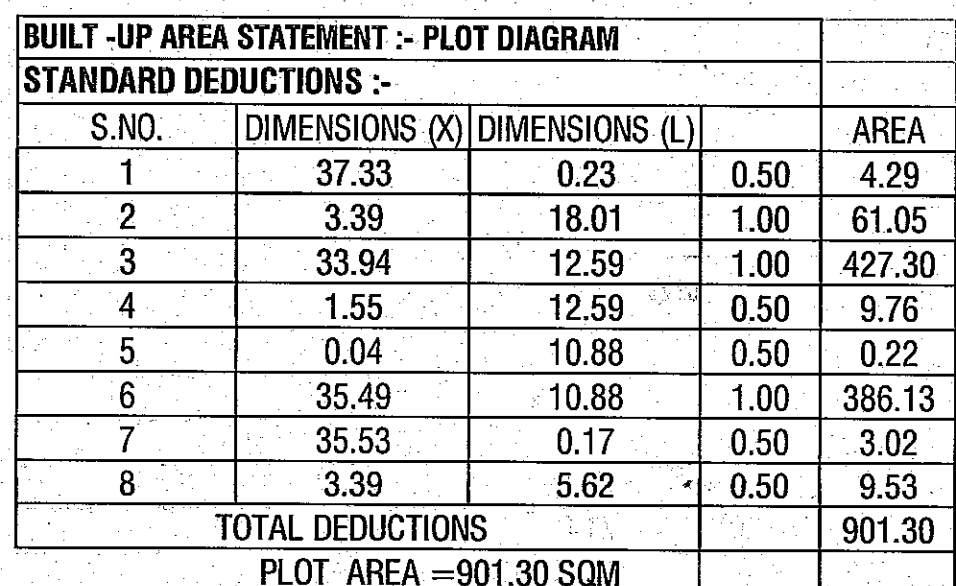


		7/12 AREA STATEMENT	
NAME OF OWNER :	F.P. NO.	AREA	
NEELKANTH ASSOCIATES	50/24	896.000 sqm	
	TOTAL AREA	896.000 sqm	

COMMERCIAL AREA	268.085 SQM	COMMERCIAL UNIT	8
RESIDENTIAL AREA	2133.300 SQM	RESIDENTIAL UNIT	25
TOTAL AREA	2401.385 SQM	TOTAL UNIT	33

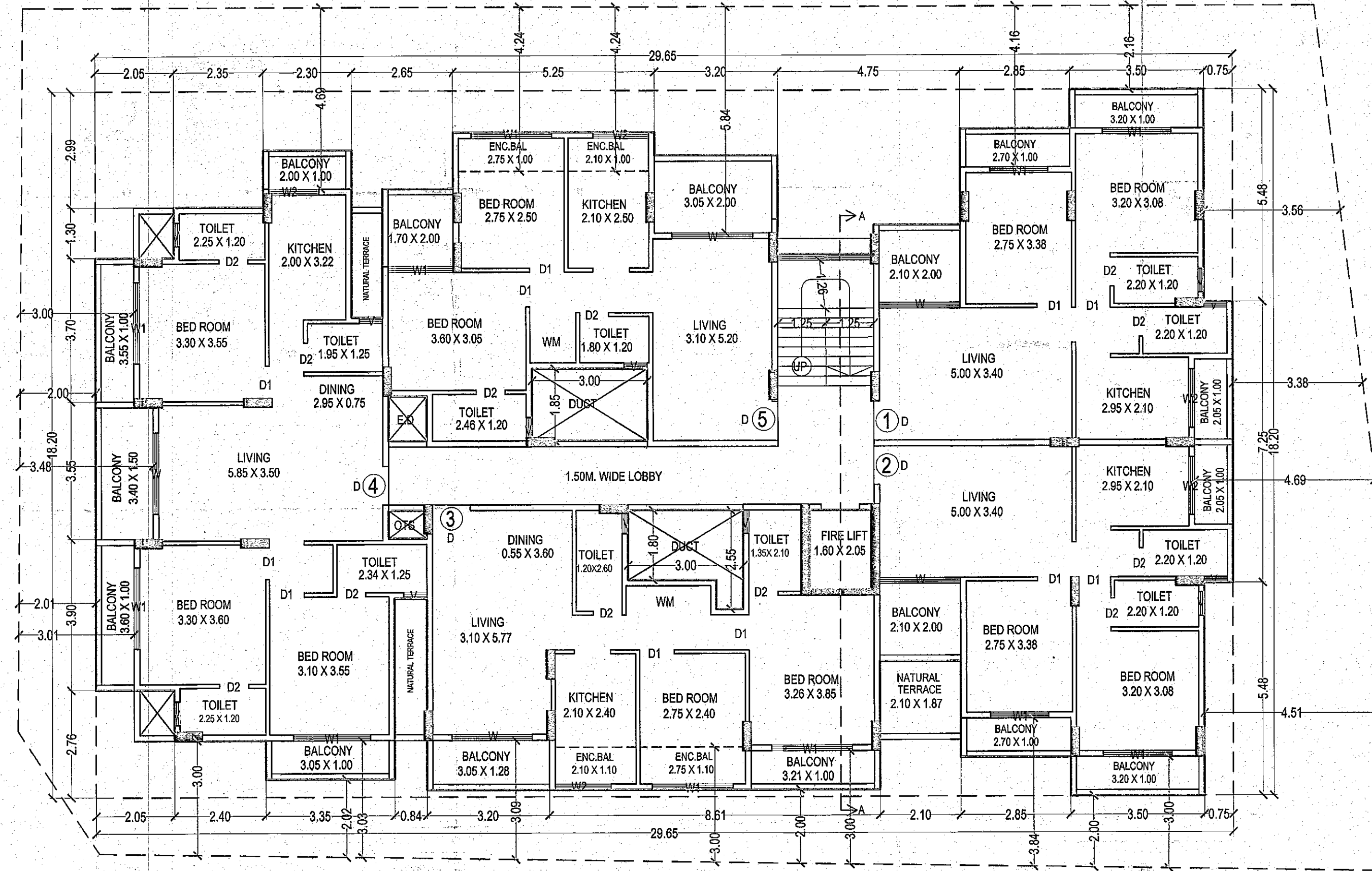
WATER SUPPLY REQUIREMENTS:				
DESCRIPTION	FLAT UNITS	UNIT NORMS (LTRS)	TOTAL(LTRs)	
O.H.TANK	33	500	16500	
U.G.TANK	33	750	24750	

PARKING STATEMENT									
Require parking rate	No of tenements	Required no of parking space							
		Required no of car 231.70sqm x 3.30 = 769.465	% Visitor	80%	Required no of scooter 231.70sqm x 3.30 = 769.465	% Visitor	80%	Proposed no of parking no of cars	no of scooter
Shops and other Commercial users for every 10sqm carpet area 2 car & 5 scooter	231.70 SQMT	5	0	0	14	0	0	0	0
(2 Tenements having carpet area 40-80 Sqm 2 car & 5 scooter	25	15	1	11	0	0	3	53	24
	35.02 AT	13	1	12	63	0	0	0	0

BUILT UP AREA STATEMENT:						
FLOOR	B.U.A. (SQM)	STAIRCASE (SQM)	G.F.A. (SQM)	PROVIDED BAL. (SQM)	PROVIDED TERR. (SQM)	NET B.U.A. (SQM)
GROUND	268.085	0.000	268.085	0.000	0.000	268.085
1ST FLOOR	426.660	0.000	426.660	0.000	0.000	426.660
2nd FLOOR	426.660	0.000	426.660	0.000	0.000	426.660
3rd FLOOR	426.660	0.000	426.660	0.000	0.000	426.660
4th FLOOR	426.660	0.000	426.660	0.000	0.000	426.660
5th FLOOR	426.660	0.000	426.660	0.000	0.000	426.660
TOTAL	2401.385	0.000	2401.385	0.000	0.000	2401.385

DRAWING NO : A		01/03		
STAMP OF APPROVAL :				
पञ्चदेव महानगरपालिका पोषे: _____ सेक्टर _____ वेबसाई आतिथ भूमा मन्त्रालय, काठमाडौं, नेपाल भूमि नं. ५०/२०, चर्चे निवीज/सुधारित/ मेमोर्याल फर्मेशन/हाइवे बाँधकायारे नकाराई या कार्यवाहीया चे.फा.क./ममा/राशि/२६३२९/गो.७ ५०८१२०२३ दिनांक २९/०३/२०२४ प्रयोग अटी, शर्तों अनिवार्य रूपन प्रकाशमें साल रंगने दुरुस्त केवलयासार सुनु. भा. अधिकारी पांचे भण्डरी गुजार सहायक संचालक, मनगरपालिका पञ्चदेव महानगरपालिका PANCHDEV MUNICIPAL CORPORATION पञ्चदेव महानगरपालिका पाँचदेव-रास्ता				
AREA CALCULATION				
A AREA STATEMENT:		SQ.M.		
1 AREA OF PLOT				
a	AS PER OWNERSHIP DOCUMENT (P/2, CTS EXTRACT)	896.000 SQM		
b	AS PER MEASUREMENT SHEET	896.000 SQM		
c	AS PER SITE	896.000 SQM		
2 DEDUCTION FOR				
a	PROPOSED D.P ROAD WIDENING/ SERVICE ROAD/ HIGHWAY WIDENING	121.232 SQM		
b	LAND RESERVATION			
c	TOTAL (a+b)			
3 BALANCE AREA OF PLOT (1-2)		774.768 SQM		
4 AMENITY SPACE (If applicable)				
a	REQUIRED			
b	ADJUSTMENT OF 2(b), If any			
c	BALANCE PROPOSED			
5 NET AREA OF PLOT (3+4)		774.768 SQM		
6 RECREATIONAL OPEN SPACE (If applicable)				
a	REQUIRED			
b	PROPOSED			
7 INTERNAL ROAD AREA		NA		
8 PLOTTABLE AREA (If applicable)		NA		
9 BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH X L:1.10 BASIC FSI		892.244 SQM		
10 ADDITION TO FSI ON PAYMENT OF PREMIUM				
a	MAX PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH 100.2mm	448.000 SQM		
b	PROPOSED FSI ON PAYMENT OF PREMIUM	390.000 SQM		
11 IN-SITU FSI LOADS				
a	[IN- SITU AREA AGAINST D.P ROAD] [2.0 X 26m], IF ANY	262.66 SQM		
b	[IN- SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.0 OR 1.85 X 46) ANY OR (c)]			
c	TOR AREA	0.000 SQM		
d	TOTAL IN-SITU FSI LOADING PROPOSED [(11 (a) + b) + c]	0.000 SQM		
12 ADDITIONAL FSI AREA UNDER CHAPTER No.7				
13 TOTAL ENTITLEMENT OF FSI AS PER THE APPROVAL				
a	[9 + 100% + 116] OR 12 WHICHEVER IS APPLICABLE	1654.708 SQM		
14 ANCILLARY AREA FSI UPO 60% OR 80% WITH PAYMENT OF CHARGES				
a	COMMERCIAL AREA = 146.935 X 80%	118.148 SQM		
b	RESIDENTIAL AREA = 1333.312 X 80%	795.369 SQM		
c	TOTAL AREA	913.516 SQM		
d	TOTAL ENTITLEMENT (a + b)	2403.843 SQM		
15 MAXIMUM UTILIZATION LIMIT OF FSI (Building Potential) PERMISSIBLE AS PER ROAD WIDTH (L) AS PER REGULATION NO.6.1 & 6.2 OR 6.3 OR 6.4 AS APPLICABLE (X 1.4 OR 1.8)				
16 TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT 17b)				
a	EXISTING BUILT-UP AREA	0.000 SQM		
b	PROPOSED BUILT-UP AREA (AS PER PLANE)	2401.385 SQM		
c	TOTAL (a+b)	2401.385 SQM		
16 FSI CONSUMPTION (should not be more than Sr.No.14 above)		2.680		
17 AREA FOR INCLUSIVE HIGHWAY, IF ANY				
a	REQUIRED (20% OF Sr. No.9)			
b	PROPOSED			
18 BALANCE AREA		2.458 SQM		
B BALCONY AREA STATEMENT:				
a PERMISSIBLE BALCONY AREA PER FLOOR				
b PROPOSED BALCONY AREA PER FLOOR				
c EXCESS BALCONY AREA (TOTAL)		As shown		
C SANITARY REQUIREMENTS:				
Sr. NO.	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 AND AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH AREA STATED IN DEVELOPMENT / T/P SCHEME RECORDS/LAND RECORDS/TPI, CITY SURVEY RECORDS / DOCUMENTS PLAN.				
SIGNATURE				
E DOOR AND WINDOW SCHEDULE:				
Sr. NO.	TYPE	SIZE	AREA	SPECIFICATION
1	D	1.00 X 2.10	2.10 SQM	T.W. FLUSH DOOR
2	D1	0.50 X 2.10	1.05 SQM	T.W. FLUSH DOOR
3	D2	0.75 X 2.10	1.57 SQM	GAL. ALU. SLIDING WINDOW
4	W1	1.75 X 2.10	3.67 SQM	GAL. ALU. SLIDING WINDOW
5	W2	1.50 X 1.40	2.10 SQM	GAL. ALU. SLIDING WINDOW
6	V	0.60 X 0.80	0.54 SQM	LOUVERED ALU WINDOW
CONTENT OF SHEET:				
GROUND FLOOR PLAN LOCATION PLAN LAYOUT PLAN PLOT DIAGRAM				
DESCRIPTION OF PROJECT :				
PROPOSED RESIDENTIAL / COMMERCIAL BUILDING ON F.P. NO: 50/24 PANVEL, DIST.: RAIGAD				
DATE : 02/03/2022		DRAWN BY: ANKUSH		
SCALE : AS SHOWN		CHECKED BY : ADINATH PATKAR		
ARCHITECT : 07 ARCHITECTS AND PLANNERS		ADDRESS : ARCHITECTURE & PLANNERS OFFICE : 7 & 8, SAH PRASAD CHIS, PLOT NO.- 80C, SHIRDI,RAIGAD, PIN CODE - 400002		
TELEPHONE : TEL - 27457077		NORTH : ↑		
WEB : www.07architects.com				
SIGN OF OWNER :				
NEELKANTH ASSOCIATES Mr.Harsh Gupta				
SIGN OF ARCHITECT :				
Ar.Adinath V. Patkar Reg. No.CA/203145631 07 ARCHITECTS AND PLANNERS				

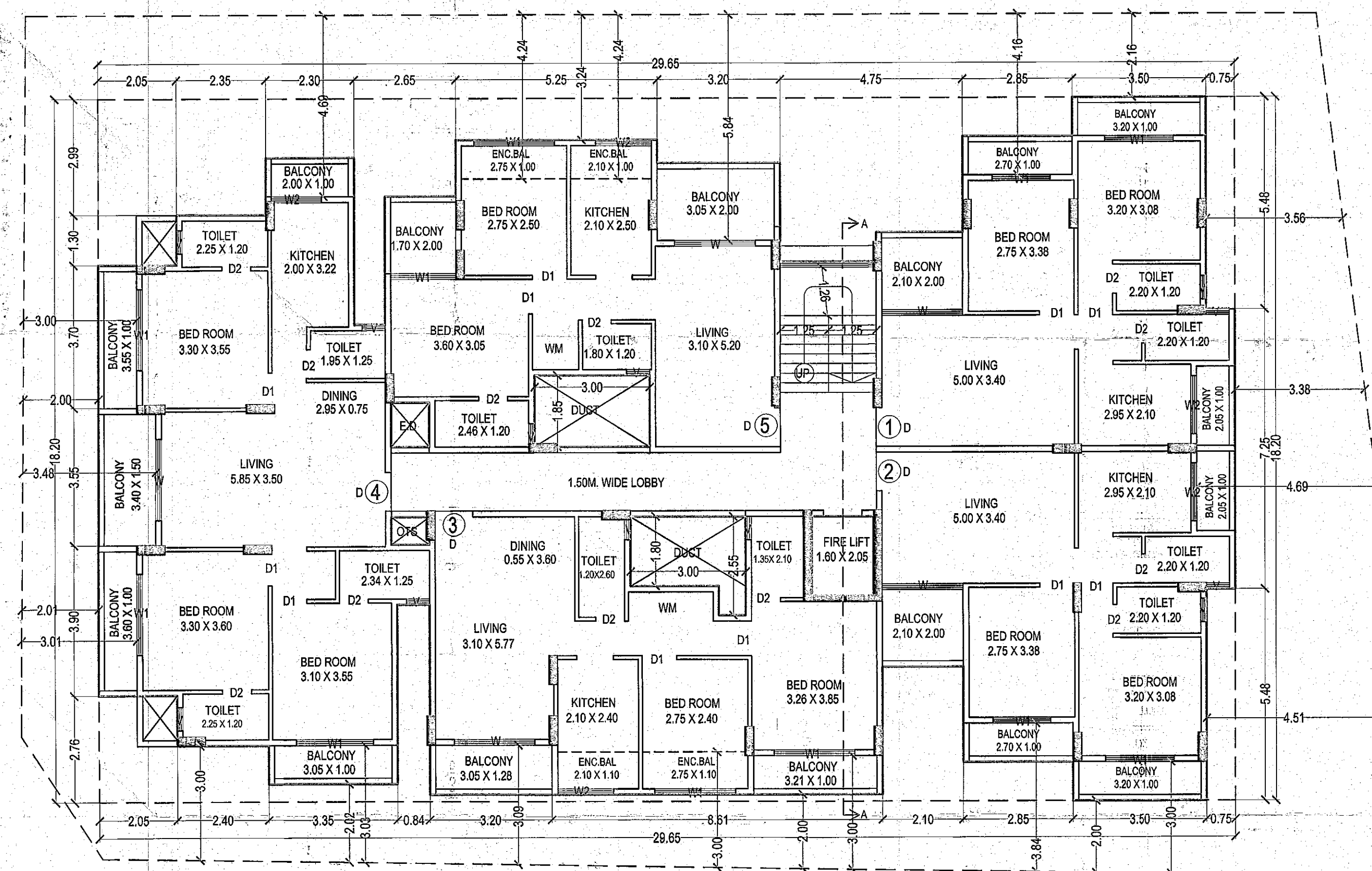
9.15 M. TO BE WIDENED TO
15.00 M WIDE ROAD



9.15 M WIDE ROAD

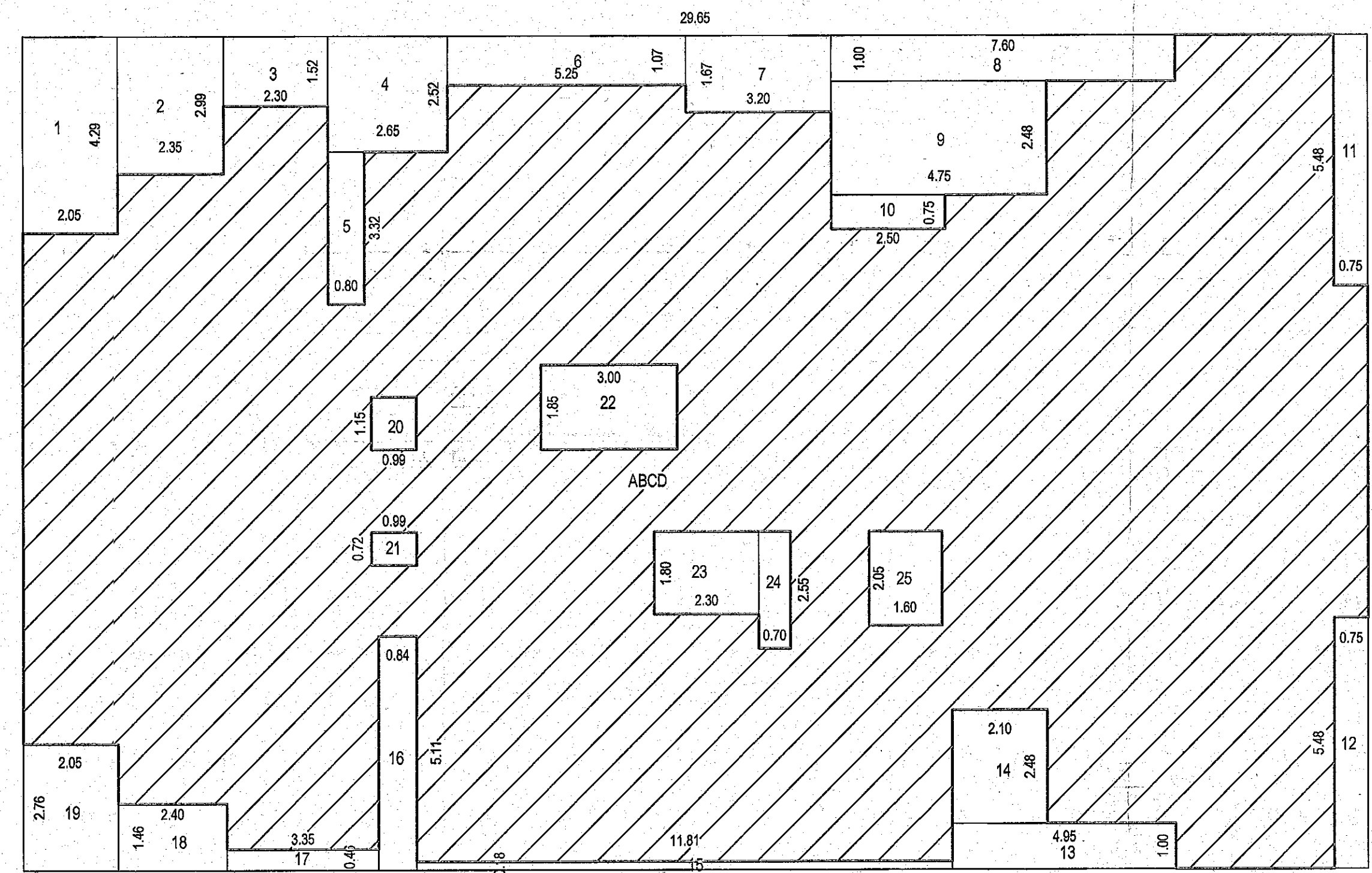
1st FLOOR PLAN
SCALE :1:-100

9.15 M. TO BE WIDENED TO
15.00 M WIDE ROAD

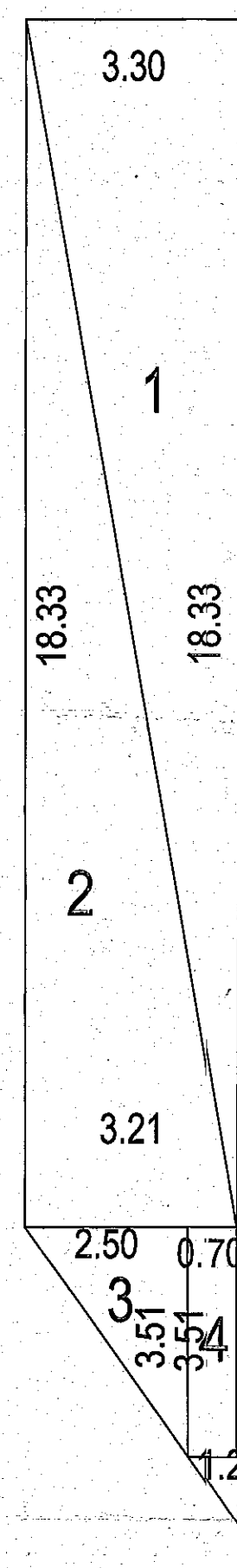


9.15 M WIDE ROAD

TYPICAL 2nd TO 5th FLOOR PLAN
SCALE :1:-100



TYPICAL 1st TO 5th FLOOR
SCALE :1:-100



ROAD WIDENING
TRIANGULATION AREA DIAGRAM
SCALE 1 : 100

BUILT - UP AREA STATEMENT :- ROAD WIDENING AREA			
STANDARD DEDUCTIONS :-			
S.NO.	DIMENSIONS (X)	DIMENSIONS (L)	AREA
1	3.30	18.33	0.50
2	3.21	18.33	0.50
3	2.50	3.51	0.50
4	0.70	3.51	1.00
5	1.25	1.75	0.50
6	34.94	0.50	0.50
7	34.95	1.25	0.50
8	34.94	1.11	0.50
9	2.11	3.19	0.50
ROAD WIDENING TRIANGULATION AREA			121.232

BUILT - UP AREA STATEMENT :- TYPICAL 1st to 5th FLOOR			
AREA OF BLOCK (ABCD) 29.55 X 18.20 = 539.63			
STANDARD DEDUCTIONS :-			
S.NO.	DIMENSIONS (X)	DIMENSIONS (L)	AREA
1	2.05	4.29	8.79
2	2.35	2.99	7.03
3	2.30	1.52	3.50
4	2.65	2.52	6.68
5	0.80	3.32	2.66
6	5.25	1.07	5.62
7	3.20	1.67	5.34
8	7.60	1.00	7.60
9	4.75	2.48	11.78
10	2.50	0.75	1.88
11	0.75	5.48	4.11
12	0.75	5.48	4.11
13	4.95	1.00	4.95
14	2.10	2.48	5.21
15	11.81	0.18	2.13
16	0.84	5.11	4.29
17	3.35	0.46	1.54
18	2.40	1.46	3.50
19	2.05	2.76	5.66
20	0.99	1.15	1.14
21	0.99	0.72	0.71
22	3.00	1.85	5.55
23	2.30	1.80	4.14
24	0.70	2.55	1.79
25	1.60	2.05	3.28
TOTAL DEDUCTIONS			112.97
NET AREA 539.63 - 112.97 = 426.66 SQM			

DRAWING NO :
A
02/03

STAMP OF APPROVAL :
पुनर्विल महांगरपालिका
मौजे: पनवेल सेक्टर
वेधोल अंतिम भू.क्र./व.पू.क्र./आवे.क्र./अ.क्र./
भू.क्र./५०/२० मध्ये विधेयित/सुधारित/
परिवर्तन/करीब/वाढीव बांधकामाचे नकाशास या
कार्याचाच बा.क्र./पत्राचा/संवि./२६६२३/ना.६/
७८८१२०२३ दिनांक २७/०९/२०२५
मधील अटी, शर्तीस अधिन राहून नकाशास सात रंगाने
डुव्हास केव्हातुसार सुधार.
मा. आयुक्त यांचे भंवरी नुसार
सहाय्यक सं.चालक, नगरपालिका
पुनर्विल महांगरपालिका
पुनर्विल महांगरपालिका

CONTENT OF SHEET :
TYPICAL FLOOR PLAN,
AREA DIAGRAM

DESCRIPTION OF PROJECT :
PROPOSED RESIDENTIAL / COMMERCIAL
BUILDING ON F.P. NO: 50/24
PANVEL, DIST.-RAIGAD

DATE :
02/03/2022
SCALE :
AS SHOWN
ARCHITECT :
07
ARCHITECTS AND PLANNERS
TELEPHONE :
TEL - 27457077
WEB :
www.o7architects.com
SIGN OF OWNER :
NEELKANTH ASSOCIATES
SIGN OF ARCHITECT :
AR ADINATH V. PATKAR
Reg. No. CA/2007/10234

DRAWN BY :
ANKUSH
CHECKED BY :
ADINATH PATKAR
ADDRESS :
ARCHITECTURE
& PLANNERS
OFFICE :
7 & 8 BAI PRASAD CHS,
60/100-862,
ENROAD,
PANVEL - 410501.
NORTH :
1
Mr. Harsh Gupta

