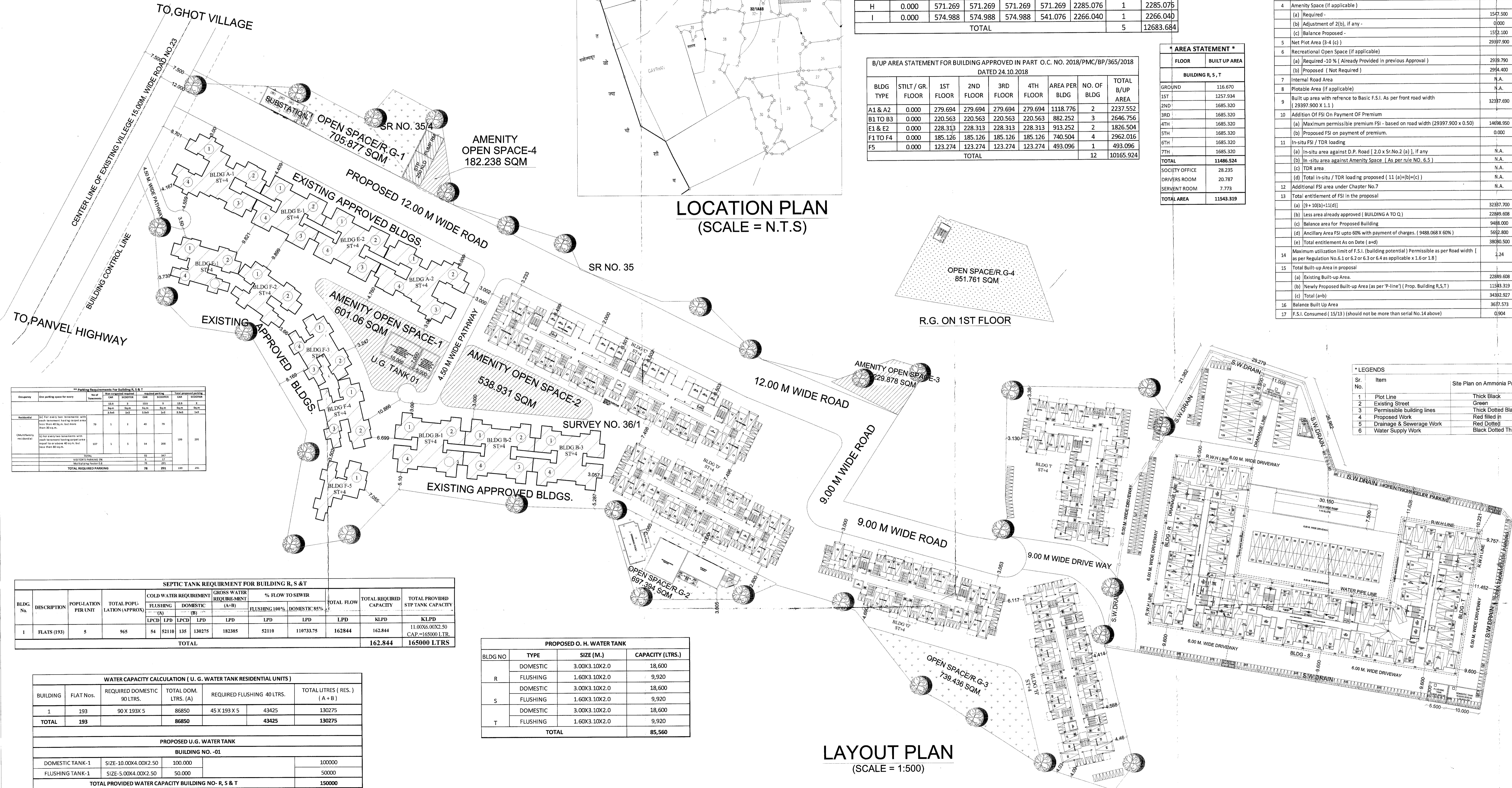


AMENITY SPACE AREA CALCULATION			R.G. OPEN SPACE CALCULATION		
SR NO.	PILOT NO.	AREA (SQM)	NET PLOT AREA	R.G. AREA 10%	AREA (SQM)
1	35/4	430.00	2937.89	293.79	2937.89
2	36/1	22360.00	705.87	70.59	705.87
3	33/2	8160.00	697.36	69.74	697.36
4	TOTAL AREA	30950.00	799.02	79.90	799.02
5	REQ. AMENITY SPACE		2994.447		2994.447
6	LPTD 4000 SQM	0	299.445		299.445
7	FOR 4000 TO 10000 SQM	300	140.722		140.722
8	ABOVE 10000 SQM	2095	210.334		210.334
9	TOTAL AMENITY SPACE REQ. AT PER UDCPR 2020 REG. 3.5	2395	111.147		111.147
10	AMENITY SPACE PROVIDED AS PER EARLIER PERMISSION DATED 13.08.2020	1305.549	238.786		238.786
11	AS PER REG. 3.5.1 (VIII) AMENITY SPACE REQ.	1305.549	0.000		0.000
12	PROPOSED AMENITY SPACE NOW	1305.549			



B/UP AREA STATEMENT FOR EXISTING APPROVED BUILDING (OC REF. NO. PMC/TP/Koyna/35/4,36/1,33/2/21-21/16010/960/2021 DATED 26/04/2021)

BLDG TYPE	STILT / GR. FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	AREA PER BLDG	NO. OF BLDG	TOTAL B/UP AREA
C	123.800	911.516	911.516	911.516	911.516	3769.864	1	3769.864
D	0.000	571.269	571.269	571.269	571.269	2285.076	1	2285.076
G	0.000	519.407	519.407	519.407	519.407	2077.628	1	2077.628
H	0.000	571.269	571.269	571.269	571.269	2285.076	1	2285.076
I	0.000	574.988	574.988	574.988	541.076	2266.040	1	2266.040
TOTAL								12683.684

B/UP AREA STATEMENT FOR BUILDING APPROVED IN PART O.C. NO. 2018/PMC/BP/365/2018 DATED 24.10.2018

BLDG TYPE	STILT / GR. FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	AREA PER BLDG	NO. OF BLDG	TOTAL B/UP AREA
A1 & A2	0.000	279.694	279.694	279.694	279.694	1118.776	2	2237.552
B1 TO B3	0.000	220.563	220.563	220.563	220.563	882.252	3	2646.756
E1 & E2	0.000	228.313	228.313	228.313	228.313	913.252	2	1826.504
F1 TO F4	0.000	185.126	185.126	185.126	185.126	740.504	4	2962.016
F5	0.000	123.274	123.274	123.274	493.096	1493.096	1	493.096
TOTAL								10165.924

* AREA STATEMENT *

FLOOR	BUILT UP AREA
GROUND	116.670
1ST	1257.934
2ND	1685.320
3RD	1685.320
4TH	1685.320
5TH	1685.320
6TH	1685.320
7TH	1685.320
TOTAL 11486.524	
SOCIETY OFFICE	28.235
DRIVERS ROOM	20.787
SERVANT ROOM	7.773
TOTAL AREA 11543.319	

PROFORMA - I : AREA STATEMENT

PROPOSED RESIDENTIAL BUILDING ON S. NO. 36/1,35/4,33/2 AT VILLAGE-KOYNAVELE, GHOT TAL - PANVEL DIST - RAIGAD. FOR ARHANT VATIKA REALTY PVT. LTD. Drawing Sheet No. 1/9

Stamps of Approval Of Plans

Sr.No.	Particulars	Area (In Sq.M)
1	Area Of Plot	30950.000
(a)	As Per Ownership Document (7/12, C.T.S. Extract)	30950.000
(b)	As Per Measurement Sheet	0.000
(c)	As Per Site	0.000
2	Deductions for	
(a)	Proposed D.P. / D.P. Road Widening Area / Service Road Highway	0.000
(b)	Any D.P. Reservation Area	N.A.
(c)	Total (a + b)	0.000
3	Balance area of plot (1-2)	30950.000
4	Amenity Space (If applicable)	
(a)	Required -	1547.500
(b)	Adjustment of 2(b), if any -	0.000
(c)	Balance Proposed -	1547.500
5	Net Plot Area (3-4 (c))	29397.900
6	Recreational Open Space (If applicable)	
(a)	Required -10 % (Already Provided in previous Approval)	2939.790
(b)	Proposed (Not Required)	2944.400
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 (29397.900 X 1.1)	32337.690
10	Addition Of FSI On Payment Of Premium	
(a)	Maximum permissible premium FSI - based on road width (29397.900 x 0.50)	14698.950
(b)	Proposed FSI on payment of premium.	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	N.A.
(b)	In-situ area against Amenity Space [As per rule No. 6.5]	N.A.
(c)	TDR area	N.A.
(d)	Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	N.A.
12	Additional FSI area under Chapter No.7	N.A.
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)+11(d)]	32337.700
(b)	Less area already approved (BUILDING A TO Q)	22869.608
(c)	Balance area for Proposed Building	9468.000
(d)	Ancillary Area FSI upto 60% with payment of charges. (9468.008 X 60%)	5680.800
(e)	Total entitlement As on Date (a+d)	38090.500
14	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]	7.24
15	Total Built-up Area in proposal	
(a)	Existing Built-up Area.	22869.608
(b)	Newly Proposed Built-up Area (as per 'P-line') [Prop. Building R,S,T]	11543.319
(c)	Total (a+b)	34392.927
16	Balance Built Up Area	3677.573
17	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.904

** Parking Requirements for Building R, S & T

Category	One parking space for every	No. of Flats	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
Residential	100 sq. ft. for every 100 sq. ft. of floor area	193	1	1	43	19	19
Commercial	100 sq. ft. for every 100 sq. ft. of floor area	193	1	1	43	19	19
TOTAL REQUIRED PARKING			193	193	43	43	43

SEPTIC TANK REQUIREMENT FOR BUILDING R, S & T

BLDG. No.	DESCRIPTION	POPULATION PERCENT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT		GROSS WATER REQUIREMENT		% FLOW TO SEWER		TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED STP-TANK CAPACITY
				FLUSHING (A)	DOMESTIC (B)	FLUSHING 100% (A+B)	DOMESTIC 85% (C)	FLUSHING 100% (A+B)	DOMESTIC 85% (C)			
1	FLATS (193)	5	965	54	52110	135	130275	183285	52110	119733.75	162844	11,000x6.00x2.50 CAP=165000 LTR
TOTAL											162,844	165000 LTRS

PROPOSED O. H. WATER TANK

BLDG NO	TYPE	SIZE (M.)	CAPACITY (LTRS.)
R	DOMESTIC	3.00X3.10X2.0	18,600
R	FLUSHING	1.60X3.10X2.0	9,920
S	DOMESTIC	3.00X3.10X2.0	18,600
S	FLUSHING	1.60X3.10X2.0	9,920
T	DOMESTIC	3.00X3.10X2.0	18,600
T	FLUSHING	1.60X3.10X2.0	9,920
TOTAL			85,560

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

BUILDING	FLAT Nos.	REQUIRED DOMESTIC 90 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 40 LTRS.	TOTAL LITRES (RES.) (A + B)
1	193	90 X 193 X 5	86850	45 X 193 X 5	130275
TOTAL	193		86850	43425	130275

PROPOSED U.G. WATER TANK

BUILDING NO. -01		TOTAL LITRES (RES.) (A + B)
DOMESTIC TANK-1	SIZE-10.00X4.00X2.50	100,000
FLUSHING TANK-1	SIZE-5.00X4.00X2.50	50,000
TOTAL PROVIDED WATER CAPACITY BUILDING NO.-R, S & T		150,000

LAYOUT PLAN (SCALE = 1:500)

STAMP OF APPROVAL 1/10

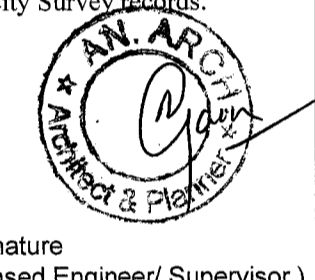
या कार्यालयचे भारूष प्रमाणपत्र क्रमांक पमपा/नवरी 9996 दि. 24/10/2020 मधील सर्व शर्तीस अधिन राहून लाल रंगीत दुकत केलेल्यासार...
अपराधकारी नकाशे / सुधारित नकाशे मंजूर

आ. आनुभव धर्मे मंडी नुसार
सहायक संशालक नगरपालिका
पनवेल महानगरपालिका



CONTENTS OF SHEET
LAYOUT, BUA STATEMENT, BALCONY STATEMENT, PARKING STATEMENT ETC.

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 02/Mar/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.



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 and signature
NAME OF THE OWNER & SIGNATURE



DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDING ON S. NO. 36/1,35/4,33/2 AT VILLAGE-KOYNAVELE, GHOT TAL - PANVEL DIST - RAIGAD. FOR ARHANT VATIKA REALTY PVT. LTD.

ARCHITECT NAME & SIGN
NEHA JAIN
REG NO : CA/2008/4340
DATE DRAWN. CHKD. BY SCALE NORTH
BY RAJESHREE GHARAT 1:100

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