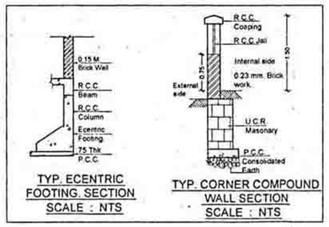
AREA STATEMENT (SQ.MT.)											
FLOORS	BU. AREA PER FLOOR (A)	PERMISSIBLE BALCONY AREA (B)	PROPOSED BALCONY AREA			TOTAL PROPOSED BALCONY AREA F = (C+D+E)	TOTAL EXCESS BALCONY AREA G = F - B	PERMISSIBLE TERRACE AREA (H)	PROPOSED TERRACE AREA (I)	TOTAL PROPOSED BU. AREA J = (A+G)
			ENCL. (C)	PARTLY ENCL. (D)	PROJECTED (E)					
(BUILDING NO. - 01)										
GROUND	26 928	4 039	0.000	0.000	0.000	0.000	0.000	0.000	0.000	26 928
1ST	303 710	45 557	44 870	0.000	0.000	44.870	0.000	60.742	36.620	303 710
2ND	303 710	45 557	44 870	0.000	0.000	44.870	0.000	60.742	23.106	303 710
3RD	303 710	45 557	44 870	0.000	0.000	44.870	0.000	60.742	36.620	303 710
4TH	303 710	45 557	44 870	0.000	0.000	44.870	0.000	60.742	23.106	303 710
5TH	303 710	45 557	44 870	0.000	0.000	44.870	0.000	60.742	36.620	303 710
6TH	303 710	45 557	44 870	0.000	0.000	44.870	0.000	60.742	23.106	303 710
7TH	303 710	45 557	44 870	0.000	0.000	44.870	0.000	60.742	36.620	303 710
TOTAL	2152.898	322 935	314.090	0.000	0.000	314.090	0.000	425.194	215.798	2152.898
(BUILDING NO. - 02)										
GROUND	40 753	6 113	0.000	0.000	0.000	0.000	0.000	0.000	0.000	40.753
1ST	456 023	68 403	59 863	0.000	9 680	69.543	1.140	91.205	46.064	457.163
2ND	456.023	68 403	59 863	0.000	9.680	69.543	1.140	91.205	33.224	457.163
3RD	456.023	68 403	59 863	0.000	9.680	69.543	1.140	91.205	46.064	457.163
4TH	456.023	68 403	59 863	0.000	9 680	69.543	1.140	91.205	33.224	457.163
5TH	456.023	68 403	59 863	0.000	9 680	69.543	1.140	91.205	46.064	457.163
6TH	456 023	68 403	59 863	0.000	9 680	69.543	1.140	91.205	33.224	457.163
7TH	385 918	57 888	44 975	0.000	9 680	54.605	0.000	77 184	46.064	385 918
TOTAL	3162.809	474.421	404.309	0.000	67.760	471.863	6.837	824.431	283.930	3169.645
TOTAL (BLDG. NO -1 ¥ 2)	8315.707	797.356	718.393	0.000	67.760	785.953	6.837	1049.625	499.728	5322.547

** Parking Requirements (As per Reg. No 16.1, Table No 07)												
Occupancy	One parking space for every	No of Tenements	Non compulsory			required parking			Total proposed parking		
			CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
			12.5	3	0.7	12.5	3	0.7	12.5	3	0.7
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
			2.5x5	1x3	0.6x1.4	2.5x5	1x3	0.6x1.4	2.5x5	1x3	0.6x1.4
Residential											
(Multiamily residential	04 tenements having B.U Area up to 50 Sq.m	121	0	5	5	0	164	164	0	165	165
TOTAL						0	164	164	0	165	165

WATER CAPACITY CALCULATION (U. G. WATER TANK RESIDENTIAL UNITS)								
BUILDING	FLAT Nos	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 54 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	TOTAL FIRE FIGHTING LTRS (C)	TOTAL LITRES (RES) (A + B)
3	56	135 X 56 X 5	37800	54 X 56 X 5	15120	180 X 56	30080	25200	0	63000
2	75	135 X 75 X 5	50625	54 X 75 X 5	20250	180 X 74	13320	33570	25000	109195
TOTAL	131		88425		35370		21400	58770	25000	172195
DOMESTIC TANK		SIZE-7.5X4.00X3.00	90.000							90000
FLUSHING TANK		SIZE-4.00X4.00X3.00	60.000							60000
FIRE FIGHTING TANK		SIZE-3.80X4.00X3.00	45.600							45600
TOTAL PROVIDED WATER CAPACITY										195600

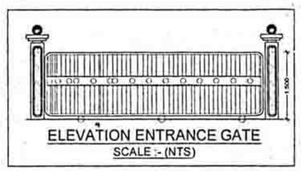
SEPTIC TANK REQUIRMENT													
BLDG No	DESCRIPTION	FLAT	POPULATION PERUNIT	TOTAL PIPELATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT (3+5+8)	% FLOW TO SEWER		TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED - WIP TANK CAPACITY
					FLUSHING (A)	DOMESTIC (B)				FLUSHING 100%	DOMESTIC 85%			
					LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	KLPD	KLPD
1	FLATS	56	5	280	54	15120	135	37800	52920	15120	32130	47250.00	47.250	TANK 9.00 X 4.50 X3.00 CAP.-1,13,400 LTRS
2	FLATS	75	5	375	54	20250	135	56625	76875	20250	43031.25	63281.25	63.281	
TOTAL													110.531	1,13,400 LTRS

PROPOSED O. H. WATER TANK			
BUILDING NO.-1			
WING	TYPE	SIZE (M.)	CAPACITY (LTRS.)
	DOMESTIC	2.60X1.60X2.00	8.320
	FLUSHING	2.60X2.10X2.00	13.000
	DOMESTIC	2.60X2.10X2.00	10.920
	FIRE FIGHTING	2.60X2.00X2.00	10.400
	TOTAL		42.640
BUILDING NO.- 2			
WING-A	DOMESTIC	2.60X1.60X2.00	8.320
	FLUSHING	2.60X2.10X2.00	13.000
	DOMESTIC	2.60X2.10X2.00	10.920
	FIRE FIGHTING	2.60X2.00X2.00	10.400
WING-B	DOMESTIC	2.60X1.50X2.00	7.800
	FLUSHING	2.35X2.60X2.00	12.220
	DOMESTIC	2.10X3.60X2.00	10.920
	FIRE FIGHTING	2.00X2.60X2.00	10.400
	TOTAL		83.980
TOTAL (BLDG. NO. 1 TO 2)			126.620
TOTAL PROPOSED TANK WATER TANK			
BLDG. NO. 1			42.640
BLDG. NO. 2			83.980
TOTAL PROPOSED O.H. WATER TANK			126.645

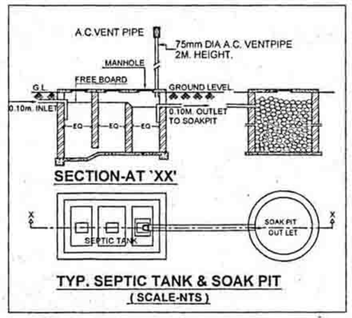


TYP. ECENTRIC FOOTING. SECTION
SCALE : NTS

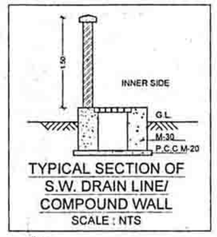
TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS



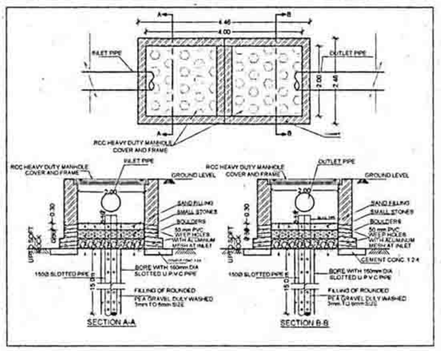
ELEVATION ENTRANCE GATE
SCALE :- (NTS)

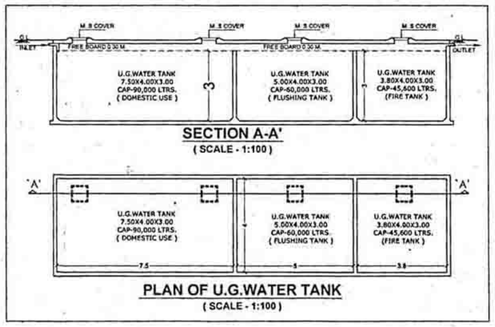


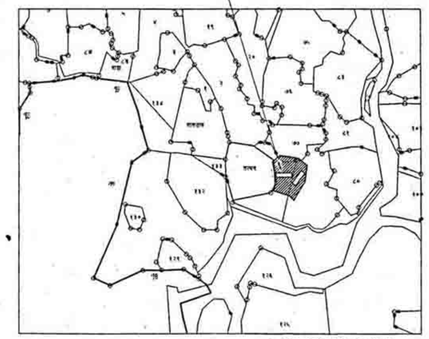
TYP. SEPTIC TANK & SOAK PIT
(SCALE-NTS)



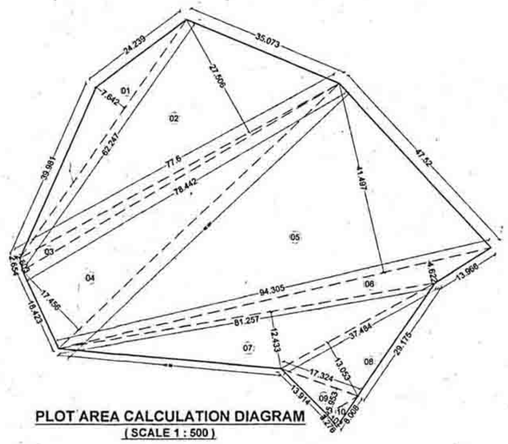
TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE : NTS





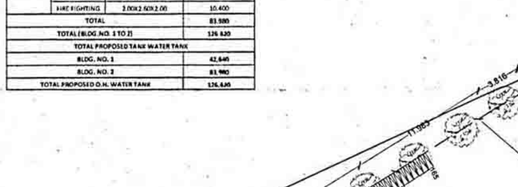


LOCATION PLAN
(SCALE -NTS)



PLOT AREA CALCULATION DIAGRAM
(SCALE 1 : 500)

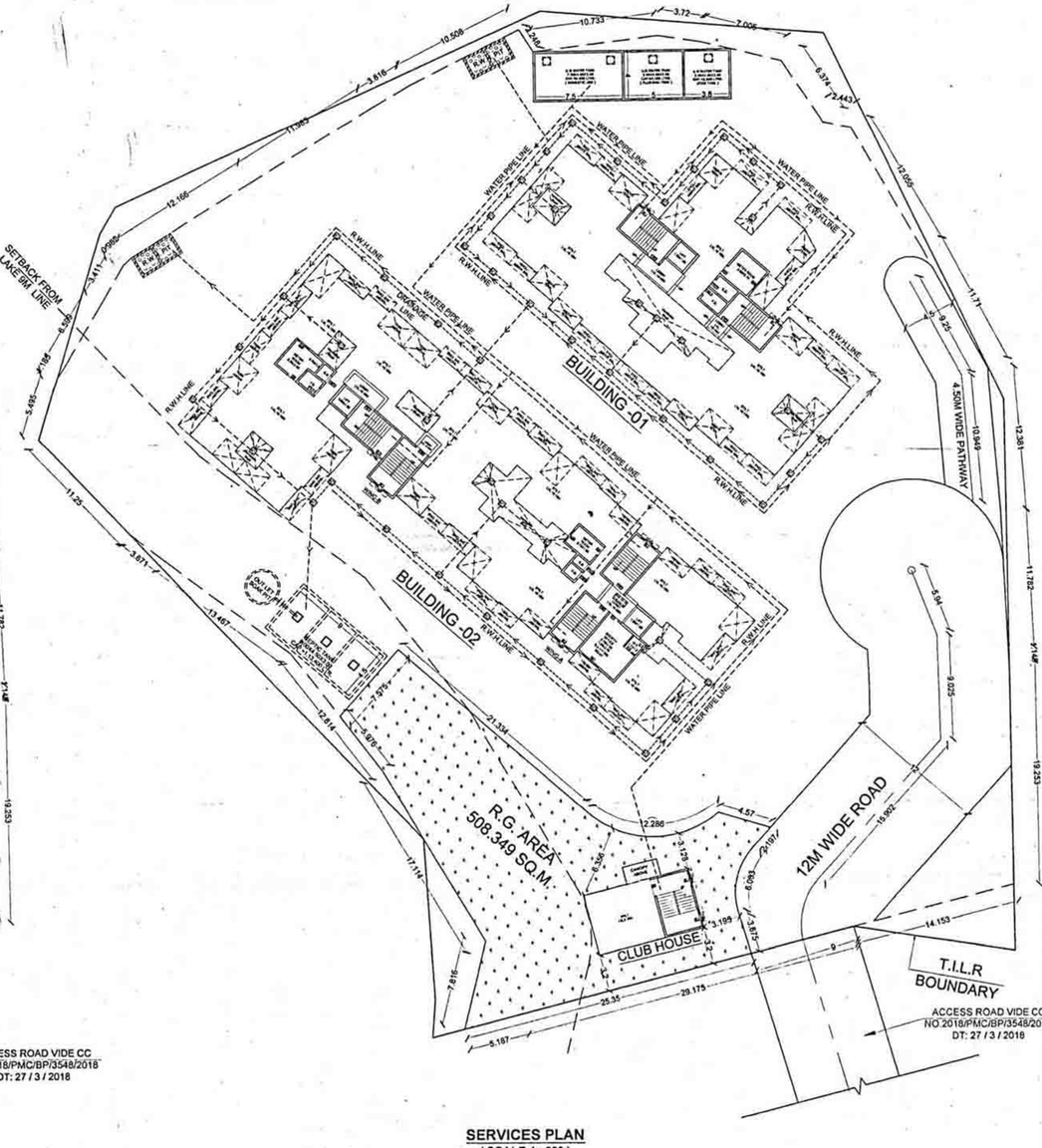
PLOT AREA CALCULATION (TILR BOUNDARY)								
Triangle Number	1/2	Base (m)		Height (m)	Number of triangle			Area (Sqm)
1	1/2	62.247	X	7.642	X	1	=	237.846
2	1/2	77.600	X	27.506	X	1	=	1067.233
3	1/2	78.442	X	2.503	X	1	=	98.170
4	1/2	17.456	X	82.357	X	1	=	718.899
5	1/2	94.305	X	41.497	X	1	=	1956.687
6	1/2	94.305	X	4.622	X	1	=	217.935
7	1/2	81.257	X	12.433	X	1	=	505.134
8	1/2	37.484	X	13.953	X	1	=	244.539
9	1/2	17.324	X	5.953	X	1	=	51.565
10	1/2	8.008	X	3.102	X	1	=	12.420
TOTAL PLOT AREA AS PER TILR							=	5110.533



R.G. AREA CALCULATION								
Triangle Number	1/2	Base (m)		Height (m)		Number of triangle		Area (Sqm)
1	1/2	22.639	X	7.138	X	1	=	80.799
2	1/2	22.639	X	9.955	X	1	=	34.581
3	1/2	17.708	X	12.624	X	1	=	112.152
4	1/2	21.514	X	6.893	X	1	=	67.389
5	1/2	22.735	X	11.524	X	1	=	130.999
6	AS PER POLYLINE						=	15.120
7	1/2	10.089	X	1.568	X	1	=	9.821
8	AS PER POLYLINE						=	18.148
9	1/2	3.617	X	8.430	X	1	=	15.246
10	1/2	4.570	X	3.733	X	1	=	8.542
TOTAL R.G. AREA =							=	506.349

PLOT AREA CALCULATION DIAGRAM
(SCALE 1 : 200)

LAYOUT PLAN
(SCALE 1 : 200)



SERVICES PLAN
(SCALE 1 : 200)

STAMP OF APPROVAL 1/6

या कार्यालयाचे पत्र/ पनवेल महानगरपालिका
पमपा/नरवि/ ४८१० दि. १२-१२-१९
मधील सर्व शर्तीचे अधिन राहून सदर रेखांने
दुरुस्त केल्यानुसार.....प्रसिद्धीकरण.....
करराजाठी नकाशे / सुधारीत नकाशे मंजूर

उप. आयुक्त यांचे मंजूरी नुसार

सहायक संचालक नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका PANVEL-RAIGAD

PROFORMA - I			
		AREA STATEMENT	Area in Sq.M.
	I	Area Of Plot (as per 7/12)	4930.000
	ii	Area Of Plot (as per TLR)	5110.453
[A]		Area Statement For Plot	
2	1	Area of Plot	4930.000
	a	Deductions For Proposed Road	0
	b	Area Under Exisiting road	0
	c	Area Under Reservations, If any	N.A.
		Total (a+b+c)	0.000
	3	Gross Plot Area (1 - 2)	4930.000
	4	RG / Open Space Required 10%	493.000
	5	RG / Open Space Proveded	508.349
	6	Net Area Of Plot (90% Of 3)	4437.000
	7	Permissible FSI	1.00
	8	Permissible Built up Area (6x7)	4437.000
	9	Permissible FSI (with payment of premium)	0.20
	10	Permissible Built up Area (8x9)	887.400
	11	Total permissible Built up Area (8+10)	5324.400
	12	Proposed Built Up Area	5322.647
	13	Balance Built Up Area (11-12)	1.853
	14	FSI Consumed (12/6)	1.200
	15	FSI Balanced (14-7)	0.200
	16	No Of Units Proposed	
		a. Commercial	0
		b. Residential	131
	17	No of Trees Proposed To be Planted	50
[B]		Balcony Area Statement *	Refer Table
[C]		TDR	NA
[D]		Parking Statement **	Refer Table
[E]		Loading / Unloading Spaced	NA

* 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

Location Plan
Layout Plan
Services Plan
Plot Area Calculation Diagram
Area Statement
Parking Statement
Tenement Area Statement
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 30/03/2017 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

MR VAIBHAV PURUSHOTTAM AGRAWAL
Signature of Owner

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

NAME OF THE OWNER & SIGNATURE

MR.VAIBHAV PURUSHOTTAM AGRAWAL

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON SURVEY. NO. 78/0 & 79/1 AT VILLAGE - TALOJE MAJKUR, TAL - PANVEL,DIST - RAIGAD.

ARCHITECT NAME & SIGN

AN.ARCH Architect & Planner
AR. NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
03-12-19	Rajeshree	Gharat	AS SHOWN	N

DESIGN WITH A DIFFERENCE

AN.ARCH
ARCHITECT & PLANNER
Office no 206,21, Raheja Arcade, Sec-11,Plot no 61,CBD Belapur-400614,
email id-anarch.architect@gmail.com