FOR AMENDED

1/19

पनवेल महानगरपालिका
मौजे- वाळुंज सेक्टर ----
येथील अंतिम भू.क्र./स.भू.क्र./सर्वे क्र./गट क्र./
भू.क्र. 1 ते 4 मध्ये नियोजित सुधारित/
फेरबदल करणेस/वाढीव बांधकामाचे नकाशांस या
कार्यालयाचे आ.क्र./पमपा/नरवि/ 96239
दि. 21/09/2022 दिनांक 26/09/2022
येथील अटी, शर्तीस अधिन राहून नकाशांस खाल रंगाने
दुरूस्त केल्यानुसार मंजूर.

मा. आयुक्त यांचे मंजूरी नुसार

सहाय्यक संचालक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका पनवेल-रायगड
PANVEL-RAIGAD

CONSTRUCTION AREA SUMMARY														
FLOORS	FSI AREA													
	BUA PER FLOOR IN SQ.MTS INCLUDING BALCONY & CUPBOARD				STAIRCASE LIFT PASSAGE AREA/ENTRANCE LOBBY / FLR IN SQ.MTS IN FSI				ENTRANCE LOBBY/SOCIETYOFFICE/FITNESS/CRECH/ BMS RM/TOILET/LETTERBOX ETC AREA IN SQ.MTS IN FSI				SECURITY CABIN IN FSI	DRIVERS ROOM IN FSI
	WING A	WING B	WING C	WING D	WING A	WING B	WING C	WING D	WING A	WING B	WING C	WING D		
BASEMENT -1														
BASEMENT -2														
GROUND/STILT									26.408	53.733	26.373	30.124	6.480	23.771
1st PODIUM	205.448	340.905	203.769	203.784	81.309	118.042	80.664	82.756						
2nd PODIUM(EDECL LVL)	205.448	340.905	203.769	203.784	81.012	117.866	81.533	82.756	115.124	0.000	137.985	97.342		
3rd FLR	427.903	526.431	425.976	426.965	80.665	125.757	81.206	81.206						
4th FLR	427.903	526.431	425.976	426.965	80.665	125.757	81.206	81.206						
5th FLR	427.903	526.431	425.976	426.965	80.665	125.757	81.206	81.206						
6th FLR	427.903	526.431	425.976	426.965	80.665	125.757	81.206	81.206						
7th FLR	427.903	526.431	425.976	426.965	80.665	125.757	81.206	81.206						
8th FLR	412.484	511.009	410.553	411.544	80.198	125.290	80.739	80.739						
9th FLR	427.903	526.431	425.976	426.965	80.665	125.757	81.206	81.206						
10th FLR	427.903	526.431	425.976	426.965	80.665	125.757	81.206	81.206						
11th FLR	427.903	526.431	425.976	426.965	80.665	125.757	81.206	81.206						
12th FLR	427.903	526.431	425.976	426.965	80.665	125.757	81.206	81.206						
13th FLR	364.011	511.009	410.553	411.544	81.848	125.290	80.739	80.739						
14th FLR		526.431	425.976	426.965		125.757	81.206	81.206						
TOTAL / BLDG	5038.518	6968.138	5488.404	5500.306	1050.352	1744.058	1135.735	1139.050	141.532	53.733	164.358	127.466	6.480	23.771
	22995.366				5069.195				487.089				30.251	
GRAND TOTAL	28064.561								517.340					
PROPOSED AREA	28581.901													

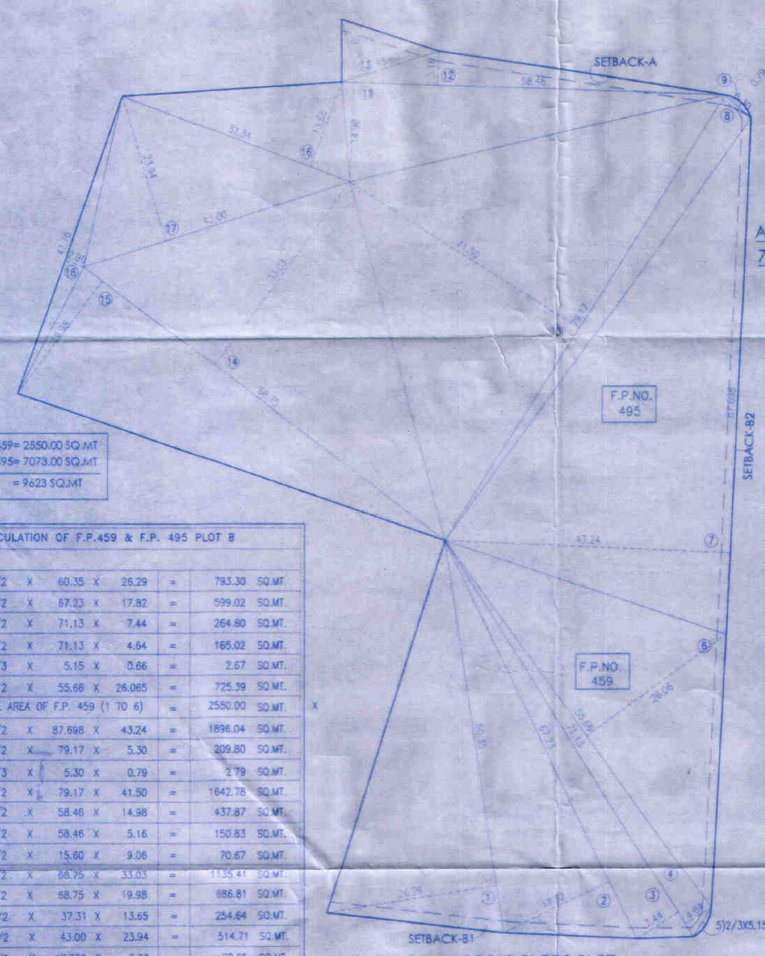
PARKING STATEMENT AS PER UNIFIED DCPR								
SR.NO	PARKING REQUIRMENT AS PER DRAFT UDCR				TOTAL NO OF TENAMENTS FOR ALL WINGS	REQ. PARKING FOR A, B, C, D WING		
		Car	Scooter	Cycle		Car (A)	Scooter (B)	scooter proposed (C)
	RESIDENTIAL PARKING							
1	One tenement above 150 sqmt	2	3					
2	One tenement 80-150 sqmt	1	3		0	0	0	
3	Two tenement 40-80	1	5		333	166.5	832.5	
4	Two tenements 40-30	1	2			0.00	0.00	
5	Two less than 30	0	4			0.00	0.00	
6	TOTAL PARKING REQUIRED					166.50	832.50	
					say	167	833	
7	required 0.8 as per new rule				0.80	133.60	666.40	
	say					134	666	11.00
8	balance scooter converted to 4wheeler ((7B-7C)/6)					109.17		
					say	109	10	
9	TOTAL REQUIRED (7+8)					243	10	
10	5% VISITORES PARKING					12.15	0.50	
					say	12.00	1.00	
11	TOTAL REQUIRED (9+10)					255.00	11.00	
12	50% ADDITIONAL PARKING					127.50	5.50	
					say	128	6	
13	TOTAL PARKING PERMISSIBLE AS PER UDCR (11+12)					383.000	17.000	

PARKING PROPOSED							
FLOOR	BIG	BIG TANDEM	BIG STAK	SMALL	SMALL TANDEM	TOTAL 4 WHEELER	TOTAL 2 WHEELER
BASEMENT-1	55	16		63	1	135	
BASEMENT-2	61	17		60	6	144	
GROUND FLOOR	69	5	10	55		139	
1STPODIUM	45			49	8	102	11
TOTAL PROPOSED	230	38	10	227	15	520	11

TENEMENT STATEMENT				
FLOOR NOS.	WING A 40 to 80 sq.mt. rera carpet	WING B 40 to 80 sq.mt. rera carpet	WING C 40 to 80 sq.mt rera carpet	WING D 40 to 80 sq.mt. rera carpet
GROUND FLOOR				
1st PODIUM	3	5	3	3
2nd PODIUM(EDECK LVL)	3	5	3	3
3rd	6	8	6	6
4th	6	8	6	6
5th	6	8	6	6
6th	6	8	6	6
7th	6	8	6	6
8th	6	8	6	6
9th	6	8	6	6
10th	6	8	6	6
11th	6	8	6	6
12th	6	8	6	6
13th	5	8	6	6
14th		8	6	6
TOTAL FLATS	71	106	78	78
TOTAL FLATS	333			

Proforma – I

AREA STATEMENT		area in sq.mt.
1	Area of plot	9623.00
2	Deductions for	
	a. Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening(94.33+273.34)	367.67
	b. Any D.P. Reservation area	
	Total (a+b)	367.67
3	Balance area of plot (1-2)	9255.33
4	Amenity Space (if applicable) (Part of amenity proposed as per the approval dated 24th dec 2018)	
	a. Required -	
	b. Adjustment of 2(b), if any -	
	c. Balance Proposed -	
5	Net Plot Area (3-4 (c))	9255.33
6	Recreational Open space (if applicable)	
	a. Required -	
	b. Proposed -	
7	Internal Road area	
8	Plotable area (if applicable)	9255.330
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI(1.1))	10180.863
10	Addition of FSI on payment of premium (Sr. No. 1x0.5)	
	a. Maximum permissible premium FSI	4811.500
	b. Proposed FSI on payment of premium.	4811.500
11	In-situ FSI / TDR loading	
	a.DR area against T.P. road [2.0 x Sr. No. 2 (a)]	735.34
	b. DR against park reservation	1628.66
	c. TDR area	0.000
	d. Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	2364.00
12	Additional FSI area under Chapter No. 7 (incentive f.s.i. = base f.s.i x IGBC Gold @ 5%)(Sr. No. 9x5%)	509.043
13	Total entitlement of FSI in the proposal	
	a. [9 + 10(b)+11(d)] or 12 whichever is applicable.	17865.406
	b. Permissible Ancillary Area FSI upto 60% or 80%with payment of charges (Sr. No. 13ax60%)	10719.244
	c. Ancillary FSI area already Purchased	6550.000
	d. Ancillary FSI area to be Purchased	4166.495
	e. Total Ancillary area FSI Proposed (13c+13d)	10716.495
14	Total BUA Proposed (13a+13c+13d)	28581.901
15	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)	28584.650
16	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	a. Existing Built-up Area	
	b. Proposed Built-up Area (as per 'P-line')	28581.901
	c. Total (a+b)	



F.P. NO. 459= 2550.00 SQ.MT
F.P. NO. 495= 7073.00 SQ.MT
= 9623 SQ.MT

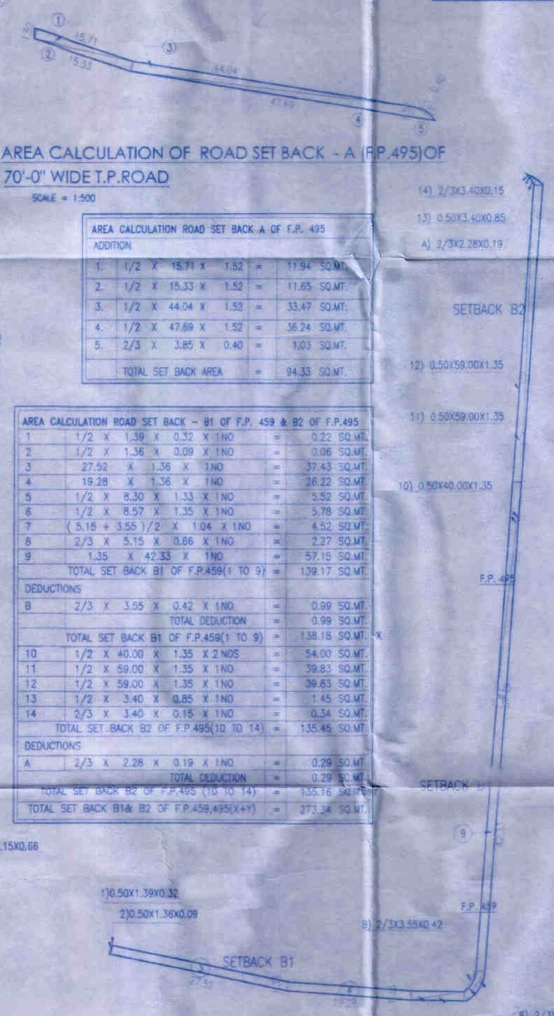
AREA CALCULATION OF F.P.459 & F.P. 495 PLOT B								
ADDITION								
1.	1/2	X	60.35	X	26.29	=	793.30	SQ.MT.
2.	1/2	X	67.23	X	17.82	=	599.02	SQ.MT.
3.	1/2	X	71.13	X	7.44	=	264.80	SQ.MT.
4.	1/2	X	71.13	X	4.64	=	165.02	SQ.MT.
5.	2/3	X	5.15	X	0.66	=	2.67	SQ.MT.
6.	1/2	X	55.66	X	26.065	=	725.39	SQ.MT.
	TOTAL AREA OF F.P. 459 (1 TO 6)					=	2550.00	SQ.MT.
7.	1/2	X	87.698	X	43.24	=	1896.04	SQ.MT.
8.	1/2	X	79.17	X	5.30	=	209.80	SQ.MT.
9.	2/3	X	5.30	X	0.79	=	2.79	SQ.MT.
10.	1/2	X	79.17	X	41.50	=	1642.78	SQ.MT.
11.	1/2	X	58.46	X	14.98	=	437.87	SQ.MT.
12.	1/2	X	58.46	X	5.16	=	150.83	SQ.MT.
13.	1/2	X	15.60	X	9.06	=	70.67	SQ.MT.
14.	1/2	X	68.75	X	33.03	=	1135.41	SQ.MT.
15.	1/2	X	68.75	X	19.98	=	686.81	SQ.MT.
16.	1/2	X	37.31	X	13.65	=	254.64	SQ.MT.
17.	1/2	X	43.00	X	23.94	=	514.71	SQ.MT.
18.	1/2	X	47.736	X	2.96	=	70.65	SQ.MT.
	TOTAL AREA OF F.P. 495 (7 TO 18)					=	7073.00	SQ.MT.
	TOTAL AREA OF F.P.459, F.P.495(X+Y)					=	9623.00	SQ.MT.

AREA DIAGRAM OF SUB PLOT B PLOT
SCALE = 1: 500

PLOT AREA CALCULATION IN SQ.MT.	
GROSS PLOT AREA	9623
ROAD SET BACK A	94.33
ROAD SET BACK B1 & B2	273.34
NET PLOT AREA	9255.33

AREA CALCULATION OF ROAD SET BACK - A (F.P.495)OF 70'-0" WIDE T.P.ROAD
SCALE = 1:500

AREA CALCULATION ROAD SET BACK A OF F.P. 495								
ADDITION								
1.	1/2	X	15.71	X	1.52	=	11.94	SQ.MT.
2.	1/2	X	15.33	X	1.52	=	11.65	SQ.MT.
3.	1/2	X	44.04	X	1.52	=	33.47	SQ.MT.
4.	1/2	X	47.69	X	1.52	=	36.24	SQ.MT.
5.	2/3	X	3.85	X	0.40	=	1.03	SQ.MT.
	TOTAL SET BACK AREA					=	94.33	SQ.MT.



AREA CALCULATION ROAD SET BACK – B1 OF F.P. 459 & B2 OF F.P.495								
1	1/2	X	1.39	X	0.32	X 1NO	=	0.22 SQ.MT.
2	1/2	X	1.36	X	0.09	X 1NO	=	0.06 SQ.MT.
3	27.52	X	1.36	X	1NO		=	37.43 SQ.MT.
4	19.28	X	1.36	X	1NO		=	26.22 SQ.MT.
5	1/2	X	8.30	X	1.33	X 1NO	=	5.52 SQ.MT.
6	1/2	X	8.57	X	1.35	X 1NO	=	5.78 SQ.MT.
7	(5.15 + 3.55) /2	X	1.04	X 1NO			=	4.52 SQ.MT.
8	2/3	X	5.15	X	0.66	X 1NO	=	2.27 SQ.MT.
9	1.35	X	42.33	X	1NO		=	57.15 SQ.MT.
	TOTAL SET BACK B1 OF F.P.459(1 TO 9)						=	139.17 SQ.MT.
DEDUCTIONS								
B	2/3	X	3.55	X	0.42	X 1NO	=	0.99 SQ.MT.
						TOTAL DEDUCTION	=	0.99 SQ.MT.
	TOTAL SET BACK B1 OF F.P.459(1 TO 9)						=	138.18 SQ.MT. X
10	1/2	X	40.00	X	1.35	X 2 NOS	=	54.00 SQ.MT.
11	1/2	X	59.00	X	1.35	X 1NO	=	39.83 SQ.MT.
12	1/2	X	59.00	X	1.35	X 1NO	=	39.83 SQ.MT.
13	1/2	X	3.40	X	0.85	X 1NO	=	1.45 SQ.MT.
14	2/3	X	3.40	X	0.15	X 1NO	=	0.34 SQ.MT.
	TOTAL SET BACK B2 OF F.P.495(10 TO 14)						=	135.45 SQ.MT.
DEDUCTIONS								
A	2/3	X	2.28	X	0.19	X 1NO	=	0.29 SQ.MT.
						TOTAL DEDUCTION	=	0.29 SQ.MT.
	TOTAL SET BACK B2 OF F.P.495 (10 TO 14)						=	135.16 SQ.MT.
	TOTAL SET BACK B1& B2 OF F.P.459,495(X+Y)						=	273.34 SQ.MT.

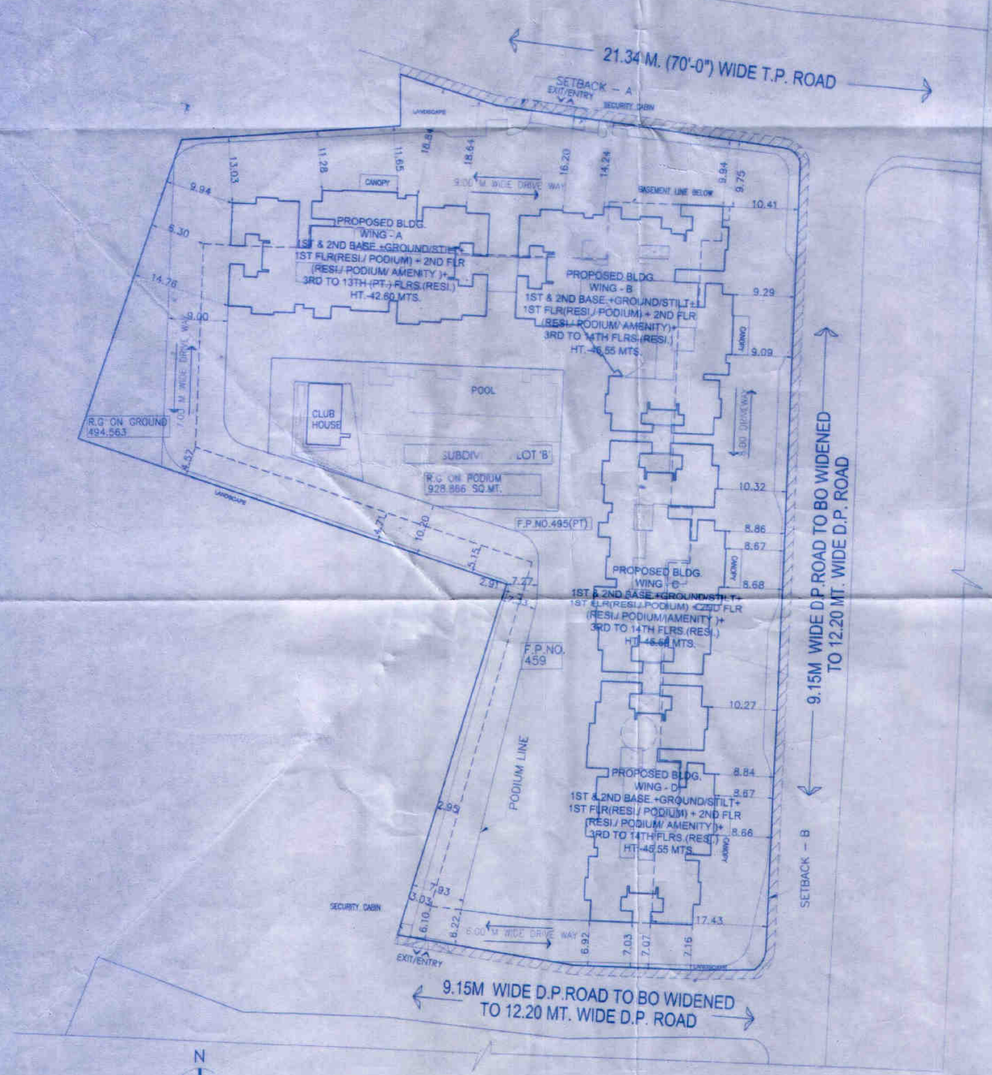
AREA DIAGRAM FOR SETBACK-B1 OF F.P. 459 & 82 OF F.P.495
SCALE = 1: 500

AREA DIAGRAM FOR R.G. (GROUND)
SCALE = 1: 500

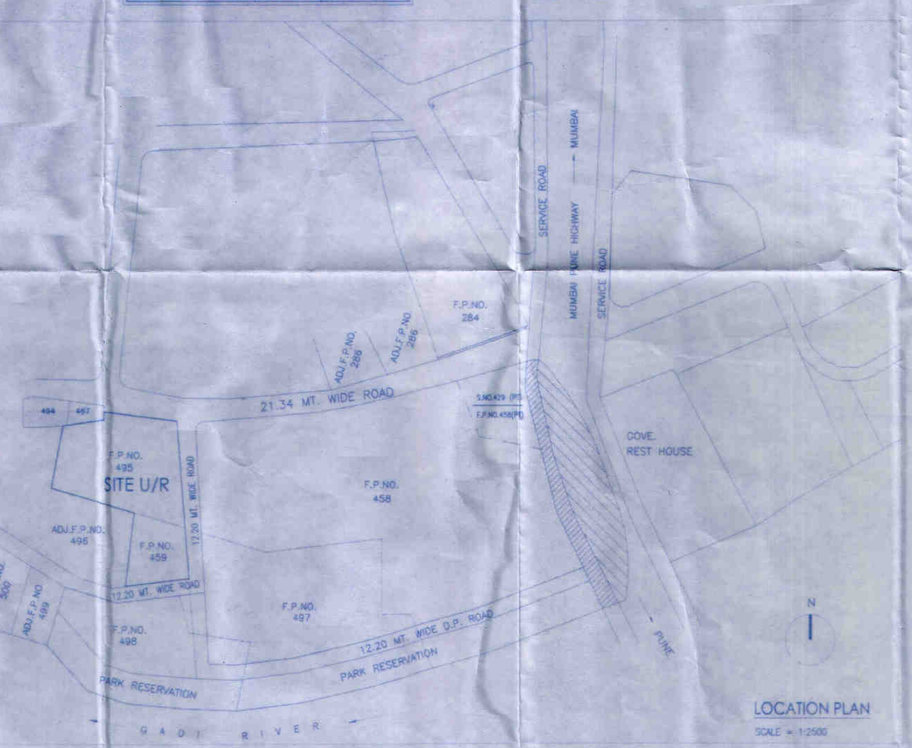
R.G. AREA CALCULATION								
GROUND								
1	1/2	X	59.629	X	16.566	X 1NO	=	494.563 SQ.MT.
						TOTAL ADDITION	=	494.563 SQ.MT. X
PODIUM								
1	1/2	X	46.982	X	21.493	X 1NO	=	504.422 SQ.MT.
2	1/2	X	46.982	X	15.625	X 1NO	=	367.047 SQ.MT.
3	1/2	X	39.998	X	2.870	X 1NO	=	57.397 SQ.MT.
						TOTAL ADDITION	=	928.866 SQ.MT. X
						TOTAL RG (X+Y)	=	1423.429 SQ.MT.

REQUIRED R.G. IN SQ.MT	10 % OF 9255.33
	925.530
REQUIREDR.G. ON GROUND(50%OF 925.53)	462.765
GROUND R.G. PROPOSED	494.563
PODIUM R.G. PROPOSED	928.866
TOTAL PROPOSED R.G. IN SQ.MT	1423.429

AREA DIAGRAM FOR R.G. (PODIUM)
SCALE = 1: 500



BLOCK PLAN
SCALE = 1:500



LOCATION PLAN
SCALE = 1:2500

LEGEND
- BOUNDARY OF THE PLOT BOUNDED THICK BLACK
- PROPOSED WORK SHOWN RED FILLED
- AREA UNDER SET BACK SHOWN IN HATCH BURNT SIENNA
- AREA UNDER ROAD SHOWN AS BURNT SIENNA
- STRUCTURES TO BE DEMOLISHED SHOWN IN HATCHED YELLOW
- RECREATION SHOWN IN GREEN
- EXISTING WELL SHOWN AS (W)

PROFORMA - B

CONTENTS OF THE SHEET

BLOCK PLAN ,LOCATION PLAN,AREA STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING NO1 ON SUBDIVIDED PLOT B BEARING F.P. NO. 459 & 495 AT PANVEL, RAIGAD, MAHARASHTRA.

NAME OF OWNER	SIGNATURE OF OWNER
M/S KALPATARU + SHARYANS	

NORTH	SIGNATURE, NAME AND ADDRESS OF ARCHITECT
AS SHOWN	ALOK DESAI UNIT NO. E-4, PLOT NO. 4-B, 1ST FLOOR, SHANTINAGAR CO-OP. INDUSTRIAL ESTATE LIMITED, SHANTINAGAR, VAKOLA, SANTACRUZ(E), MUMBAI - 55

JOB NO.	DRG. NO.	PROPOSAL	DATE	DRN. BY	CHKD. BY	SCALE
AMENDED	1/19		14.10.2022	UPDESH	SMRUTI	AS SHOWN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/03/2020 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/TP SCHEME RECOR/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS .

SIGNATURE OF ARCHITECT/LICENSED ENGINEER/ STRUCTURAL ENGINEER/SUPERVISOR.