

पत्रांक: ३३६०/२०२२
 दिनांक: २६/०६/२०२३
 पत्रांक: ३३६०/२०२२
 दिनांक: २६/०६/२०२३



CARPET AREA STATEMENT AS PER RERA

FLOOR NO.	SHOP	CARPET AREA IN SQ.M.	OPEN BAL. IN SQ.M.	ENC. BAL. IN SQ.M.
GROUND FLOOR	SHOP-01	24.48	0.000	0.000
GROUND FLOOR	SHOP-02	24.48	0.000	0.000
GROUND FLOOR	SHOP-03	24.55	0.000	0.000
GROUND FLOOR	SHOP-04	24.55	0.000	0.000
GROUND FLOOR	SHOP-05	22.14	0.000	0.000
GROUND FLOOR	SHOP-06	22.14	0.000	0.000
GROUND FLOOR	SHOP-07	30.19	0.000	0.000
GROUND FLOOR	SHOP-08	22.14	0.000	0.000
GROUND FLOOR	SHOP-09	22.14	0.000	0.000
GROUND FLOOR	SHOP-10	24.55	0.000	0.000
GROUND FLOOR	SHOP-11	24.55	0.000	0.000
GROUND FLOOR	SHOP-12	24.48	0.000	0.000
GROUND FLOOR	SHOP-13	24.48	0.000	0.000

CARPET AREA STATEMENT AS PER RERA

FLOOR NO.	FLAT NO.	CARPET AREA IN SQ.M.	OPEN BAL. IN SQ.M.	ENC. BAL. IN SQ.M.
FIRST TO FIFTH FLOOR	201,301,401	35.22	0.000	0.000
FIRST TO FIFTH FLOOR	202,302,402	44.93	0.000	0.000
FIRST TO FIFTH FLOOR	103,203,303,403,503	34.62	0.000	0.000
FIRST TO FIFTH FLOOR	104,204,304,404,504	52.82	0.000	0.000
FIRST TO FIFTH FLOOR	105,205,305,405,505	56.24	0.000	0.000
FIRST TO FIFTH FLOOR	106,206,306,406,506	56.24	0.000	0.000
FIRST TO FIFTH FLOOR	107,207,307,407,507	52.82	0.000	0.000
FIRST TO FIFTH FLOOR	108,208,308,408,508	34.62	0.000	0.000
FIRST TO FIFTH FLOOR	209,309,409	44.93	0.000	0.000
FIRST TO FIFTH FLOOR	210,310,410	35.22	0.000	0.000

TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	As per notification, dtd 28.12.2022	
			PARKING SPACE REQ. NON CONGESTED AREA	PARKING SPACE PROF. NON CONGESTED AREA
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	1.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	26.00	1.00	2.00
4	For every two tenement with each tenement having carpet area less than 40 sq.mt. but more than 30 sq.mt.	16.00	1.00	2.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	2.00
6	For every 100 sq.mt. carpet area or fraction thereof	314.87	2.00	6.00

Parking Requirement (quantum)

Residential	21	42
Commercial	6	19
5% visitor parking only for residential	1	3
TOTAL	28	64

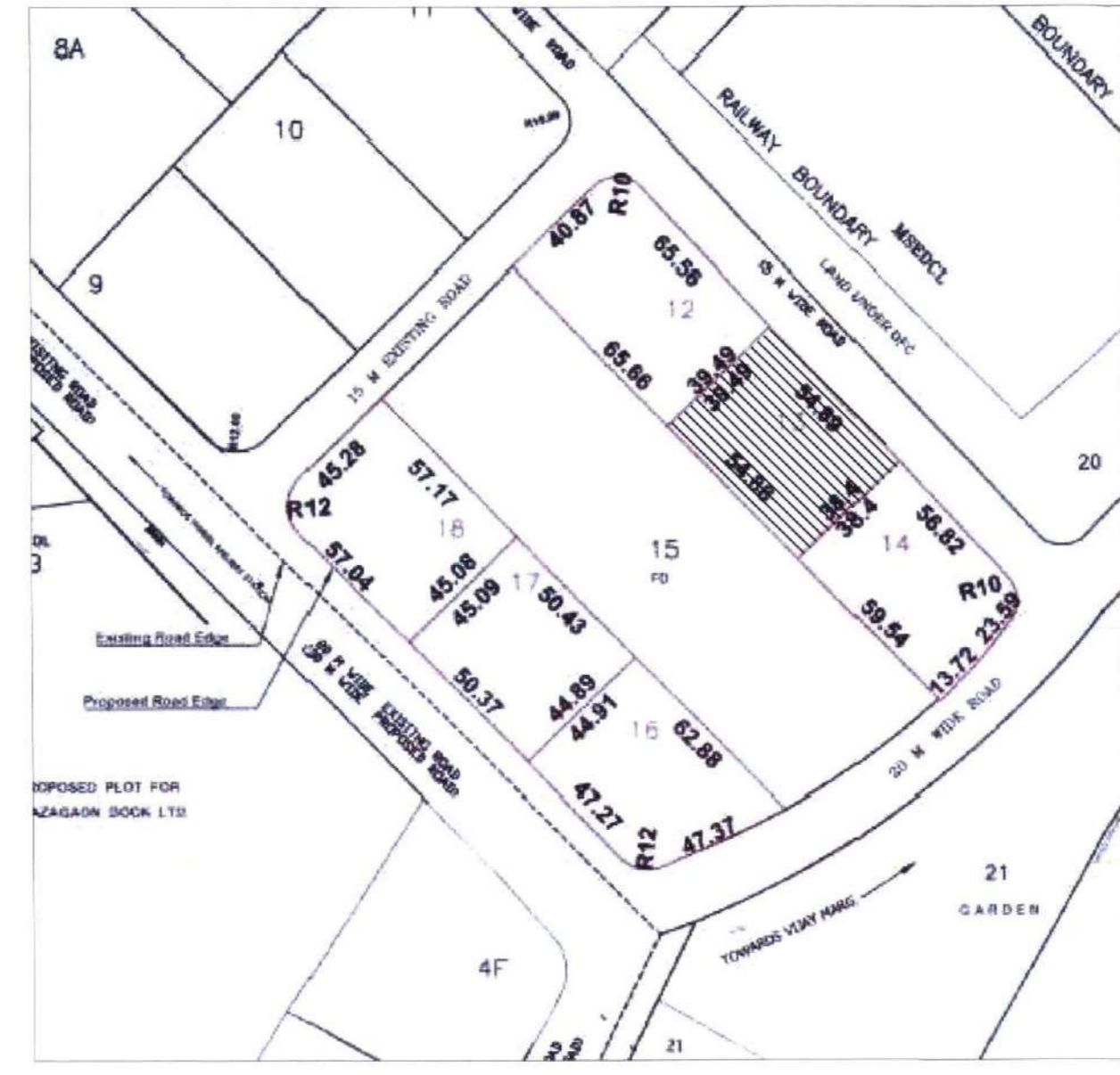
With Multiplying Factor Not applicable for scooter parking

Multiplying Factor Not applicable for scooter parking

Required PARKING (after conversion)

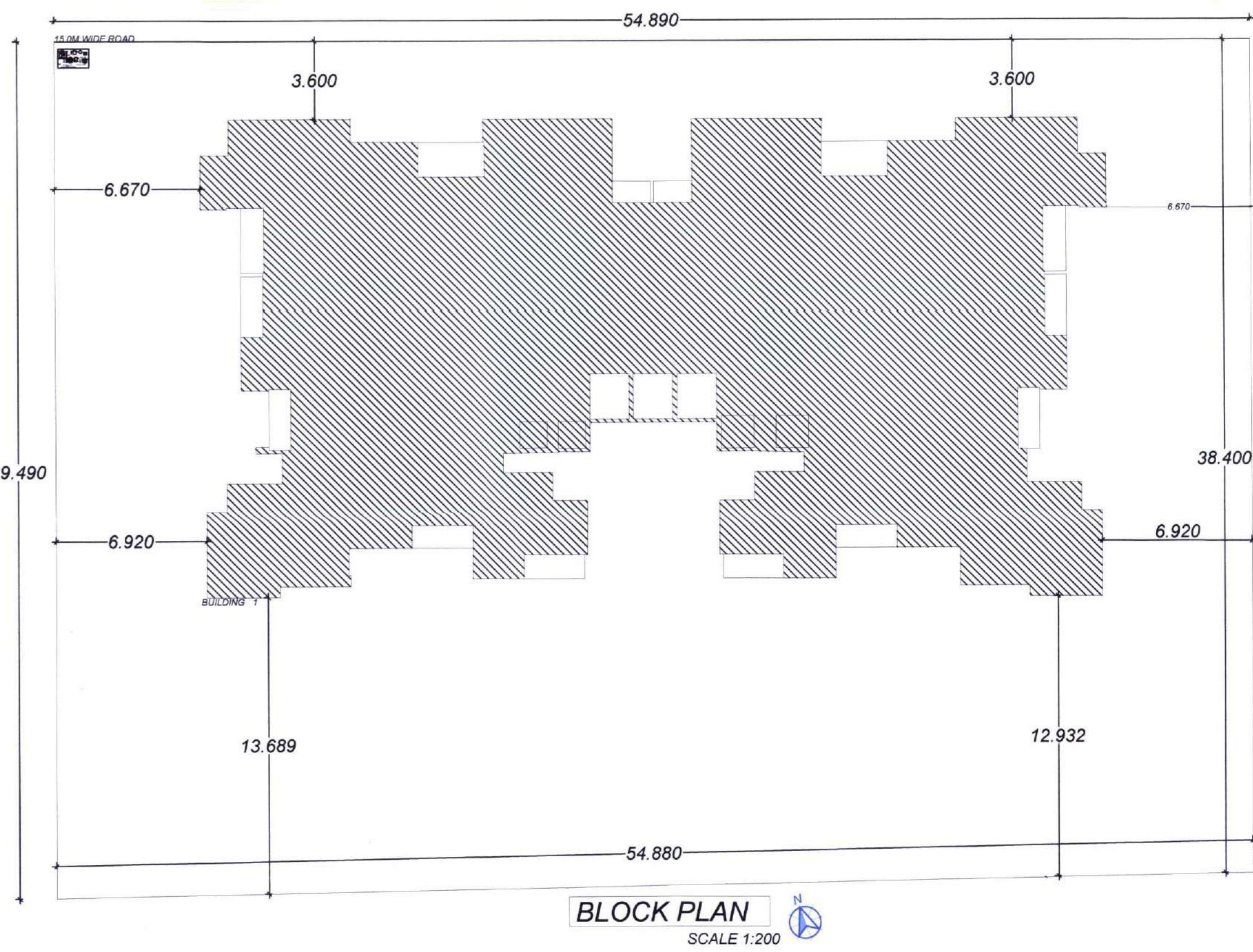
CAR	28	64
SCOOTER	0	0
TOTAL	28	64

NOTE: The excess parking shall be deemed to be treated as public parking and handed over for same purpose to the Authority free of cost, if the building permission proposal for the balance potential is not submitted before final occupancy certificate.



Summary of proposed Pline area as per UDCPR

Sr.No	FLOOR	PLINE AREA (Comm.)		PLINE AREA (RESI.)	TOTAL
		A	B		
1	GROUND	335.240	60.320	395.560	
2	1ST FL	0.000	534.810	534.810	
3	2ND FL	0.000	611.740	611.740	
4	3RD FL	0.000	611.740	611.740	
5	4TH FL	0.000	611.740	611.740	
6	5TH FL	0.000	436.590	436.590	
7	TOTAL	335.240	2866.940	3202.180	



WATER CAPACITY CALCULATION (U.G. WATER TANK RESIDENTIAL UNITS)

BUILDING	FLAT NOS.	REQUIRED DOMESTIC 125 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A+B)		
RESIDENTIAL	42	136 X 42 X 5	28,350	270 X 42	11,340	180 X 42	7,560	18,900	47,250
TOTAL	42		28,350	11,340		7,560	18,900		47,250

REQUIRED FIRE TANK 75,000

WATER CAPACITY REQUIRED FOR COMMERCIAL U.G. WATER TANK

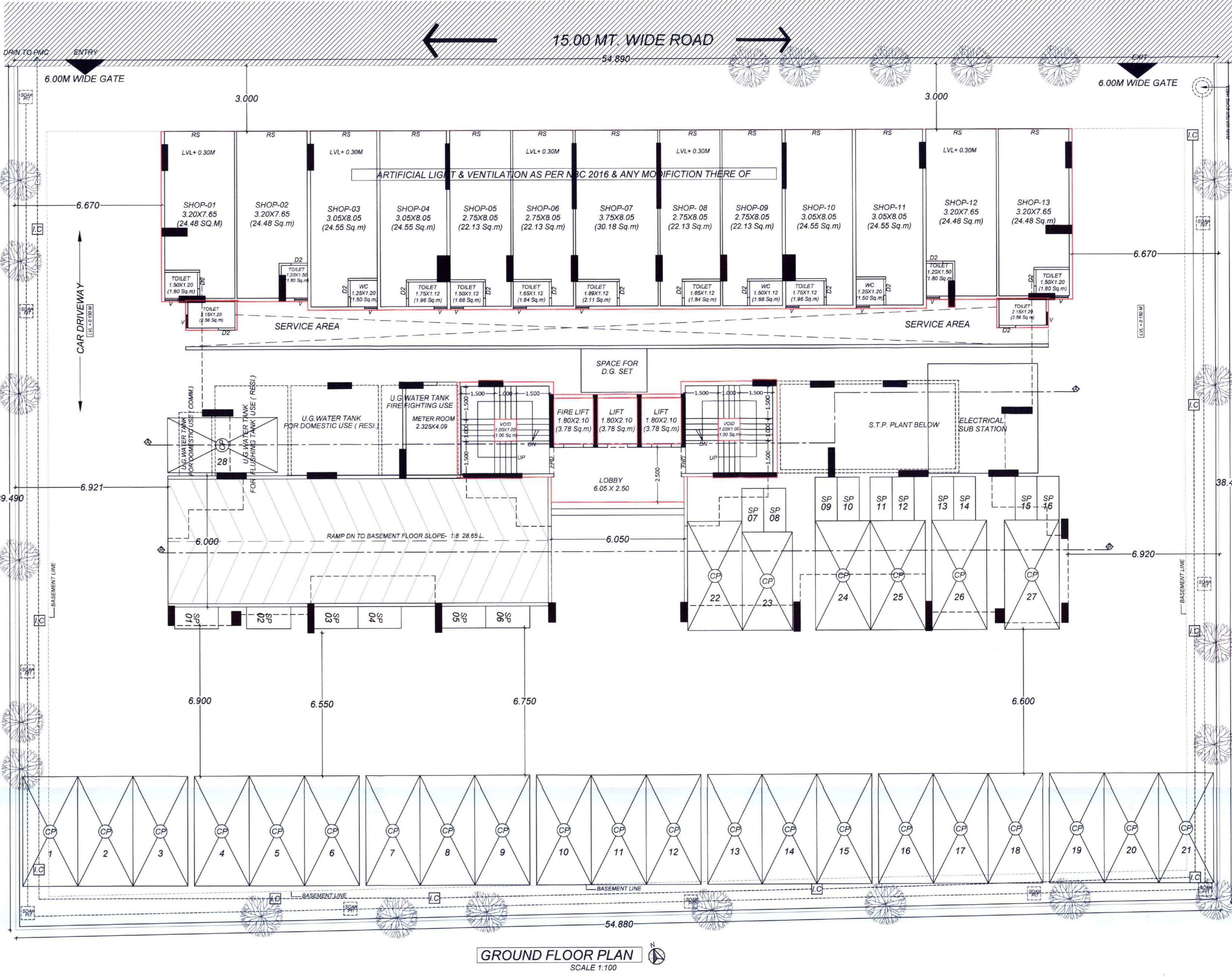
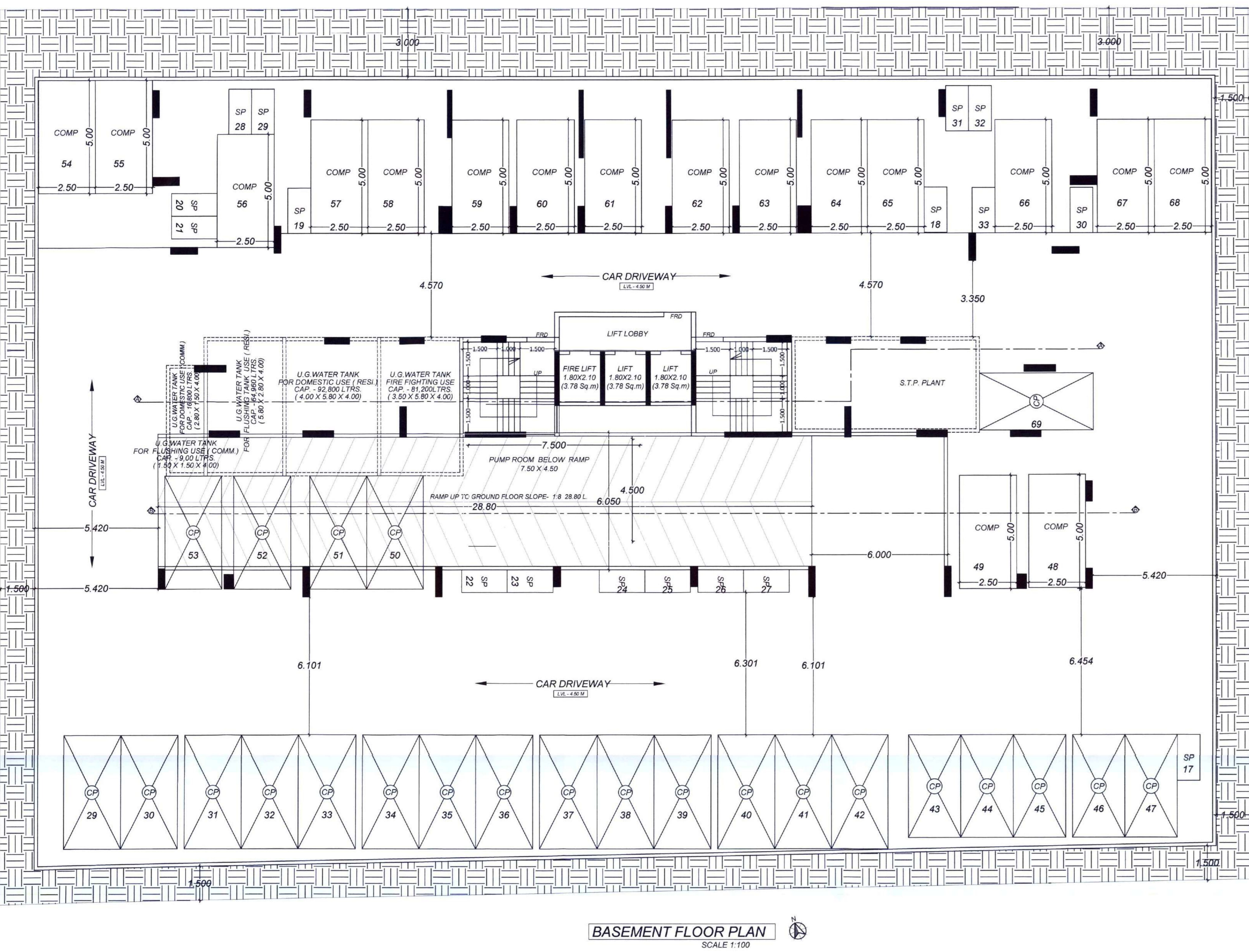
BUILDING	SHOP NOS.	REQUIRED DOMESTIC 70 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A+B)	
COMMERCIAL	13	335.240 X 70	7,822	270 X 13	3,510	180 X 13	2,340	11,332

PROVIDED U.G. WATER TANK

	TOTAL U.G. WATER TANK CAPACITY	REQUIRED 100% U.G. WATER TANK CAPACITY	PROVIDED U.G. WATER TANK CAPACITY
DOMESTIC TANK (RESIDENTIAL)	28,350 LTRS.	36172 LTRS.	28,350 LTRS.
DOMESTIC TANK (COMMERCIAL)	7,822 LTRS.	7,822 LTRS.	4,50 X 5.80 X 4.00 = 12,800 LTRS.
FLUSHING TANK (RESIDENTIAL)	18,900 LTRS.	18,900 LTRS.	2.80 X 5.80 X 4.00 = 84,960 LTRS.
FLUSHING TANK (COMMERCIAL)	3,510 LTRS.	3,510 LTRS.	1.50 X 1.50 X 4.00 = 9,000 LTRS.
FIRE TANK	75,000 LTRS.	75,000 LTRS.	3.50 X 5.80 X 4.00 = 81,200 LTRS.
TOTAL U.G. TANK CAPACITY	1,33,582 LTRS.	1,33,582 LTRS.	1,33,582 LTRS.

Project Details
 Building Type - Building Development
 Zone Type - Residential Zone
 Location - Non Congested
 Plot No. - 13
 City No./Survey No. - 13
 Street No. - 1
 Zone Number - CIDCO
 Ward Name - New Panvel
 Permissible Use - 0.00

LEGENDS:
 PLOT BOUNDARY SHOWN WHITE
 PROPOSED WORK SHOWN RED
 DRAINAGE LINE SHOWN YELLOW
 WATER LINE SHOWN BLUE DOTTED
 ENCLOSED AREA SHOWN BROWN
 TERRACE SHOWN DARK YELLOW
 OPEN BAL. SHOWN GREEN
 EXISTING SHOWN BLUE HATCHED



PROBAND

Sr.No	Particulars	Area (sq.m)	Rate (Rs./sq.m)	Total (Rs.)
1	Area of plot	1317.24	1000	13,17,240
2	Area of plot	1317.24	1000	13,17,240
3	Area of plot	1317.24	1000	13,17,240
4	Area of plot	1317.24	1000	13,17,240
5	Area of plot	1317.24	1000	13,17,240
6	Area of plot	1317.24	1000	13,17,240
7	Area of plot	1317.24	1000	13,17,240
8	Area of plot	1317.24	1000	13,17,240
9	Area of plot	1317.24	1000	13,17,240
10	Area of plot	1317.24	1000	13,17,240
11	Area of plot	1317.24	1000	13,17,240
12	Area of plot	1317.24	1000	13,17,240
13	Area of plot	1317.24	1000	13,17,240
14	Area of plot	1317.24	1000	13,17,240
15	Area of plot	1317.24	1000	13,17,240
16	Area of plot	1317.24	1000	13,17,240
17	Area of plot	1317.24	1000	13,17,240
18	Area of plot	1317.24	1000	13,17,240
19	Area of plot	1317.24	1000	13,17,240
20	Area of plot	1317.24	1000	13,17,240
21	Area of plot	1317.24	1000	13,17,240
22	Area of plot	1317.24	1000	13,17,240
23	Area of plot	1317.24	1000	13,17,240
24	Area of plot	1317.24	1000	13,17,240
25	Area of plot	1317.24	1000	13,17,240
26	Area of plot	1317.24	1000	13,17,240
27	Area of plot	1317.24	1000	13,17,240
28	Area of plot	1317.24	1000	13,17,240

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO. - 13, SECTOR - 20, NEW PANVEL.

Name of Owner: M/S TRICITY REALTY LLP

Postal Address: 1202, Sabari Basara Central Avenue Road, Cpp Diamond Garden, Chembur, Mumbai-400071, Maharashtra

Phone No. 9920099392

TYPE OF PROPOSAL: Mixed BUILDING ON CTS. NO. SURVEY NO.-13

SITE ADDRESS: PLOT NO. 13 SECTOR - 20, NEW PANVEL

NAME OF ARCHITECT: ARCHITECTS LABHARATI BHALAN

ADDRESS OF OFFICE: OFFICE No. 12, Great Eastern, 8 Wing, Plot no. 66, Sector-15, Durgam, C-1, 2nd floor, Mumbai - 400015

POLYLINEATION: OFFICE No. 12, Great Eastern, 8 Wing, Plot no. 66, Sector-15, Durgam, C-1, 2nd floor, Mumbai - 400015

OWNERS SIGN: ARCHITECTS LABHARATI BHALAN

DESIGNED BY: ARCHITECTS LABHARATI BHALAN

CHECKED BY: ARCHITECTS LABHARATI BHALAN

JOB NO. - CARPC-23-70803

DATE: 12/07/23

SUBMISSION DRAWING