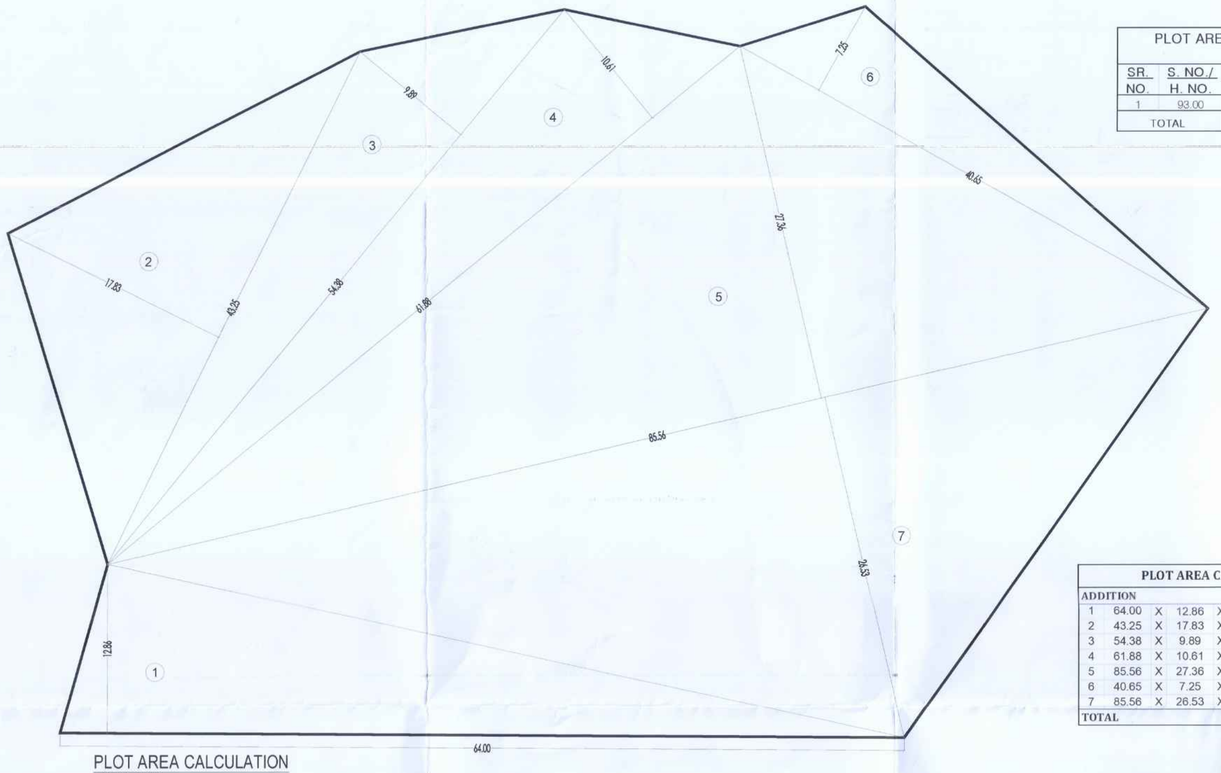



PLOT AREA CALCULATION
SCALE- 1:200

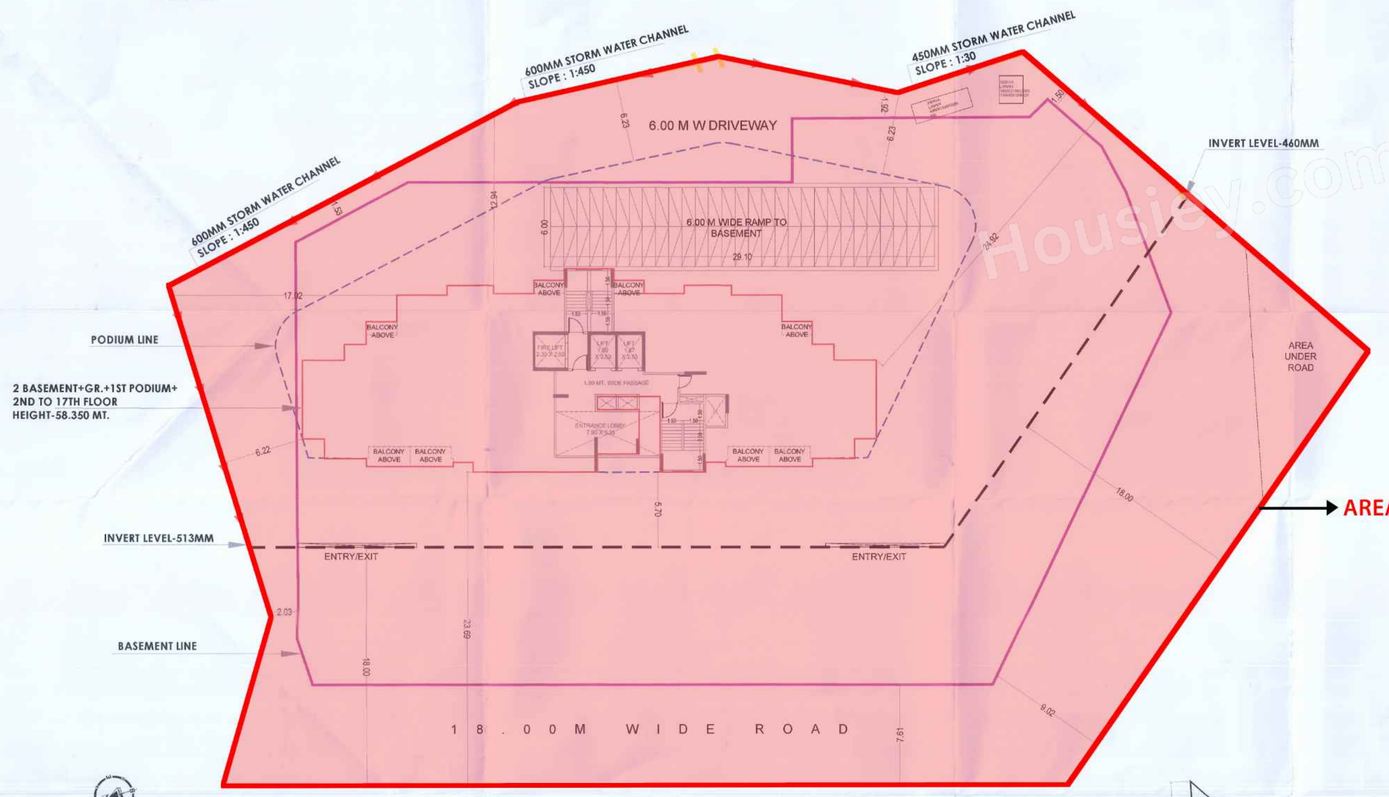
| PLOT AREA STATEMENT AS PER 7/12 ( IN SQ.MT. ) | | | |
|---|---|---|---|
| SR. NO. | S. NO./ H. NO. | AREA | NAME OF OWNER |
| 1 | 93.00 | 3340.00 | VIJAY NENCY |
| TOTAL | | 3340.00 | |

| REQUIRED PARKING STATEMENT | | | | | |
|---|---|---|---|---|---|
| FLOOR | 4- WHEELER PARK REQD | NO OF FLATS | REQ. PARK (4 WHEELER) | 2- WHEELER PARK REQD | REQ. PARK (2 WHEELER) |
| BELOW 30.00 SQ.MT | 0 FOR 2 FLATS | 0 | 0 | 2 FOR 2 FLATS | 0 |
| 30.00 TO 40.00 SQ.MT | 1 FOR 2 FLATS | 3 | 2 | 2 FOR 2 FLATS | 3 |
| 40.00 TO 80.00 SQ.MT | 1 FOR 2 FLATS | 77 | 39 | 2 FOR 2 FLATS | 77 |
| 80.00 TO 150.00 SQ.MT | 1 FOR 1 FLATS | 0 | 0 | 1 FOR 1 FLATS | 0 |
| TOTAL (A) REQUIRED | | 80 | 40 | | 80 |
| TOTAL PARKING | | = | 40 | | 80 |
| 5% FOR VISITORS PARKING (B) | | = | 2 | | 4 |
| PARKING REQUIRED (D+ E) | | = | 42 | | 84 |
| PARKING REQUIRED AS PER MULTIPLYING FACTOR (0.80) | | = | 34 | | 84 |
| TOTAL (B) REQUIRED | COMMERCIAL | | 4 | | 11 |
| TOTAL COMMERCIAL REQUIRED | | | 4 | | 11 |
| PARKING REQUIRED AS PER MULTIPLYING FACTOR (0.80) | | | 3 | | 9 |
| TOTAL PARKING REQUIRED (RESI + COMM) | | = | 37 | | 93 |
| TWO WHEELER PARKING SPACES CONVERTED INTO CAR PARKING SPACES (AS PER 6 TWO WHEELERS TO 1 CAR PARKING) | | | 0 | | 0 |
| PARKING PROVIDED | | = | 37 | | 93 |

| REQUIRED PARKING STATEMENT FOR COMMERCIAL | | |
|---|---|---|
| FLOOR | PARKING REQUIRED | PARKING REQIRED |
| PROPOSED CARPET AREA FOR SHOP 169.76 SQ.MT. | 4 WHELLER PARKING 2 CAR FOR 100.00 SQ.MT. | 3.40 |
| | SAY | 4 |
| | 2 WHELLER PARKING 6 SCOOTER FOR 100.00 SQ.MT. | 10.19 |
| | SAY | 11 |

| PROPOSED PARKING STATEMENT | | |
|---|---|---|
| FLOOR | 4-WHEELER | 2 WHEELER |
| BASEMENT 2 | 10 | 0 |
| BASEMENT 1 | 24 | 74 |
| GROUND FLOOR | 13 | 19 |
| TOTAL | 47 | 93 |

| PLOT AREA CALCULATION | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ADDITION | | | | | | | | |
| 1 | 64.00 | X | 12.86 | X | 0.50 | = | 411.52 | SQ.MT |
| 2 | 43.25 | X | 17.83 | X | 0.50 | = | 385.57 | SQ.MT |
| 3 | 54.38 | X | 9.89 | X | 0.50 | = | 268.91 | SQ.MT |
| 4 | 61.88 | X | 10.61 | X | 0.50 | = | 328.27 | SQ.MT |
| 5 | 85.56 | X | 27.36 | X | 0.50 | = | 1170.52 | SQ.MT |
| 6 | 40.65 | X | 7.25 | X | 0.50 | = | 147.43 | SQ.MT |
| 7 | 85.56 | X | 26.53 | X | 0.50 | = | 1135.18 | SQ.MT |
| TOTAL | | | | | | = | 3847.40 | SQ.MT |

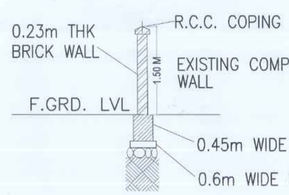



BLOCK PLAN
SCALE- 1:200

| BUILT UP AREA STATEMENT | | |
|---|---|---|
| FLOOR | BUILT UP AREA | |
| STILT/GROUND | 338.06 | SQ.MT. |
| 1ST PODIUM | 332.28 | SQ.MT. |
| 2nd | 461.81 | SQ.MT. |
| 3rd | 461.81 | SQ.MT. |
| 4th | 461.81 | SQ.MT. |
| 5th | 461.81 | SQ.MT. |
| 6th | 461.81 | SQ.MT. |
| 7th Refuge | 441.64 | SQ.MT. |
| 8th | 461.81 | SQ.MT. |
| 9th | 461.81 | SQ.MT. |
| 10th | 461.81 | SQ.MT. |
| 11th | 461.81 | SQ.MT. |
| 12th Refuge | 441.64 | SQ.MT. |
| 13th | 461.81 | SQ.MT. |
| 14th | 461.81 | SQ.MT. |
| 15th | 461.81 | SQ.MT. |
| 16th | 461.81 | SQ.MT. |
| 17th Refuge | 441.64 | SQ.MT. |
| TOTAL | 7998.81 | SQ.MT. |

| TENAMENT STATEMENT | |
|---|---|
| FLOOR | TENANTS |
| STILT/GROUND | 0 |
| 1ST PODIUM | 0 |
| 2nd | 5 |
| 3rd | 5 |
| 4th | 5 |
| 5th | 5 |
| 6th | 5 |
| 7th Refuge | 5 |
| 8th | 5 |
| 9th | 5 |
| 10th | 5 |
| 11th | 5 |
| 12th Refuge | 5 |
| 13th | 5 |
| 14th | 5 |
| 15th | 5 |
| 16th | 5 |
| 17th Refuge | 5 |
| TOTAL | 80 |

| CONSTRUCTION AREA STATEMENT | | |
|---|---|---|
| FLOOR | BUILT UP AREA | UNIT |
| BASEMENT 2 | 2418.70 | SQ.MT. |
| BASEMENT 1 | 2393.40 | SQ.MT. |
| STILT/GROUND | 961.44 | SQ.MT. |
| 1ST PODIUM | 927.64 | SQ.MT. |
| 2nd | 477.11 | SQ.MT. |
| 3rd | 477.11 | SQ.MT. |
| 4th | 477.11 | SQ.MT. |
| 5th | 477.11 | SQ.MT. |
| 6th | 477.11 | SQ.MT. |
| 7th Refuge | 477.11 | SQ.MT. |
| 8th | 477.11 | SQ.MT. |
| 9th | 477.11 | SQ.MT. |
| 10th | 477.11 | SQ.MT. |
| 11th | 477.11 | SQ.MT. |
| 12th Refuge | 477.11 | SQ.MT. |
| 13th | 477.11 | SQ.MT. |
| 14th | 477.11 | SQ.MT. |
| 15th | 477.11 | SQ.MT. |
| 16th | 477.11 | SQ.MT. |
| 17th Refuge | 477.11 | SQ.MT. |
| TERRACE FLOOR | 90.88 | SQ.MT. |
| TOTAL | 14425.82 | SQ.MT. |




SECTION THRU'
COMMON COMPOUND WALL
SCALE - NTS

AREA UNDER ROAD
SCALE- 1:200

| ROAD AREA CALCULATION | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ADDITION | | | | | | | | |
| 1 | 19.80 | X | 8.831 | X | 0.50 | = | 87.43 | SQ.MT |
| TOTAL | | | | | | = | 87.43 | SQ.MT |

LOCATION PLAN
N.T.S.

## CONTENTS OF SHEET

01 / 06

BLOCK PLAN, LOCATION PLAN, PLOT AREA SUMMARY AS PER 7-12, PLOT AREA CALCULATION,REQUIRED PARKING STATEMENT, PROPOSED PARKING STATEMENT, BUILT UP AREA SUMMARY.

## STAMP AND DATE OF APPROVAL OF PLAN

पनवेल महानगरपालिका
मौजे- रोहिंजण तालुका -
येथील अंतिम भू.क्र./प.भू.क्र./सर्वे क्र./प.हि.क्र./
हि.क्र. 93/1 मध्ये नियोजित इमारतीस/
फेरबदल करणेस/बाधीव बांधकामाचे नकाशांस या
कार्यालयाचे जा.क्र./पमपा/नरवि/ 98348
जा.क्र. 2202/2022 दिनांक 20/09/2022
येथील अटी, शर्तीवर अधिन राहून नकाशांस सशर्त देणेत
येऊन मंजूर.

भा. आयुक्त यांचे मंजूरी नुसार
उपसंचालक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका
पनवेल-नवीन पनवेल
PANVEL-RAIGAD

| PROFORMA - A | | | |
|---|---|---|---|
| A | AREA STATEMENT | PERMISSIBLE AREA IN SQ.MT. | PROPOSED AREA IN SQ.MT. |
| 1 | TOTAL AREA OF PLOT AS PER 7/12 | 3340.00 | 3340.00 |
| 2 | PLOT AREA AS PER TRIANGULATION | 3847.40 | 3847.40 |
| 3 | LEAST PLOT AREA CONSIDERD FROM ABOVE | 3340.00 | 3340.00 |
| 4 | DEDUCTION FOR | | |
| a | AREA UNDER ROAD | 87.43 | 87.43 |
| | Total (a) | 87.43 | 87.43 |
| 5 | BALANCED AREA OF PLOT (3-4) | 3252.57 | 3252.57 |
| 6 | REQUIRED AMENITY OPEN SPACE (5% ON 5) | NA | NA |
| 7 | NET PLOT AREA (5-6) | 3252.57 | 3252.57 |
| 8 | REQUIRED RECREATIONAL OPEN SPACE (10% ON 8) | NA | NA |
| 9 | PERMISSIBLE BASIC FSI ON NET PLOT AREA | 1.1 | |
| 9A | PERMISSIBLE BUILT UP AREA AS PER BASIC FSI (7X9) | 3577.83 | 3577.83 |
| 10 | PERMISSIBLE PREMIUM ON GROSS PLOT AREA | 0.50 | |
| 10A | PERMISSIBLE BUILT UP AREA AS PER PREMIUM FSI (7X10) | 1626.29 | 1397.97 |
| 10B | BALANCED PREMIUM | 228.32 | |
| 11 | PERMISSIBLE TDR ON GROSS PLOT AREA | 1.40 | |
| 11A | PERMISSIBLE BUILT UP AREA AS PER TDR FSI (7X11) | 4553.60 | 0.00 |
| | BALANCE TDR | 4553.60 | |
| 12 | TOTAL PERMISSIBLE BUILT UP AREA (9A+10A) | 4975.80 | 4787.98 |
| 13 | PERMISSIBLE BUA AS PER ANCILLARY FSI (60% ON 4787.98 RESIDENTIAL) | 2872.79 | 2872.77 |
| 14 | TOTAL PERMISSIBLE BUA FOR RESIDENTIAL (12 + 13) | 7660.77 | 7660.75 |
| 15 | PROPOSED COMMERCIAL BUILT UP AREA | 187.82 | 187.82 |
| 16 | PERMISSIBLE BUA AS PER ANCILLARY FSI (80% ON 187.82 COMMERCIAL) | 150.25 | 150.24 |
| 17 | TOTAL PERMISSIBLE BUA FOR COMMERCIAL (15 + 16) | 338.07 | 338.06 |
| 18 | TOTAL PERMISSIBLE BUA FOR (RESI + COMM) (14 + 17) | 7998.84 | 7998.81 |
| 19 | BALANCED AREA | 0.03 | |

## DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL & PARTLY COMMERCIAL BUILDING ON PLOT BEARING S. NO. 93/1 VILLAGE - ROHINJAN, TALUKA - PANVEL, DISTRICT - RAIGAD.

| NORTH | JOB. NO. | DRG. NO. | DRAWN BY |
|---|---|---|---|
| | - | 01 / 06 | - |
| | SCALE | DATE | CHECKED BY |
| | 1:200 | - | - |
| REVISIONS | DESCRIPTION : | | |

| NAME OF THE OWNER | SIGNATURE |
|---|---|
| M/S BLUE CIRCLE INFRATECH | |
| NAME OF ARCHITECT | DEVYANI KHADILKAR |
| LICENSE NO | CA/90/13184 |
| ADDRESS | SPACEAGE CONSULTANTS, B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080 |

Housiey.com