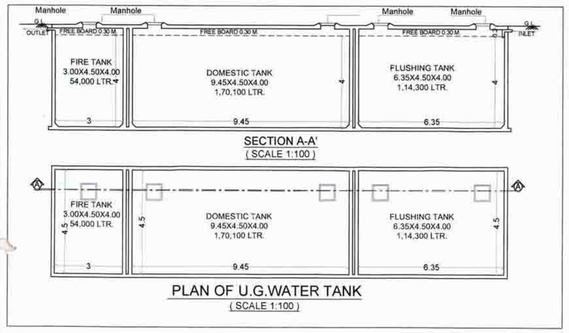


STP REQUIRMENT																
WING	DESCRIPTION (SHOP / FLAT)	POPU-LATION PER UNIT	TOTAL POPU-LATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIRE-MENT (A+B)	% FLOW TO SEWER		ADDITIONAL TOILET REQUIREMENT				TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED STP CAPACITY
				FLUSHING (A)		DOMESTIC (B)			FLUSHING 100%	DOMESTIC 85%	ADDITIONAL TOILET	FLUSHING (A)		FLUSHING 100%			
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD		LPCD	LPD	LPD	LPD	KLPD	KLPD
WING - A	118	5	590	54	31860	135	79650	111510	31860	67703	134	180	24120	24120	123683	123.683	13.00X 6.00 X 4.00 CAP.-2,65,000
WING - B	133	5	665	54	35910	135	89775	125685	35910	76309	135	180	24300	24300	136519	136.519	
														TOTAL		260.201	265.00 KLPD

WATER CAPACITY CALCULATION									
WING	SHOP Nos.	REQUIRED DOMESTIC 135 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)
WING - A	118	135 X 118 X 5	79650	54 X 118 X 5	31860 180 X 118 21240	53100	50000	182750
WING - B	133	135 X 133 X 5	89775	54 X 133 X 5	35910 180 X 135 24300	60210		149985
TOTAL	251		169425		67770 21240	113310	50000	332735

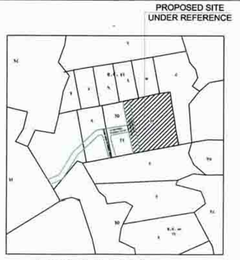
PROPOSED U.G. WATER TANK		
DOMESTIC TANK	SIZE - 9.45 X 4.50 X 4.00	170100
FLUSHING TANK	SIZE - 6.35 X 4.50 X 4.00	114300
FIRE TANK	SIZE - 3.00 X 4.50 X 4.00	54000
	TOTAL PROVIDED WATER CAPACITY	338400

PROPOSED O.H. WATER TANK (A WING)								
(DOM. TANK)	3.10	X	6.9	X	2.2	=	47.058	CAPACITY - 47058 LTRS
(FLU. TANK)	4.45	X	3.1	X	2.2	=	30.349	CAPACITY - 30349 LTRS
(FIRE. TANK)	3.10	X	1.85	X	2.2	=	12.617	CAPACITY - 12617 LTRS
TOTAL							90.024	90, 024 LTRS

PROPOSED O.H. WATER TANK (B WING)								
(DOM. TANK)	3.10	X	6.9	X	2.2	=	47.058	CAPACITY - 47058 LTRS
(FLU. TANK)	4.45	X	3.1	X	2.2	=	30.349	CAPACITY - 30349 LTRS
(FIRE. TANK)	3.10	X	1.85	X	2.2	=	12.617	CAPACITY - 12617 LTRS
TOTAL							90.024	90,024 LTRS
TOTAL WING A + WING B							180.048	1,80,048 LTRS

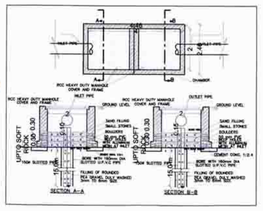
Additional Requirements In Case Of Housing Scheme As Per UDCPR					
BLDG.NO.	Sr.No.	Scheme Rerulement	Req. Area	Proposed Area		Location
1	1	Fitness center, Creche,Society Office, Letter Box Room, admeasuring area of about 20sq.m.in scheme having minimum 100 flats and there after additional 20 sq.m. Area for every 300 flats.	30.067	Society Office	31.120	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	5.265	Servant Toi.	7.051	Sanitary Block Provided at Ground Floor
	3	Drivers Room of size 12 sq.m. With attached toilet in scemes having minimum 100 flats and therafter additional 10 sq.m area for every 300 flats	17.028	Drivers Room	17.831	Drivers Room Provided at Ground Floor
		TOTAL	52.36		56.002	

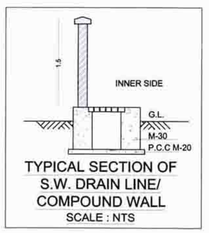
** Parking Requirements										
Occupancy	One parking space for every	No of Tenements	Non congested required		required parking		Total proposed parking	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
			12.5	2	12.5	2	12.5	2
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
			2.5x5	1x2	2.5x5	1x2	2.5x5	1x2
Residential	(a) For every two tenements with each tenement having carpet area less than 40 Sq.m. But more than 30sq.m.	131	1	2	66	131	136	127
	(b) For every two tenements with each tenement having carpet area equal to or above 40 Sq.m. but less than 80sq.m.	120	1	2	60	120		
TOTAL					126	251		
VISITOR'S PARKING 5%					6	13		
Multiplying Factor 0.8 (For car)					105	264		
Composite Parking For Every 2 Scooter = 1 Car ((264-127) /2) = 23					23			
TOTAL REQUIRED PARKING					128	127	136	127



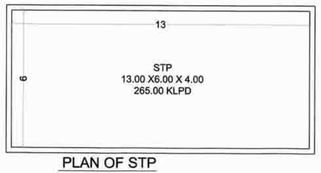
LOCATION PLAN
(SCALE -NTS)

* 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

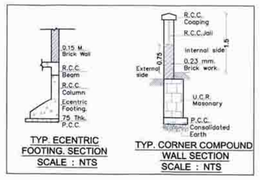




TYPICAL SECTION OF
S.W. DRAIN LINE/
COMPOUND WALL
SCALE : NTS

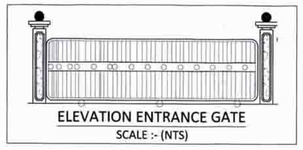


PLAN OF STP
(SCALE 1:100)



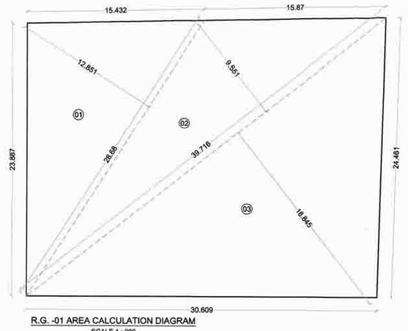
TYP. ECENTRIC
FOOTING. SECTION
SCALE : NTS

TYP. CORNER COMPOUND
WALL SECTION
SCALE : NTS

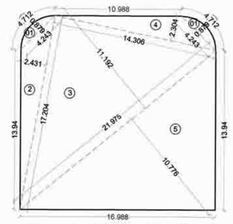


ELEVATION ENTRANCE GATE
SCALE :- (NTS)

R.G. -01 AREA CALCULATIONS					
Sr. No.	Number of triangle	1/2	Base (m)	Height (m)	Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(5) = (2)X(3)X(4)X(5)
A					
1	1	1/2	26.680	12.851	184.283
2	1	1/2	39.716	9.551	189.664
3	1	1/2	39.716	18.845	374.224
				TOTAL	748.171



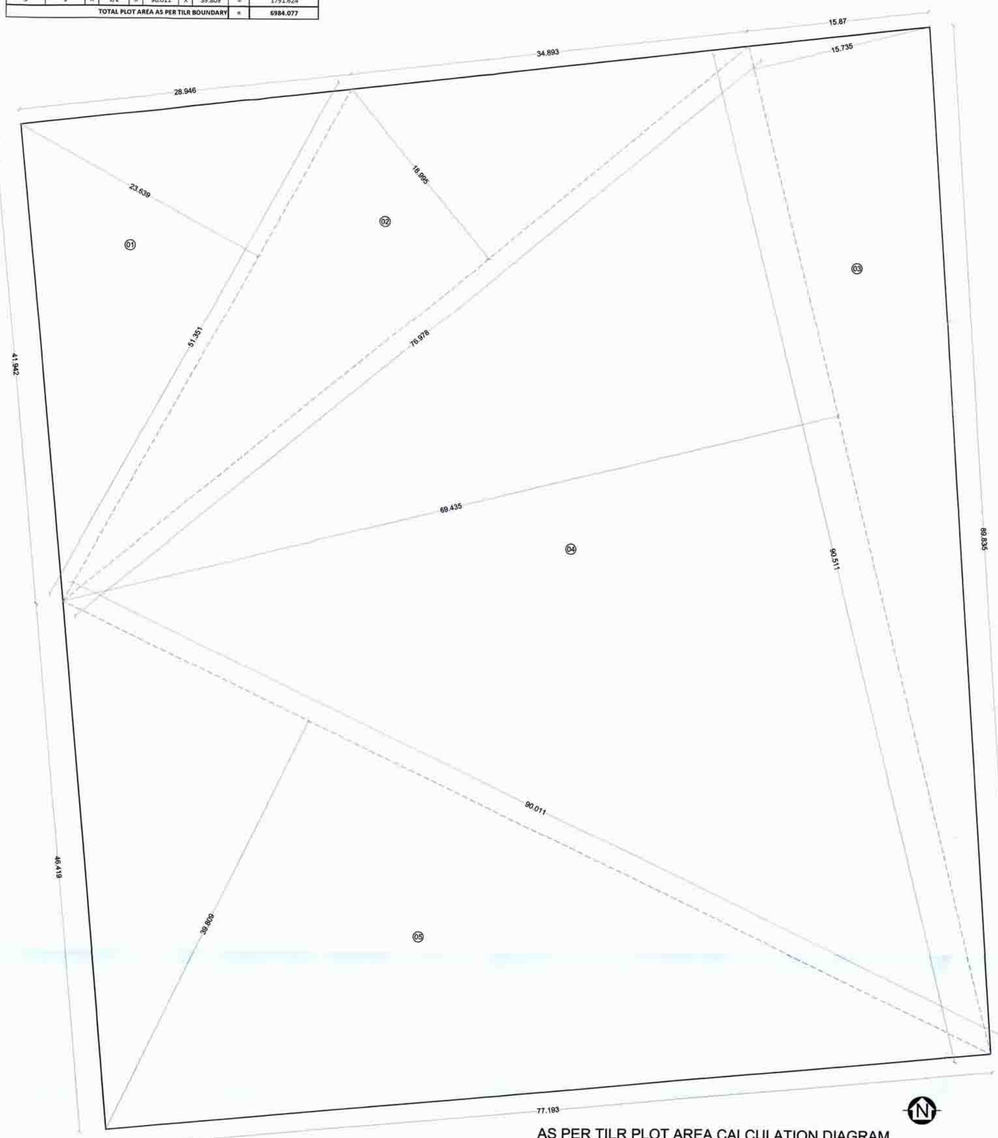
R.G. -01 AREA CALCULATION DIAGRAM
SCALE 1 : 200



R.G. -02 AREA CALCULATION DIAGRAM
SCALE 1 : 200

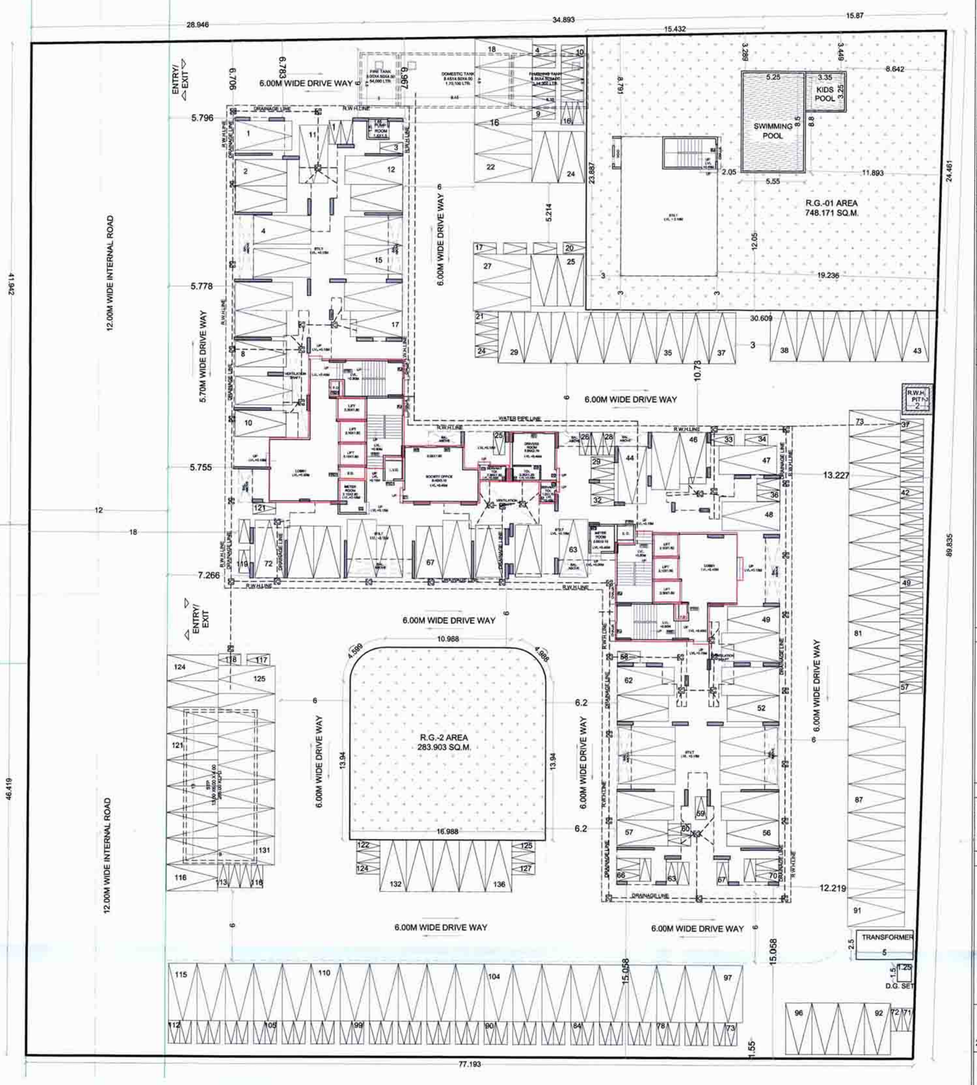
R.G. -02 AREA CALCULATIONS					
Sr. No.	Number of triangle	1/2	Base (m)	Height (m)	Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(5) = (2)X(3)X(4)X(5)
A					
1	2	AS PER POLYLINE			5.138
2	1	1/2	17.204	2.431	20.911
3	1	1/2	21.975	11.192	122.972
4	1	1/2	14.306	2.304	16.481
5	1	1/2	21.975	10.776	118.401
				TOTAL	283.903
				TOTAL R.G. AREA (1 + 2)	1032.074

PLOT AREA CALCULATION (TILR BOUNDARY)									
Sr.No.	Number of triangle	X	1/2	X	Base (m)	X	Height (m)	=	Area (Sqm)
(1)	(2)	X	(3)	X	(4)	X	(5)	=	(6) = (2)X(3)X(4)X(5)
1	1	X	1/2	X	51.351	X	23.639	=	606.943
2	1	X	1/2	X	76.978	X	18.995	=	731.099
3	1	X	1/2	X	90.511	X	15.735	=	712.095
4	1	X	1/2	X	90.511	X	69.435	=	3142.316
5	1	X	1/2	X	90.011	X	39.809	=	1791.624
TOTAL PLOT AREA AS PER TILR BOUNDARY								=	6984.077



AS PER TILR PLOT AREA CALCULATION DIAGRAM
(SCALE 1 : 200)

12.00M WIDE ROAD FROM
SURVEY No. 32/12



LAYOUT PLAN
SCALE 1 : 200

STAMP OF APPROVAL | 01/06

पनवेल महानगरपालिका
मौजे- कोन्नवले सेक्टर -
येथील अंतिम भू.क./प.भू.क./सर्वे स./ट.स.नं.
भू.क्र.- 32/12 यथे नियोजित सुधारित/
फेरबदल करणेस/बाधीत बांधकामाचे नकाशांस या
कार्यालयाचे जा.क्र./एनए/परवा/ 95632
/BP-EN/2023 दिनांक 29/03/2023
येथील अटी, शर्तीस अधिन राहून नकाशांस शासन रेखांने
दुरुस्त केल्यानुसार मंजूर.
मा. आयुक्त यांचे मंजूरी नुसार
उपअभियंता, नगररचना
पनवेल महानगरपालिका
PANVEL MUNICIPAL CORPORATION

BUILT UP AREA STATMENT	
FLOOR	AREA IN SQM.
GROUND	227.912
1ST	1132.347
2ND	1132.347
3RD	1132.347
4TH	1132.347
5TH	1132.347
6TH	1132.347
7TH	1044.859
8TH	1132.347
9TH	1132.347
10TH	1132.347
11TH	1132.347
12TH	1044.859
13TH	1132.347
14TH	1132.347
15TH	1132.347
TOTAL	17038.141

AREA STATEMENT			
Sr.No.	Particulars		Area (in Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered)		6680.000
	(a)	As Per Ownership Document (7/12, CTS extract)	6680.000
	(b)	As Per Measurement Sheet	6984.077
2	Deductions for		
	(a)	Road widening area	0.000
	(b)	Existing Road Area	0.000
	(c)	Any D.P. Reservation Area	N.A.
	(Total a+b)		0.000
3	Balance area of plot (1-2)		6680.000
4	Amenity Space (if applicable)		
	(a)	Required -	N.A.
	(b)	Adjustment of 2(b), if any -	N.A.
	(c)	Balance Proposed -	N.A.
5	Net Plot Area (3-4 (c))		6680.000
6	Recreational Open Space (if applicable)		
	(a)	Required -	668.000
	(b)	Proposed -	1032.074
7	Internal Road Area		N.A.
8	Plotable Area (if applicable)		N.A.
9	Built up area with refrence to Basic F.S.I. As per front road width (Sr.No. 5X basic FSI 1.1)		7348.000
10	Addition Of FSI On Payment Of Premium		
	(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	3340.000
	(b)	Proposed FSI on payment of premium.	3310.000
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))	N.A.
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.	10658.000
	(c)	Ancillary Area FSI upto 60% with payment of charges. (10658.00 X 60%)	6394.800
	(d)	Total entitlement (a+b)	17052.800
14	Maximum utilization 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)		2.55
15	Total Built-up Area in proposal.		
	(a)	Proposed Commercial Built-up Area (as per 'P-line')	0.000
	(b)	Proposed Residential Built-up Area (as per 'P-line')	17038.141
	(c)	Total (a+b)	17038.141
16	F.S.I. Consumed (15c/13d) (should not be more than serial No.14 above)		0.999
17	Balance Ancillary FSI		
18	Balance Built-up Area (13 c - 15 d)		14.659

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. TANK &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 17/08/2022 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. YASHODEEP BUILDCON

For YASHODEEP BUILDCON
Partner

SAURABH PURUSHOTTAM AGRAWAL
(NAME & SIGNATURE OF PARTNER)

Signature of Owner

AN.ARCH Architect & Planner

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

NAME OF THE OWNER & SIGNATURE

FOR, M/S. YASHODEEP BUILDCON

For YASHODEEP BUILDCON
Partner

SAURABH PURUSHOTTAM AGRAWAL
(NAME & SIGNATURE OF PARTNER)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON SURVEY No. 32/11 OF VILLAGE - KOYNAVELE,TALUKA - PANVEL, DISTRICT - RAIGAD.

ARCHITECT NAME & SIGN

AN.ARCH Architect & Planner

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

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
27-03-2023	VAIBHAV		AS SHOWN	N

DESIGN WITH
A DIFFERENCE

AN.ARCH
ARCHITECT & PLANNER
Office no 208,21, Raheja Arcade,
Sec-11,Plot no 63,CBD
Belapur-400614,
cntct no.022-27562410,
mail i.d-anarch.architect@gmail.com