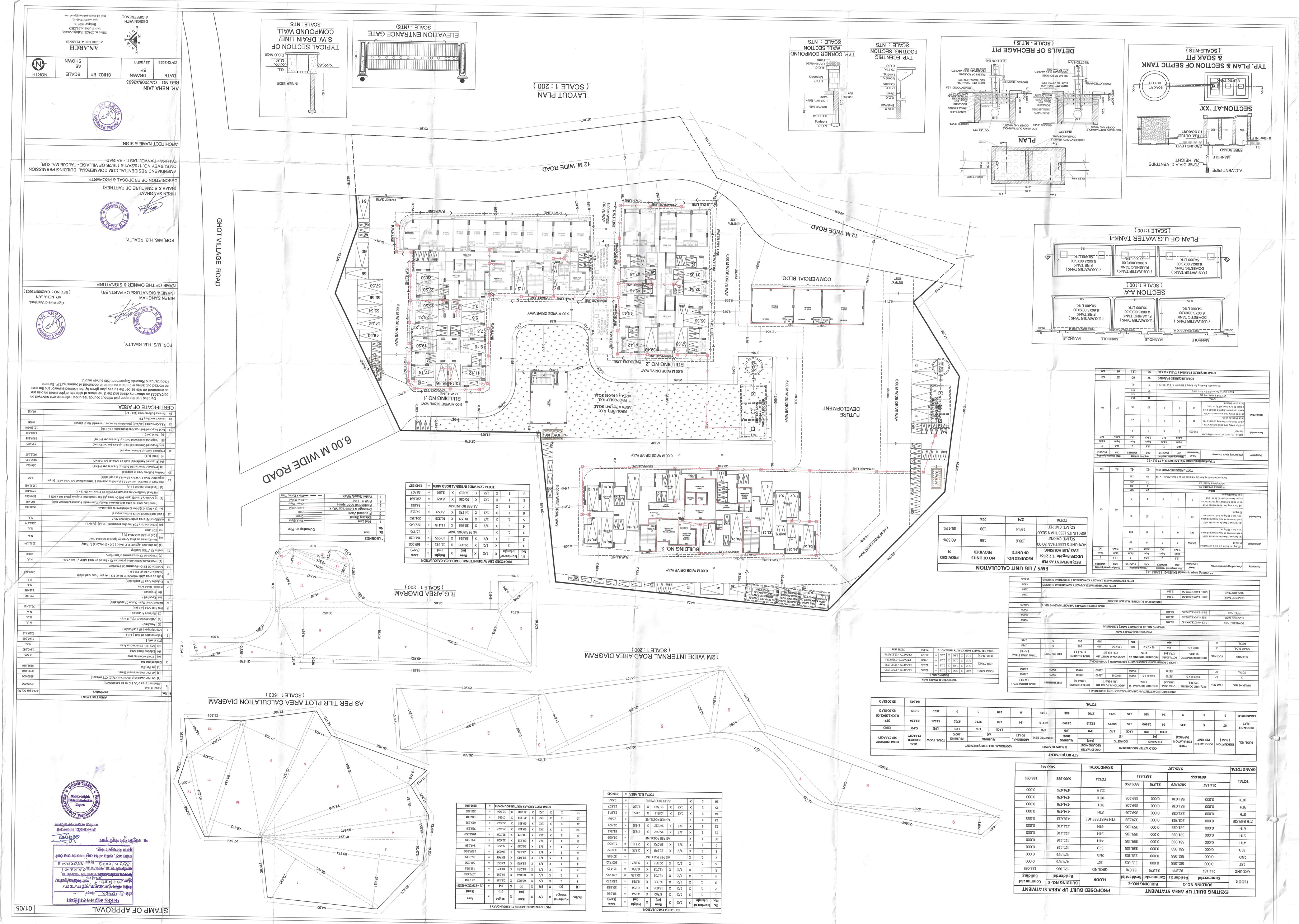


## EXISTING BUILT UP AREA STATEMENT

| FLOOR | BUILDING NO.-1 Residential | BUILDING NO.-1 Commerial | BUILDING NO.-2 Residential | BUILDING NO.-2 Commerial | Residential | Commerial |
|---|---|---|---|---|---|---|
| GROUND | 214.187 | 92.344 | 81.875 | 305.656 | 92.078 | 155.055 |
| 1ST | 0.000 | 581.038 | 0.000 | 359.105 | 581.038 | 0.000 |
| 2ND | 0.000 | 581.038 | 0.000 | 359.105 | 581.038 | 0.000 |
| 3RD | 0.000 | 581.038 | 0.000 | 359.105 | 581.038 | 0.000 |
| 4TH | 0.000 | 581.038 | 0.000 | 359.105 | 581.038 | 0.000 |
| 5TH | 0.000 | 581.038 | 0.000 | 359.105 | 581.038 | 0.000 |
| 6TH | 0.000 | 581.038 | 0.000 | 359.105 | 581.038 | 0.000 |
| 7TH | 0.000 | 502.793 | 0.000 | 324.133 | 502.793 | 0.000 |
| 8TH | 0.000 | 581.038 | 0.000 | 359.105 | 581.038 | 0.000 |
| 9TH | 0.000 | 581.038 | 0.000 | 359.105 | 581.038 | 0.000 |
| 10TH | 0.000 | 581.038 | 0.000 | 359.105 | 581.038 | 0.000 |
| 11TH | 0.000 | 474.476 | 0.000 | 359.105 | 474.476 | 0.000 |
| TOTAL | 214.187 | 5824.479 | 81.875 | 3605.656 | 5305.888 | 155.055 |
| | 6038.666 | | 3687.531 | | | |
| GRAND TOTAL | 9725.197 | | | | 5460.943 | |

## PROPOSED BUILT UP AREA STATEMENT

| FLOOR | BUILDING NO.-1 Residential | BUILDING NO.-1 Commerial | BUILDING NO.-2 Residential | BUILDING NO.-2 Commerial | TOTAL | GRAND TOTAL |
|---|---|---|---|---|---|---|
| GROUND | 92.344 | 214.187 | 92.078 | 155.055 | 553.664 | 553.664 |
| 1ST | 581.038 | 0.000 | 581.038 | 0.000 | 1162.076 | 1162.076 |
| 2ND | 581.038 | 0.000 | 581.038 | 0.000 | 1162.076 | 1162.076 |
| 3RD | 581.038 | 0.000 | 581.038 | 0.000 | 1162.076 | 1162.076 |
| 4TH | 581.038 | 0.000 | 581.038 | 0.000 | 1162.076 | 1162.076 |
| 5TH | 581.038 | 0.000 | 581.038 | 0.000 | 1162.076 | 1162.076 |
| 6TH | 581.038 | 0.000 | 581.038 | 0.000 | 1162.076 | 1162.076 |
| 7TH | 502.793 | 0.000 | 502.793 | 0.000 | 1005.586 | 1005.586 |
| 8TH | 581.038 | 0.000 | 581.038 | 0.000 | 1162.076 | 1162.076 |
| 9TH | 581.038 | 0.000 | 581.038 | 0.000 | 1162.076 | 1162.076 |
| 10TH | 581.038 | 0.000 | 581.038 | 0.000 | 1162.076 | 1162.076 |
| 11TH | 474.476 | 0.000 | 474.476 | 0.000 | 948.952 | 948.952 |
| TOTAL | 5305.888 | 214.187 | 5305.888 | 155.055 | 10971.018 | 10971.018 |
| GRAND TOTAL | 5460.943 | | | | 11126.073 | 11126.073 |

## STP REQUIREMENT

| BLDG. NO. (FLAT) | DESCRIPTION PER UNIT | POPULATION | TOTAL POPULATION (APPROX) | COLD WATER REQUIREMENT FLUSHING (A) | COLD WATER REQUIREMENT DOMESTIC (B) | GROSS WATER REQUIREMENT (A+B) | % FLOW TO STPS FLUSHING 100% | % FLOW TO STPS DOMESTIC 85% | ADDITIONAL TOILET REQUIREMENT (A) FLUSHING 100% | ADDITIONAL TOILET REQUIREMENT TOILET | TOTAL FLOW REQUIRED | TOTAL PROVIDED STP CAPACITY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BLDG.NO.3 | | | | | | | | | | | | |
| FLAT | 87 | 5 | 435 | 54 | 24960 | 135 | 58725 | 82215 | 24490 | 49918 | 54 | 180 |
| TOTAL | 87 | | 435 | LPCD | LPD | LPCD | LPD | LPD | LPCD | LPD | LPD | KLPD |
| | | | | 135 | 24960 | 24960 | 58725 | 82215 | 180 | 49918 | 54 | 180 |
| BLDG.NO.2 | | | | | | | | | | | | |
| 3 | 87 | 5 | 435 | 54 | 24960 | 135 | 58725 | 82215 | 24490 | 49918 | 54 | 180 |
| TOTAL | 87 | | 435 | LPCD | LPD | LPCD | LPD | LPD | LPCD | LPD | LPD | KLPD |
| | | | | 135 | 24960 | 24960 | 58725 | 82215 | 180 | 49918 | 54 | 180 |
| BLDG.NO.1 | | | | | | | | | | | | |
| 3 | 87 | 5 | 435 | 54 | 24960 | 135 | 58725 | 82215 | 24490 | 49918 | 54 | 180 |
| TOTAL | 87 | | 435 | LPCD | LPD | LPCD | LPD | LPD | LPCD | LPD | LPD | KLPD |
| | | | | 135 | 24960 | 24960 | 58725 | 82215 | 180 | 49918 | 54 | 180 |
| | | | | | | | | | | 1033 | 0 | 180 |
| | | | | | | | | | | 466 | 1275 | 1275 |
| | | | | | | | | | | 325 | 486 | 486 |
| | | | | | | | | | | 135 | 54 | 9 |
| | | | | | | | | | | 9720 | 54 | 9 |
| | | | | | | | | | | 180 | 4991 | 3 |
| | | | | | | | | | | 0 | 8136 | 2 |
| | | | | | | | | | | 1519 | 8136 | 2 |
| | | | | | | | | | | 0 | 8136 | 2 |
| | | | | | | | | | | 180 | 8136 | 2 |
| | | | | | | | | | | 0 | 8136 | 2 |
| | | | | | | | | | | 1519 | 8136 | 2 |
| TOTAL | | | | | | | | | | 8465 | | 85.00 KLPD |

## UNDER GROUND WATER TANK CAPCITY CALCULATION ( RESIDENTIAL )

| BUILDING | FLAT NOS. | REQUIRED DOMESTIC WATER 135LPD | TOTAL DOM. REQUIRED | ADDITIONAL TOILET REQ. 54 LTR. | TOTAL FLUSHING (A) | TOTAL LITRES ( KLS. ) ( A + B ) |
|---|---|---|---|---|---|---|
| BUILDING NO. 1 | | | | | | |
| 3 | 87 | 135 X 87 X 3 | 35025 | 54 X 87 X 3 | 14094 | 49119 |
| TOTAL | 87 | | 35025 | | 14094 | 49119 |
| BUILDING NO. 2 | | | | | | |
| 3 | 87 | 135 X 87 X 3 | 35025 | 54 X 87 X 3 | 14094 | 49119 |
| TOTAL | 87 | | 35025 | | 14094 | 49119 |
| BUILDING NO. 3 | | | | | | |
| 3 | 87 | 135 X 87 X 3 | 35025 | 54 X 87 X 3 | 14094 | 49119 |
| TOTAL | 87 | | 35025 | | 14094 | 49119 |

## UNDER GROUND WATER TANK CAPCITY CALCULATION ( COMMERCIAL )

| BUILDING | FLAT NOS. | REQUIRED DOMESTIC 30 LTR. | TOTAL DOM. REQUIRED | ADDITIONAL TOILET REQ. 45 LTR. | TOTAL FLUSHING (B) | TOTAL LITRES ( KLS. ) ( A + B ) |
|---|---|---|---|---|---|---|
| COMM.BLDG. | | | | | | |
| 3 | 90 X 3 X 3 | 810 | 45 X 3 X 3 | 405 | 1215 | 2025 |
| TOTAL | 3 | 810 | 405 | 1215 | 2025 | |

## PROPOSED U.G. WATER TANK

| BUILDING | DOMESTIC WATER | FIRE WATER | TOTAL LITRES |
|---|---|---|---|
| BUILDING NO. 1 | | | |
| DOMESTIC TANK | 5.00 X 3.00 X 3.00 = 45,000 | 6.00 X 3.00 X 3.00 = 54,000 | 99000 |
| FIRE TANK | 5.00 X 3.00 X 3.00 = 45,000 | 6.00 X 3.00 X 3.00 = 54,000 | 99000 |
| BUILDING NO. 2 | | | |
| DOMESTIC TANK | 5.00 X 3.00 X 3.00 = 45,000 | 6.00 X 3.00 X 3.00 = 54,000 | 99000 |
| FLUSHING TANK | 4.00 X 3.00 X 3.00 = 36,000 | | 36000 |
| FIRE TANK | 5.00 X 3.00 X 3.00 = 45,000 | 6.00 X 3.00 X 3.00 = 54,000 | 99000 |
| BUILDING NO. 3 | | | |
| DOMESTIC TANK | 5.00 X 3.00 X 3.00 = 45,000 | 6.00 X 3.00 X 3.00 = 54,000 | 99000 |
| FIRE TANK | 5.00 X 3.00 X 3.00 = 45,000 | 6.00 X 3.00 X 3.00 = 54,000 | 99000 |

## PROPOSED O.H. WATER TANK

| | | | | | |
|---|---|---|---|---|---|
| DOM. TANK | 4.00 X 3.50 X 2.15 = | 30.100 | CAPCITY - 30,100 LTRS | | |
| FLU. TANK | 3.50 X 3.00 X 2.15 = | 22.050 | CAPCITY - 22,050 LTRS | | |
| FIRE TANK | 3.50 X 3.00 X 2.15 = | 22.050 | CAPCITY - 22,050 LTRS | | |
| | 3.50 X 3.00 X 2.15 = | 7.900 | CAPCITY - 7,900 LTRS | | |
| TOTAL O.H. WATER TANK CAPCITY BLDG.NO.-3 | | 75.255 | 75,255 LTRS | | |

## ** PARKING REQUIREMENT ( VENDING ) ( FLOOR - A + B )

| Occupancy | One parking space for every | Area | Required parking | Area | Required parking | Total parking |
|---|---|---|---|---|---|---|
| Vending | | GM SOODITA | Not important required | SOODITA GM | Not important required | GM SOODITA |
| | 100 sq. m. (Built) or part thereof | 123.2 | 2 | 123.2 | 2 | 123.2 2 |
| | | 5sq.m | 1x2 | 5sq.m | 1x2 | 5sq.m 1x2 |
| Commercial | | 2361.62 | 2 | 6 | 12 | 2361.62 2 |
| | | 5sq.m | 2x4 | 5sq.m | 2x4 | 5sq.m 2x4 |
| Residential | (1 for every two or two units with a maximum of 30 Sq.m. | 142 | 0 | 4 | 200 | 142 0 |
| | (1 for every two or two units with a maximum of 30 Sq.m. but not more than 30 Sq.m. | 40 | 1 | 20 | 40 | 40 1 |
| | | 2 | 1 | 1 | 5 | 2 1 |
| | | 5sq.m | 1x2 | 5sq.m | 1x2 | 5sq.m 1x2 |
| TOTAL | | | 39 | | 257 | 39 257 |
| TOTAL REQUIRED PARKING | | | 61 | | 61 | 61 64 |

## ** PARKING REQUIREMENT ( VENDING ) ( FLAT - A + B )

| Occupancy | One parking space for every | Area | Required parking | Area | Required parking | Total parking |
|---|---|---|---|---|---|---|
| Vending | | GM SOODITA | Not important required | SOODITA GM | Not important required | GM SOODITA |
| | 100 sq. m. (Built) or part thereof | 123.2 | 2 | 123.2 | 2 | 123.2 2 |
| | | 5sq.m | 1x2 | 5sq.m | 1x2 | 5sq.m 1x2 |
| Commercial | | 155.055 | 2 | 6 | 9 | 155.055 2 |
| | | 5sq.m | 2x4 | 5sq.m | 2x4 | 5sq.m 2x4 |
| Residential | (1 for every two or two units with a maximum of 30 Sq.m. | 21 | 0 | 2 | 21 | 21 0 |
| | (1 for every two or two units with a maximum of 30 Sq.m. but not more than 30 Sq.m. | 55 | 1 | 2 | 33 | 55 1 |
| | | 2 | 1 | 1 | 5 | 2 1 |
| | | 5sq.m | 1x2 | 5sq.m | 1x2 | 5sq.m 1x2 |
| TOTAL | | | 9 | | 66 | 9 66 |
| TOTAL REQUIRED PARKING | | | 9 | | 66 | 9 66 |
| TOTAL REQUIRED PARKING ( FLAT - A + B ) | | | 98 | | 121 | 98 124 |

## WATER REQUIREMENT

| | |
|---|---|
| Domestic Water Demand for Dwelling Units | 135 Lpcd |
| Domestic Water Demand for Staff | 45 Lpcd |
| Domestic Water Demand for Visitors | 45 Lpcd |
| Flushing Water Demand | 135 Lpcd |
| Domestic Water Demand for Commercial Building | 45 Lpcd |
| Flushing Water Demand for Commercial Building | 45 Lpcd |
| Domestic Water Demand for Commercial Building (Canteen) | 45 Lpcd |
| Flushing Water Demand for Commercial Building (Canteen) | 45 Lpcd |

## ** PARKING REQUIREMENT ( VENDING ) ( FLAT - A + B )

| Occupancy | One parking space for every | Area | Required parking | Area | Required parking | Total parking |
|---|---|---|---|---|---|---|
| Vending | | GM SOODITA | Not important required | SOODITA GM | Not important required | GM SOODITA |
| | 100 sq. m. (Built) or part thereof | 123.2 | 2 | 123.2 | 2 | 123.2 2 |
| | | 5sq.m | 1x2 | 5sq.m | 1x2 | 5sq.m 1x2 |
| Commercial | | 155.055 | 2 | 6 | 9 | 155.055 2 |
| | | 5sq.m | 2x4 | 5sq.m | 2x4 | 5sq.m 2x4 |
| Residential | (1 for every two or two units with a maximum of 30 Sq.m. | 21 | 0 | 2 | 21 | 21 0 |
| | (1 for every two or two units with a maximum of 30 Sq.m. but not more than 30 Sq.m. | 55 | 1 | 2 | 33 | 55 1 |
| | | 2 | 1 | 1 | 5 | 2 1 |
| | | 5sq.m | 1x2 | 5sq.m | 1x2 | 5sq.m 1x2 |
| TOTAL | | | 9 | | 66 | 9 66 |
| TOTAL REQUIRED PARKING | | | 9 | | 66 | 9 66 |
| TOTAL REQUIRED PARKING ( FLAT - A + B ) | | | 98 | | 121 | 98 124 |

## EWS / IG UNIT CALCULATION

| REGIRIEMENT AS PER UDCPR Reg.No. 7.7.2 for EWS /LIG HOUSING | NO OF UNITS REQUIRED OR UNITS PROVIDED | PROVIDED % |
|---|---|---|
| 60% UNITS LESS THAN 50.00 SQ.MT. CARPET | 109.6 | 166 | 60.58% |
| 40% UNITS LESS THAN 50.00 SQ.MT. CARPET | 164.4 | 108 | 39.42% |
| TOTAL | 274 | 274 |

## AREA STATEMENT

| Sr.No. | Particulars | Area (in Sq.M) |
|---|---|---|
| 1 | Area Of Plot | |
| [a] | As per Ownership Document (7/12, CTS extract) | 8000.000 |
| [b] | As per Development Plan | 8000.000 |
| [c] | As per Measurement Sheet | 8000.000 |
| 2 | Deduction for | |
| [a] | As per Sizing | 8193.670 |
| [b] | Road widening area | 0.000 |
| [c] | Any Reservation Area | 0.000 |
| [d] | Existing Road Area | 1140.087 |
| [e] | Amenity Space (if applicable) | N.A. |
| 3 | Balance area of plot ( 1-2 ) | 7219.413 |
| [Total (A+B)] | | 1140.087 |
| 4 | Amenity Space (if applicable) | N.A. |
| [a] | Required - | N.A. |
| [b] | Proposed - | N.A. |
| 5 | Net Plot Area (3-4) | 7219.413 |
| [a] | Recreational Open Space (if applicable) | |
| [b] | Proposed - | 721.941 |
| [c] | Minimum Area Reqd. | 216.582 |
| 6 | Road Setback Area | |
| [a] | Required - | N.A. |
| [b] | Proposed - | N.A. |
| 7 | Net Area | 7219.413 |
| [a] | Maximum permissible Density (D - based on road width / TOD Zone. | N.A. |
| [b] | Maximum permissible tenements | N.A. |
| 8 | Building Area Reqd. | |
| [a] | Permissible FSI on Proposed Development. | 0.000 |
| [b] | Proposed FSI | 2311.174 |
| 9 | Permissible Height | |
| [a] | As per 7.7.1 table (R.)[ ] | N.A. |
| [b] | Proposed | 22.05 |
| 10 | Parking Area | |
| [a] | Required | 2311.174 |
| [b] | Proposed | 2311.174 |
| 11 | Tenements | |
| [a] | Permissible | N.A. |
| [b] | Proposed | 101 |
| 12 | Dwelling Units | |
| [a] | Permissible | N.A. |
| [b] | Proposed | 101 |
| 13 | Tenement Density | |
| [a] | Permissible | N.A. |
| [b] | Proposed | 101 |
| 14 | Additional FSI | |
| [a] | Permissible premium FSI | 2311.174 |
| [b] | Premium FSI to be paid | 2311.174 |
| 15 | Total Built Up Area | |
| [a] | Permissible | N.A. |
| [b] | Proposed | 2311.174 |

## CERTIFICATE OF AREA

Certified that the open plot without boundaries/under reference was surveyed on 05/07/2023 as shown by dotted line and the dimensions of side etc of plot bounded on plan are as measured on site as per the survey plan given by the licensed surveyor and the area so worked out tallies with the area stated in document or ownership/F.T. Scheme Records/ Land Records Department/city survey record.

FOR, M/S. H.B. REALTY,
AR. NEHA JAIN
(REG NO. : CA/2008/43603)
Signature of Architect.

HIREN SANGHAVI
(NAME & SIGNATURE OF PARTNER)

## NAME OF THE OWNER & SIGNATURE

FOR, M/S. H.B. REALTY,

HIREN SANGHAVI
(NAME & SIGNATURE OF PARTNER)

## DESCRIPTION OF PROPOSAL & PROPERTY

AMENDMENTD RESIDENTIAL CUM COMMERCIAL BUILDING PERMISSION ON SURVEY NO. 116/2A/1 & 116/2B OF VILLAGE - TALOJE MAJIKIR, TALUKA - PANVEL, DIST. - RAIGAD.

## ARCHITECT NAME & SIGN

AR. NEHA JAIN
REG NO. : CA/2008/43603

| DATE | DRAWN. | CHKD. BY | SCALE | NORTH |
|---|---|---|---|---|
| 20-12-2023 | BY Jayesh | | AS SHOWN | |

## AN.ARCH

ARCHITECT & PLANNER

DESIGN WITH A DIFFERENCE

Office no.20&21, Jalaram Arcade, Sec-11,Plot no.61,CBD Belapur-400614.
cell no.8225870345.
mail i.d-anarch.architects@gmail.com

## STAMP OF APPROVAL

01/06

पनवेल महानगरपालिका
उपायुक्त (नगर रचना) पनवेल
पनवेल महानगरपालिका क्षेत्रातील मौजे तळोजे पैकी सर्व्हे नं./सि.नं. ११६/२ब, ११६/२अ/१ व ११६/२ब येथील एकत्रित गृहनिर्माण योजनेस सशर्त मंजुरी देण्यात येत आहे.
जा.क्र. पनवेल/नरवि/बां.प्र.क्र. ०१४३/२०२३
दिनांक ११/०७/२०२३
सही/-
उपायुक्त (नगर रचना) पनवेल महानगरपालिका