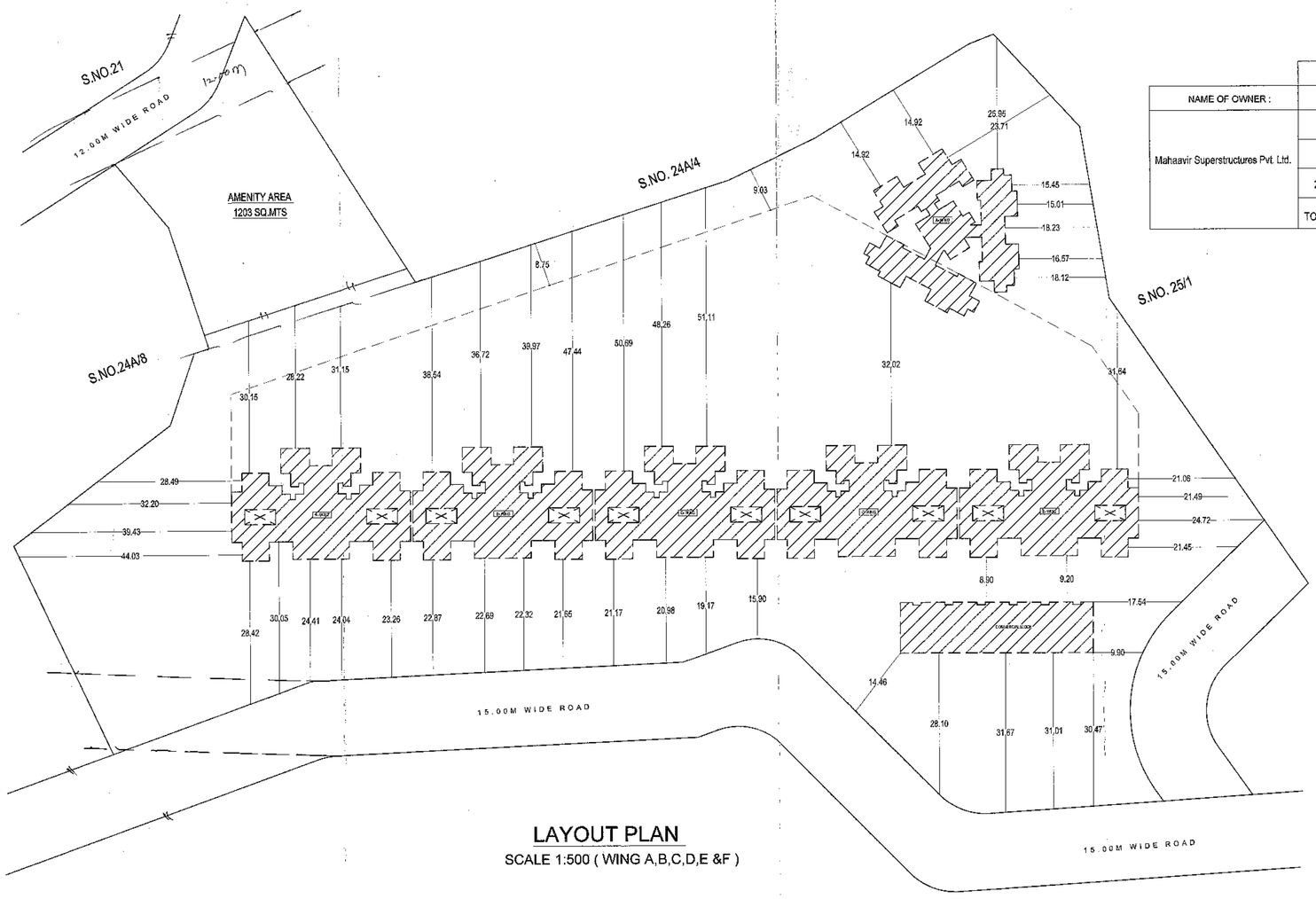


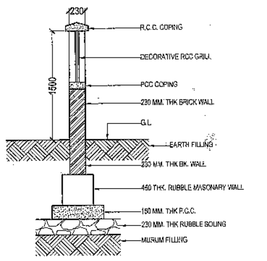
LAYOUT PLAN

SCALE 1:500 (WING A,B,C,D,E &F)

7/12 AREA STATEMENT		
NAME OF OWNER :	S. NO.	AREA
Mahaavir Superstructures Pvt. Ltd.	19/1	9386.000 sqm
	20	12570.000 sqm
	24/A/8/B	2100.000
	TOTAL AREA	24055.00 sqm

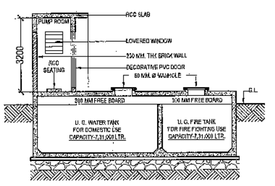
COMMERCIA UNIT	12
RESIDENTIAL UNIT	968
TOTAL UNIT	980

CLUB HOUSE AREA	
LOWER FLOOR	344.720 sqm
UPPER FLOOR	175.650 sqm
TOTAL	520.370 sqm



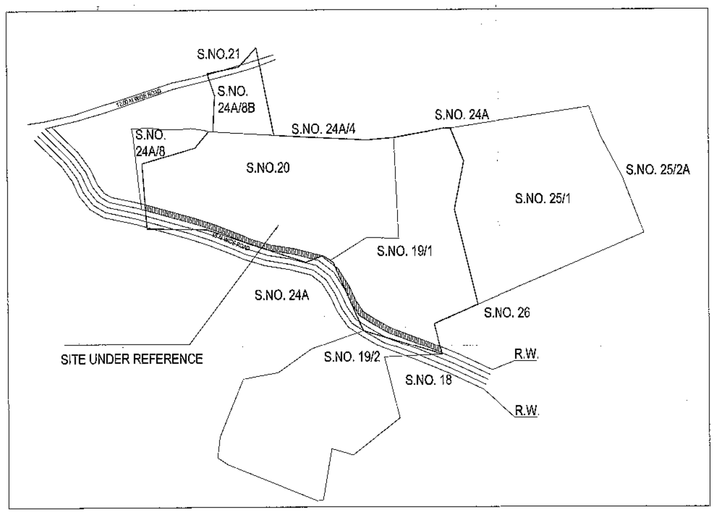
SECTION THRO. COMPOUND WALL

SCALE : N.T.S.



U.G.WATER TANK SECTION

SCALE : N.T.S.



LOCATION PLAN

SCALE 1:2000

AREA STATEMENT :- COMMERCIAL BLOCK				
FLOOR NO.	B.U.A (SQM.)	PROVIDED BALCONY (SQM)	PROVIDED TERRACE (SQM)	NET B.U.A (SQM)
GROUND	375.200 sqm	0.000 sqm	0.000 sqm	375.200 sqm
TOTAL	375.200 sqm	0.000 sqm	0.000 sqm	375.200 sqm

AREA STATEMENT (WING- A)				
FLOOR NO.	B.U.A (SQM.)	PROVIDED BALCONY (SQM)	PROVIDED TERRACE (SQM)	NET B.U.A (SQM)
GROUND	85.070 sqm	0.000 sqm	0.000 sqm	85.070 sqm
1st FLOOR	343.575 sqm	0.000 sqm	0.000 sqm	343.575 sqm
2nd FLOOR	343.575 sqm	0.000 sqm	0.000 sqm	343.575 sqm
3rd FLOOR	446.620 sqm	0.000 sqm	0.000 sqm	446.620 sqm
4TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
5TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
6TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
7TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
8TH FLOOR	425.190 sqm	0.000 sqm	0.000 sqm	425.190 sqm
9TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
10TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
11TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
12TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
13TH FLOOR	425.190 sqm	0.000 sqm	0.000 sqm	425.190 sqm
14TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
15TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
16TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
17TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
18TH FLOOR	425.190 sqm	0.000 sqm	0.000 sqm	425.190 sqm
19TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
20TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
21TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
22TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
23TH FLOOR	425.190 sqm	0.000 sqm	0.000 sqm	425.190 sqm
24TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
25TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
26TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
27TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
28TH FLOOR	425.190 sqm	0.000 sqm	0.000 sqm	425.190 sqm
29TH FLOOR	486.870 sqm	0.000 sqm	0.000 sqm	486.870 sqm
TOTAL	13569.06 sqm	0.000 sqm	0.000 sqm	13569.06 sqm

WING NO.	NET B.U.A (SQM)
SECURITY CABIN	17.780 sqm
COMMERCIAL BLOCK	375.200 sqm
A- WING	13569.060 sqm
B- WING	10165.340 sqm
C- WING	10165.340 sqm
D- WING	10245.350 sqm
E- WING	10165.340 sqm
F- WING	10245.350 sqm
TOTAL AREA	64948.760 sqm

AREA STATEMENT (WING B,C & E)				
FLOOR NO.	B.U.A (SQM.)	PROVIDED BALCONY (SQM)	PROVIDED TERRACE (SQM)	NET B.U.A (SQM)
GROUND	76.020 sqm	0.000 sqm	0.000 sqm	76.020 sqm
1st FLOOR	281.980 sqm	0.000 sqm	0.000 sqm	281.980 sqm
2nd FLOOR	281.980 sqm	0.000 sqm	0.000 sqm	281.980 sqm
3rd FLOOR	281.980 sqm	0.000 sqm	0.000 sqm	281.980 sqm
4TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
5TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
6TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
7TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
8TH FLOOR	450.540 sqm	0.000 sqm	0.000 sqm	450.540 sqm
9TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
10TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
11TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
12TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
13TH FLOOR	450.540 sqm	0.000 sqm	0.000 sqm	450.540 sqm
14TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
15TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
16TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
17TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
18TH FLOOR	450.540 sqm	0.000 sqm	0.000 sqm	450.540 sqm
19TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
20TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
21TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
22TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
TOTAL	10165.340 sqm	0.000 sqm	0.000 sqm	10165.340 sqm

AREA STATEMENT (WING D & F)				
FLOOR NO.	B.U.A (SQM.)	PROVIDED BALCONY (SQM)	PROVIDED TERRACE (SQM)	NET B.U.A (SQM)
GROUND	76.020 sqm	0.000 sqm	0.000 sqm	76.020 sqm
1st FLOOR	281.980 sqm	0.000 sqm	0.000 sqm	281.980 sqm
2nd FLOOR	281.980 sqm	0.000 sqm	0.000 sqm	281.980 sqm
3rd FLOOR	361.990 sqm	0.000 sqm	0.000 sqm	361.990 sqm
4TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
5TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
6TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
7TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
8TH FLOOR	450.540 sqm	0.000 sqm	0.000 sqm	450.540 sqm
9TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
10TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
11TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
12TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
13TH FLOOR	450.540 sqm	0.000 sqm	0.000 sqm	450.540 sqm
14TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
15TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
16TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
17TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
18TH FLOOR	450.540 sqm	0.000 sqm	0.000 sqm	450.540 sqm
19TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
20TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
21TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
22TH FLOOR	493.110 sqm	0.000 sqm	0.000 sqm	493.110 sqm
TOTAL	10245.350 sqm	0.000 sqm	0.000 sqm	10245.350 sqm

REQUIREMENT FOR SEPTIC TANK

SR. NO	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	USED WATER REQUIREMENT @		GRADE WATER	% FROM TO SEWAGE		TOTAL	TOTAL REQUIRED
				FLUSHING	DOMESTIC		FLUSHING	DOMESTIC	FLOW	
				A	B	A+B	100%	52%		
				LPD	LPD	LPD	LPD	LPD	LPD	KLPD
31	SUBTOTAL	4	4500	45	172800	90	44280	89856	134,520	134.520

WATER SUPPLY REQUIREMENTS:

DESCRIPTION	FLAT UNITS	UNIT NORMS (LTRS)	TOTAL(LTRS)
O.H.TANK	980	500	490000
U.G.TANK	980	750	735000
FIRE TANK	980		600000

PARKING STATEMENT

No of tenements	Require parking rate	Required no of parking space		Proposed no of parking space	
		no of cars	no of scooter	no of cars	no of scooter
352.590 sqm	Shops and other Commercials users For every 100 sqm carpet area 2 car & 6 scooter X 80%	6	19	6	19
0	(2 Tenements having carpet area less 30 Sqm 0 car & 4 scooter + 5% visitor parking) X 80%	0	0	0	0
0	(2 Tenements having carpet area 30-40 Sqm. 1 car & 2 scooter + 5% visitor parking) X 80%	0	0	0	0
968	(2 Tenements having carpet area 40-80 Sqm 1 car & 5 scooter + 5% visitor parking) X 80%	407	2033	777	346
	TOTAL	413	2052	783	365

DRAWING NO :

A 1

STAMP OF APPROVAL :

पनवेल महानगरपालिका
मौजे- रेटीपाडा सेक्टर -
चेपोल अंतिम भू.उ.क्र.क्र.क्र./पनवेल क्र./४८ क्र./
भू.क्र./२८/७,२०/२अ/४/१/१ दिनांक सुधारित/
पेरावदल करणेस/प्रारंभ पत्रकाचे नकाशास या
कार्यालयाचे पत्र क्रमांक/पनवेल/ PEC80/ 1st cir
दि.०६/१२/२१ दिनांक २१/०८/२०२२
मधील अटी, शर्तीस अधिन राहून नकाशास खाल रंगाने
दुरुस्त केल्यानुसार मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
सहाय्यक संचालक, नगररचना
पनवेल महानगरपालिका

AREA CALCULATION :

A	AREA STATEMENT:		SQ.M.
1	AREA OF PLOT		
	a	AS PER OWNERSHIP DOCUMENT(7/12 , CTS EXTRACT)	24055.000 SQM
	b	AS PER MEASUREMENT SHEET	24055.000 SQM
	c	AS PER SITE	24055.000 SQM
2	DEDUCTION FOR		
	a	PROPOSED D.P/ ROAD WIDENING/ SERVICE ROAD/ HIGHWAY WIDENING	1260.000 SQM
	b	ANY RESERVATION	
	TOTAL (a+b)		
3	BALANCE AREA OF PLOT (1-2)		22795.000 SQM
4	ADDITION FOR F.S.I (2a)		1260.000 SQM
5	NET AREA OF PLOT (3+4)		24055.000 SQM
6	AMENITY SPACE (If applicable)		
	a	REQUIRED	1202.750 SQM
	b	ADJUSTMENT OF 20(f) if any	
	c	BALANCE PROPOSED	1203.00 SQM
7	NET AREA OF PLOT (5-6(c))		21592.00 SQM
8	RECREATIONAL OPEN SPACE (If applicable)		
	a	REQUIRED	2159.200 SQM
	b	PROPOSED	3670.000 SQM
9	INTERNAL ROAD AREA		N.A.
10	PLOTABLE AREA (If applicable)		N.A.
11	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS 1.10		23480.90 SQM
12	ADDITION TO FSI ON PAYMENT OF PREMIUM		
	a	MAX. PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD Zone	12027.500 SQM
	b	PROPOSED FSI ON PAYMENT OF PREMIUM	11730.000 SQM
13	IN-SITU FSI/ TDR LOADING		
	a	IN- SITU AREA AGAINST D.P. ROAD (2.0 X 2(a)), IF ANY	0.000 SQM
	b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X 6(b) AND/OR (d)	1203 X 2.00 2406.000 SQM
	c	TDR AREA	0.000 SQM
	d	TOTAL IN-SITU TDR LOADING PROPOSED [13 (a) + (b) + (c)]	2406.00 SQM
14	ADDITIONAL FSI AREA UNDER CHAPTER NO.7		0.000 SQM
15	TOTAL ENTITLEMENT OF FSI IN THE APPROVAL		
	a	[11 + 12(b) + 13(d) OR 12 WHICHEVER IS APPLICABLE	40586.50 SQM
	b	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	24367.00 SQM
	c	TOTAL ENTITLEMENT (a + b)	64953.50 SQM
16	MAXIMUM UTILIZATION LIMIT OF FSI (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 1.5 OR 1.8)		-
17	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT 17(b))		
	a	EXISTING BUILT-UP AREA	0.000 SQM
	b	PROPOSED BUILT- UP AREA (AS PER 'P-LINE)	64648.760 SQM
	c	TOTAL (a+b)	64648.760 SQM
18	FSI CONSUMED (unsold not be more than Sr.No.14 above)		2.700
19	AREA FOR 'EXCLUSIVE HOUSING, IF ANY		
	a	REQUIRED (20% OF Sr. No-8)	-
	b	PROPOSED	
20	BALANCE AREA		4.74 SQM

B	BALCONY AREA STATEMENT:		
a	PERMISSIBLE BALCONY AREA PER FLOOR		AS SHOWN
b	PROPOSED BALCONY AREA PER FLOOR		
c	EXCESS BALCONY AREA (TOTAL)		

C	SANITARY REQUIREMENTS:		
SN	FLOOR	WC PROPOSED	WC REQUIRED
1	GROUND		
2	FIRST		
3	SECOND		
4	THIRD		

D CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYD BY ME ON _____ AND DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH AREA STATED IN DOCUMENTS I.T.P.SCHEME RECORDS / LAND RECORD DEPT. / CITY SURVEY RECORDS / DEVELOPMENT PLAN.

SIGNATURE

E	DOOR AND WINDOW SCHEDULE:			
S.NO.	TYPE	SIZE	AREA	SPECIFICATION
1	D	1.00 X 2.10	2.10 SQM	T.W. FLUSH DOOR
2	D1	0.90 X 2.10	1.89 SQM	T.W. FLUSH DOOR
3	G2	0.75 X 2.10	1.57 SQM	GAL. ALU. SLIDING WINDOW
4	W1	1.75 X 2.10	3.67 SQM	GAL. ALU. SLIDING WINDOW
5	W2	1.50 X 1.40	2.10 SQM	GAL. ALU. SLIDING WINDOW
6	V	0.60 X 0.90	0.54 SQM	LOUVERED AL.WINDOW

CONTENT OF SHEET :

LOCATION PLAN
LAYOUT PLAN

DESCRIPTION OF PROJECT :

PROPOSED RESIDENTIAL / COMMERCIA BUILDING ON S. NO.19/1,20,24/A/8/B, ROHINJAN. DIST:- RAIGAD

DATE : 11/08/2021

DRAWN BY: ANKUSH

SCALE : AS SHOWN

CHECKED BY : ADINATH PATKAR

ARCHITECT :

07 ARCHITECTS AND PLANNERS

ADDRESS :

ARCHITECTURE & PLANNERS
OFFICE:
7 & 8, SAI PRASAD CHS,
PLOT NO - 59/2,
SAI ROAD,
PANVEL - 410206.

TELE PHONE : TEL - 27457077

NORTH :

WEB : www.o7architects.com

SIGN OF OWNER :

For MAHAAVIR SUPERSTRUCTURES PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY

Mr. Mahanish Omprakash Chhajer

SIGN OF ARCHITECT :

07 ASSOCIATE
Ar. Adinath V. Patkar
Reg. No.CA/2007/40234
07 ASSOCIATES

AR.ADINATH V.PATKAR
Reg.No. CA/2007/40234