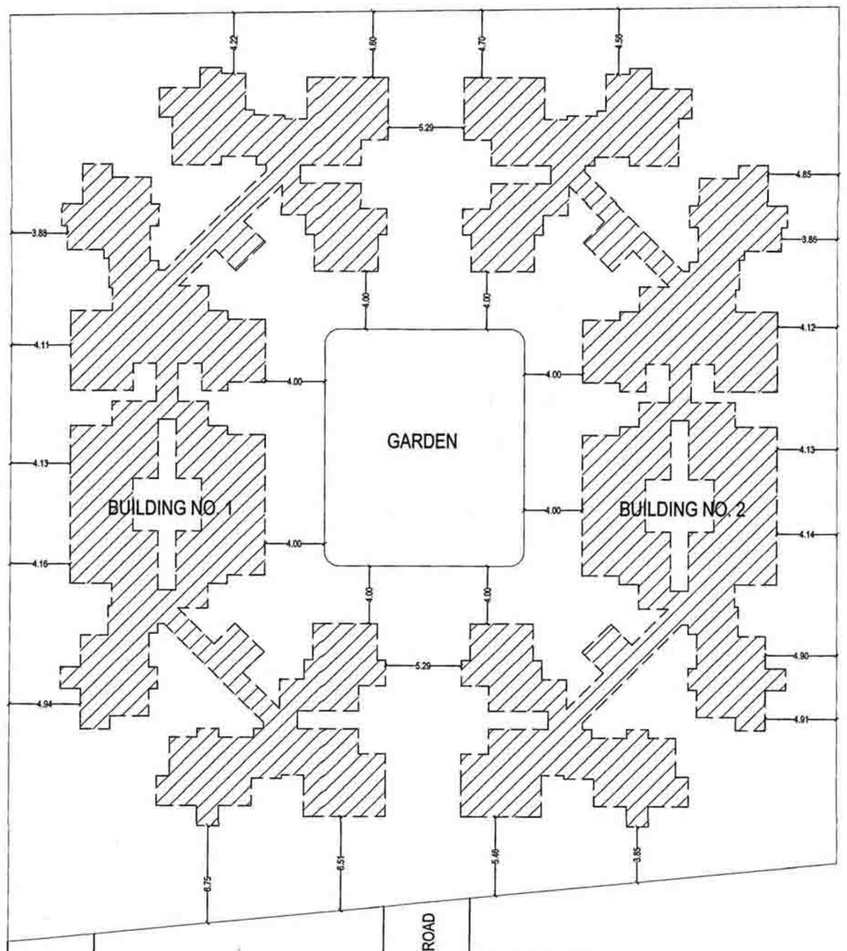
S. NO. 1/8A

S. NO. 1/1



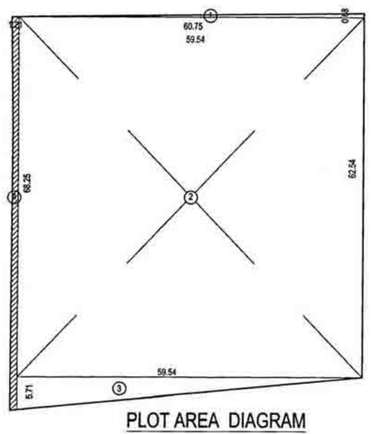
LAYOUT PLAN
SCALE - 1 : 200

BUILT-UP AREA STATEMENT : PLOT AREA

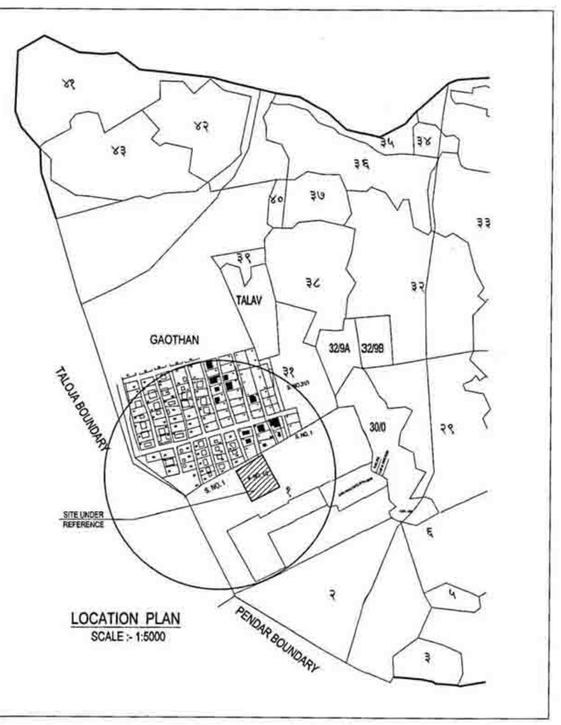
STANDARD DEDUCTIONS :-

1. 0.50 X 60.75 X 0.68 X 1 = 20.655 SQ.M.
2. 59.54 X 62.54 X 1 = 3723.632 SQ.M.
3. 0.50 X 59.54 X 5.71 X 1 = 169.99 SQ.M.
4. 0.50 X 1.21 X 68.25 X 1 = 75.723 SQ.M.

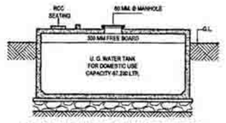
TOTAL = 3990 SQ.M.



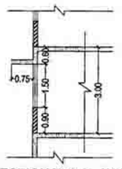
PLOT AREA DIAGRAM
SCALE - 1 : 500



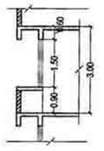
LOCATION PLAN
SCALE :- 1:5000



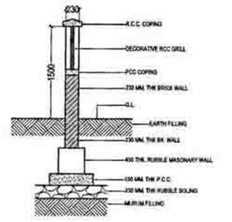
U.G.WATER TANK SECTION
SCALE : N.T.S.



SECTION THRO.- W.S
SCALE : N.T.S.

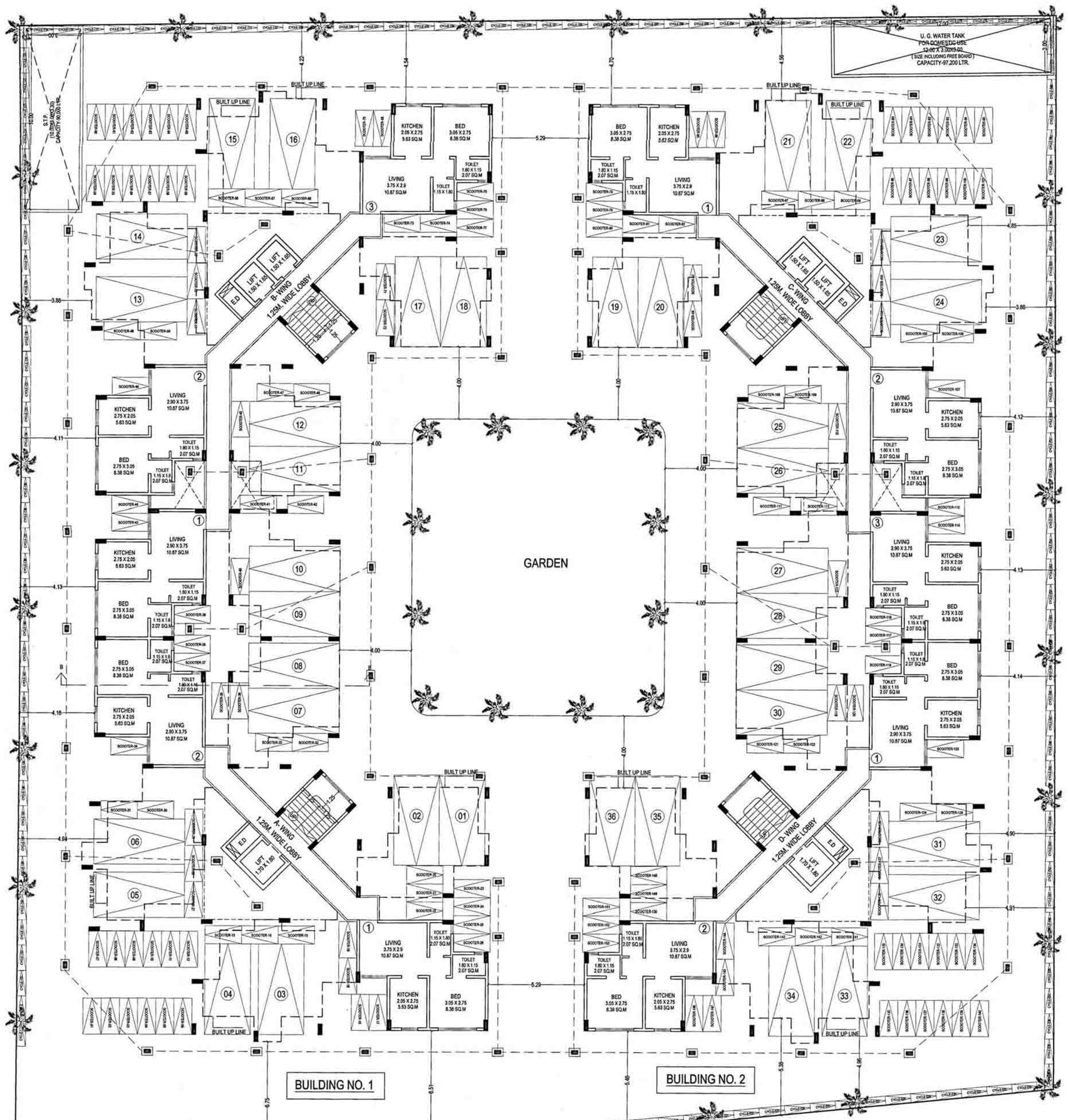


SECTION THRO.- CUB.
SCALE : N.T.S.



SECTION THRO. COMPOUND WALL
SCALE : N.T.S.

7/12 AREA STATEMENT		
NAME OF OWNER :	S. NO.	AREA
Rajaram S. Kadam & Other	1/2	4050.000 sqm
	TOTAL AREA	4050.000 sqm



GROUND FLOOR PLAN
SCALE: 1:100

BLD NO.	RESIDENTIAL AREA	COMMERCIAL AREA	BLD NO.	ENC. BALCONY	OPEN BALCONY	BLD NO.	TERRACE AREA
BLD NO. 1	2357.920 sqm	0.000 sqm	BLD NO. 1	188.500 sqm	115.600 sqm	BLD NO. 1	185.456 sqm
BLD NO. 2	2357.920 sqm	0.000 sqm	BLD NO. 2	188.500 sqm	115.600 sqm	BLD NO. 2	185.456 sqm
TOTAL	4715.840 sqm	0.000 sqm	TOTAL	377.000 sqm	231.200 sqm	TOTAL	370.912 sqm

REQUIREMENT FOR SEPTIC TANK											
SR. NO	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER	% FLOW TO SEWER		TOTAL FLOW	TOTAL REQUIRED
				FLUSHING		DOMESTIC			FLUSHING	DOMESTIC		
				A		B		A+B	100%	80%		D
				LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	KLPD
1	327 FLATS	5	600	45	27000	90	54000	81000	27000	43665	70665	74.115

PARKING STATEMENT								
Tenement size	No of tenements	Require parking rate	Required no of parking space			Proposed no of parking space		
			no of cars	no of scooter	no of cycle	no of cars	no of scooter	no of cycle
UP TO 50 SQMT	122	(c) 4 Tenements having built-up area upto 50 Sq. M.	0	5	5	0	0	0
			0	153	153	36	153	153

TERRACE AREA STATEMENT: TYPICAL 1st & 3rd FLOOR (BLD NO. 1& 2)					
TERRACE NO	DIMENSIONS (M)	AREA	NOS.	AREA (SQM)	FLOORS	TOTAL
1	1.55 X 1.90	3.135	4	12.540		
2	3.05 X 1.05	3.202	10	32.020		
			TOTAL=	44.560	2	89.120

BALCONY AREA STATEMENT: TYPICAL 1st & 3rd FLOOR (BLD NO.1 & 2)						
BALCONY NO	DIMENSIONS (M)	AREA	NOS.	AREA (SQM)	FLOORS	TOTAL
1	1.55 X 1.00	1.550	10	15.500		
2	2.05 X 1.00	2.050	10	20.500		
3	2.10 X 1.00	2.100	6	12.600		
4	3.15 X 1.00	3.150	4	12.600		
5	3.25 X 1.00	3.250	4	13.000		
			TOTAL=	74.200	2	148.400

TERRACE AREA STATEMENT: TYPICAL 2nd & 4th FLOOR (BLD NO. 1 & 2)						
TERRACE NO	DIMENSIONS (M)	AREA	NOS.	AREA (SQM)	FLOORS	TOTAL
1	1.55 X 2.75	4.262	10	42.620		
2	3.25 X 1.35	1.387	4	5.548		
			TOTAL=	48.168	2	96.336

BALCONY AREA STATEMENT: TYPICAL 2nd & 4th FLOOR (BLD NO. 1&2)						
BALCONY NO	DIMENSIONS (M)	AREA	NOS.	AREA (SQM)	FLOORS	TOTAL
1	1.90 X 1.00	1.900	2	3.800		
2	2.05 X 1.00	2.050	11	22.550		
3	2.10 X 1.00	2.100	4	8.400		
4	3.05 X 1.00	3.050	10	30.500		
5	3.15 X 1.00	3.150	4	12.600		
			TOTAL=	77.850	2	155.700

BUILT UP AREA STATEMENT: (BUILDING NO. 1 & 2)

FLOOR	B.U.A. (SQM)	STAIRCASE (SQM)	G.F.A. (SQM)	PERMISSIBLE BAL. (SQM)	PROVIDED BAL. (SQM)	EXCESS BAL. (SQM)	PERMISSIBLE TERR. (SQM)	PROVIDED TERR. (SQM)	EXCESS TERR. (SQM)	NET B.U.A. (SQM)
GROUND	241.620	0.000	241.620	36.243	0.000	0.000	48.324	0.000	0.000	241.620
FIRST	533.220	0.000	533.220	79.983	74.200	0.000	106.644	44.560	0.000	533.220
SECOND	524.930	0.000	524.930	78.740	77.850	0.000	104.986	48.168	0.000	524.930
THIRD	533.220	0.000	533.220	79.983	74.200	0.000	106.644	44.560	0.000	533.220
FOURTH	524.930	0.000	524.930	78.740	77.850	0.000	104.986	48.168	0.000	524.930
TOTAL	2357.920	0.000	2357.920	353.688	304.100	0.000	471.584	185.456	0.000	2357.920

DRAWING NO :

A	01

STAMP OF APPROVAL :

या कार्यालयाचे शारुप प्रमाणपत्र क्रमांक पमपा/तांपि/ 2093 दि. २३-८-१९ मधील सर्व शर्तीस अधिन राहुन सदर नकाशे दुरुस्त फेरफाणुसार...नाहिसे.....सदर नकाशे / सुधारीत नकाशे मंजुर

सहायक संचालक नगररचना पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका PANVEL-RAIGAD

AREA CALCULATION :

A	AREA STATEMENT:		SQ.M.
1	AREA OF PLOT (AS PER 7/12)		4050.000 SQM
	AREA OF PLOT (AS PER TRIANGULATION)		3990.00 SQM
2	DEDUCTION FOR		
	a	ROAD (SET BACK AREA)	-
	b	PROPOSED ROAD	
	c	ANY RESERVATION	
	TOTAL (a+b+c)		
3	NET GROSS AREA OF PLOT		3990.00 SQM
4	RECREATION GROUND AS PER REGULATION 29		0.000 SQM
5	NET AREA OF PLOT (3-4)		3990.00 SQM
6	ADDITION FOR F.S.I (2a,2b)		0.000 SQM
7	NET AREA OF PLOT (5+6)		3990.00 SQM
8	F.S.I PERMISSIBLE		1.00
9	F.S.I CREDIT AVAILABLE BY DEVELOPMENT RIGHT (Restricted to 82% of the balance area vide2 above)		-
10	F.S.I CREDIT AVAILABLE BY PAYMENT OF PREMIUM (Restricted to 20% of the balance area vide2 above)		798.00 SQM
11	F.S.I CREDIT AVAILABLE BY REDEVELOPMENT OF DANGEROUS BUILDINGS (Restricted to 15% of the gross plot area)		0.000 SQM
12	PERMISSIBLE FLOOR AREA (7+8)+9+10+11		4788.00 SQM
13	EXISTING FLOOR AREA		-
14	PROPOSED FLOOR AREA		4715.840 SQM
15	EXCESS BALCONY AREA TAKEN IN F.S.I (as per 6b)		0.000 SQM
16	TOTAL BUILT UP AREA PROPOSED (13+14+15)		4715.840 SQM
17	F.S.I CONSUMED		1.181
18	BALANCE AREA		72.160 SQM

B	BALCONY AREA STATEMENT:	
a	PERMISSIBLE BALCONY AREA PER FLOOR	
b	PROPOSD BALCONY AREA PER FLOOR	PROPOSED
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 SURVEYED 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 / T.P.SCHEME RECORDS / LAND RECORD DEPT. / CITY SURVEY RECORDS / DEVELOPMENT PLAN

SIGNATURE

E DOOR AND WINDOW SCHEDULE:

SNO	TYPE	SIZE	AREA	SPECIFICATION
1	D	1.00 X 2.10	2.10 SQ.M	T.W. FLUSH DOOR
2	D1	0.90 X 2.10	1.89 SQ.M	T.W. FLUSH DOOR
3	D2	0.75 X 2.10	1.57 SQ.M	GAL. ALU. SLIDING WINDOW
4	W1	1.75 X 2.10	3.67 SQ.M	GAL. ALU. SLIDING WINDOW
5	W2	1.50 X 1.40	2.10 SQ.M	GAL. ALU. SLIDING WINDOW
6	V	0.60 X 0.90	0.54 SQ.M	LOUVERED AL.WINDOW

CONTENT OF SHEET :

FLOOR LAYOUT PLAN
LOCATION PLAN

DESCRIPTION OF PROJECT :

PROPOSED RESIDENTIAL BUILDINGS ON S.NO. 1/2, KOYANVELE VILLAGE ,TAL. PANVEL DIST:- RAIGAD

DATE : 09/07/2019

DRAWN BY: ANKUSH

SCALE : AS SHOWN

CHECKED BY : ADINATH PATKAR

ARCHITECT : 07 ARCHITECTS AND PLANNERS

ADDRESS : OFFICE : 7 & 8, SAI PRASAD CHS, PLOT NO - 99/2, S.N.ROAD, PANVEL - 410206.

TELE PHONE : TEL - 27457077

WEB : www.o7architects.com

NORTH :

SIGN OF OWNER :

SIGN OF ARCHITECT :

07 ASSOCIATES

AR. ADINATH V.PATKAR - Reg No. CA/2007/61234