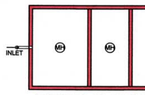
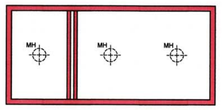
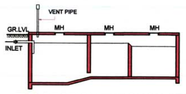


TYPICAL PLAN OF STP
SCALE - NTS

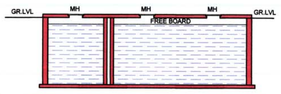


TYPICAL PLAN OF U.G. TANK
SCALE - NTS

PROPOSED WATER CAPACITIES							
	UNDERGROUND TANKS						
TANK NO.	DOMESTIC		FLUSHING		FIRE		TOTAL
	SIZE	CAPACITY	SIZE	CAPACITY	SIZE	CAPACITY	CAPACITY
UGT-1	4.00 x 2.00 x 3.00	24000	1.80 x 2.00 x 3.00	10800	...	...	34800
UGT-2	4.70 x 2.45 x 2.10	24182	2.10 x 2.45 x 2.10	10805	14.60 x 2.45 x 2.10	75137	110103
UGT-3	13.00 x 4.00 x 3.00	156000	5.40 x 4.00 x 3.00	64800	...	...	220800
		TOTAL					365703
OVERHEAD TANKS							
BLDG No.	DOMESTIC		FLUSHING		FIRE		TOTAL
	SIZE	CAPACITY	SIZE	CAPACITY	SIZE	CAPACITY	CAPACITY
1	3.60x2.65x1.50	14310	1.45x2.65x1.50	5764	2.60x2.65x1.50	10335	30409
2	3.60x2.65x1.50	14310	1.45x2.65x1.50	5764	2.60x2.65x1.50	10335	30409
3	(3.80x2.50x1.50)x3	42750	(1.60x2.50x1.50)x3	18000	(1.40x2.50x1.50)x3	15750	76500
4	(3.80x2.50x1.50)x4	57000	(1.60x2.50x1.50)x4	24000	(1.30x2.50x1.50)x4	20250	101250
TOTAL		128370		53528		56670	238568

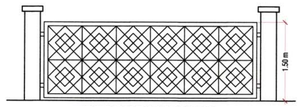


TYP SECTION THROUGH STP
SCALE - NTS



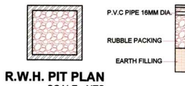
TYPICAL SECTION THROUGH U.G. TANK
SCALE - NTS

WATER CAPACITY CALCULATIONS (RESIDENTIAL)					
BLDG No.	TOTAL NO OF FLATS	POPULATION (5/FLAT)	DOMESTIC USE (135 Ltr/Person)	FLUSHING USE (54 Ltr/Person)	TOTAL (Ltr)
1	28	140	18900	7560	26460
2	28	140	18900	7560	26460
3	98	490	66150	26460	92610
4	112	560	75600	30240	105840
Total	266	1330	179550	71820	251370
ADDITIONAL TOILETS (164 No's)-180 Ltr/TOILET = 164x180 =					29520
TOTAL					280890



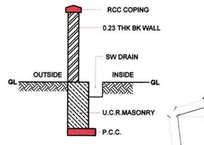
ENTRANCE GATE DETAIL
SCALE - NTS

STP REQUIREMENTS											
SR. NO.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION	COLD WATER REQUIREMENT (Ltr)				GROSS WATER REQ (Ltr)	FLOW TO SEWER (Ltr)		TOTAL FLOW (Ltr)	TOTAL PROVIDED STP (Ltr) (15.0x6.0x4.0)
				FLUSHING		DOMESTIC		(A+B)	FLUSHING (100%)	DOMESTIC (85%)		
				A		B						
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	
1	RESIDENTIAL - 266	5	1330	54	71820	135	179550	251370	71820	152618	224438	225000

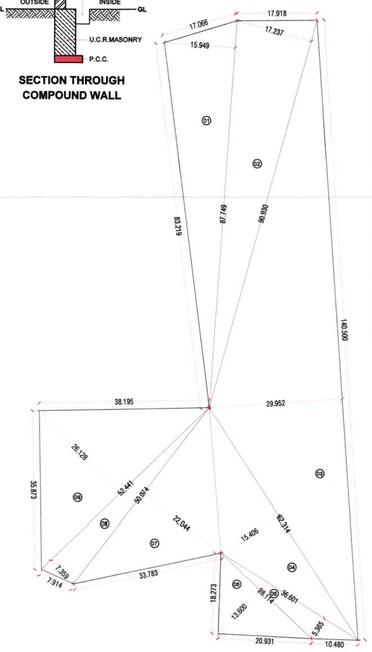


R.W.H. PIT PLAN
SCALE - NTS

R.W.H. PIT SECTION
SCALE - NTS



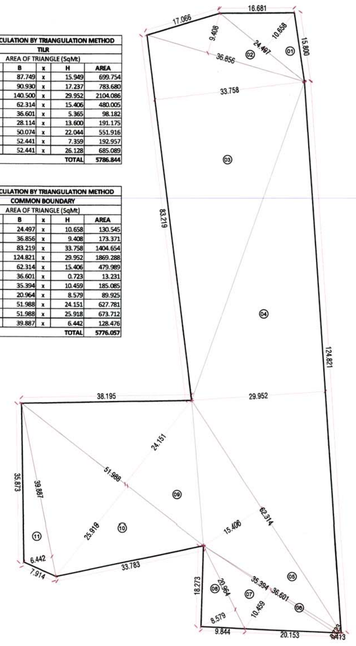
SECTION THROUGH COMPOUND WALL



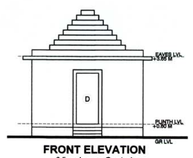
PLOT AREA CALCULATION BY TRIANGULATION METHOD						
	TILR					
No.	AREA OF TRIANGLE (SqMt)					
	1/2	x	B	x	H	AREA
1	1/2	x	87.749	x	15.949	699.754
2	1/2	x	90.930	x	17.237	783.680
3	1/2	x	140.500	x	29.952	2104.086
4	1/2	x	62.314	x	15.406	480.005
5	1/2	x	36.601	x	5.365	98.182
6	1/2	x	28.114	x	13.600	191.175
7	1/2	x	50.074	x	22.044	551.916
8	1/2	x	52.441	x	7.359	192.957
9	1/2	x	52.441	x	26.128	685.089
					TOTAL	5786.844

AREA DIAGRAM FOR PLOT AREA (TILR) CALCULATION BY TRIANGULATION METHOD (SCALE 1 : 500)

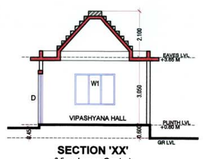
PLOT AREA CALCULATION BY TRIANGULATION METHOD						
	COMMON BOUNDARY					
No.	AREA OF TRIANGLE (SqMt)					
	1/2	x	B	x	H	AREA
1	1/2	x	24.497	x	10.658	130.545
2	1/2	x	36.856	x	9.408	173.371
3	1/2	x	83.219	x	33.758	1404.654
4	1/2	x	124.821	x	29.952	1869.288
5	1/2	x	62.314	x	15.406	479.985
6	1/2	x	36.601	x	0.723	13.231
7	1/2	x	35.394	x	10.459	185.085
8	1/2	x	20.964	x	8.579	89.925
9	1/2	x	51.988	x	24.151	627.781
10	1/2	x	51.988	x	25.918	673.712
11	1/2	x	39.887	x	6.442	128.476
					TOTAL	5776.057



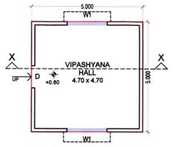
AREA DIAGRAM FOR PLOT AREA (COMMON BOUNDARY) CALCULATION BY TRIANGULATION METHOD (SCALE 1 : 500)



FRONT ELEVATION
(Vipashyana Centre)
SCALE - 1:100



SECTION 'XX'
(Vipashyana Centre)
SCALE - 1:100



GROUND FLOOR PLAN
(Vipashyana Centre)
SCALE - 1:100

BUILT UP AREA STATEMENT (Vipashyana Centre)							
Ground FLOOR							
	DESCRIPTION	L	x	B	x	No's	AREA
A	AREA OF BLOCK	5.000	x	5.000	x	1	25.000

AREA STATEMENT	
PROPOSED R.G. AREA	579.093
PERMISSIBLE BUILT UP AREA ON GROUND FLOOR (10%)	57.909
PROPOSED BUILT UP AREA ON GROUND FLOOR	25.000
PERMISSIBLE BUILT UP AREA ON FIRST FLOOR (5%)	28.955
PROPOSED BUILT UP AREA ON FIRST FLOOR	0

BLOCK PLAN - GROUND FLOOR
(Vipashyana Centre)
SCALE - 1:100

PARKING STATEMENT						
TENEMENT CARPET	NO OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED		PROPOSED	
			CARS	SCOOTERS	CARS	SCOOTERS
RESIDENTIAL	Upto 30 SqMt	119	2 TENEMENTS HAVING CARPET AREA UP TO 30 SqMt 0 CAR, 2 SCOOTERS	0	119	
	30 - 40 SqMt	84	2 TENEMENTS HAVING CARPET AREA BETWEEN 30 - 40 SqMt 1 CAR, 2 SCOOTERS	42	84	
	40 - 80 SqMt	63	2 TENEMENTS HAVING CARPET AREA BETWEEN 40 - 80 SqMt 1 CAR, 2 SCOOTER	31.5	63	
	80 - 150 SqMt	0	1 TENEMENT HAVING CARPET AREA BETWEEN 80 - 150 SqMt 1 CAR, 1 SCOOTER	0	0	
	Above 150 SqMt	0	1 TENEMENTS HAVING CARPET AREA ABOVE 150 SqMt 2 CARS, 1 SCOOTER	0	0	
			TOTAL	73.5	266	
			VISITOR'S PARKING (5%)	3.7	13.3	
			TOTAL	77.2	279.3	
		MULTIPLYING FACTOR (SPA AREA)		0.70	1	
TOTAL PARKING REQUIREMENT (ROUNDED OFF)				54	279	54	283
			138 cars to be converted to 23 cars, 26 scooters per car				
			PROPOSED			77	145

SETBACK STATEMENT - BLDG 1		
Side	Minimum Req.	Minimum Prop.
Front	3.000	3.000
Side 1	4.060	4.077
Side 2	4.060	4.500
Rear	4.060	4.076
Dead Wall	3.000	3.027

SETBACK STATEMENT - BLDG 2		
Side	Minimum Req.	Minimum Prop.
Front	3.000	3.000
Side 1	Dead Wall 3.000	4.840
Side 2	4.060	4.068
Rear	4.060	4.885

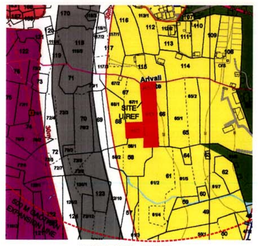
SETBACK STATEMENT - BLDG 3		
Side	Minimum Req.	Minimum Prop.
Front	3.000	3.000
Side 1	Dead Wall 3.000	4.068
Side 2	Dead Wall 3.000	6.900
Rear	4.060	4.060

SETBACK STATEMENT - BLDG 4		
Side	Minimum Req.	Minimum Prop.
Front	3.000	3.000
Side 1	4.060	4.318
	Dead Wall 3.000	3.000
Side 2	4.060	4.250
	Dead Wall 3.000	3.000
Rear	4.060	4.468

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building		
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
(1)	(2)	(3)
1	Ground	0.000
	1st	266.435
	2nd	266.435
	3rd	266.435
	4th	266.435
	5th	266.435
	6th	266.435
	7th	266.435
	TOTAL	1865.045
2	Ground	0.0000
	1st	187.5875
	2nd	187.5875
	3rd	187.5875
	4th	187.5875
	5th	187.5875
	6th	187.5875
	7th	187.5875
	TOTAL	1313.1125
3	Ground	144.0725
	1st	707.480
	2nd	707.480
	3rd	707.480
	4th	707.480
	5th	707.480
	6th	707.480
	7th	707.480
	TOTAL	5096.4325
4	Ground	0.000
	1st	669.430
	2nd	669.430
	3rd	669.430
	4th	669.430
	5th	669.430
	6th	669.430
	7th	669.430
	TOTAL	4686.010
GRAND TOTAL		12960.600

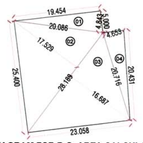
LEGEND

	Site Plan (White Print)	Building Plan (White Print)
Plot Line		
Existing Street		
Future Street		
Permissible Building Line		
Marginal Open Spaces	No Colour	
Drainage & Sewerage Work		
Water Supply Work		
RWH/SWD Line		
R.G.Area		
Proposed Work		
Existing Structure to be demolished		



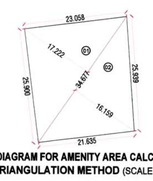
LOCATION PLAN
SCALE : 1:5000

LAYOUT
SCALE - 1:200



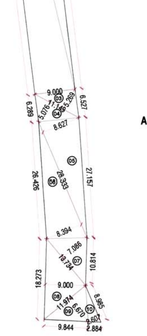
AREA DIAGRAM FOR R.G. AREA CALCULATION BY TRIANGULATION METHOD (SCALE 1 : 500)

R.G. AREA CALCULATION BY TRIANGULATION METHOD						
	AREA OF TRIANGLE (SqMt)					
No.	1/2	x	B	x	H	AREA
1	1/2	x	20.086	x	4.843	48.638
2	1/2	x	28.189	x	17.529	247.063
3	1/2	x	28.189	x	16.687	235.196
4	1/2	x	20.716	x	4.653	48.196
					TOTAL	579.093



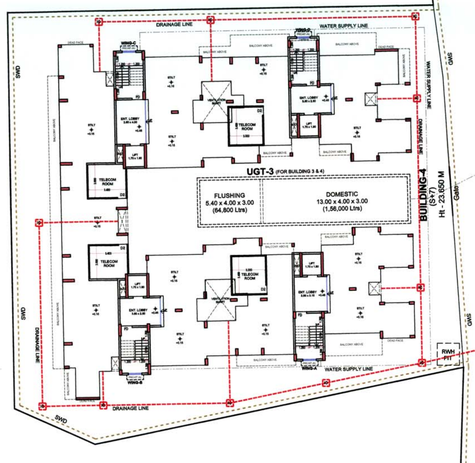
AREA DIAGRAM FOR AMENITY AREA CALCULATION BY TRIANGULATION METHOD (SCALE 1 : 500)

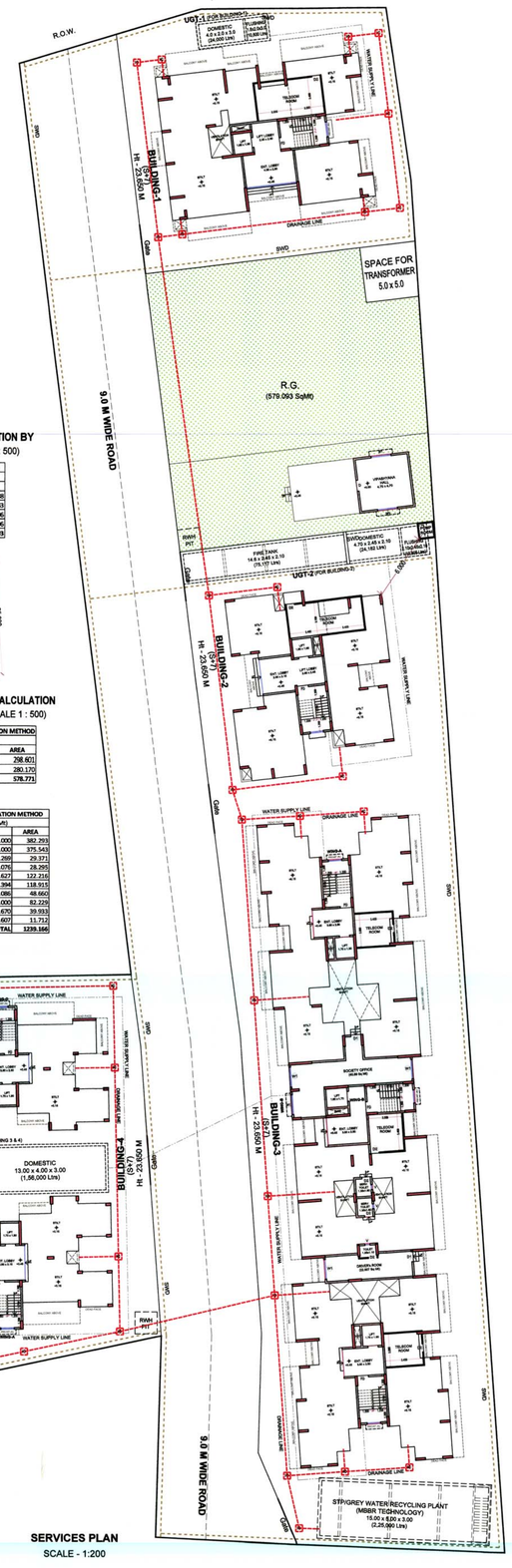
AMENITY AREA CALCULATION BY TRIANGULATION METHOD						
	AREA OF TRIANGLE (SqMt)					
No.	1/2	x	B	x	H	AREA
1	1/2	x	34.677	x	17.222	298.401
2	1/2	x	34.677	x	16.159	280.170
					TOTAL	578.771



AREA DIAGRAM FOR ROAD AREA CALCULATION BY TRIANGULATION METHOD (SCALE 1 : 500)

ROAD AREA CALCULATION BY TRIANGULATION METHOD						
	AREA OF TRIANGLE (SqMt)					
No.	1/2	x	B	x	H	AREA
1	1/2	x	84.954	x	9.000	382.293
2	1/2	x	83.454	x	9.000	375.543
3	1/2	x	11.140	x	5.269	29.371
4	1/2	x	11.140	x	5.076	28.295
5	1/2	x	28.333	x	8.627	122.216
6	1/2	x	28.333	x	8.394	118.915
7	1/2	x	13.734	x	7.086	48.660
8	1/2	x	18.273	x	9.000	82.229
9	1/2	x	11.574	x	6.675	38.933
10	1/2	x	8.981	x	2.607	11.712
					TOTAL	1239.166





SERVICES PLAN
SCALE - 1:200

SHEET TITLE:	SHEET NO:
LAY OUT PLAN	1/7

STAMP OF APPROVAL:

SPECIAL PLANNING AUTHORITY, MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.
DEVELOPMENT PERMISSION APPROVED under Section 45 of Maharashtra Regional & Town Planning Act, 1966 subject to conditions mentioned in this office's Letter No. MSRDC/SPA/ Panvel/ASHTE/BP-477 CC/2025/90 Dated 14/01/2025
Dy. Director MSRDC

NOTE:
ALL EXTERNAL WALLS - 0.15 M. THICK
ALL INTERNAL WALLS - 0.10 M. THICK

PROFORMA - I		
AREA STATEMENT		
1	Area of Plot (Minimum area of a, b, c to be considered)	5786.844 Sq Mt
(a)	As per ownership document (7/12, CTS extract)	5820.000 Sq Mt
(b)	As per measurement sheet	5786.844 Sq Mt
(c)	As per site	5957.654 Sq Mt
2	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	...
(b)	Any D.P. Reservation area	...
	Total (a+b)	
3	Balance area of plot (1-2)	5786.844 Sq Mt
4	Amenity space (if applicable)	
(a)	Required	...
(b)	Adjustment of 2(b), if any	...
(c)	Balance proposed	
5	Net plot area (3-4(c))	5786.844 Sq Mt
6	Recreational open space (if applicable)	
(a)	Required	578.684 Sq Mt
(b)	Proposed	579.093 Sq Mt
7	Internal Road area	1239.166 Sq Mt
8	Plotable area (if applicable)	NA
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.10)	6365.528 Sq Mt
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone (Sr. No. 5 x 0.30)	1736.053 Sq Mt
(b)	Proposed FSI on payment of premium.	1736.053 Sq Mt
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road (2.0 x Sr. No. 2 (a),if any	...
(b)	In-situ area against Amenity Space if handed over (2.00 or1.85 x Sr. No. 4 (b)and /or(c))	...
(c)	TDR Area	...
(d)	Total in-situ / TDR leading proposed (11 (a)+(b)+(c))	...
12	Additional FSI area under Chapter No. 7	NA
13	Total entitlement of FSI in the proposal	
(a)	(9 + 10(b)+11(d)) or 12 whichever is applicable.	8101.582 Sq Mt
(b)	Ancillary Area FSI upto 60% or 80%with payment of charges.	4860.949 Sq Mt
(c)	Total entitlement (a+b)	12962.531 Sq Mt
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (Use per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	12962.531 Sq Mt
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a)	Existing Built-up Area.	Nil
(b)	Proposed Built-up Area (as per 'P-line')	12960.600 Sq Mt
(c)	Total (a+b)	12960.600 Sq Mt
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.9999
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	NA
(b)	Proposed	NA

DESCRIPTION OF PROPOSAL AND PROPERTY:

Proposed Residential Development on Gut.No. 61/1 & 68/2, at Village Ashte, Taluka Panvel, Dist. Raigad.

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 12/05/2023 and the dimensions of sides etc of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in the document of ownership / t.p. scheme records / land records dept / city survey records.

Ar. Dinanath Deshpande
NAME & SIGN. OF ARCHITECT:

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.

VISTARA BUILDCON
PARTNER

M/s VISTARA BUILDCON
(Through Partner Mrs. Seema Vijay Nikam)

OWNER's NAME & SIGNATURE

ARCHITECT'S NAME AND SIGN:

Ar. Dinanath Deshpande
Reg. No: CA/2001/28413

DATE	DRAWN BY	CHECKED BY	SCALE	NORTH
01/07/2023	D.D.	V.N.	As Marked	

archwaydesigns
Office No. 21, 1st Floor, Nilkanth Darshan Co. Op. Society Ltd
Plot No. 125/A4, Opp. Vijay Sales, Old Panvel - 410206
Tel: 92221 94647 / 92221 34647
Email: contact.archwaydesigns@gmail.com