

का कार्यालयचे पत्र प्रमाणित होय  
 पत्रावरि/शु.प्र.२३८ दि.२३/०६/२०२०  
 मधील सर्व शर्ती आणि तरतुदी पालन करणे  
 दुकान क्षेत्रात/शु.प्र.२३८ दि.२३/०६/२०२०  
 कार्यालयीन नकाशा / सुधारित नकाशा मंजूर



\* LEGENDS  
 Sr. No. Item Site Plan on Ammonia Print  
 1 Pin Line Thick Black  
 2 Existing Street Green  
 3 Permissible building lines Thick Dotted Black  
 4 Proposed Work Red Solid Line  
 5 Drainage & Sewerage Work Red Dotted  
 6 Water Supply Work Black Dotted Thin

CONTENTS OF SHEET  
 Location Plan  
 Layout Plan  
 Services Plan  
 Parking Layout Plan  
 Plot Area Calculation Diagram  
 Area Statement  
 Parking 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 plot under reference was surveyed by me on 02/Mar/2021 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.

Signature  
 (Name of Architect/ Licensed Engineer/ Supervisor)  
**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.

Owner (s) name and signature  
 NAME OF THE OWNER & SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY  
 PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDINGS ON GUT NO. 112 (111)/(14)/5, AT VILLAGE - TALUJE MAJUR, TAL - PARVEL, DIST - RAIGAD, MAHARASHTRA.  
 ARCHITECT NAME & SIGN

NEHA JAIN  
 REG NO: CA/2008/43603  
 DATE 09-06-2021  
 DRAWN BY Rajeshree  
 CHKD. BY Gharat  
 SCALE 1:100  
 NORTH BY [Symbol]

AN.ARCH  
 ARCHITECTS & PLANNERS  
 Office no 20&21 - Rahaia Arcade, Sec-11, Plot no 61, CBD Kolapur-400614, Dist - Raigad, Maharashtra.  
 mail id - an.architects@gmail.com

\* AREA STATEMENT \*

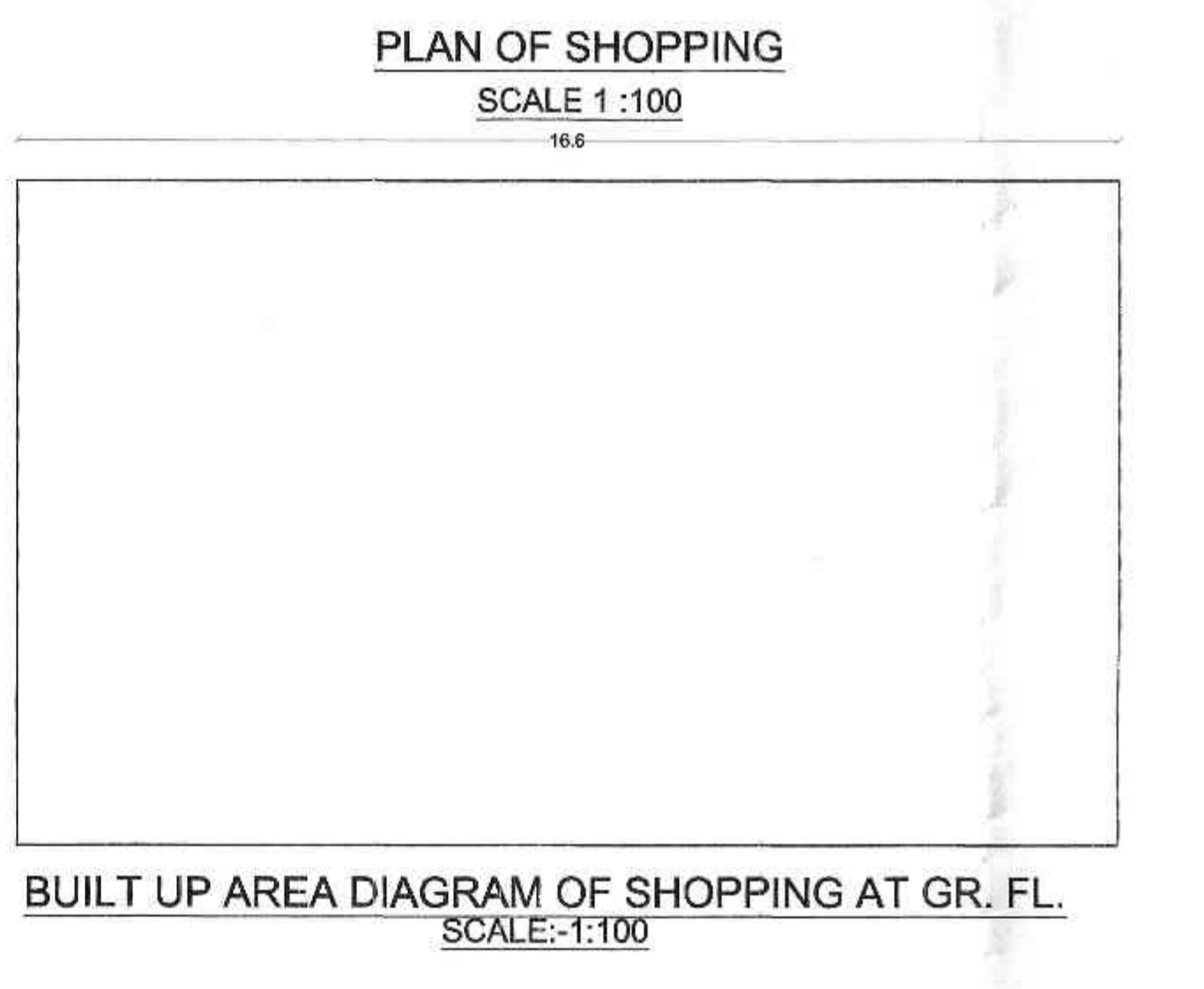
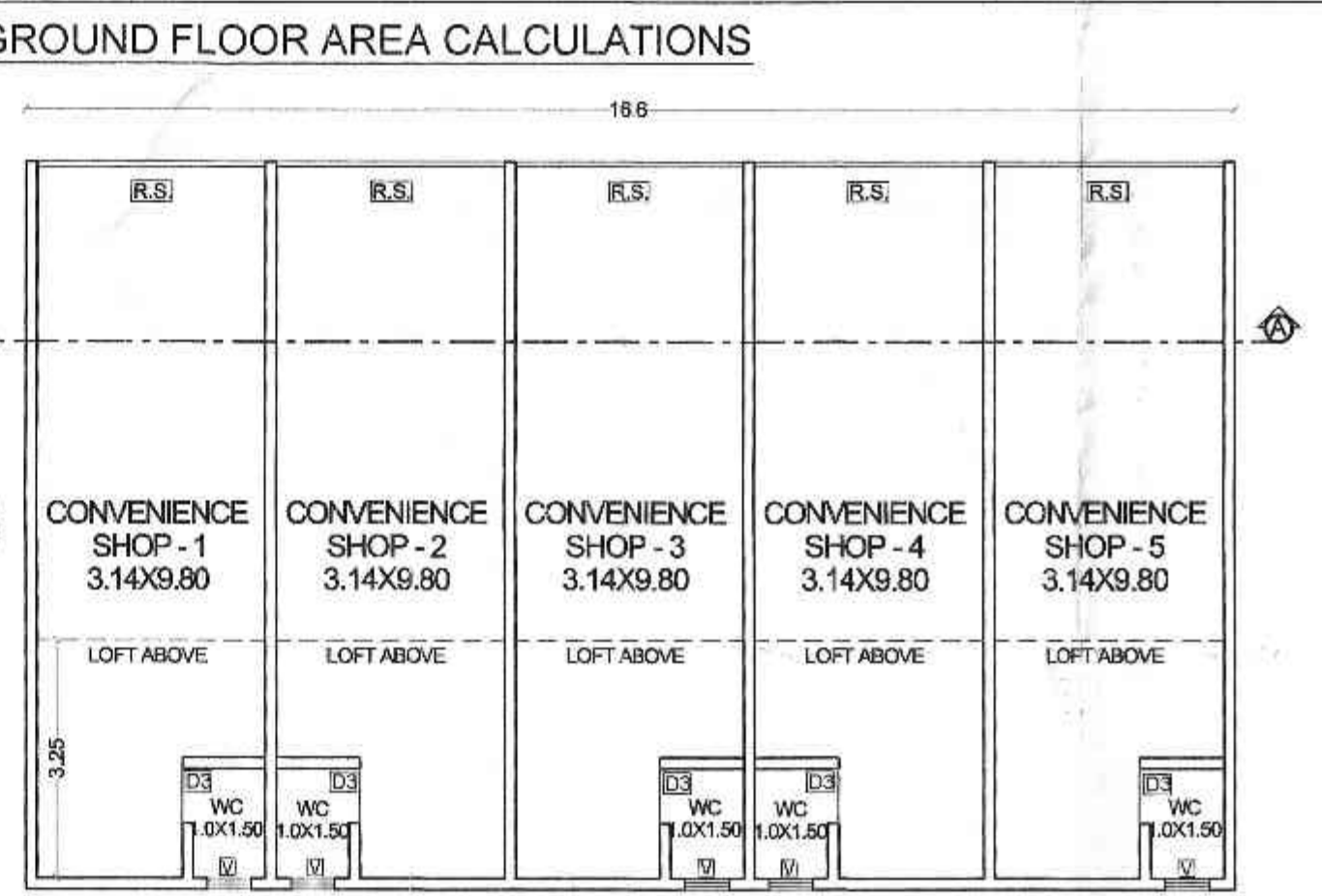
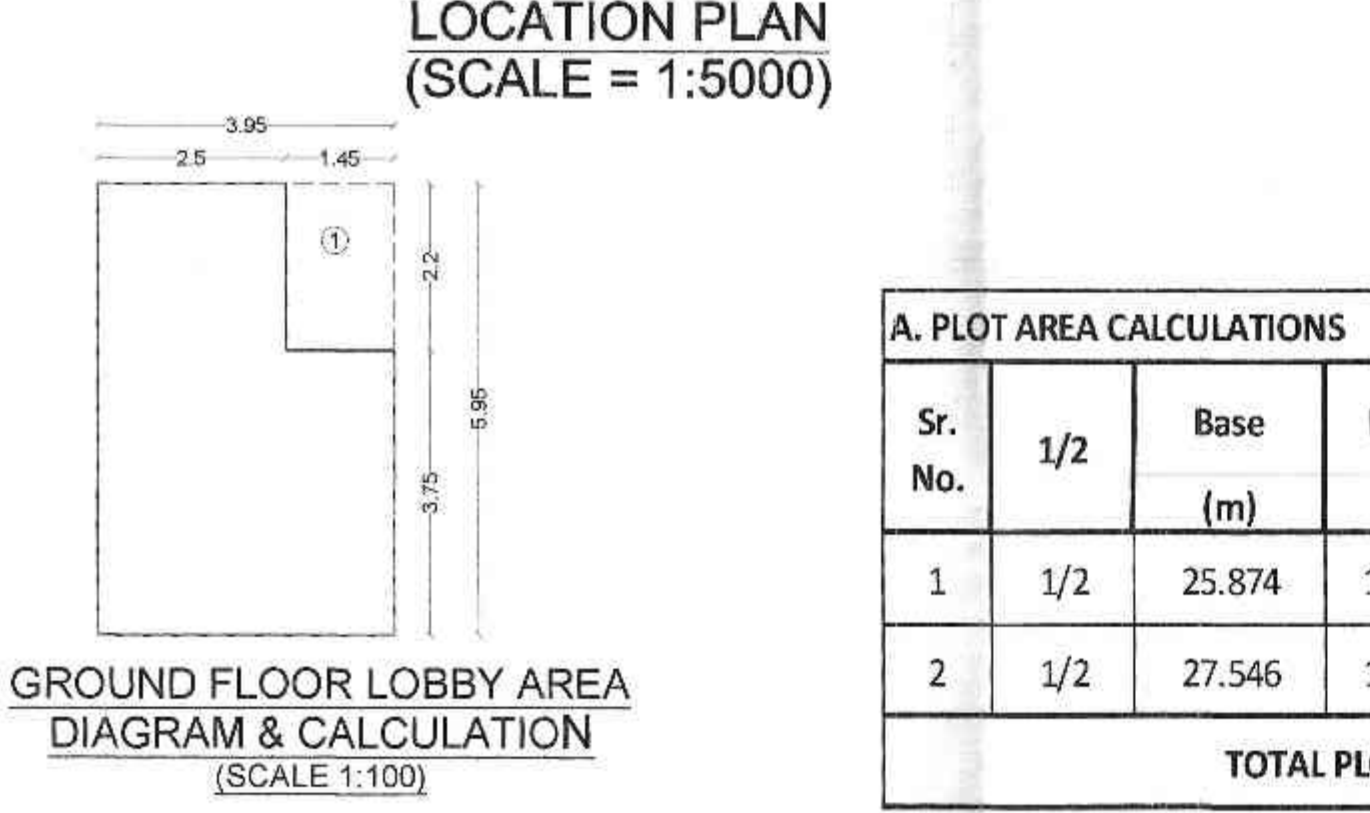
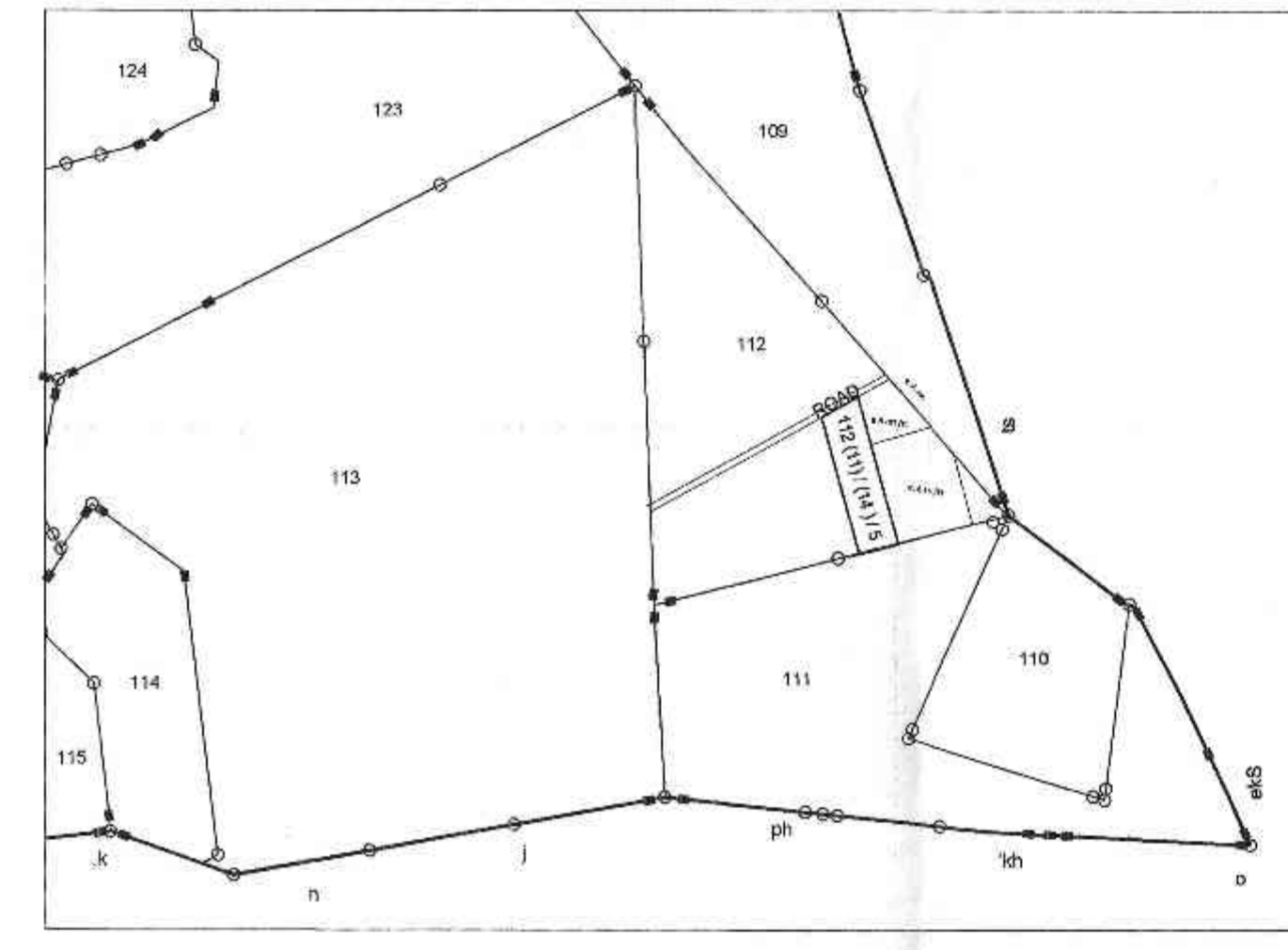
FLOOR	B.U AREA
GROUND	56.33
SHOP (GROUND FL.)	165.130
3ST	837.620
2ND	837.620
3RD	837.620
4TH	837.620
5TH	837.620
6TH	837.620
7TH	837.620
<b>TOTAL AREA</b>	<b>5564.84</b>
<b>SOCIETY OFFICE</b>	<b>21.775</b>
<b>DRIVER ROOM</b>	<b>32.443</b>
<b>SERVANT TOILET</b>	<b>3.408</b>
<b>MULTI PURPOSE HALL</b>	<b>31.403</b>
<b>TOTAL</b>	<b>6013.891</b>

PROFORMA - II AREA STATEMENT

Sr. No.	DESCRIPTION	Area (Sq. Mtr)
1	Area of Plot	3360.00
2	Area of Road (As per approved plan)	3360.00
3	Area of Road (As per approved plan)	3360.00
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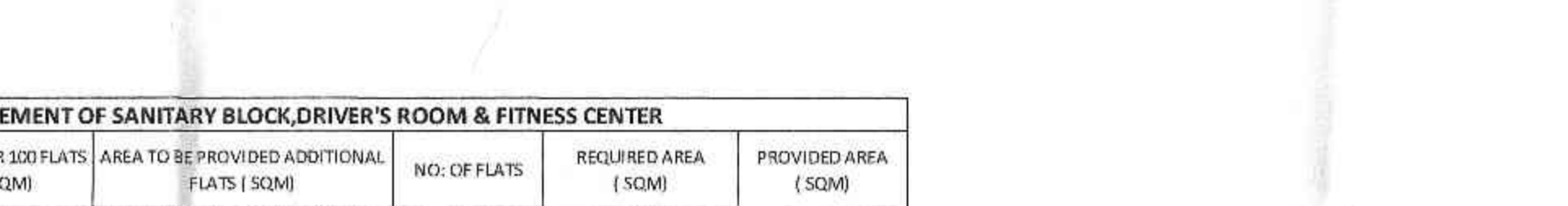
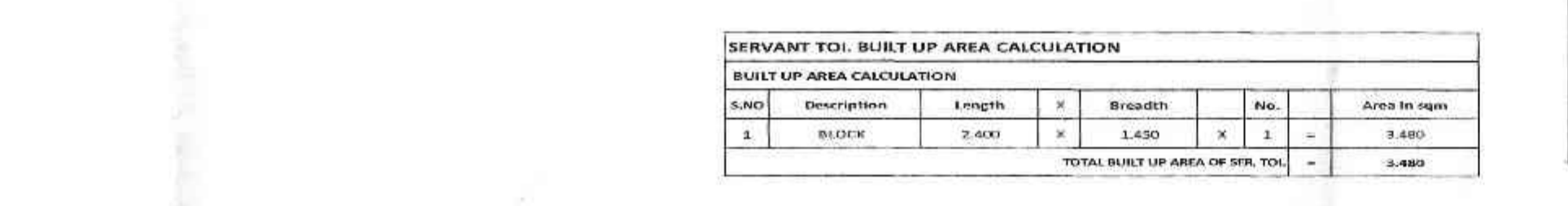
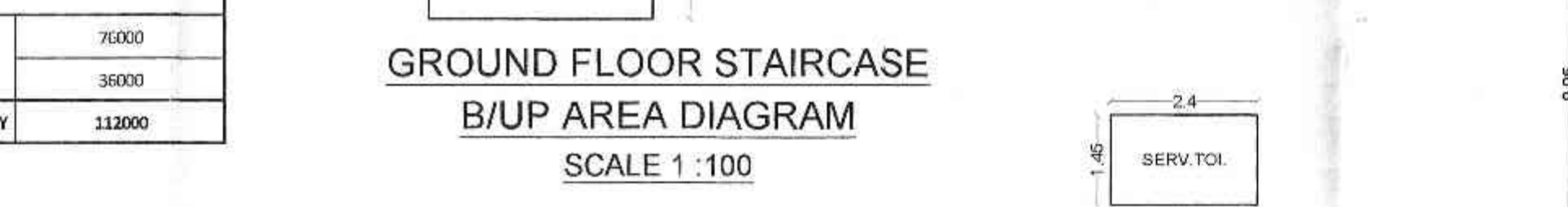
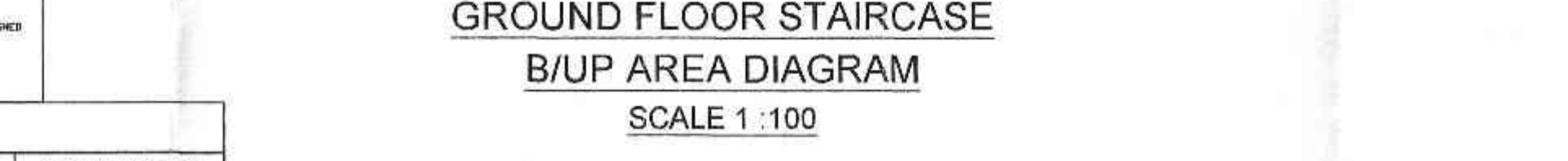
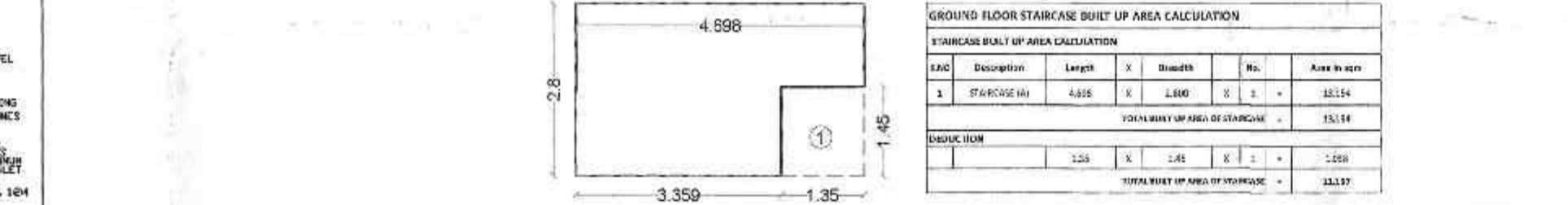
A. PLOT AREA CALCULATIONS

Sr. No.	1/2	Base (m)	Height (m)	Area (Sqm)
1	1/2	25.874	111.080	1437.042
2	1/2	27.546	111.080	1529.905
<b>TOTAL PLOT AREA</b>				<b>2966.947</b>



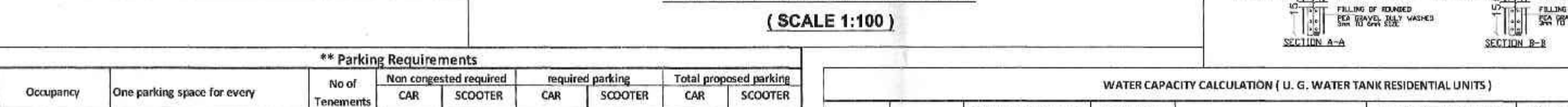
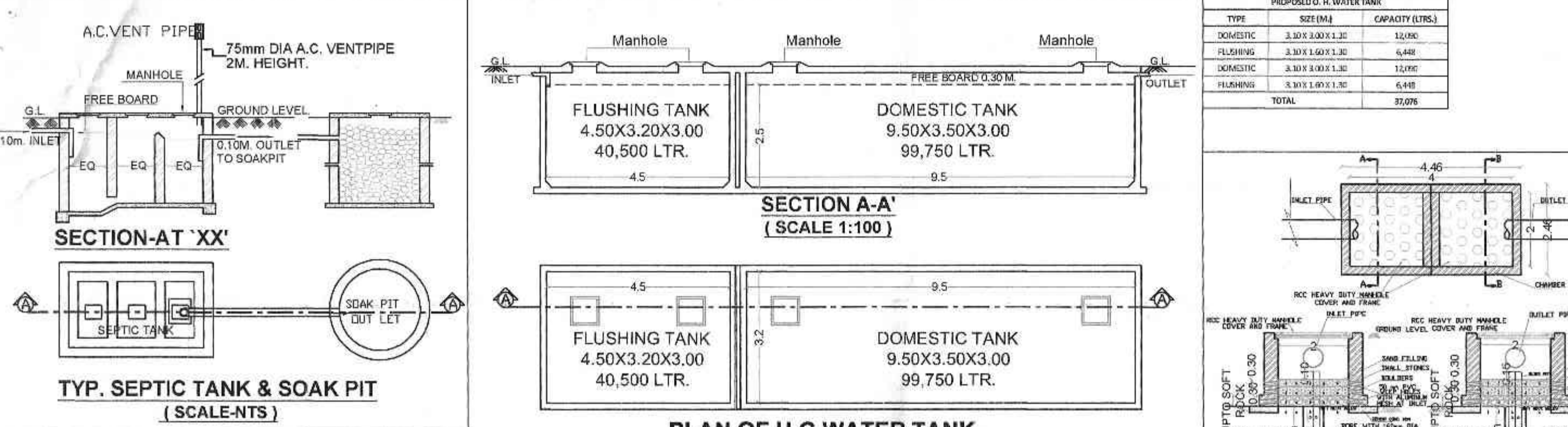
SEPTIC TANK REQUIREMENT

BLDG. NO.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT		GROSS WATER REQUIREMENT		S.F. TO SEWER		TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED CAPACITY
				(LPH)	(LPH)	(LPH)	(LPH)	(LPH)	(LPH)			
1	SHOP (12)	3	36	54	162	135	405	567	162	344.25	506	837.62
<b>TOTAL</b>				<b>54</b>	<b>162</b>	<b>135</b>	<b>405</b>	<b>567</b>	<b>162</b>	<b>344.25</b>	<b>506</b>	<b>837.62</b>



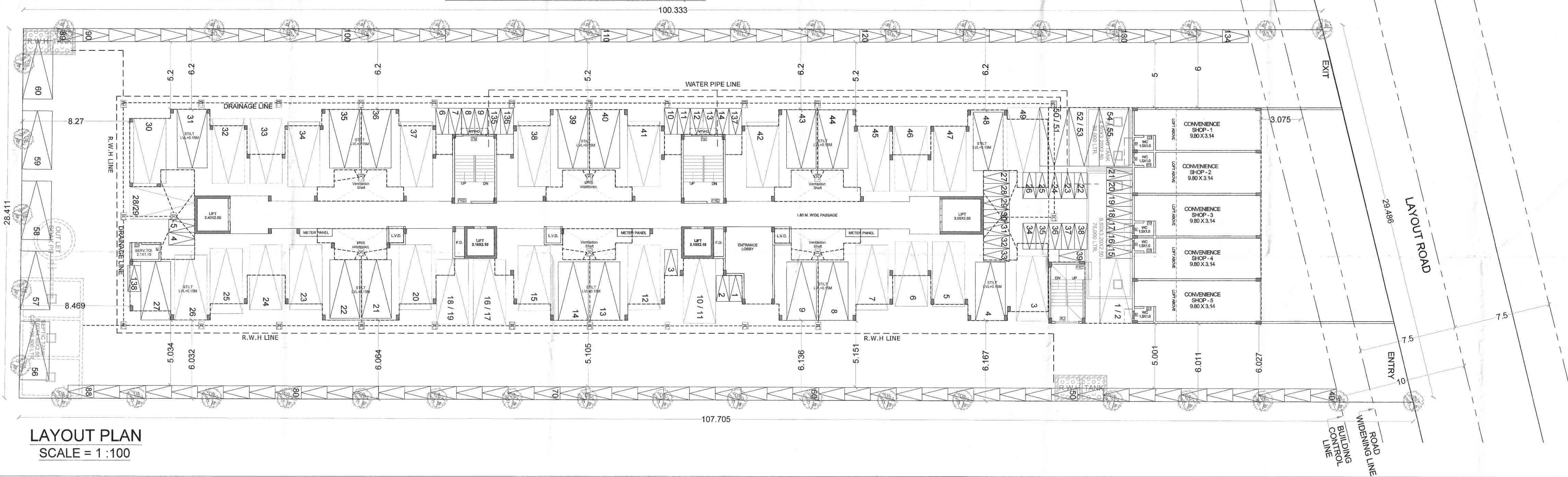
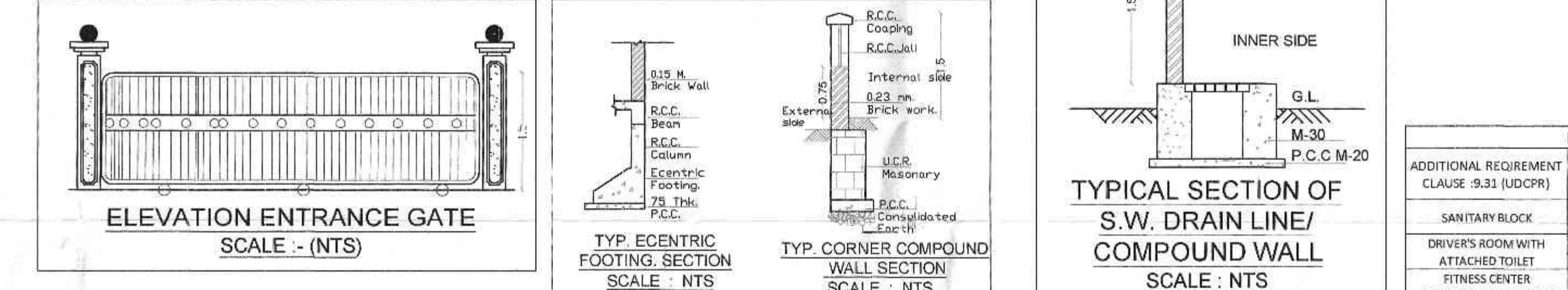
REQUIREMENT OF SANITARY BLOCK, DRIVER'S ROOM & FITNESS CENTER

NO. OF FLATS	REQUIRED AREA (SQM)	PROVIDED AREA (SQM)
122	3,130	3,480
122	12,400	12,443
122	20,800	21,775



\*\* Parking Requirements

Occupancy	One parking space for every	near	near	near	near	near	near	near	near	near	near	near
		SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
Commercial	100 sq. m. built up area or fraction thereof	12.5	2	12.5	2	12.5	2	12.5	2	12.5	2	12.5
Residential	(a) For every two tenements, with each tenement having carpet area less than 40 sq. m. but more than 30 sq. m.	165.17	2	6	3	10						
Residential	(b) For every two tenements, with each tenement having carpet area equal to or above 40 sq. m. but less than 80 sq. m.	94	1	2	42	84						
Residential	(c) For every two tenements, with each tenement having carpet area equal to or above 80 sq. m.	36	1	5	14	70						
<b>TOTAL</b>				19	164							
<b>VISITOR'S PARKING 5%</b>				3	8							
<b>Multiplying Factor 0.8</b>				15	131							
<b>TOTAL REQUIRED PARKING</b>				30	338	60	338					



LAYOUT PLAN  
 SCALE = 1:100