PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 6 AT VILLAGE - GHOT, TALUKA -PANVEL, DIST - RAIGAD.

SHEET NO. 01/04

STAMP OF APPROVAL

मंजूर करण्यात येत आहे / प्रस्तावित करण्यात येत आहे
मंजूर करण्यात आलेल्या इमारतीच्या / प्रस्तावित इमारतीच्या
दुरुस्ती/बदलासाठी मंजूर करण्यात आलेल्या / प्रस्तावित करण्यात आलेल्या
महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ / ४८ / ५१ / ५४ अन्वये
मंजूर करण्यात आलेल्या / सुधारीत करावयाचे मंजूर

आ. आयुक्त यांचे मंजूरी नुसार

सहायक संचालक नगररचना / नगररचना सहायक/प्रादेशिक
पनवेल महानगरपालिका

SITE UNDER REFERENCE

LOCATION PLAN
SCALE 1:1000

PLOT AREA DIAGRAM
SCALE 1:500

BLOCK PLAN
SCALE 1:500

GROUND FLOOR PLAN
SCALE 1:100

PROFORMA – I

	AREA STATEMENT	SQ.M.
1	AREA OF PLOT	
	(A)MINIMUM AREA OF A, B, C TO BE CONSIDERED	3920.00
	(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	3920.00
	(B) AS PER MEASUREMENT SHEET	3920.00
	(C) AS PER GTC	0.00
2	DEDUCTIONS FOR:	
	(A) PROPOSED D.P. / D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	0.00
	(B) ANY D.P. RESERVATION AREA	0.00
	TOTAL (A+B)	0.00
3	BALANCE AREA OF PLOT (1-2)	3920.00
4	AMENITY SPACE (IF APPLICABLE)	
	(A) REQUIRED -	0.00
	(B) ADJUSTMENT OF (2)(B) IF ANY	0.00
	(C) BALANCE PROPOSED -	0.00
5	NET PLOT AREA (3-4 (C))	3920.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	A) REQUIRED	0.00
	(B) PROPOSED	0.00
7	INTERNAL ROAD AREA	0.00
8	PLOTABLE AREA (IF APPLICABLE)	0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (OR NO GRADING FSI)	2922.00
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH - TOD ZONE	0.00
	(B) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11	IN-SITU FSI / TDR LOADING	
	A) IN-SITU AREA AGAINST D.P. ROAD (2.1 FSR NO 2 (A) IF ANY	0.00
	B) IN-SITU AREA AGAINST AMENITY SPACE (IF HANDED OVER)	0.00
	C) TDR OF (1.5 FSR NO 4 (B)/BID-RATE)	
	D) OTHERS AREA	0.00
	E) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	A) [5 + (10(B) + 11(E)) OR 12 WHICHEVER IS APPLICABLE]	3920.00
	(B) ANCILLARY AREA F.S.I UPTO 60% OR 80% WITH PAYMENT OF CHARGES	3392.00
	(C) TOTAL ENTITLEMENT (A+B)	6277.00
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) (9.1 R OR 1.4)	1.49
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B)	
	(A) EXISTING BUILT-UP AREA	0.00
	(B) PROPOSED BUILT UP AREA (AS PER P-LINE)	5481.37
	(C) TOTAL (A+B)	5481.37
16	F.S.I CONSUMED (15(1.5) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	1.87
17	AREA FOR INCLUDING HOUSING IF ANY	
	(A) REQUIRED (20% OF SR.NO.9)	0.00
	(B) PROPOSED	0.00
18	BALANCED AREA BUILT - UP AREA (15(C)-16(C))	795.63
19	NO. OF RESIDENTIAL UNIT	124.00
20	PARKING STATEMENT (FOR DETAILS REFER PARKING AREA STATEMENT)	---
21	TREES TO BE PLANTED	
	(A) TREES TO BE PLANTED AGAINST PLOT AREA (1SA) (10(C))	40.84
	(B) TREES TO BE PLANTED AGAINST TREES FELLED (NUMBER X 2)	0.00
	(C) TREES TO BE PLANTED AGAINST OPEN SPACE (4(B)/10(B) X 5)	0.00
	(D) NUMBER OF TREES PROPOSED TO BE PLANTED (19(A) + 19(B) + 19(C))	40.84

PLOT AREA CALCULATION AS PER TILR

SR. NO.	TRIANGLE NUMBER	NUMBER OF TRIANGLE	1/2	BASE (M)	HEIGHT (M)	AREA (SQM) (7) = (3)X(4)X(5) X(6)
1	2	3	4	5	6	7
BLOCK A PLOT UNDER REFERANCE						
1	1	1.00	1/2	31.840	8.460	134.683
2	2	1.00	1/2	51.650	31.960	826.563
3	3	1.00	1/2	39.260	17.000	333.710
4	4	1.00	1/2	53.270	24.300	647.231
5	5	1.00	1/2	51.850	17.690	458.613
6	6	1.00	1/2	39.510	13.970	275.977
7	7	1.00	1/2	39.510	14.480	286.250
8	8	1.00	1/2	17.750	7.240	64.255
9	9	1.00	1/2	25.760	28.240	363.731
10	10	1.00	1/2	25.760	23.970	308.734
11	11	1.00	1/2	14.620	24.130	176.390
12	12	1.00	1/2	14.620	5.850	42.764
					NET PLOT AREA (BLOCK A)	3920.901

BUILT-UP AREA STATEMENT

BUILT UP AREA SUMMERY

CONTENT	BUILDING-1 IN SQM	BUILDING-2 IN SQM	BUILDING-3 IN SQM
GROUND	267.688	291.564	320.705
FIRST	406.107	392.962	351.285
SECOND	406.107	392.962	351.285
THIRD	406.107	392.962	351.285
FOURTH	406.107	392.962	351.285
TOTAL	1892.116	1863.412	1725.845
NO. OF BUILDING	1.000	1.000	1.000
BUILT-UP AREA	1892.116	1863.412	1725.845
TOTAL BUILT-UP AREA			5481.373

PARKING AREA STATEMENT

SR. NO.	OCCUPANCY	PARKING PER UNIT	STANDARD REQUIRED PARKING							NUMBER OF UNITS/AREA	PARKING TYPE	
			CONGESTED		NON CONGESTED		NON CONGESTED					
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER			CAR	SCOOTER
1	2	3	4	5	6	7	8	9		10	12	13
3	BELOW 30 SQM	0.50	0.00	4.00	0.00	4.00	0.00	2.00		58	0	116.00
4	> 30 SQM & < 40 SQM	0.50	1.00	1.00	1.00	2.00	0.50	1.00		46	23	46.00
5	EQUAL TO > 40 SQM & < 60 SQM	0.50	1.00	4.00	1.00	5.00	0.50	2.50		20	10	50.00
6	EQUAL TO >=60SQM & <150 SQM	1.00	1.00	2.00	1.00	3.00	1.00	3.00		0	0	0.00
7	MORE THAN 150 SQM	1.00	2.00	2.00	2.00	3.00	2.00	3.00		0	0	0.00
									SUBTOTAL PARKING REQUIRED	33.00	212.00	
									VISITOR PARKING 5% OF ABOVE	2.00	11.00	
									TOTAL NO OF PARKING	35.00	223.00	
									MULTIPLYING FACTOR (0.8)	28.00	178.00	
									TOTAL NO. OF CAR PARKING REQUIRED	28	178	
									TOTAL PARKING PROVIDED	32	192	

TENEMENT AREA STATEMENT

BUILDING NUMBER	WING NUMBER	FLAT NUMBER	UNITS	CARPET AREA (SQM)	BALCONY AREA (SQM) ENCLOSED	BALCONY AREA (SQM) PROJECTED	TERRACE AREA (SQM)	BUILT UP AREA (SQM)
1	2	3	4	5	6	7	8	10
1		001, 004,005	3.00	34.765	0.000	0.000	0.000	38.365
		002, 003	2.00	34.765	0.000	0.000	0.000	38.065
		101,104,105,108, 201,204,205,208, 301,304,305,308 401,404,405,408	16.00	34.765	0.000	6.791	0.000	38.365
		102,103,106,107, 202,203,206,207, 302,303,306,307, 402,403,406,407	16.00	34.765	0.000	6.761	0.000	38.065
2		001, 003	2.00	47.845	0.000	0.000	0.000	52.090
		002	1.00	33.437	0.000	0.000	0.000	36.837
		003, 004	2.00	47.845	0.000	0.000	0.000	52.435
		101,103,104,106, 201,203,204,206, 301,303,304,306, 401,403,404,406	16.00	47.845	0.000	14.501	0.000	52.090
		102, 202, 302, 402,	4.00	33.438	0.000	0.000	0.000	36.837
		105, 205, 305, 405	4.00	34.765	0.000	0.000	0.000	38.151
3	A	001	1.00	20.715	0.000	0.000	0.000	23.265
		002	1.00	20.715	0.000	0.000	0.000	23.085
		003	1.00	22.435	0.000	0.000	0.000	24.925
		004	1.00	22.435	0.000	0.000	0.000	25.105
		005	1.00	20.715	0.000	0.000	0.000	23.610
		101, 105, 201, 205, 301, 305, 401, 405	8.00	20.715	0.000	0.000	0.000	23.265
		102, 105, 202, 205, 302, 305, 402, 405	8.00	20.715	0.000	0.000	0.000	23.085
		103, 104, 203, 204, 303, 304, 403, 404	8.00	22.435	0.000	0.000	0.000	24.925
	B	001	1.00	22.435	0.000	0.000	0.000	24.925
		002	1.00	20.715	0.000	0.000	0.000	23.085
		003	1.00	20.715	0.000	0.000	0.000	23.265
		004	1.00	20.715	0.000	0.000	0.000	23.610
		005	1.00	22.435	0.000	0.000	0.000	25.105
		101, 105, 201, 205, 301, 305, 401, 405	8.00	20.715	0.000	0.000	0.000	23.265
		102, 105, 202, 205, 302, 305, 402, 405	8.00	20.715	0.000	0.000	0.000	23.085
		103, 104, 203, 204, 303, 304, 403, 404	8.00	22.435	0.000	0.000	0.000	24.925
		TOTAL	124.00	735.99	0.00	28.05	0.00	----

OVERHEAD WATER TANK CAPACITY CALCULATION

USE	WATER REQUIRED (LITER)	OVERHEAD WATER TANK PROVISION		
		TANK SIZE (METER)	NO OF TANK	CAPACITY (LITER)
1	2	3	4	5
BUILDING -1 DOMESTIC	34965.00	4.30 X 2.45 X 1.80	1.00	18963.00
BUILDING -2 DOMESTIC	31005.00	4.30 X 2.45 X 1.80	1.00	18963.00
BUILDING -3 DOMESTIC	54810.00	4.30 X 2.45 X 1.80	2.00	37926.00
TOTAL	120780.00		4.00	75852.00

NOTE:
- OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT.
- i. SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD.

WATER STORAGE CAPACITY CALCULATION

BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER) ADDL. TOILET	WATER REQUIREMENT (IN LITER) POPULATION	WATER REQUIREMENT (IN LITER) TOTAL	UNDERGROUND WATER TANK PROVIDED TANK NUMBER	SIZE/ DIMENSION METER	CAPACITY LITER
1	2	3	4 = 2 X 5	5 = 3 X 180	6 = 4 X 189	7 = 5 + 6	8	9	10
1	37.00	0.00	185.00	0.00	34965.00	34965.00	1	4.30 X 4.20 X 2.00	36120.00
2	29.00	20.00	145.00	3600.00	27405.00	31005.00	1	3.75 X 4.20 X 2.00	31500.00
3	58.00	0.00	290.00	0.00	54810.00	54810.00	1	6.6 X 4.20 X 2.00	55440.00
TOTAL	124.00	20.00	620.00	3600.00	117180.00	120780.00	3		123060.00

NOTE:
- i. FOR RESIDENTIAL UNIT 5 PERSON PER TENEMENT.
- ii. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA
- iii. WATER REQUIREMENT FOR ADDITIONAL TOILET = 180 LITER PER TENEMENT
- iv. SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.

SEPTIC TANK REQUIREMENT

USE	NUMBER OF TENEMENT	ADDITIONAL TOILET	POPULATION	WATER REQUIREMENT FLUSHING LPCD	WATER REQUIREMENT FLUSHING ADDITIONAL LPCD	WATER REQUIREMENT DOMESTIC LPD	WATER REQUIREMENT TOTAL LPD	FLOW TO SEWER FLUSHING 100% LPD	FLOW TO SEWER DOMESTIC 85% LPD	FLOW TO SEWER TOTAL LPD	TOTAL FLOW TO SEPTIC TANK LPD	SEPTIC TANK PROVIDED SIZE METER	SEPTIC TANK PROVIDED CAPACITY LITER
1	2	3	4 = 2 X 5	5	6 = 4 X 9	7	8 = 3 X 7	9	10 = 4 X 9	11 = 6 + 8 + 10	12 = (6+8) X 100%	13 = 10 X 85%	14 = 12 + 13	15	16	17
BUILDING - 1 DOMESTIC	37.00	0.00	185.00	45.00	8325.00	36.00	0.00	90.00	16650.00	24975.00	8325.00	14152.50	22477.50	22477.50	5.30 X 2.20 X 2.00	23320.00
BUILDING - 2 DOMESTIC	29.00	20.00	145.00	45.00	6525.00	36.00	3600.00	90.00	13050.00	23175.00	10125.00	11092.50	21217.50	21217.50	4.90 X 2.20 X 2.00	21560.00
BUILDING - 3 DOMESTIC	58.00	0.00	290.00	45.00	13050.00	36.00	0.00	90.00	26100.00	39150.00	13050.00	22185.00	35235.00	35235.00	5.80 X 3.10 X 2.00	35960.00

NOTE:
- i. LPCD = LITER PER CAPITA PER DAY.
- ii. LPD = LITER PER DAY.
- iii. FOR SEPTIC TANK CAPACITY FLUSHING & DOMESTIC FLOW TO SEWER WILL BE 100% & 85% RESPECTIVELY.
- iv. SIZE OF SEPTIC TANK IS EXCLUDING FREEBOARD.

LEGENDS:

ITEM	SITE PLAN	BUILDING PLAN
PLOT LINES		
EXISTING STREET		
FUTURE STREET		
PEMB. BUILDING LINE		
MARGINAL OPEN SPACES	NO COLOUR	NO COLOUR
PROPOSED WORK		
DRAINAGE & SEWERAGE WORK		
WATER SUPPLY WORK		
R/W.H LINE		
S.W. DRAIN		
RECREATIONAL OPEN SPACES		
CAR PARKING		CP
TWO WHEELER PARKING		TW
CYCLE PARKING		CP

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE 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 RECORDS.

Mr. Balaram Babu Patil.
C/o M/s Unimax World, Castalbeca Building, 6A, Ground Floor, Plot No 46, Sector-11, CBD Belapur, Navi Mumbai- 400614.

AR. DEEPAK P. THAKARE
CA/92/14485
SIGNATURE OF LICENSED 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.

Mr. Balaram Babu Patil.
C/o M/S Unimax World, Castalbeca Building, 6A, Ground Floor, Plot No 46, Sector-11, CBD Belapur, Navi Mumbai- 400614.

ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR NAME AND SIGNATURE

AR. DEEPAK THAKARE CA/92/14485

NAME OF OWNER

Mr. Balaram Babu Patil.
C/o M/s Unimax World, Castalbeca Building, 6A, Ground Floor, Plot No 46, Sector-11, CBD Belapur, Navi Mumbai, 400614.

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING GUT NO. 6 AT VILLAGE - GHOT, TALUKA -PANVEL, DIST - RAIGAD.

PROPOSAL DRAWING FOR BUILDING PERMISSION

SCALE	DRAWN BY	CHECKED BY	DATE	
AS SHOWN	AR. KOMAL	-	30/12/2020	NORTH

GROUND FLOOR PLAN, AREA DIAGRAM & CALCULATIONS, BLOCK PLAN & LOCATION PLAN, PARKING STATEMENT, FLOORWISE AREA STATEMENT, TANK CALCULATION, PROFORMA

SIGNATURE, NAME OF LICENSED ARCHITECT — ADDRESS OF LICENSED ARCHITECT

AR. DEEPAK P. THAKARE
CA/92/14485

AR. DEEPAK P. THAKARE
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