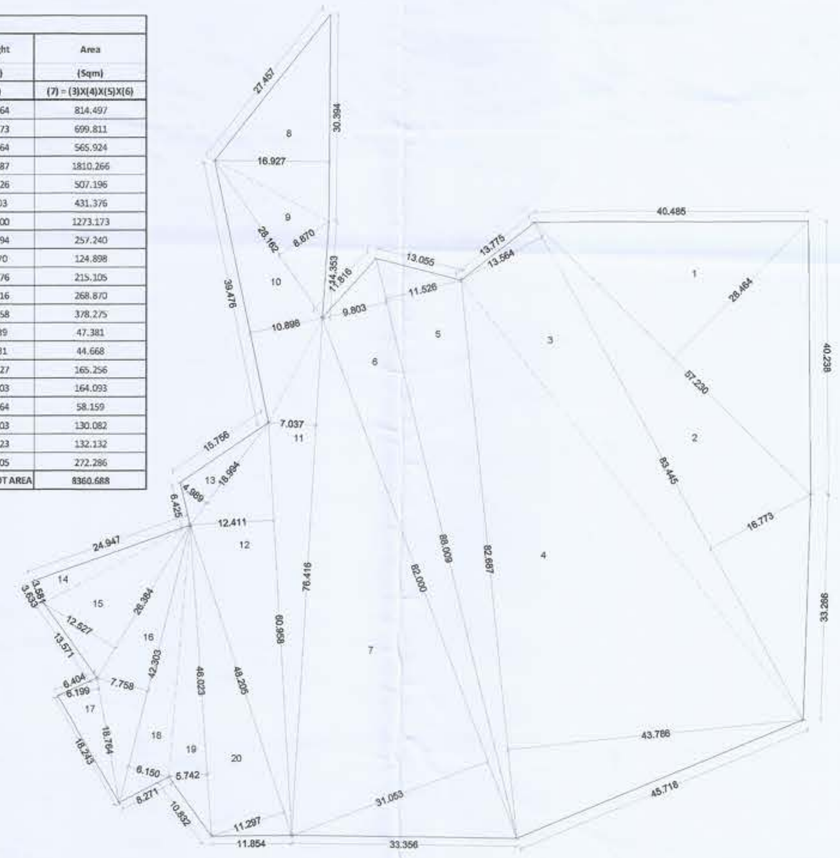
PLOT AREA CALCULATION						
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)	Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)X(4)X(5)X(6)
1	1	1	1/2	57.230	28.464	814.497
2	2	1	1/2	83.445	16.773	699.811
3	3	1	1/2	83.445	13.564	565.924
4	4	1	1/2	43.786	82.687	1810.266
5	5	1	1/2	88.009	11.526	507.196
6	6	1	1/2	88.009	9.803	431.376
7	7	1	1/2	31.053	82.000	1273.173
8	8	1	1/2	16.927	30.394	257.240
9	9	1	1/2	28.162	8.870	124.898
10	10	1	1/2	10.898	39.476	215.105
11	11	1	1/2	7.037	76.416	268.870
12	12	1	1/2	12.411	60.958	378.275
13	13	1	1/2	18.994	4.989	47.381
14	14	1	1/2	24.947	3.581	44.668
15	15	1	1/2	26.384	12.527	165.256
16	16	1	1/2	7.758	42.303	164.093
17	17	1	1/2	6.199	18.764	58.159
18	18	1	1/2	6.150	42.303	130.082
19	19	1	1/2	5.742	46.023	132.132
20	20	1	1/2	11.297	48.205	272.286
					TOTAL PLOT AREA	8360.688

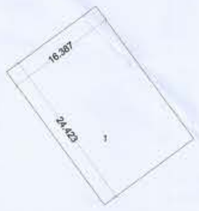


PLOT AREA CALCULATION DIAGRAM

SCALE 1 : 500

R.G. AREA (GROUND)
CALCULATION DIAGRAM

SCALE 1 : 500

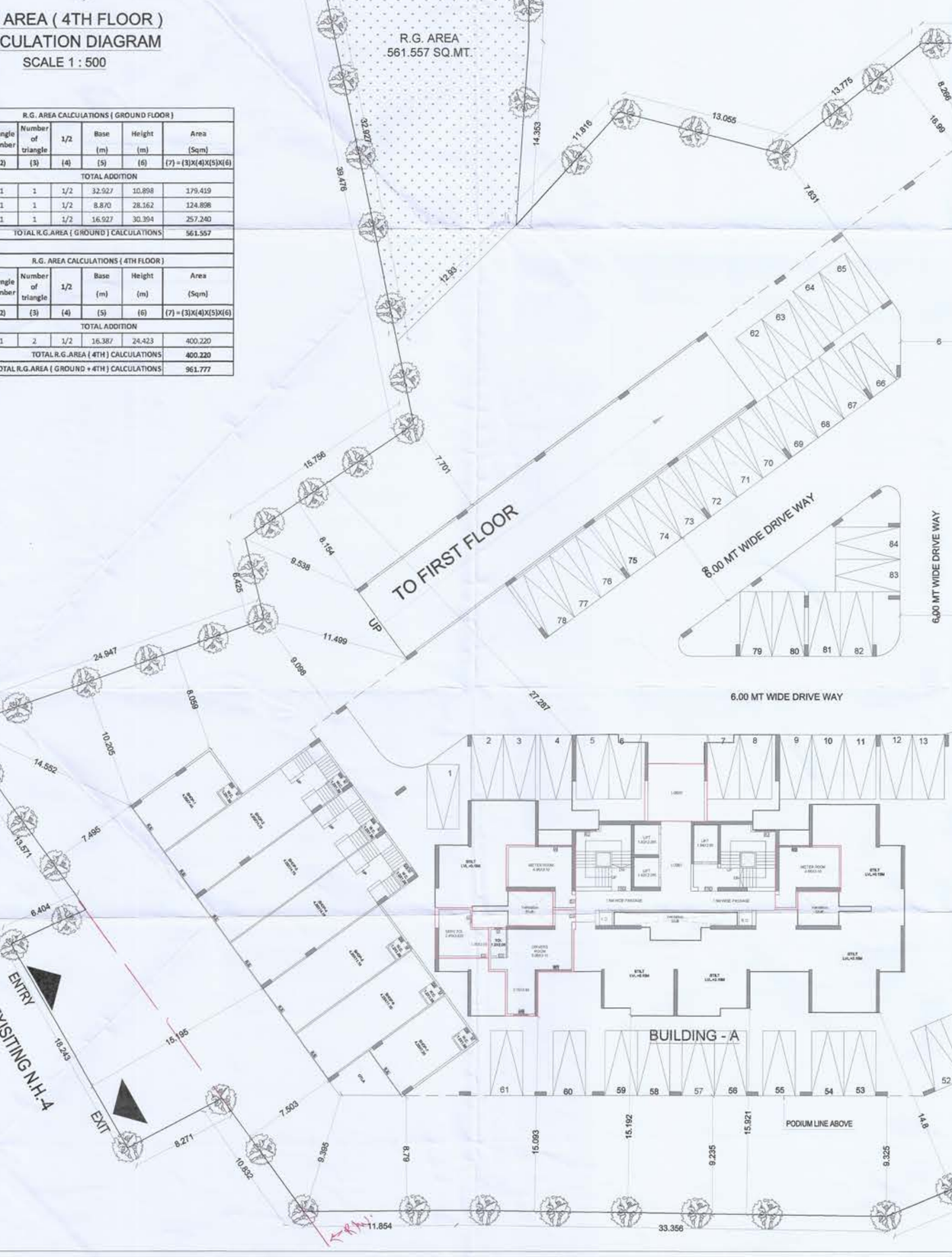


R.G. AREA (4TH FLOOR)
CALCULATION DIAGRAM

SCALE 1 : 500

R.G. AREA CALCULATIONS (GROUND FLOOR)						
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)	Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)X(4)X(5)X(6)
A	TOTAL ADDITION					
1	1	1	1/2	32.927	10.898	179.419
2	1	1	1/2	8.870	28.162	124.898
3	1	1	1/2	16.927	30.394	257.240
TOTAL R.G.AREA (GROUND) CALCULATIONS						561.557

R.G. AREA CALCULATIONS (4TH FLOOR)						
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)	Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)X(4)X(5)X(6)
A	TOTAL ADDITION					
1	1	2	1/2	16.387	24.423	400.220
TOTAL R.G.AREA (4TH) CALCULATIONS						400.220
TOTAL R.G.AREA (GROUND + 4TH) CALCULATIONS						961.777



R.G. AREA
561.557 SQ.MT.

TO FIRST FLOOR

6.00 MT WIDE DRIVE WAY

BUILDING - B

BUILDING - A

ENTRY

EXISTING N.H.-4

EXIT

LAYOUT PLAN

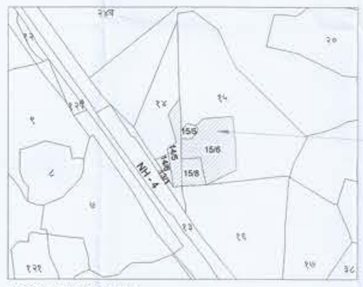
SCALE 1:200

CAR PARKING = 82

* AREA STATEMENT *				
FLOOR	BUILT UP AREA			
	COMMERCIAL	BUILDING - A	BUILDING - B	TOTAL
GROUND	360.175	21.583	21.583	403.341
1st	371.190	0.000	0.000	371.190
2nd	0.000	0.000	0.000	0.000
3rd	0.000	0.000	0.000	0.000
4th	0.000	67.988	67.988	135.976
5th	0.000	496.482	496.482	992.964
6th	0.000	496.482	496.482	992.964
7th	0.000	496.482	496.482	992.964
8th	0.000	496.482	496.482	992.964
9th	0.000	439.859	439.859	879.718
10th	0.000	496.482	496.482	992.964
11th	0.000	496.482	496.482	992.964
12th	0.000	496.482	496.482	992.964
13th	0.000	496.482	496.482	992.964
14th	0.000	439.859	439.859	879.718
15th	0.000	496.482	496.482	992.964
16th	0.000	496.482	496.482	992.964
17th	0.000	496.482	496.482	992.964
18th	0.000	496.482	496.482	992.964
19th	0.000	439.859	439.859	879.718
20th	0.000	496.482	496.482	992.964
21st	0.000	496.482	496.482	992.964
22nd	0.000	496.482	496.482	992.964
23rd	0.000	496.482	496.482	992.964
TOTAL BUILT UP AREA	731.365	9352.860	9352.860	19437.085
SOCIETY OFFICE BUILDING A				58.487
DRIVERS ROOM BUILDING A				34.232
SERVENT TOILET BUILDING A				14.438
TOTAL BUILT UP AREA				19544.242

PROFORMA -I : AREA STATEMENT		
	PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDINGS ON SURVEY No. 13/1, 14/5, 14/6, 15/5B, 15/6 & 15/8AT VILLAGE - ROHINJAN, TAL - PANVEL,DIST - RAIGAD.	Drawing Sheet No. 1/10
	Stamps Of Approval Of Plans	
AREA STATEMENT		
Sr.No.	Particulars	Area (in Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered)	7949.000
	(a) As Per Owneship Document (7/12, CTS extract)	7949.000
	(b) As Per Measurement Sheet	0.000
	(c) As Per Site	0.000
2	Deductions for	
	(a) Area Under Exisiting Road	0.000
	(b) Any D.P. Reservation Area	N.A.
	(Total a+b)	0.000
3	Balance area of plot (1-2)	7949.000
4	Amenity Space (if applicable)	
	(a) Required -	N.A.
	(b) Adjustment of 2(b), If any -	0.000
	(c) Balance Proposed -	0.000
5	Net Plot Area (3-4 (\c))	7949.000
6	Recreational Open Space (if applicable)	
	(a) Required -	794.900
	(b) Proposed -	961.777
7	Internal Road Area	N.A.
8	Plotable Area (if applicable)	N.A.
9	Built up area with refrence to Basic F.S.I. As per front road width (Sr.No. 5X basic FSI 1.1)	8743.900
10	Addition Of FSI On Payment OF Premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. (0.5)	3974.500
	(b) Proposed FSI on payment of premium.	3500.000
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 [2.0 or 1.85 X Sr.No.4 (c)]	N.A.
	(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	N.A.
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	12243.900
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	7346.340
	(c) Total entitlement (a+b)	19590.240
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)	2.56
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
	(a) Existing Built-up Area.	0.000
	(b) Proposed Built-up Area (as per 'P-line')	19544.242
	(c) Total (a+b)	19544.242
16	F.S.I. Consumed (15/3) (should not be more than serial No.14 above)	2.459
17	Balance Ancillary FSI	
18	Balance Built-up Area (13 c- 15 c)	45.998
19	Commercial Built-up Area	731.365
20	Residential Built-up Area	18812.877
21	Total Commercial & Residential Built-up Area (19+20)	19544.242

** Parking Requirements								
Occupancy	One parking space for every	No of Tenements	Non congested required		required parking		Total proposed parking	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
			12.5	2	12.5	2	12.5	2
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
			2.5x5	1x2	2.5x5	1x2	2.5x5	1x2
Commercial	100 sq. m. built up area or fraction thereof	731.365	2	6	15	44	330	0
Residential	(a) For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	152	1	2	76	152		
(Multifamily residential	b) For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	146	1	5	73	365		
TOTAL					164	561		
VISITOR'S PARKING 5%					9	29		
Multiplying Factor 0.8					139	472		
Composite Parking for Every 6 Scooter X 1 Car					79	0		
TOTAL REQUIRED PARKING					218	0	330	0



LOCATION PLAN

SCALE : NTS

पनवेल महानगरपालिका
मौजे - रोहिंजण सेक्टर —
चेकीस्ट बांधीव भू.क./ब.भू.क./सर्वे क्र./गट-क्र./
भू.क्र. 13/1, 14/5, 14/6, 15/5, 15/6 & 15/8AT प्रस्तावित सुधारित/
विनकदल करणेस/लाईक [illegible] शर्तीस आ
महानगरपालिकेचे जा.क./प [illegible] दि. 9E02E1
दि. 9/02/2021 ते 8/02/2023
नगरसेवक मंडी, सर्तीस [illegible] शांस लाल रंगाने
दुरुस्त केल्यानुसार मंजूर.

मा. आयुक्त यांचे मंजूरी नुसार

PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका वर्ग-1 PANVEL-RAIGAD

सहाय्यक संचालक, नगररचना
पनवेल महानगरपालिका

CONTENTS OF SHEET
Location Plan
Layout Plan
Builtup Area Statement
Parking Layout Plan
Amenty area Calculation & Diagram
Plot Area Statement
R.G. Area Calculation & Diagram
Parking Statement
Legends

* LEGENDS

Sr. No.	Item	Site Plan on Ammonia Print
1	Plot Line	Thick Black
2	Existing Street	Green
3	Permissible building lines	Thick Dotted Black
4	Proposed Work	Red filled in
5	Drainage & Sewerage Work	Red Dotted
6	Water Supply Work	Black Dotted Thin

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 02/Mar/2021 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.)

Owner's Declaration

I/We 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.

M/S. METRO SATYAM DEVELOPERS - PARTNERS
For Metro Satyam Developers
KARAN GULATI Partners
For Metro Satyam Developers
HITESH JAIN Partners
Owner (s) name and signature

NAME OF THE OWNER & SIGNATURE

M/S. METRO SATYAM DEVELOPERS - PARTNERS
For Metro Satyam Developers
KARAN GULATI Partners
For Metro Satyam Developers
HITESH JAIN Partners

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDINGS ON SURVEY No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8AT VILLAGE - ROHINJAN, TAL - PANVEL,DIST - RAIGAD.

ARCHITECT NAME & SIGN

NISHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
26-08-2021	Rajeshree	Gharat	1:100	N

AN.ARCH
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