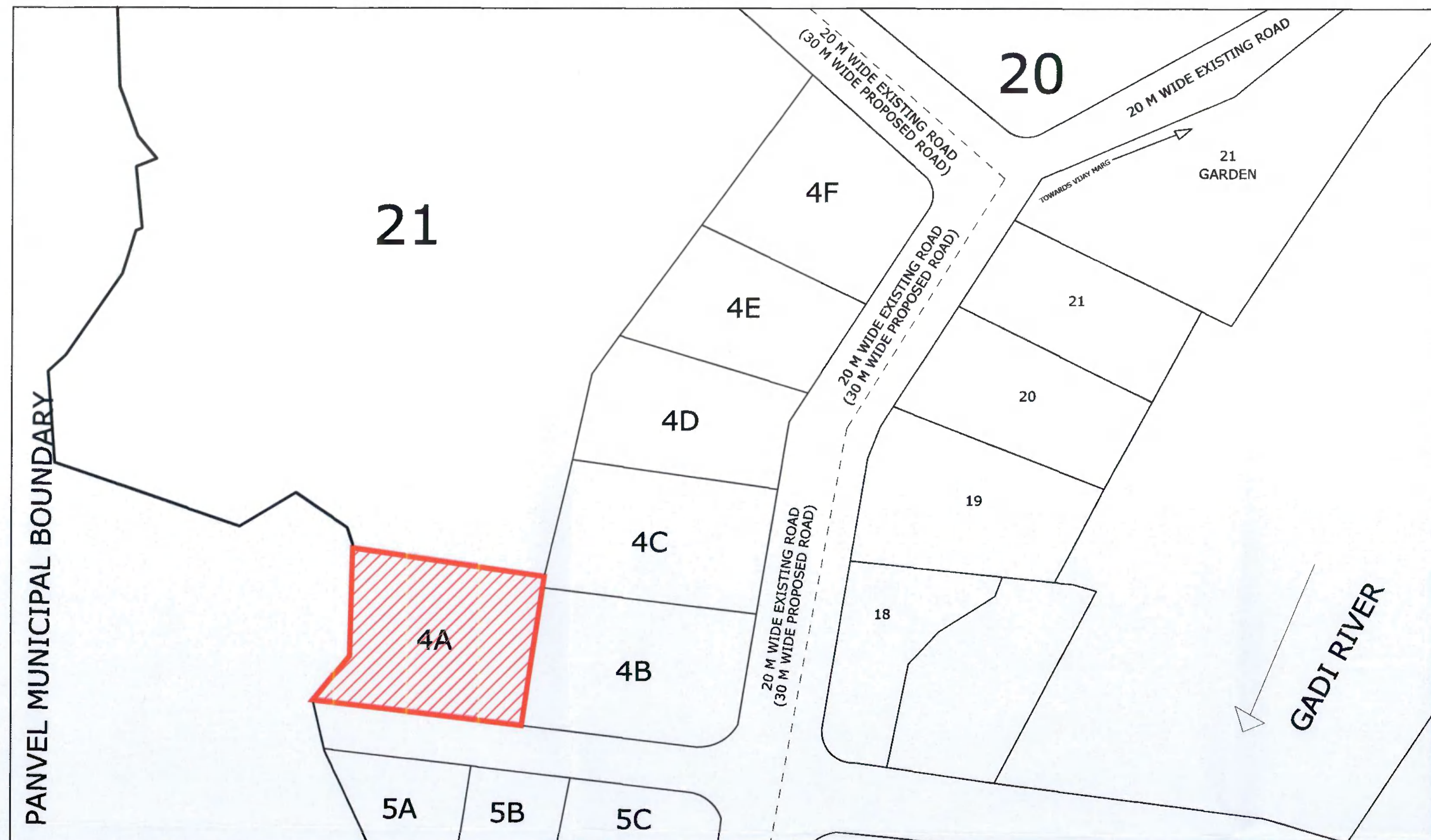
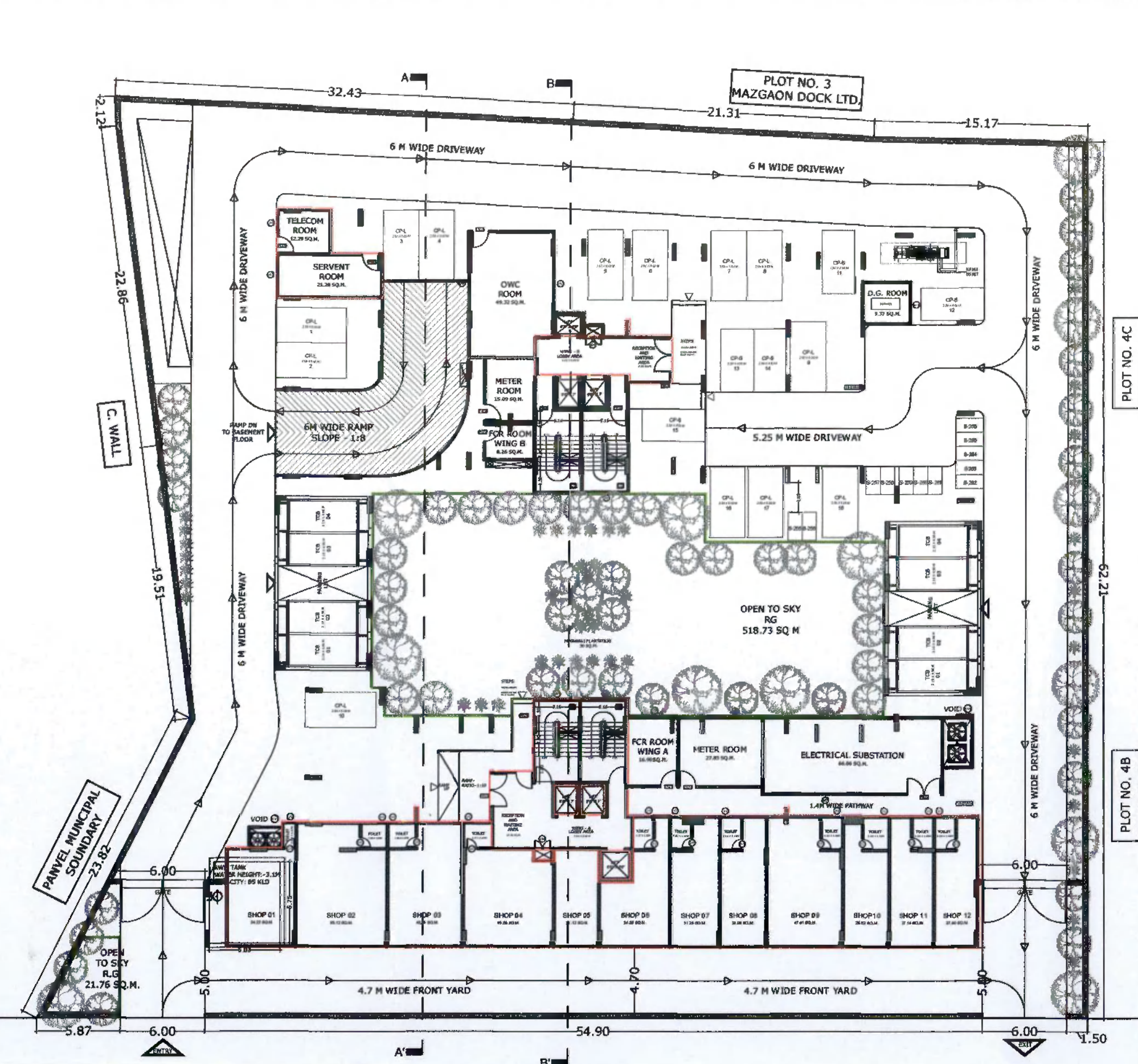




GOOGLE AND SITE LOCATION PLAN



SITEPLAN (SCALE - 1:300)

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 :
[Stamp: MUNICIPAL CORPORATION, NAVI MUMBAI, SECTOR 21, NEW PANVEL EAST, PANVEL, NAVI MUMBAI, 410206]

Sr.No	Particulars	Area (sq.m)
1.00	Area of plot	4264.03
2.00	As per ownership document (7/12, CT's extract)	0.00
3.00	As per measurement sheet	4264.03
4.00	Deductions for:	
4.10	a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
4.20	b) Any D.P. Reservation area	0.00
4.30	c) Balance area of plot (1-2)	4264.03
4.40	d) Amenity Space (if applicable)	0.00
4.50	e) Adjustment of 20% (if any)	0.00
4.60	f) Balance Proposed	0.00
5.00	Net Plot Area (1-4)	4264.03
6.00	Recreational Open Space (if applicable)	
6.10	a) Required	426.40
6.20	b) Proposed	540.48
7.00	Internal Road Area	0.00
8.00	Potable area (if applicable)	3733.55
9.00	a) Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subarea FSI) - Min. of 1.1 as	4860.45
9.10	b) Permissible commercial area	703.56
9.20	c) Proposed commercial area (basic excluding ancillary)	249.92
10.00	Additional FSI on payment of premium	2132.02
10.10	a) Maximum permissible premium FSI - based on road width / TOD Zone. (plot area 10.5 premium FSI)	2132.02
10.20	b) Proposed FSI on payment	2132.02
10.30	c) Additional FSI As per Regulation no. 10.10.1, Note-3	2132.02
11.00	In-situ FSI / TOD loading	
11.10	a) In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any	0.00
11.20	b) In-situ area against Amenity Space if handed over	0.00
11.30	c) TOD area	0.00
11.40	d) Total in-situ / TOD loading proposed (11 (a)+(b)+(c))	0.00
12.00	Additional FSI area under Chapter No. 7	
12.10	a) Total entitlement of FSI in the proposal	8954.46
12.20	b) (20% + 10% (10%)) or 3% whichever is applicable	0.00
12.30	c) Proposed Ancillary Area FSI	5422.66
12.40	d) Total entitlement (a+b)	14377.12
13.00	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	3.37
14.00	Total Built-up Area to be proposed (excluding area at Sr.No. 17 b)	14377.12
15.00	a) Existing Built-up Area	0.00
15.10	b) Proposed Built-up Area (as per Y-line)	14377.12
15.20	c) Commercial	449.95
15.30	d) Residential	14377.12
15.40	e) Total (a+b)	14377.12
16.00	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.998
17.00	a) Area for inclusive housing, if any	0.00
17.10	b) Required (20% of Sr.No. 9)	0.00
17.20	c) Proposed	0.00

Sr.No/Particulars	Residential	Non-residential
1.00	Built up area with reference to Basic F.S.I.	249.92
2.00	Additional FSI on payment of premium (Together shall not exceed 20%)	2132.02
3.00	Additional FSI As per Regulation no. 10.10.1, Note-3	2132.02
4.00	Total proposed built up area (basic+premium)	8704.54
5.00	Proposed Ancillary Area FSI	528.25
6.00	% of ancillary area FSI	0.60
7.00	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed)	13903.36

Sr.No FLOOR	PUNE AREA (Comm.)	PUNE AREA (RES.)	TOTAL
1.00	GROUND	64.94	534.79
2.00	1ST FL	694.92	694.92
3.00	2ND FL	694.92	694.92
4.00	3RD FL	694.92	694.92
5.00	4TH FL	694.92	694.92
6.00	5TH FL	694.92	694.92
7.00	6TH FL	694.92	694.92
8.00	7TH FL	694.92	694.92
9.00	8TH FL	694.92	694.92
10.00	9TH FL	694.92	694.92
11.00	10TH FL	694.92	694.92
12.00	11TH FL	694.92	694.92
13.00	12TH FL	694.92	694.92
14.00	13TH FL	694.92	694.92
15.00	14TH FL	694.92	694.92
16.00	15TH FL	694.92	694.92
17.00	TOTAL	6972.22	7422.06

Sr.No FLOOR	PUNE AREA (Comm.)	PUNE AREA (RES.)	TOTAL
1.00	GROUND	65.04	65.04
2.00	1ST FL	679.29	679.29
3.00	2ND FL	679.29	679.29
4.00	3RD FL	679.29	679.29
5.00	4TH FL	679.29	679.29
6.00	5TH FL	679.29	679.29
7.00	6TH FL	679.29	679.29
8.00	7TH FL	679.29	679.29
9.00	8TH FL	679.29	679.29
10.00	9TH FL	679.29	679.29
11.00	10TH FL	679.29	679.29
12.00	11TH FL	679.29	679.29
13.00	12TH FL	679.29	679.29
14.00	13TH FL	679.29	679.29
15.00	14TH FL	679.29	679.29
16.00	15TH FL	679.29	679.29
17.00	TOTAL	6931.11	6931.11

Certificate of Area:
Certified that the plot under reference was surveyed by me on 23-10-2023 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: Ar. Akhil Laddha - CA/2011/51588
MOBIUS ARCHITECTS

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)

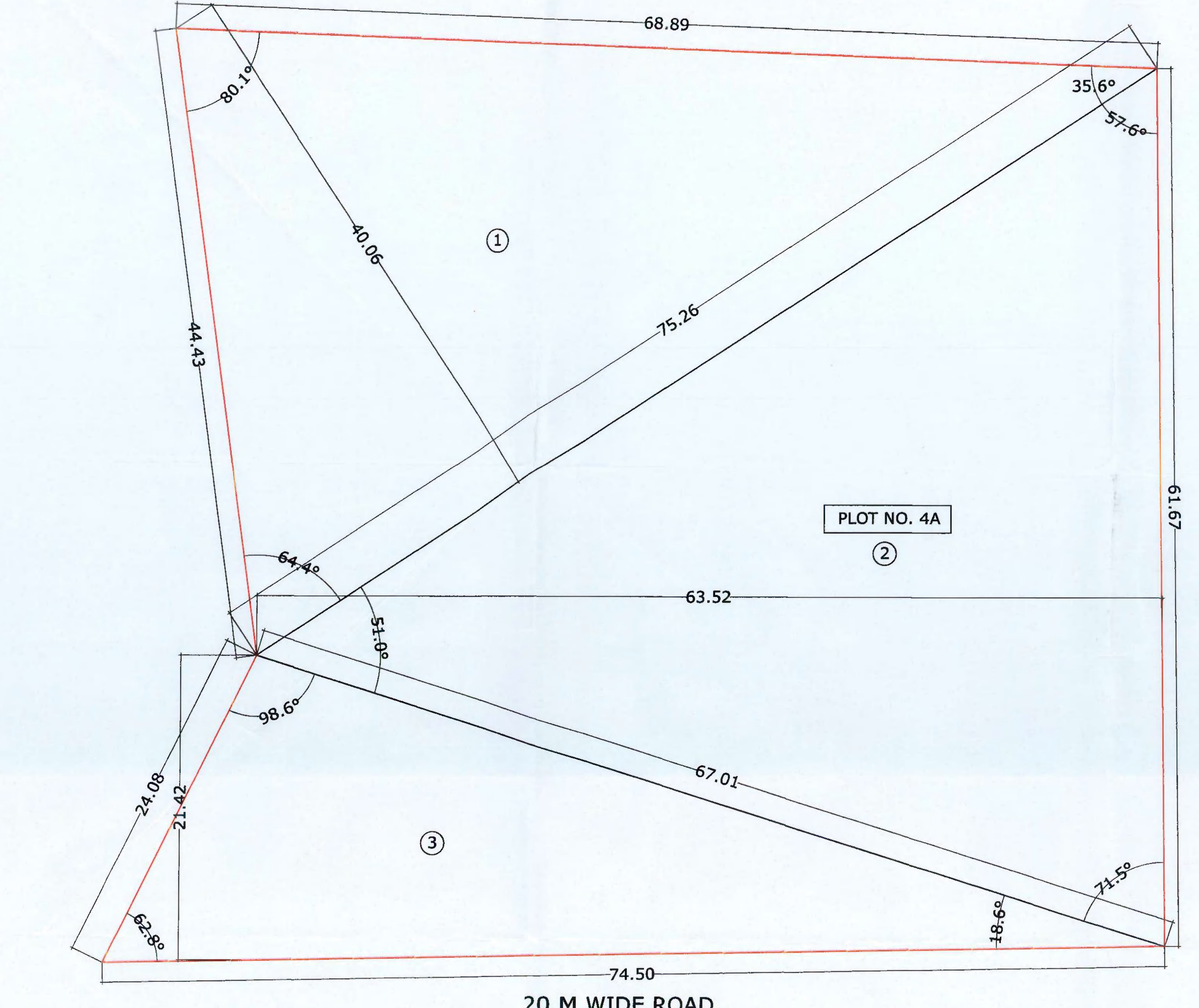
NAME & SIGNATURE OF ARCHITECT: AKHIL LADDA (CA/2011/51588) MOBIUS ARCHITECTS

NAME & SIGNATURE OF OWNER: For TRICITY REALTY LLP

FOR: M/s. TRICITY REALTY LLP
Proprietor: MR. ARJUN REKHIA & OTHERS SIX

Ar Megha Laddha I Ar Akhil Laddha
MOBIUS ARCHITECTS

Head Office: 1001/10th Floor, Kamdhenu Business Bay,
Sector 1, New, New Mumbai-400706
Branch Office: 301-3, 3rd Floor, Omega Landmark, Rajmangal Square,
Anandnagar-444 001
Ph: 022-27726855
mobius.architects@yahoo.com



SITE TRIANGULATION (SCALE - 1:200)

Floor Name	Proposed FSI	Comm.	Resi.	Terrace/Refuge	Staircase & Lift	Duct (Void, V Shafts)
Basement Floor	0.00	0.00	0.00	137.47	21.12	2.80
Ground Parking Floor	449.85	13903.37	0.00	139.93	21.12	11.34
First Floor	0.00	1374.21	0.00	136.21	21.12	169.99
Second Floor	0.00	1374.21	0.00	136.21	21.12	169.99
Third Floor	0.00	1374.21	0.00	136.21	21.12	169.99
Fourth Floor	0.00	1374.21	0.00	136.21	21.12	169.99
Fifth Floor	0.00	1374.21	0.00	136.21	21.12	169.99
Sixth Floor	0.00	1374.21	0.00	136.21	21.12	169.99
Seventh Floor	0.00	1374.21	0.00	136.21	21.12	169.99
Eighth Floor	0.00	1374.21	0.00	136.21	21.12	169.99
Ninth Floor	0.00	1374.21	0.00	136.21	21.12	169.99
Tenth Floor	0.00	1374.21	0.00	136.21	21.12	169.99
Amenity Floor & Terrace Floor	0.00	113.02	0.00	136.21	0.00	53.02
Total	449.85	13903.37	111.72	1775.71	253.44	1767.06
Total Number of Same Buildings:			1.00			
Grand Total:	449.85	13903.37	111.72	1775.71	253.44	1767.06

Floor Name	Wing A & B FSI Area (Inc. Balcony, Staircase, Passages)	Deductions	Void	Lift	Basement Services	Parking	Open to sky Podium	Terrace/Refuge	Total Construction Area
Terrace level & Amenity	113.02	53.02	0.00	0.00	0.00	0.00	0.00	109.48	222.50
Tenth Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Ninth Floor	1272.45	169.99	21.12	0.00	0.00	0.00	0.00	111.72	1384.17
Eighth Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Seventh Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Sixth Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Fifth Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Fourth Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Third Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Second Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
First Floor	1374.21	169.99	21.12	0.00	0.00	0.00	0.00	0.00	1374.21
Ground Parking Floor	599.88	11.34	21.12	0.00	1381.30	0.00	0.00	0.00	1981.18
Basement Parking Floor	0.00	2.80	21.12	315.15	2682.46	0.00	0.00	0.00	2997.61
Total	14353.21	1767.06	253.44	315.15	4063.76	0.00	0.00	221.20	18953.33

FSI area (sq.m.)	14353.21
Non FSI area (sq.m.)	4600.13
Basement parking area	2780.78
Ramp area	150.06
Pump room	66.77
Refuge	111.72
Terrace	109.48
Ground parking area	1393.64
Total Construction area	18953.33

Sr.No/Building/Wing	Rule	Proposed
1	Solar assisted water heating (SWH) System is required for plot area above 4000 sq.m	25% of the roof area
2	Rain water harvesting	85000 Ltrs
3	Solid waste management/OWC	50kg/Wing = 100kg
4	Sewage treatment plan (STP)	190 KLD

Building Use	Rule Name	By Rule	Male	Female	Male	Female	Total	Proposed
Residential	No. Of Persons	10020.80/ 12.50 = 891 => Male=594, Female = 297						
	Water Closet	1 Per Tenement	1	1	208	208	416	
	Bathroom	1 Per Tenement	1	1	208	208	416	
Commercial	No. Of Persons	1 per 8 persons or part thereof	8	32	32	32	32	

Commercial	Commercial BUA = 449.85 449.85/3 = 149.95 (Total Area/Occupant load per Sq.m = Total Occupant) 149.95 x 70 = 10496.5 LTR.	U/G (100%) = 10496.5 LTR. O/H(50%) = 5248.25 LTR.
A	No. of Flats (1BHK) = 99 X 3 = 297 No. of Flats (2BHK) = 98 X 5 = 550 Persons 847 X 135 = 114345 LTR.	
B	No. of Flats = 208 No. of other units = 1(Amenity Floor) Total Units = 209 X 270 = 56430 LTR.	U/G (100%) = 208215 LTR. O/H(50%) = 104107 LTR.
C	No. of Toilets - No. of Flats = 416-208 No. of Toilets - No. of Flats = 208 208 X 180 = 37440 LTR.	
A + B + C =	208215 LTR.	

Tree Plantation	REQUIRED TREE PLANTATION PLOT AREA 4264.03 / 80 = 53.30 = 53 NOS. PROPOSED TREE PLANTATION = 64 NOS.
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Recreational ground		
10% of the Plot area (4264.03 SQM)		
Floor Type	Requirement (SQ.M)	Proposed (SQ.M)
Ground Floor	426.40	540.48

TRIANGULATION (DRAWINGS & CALCULATIONS) AND PROJECT DETAILS