WATER CAPACITY CALCULATION

BUILDING NO.	FLAT Nos.	REQUIRED DOMESTIC 15 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 54 LTRS.		ADDITIONAL TOILET 180 LTR. PER SFT	TOTAL FLUSHING LTRS. (B)	FIRE FIGHTING	TOTAL LITRES (RES.) (A + B)
1	79	15 X 79 X 5	5325	54 X 79 X 5	21330	180 X 82	54760	36090	150000	239415
2	179	15 X 179 X 5	12925	54 X 179 X 5	48330	180 X 183	32940	81270	190000	202995
TOTAL	258		174750		69660		87700	117360	340000	441510

PROPOSED U.G. WATER TANK - 1 BUILDING NO-1

DOMESTIC TANK	SIZE - 7.00 X 3.00 X 3.00	63000
FLUSHING TANK	SIZE - 5.00 X 3.00 X 3.00	45000
FIRE TANK	SIZE - 12.00 X 3.00 X 4.00	153000
TOTAL PROVIDED WATER CAPACITY		258000

PROPOSED U.G. WATER TANK - 2 BUILDING NO-2

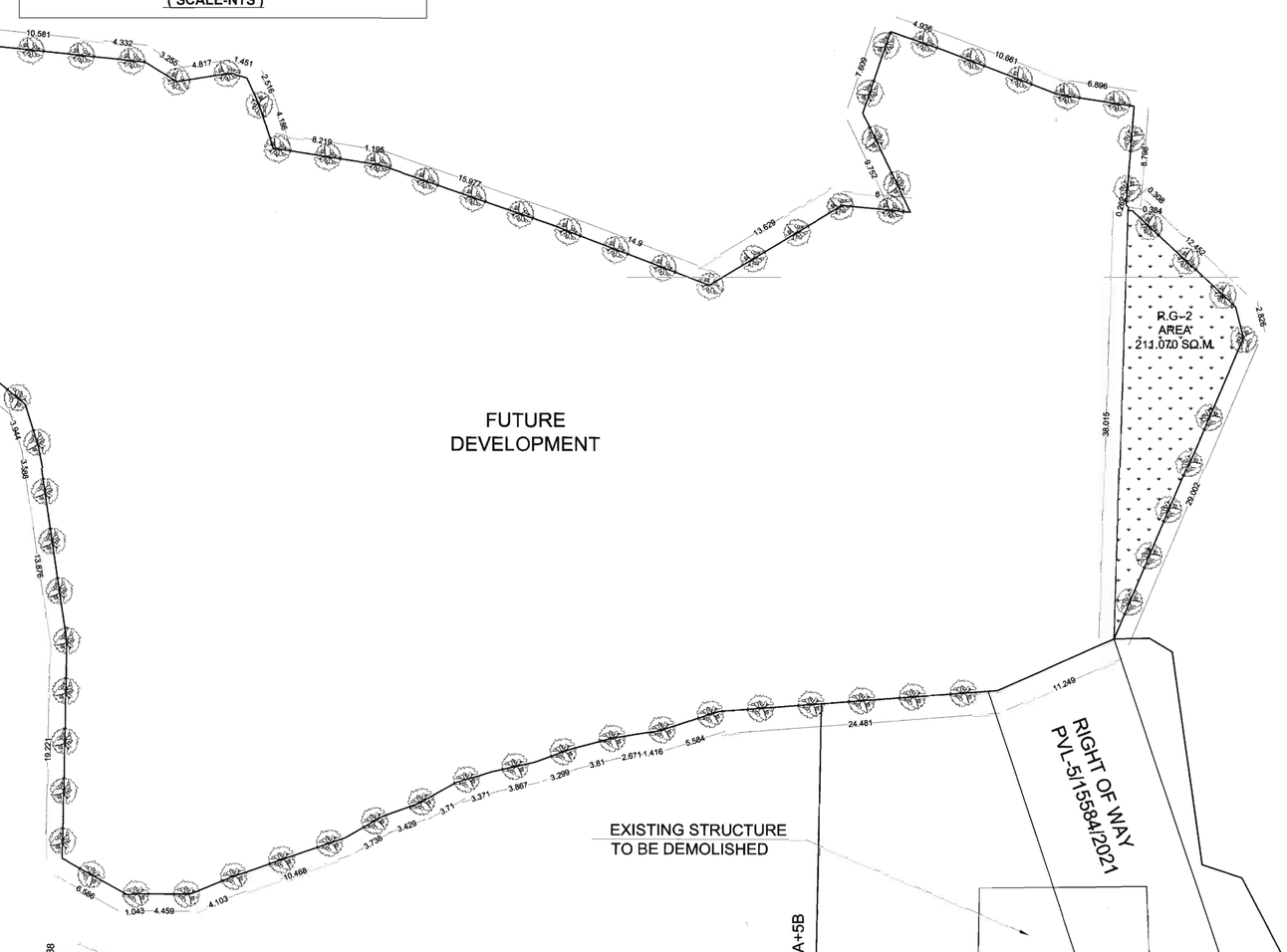
DOMESTIC TANK	SIZE - 11.00 X4.00 X 3.00	132000
FLUSHING TANK	SIZE - 7.00 X 4.00 X 3.00	84000
FIRE TANK	SIZE - 12.00 X 4.00 X 4.00	192000
TOTAL PROVIDED WATER CAPACITY		408000
TOTAL PROVIDED WATER CAPACITY TANKS 1 & 2		667000

PROPOSED O.H. WATER TANK

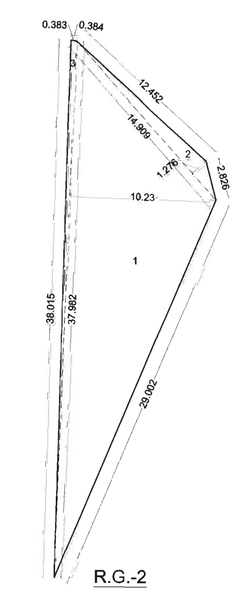
BUILDING NO.-1	BUILDING NO. -1								
	(DOM. TANK)	3.10	X	6.70	X	1.7	=	21.080	CAPACITY - 21.080 LTRS
	(DOM. TANK 2)	3.10	X	2.20	X	1.7	=	11.594	CAPACITY - 11.594 LTRS
	(FLU. TANK)	4.45	X	2.25	X	1.7	=	17.021	CAPACITY - 24.926 LTRS
		3.10	X	1.50	X	1.7	=	7.905	
	(FIRE TANK)	3.10	X	4.80	X	1.7	=	25.296	CAPACITY - 25.296 LTRS
	TOTAL BUILDING NO.-1							**82.896**	**82.896 LTRS**
A WING	BUILDING-2								
	(DOM. TANK)	3.10	X	6.70	X	1.7	=	35.309	CAPACITY - 35.309 LTRS
	(FLU. TANK)	1.90	X	3.10	X	1.7	=	7.905	CAPACITY - 31.620 LTRS
	(FLU. TANK)	3.10	X	4.50	X	1.7	=	23.715	
	(FIRE TANK)	3.10	X	2.50	X	1.7	=	13.175	CAPACITY - 13.175 LTRS
	TOTAL A WING							**80.104**	**80.104 LTRS**
B WING	(DOM. TANK)	7.30	X	3.10	X	1.7	=	38.471	CAPACITY - 38.471 LTRS
	(FLU. TANK)	3.10	X	5.50	X	1.7	=	28.985	CAPACITY - 28.985 LTRS
	(FIRE TANK)	2.50	X	3.10	X	1.7	=	13.175	CAPACITY - 13.175 LTRS
	TOTAL B WING							**80.631**	**80.631 LTRS**
	TOTAL O.H.WATER TANK A WING & B WING							**160.735**	**1,60,735 LTRS**
	TOTAL PROPOSED O. H. WATER TANK (BUILDING NO.- 1 + 2)							**243.631**	**2,43,631 LTRS**

R.G. AREA CALCULATION

Sr. No.	Triangle Number	Number of triangle	1/2	Base (M)	Height (M)	AREA (SQ.M.)
			R.G.NO.-1			
(1)	(2)	(3)	(4)	(5)	(6)	(7)= (3)X(4)X(5)X(6)
1	1	1	1/2	31.488	9.788	154.102
2	2	1	1/2	26.537	2.782	73.874
3	3	1	1/2	1.189	0.077	0.046
4	4	1	1/2	25.653	0.364	4.669
5	5	1	1/2	25.530	11.441	146.064
6	6	1	1/2	19.193	0.324	3.109
7	7	1	1/2	18.842	0.686	6.446
				TOTAL R.G.-1 AREA		324.790
			R.G.NO.-2			
(1)	(2)	(3)	(4)	(5)	(6)	(7)= (3)X(4)X(5)X(6)
1	1	1	1/2	37.982	10.230	194.278
2	2	1	1/2	14.909	1.276	9.512
3	3	1	1/2	38.015	0.383	7.280
				TOTAL R.G.-2 AREA		211.070
			R.G.NO.-3			
(1)	(2)	(3)	(4)	(5)	(6)	(7)= (3)X(4)X(5)X(6)
1	1	1	1/2	9.037	2.704	12.218
2	2	1	1/2	12.767	0.151	99.265
3	3	1	1/2	14.951	3.211	24.004
4	4	1	1/2	21.397	5.521	59.066
5	5	1	1/2	22.168	0.556	4.143
6	6	1	1/2	22.713	3.292	37.386
7	7	1	1/2	24.345	5.768	70.211
8	8	1	1/2	24.516	0.280	3.432
9	9	1	1/2	24.738	0.353	4.361
				TOTAL R.G.-3 AREA		256.111
			R.G.NO.-4			
Sr. No.	Triangle Number	Number of triangle	1/2	Base (M)	Height (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)= (3)X(4)X(5)X(6)
1	1	1		AS PER POLYLINE		5.679
2	2	1	1/2	22.342	3.480	19.311
3	3	1	1/2	57.152	18.574	530.771
				TOTAL R.G.-4 AREA		575.760
			R.G.NO.-5			
Sr. No.	Triangle Number	Number of triangle	1/2	Base (M)	Height (M)	AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)= (3)X(4)X(5)X(6)
1	1	1	1/2	26.577	10.220	135.811
2	2	1	1/2	13.561	2.116	14.348
3	3	1		AS PER POLYLINE		0.637
4	4	1	1/2	16.002	10.495	83.970
5	5	1	1/2	12.299	2.082	13.324
6	6	1		AS PER POLYLINE		0.334
7	7	1	1/2	12.610	6.356	80.075
				TOTAL R.G.-5 AREA		328.797
	TOTAL PROPOSED R.G. AREA (1+2+3+4+5)					1656.528



R.G.-1 CALCULATION DIAGRAM
SCALE : 1: 200



R.G.-2 CALCULATION DIAGRAM
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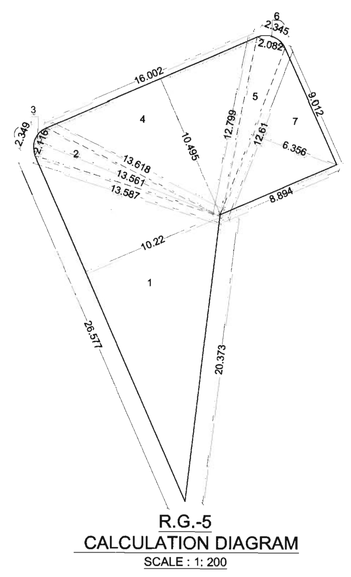
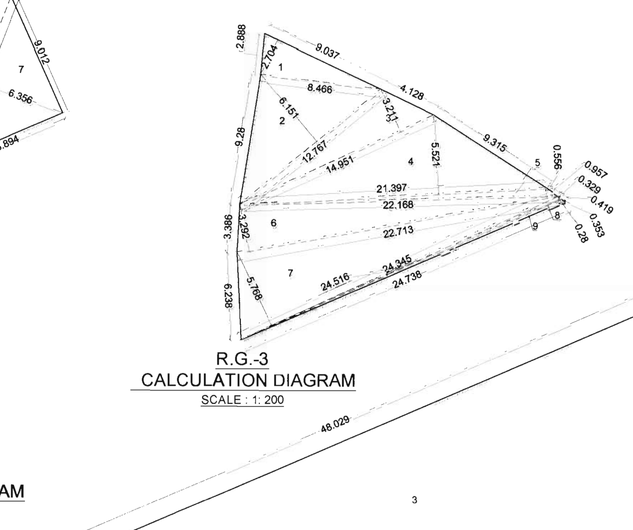


R.G.-5 CALCULATION DIAGRAM
SCALE : 1: 200



R.G.-3 CALCULATION DIAGRAM
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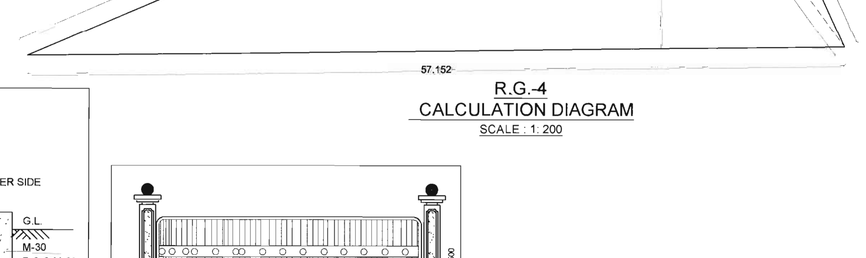
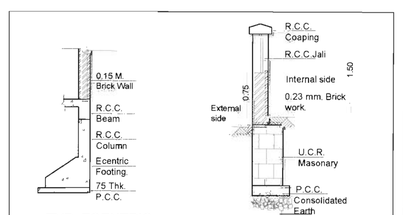
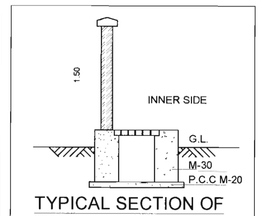


R.G.-4 CALCULATION DIAGRAM
SCALE : 1: 200

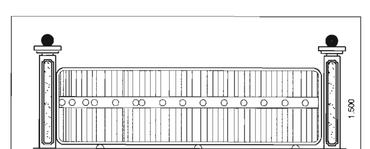


TYP. ECENTRIC FOOTING SECTION
SCALE : NTS

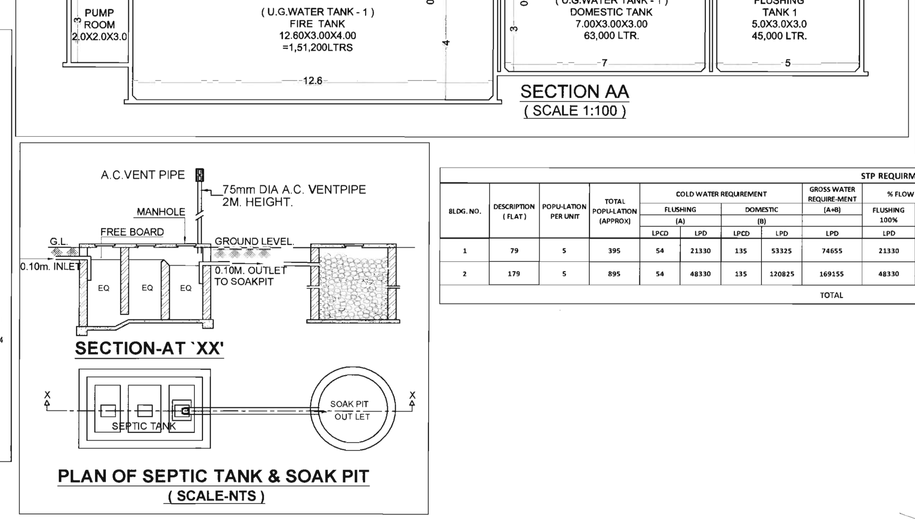
TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS



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

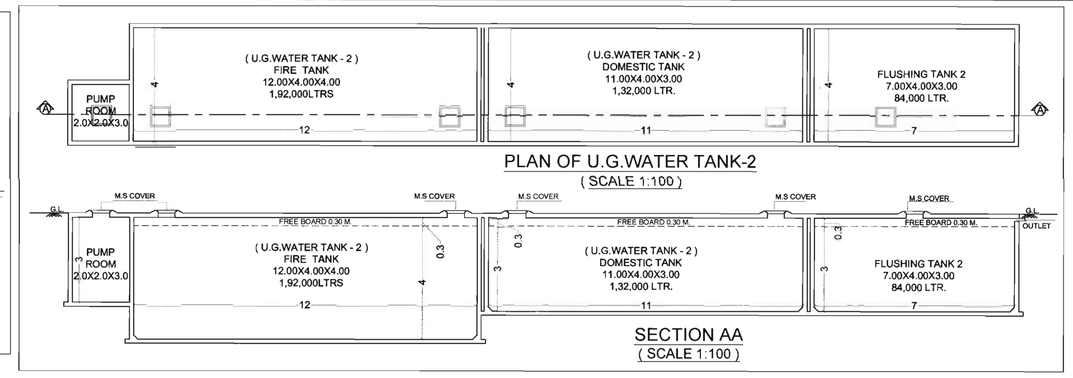


ELEVATION ENTRANCE GATE
SCALE :- (NTS)



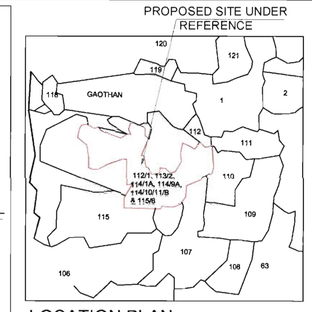
PLAN OF U.G.WATER TANK-1
(SCALE 1:100)

SECTION AA
(SCALE 1:100)



PLAN OF U.G.WATER TANK-2
(SCALE 1:100)

SECTION AA
(SCALE 1:100)



LOCATION PLAN
(SCALE -1:5000)

SECTION-AT `XX'

PLAN OF SEPTIC TANK & SOAK PIT
(SCALE-NTS)

STP REQUIRMENT

BLDG. NO.	DESCRIPTION (FLAT)	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT (A+B)		% FLOW TO SEWER		ADDITIONAL TOILET REQUIREMENT					TOTAL R.LOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED STP CAPACITY
				FLUSHING (A)		DOMESTIC (B)			FLUSHING 100%	DOMESTIC 85%		ADDITIONAL TOILET	FLUSHING (A)		FLUSHING 100%				
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD		LPCD	LPD	LPD	LPD		KLPD	KLPD
1	79	5	395	54	21330	135	53325	74655	21330	45326	82	180	14760	14760	81416	81.416		TANK - 1 12.00X6.00X4.00 CAP. - 2,88,000	
2	179	5	895	54	48330	135	120825	169155	48330	102701	183	180	32940	32940	183971	183.971			
TOTAL																265.388		2,88,000LTRS	

Occupancy	One parking space for every	No. of Tenements	Non-impacted required		required parking		Total proposed parking	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
			12.5	2	12.5	2	12.5	2
			5x/m 2.5x5	1x2	5x/m 2.5x5	1x2	5x/m 2.5x5	1x2
	(b) For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	107	1	2	54	107		
	c) For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	151	1	5	76	378	264	0
	TOTAL				130	485		
	VISITOR'S PARKING 5%				7	24		
	Multiplying Factor 0.8				110	407		
	Compulsory Parking For Every 5 Scooter X 1 Car				18	0		
TOTAL REQUIRED PARKING					128	0	264	0

* AREA STATEMENT *

FLOOR	BLDG. NO.- 1	BLDG. NO.- 2	TOTAL
GROUND	184.814	292.668	477.482
1ST PODIUM	0.000	0.000	0.000
2ND PODIUM	0.000	0.000	0.000
3RD PODIUM	0.000	0.000	0.000
4TH PODIUM	296.410	527.351	823.761
5TH	450.243	1036.533	1486.776
6TH	450.243	1036.533	1486.776
7TH	450.243	1036.533	1486.776
8TH	408.158	953.542	1361.700
9TH	450.243	1036.533	1486.776
10TH	450.243	1036.533	1486.776
11TH	450.243	1036.533	1486.776
12TH	450.243	1036.533	1486.776
13TH	408.158	953.542	1361.700
14TH	450.243	1036.533	1486.776
15TH	450.243	1036.533	1486.776
TOTAL	5349.727	12355.900	17705.627

LAYOUT PLAN
(SCALE 1:250)

* LEGENDS		
Sr.No.	Item	Colouring on Plan
1	Plot Line	Thick Black
2	Existing Street	Green
3	Proposed Work	Red
4	Drainage & Sewerage Work	Red Dotted
5	Residential open space	Green Wash
6	R.W.H. Line	Blue Dotted
7	Water Supply Work	Black Dotted Thin

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

BLDG.NO.	Sr.No.	Scheme Requirement	Req. Area	Proposed Area		Area Counted in FSI	Location
1	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.	18.600	Society Office	34.274	34.274	Society Office Provided at 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	2.700	Servant Toi.	6.413	6.413	Sanitary Block Provided at Ground Floor
	3	Drivers Room of size 12 sq.m. With attached toilet in scemes having minimum 100 flats and thereafter additional 10 sq.m area for every 300 flats	11.300	Drivers Room	27.550	27.550	Drivers Room Provided at Ground Floor
		TOTAL	32.600		68.237	68.237	

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

BLDG.NO.	Sr.No.	Scheme Requirement	Req. Area	Proposed Area		Area Counted in FSI	Location
2	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.	25.267	Society Office	31.245	31.245	Society Office Provided at 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	4.200	Servant Toi.	8.393	8.393	Sanitary Block Provided at Ground Floor
	3	Drivers Room of size 12 sq.m. With attached toilet in scemes having minimum 100 flats and thereafter additional 10 sq.m area for every 300 flats	14.631	Drivers Room	21.021	21.021	Drivers Room Provided at Ground Floor
		TOTAL	44.098		60.659	60.659	

STAMP OF APPROVAL

01/13

पनवेल महानगरपालिका
नगर रचना विभाग
नकाशा मंजूरी कक्ष
जा.क्र. 23219 दि.27/12/2021 अन्वये निर्गमित बुकिंग
नकाशा मंजूरीचे ऑनलाईन प्रणालीमध्ये सादर
करण्यात येत आहे. / अभिप्राय/मंजूरी दिनांक 26/12/2021
पोच क्रमांक 9232 / 2022 दिनांक 21/01/2022
नकाशा दोन प्रती, एक प्रत जोडपत्र
मुख्य नगररचनाकार, पनवेल

मा. आयुक्त तथा मुख्य कार्यकारी अधिकारी
महानगरपालिका
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका
पनवेल-रायगड

PROFORMA -I : AREA STATEMENT

AREA STATEMENT		
Sr.No.	Particulars	Area (in Sq.M)
1	Area Of Plot (Min/max area of A, B,C to be considered)	16010.000
	(a) As Per Ownership Document (7/12, CTS extract)	16010.000
	(b) As Per Measurement Sheet	16010.000
	(c) As Per Site	0.000
2	Deductions for	
	(a) Area Under Existing Road	0.000
	(b) Proposed D.P. Road	0.000
	(C) Any Under Reservation , if	0.000
	(Total a+b+c)	0.000
3	Balance area of plot (1 - 2)	16010.000
4	Amenity Space (if applicable)	
	(a) Required -	0.000
	(b) Adjustment of 2(b), if any -	0.000
	(c) Balance Proposed -	
5	Net Plot Area (3-4 (c))	16010.000
6	Recreational Open Space (if applicable)	
	(a) Required -	1601.000
	(b) Proposed -	1656.528
7	Internal Road Area	N.A.
8	Plotable Area (if applicable)	N.A.
9	Built up area with reference to Basic F.S.I. As per front road width (Sr.No. 5X basic FSI 1.1)	17611.000
10	Addition Of FSI On Payment Of Premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. (0.5)	0.500
	(b) Proposed FSI on payment of premium now	0.000
	(c) Total Proposed FSI on Payment of Premium (a + b)	0.000
11	In-situ FSI / TDR loading	
	(a) In situ area against D.P. Road (2.0 x Sr.No.2 (a)), if any	0.000
	(b) In -situ area against Amenity Space if handed over (2.0 or 1.85 X Sr.No.4 (c))	N.A.
	(c) TDR area	N.A.
	(d) Total In situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12	Additional FSI area under Chapter No.7	N.A.
13	Total entitlement of FSI in the propocal	
	(a) [9 + 10(b)+11(d)] or 8 whichever is applicable.	17611.000
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	10566.600
	(c) Ancillary Area FSI Proposed on payment of charges.	0.000
	(d) Total entitlement (a+c)	17611.000
14	Maximum utilisation limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable)	2.56
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
	(a) Existing Built-up Area.	0.000
	(b) Proposed Built-up Area (as per 'P-line')	17405.627
	(c) Total (a+b)	17405.627
16	F.S.I. Consumed (15/3) (should not be more than serial No.14 above)	1.087
17	Balance Ancillary FSI	10566.600
18	Balance Built-up Area (13 c - 15 c)	205.373

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. RECHARGE PIT,REQUIRED WATER CAP. CALCULATION,SEPTIC TANK CAP. CALCULATION,LEGENDS.

CERTIFICATE OF AREA

Certified that the open plot without boundaries,under reference was surveyed on 6,7,8,9/09/2021 as shown by client and the dimensions of side etc. of plot stated 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 of ownership/T.P. Scheme Records/ Land Records Department /city survey record.

FOR, M/S.TODAY GLOBAL HOMES
Today Global Homes
Partner
BHAVESH RAJESH SHAH
Today Global Homes
Partner
BHADRESH RAJESH SHAH
Today Global Homes
Partner
RAJESH BHOGILAL SHAH
(NAME & SIGNATURE OF OWNER)

AN. ARCH. NEHA JAIN Reg. No. CA/2008/43603
Signature of Architect
AR. NEHA JAIN
(REG NO : CA/2008/43603)

NAME OF THE OWNER & SIGNATURE
FOR, M/S.TODAY GLOBAL HOMES
Today Global Homes
Partner
BHAVESH RAJESH SHAH
Today Global Homes
Partner
BHADRESH RAJESH SHAH
Today Global Homes
Partner
RAJESH BHOGILAL SHAH
(NAME & SIGNATURE OF OWNER)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON GUT NO. 112/1, 113/2, 114/1A, 114/9A, 114/10/11B & 115/6 OF VILLAGE - ROHINJAN, TALUKA - PANVEL, DISTRICT - RAIGAD.

ARCHITECT NAME & SIGN

AN. ARCH. NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
24-06-2022	Sonali	Jayashri	AS SHOWN	N

DESIGN WITH A DIFFERENCE

AN.ARCH
ARCHITECT & PLANNER
Office no.208,21-Rohoja Arcade, Sec-11,Plot no.61,CBD Belapur-400614.
cntct no.022-27562419.
mail i.d-anarch.architect@gmail.com