

TENEMENT STATEMENT				
SR.NO.	FLOOR	PHASE - 1		PHASE - 2
		TOWER-1	TOWER-2	TOWER-3
CARPET AREA FROM 40.00 SQ.M. TO 80.00 SQ.M.				
	TYPE A & B	TYPE A,B,C,D,E,F	TYPE A,B,C	TYPE A,B,C
1	GROUND/STILT	0	0	0
2	1st PODIUM	0	0	0
3	2nd PODIUM	8	0	0
4	3rd PODIUM/RES.	8	8	6
5	4th	8	8	8
6	5th	8	8	8
7	6th	8	8	8
8	7th Refuge	7	7	7
9	8th	8	8	8
10	9th	8	8	8
11	10th	8	8	8
12	11th	8	8	8
13	12th Refuge	7	7	7
14	13th	8	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	155
NO. OF BUILDING		2	6	3
TOTAL		188	942	465
GRAND TOTAL		188	1407	
TOTAL TENEMENTS			1595	

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	TOWER-4				
	TYPE A	TYPE B	TYPE A,B,C,D,E,F	TYPE A,B,C	TYPE A,B,C				
1	BASEMENT	0.00	0.00	0.00	0.00	0.00	0.00	2305.39	
2	GROUND/STILT	1214.41	132.02	135.57	1603.43	799.15	3412.21		
3	1st PODIUM	52.21	0.00	0.00	0.00	-	3453.38		
4	2nd PODIUM	1311.55	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	-	-	617.29	626.91	-	-		
17	15th	-	-	617.29	626.91	-	-		
18	16th	-	-	617.29	626.91	-	-		
19	17th Refuge	-	-	546.07	555.07	-	-		
20	18th	-	-	617.29	626.91	-	-		
21	19th	-	-	617.29	626.91	-	-		
22	20th	-	-	617.29	626.91	-	-		
23	21st	-	-	617.29	626.91	-	-		
24	22nd	-	-	617.29	626.91	-	-		
TOTAL		9223.82	6647.75	12264.16	12343.56	1603.43	799.15	13078.89	
NO. OF BUILDING		1	1	6	3	1	1	1	
TOTAL AREA		9223.82	6647.75	73594.96	37030.68	1603.43	799.15	13078.89	
GRAND TOTAL		15871.57	5647.75	110615.64				13078.89	

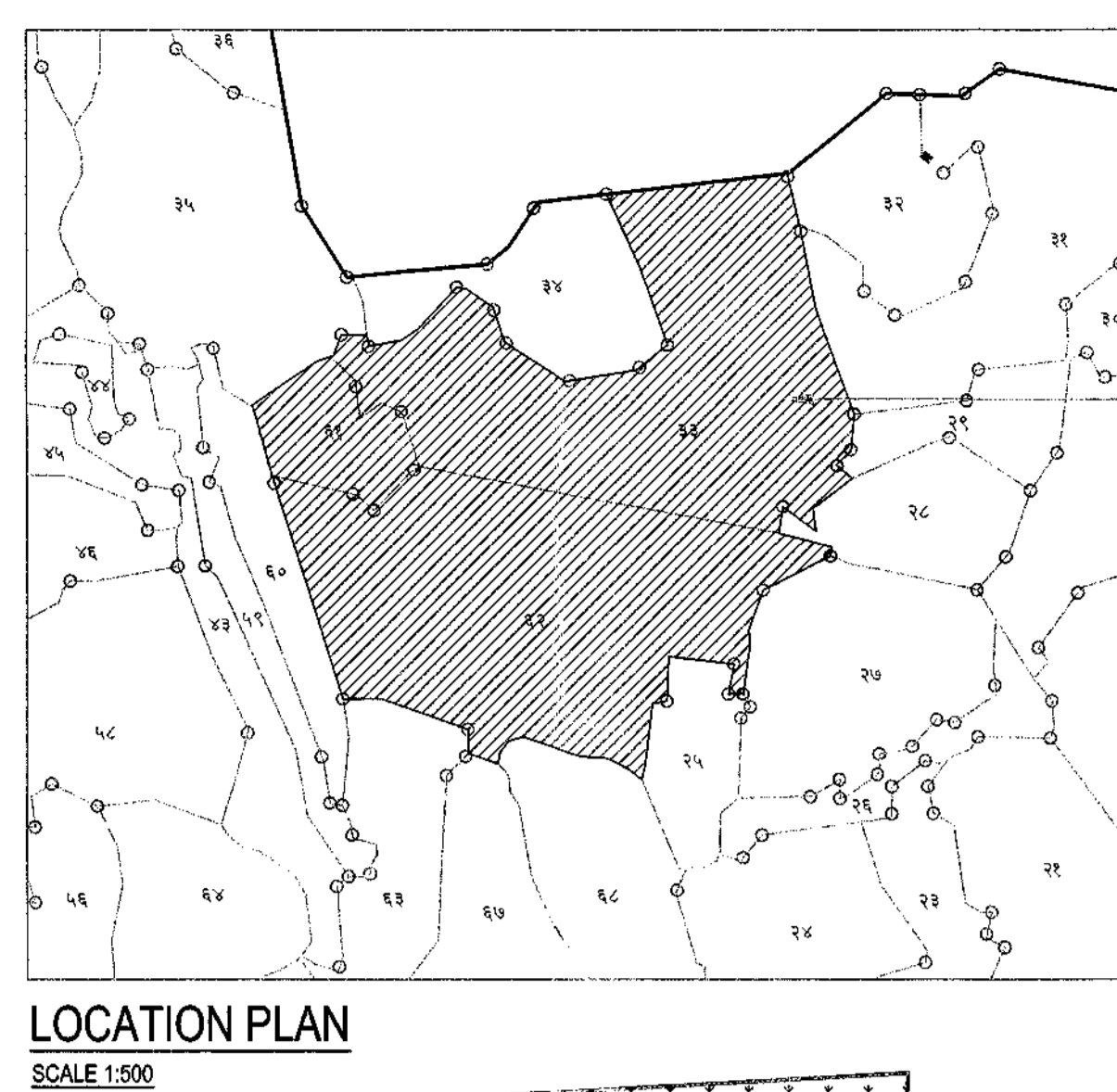
REQUIRED PARKING STATEMENT					
FLOOR	4-WHEELER PARK REQD	NO OF FLATS	REQ. PARK (4 WHEELER)	2-WHEELER PARK REQD	REQ. PARK (2 WHEELER)
BELOW 30.00 SQ.MT	0 FOR 2 FLATS	0	0	4 FOR 2 FLATS	0
30.00 TO 40.00 SQ.MT	1 FOR 2 FLATS	0	0	2 FOR 2 FLATS	3988
40.00 TO 60.00 SQ.MT	1 FOR 2 FLATS	1595	798	5 FOR 2 FLATS	3988
60.00 TO 80.00 SQ.MT	1 FOR 1 FLATS	0	0	3 FOR 1 FLATS	0
TOTAL (A)			1595	798	3988
PARKING REQUIRED COMMERCIAL (B)			62		186
TOTAL PARKING (C=A+B)			860	798	4174
5% FOR VISITORS PARKING (D)			40		199
PARKING REQUIRED (C+D)			899		4373
PARKING REQUIRED AS PER MULTIPLYING FACTOR (0.80)			720		3498
TOTAL PARKING REQUIRED (E=F)			720		3498
TWO WHEELER PARKING SPACES CONVERTED INTO CAR PARKING SPACES (AS PER 6 TWO WHEELERS TO 1 CAR PARKING)			475		2850
PARKING PROVIDED			709+406=1195		3498+2916=6414

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.	196	

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
\$3671.2 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 PROPOSED
\$8076.00 X 5.0% = 4403.80	
AMENITY PROPOSED = 4405.00	



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

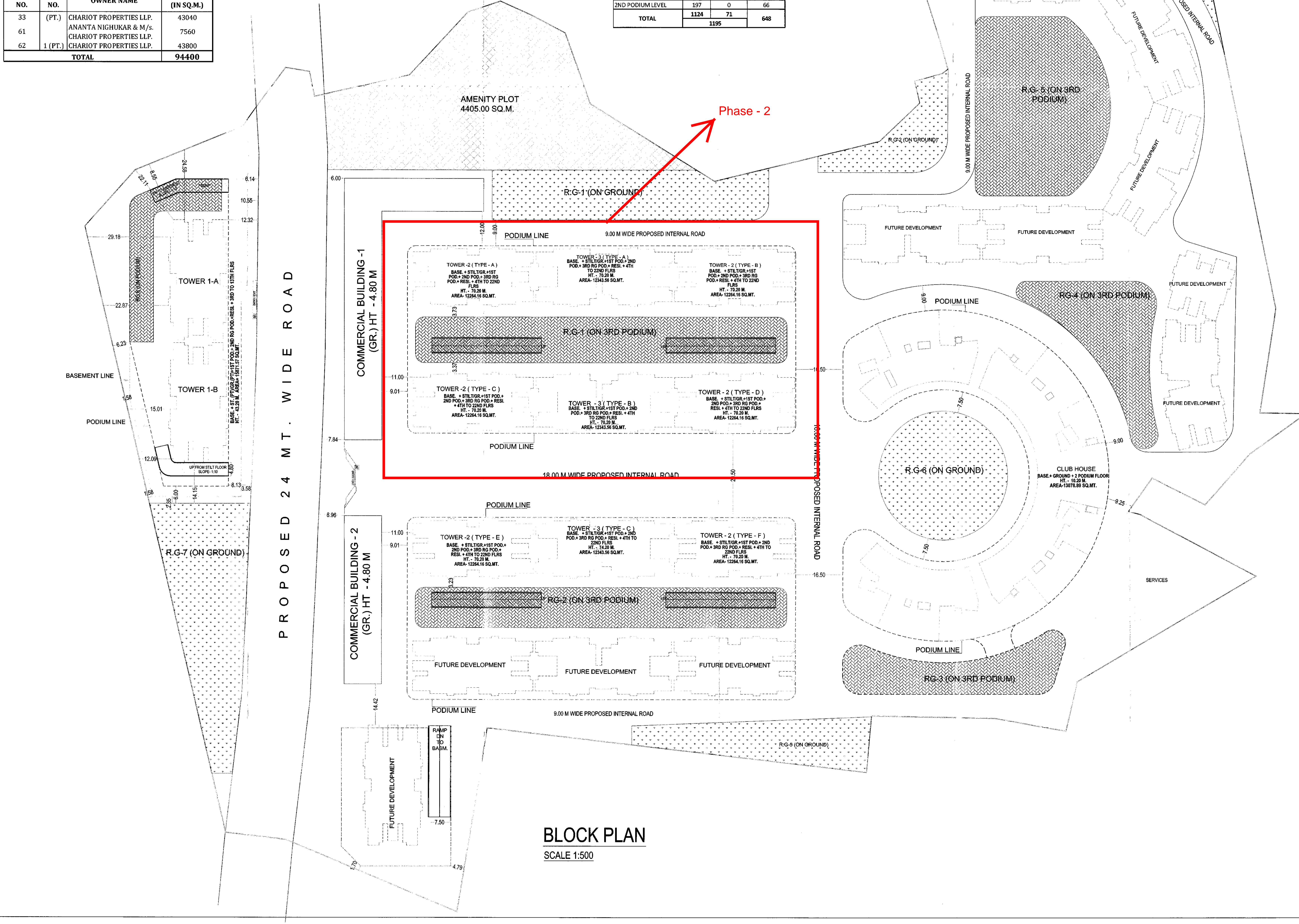
पंचवेल महानगरपालिका
सरचा नकाशा वा कागदमाचे परीक्षा करून
नकाशा, ठीक/अस(प), २३, २२(२) ७३५३०२२
दि. २२/०२/२०२३ रोजी
शतदिन वाचणे.
मा. अमित बाथुजा (पार्टनर)
MR. AMIT BATHUJA (PARTNER)
M/s. CHARIOT PROPERTIES LLP.

सहायक संचालक, नगरपालिका
पंचवेल महानगरपालिका

SCALE 1:500

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 - 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	4405.00
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.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 BATHUJA (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.), 62/1 (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:			
1:0			
NAME OF THE OWNER			
MR. AMIT BATHUJA (PARTNER)			

(M/s. CHARIOT PROPERTIES LLP.)

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

ADDRESS: B-106, Narai Building, Mahad Corporation, Mahad, Dist. Raigad, Maharashtra - 401 080

BLOCK PLAN
SCALE 1:500