

SEPTIC TANK CAPACITY REQUIRED	
= TOTAL NO. OF FLAT X 5 PERSON X 80 LITERS	= 975 FLAT X 5 PERSON X 80 LITERS
= 3,90,000 LITERS	
REQUIRED CAPACITY = 3,90,000 LITERS	
PROVIDED CAPACITY = 5,22,750 LITERS	
WATER CAPACITY REQUIRED	
FOR DOMESTIC USE : (INCENTIVE BUILDING)	
= TOTAL NO. OF FLAT X 5 PERSON X 135 LITERS	= 327 FLAT X 5 PERSON X 135 LITERS
= 2,20,725 LITERS	
U.G TANK = 2,20,725 LITERS	
O.H LITERS = 1,10,363 LITERS (50% OF U.G TANK)	
FOR DOMESTIC USE : (REHAB BUILDING)	
= TOTAL NO. OF FLAT X 5 PERSON X 135 LITERS	= 648 FLAT X 5 PERSON X 135 LITERS
= 4,37,400 LITERS	
U.G TANK = 4,37,400 LITERS	
O.H LITERS = 2,18,700 LITERS (50% OF U.G TANK)	
FOR FIRE FIGHTING	
U.G TANK = 20,000 X 4 WING = 80,000 LITERS	
O.H TANK = 2,00,000 X 2 = 4,00,000 LITERS	

REQUIREMENT OF SANITARY BLOCK, DRIVER'S ROOM & FITNESS CENTER / CRECHE/SOCIETY OFFICE						
FLOOR	ADDITIONAL REQUIREMENT CLAUSE : 9.31 (UDCPR)	AREA FOR 100 FLATS (SQM)	AREA TO BE PROVIDED ADDITIONAL FLATS (SQM)	NO. OF FLATS	REQUIRED AREA (SQM)	PROVIDED AREA (SQM)
GROUND FLOOR	SANITARY BLOCK	3	FOR EVERY ADDITIONAL 200 FLATS 3	975	16.125 ((975-100)/200*3)+3	16.500
	DRIVER'S ROOM WITH ATTACHED TOILET	12	FOR EVERY ADDITIONAL 200 FLATS 12	975	41.166 {(975-100)/300*10}+12	41.385
1ST FLOOR	FITNESS CENTER / CRECHE/SOCIETY OFFICE	20	FOR EVERY ADDITIONAL 200 FLATS 20	975	78.333 {(975-100)/300*20}+20	78.422

R.G AREA STATEMENT	
DESCRIPTION	AREA SQ.MTS
REQUIRED R.G AREA(15% OF NET PLOT AREA)	(11122.509X 15%) 1668.376
PROVIDED RG AREA AT 3RD PODIUM	1675.758

PROPOSED ANCILLARY AREA CHARGES	
PROPOSED ANCILLARY AREA	24620.140 MTS
READY RECKONER RATE	RS.54,800.00
RATE @ 10 % OF READY RECKONER	RS.54,800.00 SQ.MTS
TOTAL PAYMENT OF CHARGES IN RS	134918367

INCENTIVE AREA STATEMENT					
BUILDING NO.	FLOOR	AREA	FLOOR	TOTAL AREA	FLAT
WING-B (BENEZIA)	GROUND FLOOR	13.477	1	13.477	0
	TYPICAL FLOOR	688.299	18	12389.382	126
	REFUGE FLOOR	612.158	4	2448.632	24
	26TH FLOOR	518.652	1	518.652	5
WING-A (ADORA)	GROUND FLOOR	9.100	1	9.100	0
	TYPICAL FLOOR	662.020	18	11916.360	144
	REFUGE FLOOR	587.000	4	2348.000	28
TOTAL				29643.603	327

REHAB AREA STATEMENT					
BUILDING NO.	FLOOR	AREA	FLOOR	TOTAL AREA	FLAT
WING-D (DELLA)	GROUND FLOOR	9.100	1	9.100	0
	TYPICAL FLOOR	722.910	22	15904.020	286
	REFUGE FLOOR	678.122	5	3390.610	60
WING-C (CLARISA)	GROUND FLOOR	9.100	1	9.100	0
	TYPICAL FLOOR	603.811	22	13283.842	242
	REFUGE FLOOR	559.026	5	2795.130	50
	31ST FLOOR	559.026	1	559.026	10
TOTAL				35950.828	648



PARKING REQUIREMENT (REHAB BUILDING)							
SR.NO :	COMPANY	SIZE OF TENEMENT	NUMBER OF	PARKING SPACES		PARKING	
				CAR	SCOOTER	CAR	SCOOTER
1	RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.MT AND ABOVE	0	2	3	0	0
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT BUT LESS THAN 150 SQ.M	0	1	3	0	0
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT	0	1	5	0	0
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT	0	1	2	0	0
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT	648	0	4	0	1296
2	COMMERCIAL	FOR EVERY 100 SQ.MT CARPET AREA OR FRACTION THEREOF	0	2	6	0	0
		TOTAL PARKING				0	1296
IN ADDITION 5% VISITOR PARKING						0	65
TOTAL NUMBER OF PARKING REQUIRED						0	1361
MULTIPLYING FACTOR - 0.8 (CLAUSE : 8.2.2 (UDCPR)						0	1089
SCOOTER PARKING CONVERT TO CAR PARKING (441/6)						74	0
TOTAL NUMBER OF PARKING REQUIRED						74	0
TOTAL NUMBER OF PARKING PROVIDED						120	648

PARKING REQUIREMENT (INCENTIVE BUILDING)							
SR.NO :	COMPANY	SIZE OF TENEMENT	NUMBER OF	PARKING SPACES		PARKING	
				CAR	SCOOTER	CAR	SCOOTER
1	RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.MT AND ABOVE	0	2	3	0	0
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT BUT LESS THAN 150 SQ.M	69	1	3	69	207
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT BUT LESS THAN 80 SQ.MT	258	1	5	258	1290
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT BUT LESS THAN 80 SQ.MT	0	1	2	0	0
		FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT	0	0	4	0	0
		FOR EVERY 100 SQ.MT CARPET AREA OR FRACTION THEREOF	0	2	6	0	0
2	COMMERCIAL	FOR EVERY 100 SQ.MT CARPET AREA OR FRACTION THEREOF	0	2	6	0	0
		TOTAL PARKING				327	1497
IN ADDITION 5% VISITOR PARKING						16	75
TOTAL NUMBER OF PARKING REQUIRED						343	1572
MULTIPLYING FACTOR - 0.8 (CLAUSE : 8.2.2 (UDCPR)						278	1257
SCOOTER PARKING CONVERT TO CAR PARKING (1257/6)						210	0
TOTAL NUMBER OF PARKING REQUIRED						488	0
TOTAL NUMBER OF PARKING PROVIDED						538	0

BUILT UP AREA SUMMARY (INCENTIVE BLDG.) IN SQ.MT.			
FLOOR	INCENTIVE (BUILDING-WING-B) (BENEZIA)	INCENTIVE (BUILDING-WING-A) (ADORA)	
GROUND FLOOR	13.477	9.100	
4TH FLOOR	688.299	662.020	
5TH FLOOR	688.299	662.020	
6TH FLOOR	688.299	662.020	
7TH FLOOR (REFUGE)	612.158	587.000	
8TH FLOOR	688.299	662.020	
9TH FLOOR	688.299	662.020	
10TH FLOOR	688.299	662.020	
11TH FLOOR	688.299	662.020	
12TH FLOOR (REFUGE)	612.158	587.000	
13TH FLOOR	688.299	662.020	
14TH FLOOR	688.299	662.020	
15TH FLOOR	688.299	662.020	
16TH FLOOR	688.299	662.020	
17TH FLOOR (REFUGE)	612.158	587.000	
18TH FLOOR	688.299	662.020	
19TH FLOOR	688.299	662.020	
20TH FLOOR	688.299	662.020	
21ST FLOOR	688.299	662.020	
22ND FLOOR (REFUGE)	612.158	587.000	
23RD FLOOR	688.299	662.020	
24TH FLOOR	688.299	662.020	
25TH FLOOR	688.299	662.020	
26TH FLOOR	518.652	0.000	
TOTAL	15370.143	14273.460	
TOTAL INCENTIVE AREA	29643.603		

BUILT UP AREA SUMMARY (REHAB BLDG.) IN SQ.MT.			
FLOOR	REHAB (BUILDING-WING-D) (DELLA)	REHAB (BUILDING-WING-C) (CLARISA)	
GROUND FLOOR	9.100	9.100	
4TH FLOOR	722.910	603.811	
5TH FLOOR	722.910	603.811	
6TH FLOOR	722.910	603.811	
7TH FLOOR	722.910	603.811	
8TH FLOOR (REFUGE)	678.122	559.026	
9TH FLOOR	722.910	603.811	
10TH FLOOR	722.910	603.811	
11TH FLOOR	722.910	603.811	
12TH FLOOR	722.910	603.811	
13TH FLOOR (REFUGE)	678.122	559.026	
14TH FLOOR	722.910	603.811	
15TH FLOOR	722.910	603.811	
16TH FLOOR	722.910	603.811	
17TH FLOOR	722.910	603.811	
18TH FLOOR (REFUGE)	678.122	559.026	
19TH FLOOR	722.910	603.811	
20TH FLOOR	722.910	603.811	
21ST FLOOR	722.910	603.811	
22ND FLOOR	722.910	603.811	
23RD FLOOR (REFUGE)	678.122	559.026	
24TH FLOOR	722.910	603.811	
25TH FLOOR	722.910	603.811	
26TH FLOOR	722.910	603.811	
27TH FLOOR	722.910	603.811	
28TH FLOOR (REFUGE)	678.122	559.026	
29TH FLOOR	722.910	603.811	
30TH FLOOR	722.910	603.811	
31ST FLOOR	559.026	559.026	
TOTAL	19303.730	16647.098	
TOTAL REHAB AREA	35950.828		

AREA DETAILS OF APARTMENT (REHAB BUILDING)					
Building No.	Floor No.	Apartment No.	Rera Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
(1)	(2)	(3)	(4)	(5)	(6)
	GROUND	---	---	---	---
	1st To 3rd Floor	---	---	---	---
Wing - D (DELLA)	4th - 7th, 9th - 12th, 14th - 17th, 19th - 22nd, 24th - 27th & 29th - 30th Floor	1 to 13	29.382	11.692	---
	8th, 13th, 18th, 23rd & 28th Floor	1 to 6 & 8 to 13	29.382	11.692	---

AREA DETAILS OF APARTMENT (REHAB BUILDING)					
Building No.	Floor No.	Apartment No.	Rera Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
(1)	(2)	(3)	(4)	(5)	(6)
	GROUND	---	---	---	---
	1st To 3rd Floor	---	---	---	---
Wing - C (CLARISA)	4th - 7th, 9th - 12th, 14th - 17th, 19th - 22nd, 24th - 27th & 29th - 31st Floor	1 to 11	29.382	11.692	---
	8th, 13th, 18th, 23rd & 28th Refuge Floor	1 to 10	29.382	11.692	---
	32nd Floor	1 to 10	29.382	11.692	---

SEAL & STAMP OF APPROVAL **02/26**

या कार्यालयाने परीक्षित वार्षिक वार्षिक अहवाल
 परीक्षा क्र. १६८८ दि. २३/१२/२०१९
 परीक्षा क्र. १६८८ दि. २३/१२/२०१९
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परिष्कारक, महाराष्ट्र
 नवी मुंबई महानगरपालिका

PERFORMA - A	
1 AREA OF PLOT (AS PER AGREEMENT & CIDCO CONVEANCE DEE	14995.540 SQ.M
AREA OF PLOT (AS PER PHYSICAL MEASUREMENT & PLOT DIME	11182.686 SQ.M
PLOT AREA TO BE CONSIDER FOR FSI POTENTIAL	11182.686 SQ.M
2 DEDUCTIONS FOR:	
a) ROAD SETBACK AREA	60.177 SQ.M
b) PROPOSED ROAD	0.000 SQ.M
c) ANY RESERVATION	0.000 SQ.M
TOTAL (a + b + c)	60.177 SQ.M
3 BALANCE AREA OF PLOT (1 - 2)	11122.509 SQ.M
4 NET AREA OF PLOT (1 - 2)	11122.509 SQ.M
5 ADDITIONAL FOR FLOOR SPACE INDEX	
2a) 100% OF ROAD SETBACK	60.177 SQ.M
2b) 100% OF PROPOSED ROAD	0.000 SQ.M
TOTAL (2a + 2b)	60.177 SQ.M
6 TOTAL (4 + 5)	11182.686 SQ.M
7 FLOOR SPACE INDEX PERMISSIBLE	3.000 SQ.M
8 PERMISSIBLE FLOOR AREA (6 x 7)	33548.058 SQ.M
9 BASIC ENTITLEMENT PER TENEMENT	33.393 SQ.M
10 NO. OF TENEMENTS	648.000 NOS.
11 TOTAL BASIC ENTITLEMENT (9 x 10)	21638.664 SQ.M
12 INCENTIVE FSI @ 90% OF BASIC ENTITLEMENT (90% OF 11)	19474.798 SQ.M
13 TOTAL PERMISSIBLE F.S.I (11 + 12)	41113.462 SQ.M
(BASIC ENTITLEMENT + INCENTIVE FSI 90%)	
14 FINAL PERMISSIBLE F.S.I LARGER OF THE TWO	41113.462 SQ.M
15 F.S.I FOR NMMC/CIDCO	0.000 SQ.M
16 ANCILLARY AREA F.S.I UP TO 60% WITH PAYMENT OF CHARGES. (60% X 14)	24668.077 SQ.M
17 PERMISSIBLE BUILT UP AREA (14+15+16)	65781.539 SQ.M
18 EXISTING FLOOR AREA	0.000 SQ.M
19 PROPOSED B.U.A. OF REHAB BUILDING	35950.828 SQ.M
20 PROPOSED B.U.A. OF INCENTIVE BUILDING	29643.603 SQ.M
21 FITNESS CENTRE/CRECHE/SOCIETY OFFICE	78.422 SQ.M
22 SANITARY BLOCK	16.500 SQ.M
23 DRIVER'S ROOM WITH ATTACHED TOILET	41.385 SQ.M
24 TOTAL BUILT-UP AREA (18+19+20+21+22+23)	65730.738 SQ.M
25 EXCESS CLUB HOUSE AREA TAKEN IN FSI	2.864 SQ.M
26 TOTAL BUILT-UP AREA (25+26)	65733.602 SQ.M
27 TOTAL BALANCE BUILT-UP AREA (17 - 25)	47.936 SQ.M
28 REQUIRED AMENITY SPCE (5% OF PLOT AREA)	559.134 SQ.M
29 PROPOSED AMENITY SPACE	559.185 SQ.M
30 TOTAL UNITS	975 NOS
a) REHAB BUILDING UNITS	648 NOS
b) REHAB BUILDING UNITS (NMMC)	0 NOS
c) REHAB BUILDING UNITS (CIDCO)	0 NOS
d) SALE BUILDING UNITS	327 NOS
31 BASEMENT, STILT, & PODIUM AREA	
a) 1ST BASEMENT AREA (REHAB)	3365.637 SQ.M
b) 1ST BASEMENT AREA (INCENTIVE)	4027.875 SQ.M
c) GROUND FLOOR STILT AREA (REHAB)	3063.252 SQ.M
d) GROUND FLOOR STILT AREA (INCENTIVE)	3736.146 SQ.M
e) 1ST FLOOR PODIUM AREA (INCENTIVE)	6576.291 SQ.M
f) 2ND FLOOR PODIUM AREA (INCENTIVE)	6654.713 SQ.M
g) 3RD FLOOR PODIUM AREA (INCENTIVE)	5532.282 SQ.M
TOTAL AREA (a + b + c + d + e)	32956.196 SQ.M
32 R.G. AREA	
R.G. AREA REQUIRED (15% OF NET PLOT AREA)	1668.376 SQ.M
PROVIDED R.G. AREA	1675.758 SQ.M
33 STRUCTURES PERMITTED IN OPEN SPACE (15% OF R.G. AREA)	251.364 SQ.M
34 PROVIDED STRUCTURES (CLUB HOUSE)	254.228 SQ.M
35 EXCESS CLUB HOUSE AREA TAKEN IN FSI	2.864 SQ.M

CONTENTS OF SHEET

AREA CALCULATIONS

DESCRIPTION OF PROPOSAL

PROPOSED RE-DEVELOPMENT RESIDENTIAL BUILDING ON PLOT NO- 8, SECTOR- 9, VASHI, NAVI MUMBAI.

SIGNATURE OF SOCIETY COMMITTEE MEMBER

SIGNATURE OF APPOINTED DEVELOPER

M/s. ARIHANT AASHIYANA PVT. LTD.
 ARIHANT AURA , 'B' WING, 25TH FLOOR,
 TTC INDL AREA, THANE-BELAPUR HIGHWAY, MIDC
 NAVI MUMBAI - 400 705.

NAME, ADDRESS & SIGN OF ARCHITECT

SCALE SHEET NO
 1:100 **02/26**
DATE
 18-02-21
NORTH
DRAWN BY

AR. ALI ABBASI
 (CA/2012/56947)
 1204, 11TH FLOOR, ELORA
 FORT, OPPOSITE JUNGAR
 STATION, SECTOR-11, NAVI
 MUMBAI- 400 705

A CUBE ARCHITECTS