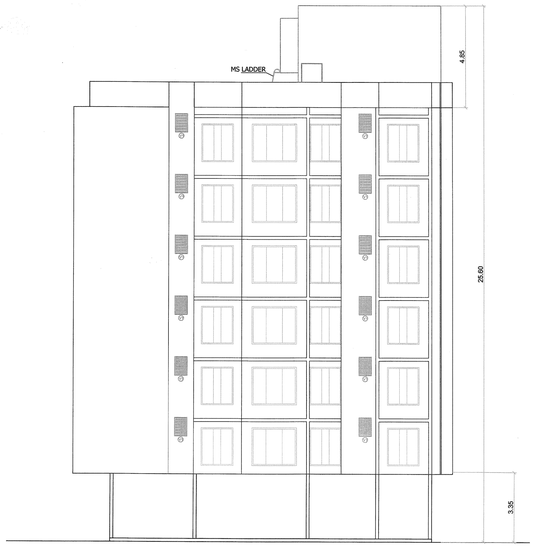
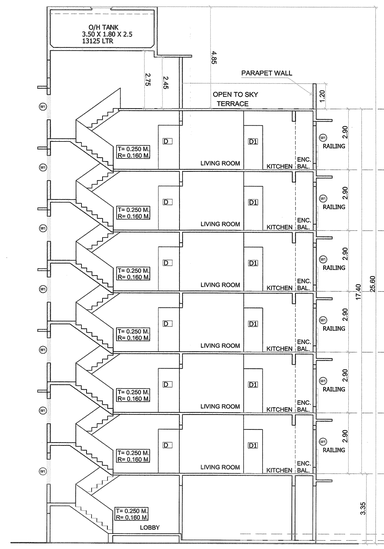
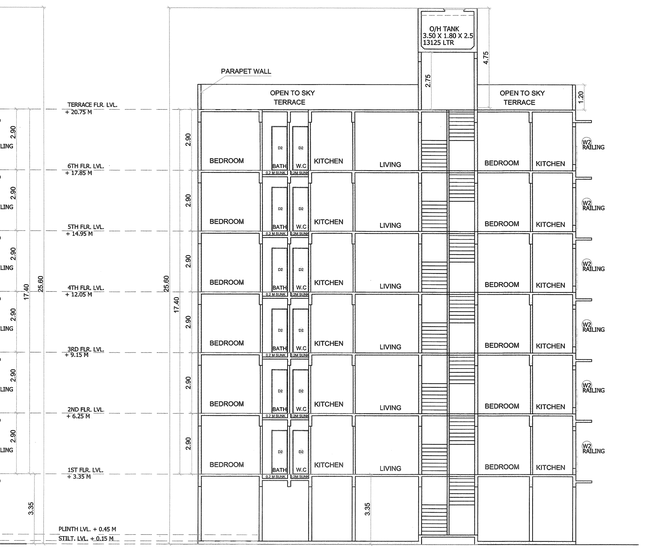


EAST ELEVATION
(SCALE:- 1:100)



SECTION AA'
(SCALE:- 1:100)



SECTION BB'
(SCALE:- 1:100)

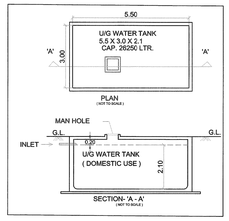
SEPTIC TANK REQUIREMENT														
SR. NO.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION APPROX.	ADD. TOILET	COLD WATER REQUIREMENT						GROSS WATER A+B+C 0	% FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK	TOTAL PROPOSED SEPTIC TANK CAPACITY
					FLUSHING A		ADD. TOILET B		DOMESTIC C			FLUSING (A+B) 100 %	DOMESTIC C X 85 %		
					LPCD	LPD	LPD	LPCD	LPCD	LPD	LPD	LPD	LPD	LPD	0
1	FLATS(24)	5	120	0	54	6480	180	0	135	16200	22680	6480	13770	20250	22500

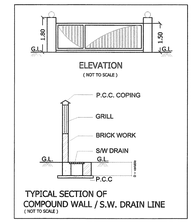
SCHEDULE OF DOOR / WINDOW			
TYPE	SIZE IN MM	AREA IN SQ.MT	DESCRIPTION
D	1.000X2.10	2.10	TEAK WOOD PANELLED DOOR
D1	0.900X2.10	1.89	TEAK WOOD PANELLED DOOR
D2	0.750X1.80	1.35	TEAK WOOD PANELLED DOOR
W1	2.10X2.00	4.20	ALL SLIDING WINDOW
W2	0.50X2.00	1.80	ALL SLIDING WINDOW
W3	1.90X2.00	3.90	ALL SLIDING WINDOW
V	0.600X0.90	0.54	ALL LOUVERED VENTILATOR
V1	0.750X2.10	1.575	ALL LOUVERED VENTILATOR
RJ	1.500X1.35	2.43	R.C.C. JALI

PARKING STATEMENT FOR RESIDENTIAL PURPOSE					
AS PER REGULATION UDCPR			TOTAL FLAT	REQUIRED	
AS PER Table No.8B- Parking Requirements	CAR	SCOOTER	NO	CAR	SCOOTER
For every two tenement with each tenment having carpet area less than 30 sq.m.	0	4	24	0	48
5 % Visitors Parking				0	2.4
TOTAL REQUIRED				0	50.4
Off Street Requirement as per section 8.2.2 Of UDCPR 80% of Total Required				0.0	40.32
Total Proposed Parkings In No				CAR	SCOOTER
				0	41
Out Of 41 Scooter 24 Scooter Converted As Car (24/6 = 4)				4	17

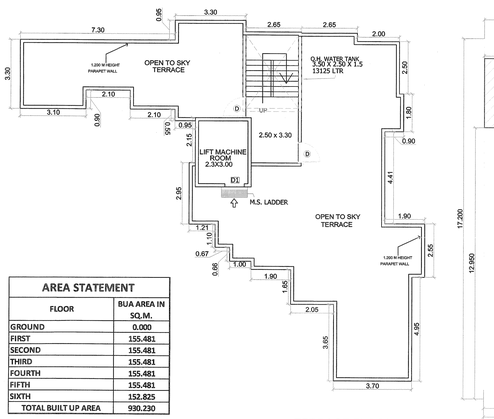
U/G WATER STORAGE CAPACITY									
Building No.	Total no. of units	Addl. Toilet 135 litres	Population	Water Requirement (in litre)			UGT provided		
				Addl. Toilet	Population	Total	Tank number	Size/ Dimension	Capacity (litrs)
[1]	[2]	[3]	[4]= [2]x5 or 3	[5]=[3]x180	[6]=[4]x180 or 45	[7]=[5]+[6]	[8]	[9]	[10]
FLATS	24	0	120	0	22680	22680	1	5.5 X 3.0 X 2.1	34,650

OVERHEAD WATER TANK CAPACITY CALCULATION				
Building No.	Water Required (ltrs.)	Overhead water tank provision		
		Tank size (meter)	Number of tank	Capacity (litre)
[1]	[2]	[3]	[4]	[5]
1	13,125	3.50 X 2.50 X 1.50	1	13,125
TOTAL				13,125



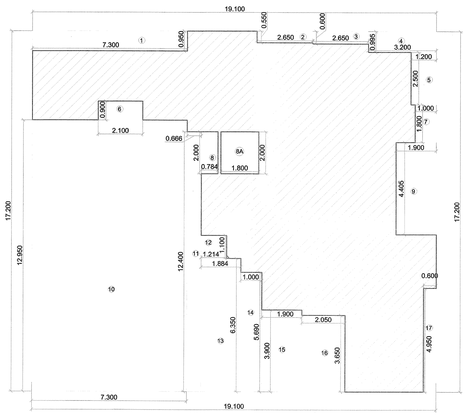


TYPICAL SECTION OF COMPOUND WALL / S.W. DRAIN LINE
(NOT TO SCALE)



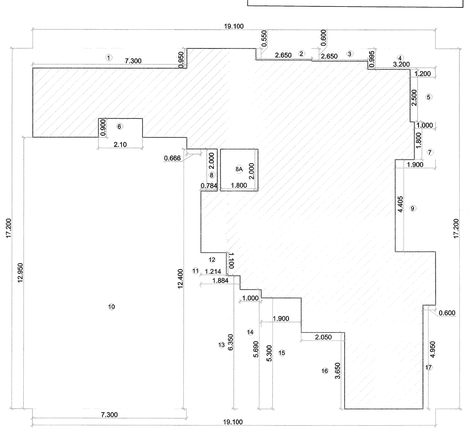
TERRACE FLOOR PLAN
(SCALE-1:100)

AREA STATEMENT	
FLOOR	BUA AREA IN SQ.M.
GROUND	0.000
FIRST	155.481
SECOND	155.481
THIRD	155.481
FOURTH	155.481
FIFTH	155.481
SIXTH	152.825
TOTAL BUILT UP AREA	930.230



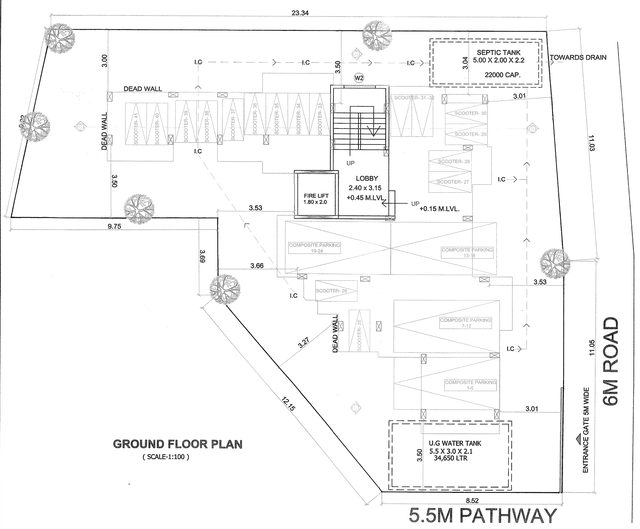
BUA DIAGRAM 1ST TO 5TH FLOOR PLAN
(SCALE:1:100)

BUA CALCULATION OF 1ST TO 5TH FLOOR							
BLOCK	NO	X	LENGTH		BREADTH		AREA IN SQ.M.
(PQRS)	1	X	19.100	X	17.200	=	328.520
(A)						=	328.520
DEDUCTIONS							
1	1	X	7.300	X	0.950	=	6.935
2	1	X	2.650	X	0.550	=	1.458
3	1	X	2.650	X	0.600	=	1.590
4	1	X	3.200	X	0.995	=	3.184
5	1	X	1.200	X	2.500	=	3.000
6	1	X	2.100	X	0.900	=	1.890
7	1	X	1.000	X	1.800	=	1.800
8	1	X	0.784	X	2.000	=	1.568
8A	1	X	1.800	X	2.000	=	3.600
9	1	X	1.900	X	4.405	=	8.370
10	1	X	7.300	X	12.950	=	94.535
11	1	X	0.666	X	12.400	=	8.258
12	1	X	1.214	X	1.100		1.335
13	1	X	1.884	X	6.350	=	11.963
14	1	X	1.000	X	5.690	=	5.690
15	1	X	1.900	X	3.900	=	7.410
16	1	X	2.050	X	3.650	=	7.483
17	1	X	0.600	X	4.950	=	2.970
(B)			TOTAL			=	173.039
GROSS AREA (A-B)			328.520	-	173.039	=	155.481
NET BUILT UP AREA OF EACH FLOOR						=	155.481

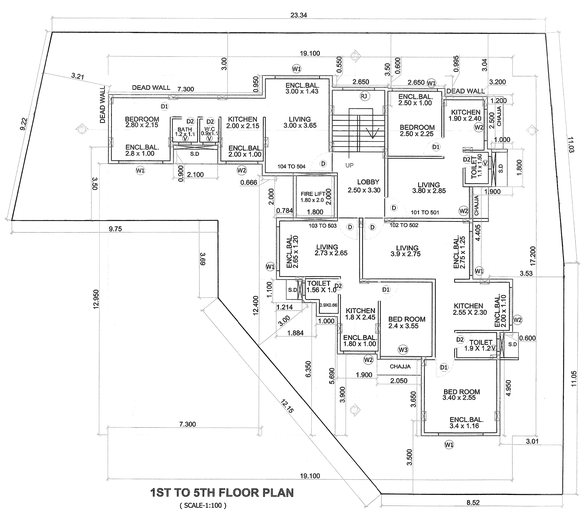


BUA DIAGRAM 6TH FLOOR PLAN
(SCALE:1:100)

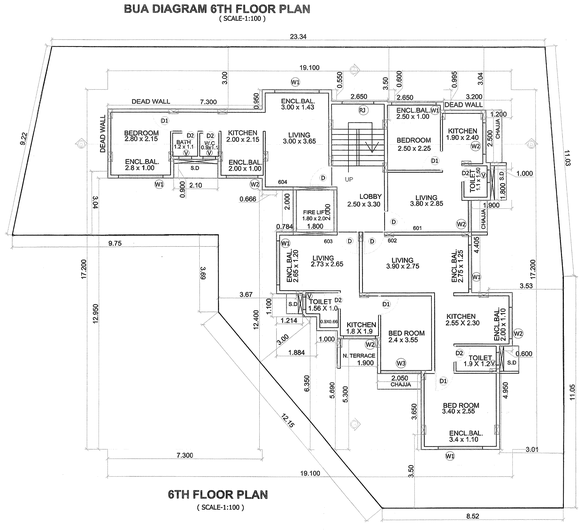
BUA CALCULATION OF 6th FLOOR							
BLOCK	NO	X	LENGTH		BREADTH		AREA IN SQ.M.
(PQRS)	1	X	19.100	X	17.200	=	328.520
(A)						=	328.520
DEDUCTIONS							
1	1	X	7.300	X	0.950	=	6.935
2	1	X	2.650	X	0.550	=	1.458
3	1	X	2.650	X	0.600	=	1.590
4	1	X	3.200	X	0.995	=	3.184
5	1	X	1.200	X	2.500	=	3.000
6	1	X	2.100	X	0.900	=	1.890
7	1	X	1.000	X	1.800	=	1.800
8	1	X	0.784	X	2.000	=	1.568
8A	1	X	1.800	X	2.000	=	3.600
9	1	X	1.900	X	4.405	=	8.370
10	1	X	7.300	X	12.950	=	94.535
11	1	X	0.666	X	12.400	=	8.258
12	1	X	1.214	X	1.100	=	1.335
13	1	X	1.884	X	6.348	=	11.960
14	1	X	1.000	X	5.690	=	5.690
15	1	X	1.900	X	5.300	=	10.070
16	1	X	2.050	X	3.650	=	7.483
17	1	X	0.600	X	4.950	=	2.970
(B)			TOTAL			=	175.695
GROSS AREA (A-B)			328.520	-	175.695	=	152.825
NET BUILT UP AREA OF EACH FLOOR						=	152.825



GROUND FLOOR PLAN
(SCALE-1:100)



1ST TO 5TH FLOOR PLAN
(SCALE-1:100)



6TH FLOOR PLAN
(SCALE-1:100)

TENEMENT AREA STATEMENT					
FLOOR	FLAT NO.	TYPE	RERA CARPET AREA (SQ.M.)	ENCLOSED BALCONY (SQ.M.)	BUA AS PER POLYLINE (SQ.M.)
FIRST FLOOR	101	1BHK	23.550	2.500	28.580
	102	1BHK	29.680	9.700	42.210
	103	1BHK	23.280	4.990	30.900
	104	1BHK	25.380	7.800	38.040
SECOND FLOOR	201	1BHK	23.550	2.500	28.580
	202	1BHK	29.680	9.700	42.210
	203	1BHK	23.280	4.990	30.900
	204	1BHK	25.380	7.800	38.040
THIRD FLOOR	301	1BHK	23.550	2.500	28.580
	302	1BHK	29.680	9.700	42.210
	303	1BHK	23.280	4.990	30.900
	304	1BHK	25.380	7.800	38.040
FOURTH FLOOR	401	1BHK	23.550	2.500	28.580
	402	1BHK	29.680	9.700	42.210
	403	1BHK	23.280	4.990	30.900
	404	1BHK	25.380	7.800	38.040
FIFTH FLOOR	501	1BHK	23.550	2.500	28.580
	502	1BHK	29.680	9.700	42.210
	503	1BHK	23.280	4.990	30.900
	504	1BHK	25.380	7.800	38.040
SIXTH FLOOR	601	1BHK	23.550	2.500	28.580
	602	1BHK	29.680	9.700	42.210
	603	1BHK	22.240	4.990	28.240
	604	1BHK	25.380	7.800	38.040

SHEET NO. 1/1

STAMP OF APPROVAL PMC

पनवेल महानगरपालिका
नोंदणी - 27/11/8 वेळेवर - 9.5
नगरीय अधिग्रण पु.क्र./पु.अ./पहिले मा./पट मा./
पु.क्र. 1520/2021 मध्ये दिलेल्या मुभारित/
फेरबदल करणेस/पाठविणे भाप्रमाणे मंजुरीस या
फाईलच्या मा.उ./पनवेल/परिषद 9649C
दि. 5/12/2023 दिनांक 20/12/2023
मंजीत अटी, शर्तीस अधिन राहुन नकाशांस सशर्त रेंगाने
दुरुस्त फेरबदलासह मंजूर.
उप सचिव, नगररचना (वर्ग-२)
पनवेल महानगरपालिका
PANVEL MUNICIPAL CORPORATION

AREA STATEMENT		REQUIRED SQ.M.	PROVIDE SQ.MT.
1	AREA OF PLOT (Minimum area of a,b,c, to be considerd)		
a	As per ownership document (lease agreement)		399.5
b	As per measurement sheet		0
c	As per site		0
2	Deduction for		
a	Proposed D.P./D.P. Road widening Area/ Services Road/Highway widning		0
b	Any D.P. Reservation area		0
	Total (a+b)		0
3	Balance area of plot (1-2)		399.5
4	Amenity Space (if applicable)		NA
a	Required		NA
b	Adjusted of 2(b), if any		NA
c	Balance proposed		NA
5	Net Plot Area (3-4d)		399.5
6	Recreational Open Space (if applicable)		
a	Required-CIDCO LAND		NA
b	Proposed		NA
7	Internal Road area		NA
8	Plotable Area (if applicable)		399.5
9	Built up area with refrence to Basic F.S.I. as per front road width (Sr. No. 5ebasic FSI) (1.5)	599.25	599.25
10	Additional od FSI on payment of premium (0.5)	0.0	0
	Additional FSI for Dilapidated structure	0	0
	Maximum potential FSI (1.5)	599.25	599.25
11	In-situ FSI/TDR loading		
a	In-situ area against D.P. road (2.0x Sr. No.2(a)), if any	___	___
b	In-situ area against Aminity Space if handed over (2.0x or 1.85 x Sr.No.4(b) and / or 6)	___	___
c	TDR area	___	___
d	Total in-situ /TDR loading proposed 11 (a)+(b)+(c	___	___
12	Additional in- situ premium Fsi	___	___
13	Total entitelment of FSI in the Proposal	___	___
a	[9+10(b)+11(d) or 12 whichever is applicable	___	___
i	Permissible Commercial area	___	___
ii	Permissible Residential area - a-a(i)	599.25	599.25
b	(i) Ancillary Area FSI up to 80% with payment of charges. (ground floor shop area)	___	___
	(ii) Ancillary Area FSI up to 60% with payment of charges.	359.55	359.55
c	Total entitelment (a+b)	958.80	958.8
i	Commercial entitlmmnt a(i)+b(i)	___	___
ii	Residential entitlement a(ii)+b(ii)	958.80	958.8
14	Maximum utilization limit of FSI (building potential) Permissible as per Road width ([as per Regulation no. 6.1 or 6.2 of 6.3 or 6.4 as applicable	___	___
15	Total Built-up Area in proposal (excluding area at Sr. no. 17 b)	___	___
a	Existing Built-up Area	___	___
b	Proposed Built-up Area (as per 'P- Line)		930.23
c	Total (a+b)		930.23
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)		0.970
17	Area for Inclusive Housing if any	___	___
	(a) Required (20% of Sr. No.5)	___	___
	(b) Proposed	___	___
		___	___
	Balance Built up area		28.57

STILT AREA :159.05 SQ.M.

HEIGHT OF THE BUILDING : 17.40 M.

SHEET CONTENTS:
LAYOUT, PLOT AREA DIAGRAM, GR,1ST TO 5TH FLOOR PLAN, 6TH FLOOR PLAN, SECTION, ELEVATION , PLOT DETAILS,
BUA AREA DIAGRAM & CALCULATION

NOTE
* ALL DIMENSIONS ARE IN METERS.
* INTERNAL WALL THICKNESS 0.10 MM.
* EXTERNAL WALL THICKNESS 0.15 MM.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 17/08/2021 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 Record/Land Records Department/City Survey records.

AR. NEHA PATIL
CA/2017/90448
(SIGN OF LICENSED ARCHITECT)

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.

OWNER'S NAME & SIGNATURE

MR. PARSHURAM SHANKAR GOWARI

PROJECT NAME & ADDRESS:

PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT NO. 64B, SECTOR 14, KAMOTHE, NAVI MUMBAI. PANVEL MUNCIPAL CORPORATION

ARCHITECT :

JOB. NO.	SA/0005/2022
FILE NAME	KAMOTHE / SJB
DRG. NO.	1/1
SCALE	AS SHOWN
DRN. BY	AMEY

SOHO
ARCHITECTS & INTERIORS
Address - Shop no. 15, Tricity Luxuria, Sector 17, Khanda colony, Panvel 410206
Email - contactsohoarchitects@gmail.com
Mob - +91 8591297987