

PANVEL MUNICIPAL CORPORATION
 Approved Subject to the Conditions mentioned
 in the office order No. **PA/2017-8.2.5**
 Dated **7.6. SEP. 2017**
 City Engineer
 Panvel Municipal Corporation



A. AREA STATEMENT		SOM
1	AREA OF PLOT	10190.00 SQ.M
2	REDUCTION FOR a) ROAD (SET BACK AREA) b) PROPOSED ROAD c) TOTAL REDUCTION	
3	NET GROSS AREA OF PLOT	AS SHOWN
4	RECREATION GROUNDS PER REGULATION 2B	
5	NET AREA OF PLOT (3.4)	
6	ADDITION FOR F.S.I. (24.26)	
7	TOTAL AREA (4.6)	
8	F.S.I. PERMISSIBLE	
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT (Restricted to 40% of the balance area upto 3 above)	
10	PERMISSIBLE FLOOR AREA (74819)	
11	EXISTING FLOOR AREA	
12	PROPOSED FLOOR AREA	
13	EXCESS BALCONY AREA TAKEN IN F.S.I. (186 SQ.M)	
14	TOTAL BUILT UP AREA PROPOSED (11112+13)	
15	F.S.I. CONSUMED	

B. BALCONY AREA STATEMENT	
a	PERMISSIBLE BALCONY AREA PER FLOOR
b	PROPOSED BALCONY AREA (TOTAL)
c	EXCESS BALCONY AREA (TOTAL)

C. TENEMENT AREA STATEMENT	
a	NET AREA OF ITEM A (2) ABOVE
b	LESS DEDUCTION OF NON RESIDENTIAL AREA (Shop etc.)
c	AREA OF TENEMENTS (B-9)
d	TENEMENTS PERMISSIBLE
e	TENEMENTS PROPOSED
f	TENEMENTS EXISTING
g	TOTAL TENEMENTS

D. PARKING AREA STATEMENT	
PARKING REQUIRED BY REGULATION	
a	CAR
b	SCOOTER / MOTOR CYCLE
c	OUTSIDERS
d	GARAGES PERMISSIBLE
e	GARAGES PROPOSED
f	CAR
g	SCOOTER / MOTOR CYCLE
h	OUTSIDERS

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 05/15/17 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

PROPOSED RESIDENTIAL BUILDINGS ON
 S. NO. 743/2, 743/3A, 743/4, 743/5, 743/8(P), AT
 VILLAGE PANVEL, TALUKA - PANVEL, DIST
 - RAIGAD.

ARCHITECT
VASTUKALP
 R.C.C. CONSULTANT
 APPROVED VALUER
 LAND & PROJECT CONSULTANT

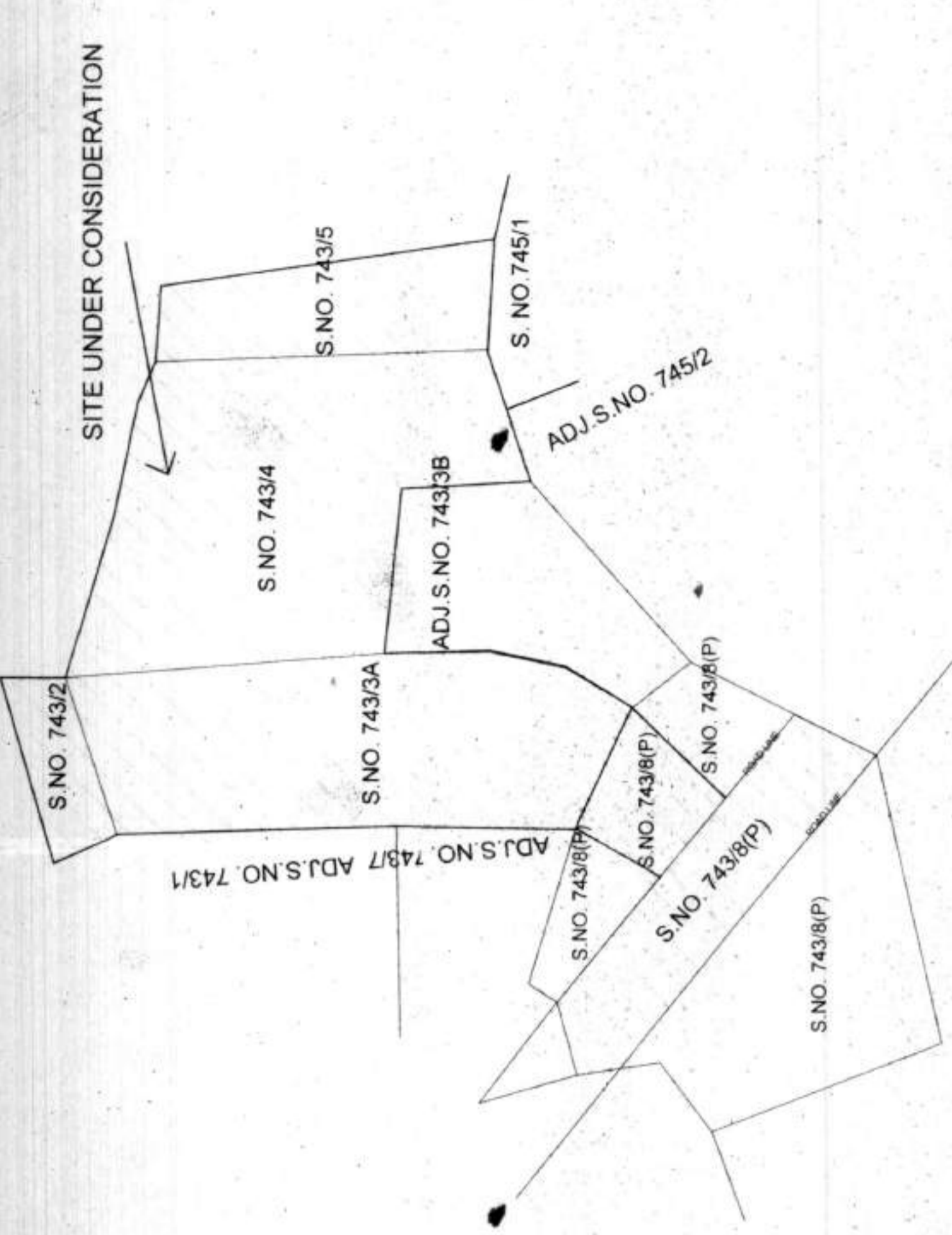
Head Office:
 Unit 101, 102, Sushree Plaza
 Near Garden Hotel
 Bhandi Naka, Alibaug
 Phone/Fax: 0214-225574

SCALE	1:500-2017
DATE	DRN. BY
REVISION	DRG. NO.

LAND AREA STATEMENT

S. NO.	AREA	F.S.I.
743/2	510.00 SQ.M	1 (for amalgamated plots with approved plan)
743/5	1210.00 SQ.M	1 (for amalgamated plots with approved plan)
SUB TOTAL	1720.00 SQ.M	0.9
743/3A	3760.00 SQ.M	0.9
743/4	4150.00 SQ.M	0.9
743/8(P)	580.00 SQ.M	0.9
SUB TOTAL	8470.00 SQ.M	
TOTAL	10190.00 SQ.M	

LOCATION PLAN



SCALE 1:1000

PARKING AREA STATEMENT (BLDG. NO. 1, 2 & 3)

TYPES OF TENEMENTS	NO. OF TENEMENTS	PARKING REQUIRED BY REGULATION	PARKING PROPOSED
UP TO 50.00 SQ.M	339 NOS	CAR SCOOTER BICYCLE FOR EVERY 4 TENEMENTS 424 NOS 424 NOS 424 NOS	CAR SCOOTER BICYCLE 80 NOS 424 NOS 424 NOS
50.00 to 100.00 SQ.M	—	FOR EVERY 3 TENEMENTS 3 TENEMENTS	—
ABOVE 100.00 SQ.M	—	FOR EVERY 2 TENEMENTS 2 TENEMENTS	—

TYPES OF TENEMENTS	NO. OF TENEMENTS	PARKING REQUIRED BY REGULATION	PROPOSED PARKING BY REGULATION	AREA REQUIRED & PROVIDED IN SQ.M
UP TO 50.00 SQ.M	339 NOS	424 NOS	424 NOS	1.00 X 2.00 X 2.00 SQ.M 2.00 SQ.M X 424 NOS = 848.00 SQ.M
UP TO 50.00 SQ.M	—	424 NOS	424 NOS	3.90 X 1.40 X 0.70 SQ.M 0.70 SQ.M X 424 NOS = 262.92 SQ.M

BUILT UP AREA STATEMENT

FLOOR	BUILDING 1 Approved	BUILDING 2 Approved & constructed	BUILDING 3 Revised
Ground floor	265.353	408.167	718.252
First floor	265.353	408.167	710.585
Second floor	265.353	408.167	710.585
Third floor	265.353	408.167	710.585
Fourth floor	265.353	408.167	710.585
Fifth floor	265.353	408.167	710.585
Sixth floor	265.353	408.167	710.585
Seventh floor	265.353	408.167	710.585
Eighth floor	265.353	408.167	710.585
Ninth floor	265.353	408.167	710.585
Tenth floor	265.353	408.167	710.585
Eleventh floor	265.353	408.167	710.585
Total Area	1857.471	4489.837	7824.102
Total Net Area			14171.41

BUILT UP AREA STATEMENT		
1	LAND AREA OF S.NO. 743/4, 743/3A, 743/8(P)	8470 sq.m
2	F.S.I.	0.9
3	Permissible b.u.a on above Land in Sr. No. 1	7623 sq.m
4	LAND AREA OF S.NO. 743/2, 743/5	1720 sq.m
5	F.S.I.	1
6	Permissible b.u.a	1720 sq.m
7	Land Area Sr. No. 3 + Sr. No. 6	9343 sq.m
8	Area of S.No 743/8 under D.P. Road	1564 sq.m
9	Net Plot Area	10907 sq.m
10	F.S.I. (Road width above 18m)	1.1
11	Permissible b.u.a	11997.7 sq.m
12	Additional (0.2) with premium on Net Plot Area	2181.4 sq.m
13	NET PERMISSIBLE B.U.A	14179.1 sq.m
14	TOTAL PROPOSED B.U.A	14171.41 sq.m
15	Open space required (10%)	1019 sq.m
16	Open space provided	1020 sq.m

SITE PLAN

SCALE 1:200

