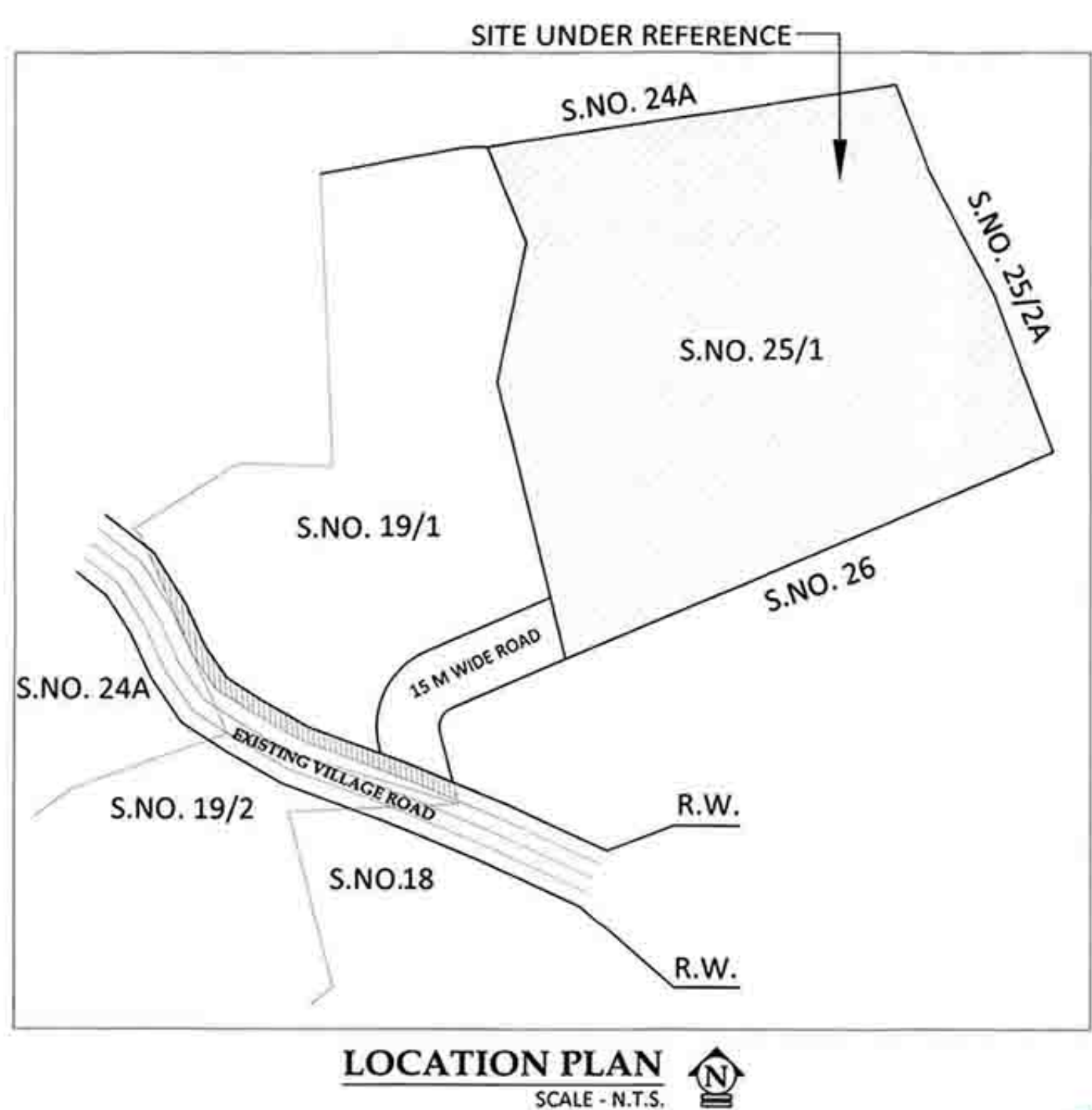


WATER CAPACITY CALCULATION (U.G. WATER TANK RESIDENTIAL UNITS)									
WING	FLAT NOS.	REQUIRED DOMESTIC LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING LTRS.	ADDITIONAL TOILET LTRS. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL LITERS (RES.) (A + B)		
WING-A	133	133 X 135 X 5	89,775	133 X 270	35,910	133 X 180	23,940	59,850	1,49,625
WING-B	120	120 X 135 X 5	81,000	120 X 270	32,400	120 X 180	21,600	54,000	1,35,000
WING-C	147	147 X 135 X 5	99,225	147 X 270	39,690	147 X 180	26,460	66,150	1,65,375
WING-D	119	119 X 135 X 5	80,325	119 X 270	32,130	119 X 180	21,420	53,550	1,33,875
TOTAL	519		3,50,325	0.000	1,40,130	0.000	93,420	2,33,550	5,83,875
WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK									1,50,000
OVER HEAD WATER TANK CAPACITY CALCULATION									
TANK TYPE	WING NUMBER	WATER REQUIRED (LTRS.) (40% OF UNDER O.H. TANK)	COLD WATER REQUIREMENT		TANK SIZE		NUMBER OF TANK		CAPACITY (LTRS.)
DOMESTIC	WING-A	35,910	(4.403 X 7.40 X 2.00)	01					65,164
FLUSHING	WING-A	23,940	(5.55 X 1.50 X 2.00) + (1.50 X 2.75 X 2.00)	01					41,500
FIRE	WING-A	15,000	(5.55 X 1.50 X 2.00)	01					16,650
DOMESTIC	WING-B	32,400	(5.095 X 4.15 X 2.00)	01					47,269
FLUSHING	WING-B	21,600	(3.00 X 6.40 X 2.00)	01					38,400
FIRE	WING-B	15,000	(5.00 X 1.50 X 2.00)	01					15,000
DOMESTIC	WING-C	39,690	(3.00 X 7.467 X 2.00)	01					44,802
FLUSHING	WING-C	26,460	(4.50 X 4.10 X 2.00)	01					36,900
FIRE	WING-C	15,000	(5.00 X 1.50 X 2.00)	01					15,000
DOMESTIC	WING-D	32,130	(5.55 X 1.50 X 2.00)	01					47,269
FLUSHING	WING-D	21,420	(5.095 X 4.15 X 2.00)	01					38,400
FIRE	WING-D	15,000	(3.00 X 6.40 X 2.00)	01					15,000
TOTAL				12					4,21,404 LTRS.
PROVIDED U.G. WATER TANK									
DOMESTIC TANK (RESIDENTIAL)									3,55,050
FLUSHING TANK (RESIDENTIAL)									2,34,500
FIRE TANK									1,50,000
TOTAL PROVIDED WATER TANK CAPACITY									7,40,050 LTRS.

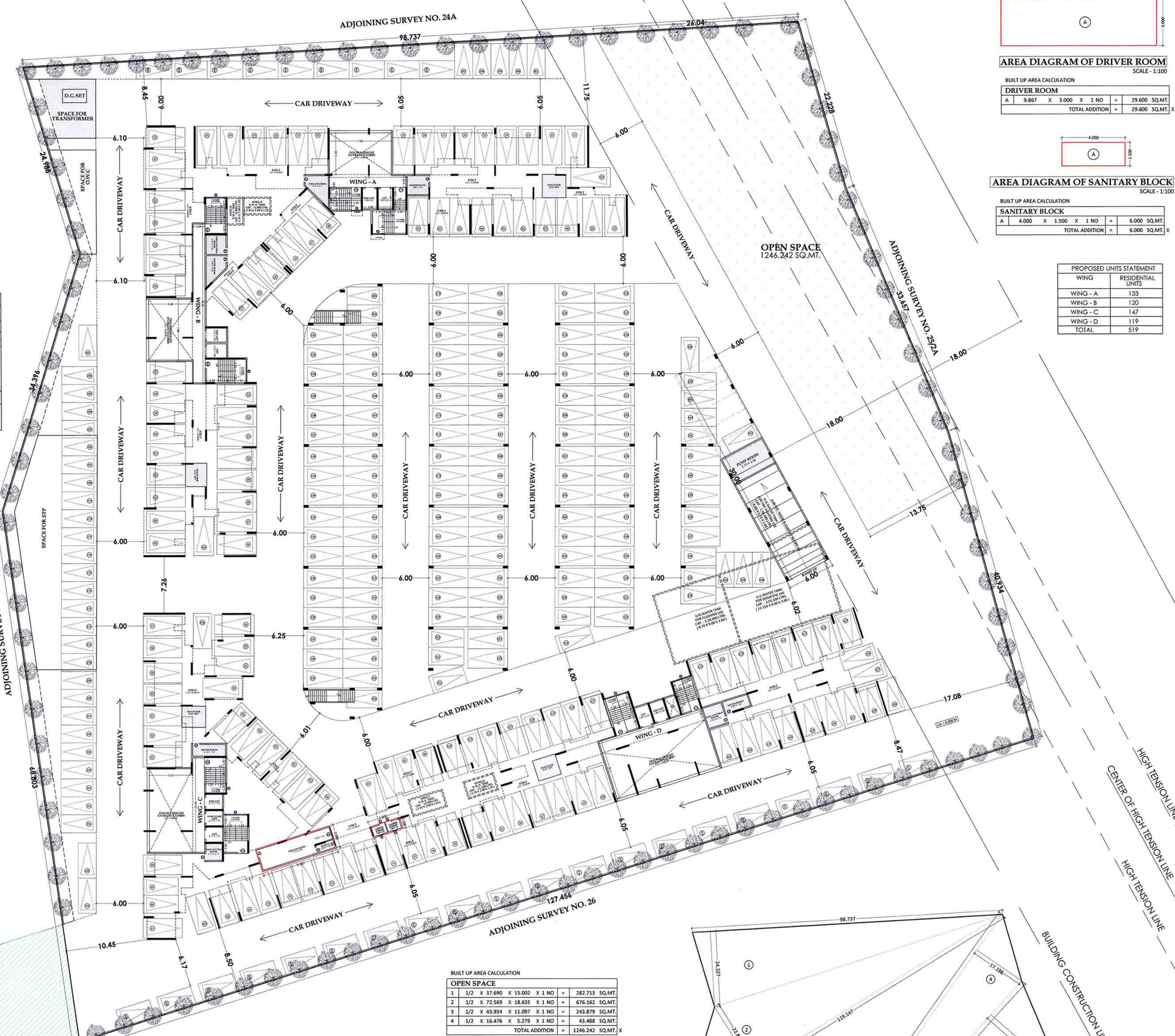
SEPTIC TANK REQUIREMENT												
BUILDING NUMBER	NUMBER OF TENEMENT	POPULATION	WATER REQUIREMENT		N FLOW TO SEWER		TOTAL FLOW TO SEPTIC TANK		TOTAL SIZE		SEPTIC TANK PROVIDED	
			FLUSHING	DOMESTIC	FLUSHING	DOMESTIC	FLUSHING	DOMESTIC	FLUSHING	DOMESTIC		
(1)	(2)	(3) = (2) X 5	UPCD	LPD	UPCD	LPD	(9) = (8) X 100%	(10) = (8) X 85%	(11) = (9) + (10)	(12)	(13)	
BUILDING - 1	133	665	34	35,910	00	00	35,910	30,514	66,424	10.00 X 5.00 X 3.00	1,50,000	
BUILDING - 2	120	600	34	32,400	00	00	32,400	27,540	59,940			
BUILDING - 3	147	735	34	39,690	00	00	39,690	33,736	73,426			
BUILDING - 4	119	595	34	32,130	00	00	32,130	27,310	59,440			
TOTAL				1,40,130			1,40,130	1,20,060	2,60,190			

TABLE NO. 8B - PARKING REQUIREMENTS									
SR. NO.	REQUIRED PARKING RATE	NO. OF TENEMENTS	PARKING SPACES REQ. NON CONGESTED AREA	PARKING SPACES PROP. NON CONGESTED AREA	SCOOTER CAR	SCOOTER CAR	SCOOTER CAR	SCOOTER CAR	SCOOTER CAR
01	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	437	01	05	218.50	1092.50			
02	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	82	01	02	41	82			
03	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	00	00	04	00	00			
04	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	0.000	02	06	00	00			
05	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THERE OF				259.50	1174.50			
06	ADD 5% VISITORS PARKING FOR RESIDENTIAL AREA				12.975	58.725			
07	TOTAL PARKING [(2)+(3)+(4)+(5)+(6)]				272.475	1233.22			
08	MULTIPLYING FACTOR GIVEN IN TABLE - 8C (0.8)	S.NO. 07 X 0.8			217.98	986.576			
09	TOTAL PARKING REQUIRED				218	987			
10	COMPOSITE PARKING, ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.				00	00 X 2 = 00			
11	SC SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING				165	165 X 6 = 990			
12	TOTAL PARKING REQUIRED				383	987			
13	TOTAL PARKING PROVIDED				506	00			



Right of Way Registered Vide No. PVL/2-1254/2022 Date - 06/09/2022
 Passing Through 19/1 Approved C.C. No. /PAC/CP/1630/1906/2021 Date - 17/09/2023

EXISTING VILLAGE ROAD



LAY-OUT PLAN (GROUND)
 SCALE - 1:200
 CAR PARKING-324 NOS.

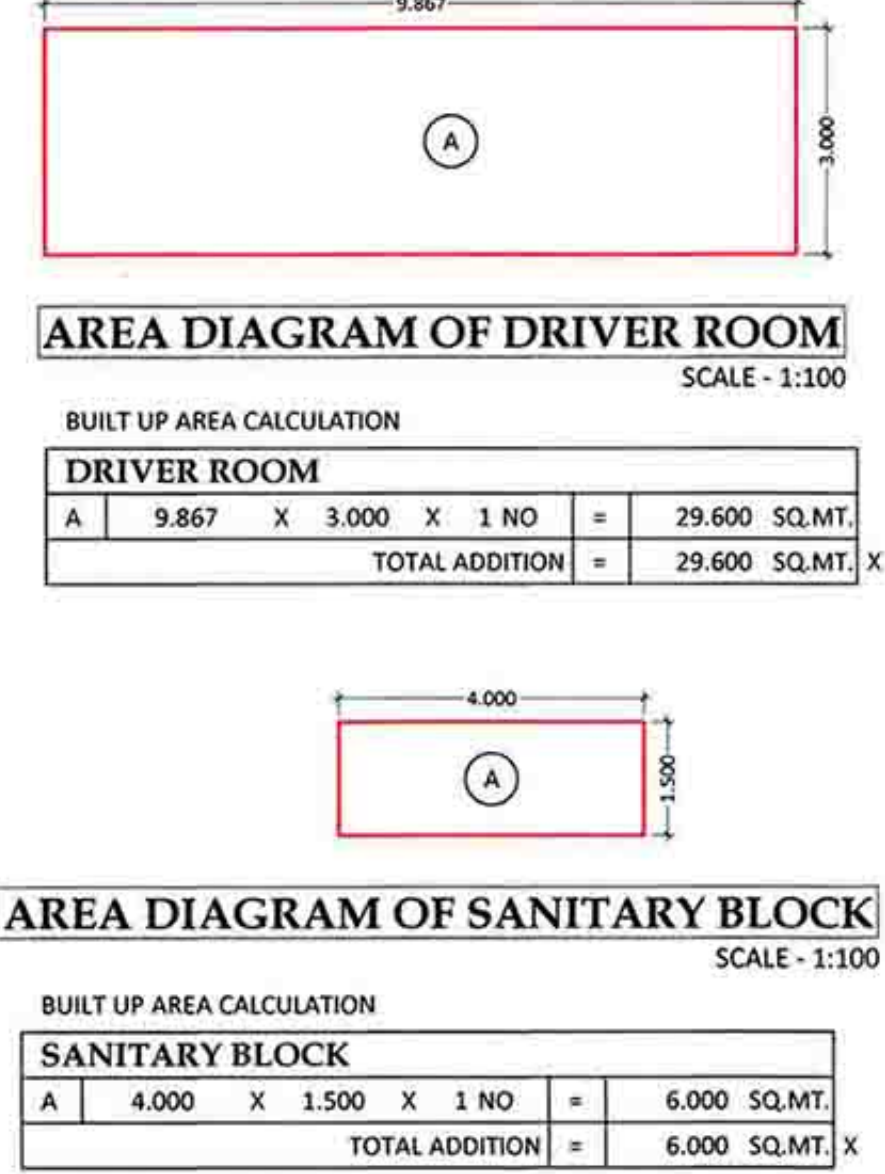
TOTAL BUILT-UP AREA STATEMENT					
FLOOR NO.	BUILT-UP AREA (WING-A)	BUILT-UP AREA (WING-B)	BUILT-UP AREA (WING-C)	BUILT-UP AREA (WING-D)	TOTAL BUILT-UP AREA
GROUND	0.000	0.000	0.000	0.000	35.600
FIRST	296.407	328.080	445.161	328.904	1398.552
SECOND	528.584	533.111	698.121	607.658	2367.474
FIFTH	528.584	533.111	698.121	607.658	2367.474
FOURTH	528.584	533.111	698.121	607.658	2367.474
SIXTH	528.584	533.111	698.121	607.658	2367.474
SEVENTH	528.584	533.111	698.121	607.658	2367.474
EIGHTH	528.584	533.111	698.121	607.658	2367.474
NINTH	528.584	533.111	698.121	607.658	2367.474
TENTH	528.584	533.111	698.121	607.658	2367.474
ELEVENTH	528.584	533.111	698.121	607.658	2367.474
TWELFTH	528.584	533.111	698.121	607.658	2367.474
THIRTEENTH	528.584	533.111	698.121	607.658	2367.474
FOURTEENTH	528.584	533.111	698.121	607.658	2367.474
TOTAL	7068.813	7150.615	9414.956	8109.488	31839.507

BUILT UP AREA CALCULATION			
OPEN SPACE			
1	1/2 X 37.690 X 15.002	X 1 NO	= 282.713 SQ.MT.
2	1/2 X 72.569 X 18.635	X 1 NO	= 676.162 SQ.MT.
3	1/2 X 43.954 X 11.097	X 1 NO	= 243.879 SQ.MT.
4	1/2 X 16.476 X 5.279	X 1 NO	= 43.488 SQ.MT.
TOTAL ADDITION			= 1246.242 SQ.MT.

AREA DIAGRAM OF OPEN SPACE
 SCALE - 1:500

AREA DIAGRAM OF PLOT
 SCALE - 1:500

BUILT UP AREA CALCULATION			
PLOT			
1	1/2 X 98.737 X 24.328	X 1 NO	= 1201.037 SQ.MT.
2	1/2 X 119.147 X 22.819	X 1 NO	= 1359.408 SQ.MT.
3	1/2 X 159.533 X 47.147	X 1 NO	= 3760.751 SQ.MT.
4	1/2 X 159.533 X 17.158	X 1 NO	= 1371.824 SQ.MT.
5	1/2 X 146.463 X 30.356	X 1 NO	= 2233.015 SQ.MT.
6	1/2 X 135.373 X 38.511	X 1 NO	= 2606.675 SQ.MT.
TOTAL ADDITION			= 12522.710 SQ.MT.



PROPOSED UNITS STATEMENT	
WING	RESIDENTIAL UNITS
WING - A	133
WING - B	120
WING - C	147
WING - D	119
TOTAL	519

PROFORMA - I

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S. NO. 25, H. NO. J. VILLAGE - ROHINJAN, TAL-PANVEL, DIST. RAIGAD.

STAMPS OF APPROVAL OF PLANS

पंचवेल महानगरपालिका
 रचना नकाशा या कायदवाचे पर कर. पण/ 9/6.243
 दि. 24/03/2022
 दि. 20/09/2022
 शहीद बाबावे.
 मा. आयुक्त मुंबई नुसार

पंचवेल महानगरपालिका
 पंचवेल महानगरपालिका

PROFORMA-1

Sr.No	Particular	Area (sq.m)
1	a As per ownership document (7/12, CTS extract)	12460.000
	b as per measurement sheet	12522.710
	c as per site plan	12522.710
2	Deductions for	
	a Highway widening	0.000
	b Any D.P. Reservation area	0.000
	c Balance area of plot (1-2)	12460.000
3	Balance area of plot (1-2)	12460.000
4	a Required	0.000
	b Adjustment of 20% (if any)	0.000
	c Balance Proposed	0.000
5	Net Plot Area (B-4-c)	12460.000
6	a Required	1246.000
	b Proposed	1246.242
7	Internal Road area	0.000
8	Plotable area (if applicable)	0.000
9	Built up area with reference to Basic F.S.I. as per front road width (B. No. 10) F.S.I. 1.1 as per UODP	13706.000
10	a Plus Additional FSI as per Note 3 of 10.1 (plot area "0.1")	
	b Maximum permissible premium FSI - based on road width / TDR Zone - plot area "0.5" premium FSI	6230.000
	c Proposed FSI on payment	6230.000
11	a In-situ FSI / TDR loading	
	b In-situ area against D.P. road (2 or 3) Sr. No. 2 (a) if any	
	c In-situ area against Amenity Space if handed over	
	d Total entitlement (a+b)	0.000
12	Total entitlement of FSI in the proposed	0.000
	a [9 + 10(b) + 11(d)] or 12 whichever is applicable.	19936.000
13	Permissible Ancillary Area FSI upto 80% or 80% on balance potential with payment of charges.	1361.600
	c Proposed Ancillary area FSI	11903.507
14	Total entitlement (a+b)	31839.507
	a Existing Built-up Area	0.000
	b Proposed Built-up Area (as per "a" line)	31839.507
	c Total (a+b)	31839.507
15	F.S.I. Consumed (15/1) (should not be more than serial No. 14 above)	2.555
16	Area for Inclusive Housing, if any	0.000
17	a Required (20% of Sr. No. 5)	0.000
	b Proposed	0.000
18	a Total commercial unit	00 NOS.
	b Total residential unit	519 NOS.
19	a Still area	5033.684
	b 1st Podium area	2664.75
	c 2nd Podium area	7696.434
	d Total area (a+b+c)	44,995 m.
20	Height of building	44.995 m.

LEGEND

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

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 23/03/2023 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.

Signature
 (Name of 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 that the quality and safety at the work site.

Signature
 (Name of Owner)

NAME, ADDRESS & SIGN OF OWNER

Owner : M/s. Mahaavir Superstructures Pvt Ltd.
 Developer : M/s. Today Royal Infracore Through partner Mr. Hemang D. Patel And Other Five

Signature
 (Name of Owner)

NAME, ADDRESS & SIGN OF ARCHITECT

Ar. AMITKUMAR B. PATEL
 (Reg. No. CA/2014/6182)

Signature
 (Name of Architect)

DESTINATION INTERIOR DESIGNS

ARCHITECTURE INTERIOR
 OFFICE NO. 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING-B, PLOT NO. 46, SECTOR-16, C.B.D., BEHAPUR, NAVI MUMBAI, 400614
 Call : 022-40126328 & 022-41276523
 www.destinationarchitects.com / destination.in@gmail.com

JOB NO. DRG. NO. SCALE DRAWN BY DATE

582	01	AS SHOWN	SANIL	18/10/2022
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