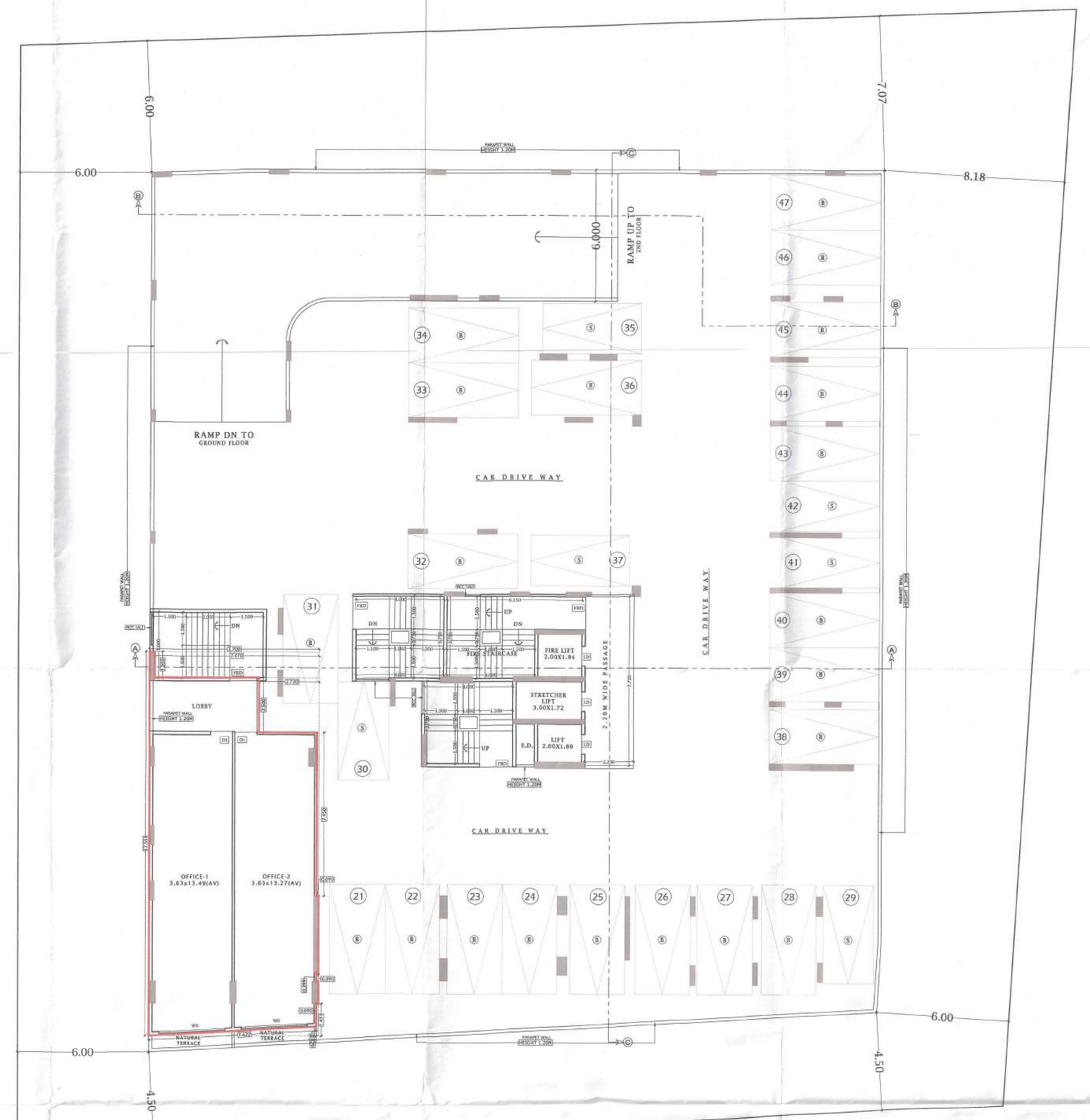
GROUND FLOOR BUILT UP AREA CALCULATION (RESI.)								
S.NO	DISCRIPTION	LENGTH		WIDTH		No.		AREA in sqm
1)	Block - A	15.400	X	8.050	X	1	=	123.970
						TOTAL ADDITIONS	=	123.970 (A)
2)	DEDUCTIONS							
1		4.150	X	0.300	X	1	=	1.245
2		0.900	X	0.200	X	2	=	0.360
3		2.100	X	0.300	X	1	=	0.630
4		1.650	X	0.300	X	1	=	0.495
5		1.200	X	0.200	X	1	=	0.240
6		1.800	X	0.300	X	1	=	0.540
7		2.300	X	0.300	X	1	=	0.690
8		0.800	X	0.550	X	2	=	0.880
9		2.000	X	1.945	X	1	=	3.880
10		7.300	X	3.900	X	1	=	28.470
11		1.150	X	2.030	X	1	=	2.335
12		3.000	X	1.720	X	1	=	5.160
13		2.600	X	1.800	X	1	=	3.600
						TOTAL DEDUCTIONS	=	48.525 (B)
						TOTAL BUILT UP AREA PER FLOOR (A-B)	=	75.445 (C)

GROUND FLOOR BUILT UP AREA CALCULATION (COMM.)								
S.NO	DISCRIPTION	LENGTH		WIDTH		No.		AREA in sqm
1)	Block - A	33.310	X	20.252	X	1	=	674.594
						TOTAL ADDITIONS	=	674.594 (A)
2)	DEDUCTIONS							
1		0.330	X	3.150	X	1	=	1.670
2		0.230	X	2.900	X	1	=	0.644
3		27.250	X	3.150	X	1	=	85.838
4		8.100	X	1.870	X	1	=	15.147
5		6.930	X	2.030	X	1	=	14.109
6		0.307	X	4.979	X	0.5	=	0.763
7		33.171	X	1.841	X	0.5	=	30.840
						TOTAL DEDUCTIONS	=	149.031 (B)
						TOTAL BUILT UP AREA PER FLOOR (A-B)	=	525.563 (C)



1ST FLOOR BUILT UP AREA CALCULATION (COMM.)								
S.NO	DISCRIPTION	LENGTH		WIDTH		No.		AREA in sqm
1)	Block - A	7.700	X	17.555	X	1	=	135.143
						TOTAL ADDITIONS	=	135.143 (A)
2)	DEDUCTIONS							
1		7.470	X	1.200	X	1	=	8.964
2		2.720	X	2.500	X	1	=	6.800
3		0.090	X	7.450	X	1	=	0.671
4		0.090	X	0.399	X	1	=	0.036
5		0.090	X	1.471	X	1	=	0.132
6		7.622	X	0.429	X	0.5	=	1.635
						TOTAL DEDUCTIONS	=	18.238 (B)
						TOTAL BUILT UP AREA PER FLOOR (A-B)	=	116.905 (C)

TENEMENTS AREA STATEMENT OF INDIVIDUAL UNIT				
FLOOR	SHOP NO./FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (SQ. M.)	CARPET AREA OF PER FLAT
BLDG -1				
GROUND FLOOR	1	1	58.195	55.480
	2	1	55.068	54.915
	3	1	46.695	41.095
	4	1	45.451	40.445
	5	1	43.185	40.205
	6	1	43.185	40.205
	7	1	50.063	38.596
	8	1	29.605	28.152
	9	1	45.451	38.655
	10	1	59.865	57.890
	11	1	46.637	37.436
1ST FLOOR	OFFICE-1	1	48.948	50.857
	OFFICE-2	1	48.003	33.184
TOTAL SHOPS		13		536.879
5TH FLOOR	501	1	72.782	67.616
	502	1	65.586	59.212
	503	1	72.547	67.616
	507	1	55.185	49.123
	508	1	52.597	48.627
	509	1	58.582	48.673
4TH TO 11TH FLOOR	401, 501, 601, 701, 801, 901, 1001, 1101	8	72.782	67.616
	402, 502, 602, 702, 802, 902, 1002, 1102	8	60.586	56.227
	403, 503, 603, 703, 803, 903, 1003, 1103	8	72.547	67.616
	404, 504, 604, 704, 804, 904, 1004, 1104	8	55.255	50.786
	405, 505, 605, 705, 805, 905, 1005, 1105	8	56.231	51.886
	406, 506, 606, 706, 806, 906, 1006, 1106	8	53.772	49.712
	407, 507, 607, 707, 807, 907, 1007, 1107	8	52.582	48.124
	408, 508, 608, 708, 808, 908, 1008, 1108	8	52.597	48.627
	409, 509, 609, 709, 809, 909, 1009, 1109	8	53.582	48.673
12TH FLOOR	1201	1	72.782	67.616
	1202	1	60.586	56.227
	1207	1	72.547	67.616
	1208	1	52.582	48.124
	1209	1	52.597	48.627
	1210	1	53.582	48.673
TOTAL FLATS		84		

TOILET DETAILS					
TYPE	AREA IN MTS.			SUNK DEPTH IN	TOTAL
	(A)	(B)	(C)		
TOILET					
TOILET	1.22	2.05	2.501	0.3	66
	1.80	1.22	2.196	0.3	20
	2.14	1.22	2.611	0.3	45
	2.00	1.22	2.440	0.3	48
	2.00	1.23	2.460	0.3	30

BUILT-UP AREA STATEMENT			
FLOOR	COMMERCIAL PLINE AREA	RESIDENTIAL PLINE AREA	TOTAL PLINE AREA
GROUND	525.563	78.445	601.008
1st	116.905	0.000	116.905
2nd		0.000	0.000
3rd		675.700	675.700
4th		698.701	698.701
5th		698.701	698.701
6th		698.701	698.701
7th		698.701	698.701
8th		698.701	698.701
9th		698.701	698.701
10th		698.701	698.701
11th		698.701	698.701
12th		413.230	413.230
TOTAL	642.468	6855.963	7498.431

4. WATER CAPACITY CALCULATION

NO	FLAT/ SHOP NO.	REQUIRED UNDER GROUND WATER TANK CALCULATION: DOMESTIC REQUIRMENT U.G TANK	FLUSHING REQUIRMENT U.G TANK	ADDITIONAL FLUSHING REQUIRMENT U.G TANK	PROPOSED DOMESTIC UNDER GROUND WATER TANK (D)		PROPOSED COMMERCIAL UNDER GROUND WATER TANK (E)	
		(A)	(B)	(C)	TANK SIZE	CAPACITY	TANK SIZE	CAPACITY
1	13	189.135 X 3 = 567	139.54 X 3 = 419	87.580	4.00X12.00X3.00	144000	4.00X12.00X3.00	144000
2	84	849.135 X 3 = 2547	849.54 X 3 = 2549	1026.180	EXCLUDING FREEBOARD		EXCLUDING FREEBOARD	
		3114	2968	1113.760				
	FIRE REQ. U.G WATER TANK CAPACITY				75000	FIRE PROPOSED U.G WATER TANK CAPACITY (F)	4.00MT.X3.00M	75600
	TOTAL REQ. U.G WATER TANK CAPACITY				189851	TOTAL PROPOSED U.G WATER TANK CAPACITY (D+E+F)		293600

BLDG. NO	FLAT NO.	REQUIRED OVER HEAD WATER TANK CALCULATION: DOMESTIC REQUIRMENT (50% OF 2h)	FLUSHING REQUIRMENT (50% OF 2h+2C)	PROPOSED DOMESTIC OVER HEAD WATER TANK SIZE	CAPACITY	PROPOSED FLUSHING OVER HEAD WATER TANK SIZE	CAPACITY
1	13	34020	24948	5.00x 5.60x2.50M	81200		
2	84	FOR FIRE	20000	2.15 X0.75 X 2.50	20000		
		TOTAL REQ.OVER HEAD WATER TANK CAPACITY		78948	TOTAL PROPOSED OVER HEAD WATER TANK CAPACITY		101200

5. PARKING REQUIREMENT

PARKING REQUIREMENT (AS PER REG. NO 16.1, TABLE NO 8B)									
Sr. No	BLDG. TYPE	OCCUPANCY	SIZE OF TENEMENT		PARKING SPACE REQUIRED FOR NON CONGESTED AREA	TOTAL NO OF TENEMENTS	REQUIRED PARKING		5% VISITOR PARKING	
					CAR SCOOTER		CAR	SCOOTER	CAR	SCOOTER
1)	Shops	Mercantile (markets, departmental stores,shops and other Commercial users)	For every 100 sq.m. carpet area or fraction thereof		2 6	538.879	10.78	32.35	-	-
1)		Residential (Multi-Family residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 85 sq.m.		1 1	84	42.00	210.00	0.45	10.50
TOTAL (A)						84	52.78	242.35	0.45	10.50
TOTAL REQUIRED PARKING							CAR		SCOOTER	
Multiplication factor 0.8 as per table no. 8C							53.23		252.85	
Composite Parking, 1 CAR FOR EVERY 6 SCOOTER (1 x 6)							43		203	
Total Parking Required							53		198	
Composite Parking, 1 CAR WITH 2 SCOOTER							76		4	
Building Parking									-	
TOTAL PROPOSED PARKING							BIG CAR 68	SMALL CAR 21	SCOOTER 7	
							89			

PROFORMA - I

PROPOSED RESIDENTIAL BUILDING COMPLEX ON LAND BEARING PLOT NO.- 7, SECTOR - 17, NEW PANVEL, NAVI MUMBAI.

DRAWING SHEET NO - 1 /5

Stamps of Approval of Plans:

पनवेल महानगरपालिका
मौजे- तरघर सर्वे नंबर/सेक्टर 9c
पेयोत अंतिम भू.प्र./तु.भू.वा.निर्णय/तात्पुरता/ नं.
भू.उ./ ०८८ यांचे दिनांकित सुधारित/
फेरबदल मंजरीच्या/याद्वारे मंजूर केलेल्या नकाशांचे एकत्रसंच या
कार्यालयाचे जा.क्र./पनवेल/पत्रांक/ 9242
दि. 2-5/09/2022
मनील अटी, शर्तीचे तसेच राहू नकाशांचे सत्र रेषांने
दुरुस्त फेरबदलपुरवर मंजूर.

मा. आयुक्तांचे मंजूरी नुसार

सहायक संचालक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका

1.	AREA STATEMENT		AREA in SQ.MT.
	Area of plot (Incld.[A]+[B]+[C]) & (Excld.[D])		2337.780
1	(a) As per ownership document		2337.780
	(b) As per measurement sheet		2337.780
	(c) As per site		2337.780
2	Deductions for		
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening		0.000
	(b) Any D.P. Reservation area		0.000
(Total a+b)			0.000
3	Balance area of plot (1-2)		2337.780
4	Amenity Space (if applicable)		N.A.
	(a) Required -		0.000
	(b) Adjustment of 20(c), if any		0.000
	(c) Balance Proposed		0.000
5	Net Plot Area (3-4 (c))		2337.780
6	Recreational Open space (if applicable)		N.A.
	(a) Required		0.000
	(b) Proposed -		0.000
7)	Internal Road area		0
8)	Plottable area (if applicable)		2337.780
9	(a) Built-up area with reference to Basic F.S.I. as per front road width (Sr. No. 2 (c))		3306.670
	(b) Existing built up area		0.000
	(c) Balance Base FSI area		3306.670
10	Permissible Addition of FSI on payment of premium		
	(a) Maximum permissible premium FSI - based on road width(0.60)		1168.890
	(b) Proposed FSI on payment of premium. (0.486)		1136.161
11)	(a) Permissible Enhancement of base FSI (0.0)		0.000
	(b) Proposed Enhancement of base FSI (0.00)		0.000
12	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 ((2.00 x 1.85 x Sr. No. 4 (b)and (a)for))		0.000
	(c) TDR area		0.000
	(d) Total in -situ / TDR loading proposed (12 (a)+(b)+(c))		0.000
13	Additional FSI area under Chapter No.-7		0.000
14	Total entitlement of FSI in the proposal		
	(a) [9(c) + 10(b)+11(b)+12(d)] or 18 whichever is applicable.		4442.831
	(b) Ancillary Area FSI upto 40% or 60% with payment charges	Permissible Comm. Area (FSI) (+35%)	Proposed P Line Area	Permissible Ancillary Area	Proposed Ancillary Area
	(i) Ancillary Area on residential area upto 40%	4655.963	4113.590	1397.543	1571.543
	(ii) Ancillary Area on commercial area upto 60%	350.667	642.468	510.974	285.641
	Total Ancillary Area FSI		4627.564	1908.517	1857.184
	(c) Total entitlement (14 a+14b)				7499.910
15	Total Proposed built-up Area (excluding area at Sr.No.19 b)				7498.481
	(a) Existing built up area				0.000
	(b) Proposed built-up Area (as per 'P-line')				7498.481
(a+b)	Total (a+b)				7498.481
16	Balance Built-up Area				1.444
17	F.S.I. Consumed (15/14) (should not be more than serial No.14 above)				1.005
18	Total F.S.I. Consumed (15(a)/3)				3.208
19	Area for Inclusive Housing, (Applicable only to Municipal Corporations)				N.A.
	(a) Required (30% of Sr.no.3)				0.000
	(b) Proposed				0.000
20	No.Of Units Proposed				
	(a) Residential				84
	(b) Commercial				13
	Trees to be planted				
21	(a) Trees to be planted against plot area ((2.1)-4b) / 100)				24
	(b) Trees to be planted against Trees Felled (Nos. x 5)				0
	(c) Trees to be planted against R.G. open space ((6b)/100 x 5)				0
	Total nos. of Trees to be planted ((21a) + 21(b) + 21(c))				24
22)	Total Proposed Residential area				6855.963
23)	Total Proposed Commercial area				642.468
24)	SBA Area -				697.288
25)	Plinth Area -				1299.374
26)	No. of Lift provided				3
27)	(a) Total Height of building (As per GDCR)				38.98 M
	(b) Total Height of building (Aviation Norms)				43.9044

2. DOOR / WINDOW SCHEDULE

SCHEDULE OF DOOR & WINDOWS					
TYPE	SIZE WIDTH (METER)	SIZE HEIGHT (METER)	AREA (SQM.)	SILL LEVEL (METER)	DESCRIPTION
FRD	1.20	2.10	2.520		FIRE RESISTANT DOOR
D1	1.00	2.10	2.100		T.W. PANEL DOOR
D2	0.90	2.10	1.890		T.W. PANEL DOOR
D3	0.75	2.10	1.575		T.W. PANEL DOOR
LD	LIFT DOOR AS PER LIFT CONSULTANT				
W	2.00	2.13	4.260	0.15	AL SLIDING WINDOW
W1	1.80	2.13	3.834	0.15	AL SLIDING WINDOW
W2	1.50	2.13	3.195	0.15	AL SLIDING WINDOW
W3	1.20	2.13	2.556	0.15	AL SLIDING WINDOW
V1	0.80	0.58	0.528	1.40	AL LOUVERD WINDOW

3. LIGHT AND VENTILATION

LIGHT AND VENTILATION STATEMENT							
SR. NO.	ROOM	TYPE	SIZE OF ROOM	PROPOSED AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM -1/10th & 0.30 sqm. WITH ONE DIMENSION OF 0.50 M. FOR BATH, W.C. TOILET	VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	4.80X5.20	15.000	1.506	W	4.26
		MIN SIZE	2.75X4.56	12.559	1.260	W	3.83
2	BED	MAX SIZE	3.85X3.66	11.583	1.115	W1	3.834
		MIN SIZE	2.75X3.05	8.388	0.839	W1	3.834
3	KITCHEN	MAX SIZE	2.45X2.14	5.243	0.524	W2	1.50
		MIN SIZE	2.14X2.75	5.885	0.589	W2	1.50
4	TOILET	MAX SIZE	2.14X1.22	2.611	0.261	V1	0.53
		MIN SIZE	1.22X2.05	2.501	0.250	V1	0.53

GROUND AND 1ST FLOOR PLAN, AREA DIAGRAM

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL & COMMERCIAL BUILDING (12.5% SCHEME) ON PLOT NO - 02, SECTOR - 17, NEW PANVEL, NAVI MUMBAI.

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are 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 of Architect
CA/2003/32480

OWNERS/

M/s. Sairama Housing Estates Pvt. Ltd
Director

M/S. SAIRAMA HOUSING ESTATES PRIVATE LTD.

ARCHITECTS

Signature of Architect
CA/2003/32480

ATUL PATEL
ARCHITECTS
Studio #1209, The Landmark, Plot no. 26A, Sector-7, Kharghar, navi Mumbai - 410210
E : info@atulpatelarchitects.com T : 022 - 27746641 - 42

DATE	Drg. No.	Scale	Drawn By	Checked By
18-01-2022	PO-03	1 : 100	SAJU/SWATA	KUNAL

1/5