TTP REQUIRMENT

BLDG. NO.	DISCRIPTION (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)					ADDITIONAL TOILET	FLUSHING (A)		FLUSHING 100%			
				LPCD	LPD	LPCD	LPD	LPD	FLUSHING 100%	DOMESTIC 85%		LPCD	/PD	LPD	LPD	KLPD	KLPD
BLDG.NO.1 SHOP	10	3	30	45	1350	90	2700	4050	1350	2295	0	180	0	0	1645	3.645	
BLDG.NO.1 FLAT	168	5	540	45	24300	90	48600	72900	24300	41310	132	180	20160	20160	85770	85.770	[BLDG NO.-1 & 2] 10.00K 4.70 3.00 CAP.-1,4,000
BLDG.NO.2 SHOP	4	3	12	45	540	90	1080	1620	540	918	0	180	0	0	1458	1.458	
BLDG.NO.2 FLAT	79	5	395	45	17775	90	35550	53325	17775	30218	0	180	0	0	47995	47.995	
TOTAL																138.866	1,41,000 LTRS

UNDER GROUND WATER TANKCAPACITY CALCULATION (RESIDENTAL)

BUILDING NO.	FLAT Nos.	REQUIRED DOMESTIC 90 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 45 LTRS.		ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	FIRE FIGHTING	TOTAL LITRES (RES.) (A + B)
1	108	90 X 108 X 5	48600	45 X 108 X 5	24300	180 X 112	20160	44460	93060
2	79	90 X 79 X 5	35550	45 X 106 X 5	24300	180 X 00	0	24300	59850
TOTAL	187		84150		48600		20150	68760	152910

UNDER GROUND WATER TANK CAPACITY CALCULATION (COMMERCIAL)

BUILDING NO.	FLAT Nos.	REQUIRED DOMESTIC 90 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 45 LTRS.	ADDITIONAL TOILET 180 LTR. PER SIT	TOTAL FLUSHING LTRS. (B)	FIRE FIGHTING	TOTAL LITRES (RES.) (A + B)
1	10	90 X 10 X 3	2700	45 X 10 X 3	1350	180 X 00	0	4050
2	4	90 X 4 X 3	720	45 X 4 X 3	540	180 X 00	0	1260
TOTAL	14		3420		1890	0	1890	5310

PROPOSED U.G. WATER TANK

BUILDING NO.-1 & 2 (U.G.WATER TANK)

DOMESTIC TANK	SIZE - 7.50X4.00X3.00	90,000	90000
FLUSHING TANK	SIZE - 6.00X4.00X3.00	72,000	72000
FIRE TANK	SIZE - 8.40X4.00X3.00	100,800	100800
		TOTAL PROVIDED WATER CAPACITY BUILDING NO. - 1 & 2	262800

BUILT UP AREA STATEMENT

FLOOR	BUILDING NO.-1		BUILDING NO.-2	
	Commercial	Residential	Commercial	Residential
GROUND	256.187	91.344	81.875	53.078
1ST	0.000	581.038	0.000	355.035
2ND	0.000	581.038	0.000	308.105
3RD	0.000	581.038	0.000	308.105
4TH	0.000	581.038	0.000	308.105
5TH	0.000	581.038	0.000	308.105
6TH	0.000	581.038	0.000	308.105
7TH	0.000	502.793	0.000	224.133
8TH	0.000	581.038	0.000	308.105
9TH	0.000	581.038	0.000	308.105
10TH	0.000	581.038	0.000	308.105
TOTAL	256.187	5804.479	81.875	3003.656
	6058.666		3087.531	
GRAND TOTAL	9726.197			

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

BLDG.NO.	Sr.No.	Scheme Renalement	Req. Area	Proposed Area	Area Counted in FSI	Location
1	1	Fitness center, Creche,Society Office, Letter Box Room, a community area of about 30sq.m.in scheme having minimum 100 flats and there after additional 20 sq.m. Area for every 300 flats.	21.75	Society Office	21.868	21.868	Society Office Provided at BLDG.NO.1 Ground Floor
	2	Sanitary Block for servants having maximum area of 3.00 sq.m. in scheme having minimum 100 flats and thereafter additional 3.00 q.m. Area for every 20 flats	4.31	Servant Toi.	4.865	4.865	Sanitary Block Provided at BLDG.NO.1 Ground Floor
	3	Drivers Room of size 12 sq.m. With attached toilet in schemes having minimum 100 flats and therafter additional 10 sq.m area for every 100 flats	14.897	Drivers Room	15.135	15.135	Drivers Room Provided at BLDG.NO.1 Ground Floor
TOTAL			44.9963		41.868	41.868	

** Parking Requirements

Occupancy	One parking space for every	No of Tenements	Non compound required		Compound parking		Total proposed parking	
			UNI	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
			13.3	3	13.5	3	13.5	3
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
			13x5	3x2	13x5	3x2	13x5	3x2
Commercial	100 sq. m. built up area in fraction thereof	296.063	2	6	6	18		
Residential	(a) For every two tenements with each tenement having carpet area less than 40 Sq.m. but not more than 50 sq.m.	185	0	0	0	370	61	64
	(b) For every two tenements with each tenement having carpet area more than 40 Sq.m. but not more than 80 Sq.m.	40	1	2	26	49		
	(c) For two tenements with each tenement having carpet area equal to or above 80 Sq.m. but less than 150 Sq.m.	2	1	0	1	5		
	TOTAL					22	242	
	VISITOR'S PARKING 5%					1	12	
	Marketing Retail 5%					22	242	
	Compact to Parking For Every 6 Scooter X 1 Car (UNIT) = 06					18	216	
	TOTAL REQUIRED PARKING					61	61	64

EWS / LIG UNIT CALCULATION

REQUIREMENT AS PER UDCPR Reg.No. 7.7.3 For EWS /LIG HOUSING	REQUIRED NO. OF UNITS	NO OF UNITS PROVIDED	PROVIDED %
40% UNITS LESS THAN 30.00 SQ.MT. CARPET	74.8	125	66.84%
60% UNITS LESS THAN 50.00 SQ.MT. CARPET	112.2	62	33.16%
TOTAL	187	187	

PROPOSED O.H. WATER TANK

BUILDING NO.-1

(DOM. TANK)	3.10	X 2.70	X	1.60	=	13.392	CAPACITY - 13,392 LTRS
(FLU. TANK)	3.10	X 4.05	X	1.60	=	20.064	CAPACITY - 21,064 LTRS
(DOM. TANK)	3.10	X 2.70	X	1.00	=	13.392	CAPACITY - 13,392 LTRS
(FIRE. TANK)	3.10	X 2.05	X	1.60	=	12.648	CAPACITY - 12,648 LTRS
TOTAL O.H. WATER TANKS CAPCITY BLDG.NO.-1						62.496	62,496 LTRS

BUILDING NO.-2

(DOM. TANK)	3.30	X 2.00	X	1.60	=	9.920	CAPACITY - 9,920 LTRS
(FLU. TANK)	3.30	X 2.40	X	1.60	=	12.890	CAPACITY - 12,896 LTRS
(DOM. TANK)	3.30	X 2.05	X	1.60	=	10.168	CAPACITY - 10,168 LTRS
(FIRE. TANK)	3.30	X 2.55	X	1.60	=	12.648	CAPACITY - 12,648 LTRS
TOTAL O.H. WATER TANK CAPCITY BLDG.NO.-2						45.652	45,652 LTRS
TOTAL O.H. WATER TANK CAPCITY BLDG.NO.-1 & 2						108.128	1,08,128 LTRS

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

STAMP OF APPROVAL 01/07

पनवेल महानगरपालिका
मौजे. नावडे तर्फे पनवेल
पेठेचा अंतिम भू.क्र./भू.मापन/नकाशे क्र./टा.क्र./
भू.क्र./ 556/18 या जमिनीच्या मिळकत/
बेलापूर कार्यालय/कळंबोली पंचायत समिती या
कार्यालयाचे पत्र क्र./जावक/एफ/ 2422 दि. 18.05.
2022 दिनांक 23/05/2022
पनवेल महापालिका, तसेच अधिन राहून पंचायतीने शासन रेषांने
दुरुस्त केलेप्रमाणे मंजूर.

मा. आयुक्त यांचे मंजूरी प्रमाणे

सहायक संचालक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका
APPROVED

AREA STATEMENT

Sr.No.	Particulars	Area (in Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered) :	6060.000
	(a) As Per Ownership Document (7/12, CTS extract)	6060.000
	(b) As Per Assessment Sheet	6197.450
	(c) As Per site	6101.000
2	Deductions for	
	(a) Road widening area	0.000
	(b) Existing Road Area	0.000
	(c) Any D.I. Reservation Area	N.A.
	(Total sub.)	0.000
3	Balance area of plot (1-2)	6060.000
4	Amenity Space (if applicable)	
	(a) Required :-	N.A.
	(b) Adjustment of 20%, if any -	N.A.
	(c) Balance Proposed :-	N.A.
5	Net Plot Area (3-4 (c))	6060.000
6	Recreational Open Space (if applicable)	
	(a) Required :-	606.000
	(b) Proposed :-	607.513
7	Internal Road Area	N.A.
8	Potable Are. (if applicable)	N.A.
9	Built-up area with reference to Basic F.S.I. As per front road width (Sr.No.7.7.2 basic FSI 1.0)	6060.000
10	Addition Of BI On Payment Of Premium	
	(a) Maximum permissible premium FSI - basedon road width / TOD Zone.	N.A.
	(b) Proposed FSI on payment of premium.	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 at 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 proposal	
	(a) [9 + 10 (i) + (ii)] or 12 whichever is applicable.	6060.000
	(b) i) Ancillary Area FSI upto 30% On Area Use For Commercial Purpose (556.479 X 30%)	166.943
	ii) Ancillary Area FSI upto 30% On Area Use For Residential Purpose (5095.521 X 60%)	3057.313
	iii) Total Ancillary Area FSI With Payment Of Premium 13b (i + ii)	3030.896
	(c) Total entitlement (a+b)	9739.896
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 as it is applicable)	1.60
15	Total Built-up Area in proposal (including area at Sr.No.17b)	
	(a) Proposed Commercial Built-up Area (as per 'F-line')	290.063
	(b) Proposed Residential Built-up Area (as per 'F-line')	9437.135
	(c) Total (a+b)	9726.197
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.000
17	Balance Ancillary FSI	
18	Balance Built-up Area (13 c - 15 c)	2.699

CERTIFICATE OF AREA

Certified that the open plot without boundaries,under reference was surveyed on 05/10/2021 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. H.B. REALTY.

HIREN SANGHAVI
(NAME & SIGNATURE OF PARTNER)

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

NAME OF THE OWNER & SIGNATURE

FOR, M/S. H.B. REALTY.

HIREN SANGHAVI
(NAME & SIGNATURE OF PARTNER)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON SURVEY NO. 116/2B OF VILLAGE - TALOJE MAJKUR, TALUKA - PANVEL, DISTRICT - RAIGAD.

ARCHITECT NAME & SIGN

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

DATE	DRAWN. BY	CHKD. BY	SCALE	NORTH
31-03-2022	Jayashri		AS SHOWN	N

AN.ARCH
ARCHITECT & PLANNER
Office no-2/A/21, Haribaug Arcade, No-11/Plot no-51 CIDCO Belapur-400614.
cntct no-9152796389,
mail i.d-anarch.architect@gmail.com

DESIGN WITH A DIFFERENCE

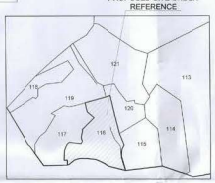
R.G. AREA CANCULATION

Sr. No.	Number of triangle	X	1/2	X	Base (m)	X	Height (m)	=	Area (Sqm)
1	1	X	1/2	X	20.345	X	8.719	=	85.304
2	1	X	1/2	X	39.253	X	5.336	=	105.507
3	1	X			AS PER FOOLING			=	153.424
4	1	X	1/2	X	54.068	X	2.825	=	77.229
5	1	X	1/2	X	30.972	X	2.753	=	53.053
6	1	X			AS PER FOOLING			=	51.620
7	1	X	1/2	X	16.704	X	1.944	=	16.795
8	1	X	1/2	X	16.704	X	4.103	=	34.268
9	1	X			AS PER FOOLING			=	2.047
10	1	X	1/2	X	16.334	X	5.956	=	48.552
11	1	X			AS PER FOOLING			=	15.396
							TOTAL R.G. AREA	=	607.513

PLOT AREA CALCULATION (TILE BOUNDARY)

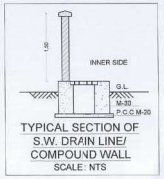
Sr.No.	Number of triangle	X	1/2	X	Base (m)	X	Height (m)	=	Area (Sqm)
(1)	(2)	X	(3)	X	(4)	X	(5)	=	(6) = (2)X(3)X(4)X(5)
1	1	X	1/2	X	111.091	X	12.108	=	673.878
2	1	X	1/2	X	111.091	X	13.487	=	900.233
3	1	X	1/2	X	134.363	X	4.767	=	272.584
4	1	X	1/2	X	134.363	X	23.922	=	1710.985
5	1	X	1/2	X	83.101	X	13.541	=	562.035
6	1	X	1/2	X	83.101	X	24.201	=	1008.057
7	1	X	1/2	X	60.134	X	27.212	=	818.183
8	1	X	1/2	X	15.341	X	1.786	=	52.813
9	1	X	1/2	X	41.231	X	7.086	=	146.081
							TOTAL PLOT AREA AS PER TILE BOUNDARY	=	6107.450

R.G.- 2 AREA DIAGRAM
(SCALE 1 : 200)

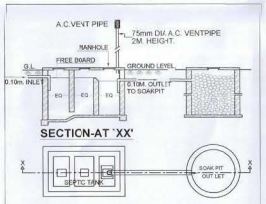


LOCATIONPLAN
(SCALE 1 : 5000)

PROPOSED SITE UNDER REFERENCE

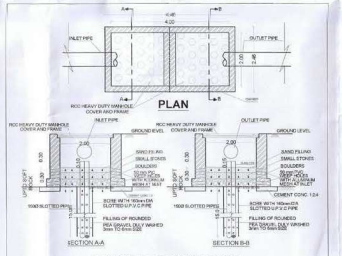


TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE: NTS

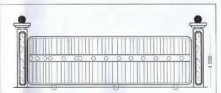


SECTION-AT 'XX'

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



DETAILS OF RECHAGE PIT
(SCALE - N.T.S)

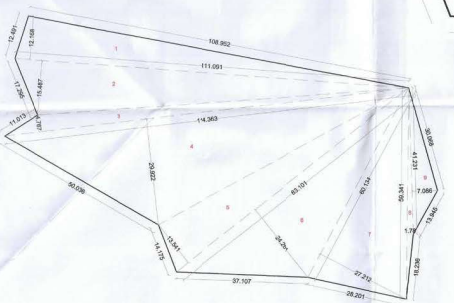


ELEVATION ENTRANCE GATE
SCALE :- (NTS)

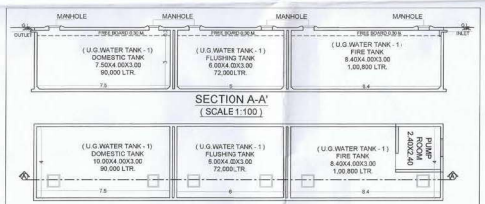
Sr. No.	Item	Colouring on Plan
1	Plot Line	Thick Black
2	Existing Street	Green
3	Proposed Work	Red
4	Drainage & Sewerage Work	Red Dotted
5	Residential open space	Green Wash
6	RWH Line	Blue Dotted
7	Water Supply Work	Black Dotted Thin

*LEGENDS

LAYOUT PLAN
(SCALE 1 : 200)



AS PER TI.R PLOT AREA CALCULATION DIAGRAM
(SCALE I : 500)



SECTION A-A'
(SCALE 1:100)

PLAN OF U.G.WATER TANK-1
(SCALE 1 : 00)

TYP. ECENTRIC FOOTING. SECTION
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS