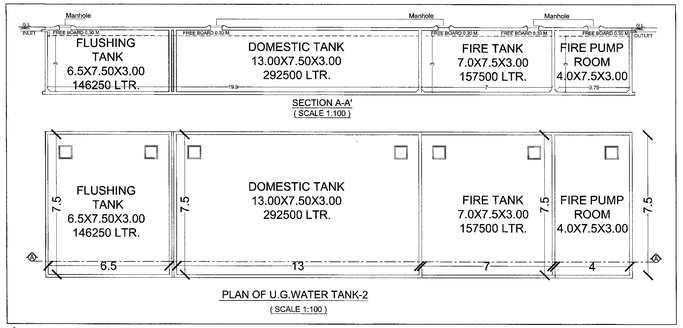

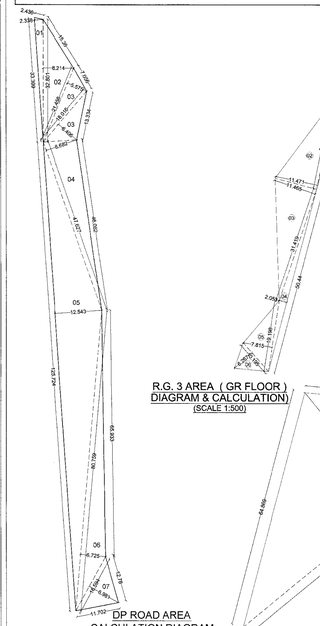

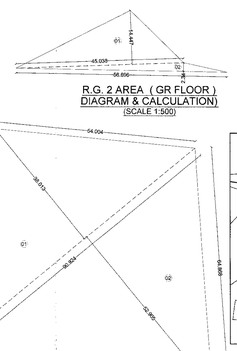

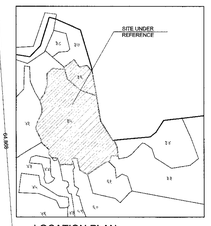

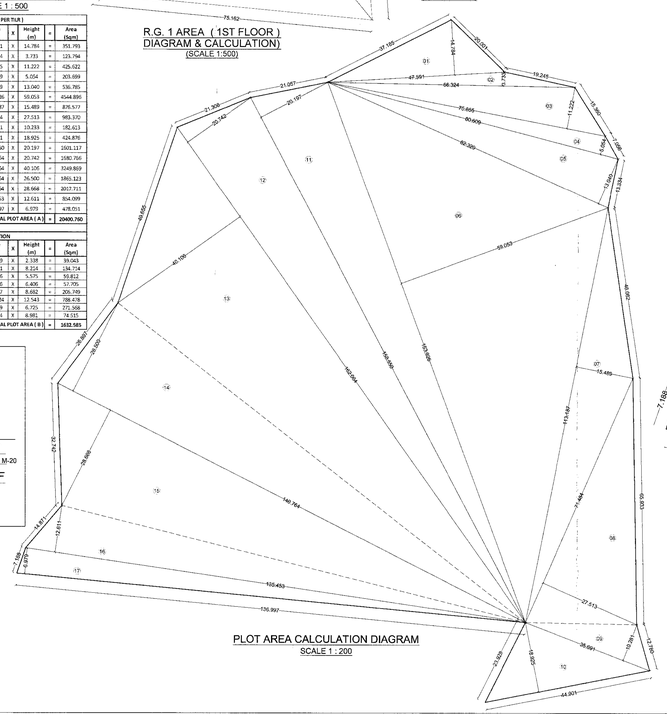

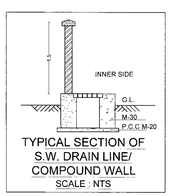

R.G. AREA CALCULATION (1ST FLOOR)

R.G. 1 ON PODIUM

S.NO	Description	1/2	X	Length	X	Breadth	X	No.	=	Area in sqm
1		0.5	X	90.924	X	38.013	X	1	=	1728.142
2		0.5	X	90.924	X	52.905	X	1	=	2405.167
								Total R.G. AREA	=	4133.310

R.G. 2 ON GROUND

S.NO	Description	1/2	X	Length	X	Breadth	X	No.	=	Area in sqm
1		0.5	X	45.08	X	14.447	X	1	=	325.332
2		0.5	X	56.696	X	2.240	X	1	=	66.334
								Total R.G. AREA	=	391.666

R.G. 3 ON GROUND

S.NO	Description	1/2	X	Length	X	Breadth	X	No.	=	Area in sqm
1		0.5	X	46.097	X	1.414	X	1	=	32.551
2		0.5	X	26.973	X	31.471	X	1	=	143.267
3		0.5	X	31.418	X	11.465	X	1	=	180.109
4		0.5	X	50.460	X	2.055	X	1	=	51.777
5		0.5	X	19.198	X	7.815	X	1	=	75.016
6		0.5	X	10.193	X	6.267	X	1	=	31.846
								Total R.G. AREA	=	514.706
								Total R.G. AREA (R.G. - 1 + 2 + 3)	=	5039.682

PLOT AREA CALCULATION (AS PER TLR)

Sr. No.	Triangle Number	Number of triangle	X	1/2	X	Base (m)	X	Height (m)	=	Area (Sqm)
1	1	1	X	1/2	X	47.591	X	14.784	=	351.793
2	2	1	X	1/2	X	96.324	X	1.733	=	123.794
3	3	1	X	1/2	X	75.855	X	11.222	=	425.022
4	4	1	X	1/2	X	80.909	X	5.054	=	203.699
5	5	1	X	1/2	X	82.329	X	13.040	=	536.785
6	6	1	X	1/2	X	153.926	X	59.053	=	4544.896
7	7	1	X	1/2	X	131.187	X	13.489	=	876.977
8	8	1	X	1/2	X	71.484	X	27.533	=	983.370
9	9	1	X	1/2	X	35.691	X	10.233	=	182.613
10	10	1	X	1/2	X	44.901	X	18.925	=	424.878
11	11	1	X	1/2	X	158.530	X	20.197	=	1600.117
12	12	1	X	1/2	X	103.054	X	20.142	=	2080.766
13	13	1	X	1/2	X	162.054	X	40.106	=	3249.869
14	14	1	X	1/2	X	140.764	X	26.500	=	1865.123
15	15	1	X	1/2	X	140.764	X	28.664	=	2017.713
16	16	1	X	1/2	X	135.453	X	12.611	=	854.009
17	17	1	X	1/2	X	136.997	X	6.573	=	478.051
								TOTAL PLOT AREA (A)	=	20400.760

DP ROAD AREA CALCULATION

Sr. No.	Triangle Number	Number of triangle	X	1/2	X	Base (m)	X	Height (m)	=	Area (Sqm)
1	1	1	X	1/2	X	59.389	X	2.138	=	63.563
2	2	1	X	1/2	X	32.801	X	8.214	=	134.714
3	3	1	X	1/2	X	31.656	X	5.575	=	59.812
4	4	1	X	1/2	X	18.016	X	6.406	=	57.705
5	5	1	X	1/2	X	47.627	X	8.682	=	206.749
6	6	1	X	1/2	X	175.724	X	12.543	=	786.478
7	7	1	X	1/2	X	80.759	X	6.725	=	271.568
8	8	1	X	1/2	X	16.594	X	8.981	=	74.515
								TOTAL PLOT AREA (B)	=	1652.585

* AREA STATEMENT *

FLOOR	BUILT UP AREA BLDG. ADORA	BLDG. BENICIA	BLDG FIDEL	BLDG. HUBERTO	BLDG. ISABELLE	BUILDING JONAS	TOTAL
GROUND FLOOR COMMERCIAL	0.000	0.000	0.000	286.479	292.423	286.479	865.381
GROUND	10.430	10.430	10.430	0.000	0.000	0.000	31.290
1ST	426.080	426.080	426.080	384.830	353.330	384.830	2403.080
2ND	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
3RD	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
4TH	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
5TH	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
6TH	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
7TH	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
8th	390.934	390.934	390.934	358.806	327.095	356.940	2217.713
9th	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
10th	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
11th	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
12th	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
13th	426.080	426.080	426.080	394.145	362.280	394.145	2429.610
TOTAL	5513.484	5513.484	5513.484	5365.800	4957.808	5365.864	32230.004
TOTAL BUILT UP AREA							32230.004

Additional Requirements In Case Of Housing Scheme As Per Modified Draft DCPR

WING	Sr.No.	Scheme Ratirement	Req. Area	Proposed Area	Area Credited in FSI	Location
ADORA, BENICIA, FIDEL, HUBERTO, ISABELLE, JONAS,	1	Fitness center, Creche,Society Office, Letter Box Room, a press reading area of about 25sq.m in scheme having minimum 100 flats and there after i additional 10 sq.m. area for every 100 flats	54.4388	Society Office	54.38	54.388	Society Office Provided at BLDG. - HUBERTO & JONAS Ground Floor
	2	Sanitary Block for servants having maximum area of 1.00 sq.m. in schemes having minimum 100 flats and thereafter additional 0.50sq.m. Area for every 200 flats	10.770	Servant Toi.	11.108	11.388	Sanitary Block Provided at BLDG. - ISABELLE Ground Floor
	3	Drivers Room of size 12 sq.m. With attached toilet in scemes having minimum 200 flats and therafter additional 10 sq.m area for every 300 flats	29.3494	Drivers Room	29.799	29.799	Drivers Room Provided at BLDG. - ISABELLE Ground Floor
		TOTAL	94.5182		95.317	95.357	

** Parking Requirements

Occupancy	Grp parking space for every	Area of Tenements	Non reserved parking CAR	SCOOTER	reserved parking CAR	SCOOTER	Total proposed parking 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
Commercial	100 sq. m. built up area affordium thereof	518.629	2	6	10	31	405	0
Residential	(a) For every two tenements with each tenement having carpet area less than 35 sq.m.	404	0	4	0	806		
	(b) For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 50sq.m.	208	1	9	104	320		
	TOTAL				114	1159		
	VISITOR'S PARKING 5%				5	58		
	Multiplying Factor 0.8				96	1162		
	Genaserate Parking For Every 5 Scooter X 1 Car				190	6		
	TOTAL REQUIRED PARKING				286	0	405	0

PROPOSED O.H. WATER TANK

BUILDING -ADORA, BENICIA & FIDEL	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FLU. TANK)	3.10 X 5.80 X 1.05	18.879	CAPACITY-18,879 LTRS
	(DOM. TANK)	3.10 X 5.50 X 1.05	11.935	CAPACITY-17,903 LTRS
	(FIRE. TANK)	3.10 X 5.1 X 0.70	10.850	CAPACITY-10,850 LTRS
	TOTAL BUILDING -ADORA			59.567	59,567 LTRS
	TOTAL BUILDING -ADORA, BENICIA & FIDEL			178.700	1,78,700 LTRS
BUILDING -HUBERTO	(DOM. TANK)	3.10 X 5.65 X 1.05	18.391	CAPACITY-18,391LTRS
	(FLU. TANK)	3.10 X 5.90 X 1.05	18.228	CAPACITY-18,228 LTRS
	(DOM. TANK)	3.10 X 5.65 X 1.05	18.391	CAPACITY-18,391 LTRS
	(FIRE. TANK)	3.10 X 5.0 X 0.70	10.850	CAPACITY-10,850 LTRS
	TOTAL BUILDING -HUBERTO			65.860	65,860 LTRS
BUILDING - ISABELLE	(DOM. TANK)	3.10 X 5.65 X 1.05	18.391	CAPACITY-18,391LTRS
	(FLU. TANK)	3.10 X 4.80 X 1.05	15.624	CAPACITY-18,624 LTRS
	(DOM. TANK)	3.10 X 5.65 X 1.05	18.391	CAPACITY-18,391 LTRS
	(FIRE. TANK)	3.10 X 5.0 X 0.70	10.850	CAPACITY-10,850 LTRS
	TOTAL BUILDING -ISABELLE			63.256	63,256 LTRS
BUILDING -JONAS	(DOM. TANK)	3.10 X 5.65 X 1.05	18.391	CAPACITY-18,391LTRS
	(FLU. TANK)	3.10 X 5.90 X 1.05	18.228	CAPACITY-18,228 LTRS
	(DOM. TANK)	3.10 X 5.65 X 1.05	18.391	CAPACITY-18,391 LTRS
	(FIRE. TANK)	3.10 X 5.0 X 0.70	10.850	CAPACITY-10,850 LTRS
	TOTAL BUILDING -JONAS			65.860	65,860 LTRS
TOTAL PROPOSED O. H. WATER TANK (BUILDING - BENICIA - FIDEL, ISABELLE, HUBERTO & JONAS)				373.674	3,73,674 LTRS

WATER CAPACITY CALCULATION (U. G. WATER TANK RESIDENTIAL UNITS)

BUILDING	SHOP / FLAT Nos.	REQUIRED DOMESTIC 90 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 45 LTRS.(B)		FIRE FIGHTING LTRS. (C)	TOTAL LITRES (RES.) (A + B)
BUILDING -ADORA	103	90 X 103 X 5	46350	45 X 103 X 5	23175	150000	69525
BUILDING -BENICIA	103	90 X 103 X 5	46350	45 X 103X 5	23175		69525
BUILDING -FIDEL	103	90 X 103 X 5	46350	45 X 103 X 5	23175		69525
BUILDING -HUBERTO	103	90 X 103 X 5	46350	45 X 103 X 5	23175		69525
	9	25X9X 3	675	45 X 9 X 3	1215		1890
BUILDING -ISABELLE	103	90 X 103 X 5	46350	45 X 103 X 5	23175		69525
	9	25 X9X 3	675	45 X9 X 3	1215		1890
BUILDING -JONAS	103	90 X 103 X 5	46350	45 X 103 X 5	23175		69525
	9	25 X9X 3	675	45 X9 X 3	1215		1890
TOTAL	645		280125		142695	150000	422820
TOTAL REQUIRED WATER TANK -1 CAPACITY							572820

PROPOSED U.G. WATER TANK-1 (BLDG. - ADORA, BENICIA, HUBERTO, ISABELLE & JONAS)

DOMESTIC TANK	SIZE- 13.00 X 7.50 X 3.00	360.000	360000
FLUSHING TANK	SIZE- 6.50 X 7.50 X 3.00	146.250	146250
FIRE TANK	SIZE- 7.00 X 7.50X 3.00	157.500	157500
TOTAL PROVIDED WATER TANK -1 CAPACITY			603750

EWS / LIG UNIT CALCULATION

REQUIREMENT AS PER UDCPR Reg.No. 7.7.2 For EWS /LIG HOUSING	REQUIRED NO. OF UNITS	NO OF UNITS PROVIDED
40% UNITS (10 TWN 30.00 SQ.MT. CARPET)	242.2	410
40% UNITS (10 TWN 50.00 SQ.MT. CARPET	193.8	208
TOTAL	618	618

SEPTIC TANK REQUIRMENT

BLDG. No.	DESCRIPTION (FLAT)	POPU-LATION PER UNIT	TOTAL POPU-LATION (APPROX)	COLD WATER REQUIREMENT FLUSHING (A) LPCD	DOMESTIC (B) LPD	GROSS WATER REQUIRE-MENT (A+B) LPCD	FLUSHING 100% LPD	% FLOW TO SEWER DOMESTIC 85% LPD	ADDITIONAL TOILET (A) LPCD	ADDITIONAL TOILET REQUIREMENT FLUSHING (A) LPD	FLUSHING 100% LPD	TOTAL FLOW LPD	TOTAL REQUIRED CAPACITY KLPD	TOTAL PROVIDED SEPTIC TANK CAPACITY KLPD
BUILDING - ADORA	103	5	515	54	27810	135	69525	97335	52	180	9360	96266	96.266	TANK-1 19.50X9.70X3.00 CAP.-5,64,540
BUILDING - BENICIA	103	5	515	54	27810	135	69525	97335	52	180	9360	96266	96.266	
BUILDING -FIDEL	103	5	515	54	27810	135	69525	97335	52	180	9360	96266	96.266	
BUILDING HUBERTO	103	5	515	54	27810	135	69525	97335	52	180	9360	96266	96.266	
	SHOP-9	3	27	54	1458	135	3645	5103	22	180	4050	8853	93766	93.766
BUILDING - ISABELLE	103	5	515	54	27810	135	69525	97335	52	180	9360	96266	96.266	
	SHOP-9	3	27	54	1458	135	3645	5103	22	180	4050	8853	93766	93.766
BUILDING -JONAS	103	5	515	54	27810	135	69525	97335	52	180	9360	96266	96.266	
	SHOP-9	3	27	54	1458	135	3645	5103	22	180	4050	8853	93766	93.766
TOTAL													564.066	564.540 KLPD

* LEGENDS

Sr. No.	Item	Site Plan on Ammonia Print
1	Plot Line	Thick Black
2	Existing Street	Green
3	Permissible BUILDINGg lines	Thick Dotted Black
4	Proposed Work	Red filled in
5	Drainage & Sewerage Work	Red Dotted
6	Water Supply Work	Black Dotted Thin

STAMP OF APPROVAL 01/11

पनवेल महानगरपालिका
मौजे- ईटि तेहसील —
पोस्ट ऑफिस मुंबई-ठाणे-पनवेल-पाम बीच रोड
सर्व्हे नं. 35/1A, 35/1B, 35/1C & 36/0 OF
गाव- GHOT, तालुका- PANVEL, जिल्हा- RAIGAD
बांधकाम परवाना/सवलतीचा बांधकाम परवाना या कार्यालयाचे पत्र क्र. पनवेल/बांप/ 2636/2022 दि. 27/06/2022
एकूण चटई क्षेत्र 29383.2022
मंजीत करणे बाबत, शासन अधिसूचना राज्य व्यवस्थापन क्षेत्र रायगड दुय्यम नियंत्रकाकडून सुधार.
मा. आयुक्त यांचे मंजूरी नुसार
महानगरपालिका सहायक संचालक, नगरचना
पनवेल महानगरपालिका
पनवेल महानगरपालिका PANVEL MCGM

PROFORMA -I : AREA STATEMENT

Sr.No.	AREA STATEMENT Particulars	Area (in Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered)	18580.000
	(a) As Per Ownership Document (7/12, CTS extract)	18580.000
	(b) As Per Measurement Sheet	20400.760
	(c) As Per Site ...	0.000
2	Deductions for ...	
	(a) Area Under Existing Road	0.000
	(b) Proposed D.P. Road	1652.585
	(c) Any Under Reservation , if	0.000
	[Total a+b+c]	1652.585
3	Balance area of plot (1-2)	16947.415
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 Plot Area (3-4 (a))	16947.415
6	Recreational Open Space (if applicable)	
	(a) Required -	3694.742
	(b) Proposed -	9093.682
7	Internal Road Area	N.A.
8	Plotable Area (if applicable)	N.A.
9	Built up area with reference to Basic F.S.I. As per front road width (Sr.No. 5A basic FSI 1.0)	16947.415
10	Addition Of FSI On Payment Of Premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. (0.5)	8473.708
	(b) Proposed FSI on payment of premium now	0.000
	(a) Total Proposed FSI on Payment of Premium (a + b)	0.000
11	In-situ FSI / TDR loading	
	(a) In situ area against D.P. Road (2.0 x Sr.No.2 (a)), if any	3305.170
	(b) In - situ area against Amenity Space if handed over 2.0 or 1.85 X Sr.No.4 (c))	0.000
	(c) TDR area	
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	3305.170
12	Additional FSI area under Chapter No.7	N.A.
13	Total entitlement of FSI in the proposal	
	(a) (9 + 10(b)+11(d)) or 12 whichever is applicable	20212.585
	(b) Proposed Commercial Built-up Area (as per 'R-line')	805.361
	(c) Ancillary Area FSI upto 60% with payment of charges for Residential (19947.224 X 60%)	11968.334
	(d) Ancillary Area FSI upto 80% with payment of charges for Commercial (805.361 X 80%)	652.289
	(e) Ancillary Area FSI Proposed on payment of charges.	12620.623
	(f) Total entitlement ((a+e)	32513.208
14	Total Built-up Area in proposal. (excluding area at Sr.No.14a)	
	(a) Existing Built-up Area.	0.000
	(b) Proposed Commercial Built-up Area (as per 'R-line')	5238.628
	(c) Proposed Residential Built-up Area (as per 'R-line')	31711.370
	(d) Total (a+b+c)	32230.004
15	Balance Ancillary FSI	
16	Balance Built-up Area (13(f) - 14 (d))	283.204

CONTENTS OF SHEET

LAYOUT PLAN,PLOT AREA CALCULATION DIAGRAM, RECREATIONAL AREA CALCULATION DIAGRAM,AREA STATEMENT,SERVICES PLAN,SEPTIC TANK & SOAKPIT SECTION,DETAILS OF U.G. TANK,ENTRANCE GATE DETAILS,TYPICAL SECTION OF S.W. DRAIN LINE / COMPOUND WALL,ECCENTRIC FOOTING SECTION,DETAILS OF R.W.H. TANK &RECHARGE PIT,REQUIRED WATER CAP. CALCULATION,SEPTIC TANK CAP. CALCULATION,LEGENDS.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 30/July/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 Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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 plan. 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.

M/s. Arihant Superstructures Ltd

(NAME & SIGNATURE OF DIRECTOR)

NAME OF THE OWNER & SIGNATURE

M/s. Arihant Superstructures Ltd

(NAME & SIGNATURE OF DIRECTOR)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING IN THE SITE / PLOT OF LAND ON SURVEY NO. 35/1A, 35/1B, 35/1C & 36/0 OF VILLAGE - GHOT, TALUKA - PANVEL,DISTRICT - RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
17-03-22	Jayashri		1:100	N

DESIGN WITH A DIFFERENCE

AN.ARCH
ARCHITECT & PLANNERS
Office no.206,2 , Rahaja Arcade,
Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27562416,
mail i.d-anarch.architect@gmail.com