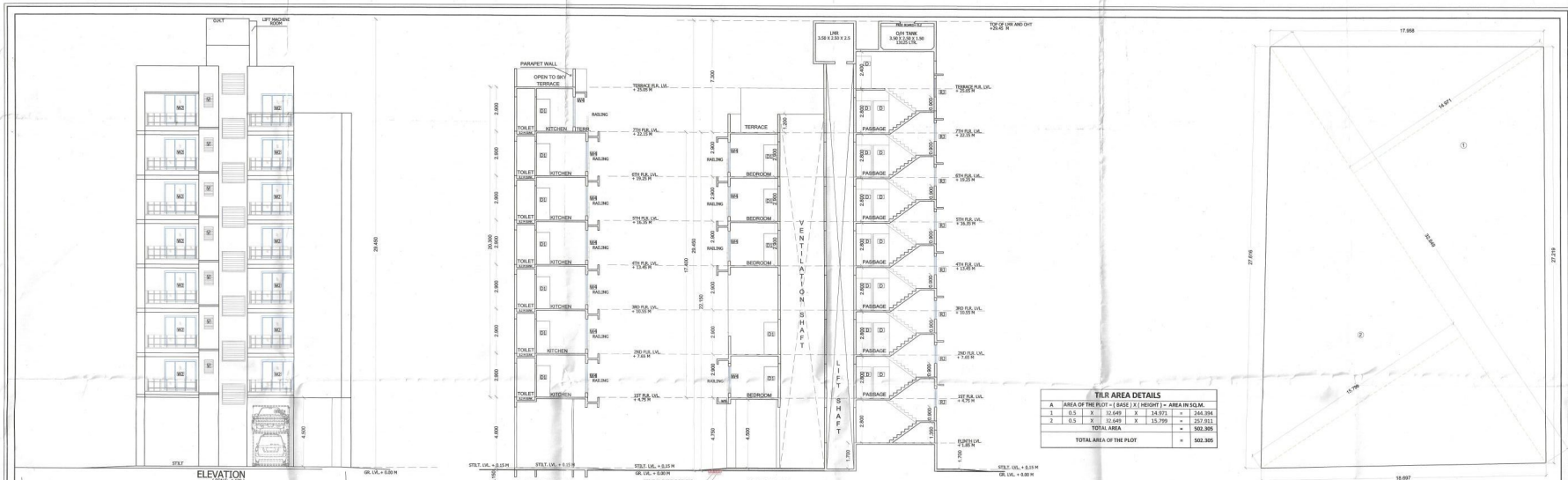

TILR AREA DETAILS

A	AREA OF THE PLOT - (BASE) X (HEIGHT) - AREA IN SQ.M.					
1	0.5	X	12.649	X	14.971	= 244.394
2	0.5	X	12.649	X	15.799	= 257.911
	TOTAL AREA					= 502.305
	TOTAL AREA OF THE PLOT					= 502.305

PARKING STATEMENT FOR RESIDENTIAL PURPOSE (S + 7)

AS PER REGULATION UDCPR	TOTAL FLAT			REQUIRED	
AS PER Table No.8B- Parking Requirements	CAR	SCOOTER	NO	CAR	SCOOTER
For every two tenement with each tenment having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	5	14	7	35
For every two tenement with each tenment having carpet area less than 40 sq.m. but more than 30 sq.m.	1	2	10	5	10
For every two tenement with each tenment having carpet area less than 30 sq.m.	0	4	4	0	8
5 % Visitors Parking				0.6	2.65
TOTAL REQUIRED				12.6	55.65
Off Street Requirement as per section 8.2.2 OF UDCPR 80% of Total Required				10	45
Total Proposed Parkings In No				CAR 10	SCOOTER 21
OUT OF 45 SCOOTER 24 SCOOTER CONVERTED AS CAR [24/6] = 4				4	

BUA AREA STATEMENT

FLOOR	BUA AREA IN SQ.M.
FIRST	205.86
SECOND	191.607
THIRD	191.607
FOURTH	203.025
FIFTH	203.025
SIXTH	205.860
SEVENTH	152.757
TOTAL BUILT UP AREA	1353.741

EXISTING TENEMENT AREA STATEMENT

FLOOR	FLAT NO.	TYPE	EXISTING CARPET AREA (SQ.M.)
GROUND FLOOR	01	1BHK	36.43
	02	1BHK	36.43
	03	1BHK	53.70
FIRST FLOOR	101	1BHK	39.94
	102	1BHK	39.94
	103	1BHK	39.94
	104	1BHK	39.94
SECOND FLOOR	201	1BHK	39.94
	202	1BHK	39.94
	203	1BHK	39.94
	204	1BHK	39.94
THIRD FLOOR	301	1BHK	39.94
	302	1BHK	39.94
	303	1BHK	39.94
	304	1BHK	39.94

TENEMENT AREA STATEMENT

FLOOR	FLAT NO.	TYPE	RERA CARPET AREA (SQ.M.)	ENCLOSED BALCONY (SQ.M.)	TERRACE BUA AS PER POLYLINE	BUA AS PER POLYLINE (SQ.M.)
FIRST FLOOR	101	1BHK	32.711	-	-	36.473
	102	1BHK	34.234	-	-	38.067
	103	3BHK	58.021	-	-	63.309
	104	2BHK	44.617	-	-	49.042
SECOND FLOOR	201	1BHK	32.711	-	-	36.473
	202	1BHK	34.234	-	-	38.431
	203	2BHK	44.402	-	10.589	48.692
	204	2BHK	44.617	-	-	49.042
THIRD FLOOR	301	1BHK	32.711	-	-	36.473
	302	1BHK	34.234	-	-	38.431
	303	2BHK	44.267	-	-	48.692
	304	2BHK	44.617	-	-	49.042
FOURTH FLOOR	401	1BHK	32.711	-	-	36.473
	402	2BHK	45.638	-	-	50.189
	403	2BHK	44.707	-	-	48.352
	404	2BHK	44.617	-	-	49.042
FIFTH FLOOR	501	1BHK	32.711	-	-	36.473
	502	2BHK	45.638	-	-	50.189
	503	2BHK	44.267	-	-	48.352
	504	2BHK	44.617	-	-	49.042
SIXTH FLOOR	601	1BHK	32.711	-	-	36.473
	602	1BHK	31.868	-	-	35.562
	603	3BHK	60.293	-	-	65.818
	604	2BHK	44.617	-	-	49.042
SEVENTH FLOOR	701	1BHK	29.903	-	2.808	33.503
	702	1BHK	29.544	-	2.562	33.296
	703	1BHK	29.994	-	29.092	33.904
	704	1BHK	29.406	-	14.429	33.227

BUA CALCULATION FOR 1ST & 6TH FLOOR

BLOCK (PORS)	NO	X	LENGTH	X	BREADTH		AREA IN SQ.M.
	1	X	13.148	X	20.850	=	274.136
(A)							274.136
DEDUCTIONS							
1	1	X	0.440	X	3.100	=	1.364
2	1	X	3.416	X	1.500	=	5.124
3	1	X	3.250	X	0.600	=	1.950
4	1	X	2.200	X	1.050	=	2.310
5	1	X	0.742	X	2.350	=	1.744
6	1	X	0.102	X	3.400	=	0.347
7	1	X	0.602	X	2.000	=	1.204
8	1	X	0.602	X	2.000	=	1.204
9	1	X	0.102	X	3.400	=	0.347
10	1	X	0.742	X	1.300	=	0.965
11	1	X	3.050	X	0.100	=	0.305
12	1	X	3.790	X	0.400	=	1.516
13	1	X	0.250	X	5.500	=	1.375
14	1	X	1.148	X	8.150	=	9.356
15	1	X	0.450	X	1.300	=	0.637
16	1	X	0.658	X	1.900	=	1.250
17	1	X	2.208	X	1.950	=	4.306
18	1	X	1.050	X	2.950	=	3.098
19	1	X	2.100	X	0.950	=	1.995
20	1	X	1.408	X	0.900	=	1.267
21	1	X	1.800	X	1.800	=	3.240
22	1	X	1.050	X	2.000	=	2.100
23	1	X	1.550	X	1.950	=	3.023
24	1	X	1.550	X	1.250	=	1.938
25	1	X	0.358	X	1.250	=	0.448
26	1	X	1.778	X	0.450	=	0.800
27	1	X	0.408	X	0.300	=	0.122
28	1	X	1.866	X	2.300	=	4.292
29	1	X	0.750	X	1.750	=	1.313
30	1	X	3.166	X	2.950	=	9.340
(B)			TOTAL			=	68.276
GROSS AREA (A-B)			274.136	-	68.276	=	205.860
NET BUILT UP AREA OF EACH FLOOR						=	205.860

SHEET NO. 1/2

STAMP OF APPROVAL PMC

पनवेल महानगरपालिका
पनवेल महानगरपालिका, पनवेल
PANVEL MUNICIPAL CORPORATION
PANVEL-RAIGAD

AREA STATEMENT

		REQUIRED SQ.M.	PROVIDED SQ.MT.
1	AREA OF PLOT		
	Minimum area of a.b.c. to be considerd)		
a	As per ownership document (lease agreement)		502
b	As per measurement sheet		0
c	As per site		0
2	Deduction for		
a	Proposed D.P./D.P. Road widening Area/ Services Road/highway widening		0
b	Any D.P. Reservation area		0
	Total (a+b)		0
3	Balance area of plot (1-2)		502
4	Amenity Space (if applicable)		NA
5	Required		NA
6	Adjustment of 2(b), if any		NA
7	Balance proposed		NA
8	Net Plot Area (3-4)		502
9	Recreational Open Space (if applicable)		
a	Required-(10CCO LAND		NA
b	Proposed		NA
10	Internal Road area		NA
11	Pinkets Area (if applicable)		502
9	Built up area with reference to Basic F.S.I. as per front road width (Dir. No. 3(table), F.S.I.) (1.1)	552.2	552.2
10	Additional co FSI on payment of premium (0.5)	251.1	0
	Additional FSI for Dilapidated structure (10 UNIT X15)	225	225
	Maximum potential FSI (1.6)	1028.2	777.2
11	In-situ FSI/TDR loading		
	In-situ area against D.P. road	—	—
	20 Dir. Nr. 21(a), if any	—	—
	In-situ area against Amenity Space if handed over 32 Dir.or 1.86 x Dir. Nr. 40(i) and / or (ii)	—	—
	TDR area	—	—
12	Total in-situ /TDR loading proposed 11 (a + b) & (c)	—	—
12	Additional in situ premium Fsi	—	—
13	Total entitlement of FSI in the Proposal	—	—
	9+10(a+11)(d) or 12 whichever is applicable	—	—
1	Permissible Commercial area	—	—
2	Permissible Residential area - a-e(f)	1028.2	777.2
	(i) Ancillary Area FSI up to 60% with payment of charges, (ground floor shop area)		
	(ii) Ancillary Area FSI up to 60% with payment of charges	616.92	576.549
5	Total entitlement (a+b)	1645.1	1353.741
1	Commercial entitlement a(i+iii)		
1	Residential entitlement a(ii+iv))	1645.1	1353.741
14	Maximum utilization limit of FSI (outgoing potential) Permissible as per Road width (as per Regulation no. 8.1 or 8.2 of 8.3 or 8.4 as applicable	—	—
15	Total Built-up Area in proposal (excluding area at Sr. no. 17 b)		
8	Existing Built-up Area		
9	Proposed Built-up Area (as per 7- Line)		1353.741
	Total (a+b)		1353.741
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)		0.701
17	Area for Inclusive Housing if any		
	(a) Required 20% of Sr. No.3)	—	—
	(b) Proposed	—	—
		—	—
	Balance Built up area		281.38

STILT AREA : 210.830 SQ.M.

HEIGHT OF THE BUILDING : 20.300 M.

SHEET CONTENTS:
LAYOUT, PLOT AREA DIAGRAM, GR,1ST,2ND, 3RD & 6TH FLOOR PLAN, SECTION, ELEVATION , PLOT DETAILS
BUA AREA DIAGRAM & CALCULATION

NOTE
* ALL DIMENSIONS ARE IN METERS.
* INTERNAL WALL THICKNESS 0.10 MM.
* EXTERNAL WALL THICKNESS 0.15 MM.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 17/08/2021 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 Record/Land Records Department/City Survey records.

ARCHITECTS & ENGINEERS (REGISTERED)

AR. NEHA PATIL
CA/2017/90448
(SIGN OF LICENSED ARCHITECT)

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector. I/We would execute the structure as per approved plans. 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.

OWNER'S NAME & SIGNATURE

TRIVENI CO-OP HOUSING SOCIETY LTD.
Chairman Secretary Treasurer
TRIVENI CO-OP HSG. SOCIETY

PROJECT NAME & ADDRESS:

PROPOSED RESIDENTIAL BUILDING PLAN OF PLOT NO.518/17, BUNDER ROAD, PANVEL MUNCIPAL CORPORATION

ARCHITECT :

JOB. NO.	SA/0004/2022
FILE NAME	Triveni / SUB
DRG. NO.	1/2
SCALE	AS SHOWN
DRN. BY	Pranali

N

SOHO
ARCHITECTS & INTERIORS
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