SHEET NO. 1/4

Date & Stamp Of Approval

पनवेल महानगरपालिका
मौजे- ...... सेक्टर ..... ई.
पेठील अंतिम भू.क्र./न.भू.क्र./सर्वे.क्र./गट क्र./
भू.क्र./ 92.
मध्ये नियोजित सुधारित/
फेरबदल करगेस/याद्वीय बांधकामाचे नकाशांस वा
कार्यालयाचे जा.क्र./ममपा/नरवि/ 9E059
दि.: 9/09/2024 दिनांक 9/10/2024
मंजीत अटी, शर्तीस अधीन राहून नकाशांस साह रेखने
पुढील वेलयानुसार मंजूर.

मा. आयुक्त यांचे मंजूरी नुसार

उपसंचालक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका
पनवेल-रायगड
PANVEL-RAIGAD

BLOCK PLAN
SCALE - 1:200

GROUND FLOOR PLAN
SCALE - 1:100

GROUND FLOOR AREA DIAGRAM (COMMERCIAL)
SCALE 1:200

BUILT UP AREA CALCULATION

A	84.818	X 29.980	X 1 NO	=	1842.267	SQ.MT.
			TOTAL ADDITION	=	1842.267	SQ.MT. X

DEDUCTIONS

1	47.580	X 22.445	X 1 NO	=	1392.771	SQ.MT.
2	6.290	X 0.135	X 1 NO	=	5.679	SQ.MT.
3		AREA OF WEDGE		=	5.850	SQ.MT.
4	1/2 X 0.028	X 1.013	X 1 NO	=	0.0356	SQ.MT.
5	0.451	X 22.445	X 1 NO	=	13.123	SQ.MT.
			TOTAL DEDUCTION	=	1379.357	SQ.MT. X1
TOTAL BUILT UP AREA [X - Y1]				=	462.910	SQ.MT. X1

CARPET AREA STATEMENT
(as per Rera)

GROUND FLOOR (COMMERCIAL) SHOP/OFFICE NO.	CARPET AREA (SQ. M.)
1	32.918
2	26.542
3	30.652
4	19.050
5	19.050
6	21.695
7	25.653
8	16.413
9	17.860
10	16.814
11	16.814
12	17.971
13	17.971
14	17.993
15	17.993
16	18.228
17	18.228
18	17.993
19	17.993
20	17.993
21	17.993
22	16.792
23	16.792
24	17.845
25	17.845
26	30.528

FLOORWISE AREA STATEMENT

FLOOR	BLOCK-1 BUA
GROUND (COMM.)	562.930
GROUND (RESI.)	234.670
3RD FLOOR	801.189
4th FLOOR	801.189
5th FLOOR	801.189
6th FLOOR	801.189
7th FLOOR	726.860
8th FLOOR	801.189
9th FLOOR	801.189
10th FLOOR	801.189
11th FLOOR	726.860
12th FLOOR	801.189
TOTAL BUILT UP AREA	8660.832

FSI

AREA DIAGRAM OF GROUND FLOOR STAIRCASE, LIFT & LOBBY
SCALE - 1:100

GROUND FLOOR COMMON TOILET, SOCIETY OFFICE, FITNESS CENTER & DRIVER ROOM AREA DIAGRAM
SCALE - 1:100

PROFORMA - 1 : AREA STATEMENT

Sr. No.		Particulars	Area (Sq.m.)
1		GROSS AREA OF PLOT (Minimum area of a/h.c. to be considered)	
	a	As per ownership document (7/12, CTS extract)	2612.790
	b	As per measurement sheet	2612.790
	c	As per site	2612.790
2		DEDUCTION FOR	
	a	Proposed D.P. Road Widening Area/ Service Road/ Highway Widening	0.000
	b	Any D.P. Reservation area	0.000
	c	Total Deductions (2a + 2b)	0.000
3		BALANCE AREA OF PLOT (1 - 2c)	2612.790
4		AMENITY SPACE (if applicable)	
	a	Required	0.000
	b	Adjustment of 2(b), if any	0.000
	c	Balance Proposed	0.000
5		NET AREA OF PLOT (3 - 4c)	2612.790
6		RECREATIONAL OPEN SPACE (if applicable)	0.000
	a	Required (10% of Sr. No. 5)	0.000
	b	Proposed	0.000
7		INTERNAL ROAD AREA	0.000
8		PLOTABLE AREA (if applicable)	0.000
9		Built up area with reference to Basic F.S.I. as per front road width [Net Plot Area x Basic FSI (1.10)](2612.790 X 1.1 FSI)	2874.069
10		ADDITIONAL FSI ON PAYMENT OF PREMIUM	
	a	Maximum permissible premium FSI based on road width/TOD Zone. (2612.790 X 0.5 Premium FSI)	1306.395
	b	Plus Additional FSI as per Note 3 of 10.1 (2612.790 X 0.5 FSI)	1306.395
	c	Total FSI on Payment of Premium [10 (a)+(b)]	2612.790
11		In-situ FSI / TDR loading	
	a	Total Permissible TDR	0.000
	b	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.000
	c	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and (or)c)],	0.000
	d	TDR area on Payment of Charges [(0.000 x 0.000)+(1100+11e)]	0.000
	e	Total in-situ / TDR loading proposed [11 (b)+(c)+(d)]	0.000
12		TOTAL (9+10c)	5486.859
13		Addition FSI area under Chapter No.7	0.000
14		Total Entitlement of FSI in the proposal	
	a	Total commercial area (562.930 / 1.80)	312.739
	b	Total residential area (12 - 14a)	5174.120
	c	50% Ancillary FSI for commercial (312.7394X 80%)	250.191
	d	60% Ancillary FSI for residential (5174.120X 60%)	3104.472
15		Total permissible built up area [14 (a)+(b)+(c)+(d)]	8841.522
16		Maximum utilization limit of F.S.I (building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8), read with Note 3 of 10.10.1	3.384
17		Total Built-up Area in proposal (excluding area at Sr.No. 20b)	
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	8660.832
		Residential	8097.902
		Commercial	562.930
	c	Total Proposed [17 (a)+(b)]	8660.832
18		BALANCE BUILT UP AREA (15 - 17c)	180.690
19		F.S.I Consumed (17c / 1a)	3.315
20		Area for Inclusive Housing, if any	
	a	Required (20% of Sr. No. 5)	0.000
	b	Proposed	0.000
21		Number of units	
	a	Residential	156
	b	Commercial	26
22		Tree to be planted	
	a	Tree to be planted against plot area (1a / 100)	27.000
	b	Tree to be planted against Tree felled (NUMBER X 5)	0.000
	c	Tree to be planted against open space [(6b) / 100) X 5]	0.000
23	a	Building Height Terrace Level	39.450
	b	Building Height Top Level	41.950
24	a	Total FSI Area	8660.832
	b	Total Non-FSI Area	5712.137
	c	Gross Built-up Area	14372.969

* CERTIFICATE OF AREA :

Certified that the plot under reference was surveyed by me on Dt. ..... and the dimensions of sides etc. of plot stated on plan area site and the area worked out tallies with area stated in document of Ownership / T.P. Scheme Records / Land Records Department / City Survey records.

For M/S MANAS GROUP

M/S. MANAS GROUP

Sign Of Architect ..... Partner

DIMENSIONS ARCHITECTS PVT. LTD. ARCHITECTS PROJECTS MANAGERS CA/AR: LENA KOSAVI (IWA/94/17690)

ARCHITECT

DIMENSIONS
ARCHITECTS PVT LTD
Studio: Plot No.99,Near Sagar Vihar,Sector- 8, Vashi,Navi Mumbai-400 703 India
Tel: - 91-22-2782 3141/10,Lnea/ Fax 91-22-2782 3641
Email: dimensions_incia@rediffmail.com
info@dimensionsarchitect.in

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 this work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner(s) name and signature

NOTES :-
- BOUNDARY OF THE PLOT SHOWN IN THICK BLACK
- PROPOSED WORK SHOWN IN RED
- PROPOSED DRAINAGE WORK SHOWN IN RED DOTTED
- EXISTING STREET SHOWN IN GREEN
- ALL EXTERNAL WALLS ARE 150 MM THK SOLID CONCRETE BLOCK MASONARY.
- ALL INTERNAL WALLS ARE 115mm THK. BRICK PARTITION.

CAD BY.	Kishor. S	SHEET NO.
CHKD.BY.		1/4
DATE :-	01.08.2024	
DATE OF REV.	-------	

Description OF Proposal & Property

AMENDED DEVELOPMENT PERMISSION FOR : RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT No.- 12, SECTOR - 20, AT PANVEL, NAVI MUMBAI.

Name,Address & Sign Of The Owner

SCHEDULE OF DOORS AND WINDOWS

TYPE		SIZE WIDTH	X	HEIGHT	AREA	DESCRIPTION
DOORS	D1	1.200	X	2.100	2.910	T.W.- PANELED DOORS
	D2	0.900	X	2.100	1.890	T.W.- FLUSH DOORS
	D3	0.750	X	2.100	1.575	SYNTEX DOOR
WINDOWS	W1	2.280	X	2.100	4.788	ALUMINIUM SLIDING GLAZED WINDOWS
	W2	2.100	X	2.100	4.410	ALUMINIUM SLIDING GLAZED WINDOWS
	W3	1.200	X	2.100	2.520	ALUMINIUM SLIDING GLAZED WINDOWS
	V	0.600	X	0.900	0.540	LOUVERS OPERABLE WINDOWS

SCHED JLE OF ROOM LIGHT AND VENTILATION

USER	FLAT NO. 1 TO 16 TYPICAL FLOOR (3RD TO 12TH FLOOR) CARPET A REA SQM!	APERTURE AREA 1/10 OF CARPET AREA	APERTURE AREA PROVIDED SQMT.	APERTURE PROVIDED
LIVING	12.350	1.209	5.250	W1
KITCHEN	5.092	0.509	3.150	W2
BED ROOMS	8.387	0.839	3.150	W3
WC	2.100	0.211	0.540	V
TOILET	2.540	0.254	0.540	V

SCHEDULE OF ROOM LIGHT AND VENTILATION

USER	FLAT NO. 17 TO 26 TYPICAL FLOOR (13TH TO 24TH FLOOR) CARPET A REA SQM!	APERTURE AREA 1/10 OF CARPET AREA	APERTURE AREA PROVIDED SQMT.	APERTURE PROVIDED
LIVING	12.350	1.209	5.250	W1
KITCHEN	5.092	0.509	3.150	W2
BED ROOMS	8.387	0.839	3.150	W3
WC	2.100	0.211	0.540	V
TOILET	2.540	0.254	0.540	V

SECTION AA

SECTION OF SOAK PIT

PLAN OF SOAK PIT

SECTION OF WELL

PLAN OF WELL

SOLAR PANEL SECTION

COMPOUND WALL DETAILS

COMMON WALL DETAILS

CORNER COMPOUND WALL DETAILS

GATE DETAILS