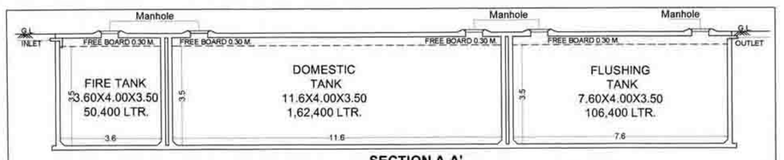
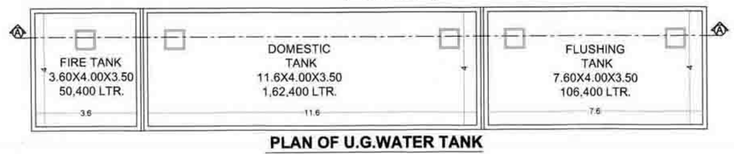


SECTION A-A'
(SCALE 1:100)



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

SEPTIC TANK REQUIRMENT																	
BLDG. NO.	DESCRIPTION (FLAT)	POPULATION PER UNIT	TOTAL POPULATION (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
1	239	5	1195	54	64530	135	161325	225855	64530	137126	228	180	41040	41040	242696	242.696	10.80X 5.90 X 3.50 CAP.-2,43,670
															TOTAL	242.696	243.670 LTRS

WATER CAPACITY CALCULATION										
BUILDING	WING	FLAT Nos.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 54 LTRS.		ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	FIRE FIGHTING	TOTAL LITRES (RES.) (A + B)
1	A	109	135 X 109 X 5	73575	54 X 109 X 5	29430	180 X 112	20160	50000	173165
	B	65	135 X 65 X 5	43875	54 X 65 X 5	17550	180 X 55	9900		71325
	C	65	135 X 65 X 5	43875	54 X 65 X 5	17550	180 X 65	11700	29250		73125
TOTAL		239		161325		64530		41760	106290	317615

PROPOSED U.G. WATER TANK		
DOMESTIC TANK	SIZE - 11.60 X 4.00 X 3.50	162400
FLUSHING TANK	SIZE - 7.60 X 4.00 X 3.50	106400
FIRE TANK	SIZE - 3.60 X 4.00 X 3.50	50400
TOTAL PROVIDED WATER CAPACITY		319200

PROPOSED O.H. WATER TANK									
BUILDING-1									
WING -A	(DOM. TANK)	3.10	X	5.00	X	1.50	=	23.250	CAPACITY - 23,250 LTRS
	(FLU. TANK)	3.10	X	5.50	X	1.50	=	25.575	CAPACITY - 25,575 LTRS
	(DOM. TANK)	3.10	X	3.00	X	1.50	=	13.950	CAPACITY - 13,950 LTRS
	(FIRE. TANK)	3.10	X	2.90	X	1.50	=	13.485	CAPACITY - 13,485 LTRS
TOTAL WING -A								76.260	76,260 LTRS
WING -B	(DOM. TANK)	3.10	X	5.00	X	1.50	=	23.250	CAPACITY - 23,250 LTRS
	(FLU. TANK)	3.10	X	3.10	X	1.50	=	14.415	CAPACITY - 14,415 LTRS
	(FIRE. TANK)	2.80	X	3.10	X	1.50	=	13.020	CAPACITY - 13,020 LTRS
TOTAL WING -B								50.685	50,685 LTRS
WING -C	(DOM. TANK)	5.00	X	3.10	X	1.50	=	23.250	CAPACITY - 23,250 LTRS
	(FLU. TANK)	3.10	X	3.10	X	1.50	=	14.415	CAPACITY - 14,415 LTRS
	(FIRE. TANK)	3.10	X	2.80	X	1.50	=	13.020	CAPACITY - 13,020 LTRS
TOTAL WING -C								50.685	50,685 LTRS
TOTAL WING(A+B+C)								177.630	1,77,630 LTRS

Additional Requirements In Case Of Housing Scheme As Per Modified Draft DCPR						
BLDG.NO.	Sr.No.	Scheme Renuirement	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.	29.26	Society Office 31.225	31.225	Society Office Provided at BLDG.NO.1 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	5.09	Servant Toi. 7.038	7.038	Sanitary Block Provided at BLDG.NO.1 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	16.629	Drivers Room 17.080	17.080	Drivers Room Provided at BLDG.NO.1 Ground Floor
		TOTAL	50.971	55.343	55.343	

BUILT UP AREA STATMENT	
FLOOR	BUILDING -1
GROUND	230.881
1ST	1361.450
2ND	1361.450
3RD	1361.450
4TH	1361.450
5TH	1361.450
6TH	1361.450
7TH	1361.450
8TH	1225.870
9TH	1361.450
10TH	1361.450
11TH	1361.450
TOTAL	15071.251

** Parking Requirements										
BLDG.NO.	Occupancy	Size Of Tenement	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	
1	i) Multifamily residential	(a) For every two tenements with each tenement having carpet area less than 30 Sq.m	11	0	2	0	11	139	173	
		(b) For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m	228	1	2	114	228			
TOTAL						114	239			
VISITOR'S PARKING 5%						6	12			
Multiplying Factor 0.8						96	211			
Composite Parking For Every 6 Scooter X 1 Car (114/6 =19 Car) (211 - 114 = 137 Scooter)						17	114			
TOTAL REQUIRED PARKING						113	137	139	173	

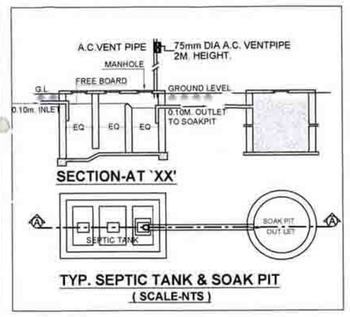
PROFORMA -I : AREA STATEMENT		
AREA STATEMENT		
Sr.No.	Particulars	Area (In Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered)	5719.579
	(a) As Per Ownership Document (7/12, CTS extract)	5840.000
	(b) As Per Measurement Sheet	5719.579
	(c) As Per Site	6157.579
2	Deductions for	
	(a) Area Under Exisiting Road	0.000
	(b) Proposed 24 & 36 M. 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)	5719.579
4	Amenity Space (if applicable)	
	(a) Required -	N.A.
	(b) Adjustment of 2(b), if any -	N.A.
	(c) Balance Proposed -	
5	Net Plot Area (3-4 (\c))	5719.579
6	Recreational Open Space (if applicable)	
	(a) Required -	571.958
	(b) Proposed -	574.642
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)	6291.537
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	3145.768
	(c) Total Proposed FSI on Payment of Premium (a + b)	3145.768
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	0.000
	(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 proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	9437.305
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	5662.383
	(c) Ancillary Area FSI Proposed on payment of charges.	0.000
	(d) Total entitlement (a-c)	15099.689
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]	1.60
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 'F-line')	15071.251
	(c) Total (a+b)	15071.251
16	F.S.I. Consumed (15/3) (should not be more than serial No.14 above)	2.635
17	Balance Ancillary FSI	
18	Balance Built up Area (13 c - 15 c)	28.438

STAMP OF APPROVAL | 01/08

पनवेल महानगरपालिका
मौजे- कोयनावेळे सेक्टर ----
येथील अंतिम भू.क्र./प.भू.क्र./सर्वे क्र.गट.नं.
भू.क्र.- 2010. मध्ये नियोजित सुधारित/
फेरबदल करणेस/याबाबत बांधकामाचे नकाशास या
कार्यालयाचे जा.क्र./पमपा/नरवि/ 9245.
मा.आ.क्र. 8941/2023 दिनांक 31/03/2023
मधील अटी, शर्तीस अधिन राहून नकाशास सशर्त रेखांने
दुरूस्त केल्यानुसार मंजूर.

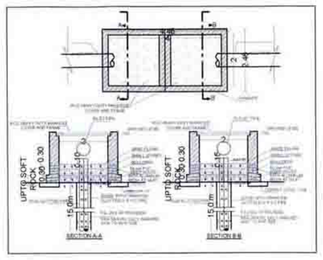
मा. आयुक्त यांच मंजूरी नुसार
उपसंचालक, नगररचना
पनवेल महानगरपालिका

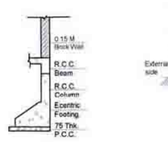
PANVEL MUNICIPAL CORP.



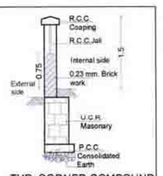
SECTION-AT 'XX'

TYP. SEPTIC TANK & SOAK PIT
(SCALE-NTS)

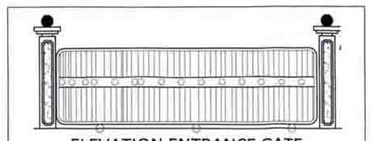




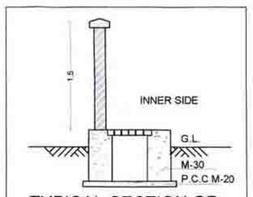
TYP. ECENTRIC FOOTING SECTION
SCALE : NTS



TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS

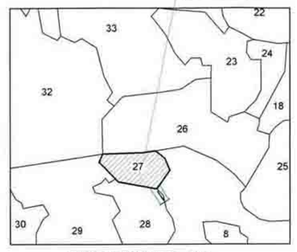


ELEVATION ENTRANCE GATE
SCALE :- (NTS)

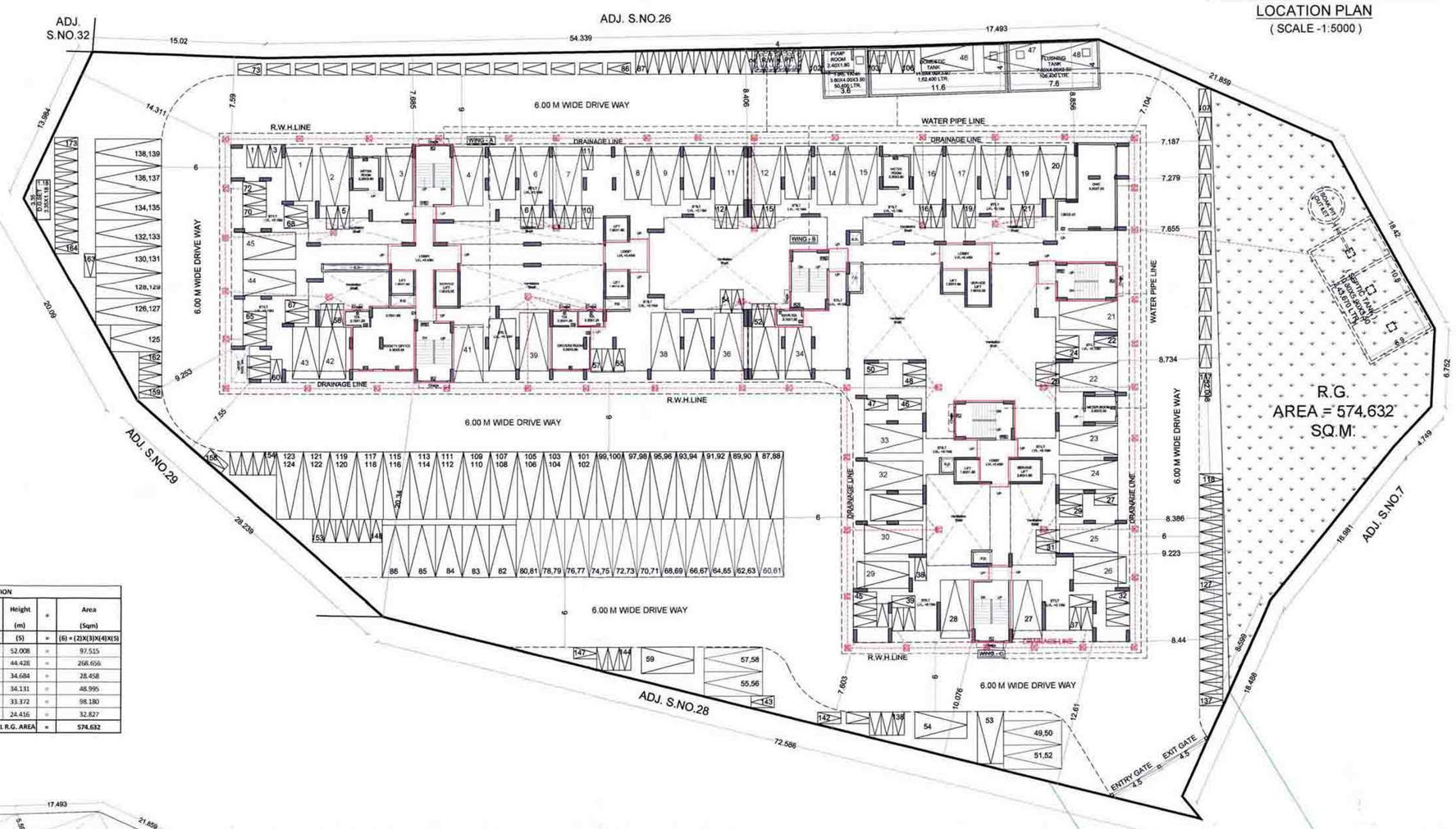


TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE : NTS

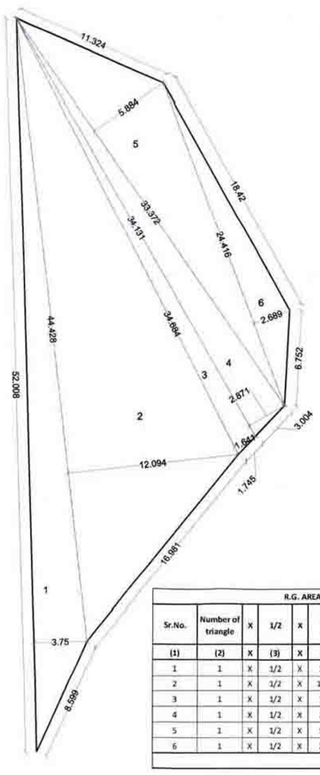
PROPOSED SITE UNDER REFERENCE



LOCATION PLAN
(SCALE -1:5000)

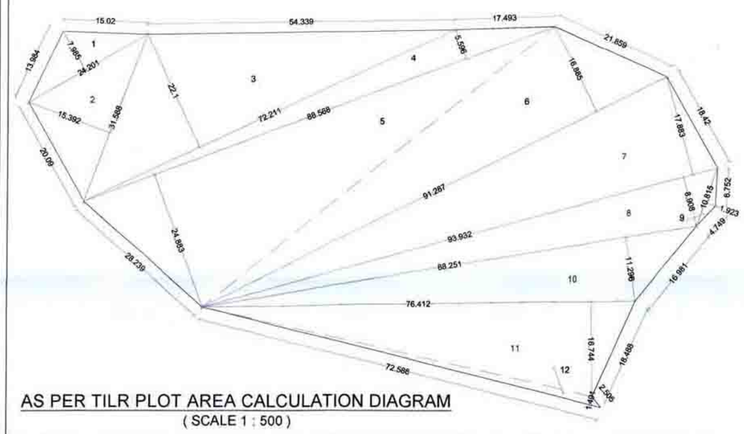


LAYOUT PLAN
SCALE 1 : 200



R.G. AREA CALCULATION									
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	3.750	X	52.008	=	97.515
2	1	X	1/2	X	12.094	X	44.428	=	268.656
3	1	X	1/2	X	1.641	X	34.684	=	28.458
4	1	X	1/2	X	2.871	X	34.131	=	48.995
5	1	X	1/2	X	5.884	X	33.372	=	98.180
6	1	X	1/2	X	2.689	X	24.416	=	32.827
TOTAL R.G. AREA								=	574.632

R.G. AREA DIAGRAM & CALCULATION
(SCALE 1:200)



AS PER TILR PLOT AREA CALCULATION DIAGRAM
(SCALE 1 : 500)

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	24.201	X	7.985	=	96.622
2	1	X	1/2	X	31.588	X	15.392	=	243.101
3	1	X	1/2	X	72.211	X	22.100	=	797.932
4	1	X	1/2	X	5.596	X	88.568	=	247.813
5	1	X	1/2	X	24.883	X	88.568	=	1101.919
6	1	X	1/2	X	91.287	X	16.885	=	770.690
7	1	X	1/2	X	93.932	X	17.883	=	839.893
8	1	X	1/2	X	93.932	X	8.908	=	418.373
9	1	X	1/2	X	1.923	X	10.815	=	10.399
10	1	X	1/2	X	88.251	X	11.296	=	498.442
11	1	X	1/2	X	76.412	X	16.744	=	639.721
12	1	X	1/2	X	72.586	X	1.491	=	54.113
TOTAL PLOT AREA AS PER TILR BOUNDARY								=	5719.018

* 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

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 18/11/2017 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.

Purushottam Agrawal
Signature of Owner

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

NAME OF THE OWNER & SIGNATURE

Purushottam Agrawal
(Name & Signature of Owner)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON SURVEY NO. 27 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
28-03-2023	Jayashri		AS SHOWN	N

DESIGN WITH A DIFFERENCE

AN.ARCH
ARCHITECT & PLANNER
Office no 204&21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614,
contct no.022-27562410,
mail i.d-anarch.architect@gmail.com