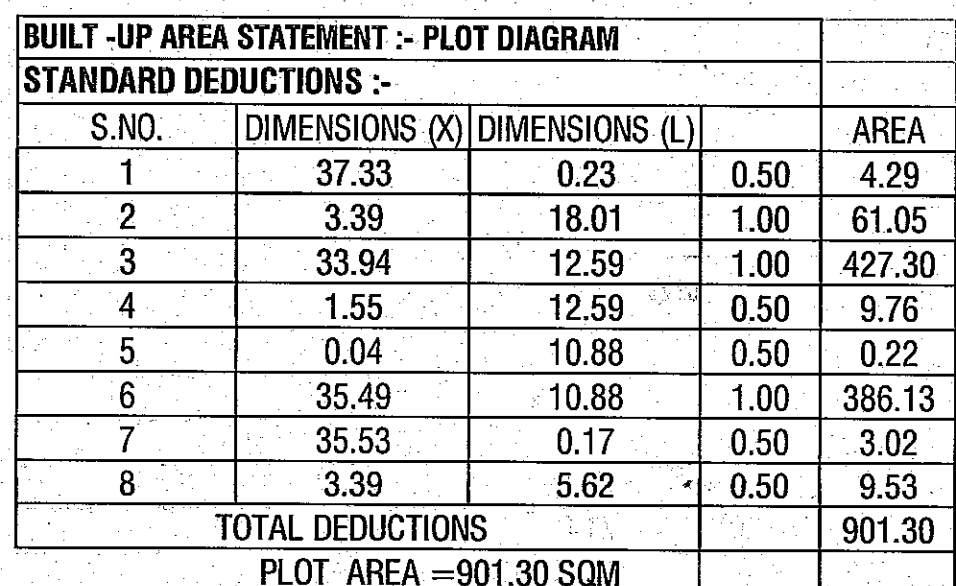


	7/12 AREA STATEMENT	
NAME OF OWNER :	F.P. NO.	AREA
NEELKANTH ASSOCIATES	50/24	896.000 sqm
	TOTAL AREA	896.000 sqm

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 car				Required no of scooter				Proposed no of parking	no of cars	no of scooter
		no of cars 21/7/2015 to 21/2-6-22	% visitor	80%	100%	no of scooter 21/7/2015 to 21/2-6-22	% visitor	80%	100%			
Shops and other Commercial users for every 100 sqm	131.760 SQM	5	0	1	0	4	0	1	0	6	0	0
2 carpets having area 40-80 Sqm	25	21/2+12.5 = 33.5	1	11	11	21/2+12.5 = 33.5	3	53	53	24	0	0
1 car & 8 scooter	75	13				63						
	251.614	19	1	12	12	67	3	58	58	30	0	0

BUILT UP AREA STATEMENT:						
FLOOR	B.U.A.	STAIRCASE	G.F.A.	PROVIDED BAL.	PROVIDED TERR.	NET B.U.A.
	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(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 निवीकरण/सुधारित/ मेमोर्याल फर्मेशन/हाउस बाँधकार्य वा नकाराई या कार्यालयबाट जा.क्र./पम्पा/राशि/२६३२९/गो.७ ५०८१२०२२ दिनांक २७/०४/२०२४ प्रयोग अटी, शर्तों अनिवार्य रूपन प्रकाशमें साल रंगने दुरुस्त केवलतासा मुजुर. भा. अधिकारी पांचे भण्डरी गुजार सहायक संचालक, मनगरपालिका पञ्चदेव महानगरपालिका PANCHDEV MUNICIPAL CORPORATION पञ्चदेव महानगरपालिका पञ्चदेव-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			
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 LOADINGS			
a	[IN-SITU AREA AGAINST D.P ROAD] [2.0 X 2m], IF ANY	202.66 SQM		
b	[IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.0 OR 1.85 X 4m) ANY OR (g)]			
c	TOR AREA	0.000 SQM		
d	TOTAL IN-SITU FSI LOADING PROPOSAL (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 + 10(a) + 11(c) OR 12 WHICHEVER IS APPLICABLE]	1454.708 SQM		
b	ANCILLARY AREA FSI UPO 60% OR 80% WITH PAYMENT OF CHARGES			
COMMERCIAL AREA = 146.935 X 80%		118.148 SQM		
RESIDENTIAL AREA = 1333.312 X 80%		1066.650 SQM		
TOTAL AREA		955.132 SQM		
c	TOTAL ENTITLEMENT (a + b)	2403.843 SQM		
14	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 (A OR 1.8)			
15	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 HOUSING, 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.	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 RECORD DEPT., CITY SURVEY RECORDS / DOCUMENTS / PLAN.				
SIGNATURE				
E DOOR AND WINDOW SCHEDULE:				
Sr.	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.- 802, SHIRDI,RAIGAD, PINCODE - 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				