



BUILT UP AREA STATEMENT:											
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:	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
1st FLOOR	493.460	0.000	493.460	74.019	72.600	0.000	98.692	51.040	0.000	493.460	
2nd FLOOR	493.460	0.000	493.460	74.019	72.600	0.000	98.692	40.600	0.000	493.460	
3rd FLOOR	493.460	0.000	493.460	74.019	72.600	0.000	98.692	51.040	0.000	493.460	
4th FLOOR	493.460	0.000	493.460	74.019	72.600	0.000	98.692	40.600	0.000	493.460	
5th FLOOR	493.460	0.000	493.460	74.019	72.600	0.000	98.692	51.040	0.000	493.460	
6th FLOOR	493.460	0.000	493.460	74.019	72.600	0.000	98.692	40.600	0.000	493.460	
7th FLOOR	493.460	0.000	493.460	74.019	72.600	0.000	98.692	51.040	0.000	493.460	
8th FLOOR	314.020	0.000	314.020	47.103	45.200	0.000	62.804	28.600	0.000	314.020	
9th FLOOR	526.380	0.000	526.380	78.957	58.900	0.000	105.276	42.300	0.000	526.380	
10th FLOOR	694.200	0.000	694.200	104.130	0.000	0.000	138.840	0.000	0.000	694.200	
11th FLOOR	711.380	0.000	711.380	106.707	0.000	0.000	142.276	0.000	0.000	711.380	
TOTAL	5700.200	0.000	5700.200	855.030	612.300	0.000	1140.040	336.860	0.000	5700.200	

S.NO	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	W	1.75 X 2.10	3.67 SQ.M	GAL. ALU. SLIDING WINDOW
5	W1	1.50 X 1.40	2.10 SQ.M	GAL. ALU. SLIDING WINDOW
6	V	0.60 X 0.90	0.54 SQ.M	1 OVERLEDGE AL. WINDOW

TERRACE AREA STATEMENT: 8th FLOOR						
TERRACE NO	DIMENSIONS (M)	AREA	NOS.	AREA (SQM)	FLOORS	TOTAL
1	2.75 X 1.30	3.575	8	28.600		
			TOTAL =	28.600	1	28.60

TERRACE AREA STATEMENT: 9th FLOOR						
TERRACE NO	DIMENSIONS (M)	AREA	NOS.	AREA (SQM)	FLOORS	TOTAL
1	2.90 X 1.45	4.200	8	33.600		
2	2.90 X 1.50	4.350	2	8.700		
			TOTAL =	42.300	1	42.300

DRAWING NO :

A

01/07

STAMP OF APPROVAL :

बनबेल महानगरपालिका

मौजे - पडवेल सेक्टर - १

वेबील अर्लिन भू-क. न. न. क. / व. क. / अ. क. / अ. क. /

भू. क. - ७२३१७ यन्त्र विभागीय भूमापन /

फेकलर कयरेड/वालीन बांधकावाचे नकाशास बा

कारोवायाचे जा. क. / नका. / नसि। ३६३००७५ क.

२०१७/०२/२२ दिनांक २२/०२/२०२२

गवौल अटी, शर्तीस अर्धन . एन नकाशास सलत रंगने

डुकरा केव्यादुसार मजूर.

ना. अधिकारी बांधे मंत्राली मुलाय

(हस्ताक्षर)

सहायक सहायक, मनोरचना
बनबेल महानगरपालिका

AREA CALCULATION :

A	AREA STATEMENT	SQ.M.
1	AREA OF PLOT (a)	
a	AS PER OWNERSHIP DOCUMENT 70/2, CTS EXTRACT)	3240.00 SQM
b	AS PER CTS EXTRACT	3240.00 SQM
c	AS PER SITE PLAN	3240.00 SQM
2	DEDUCTION FOR:	
a	PROPOSED D.P. ROAD WIDENING/ SERVICE ROAD/ HIGHWAY WIDENING	-
b	ANY RESERVATION	-
	TOTAL (a+b)	-
3	BALANCE AREA OF PLOT (1-2)	3240.00 SQM
4	AMENITY SPACE (if applicable)	
a	REQUIRED	-
b	ADJUSTMENT OF 20% (if any)	-
c	BALANCE PROPOSED	-
5	NET AREA OF PLOT (3-4(a))	3240.00 SQM
6	RECREATIONAL OPEN SPACE (if applicable)	
a	REQUIRED	0.000 SQM
b	PROPOSED	0.000 SQM
7	INTERNAL ROAD AREA	-
8	PLOTTABLE AREA (if applicable)	-
9	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH - (5) X 1.10 BASIC FSI)	3564.00 SQM
10	ADDITION TO FSI ON PAYMENT OF PREMIUM	
a	MAX. PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/ TDR Zone	1620.00 SQM
b	EXISTING FSI ON PAYMENT OF PREMIUM	612.00 SQM
c	PROPOSED FSI ON PAYMENT OF PREMIUM	955.00 SQM
11	IN-SITU FSI TDR LOADING	
a	IN-SITU AREA AGAINST D.P. ROAD (2.0 X 20m) (if any)	0.000 SQM
b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.00 OR 1.85 X 40) AND/OR (c)	-
c	TDR AREA	0.000 SQM
d	TOTAL IN-SITU TDR LOADING PROPOSED (11 (a) + b) + (c)	0.000 SQM
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a	(3 + 1000 + 116) OR 2 WHOEVER IS APPLICABLE	5131.00 SQM
b	(ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	571.00 SQM
c	TOTAL ENTITLEMENT (a+b)	5702.00 SQM
14	MAXIMUM UTILIZATION LIMIT OF FSI (Building Potential) (BASED ON DOCUMENTED/ T.P. SCHEME RECORDS/ LAND RECORD SEPT / CITY SURVEY RECORDS / DEVELOPMENT PLAN)	
a	NO. 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(a)]	
a	EXISTING BUILT-UP AREA	4175.722 SQM
b	PROPOSED BUILT-UP AREA (AS PER 'P' LINE)	1524.960 SQM
c	TOTAL (a+b)	5700.682 SQM
16	FSI CONSUMED (should not be more than Sh.No.16 above)	1.759
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
a	REQUIRED (20% OF Sh.No.5)	-
b	PROPOSED	-
18	BALANCE AREA	1.806 SQM

B BALCONY AREA STATEMENT:

a	PERMISSIBLE BALCONY AREA PER FLOOR	
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 SURVEYED BY ME ON _____ AND DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS INDICATED ON SITE AND THE AREA WORKED OUT TALLIES WITH AREA STATED IN DOCUMENTED/ T.P. SCHEME RECORDS/ LAND RECORD SEPT / CITY SURVEY RECORDS / DEVELOPMENT PLAN.

SIGNATURE

CONTENT OF SHEET :

GROUND FLOOR PLAN, LAYOUT PLAN
LOCATION PLAN, PLOT DIAGRAM

DESCRIPTION OF PROJECT :
REVISED & PROPOSED RESIDENTIAL BUILDINGS ON
S.NO.743/1,PANVEL, TAL. PANVEL
DIST:- RAIGAD

DATE :	DRAWN BY:
28/01/2022	ANKUSH

SCALE :	CHECKED BY :
AS SHOWN	ADINATH PATKAR

ARCHITECT :  ARCHITECTS AND PLANNERS	ADDRESS : ARCHITECTURE & PLANNERS OFFICE : 7 & N, SAU PRASAD CHS, PLOT NO - 362, S.N. ROAD, PANVEL - 411006.
---	--

TELEPHONE :	NORTH :
TEL - 27457077	

WEB :
www.o7architects.com

SIGN OF OWNER : _____

FOR M/S SAI DEVELOPERS _____

SAI DE VASHI PERS
VASHI

SIGN OF ARCHITECT :



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

