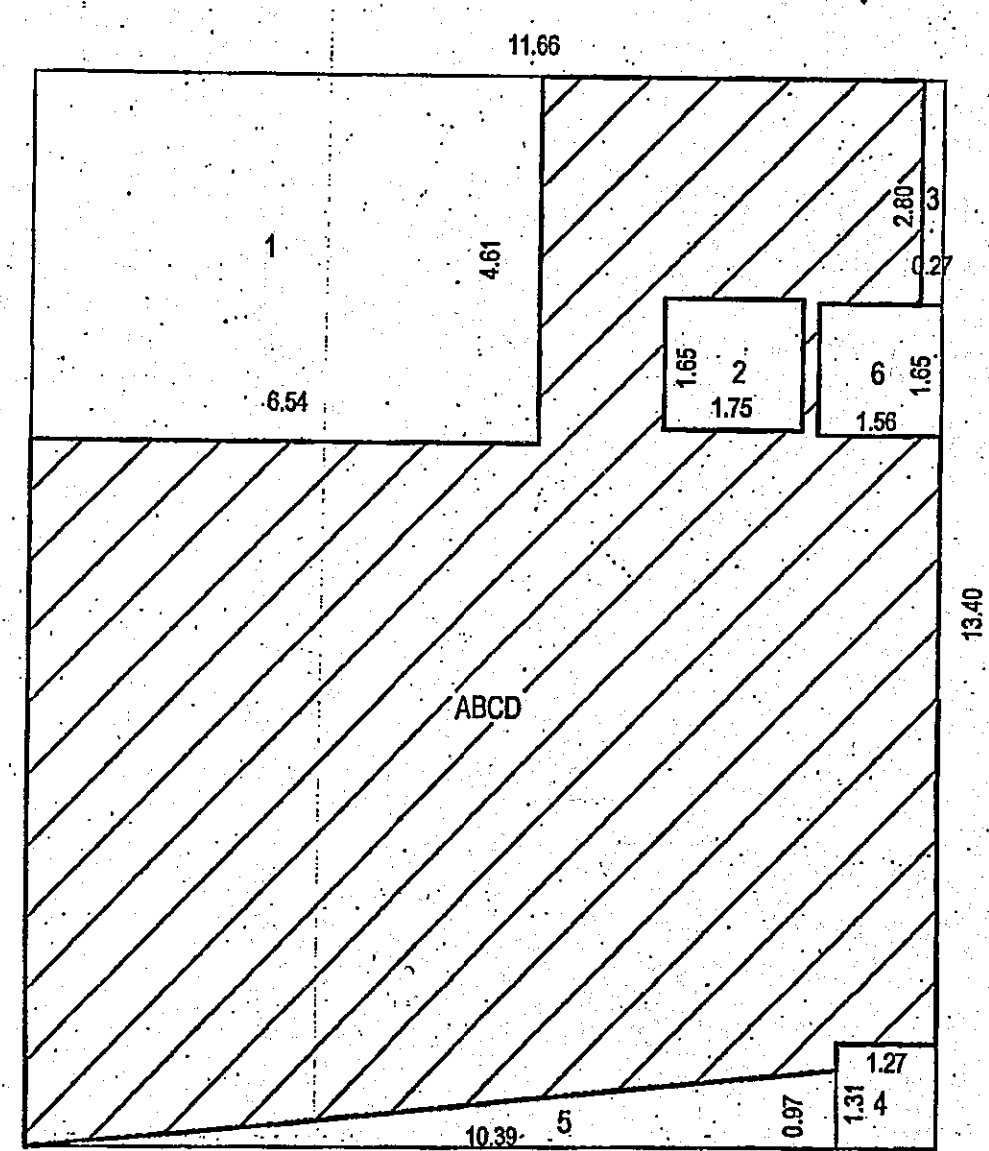
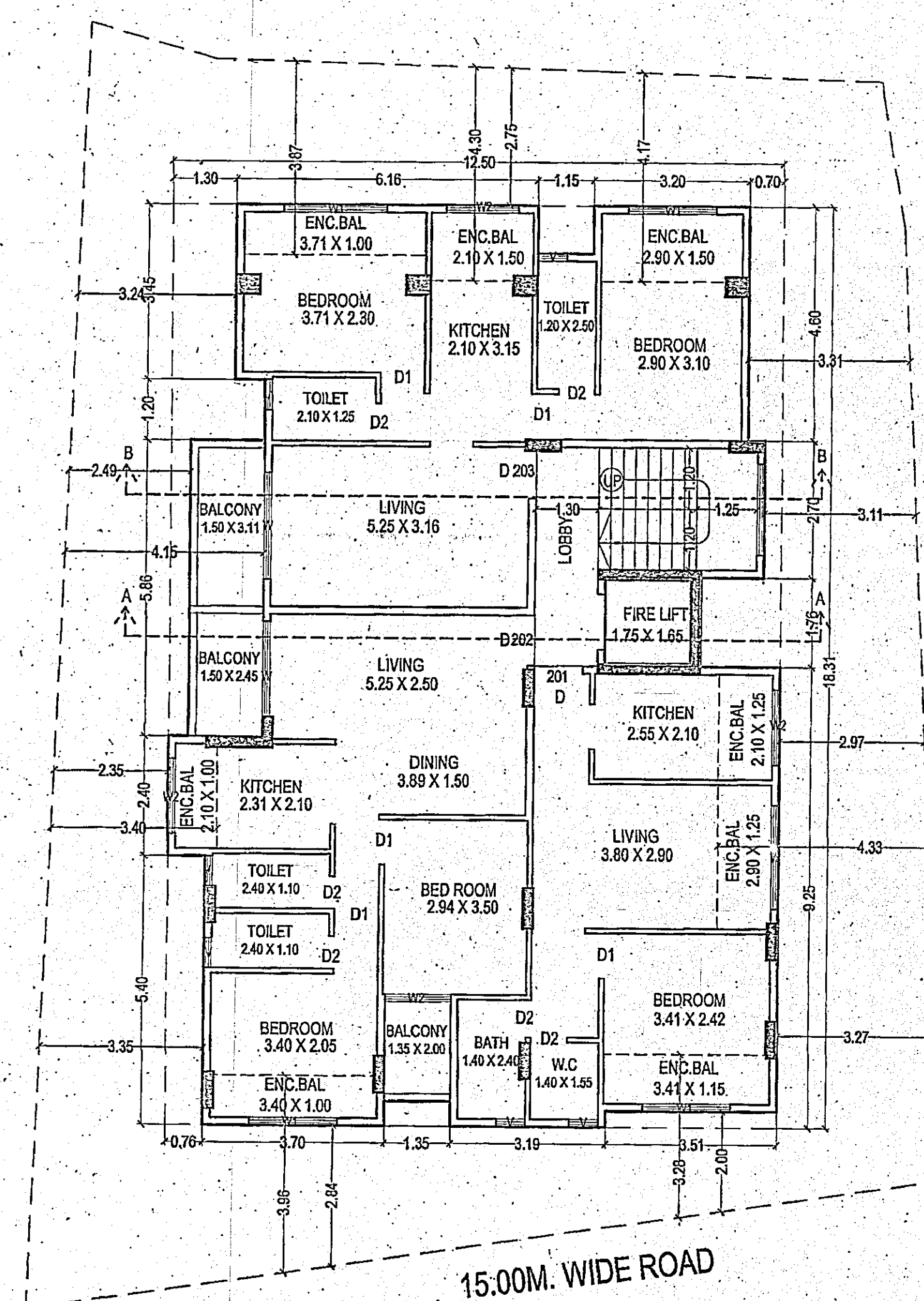
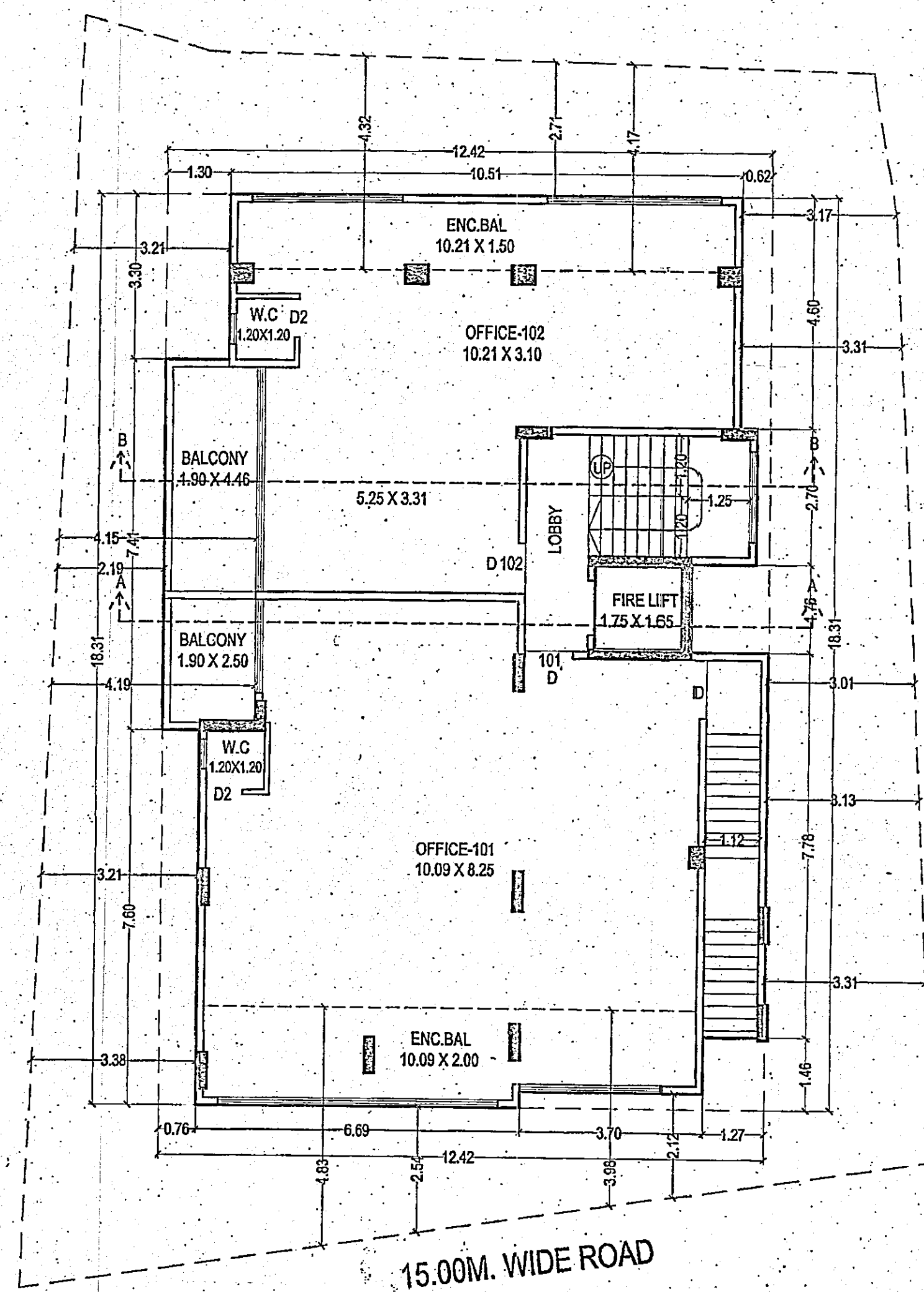
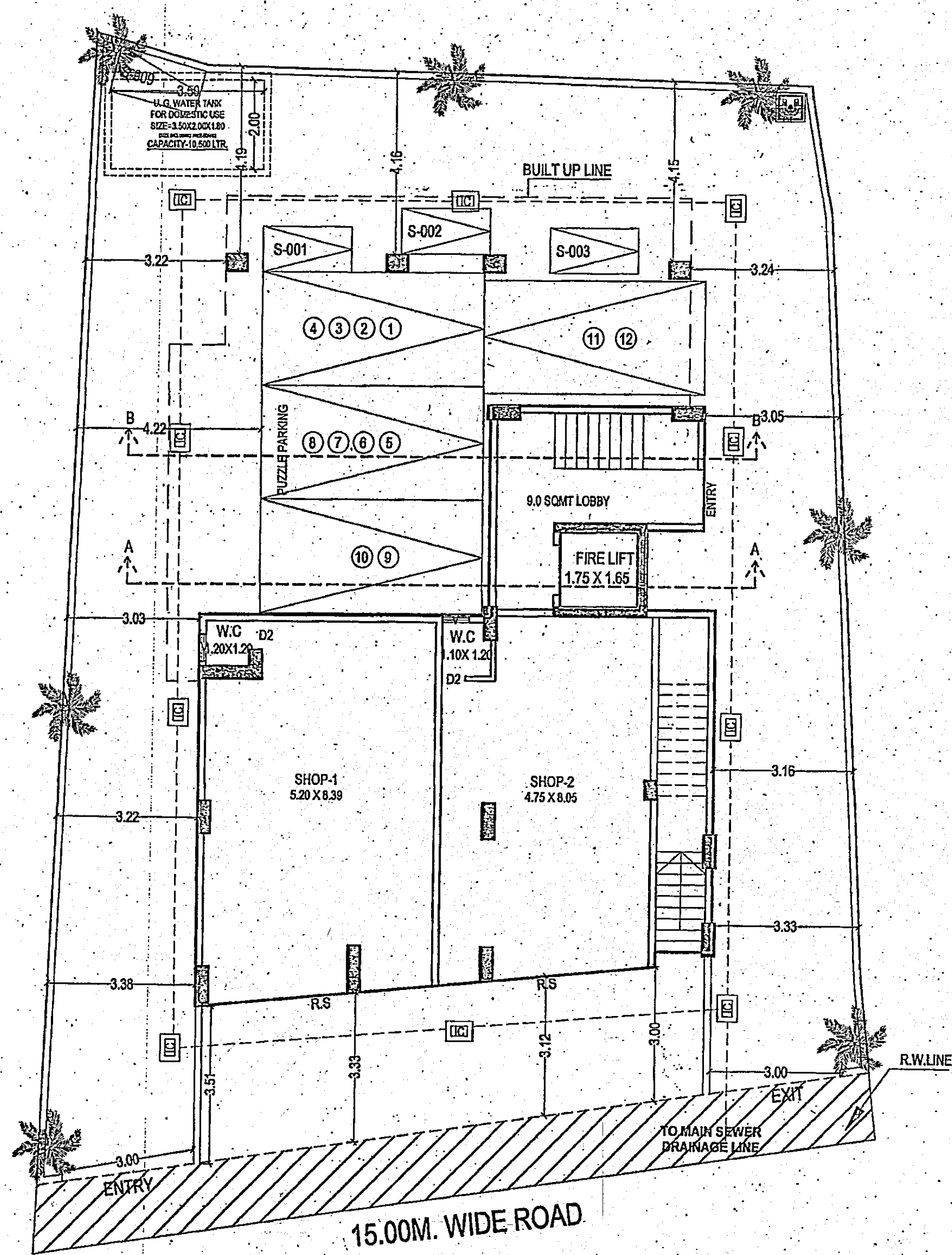
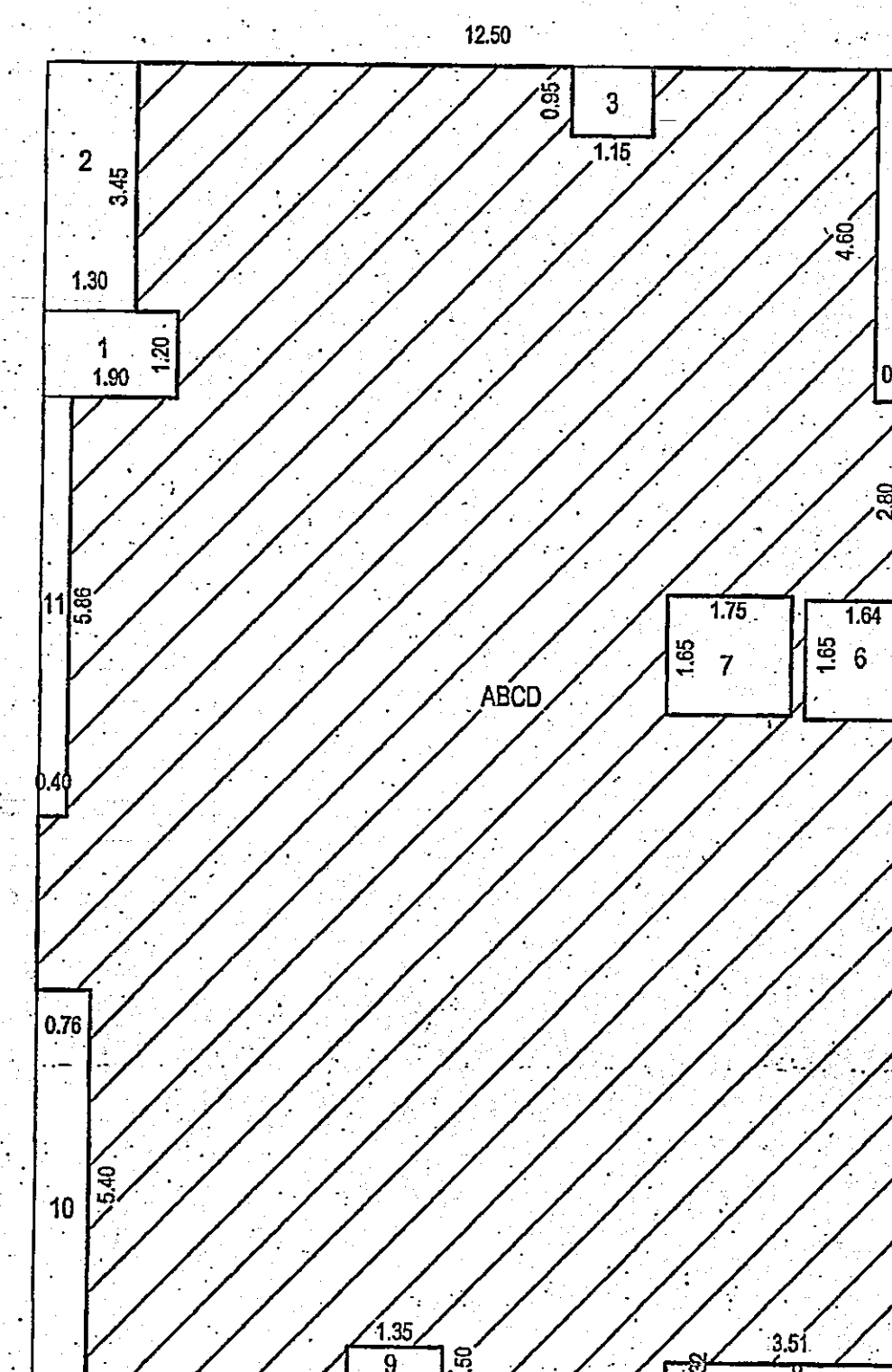
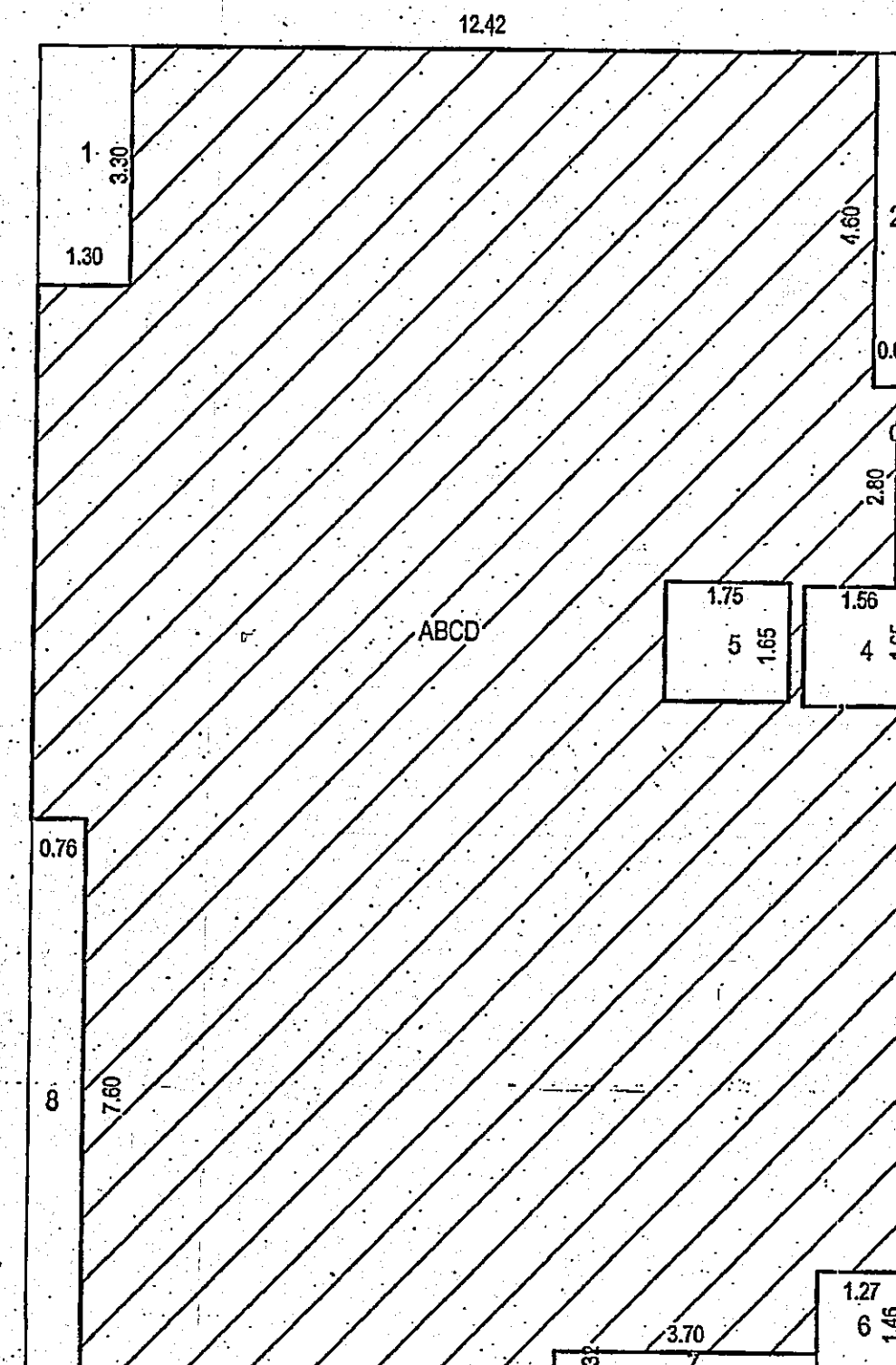


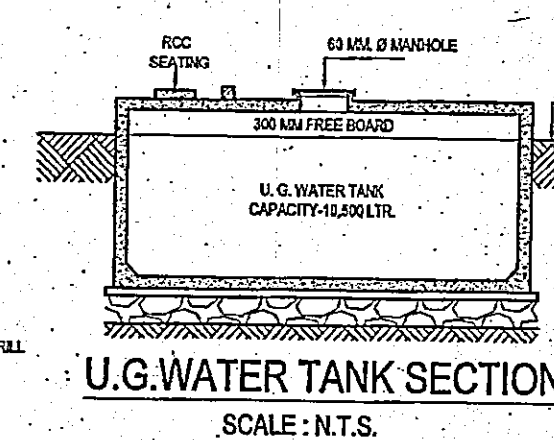
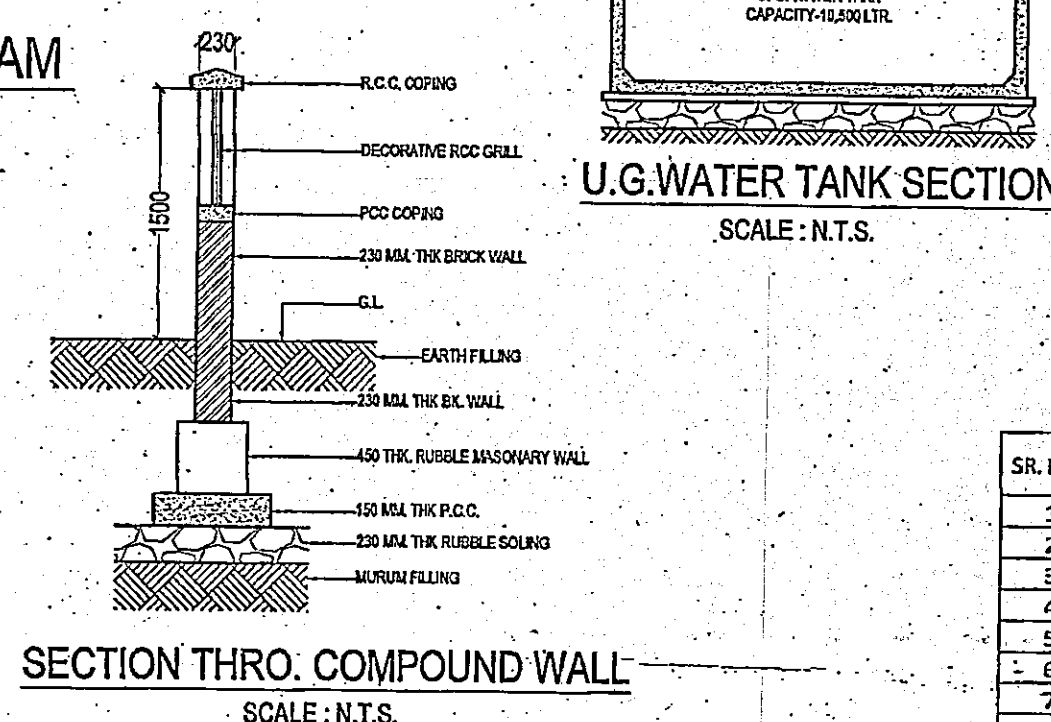
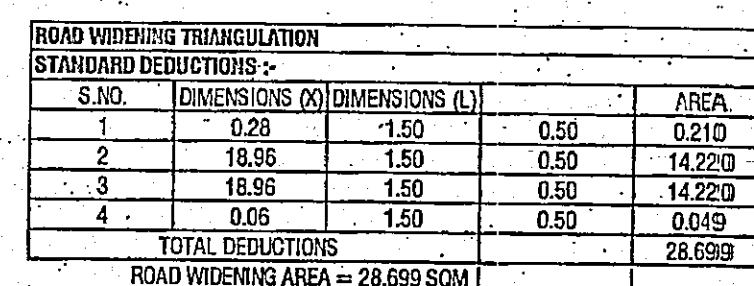
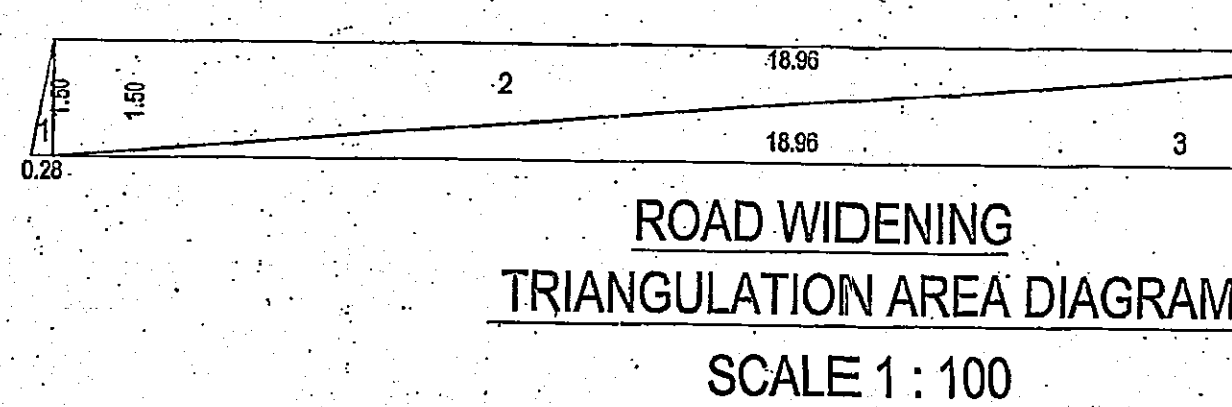
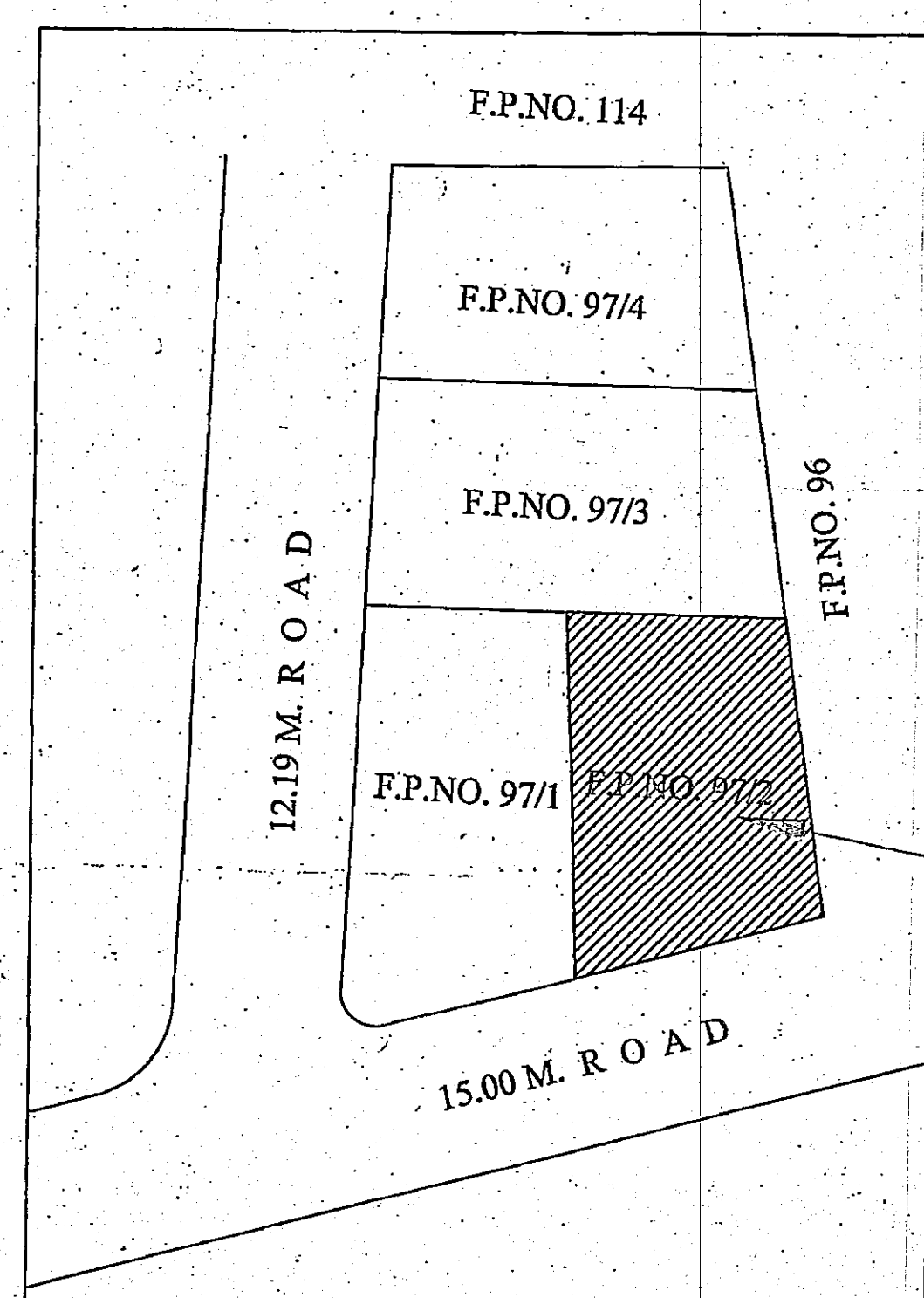
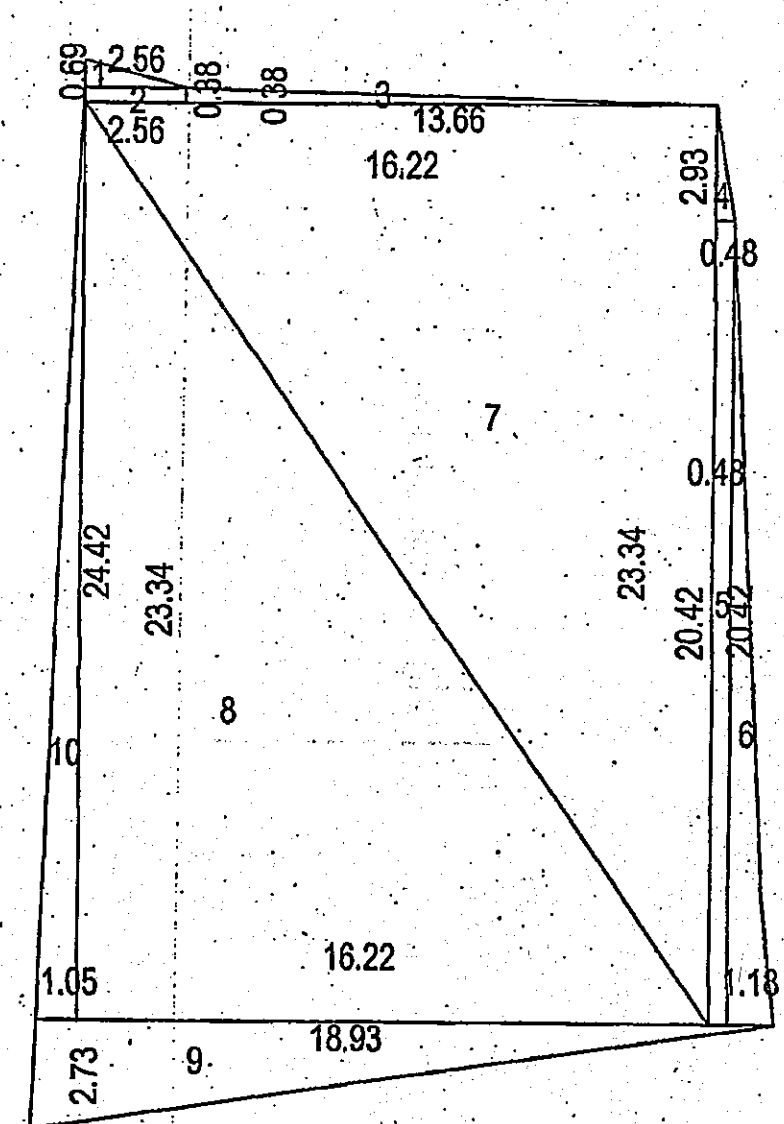
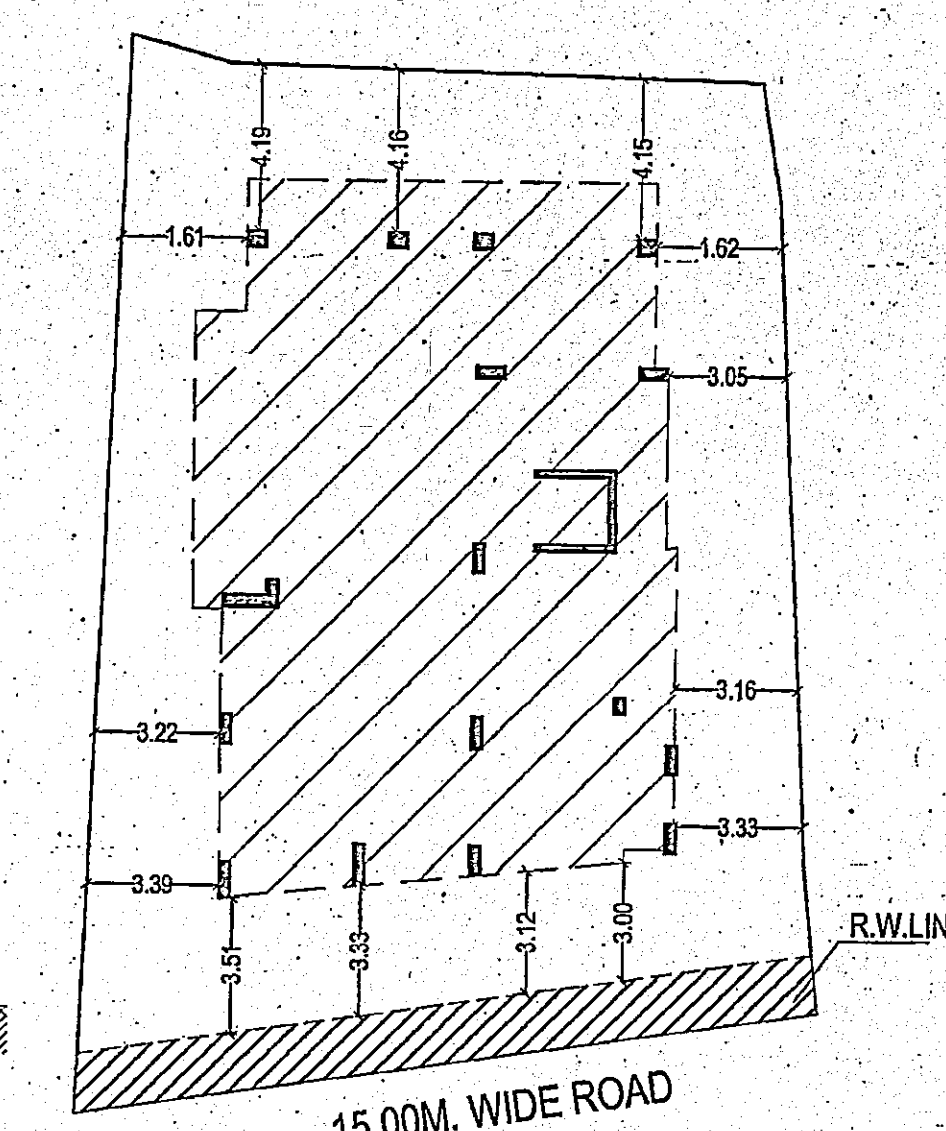


BUILT-UP AREA STATEMENT - GROUND FLOOR				
AREA OF BLOCK (ABCD) : 11.66 X 13.40 = 155.244				
STANDARD DEDUCTIONS :-				
S.NO.	DIMENSIONS (X)	DIMENSIONS (L)		AREA
1	8.54	4.51	1	39.15
2	1.78	1.85	1	2.89
3	0.27	2.00	1	0.76
4	1.27	1.31	1	1.66
5	10.39	0.97	0.5	5.04
6	1.56	1.66	1	2.59
TOTAL DEDUCTIONS				42.45
NET AREA 155.244 - 42.45 = 112.794 SQM				

BUILT-UP AREA STATEMENT - 1ST FLOOR			
AREA OF BLOCK (ABCD) 12.42 X 16.31 = 227.410			
STANDARD DEDUCTIONS :-			
S.NO.	DIMENSIONS (M)	DIMENSIONS (L)	AREA
1	1.30	3.30	4.29
2	0.62	4.60	2.85
3	0.27	2.80	0.76
4	1.56	1.65	2.57
5	1.75	1.85	2.89
6	1.27	1.46	1.85
7	3.76	0.32	1.18
8	0.70	7.60	5.78
TOTAL DEDUCTIONS			21.55
NET AREA 227.410 - 21.55 =			205.86 SQM



BUILT-UP AREA STATIONARY - 2ND FLOOR			
AREA OF BLOCK (ABCD) 12.56 X 10.31 = 228.875			
STANDARD DEDUCTIONS :			
S.NO	DIMENSIONS (M)	DIMENSIONS (L)	AREA
1	1.80	1.20	2.28
2	1.80	3.45	4.49
3	1.15	0.95	1.09
4	0.70	4.60	3.22
5	0.35	2.80	0.98
6	1.04	1.65	2.71
7	1.75	1.65	2.89
8	3.51	0.92	1.12
9	1.35	0.50	0.88
10	0.75	5.40	4.10
11	0.40	5.86	2.34
TOTAL DEDUCTIONS			23.796
NET AREA 228.875 - 23.796 =			205.079 SQM



SECTION	LAYOUT PLAN	
	SCALE - 1 : 200	
		COMMERCIAL AREA 319.654 SQM
		RESIDENTIAL AREA 1071.613 SQM
		TOTAL AREA 1391.267 SQM

1	GROUND FLOOR	SHOP - 1	158	34.72	469	47.57
2		SHOP-2	234	21.74	459	97.92
3		SHOP-3	158	34.72	469	47.57
4		SHOP-4	234	21.74	459	97.92
5		FLAT NO. 1	441	40.56	1990	184.88
6	1ST FLOOR	FLAT NO.101	350	33.44		
7		FLAT NO.102	420	69.68	1990	284.88
8		FLAT NO. 103	420	39.14		
9	2ND FLOOR	FLAT NO 205	600	55.76 sq.mt (bua)	683	63.45
10		FLAT NO 206	610	56.67	683	60.20
11		FLAT NO 207	610	56.67	683	60.20

BUILT-UP AREA STATEMENT: POLY DIAGRAM				
STANDARD DEDUCTIONS:				
S.NO.	DIMENSIONS (F)	DIMENSIONS (L)		AREA
1	2.56	0.50		0.63
2	2.56	0.38		0.67
3	13.66	0.38		2.60
4	0.48	2.93		0.70
5	0.48	20.42		9.80
6	1.18	20.42		12.05
7	16.22	23.34	0.50	189.29
8	16.22	23.34	0.50	189.29
9	18.93	2.73	0.50	25.84
10	1.05	24.42	0.50	12.82
TOTAL DEDUCTIONS				444.24
TOTAL PL. OF AREA = 442.90 SQM				

COMMERCIAL UNIT	04
RESIDENTIAL UNIT	08
TOTAL UNIT	12

WATER SUPPLY REQUIREMENTS:										
DESCRIPTION	FLAT UNITS		UNIT NORMS (LTRS)				TOTAL (LTRS)			
O.H.TANK	12		500				6000			
U.G.TANK	12		760				9000			
PARKING STATEMENT										
Require parking rate	No of tenements	Required no of parking spaces					Proposed no of parking no of cars			
		Required no of cars	50% visitor	50%	no of non-car	50% visitor		50%		
Shops and other Commercial users for every 100 sqm. car area 1 car & 8 scooter	210/508	$210/508=0.415$ = 0.415	0	0	0	13	0	10	4	2
(2 Tenements having car area less than 40 Sqm but more than 30 sqm 1 car & 2 scooter	1	$1/2-0.5 = 0.5$	0	0	0	$1/2-0.5 = 0.5$	0	0	1	1
(2 Tenements having car area 40-50 Sqm 1 car & 5 scooter	1	$1/2-0.5 = 0.5$	0	0	0	$1/2-0.5 = 0.5$	0	0	2	0
Every Tenements having car area 50 Sqm but less than 100 sqm 1 car & 3 scooter	0	$0/0=0$	0	0	0	$0/0=0$	0	0	5	0
	RR&T	10	10	10	10	32	10	10	10	10

BUILT UP AREA STATEMENT:					
FLOOR	B.U.A. (SQM)	STAIRCASE (SQM)	PROVIDED BAL. (SQM)	PROVIDED TERR. (SQM)	NET B.U.A. (SQM)
GROUND	113.794	0.000	0.000	0.000	113.794
FIRST	205.860	0.000	0.000	0.000	205.860
SECOND	205.079	0.000	0.000	0.000	205.079
THIRD	208.895	0.000	0.000	0.000	208.895
FOURTH	219.213	0.000	0.000	0.000	219.213
FIFTH	219.213	0.000	0.000	0.000	219.213
SIXTH	219.213	0.000	0.000	0.000	219.213
TOTAL	1391.267	0.000	0.000	0.000	1391.267

DRAWING NO : A 01/02

STAMP OF APPROVAL :

पनवेल महानगरपालिका

मोबे - ७८०७९ सेक्टर -

थीवर वॉलेज प्लॉट नं./मूळ नं.-सर्व्हे ना.पाच नं./ मूळ नं. C-१२४ मये निपोलित युनिअर/ फायदेदार कम्पने/आयिदा बांधकामाये नकारास पा कार्यालयचे चा.क./पाच/नवि. २६०२/३१/३७ २६०२/२०२२ दिनांक २७/०५/२०२२

मीत बटी, शरीर औरण एतु मागशस सतर रंगणे डुरकाल केसातुत मुंबई.

श्री. अश्विनी पुणे भंडारी गुजार

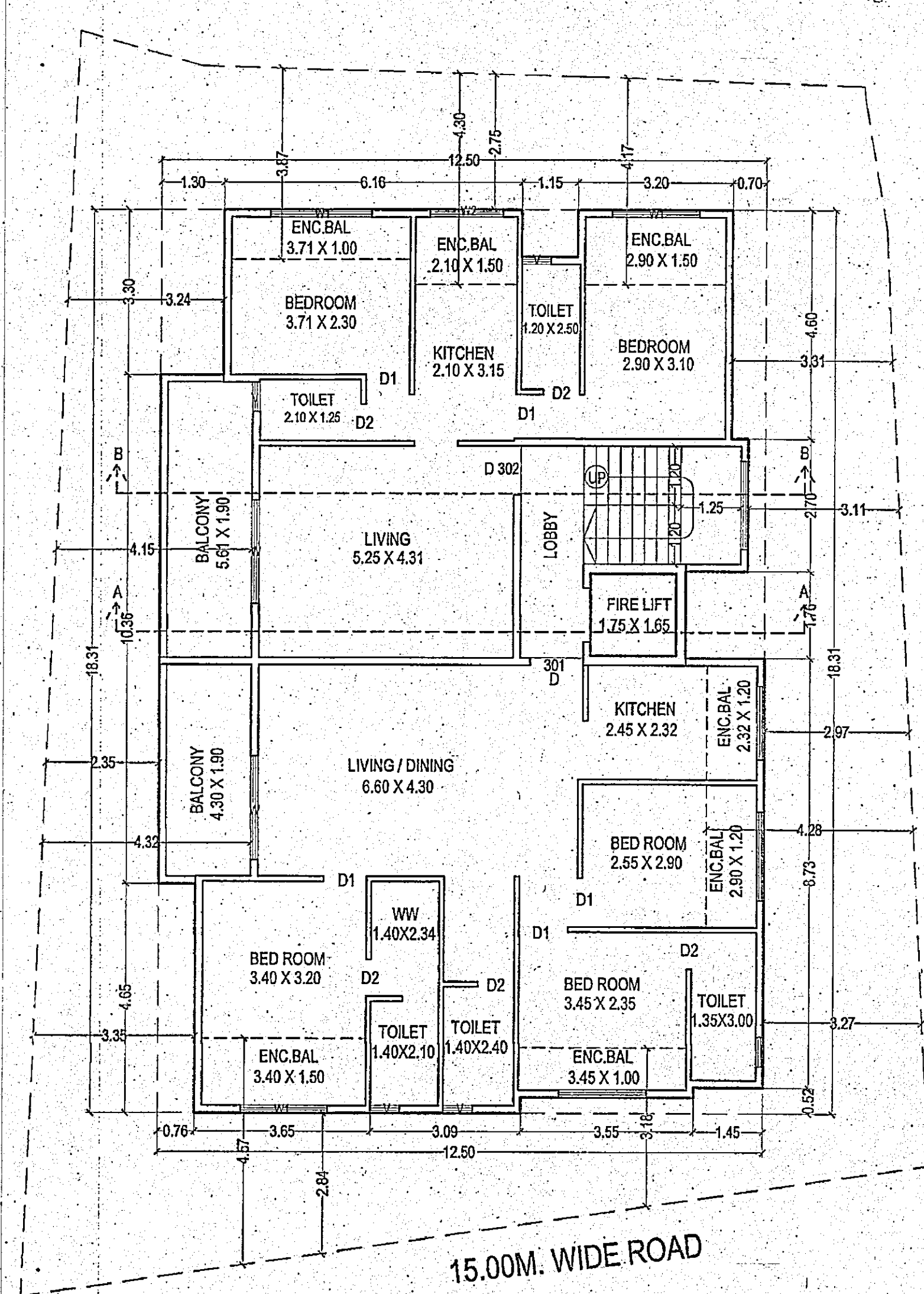
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सहाय्यक संयोजक, ग्रामपंचायत
पनवेल महानगरपालिका

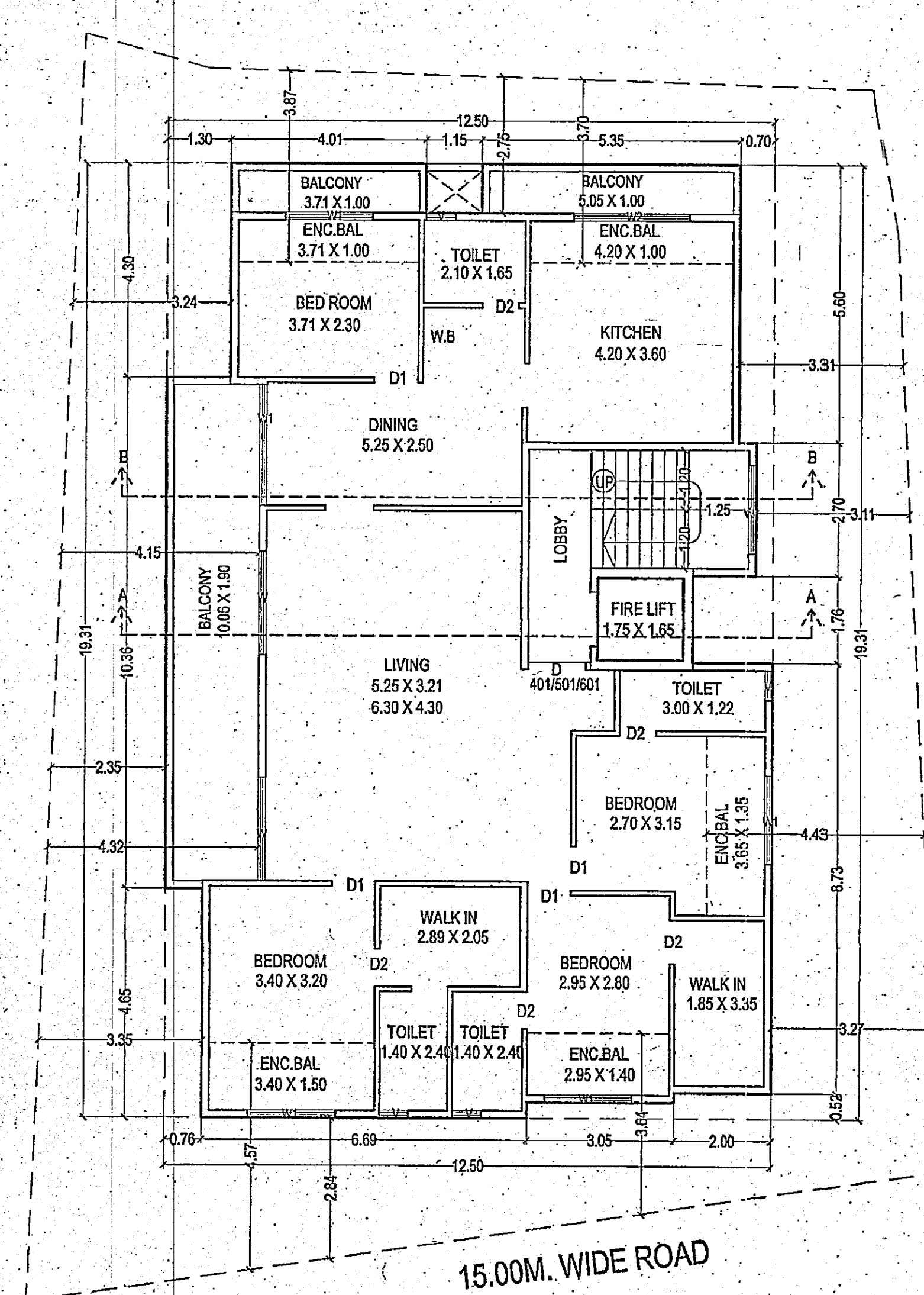
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AREA CALCULATION :

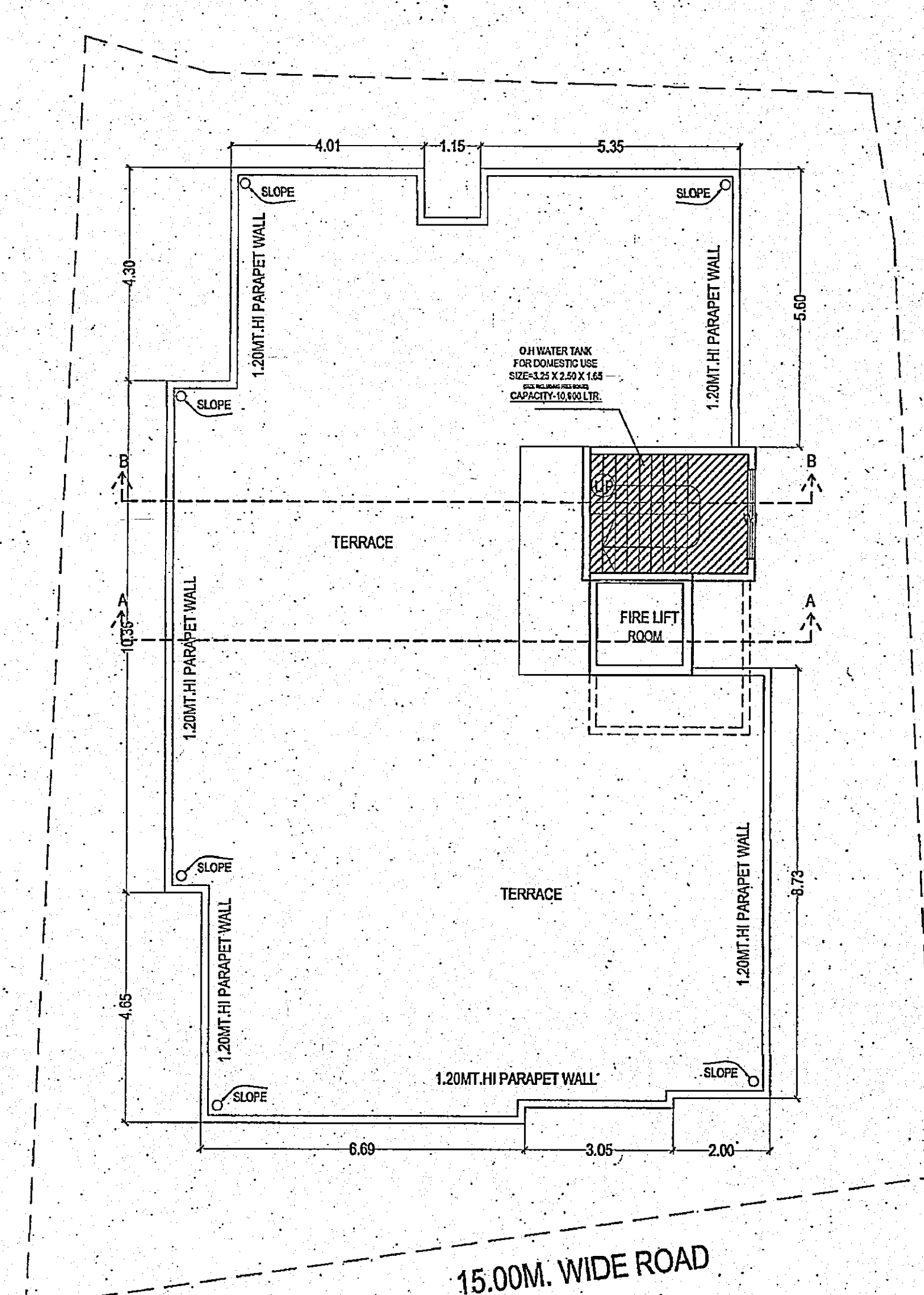
A	AREA STATEMENT:	SQ.M.
1	AREA OF PLOT	
a	AS PER OWNERSHIP DOCUMENT (PG, CTB EXTRACT)	436.00 SQM
b	AS PER MEASUREMENT SHEET	436.00 SQM
c	AS PER SITE	436.00 SQM
2	DEDUCTION FROM	
a	PROPOSED 6' 6" ROAD WIDENING SERVICE ROAD HIGHWAY WIDENING	28.69 SQM
b	ANY RESERVATION	
c	TOTAL (A+B+C)	
3	BALANCE AREA OF PLOT (1-2)	407.31 SQM
4	ADDITIONAL FSI (If applicable)	
a	REQUIRED	
b	ADJUSTMENT OF 2% Entry	
c	BALANCE PROPOSED	
5	NET AREA OF PLOT (4+5)	407.31 SQM
6	RECREATIONAL OPEN SPACE (If applicable)	
a	REQUIRED	0.00 SQM
b	PROPOSED	0.00 SQM
7	INTERNAL ROAD AREA (If applicable)	
a	BUILT UP AREA WITH REFERENCE TO KIOSK/FBS AS PER FRONT ROAD WIDTH X 1.51 RATIO FSB	48.01 SQM
8	ADDITION TO FSI ON PAYMENT OF PREMIUM	
a	MAX. PERMISSIBLE PREMIUM FSB - BASED ON ROAD WIDTH 100 Zone	218.00 SQM
b	PROPOSED FSI ON PAYMENT OF PREMIUM	218.00 SQM
9	IN-SITU FOR TDR LOADS	
a	PER STRUCTURE AGAINST TDR LOADS (2.5 X 80) sq.ft. IF ANY	57.21 SQM
b	IN-SITU AREA AGAINST ANTI SEISMIC P HANDED OVER (20.00 OR 1.5 X 400 AND/OR 8)	
c	TDR AREA	0.00 SQM
d	TOTAL IN-SITU TDR LOADINGS PROPOSED ((1)+(a)+(b)+(c))	57.21 SQM
10	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
a	TOTAL IN-SITU DEDUCTION OF FSI ON THE APPROVAL	130.00 SQM
11	TOTAL ENTITLEMENT OF FSI ON THE APPROVAL	
a	(2 + 10(a) + 11(b) OR 12 WHOSEVER IS APPLICABLE	863.49 SQM
b	ANCILLARY AREA FSI UPTO 6% OR 64 AS APPLICABLE X 1.6 OR 1.8)	
c	COMMERCIAL AREA = 177.45 X 80%	141.96 SQM
d	RESIDENTIAL AREA = 686.75 X 60%	412.05 SQM
e	TOTAL AREA	843.92 SQM
f	TOTAL ENTITLEMENT (a+b)	1307.31 SQM
12	MINIMUM BUILDING LIMIT OF FSI (Building Permitted) PERMISSIBLE AS PER ROADS WIDTH / AS PER REGULATION NO.6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE X 1.6 OR 1.8)	
a	BUILDUP AREA IN PROPOSAL (EXCLUDING AREA AT 11(c))	
i	EXISTING BUILDUP AREA	0.00 SQM
j	PROPOSED BUILDUP AREA (AS PER P+LMS)	1391.267 SQM
k	TOTAL (J+K)	1391.267 SQM
13	FSI COVERED (Should not be more than 18.45%)	3.16
14	AREA FOR INCLUSIVE HOUSING, IF ANY	
a	REQUIRED (20% of Bt. No.8)	
b	PROPOSED	6.698 SQM
15	BALANCE AREA	
16	BALCONY AREA STATEMENT:	
a	PENINSULAR BALCONY AREA PER FLOOR	
b	PERMISSIBLE BALCONY AREA PER FLOOR	
c	DOCS49 BALCONY AREA (TOTAL)	
17	SANITARY REQUIREMENTS:	
18	FLOOR PLAN, AREA DIAGRAM, LOCATION PLAN, PLOT DIAGRAM	
19	DESCRIPTION OF PROJECT:	
20	PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON P.P.NO.97/2, PANVEL, TAL. PANVEL, DIST- RAIGAD	
21	DATE:	10/05/2022
22	SCALE:	AS SHOWN
23	ARCHITECT:	ARCHITECTURE P. PATIL
24	ADDRESS:	OFFICE: 74-B BHARAPADA, MIDC PHASE-II, 602, SAKINDRA, PANVEL - 410508.
25	TELEPHONE:	TEL - 2457077
26	NORTH:	
27	WEB:	www.o7architects.com
28	SIGN OF OWNER:	Mrs. Nityandani Co. op. H. Soc. Ltd
29	SIGN OF ARCHITECT:	O ASSOCIATES



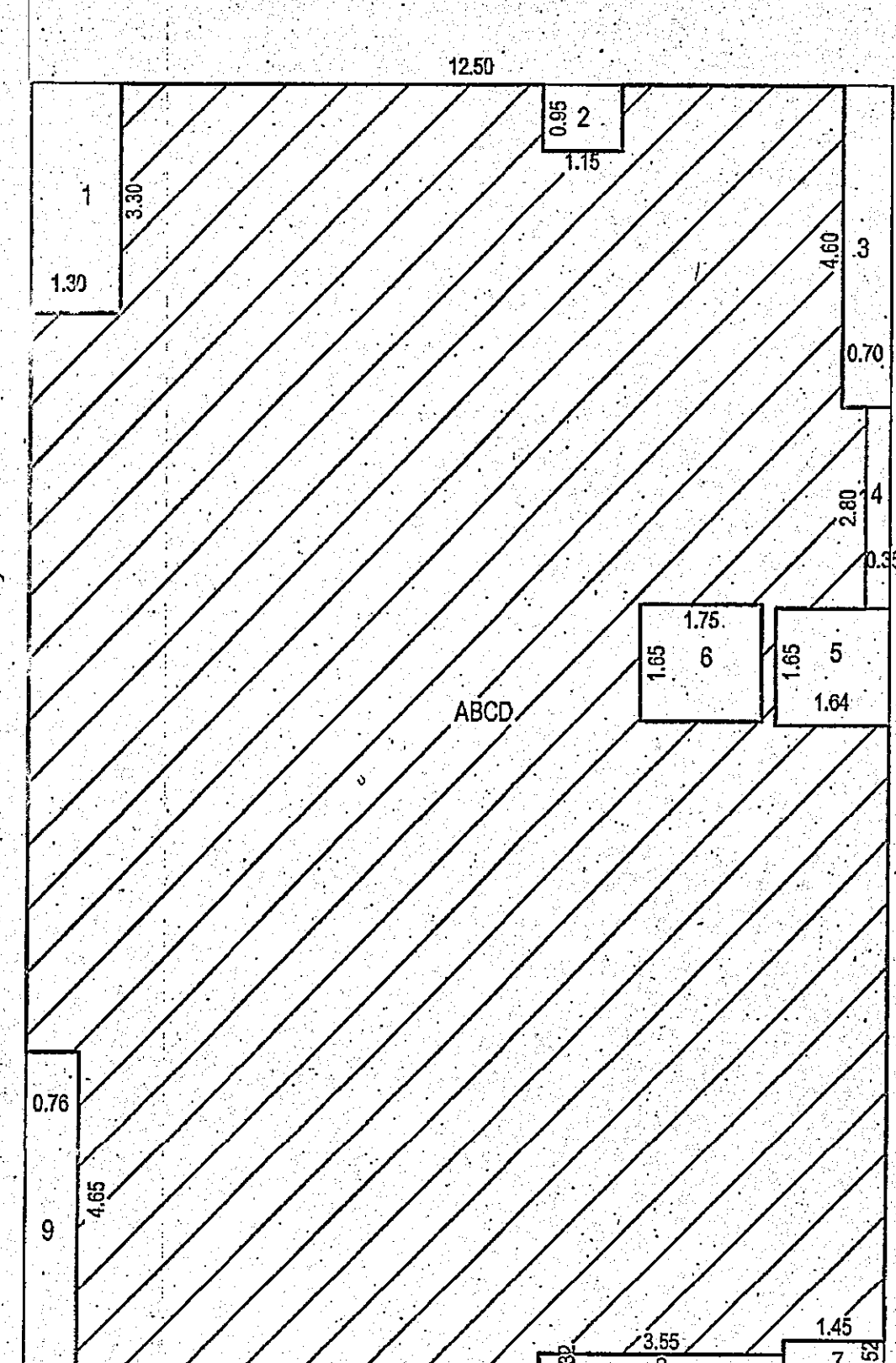
3RD FLOOR PLAN
SCALE 1:100.



TYPICAL 4TH, 5TH & 6TH FLOOR PLAN
SCALE 1:100



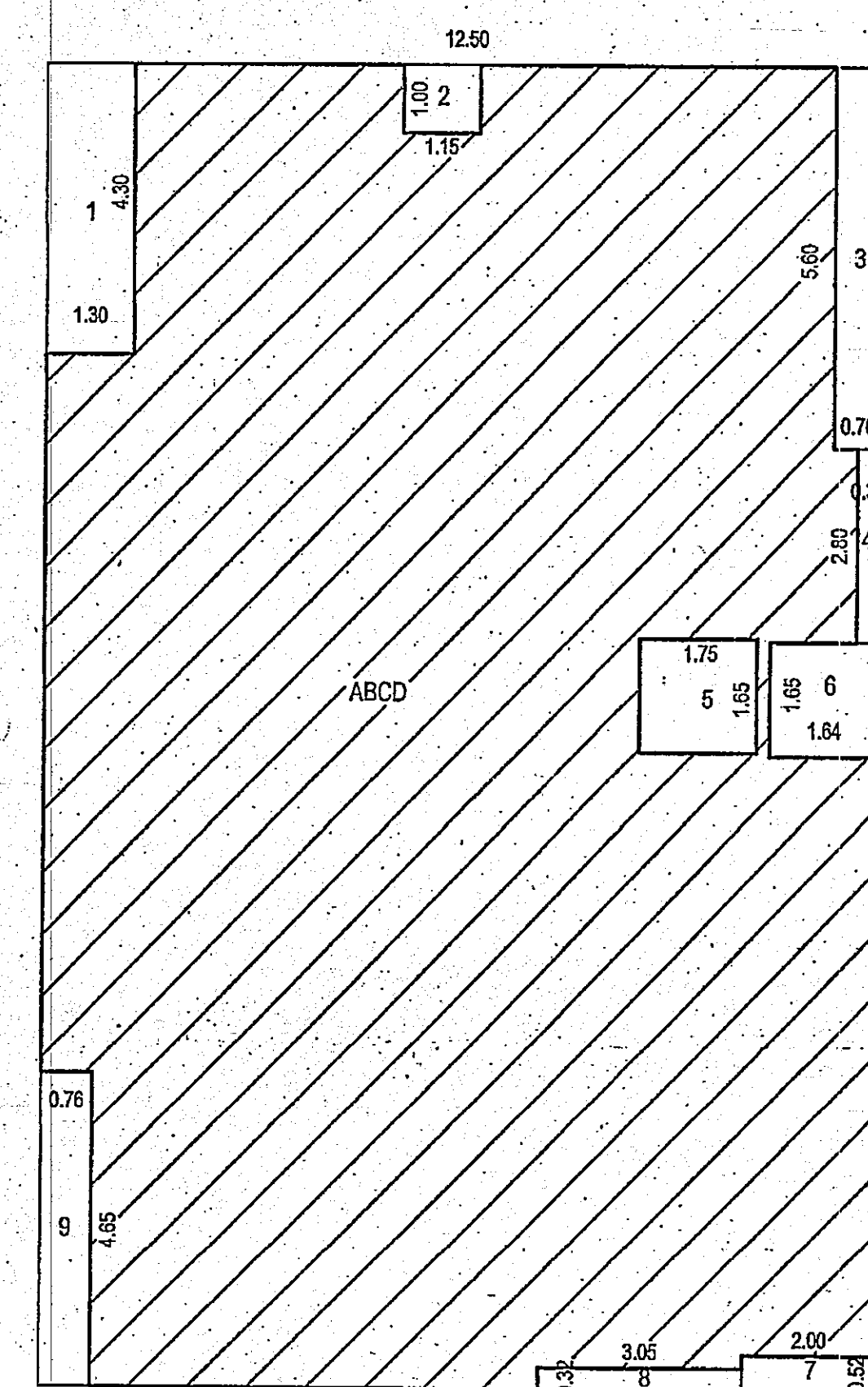
TERRACE FLOOR PLAN
SCALE 1:100



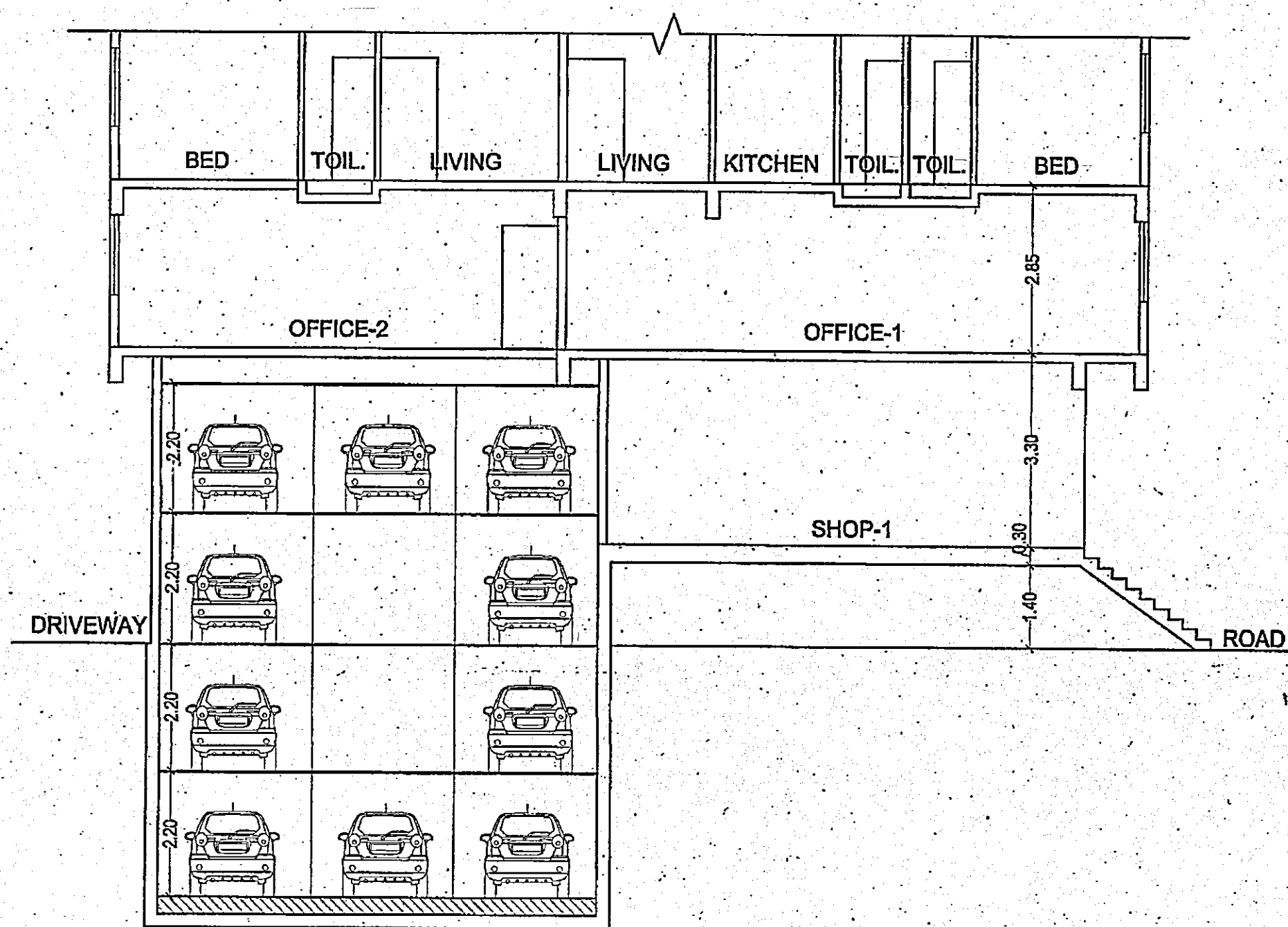
3RD FLOOR
SCALE 1:100

BUILT-UP AREA STATEMENT : 3RD FLOOR			
AREA OF BLOCK (ABCD) 12.50 X 18.31 = 228.875			
STANDARD DEVIATIONS			
S.NO.	DIMENSIONS (X)	DIMENSIONS (L)	AREA
1	1.30	3.30	4.29
2	1.15	0.95	1.09
3	0.70	4.60	3.22
4	0.35	2.80	0.98
5	1.64	1.65	2.71
6	1.75	1.65	2.89
7	1.45	0.52	0.75
8	3.55	0.32	1.14
9	0.76	4.65	3.53
TOTAL DEVIATIONS			19.98
NET AREA 228.875 - 19.98 = 208.895 SQM			

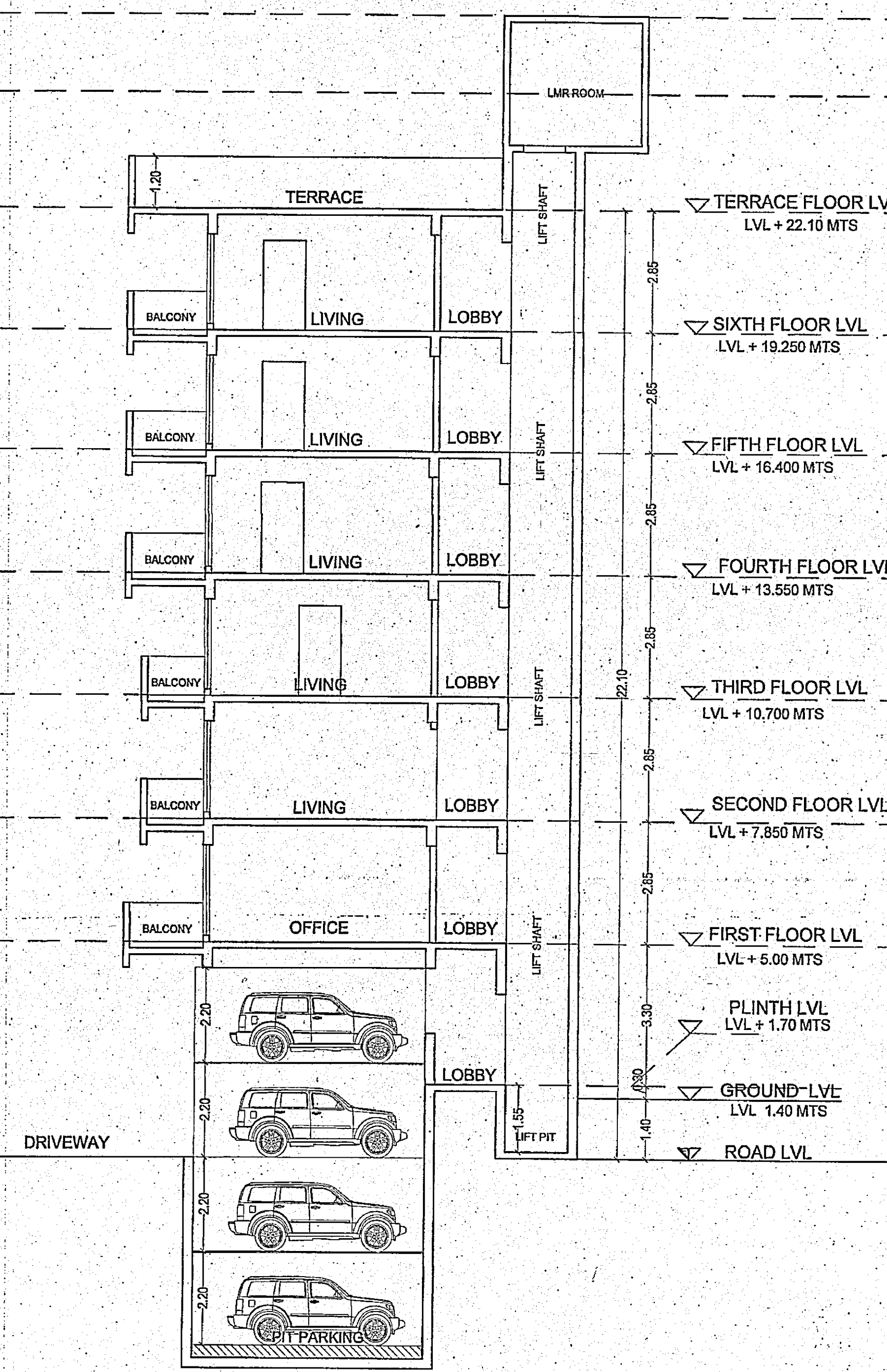
BUILT-UP AREA STATEMENT : 4TH, 5TH & 6TH FLOOR			
AREA OF BLOCK (ABCD) $12.50 \times 19.31 = 241.375$			
STANDARD DEDUCTIONS -			
S.NO.	DIMENSIONS (X)	DIMENSIONS (Y)	AREA
1	1.30	4.30	5.59
2	1.15	1.00	1.15
3	0.70	5.50	3.92
4	0.35	2.80	0.98
5	1.75	1.65	2.89
6	1.64	1.65	2.71
7	2.00	0.52	1.04
8	3.05	0.32	0.98
9	0.78	4.65	3.63
TOTAL DEDUCTIONS			22.12



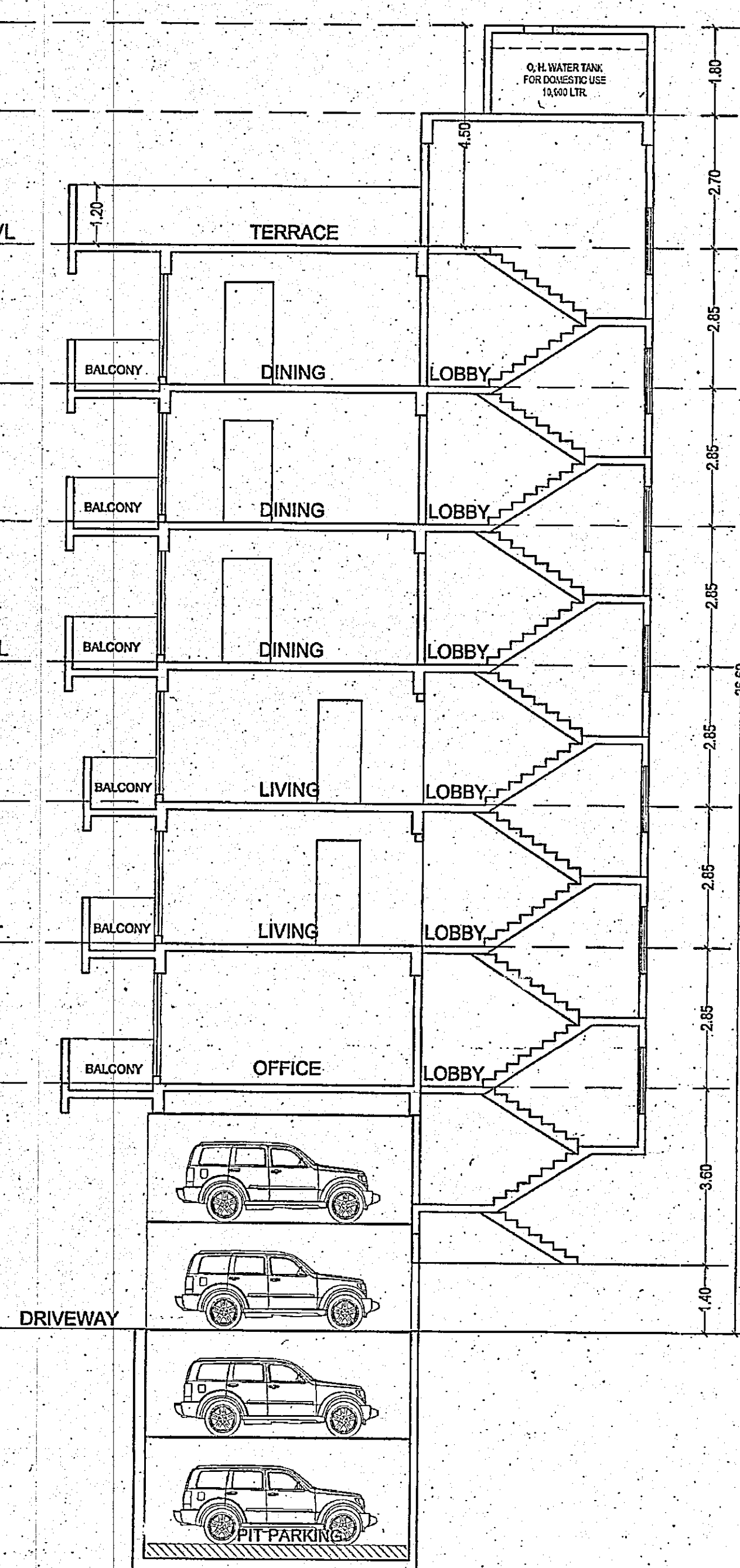
TYPICAL 4TH, 5TH & 6TH FLOOR



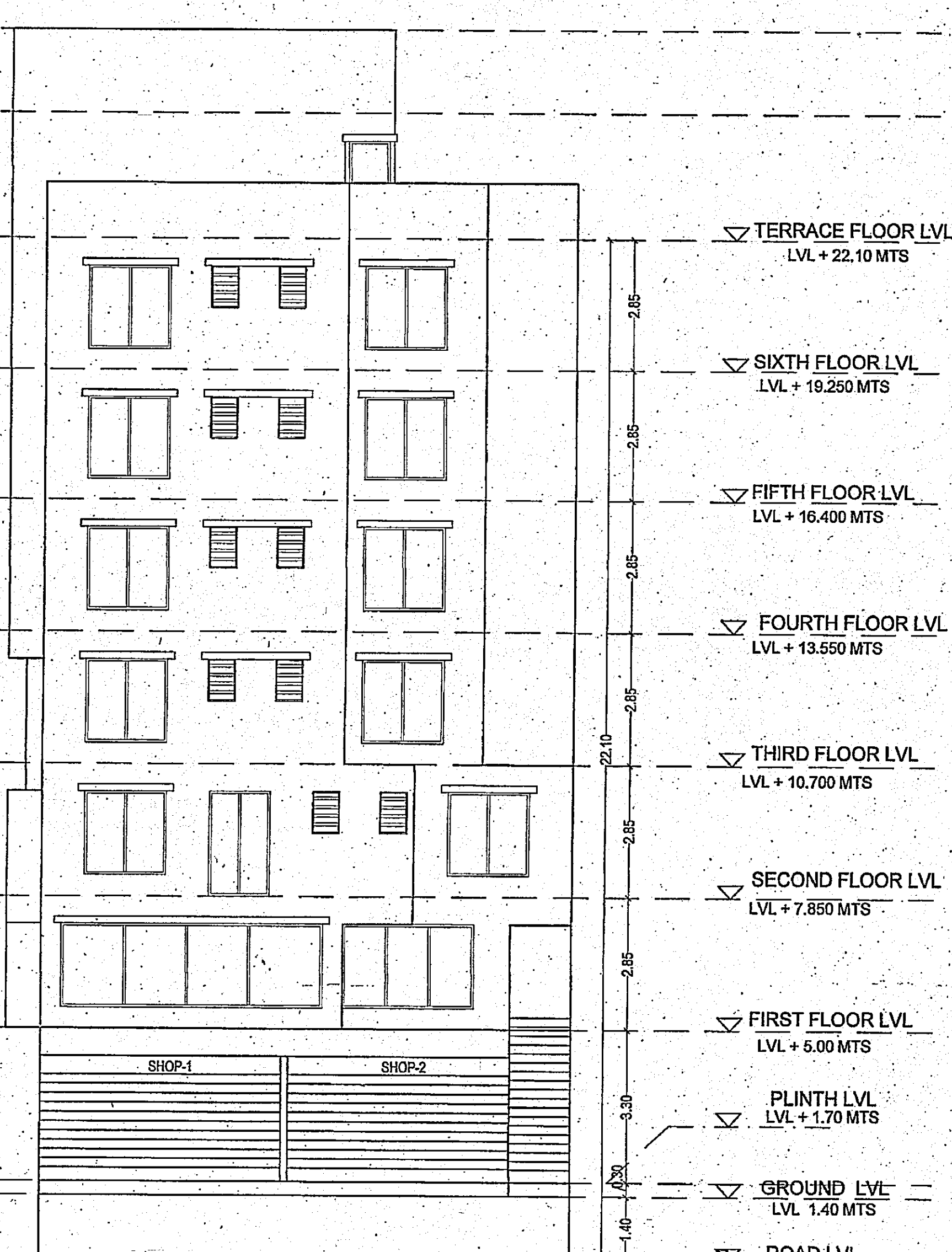
PARKING SECTION
SCALE 1:100



SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100

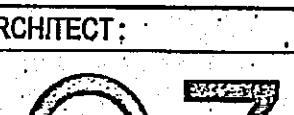


ELEVATION
SCALE 1:100

CONTENT OF SHEET :
FLOOR PLAN, AREA DIAGRAM,
ELEVATION & SECTION

DESCRIPTION OF PROJECT:

PROPOSED RESIDENTIAL& COMMERCIAL
BUILDING ON FP.NO.97/2, PANVEL.
TAL. PANVEL, DIST:- RAIGAD

DATE : 10/05/2022	DRAWN BY : ANKUSH
SCALE : AS SHOWN	CHECKED BY : ADINATH PATKAR
ARCHITECT : 	ADDRESS : ARCHITECTURE & PLANNERS OFFICE : 7 & 8, SAHAPARA DIS, PLOT NO- 392, S.A.S.ROAD, PANDOL - 412026.

TELEPHONE : TEL - 27457077	NORTH : 
WEB :	

SIGN OF OWNER:

M/s. Nityanand Co. op. H. Soc. Ltd

100

SIGN OF ARCHITECT: _____

अ.प्र.

ARADINATH V PATKAR
Reg. No. CA/2007/02234