

TENEMENT STATEMENT				
SR.NO.	FLOOR	PHASE - 1	PHASE - 2	
		TOWER-1	TOWER-2	TOWER-3
SR.NO.	FLOOR	TYPE A & B	TYPE A,B,C,D,E,F	TYPE A,B,C
		TYPE A,B,C	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 POD/RESI.	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	135
NO. OF BUILDING		2	6	3
TOTAL		188	942	465
GRAND TOTAL		188	1407	
TOTAL TENEMENTS		1595		

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	TOWER-4					
SR.NO.	FLOOR	TYPE A	TYPE B	TYPE A,B,C	TYPE A,B,C					
		TYPE A	TYPE B	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	115.57	1603.43	799.15	3453.36	3412.21		
3	1st PODIUM	52.11	0.00	0.00	0.00	-	-	3453.36		
4	2nd PODIUM	1311.35	0.00	0.00	0.00	-	-	3308.21		
5	3rd POD/RESI.	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	-	-		
25	TOTAL	9223.82	8647.75	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	8647.75	12264.16	12343.56	1603.43	799.15	13078.89		
28	GRAND TOTAL	15871.57	6647.75	73594.96	37030.68	1603.43	799.15	13078.89		
TOTAL PROPOSED BUA		141968.68								

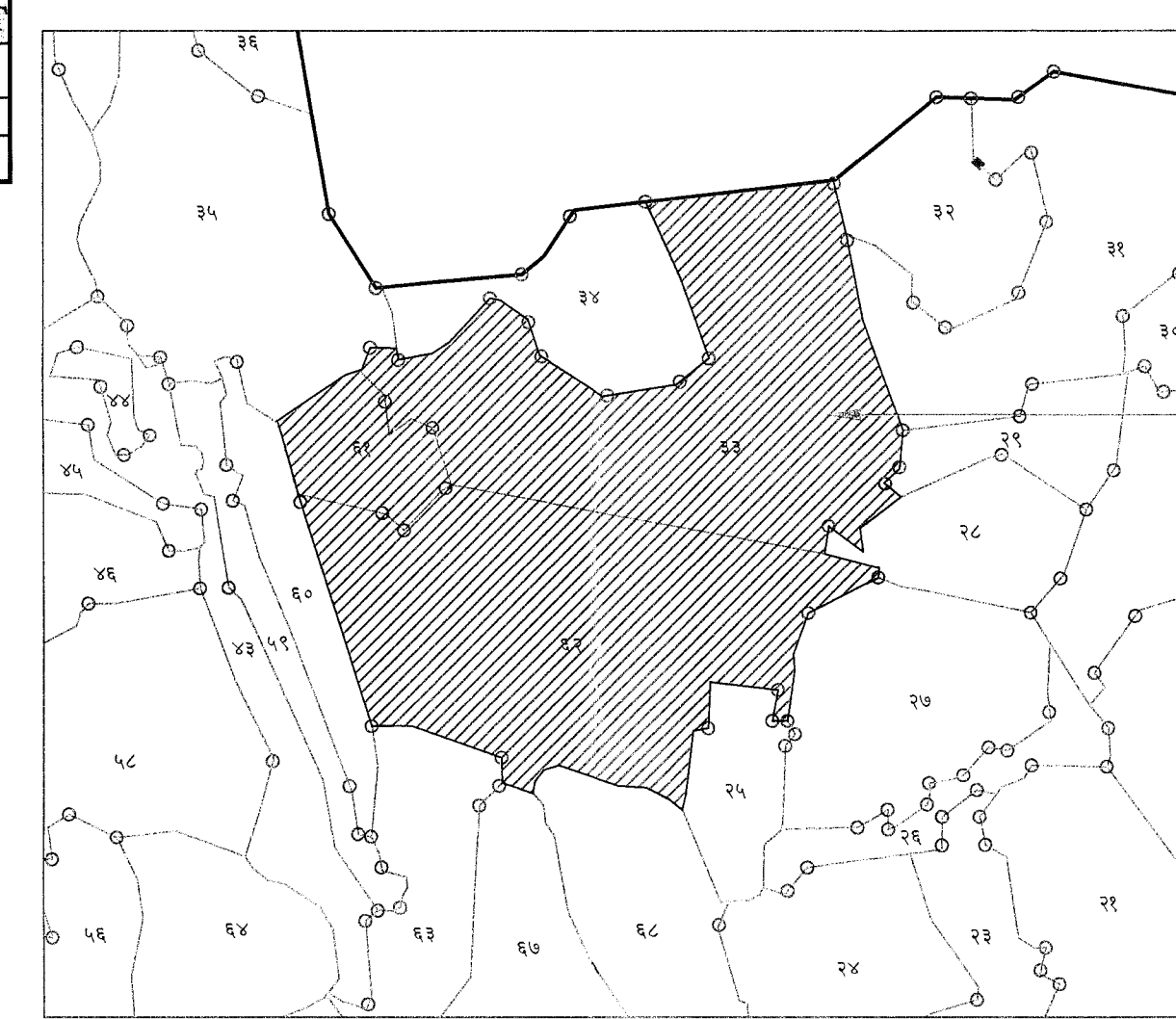
REQUIRED PARKING STATEMENT						
FLOOR	4- WHEELER PARK REQD	NO OF FLATS	REQ. PARK (4 WHEELER)	2- WHEELER PARK REQD	REQ. PARK (2 WHEELER)	
BELOW 30.00 SQ.MT	0 FOR 2 FLATS	0	0	4 FOR 2 FLATS	0	
30.00 TO 40.00 SQ.MT	1 FOR 2 FLATS	0	0	2 FOR 2 FLATS	0	
40.00 TO 80.00 SQ.MT	1 FOR 2 FLATS	1595	798	5 FOR 2 FLATS	3988	
80.00 TO 150.00 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	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+2816 =648	

REQUIRED PARKING STATEMENT FOR COMMERCIAL		
FLOOR	PARKING REQUIRED	PARK REQD
PROPOSED SHOP AREA 2402.58 (COMMERCIAL BUILDING 1 & 2) + 686.13 (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			
8367.22 X 10.0%	=	8367.22	
TOTAL R.G. REQUIRED		8367.22	
R.G. PROVIDED			
RG ON GROUND			
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 RG ON GROUND (1)	=	8512.44	
RG ON PODIUM			
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 RG ON PODIUM (2)	=	9815.25	
TOTAL R.G. PROVIDED (1+2)	=	18327.69	

AMENITY AREA STATEMENT			
AMENITY REQUIRED			
58076.00 X 5.0%	=	4403.80	
AMENITY PROVIDED			



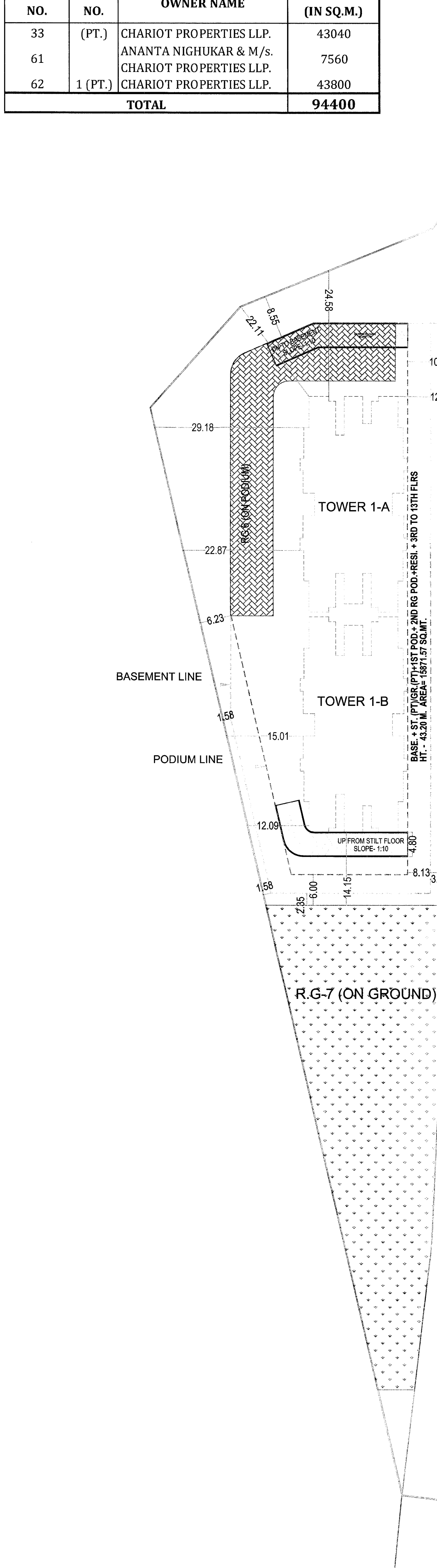
LOCATION PLAN
SCALE 1:500

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		
पन्वेल महानगरपालिका सदरमा नकाशा वा कार्यालयको चित्र, भूमापन/नक्शा, छोटो/मध्यम/बृहत्, ६२ (१३) ७३५/२०२२ दि. २२ / ०३ / २०२२ शक्तिश्रवण पा. आर. देवयानी भट्टा सहायक संचालक, नगरपालिका पन्वेल 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	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.			
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
1:500	SCALE	DATE	CHECKED BY
REVISIONS/DESCRIPTION:			
NAME OF THE OWNER			
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			
NAME OF ARCHITECT DEVYANI KHADILKAR LIC. NO. CA/90/13184			
ADDRESS 8-106, Naray Building, Mulund Copyrights Reserved Mulund Dist. Mumbai - 400 080			



BLOCK PLAN
SCALE 1:500