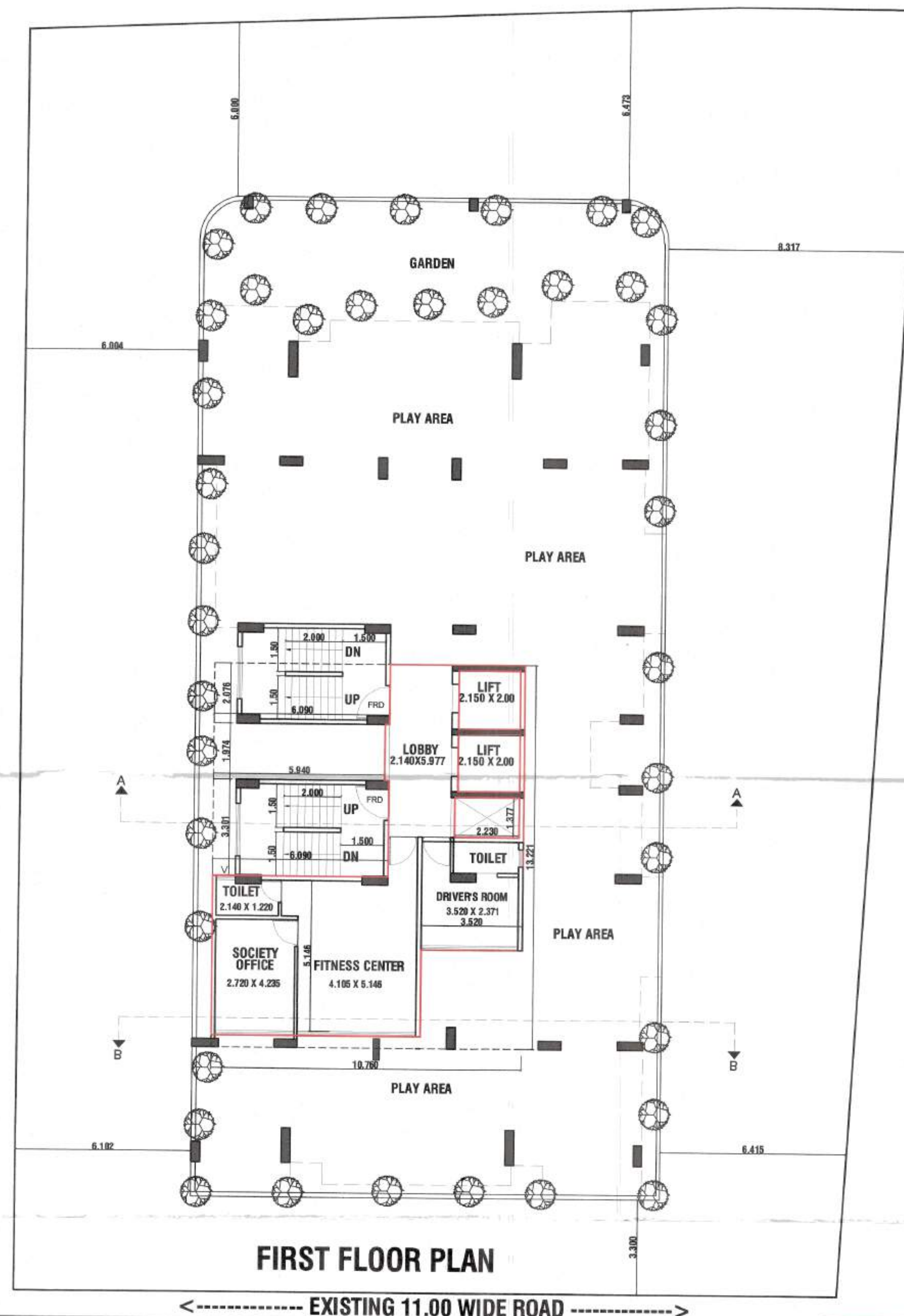
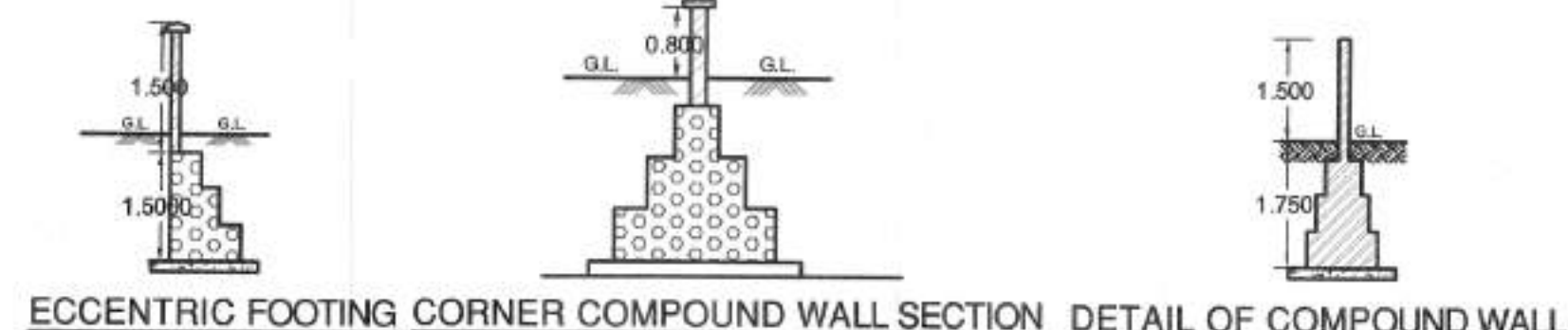
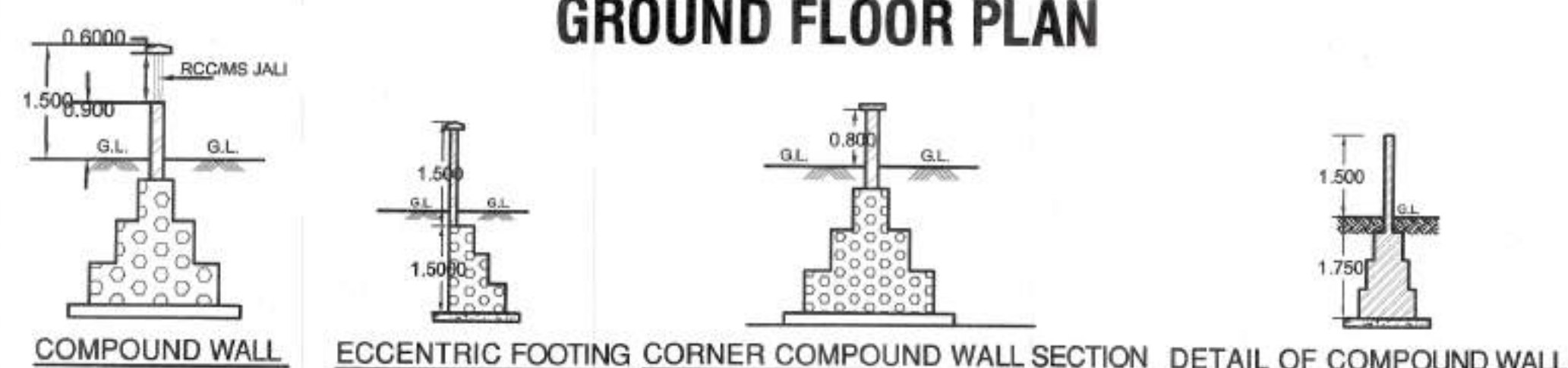
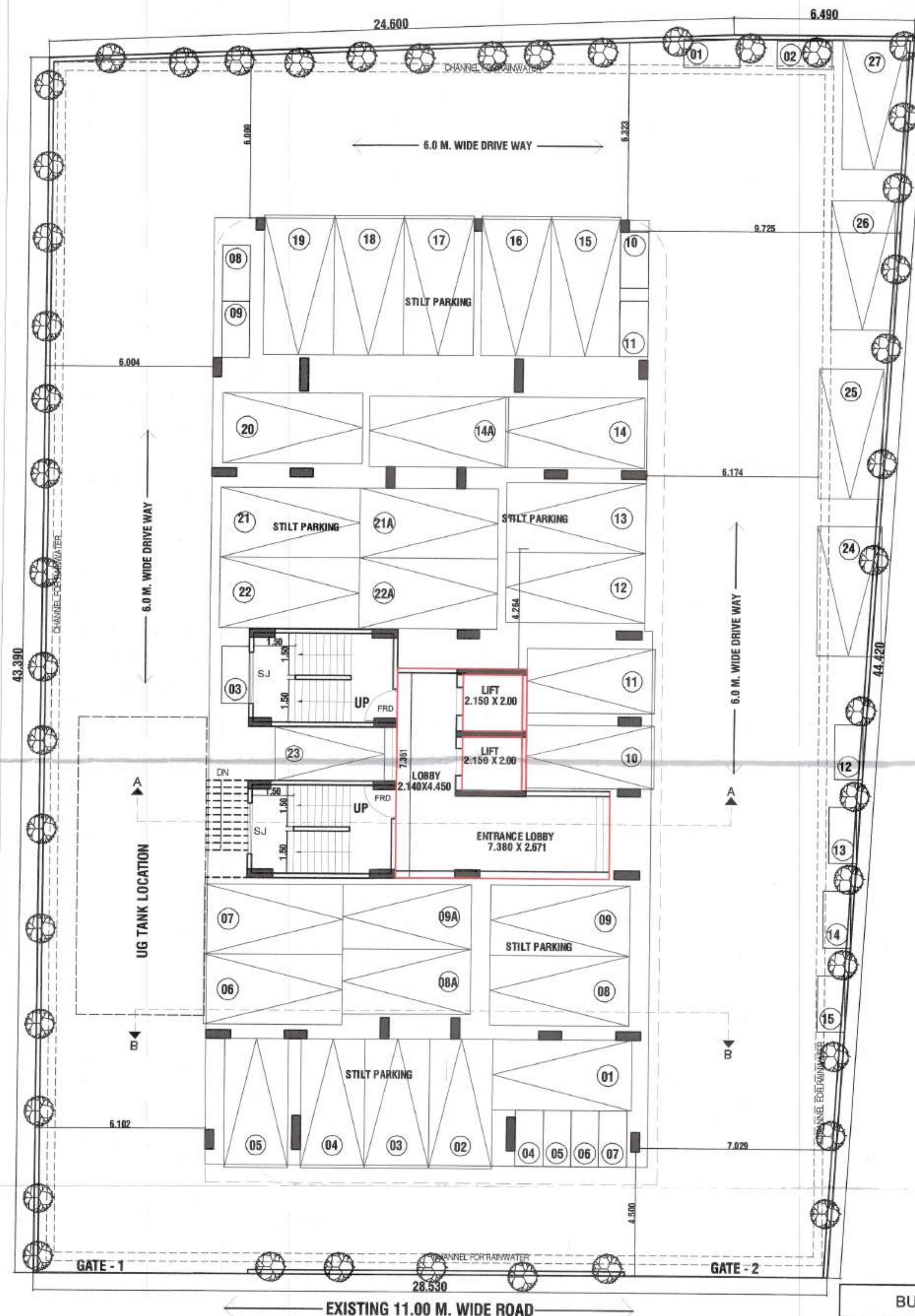
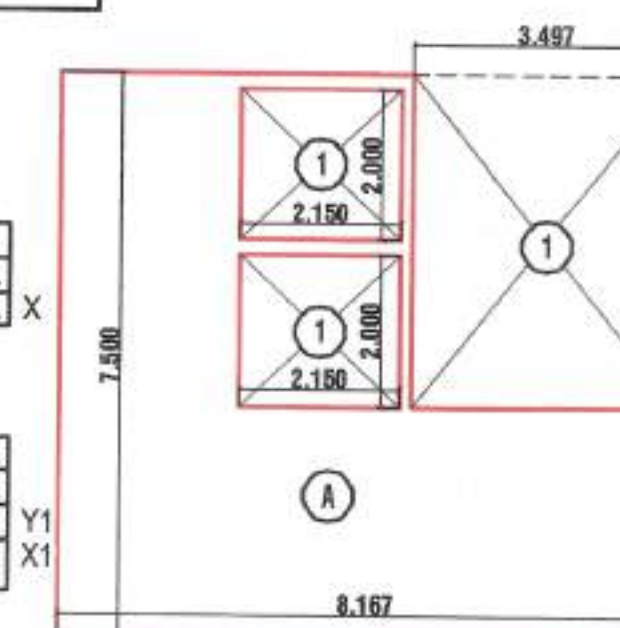


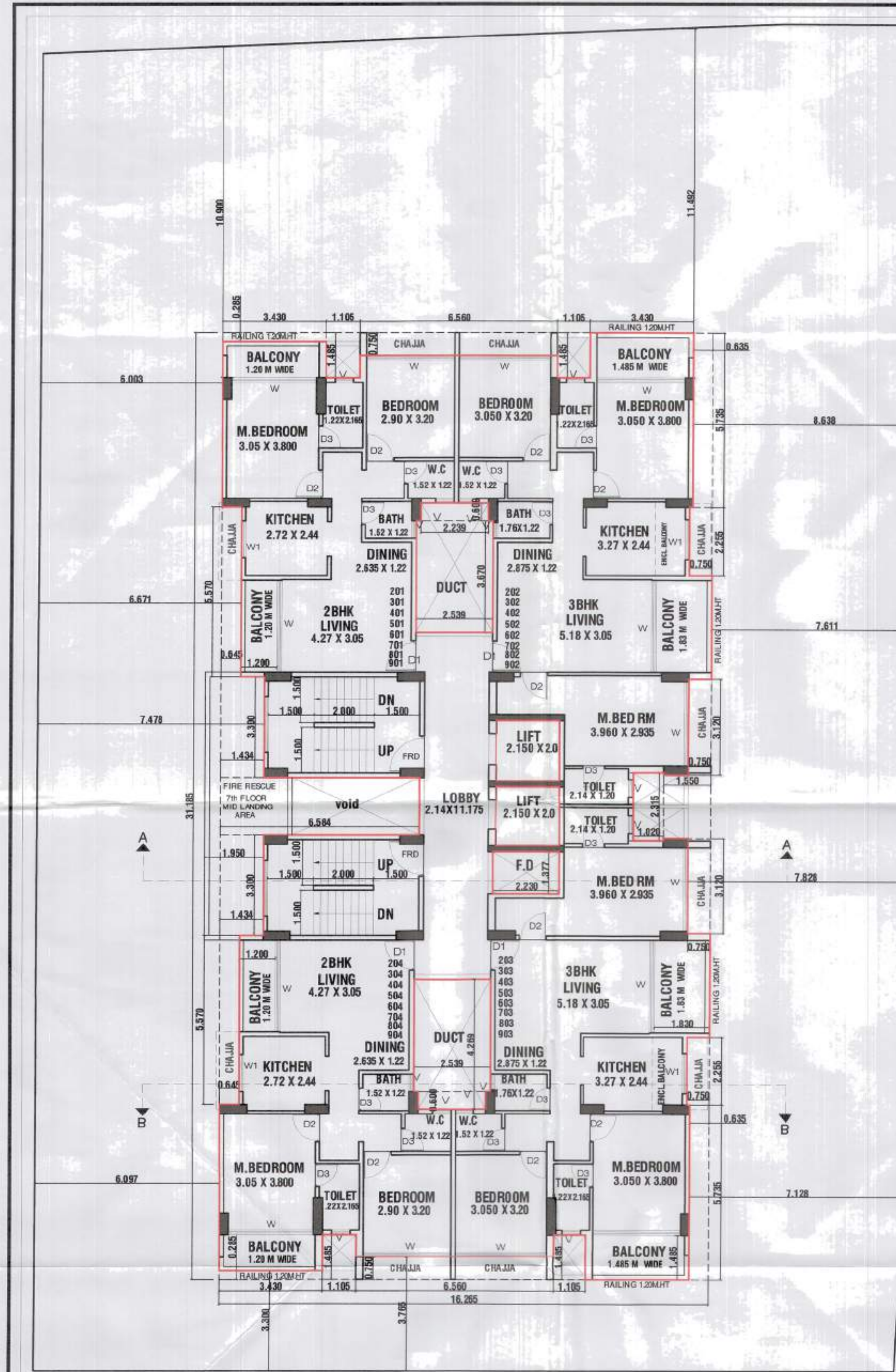


BUILT - UP AREA STATEMENT					
FLOOR	RESIDENTIAL	STILT AREA	TERRACE	REFUGE	TOTAL AREA
GROUND FLOOR	37.731	485.348	*****	*****	524.477
1ST FLOOR	71.133	385.306	*****	*****	426.450
2ND, 3RD, 4TH 5TH, 6TH, 7TH, 8th 9th floor	405.142 X 8 = 3241.136	*****	*****	21.00	2835.994
TERRACE	*****	*****	39.00	*****	60.00
TOTAL	3350.000	850.654	39.00	21.00	3441.77
TOTAL NO FLATS -32					

BUILT UP AREA CALCULATION						
GROUND FLOOR						
A	8.167	X	7.500	X	1 NO	= 61.252 SQ.MT
TOTAL ADDITION					=	61.252 SQ.MT
DEDUCTIONS						
1	2.150	X	2.000	X	2 NOS	= 8.600 SQ.MT
2	3.497	X	4.400	X	1 NO	= 15.386 SQ.MT
TOTAL DEDUCTION					=	23.986 SQ.MT
TOTAL BUILT UP AREA [X - Y1]					=	37.731 SQ.MT

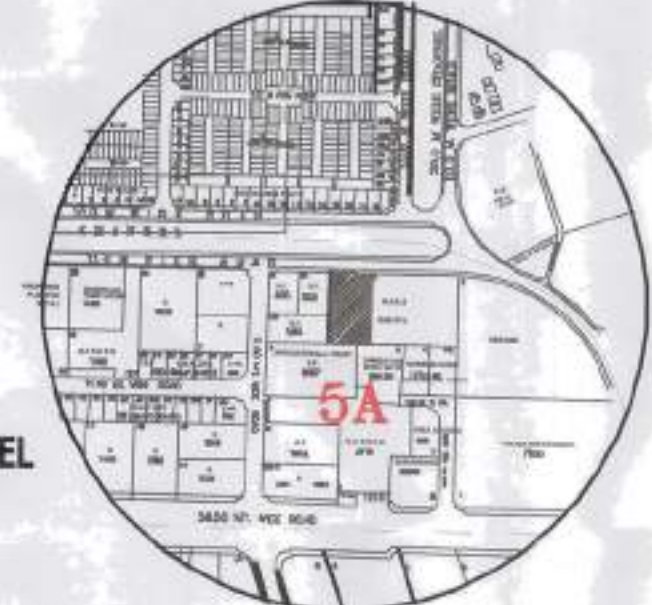


CONTENT OF SHEET		1 / 3
GROUND FLOOR PLAN, FIRST FLOOR PLAN, AREA DIAGRAM BUILT - UP AREA STATEMENT, COMPOUND WALL DETAIL		
APPROVAL STAMP OF PMC		
पनवेल महानगरपालिका		
मोबे-९८४६१५७२६ सेक्टर <u>४३१</u> वेस्टील ऑफिस भूखंड नं. मुक. ए/एच/न/प्रक्रा/१०८१/०६ पथे निर्दिष्टित युवागार/ कुटुंबाल कार्यालय/बाढीय बाँकाकायाये नकाराणीय वा कार्यालयीय वा.का./परपा/रावि/ <u>१६०६६</u> <u>कर्ण सं १०६६/२०२३ दिनांक २५/१०/२०२३</u> मासि अटी, शास्त्रि अधिन राहुन नकाराण साल रामणे दुकतल केत्यानुसार भूखंड.		
भा. अनुक्रम पांचे मेन्सरी युवागार		
उत्प्रेषणालक, नगररचना पनवेल महानगरपालिका		
पनवेल महानगरपालिका पनवल-मुम्बई		
AREA STATEMENT		
1.	AREA OF PLOT	
	(a) AS PER OWNERSHIP DOCUMENT	1309.83 Sq.m
	(b) AS PER MEASUREMENT SHEET	1309.83 Sq.m
	(c) AS PER SITE	1309.83 Sq.m
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P.T.D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	NIL
	(b) ANY D.P. RESERVATION AREA	NIL
	(c) MRT RAILWAY -	NIL
	TOTAL 2a+2b	NIL
3.	BALANCE AREA OF PLOT (1-2)	1309.83 Sq.m
4.	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED -	NOT APPLICABLE
	(b) ADJUSTMENT OF 2(B), IF ANY - (2 X 2b)	NOT APPLICABLE
	(c) BALANCE PROPOSED -	NOT APPLICABLE
5.	NET PLOT AREA (1c - 2c - 5)	1309.83 Sq.m
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED -	NIL
	(b) PROPOSED -	NIL
7.	INTERNAL ROAD AREA	NOT APPLICABLE
8.	PLOTABLE AREA (IF APPLICABLE)	NOT APPLICABLE
9.	PERMISSIBLE BUILT UP AREA 1309.83 Sq.m X 1.10 =	1440.81 Sq.m
10.	ADDITIONAL FSI ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - 0.5	654.915 Sq.m
	(b) proposed FSI on payment of premium- 0.5	654.915 Sq.m
11.	In-situ FSI / TDR loading	
	(a) In-situ area against D.P.Road [2.0 x Sr.No. 2 (a)] if any	NOT PROPOSED
	(b) In-situ area against Amenity Space if handed over	NOT APPLICABLE
	(c) TDR area(0.4)	Sq.m
	(d) Total In-situ / TDR loading proposed [(1)+(a)+(b)+(c)]	NIL
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 + 10(b)+11(d)] or 2 whichever is applicable,	2095.728 SQ.M
	(b) Ancillary Area FSI upto 90% or 80% with payment of charges. 2095.728 x 60% =	1257.436 SQ.M
	(c) total entitlement (a+b)	3353.164 SQ.M
14.	Maximum utilization limit of F.S.I. (building potential) Permissible sq. per Road width (Use per Regulation No. 6, i or 6.2 or 6.3 or 6.4 as applicable) x 1.6 (or 1.8)	3353.164 SQ.M
15.	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.No.17 b)	3353.164 SQ.M
GROSS PROPOSED BUILT-UP AREA		
	1) Basic FSI 1.1	1440.81 SQ.M
	2) Premium FSI 0.5	654.915 SQ.M
	3) Ancillary Area 60%	1254.272 SQ.M
	(D) BALANCE AREA =	3.164 SQM
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SR. NO. 14 ABOVE).	
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED (20% of Sr.No.5)	NOT APPLICABLE
	(b) PROPOSED	NOT APPLICABLE
DESIGNER OF CC.		
AMENDED RESIDENTIAL BUILDING ON PLOT NO.6, SECTOR - SA, PANVEL(E), NAVI MUMBAI.		
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 areas stated in document of ownership / T.P.Scheme Records / Land Records Department / city survey records.		
S. V. AHUJA Signature SATISH V. AHUJA REG. NO.-CAYE-19802		
Owner's declaration I/we undersigned hereby confirm that we/you abided by plan approved by Authority/Collector. We/would execute the structure as per approved plans. Also I/we would ensure the work under supervision of proper technical person so as to ensure the quality and safety of the work.		
Mr/s. ANJULYSHWHA CHAUR Owner's name and signature		
NAME& ADDRESS OF ARCHITECT		
NORTH		
DATE :- 1:100		
SCALE :- 17.10.2023		
DRN. BY. :- KONAL		
CHKD. BY. :- S.V. AHUJA		
DRG. NO. :- 01		
SATISH AHUJA ARCHITECTS		
ASHIANA SOCIETY, OFF MCCHOWDALE C-WING, SECTOR 17, VASAH, NAVI MUMBAI PH. NO- 2789 8644, 6791 8464.		

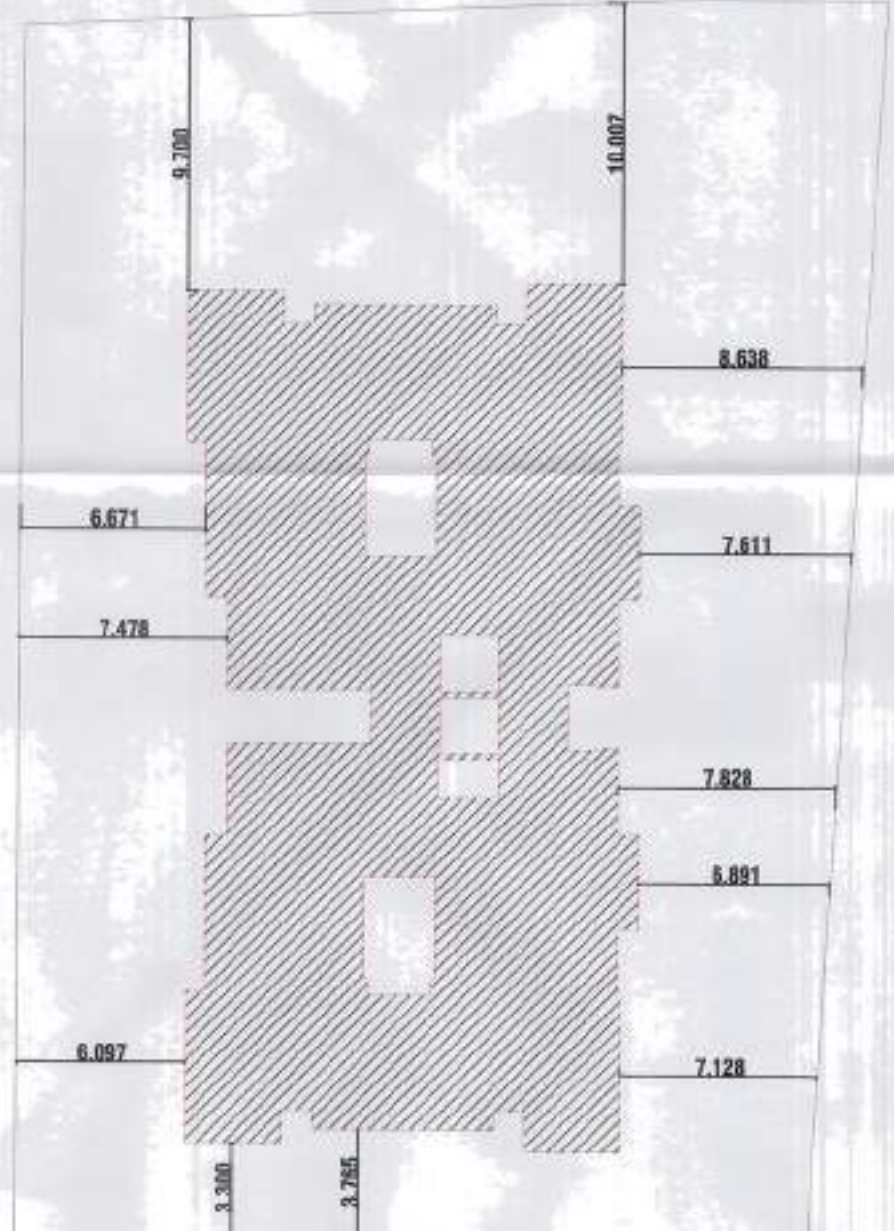
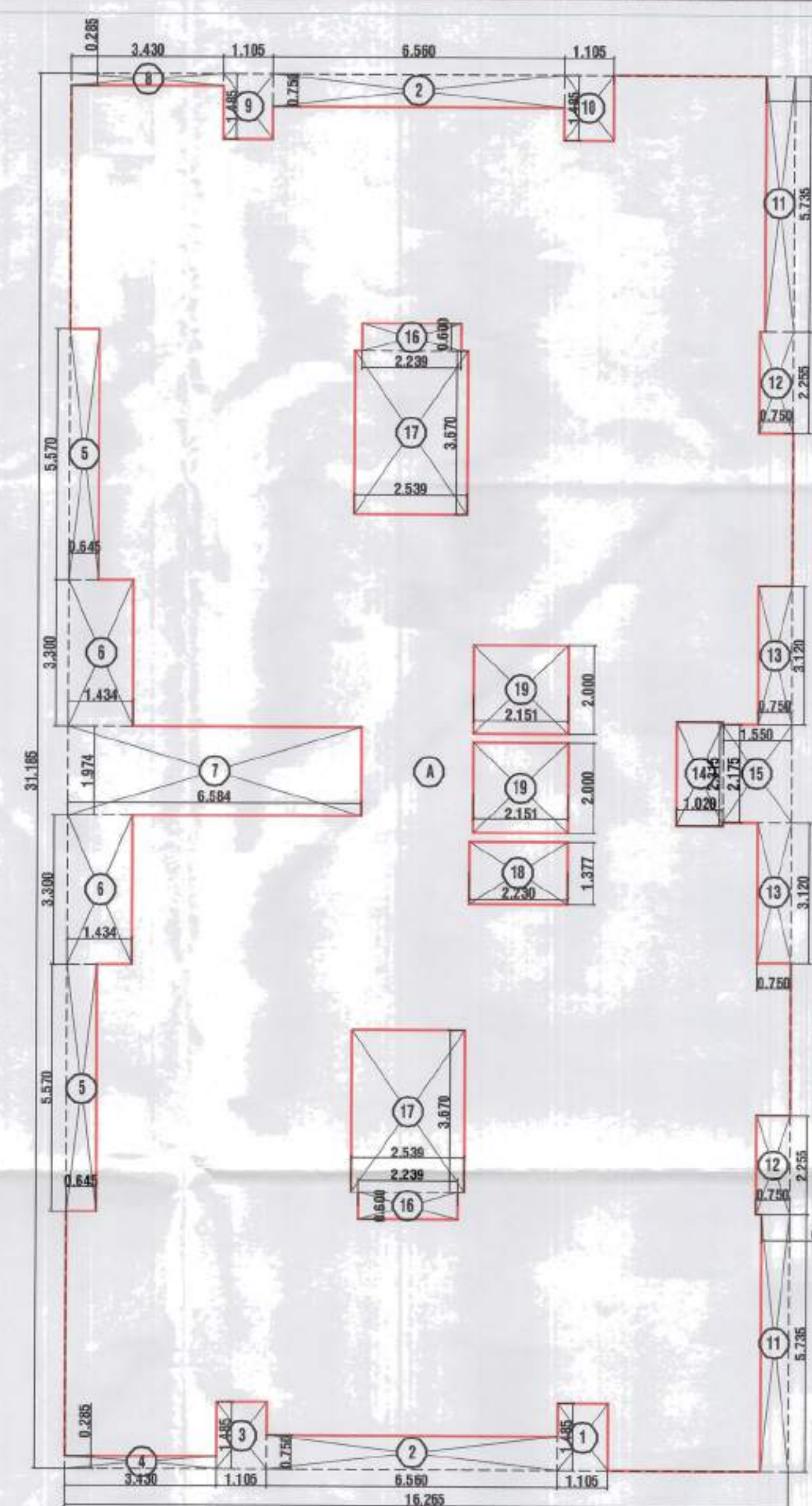


EXISTING 11.00 M. WIDE ROAD
TYPICAL FLOOR PLAN
2nd TO 9th FLOOR

SECTOR - 5A NEW PANVEL
LOCATION PLAN



AREA DIAGRAM FOR TYPICAL 2ND TO 9TH FLOOR PLAN



LOCATION PLAN

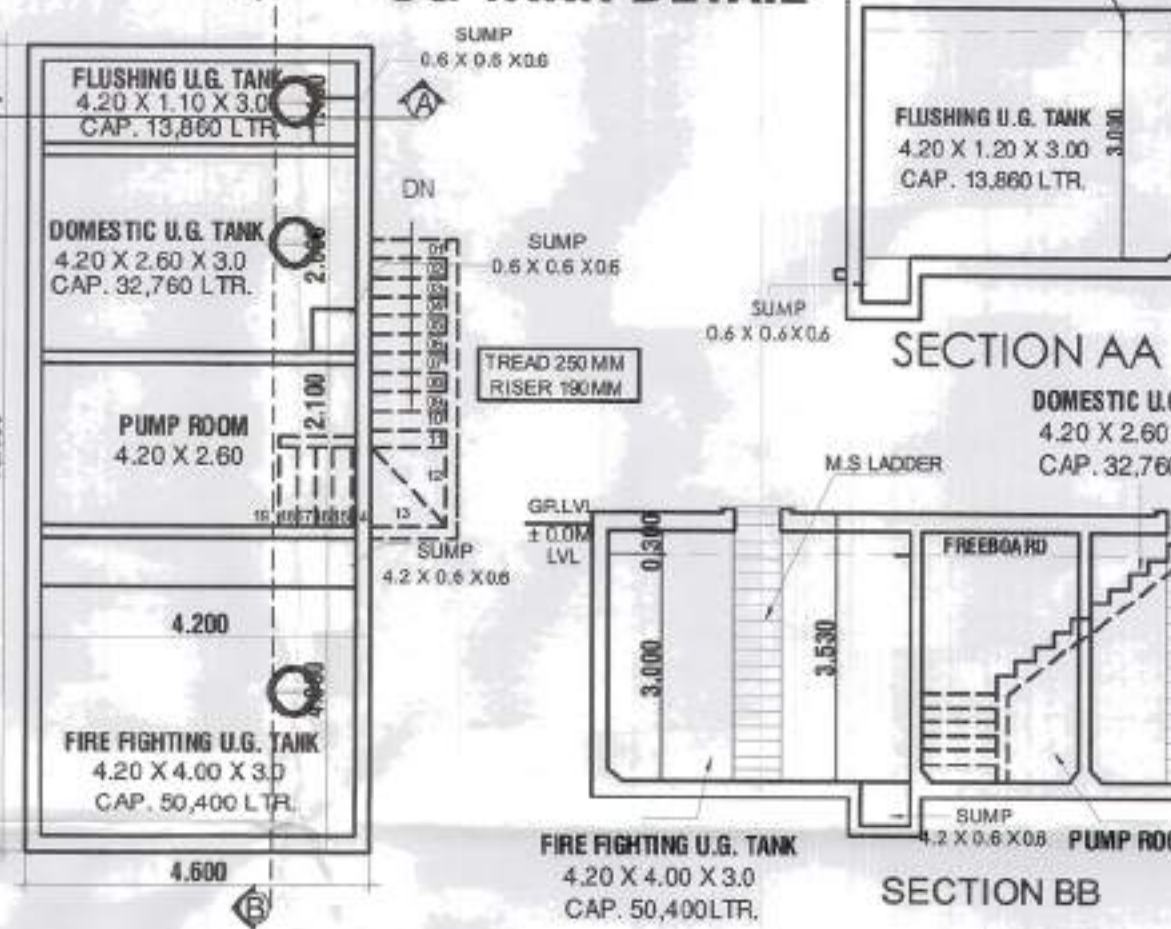
BUILT UP AREA CALCULATION
TYPICAL FLOOR

A	16.265	X	31.185	X	1 NO	=	507.224	SQ.MT.	X
TOTAL ADDITION							=	507.224	SQ.MT.

DEDUCTIONS

1	1.105	X	1.485	X	1 NO	=	1.641	SQ.MT.	
2	6.560	X	0.750	X	2 NOS	=	9.840	SQ.MT.	
3	1.105	X	1.485	X	1 NO	=	1.641	SQ.MT.	
4	3.430	X	0.285	X	1 NO	=	0.978	SQ.MT.	
5	0.845	X	5.570	X	2 NOS	=	7.185	SQ.MT.	
6	1.434	X	3.370	X	1 NO	=	4.834	SQ.MT.	
7	6.584	X	3.300	X	2 NOS	=	12.967	SQ.MT.	
8	3.430	X	0.285	X	1 NO	=	0.978	SQ.MT.	
9	1.105	X	1.485	X	1 NO	=	1.641	SQ.MT.	
10	1.105	X	1.485	X	1 NO	=	1.641	SQ.MT.	
11	0.635	X	5.735	X	2 NOS	=	7.283	SQ.MT.	
12	0.750	X	2.255	X	2 NOS	=	3.383	SQ.MT.	
13	0.750	X	3.120	X	2 NOS	=	4.680	SQ.MT.	
14	1.020	X	2.915	X	1 NO	=	2.961	SQ.MT.	
15	1.550	X	2.175	X	1 NO	=	3.371	SQ.MT.	
16	2.230	X	0.600	X	2 NOS	=	2.676	SQ.MT.	
17	2.539	X	3.670	X	2 NOS	=	18.636	SQ.MT.	
18	2.230	X	1.377	X	1 NO	=	3.071	SQ.MT.	
19	2.151	X	2.000	X	2 NOS	=	8.604	SQ.MT.	
TOTAL DEDUCTION							=	102.082	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	405.142	SQ.MT.

UG TANK DETAIL



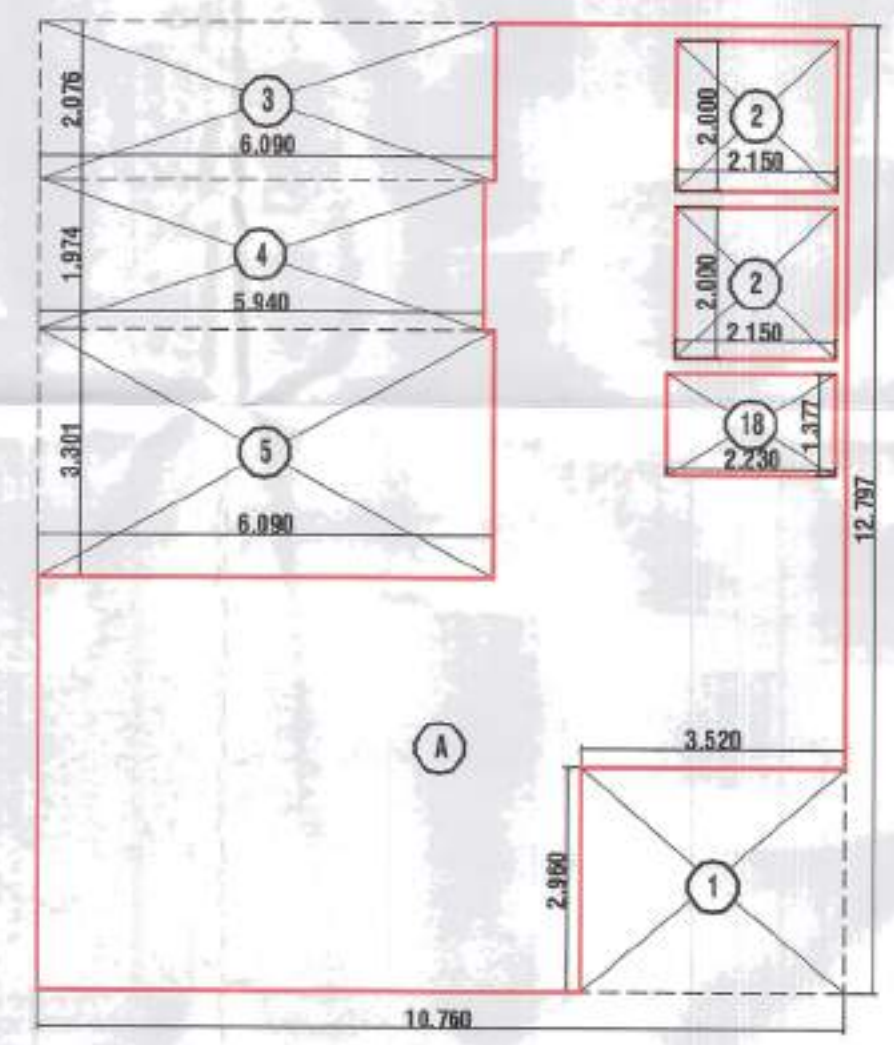
UG TANK PLAN

BUILT UP AREA CALCULATION
FIRST FLOOR

A	10.760	X	12.797	X	1 NO	=	137.695	SQ.MT.	
TOTAL ADDITION							=	137.695	SQ.MT.

DEDUCTIONS

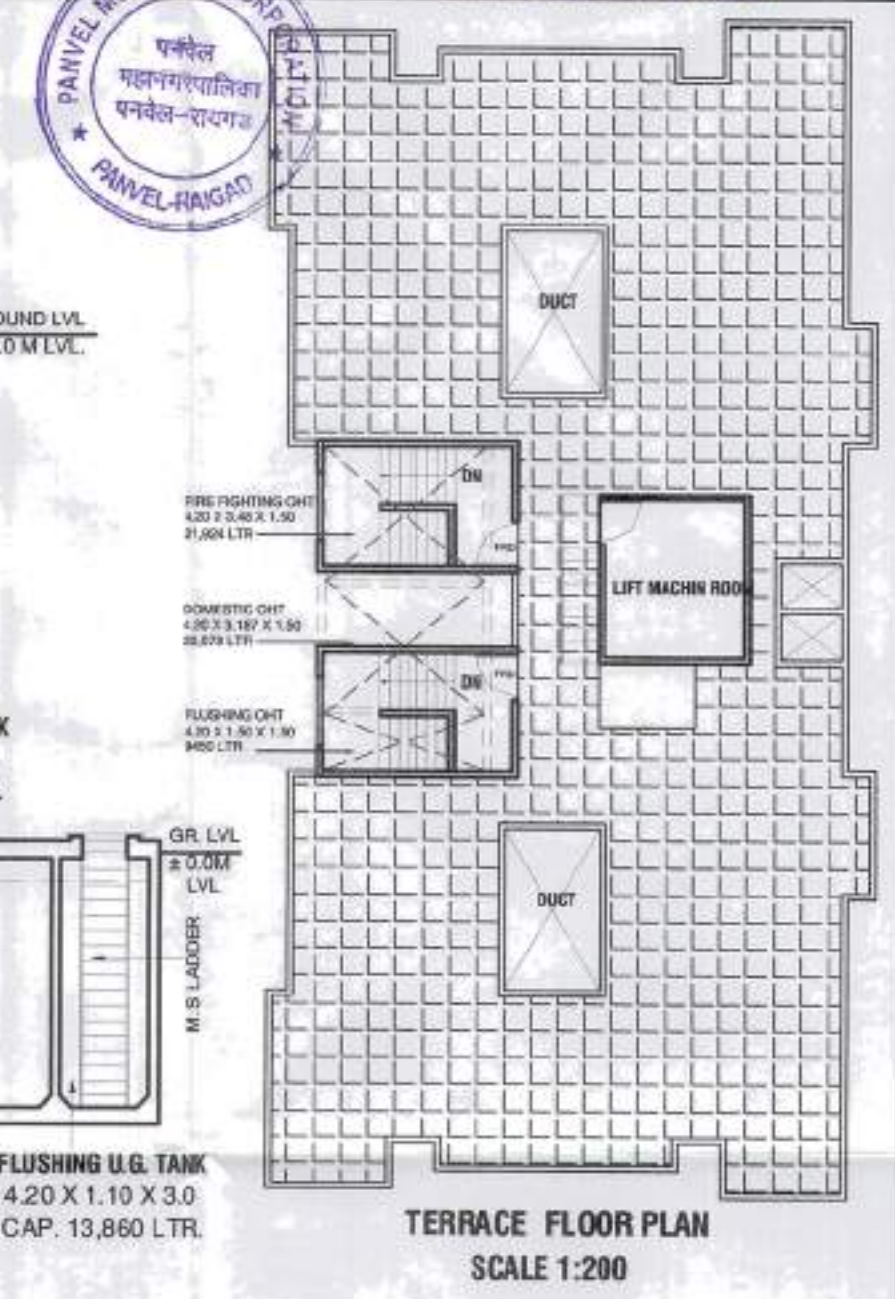
1	3.520	X	2.960	X	1 NO	=	10.419	SQ.MT.	
2	2.150	X	2.000	X	2 NOS	=	8.600	SQ.MT.	
3	6.090	X	2.076	X	1 NO	=	12.643	SQ.MT.	
4	5.940	X	1.974	X	1 NO	=	11.726	SQ.MT.	
5	6.090	X	3.301	X	1 NO	=	20.103	SQ.MT.	
18	2.230	X	1.377	X	1 NO	=	3.071	SQ.MT.	
TOTAL DEDUCTION							=	66.562	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	71.133	SQ.MT.



AREA DIAGRAM FOR FIRST FLOOR PLAN

APPROVAL STAMP OF PMC

पञ्चवेल महानगरपालिका
योज. नगर/क/पंचवेल, सेक्टर 5A, नवी मुंबई
पंचवेल अतिम/मूळ/न. भू.क्र./पञ्च/क/पट क्र./
पू.क्र./ 05. मध्ये निवेशित भूखण्ड/वा
फेरबदल करणारे/वाढीव बांधकामाचे नकारांतर या
बाबत/बांधे या.क्र./पगपा/सर्वि. 95088
पंच. अ. 2066(10/2) दिनांक 24/10/2022
मधील अटी, शर्तीस अधिन राहून नकारांतर सात रंगाने
दुरुस्त केला/नुसार मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
उपसंचालक, नगररचना
पञ्चवेल महानगरपालिका



TERRACE FLOOR PLAN
SCALE 1:200

DESCRIPTION OF CC.

AMENDED RESIDENTIAL BUILDING ON
PLOT NO.6, SECTOR - 5A, PANVEL(E), NAVI MUMBAI.

Certificate of Area
certified that the plot under reference was surveyed by me on
and the dimensions of sides etc., of plot started 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 Departments
/ city survey records.

Signature
SATISH V. AHUJA (REG. NO. CA/0606002)

Owner's declaration
I/we undersigned hereby confirm that we would abide by plan
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 of the work.

M/s. ANUJISHWA CHS. LTD.
Owner(s) name and signature

NAMES ADDRESS OF ARCHITECT

SATISH AHUJA ARCHITECTS
ASHIANA SOCIETY, OPP McDONALDS
C-WING, SECTOR 17, VASHI, NAVI MUMBAI
PIN NO- 2200 8544, 6701 0444.

SCALE :- 1:100
DATE :- 07.10.2023
DRN. BY :- KOMAL
CHKD. BY :- S.V. AHUJA
DRG. No :- 02

WATER REQUIREMENT STATEMENT							
A	NO. OF FLATS = 32X 5 = 160 PERSON 160 X 135 = 21600 LTR.		U/G (100%) = 45540 LTR. O/H (80%) = 27324 LTR.				
B	NO. OF FLATS =32 NO. OF OTHER UNITS =2 (DRIVERS ROOM AND SOCIETY OFFICE) TOTAL UNITS = 34 X 270 = 9180 LTR.						
C	NO. OF TOILETS - NO. OF FLAT=114 - 32 NO. OF TOILETS - NO. OF FLAT= 82 82 X 180 = 14760 LTR.						
A + B + C = 45540 LTR.							
WATER SUPPLY PROVIDED							
FIRE FIGHTING		DOMESTIC		FLUSHING			
U/G	O/H	U/G	O/H	U/G	O/H		
50,000	20,000	31878	19126.8	13662	8197.2		

SCHEDULE OF DOORS AND WINDOWS				
	TYPE	SIZE	AREA	DESCRIPTION
DOORS	FRD	1.200 X 2.300	2.760	FIRE RESISTANT DOORS
	D1	1.000 X 2.300	2.300	T. W. PANNELLED DOORS
	D2	0.920 X 2.300	2.116	T. W. FLUSH DOORS
	D3	0.750 X 2.100	1.575	SYNTEX DOORS
WINDOWS	W	2.700 X 2.300	6.210	ALU. SLIDING GLAZED WINDOW
	W1	1.200 X 2.300	2.760	ALU. SLIDING GLAZED WINDOW
	V	0.600 X 0.900	0.540	LOUVERS OPERABLE WINDOW
	SJ	1.800 X 1.400	2.520	PRECAST RCC JALI

FLAT CARPET AREA STATEMENT				
FLOOR NO.		FLAT NO.	CARPET AREA.	BALCONY
2ND TO 9TH FLOOR	2 BHK	201 - 701	58.328 SQ.MT.	7.838 SQ.MT.
	3 BHK	202 - 702	79.284 SQ.MT.	12.710 SQ.MT.
	3 BHK	203 - 703	79.284 SQ.MT.	12.710 SQ.MT.
	2 BHK	204 - 704	58.328 SQ.MT.	7.838 SQ.MT.

REQUIRED REFUGE AREA STATEMENT AS PER OCCUPANT					
REFUGE AREA REQUIRED AT		TOTAL NO. OF PERSON ABOVE FLOORS			
OCCUPANT LOAD FOR 2 FLOOR	BUILT-UP AREA				TOTAL
	810.284				810.284
TOTAL AREA					810.284 SQ.M
OCCUPANT LOAD (12.50)					64.82272 PERSON
REQUIRED AREA PER PERSON					0.300 SQ.M
WHEEL CHAIR AREA					1.200 SQ.M
TOTAL REQUIRED REFUGE AREA					20.647 SQ.M
TOTAL PROVIDED REFUGE AREA 7TH FLOOR MIDLANDING)					21.000 SQ.M
EXCESS REFUGE AREA					0.353 SQ.M

FRONT ELEVATION ,SECTION AA, WATER REQUIREMENT STATEMENT
SCHEDULE OF DOORS AND WINDOWS ,LIGHT & VENTILATION STATEMENT
PARKING REQUIREMENT STATEMENT

पनवेल महानगरपालिका



येवीस अंतिम पू.क्र./न.पू.क्र.संख्यांक का मत.क्र./
पू.क्र./ 0E. मध्ये विगोचित युधारित/
केरलदत्त कारणांश/बादोयें यांकाकाभावे नकारांत या
कार्यालयाचे आ.क्र./पमपा/नरवि. 9E0EE
७०८/१०८ दिनांक २५/१०/२०११
मधील अटी, शर्तीस अधिन राहून नकारांत सातत रांगवे
दुरुस्त केल्यानुसार संतूर.

मा. आयुक्त यांचे मंजूरी नुसार

उपसंचालक, नवसंरचना
पनवेल महानगरपालिका

ROOM	CARPET AREA	L/V REQ. AREA/10	L/V PRO.	TYPE
LIVING/DINING	24.595	2.459	6.210	W
M. BEDROOM	14.604	1.460	6.210	W
BEDROOM	11.620	1.162	6.210	W
BEDROOM 2	9.835	0.983	6.210	W
KITCHEN	8.087	0.808	2.760	W1
BATH	2.234	0.234	0.540	V
W.C	1.940	0.194	0.540	V
M.BEDROOM TOILET	2.697	0.269	0.540	V
BEDROOM TOILET	2.654	0.265	0.540	V

PARKING REQUIREMENTS							
SR. NO.	OCCUPANCY	SIZE OF FURNISHMENT	NO. OF FURNISHMENT	PARKING SPACES REQUIRED (UNDER CONCRETE AREA)		PARKING SPACES REQUIRED AS PER TENDERS	
				CAR	SCOOTER	CAR	SCOOTER
1.	RESIDENTIAL	For every permanent living carpet area of 100 sq. m. and above	0	2	3	0	0
		For every permanent living carpet area equal to or above 80 sq.m. but less than 100 sq.m.	0	1	3	0	0
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	32	1	5	16	80
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but more than 80 sq.m.	0	1	2	0	0
2.	COMMERCIAL	For every two tenement with each tenement having carpet area less than 30 sq.m.	0	0	4	0	0
		For every 100 sq.m. carpet area or fraction thereof	0	2	6	0	0

TOTAL PARKING	18	89
IN ADDITION 5% VISITOR PARKING	2	1
TOTAL NUMBER OF PARKING REQUIRED	18	81
MULTIPLYING FACTOR = 0.8 (CLAUSE : 8.2.2 UDCPP)	15	69
SCOOTER PARKING CONVERTED TO CAR PARKING = 60/8) (CLAUSE : 8.1.1.v UDCPP)	11	0
TOTAL NUMBER OF PARKING REQUIRED	26	0
TOTAL NUMBER OF PARKING PROVIDED	32	15

AMENDED RESIDENTIAL BUILDING ON
PLOT NO.6, SECTOR - 5A, PANVEL(E), NAVI MUMBAI.

Certificate of Area
certified that the plot under reference was surveyed by me on
and the dimensions of sides etc., of plot started on plan are as
 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 Departments
 / city survey records.

I/we undersigned hereby confirm that I/we would abide by plan 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.

M/s. ANUVISHWA CHS . LTD
Owner(s) name and signature

NAME & ADDRESS OF ARCHITECT



SATISH AHUJA ARCHITECTS
ASHIANA SOCIETY, OPP MCDONALDS
C-WING, SECTOR 17, VASHI, NAVI MUMBAI
PH. NO- 2789 8644, 6791 0444.

