

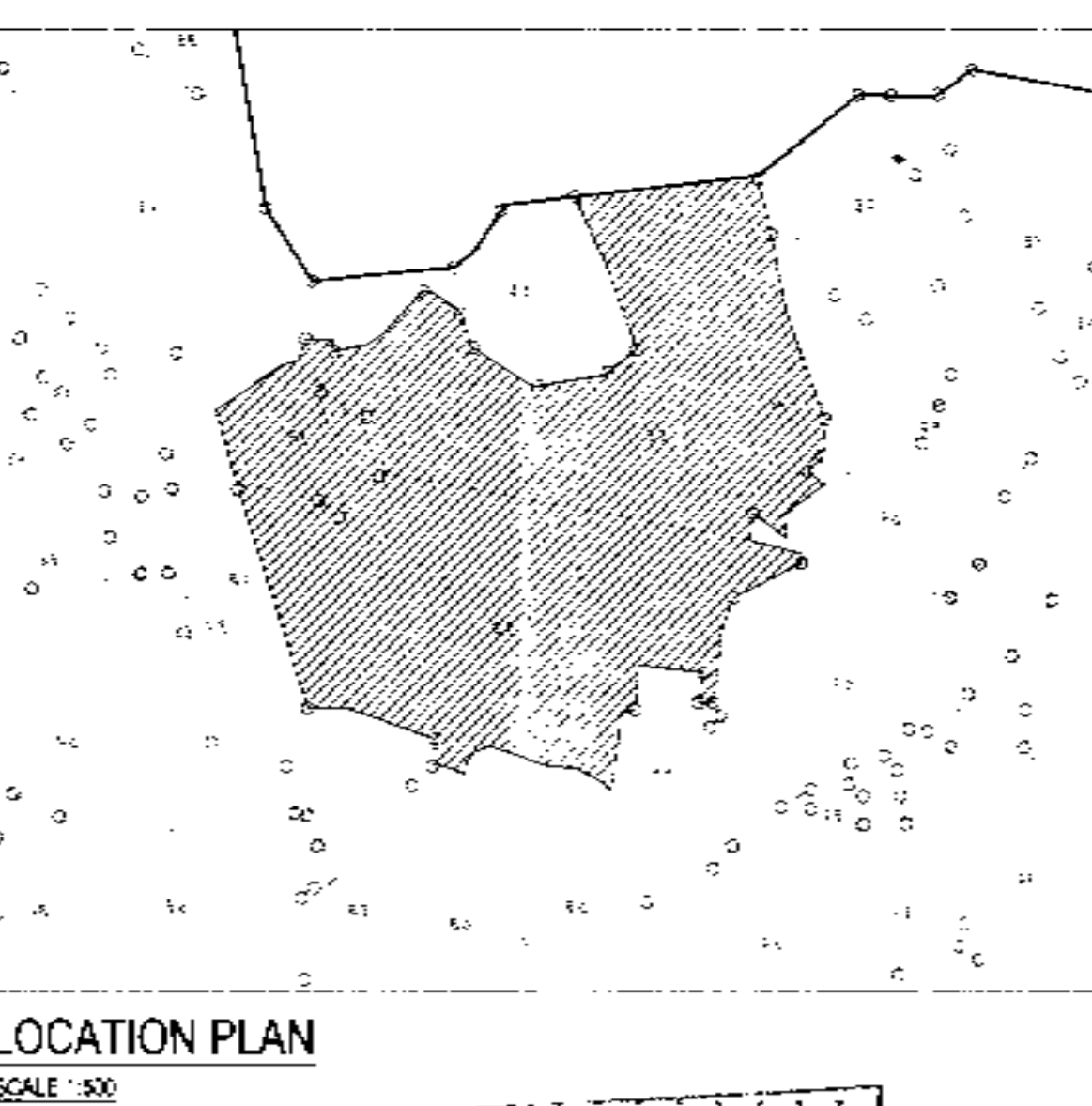
TENEMENT STATEMENT					
SR. NO.	FLOOR	PHASE - 1		PHASE - 2	
		TOWER-1	TOWER-2	TOWER-3	TOWER-3
1	GROUND/STILT	0	0	0	0
2	1st PODIUM	0	0	0	0
3	2nd PODIUM	0	0	0	0
4	3rd PODIUM	0	0	0	0
5	4th	0	0	0	0
6	5th	0	0	0	0
7	6th	0	0	0	0
8	7th	0	0	0	0
9	8th	0	0	0	0
10	9th	0	0	0	0
11	10th	0	0	0	0
12	11th	0	0	0	0
13	12th	0	0	0	0
14	13th	0	0	0	0
15	14th	0	0	0	0
16	15th	0	0	0	0
17	16th	0	0	0	0
18	17th	0	0	0	0
19	18th	0	0	0	0
20	19th	0	0	0	0
21	20th	0	0	0	0
22	21st	0	0	0	0
23	22nd	0	0	0	0
24	TOTAL	94	157	155	
25	NO. OF BUILDING	2	6	3	
26	TOTAL	188	942	465	
27	GRAND TOTAL	188	1407	465	
TOTAL TENEMENTS		1595			

OVERALL BUILT UP AREA SUMMARY											
SR. NO.	FLOOR	PHASE - 1			PHASE - 2			COMMERCIAL BUILDING 1	COMMERCIAL BUILDING 2	CLUB HOUSE	TOTAL
		TYPE A	TYPE B	TYPE C	TYPE A,B,C	TYPE A,B,C	TYPE A,B,C				
1	BASEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	GROUND/STILT	2214.41	132.02	115.57	1623.43	796.15	3612.21	3612.21	3612.21	3612.21	3612.21
3	1st PODIUM	52.31	0.00	0.00	52.31	0.00	3853.08	3853.08	3853.08	3853.08	3853.08
4	2nd PODIUM	181.35	0.00	0.00	181.35	0.00	3908.21	3908.21	3908.21	3908.21	3908.21
5	3rd PODIUM	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
6	4th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
7	5th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
8	6th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
9	7th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
10	8th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
11	9th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
12	10th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
13	11th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
14	12th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
15	13th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
16	14th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
17	15th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
18	16th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
19	17th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
20	18th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
21	19th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
22	20th	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
23	21st	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
24	22nd	617.29	617.29	617.29	1851.87	1234.56	3086.43	3086.43	3086.43	3086.43	3086.43
25	TOTAL	9223.82	8647.75	12264.16	12343.56	1663.43	796.15	13078.29	13078.29	13078.29	13078.29
26	NO. OF BUILDING	1	6	3	1	1	1	1	1	1	1
27	TOTAL AREA	9223.82	8647.75	12264.16	12343.56	1663.43	796.15	13078.29	13078.29	13078.29	13078.29
28	GRAND TOTAL	15871.57	14915.64	11915.64	11915.64	2462.58	13078.29	13078.29	13078.29	13078.29	13078.29
TOTAL PROPOSED BUA		141968.68									

REQUIRED PARKING STATEMENT					
FLOOR	4-WHEELER PARK REQD	NO OF FLATS (4 WHEELER)	2-WHEELER PARK REQD	REQ. PARK (4 WHEELER)	REQ. PARK (2 WHEELER)
BELOW 30.00 SQ MT	0 FOR 2 FLATS	0	0	0	0
30.00 TO 40.00 SQ MT	1 FOR 2 FLATS	0	0	0	0
40.00 TO 50.00 SQ MT	1 FOR 2 FLATS	1585	798	1585	798
50.00 TO 152.00 SQ MT	1 FOR 1 FLATS	0	0	0	0
TOTAL (A)		1585	798	1585	798
PARKING REQUIRED COMMERCIAL (B)		62	186	62	186
TOTAL PARKING REQUIRED (C=A+B)		1647	984	1647	984
PROVIDED (D)		1647	984	1647	984
DIFFERENCE (E=C-D)		0	0	0	0
PARKING REQUIRED AS PER MULTIPLYING FACTOR (0.85)		1398	837	1398	837
TOTAL PARKING REQUIRED (E-F)		1398	837	1398	837
TWO WHEELER PARKING SPACES CONVERTED INTO CAR PARKING SPACES (AS PER 6 TWO WHEELERS TO 1 CAR PARKING)		475	2650	475	2650
PARKING PROVIDED		1398	2650	1398	2650

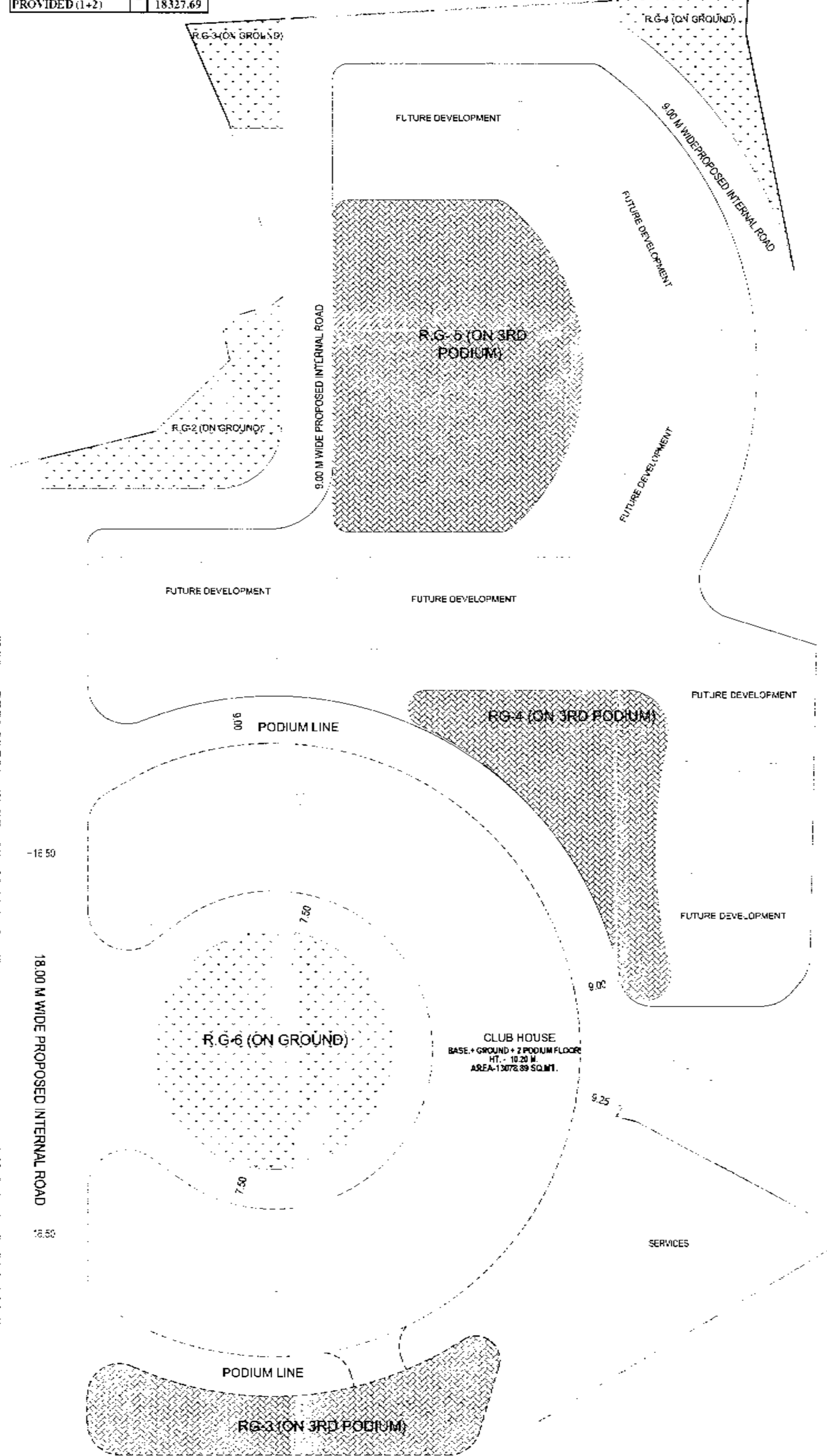
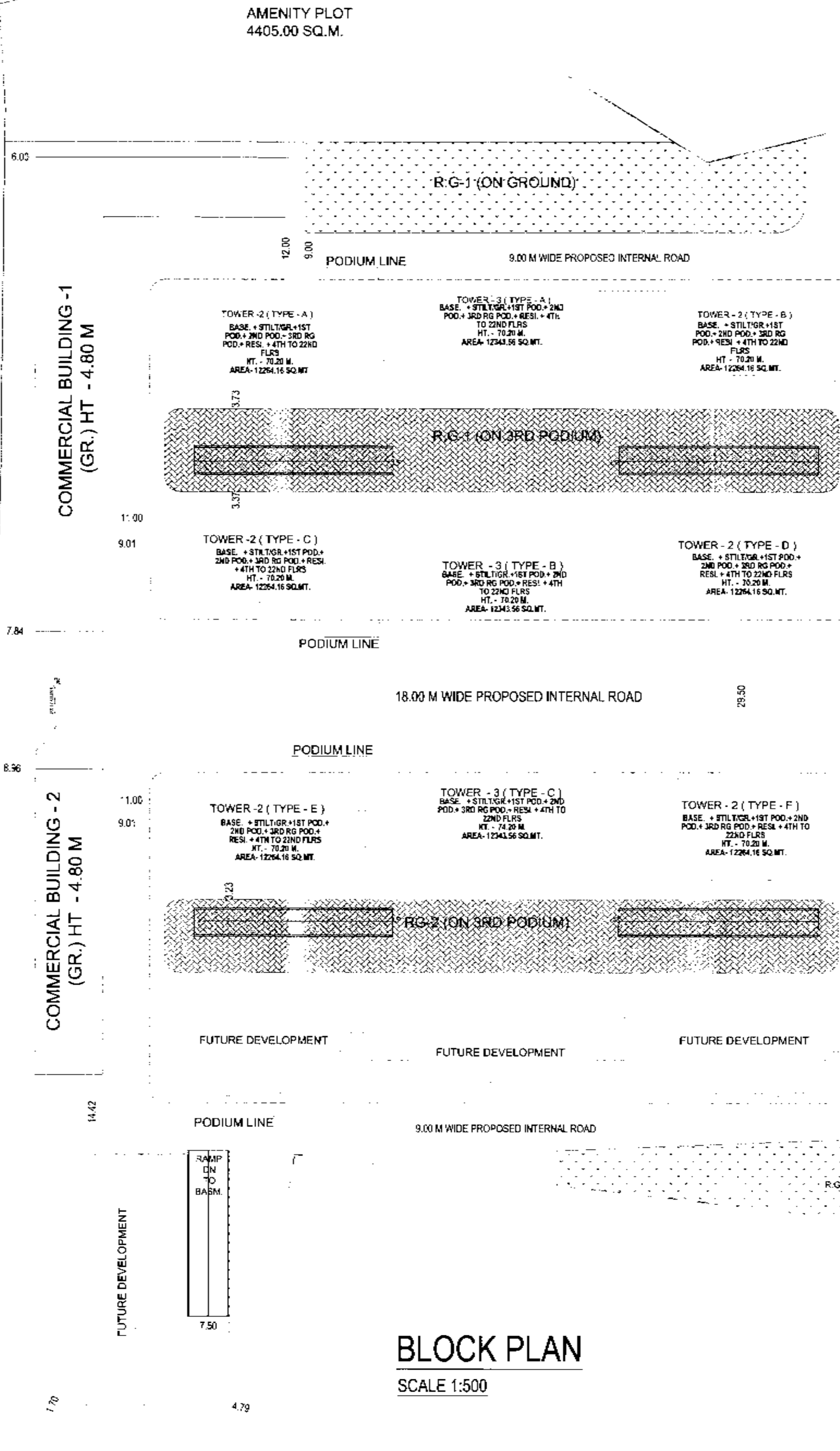
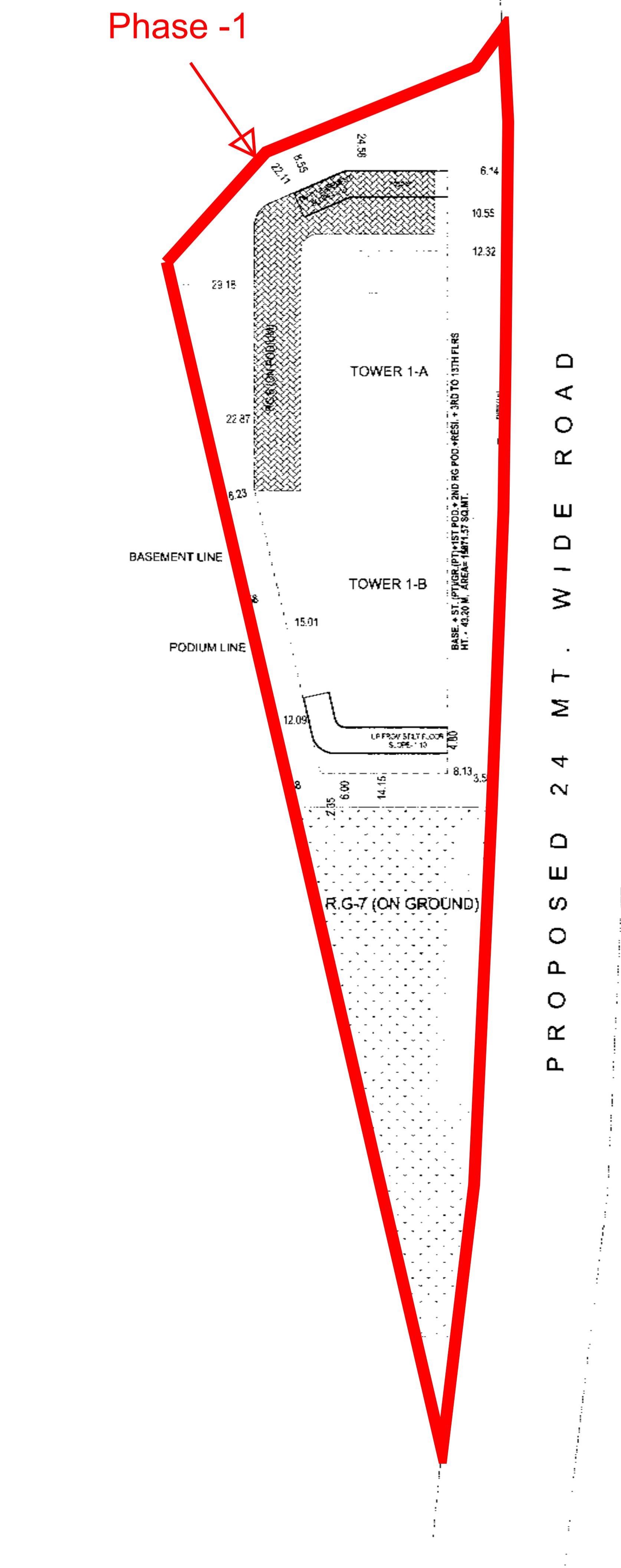
R.G. AREA STATEMENT	
R.G. REQUIRED	8367.22 X 10.0% = 8367.22
TOTAL R.G. PROVIDED	8367.22
R.G. PROVIDED	
R.G. 1	1747.63
R.G. 2	730.00
R.G. 3	293.00
R.G. 4	505.00
R.G. 5	1235.00
R.G. 6	1403.79
R.G. 7	2398.00
TOTAL R.G. ON GROUND (1)	5512.44
R.G. ON PODIUM	
R.G. 1	2075.47
R.G. 2	1822.76
R.G. 3	1185.30
R.G. 4	1234.12
R.G. 5	2686.60
R.G. 6	733.00
TOTAL R.G. ON PODIUM (2)	9815.25
TOTAL R.G. PROVIDED (1+2)	18327.69

AMENITY AREA STATEMENT	
AMENITY REQUIRED	4403.80
AMENITY PROVIDED	4403.80



LAND U/R

PLOT AREA STATEMENT AS PER 7/12			
SURVEY NO.	HISSA NO.	OWNER NAME	AREA (IN SQ.M.)
33	(PT.)	CHARIOT PROPERTIES LLP.	43040
61		ANANTA NIGHUKAR & M/S.	7560
62	1 (PT.)	CHARIOT PROPERTIES LLP.	43800
TOTAL			94400



PROFORMA - B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, BUILT UP AREA SUMMARY, PARKING STATEMENT, TENEMENT STATEMENT, R.G. AREA STATEMENT, 7/12 AREA SUMMARY

STAMP AND DATE OF APPROVAL OF PLAN

पंचवेल महानगरपालिका

सर्वना न्यायालय कार्यालयको कार्यालय

नाम: शिव (2073) 1/2 (1/2) 7/12

दि: २२/०२/२०२३

शहरीकरण

पा. आयुक्तको कार्यालय

सहायक आयुक्त, नगरपालिका

पंचवेल महानगरपालिका

PROFORMA - A		
A	AREA STATEMENT	AREA IN SQ.MT.
1	TOTAL AREA OF PLOT AS PER 7/12	94400.00
2	PLOT AREA AS PER TRIANGULATION	94996.50
3	LEAST PLOT AREA CONSIDERED FROM ABOVE	94600.00
4	DEDUCTION FOR	
a	Existing Area under Road	0.00
b	Area Under Proposed 24.00 M W DP Road	6324.00
c	Area Under Any Reservation	0.00
	Total (a+b+c)	6324.00
5	BALANCED AREA OF PLOT (3-4)	88276.00
6	REQUIRED AMENITY OPEN SPACE (5% ON 5)	4403.80
7	PROPOSED AMENITY	4403.00
8	NET PLOT AREA (5-6)	83672.20
9	REQUIRED RECREATIONAL OPEN SPACE (10% ON 8)	8367.22
10	PROPOSED RECREATIONAL OPEN SPACE	18327.69
11	PERMISSIBLE BASIC FSI ON NET PLOT AREA	1.1
12	PERMISSIBLE BUILT UP AREA AS PER BASIC FSI (8X11)	92039.42
13	TOTAL PERMISSIBLE BUILT UP AREA (12)	92039.42
14	PERMISSIBLE ANCILLARY BUA ON RESIDENTIAL (60%)	53370.43
15	PERMISSIBLE ANCILLARY BUA ON COMMERCIAL (80%)	2470.97
16	TOTAL PERMISSIBLE ANCILLARY BUA	55841.39
17	TOTAL PERMISSIBLE BUA (13 + 16)	147880.81
18	PROPOSED BUILT UP AREA	141968.68
19	BALANCE BUILT UP AREA	5912.13

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/10/2021 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.

AR. DEVIYANI KHADILKAR
NAME & SIGNATURE OF ARCHITECT

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.

MR. AMIT BATHUA (PARTNER)
(M/S. CHARIOT PROPERTIES LLP.)
NAME & SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL & PARTLY COMMERCIAL DEVELOPMENT ON PLOT BEARING S NO. 53 (PT.), 61 (PT.), 62 (PT.) AT VILLAGE GHOT, TALUKA - PANVEL, DISTRICT - RAIGAD

NORTH	JOB NO.	DSG. NO.	DRAWN BY

REVISIONS DESCRIPTION:

NAME OF THE OWNER

MR. AMIT BATHUA (PARTNER)

(M/S. CHARIOT PROPERTIES LLP.)

NAME OF ARCHITECT: DEVIYANI KHADILKAR

C.O. NO: CA/30/13184

ADDRESS: B-706, Narva, B. Mang. M. Road, Chhatrapati Shivaji Maharaj, Panvel, Taluka - Panvel, District - Raigad

BLOCK PLAN
SCALE 1:500