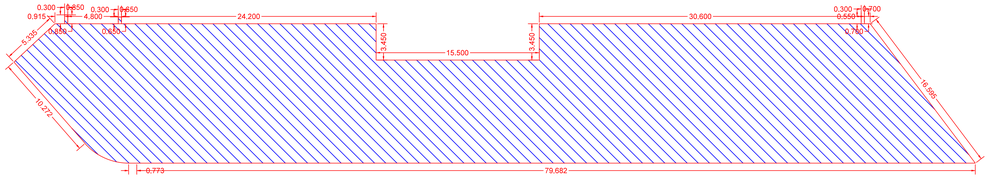
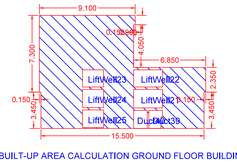


BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING

BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING			
AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	91.358	14.100	1043.149
BLOCK AREA TOTAL =1043.149Sq.M			
TOTAL Deduction =0.000Sq.M			
Net BuiltUp Area =1043.149 Sq.M			

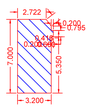


BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING

BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING			
AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	15.800	10.750	135.043
BLOCK AREA TOTAL =135.043Sq.M			
LiftWell25	-	-	3.360
LiftWell24	-	-	3.440
LiftWell23	-	-	3.260
LiftWell22	-	-	4.483
LiftWell21	-	-	4.840
Duct40	-	-	2.236
Duct39	-	-	2.071
TOTAL Deduction =23.690Sq.M			
Net BuiltUp Area =111.353 Sq.M			

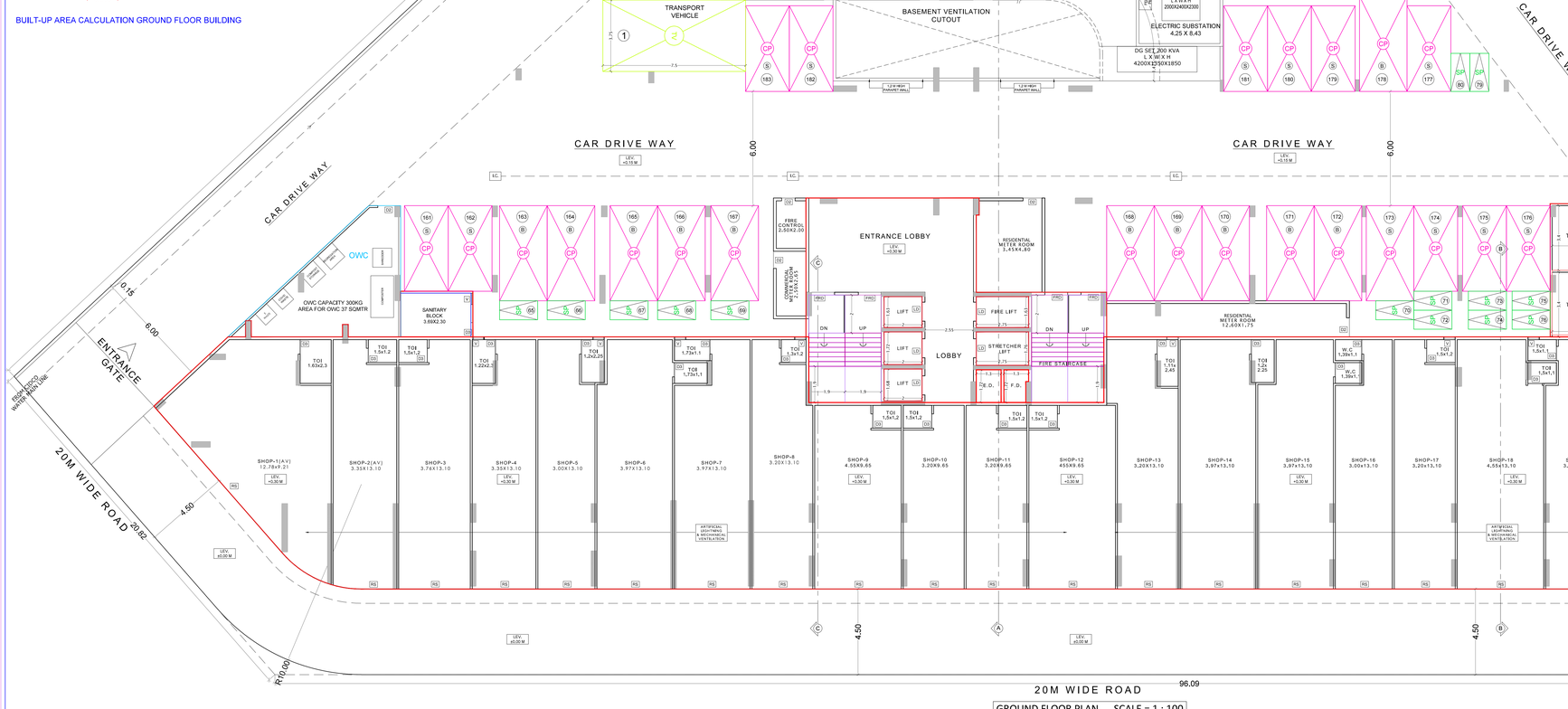
BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING

BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING			
AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	3.795	2.400	9.107
BLOCK AREA TOTAL =9.107Sq.M			
TOTAL Deduction =0.000Sq.M			
Net BuiltUp Area =9.107 Sq.M			



BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING

BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING			
AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	7.000	3.400	22.368
BLOCK AREA TOTAL =22.368Sq.M			
TOTAL Deduction =0.000Sq.M			
Net BuiltUp Area =22.368 Sq.M			



FSI DETAILS										
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building if Applicable (on basic FSI)	Additional FSI (10,10,1 Note:3)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.100	1.400	0.000	0.000	0.000	0.000	0.000	2.500	0.000	0.000
9.2 Existing Consumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	1.100	1.400	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible PLine Area	4561.183	5805.142	0.000	0.000	0.000	4876.914	463.616	15706.855	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	4561.183	4146.530	0.000	0.000	0.000	4844.945	463.610	14016.268	0.000	14016.268
9.6 Index Consumed	1.100	1.000	0.000	0.000	0.000	0.000	0.000	2.100	0.000	0.000

Parking Check (Table 8B)								
			RATIO			Required		
Building Name	USE	TENAMENT AREA	car	scooter	NO.OF Tena/Area/Units	car	scooter	Transport Vehicle/Ambulance /Mini Bus
BUILDING	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	998.379	19.968	59.903	1.000
BUILDING	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	131	65.500	131.000	-
BUILDING	Residential	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1	2	41	20.500	41.000	-
Total	-	-	-	-	-	105.968	231.903	1.000
Visitors parking(5%)	-	-	-	-	-	4.300	8.600	-
Total	-	-	-	-	-	110.268	240.503	1.000

Parking Check As Per Multiplying Factor 0.800 (note: 1) 6 scooter equals to 1 car, proposed composite parking for car= 36)							
	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	124	13	1	183	80	1	OK

PARKING REQUIREMENT (AS PER REG. NO 8.2.1, TABLE NO 8B)								
Sr. No	BLDG. TYPE	OCCUPANCY	SIZE OF TENEMENT	PARKING SPACE REQUIRED FOR NON CONGESTED AREA		TOTAL NO. OF TENEMENTS	REQUIRED PARKING	
				CAR	SCOOTER		CAR	SCOOTER
1)	Shops	Mercantile (markets, departmental stores,shops and other Commercial users)	For every 100 sq.m. carpet area or fraction thereof	2	6	998.381	20	60
2)		Residential i) Multi- family residential	For every two tenements with each tenement having carpet area equal to or **above 40 sq.m. but less than 80 sq.m.**	1	2	131	65.50	131.00
			For every two tenements with each tenement having carpet area **less than 40 Sq.m. but more than 30 sq.m.**	1	2	41	20.50	41.00
TOTAL (A)						**172**	**106**	**232**
5% Visitor Parking (Calculated only on Residential = 106- Cars & 232 - Scooters)							**4.30**	**8.60**
TOTAL REQUIRED PARKING							**110**	**241**
Multiplication factor (0.8) as per regulation 8.2.2 Table no. 8C							**88.21**	**240.50**
Parking Required							**88**	**241**
Composite Parking, 1 CAR FOR EVERY 6 SCOOTER (1 x 6) (10 car = 60 scooter)							**36**	**216**
Total Parking Required							**124**	**25**
Composite Parking, 1 CAR WITH 2 SCOOTER							**-**	**-**
Existing Parking							**-**	**-**
TOTAL PROPOSED PARKING				**BIG CAR**	**SMALL CAR**		**183**	**80**
				92	**91**			

GROSS BUILT UP AREA					
FLOOR	BUA. AREA	STILT/ PODIUM	NON FSI AREA	REFUGE AREA	GRAND TOTAL
Basement-2	0	2722.823	281.074	0.000	3003.897
Basement-1	0	2648.330	0.000	0.000	2648.330
GROUND	1185.977	1138.643	72.003	0.000	2396.623
1ST	1359.873	0.000	77.448	0.000	1437.321
2ND	1360.493	0.000	147.013	0.000	1507.506
3RD	1360.493	0.000	147.013	0.000	1507.506
4TH	1360.493	0.000	147.013	0.000	1507.506
5TH	1360.493	0.000	147.013	0.000	1507.506
6TH	1360.493	0.000	147.013	0.000	1507.506
7TH	1360.493	0.000	147.013	0.000	1507.506
8TH	1239.426	0.000	132.128	129.062	1500.616
9TH	1360.493	0.000	147.013	0.000	1507.506
10TH	707.541	0.000	57.680	0.000	765.221
TERRACE	0.000	0.000	189.440	0.000	189.440
TOTAL	**14016.268**	**6509.796**	**1838.864**	**129.062**	**22493.990**

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
BUILDING	V	0.600	0.900	104

Telecom Room			
Building	Req. Size	Prop. Size	Status
BUILDING	TelecomRoom	3.000X3.400	OK
BUILDING	TelecomRoom	3.000X5.400	OK

BUILDING															
BUILDING	FLOORS	FSI AREA						BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.								
BUILDING	10TH FLOOR	0.000	780.806	0.000	0.000	0.000	0.000	0.000	0.000	0.000	19.383	49.867	0.000	4.015	707.541
BUILDING	8TH FLOOR	0.000	1510.717	0.000	0.000	0.000	0.000	0.000	0.000	0.000	19.383	118.831	0.000	133.077	1239.426
BUILDING	2ND TO 7TH 9TH FLOOR	0.000	10519.054	0.000	0.000	0.000	0.000	0.000	0.000	0.000	135.681	831.817	0.000	28.105	9523.451
BUILDING	1ST FLOOR	0.000	1502.102	0.000	0.000	0.000	0.000	0.000	0.000	0.000	19.383	118.831	0.000	4.015	1359.873
BUILDING	GROUND FLOOR	1043.149	166.518	0.000	0.000	0.000	0.000	0.000	0.000	0.000	19.383	4.307	0.000	0.000	1185.977
BUILDING	TOTAL	1043.149	14475.197	0.000	0.000	0.000	0.000	0.000	0.000	0.000	19.383	213.213	1123.653	0.000	169.212	14016.268

BUILT-UP AREA STATEMENT			
FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL P-LINE AREA
GROUND	1043.149	142.828	1185.977
1ST	0.000	1359.873	1359.873
2ND	0.000	1360.493	1360.493
3RD	0.000	1360.493	1360.493
4TH	0.000	1360.493	1360.493
5TH	0.000	1360.493	1360.493
6TH	0.000	1360.493	1360.493
7TH	0.000	1360.493	1360.493
8TH	0.000	1239.426	1239.426
9TH	0.000	1360.493	1360.493
10TH	0.000	707.541	707.541
TOTAL	**1043.149**	**12973.119**	**14016.268**

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 0.30M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	3.35X5.60	13.475	1.346	W4	7.203
		MIN SIZE	4.55X2.75	11.275	1.128	W3	5.913
2	BED	MAX SIZE	3.35X 3.35	9.213	0.921	W4	7.203
		MIN SIZE	2.75X 3.35	8.250	0.825	W3	5.913
3	KITCHEN	MAX SIZE	3.00 X 2.00	6.300	0.630	W9	4.300
		MIN SIZE	2.10 X 2.85	5.040	0.504	W2	4.515
4	TOILET	MAX SIZE	2.10X1.20	2.520	0.300	V	0.540
		MIN SIZE	2.10X 1.20	2.160	0.216	V	0.540

SCHEDULE OF DOOR & WINDOWS					
TYPE	SIZE			SILL LEVEL (METER)	DESCRIPTOIN
	WIDTH (METER)	HEIGHT (METER)	AREA (SQM.)		
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	LIFT DOOR AS PER LIFT CONSULTANT				
W	1.80	2.15	3.870	0.15	AL SLIDING WINDOW
W1	3.00	2.15	6.450	0.15	AL SLIDING WINDOW
W2	2.10	2.15	4.515	0.15	AL SLIDING WINDOW
W3	2.75	2.15	5.913	0.15	AL SLIDING WINDOW
W4	3.35	2.15	7.203	0.15	AL SLIDING WINDOW
W5	2.80	2.15	6.020	0.15	AL SLIDING WINDOW
W6	2.15	2.15	4.623	0.15	AL SLIDING WINDOW
W7	1.44	2.15	3.096	0.15	AL SLIDING WINDOW
W8	3.10	2.15	6.665	0.15	AL SLIDING WINDOW
W9	2.00	2.15	4.300	0.15	AL SLIDING WINDOW
V1	0.60	0.90	0.540	1.40	AL LOUVERD WINDOW

STAMP OF APPROVAL OF PLANS 1/9

Signature valid
Digitally signed by Shinde Keshav Anil
Date: 2025.01.27 18:59:19 IST
Reason: Approved Plan
Designation : Assistant Director Town Planning
Location: Panvel Municipal Corporation
Project Code : CARPC-24-92691
Application Number : CARPC/B/2025/APL/00669
Proposal Number : 1470560
Certificate Number : CARPC/B/2025/APL/00931

Assistant Director Town Planning
Date: 09/01/2025

Town Planner
Date: 20/12/2024

Proforma 1 Area Statement
1, Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. — 4146.530
(a) As per ownership document (7/12, CTS extract) — 4146.530
(b) as per TILR or City Survey measurement sheet — 4146.530
(c) as per Demarcated drawing area — 4146.530
LESS
2,Area not in possession — 0.000
3, Entire area (1+2) — 4146.530
4,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
(c) Green Belt — 0.000
Total (a+b+c) — 0.000
5,Balance area of plot (3-4) — 4146.530
6, Amenity Space — 0.000
(Applicable if (1) > 20000 sqmt — -
(Required <(a) Upto 20000 sqmt - Nil — -
(b) Above 20000 sqmt - (a) + 5 % of Total area — 0.000
7, Net Plot Area (5-6) — 4146.530
8, Recreational Open Space — -
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required. — 414.653
Proposed___ — 416.354
(b) If area is less than 4000 sqmt -Check — -
c) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required — -
i) If it is subdivison like 1/2 ,2/5 , 125/1 419/1 etc,then recreational open space is required.
(A) 10 % Subject to minimum 200 sqmt — 0.000
Proposed — 416.354
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 % — -
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate. — -

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-09-02 and the dimensions of sides etc. of plot stated onplan 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.)

Owner's Declaration :-
IWe 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

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Project Details
Proposal code :CARPC-24-92691
Zone Type :- Residential Zone
Location :- Non-Congested
Name of service :-Building Development
Plot No.-32
City No./Survey No. :-1
Taluk :- ODCO
Mouza :-Kamothe
Private Value :- 0.000

LEGENDS:
PROPOSED BUILDING - RED
FIRE RESISTANT DOOR - RED
WINDOWS AND DOORS - YELLOW LIGHT
ROOM NAMES AND NUMBERS - BLUE
ENCLOSED BALCONIES AND ROOM - BROWN
TERRACE WORKS DARK YELLOW
SHADE FOR ENCLOSED BALCONY
ENTIRE BUILDING BLUE WATCHES

Name Of : Owner M/S. BHAVESHWAR INFRA

Postal Address : A-402,Ashok Vihar, off Military Road Behind Ashok Nagar, Marol, ANDHERI EAST,Mumbai,Maharashtra-400072

Phone No.,9821774404

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS, NO./SURVEY NO.,--

SITE ADDRESS :
PLOT NO 32-SECTOR-25-KAMOTHE

Name Of Architect : ATUL MANUBHAI PATEL

LOGO | ADDRESS OF OFFICE :
OFFICE :
1201, ONE PLATINUM, PLOT NO. 08, SECTOR 15, CBD BELAPUR, NAVI MUMBAI 400 614.

APA ATUL PATEL ASSOCIATES

OWNER SIGN
Signature valid
Digitally signed by Shinde Keshav Anil
Date: 2025.01.27 18:59:19 IST
Reason: Approved Plan
Designation : Assistant Director Town Planning
Location: Panvel Municipal Corporation

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by Shinde Keshav Anil
Date: 2025.01.27 18:59:19 IST
Reason: Approved Plan
Designation : Assistant Director Town Planning
Location: Panvel Municipal Corporation

SCALE - 1:100 | Date: 21/12/24
JOB NO - CARPC-24-92691 | CHECK BY - PM/NK

SUBMISSION DRAWING