

TENEMENT STATEMENT			
SR.NO.	FLOOR	PHASE - 1	PHASE - 2
		TOWER-1 TYPE A & B	TOWER-2 TYPE A,B,C,D,E,F
1	GROUND/STILT	0	0
2	1st PODIUM	0	0
3	2nd PODIUM	8	0
4	3rd PODIUM/RES.	8	8
5	4th	8	8
6	5th	8	8
7	6th	8	8
8	7th Refuge	7	7
9	8th	8	8
10	9th	8	8
11	10th	8	8
12	11th	8	8
13	12th Refuge	7	7
14	13th	8	8
15	14th	8	8
16	15th	8	8
17	16th	8	8
18	17th Refuge	7	7
19	18th	8	8
20	19th	8	8
21	20th	8	8
22	21st	8	8
23	22nd	8	8
TOTAL		94	157
NO. OF BUILDING		2	6
TOTAL		188	942
GRAND TOTAL		188	1407

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

OVERALL BUILT UP AREA SUMMARY									
SR.NO.	FLOOR	PHASE - 1		PHASE - 2		COMMERCIAL BUILDING 1	COMMERCIAL BUILDING 2	CLUB HOUSE	
		TOWER-1	TOWER-2	TOWER-3	COMMERCIAL				
1	BASEMENT	0.00				0.00	0.00	2305.39	
2	GROUND/STILT	1214.41				132.02	115.57	1693.43	799.15
3	1st PODIUM	52.21				0.00	0.00		3453.38
4	2nd PODIUM	1313.55				0.00	0.00		3308.21
5	3rd PODIUM/RES.	617.29	617.29	617.29	532.22				
6	4th	617.29	617.29	617.29	626.91				
7	5th	617.29	617.29	617.29	626.91				
8	6th	617.29	617.29	617.29	626.91				
9	7th Refuge	546.07	546.07	546.07	555.07				
10	8th	617.29	617.29	617.29	626.91				
11	9th	617.29	617.29	617.29	626.91				
12	10th	617.29	617.29	617.29	626.91				
13	11th	617.29	617.29	617.29	626.91				
14	12th Refuge	546.07	546.07	546.07	555.07				
15	13th	617.29	617.29	617.29	626.91				
16	14th				626.91				
17	15th				626.91				
18	16th				626.91				
19	17th Refuge				555.07				
20	18th				626.91				
21	19th				626.91				
22	20th				626.91				
23	21st				626.91				
24	22nd				626.91				
25	TOTAL	9223.82	6647.75	12264.16	12343.56	1603.43	799.15	13078.89	
26	NO. OF BUILDING	1	1	6	3	1	1	1	
27	TOTAL AREA	9223.82	6647.75	73584.96	37030.68	1603.43	799.15	13078.89	
28	GRAND TOTAL	15871.57		110615.64		2402.58		13078.89	

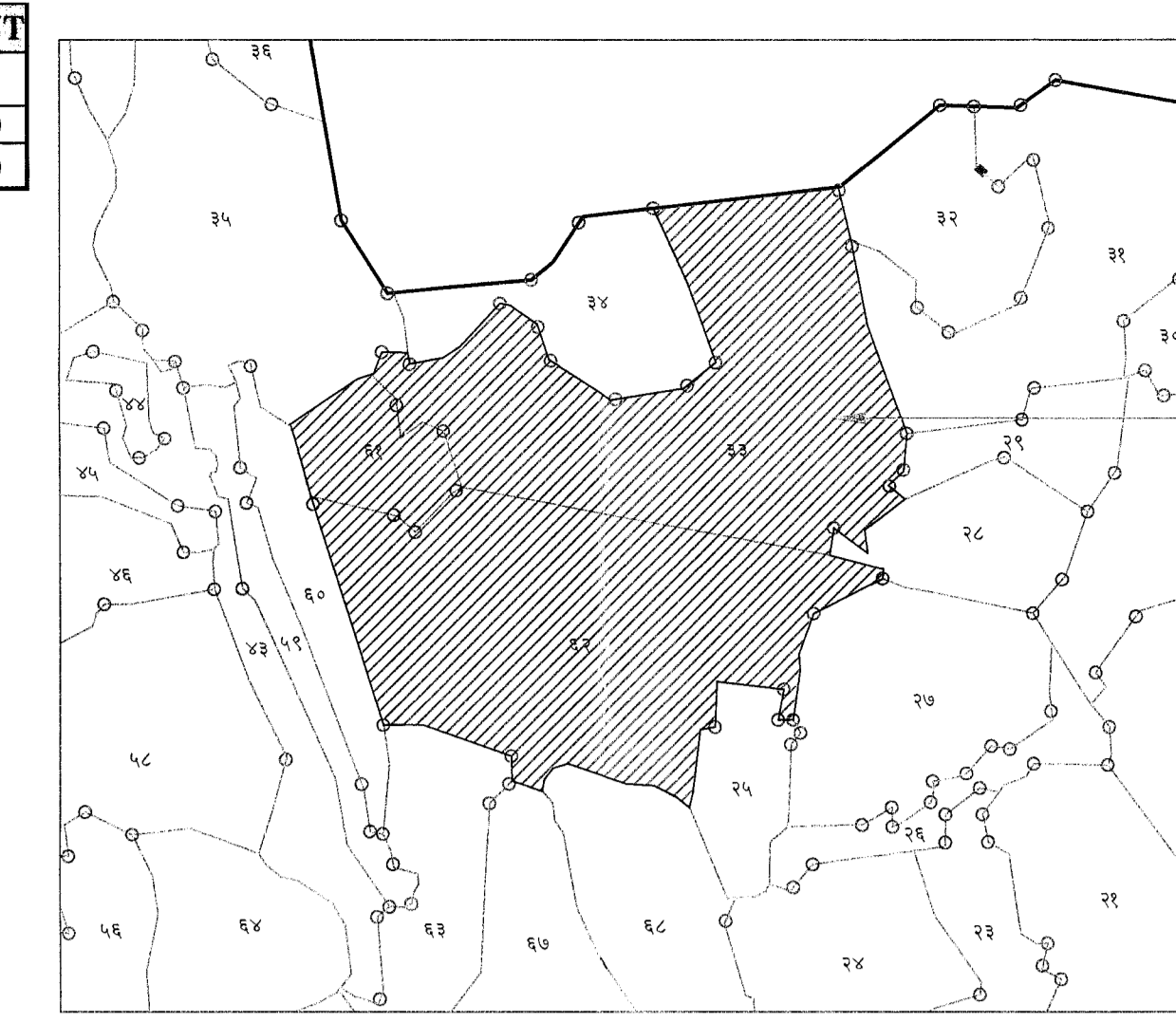
REQUIRED PARKING STATEMENT				
FLOOR	4-WHEELER PARK REQD.	NO OF FLATS	REQ. PARK (4 WHEELER)	2-WHEELER PARK REQD.
BELOW 30.00 SQ.MT	0 FOR 2 FLATS	0	0	4 FOR 2 FLATS
30.00 TO 40.00 SQ.MT	1 FOR 2 FLATS	0	0	2 FOR 2 FLATS
40.00 TO 50.00 SQ.MT	1 FOR 2 FLATS	1595	798	5 FOR 2 FLATS
50.00 TO 100.00 SQ.MT	1 FOR 1 FLATS	0	0	3 FOR 1 FLATS
TOTAL (A)			1595	798
PARKING REQUIRED COMMERCIAL (B)			62	186
TOTAL PARKING (C=A+B)			860	414
5% FOR VISITORS PARKING (D)			40	199
PARKING REQUIRED (C+D)			899	437
PARKING REQUIRED AS PER MULTIPLYING FACTOR (0.80)			720	348
TOTAL PARKING REQUIRED (E+F)			720	348
TWO WHEELER PARKING SPACES CONVERTED INTO CAR PARKING SPACES (AS PER 6 TWO WHEELERS TO 1 CAR PARKING)			475	2860
PARKING PROVIDED			709+486 = 1195	348+2916 = 648

REQUIRED PARKING STATEMENT FOR COMMERCIAL			
FLOOR	PARKING REQUIRED	PARK REQD.	
PROPOSED SHOP AREA 2402.58 (COMMERCIAL BUILDING 1 & 2) + 688.13 (SHOPS IN TOWER 1) = 3088.71 SQ.M.	4 WHEELER PARKING 2 CAR FOR 100.00 SQ.MT.	61.77	
	SAY	62	
	2 WHEELER PARKING 6 SCOOTER FOR 100.00 SQ.MT.	186	

PARKING PROPOSED				
FLOOR	BIG CAR	SMALL CAR	2-WHEELER	
BASEMENT FLOOR	305	38	445	
GROUND/STILT FLOOR	394	26	137	
1ST PODIUM LEVEL	228	7	0	
2ND PODIUM LEVEL	197	0	66	
TOTAL	1124	71	648	

R.G. AREA STATEMENT	
R.G. REQUIRED	R.G. PROVIDED
\$3672.2 X 10.0% = 8367.22	
TOTAL R.G. REQUIRED = 8367.22	
R.G. 1 = 1747.65	
R.G. 2 = 730.00	
R.G. 3 = 293.00	
R.G. 4 = 505.00	
R.G. 5 = 1235.00	
R.G. 6 = 1603.79	
R.G. 7 = 2398.00	
TOTAL R.G. ON GROUND (1) = 8512.44	
R.G. 1 = 2075.47	
R.G. 2 = 1822.76	
R.G. 3 = 1183.30	
R.G. 4 = 1324.12	
R.G. 5 = 2686.60	
R.G. 6 = 723.00	
TOTAL R.G. ON PODIUM (2) = 9815.25	
TOTAL R.G. PROVIDED (1+2) = 18327.69	

AMENITY AREA STATEMENT	
AMENITY REQUIRED	AMENITY PROVIDED
\$8076.00 X 5.0% = 4403.80	
AMENITY PROVIDED = 4403.80	



LOCATION PLAN
SCALE: 1:500

LAND U/R

PROFORMA - B 01/23

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
सरकार नकाशा वा कार्यालयचे पत्र क्र. पचवा/नवि/७८/२३(प्र), ६३, ६२(प्र) ७३५/२०२२
दि. २२/०२/२०२२
शतलक्ष बांधणे
मा. आदुसत गांधी मंगरी सुगर
राष्ट्राध्यक्ष सचिवालय, 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	94400.00
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)	88076.00
6	REQUIRED AMENITY OPEN SPACE (5% ON 5)	4403.80
7	PROPOSED AMENITY	4403.80
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.DEVYANI 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 BATHIJA (PARTNER)
(M/s. CHARIOT PROPERTIES LLP.)
NAME & SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL & PARTLY COMMERCIAL DEVELOPMENT ON PLOT BEARING S.NO. 33(PT.), 61(PT.), 62/1 (PT.), AT VILLAGE GHOT, TALUKA - PANVEL, DISTRICT- RAIGAD

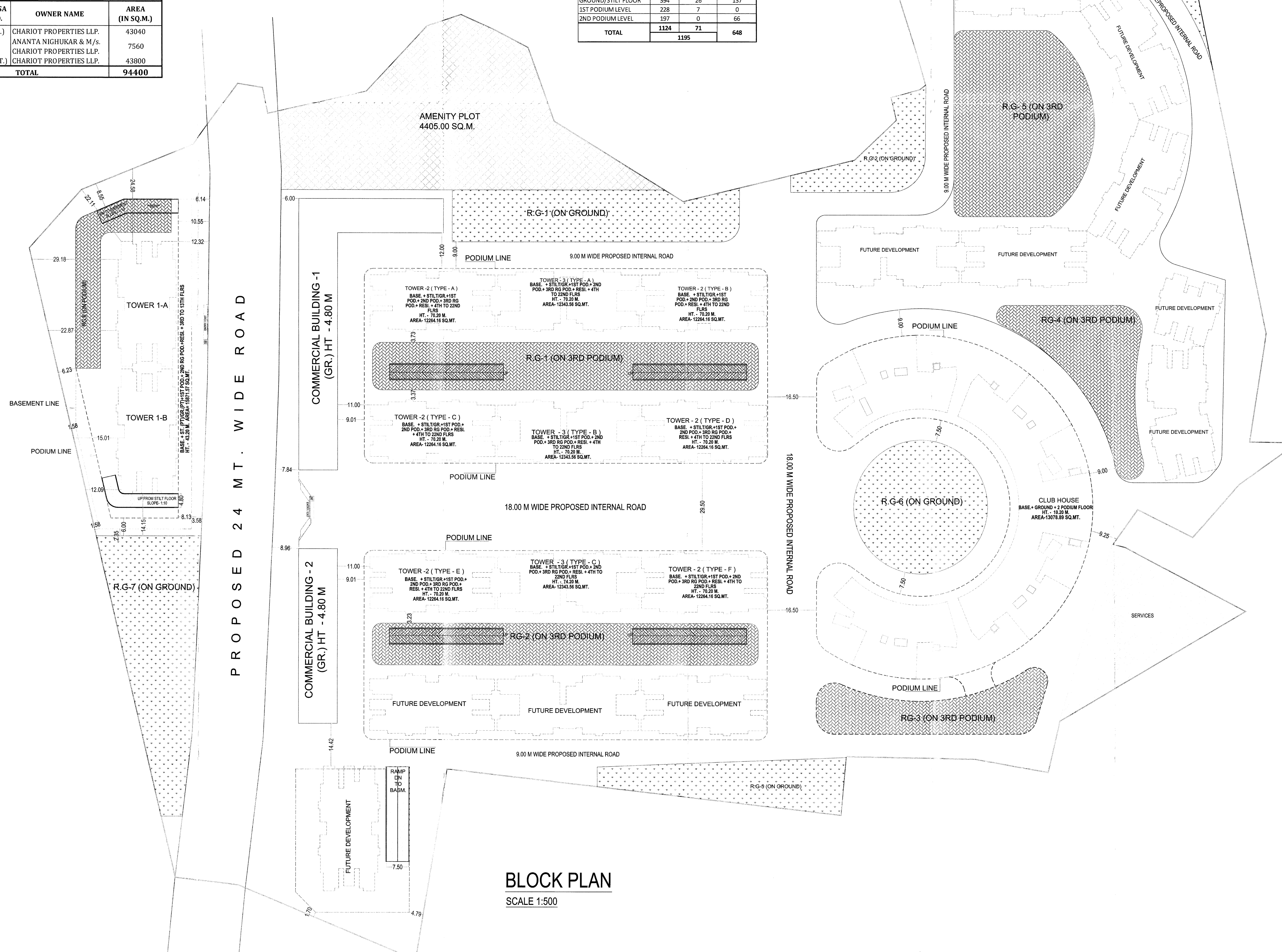
NORTH	JOB NO.	DRG. NO.	DRAWN BY
01/23			
SCALE	DATE	CHECKED BY	
1:500			

REVISIONS DESCRIPTION:

NAME OF THE OWNER
MR. AMIT BATHIJA (PARTNER)
(M/s. CHARIOT PROPERTIES LLP.)

NAME OF ARCHITECT
DEVYANI KHADILKAR
LIC. NO. CA/90/13184

ADDRESS
B-106, Narai Building, Midland Corporation Ltd. Road, Midland, Tal. Navi Mumbai - 400 080



BLOCK PLAN
SCALE 1:500