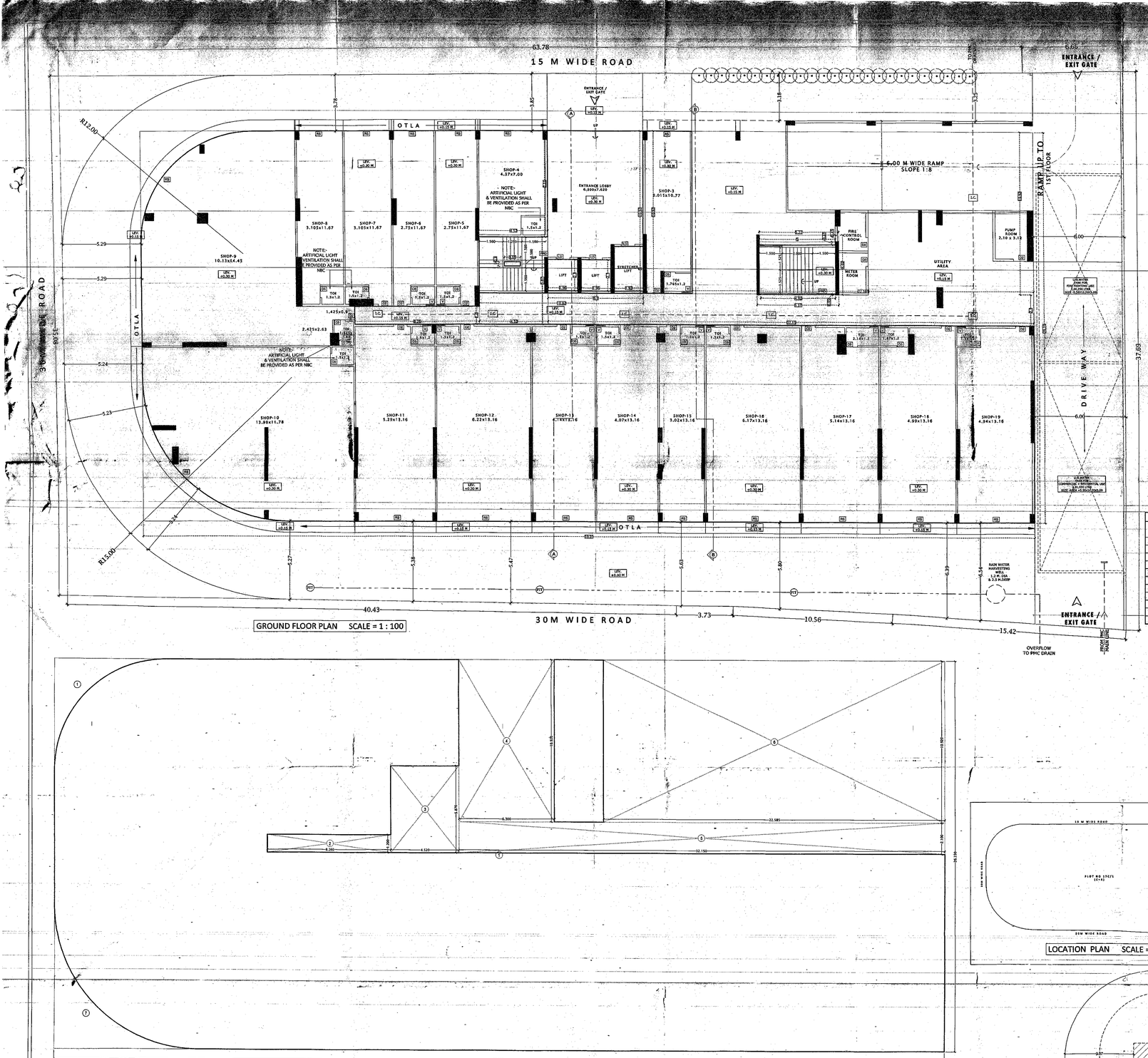
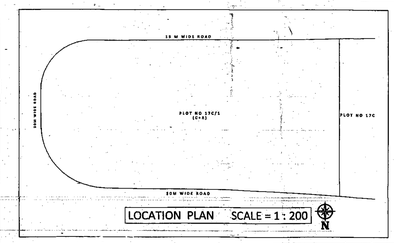
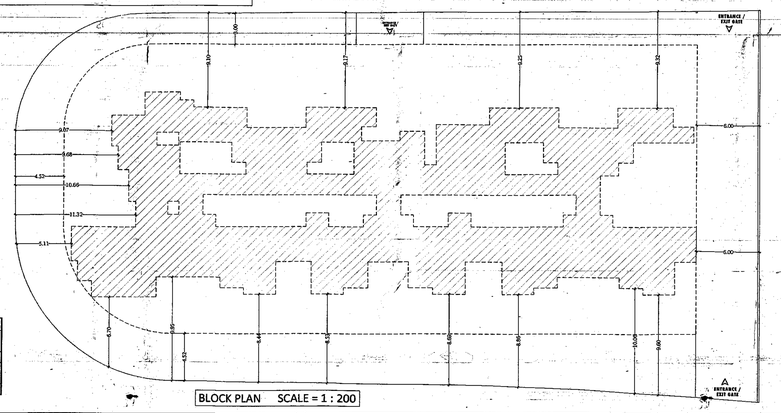


GROUND FLOOR PLAN SCALE = 1 : 100

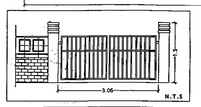
AREA LINE DIAGRAM OF GROUND FLOOR (COMMERCIAL) SCALE = 1 : 100



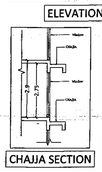
LOCATION PLAN SCALE = 1 : 200



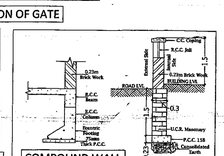
BLOCK PLAN SCALE = 1 : 200



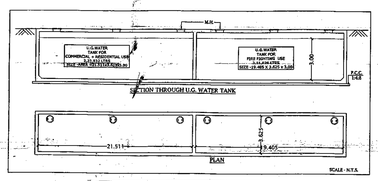
ELEVATION OF GATE



CHAJJA SECTION



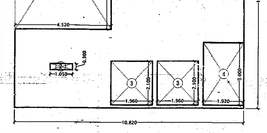
COMPOUND WALL

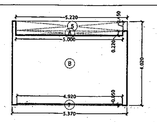


SECTION THROUGH U.G. WATER TANK

PLAN

UNDER GROUND WATER TANK





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

BUILT UP AREA CALCULATION

GROUND FLOOR (COMMERCIAL)								
1	34.650	X	26.500	X	1 NO	=	918.225	SQ.MT.
					TOTAL ADDITION	=	918.225	SQ.MT. X
DEDUCTIONS								
1	PLINE	X	12.021	X	1 NO	=	12.021	SQ.MT.
2	6.250	X	1.500	X	1 NO	=	9.375	SQ.MT.
3	4.500	X	8.000	X	1 NO	=	36.000	SQ.MT.
4	8.300	X	10.000	X	1 NO	=	83.000	SQ.MT.
5	10.100	X	8.100	X	1 NO	=	81.810	SQ.MT.
6	22.085	X	10.500	X	1 NO	=	231.892	SQ.MT.
7	PLINE	X	30.425	X	1 NO	=	30.425	SQ.MT.
					TOTAL DEDUCTION	=	487.523	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	1921.979	SQ.MT. X1

BUILT UP AREA CALCULATION

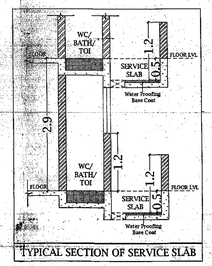
GROUND FLOOR (RESIDENTIAL)								
A	33.600	X	50.600	X	1 NO	=	1699.560	SQ.MT.
B	4.500	X	4.000	X	1 NO	=	18.000	SQ.MT.
					TOTAL ADDITION	=	1717.560	SQ.MT. X
DEDUCTIONS								
1	4.600	X	6.100	X	1 NO	=	30.818	SQ.MT.
2	1.000	X	0.500	X	1 NO	=	0.515	SQ.MT.
3	1.000	X	2.100	X	2 NOS	=	4.200	SQ.MT.
4	1.000	X	3.000	X	1 NO	=	3.000	SQ.MT.
5	2.000	X	0.400	X	1 NO	=	0.800	SQ.MT.
6	1.000	X	0.200	X	1 NO	=	0.200	SQ.MT.
7	4.000	X	0.200	X	1 NO	=	0.800	SQ.MT.
					TOTAL DEDUCTION	=	40.333	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	1677.227	SQ.MT. X1

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	As per Sanctioned UDCPRs A: PARKING SPACE REQ. NON CONGESTED AREA CAR	SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	SCOOTER	As per Notice published u/s 37(1AA), dtd 18.01.2022 B: PARKING SPACE REQ. NON CONGESTED AREA CAR	SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	SCOOTER
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	22.00	1.00	5.00	11.00	55.00	1.00	2.00	11.00	22.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	12.00	1.00	2.00	6.00	12.00	1.00	2.00	6.00	12.00
6	For every 100 sq.m. carpet area or fraction there of	1067.21	2.00	6.00	21.00	65.00	2.00	6.00	21.00	65.00
Parking Requirement (quantum)			Residential		17	67			17	34
			Commercial		21	65			21	65
5% visitor parking for residential					1	3			1	2
TOTAL					39	135			39	101
With Multiplying Factor on total parking as per Table 8C		0.8			31	108	Multiplying Factor Not		31	101
PARKING REQUIREMENT (Greater of A and B)							CAR	SCOOTER		
							31	108		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.							0	0		
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING							18	108		
TOTAL REQUIRED PARKING							49	0		
TOTAL PROPOSED PARKING					BIG CAR 47	SMALL CAR 18	65	0		

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)	17	1101.878/ 3 PERSONS X 70 LTRS - 25710	-	0	17 X 180 LTRS 0	25710
2)	34	34 X 5 PERSONS X 135 LTRS 22950	34 X 270 LTRS 9180	0	34X 180 LTRS 0	32130
Total required U.G.T capacity for Commercial + Residential (100% CAPACITY)						57840
Total required O.H.T capacity for Commercial + Residential (60% OF U.G.T. CAPACITY)						34704
Total proposed U.G.T capacity for Commercial + Residential (SIZE - 5.50 X 14.00 X 3.00)						231000
Total proposed O.H.T capacity for Commercial + Residential (SIZE - 3.00 X 4.57X 2.55)						34961
Total required U.G.T capacity for Fire Fighting						200000
Total proposed U.G.T capacity for Fire Fighting (SIZE - 5.50X 12.50 X 3.00)						206250
Total required O.H.T for Fire Fighting						10000
Total proposed O.H.T for Fire Fighting (2.00 X 2.00 X 2.55)						10200



TYPICAL SECTION OF SERVICE SLAB

NOTE

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

BUILT-UP AREA STATEMENT

FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL P-LINE AREA
GROUND	1101.878	89.421	1191.299
1ST	0.000	0.000	0.000
2ND	0.000	0.000	0.000
3RD	0.000	0.000	0.000
4TH	0.000	0.000	0.000
5TH	0.000	213.221	213.221
6th	0.000	712.601	712.601
7th	0.000	712.601	712.601
8th	0.000	712.601	712.601
9th	0.000	129.704	129.704
TOTAL	1101.878	2570.149	3672.027

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	3.05X4.58	13.969	1.397	W1	6.558
		MIN SIZE	2.75X4.27	11.743	1.174	W4	5.913
2	BED	MAX SIZE	3.66X3.05	11.163	1.116	W1	6.558
		MIN SIZE	3.05X2.75	8.388	0.839	W4	5.913
3	KITCHEN	MAX SIZE	2.75X2.45	6.738	0.674	W5	5.268
		MIN SIZE	2.14X2.44	5.222	0.522	W7	3.311
4	TOILET	MAX SIZE	1.20X2.10	2.520	0.300	V	0.540
		MIN SIZE	1.22X1.53	1.867	0.300	V	0.540

SCHEDULE OF DOOR & WINDOWS

TYPE	SIZE WIDTH (METER)	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	UFT DOOR AS PER UFT CONSULTANT				
W1	3.05	2.15	6.558	0	AL. SLIDING WINDOW
W2	2.90	2.15	6.235	0	AL. SLIDING WINDOW
W3	2.08	2.15	4.472	0	AL. SLIDING WINDOW
W4	2.75	2.15	5.913	0	AL. SLIDING WINDOW
W5	2.45	2.15	5.268	0	AL. SLIDING WINDOW
W6	1.89	2.15	4.064	0	AL. SLIDING WINDOW
W7	1.54	2.15	3.311	0	AL. SLIDING WINDOW
W8	1.43	2.15	3.075	0	AL. SLIDING WINDOW
V	0.60	0.90	0.540	0	AL. LOUVERD WINDOW

TENEMENTS AREA STATMENT OF INDIVIDUAL UNIT

FLOOR	SHOP / FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	CARPET AREA OF PER FLAT
GROUND FLOOR	SHOP-3	1	35.654	32.472
	SHOP-4	1	32.675	30.59
	SHOP-5	1	33.92	32.092
	SHOP-6	1	33.687	32.092
	SHOP-7	1	37.831	36.235
	SHOP-8	1	37.643	36.235
	SHOP-9	1	146.209	144.433
	SHOP-10	1	145.574	144.284
	SHOP-11	1	71.741	69.616
	SHOP-12	1	84.119	81.855
	SHOP-13	1	56.434	54.622
	SHOP-14	1	55.503	53.461
	SHOP-15	1	41.527	39.943
	SHOP-16	1	83.454	81.797
	SHOP-17	1	69.744	67.642
	SHOP-18	1	67.748	65.668
	SHOP-19	1	68.413	65.010
FLOOR		17		
6TH TO 8TH FLOOR	601,701,801	3	35.658	31.791
	602,702,802	3	36.243	32.126
	603,703,803	3	55.419	50.959
	604,704,804	3	55.084	50.959
	605,705,805	3	48.618	44.271
	606,706,806	3	48.618	44.271
	607,707,807	3	55.084	50.959
	608,708,808	3	74.590	69.741
	609,709,809	3	54.893	50.043
	6010,7010,8010	3	35.350	31.791
	6011,7011,8011	3	35.649	31.791
TOTAL FLATS		33		
9TH FLOOR	905	1	48.953	44.271
TOTAL FLATS		1		

TOILET DETAILS

TYPE	AREA IN MTS.			SUNK DEPTH IN	TOTAL
TOILET	1.22	1.83	2.233	0.3	22
	1.22	2.10	2.562	0.3	12
	1.22	1.53	1.867	0.3	9
	1.20	2.10	2.520	0.3	25

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-17C/1, SECTOR-16E, KALAMBOLI, NAVI MUMBAI

STAMP OF SANCTIONED PLANS

पनवेल महानगरपालिका
नवीन इमारत परवानगी कक्ष
नवीन अग्नि व आपत्कालीन सेवा कार्यालय इमारत, सेक्टर-१६, कळंबोली, नवी मुंबई.
मौजे: कळंबोली सर्व्हे नं. ९६ हिस्सा नं. १
भू.क्र. १७८/२/१ पैकी
नकाशा मंजूरीबाबत/सुधारित/ विकसक/आर्किटेक/सर्वेयर परिपत्रकाप्रमाणे या कार्यालयाचे जा.क्र./पनप/नरवि/ ९६३६० दिनांक ११/०४/२२ नवीन सही, शतर्क अधिन राहून नकाशास सात रंगाने दुरुस्त केल्याप्रमाणे मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
सहाय्यक संचालक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION

GROUND FLOOR PLAN, AREA DIAGRAM & CALCULATIONS, STATEMENT

PROFORMA - 1

Sr.NO		Particular	Area (Sq.m)
1		Area of plot (Minimum area of a, b, c to be considered)	2448.120
	a	As per ownership document (7/12, CTS extract)	2448.120
	b	As per measurement sheet	2448.120
	c	as per site	2448.120
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)	2448.120
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 (c))	2448.120
6		Recreational Open space (if applicable)	0.000
	a	Required	0.000
	b	Provided	0.000
7		Internal Road area	0.000
8		Plotable area (if applicable)	2448.120
9		Built-up area with reference to Basic F.S.I. as per front road width (Sr. No. 9 a basic FSI - 1.5 As per Table no 6G	3672.180
		Addition of FSI on payment of premium	
10		Maximum permissible premium FSI - based on road width / TOD zone. (plot area *0.50 premium FSI)	0.000
	b	Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.10)	
	c	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	0.000
	b	In-situ area against Amenity Space if handed over (2.00 or1.85 x Sr. No. 4 (b)and /or(c))	0.000
	c	TDR area	0.000
	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)+12] whichever is applicable	3672.180
	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)	3672.180
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	1.500
15		Total Built-up Area in proposal (excluding area at Sr.No.17b)	3672.027
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	3672.027
		Residential	2570.149
		Commercial	1101.878
	c	Total (a+b)	3672.027
16		F.S.I. Consumed (15 c/13 d) (should not be more than serial No.14 above.)	1.000
17		Area for Inclusive Housing, if any	
	a	Required [70% of Sr.No.5]	0.000
	b	Proposed	0.000

Certificate of Area:
Certified that the plot under reference was surveyed by me on_____ 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 Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor)

TOTAL NO. OF UNITS & TREES PROPOSED

1)	No Of Units Proposed		
	(a)	Residential	34
	(b)	Commercial	17
2)	Trees to be planted		
	(a)	Trees to be planted against plot area [Plot Area / 100]	25
	(b)	Trees to be planted against Trees Felled [Nos x 5]	0
	Total nos. of Trees to be planted (2a + 2b)		25
3)	Permissible Airport Height :		48.90M
	Proposed Building Top level :		37.95M
	Height of Building upto Terrace level :		32.25M

PROJECT
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND BEARING, PLOT NO-17C/1, SECTOR-16E, KALAMBOLI, NAVI MUMBAI

OWNERS/

For NEELKANTH DEVELOPERS

M/S. NEELKANTH DEVELOPERS Partner

ARCHITECTS

Signature of Architect
CA/2003/32480

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	DWG NO.	SCALE	DRAWN BY	CHECKED BY	
11.05.2022	MP-04	1:100	RB	RUNAL	1/7