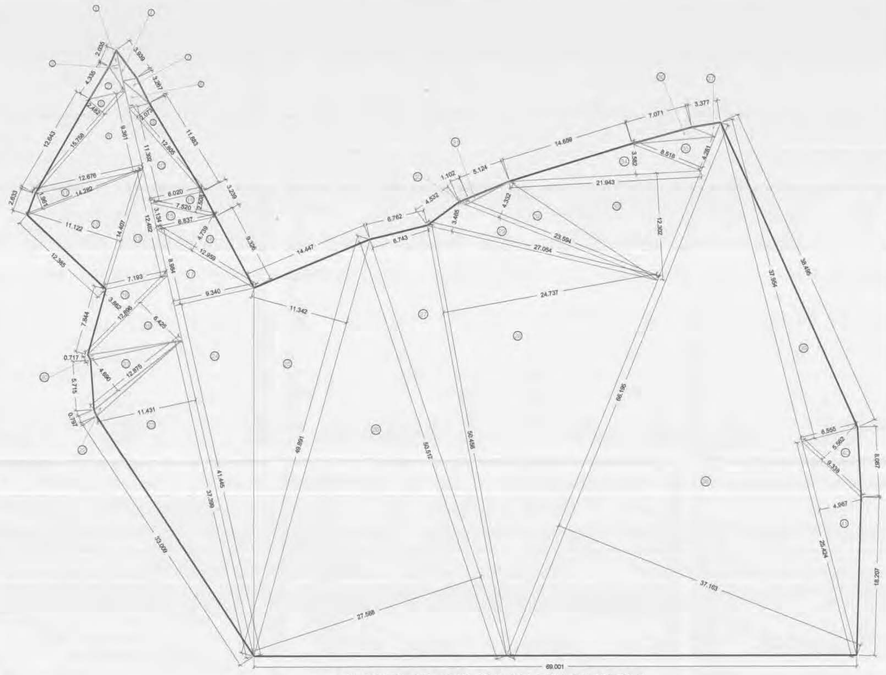


PLOT AREA CALCULATION DIAGRAM
AREA =4406.923 SQ.M

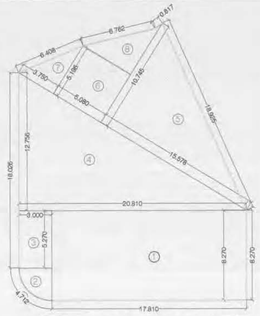
SCALE 1:250

OPEN SPACE AREA CALCULATION

AREA OF PLOT									
1				17.810	X	8.270	=	147.289	SQ.M.
2	AREA AS PER POLYLINE						=	7.069	SQ.M.
3				5.270	X	3.000	=	15.810	SQ.M.
4	0.5	X	20.810	X	12.756	=		132.726	SQ.M.
5	0.5	X	15.578	X	10.745	=		83.693	SQ.M.
6			5.080	X	5.196	=		26.396	SQ.M.
7	0.5	X	5.196	X	3.750	=		9.743	SQ.M.
8	AREA AS PER POLY LINE						=	13.030	SQ.M.
TOTAL AREA OF THE PLOT								435.756	SQ.M.

PLOT AREA CALCULATION

AREA OF PLOT									
1	AREA AS PER POLYLINE						=	0.980	SQ.M.
2	AREA AS PER POLYLINE						=	6.553	SQ.M.
3	AREA AS PER POLYLINE						=	1.860	SQ.M.
4	AREA AS PER POLYLINE						=	2.857	SQ.M.
5	0.5	X	15.758	X	2.462	=		19.556	SQ.M.
6	0.5	X	12.676	X	9.361	=		59.330	SQ.M.
7	AREA AS PER POLYLINE						=	2.517	SQ.M.
8	AREA AS PER POLYLINE						=	3.731	SQ.M.
9	0.5	X	12.805	X	2.073	=		13.272	SQ.M.
10	0.5	X	6.020	X	11.302	=		34.019	SQ.M.
11	0.5	X	14.282	X	1.961	=		14.004	SQ.M.
12	0.5	X	14.407	X	11.122	=		80.117	SQ.M.
13	0.5	X	7.193	X	12.482	=		44.892	SQ.M.
14	0.5	X	7.520	X	2.508	=		9.430	SQ.M.
15	0.5	X	6.837	X	3.134	=		10.714	SQ.M.
16	0.5	X	12.959	X	4.739	=		30.706	SQ.M.
17	0.5	X	9.340	X	8.984	=		41.955	SQ.M.
18	0.5	X	12.896	X	3.862	=		24.902	SQ.M.
19	0.5	X	12.896	X	6.425	=		41.428	SQ.M.
20	AREA AS PER POLYLINE						=	3.696	SQ.M.
21	0.5	X	12.675	X	4.690	=		30.192	SQ.M.
22	AREA AS PER POLYLINE						=	4.935	SQ.M.
23	0.5	X	37.399	X	11.431	=		213.754	SQ.M.
24	0.5	X	41.445	X	9.340	=		193.548	SQ.M.
25	0.5	X	49.891	X	11.342	=		282.932	SQ.M.
26	0.5	X	50.512	X	27.568	=		696.257	SQ.M.
27	0.5	X	50.512	X	6.743	=		170.301	SQ.M.
28	0.5	X	50.456	X	24.737	=		624.065	SQ.M.
29	0.5	X	27.054	X	3.465	=		46.871	SQ.M.
30	AREA AS PER POLYLINE						=	0.303	SQ.M.
31	AREA AS PER POLYLINE						=	1.421	SQ.M.
32	0.5	X	23.594	X	4.332	=		51.105	SQ.M.
33	0.5	X	21.943	X	12.302	=		134.971	SQ.M.
34	0.5	X	21.943	X	3.582	=		39.300	SQ.M.
35	0.5	X	8.518	X	4.281	=		18.233	SQ.M.
36	AREA AS PER POLYLINE						=	6.184	SQ.M.
37	AREA AS PER POLYLINE						=	2.525	SQ.M.
38	0.5	X	66.195	X	37.163	=		1230.002	SQ.M.
39	0.5	X	6.555	X	37.954	=		124.394	SQ.M.
40	0.5	X	9.338	X	5.562	=		25.969	SQ.M.
41	0.5	X	25.424	X	4.967	=		63.141	SQ.M.
TOTAL AREA OF THE PLOT								4406.923	SQ.M.



OPEN SPACE CALCULATION DIAGRAM
AREA=435.756 M.

SCALE - 1:200

DETAILS OF SLIDING GATE

ELEVATION
(NOT TO SCALE)

BUILTUP AREA STATEMENT IN SQ.M.

BLDG NO	STILT FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
1	34.993	247.374	247.374	247.374	777.115
2	39.839	450.013	450.013	436.002	1375.867
3	55.634	568.164	568.614	568.164	1760.576
TOTAL	130.466	1265.551	1266.001	1251.540	3913.558

**

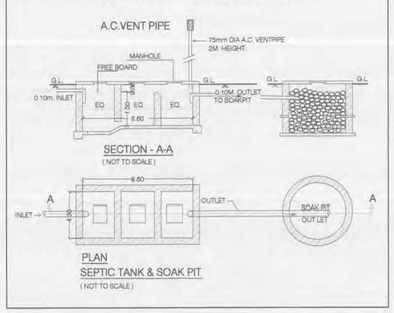
PARKING STATEMENT

TENEMENTS SIZE B/UP AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES			PROPOSED PARKING SPACES		
			NO. OF CARS 12.5 SQ.M.	NO. OF SCOOTERS 2.0 SQ.M.	NO. OF CYCLES 0.70 SQ.M.	NO. OF CARS 12.5 SQ. M. 5.0 X 2.5 M	NO. OF SCOOTERS 2.0 SQ. M. 1.0 X 2 M	NO. OF CYCLES 0.70 SQ. M. 0.5 X 1.4 M.
MORE THAN 100	-	2 TENEMENTS HAVING BUILT UP AREA MORE THAN 100 SQ. M.	-	-	-	-	-	-
50 TO 100	5	3 TENEMENTS HAVING BUILTUP AREA BETWEEN 50 TO 100 SQ. MT.	2	5	5	2	5	5
UPTO 50	73	4 TENEMENTS HAVING BUILTUP AREA UPTO 50 SQ.MT.	0	92	92	0	92	92
AS PER STANDARDIZED DEVELOPMENT CONTROL & PROMOTION REGULATIONS FOR REGIONAL PLANS IN MAHARASHTRA REGULATION NO. 16 I. REQUIRED NO. OF PARKING SHALL BE INCREASED BY 50% IN METROPOLITAN AREA.			2 X 1.5 = 3	97 X 1.5 = 146	97 X 1.5 = 146	3	146	146
TOTAL			3	146	146	3	146	146

SEPTIC TANK CALCULATION

BLDG NO.	TOTAL FLATS	REQUIRD SEPTIC TANK	TOTAL CAPACITY IN LTRS
1	15	141.6 x 5 x 15 =	10620
2	27	141.6 x 5 x 27 =	19116
3	36	141.6 x 5 x 36 =	25488
TOTAL	78	REQUIRD	55224
SEPTIC TANK PROPOSED			
SEPTIC TANK		9.60 X 4.30 X 1.50 X 1000 =	55470.000
TOTAL			55470

DETAILS OF SEPTIC TANK & SOAK PIT



CARPET & BUILTUP AREA STATEMENT (BLDG NO 1)

FLOOR	WING NO.	FLAT NO.	CARPET AREA	BAL. AREA ENCL.	BAL. AREA PROJ.	TERRACE AREA	BUILTUP AREA
			ALL AREA IN SQ.M				
1ST TO 3RD	A	101, 201, 301	43.740	---	9.700	---	49.232
		102 , 202 , 302	43.740	---	9.700	---	49.172
	B	101, 201, 301	34.310	---	6.291	---	39.056
		102 , 202 , 302	33.595	---	6.535	---	38.156
		103 , 203 , 303	34.961	---	6.276	---	39.330

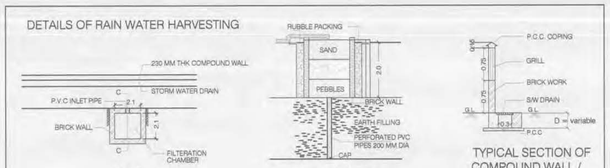
CARPET & BUILTUP AREA STATEMENT (BLDG. NO. 2)

FLOOR	WING NO.	FLAT NO.	CARPET AREA	BAL. AREA ENCL.	BAL. AREA PROJECTED	TERRACE AREA	BUILTUP AREA
			ALL AREA IN SQ.M				
1ST TO 3RD	A	101	41.820	----	6.950	5.400	47.226
		201	41.820	----	6.950	----	47.226
		301	35.130	----	6.950	7.092	40.135
		102 , 202 , 302	41.818	----	9.644	----	47.224
		103 , 203 , 303	25.947	----	2.959	----	29.182
		104 , 304	32.976	----	5.739	7.734	37.219
		204	32.976	----	5.739	----	37.219
		105	49.148	----	5.600	5.099	55.307
		205	49.148	----	5.600	----	55.307
		305	41.813	----	5.600	7.560	46.928
	B	101 , 201 , 301	41.370	----	8.700	----	46.876
		102 , 202 , 302	42.255	----	8.874	----	47.697
		103 , 203 , 303	41.818	----	8.775	----	46.706
		104 , 204 , 304	41.370	----	8.699	----	46.676

CARPET & BUILTUP AREA STATEMENT (BLDG NO 3)

FLOOR	WING NO.	FLAT NO.	CARPET AREA	BALCOY AREA ENCL.	BALCOY AREA PROJECTED	TERRACE AREA	BUILTUP AREA
1ST TO 3RD	A	101 , 201 , 301	30.088	--	5.700	--	34.064
		102 , 302	39.108	--	5.900	8.354	44.034
		202	39.108	--	5.900	--	43.949
		103 , 303	42.146	--	8.625	--	46.699
		203	42.146	--	8.775	--	46.783
		104 , 204 , 304	41.697	--	8.625	--	46.330
	B	101 , 201 , 301	41.697	--	8.625	--	46.330
		102 , 302	42.146	--	8.625	--	46.698
		202	42.146	--	8.775	--	46.698
		103 , 303	50.303	--	8.700	4.200	56.153
		203	50.303	--	8.850	--	56.153
		104 , 204 , 304	41.698	--	8.700	--	46.607
	C	101, 201 , 301	30.938	--	5.800	--	35.220
		102 , 202 , 302	30.043	--	5.650	--	33.784
		103 , 203 , 303	30.343	--	5.650	--	34.086
		104 , 204 , 304	30.938	--	5.800	--	35.213

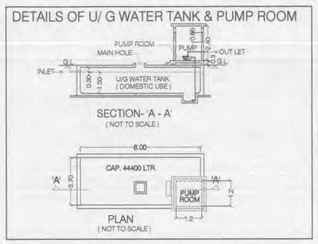
DETAILS OF RAIN WATER HARVESTING



LAYOUT PLAN
SCALE - 1:200

LOCATION PLAN
(SCALE 1:5000)

DETAILS OF U/ G WATER TANK & PUMP ROOM



WATER CAPACITY CALCULATION FOR DOMESTIC USE

BLDG NO.	TOTAL FLATS	REQUIRD FOR DOMESTIC USE (189 LTRS)	TOTAL LITERS (RES)
1	15	189 x 5 x 15	14175
2	27	189 x 5 x 27	25515
3	36	189 x 5 x 36	34020
TOTAL LITERS REQUIRED			73710
PROPOSED U.G. TANK SIZE = (8.00 X 3.70 X 1.50)			44400
REQUIRED O.H. TANK TOTAL CAPACITY			29484

BUILDING NO.	WING	SIZE	LITRE
1	A	1.45 X 2.50 X 1.00	3625
	B	2.15 X 2.50 X 1.00	5375
2	A	2.40 X 2.50 X 1.00	6000
	B	1.90 X 2.50 X 1.00	4750
3	A	2.80 X 2.50 X 1.00	7000
	B	2.80 X 2.50 X 1.00	7000
	C	2.80 X 2.50 X 1.00	7000
TOTAL PROPOSED O.H. TANK			40750.000

SHEET NO - 1 1/6

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/ Panvel/Vakadi/BP-119/cc/2015/790
Dated - 8 1 JUL 2015
Associate Planner (NAINA)

LEGEND

1.	DRAINAGE LINE	
2.	POLY LINE	
3.	WATER SUPPLY LINE	
4.	RAIN WATER HARVESTING LINE	
5.	STORM WATER DRAIN	
6.	INSPECTION CHAMBER	
7.	BOREWELL	
8.	RAIN WATER HARVESTING PIT	
9.	CAR PARKING	
10.	SCOOTER PARKING	
11.	CYCLE PARKING	
12.	OPEN SPACE	
13.	PROPOSED ROAD	
14.	EXISTING STREET	

PROFORMA - I

		AREA STATEMENT	Area in Sq.M.
A	1	(a) Area of Plot (as per 7/12) and N. A. Order	4350.000
		(b) Area of Plot as per TILR (Binashti)	4350.000
		Area of Plot considered (least of (a) and (b))	4350.000
	2	Deduction for	
		a. Existing road with widening	NIL
		b. Proposed road	N. A.
		c. Area under reservation, if any	N. A.
		Total (a+b+c)	0.000
	3	Gross area of the Plot (1 - 2) = (4350 - 0.000)	4350.000
	4	Deduction for Amenity space, if any	N. A.
	5	R. G. open spaces required (10% of 1(a)) = 4350 X 10 %	435.000
	6	Net area of Plot = 90% [3 - 4] = (4350 - 0.000) X 0.90	3915.00
	7	Permissible FSI	1.0
	8	Permissible Built up Area (6 x 7) = (3915 x 1.0)	3918.000
	9	R. G. / open spaces provided	435.756
	10	Proposed Built Up Area	3913.558
	11	Balance Built Up Area = 3915.00 - 3913.558	1.442
	12	FSI Consumed (10 / 6) = 3913.558 / 3915.00	0.999
	13	FSI Balance (7 - 12) = 1.000 - 0.999	0.001
	14	No of units proposed	78
		a. Residential	78
		b. Commercial	NIL
	15	No of trees proposed to be planted @ 1 per 100 sq. m.	44
B		BALCONY AREA STATEMENT:	*
C		TDR	N. A.
D		PARKING STATEMENT	**
E		LOADING / UNLOADING SPACES	N. A.

PROJECT:

PLAN OF PROPOSED RESIDENTIAL BUILDINGS IN G. NO. 3/0, AT VILLAGE - VAKADI, TAL.- PANVEL, DIST.- RAIGAD.

CONTENT OF THE SHEET:

LAYOUT PLAN, PLOT AREA CALCULATION DIAGRAM , LOCATION PLAN, OPEN SPACE AREA CALCULATION DIAGRAM, BUILTUP AREA STATEMENT, GATE /PARKING STATEMENT, CARPET & BUILTUP AREA STATEMENT, DETAILS OF RAIN WATER HARVESTING , TYPICAL SECTION OF COMPOUND WALL / S.W. DRAIN LINE , WATER CAPACITY CALCULATION , DETAILS OF U / G WATER TANK & PUMP ROOM , LEGEND, PERFORMA - I.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21/05/2014 AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN AREA 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 RECORD.

1) MR. ARVIND DEVJI PATEL

2) MR. VASANT DEVJI PATEL

3) MR. RAMESH DEVJI PATEL

(SIGNATURE OF OWNERS)

(SIGNATURE OF ENGINEER)
JEETENDRA K. PARMAR
Reg. No. LE / 00001/2014-15

NAME OF THE OWNERS & SIGNATURE

1) MR. ARVIND DEVJI PATEL

2) MR. VASANT DEVJI PATEL

3) MR. RAMESH DEVJI PATEL

ARCHITECT / ENGINEER NAME & SIGN

JEETENDRA PARMAR
Reg. No. LE / 00001/2014-15

JOB. NO.	JPA/C+ R 3/05/2015
FILE NAME	VAKADI G.NO.3 SUB
DRG. NO.	1
SCALE	AS SHOWN
DRN. BY	MANOJ

JEETENDRA PARMAR AND ASSOCIATES
ARCHITECTS
ENGINEERS
A-101, "KANDPILE RESIDENCY",
NEAR M.S.E.B. & FOREST OFFICE,
TAKKA, PANVEL- 410206
TEL. NO. 9322472593, 022-32058876, 022-27482594
jeetendra_parmar2000@yahoo.com