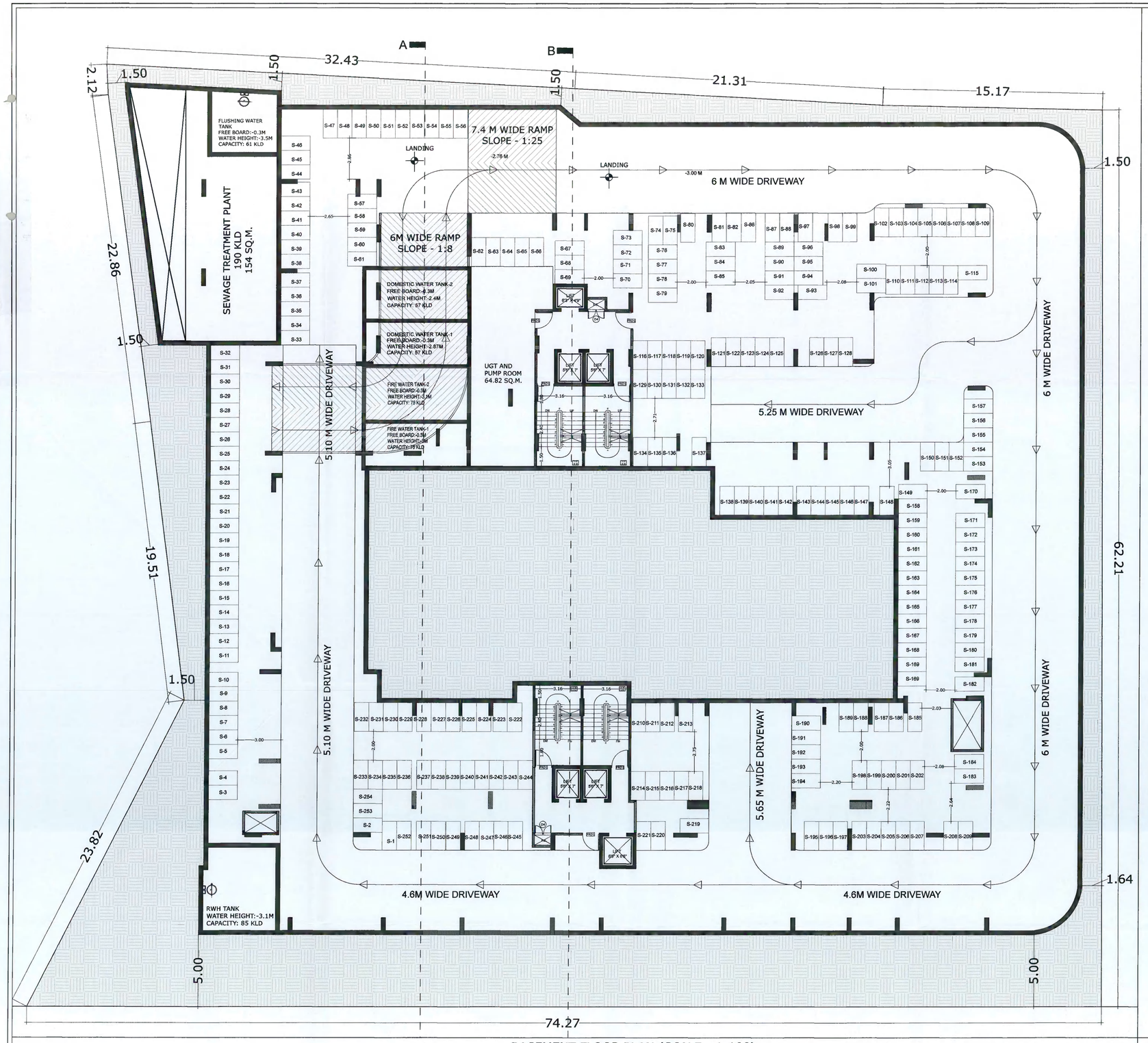


BASEMENT FLOOR PLAN (SCALE - 1:100)

Basement Margin Check					
Building Name	Basement Name	Front Prop	Rear Prop	Side 1 Prop	Side 2 Prop
Wing A & B	Basement Floor Plan	4.50	1.50	1.50	1.50

Basement Ventilation				
2.5% of the Basement area (3454.24SQM)				
Floor Type	Requirement	Proposed	Comment	
Basement Floor	86.36	15.96	B-V1+B-V2	
	Length	Height	Opening size	
B-V1	3.4	2.85	9.69	SQM
B-V2	2.2	2.85	6.27	SQM
Note: Basement ramp cutout is considered for ventilation				

Basement Parking Nos.			
Floor Type	Parking Slots	Type	Total Parking
Small Cars	5	Single	5
Large Cars	13	Single	13
Scooters	254	Single	254

Ground Floor Parking Nos.			
Floor Type	Parking Slots	Type	Total Parking
Small Cars	5	Single	5
Large Cars	13	Single	13
Scooters	12	Single	12

Tower Parking Nos.				
Tower	Per Floor Cars	Floors	Height Of Floor	Total
Tower 1	4	17	2.10M	68
Tower 2	4	17	2.10 M	68
				136

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

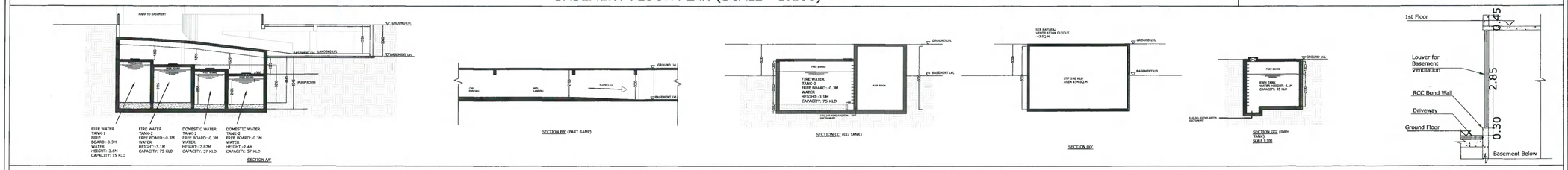
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	As per notification , dtd 28.12.2022 PARKING SPACE REQ. NON CONGESTED AREA CAR	SCOOTER	PARKING SPACE PROP. NON CONGESTED AREA CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	1.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m.	109.00	1.00	2.00	55.00	109.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	99.00	1.00	2.00	50.00	99.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	594.30	2.00	6.00	12.00	36.00
Parking Requirement (quantum)	Residential				105	208
	Commercial				12	36
5% visitor parking **only** for residential					5	10
TOTAL					122	254
With Multiplying Factor on total parking as per Table 8C - 0.8			Multiplying Factor Not applicable for scooter parking		98	254

PARKING REQUIREMENT	CAR	SCOOTER
	98	254
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.	0	0
Required PARKING (after conversion)	98	254
Proposed parking considering additional FSI	154	266

DOOR SCHEDULE			
SR.NO	NAME	WIDTH (IN M)	HEIGHT (IN M)
1	D1	1.00	2.10
2	D2	0.90	2.10
3	D3	0.75	2.10
4	D4	1.20	2.10
5	FRD1	1.20	2.10
6	FRD2	2.40	2.10

WINDOW SCHEDULE					
SR NO.	NAME	WIDTH (IN M)	HEIGHT (IN M)	SILL LEVEL (IN M)	LINTEL LEVEL (IN M)
1	W1	2.55	1.95	0.15	2.10
2	W2	2.20	1.95	0.15	2.10
3	W3	1.65	1.25	0.85	2.10
4	W4	1.12	1.25	0.85	2.10
5	W5	0.92	1.25	0.85	2.10
6	W6	2.12	1.25	0.85	2.10
7	W7	3.15	1.20	0.90	2.10
8	W8	1.40	1.15	0.95	2.10
9	W9	1.00	1.15	0.95	2.10
10	V1	0.60	1.15	0.95	2.10

CALCULATIONS



DETAILS- RAMP, WATER TANK AND BASEMENT VENTILATION.

NORTH :

SHEET NO: A0-2/14

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.4A, TRICITY HERITAGE,SECTOR 21, NEW PANVEL EAST, PANVEL, NAVI MUMBAI, 410206

STAMP OF APPROVAL OF PLANS :

पनवेल महानगरपालिका
मौजे- [illegible] सेक्टर 21
पेठेल अभि.मु.क्र.74-अ.मु.क्र./एडी-क्र.112-क/
मु.क्र. 1 ते 47 यांचे निर्णयीत बृहतीत/
पेठमध्ये मानवेद/वाणीज्य-वाणाव्यामो वकारांचा वा
कार्यालयाचे जा.क्र./पनवा/नरि/ 98 ECEE
दि. 23/03/2024 व दिनांक 29/03/2024
पयोंत अटी, शर्तीस अधिन राहुन वेळापत्रक सत्र रोजने
दुरुस्त केल्याकुसार मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
उपनगरचालक, नगररचना
पनवेल महानगरपालिका
PANVEL MUNICIPAL CORPORATION PANVEL-RAIGAD

FILE NO:

DRAWN BY:	PARTH P.	CHECKED BY:	RITIKA B.	APPROVED BY:	AKHIL L.
DATE :	02.07.2024	REVISION NO:	R9		
SCALE :	1:100	SHEET SIZE :	A0 (1189 X 841mm)		

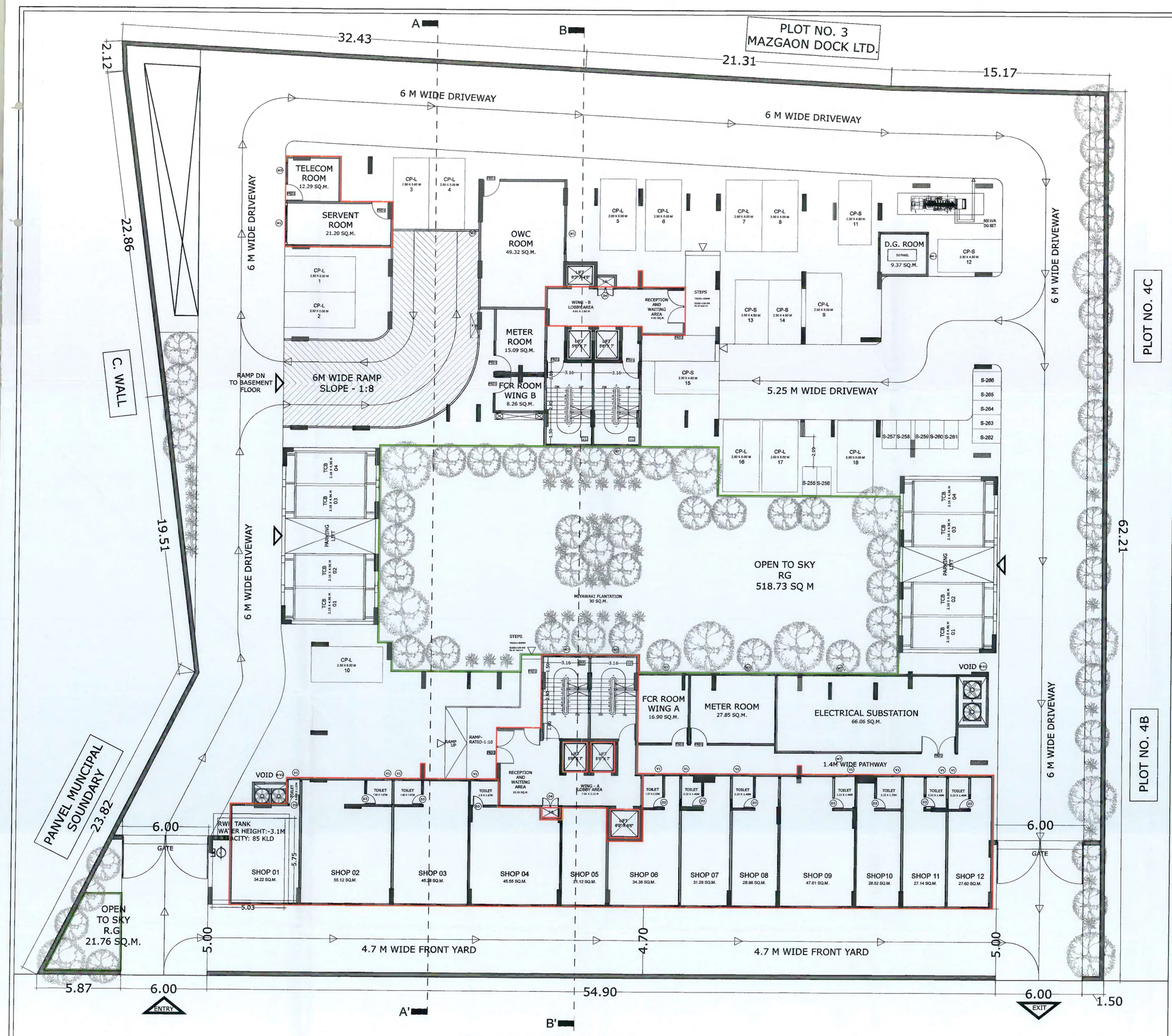
NAME & SIGNATURE OF ARCHITECT

AKHIL LADDHA (CA/2011/51588)
MOBIUS ARCHITECTS

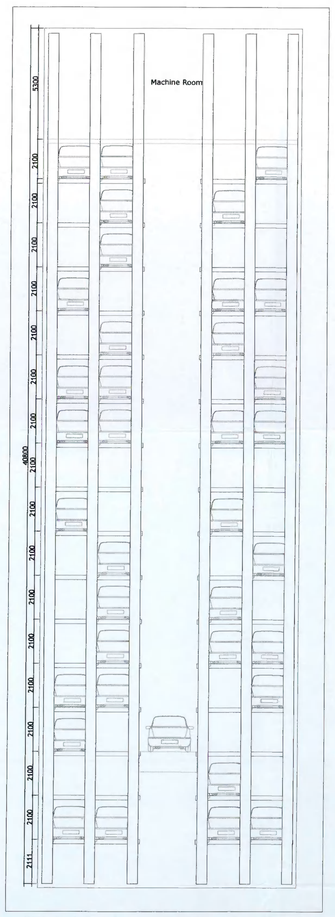
NAME & SIGNATURE OF OWNER

For TRICITY REALTY LLP
DESIGNATED PARTNER
FOR:
M/s.TRICITY REALTY LLP
THROUGH ITS PARTNERS,
MR. ARJUN REKHI & OTHERS SIX

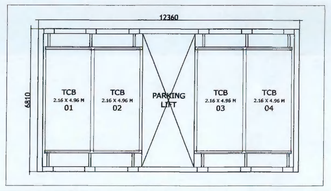
Ar Megha Laddha I Ar Akhil Laddha
MOBIUS ARCHITECTS
Head Office:
1001,10th Floor, Kamdhenu Business Bay,
Sector 1, Nerul, Navi Mumbai-400706.
Branch Office:
301-3, 3rd Floor, Dreamz-Landmark, Rajkamal Square,
Amravati- 444 601.
Ph:022-27752855
mobius.architects@yahoo.com



GROUND FLOOR PLAN (SCALE - 1:100)



SECTION OF CAR TOWER (SCALE - 1:100)



PLAN OF CAR TOWER (SCALE - 1:100)

DETAILS- PARKING TOWER

From of statement 3
Area details of Shops/offices

Floor No.	Shop No.	Shop/Office: Carpet Area (Including W.C) (Sq.M)	Shop/Office: Length(M)	Shop/Office: Width(M)	Shop/Office: Area (Sq.M)	W.C: Length(M)	W.C: Width(M)
Ground Floor	1	34.22			1.37	1.67	0.82
Ground Floor	2	55.13			4.34	2.60	1.67
Ground Floor	3	45.28			3.29	1.97	1.67
Ground Floor	4	46.08			3.17	1.90	1.67
Ground Floor	5	21.12			0.00		
Ground Floor	6	34.37			3.11	2.22	1.40
Ground Floor	7	31.28			3.50	2.50	1.40
Ground Floor	8	29.00			3.50	2.50	1.40
Ground Floor	9	47.61			3.50	2.50	1.40
Ground Floor	10	28.52			4.30	2.50	1.72
Ground Floor	11	27.14			3.50	2.50	1.40
Ground Floor	12	27.58			3.50	2.50	1.40

Ground Floor Parking Nos.

Floor Type	Parking Slots	Type	Total Parking
Small Cars	5	Single	5
Large Cars	13	Single	13
Scooters	12	Single	12

Tower Parking Nos.

Tower	Per Floor Cars	Floors	Height Of Floor	Total
Tower 1	4	17	2.10M	68
Tower 2	4	17	2.10 M	68
				136

DOOR SCHEDULE

SR.NO	NAME	WIDTH (IN M)	HEIGHT (IN M)
1	D1	1.00	2.10
2	D2	0.90	2.10
3	D3	0.75	2.10
4	D4	1.20	2.10
5	FRD1	1.20	2.10
6	FRD2	2.40	2.10

WINDOW SCHEDULE

SR NO.	NAME	WIDTH (IN M)	HEIGHT (IN M)	SILL LEVEL (IN M)	LINTEL LEVEL (IN M)
1	W1	2.55	1.95	0.15	2.10
2	W2	2.20	1.95	0.15	2.10
3	W3	1.65	1.25	0.85	2.10
4	W4	1.12	1.25	0.85	2.10
5	W5	0.92	1.25	0.85	2.10
6	W6	2.12	1.25	0.85	2.10
7	W7	3.15	1.30	0.90	2.10
8	W8	1.40	1.15	0.95	2.10
9	W9	1.00	1.15	0.95	2.10
10	V1	0.60	1.15	0.95	2.10

CALCULATIONS

NORTH :

SHEET NO: A0-3/14

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.4A, TRICITY HERITAGE,SECTOR 21, NEW PANVEL EAST, PANVEL, NAVI MUMBAI, 410206

STAMP OF APPROVAL OF PLANS :

पनवेल महानगरपालिका
मौजे- पनवेल पनवेल वॉर्ड क्र. 29
सेक्टर अंतिम भू.क्र./भू.क्र./एफ.पी.क्र./टी.पी.क्र. 1
भू.क्र. / 6/1 पैकी रिव्हिजिंग इमारतीचा
बेसमेंट-कारसेस/सार्वजनिक वाहतूकीचे वाहनतळ या
कार्यालयाचे जा.क्र./पनवेल/नवि/ 95 CCC.
दि. 29/08/2024 दिनांक 9/10/2025
वापरात आहे, तसेच अधिक माहिती करिता सुज्ञ लाल रंगाचे
दुरुस्त केलेलेनुसार पहावे. नगररचना अधिकारी
मा. आयुक्त यांचे मंजूरी नुसार
उपसंचालक, नगररचना
पनवेल महानगरपालिका
PANVEL MUNICIPAL CORPORATION PANVEL-RAIGAD

FILE NO:

DRAWN BY:	PARTH P.	CHECKED BY:	RITIKA B.	APPROVED BY:	AKHIL L.
DATE :	02.07.2024	REVISION NO:	R9		
SCALE :	1:100	SHEET SIZE :	A0 (1189 X 841mm)		

NAME & SIGNATURE OF ARCHITECT

AKHIL LADDHA (CA/2011/51588)
MOBIUS ARCHITECTS

NAME & SIGNATURE OF OWNER

For TRICITY REALTY LLP
DESIGNATED PARTNER
FOR M/s.TRICITY REALTY LLP
THROUGH ITS PARTNERS,
MR. ARJUN REKHI & OTHERS SIX

Mobius Architects
Urban design | Architecture | Interiors
Ar Megha Laddha I Ar Akhil Laddha
MOBIUS ARCHITECTS
Head Office:
1001,10th Floor, Kamdhenu Business Bay, Sector 1, Nerul. Navi Mumbai-400706.
Branch Office:
301-3, 3rd Floor, Dreamz-Landmark, Rajkamal Square, Amravati- 444 601.
Ph:022-27752655
mobius.architects@yahoo.com