

GROUND FLOOR PLAN (SANCTIONED)

BUILDING - 1 & 2
 SCALE - 1:100
 CAR PARKING-89 NOS.
 TWO WHEELER PARKING-115 NOS.
 TOTAL BIG PARKING-45 NOS.
 TOTAL SMALL PARKING-44NOS

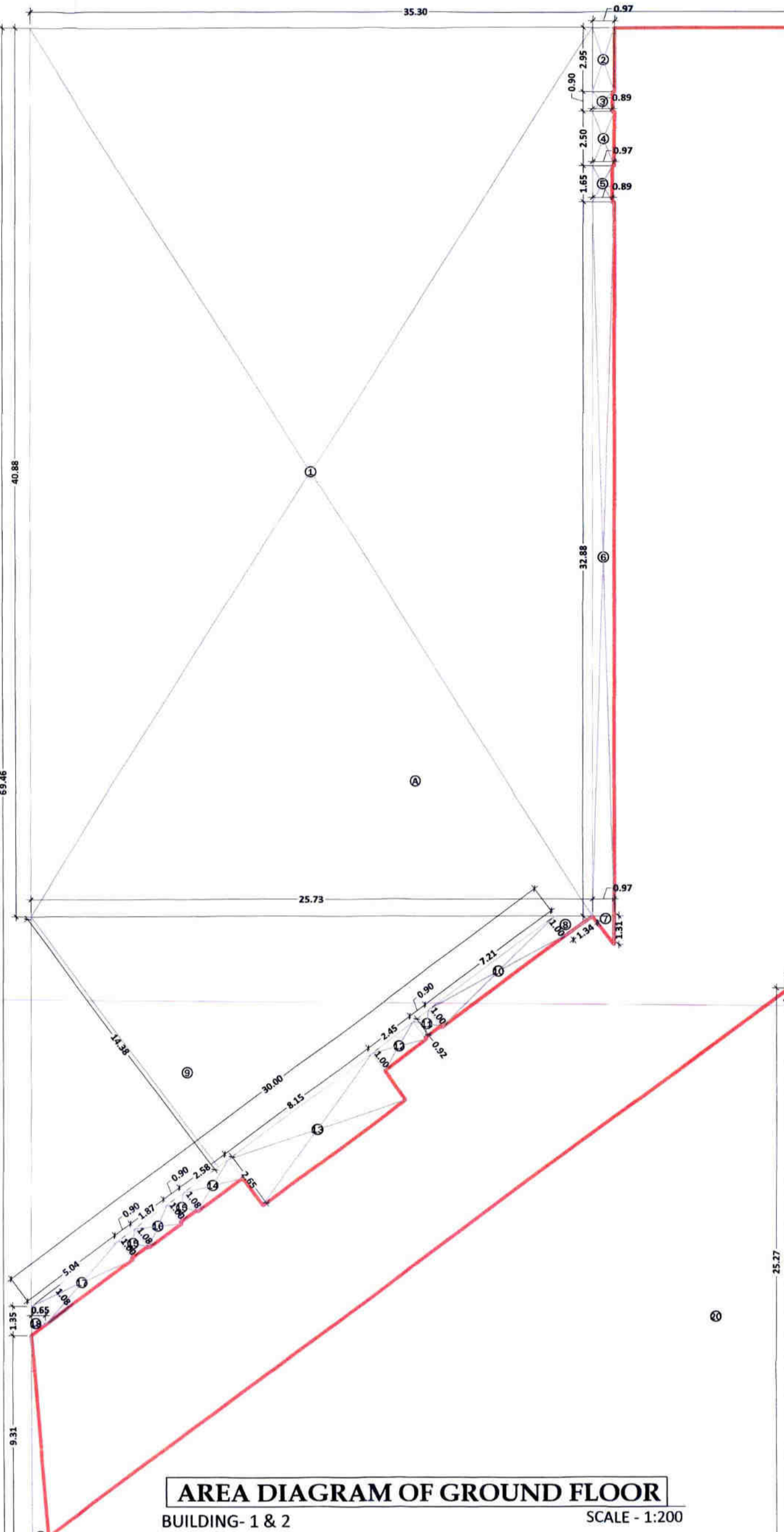
AREA DIAGRAM OF 12.0 ROAD WIDENING

BUILT UP AREA CALCULATION	
1	12 X 66.77 X 12.00 X 1 NO = 400.62 SQ.MT
2	12 X 68.23 X 12.00 X 1 NO = 409.38 SQ.MT
TOTAL ADDITION = 810.00 SQ.MT	

SCALE - 1:200

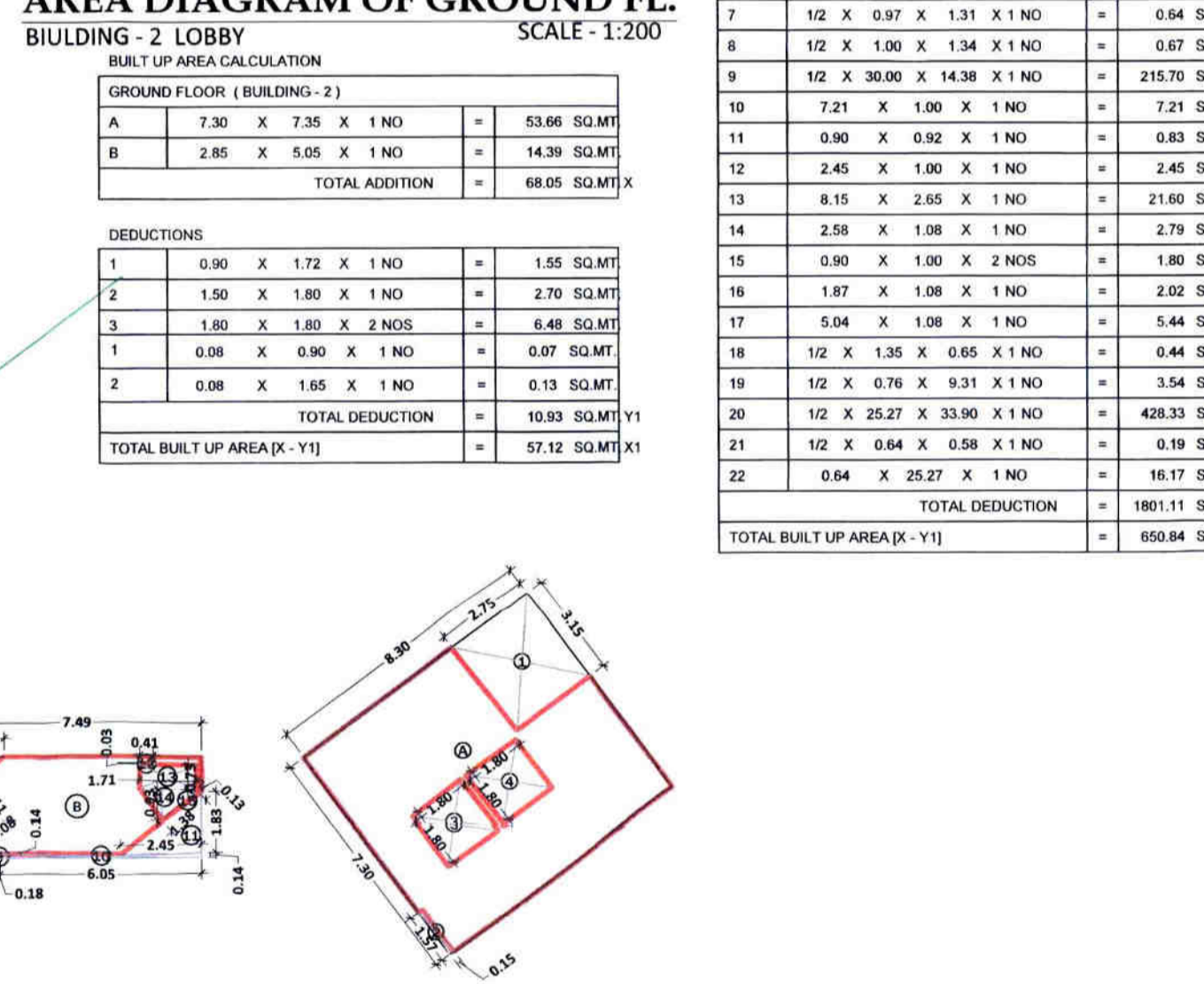
PROPOSED PARKING AREA STATEMENT

SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	As per notification, dated 28.12.2022	
			PARKING SPACE REQ. CAR	PARKING SPACE PROP. NON CONCRETE AREA CAR
1	For every treatment having carpet area 100 sq.mt. AND ABOVE	0.00	2.00	0.00
2	For every treatment having carpet area equal to or above 80 sq.mt. but less than 100 sq.mt.	0.00	1.00	0.00
3	For every treatment with each treatment having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	10.00	1.00	2.00
4	For every treatment with each treatment having carpet area less than 40 sq.mt. but more than 30 sq.mt.	30.00	1.00	2.00
5	For every treatment with each treatment having carpet area less than 30 sq.mt.	0.00	0.00	2.00
For every 100 sq.m. carpet area or fraction thereof			0.12	0.04
PARKING REQUIREMENT (Quantum)			21.00	12.00
Residential			12	37
Commercial			9	27
TOTAL			30	64
No visitor parking only for residential			3	1
TOTAL			33	65



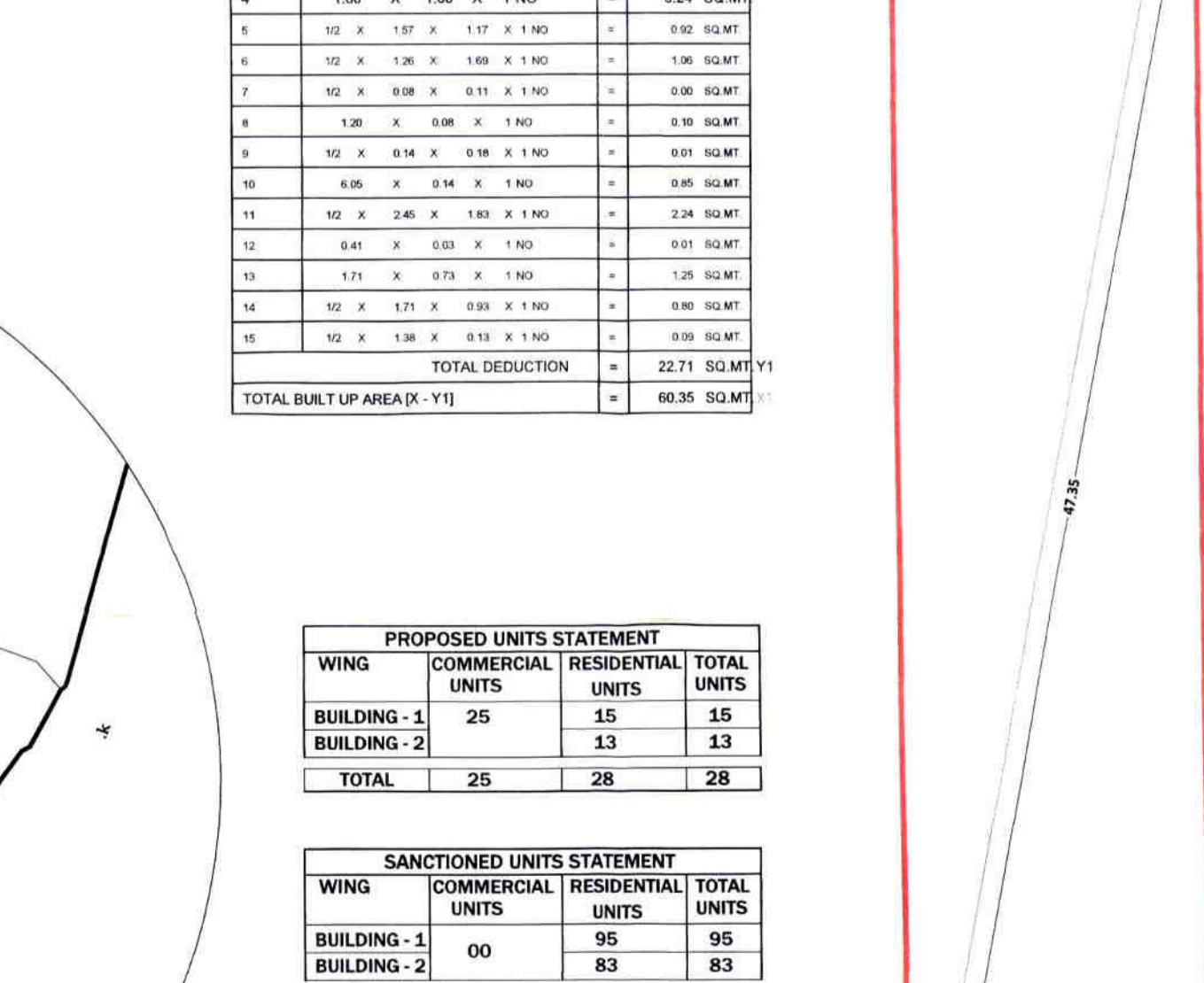
AREA DIAGRAM OF GROUND FLOOR BUILDING - 1 & 2

BUILT UP AREA CALCULATION	
A	2.00 X 7.00 X 1.00 = 14.00 SQ.MT
B	2.00 X 5.00 X 1.00 = 10.00 SQ.MT
TOTAL ADDITION = 24.00 SQ.MT	



AREA DIAGRAM OF GROUND FLOOR BUILDING - 1 LOBBY

BUILT UP AREA CALCULATION	
A	3.00 X 7.00 X 1.00 = 21.00 SQ.MT
B	2.00 X 5.00 X 1.00 = 10.00 SQ.MT
TOTAL ADDITION = 31.00 SQ.MT	



AREA DIAGRAM OF 18.0M WIDE ROAD

BUILT UP AREA CALCULATION	
A	18 X 8.16 X 0.88 X 1 NO = 139.34 SQ.MT
B	18 X 8.16 X 0.88 X 1 NO = 139.34 SQ.MT
TOTAL ADDITION = 278.68 SQ.MT	

PROPOSED UNITS STATEMENT

WING	COMMERCIAL	RESIDENTIAL	TOTAL UNITS
BUILDING - 1	25	35	60
BUILDING - 2	00	83	83
TOTAL	25	118	143

STAMPS OF APPROVAL OF PLANS

महानगरपालिका, रायगड
 नगरपालिका, रायगड

PROFORMA-1

Sr. No.	Particular	Area (sq.mt)
1	a. Area of plot (Minimum area of a, b, c to be considered)	460.00
	b. Area under proposal	464.89
	c. As per measurement sheet	464.89
	d. As per site	464.89
2	a. Deductions for Proposed 18.0m wide D.P./Service Road / Highway widening	810.00
	b. Any D.P. Reservation area	0.00
	c. Total area	1241.50
3	a. Balance area of plot (A-B)	332.50
	b. Amenity Space (if applicable)	0.00
	c. Required -	0.00
	d. Balance Proposed	0.00
4	a. Net Plot Area (B-C)	332.50
	b. Required -	0.00
	c. Balance Proposed	0.00
5	a. Recreational Open Space (if applicable)	0.00
	b. Required -	0.00
	c. Balance Proposed	0.00
6	a. Flood area (if applicable)	0.00
	b. Required -	0.00
	c. Balance Proposed	0.00
7	a. Built up area with reference to Basis F.S.I. as per front road width (Sr. No. Sub-area FSI) - 1.1 As per UDCPR	3653.473
	b. Plus Additional FSI as per Note 3 of 10.10.1 plot area * 0.1	2282.420
	c. Maximum permissible premium FSI - based on road width / TDZ zone (plot area * 0.5 premium FSI)	2282.420
	d. Proposed FSI on payment	2282.420
8	a. In-situ area against 28.0 D.P. road (2.0 x Sr. No. 2(a)) if any	1586.020
	b. (2.00 or 1.25 x Sr. No. 4 (b) and/or (c))	0.00
	c. TDZ area	0.00
	d. Total In-situ / TDZ loading proposed (11) (a)+(b)+(c)	1586.020
9	a. Additional FSI area under Chapter No. 7	0.00
	b. Total entitlement of FSI in the proposal	7521.913
	c. Permissible Auxiliary Area FSI upto 60% or 80% on balance potential with payment of charges	4585.463
	d. Total entitlement (a+b)	4585.463
10	a. Maximum utilization level 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	0.00
	b. Total Built-up Area in proposal (excluding area at Sr.No.17)	12107.380
	c. Sanctioned Built-up Area	9781.990
	d. Proposed Built-up Area (as per Form-I)	2325.390
	e. Total (a+b)	12107.380
11	a. Area for Inclusive Housing, if any	0.00
	b. Required (20% of Sr.No.5)	0.00
	c. Proposed	0.00
	d. Total commercial unit (building-1 & 2)	25 NOS.
	e. Total residential unit (building-1)	118 NOS.
	f. Total residential unit (building-2)	63 NOS.
	g. Basement area	0
	h. Silt area	3045.596
	i. Plotium area	616.255
	j. Total (a+h+i)	3045.596
	k. Height of building	44.95

LEGEND

Sr. No.	Item	Color	Type of Lines on Plan
1	Plot Line	Thick Black	(1)
2	Existing Road	Green - Dotted	(2)
3	Proposed Road	Green - Dotted	(3)
4	Building Line	Thick Red - Dotted	(4)
5	F.S.I. line	Thick Red	(5)
6	Drainage & Sewerage Work	Brown - Dotted	(6)
7	Water Supply Work	Blue	(7)
8	G.W. LINE	Blue - Dotted	(8)
9	FIRE FIGHTING LINE	Red - Dotted	(9)
10	G.W.R. LINE	Gray - Dotted	(10)

TOTAL BUILT-UP AREA STATEMENT

BUILDING NO.	FLOOR NO.	BUILT UP AREA
GROUND		0.00
OPEN SPACE	FIRST (FIT. CENTER / SOFF. OFF.)	40.13
AMENITY	FIRST (SANITARY ROOM)	7.17
EXISTING	TOTAL (SANITARY BLOCK)	47.30
TOTAL SANCTIONED BUA		69.41
BUILDING - 1 & 2	GROUND (COMM. BLOCK)	117.47
PROPOSED	FIRST	815.55
BUILDING - 1 & 2	SECOND	815.55
SANCTIONED	THIRD	815.55
	FOURTH	815.55
	FIFTH	815.55
	SIXTH	815.55
	SEVENTH	815.55
	EIGHTH	815.55
	NINTH	815.55
	TENTH	815.55
	ELEVENTH	815.55
	TWELFTH	815.55
	TOTAL SANCTIONED BUA	9712.58
BUILDING - 1 & 2	THIRTEENTH	741.53
PROPOSED	FOURTEENTH	815.55
TOTAL BUILT UP AREA (SANCTIONED+ PROPOSED)		12107.380
TOTAL BUILT UP AREA SANCTIONED		9781.990
TOTAL BUILT UP AREA PROPOSED		2325.390

CERTIFICATE OF AREA
 Certified that the plot under reference was surveyed by me on 23/03/2021 and the dimensions of site etc. of plot stated on plan area 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 record.

OWNER'S DECLARATION
 I/We undersigned hereby confirm that I/we would abide by plans approved by authority / collector. I/we would execute the structure as per approved plans. Also I/we would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

NAME, ADDRESS & SIGN OF OWNER
 M/s. A. K. Hitch Realty
 AK HITECH REALTY PARTNERS

NAME, ADDRESS & SIGN OF ARCHITECT
 Ar. Amitkumar B. Patel
 CA/2014/3182
 DESTINATION ARCHITECTURE INTERIOR DESIGNS

AMENDED RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND BEARING S. NO. - 2/1/J, VILLAGE - KOYNAVELE, TAL. - PANVEL, DIST. - RAIGAD.

STAMPS OF APPROVAL OF PLANS

पंचवट महानगरपालिका
निके डेव्होपाडिडे सेक्टर
निके डेव्होपाडिडे नं. १००, म. नं. ३००, व्हॉल्वे नं. १०० क. /
२०१७-१७१७
पंचवट विकास क्षेत्रातील
विकास क्षेत्रातील बांधकामाबाबतचे परवानग्याचे
कार्यालयचे ना. नं. पणवेल/पंचवट/ ३६७३६ /
दि. ०९.०९.२०१७ रोजी दि. २०/११/२०१७
नवीन अंती, नवीन अंतीत घडून येणाऱ्या स्थल रचने
सुलभ करण्यात आले.

मा. आयुक्त यांचे मंजूरी प्राप्त

उपसंचालक, नगरपालिका
पंचवट महानगरपालिका



CARPET AREA STATEMENT AS PER RERA

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA IN SQ.M.	BALCONY IN SQ.M.
BUILDING - 1	GROUND FLOOR	SHOP-01	28.31	0.00
		SHOP-02	23.21	0.00
		SHOP-03	23.24	0.00
		SHOP-04	23.24	0.00
		SHOP-05	18.59	0.00
		SHOP-06	23.24	0.00
		SHOP-07	23.24	0.00
		SHOP-08	18.59	0.00
		SHOP-09	23.24	0.00
		SHOP-10	23.24	0.00
		SHOP-11	18.56	0.00
		SHOP-12	23.24	0.00
		SHOP-13	23.24	0.00
		SHOP-14	18.59	0.00
		SHOP-15	23.24	0.00
		SHOP-16	29.24	0.00
		SHOP-17	42.00	0.00
		SHOP-18	21.59	0.00
		SHOP-19	22.41	0.00
		SHOP-20	23.31	0.00
		SHOP-21	33.43	0.00
		SHOP-22	21.31	0.00
		SHOP-23	21.42	0.00
		SHOP-24	23.69	0.00
		SHOP-25	30.63	0.00

PROPOSED 18.0 M. WIDE ROAD

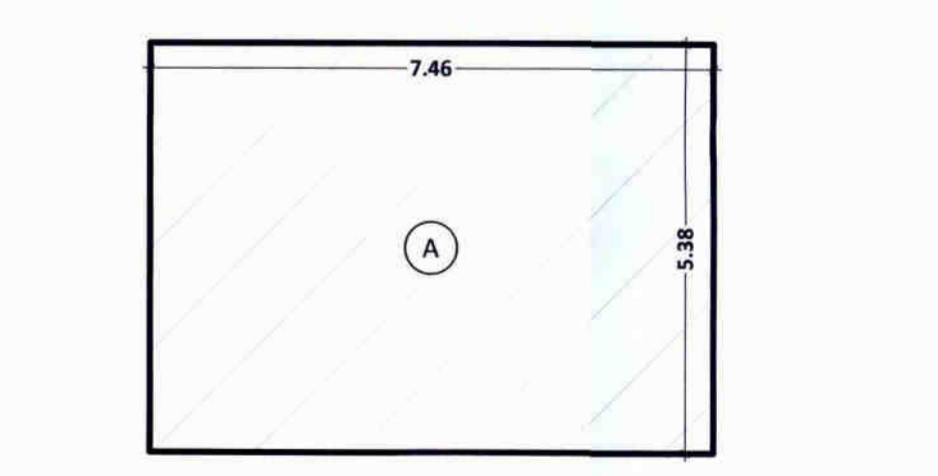
AREA UNDER ROAD WIDENING 433.50 SQ.MT.

FLAT NO	TYPE	BUILDING 1 & 2 (COMMERCIAL)	
		CARPET AREA AS PER RERA (SQ. MT.)	OTHER ELEMENTS OF FLAT UNIT (ENCLOSED BALCONY AREA (SQ. MT.) CUPBOARD (SQ. MT.))
BUILDING 1 (RESIDENTIAL)			
1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH FLOOR			
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201	1 BHK	29.990	3.850 0.810
102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202	2 BHK	47.805	0.000 0.000
103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203	1 BHK	29.990	4.125 0.810
104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204	2 BHK	51.014	1.750 0.000
105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105, 1205	1 BHK	29.990	4.125 0.810
106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106, 1206	1 BHK	29.990	4.125 0.810
107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107, 1207	2 BHK	45.285	0.000 0.000
108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108, 1208	1 BHK	29.198	3.850 0.810
8TH FLOOR			
801	2 BHK	47.805	0.000 0.000
802	1 BHK	29.990	4.125 0.810
803	2 BHK	51.014	1.750 0.000
804	1 BHK	29.990	4.125 0.810
805	1 BHK	29.990	4.125 0.810
806	2 BHK	45.285	0.000 0.000
807	1 BHK	29.198	3.850 0.810
BUILDING 2 (RESIDENTIAL)			
1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH FLOOR			
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201	1 BHK	29.990	3.850 0.810
102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202	1 BHK	29.990	3.850 0.810
103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203	2 BHK	45.285	0.000 0.000
104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204	2 BHK	45.285	0.000 0.000
105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105, 1205	1 BHK	29.990	4.125 0.810
106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106, 1206	1 BHK	29.990	4.125 0.810
107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107, 1207	1 BHK	29.990	4.125 0.810
8TH FLOOR			
801	1 BHK	29.990	3.850 0.810
802	2 BHK	45.285	0.000 0.000
803	2 BHK	45.285	0.000 0.000
804	1 BHK	29.990	4.125 0.810
805	1 BHK	29.990	4.125 0.810
806	1 BHK	29.990	4.125 0.810
BUILDING 1 (RESIDENTIAL)			
13TH FLOOR			
1301	2 BHK	47.805	0.000 0.000
1302	1 BHK	36.001	0.000 0.000
1303	2 BHK	50.964	0.000 0.000
1304	1 BHK	35.964	0.000 0.000
1305	1 BHK	35.964	0.000 0.000
1306	2 BHK	45.285	0.000 0.000
1307	1 BHK	33.513	0.000 0.000
14TH FLOOR			
1401	2 BHK	47.805	0.000 0.000
1402	1 BHK	36.001	0.000 0.000
1403	2 BHK	50.964	0.000 0.000
1404	1 BHK	35.964	0.000 0.000
1405	1 BHK	35.964	0.000 0.000
1406	2 BHK	45.285	0.000 0.000
1407	1 BHK	33.513	0.000 0.000
1408	1 BHK	34.660	0.000 0.000
BUILDING 2 (RESIDENTIAL)			
13TH FLOOR			
1301	1 BHK	34.505	0.000 0.000
1302	2 BHK	45.285	0.000 0.000
1303	2 BHK	45.285	0.000 0.000

SANCTIONED PARKING STATEMENT

TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	As per Sanctioned UDCPs			
			PARKING SPACE NON CONCRETE	PARKING SPACE PROP. NON CONCRETE	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	3.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	3.00	0.00	0.00
3	For every tenement with each tenement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	60.00	1.00	5.00	30.00	150.00
4	For every two tenement with each tenement having carpet area less than 40 sq.mt. but more than 20 sq.mt.	0.00	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 20 sq.mt.	138.00	0.00	4.00	0.00	296.00
6	For every 100 sq.m. carpet area or fraction thereof	0.00	2.00	6.00	0.00	0.00
Parking Requirement (quantity)			Residential	30	386	
			Commercial	0	0	
5% visitor parking for residential				2	19	
TOTAL				32	405	
With Multiplier Factor on total parking as per Table 8C - 0.8				25	324	
PARKING REQUIREMENT (Greater of A and B)				25	324	



EXISTING BUILT UP AREA CALCULATION

FITNESS CENTER / SOCIETY OFFICE FLOOR	7.46 X 5.38 X 1 NO	= 40.13 SQ.MT.
TOTAL ADDITION		= 40.13 SQ.MT. X

NAME, ADDRESS & SIGN OF OWNER

M/s. A. K. Hitech Realty
AK HITECH REALTY PARTNERS

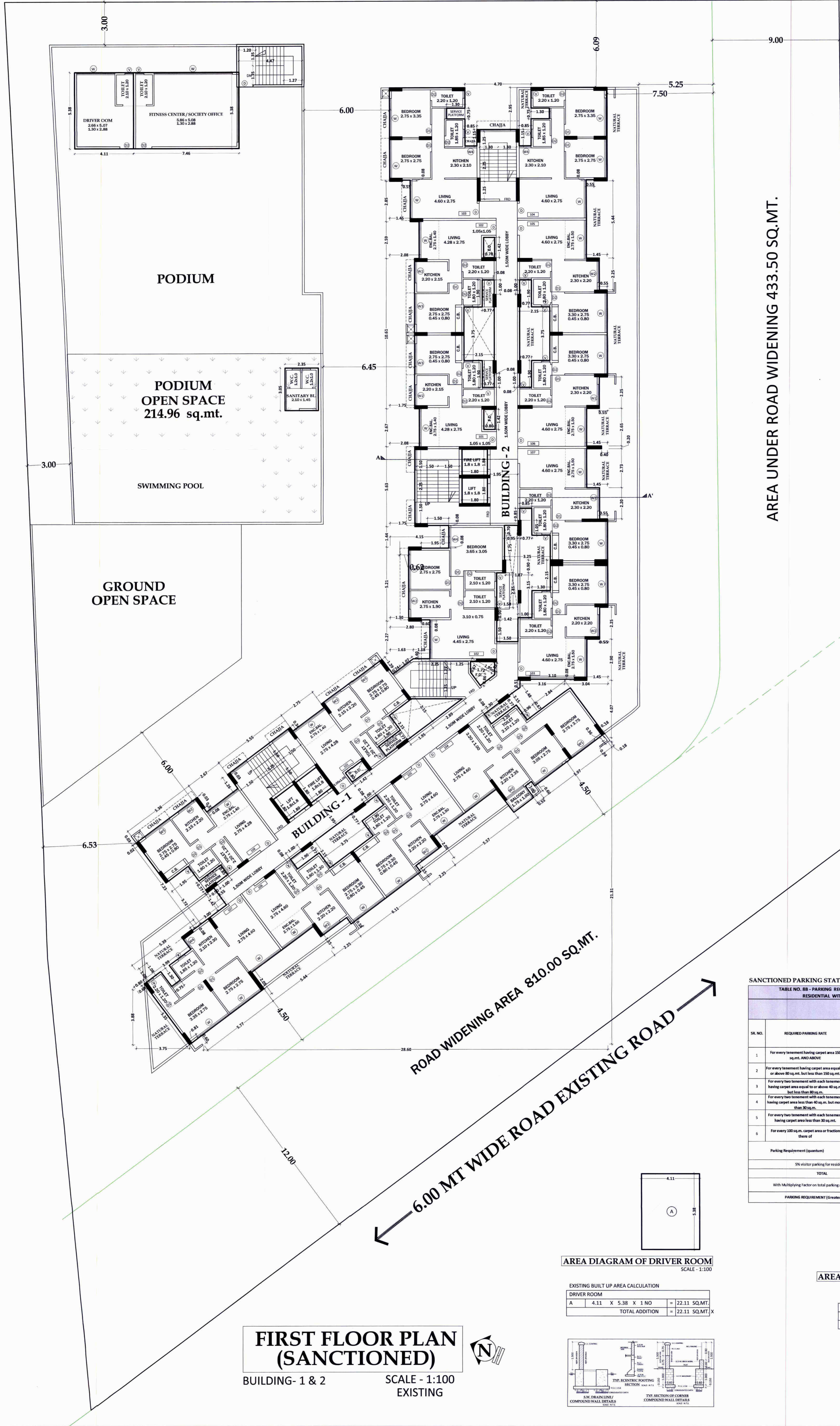
NAME, ADDRESS & SIGN OF ARCHITECT

AMITKUMAR B. PATEL
DESTINATION ARCHITECTURE INTERIOR DESIGNS

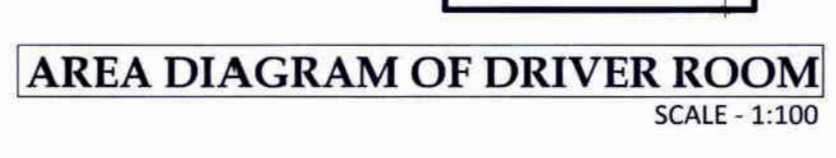
JOB NO. 602 DRG. NO. R1 SCALE AS SHOWN DRAWN BY GAURESH DATE 21/04/2023

TOTAL BUILT-UP AREA STATEMENT

BUILDING NO.	FLOOR NO.	BUILT UP AREA
OPEN SPACE AMENITY	GROUND	0.000
	FIRST (FIT. CENTER / SOC. OFF.)	40.13
TOTAL BUILT UP AREA (COMM. RES.)	FIRST (DRIVER ROOM)	22.28
	FIRST (SANITARY BLOCK)	7.17
TOTAL BUILT UP AREA COMMERCIAL		69.560
TOTAL BUILT UP AREA RESIDENTIAL		69.560

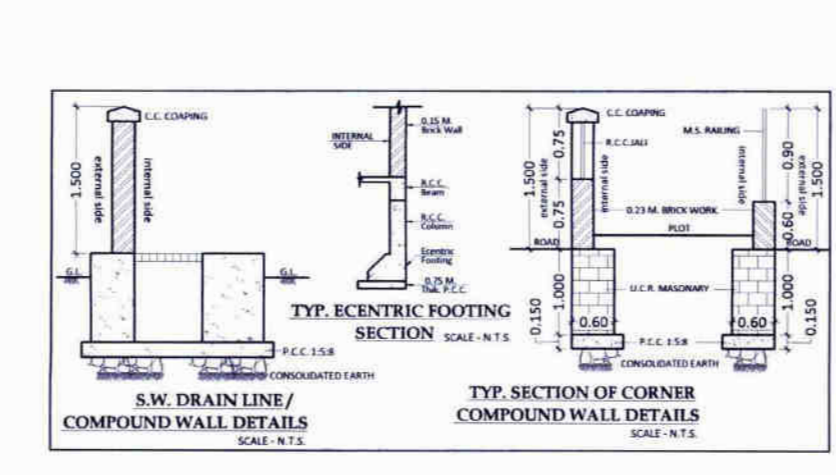


FIRST FLOOR PLAN (SANCTIONED)
BUILDING - 1 & 2 SCALE - 1:100 EXISTING



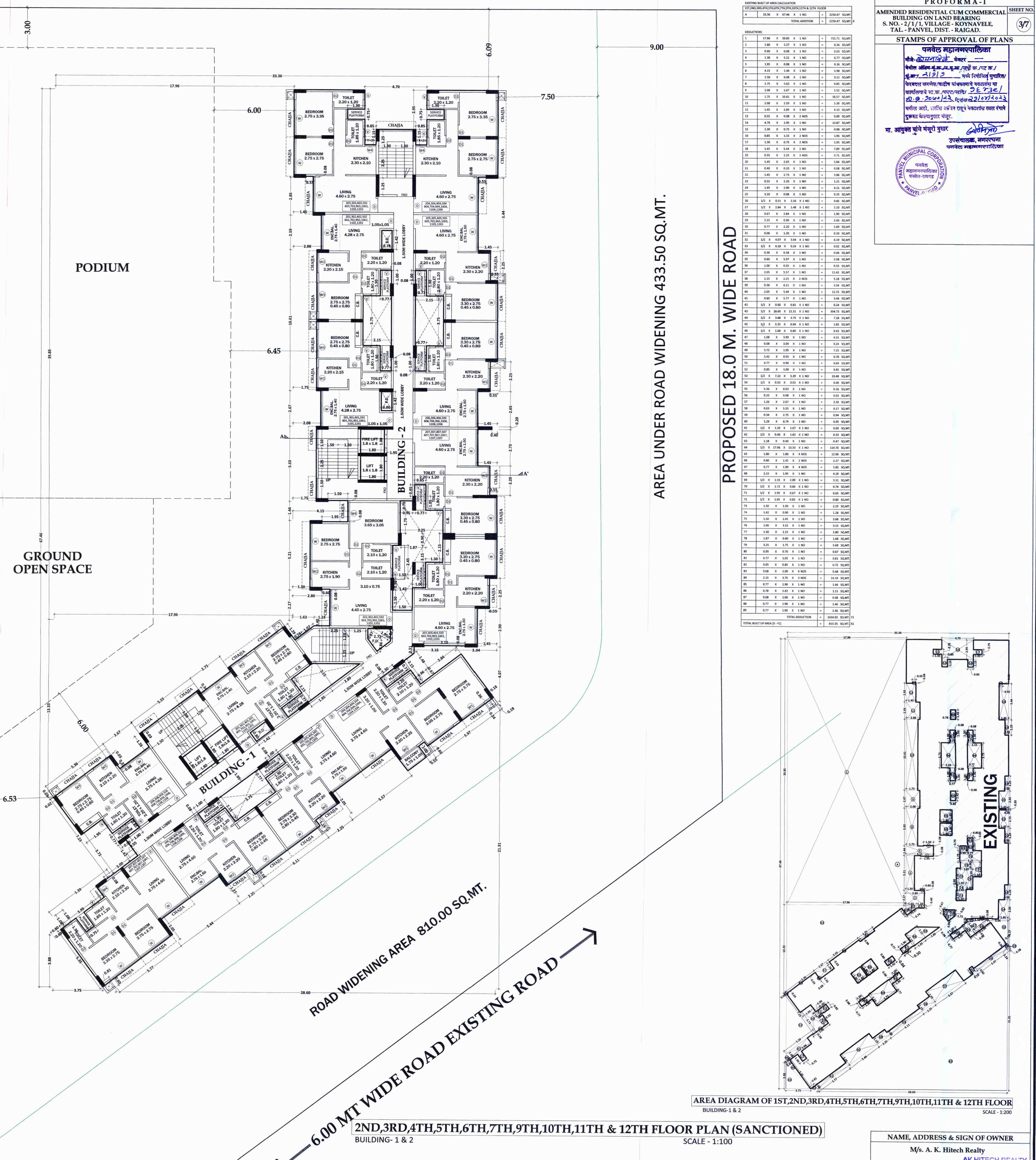
EXISTING BUILT UP AREA CALCULATION

DRIVER ROOM	4.11 X 5.38 X 1 NO	= 22.11 SQ.MT.
TOTAL ADDITION		= 22.11 SQ.MT. X



EXISTING BUILT UP AREA CALCULATION

SANITARY BLOCK	2.35 X 3.05 X 1 NO	= 7.17 SQ.MT.
TOTAL ADDITION		= 7.17 SQ.MT. X



EXISTING BUILT UP AREA CALCULATION

FLAT NO.	AREA (SQ.MT.)	AREA (SQ.MT.)	AREA (SQ.MT.)
1	17.86	17.86	17.86
2	17.86	17.86	17.86
3	17.86	17.86	17.86
4	17.86	17.86	17.86
5	17.86	17.86	17.86
6	17.86	17.86	17.86
7	17.86	17.86	17.86
8	17.86	17.86	17.86
9	17.86	17.86	17.86
10	17.86	17.86	17.86
11	17.86	17.86	17.86
12	17.86	17.86	17.86
13	17.86	17.86	17.86
14	17.86	17.86	17.86
15	17.86	17.86	17.86
16	17.86	17.86	17.86
17	17.86	17.86	17.86
18	17.86	17.86	17.86
19	17.86	17.86	17.86
20	17.86	17.86	17.86
21	17.86	17.86	17.86
22	17.86	17.86	17.86
23	17.86	17.86	17.86
24	17.86	17.86	17.86
25	17.86	17.86	17.86
26	17.86	17.86	17.86
27	17.86	17.86	17.86
28	17.86	17.86	17.86
29	17.86	17.86	17.86
30	17.86	17.86	17.86
31	17.86	17.86	17.86
32	17.86	17.86	17.86
33	17.86	17.86	17.86
34	17.86	17.86	17.86
35	17.86	17.86	17.86
36	17.86	17.86	17.86
37	17.86	17.86	17.86
38	17.86	17.86	17.86
39	17.86	17.86	17.86
40	17.86	17.86	17.86
41	17.86	17.86	17.86
42	17.86	17.86	17.86
43	17.86	17.86	17.86
44	17.86	17.86	17.86
45	17.86	17.86	17.86
46	17.86	17.86	17.86
47	17.86	17.86	17.86
48	17.86	17.86	17.86
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69	17.86	17.86	17.86
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83	17.86	17.86	17.86
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85	17.86	17.86	17.86
86	17.86	17.86	17.86
87	17.86	17.86	17.86
88	17.86	17.86	17.86
89	17.86	17.86	17.86
90	17.86	17.86	17.86
91	17.86	17.86	17.86
92	17.86	17.86	17.86
93	17.86	17.86	17.86
94	17.86	17.86	17.86
95	17.86	17.86	17.86
96	17.86	17.86	17.86
97	17.86	17.86	17.86
98	17.86	17.86	17.86
99	17.86	17.86	17.86
100	17.86	17.86	17.86
TOTAL BUILT UP AREA (SI - V1)			855.55 SQ.MT.

PROFORMA - I

AMENDED RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND BEARING S. NO. - 2/1/1, VILLAGE - KOYNAVELE, TAL. - PANVEL, DIST. - RAIGAD.

SHEET NO. 3/7

STAMPS OF APPROVAL OF PLANS

पानवेल महानगरपालिका
नियंत्रण विभाग
पानवेल महानगरपालिका
पानवेल - रायगड

मा. आयुक्त पांचे मंगरी नगर

उपसंचालक, नगरपालिका
पानवेल महानगरपालिका

AREA DIAGRAM OF 1ST,2ND,3RD,4TH,5TH,6TH,7TH,9TH,10TH,11TH & 12TH FLOOR
BUILDING-1 & 2
SCALE - 1:200

2ND,3RD,4TH,5TH,6TH,7TH,9TH,10TH,11TH & 12TH FLOOR PLAN (SANCTIONED)
BUILDING- 1 & 2
SCALE - 1:100

OVER HEAD WATER TANK CAPACITY CALCULATION

TANK NUMBER	BUILDING NUMBER	WING NUMBER	WATER REQUIRED (LTRS.) (50% OF UNDER GROUND TANK)	COLD WATER REQUIREMENT	TANK SIZE	NUMBER OF TANK	CAPACITY (LTRS.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
DOMESTIC	BUILDING-1		44,550	7,00 X 3.00 X 2.15	01	45,150	
FLUSHING			29,700	5.80 X 2.75 X 2.15	01	34,292	
DOMESTIC	BUILDING-2		38,880	7.00 X 3.00 X 2.15	01	45,150	
FLUSHING			25,920	5.80 X 2.75 X 2.15	01	34,292	
TOTAL			1,39,050			1,58,884	

NOTE -
1. OVERHEAD TANK CAPACITY SHALL BE MINIMUM 60% OF WATER REQUIREMENT.
2. SIZE OF OVERHEAD TANK IS EXCLUDING FREE BORD

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

BUILDING	FLAT NOS.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 270 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)		
BUILDING - 1	110	135 X 110 X 5	74,250	270 X 110	29,700	180 X 110	19,800	46,500	123,750
BUILDING - 2	96	135 X 96 X 5	64,800	270 X 96	25,920	180 X 96	17,280	43,200	82,080
TOTAL	178		1,39,050	55,620	0,000	37,080	92,700	2,05,830	

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	25	644.45 / 3 X 70	15,037	270 X 25	6,750	180 X 0	0	6,750	21,787

WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK

REQUIRED FIRE TANK	CAPACITY
REQUIRED FIRE TANK	75,000

PROVIDED U.G. WATER TANK

PROVIDED U.G. WATER TANK CAPACITY	REQUIRED 100% U.G. WATER TANK CAPACITY	PROVIDED U.G. WATER TANK CAPACITY
DOMESTIC TANK (RESIDENTIAL)	1,39,050 LTRS.	1,36,187 LTRS.
DOMESTIC TANK (COMMERCIAL)	15,037 LTRS.	15,037 LTRS.
FLUSHING TANK (RESIDENTIAL)	92,700 LTRS.	86,850 LTRS.
FLUSHING TANK (COMMERCIAL)	6,750 LTRS.	6,750 LTRS.
FIRE TANK	75,000 LTRS.	75,000 LTRS.
TOTAL U.G. TANK CAPACITY	3,28,537 LTRS.	2,97,837 LTRS.

NAME, ADDRESS & SIGN OF OWNER

M/s. A. K. Hitech Realty
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PARTNERS

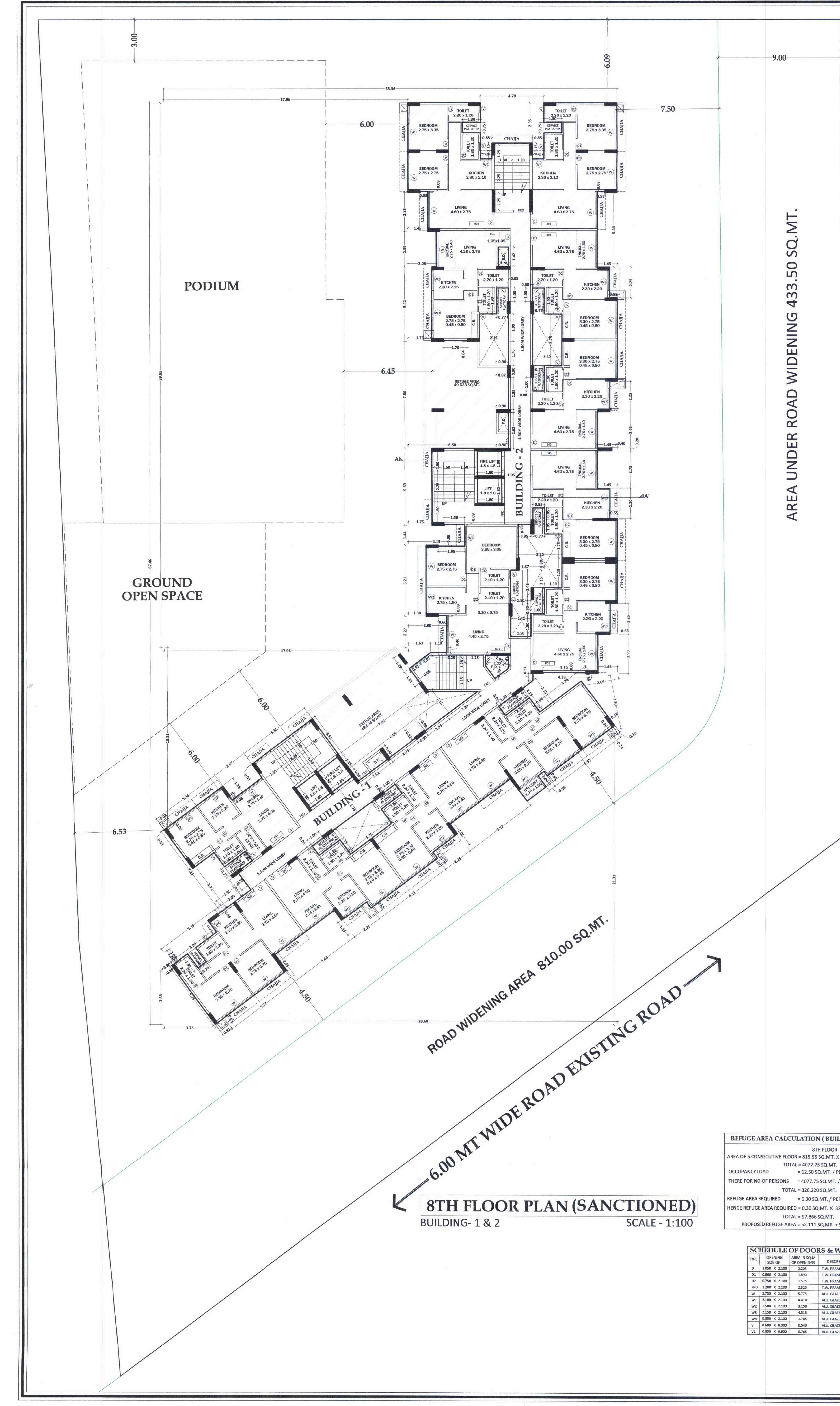
NAME, ADDRESS & SIGN OF ARCHITECT

Dr. Armit Kumar B. Patel
Armit Kumar B. Patel
REG. NO. CA/2014/035192

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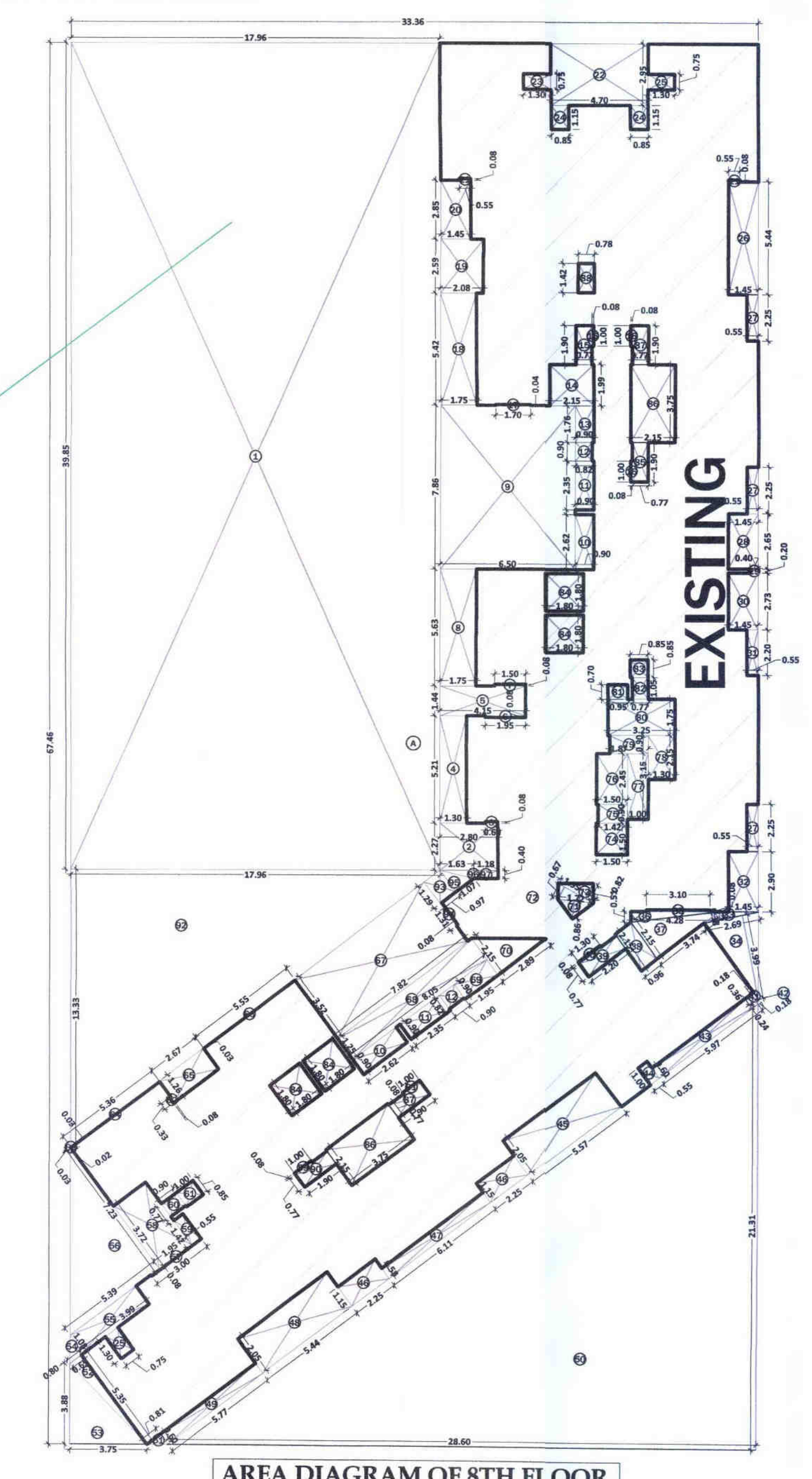
JOB NO. DRG. NO. SCALE DRAWN BY DATE
602 R1 AS SHOWN GAURESH 21/04/2023



EXISTING BUILT UP AREA CALCULATION		
FLOOR	AREA	TOTAL
8TH FLOOR	38.36 X 67.86 X 1 NO	2598.47 SQ.MT.
A	TOTAL ADDITION	2298.47 SQ.MT.
DEDUCTIONS		
1	2.76 X 0.81 X 1 NO	2.23 SQ.MT.
2	2.80 X 2.27 X 1 NO	6.36 SQ.MT.
3	0.80 X 0.80 X 1 NO	0.64 SQ.MT.
4	1.30 X 1.31 X 1 NO	1.70 SQ.MT.
5	1.44 X 1.80 X 1 NO	2.59 SQ.MT.
6	1.95 X 0.80 X 1 NO	1.56 SQ.MT.
7	1.50 X 0.80 X 1 NO	1.20 SQ.MT.
8	1.75 X 1.63 X 1 NO	2.85 SQ.MT.
9	1.50 X 1.80 X 1 NO	2.70 SQ.MT.
10	0.80 X 2.82 X 2 NOS	4.51 SQ.MT.
11	0.80 X 2.35 X 2 NOS	3.76 SQ.MT.
12	0.82 X 0.80 X 2 NOS	1.31 SQ.MT.
13	0.80 X 1.76 X 1 NO	1.41 SQ.MT.
14	1.15 X 1.80 X 1 NO	2.07 SQ.MT.
15	0.77 X 1.80 X 1 NO	1.39 SQ.MT.
16	0.98 X 1.00 X 2 NOS	1.96 SQ.MT.
17	1.30 X 0.80 X 1 NO	1.04 SQ.MT.
18	1.75 X 0.82 X 1 NO	1.43 SQ.MT.
19	2.08 X 2.39 X 1 NO	4.97 SQ.MT.
20	1.45 X 2.05 X 1 NO	2.97 SQ.MT.
21	0.80 X 0.80 X 2 NOS	1.28 SQ.MT.
22	4.70 X 2.95 X 1 NO	13.87 SQ.MT.
23	1.30 X 0.75 X 1 NO	0.98 SQ.MT.
24	0.80 X 1.30 X 1 NO	1.04 SQ.MT.
25	1.30 X 0.75 X 2 NOS	1.95 SQ.MT.
26	1.45 X 0.80 X 1 NO	1.16 SQ.MT.
27	0.55 X 2.25 X 2 NOS	2.48 SQ.MT.
28	1.45 X 2.05 X 1 NO	2.97 SQ.MT.
29	0.80 X 0.80 X 2 NOS	1.28 SQ.MT.
30	1.45 X 2.73 X 1 NO	3.96 SQ.MT.
31	0.55 X 2.20 X 1 NO	1.21 SQ.MT.
32	1.45 X 2.05 X 1 NO	2.97 SQ.MT.
33	1.32 X 2.80 X 0.38 X 1 NO	0.51 SQ.MT.
34	1.32 X 2.80 X 0.38 X 1 NO	0.51 SQ.MT.
35	1.30 X 0.80 X 1 NO	1.04 SQ.MT.
36	1.32 X 0.81 X 0.81 X 1 NO	0.87 SQ.MT.
37	1.32 X 2.55 X 1.74 X 1 NO	6.02 SQ.MT.
38	1.15 X 0.58 X 1 NO	0.67 SQ.MT.
39	0.77 X 1.20 X 1 NO	0.92 SQ.MT.
40	0.80 X 1.30 X 1 NO	1.04 SQ.MT.
41	0.36 X 0.38 X 1 NO	0.14 SQ.MT.
42	1.2 X 0.18 X 0.24 X 1 NO	0.05 SQ.MT.
43	0.80 X 1.57 X 1 NO	1.26 SQ.MT.
44	1.10 X 0.58 X 1 NO	0.64 SQ.MT.
45	1.05 X 1.57 X 1 NO	1.65 SQ.MT.
46	1.15 X 2.25 X 2 NOS	5.18 SQ.MT.
47	0.58 X 1.13 X 1 NO	0.66 SQ.MT.
48	1.05 X 1.48 X 1 NO	1.56 SQ.MT.
49	0.80 X 1.57 X 1 NO	1.26 SQ.MT.
50	1.2 X 28.60 X 21.31 X 1 NO	564.73 SQ.MT.
51	1.2 X 0.80 X 0.81 X 1 NO	0.78 SQ.MT.
52	1.2 X 1.30 X 0.80 X 1 NO	1.56 SQ.MT.
53	1.2 X 1.30 X 1.38 X 1 NO	2.02 SQ.MT.
54	1.2 X 1.08 X 0.80 X 1 NO	1.04 SQ.MT.
55	1.08 X 0.89 X 1 NO	0.96 SQ.MT.
56	1.2 X 1.30 X 1.38 X 1 NO	2.02 SQ.MT.
57	0.80 X 1.00 X 1 NO	0.80 SQ.MT.
58	1.72 X 1.95 X 1 NO	3.35 SQ.MT.
59	1.42 X 0.55 X 1 NO	0.78 SQ.MT.
60	0.77 X 0.90 X 1 NO	0.69 SQ.MT.
61	0.85 X 1.00 X 1 NO	0.85 SQ.MT.
62	0.33 X 0.80 X 1 NO	0.26 SQ.MT.
63	1.2 X 0.80 X 0.82 X 1 NO	0.78 SQ.MT.
64	0.93 X 1.38 X 1 NO	1.28 SQ.MT.
65	1.26 X 2.87 X 1 NO	3.61 SQ.MT.
66	0.80 X 1.55 X 1 NO	1.24 SQ.MT.
67	1.12 X 2.80 X 1 NO	3.14 SQ.MT.
68	1.00 X 1.95 X 1 NO	1.95 SQ.MT.
69	0.90 X 1.95 X 1 NO	1.76 SQ.MT.
70	1.2 X 2.55 X 2.89 X 1 NO	8.70 SQ.MT.
71	1.2 X 1.72 X 0.86 X 1 NO	1.75 SQ.MT.
72	1.2 X 1.95 X 0.87 X 1 NO	2.00 SQ.MT.
73	1.2 X 1.95 X 0.82 X 1 NO	1.92 SQ.MT.
74	1.50 X 1.50 X 1 NO	2.25 SQ.MT.
75	1.42 X 0.90 X 1 NO	1.28 SQ.MT.
76	1.50 X 1.41 X 1 NO	2.12 SQ.MT.
77	1.00 X 1.15 X 1 NO	1.15 SQ.MT.
78	1.30 X 2.15 X 1 NO	2.80 SQ.MT.
79	1.87 X 0.90 X 1 NO	1.68 SQ.MT.
80	1.35 X 1.75 X 1 NO	2.36 SQ.MT.
81	0.95 X 0.70 X 1 NO	0.67 SQ.MT.
82	0.77 X 1.05 X 1 NO	0.81 SQ.MT.
83	0.85 X 0.85 X 1 NO	0.72 SQ.MT.
84	1.80 X 1.80 X 1 NO	3.24 SQ.MT.
85	0.77 X 1.90 X 1 NO	1.47 SQ.MT.
86	2.15 X 1.75 X 2 NOS	7.52 SQ.MT.
87	0.77 X 1.90 X 1 NO	1.47 SQ.MT.
88	0.78 X 1.41 X 1 NO	1.10 SQ.MT.
89	0.80 X 1.00 X 1 NO	0.80 SQ.MT.
90	0.77 X 1.90 X 1 NO	1.47 SQ.MT.
91	0.80 X 1.00 X 1 NO	0.80 SQ.MT.
92	1.2 X 17.08 X 23.33 X 1 NO	593.79 SQ.MT.
93	1.20 X 0.97 X 1 NO	1.16 SQ.MT.
94	1.11 X 0.88 X 1 NO	0.98 SQ.MT.
95	1.2 X 1.29 X 1.07 X 1 NO	1.62 SQ.MT.
96	1.2 X 0.80 X 1.81 X 1 NO	2.18 SQ.MT.
97	1.18 X 0.80 X 1 NO	0.95 SQ.MT.
TOTAL BUILT UP AREA (X-Y)		5588.84 SQ.MT.
TOTAL DEDUCTIONS		1745.51 SQ.MT.

AREA UNDER ROAD WIDENING 433.50 SQ.MT.

PROPOSED 18.0 M. WIDE ROAD



6.00 MT WIDE ROAD EXISTING ROAD

ROAD WIDENING AREA 810.00 SQ.MT.

8TH FLOOR PLAN (SANCTIONED)
BUILDING- 1 & 2
SCALE - 1:100

REFUGE AREA CALCULATION (BUILDING-1 & 2)		
8TH FLOOR	AREA OF 5 CONSECUTIVE FLOOR = 815.55 SQ.MT. X 5 = 4077.75 SQ.MT.	TOTAL = 4077.75 SQ.MT.
OCCUPANCY LOAD	= 12.50 SQ.MT. / PER PERSON	
THERE FOR NO. OF PERSONS	= 4077.75 SQ.MT. / 12.50 SQ.MT.	TOTAL = 326.220 SQ.MT.
REFUGE AREA REQUIRED	= 0.30 SQ.MT. / PER PERSON	
HENCE REFUGE AREA REQUIRED	= 0.30 SQ.MT. X 326.220 SQ.MT.	TOTAL = 97.866 SQ.MT.
PROPOSED REFUGE AREA	= 52.111 SQ.MT. + 53.276 SQ.MT.	

SCHEDULE OF DOORS & WINDOWS			
TYPE	OPENING SIZE OF	AREA IN SQ.M. OF OPENING	DESCRIPTION OF FINISH
D	1.800 X 2.100	3.780	T.W. FRAMED PANNELED DOOR
D1	0.900 X 2.100	1.890	T.W. FRAMED PANNELED DOOR
D2	0.750 X 2.100	1.575	T.W. FRAMED PANNELED DOOR
FD	1.800 X 2.100	3.780	T.W. FRAMED PANNELED DOOR
W	2.750 X 2.100	5.775	ALL GLAZED SLIDING WINDOW
W1	2.100 X 2.100	4.410	ALL GLAZED SLIDING WINDOW
W2	1.500 X 2.100	3.150	ALL GLAZED SLIDING WINDOW
W3	2.150 X 2.100	4.515	ALL GLAZED SLIDING WINDOW
W4	0.850 X 2.100	1.785	ALL GLAZED SLIDING WINDOW
V	0.800 X 0.900	0.720	ALL GLAZED LOUVERED WINDOW
V1	0.850 X 0.900	0.765	ALL GLAZED LOUVERED WINDOW

PROFORMA - I

AMENDED RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND BEARING S. NO. - 2/1/1, VILLAGE - KOYNAVELE, TAL. - PANVEL, DIST. - RAIGAD.

STAMPS OF APPROVAL OF PLANS

पनवेल महानगरपालिका
नॉक-अप/मंजूर/वेस्ट/सेक्टर/प्लान नं. 2/1/1/1
पनवेल महानगरपालिका
कार्यालयचे ना. नं. /पत्राचार/दि. 3.5.2018
ना. 0.0402.23 दि. 03/07/2023
पतिल अटी, शर्त व अटी व नदराने काढून घेतले जाणारे प्लान

मा. आयुक्त वॉच मंत्रालय पुणे
उपस्थानक, नगरपालिका
पनवेल महानगरपालिका

NAME, ADDRESS & SIGN OF OWNER
M/s. A. K. Hitech Realty
AK HITECH REALTY PARTNERS

NAME, ADDRESS & SIGN OF ARCHITECT
Ar. AMITKUMAR B. PATEL
Ar. Amitkumar B. Patel
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JOB NO 602
DRG. NO R1
SCALE AS SHOWN
SCALE GAURESH
DRAWN BY DATE 21/04/2023

PROPOSED BUILT UP AREA CALCULATION

13TH FLOOR			
SL. NO.	REMARKS	AREA (SQ.MT)	TOTAL BUILT UP AREA
1	3.75 X 3.00 X 1 NO.	11.25	11.25 SQ.MT
2	2.80 X 2.27 X 1 NO.	6.36	6.36 SQ.MT
3	0.60 X 0.68 X 1 NO.	0.41	0.41 SQ.MT
4	1.90 X 3.51 X 1 NO.	6.67	6.67 SQ.MT
5	4.00 X 1.04 X 1 NO.	4.16	4.16 SQ.MT
6	1.95 X 0.98 X 1 NO.	1.91	1.91 SQ.MT
7	1.50 X 0.88 X 1 NO.	1.32	1.32 SQ.MT
8	1.75 X 3.51 X 1 NO.	6.15	6.15 SQ.MT
9	4.50 X 7.86 X 1 NO.	35.37	35.37 SQ.MT
10	0.90 X 2.82 X 2 NOS.	5.08	5.08 SQ.MT
11	0.90 X 2.95 X 2 NOS.	5.31	5.31 SQ.MT
12	0.85 X 0.90 X 2 NOS.	1.53	1.53 SQ.MT
13	0.90 X 1.75 X 1 NO.	1.58	1.58 SQ.MT
14	2.25 X 3.99 X 1 NO.	9.00	9.00 SQ.MT
15	0.77 X 1.90 X 1 NO.	1.47	1.47 SQ.MT
16	0.08 X 1.00 X 3 NOS.	0.24	0.24 SQ.MT
17	1.75 X 6.88 X 1 NO.	12.04	12.04 SQ.MT
18	1.75 X 5.42 X 1 NO.	9.49	9.49 SQ.MT
19	2.08 X 2.59 X 1 NO.	5.39	5.39 SQ.MT
20	1.45 X 2.85 X 1 NO.	4.13	4.13 SQ.MT
21	0.95 X 6.68 X 1 NO.	6.35	6.35 SQ.MT
22	4.70 X 2.95 X 1 NO.	13.87	13.87 SQ.MT
23	1.90 X 0.75 X 1 NO.	1.43	1.43 SQ.MT
24	0.85 X 1.15 X 2 NOS.	1.95	1.95 SQ.MT
25	1.90 X 6.75 X 1 NO.	12.83	12.83 SQ.MT
26	1.45 X 5.44 X 1 NO.	7.89	7.89 SQ.MT
27	0.55 X 2.35 X 3 NOS.	3.77	3.77 SQ.MT
28	1.45 X 2.65 X 1 NO.	3.84	3.84 SQ.MT
29	0.40 X 6.00 X 1 NO.	2.40	2.40 SQ.MT
30	1.45 X 2.73 X 1 NO.	3.96	3.96 SQ.MT
31	0.55 X 2.30 X 1 NO.	1.27	1.27 SQ.MT
32	1.45 X 2.90 X 1 NO.	4.21	4.21 SQ.MT
33	1.22 X 6.88 X 1 NO.	8.41	8.41 SQ.MT
34	1.22 X 2.60 X 3.99 X 1 NO.	13.72	13.72 SQ.MT
35	3.30 X 0.88 X 1 NO.	2.91	2.91 SQ.MT
36	1.22 X 6.51 X 4.28 X 1 NO.	10.99	10.99 SQ.MT
37	1.22 X 2.15 X 3.18 X 1 NO.	7.54	7.54 SQ.MT
38	2.10 X 0.99 X 1.90 X 1 NO.	2.08	2.08 SQ.MT
39	0.77 X 2.30 X 1 NO.	1.77	1.77 SQ.MT
40	0.08 X 1.10 X 1 NO.	0.09	0.09 SQ.MT
41	0.90 X 6.75 X 1 NO.	6.08	6.08 SQ.MT
42	1.22 X 0.38 X 0.34 X 1 NO.	0.03	0.03 SQ.MT
43	0.40 X 5.97 X 1 NO.	2.39	2.39 SQ.MT
44	1.00 X 0.55 X 1 NO.	0.55	0.55 SQ.MT
45	2.05 X 5.07 X 1 NO.	10.40	10.40 SQ.MT
46	1.15 X 3.25 X 3 NOS.	5.58	5.58 SQ.MT
47	0.58 X 6.11 X 1 NO.	3.54	3.54 SQ.MT
48	2.05 X 5.44 X 1 NO.	11.15	11.15 SQ.MT
49	0.40 X 5.77 X 1 NO.	2.31	2.31 SQ.MT
50	1.22 X 2.84 X 2.31 X 1 NO.	6.67	6.67 SQ.MT
51	1.22 X 0.60 X 0.81 X 1 NO.	0.24	0.24 SQ.MT
52	1.22 X 5.35 X 0.60 X 1 NO.	1.86	1.86 SQ.MT
53	1.22 X 5.35 X 3.98 X 1 NO.	23.29	23.29 SQ.MT
54	1.22 X 1.08 X 0.80 X 1 NO.	0.43	0.43 SQ.MT
55	1.08 X 3.99 X 1 NO.	4.31	4.31 SQ.MT
56	1.22 X 7.23 X 5.30 X 1 NO.	49.64	49.64 SQ.MT
57	0.40 X 1.37 X 1 NO.	0.55	0.55 SQ.MT
58	3.72 X 1.95 X 1 NO.	7.25	7.25 SQ.MT
59	1.42 X 0.55 X 1 NO.	0.78	0.78 SQ.MT
60	0.77 X 0.90 X 1 NO.	0.69	0.69 SQ.MT
61	1.26 X 2.57 X 1 NO.	3.24	3.24 SQ.MT
62	0.33 X 0.98 X 1 NO.	0.33	0.33 SQ.MT
63	1.22 X 0.60 X 0.62 X 1 NO.	0.09	0.09 SQ.MT
64	0.60 X 5.38 X 1 NO.	3.23	3.23 SQ.MT
65	1.26 X 2.57 X 1 NO.	3.24	3.24 SQ.MT
66	0.63 X 5.55 X 1 NO.	3.47	3.47 SQ.MT
67	3.52 X 7.81 X 1 NO.	27.53	27.53 SQ.MT
68	1.25 X 4.05 X 1 NO.	5.06	5.06 SQ.MT
69	0.60 X 1.15 X 1 NO.	0.69	0.69 SQ.MT
70	1.22 X 3.15 X 2.80 X 1 NO.	3.31	3.31 SQ.MT
71	1.22 X 3.72 X 0.86 X 1 NO.	0.74	0.74 SQ.MT
72	1.22 X 3.95 X 0.67 X 1 NO.	0.65	0.65 SQ.MT
73	1.22 X 3.50 X 0.60 X 1 NO.	0.43	0.43 SQ.MT
74	1.50 X 1.50 X 3 NO.	2.25	2.25 SQ.MT
75	1.42 X 0.90 X 1 NO.	1.28	1.28 SQ.MT
76	1.50 X 2.45 X 1 NO.	3.68	3.68 SQ.MT
77	1.40 X 1.15 X 1 NO.	1.61	1.61 SQ.MT
78	1.50 X 2.15 X 3 NO.	2.80	2.80 SQ.MT
79	1.87 X 0.90 X 1 NO.	1.68	1.68 SQ.MT
80	3.25 X 1.75 X 1 NO.	5.69	5.69 SQ.MT
81	0.40 X 0.70 X 1 NO.	0.28	0.28 SQ.MT
82	0.77 X 1.05 X 1 NO.	0.81	0.81 SQ.MT
83	0.85 X 0.85 X 1 NO.	0.72	0.72 SQ.MT
84	1.80 X 1.80 X 4 NOS.	12.96	12.96 SQ.MT
85	0.77 X 1.30 X 1 NO.	1.00	1.00 SQ.MT
86	2.25 X 3.75 X 2 NOS.	16.53	16.53 SQ.MT
87	0.77 X 1.90 X 2 NOS.	2.93	2.93 SQ.MT
88	0.78 X 1.42 X 1 NO.	1.11	1.11 SQ.MT
89	0.88 X 1.20 X 1 NO.	1.06	1.06 SQ.MT
90	0.77 X 1.50 X 1 NO.	1.16	1.16 SQ.MT
91	0.08 X 1.00 X 1 NO.	0.08	0.08 SQ.MT
92	1.22 X 17.96 X 13.33 X 1 NO.	189.70	189.70 SQ.MT
93	1.30 X 0.57 X 1 NO.	0.74	0.74 SQ.MT
94	1.31 X 0.58 X 1 NO.	0.76	0.76 SQ.MT
95	1.22 X 1.19 X 1.07 X 1 NO.	0.69	0.69 SQ.MT
96	1.22 X 0.40 X 1.43 X 1 NO.	0.33	0.33 SQ.MT
97	1.18 X 0.48 X 1 NO.	0.57	0.57 SQ.MT
TOTAL BUILT UP AREA (K - 13)		761.53	761.53 SQ.MT

PROFORMA - I
AMENDED RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND BEARING S. NO. - 2/1/1, VILLAGE - KOYNAVELE, TAL. - PANVEL, DIST. - RAIGAD.

पानवेल महानगरपालिका
सर्वेक्षण विभाग
फ्लॉर प्लान नं. 2/1/1/3
आय. नं. 1/2/1/3/4
प्लॉट नं. 1/2/1/3/4

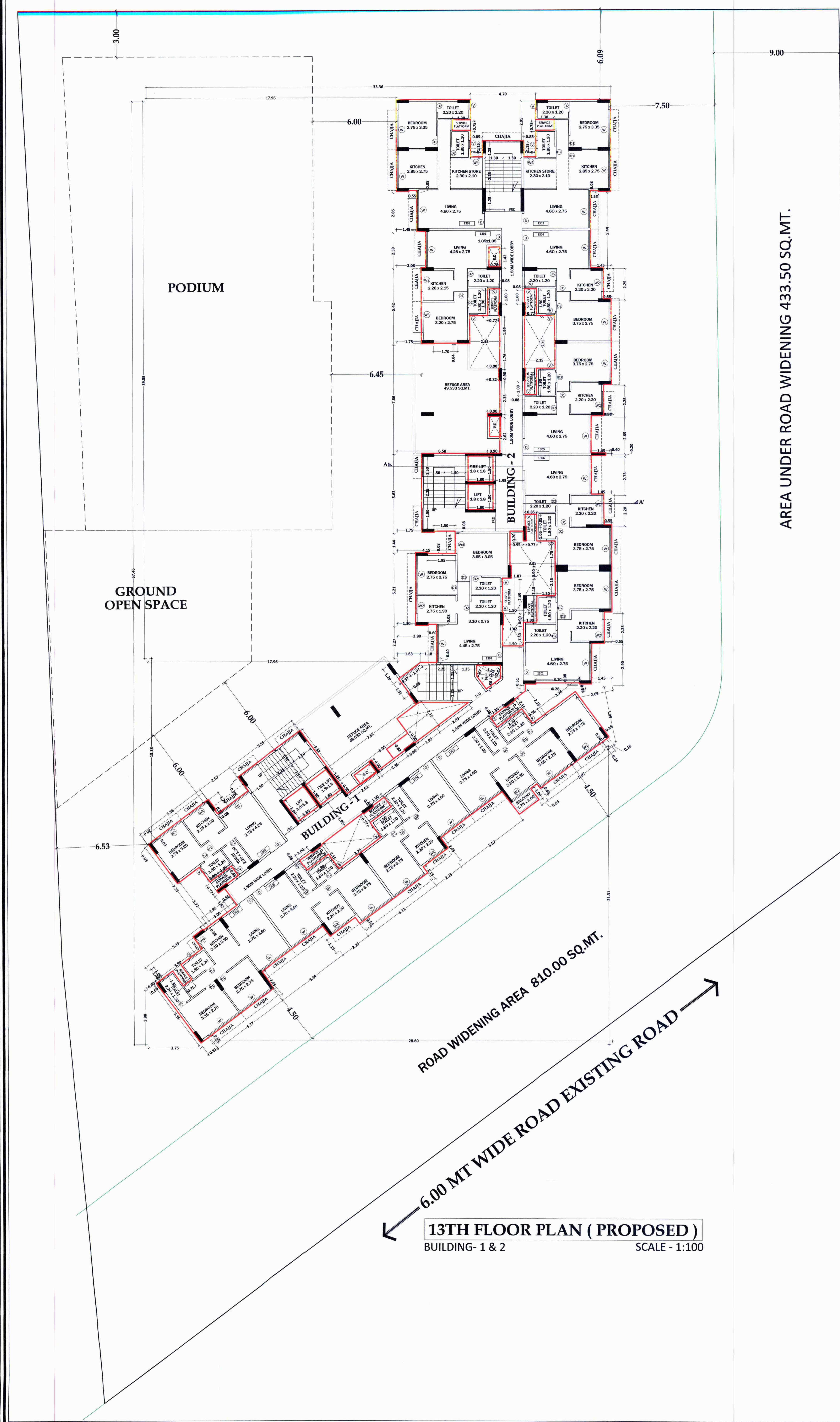
SHEET NO.
5/7

STAMPS OF APPROVAL OF PLANS

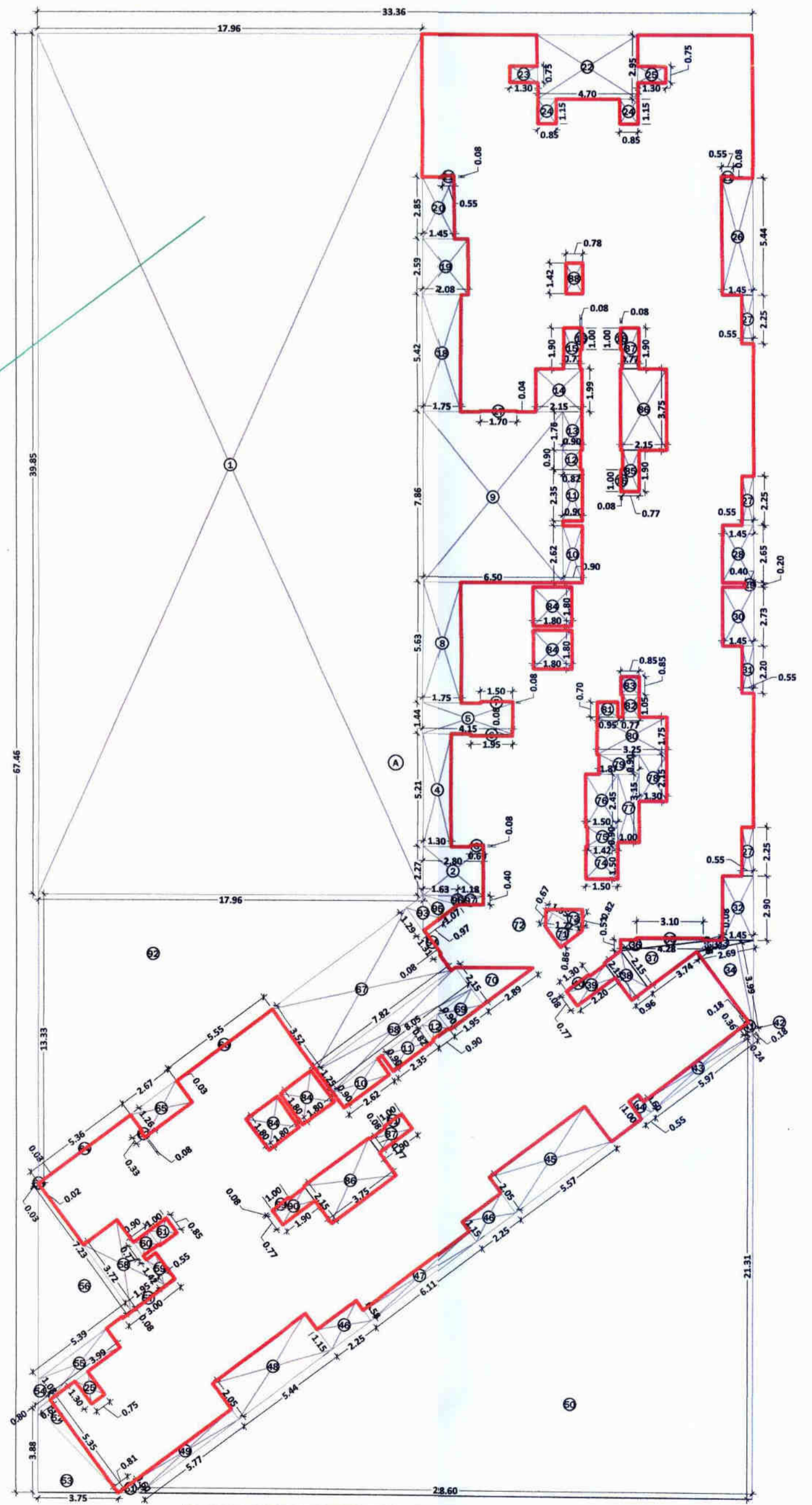
पाणवेल महानगरपालिका
सर्वेक्षण विभाग
फ्लॉर प्लान नं. 2/1/1/3
आय. नं. 1/2/1/3/4
प्लॉट नं. 1/2/1/3/4

मा. आयुक्त धनेश्वर तुरार

पर्याप्त, मान्यता
पानवेल महानगरपालिका



PROPOSED 18.0 M. WIDE ROAD



NAME, ADDRESS & SIGN OF OWNER

M/s. A. K. Hitech Realty

AK HITECH REALTY PARTNERS

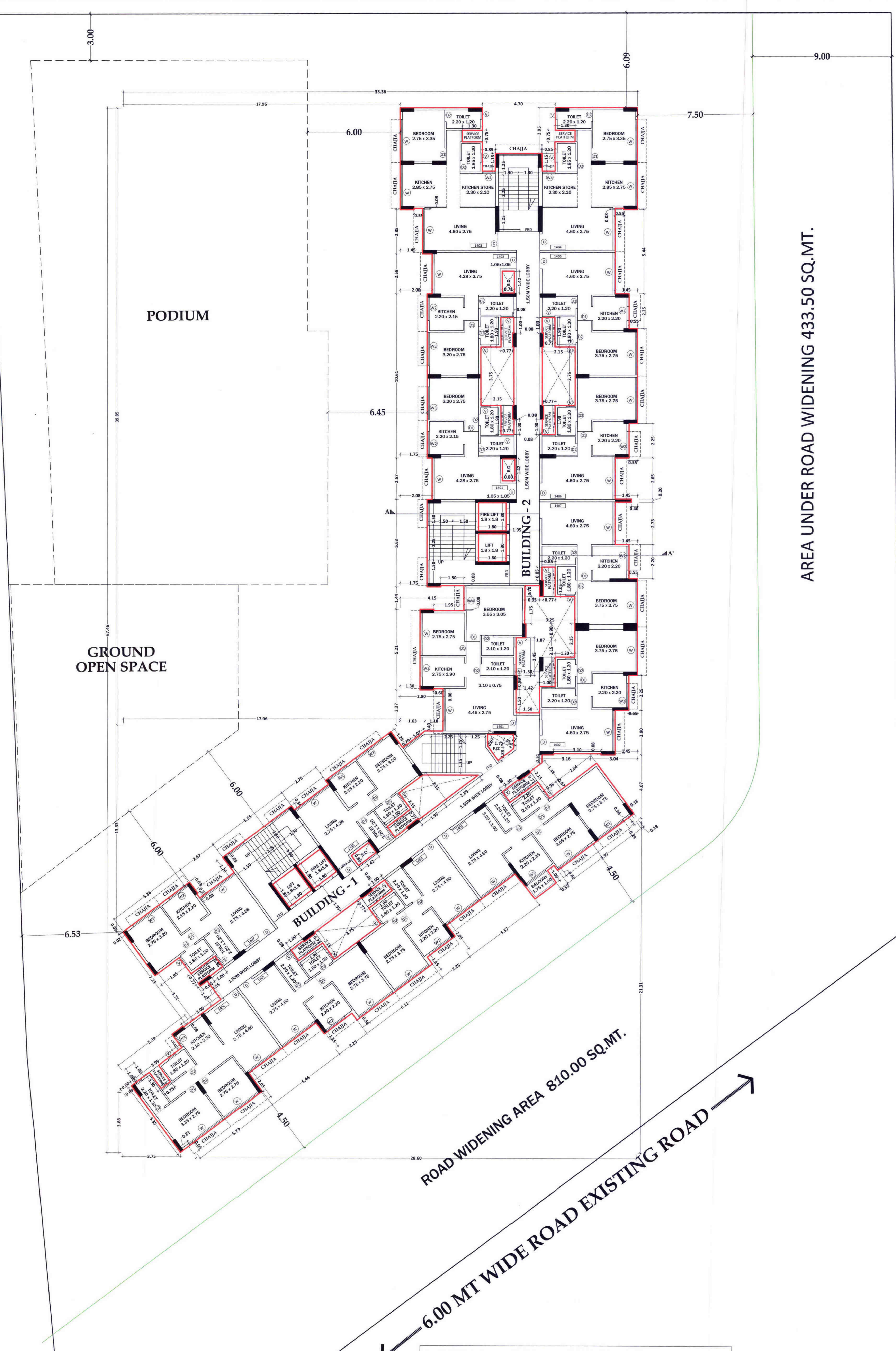
NAME, ADDRESS & SIGN OF ARCHITECT

Ar. AMITKUMAR B. PATEL
Ar. Amitkumar B. Patel
CA/2014/63182

DESTINATION
ARCHITECTURE INTERIOR DESIGNS

OFFICE NO - 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING, B, PLOT NO. 66, SECTOR - 15, C.B.D. BELAPUR, NAVI MUMBAI, 400614
Call : 022-40126328 & 022-41276523
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JOB NO. DRG. NO. SCALE DRAWN BY DATE
602 R1 AS SHOWN GAURESH 21/04/2023



AREA UNDER ROAD WIDENING 433.50 SQ.MT.

PROPOSED 18.0 M. WIDE ROAD

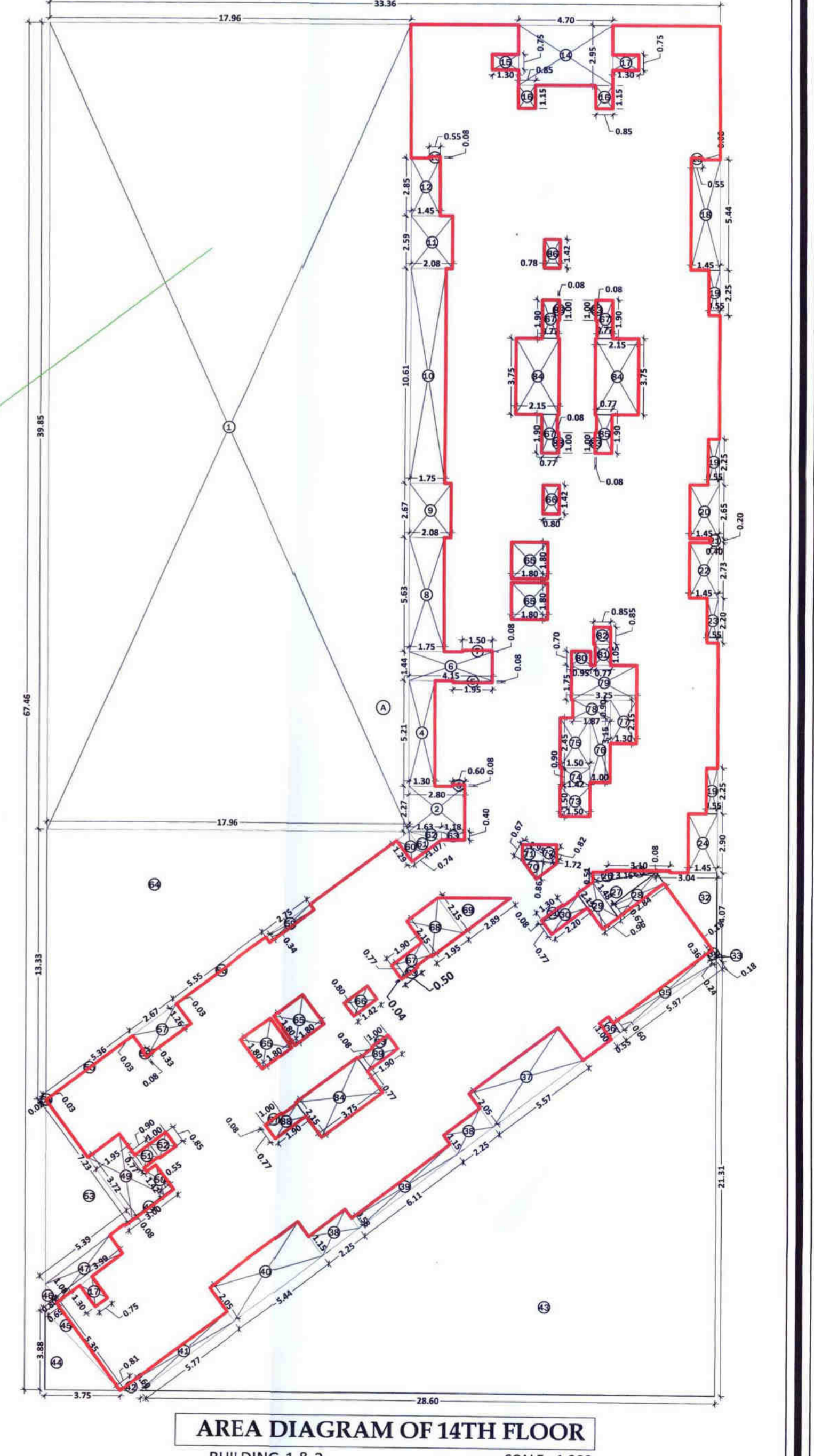
PROPOSED BUILT UP AREA CALCULATION					
NET FLOOR					
LET'S FLOOR	A	33.36 X 67.46 X 1 NO.	= 2250.47 SQ.MT.		
TOTAL ADDITION			+ 2250.47 SQ.MT.		
DEDUCTIONS					
1	17.96	X 39.85	X 1 NO.	= 715.75 SQ.MT.	
2	2.88	X 2.77	X 1 NO.	= 0.79 SQ.MT.	
3	0.80	X 0.68	X 1 NO.	= 0.05 SQ.MT.	
4	1.30	X 3.12	X 1 NO.	= 0.77 SQ.MT.	
5	1.95	X 0.98	X 1 NO.	= 0.38 SQ.MT.	
6	4.15	X 1.44	X 1 NO.	= 5.98 SQ.MT.	
7	1.68	X 0.98	X 1 NO.	= 0.39 SQ.MT.	
8	1.75	X 5.63	X 1 NO.	= 9.85 SQ.MT.	
9	2.68	X 2.67	X 1 NO.	= 7.15 SQ.MT.	
10	1.75	X 10.61	X 1 NO.	= 18.57 SQ.MT.	
11	2.68	X 2.69	X 1 NO.	= 7.21 SQ.MT.	
12	1.48	X 1.66	X 1 NO.	= 2.45 SQ.MT.	
13	0.55	X 0.98	X 2 NOS.	= 0.98 SQ.MT.	
14	4.70	X 2.95	X 1 NO.	= 13.87 SQ.MT.	
15	1.30	X 0.75	X 1 NO.	= 0.98 SQ.MT.	
16	0.85	X 1.15	X 2 NOS.	= 1.96 SQ.MT.	
17	1.30	X 0.75	X 2 NOS.	= 1.96 SQ.MT.	
18	1.45	X 0.44	X 1 NO.	= 0.64 SQ.MT.	
19	0.55	X 2.25	X 3 NOS.	= 3.71 SQ.MT.	
20	1.45	X 2.65	X 1 NO.	= 3.84 SQ.MT.	
21	0.80	X 0.30	X 1 NO.	= 0.24 SQ.MT.	
22	1.65	X 1.78	X 1 NO.	= 2.93 SQ.MT.	
23	0.55	X 2.20	X 1 NO.	= 1.21 SQ.MT.	
24	1.45	X 2.00	X 1 NO.	= 2.90 SQ.MT.	
25	0.10	X 0.08	X 1 NO.	= 0.08 SQ.MT.	
26	0.7	X 0.51	X 1.36	X 1 NO.	= 0.81 SQ.MT.
27	0.7	X 0.51	X 1.36	X 1 NO.	= 0.81 SQ.MT.
28	0.87	X 2.84	X 1 NO.	= 2.47 SQ.MT.	
29	2.15	X 0.96	X 1 NO.	= 2.06 SQ.MT.	
30	0.77	X 2.20	X 1 NO.	= 1.69 SQ.MT.	
31	0.58	X 1.50	X 1 NO.	= 0.87 SQ.MT.	
32	1.02	X 1.84	X 1 NO.	= 1.88 SQ.MT.	
33	1.02	X 1.84	X 1 NO.	= 1.88 SQ.MT.	
34	0.36	X 0.38	X 1 NO.	= 0.14 SQ.MT.	
35	0.60	X 5.97	X 1 NO.	= 3.58 SQ.MT.	
36	1.00	X 0.55	X 1 NO.	= 0.55 SQ.MT.	
37	2.05	X 1.57	X 1 NO.	= 3.22 SQ.MT.	
38	1.15	X 2.25	X 2 NOS.	= 5.18 SQ.MT.	
39	0.58	X 0.11	X 1 NO.	= 0.06 SQ.MT.	
40	2.05	X 1.44	X 1 NO.	= 2.95 SQ.MT.	
41	0.80	X 0.77	X 1 NO.	= 0.62 SQ.MT.	
42	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
43	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
44	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
45	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
46	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
47	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
48	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
49	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
50	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
51	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
52	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
53	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
54	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
55	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
56	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
57	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
58	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
59	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
60	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
61	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
62	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
63	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
64	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
65	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
66	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
67	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
68	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
69	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
70	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
71	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
72	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
73	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
74	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
75	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
76	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
77	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
78	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
79	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
80	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
81	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
82	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
83	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
84	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
85	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
86	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
87	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
88	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
89	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
90	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
91	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
92	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
93	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
94	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
95	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
96	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
97	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
98	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
99	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
100	0.7	X 0.60	X 0.93	X 1 NO.	= 0.39 SQ.MT.
TOTAL BUILT UP AREA (G+1)			= 851.15 SQ.MT.		

STAMPS OF APPROVAL OF PLANS

पवनविठ्ठल महाजनगरपालिका
महानगरपालिका
अधिकारी
परिचय क्र. १९३३३
१९८९/२९८९/२९८९/२९८९
परिचय क्र. १९३३३
१९८९/२९८९/२९८९/२९८९

म. आमुलत बाबे मंजूरी युवा

उत्सवपाठक, नगरपालिका
पवनविठ्ठल महाजनगरपालिका



NAME, ADDRESS & SIGN OF OWNER

M/s. A. K. Hitech Realty
AKHITECH REALTY
PARTNERS

NAME, ADDRESS & SIGN OF ARCHITECT

Ar. AMIT KUMAR B. PATEL
Ar. Amitkumar B. Patel
(Reg. No. CA/2014/63162)

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JOB NO 602 DRG. NO R1 SCALE AS SHOWN DRAWN BY GAURESH DATE 21/04/2023

STAMPS OF APPROVAL OF PLANS

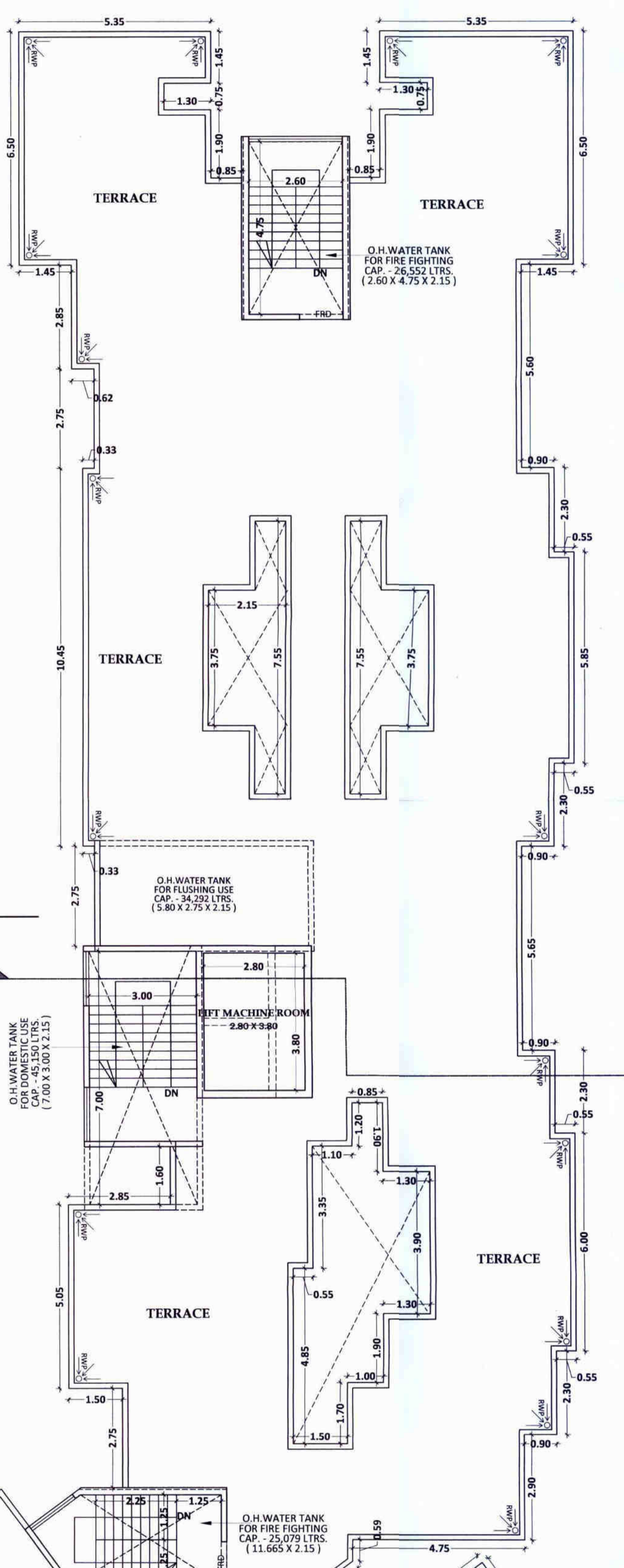
पानवेल महानगरपालिका
 सौ. अशोक भु.क./न.भु.क./ए.ए. क./ए.ए. क./
 मु.क./ 2/1/1
 सधे दिवसे दिवस
 फायदा करणे/बाहेर बांधण्याचे नकाशांचे या
 कामकाजाचे का.क./मालका/पत्नी 2/1/1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
 मालक अटी, शर्तीचे अन्विष्ट राहून नकाशांचे काम रंगणे
 घुसका केल्याबद्दल मंजूर.

मा. आयुक्त यांचे संपूर्ण दुस्तर
 उपसंचालक, नगरपालिका
 पानवेल महानगरपालिका
 पानवेल
 महानगरपालिका
 पानवेल-रायगड



SECTION A-A
 BUILDING - 1 & 2 SCALE - 1:100

FRONT SIDE ELEVATION
 BUILDING - 1 & 2 SCALE - 1:100



TERRACE FLOOR PLAN (PROPOSED)
 BUILDING - 1 & 2 SCALE - 1:100

BUILDING 1 (RESIDENTIAL)				
FLAT NO	TYPE	CARPET AREA AS PER RERA (SQ. MT.)	OTHER ELEMENTS OF FLAT UNIT ENCLOSED BALCONY AREA (SQ. MT.)	CUPBOARD (SQ. MT.)
13TH FLOOR				
1302	1 BHK	36.001	0.000	0.000
1303	2 BHK	50.964	0.000	0.000
1304	1 BHK	35.964	0.000	0.000
1305	1 BHK	35.964	0.000	0.000
1306	2 BHK	45.285	0.000	0.000
1307	1 BHK	33.513	0.000	0.000
14TH FLOOR				
1401	2 BHK	47.805	0.000	0.000
1402	1 BHK	36.001	0.000	0.000
1403	2 BHK	50.964	0.000	0.000
1404	1 BHK	35.964	0.000	0.000
1405	1 BHK	35.964	0.000	0.000
1406	2 BHK	45.285	0.000	0.000
1407	1 BHK	33.513	0.000	0.000
1408	1 BHK	34.660	0.000	0.000
BUILDING 2 (RESIDENTIAL)				
13TH FLOOR				
1301	1 BHK	34.505	0.000	0.000
1302	2 BHK	45.285	0.000	0.000
1303	2 BHK	45.285	0.000	0.000
1304	1 BHK	36.001	0.000	0.000
1305	1 BHK	36.001	0.000	0.000
1306	1 BHK	36.001	0.000	0.000
14TH FLOOR				
1401	1 BHK	34.505	0.000	0.000
1402	1 BHK	34.505	0.000	0.000
1403	2 BHK	45.285	0.000	0.000
1404	2 BHK	45.285	0.000	0.000
1405	1 BHK	36.001	0.000	0.000
1406	1 BHK	36.001	0.000	0.000
1407	1 BHK	36.001	0.000	0.000

NAME, ADDRESS & SIGN OF OWNER
 M/s. A. K. Hitech Realty
 AK HITECH REALTY PARTNERS

NAME, ADDRESS & SIGN OF ARCHITECT
 Ar. AMIT KUMAR B. PATEL
 CA/2014/63182

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