/A/2/2, 36/1/B/3, 36/4, & 36/5 OF
VILLAGE - ROHINJAN, TALUKA - PANVEL, DIST.- RAIGAD

NAME & SIGNATURE OF OWNER

M/s. METRO SATYAM BUILDERS LLP.

[MR. RAJESH .D.GUPTA]

METRO SATYAM BUILDERS LLP NAVI MUMBAI

SCALE	>	1:200
DATE	>	30-03-2023
DRN. BY	>	RAJU
DELT. BY	>	Kalpesh N.
CHKD. BY	>	A. Dinesh A.
PROJECT No	>	P - 303

NAME & SIGNATURE OF ARCHITECT

HITEN SETHI ARCHITECT

Ar.HITEN SETHI (CA/95-14484)
FOR-HITEN SETHI & ASSOCIATES

HSA
HITEN SETHI ARCHITECTS
ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT
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