* AREA STATEMENT *

FLOOR	WING - W	WING - X
GROUND	533.664	519.216
1st	705.775	705.775
2nd	727.615	727.615
3rd	727.615	727.615
4th	727.615	727.615
5th	727.615	727.615
6th	727.615	727.615
7th	727.615	727.615
8th	727.615	727.615
9th	727.615	727.615
10th	727.615	727.615
11th	727.615	727.615
12th	727.615	727.615
13th	727.615	727.615
14th	727.615	727.615
15th	727.615	727.615
16th	727.615	727.615
17th	727.615	727.615
18th	727.615	727.615
TOTAL	13608.894	13594.446
SOCIETY OFFICE	82.091	
EXCESS CLUB HOUSE AREA	26.059	
TOTAL AREA	27311.490	

** Parking Requirements

Occupancy	One parking space for every	No of Tenements	Non compacted required CAR	Non compacted required SCOOTER	required parking CAR	required parking SCOOTER	Total proposed parking CAR	Total proposed parking SCOOTER
			12.5	2	12.5	2	12.5	2
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
			2.5x5	1x2	2.5x5	1x2	2.5x5	1x2
Commercial	For every 100 Sq.m. carpet area or fraction thereof	732.58 Sqm.	2	6	14.65	43.95	210	414
Residential	(a) For every two tenements with each tenement having carpet area less than 30 Sq.m.	216	0	2	0	216		
	(b) For every two tenements with each tenement having carpet area equal to or above 30 Sq.m. but less than 80 Sq.m.	288	1	2	144	288		
	TOTAL REQUIRED PARKING RESIDENTIAL				144	504		
	VISITOR'S PARKING 5%				7	25		
	Multiplying Factor 0.8				133	573		
	Composite Parking For Every 6 Scooter X 1 Car (159/6)				27	414		
	TOTAL REQUIRED PARKING				159	414	210	414

Additional Requirements In Case Of Housing Scheme As Per Modified Draft DCPR

WING	Sr.No.	Scheme Requirement	Req. Area	Proposed Area	Location
W & X	1	Fitness center, Creche,Society Office,Letter Box Room,admeasuring area of about 20sq.m.in scheme having minimum 100 flats and there after additional 20 sq.m. Area for every 300 flats.	60.000	82.091	Society Office Provided at Club House Ground Floor
	2	Sanitary Block for servants having maximum area of 3.00 sq.m. in schemes having minimum 100 flats and thereafter additional 3.00sq.m. Area for every 200 flats	9.075	9.360	Sanitary Block Provided at Ground Floor
	3	Drivers Room of size 12 sq.m. With attached toilet in scemes having minimum 100 flats and therafter additional 10 sq.m area for every 300 flats	32.000	32.716	Drivers RoomProvided at Ground Floor
		TOTAL	101.075	124.167	

SEPTIC TANK REQURIMENT

WING	DESCRIPTION (FLAT)	POPU-LATION PER UNIT	TOTAL POPU-LATION (APPROX)	COLD WATER REQUIREMENT FLUSHING (A) LPCD	COLD WATER REQUIREMENT FLUSHING (A) LPD	COLD WATER REQUIREMENT DOMESTIC (B) LPCD	COLD WATER REQUIREMENT DOMESTIC (B) LPD	GROSS WATER REQUIRE-MENT (A+B) LPD	% FLOW TO SEWER FLUSHING 100% LPD	% FLOW TO SEWER DOMESTIC 85% LPD	ADDITIONAL TOILET REQUIRMENT ADDITIONAL TOILET LPD	ADDITIONAL TOILET REQUIRMENT FLUSHING (A) LPCD	ADDITIONAL TOILET REQUIRMENT FLUSHING (A) LPD	ADDITIONAL TOILET REQUIRMENT FLUSHING 100% LPD	TOTAL FLOW LPD	TOTAL REQUIRED SEPTIC TANK CAPACITY KLPD	TOTAL PROVIDED SEPTIC TANK CAPACITY KLPD
W (FLAT)	252	5	1260	54	68040	135	170100	238140	68040	144585	66	180	11880	11880	224505	224.505	16.00X9.00X4.50 KLPD
W (SHOP)	23	3	69	45	3105	90	6210	9315	3105	5279	66	180	11880	11880	20264	20.264	
X (FLAT)	252	5	1260	54	68040	135	170100	238140	68040	144585	135	180	24300	24300	236925	236.925	
X (SHOP)	22	3	66	45	2970	90	5940	8910	2970	5049	135	180	24300	24300	32319	32.319	
								TOTAL							514.013	550 KLPD	

WATER CAPACITY CALCULATION [RESIDENTIAL]

WINGS	FLAT Nos.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 54 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	FIRE FIGHTING	TOTAL LITRES (A + B)
WING- W	252	135 X 252 X 5	170100	54 X 252 X 5	68040	180 X 72	12960	81000	100000	351100
WING- X	252	135 X 252 X 5	170100	54 X 252 X 5	68040	180 X 72	12960	81000		251100
TOTAL	504		340200		136080		25920	162000	100000	602200

WATER CAPACITY CALCULATION (COMMERCIAL)

WINGS	SHOP Nos.	REQUIRED DOMESTIC 90 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 45 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	FIRE FIGHTING	TOTAL LITRES (A + B)
WING- W	23	90 X 23 X 3	6210	45 X 23 X 3	3105	0	3105	34315	25000	34315
WING- X	22	90 X 22 X 3	5940	45 X 22 X 3	2970	0	2970	8910	
TOTAL	45		12150		6075	0	6075	25000	43225
TOTAL REQ. CAP.			352350		142155	0	168075	125000	645425

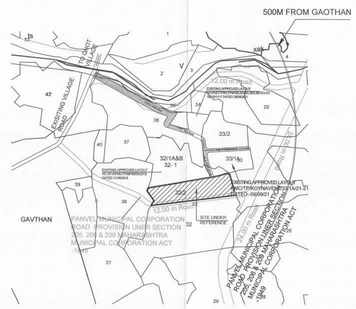
PROPOSED U.G. WATER TANK

DOMESTIC TANK	SIZE -13.10 X 6.00 X 4.50	353700
FLUSHING TANK	SIZE -6.25 X 6.00 X 4.50	168750
FIRE TANK	SIZE -4.70 X 6.00 X 4.50	126900
	TOTAL PROVIDED WATER CAPACITY TANK	649350

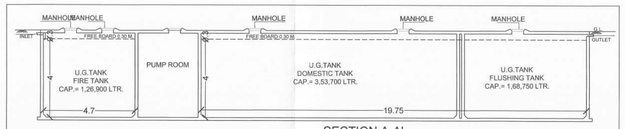
EWS / LIG UNIT CALCULATION

REQUIREMENT AS PER UDCPR Reg.No. 7.7.2 For EWS /LIG HOUSING	REQUIRED NO. OF UNITS	NO OF UNITS PROVIDED	PROVIDED %
40% UNITS LESS THAN 30.00 SQ.MT. CARPET	201.6	216	42.86%
60% UNITS LESS THAN 50.00 SQ.MT. CARPET	302.4	288	57.14%
TOTAL	504	504	100.00%

* LEGENDS		
Sr. No.	Item	Site Plan on Ammonia Print
1	Plot Line	Thick Black
2	Existing Street	Green
3	Permissible building lines	Thick Dotted Black
4	Proposed Work	Red filled in
5	Drainage & Sewerage Work	Red Dotted
6	Water Supply Work	Black Dotted Thin

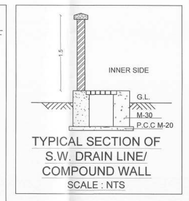


LOCATION PLAN
SCALE : NTS

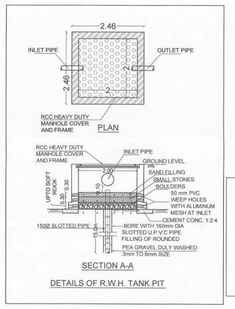


SECTION A-A'
(SCALE 1:200)

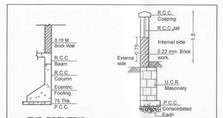
PLAN OF U.G.WATER TANK
(SCALE 1:200)



TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE : NTS

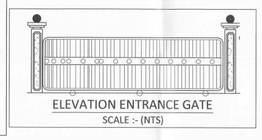


DETAILS OF R.W.H. TANK PIT

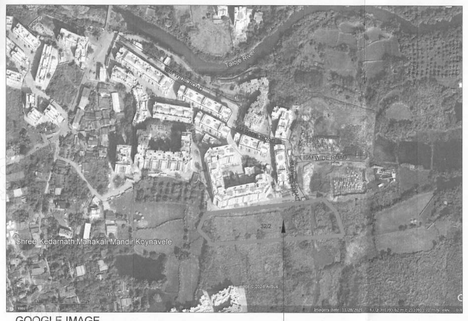


TYP. ECENTRIC FOOTING SECTION
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS



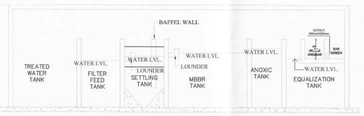
ELEVATION ENTRANCE GATE
SCALE :- (NTS)



GOOGLE IMAGE
SCALE : NTS

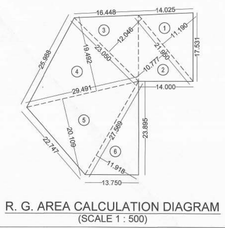
PROPOSED SITE UR

GROUND L.VL.



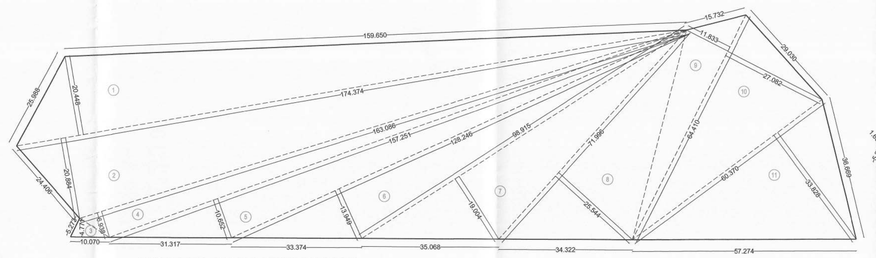
TYP. SECTION OF STP
SCALE : NTS

PLOT AREA CALCULATION							
1	1/2	X 174.374	X 20.448	X 1 NO	=	1782.80	SQ.MT.
2	1/2	X 174.374	X 20.884	X 1 NO	=	1820.81	SQ.MT.
3	1/2	X 10.070	X 4.771	X 1 NO	=	24.02	SQ.MT.
4	1/2	X 163.087	X 6.938	X 1 NO	=	565.75	SQ.MT.
5	1/2	X 157.252	X 10.652	X 1 NO	=	837.52	SQ.MT.
6	1/2	X 128.246	X 13.949	X 1 NO	=	894.45	SQ.MT.
7	1/2	X 98.915	X 19.004	X 1 NO	=	939.89	SQ.MT.
8	1/2	X 71.996	X 25.544	X 1 NO	=	919.53	SQ.MT.
9	1/2	X 64.410	X 11.833	X 1 NO	=	381.08	SQ.MT.
10	1/2	X 64.410	X 27.682	X 1 NO	=	872.18	SQ.MT.
11	1/2	X 60.370	X 33.628	X 1 NO	=	1021.10	SQ.MT.
				TOTAL PLOT AREA	=	10059.13	SQ.MT.

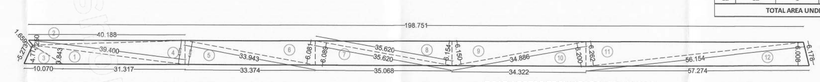


R. G. AREA CALCULATION DIAGRAM
(SCALE 1 : 500)

R. G. AREA CALCULATION							
1	1/2	X 21.95	X 11.19	X 1 NO	=	122.81	SQ.MT.
2	1/2	X 21.95	X 10.78	X 1 NO	=	118.31	SQ.MT.
3	1/2	X 23.05	X 12.05	X 1 NO	=	138.88	SQ.MT.
4	1/2	X 29.49	X 19.49	X 1 NO	=	287.38	SQ.MT.
5	1/2	X 29.49	X 20.11	X 1 NO	=	296.52	SQ.MT.
6	1/2	X 27.57	X 11.92	X 1 NO	=	164.32	SQ.MT.
				TOTAL R. G. AREA	=	1128.22	SQ.MT.

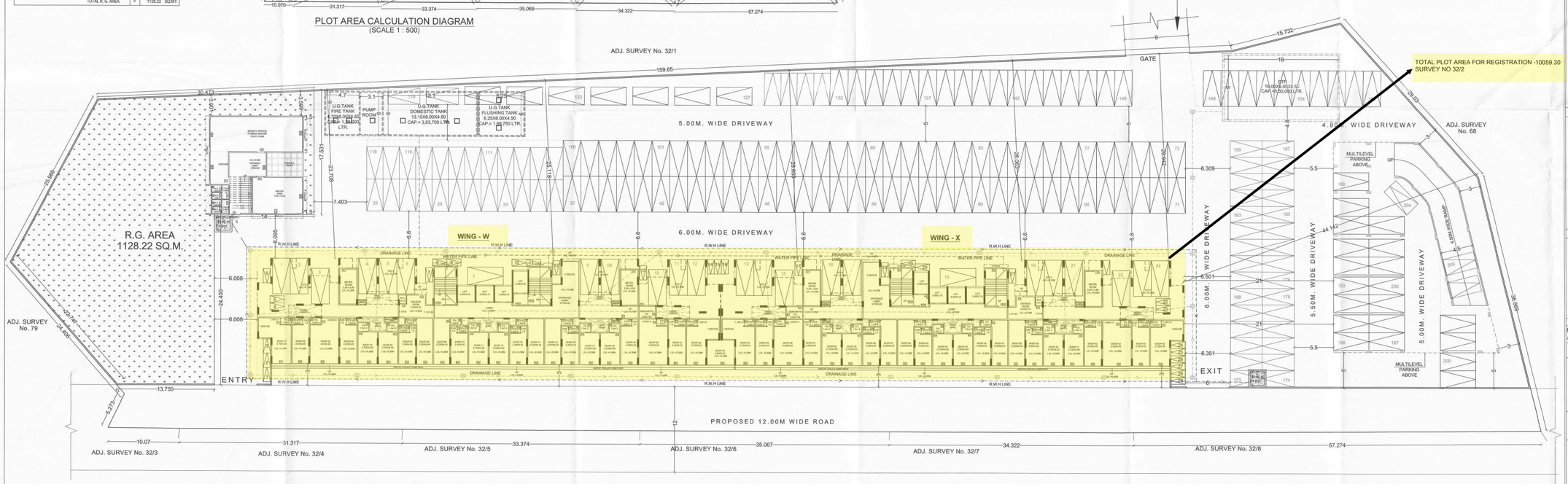


PLOT AREA CALCULATION DIAGRAM
(SCALE 1 : 500)



PROPOSED 12.0 M WIDE ROAD AREA CALCULATION DIAGRAM
(SCALE 1 : 500)

ROAD ACCESS FROM APPROVED LAYOUT SURVEY NO. 33/1A
PMC/TP/KOYNAVELE/33/1A/21-21/16159/2676/2021
DATED:- 09/09/2021



LAYOUT PLAN
SCALE 1 : 200

PROFORMA -I : AREA STATEMENT

AREA STATEMENT

Sr. No.	Particulars		Area (In Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered)		10059.130
	(a)	As Per Ownership Document (7/12, CTS extract)	10120.000
	(b)	As Per Measurement Sheet	10059.130
	(c)	As Per Site	10059.130
2	**Deductions for**		
	(a)	Area Under Eixisiting Road	0.000
	(b)	Proposed Road	1231.217
	(c)	Any Under Reservation , if	0.000
	(Total a+b+c)		1231.217
3	Balance area of plot (1-2C)		8827.913
4	Amenity Space (if applicable)		
	(a)	Required -	NA
	(b)	Adjustment of 2(b), if any -	
	(c)	Balance Proposed -	0.000
5	Net Plot Area (3-4 (\c))		8827.913
6	Recreational Open Space (if applicable)		
	(a)	Required -	882.791
	(b)	Proposed -	1128.220
7	Internal Road Area		N.A.
8	Plotable Area (if applicable)		N.A.
9	Built up area with refrence to Basic F.S.I. As per front road width (Table - 6G) (5 X 1.10)		9710.704
10	Addition Of FSI On Payment OF Premium		
	(a)	Maximum permissible premium FSI - based on road width (0.5)	5029.565
	(b)	Proposed FSI on payment of premium now	4896.543
	(c)	Total Proposed FSI on Payment of Premium	4896.543
11	In-situ FSI / TDR loading		
	(a)	In-situ area against D.P. Road [2.0 x Sr.No.2 (a)], if any	2462.434
	(b)	In -situ area against Amenity Space if handed over [2.0 or 1.85 X Sr.No.4 (c)]	0.000
	(c)	TDR area	0.000
	(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	2462.434
12	Additional FSI area under Chapter No.7		N.A.
13	Total entitlement of FSI in the proposal		
	(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable.	17069.681
	(b)	Proposed Commercial BUA	0.000
	(c)	Ancillary Area FSI upto 80% with payment of charges for Commercial (444.768 x 80%)	355.814
	(d)	Ancillary Area FSI upto 60% with payment of charges for Residential (16624.913*60%)	9974.948
	(e)	Proposed ancillary Area FSI upto 60% with payment of charges for Residential	9885.995
	(f)	Ancillary Area FSI Proposed on payment of charges. (c+e)	10241.809
	(g)	Total entitlement (a + f)	27311.490
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)		
	(a)	Existing Built-up Area.	0.000
	(b)	Proposed Commercial Built-up Area (as per 'P-line')	800.583
	(c)	Proposed Residential Built-up Area (as per 'P-line')	26510.907
	(d)	Total (a+b+c)	27311.490
17	Balance FSI		0.000

PROPOSED 12.0 M WIDE ROAD AREA CALCULATION						
Sr. No.	Triangle Number	Number of triangle	1/2	Base (m)	Height (m)	Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)(4)(5)(6)
1	1	1	1/2	39.400	3.843	75.707
2	2	1	1/2	40.188	1.250	25.118
3	3	1	1/2	10.070	4.771	24.022
4	4	1	1/2	39.400	6.075	119.678
5	5	1	1/2	33.943	6.019	102.151
6	6	1	1/2	33.943	6.081	103.204
7	7	1	1/2	35.620	6.089	108.445
8	8	1	1/2	35.620	6.154	109.503
9	9	1	1/2	34.886	6.150	107.274
10	10	1	1/2	34.886	6.200	108.147
11	11	1	1/2	56.154	6.262	175.818
12	12	1	1/2	57.274	6.008	172.051
TOTAL AREA UNDER PROPOSED 12.0 M WIDE ROAD						1231.217

STAMP OF APPROVAL 01/09

पनवेल महानगरपालिका
चौकी- कळंबोली सेक्टर -
चौकीत अग्निशमन यंत्रणा उपलब्ध आहे का- नाही
भू.क्र. 32/2 मा.पे.स्थलांतर सुचविणे
फेरफार/सर्व्हे/हद्दीचा कच्चा उतारा/ 7 बंदोबस्त पत्रक
कार्यालय: मा.उ.आ./पनवेलमनपा 9 SEP 2021
जा.क्र.पनवेलमनपा/दिनांक 27/07/2021
मंजीत आदी, राष्ट्रीय अधिक राहून नेऊशांत स्वतः रचावे
इमारत बेकायदापर बंधून. [illegible]
भा. आयुक्त यांचे मंजूरी नुसार
उपसंचालक, नगररचना
पनवेल महानगरपालिका
PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका पनवेल-नवीन PANVEL-RAIGAD

CONTENTS OF SHEET

LAYOUT PLAN,PLOT AREA CALCULATION DIAGRAM, RECREATIONAL AREA CALCULATION DIAGRAM,AREA STATEMENT,SERVICES PLAN,SEPTIC TANK & SOAKPIT SECTION,DETAILS OF U.G. TANK,ENTRANCE GATE DETAILS,TYPICAL SECTION OF S.W. DRAIN LINE / COMPOUND WALL,ECCENTRIC FOOTING SECTION,DETAILS OF R.W.H. TANK &RECHARGE PIT,REQUIRED WATER CAP. CALCULATION,SEPTIC TANK CAP. CALCULATION,LEGENDS.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 30/July/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.

AN. ARCH Architect & Planner

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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.

M/s. Arihant Superstructures Ltd
Authorized Signatory

ARIHANT SUPERSTRUCTURES LTD. MUMBAI

NAME OF THE OWNER & SIGNATURE

M/s. Arihant Superstructures Ltd
Authorized Signatory

ARIHANT SUPERSTRUCTURES LTD. MUMBAI

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON THE SITE / PLOT OF LAND ON SURVEY No. 32/2 VILLAGE - KOYNAVELE, TAL. - PANVEL, DIST. - RAIGAD.

ARCHITECT NAME & SIGN

AN. ARCH Architect & Planner

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
29-02-2024	Vaibhav	NJ	AS SHOWN	

AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614,
cntct no.022-27563410,
mail i.d-anarch.architect@gmail.com

DESIGN WITH A DIFFERENCE