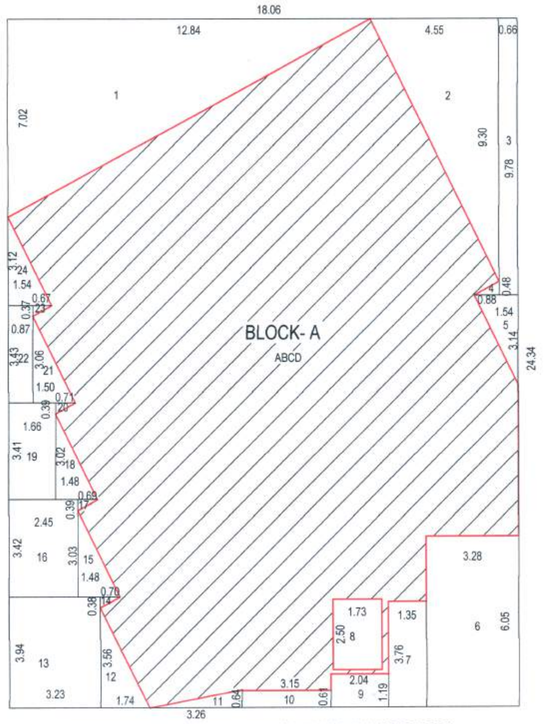
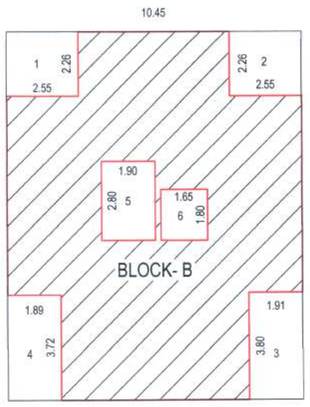
BUILT-UP AREA STATEMENT :-GROUND FLOOR (A- BLOCK)				
AREA OF BLOCK (ABCD) : 18.06 X 24.34 = 439.580				
STANDARD DEDUCTIONS :-				
S.NO.	DIMENSIONS (X)	DIMENSIONS (L)		AREA
1	12.84	7.02	0.5	45.07
2	4.55	9.30	0.5	21.16
3	0.66	9.78	1.0	6.45
4	0.88	0.48	0.5	0.21
5	1.54	3.14	0.5	2.42
6	3.28	6.05	1.0	19.84
7	1.35	3.76	1.0	5.08
8	1.73	2.50	1.0	4.33
9	2.04	1.19	1.0	2.43
10	3.15	0.61	1.0	1.92
11	3.26	0.64	0.5	1.04
12	1.74	3.56	0.5	3.10
13	3.23	3.94	1.0	12.73
14	0.70	0.38	0.5	0.13
15	1.48	3.03	0.5	2.24
16	2.45	3.42	1.0	8.38
17	0.69	0.39	0.5	0.13
18	1.48	3.02	0.5	2.23
19	1.66	3.41	1.0	5.66
20	0.71	0.39	0.5	0.14
21	1.50	3.06	0.5	2.30
22	0.87	3.43	1.0	2.98
23	0.67	0.37	0.5	0.12
24	1.54	3.12	0.5	2.40
TOTAL DEDUCTIONS				152.50
NET AREA 439.580 - 152.50 = 287.08 SQM				



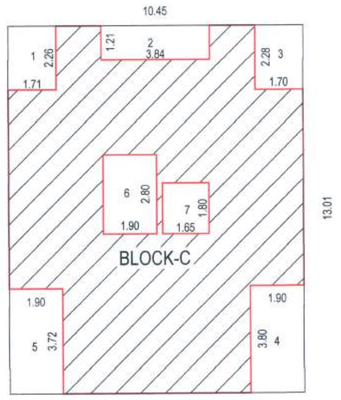
GROUND FLOOR AREA DIAGRAM (A-WING SHOP)

SCALE 1:100



GROUND FLOOR AREA DIAGRAM (A-WING)

SCALE 1:100



GROUND FLOOR AREA DIAGRAM (B-WING)

SCALE 1:100

BUILT -UP AREA STATEMENT :-GROUND FLOOR (B- BLOCK) (A-WING)			
AREA OF BLOCK (ABCD) : 10.45 X 13.01= 135.954			
STANDARD DEDUCTIONS :-			
S.NO.	DIMENSIONS (X)	DIMENSIONS (L)	AREA
1	2.55	2.26	5.76
2	2.55	2.26	5.76
3	1.91	3.80	7.26
4	1.89	3.72	7.03
5	1.90	2.80	5.32
6	1.65	1.80	2.97
TOTAL DEDUCTIONS			34.10
NET AREA 135.954 - 34.10 = 101.854 SQM			

BUILT -UP AREA STATEMENT :-GROUND FLOOR (C- BLOCK) (B-WING)			
AREA OF BLOCK (ABCD) : 10.45 X 13.01= 135.954			
STANDARD DEDUCTIONS :-			
S.NO.	DIMENSIONS (X)	DIMENSIONS (L)	AREA
1	1.71	2.26	3.86
2	3.84	1.21	4.65
3	1.70	2.28	3.88
4	1.90	3.80	7.22
5	3.72	1.90	7.07
6	1.90	2.80	5.32
7	1.65	1.80	2.97
TOTAL DEDUCTIONS			34.97
NET AREA 135.954 - 34.97 = 100.984 SQM			

TOTAL DEDUCTIONS =152.50 (A- BLOCK) + 34.10 (B- BLOCK) = 186.60 SQ.M.

TOTAL AREA 439.58 (A -BLOCK) +135.954 (B- BLOCK) = 575.534 SQ.M.

NET AREA 575.534- 186.60 =388.934 SQ.M.

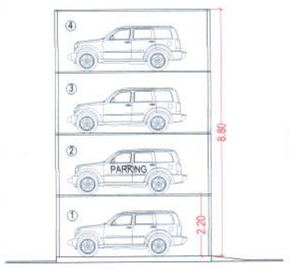
A- WING GROUND FLOOR NET BUILT UP AREA =388.934 SQ.M.

B- WING GROUND FLOOR NET BUILT UP AREA =100.984 SQ.M.

SITE UNDER REFERENCE

LOCATION PLAN

SCALE - NTS



PUZZLE PARKING SECTION

SCALE - 1:100

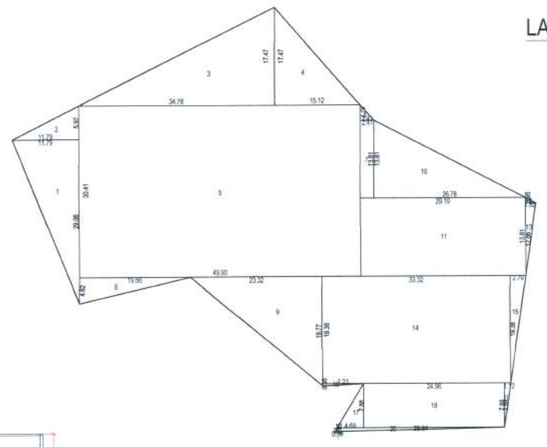
WING	BUILT UP AREA
A- WING	5335.623 SQ.M
B- WING	4953.354 SQ.M
TOTAL BUA	10288.977 SQ.M

COMMERCIAL AREA	629.712 SQM
RESIDENTIAL AREA	9659.265 SQM
TOTAL AREA	10288.977 SQM

COMMERCIAL UNIT	RESIDENTIAL UNIT	TOTAL UNIT
11	136	147

LAYOUT PLAN

SCALE - 1:500



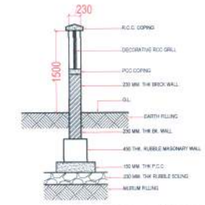
SCALE - 1:500

PLOT AREA STATEMENT

STANDARD DEDUCTIONS :-

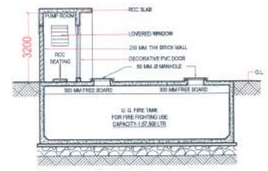
1. 11.79 X 29.06 X 0.50 = 171.309 SQ.M.
2. 11.79 X 5.97 X 0.50 = 35.193 SQ.M.
3. 34.78 X 17.47 X 0.50 =303.803 SQ.M.
4. 15.12 X 17.47 X 0.50 =132.073 SQ.M.
5. 49.90 X 30.41 X 1 = 1517.459 SQ.M.
6. 2.41 X 2.79 X 0.50 X 1 = 3.362 SQ.M.
7. 2.41 X 13.81 X 1 = 33.282 SQ.M.
8. 19.66 X 4.62 X 0.50 X 1 = 45.415 SQ.M.
9. 23.32 X 19.77 X 0.50 = 230.518 SQ.M.
10. 26.78 X 13.81 X 0.50 X 1 = 184.916 SQ.M.
11. 29.19 X 13.81 X 1 = 403.114 SQ.M.
12. 1.85 X 0.95 X 0.50 = 0.879 SQ.M.
13. 1.85 X 12.86 X 0.50 X 1 =11.895 SQ.M.
14. 33.32 X 19.38 X 1 = 645.741 SQ.M.
15. 2.79 X 19.38 X 0.50 X 1 = 27.035 SQ.M.
16. 7.23 X 0.38 X 0.50 X 1 = 1.374 SQ.M.
17. 4.69 X 7.88 X 0.50 =18.478 SQ.M.
18. 24.96 X 7.88 X 1 = 196.684 SQ.M.
19. 1.12 X 7.88 X 0.50 = 4.413 SQ.M.
20. 29.64 X 0.65 X 0.50 X 1 =9.633 SQ.M.
21. 0.39 X 0.85 X 0.50 X 1 = 0.126 SQ.M.

TOTAL = 3982.702 SQ.M.



SECTION THRO. COMPOUND WALL

SCALE : N.T.S.



U.G.WATER TANK SECTION

SCALE : N.T.S.

WATER SUPPLY REQUIREMENTS:			
DESCRIPTION	UNITS	UNIT NORMS (LTRS)	TOTAL(LTRS)
O.H.TANK	147	500	73500
U.G.TANK	147	750	110250
FIRE TANK	147	750	110250

PARKING STATEMENT										
		Required no of parking space							Proposed no of parking space	
Require parking rate	No of tenements	Required no of car			Required no of scooter					
		no of cars	5% visitor	80%	no of scooter	5% visitor	80%		no of cars	no of scooter
Shops and other Commercials users For every 100 sqm carpet area 2 car & 6 scooter	510.497	510.497/100=5.1 0 x 2= 10.20 10	0	8	510.497/100 = 5.10 x 6= 30.6 31	0	25		12	0
(2 Tenements having carpet area 30-40 Sqm 1 car & 2 scooter	72	72/2=36 x 1= 36 36	2	30	72/2=36x 2= 72 72	4	60		40	
(2 Tenements having carpet area 40-80 Sqm 1 car & 5 scooter	64	64/2=32 x 1= 32 32	2	27	64/2=32 x 5= 160 160	8	134		86	0
	136 FLAT	78	4	65	262	12	219		138	0

BUILT UP AREA STATEMENT: WING - A						
FLOOR	B.U.A. (SQM)	STAIRCASE (SQM)	G.F.A. (SQM)	PROVIDED BAL. (SQM)	PROVIDED TERR. (SQM)	NET B.U.A. (SQM)
GROUND	388.934	0.000	388.934	0.000	0.000	388.934
1ST FLOOR	750.159	0.000	750.159	0.000	0.000	750.159
2nd FLOOR	435.246	0.000	435.246	0.000	0.000	435.246
3rd FLOOR	563.284	0.000	563.284	0.000	0.000	563.284
4th FLOOR	539.950	0.000	539.950	0.000	0.000	539.950
5th FLOOR	539.950	0.000	539.950	0.000	0.000	539.950
6th FLOOR	546.850	0.000	546.850	0.000	0.000	546.850
7th FLOOR	546.850	0.000	546.850	0.000	0.000	546.850
8th FLOOR	477.550	0.000	477.550	0.000	0.000	477.550
9th FLOOR	546.850	0.000	546.850	0.000	0.000	546.850
TOTAL	**5335.623**	**0.000**	**5335.623**	**0.000**	**0.000**	**5335.623**

BUILT UP AREA STATEMENT: WING - B						
FLOOR	B.U.A. (SQM)	STAIRCASE (SQM)	G.F.A. (SQM)	PROVIDED BAL. (SQM)	PROVIDED TERR. (SQM)	NET B.U.A. (SQM)
GROUND	100.984	0.000	100.984	0.000	0.000	100.984
1ST FLOOR	546.970	0.000	546.970	0.000	0.000	546.970
2nd FLOOR	546.970	0.000	546.970	0.000	0.000	546.970
3rd FLOOR	546.970	0.000	546.970	0.000	0.000	546.970
4th FLOOR	546.970	0.000	546.970	0.000	0.000	546.970
5th FLOOR	546.970	0.000	546.970	0.000	0.000	546.970
6th FLOOR	546.970	0.000	546.970	0.000	0.000	546.970
7th FLOOR	546.970	0.000	546.970	0.000	0.000	546.970
8th FLOOR	476.610	0.000	476.610	0.000	0.000	476.610
9th FLOOR	546.970	0.000	546.970	0.000	0.000	546.970
TOTAL	**4953.354**	**0.000**	**4953.354**	**0.000**	**0.000**	**4953.354**

DRAWING NO :

A 01/13

STAMP OF APPROVAL :

पनवेल महानगरपालिका
पोच- पनविल सेक्टर —
येथील अंतिम भू.क्र./स.नं.क्र./फर्के क्र.सि.क्र./
भू.क्र./ ४८३ मध्ये निर्गमित/सुधारित/
फेरफारल कारणेस/बाढीव बांधकामाचे नकाशांचा या
कार्यालयाचे जा.क्र./पमव/दप्तरी/ 282 es1/18 of
LEE/W022 दिनांक 23/03/2022
मंजीत अटी, शर्तीस अधिन राहून नकाशांस खाल रंगाने
दुरुस्त केल्याप्रमाणे मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
सहायक संचालक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका पनवेल-रायगड

AREA CALCULATION

A	AREA STATEMENT:		SQ.M.
1	AREA OF PLOT		
	a	AS PER OWNERSHIP DOCUMENT(7/12 , CTS EXTRACT)	3977.00 SQM
	b	AS PER MEASUREMENT SHEET	3977.00 SQM
	c	AS PER SITE	3977.00 SQM
2	DEDUCTION FOR		
	a	PROPOSED D.P/ ROAD WIDENING/ SERVICE ROAD/ HIGHWAY WIDENING	107.000 SQM
	b	ANY RESERVATION	
		TOTAL (a+b)	
3	BALANCE AREA OF PLOT (1-2)		3870.000 SQM
4	AMENITY SPACE (if applicable)		
	a	REQUIRED	-
	b	ADJUSTMENT OF 2(b) if any	-
	c	BALANCE PROPOSED	-
5	NET AREA OF PLOT (3-4(c))		3870.000 SQM
6	RECREATIONAL OPEN SPACE (if applicable)		
	a	REQUIRED	0.00 SQM
	b	PROPOSED	0.00 SQM
7	INTERNAL ROAD AREA		-
8	PLOTABLE AREA (if applicable)		-
9	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH - (5) X 1.10 BASIC FSI		4257.000 SQM
10.	ADDITION TO FSI ON PAYMENT OF PREMIUM		
	a	MAX. PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/ TOD Zone	1988.50 SQM
	b	PROPOSED FSI ON PAYMENT OF PREMIUM	1988.50 SQM
11.	IN-SITU FSI/ TDR LOADING		
	a	IN- SITU AREA AGAINST D.P ROAD [2.0 X 2(a)], IF ANY	214.000 SQM
	b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X 4(b) ANDI OR (c)]	-
	c	TDR AREA	0.00 SQM
	d	TOTAL IN-SITU/ TDR LOADING PROPOSED [11 (a) + (b) + (c)]	214.000 SQM
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO.7		-
13.	TOTAL ENTITLEMENT OF FSI IN THE APPROVAL		
	a	[9 + 10(b) + 11(d) OR 12 WHICHEVER IS APPLICABLE	6459.500 SQM
	b	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	
		COMMERCIAL AREA = 349.840 X 80%	279.872 SQM
		RESIDENTIAL AREA = 6037.640 X 60%	3622.224 SQM
		TOTAL AREA	3902.096 SQM
	c	TOTAL ENTITLEMENT (a + b)	10361.596 SQM
14.	MAXIMUM UTILIZATION LIMIT OF FSI (Building Potential) PERMISSIBLE AS PER ROAD WIDTH [AS PER REGULATION NO.5.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8)		-
15.	TOTAL BUILT-UP AREA IN PROPOSAL [EXCLUDING AREA AT 17(b)]		
	a	EXISTING BUILT-UP AREA	0.00 SQM
	b	PROPOSED BUILT- UP AREA (AS PER " P LINE)	10288.977 SQM
	c	TOTAL (a+b)	10288.977 SQM
16.	FSI CONSUMED (should not be more than Sr.No.14 above)		2.587
17.	AREA FOR INCLUSIVE HOUSING, IF ANY		
	a	REQUIRED (30% OF Sr. No.5)	-
	b	PROPOSED	-
18.	BALANCE AREA		72.619 SQM

B	BALCONY AREA STATEMENT:		
a	PERMISSIBLE BALCONY AREA PER FLOOR		As shown
b	PROPOSD 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 / 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	-	0.00 SQ.M	T.W. FLUSH DOOR
2	D1	-	0.00 SQ.M	T.W. FLUSH DOOR
3	D2	-	0.00 SQ.M	T.W. FLUSH DOOR
4	W1	-	0.00 SQ.M	GAL. ALU. SLIDING WINDOW
5	W2	-	0.00 SQ.M	GAL. ALU. SLIDING WINDOW
6	V	-	0.00 SQ.M	LOUVERED AL.WINDOW

CONTENT OF SHEET :

GROUND FLOOR PLAN, LAYOUT PLAN
LOCATION PLAN, AREA STATEMENTS, PLOT AREA DAIGRAM
GROUND FLOOR AREA DAIGRAM

DESCRIPTION OF PROJECT :

PROPOSED RESIDENTIAL& COMMERCIAL BUILDINGS ON FP.NO.493, PANVEL.
TAL. PANVEL, DIST:- RAIGAD

DATE : 29/01/2022

DRAWN BY: TANUSHREE

SCALE : AS SHOWN

CHECKED BY : ADINATH PATKAR

ARCHITECT :

07 ARCHITECTS AND PLANNERS

ADDRESS :

ARCHITECTURE & PLANNERS
OFFICE :
7 & 8, SAI PRASAD CHS,
PLOT NO - 982,
S.N.ROAD,
PANVEL - 410206

TELE PHONE : TEL - 27457077

NORTH :

WEB : www.o7architects.com

SIGN OF OWNER :

M/s. Lamer Developers Pvt. Ltd

For LAMER DEVELOPERS PVT. LTD.
Director

SIGN OF ARCHITECT :

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

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