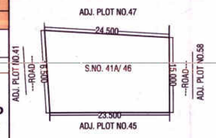
TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	As per Sanctioned: PARKING SPACE REQ. NON CAR	As per Sanctioned: PARKING SPACE REQ. NON SCOOTER	As per Sanctioned: PARKING SPACE PROP. NON CAR (WITH 0.8 FACTOR)	As per Sanctioned: PARKING SPACE PROP. NON SCOOTER (WITH 0.8 FACTOR)	As per Notice: PARKING SPACE REQ. NON CAR	As per Notice: PARKING SPACE REQ. NON SCOOTER	As per Notice: PARKING SPACE PROP. NON CAR (WITH 0.8 FACTOR)	As per Notice: PARKING SPACE PROP. NON SCOOTER (NO FACTOR)	Proposed parking: PARKING SPACE REQ. NON CAR	Proposed parking: PARKING SPACE REQ. NON SCOOTER	Proposed parking: PARKING SPACE PROP. NON CAR	Proposed parking: PARKING SPACE PROP. NON SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0	2	3	0	0	2	1	0	0	2	3	0	0
2	For every tenement having carpet area *equal to or above 80* sq.mt. but less than 150 sq.mt.	0	1	3	0	0	1	1	0	0	1	3	0	0
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	0	1	5	0	0	1	2	0	0	1	5	0	0
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0	1	2	0	0	1	2	0	0	1	2	0	0
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	16	0	4	0	26	0	2	0	16	0	4	0	26
6	For every 100 sq.m. carpet area or fraction there of	0	2	6	0	0	2	6	0	0	2	6	0	0
REQUIREMENT													0	26
ADD 5% VISITORS PARKING FOR RESIDENTIAL AREA													0	2
TOTAL PARKING REQUIRED													0	28

COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOOWED.
SIX SCOOTERS PARKING MAY BE ALLOOWED TO BE CONVERTED IN ONE CAR PARKING



LOCATION PLAN
(SCALE:1.500)

LIGHT AND VENTILATION STATEMENT

SR. NO.	ROOM	TYPE	SIZE			PROPOSED AREA	1/10 REQUIRED	MIN VENTILATION (PROPOSED WINDOW TYPE)	MIN VENTILATION (PROPOSED WINDOW AREA)
1	LIVING	MAX SIZE	4.20	X	2.96	12.432	1.243	W1	3.6
		MIN SIZE	2.85	X	3.74	10.659	1.066	W1	3.6
2	BED	MAX SIZE	3.10	X	2.78	8.618	0.862	W1	3.6
		MIN SIZE	3.00	X	2.79	8.370	0.837	W1	3.6
3	KITCHEN	MAX SIZE	2.10	X	1.90	3.990	0.399	W2	2.4
		MIN SIZE	2.00	X	1.90	3.800	0.380	W2	2.4
4	WC	MAX SIZE	1.20	X	0.90	1.080	0.108	V	0.36
		MIN SIZE	0.00	X	0.00	0.000	0.000	0	0.36
5	BATH	MAX SIZE	1.20	X	1.79	2.148	0.215	V	0.36
		MIN SIZE	1.35	X	1.20	1.620	0.162	V	0.36

WATER CAPACITY CALCULATION

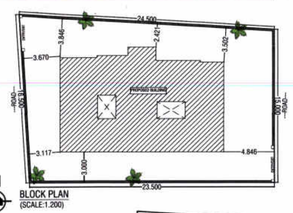
BLDG. NO	TOTAL FLAT3/3HOPS	REQUIRED DOMESTIC 189 LTRS (DOMESTIC135+FLUSHING54)	ADDITIONAL TOILET (180L/TOILET)	TOTAL LITRES
1	8	189 x 8 x 5	0	7560
		TOTAL REQUIRED CAPACITY		7560
PROPOSED U. G. WATER TANK				
TANK-1		SIZE -2.40MX2.0MX1.8M		4536
TOTAL PROVIDED CAPACITY -8640 LTRS				
PROPOSED O.H. WATER TANK				
TANK-1		SIZE -2.40MX2.0MX1.8M		3024
TOTAL PROVIDED CAPACITY - 8640 LTRS				

AREA STATEMENT :

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE (A)
1	GROUND	0.000
	FIRST	162.410
	SECOND	162.410
	THIRD	162.410
	FOURTH	162.410
	TOTAL	649.640

SHEDULE OF WINDOWS

WIN.	SIZE	TYPE	AREA IN SQ.MT	SILL LVL
W1	1.8 X 2.15	ALU. SLIDING WIN.WITH FULL HEIGHT M.S. GRILL	3.87	0.3
W2	1.2 X 2.15	ALU. SLIDING WITH FULL HEIGHT M.S. GRILL	2.58	0.3
W3	1.8 X 1.4	ALU. SLIDING WITH FULL HEIGHT M.S. GRILL	2.52	1
V1	0.6 X 0.6	ALU. LOUV. WIN.	0.36	1.35



BLOCK PLAN
(SCALE:1.200)

BUILT UP AREA CALCULATION

1ST-4TH FLOOR

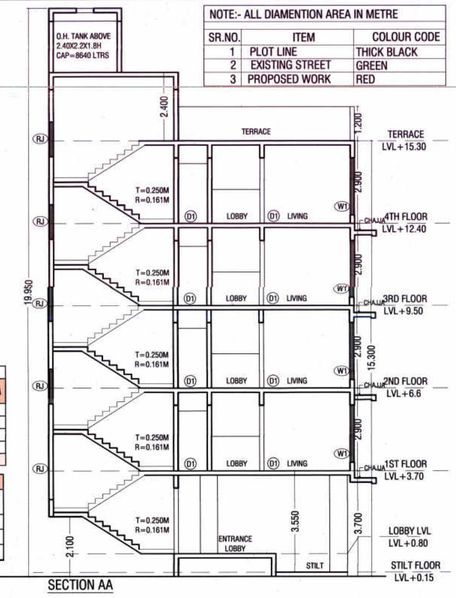
S.NO.	Discription	Length		Breadth		Area in SQ.MT.	
1)	BLOCK	17.606	X	11.106	=	195.532	
TOTAL ADDITION					=	195.532	X
2) DEDUCTIONS							
	1	4.400	X	1.124	=	4.946	
	2	3.103	X	0.071	=	0.220	
	3	3.003	X	0.559	=	1.679	
	4	1.100	X	1.559	=	1.715	
	5	3.300	X	1.124	=	3.709	
	6	1.753	X	2.282	=	4.000	
	7	1.400	X	1.650	=	2.310	
	8	2.703	X	1.650	=	4.460	
	9	0.900	X	3.800	=	3.420	
	10	11.106	X	0.600	=	6.664	
TOTAL DEDUCTION					=	33.123	Y1
TOTAL BUILT UP AREA [X - Y1]					=	162.410	X1

TENEMENT AREA STATEMENT

FLOOR	WING	FLAT NO	RERA CARPET AREA	B.U. AREA
1ST TO 4TH	A	101-401	26.491	32.899
		202-402	26.155	33.455
		303-403	27.494	34.969
		404-404	27.956	37.533
TOTAL			108.096	138.856

SHEDULE OF DOOR

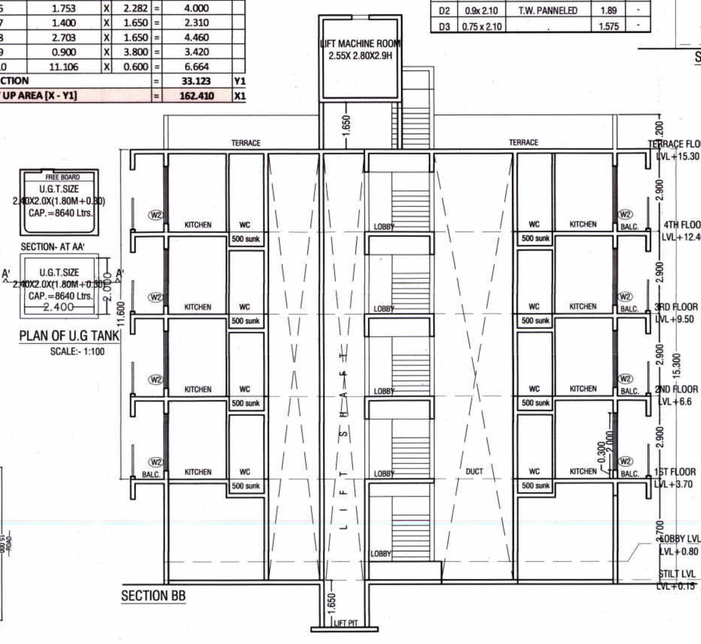
DR	SIZE	TYPE	AREA IN SQ.MT	SILL LVL
D1	1 x 2.10	T.W. PANNELED	2.10	-
D2	0.9x 2.10	T.W. PANNELED	1.89	-
D3	0.75 x 2.10	.	1.575	-



SECTION AA

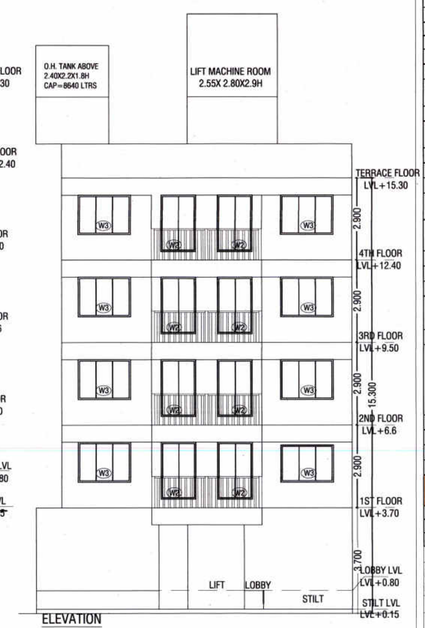
NOTE:- ALL DIAMENTION AREA IN METRE

SR.NO.	ITEM	COLOUR CODE
1	PLOT LINE	THICK BLACK
2	EXISTING STREET	GREEN
3	PROPOSED WORK	RED

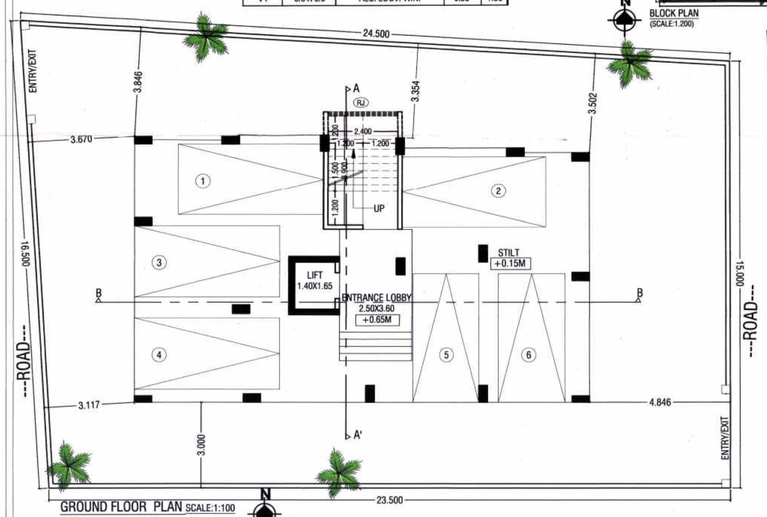


SECTION BB

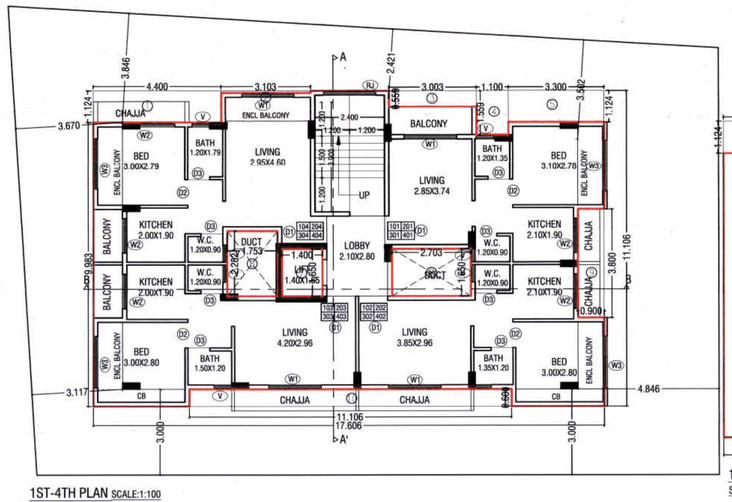
PLAN OF U.G TANK
SCALE:- 1:100



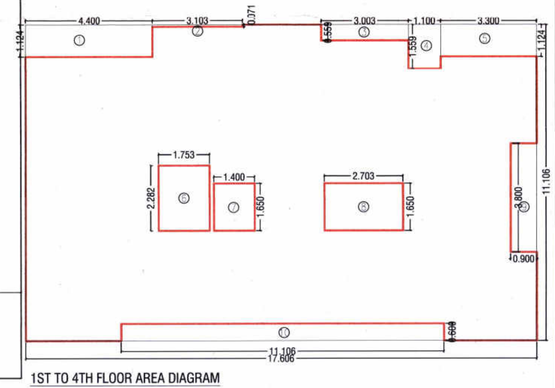
ELEVATION



GROUND FLOOR PLAN SCALE:1:100



1ST-4TH PLAN SCALE:1:100



1ST TO 4TH FLOOR AREA DIAGRAM
SCALE:1:100

DRAWING FOR BUILDING PERMISSION | SHEET NO. 1/1

SHEET CONTENT:-
GROUND FLOOR PLAN, 1ST - 4TH FLOOR PLAN, GROUND FLOOR AREA DIAGRAM & BUA STATEMENT, 1ST - 4TH FLR AREA DIAGRAM & BUILT UP AREA CALCULATION, LOCATION PLAN, BLOCK PLAN, AREA STATEMENT, MARGINAL OPEN SPACE, LIGHT & VENTILATION STATEMENT, SHEDULE OF WINDOW, SHEDULE OF DOOR, WC & BATH SUNK DETAILS

SEAL & STAMP FOR APRROVAL

पनवेल महानगरपालिका
मौजे- कोयनावेळे सेक्टर —
येथील अंतिम भू.क्र./न.भू.क्र./सर्व्हे क्र./गट क्र./
भू.क्र.103/3T/1/4 मध्ये नियोजित/सुधारित/
फेरबदल-कारणेस/वाढीव बांधकामाचे नकाशांस या
कार्यालयाचे जा.क्र./पमपा/नरवि/ PE 0511/131 ·
91810/2022 दिनांक 28/06/2022
मधील अटी, शर्तींवर अधिन राहून नकाशांस लाल रंगाने
दुरुस्त केल्यानुसार मंजूर.

PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका पनवेल-रायगड PANVEL-RAIGAD

सहाय्यक संचालक, नगररचना
पनवेल महानगरपालिका

1. AREA STATEMENT		AREA Sq.Mt
1	AREA OF PLOT (Minimum area of a,b,c to be considered)	370.000
	a)AS PER OWNERSHIP DOCUMENT (7/12, CTS extract)	370.000
	b) AS PER MEASUREMENT SHEET (TILR)	376.943
	c)AS PER SITE	0.000
2	2. DEDUCTIONS FOR	0.000
	a)PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE	0.000
	b)ANY D.P. RESERVATION	0.000
	TOTAL (a+b)	370.000
3	BALANCE AREA OF PLOT (1-2)	370.000
4	AMENITY SPACE (if applicable)	0.000
	a) REQUIRED -	0.000
	b) ADJUSTMENT OF 2(b), if any -	0.000
	c) BALANCE PROPOSED -	0.000
5	NET PLOT AREA (3-4 (C))	370.000
6	RECREATIONAL OPEN SPACE (if applicable)	0.000
	a) REQUIRED -	0.000
	B) PROPOSED -	0.000
7	INTERNAL ROAD AREA	0.000
8	PLOTABLE AREA (if applicable)	0.000
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr.no. xbasic fsi) (1.1)	407.000
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	0.00
	a)MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE.	
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.000
11	IN-SITU FSI / TDR LOADING	0.000
	a) IN SITU AREA AGAINST D.P. ROAD [2.0 x Sr. No.(a)], IF ANY	0.000
	b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 x Sr. No. 4 (b)and / or (c)]	0.000
	c) TDR AREA (0.145)	0.000
	d) TOTAL IN SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))	0.000
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.	407.000
	b) ANCILLARY AREA FSI UPTO 60 % OR 80 %WITH PAYMENT OF CHARGES. = 0.000 (COMMERCIAL)+406.025(RESIDENTIAL)	243.615
	c) TOTAL ENTITLEMENT (a+b)	650.615
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH { (as per Regulation No. 6.1 or or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8} BASE FSI(1.1) + PERMIUM + ANCILLARY AREA/ PLOT AREA (750.72/782) = 1.1+0.658	1.758
15	TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at Sr.No.17 b)	
	a) EXISTING BUILT-UP AREA.	0.000
	b) PROPOSED BUILT- UP AREA (as per 'P-line')	649.640
	c) TOTAL (a + b)	649.640
16	F.S.I. CONSUMED (15/13) (should not be more than serial No. 14 above.)	1.5969
17	AREA FOR INCLUSIVE HOUSING , IF ANY	
	a) REQUIRED (20% of Sr.No.5)	
	b) Proposed	

PROJECT

DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON SUR.-41/A/46, KOYANAVELHE

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON ..... AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS 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
(NAME OF ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR)
VASTOSPATI design group Architects
Ar P K MADHAV
A-304/305, Shiv Chambers, Plot No-21, Sector-11, CBD Belapur, Navi Mumbai

OWNER'S DECLARATION

I /WE UNDERSTAND HEREBY CONFIRM THAT I /WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I /WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLAN. 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.

SAI DARSHAN ASSOCIATES
PARTNER

OWNER (S) NAME AND SIGNATURE

ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR NAME AND SIGNATURE

JOB. NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
649	01	1:100	VAIBHAVI	P K MADHAV	

NAME AND ADDRESS OF ARCHITECT	SIGNATURE
Ar . P K Madhav ARCHITECT AND INTERIOR DESIGNER VASTOSPATI design group A-304-305 SHIV CHAMBER PLOT NO - 21 SECTOR - 11 NR RLY STN, BEHIND MTNL BLDG CBD BELAPUR, NAVI MUMBAI - 400614 Cell - (Off) 02249708963 (Mob.) 9820209131 vastospati1@gmail.com, pkmadhav1@gmail.com, www.vastospatidesigngroup.com	VASTOSPATI design group Architects Ar P K MADHAV A-304/305, Shiv Chambers, Plot No-21, Sector-11, CBD Belapur, Navi Mumbai