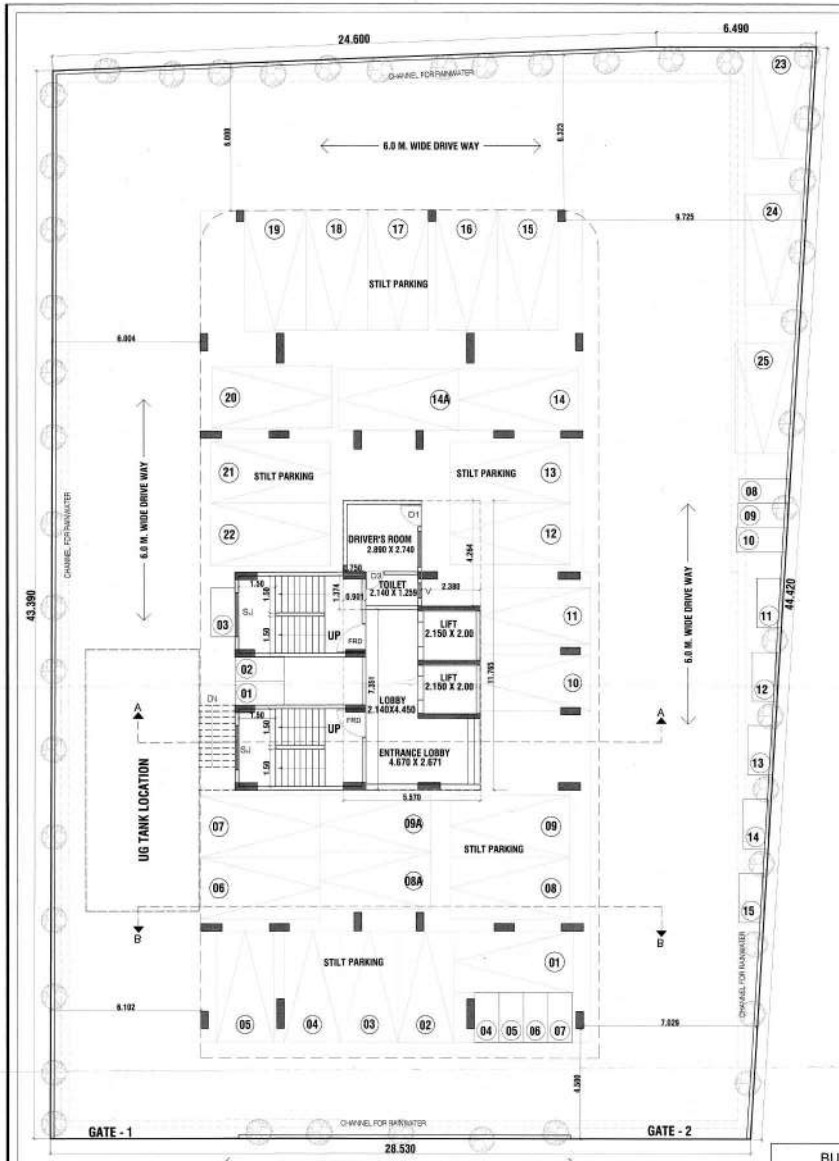
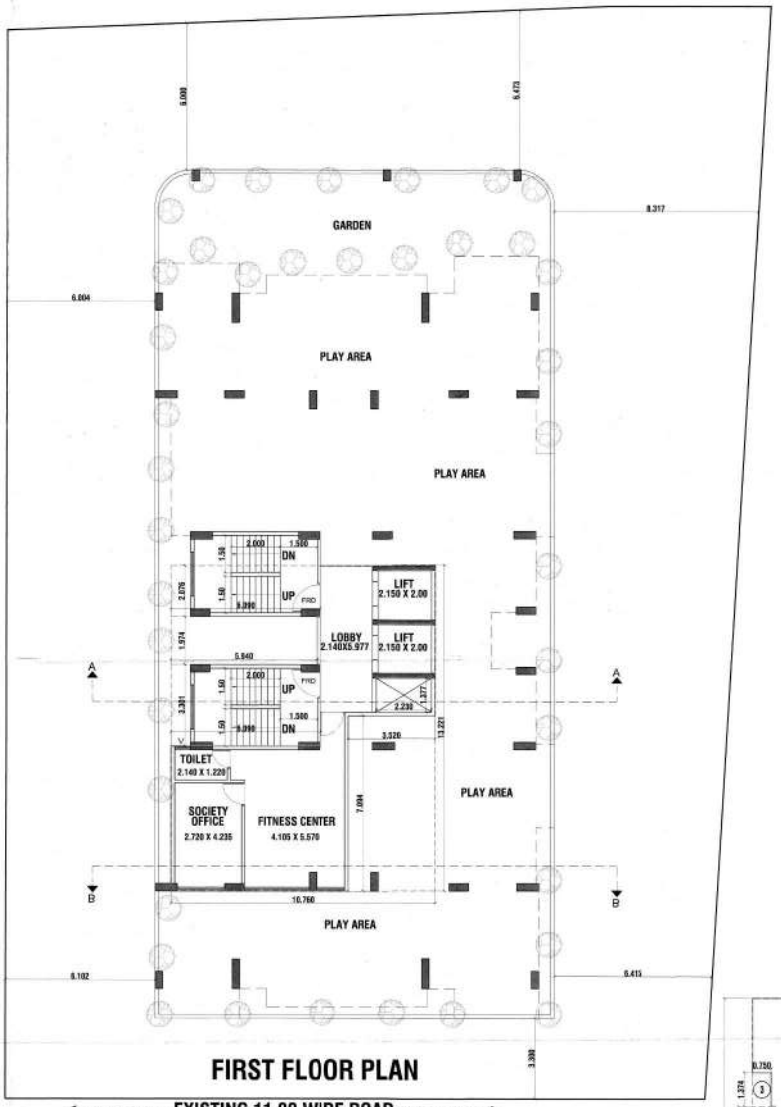


GROUND FLOOR PLAN



FIRST FLOOR PLAN

BUILT - UP AREA STATEMENT

FLOOR	RESIDENTIAL	STILT AREA	TERRACE	REFUGE	TOTAL AREA
GROUND FLOOR	39.129	485.348	------	------	524.477
1ST FLOOR	61.144	365.306	------	------	426.450
2ND, 3RD, 4TH 5TH, 6TH, 7TH	405.142 X 6= 2430.852	------	------	------	2835.994
TERRACE	------	------	60.00	------	60.00
TOTAL	2531.125	850.654	60.00		3441.779

TOTAL NO FLATS PROPOSED -24

BUILT UP AREA CALCULATION

GROUND FLOOR

A	5.570	X	11.765	X	1NO	=	65.531	SQ.MT.
					TOTAL ADDITION	=	65.531	SQ.MT. X

DEDUCTIONS

1	2.150	X	2.000	X	2 NOS	=	8.600	SQ.MT.
2	2.380	X	4.264	X	1NO	=	10.148	SQ.MT.
3	0.750	X	1.374	X	1NO	=	1.031	SQ.MT.
4	0.901	X	7.351	X	1NO	=	6.623	SQ.MT.
					TOTAL DEDUCTION	=	26.402	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	39.129	SQ.MT. X1

AREA DIAGRAM FOR GROUND FLOOR PLAN

CONTENT OF SHEET — SHEET: 1 / 3

GROUND FLOOR PLAN, FIRST FLOOR PLAN, AREA DIAGRAM
BUILT - UP AREA STATEMENT, COMPOUND WALL DETAIL

APPROVAL STAMP OF PMC

पनवेल महानगरपालिका
मौजे- तळोजा फेज/ता पनवेल ५९
पेठेल अविभ.भू.क./न.भू.क./सर्वे क्र./ह.क्र./
भू.क./ ०६ मधे नियोजित इमारत/
फेरबदल कारणेस्तवीच बांधकामाचे नकाशाचा
चार्जसहित क्र.क./पमपा/नरवि/BP-EE/ 1/21
9839 / 2022 दिनांक 26/8/2022
नकाशे जोडी, शर्तीच अधिन राहून नकाशाचा खाली रेषांने दुरुस्त केल्याप्रमाणे मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
सहाय्यक संचालक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION PANVEL-RAIGAD

AREA STATEMENT

1.	AREA OF PLOT	
	(a) AS PER OWNERSHIP DOCUMENT	1309.83 Sq.m.
	(b) AS PER MEASUREMENT SHEET	1309.83 Sq.m.
	(c) AS PER SITE	1309.83 Sq.m.
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	NIL
	(b) ANY D.P. RESERVATION AREA	NIL
	(c) MRT RAILWAY -	NIL
	TOTAL 2a+2b	NIL
3.	BALANCE AREA OF PLOT (1-2)	1309.83 Sq.m.
4.	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED -	NOT APPLICABLE
	(b) ADJUSTMENT OF 2(b), IF ANY - (2 X 2b)	NOT APPLICABLE
	(c) BALANCE PROPOSED -	NOT APPLICABLE
5.	NET PLOT AREA (1c - 2c - 5)	1309.83 Sq.m.
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED -	NIL
	(b) PROPOSED -	NIL
7.	INTERNAL ROAD AREA	NOT APPLICABLE
8.	PLOTABLE AREA (IF APPLICABLE)	NOT APPLICABLE
9.	PERMISSIBLE BUILT UP AREA 1309.83 Sq.m. X 1.10 =	1440.813 Sq.m.
10.	ADDITIONAL FSI ON PAYMENT OF PREMIUM	
	(a)MAXIMUM PERMISSIBLE PREMIUM FSI - 0.5	654.915 Sq.m.
	(b) proposed FSI on payment of premium- 0.110	141.140 Sq.m.
11.	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	NOT PROPOSED
	(b)In-situ area against Amenity Space if handed over	NOT APPLICABLE
	(c)TDR area(0.4)	------Sq.m.
	d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	NIL
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2095.728 SQ.M.
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges. 2095.728 X 60%= 1257.436	1257.436 SQ.M.
	(c) Total entitlement (a+b)	3353.164 SQ.M.
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 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 Sr.No.17 b)	3353.164 SQ.M.
	GROSS PROPOSED BUILT-UP AREA 1) Basic FSI 1.1 = 1440.813 SQ.M 2) Premium FSI 0.110 = 141.140 SQ.M 3) Ancillary Area 60% = 949.172 SQ.M	2531.125 SQ.M.
	(D) BALANCE AREA =	822.039 SQ.M.
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN Sr. NO.14 ABOVE.)	
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED (20% of Sr.No.5)	NOT APPLICABLE
	(b) PROPOSED	NOT APPLICABLE

DESCRIPTION OF CC.

PROPOSED RESIDENTIAL BUILDING ON
PLOT NO.6, SECTOR - 5A, PANVEL(E), NAVI MUMBAI.

Certificate of Area
certified that the plot under reference was surveyed by the un ..... and the dimensions of sides etc., of plot started on plan are measured on site and the area so worked out tallies with the area as per the document of ownership / T.P.Scheme Records / Land Records / City survey records.

Signature
SATISH V. AHUJA/REG. NO. CA/97-18602

SATISH V. AHUJA ARCHITECT CA/97-18602

Owner's declaration
I/we undersigned hereby confirm that/we would abide by plan approved by Authority/Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Anuvishwa Co-Op. HSC. Society Ltd.
Chairman Secretary Treasurer
Ms. ANUVISHWA CHS. LTD
Owner(s) name and signature

NORTH — S E W N

SCALE	1:100
DATE	06.06.2022
DRN. BY	NIRMAL
CHKD. BY	S.V. AHUJA
DRG. No	01

NAME & ADDRESS OF ARCHITECT

SATISH AHUJA ARCHITECTS
ASHIANA SOCIETY, OPP MCDONALDS
E-WING, SECTOR-11, VASHI, NAVI MUMBAI
PH. 022- 2765 0844, 8751 8444.