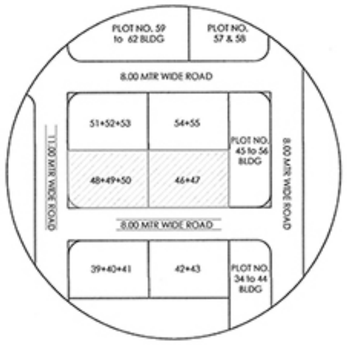
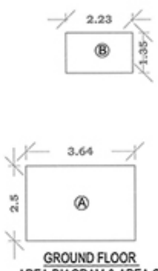


LOCATION PLAN
SCALE NTS



GROUND FLOOR
AREA DIAGRAM & AREA CAL.
SCALE 1:100

UNDERGROUND WATER TANK CAPACITY CALCULATION									
WATER CAPACITY CALCULATION (U.G. TANK RESIDENTIAL (UNITS)									
BUILDING	FLAT NOS.	REQUIRED DOMESTIC 135	TOTAL DOMESTIC LTRS(A)	REQUIRED FLUSHING 270 LTRS.		ADDITIONAL TOILET 180 LTRS. PER S/T		TOTAL FLUSHING LTRS.(B)	TOTAL LTRS. (RES.)(A + B)
1	21	135 X 21 X 5	14,175	270 X 21	5,670	180 X 21	3,780	9,450	23,625
WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK									
PROVIDE U.G WATER TANK									
DOMESTIC TANK (RESIDENTIAL)									97,200 LTRS.
TOTAL									97,200 LTRS.

OVERHEAD WATER TANK CAPACITY CALCULATION				
USE	WATER REQUIRED (LITRE)	OVERHEAD WATER TANK PROVISION		
		TANK SIZE (METER	NUMBER OF TANK	CAPACITY (LITRE)
1	2	3	4	5
DOMESTIC	14,175	3.000 X 6.950 X 2.500	1	56,295 LTR
TOTAL	14,175		1	56,295 LTR
NOTE :-				
i	OVERHEAD TANK CAPACITY SHALL BE MINIMUM 60% OF WATER REQUIREMENT			
ii	SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD			

P - LINE AREA CALCULATIONS		
GROUND FLOOR :-		
SR.NO.	P - LINE	SQ.MT.
A	AS PER P - LINE (LOBBY)	9.100
B	AS PER P - LINE (SANITARY BLOCK)	3.0159
	TOTAL	12.116
	NET BUILT-UP AREA	12.116
	GROUND FLOOR	12.116 SQ.MT.

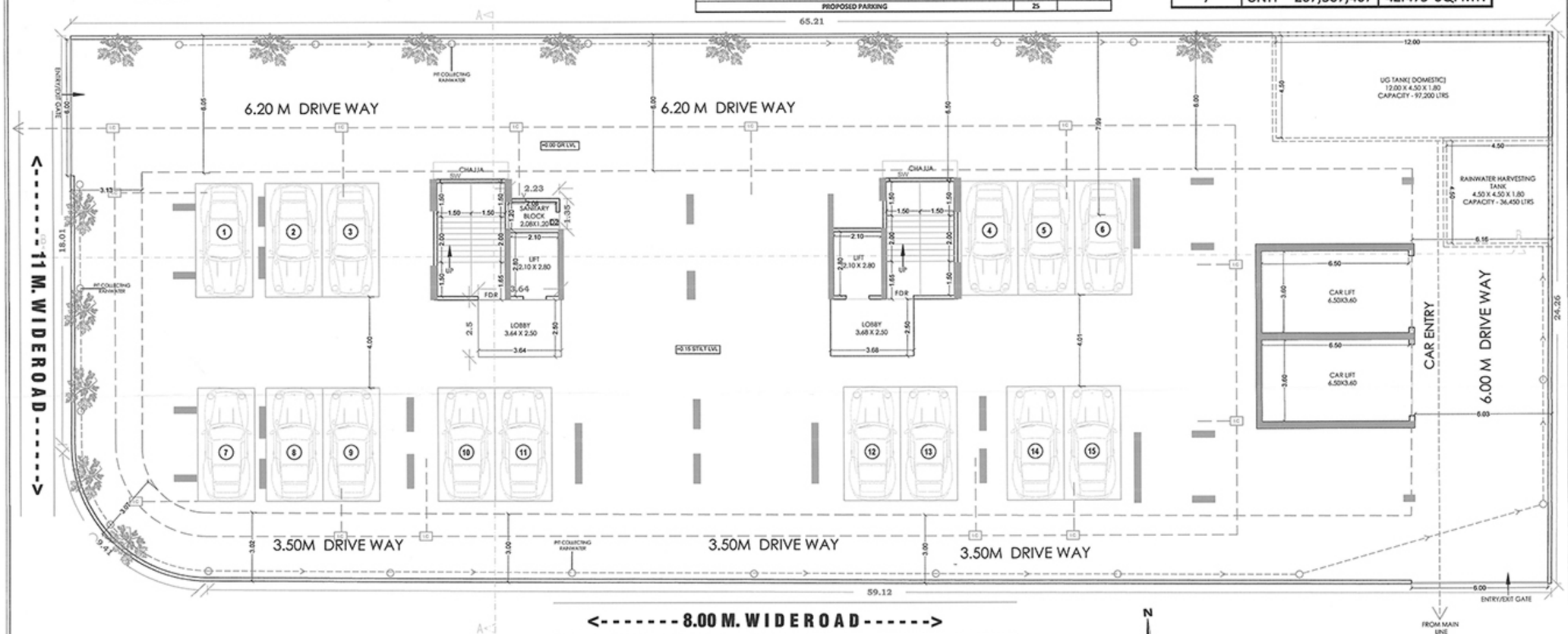
LIGHT & VENTILATION SCHEDULE				
ROOM	AREA OF ROOM(SQ.M)	AREA OF 1/10 WIN REQUIRED SQ.M)	AREA OF WINDOW PROVIDED (SQ.M)	WIN.
LIVING ROOM	14	1.4	5.16	W2
BED ROOM 1	10.8	1.08	5.16	W2
BED ROOM 2	8.37	0.837	5.16	W2
KITCHEN	5.76	0.576	3.44	W3
TOILET 1	2.52	0.252	0.54	V
TOILET 2	2.52	0.252	0.54	V

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA						
As per Sanctioned UDCPRs						
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	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 two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	21.00	1.00	5.00	11.00	53.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0.00	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	4.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	0.00	2.00	6.00	0.00	0.00
Parking Requirement (quantum)			Residential		11	53
			Commercial		0	0
5% visitor parking for residential					1	3
TOTAL					12	56
With Multiplying Factor on total parking as per Table 8C - 0.8					10	56
PARKING REQUIREMENT					10	56
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.						
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING					9	2
TOTAL PARKING REQUIRED					19	2
PROPOSED PARKING					25	

DOOR'S & WINDOW'S SCHEDULE			
TYPES	SIZE	SILL	DESCRIPTION
FDR	1.200 X 2.100	0	T.W.PANELLED DOOR
D	1.000 X 2.100	0	T.W.PANELLED DOOR
D1	0.900 X 2.100	0	T.W.PANELLED DOOR
D2	0.750 X 2.100	0	T.W.FLUSH DOOR
W1	2.300 X 2.150	0.15	GLAZED WINDOW
W2	2.400 X 2.150	0.15	GLAZED WINDOW
W3	1.600 X 2.150	0.15	GLAZED WINDOW
W4	1.500 X 2.150	0.15	GLAZED WINDOW
SW	2.700 X 1.050	1.2	GLAZED WINDOW
V	0.600 X 0.900	1.4	LOUVERED WINDOW

PROPOSED BUILT UP AREA (P-LINE AREA)			
1	FLOOR WISE AREA STATEMENT		
	SR. NO	FLOOR	AREA
	1	GROUND	12.116
	2	1ST FLOOR	PODIUM
	3	2ND FLOOR	477.053
	4	3RD FLOOR	477.053
	5	4TH FLOOR	477.053
	TOTAL		1443.275
	TOTAL BUILT UP AREA		1443.275 SQ.MT.
2	STILT AREA		480.4 SQ. MT.
3	PLINTH AREA		57.646 SQ. MT.
4	PODIUM AREA		844.301 SQ.MT.

CARPET AREA STATEMENT		
A	FLATS 2ND TO 4TH FLOOR	
1	UNIT - 201,301,401	50.605 SQ. MT.
2	UNIT - 202,302,402	51.679 SQ. MT.
3	UNIT - 203,303,403	50.510 SQ. MT.
4	UNIT - 204,304,404	50.509 SQ.MT.
5	UNIT - 205,305,405	51.009 SQ.MT.
6	UNIT - 206,306,406	49.525 SQ. MT.
7	UNIT - 207,307,407	42.475 SQ. MT.



GROUND FLOOR PLAN SCALE 1:100

STAMP OF APPROVAL

पनवेल महानगरपालिका
मौजे- नवीनपनवेल सेक्टर 06
येथील अंतिम भू.क्र./प.भू.क्र./सर्वे क्र./हि.क्र./
भू.क्र. 46+47+48+49+40.
पोटक्षेत्र क्र.
कार्यालयाचे जा.क्र./बांधकाम/परवाना 9E2E3
दिनांक 9/12/2022
मंजूरीचे अटी, शर्तीस अधिन राहून नकाशाप्रमाणे खाली रंगाने दुरुस्त केल्याप्रमाणे मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
सहाय्यक संचालक, नगररचना
पनवेल महानगरपालिका

SHEET NO.
1/5

PROFORMA - 1			
Sr.No		Particular	Area (sq.m)
1		Area of plot (Minimum area of a, b, c to be considered)	
	a	As per ownership document (7/12, CTS extract)	1564.070
	b	as per measurement sheet	1564.070
	c	as per site	1564.070
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)	1564.070
4		Amenity Space (if applicable)	0.000
	a	Required -	0.000
	b	Adjustment of 2(b), if any -	0.000
	c	Balance Proposed -	0.000
5		Net Plot Area (3-4 (d))	1564.070
6		Recreational Open space (if applicable)	0.000
	a	Required -	0.000
	b	Proposed -	0.000
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 (Sr. No. 5xbasic FSI) - 1.0 As per agreement to lease	1564.070(1.0)
10		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI - based on road width / TOD Zone. (plot area *0.3 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)	0.000
	b	Proposed FSI on payment	0.000
11		In-situ FSI / TDR loading	
	a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	
	b	[2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
	c	TDR area-	
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12		Additional FSI area under Chapter No. 7	0.000
13		Total entitlement of FSI in the proposal	
	a	[9 + 10(b)+11(d)] or 12 whichever is applicable.	1564.070
	b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	0.000
	c	Proposed Ancillary area FSI	0.000
	d	Total entitlement (a+b)	1564.070
14		Maximum utilization limit 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 10.10.1 or As per Agreement	1.000
15		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	1564.070
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	1443.275
		Residential	1443.275
		Commercial	0.000
	c	Total (a+b)	1443.275
16		F.S.I. Consumed	0.923
17		Area for inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	0.000
	b	Proposed	0.000
		No. Of Units	21

Certified that the plot under reference was surveyed by me on dt-_____ and the dimensions of sides etc. of plot stated on plan are 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 records.

EDGE ARCHITECTS
Ar. Daksha L. Gami
(Reg. No. CA/2013/59413)

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 and signature

CONTENTS OF SHEET

GROUND FLOOR PLAN, GR. FLOOR LINE DIAGRAM & AREA CALCULATION & AREA STATEMENT,LOCATION PLAN , WATER CALCULATION, DOOR WINDOW SCHEDULE, LIGHT VENTILATION SCHEDULE, CARPET AREA STATEMENT, PARKING CALCULATION, BUILT UP AREA STATEMENT

NOTE	
1	BOUNDRY WALL OF PLOT SHOWN BLACK.
2	PROPOSED STRUCTURE SHOWN RED.
3	ROAD SHOWN GREEN.
4	DRAINAGE LINE SHOWN RED DOTTED LINE.
5	WATER LINE SHOWN BLUE DOTTED LINE.
6	INTERNAL WALL (0.15) EXTERNAL WALL (0.15)

NORTH
N

ARCHITECT'S NAME & SIGNATURE>

CA/2013/59413 AR. DAKSHA L. GAMI

OWNER'S NAME & SIGNATURE >

MR. SURESH. L . AGARWAL

PROJECT :-
PROPOSED RESIDENTIAL BUILDING ON PLOT - 46+47+48+49+50, SEC - 08 , NEW PANVEL (E)

CHECKED BY	AR. DAKSHA .L.GAMI	ARCHITECT
DRAWN BY	KEERTI	EDGE ARCHITECTS.
SCALE	1:100	SATYA PLAZA, STUDIO NO-410, PLOT NO. 19 B(B), SECTOR-19D, PALM BEACH ROAD, SANPADA, NAVI MUMBAI (OFFICE: 022-27562272/7)1088
DATE	24-03-2022	