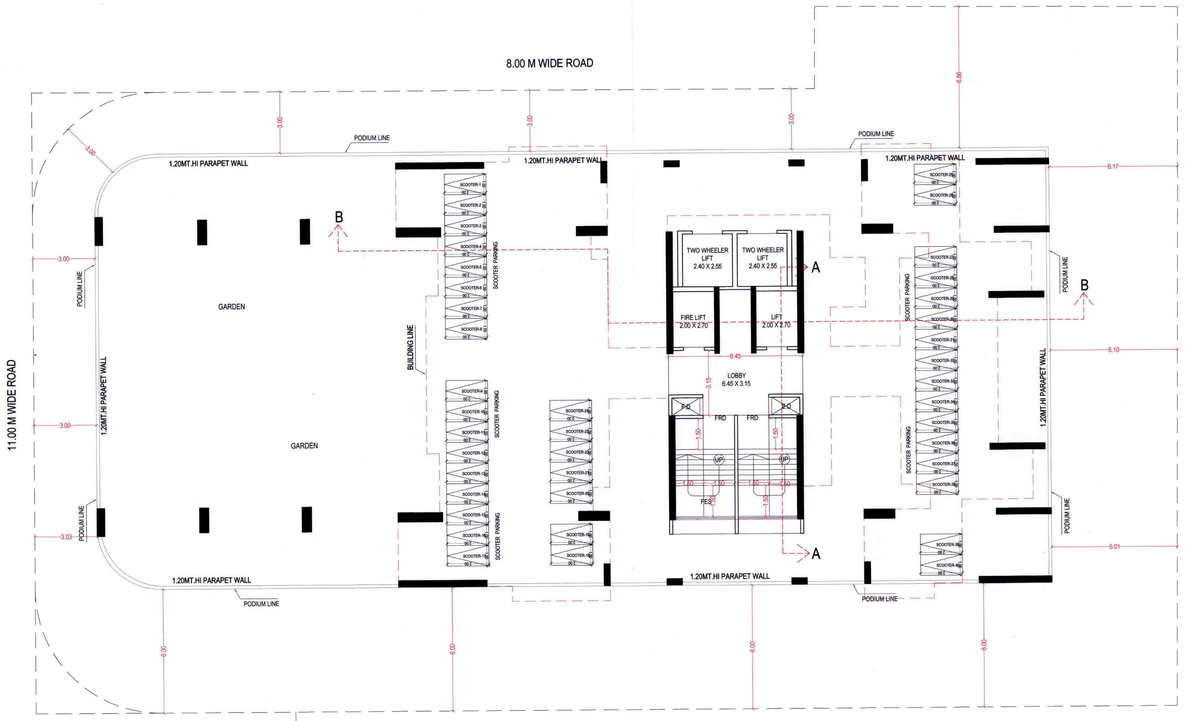
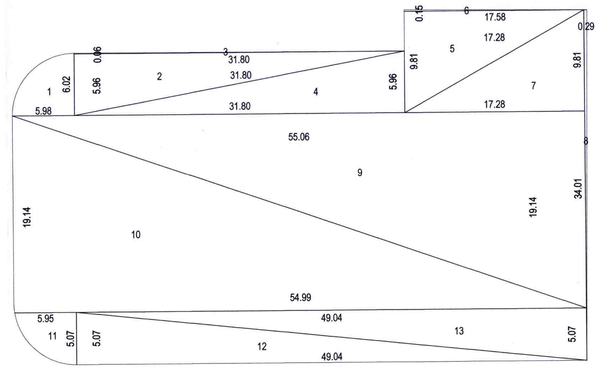
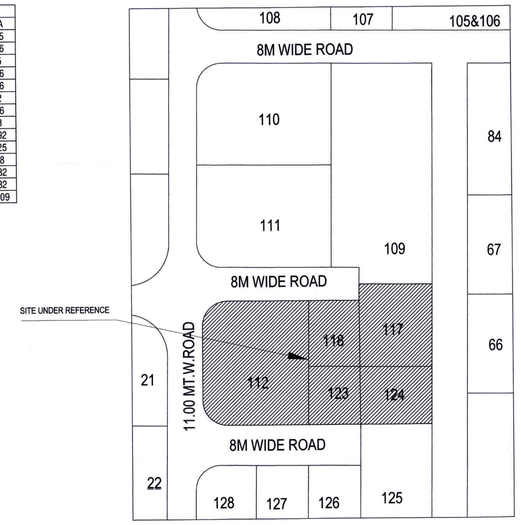


1ST FLOOR PLAN
SCALE - 1 : 100

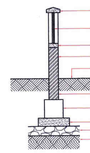


PLOT AREA DIAGRAM
SCALE - 1 : 200

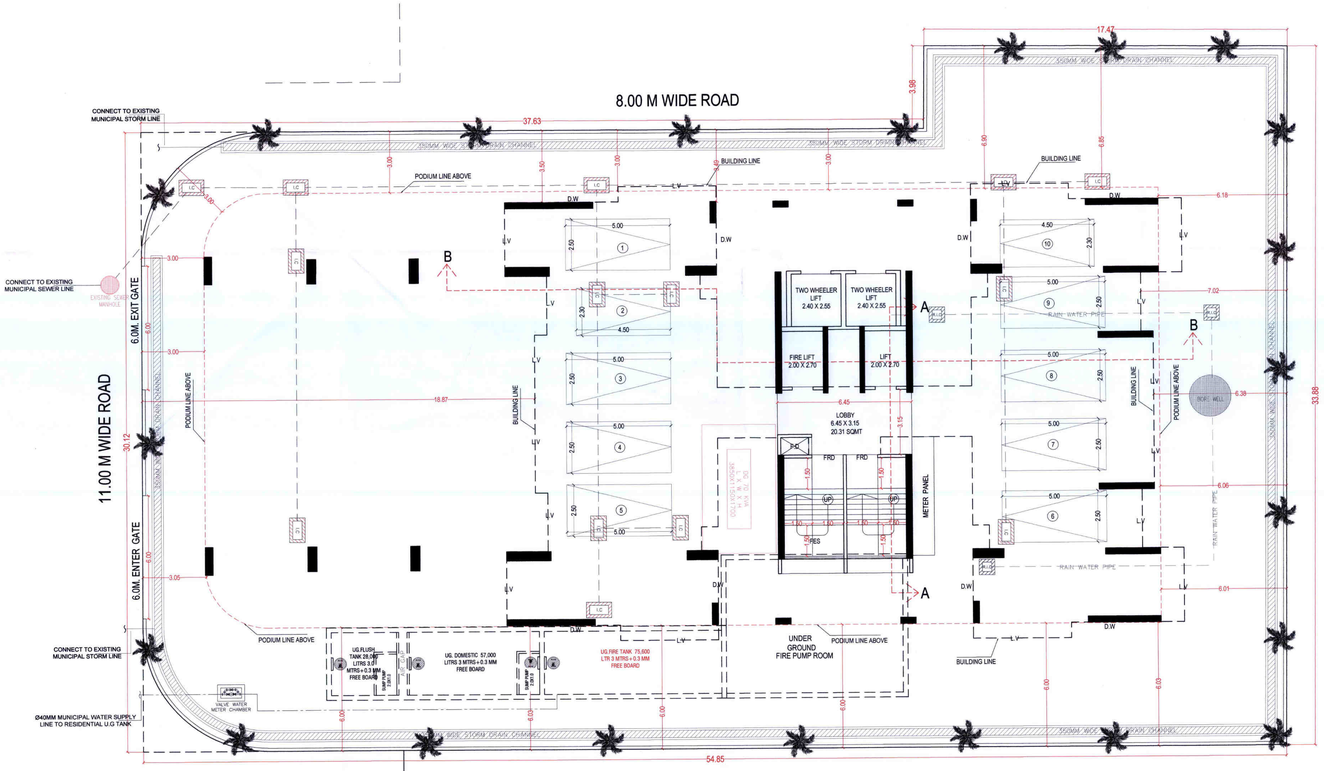
PLOT AREA CALCULATION				
S.NO.	DIMENSIONS (X)	DIMENSIONS (L)		AREA
1	5.98	6.02	0.50	28.25
2	31.8	5.96	0.50	94.76
3	31.8	0.06	0.50	0.95
4	31.8	5.96	0.50	94.76
5	17.28	9.81	0.50	84.76
6	17.58	0.15	0.50	1.32
7	17.28	9.81	0.50	84.76
8	0.29	34.01	0.50	4.93
9	55.06	19.14	0.50	526.92
10	54.99	19.14	0.50	526.25
11	5.95	5.07	0.50	22.78
12	49.04	5.07	0.50	124.32
13	49.04	5.07	0.50	124.32
TOTAL PLOT AREA				1719.09



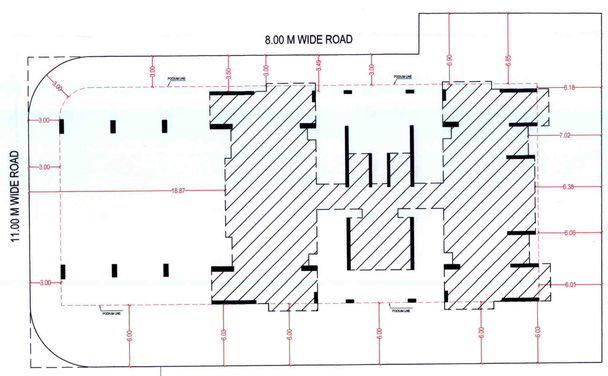
LOCATION PLAN
SCALE : 1:500



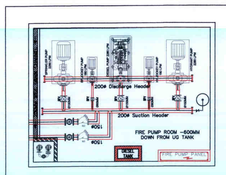
SECTION THRO. COMPOUND WALL
SCALE : N.T.S.



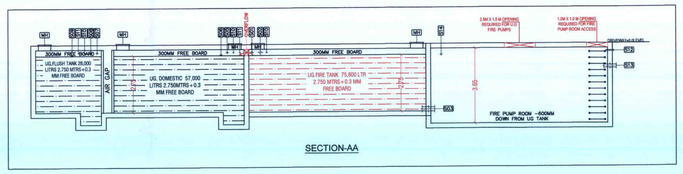
GROUND FLOOR PLAN
SCALE - 1 : 100



LAYOUNT PLAN
SCALE : 1:200



FIRE PUMP ROOM DETAIL



SECTION-AA

COMMERCIAL UNIT	00	COMMERCIAL AREA	0.000 SQMT
RESIDENTIAL UNIT	14	RESIDENTIAL AREA	1586.378 SQM
TOTAL UNIT	14	TOTAL AREA	1586.378 SQM

7/12 AREA STATEMENT		
NAME OF OWNER :	PLOT NO.	AREA
M/S. OM CO-OPERATIVE HOUSING SOC. LTD	PLOT. NO.112	
	PLOT. NO.117	
	PLOT. NO.118	
	PLOT. NO.123	
	PLOT. NO.124	
	TOTAL AREA	1717.670

WATER SUPPLY REQUIREMENTS:

DESCRIPTION	FLAT UNITS	UNIT NORMS (LTRS)	TOTAL(LTRS)
O.H.TANK	14	500	7000
U.G.TANK	14	750	10500

Parking Requirements								
Occupancy	One parking space for every	No of Tenements	Congested required		Required Parking		Total proposed parking	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
			12.5	2	12.5	2	12.5	2
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
			2.5x5	1x2	2.5x5	1x2	2.5x5	1x2
Residential	For every two tenements with each tenement having carpet area equal to or above 40 Sq.m. but less than 80 sq.m.	14	1	5	7	35		
Total					7	35		
VISITOR'S PARKING 5%					0	2		
Multiplying Factor 0.8					6	30		
Composite Parking for Every 6 Scooter X 1 Car						0		
TOTAL REQUIRED PARKING					6	30	10	69

BUILT UP AREA STATEMENT:

FLOOR	NET B.U.A. (AS PER P LINE) (SQM)
GROUND	0.000
1st FLOOR	0.000
2nd FLOOR	0.000
3rd FLOOR	414.167
4th FLOOR	454.507
5th FLOOR	454.507
6th FLOOR	263.197
TOTAL	**1586.378**

DRAWING NO :

A	01/04

STAMP OF APPROVAL :

पनवेल महानगरपालिका
पोच- 0104/2022 सेक्टर 08
नवीन बांधीव मं.क.-म.म.क.-/सर्व्हे क्र-/गट क्र-/-
गु.क्र. 112,117,118,123,124 मध्ये निवासीच्या इमारीत/
कॉम्प्लेक्स करणेस/नाहीत बांधकामाचे नकाशास मा
आयुक्तसो/ मा.म./मपा/नरि/ 76360
दि.13/10/2022 दिनांक 26/09/2022
वगळीत अटी, शर्तीच अधिन राहुन नकाशास खाल रेंगाने
दुरुस्ती केल्यानुसार मंजूर.
मा. आयुक्तसो यांचे मंजूरी नुसार
सहाय्यक संचालक, नगररचना
पनवेल महानगरपालिका
PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका पनवेल-रायगड
PANVEL-RAIGAD

AREA CALCULATION :

A	AREA STATEMENT:		SQ.M.
1	AREA OF PLOT		
	a	AS PER OWNERSHIP DOCUMENT(1/12 , CTS EXTRACT)	1717.670 SQM
	b	AS PER MEASUREMENT SHEET	1719.09 SQM
	c	AS PER SITE	1717.670 SQM
2	DEDUCTION FOR		
	a	PROPOSED D.P. ROAD WIDENING/ SERVICE ROAD/ HIGHWAY WIDENING	0.000 SQ.M
	b	ANY RESERVATION	
	TOTAL [a+b]		
3	BALANCE AREA OF PLOT (1-2)		1717.670 SQM
4	ADDITION FOR F.S.I (3a)		0.000 SQM
5	NET AREA OF PLOT (3+ 4)		1717.670 SQM
6	AMENITY SPACE (if applicable)		
	a	REQUIRED	0.000 SQM
	b	ADJUSTMENT OF 33(9),if any	
	c	BALANCE PROPOSED	0.000 SQM
7	NET AREA OF PLOT (5-6(c))		1717.670 SQM
8	RECREATIONAL OPEN SPACE (if applicable)		
	a	REQUIRED	0.000 SQM
	b	PROPOSED	0.000 SQM
9	INTERNAL ROAD AREA		N.A.
10	PLOTABLE AREA (if applicable)		N.A.
11	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH - (7) X 1.0 BASIC FSI		1717.670 SQM
12	ADDITION TO FSI ON PAYMENT OF PREMIUM		
	a	MAX. PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD Zone	0.000 SQM
	b	[PROPOSED FSI ON PAYMENT OF PREMIUM	0.000 SQM
13	IN-SITU FSI TDR LOADING		
	a	[IN- SITU AREA AGAINST D.P ROAD [3.0 X 2(a)], IF ANY	0.000 SQM
	b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X 5(b) AND OR (c)]	0.000 SQM
	c	TDR AREA	0.000 SQM
	d	TOTAL IN-SITU/ TDR LOADING PROPOSED [13 (a) + (b) + (c)]	0.000 SQM
14	ADDITIONAL FSI AREA UNDER CHAPTER NO.7		0.000 SQM
15	TOTAL ENTITLEMENT OF FSI IN THE APPROVAL		
	a	[11 + 12(b) + 13(d) OR 12 WHICHEVER IS APPLICABLE	1717.670 SQM
	b	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	0.000 SQM
	c	GREEN BUILDING AREA (BASIC FSI X 5%)	0.000 SQM
	d	TOTAL ENTITLEMENT (a + b + c)	1717.670 SQM
16	MAXIMUM UTILIZATION LIMIT OF FSI (Building Potential) PERMISSIBLE AS PER ROAD WIDTH [(AS PER REGULATION NO.8.1 OR 8.2 OR 8.3 OR 8.4 AS APPLICABLE) X 1.6 OR 1.8]		-
17	TOTAL BUILT-UP AREA IN PROPOSAL [EXCLUDING AREA AT 17(b)]		
	a	[EXISTING BUILT-UP AREA	0.000 SQM
	b	PROPOSED BUILT - UP AREA (AS PER ' P' LINE)	1586.378 SQM
	c	TOTAL [a+b]	1586.378 SQM
18	FSI CONSUMED (should not be more than Sr.No.14 above)		0.923
19	AREA FOR INCLUSIVE HOUSING, IF ANY		
	a	REQUIRED (20% OF Sr. No.5)	-
	b	PROPOSED	-
20	BALANCE AREA		131.292 SQM

B	BALCONY AREA STATEMENT:		
	a	PERMISSIBLE BALCONY AREA PER FLOOR	AS SHOWN
	b	PROPOSED BALCONY AREA PER FLOOR	
	c	EXCESS BALCONY AREA (TOTAL)	

C	SANITARY REQUIREMENTS:		
SN	FLOOR	WC PROPOSED	WC REQUIRED
1	GROUND		
2	FIRST		
3	SECOND		
4	THIRD		

D CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYD BY ME ON _____ AND DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH AREA STATED IN DOCUMENTS / T.P SCHEME RECORDS / LAND RECORD DEPT. / CITY SURVEY RECORDS / DEVELOPMENT PLAN.

SIGNATURE

E DOOR AND WINDOW SCHEDULE:

S.NO.	TYPE	SIZE	AREA	SPECIFICATION
1	D	1.00 X 2.10	2.10 SQM	T.W. FLUSH DOOR
2	D1	0.90 X 2.10	1.89 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	1.00 X 1.40	2.10 SQM	GAL. ALU. SLIDING WINDOW
6	V	0.60 X 0.90	0.54 SQM	LOUVERED AL WINDOW

CONTENT OF SHEET :

GROUND FLOOR PLAN & 1ST FLOOR PLAN
LAYOUT PLAN, LOCATION PLAN,
PLOT DIAGRAM

DESCRIPTION OF PROJECT :

PROPOSED RESIDENTIAL BUILDING ON, PLOT NO 112,117,118,123,124, SECTOR-8, NEW PANVEL TAL. PANVEL, DIST:- RAIGAD

DATE : 25/06/2022	DRAWN BY: ANKUSH
SCALE : AS SHOWN	CHECKED BY : ADINATH PATKAR

ARCHITECT :
07 ARCHITECTS AND PLANNERS

ADDRESS :
ARCHITECTURE & PLANNERS
OFFICE :
7 & 8, SAI PRASAD CHS,
PLOT NO. 94/E,
3 JUNCTION,
PANVEL - 410206.

TELE PHONE : TEL - 27457077
WEB : www.o7architects.com

NORTH :

SIGN OF OWNER :

M/S. OM CO-OPERATIVE HOUSING SOC. LTD

OM CO-OPERATIVE HOUSING SOCIETY LTD.
Chairman Secretary Treasurer

SIGN OF ARCHITECT :

07 ASSOCIATES
Ar. Adinath V. Patkar
Reg. No. CA/2007/40234
ARADINATH V.PATKAR
Reg.No. CA/2007/40234