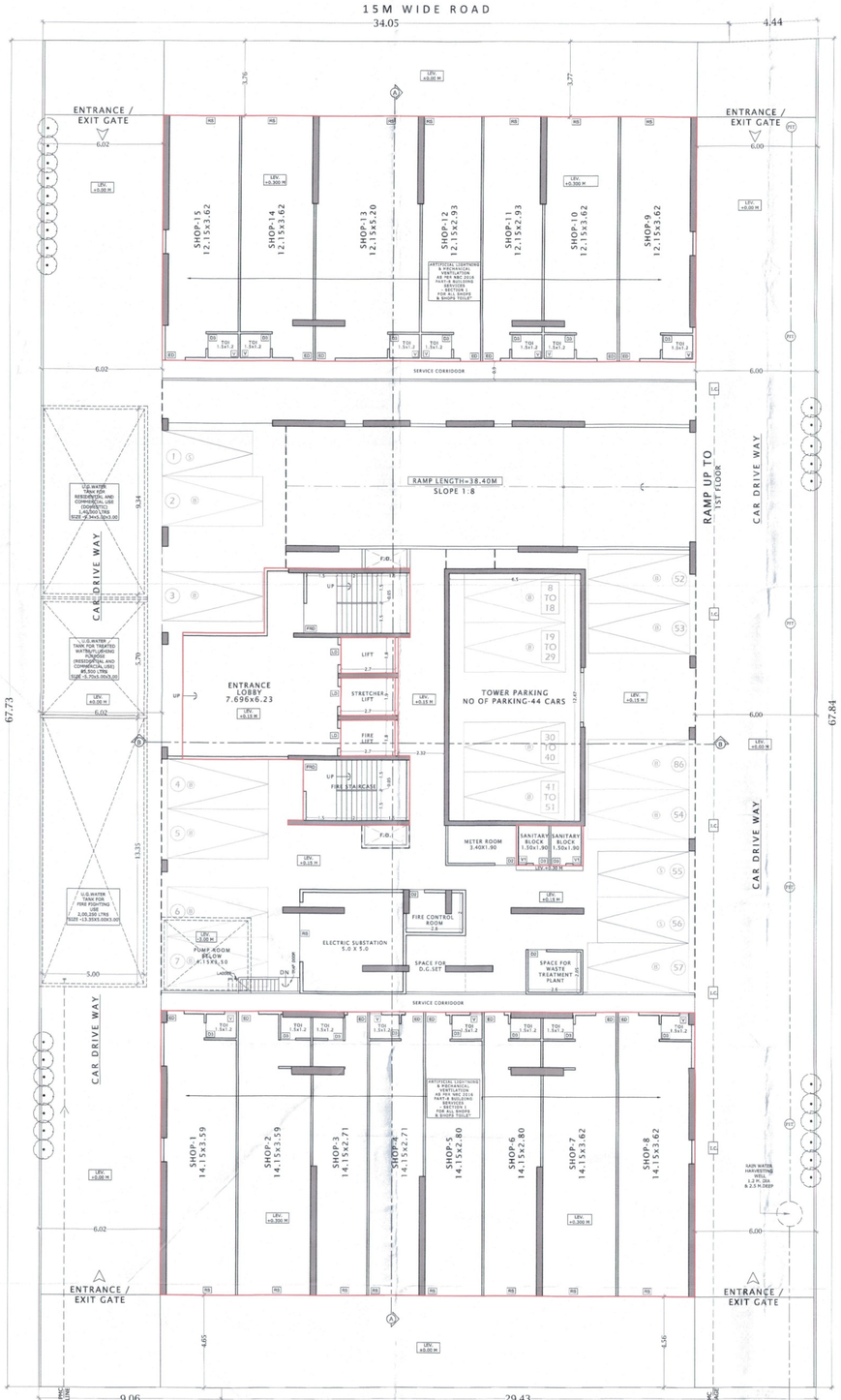
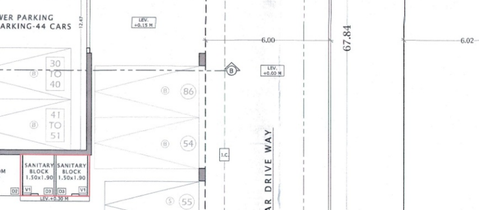


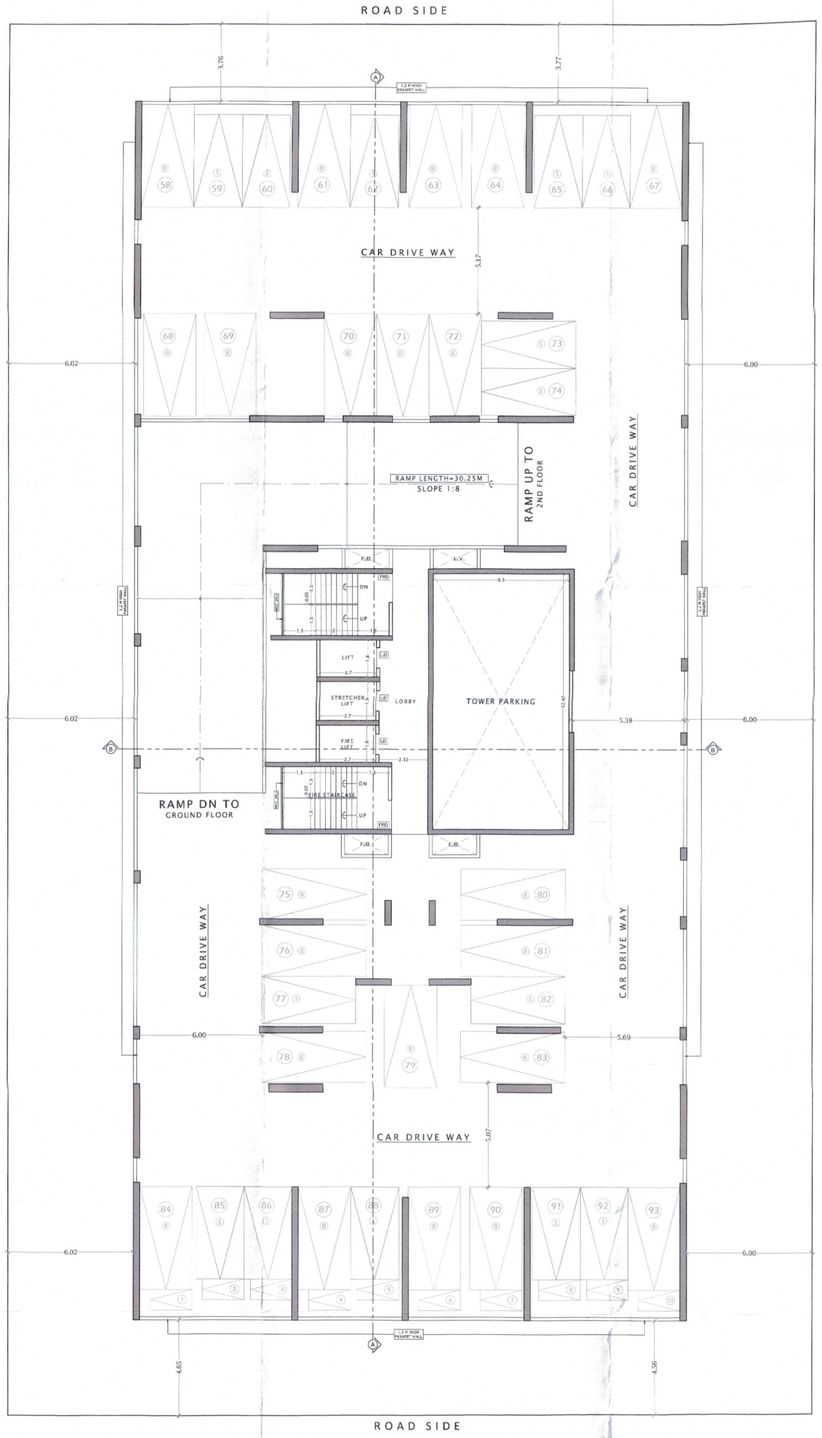
GROUND FLOOR PLAN SCALE = 1 : 100

LOCATION PLAN SCALE = 1 : 500

BLOCK PLAN SCALE = 1 : 500



UNDER GROUND WATER TANK SCALE - N.T.S



1ST FLOOR PLAN SCALE = 1 : 100

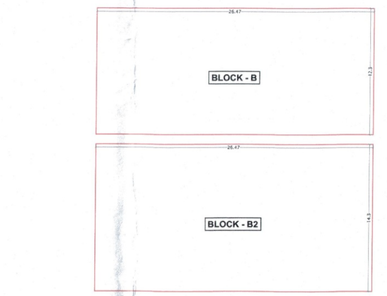
GOOGLE IMAGE SCALE - N.T.S

SCHEDULE OF DOOR & WINDOWS

TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	AREA (SQM.)	SILL LEVEL (METER)	DESCRIPTOIN
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		
ED			EMERGENCY DOOR		
W1	3.00	1.35	4.050	0.90	AL. SLIDING WINDOW
W2	2.90	1.35	3.915	0.90	AL. SLIDING WINDOW
W3	2.87	1.35	3.875	0.90	AL. SLIDING WINDOW
W4	2.75	1.35	3.713	0.90	AL. SLIDING WINDOW
W5	2.65	1.35	3.578	0.90	AL. SLIDING WINDOW
W6	2.57	1.35	3.470	0.90	AL. SLIDING WINDOW
W7	1.50	1.35	2.025	0.90	AL. SLIDING WINDOW
V	0.60	0.90	0.540	1.35	AL LOUVERD WINDOW
V1	0.40	0.90	0.360	1.35	AL. LOUVERD WINDOW

LIGHT AND VENTILATION STATEMENT

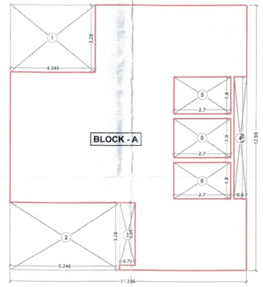
SR. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM -1/10th & 0.30 sqm. WITH ONE DIMENSION OF 0.30 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	3.00X5.35	16.050	1.605	W1	4.050
		MIN SIZE	3.10X4.90	15.190	1.519	W6	3.470
2	BED	MAX SIZE	2.87X4.05	11.624	1.162	W3	3.875
		MIN SIZE	3.35X2.75	9.213	0.921	W4	3.713
3	KITCHEN	MAX SIZE	2.10X3.35	7.035	0.704	W7	2.025
		MIN SIZE	2.80X2.10	5.880	0.588	W7	2.025
4	TOILET	MAX SIZE	2.08X1.22	2.538	0.300	V	0.540
		MIN SIZE	2.10X1.20	2.520	0.300	V	0.540



AREA LINE DIAGRAM OF GROUND FLOOR (COMMERCIAL BLOCKS) SCALE = 1 : 200

BUILT UP AREA CALCULATION

GROUND FLOOR (COMMERCIAL BLOCKS)							
BLOCK-B	28.470	X	12.300	X	1 NO	=	350.181 SQ.MT.
BLOCK-B2	28.470	X	14.300	X	1 NO	=	379.521 SQ.MT.
					TOTAL ADDITION	=	704.102 SQ.MT. X



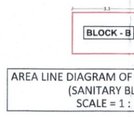
AREA LINE DIAGRAM OF GROUND FLOOR (ENTRANCE LOBBY) SCALE = 1 : 100

BUILT UP AREA CALCULATION

GROUND FLOOR (ENTRANCE LOBBY)							
BLOCK- A	11.296	X	12.930	X	1 NO	=	146.087 SQ.MT.
					TOTAL ADDITION	=	146.087 SQ.MT. X

DEDUCTIONS

1	4.046	X	3.280	X	1 NO	=	13.270 SQ.MT.
2	5.246	X	3.280	X	1 NO	=	17.206 SQ.MT.
3	0.750	X	3.050	X	1 NO	=	2.288 SQ.MT.
4	0.800	X	5.980	X	1 NO	=	3.576 SQ.MT.
5	2.700	X	1.800	X	2 NOS	=	9.720 SQ.MT.
6	2.750	X	1.900	X	1 NO	=	5.170 SQ.MT.
					TOTAL DEDUCTION	=	51.171 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	94.884 SQ.MT. X1



AREA LINE DIAGRAM OF GROUND FLOOR (SANITARY BLOCK) SCALE = 1 : 100

BUILT UP AREA CALCULATION

GROUND FLOOR (SANITARY BLOCK)							
BLOCK- A	3.300	X	2.000	X	1 NO	=	6.600 SQ.MT.
					TOTAL ADDITION	=	6.600 SQ.MT. X

AMENDED 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
सीबीसी- झोनल ऑफिस - सेक्टर - 9/10
येथील अंतिम भू.क्र./ज.भू.क्र./सर्वे क्र./हद्द क्र./
भू.क्र./ CIDCO मधले नियोजित सुधारित/
फेरबदल फलगेय/गावठाण बांधकामाचे नकाशांचे या
कार्यालयाचे मा.आ.क्षमता/परवि/ 9210
दि. 5.6.2024 रोजीचे जा.क्र. 2024/1103
मंजीत आहे, शर्तीस अधीन राहून पंचायत समिती रायगड
दुय्यम येल्लापुरचा मंजूर. रायगड/पनवेल

मा. आयुक्तांचे सांघे मंजूरी नुसार

उपायोजक, नगररचना
पनवेल महानगरपालिका

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

PROFORMA - I : AREA STATEMENT

	AREA STATEMENT	
1)	Area of plot	2606.280
	(a) As per ownership document	2606.280
	(b) as per measurement sheet	2606.280
	(c) as per site	2606.280
2)	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.000
	(b) Any D.P. Reservation area	0.000
	Total (a+b)	0.000
3)	Balance area of plot (1-2)	2606.280
4)	Amenity Space (If applicable)	N.A.
	(a)Required	0.000
	(b) Adjustment of 25(c), if any	0.000
	(c) Balance Proposed	0.000
5)	Net Plot Area (3-4 (c))	2606.280
6)	Recreational Open space (If applicable)	N.A.
	(a) Required	0.000
	(b) Proposed	0.000
7)	Internal Road area	
8)	Protable area (If applicable)	
9)	(a)Built up area with reference to Basic F.S.I. as per front road width (Plot area x Basic FSI-1.1)	2866.908
	(b)Existing built-up area	0.000
	(c)Balance Area FSI area	2866.908
10)	Addition of FSI on payment of premium	Permissible / Proposed
	(a) Permissible premium FSI as per 10.10.1 - NOTE 3 - 0.5 (Proposed) - 0.40)	1042.512 / 1042.512
	(b)Maximum permissible premium FSI - 1.00 (0.00 - Proposed)	0.000 / 0.000
	(c) TDR as per road FSI -0.90 (0.00- Proposed)	0.000 / 0.000
11)	Total entitlement of FSI	3909.420 / 3909.420
	(a) (9c +10(a+b+c))	Comm 286.491 / Resi 3622.729 / Comm 704.102 / Resi 3205.318
	(b) Ancillary Area FSI upto 60%	0.000 / 0.000
	(c) Ancillary Area FSI upto 80%	0.000 / 0.000
	total entitlement	286.491 / 3622.729 / 704.102 / 3205.318
	(d) Proposed Ancillary Area FSI	0.000 / 0.000
	(e) Total proposed (a+b+c+d)	3909.420 / 3909.420
	(a) Existing Built-up Area	0.000
	(b) Proposed Built-up Area	3902.473
	(c) Total (a+b)	3902.473
	Balance FSI	6.947
12)	Total Proposed Resi Area	3198.371
13)	Total Proposed Comm Area	704.102
14)	3BR Area	669.217
15)	Plinth Area	1474.803
16)	Commercial unit	15
17)	Residential unit	30
18)	No.Of Lift Provided	3
19)	No.Of tree Prop.To Be Planted	27
20)	Total Ht.Of Bldg.(AS PER QGCR)	25.450 M
21)	Total Ht.Of Bldg.(ELEVATION NORMS)	31.600 M

BUILT-UP AREA STATEMENT

FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL P-LINE AREA
GROUND	704.102	101.484	805.586
1ST	0.000	0.000	0.000
2ND	0.000	0.000	0.000
3RD	0.000	778.142	778.142
4TH	0.000	772.915	772.915
5TH	0.000	772.915	772.915
6TH	0.000	772.915	772.915
TOTAL	**704.102**	**3198.371**	**3902.473**

TENEMENTS AREA STATMENT OF INDIVIDUAL UNIT

FLOOR	SHOP / FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	RERA CARPET AREA	ENCLOSED BALCONY AREA	CARPET AREA OF PER FLAT
GROUND FLOOR	SHOP-1	1	54.197	50.798	0.000	50.798
	SHOP-2	1	52.767	50.799	0.000	50.799
	SHOP-3	1	40.254	38.417	0.000	38.417
	SHOP-4	1	40.254	38.417	0.000	38.417
	SHOP-5	1	41.541	39.691	0.000	39.691
	SHOP-6	1	41.541	39.691	0.000	39.691
	SHOP-7	1	53.267	51.294	0.000	51.294
	SHOP-8	1	54.698	51.294	0.000	51.294
	SHOP-9	1	47.048	44.044	0.000	44.044
	SHOP-10	1	45.817	44.044	0.000	44.044
	SHOP-11	1	37.33	35.660	0.000	35.660
	SHOP-12	1	37.33	35.660	0.000	35.660
	SHOP-13	1	65.19	63.18	0.000	63.180
	SHOP-14	1	45.817	44.044	0.000	44.044
	SHOP-15	1	47.047	44.044	0.000	44.044
	TOTAL NO. SHOP	15	704.098			671.077
4TH TO 6TH FLOOR	401,501,601	3	57.883	52.168	0.000	52.168
	402,502,602	3	63.507	58.132	0.000	58.132
	403,503,603	3	65.406	59.830	0.000	59.830
	404,504,604	3	63.680	58.132	0.000	58.132
	405,505,605	3	57.695	52.168	0.000	52.168
	406,506,606	3	57.453	52.142	0.000	52.142
	407,507,607	3	59.853	54.598	0.000	54.598
	408,508,608	3	61.379	56.074	0.000	56.074
	409,509,609	3	59.853	54.598	0.000	54.598
	410,510,630	3	57.641	52.142	0.000	52.142
	TOTAL FLATS	30				

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 CAR	SCOOTER	TOTAL NO. OF TENEMENTS	REQUIRED PARKING 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	671.077	13	40
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	2	30	15.00	30.00
TOTAL (A)						30	28	70
5% Visitor Parking (Calculated only on Residential = 28 - Cars & 70 - Scooters)							0.75	1.50
TOTAL REQUIRED PARKING							29	72
Multiplication factor (0.8) as per regulation 8.2.2 Table no. 8C							23.34	71.76
Parking Required							23	72
Composite Parking, 1 CAR FOR EVERY 6 SCOOTER (1 x 6) (30 car = 60 scooter)							9	54
Total Parking Required							32	18
Composite Parking, 1 CAR WITH 2 SCOOTER							-	-
Existing Parking							-	-
TOTAL PROPOSED PARKING				BIG CAR 100	SMALL CAR 31		131	20

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)	15	701.455/3 PERSONS X 70 LTRS	-	14	14 X 180 LTRS	18887
		16367	-		2520	
2)	30	30 X 5 PERSONS X 135 LTRS	30 X 270 LTRS	36	36 X 180 LTRS	34830
		20250	8100		6480	
Total required U.G.T capacity for Commercial + Residential (Domestic) (100% Capacity)						**36617**
Total required U.G.T capacity for Commercial + Residential (Flushing) (100% Capacity)						**17100**
Total required O.H.T capacity for Commercial + Residential (Domestic) (60% OF U.G.T. Capacity)						**21970**
Total required O.H.T capacity for Commercial + Residential (Flushing) (60% OF U.G.T. Capacity)						**10260**
Total proposed U.G.T capacity for Commercial + Residential (Domestic) (SIZE -9.34 X 5.00 X 3.00)						**140000**
Total proposed U.G.T capacity for Commercial + Residential (Flushing) (SIZE -5.70 X 4.00 X 3.00)						**85500**
Total proposed O.H.T capacity for Commercial + Residential (Domestic) (SIZE -6.95 X 4.00 X 3.00)						**83400**
Total proposed O.H.T capacity for Commercial + Residential (Flushing) (SIZE - 5.65 X 3.05 X 3.00)						**51698**
Total required U.G.T capacity for Fire Fighting						**0**
Total proposed U.G.T capacity for Fire Fighting (SIZE -13.35 X 5.00 X 3.00)						**200250**
Total required O.H.T capacity for Fire Fighting						**0**
Total proposed O.H.T capacity for Fire Fighting (SIZE -1.15 X 3.05 X 3)						**10523**

NOTE

1) For Residential - unit 5 Person per tenement
   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 Ltre per Tenament
4) Size of Tank is excluding the Free Board

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

OWNERS/

For TRICITY REALTY LLP
Designated Partner

M/S. TRICITY REALTY LLP

ARCHITECTS

Signature & Architect CA/2001/32480

ATUL PATEL ARCHITECTS
Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, Navi Mumbai - 410210
E: info@atulpatelarchitects.com T: 022 - 27746641 - 42

DATE	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	
31-01-2024	MD-11	1 : 100	NK	MM	1/4