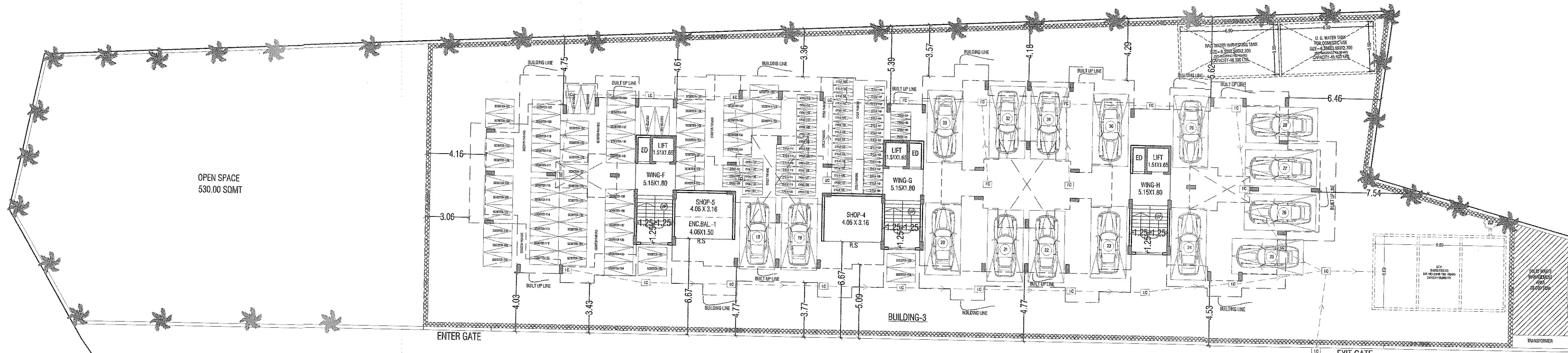


CONSTRUCTION AREA FOR S.NO. 1/6/10, 1/6/11, 1/6/12, 1/6/13						
BLD NO.	FLOOR	F.S.I	BALCONY	TERRACE	C.B.	TOTAL
BLD NO. 1	GROUND	31.090	0.000	0.000	363.012	394.102
	1ST FLOOR	309.160	44.043	25.779	15.120	394.102
	2ND FLOOR	307.910	44.703	15.672	0.000	368.285
	3RD FLOOR	309.160	44.043	25.779	15.120	394.102
	4TH FLOOR	307.910	44.703	15.672	0.000	368.285
TOTAL AREA						1949.116
BLD NO. 2	GROUND	48.680	6.090	0.000	0.000	54.770
	1ST FLOOR	453.190	66.129	36.806	21.600	577.725
	2ND FLOOR	453.190	66.129	36.806	21.600	577.725
	3RD FLOOR	453.190	66.129	36.806	21.600	577.725
	4TH FLOOR	453.190	66.129	36.806	21.600	577.725
TOTAL AREA						2866.977
BLD NO. 3	GROUND	46.050	6.090	0.000	0.000	52.140
	1ST FLOOR	517.120	79.368	38.136	34.560	669.184
	2ND FLOOR	522.200	74.798	23.937	34.560	655.495
	3RD FLOOR	517.120	79.368	38.136	34.560	669.184
	4TH FLOOR	522.200	74.798	23.937	34.560	655.495
TOTAL AREA						3918.542



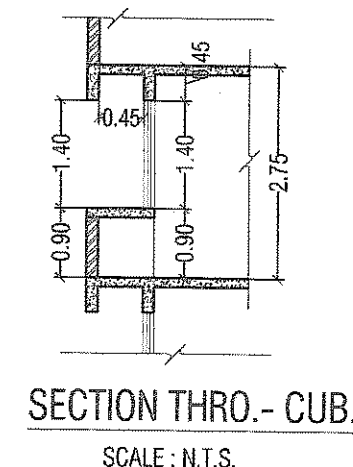
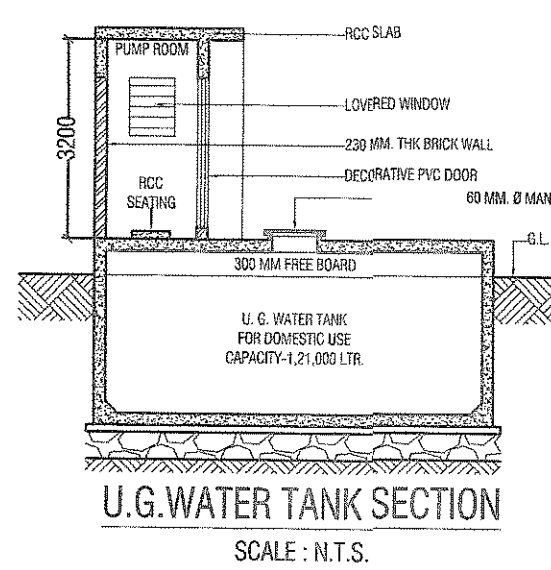
12.0 M. WIDE ROAD

GROUND FLOOR

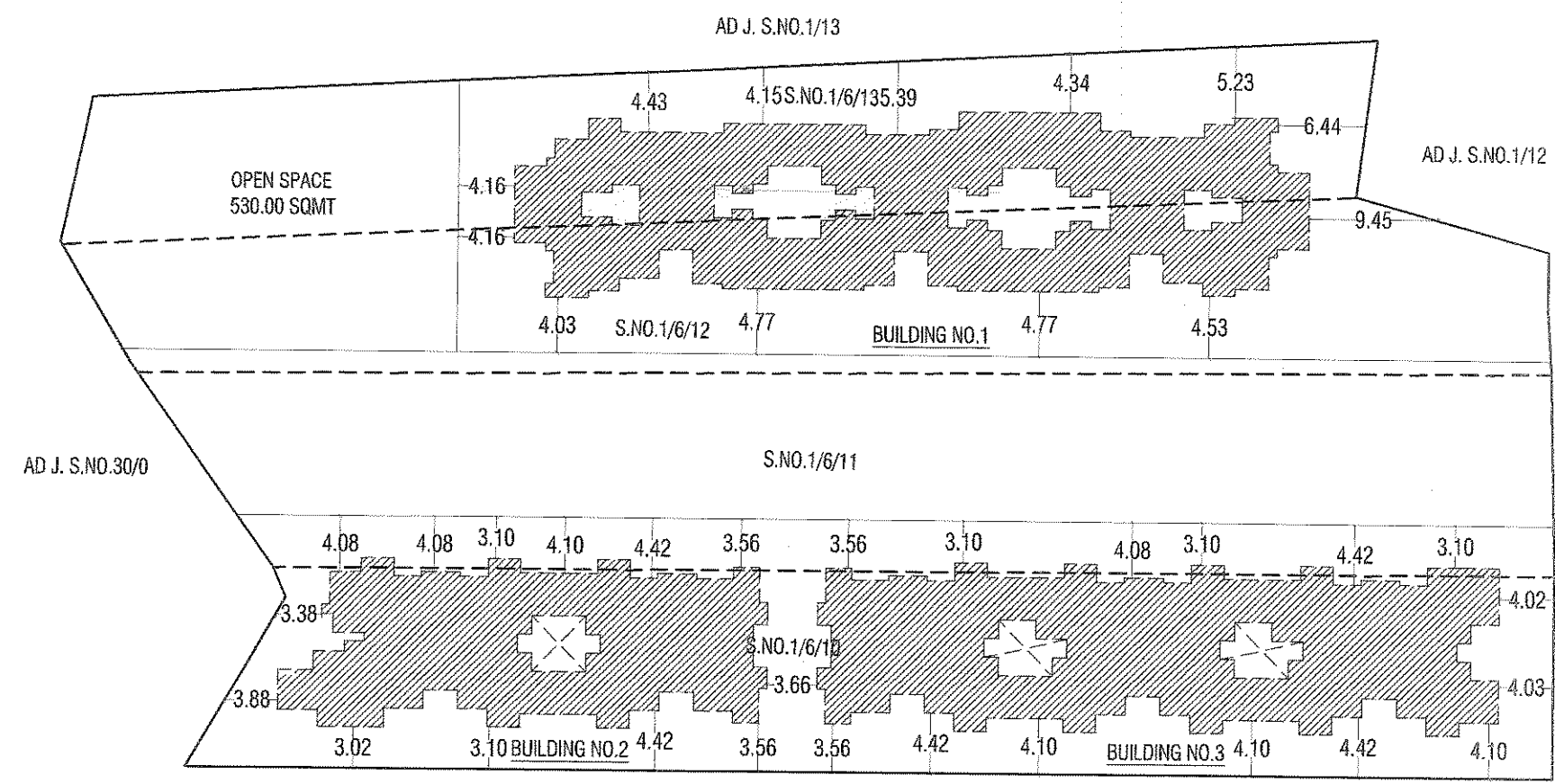
SCALE :- 1 : 200

BLD NO.	ENC. BALCONY	BLD NO.	COMMERCIAL AREA	RESIDENTIAL AREA
BLD NO. 1	68.660 sqm	BLD NO. 1	31.090 sqm	1234.140 sqm
BLD NO. 2	98.300 sqm	BLD NO. 2	48.680 sqm	1813.260 sqm
BLD NO. 3	170.880 sqm	BLD NO. 3	46.050 sqm	2082.240 sqm
TOTAL	337.840 sqm	TOTAL	125.82 sqm	5129.640 sqm

7/12 AREA STATEMENT		
NAME OF OWNER :	S. NO.	AREA
Ganesh P. Aggarwal	1/6/10	1520 sqm
	1/6/11	1520 sqm
	1/6/12	1120 sqm
	1/6/13	1120 sqm
	TOTAL AREA	5280 sqm



LOCATION PLAN
SCALE : 1 : 5000



NOTE :- PLOT BOUNDARY AS PER T.I.L.R. MEASUREMENT PLAN
1) S. NO. 1/6/10 - MR NO. - 10705 / 17.07.2016
2) S. NO. 1/6/11 - MR NO. - 9172 / 24.02.2015
3) S. NO. 1/6/12 - MR NO. - 6531 / 13.12.2012
4) S. NO. 1/6/13 - MR NO. - 6998 / 15.04.2013

LAYOUT PLAN
SCALE : 1 : 500

TERRACE AREA STATEMENT: TYPICAL 1st & 3rd FLOOR (BUILDING NO. 2)						
TERRACE NO.	DIMENSIONS (M)	AREA	NOS.	AREA (SQM)	FLOORS	TOTAL
1	2.05 X 1.42	2.911	10	29.110	1	29.110
2	2.71 X 1.42	3.848	2	7.696	2	15.392
TOTAL						44.502

TERRACE AREA STATEMENT: TYPICAL 2nd & 4th FLOOR (BUILDING NO. 2)						
TERRACE NO.	DIMENSIONS (M)	AREA	NOS.	AREA (SQM)	FLOORS	TOTAL
1	2.75 X 0.95	2.612	10	26.120	2	52.240
TOTAL						52.240

TERRACE AREA STATEMENT: TYPICAL 1st & 3rd FLOOR (BUILDING NO. 3)						
TERRACE NO.	DIMENSIONS (M)	AREA	NOS.	AREA (SQM)	FLOORS	TOTAL
1	2.05 X 1.42	2.911	8	23.288	1	23.288
2	2.75 X 1.42	3.848	2	7.696	2	15.392
TOTAL						38.680

TERRACE AREA STATEMENT: TYPICAL 2nd & 4th FLOOR (BUILDING NO. 3)						
TERRACE NO.	DIMENSIONS (M)	AREA	NOS.	AREA (SQM)	FLOORS	TOTAL
1	2.75 X 0.95	2.612	6	15.672	2	31.344
2	2.90 X 0.95	2.755	3	8.265	2	16.530
TOTAL						47.874

BUILT UP AREA STATEMENT: BUILDING NO. 1									
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)
GROUND	31.090	0.000	31.090	4.664	0.000	0.000	6.218	0.000	31.090
FIRST	309.160	0.000	309.160	46.374	44.043	0.000	61.832	25.779	309.160
SECOND	307.910	0.000	307.910	46.187	44.703	0.000	61.582	15.672	307.910
THIRD	309.160	0.000	309.160	46.374	44.043	0.000	61.832	25.779	309.160
FOURTH	307.910	0.000	307.910	46.187	44.703	0.000	61.582	15.672	307.910
TOTAL	1265.230	0.000	1265.230	189.785	177.492	0.000	253.046	82.902	1265.230

BUILT UP AREA STATEMENT: BUILDING NO. 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)
GROUND	48.680	0.000	48.680	7.302	6.090	0.000	9.736	0.000	48.680
FIRST	453.190	0.000	453.190	67.979	66.129	0.000	90.638	36.806	453.190
SECOND	453.440	0.000	453.440	68.016	65.741	0.000	90.638	26.120	453.440
THIRD	453.190	0.000	453.190	67.979	66.129	0.000	90.638	36.806	453.190
FOURTH	453.440	0.000	453.440	68.016	65.741	0.000	90.638	26.120	453.440
TOTAL	1861.940	0.000	1861.940	279.291	269.830	0.000	372.388	125.852	1861.940

BUILT UP AREA STATEMENT: BUILDING NO. 3									
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)
GROUND	46.050	0.000	46.050	6.908	6.090	0.000	9.210	0.000	46.050
FIRST	517.120	0.000	517.120	77.568	79.368	1.800	103.424	38.136	518.920
SECOND	522.200	0.000	522.200	78.330	74.798	0.000	104.440	23.937	522.200
THIRD	517.120	0.000	517.120	77.568	79.368	1.800	103.424	38.136	518.920
FOURTH	522.200	0.000	522.200	78.330	74.798	0.000	104.440	23.937	522.200
TOTAL	2124.680	0.000	2124.680	318.704	314.422	3.600	424.938	124.146	2128.290

DRAWING NO :
A
01
07

STAMP OF APPROVAL :
PANVEL MUNICIPAL CORPORATION
Approved subject to the condition mentioned in this office letter No. PHCIS/ 304
Dtd. 5.1.2018
City Engineer
PANVEL MUNICIPAL CORPORATION

AREA CALCULATION :

A	AREA STATEMENT:	SQ.M.
1	AREA OF PLOT	5280.00 SQM
2	DEDUCTION FOR	
3	ROAD (SET BACK AREA)	
4	PROPOSED ROAD	
5	ANY RESERVATION	
6	TOTAL (4+5+6)	
7	NET GROSS AREA OF PLOT	5280.00 SQM
8	RECREATION GROUND AS PER REGULATION 29	530.00 SQM
9	NET AREA OF PLOT (8-4)	4750.00 SQM
10	ADDITION FOR F.S.I (24.26)	540.00 SQM
11	NET AREA OF PLOT (9+10)	5290.00 SQM
12	F.S.I PERMISSIBLE	1.00
13	F.S.I CREDIT AVAILABLE BY DEVELOPMENT RIGHT (Prescribed in 40% of the balance area vide above)	
14	F.S.I CREDIT AVAILABLE BY PAYMENT OF PREMIUM (Prescribed in 20% of the balance area vide above)	0.000 SQM
15	F.S.I CREDIT AVAILABLE BY DEVELOPMENT OF DANGEROUS BUILDINGS (Prescribed in 15% of the gross plot area)	0.000 SQM
16	PERMISSIBLE FLOOR AREA (11+13+14+15)	5290.00 SQM
17	EXISTING FLOOR AREA	5251.800 SQM
18	PROPOSED FLOOR AREA	5251.800 SQM
19	EXCESS BALCONY AREA TAKEN IN F.S.I (per Reg)	3.600 SQM
20	TOTAL BUILT UP AREA PROPOSED (18+19)	5255.400 SQM
21	IF F.S.I CONSUMED	0.995

B BALCONY AREA STATEMENT:

B	PERMISSIBLE BALCONY AREA PER FLOOR	PROPOSED BALCONY AREA PER FLOOR	EXCESS BALCONY AREA (TOTAL)
1			
2			
3			
4			

C SANITARY REQUIREMENTS:

S/N	FLOOR	WC PROPOSED	WC REQUIRED
1	GROUND		
2	FIRST		
3	SECOND		
4	THIRD		

D CERTIFICATE OF AREA:

CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND DIMENSIONS OF SITES ETC. ON 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.

E DOOR AND WINDOW SCHEDULE:

S/N	TYPE	SIZE	AREA	SPECIFICATION
1	D	1.00 X 2.10	2.10 SQM	T.W. FLUSH DOOR
2	W	0.90 X 2.10	1.89 SQM	T.W. FLUSH DOOR
3	W	0.75 X 2.10	1.57 SQM	GAL. ALL. SLIDING WINDOW
4	W	1.75 X 2.10	3.67 SQM	GAL. ALL. SLIDING WINDOW
5	W	1.75 X 2.10	3.67 SQM	GAL. ALL. SLIDING WINDOW
6	W	1.50 X 1.40	2.10 SQM	GAL. ALL. SLIDING WINDOW
7	W	0.60 X 0.90	0.54 SQM	LOUVERED AL WINDOW

CONTENT OF SHEET :

GROUND FLOOR LAYOUT PLAN
LOCATION PLAN
LAYOUT PLAN

DESCRIPTION OF PROJECT :

PROPOSED COMMERCIAL & RESIDENTIAL BUILDINGS ON S.NO. 1/6/10, 1/6/11, 1/6/12, 1/6/13 KOYNAWALE VILLAGE, TAL. PANVEL DIST. - RAIGAD

DATE : 16/11/2017
DRAWN BY : ANKUSH

CHECKED BY : ADINATH PATKAR

ARCHITECT : 07 ARCHITECTS AND PLANNERS

TELEPHONE : TEL - 27457077

WEB : www.o7architects.com

SIGN OF OWNER : For Siddhivinayak Homes

SIGN OF ARCHITECT : Ar. Adinath V. Patkar

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