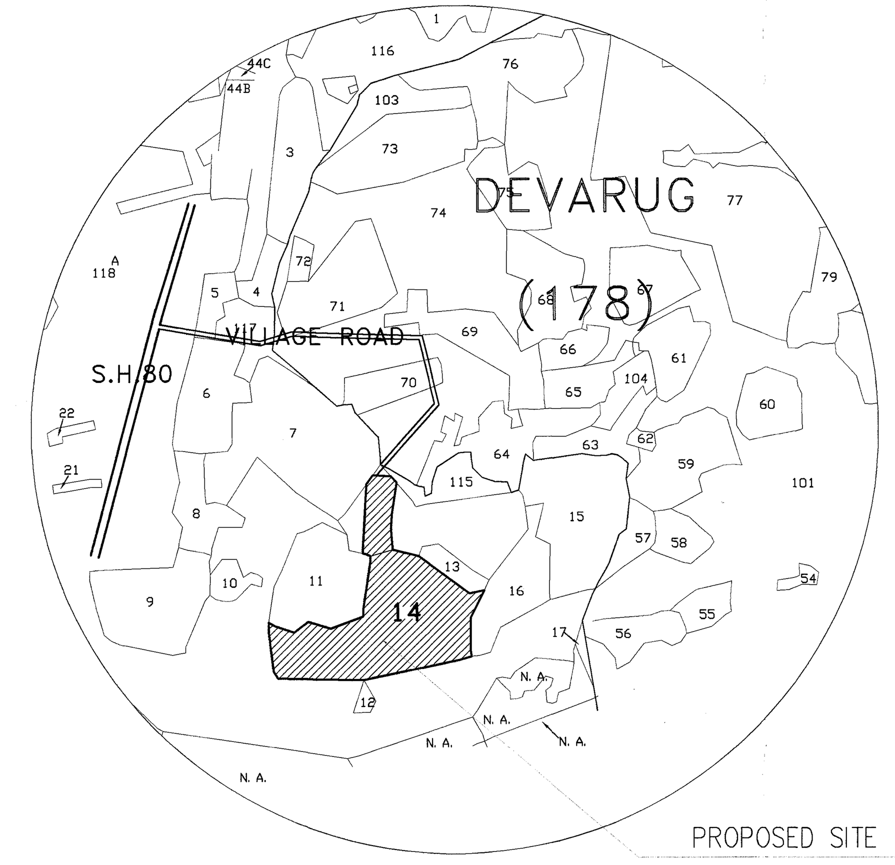
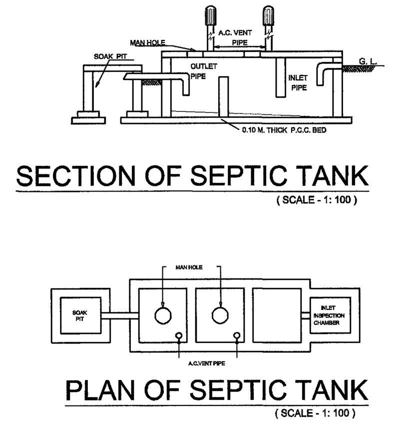
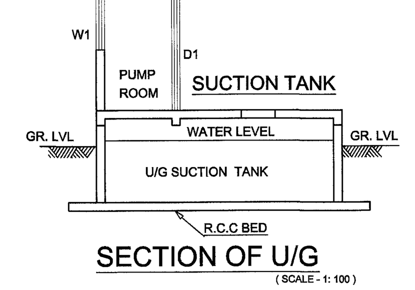


LOCATION PLAN
SCALE : 1:5000

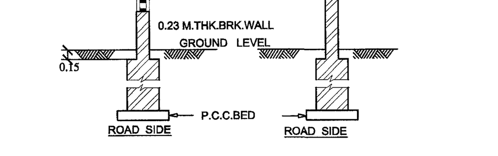


SECTION OF SEPTIC TANK

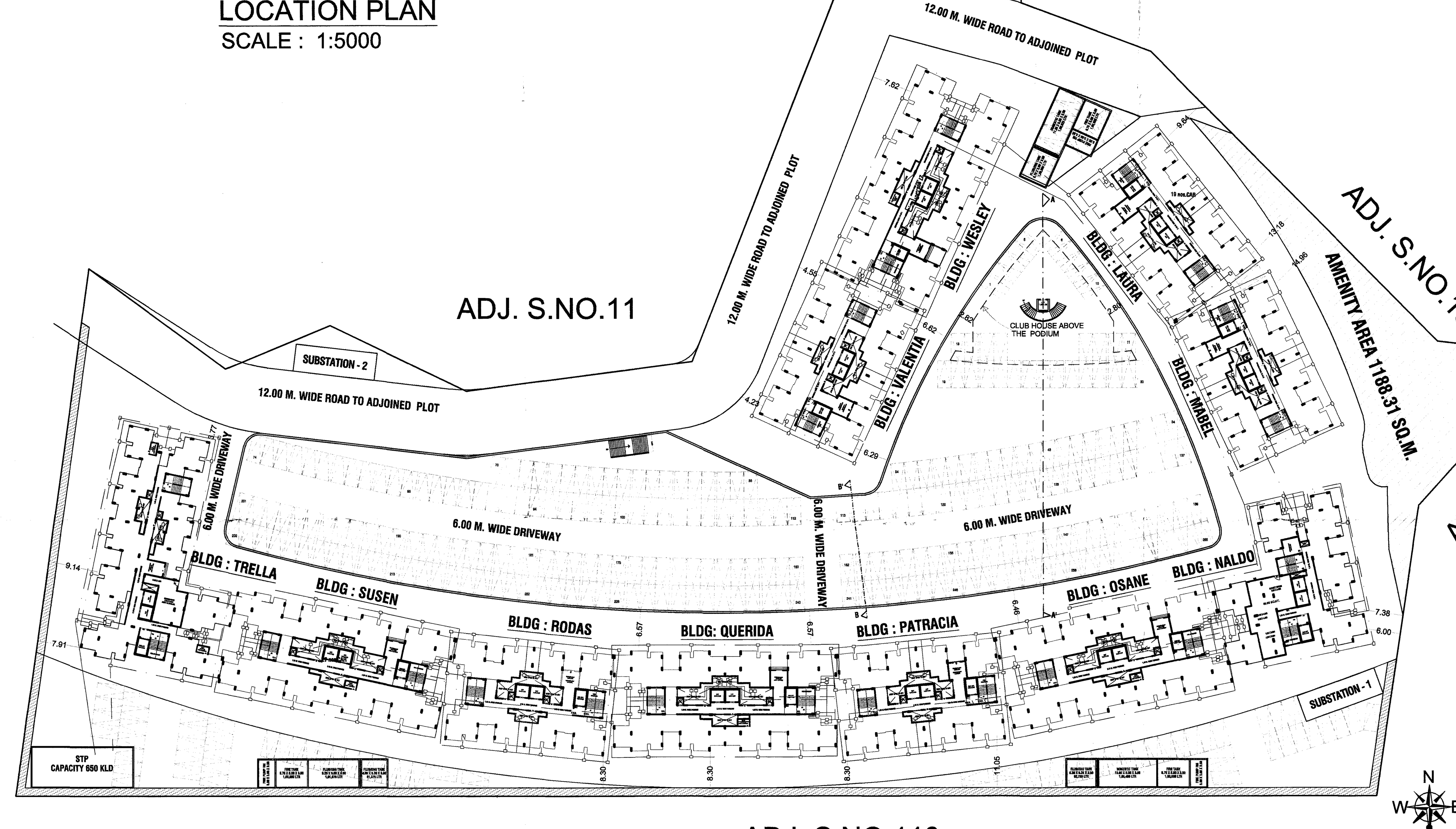
PLAN OF SEPTIC TANK



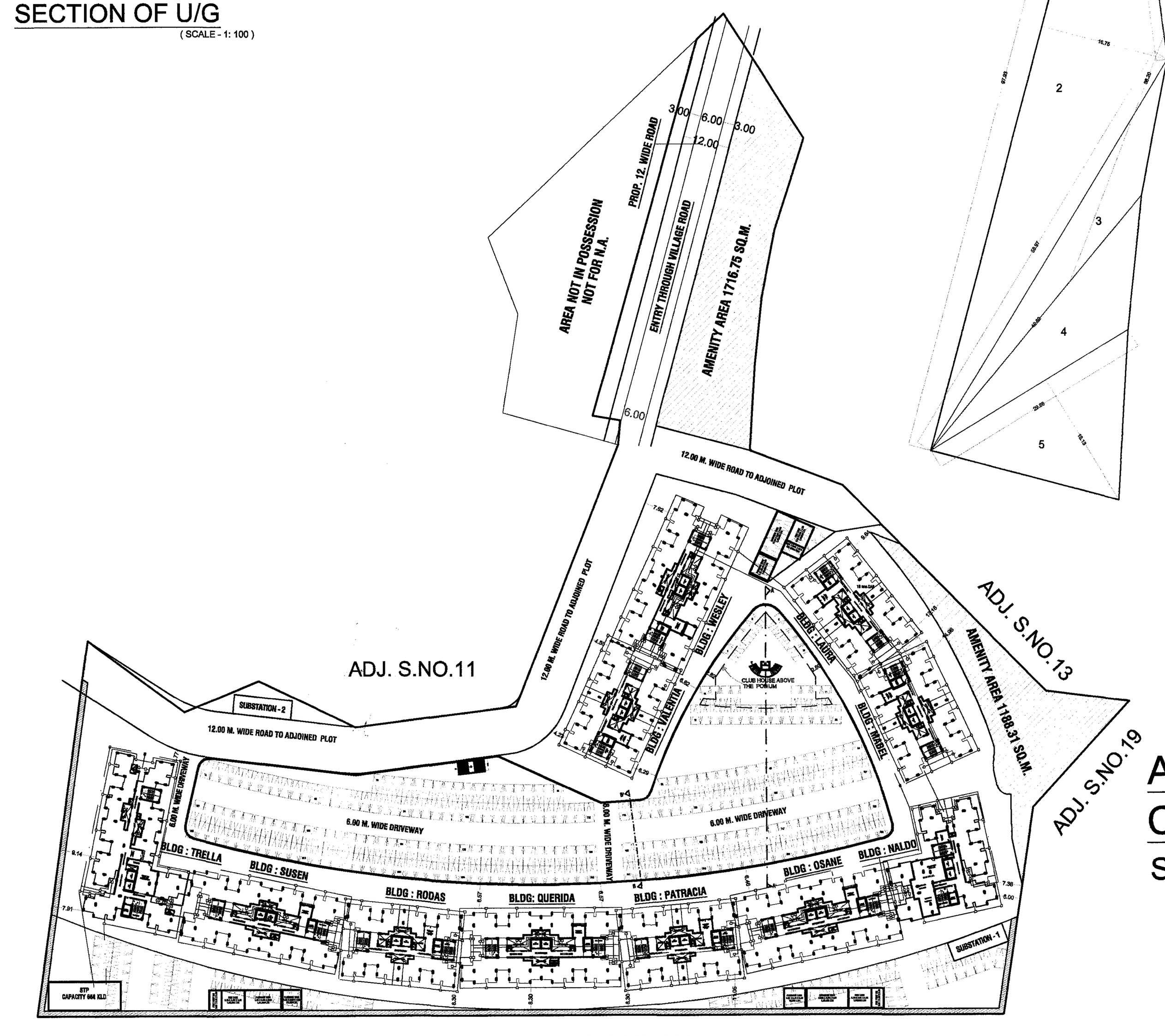
SECTION OF U/G



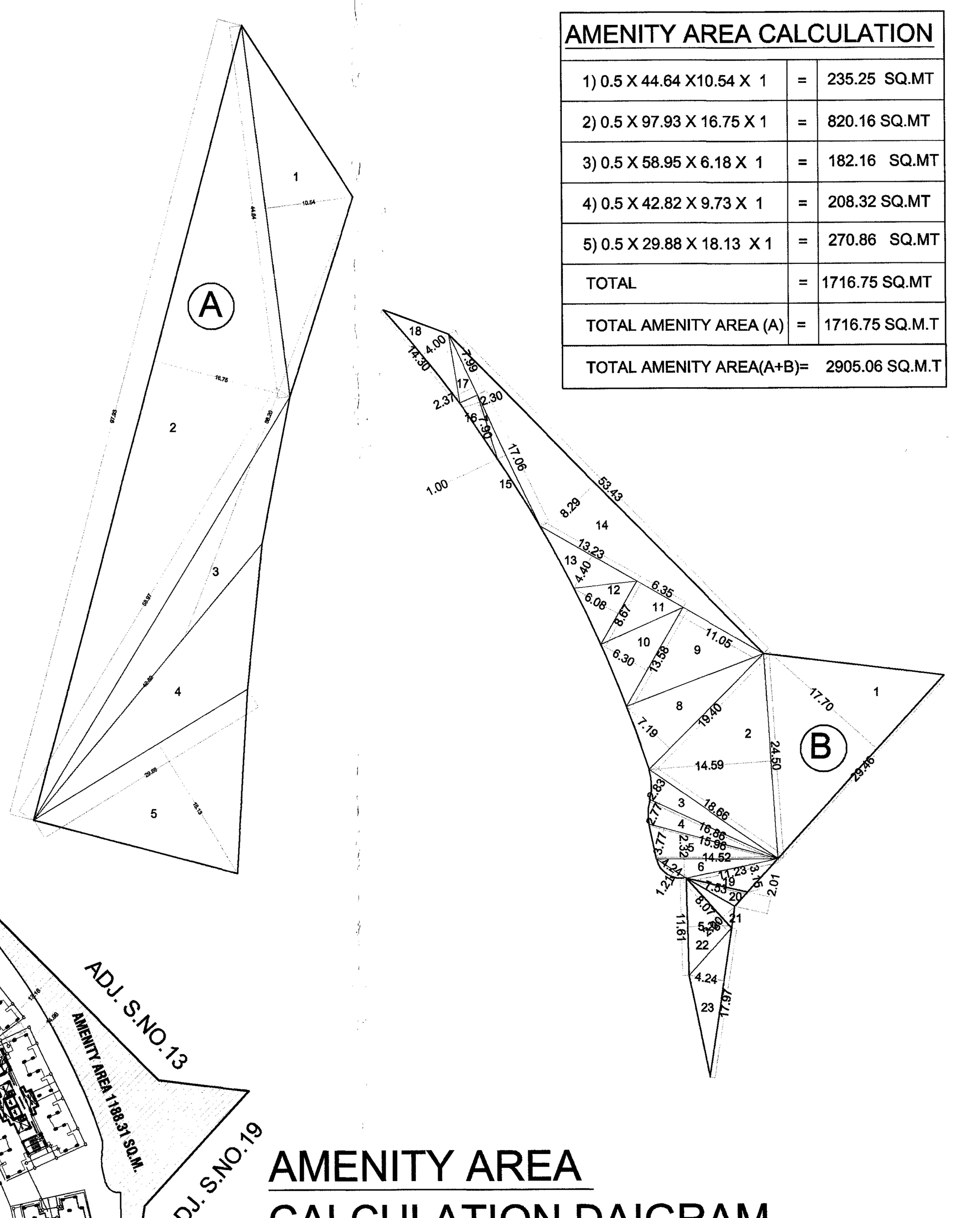
SECTION OF COMPOUND WALL
(SCALE : 1:100)



LAYOUT PLAN
SCALE : 1:500



BLOCK PLAN
SCALE : 1:1000



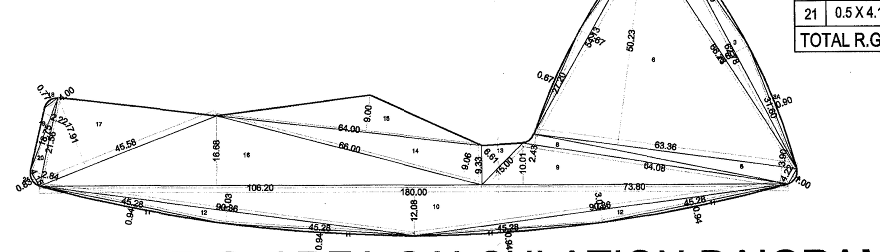
AMENITY AREA CALCULATION DAIGRAM
SCALE : 1:500

AMENITY AREA CALCULATION		
1) 0.5 X 44.64 X10.54 X 1	=	235.25 SQ.MT
2) 0.5 X 97.93 X 16.75 X 1	=	820.16 SQ.MT
3) 0.5 X 58.95 X 6.18 X 1	=	182.16 SQ.MT
4) 0.5 X 42.82 X 9.73 X 1	=	208.32 SQ.MT
5) 0.5 X 29.88 X 18.13 X 1	=	270.86 SQ.MT
TOTAL	=	1716.75 SQ.MT
TOTAL AMENITY AREA (A)	=	1716.75 SQ.M.T
TOTAL AMENITY AREA(A+B)=		2905.06 SQ.M.T

AMENITY AREA CALCULATION		
1) 0.5 X 29.46 X 17.70 X 1	=	260.72 SQ.MT
2) 0.5 X 24.50 X 14.59 X 1	=	178.72 SQ.MT
3) 0.5 X 18.66 X 2.83 X 1	=	26.40 SQ.MT
4) 0.5 X 16.86 X 2.77 X 1	=	23.35 SQ.MT
5) 0.5 X 15.96 X 3.77 X 1	=	30.08 SQ.MT
6) 0.5 X 14.52 X 2.32 X 1	=	16.84 SQ.MT
7) 0.5 X 4.24 X 1.21 X 1	=	2.57 SQ.MT
8) 0.5 X 19.40 X 7.19 X 1	=	69.74 SQ.MT
9) 0.5 X 11.05 X 13.58 X 1	=	75.02 SQ.MT
10) 0.5 X 13.58 X 6.30 X 1	=	42.77 SQ.MT
11) 0.5 X 6.35 X 8.67 X 1	=	27.52 SQ.MT
12) 0.5 X 8.67 X 6.08 X 1	=	26.35 SQ.MT
13) 0.5 X 13.23 X 4.40 X 1	=	29.10 SQ.MT
14) 0.5 X 53.43 X 8.29 X 1	=	221.46 SQ.MT
15) 0.5 X 17.06 X 1.00 X 1	=	8.53 SQ.MT
16) 0.5 X 7.90 X 2.30 X 1	=	9.08 SQ.MT
17) 0.5 X 7.99 X 2.37 X 1	=	9.46 SQ.MT
18) 0.5 X 14.30 X 4.00 X 1	=	28.60 SQ.MT
19) 0.5 X 11.23 X 3.15 X 1	=	17.68 SQ.MT
20) 0.5 X 7.53 X 2.01 X 1	=	7.57 SQ.MT
21) 0.5 X 8.07 X 2.00 X 1	=	8.07 SQ.MT
22) 0.5 X 11.61 X 5.27 X 1	=	30.59 SQ.MT
23) 0.5 X 17.97 X 4.24 X 1	=	38.09 SQ.MT
TOTAL	=	1188.31 SQ.MT
TOTAL PLOT AREA(B)	=	1188.31 SQ.M.T

PROPOSED BUILDING (RESIDENTIAL)

BUILDING NAME (1)	WING (2)	HEIGHT (3)	FLOOR (4)	GROUND (5)	1ST (6)	2ND (7)	3RD (8)	4TH (9)	5TH (10)	6TH (11)	7TH (12)	8TH (13)	9TH (14)	10TH (15)	11TH (16)	12TH (17)	13TH (18)	14TH (19)	TOTAL (20=5+6+7+8+9+10+11+12+13+14+15+16+17+18+19)	STILT AREA (21)
LAURA	—	45.00	GR. (PT.)+ 14 UPPER	10.88	386.33	386.33	386.33	386.33	386.33	386.33	386.33	348.24	386.33	386.33	386.33	386.33	348.24	386.33	5343.32	320.90
MEBEL	—	45.00	GR. (PT.)+ 14 UPPER	10.88	386.33	386.33	386.33	386.33	386.33	386.33	386.33	348.24	386.33	386.33	386.33	386.33	348.24	386.33	5343.32	320.90
NALDO	—	45.00	GR. (PT.)+ 14 UPPER	146.38	393.30	393.30	393.30	393.30	393.30	393.30	393.30	338.31	393.30	393.30	393.30	393.30	338.31	393.30	5542.60	286.41
OSANE	—	45.00	GR. (PT.)+ 14 UPPER	12.00	519.06	519.06	519.06	519.06	519.06	519.06	519.06	464.62	519.06	519.06	519.06	519.06	464.62	519.06	7169.96	454.68
PATRACIA	—	45.00	GR. (PT.)+ 14 UPPER	10.88	386.33	386.33	386.33	386.33	386.33	386.33	386.33	348.24	386.33	386.33	386.33	386.33	348.24	386.33	5343.32	320.90
QUERIDA	—	45.00	GR. (PT.)+ 14 UPPER	12.00	519.06	519.06	519.06	519.06	519.06	519.06	519.06	464.62	519.06	519.06	519.06	519.06	464.62	519.06	7169.96	454.68
RODAS	—	45.00	GR. (PT.)+ 14 UPPER	10.88	386.33	386.33	386.33	386.33	386.33	386.33	386.33	348.24	386.33	386.33	386.33	386.33	348.24	386.33	5343.32	320.90
SUSEN	—	45.00	GR. (PT.)+ 14 UPPER	12.00	519.06	519.06	519.06	519.06	519.06	519.06	519.06	464.62	519.06	519.06	519.06	519.06	464.62	519.06	7169.96	454.68
TRELLA	—	45.00	GR. (PT.)+ 14 UPPER	102.79	573.90	573.90	573.90	573.90	573.90	573.90	573.90	518.93	573.90	573.90	573.90	573.90	518.93	573.90	8027.45	486.90
VELENTIA	—	45.00	GR. (PT.)+ 14 UPPER	10.88	386.33	386.33	386.33	386.33	386.33	386.33	386.33	348.24	386.33	386.33	386.33	386.33	348.24	386.33	5343.32	320.90
WISLEY	—	45.00	GR. (PT.)+ 14 UPPER	12.00	519.06	519.06	519.06	519.06	519.06	519.06	519.06	464.62	519.06	519.06	519.06	519.06	464.62	519.06	7169.96	454.68
TOTAL BUA OF (A TO K BLDGS.)			GR. (PT.)+ 14 UPPER	339.57	4456.03	4456.03	4456.03	4456.03	4456.03	4456.03	4456.03	3992.30	4456.03	4456.03	4456.03	4456.03	3992.30	4378.05	68966.49	4196.53



R.G. AREA CALCULATION DAIGRAM
SCALE : 1:1000

R.G. AREA CALCULATION			
ADDITIONS			
1	0.5 X 6.81 x 1.56 x 1	=	5.31 SQ.M.T
2	0.5 X 66.23 x 5.71 x 1	=	189.09 SQ.M.T
3	0.5 X 62.78 x 3.60 x 1	=	113.00 SQ.M.T
3A	0.5 X 31.60 x 0.90x 2	=	28.44 SQ.M.T
4	0.5 X 4.22 x 1.00 x 1	=	2.11 SQ.M.T
5	0.5 X 63.36 x 3.90 x 1	=	123.55 SQ.M.T
6	0.5 X 63.36 x 50.23 x 1	=	1591.29 SQ.M.T
7	0.5 X 54.13 x 2.67 x 1	=	72.26 SQ.M.T
7A	0.5 X 27.20 x 0.67 x 2	=	18.22 SQ.M.T
8	0.5 X 64.08 x 2.43 x 1	=	77.86 SQ.M.T
9	0.5 X 73.80 x 10.01 x 1	=	369.37 SQ.M.T
10	0.5 X 180.00 x 12.08 x 1	=	1087.20 SQ.M.T
11	0.5 X 45.28 x 0.94 x 4	=	85.13 SQ.M.T
12	0.5 X 90.36 x 3.03 x 2	=	273.79 SQ.M.T
13	0.5 X 15.00 x 6.61 x 1	=	49.58 SQ.M.T
14	0.5 X 66.00 x 9.06 x 1	=	298.98 SQ.M.T
15	0.5 X64.00 x 9.00 x 1	=	288.00 SQ.M.T
16	0.5 X 106.20 x 16.68 x 1	=	885.71 SQ.M.T
17	0.5 X 46.00 x 18.00 x 1	=	414.00 SQ.M.T
18	0.5 X 4.00 x 0.77 x 1	=	1.54 SQ.M.T
19	0.5 X 18.75 x 2.22 x 1	=	20.81 SQ.M.T
20	0.5 X21.56 x 2.84 x 1	=	30.62 SQ.M.T
21	0.5 X 4.15 x 0.83 x 1	=	1.72 SQ.M.T
TOTAL R.G. AREA		=	6027.58 SQ.M.T

PLINE AREA SUMMARY

FLOOR	BLDG. - TRELLA PROPOSED BUILDING (SQ.M.T)	BLDG. - OSANE , QUERIDA, SUSEN, WISLEY PROPOSED BUILDING (SQ.M.T)	BLDG. - LAURA, MEBEL, PATRICAIA, RODAS, VELENTIA PROPOSED BUILDING (SQ.M.T)	BLDG. - NALDO PROPOSED BUILDING (SQ.M.T)
GROUND	102.79	12.00	10.88	146.38
FIRST	573.90	519.06	386.33	393.30
SECOND	573.90	519.06	386.33	393.30
THIRD	573.90	519.06	386.33	393.30
FOURTH	573.90	519.06	386.33	393.30
FIFTH	573.90	519.06	386.33	393.30
SIX	573.90	519.06	386.33	393.30
SEVEN	573.90	519.06	386.33	393.30
EIGHTH	518.93	464.62	348.24	338.31
NINTH	573.90	519.06	386.33	393.30
TENTH	573.90	519.06	386.33	393.30
ELEVENTH	573.90	519.06	386.33	393.30
TWELFTH	573.90	519.06	386.33	393.30
THIRTEENTH	518.93	464.62	348.24	338.31
FOURTEENTH	573.90	519.06	386.33	393.30
TOTAL PER BLDG. (A)	8027.45	7169.96	5343.32	5542.60
NO. OF BLDG. (B)	1	4	5	1
TOTAL (A x B)	8027.45	28679.84	26716.60	5542.60
TOTAL BUILT-UP AREA	68966.49 SQ.MT.			

REQUIREMENT OF SANITARY BLOCK,DRIVER'S ROOM & FITNESS CENTER

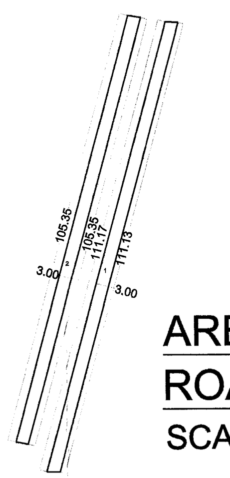
ADDITIONAL REQIREMENT CLAUSE :9.31 (UDCPR)	AREA FOR 100 FLATS (SQM)	AREA TO BE PROVIDED ADDITIONAL FLATS (SQM)	NO. OF FLATS	REQUIRED AREA (SQM)	PROVIDED AREA (SQM)
SANITARY BLOCK	3	FOR EVERY ADDITIONAL 200 FLATS 3	1201	19.515 {(1210-100)/200*3}+3	20.00
DRIVER'S ROOM WITH ATTACHED TOILET	12	FOR EVERY ADDITIONAL 300 FLATS 10	1201	48.700 {(1210-100)/300*10}+12	49.00
FITNESS CENTER /CRECHE/SOCIETY OFFICE	20	FOR EVERY ADDITIONAL 300 FLATS 20	1201	93.400 {(1210-100)/300*20}+20	94.00

TOTAL PARKING REQUIRMENT TABLE

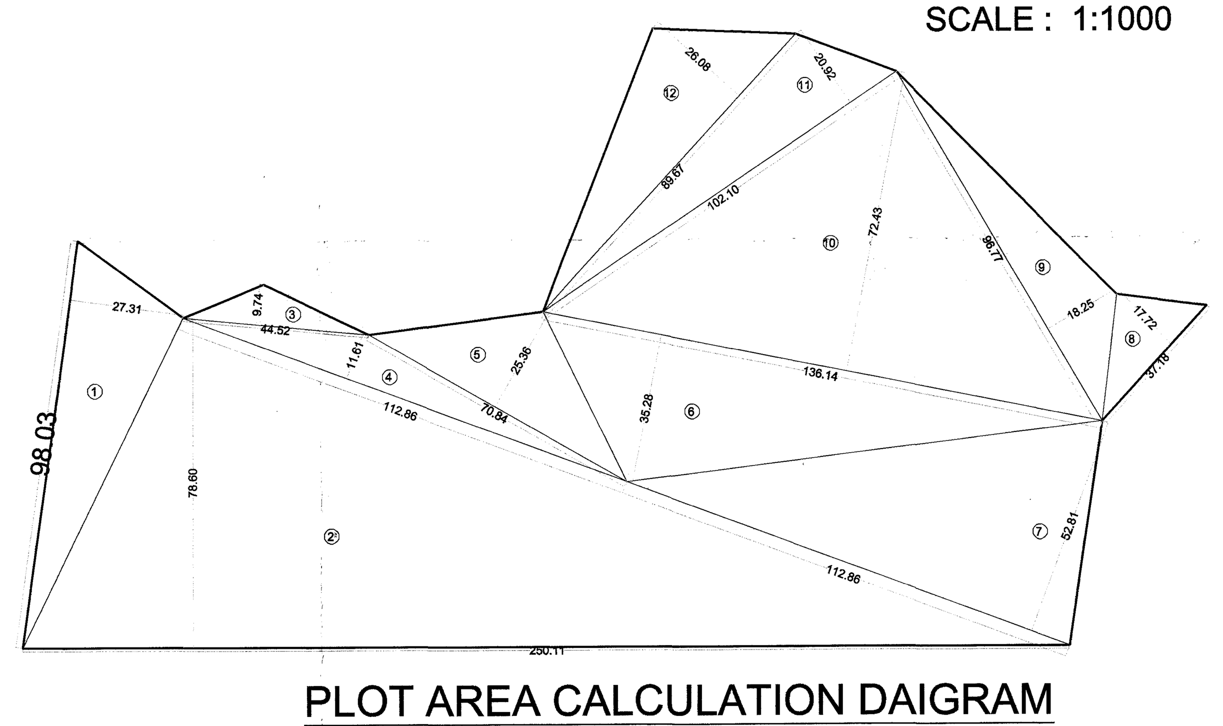
	NUMBER OF TENAMENTS	PARKING REQIRED CAR	PARKING REQIRED SCOOTER	5% VISITORS PARKING CAR	5% VISITORS PARKING SCOOTER	MULTIFLYING FACTOR AS 8.22 TABLE No. 8(C)= 0.4 CAR	MULTIFLYING FACTOR SCOOTER	PARKING PROVIDED CAR	PARKING PROVIDED SCOOTER
FOR EVERY TWO TENEMENT WITH EACH TEMEMENT HAVING CARPET AREA EQUAL TO AR ABOVE 40 SQ.MT. BUT LESS THAN 30 SQMT.	606	303	606	15.15 318.15 SAY = 318 318	30.3 636.3 SAY =636 636	318 X 0.4 127.2 127 127	636 X 0.4 254.4 SAY = 254 254	127	254
FOR EVERY TWO TENEMENT WITH EACH TEMEMENT HAVING CARPET AREA EQUAL TO AR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQMT.	604	302	1510	15.1 317.1 SAY = 317 317	75.5 1585.5 SAY =1586 1586	317 X 0.4 126.8 SAY = 127 127	1586 X 0.4 634.4 SAY = 634 634	127	634
TOTAL NO. OF BLDG.	1210	605	2116	ED	2222	254			
REQUIRED PARKING				635	2222	254	888	254	888

REQUIRED SCOOTER PARKING CONVERTED IN CAR PARKING = 888 / 6 =148 NOS.
REQUIRED CAR PARKING = 254 + 148 = 408 NOS.
PROVIDED CAR PARKING = 245 NOS. IN STILT
PROVIDED CAR PARKING = 348 NOS. BELOW R.G. PODIUM & OPEN SPACE
TOTAL CAR PARKING PROVIDED = 593 NOS.

ROAD WIDENING AREA CALCULATION		
1) (111.17+111.13)3.00 X0.5	=	333.45 SQ.MT
2) (105.35+105.35)3.00 X0.5	=	316.05 SQ.MT
TOTAL ROAD WIDENING AREA	=	649.50 SQ.MT



AREA UNDER ROAD WIDENING
SCALE : 1:1000



PLOT AREA CALCULATION DAIGRAM
SCALE : 1:1000

PLOT AREA CALCULATION		
1) 0.5 X 98.03 X 27.31 X 1	=	1338.58 SQ.MT
2) 0.5 X 250.11 X 78.60 X 1	=	9829.31 SQ.MT
3) 0.5 X 44.52 X 9.74 X 1	=	216.82 SQ.MT
4) 0.5 X 112.86 X 11.61 X 1	=	655.14 SQ.MT
5) 0.5 X 70.84 X 25.36 X 1	=	898.24 SQ.MT
6) 0.5 X 136.14 X 35.28 X 1	=	2401.86 SQ.MT
7) 0.5 X 112.86 X 52.81 X 1	=	2980.06 SQ.MT
8) 0.5 X 37.18 X 17.72 X 1	=	329.41 SQ.MT
9) 0.5 X 96.77 X 18.25 X 1	=	883.02 SQ.MT
10) 0.5 X 136.14 X 72.43 X 1	=	4930.31 SQ.MT
11) 0.5 X 102.10 X 20.92 X 1	=	1067.96 SQ.MT
12) 0.5 X 89.67 X 26.08 X 1	=	1169.29 SQ.MT
TOTAL		= 26700.00 SQ.MT
TOTAL PLOT AREA		= 26700.00 SQ.M.T

AREA STATEMENT

1 . Area of Plot (minimum area of a,b,c to be considered)	26700.00 SQ.MT
	3000.00 SQ.MT
(a) As per ownership document (7/12 CTS extract)	same as above
(b) as per measurement sheet	same as above
(c) as per site	same as above
TOTAL PLOT AREA	29700.00 SQ.MT
2. Deductions for	
(a) Proposed Road widening area	649.50 SQ.MT
(b) Any D.P. Reservation Area	NIL
Total (a+b)	649.50 SQ.MT
3. Balance area of plot (1-2a)	29050.05 SQ.MT.
4. Amenity Space (if applicable)	
(a) Required- 10%	2905.05 SQ.MT.
(b) Adjustment of 2(b), if any-	NIL
(c) Proposed	2905.06 SQ.MT.
5. Net Plot Area (3-4(c))	26144.99 SQ.MT.
6. Recreational Open Space (if applicable)	
(a) Required- 10%	2970.00 SQ.MT.
(b) Proposed-	6027.58 SQ.MT.
7. Internal Road Area	NIL
8. Plotable Area (if applicable)	NIL
9. Buildup area of with reference to Basic F.S.I as per front road width (sr.no. 5xbasic FSI) 26144.99 X 1.10)	28759.49 SQ.MT
10. Addition of FSI on payment of premium	-
(a) Maximum permissible premium FSI- Based on road width/ TOD zone	NIL
(b) Proposed FSI on payment of premium. 0.30 (29700.00 X 0.30)	8910.00 SQ.MT
11. In- situ FSI / TDR loading	NIL
Maximum permissible premium TDR loading - based on road width / TDO zone (0.6)	
(a) In-situ area against road [1.0x Sr.no.2(a)], if any	649.50 SQ.MT.
(b) In-situ area against Amenity Space If handed over	NIL
[2.00 or 1.85 x Sr.no. 4(b) and /or (c)]	5810.12 SQ.MT.
(c) TDR area-	NIL
(d) Total In-situ/ TDR loading proposed (11(a+b+c))	6459.62 SQ.MT.
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	44129.62 SQ.MT
(b) Ancillary area FSI upto 60% with payment of charges for residential (60%)	26477.46 SQ.MT
(c) Total entitlement (a+b)	70607.08 SQ.MT
14. Maximum utilization limit of FSI (building potential) permissible as per road width {(as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable)x 1.6 or 1.8}	2.00
15. Total Builtup-Area In Proposal.(excluding area at sr.no.17b)	
(a) Existing Built-up Area.	NIL
(b) Proposed Built-up Area (as per P-line)	68966.49 SQ.MT
(c) Total (a+b)	68966.49 SQ.MT
16. F.S.I Consumed (15/13) (should not be more than serial no. 14 above.)	
17. Area of Inclusive Housing ,if any	NIL
(a) Required (20% of sr.no.5)	NIL
(b) Proposed	NIL

LAYOUT	DRAWING SHEET NO: 1/12
REMARKS OF ADTP, THANE.	

CONTENT: LOCATION+ BLOCK PLAN + LAYOUT+ PLOT AREA CALCULATION DIA+ADDITIONAL OPEN SPACE DIA.+AMENITY SPACE AREA DIA+OPEN SPACE AREA DIA+ EXISTING OLD MUMBAI AGRA ROAD -AREA CALCULATION DIA+AREA NOT IN POSSESSION AREA CALCULATION DIA+P-LINE CALCULATION(PLOT AREA,AMENITY,ADDITIONAL OPEN SPACE,AMENITY SPACE,OPEN SPACE,EXISTING OLD MUMBAI AGRA ROAD,AREA NOT UNDER POSSESION),COMMERICAL AREA STATEMENT+ TOTAL BUILDUP AREA STATEMENT+ FORM OF STATEMENT (1) & (2)+ SUMMARY+PARKING STATEMENT+SEPTICK TANK DETAILS

वापरासाठी प्रकाशाला मंजूरीसाठी शिफारस.

सहायक संचालक,
नगर रचना, ठाणे.

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on_____________, 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 Owership/T.P Scheme Record/ Land Record Department/City Survey Records.

Signature of Architect/Licensed Engineer/ structural Engineer/Supervisor.

DESCRIPTION OF PROPERTY & PROPOSAL

PROPOSED RESIDENTIAL BUILDING COMPLEX
ON PLOT BEARING S.NO. 14/1 ARIHANT AARADHYA PHASE II
AT VILLAGE -BAPGAON, TALUKA - BHIWANDI, DISTRICT - THANE

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 supervisor of proper technical person so as to ensure the quality and safety at the work site.

Owners Name and Signature

NAME AND SIGNATURE OF OWNER

OWNER:-

M/S ARIHANT SUPERSTRUCTURES LTD.

NAME AND SIGNATURE OF P.O.A.

M-01

DATE	DRG NO.	SCALE	DRAWN BY	JOB NO.	CHECKED BY
10-03-2022	M- 01 R- 03	AS STATED	NIMKAR	963	PRADEEP

NAME & SIGN OF ARCHITECT

PRASHAANT.CHAVAN
CA/98/22610

ARCHITECT -
KALA VASTU
ARCHITECTS . INTERIORS
Defines beyond design....
102, JANKI NIWAS,
GHANTALI MANDIR ROAD,
THANE(W)