FRONT ELEVATION
SCALE 1:100

SECTION A-A
SCALE 1:100

SECTION B-B
SCALE 1:100

SECTION C-C
SCALE 1:100

SECTION D-D
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100

FIRST & THIRD FLOOR PLAN
SCALE 1:100

SECOND & FOURTH FLOOR PLAN
SCALE 1:100

TERRACE FLOOR PLAN
SCALE 1:100

AREA DIAGRAM & AREA CALCULATIONS
GROUND FLOOR

AREA DIAGRAM & AREA CALCULATIONS
TYPICAL FLOOR

SHEET CONTENT :-
Ground Floor Plan, Typical First, Second, Third &
Fourth Floor Plan, Terrace Floor Plan, Built up area
Calculations for Ground Floor, Typical Floor, Balcony
Area Calculations, Terrace Area, Calculations,
Schedule of Light & Ventilation, Schedule of Doors &
Windows, Sections & Elevation.

DESCRIPTION OF PROPERTY
PROPOSED RESIDENTIAL BUILDING ON G.NO.28/3
AT VILLAGE PALI DEVAD, TAL. PANVEL,
DIST. RAIGAD.

SIGNATURE OF ARCHITECT
Ar. Satish Manohar
REG.NO.CA/92/14676
ARCHITECT
R.C.C. CONSULTANT
APPROVED VALUER
LAND & PROJECT CONSULTANT

VASTUKALP

SIGNATURE OF OWNER
1) GOPYA AAMBO POPETA
2) RAMDAS AAMBO POPETA
3) HIRYA AAMBO POPETA
4) NIRMALA BAMA POPETA
5) MAHADEV BAMA POPETA
6) ROHIDAS BAMA POPETA
7) ANANTA BAMA POPETA
8) DYANESHWAR BAMA POPETA

SCALE	AS SHOWN	DRG. NO.
DATE		JOB NO.
DRN. BY	Sudha	CKED. BY
REVISION		

Schedule of Doors & Windows

Schedule of Light & Ventilation

Terrace Area Statement

Balcony Area Statement of Building
GROUND FLOOR
First, Second, Third & Fourth Floor

Built up Area Statement of Building

SEPTIC TANK REQUIREMENT

BUILDING NUMBER	TOTAL NUMBER OF UNITS	POPULATION	WATER REQUIREMENT (IN LITER)					FLOW TO SEWER			TOTAL FLOW TO SEPTIC TANK	SEPTIC TANK PROVIDED	
			FLUSHING		DOMESTIC		TOTAL	FLUSHING (100%)	DOMESTIC (85%)	TOTAL		SIZE	CAPACITY
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	LPD		
(1)	(1)	(3) =(2) X (5)	(4)	(5) = (3) X (4)	(6)	(7) = (3) X (6)	(8) = (5) + (7)	(9) = 5 X 100%	(10) = (7) X 85%	(11) = (9) + (10)	(12)	(13)	(14)
RESIDENTIAL USE	20	100	54	5400	135	13500	18900	5400	11475	16875	16875		
			FLUSHING		DOMESTIC		TOTAL	FLUSHING (100%)	DOMESTIC (85%)	TOTAL			
			LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	LPD	5.10 X2.25X1.90	21800
(1)	(1)	(3) =(2) X (3)	(4)	(5) = (3) X (4)	(6)	(7) = (3) X (6)	(8) = (5) + (7)	(9) = 5 X 100%	(10) = (7) X 85%	(11) = (9) + (10)	(12)		
COMMERCIAL USE	9	27	54	360	135	1215	1575	360	1032.75	1392.75	1392.75		
										TOTAL		18267.75	

NOTES:
1. LPCD = LITER PER CAPITA PER DAY
2. LPD = LITER PER DAY
3. FOR SEPTIC TANK CAPACITY FLUSHING & DOMESTIC FLOW TO SEWER WILL BE 100% & 85 % RESPECTIVELY.
4. SIZE OF SEPTIC TANK IS EXCLUDING FREEBOARD.
5. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) + 54 (FLUSHING) = 189 LITER PER CAPITA

WATER STORAGE CAPACITY CALCULATION (RESIDENTIAL USE)

BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)			UNDERGROUND WATER TANK PROVIDED		
				ADDL. TOILET	POPULATION	TOTAL	TANK NUMBER	SIZE / DIMENSION	CAPACITY (LITER)
(1)	(2)	(3)	(4)= (2)X5	(5)=(3)X180	(6) = (4)X189	(7) = (5) +(6)	(8)	(9)	(10)
	20	0	100	0	18900	18900			

WATER STORAGE CAPACITY CALCULATION (COMMERCIAL USE)

BUILDING NUMBER	TOTAL NUMBER OF UNITS	ADDL. TOILET	POPULATION	WATER REQUIREMENT (IN LITER)					
				ADDL. TOILET	POPULATION	TOTAL			
(1)	(2)	(3)	(4)= (2)X3	(5)=(3)X180	(6) =(4)X45	(7) = (5) +(6)	1	5.70 X2.10X2.10	25000
	9	2	27	360	1215	1575			
TOTAL REQUIREMENT (RESIDENTIAL + COMMERCIAL)						20475			

NOTES:
1. FOR RESIDENTIAL UNIT 5 PERSON PER DAY.
2. FOR COMMVERCIAL 3 PERSON PER TENAMENT.
3. WATER REQUIREMENT PER CAPITA = 135 (DOMESTIC) +54 (FLUSHING) = 189 LITER PER CAPITA
4. WATER REQUIRMENT FOR ADDITIONAL TOILET = 180 LITER PER TENAMENT
5. SIZE OF WATER TANK IS EXCLUDING THE FREEBOARD.

OVERHEAD WATER TANK CAPACITY CALCULATION

BUILDING NUMBER	WATER REQUIRED (LITERS)	OVERHEAD WATER TANK PROVISION		
		TANK SIZE (METER)	NUMBER OF TANKS	CAPACITY (LITERS)
(1)	(2)	(3)	(4)	(5)
1	10237.50 (50% OF 20475)	4.50 X 2.60 X 1.40	1	16300

NOTES:
1. OVERHEAD TANK CAPACITY SHALL BE MINIMUM 50% OF WATER REQUIREMENT
2. SIZE OF OVERHEAD TANK IS EXCLUDING FREEBOARD

LEGEND

SR.NO.	ITEM	SERVICE PLAN
1	2	3
1	PLOT LINE	
2	BUILDING LINE	--- --- ---
3	EXISTING STREET	
4	FUTURE STREET	
5	DRAINAGE AND SEWERAGE WORK	
6	WATER SUPPLY WORK	--- --- ---
7	RWH LINE	
8	S.W.DRAIN	

SHEET CONTENT :-
SERVICES PLAN, DETAIL OF COMPOUND WALL, SEPTIC TANK & SOAK PIT SECTION, DETAILS OF WATER TANK, TYPICAL DETAIS OF RECHARGE PIT, ELEVATION OF ENTRANCE GATE, CALCULATIONS OF O.H.T., U.G. WATER TANK, SEPTIC TANK ETC.

1) GOPYA AAMBO POPETA
2) RAMDAS AAMBO POPETA
3) HIRYA AAMBO POPETA
4) NIRMALA BAMA POPETA
5) MAHADEV BAMA POPETA
6) ROHIDAS BAMA POPETA
7) ANANTA BAMA POPETA
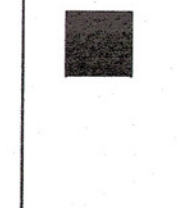8) DYANESHWAR BAMA POPETA

SIGNATURE OF OWNER

Ar. Satish Manohar
REG. NO.CA/92/14676

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPERTY

PROPOSED RESIDENTIAL BUILDING ON G.NO.28/3, AT VILLAGE PALI DEVAD, TAL. PANVEL, DIST. RAIGAD.
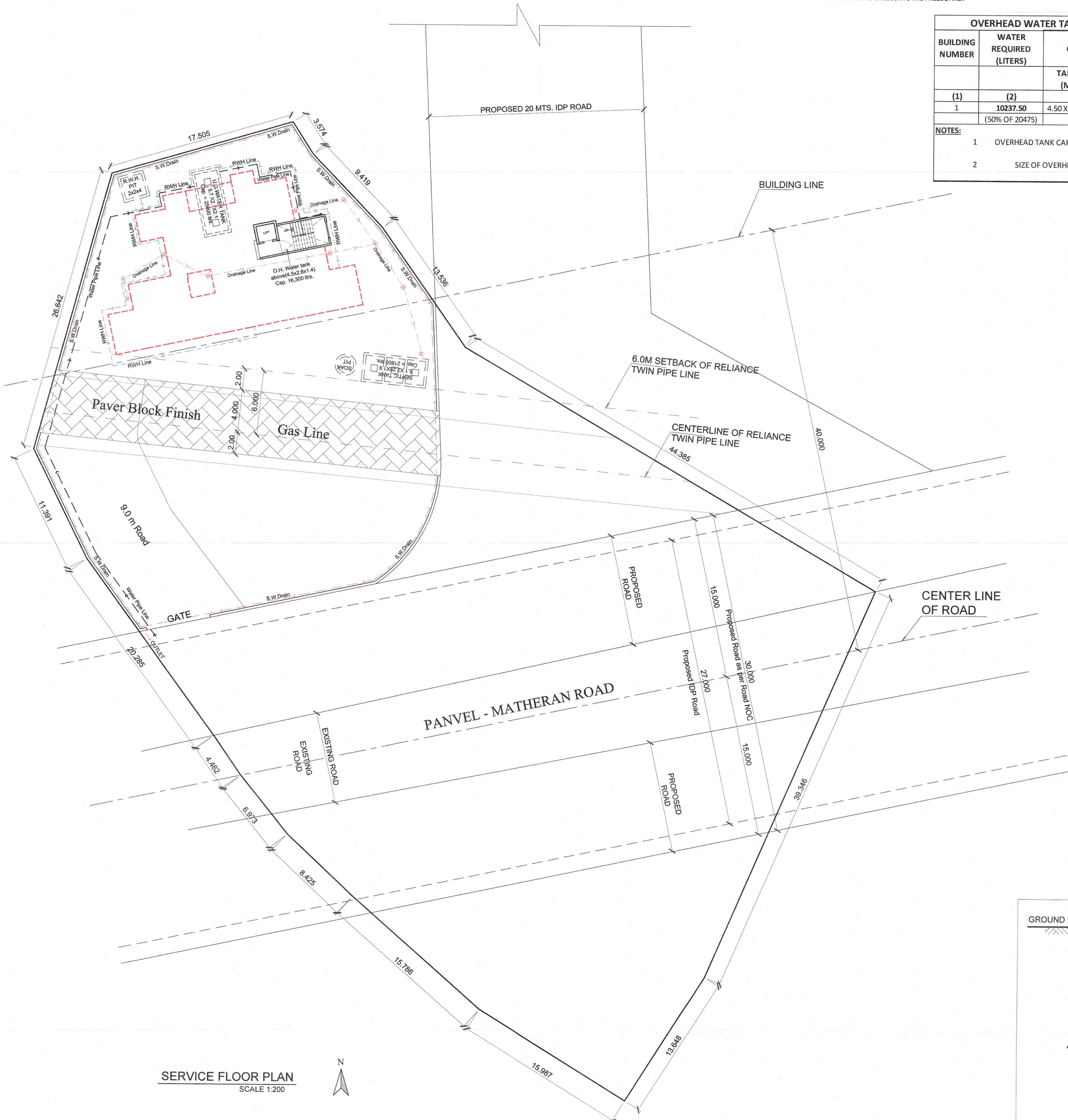
VASTUKALP

ARCHITECT
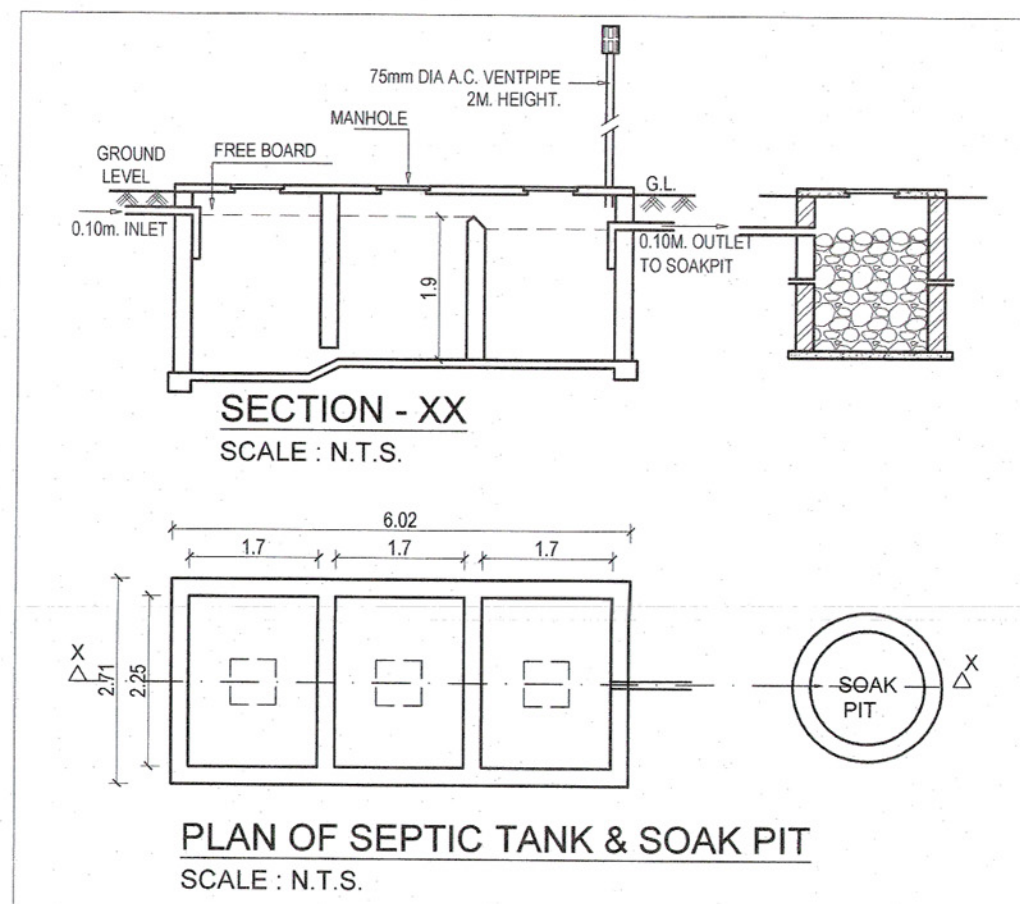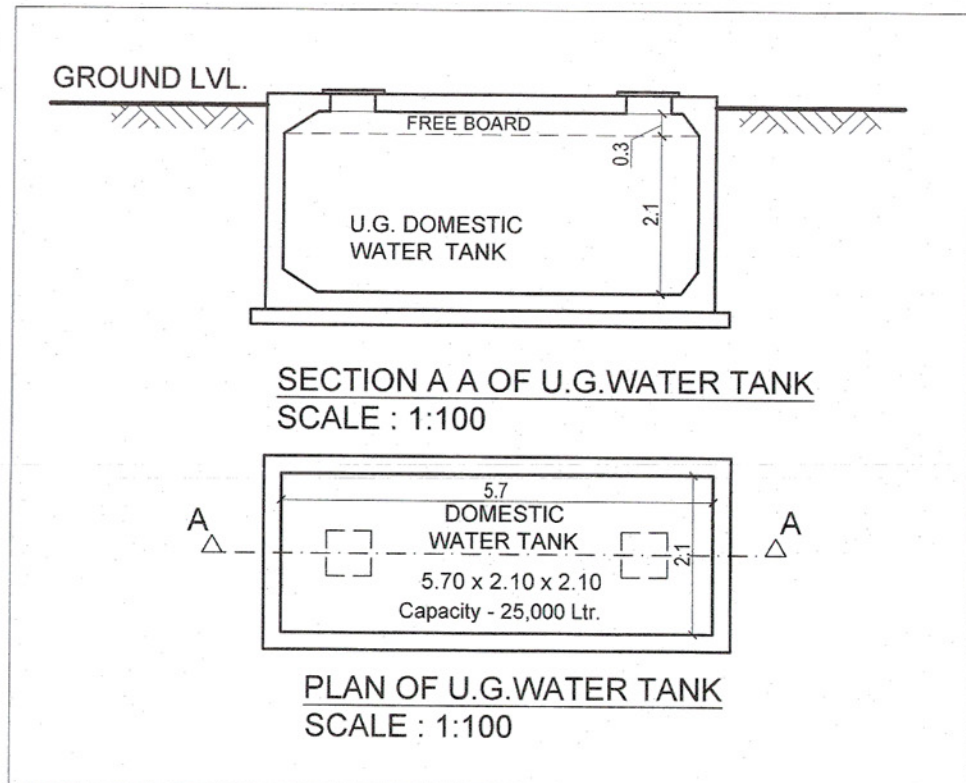R.C.C. CONSULTANT
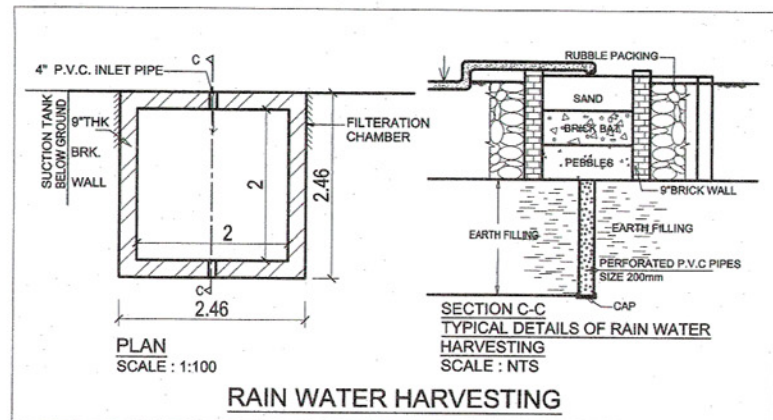APPROVED VALUER
LAND & PROJECT CONSULTANT
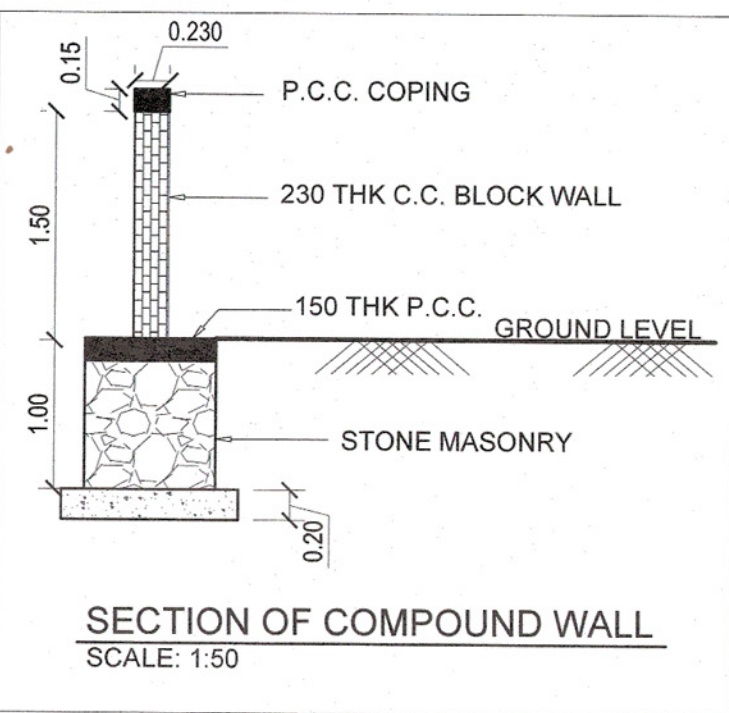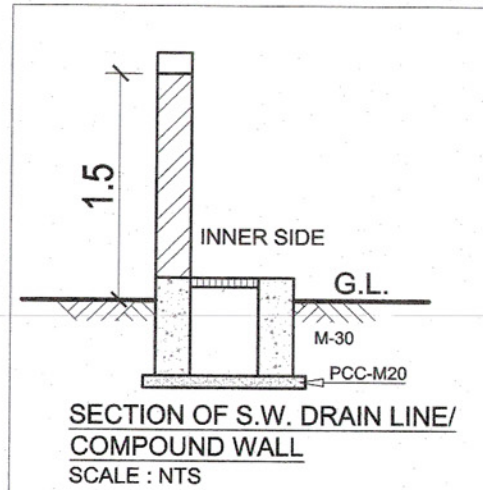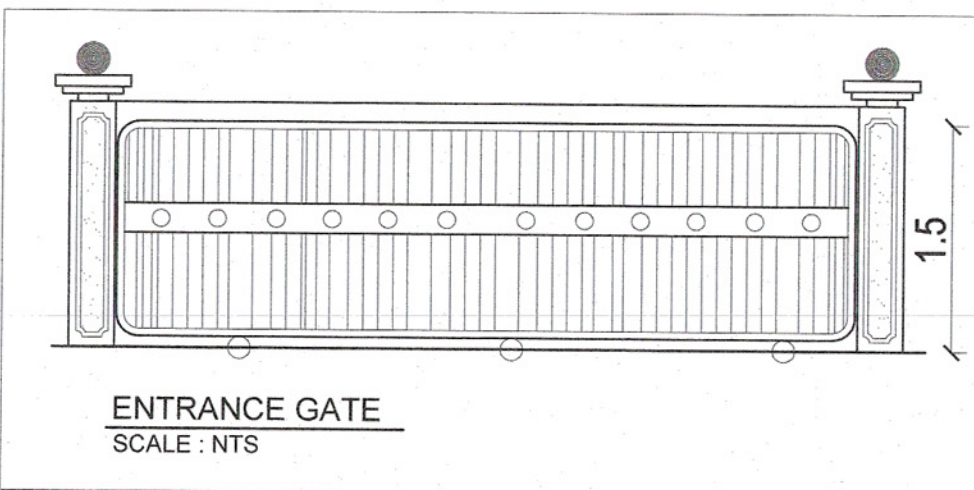
Head Office:
Unit 101, 102, Susheel Pride
Near Garden Hotel
Panvel. 410206
Phone/Fax : 022-27450651

Branch Office:
Sai Ashirvad, Shop No. 5
Near Alibag Municipal Council
Balaji Naka, Alibag.
Phone/Fax : 952141-225574

SCALE	AS SHOWN	CKED. BY	
DATE		JOB NO.	
DRN. BY	Sudha	DRG. NO.	
REVISION			

PROPOSED 20 MTS. IDP ROAD

BUILDING LINE

6.0M SETBACK OF RELIANCE TWIN PIPE LINE

CENTERLINE OF RELIANCE TWIN PIPE LINE

Paver Block Finish

Gas Line

9.0 m Road

GATE

PANVEL - MATHERAN ROAD

CENTER LINE OF ROAD

PROPOSED ROAD

EXISTING ROAD

SERVICE FLOOR PLAN
SCALE 1:200

ECCENTRIC FOOTING SECTION
SCALE : 1:50

CORNER COMPOUND WALL SECTION
SCALE : 1:50

ENTRANCE GATE
SCALE : NTS

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

SECTION OF COMPOUND WALL
SCALE: 1:50

RAIN WATER HARVESTING

SECTION A A OF U.G. WATER TANK
SCALE : 1:100

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

SECTION - XX
SCALE : N.T.S.

PLAN OF SEPTIC TANK & SOAK PIT
SCALE : N.T.S.

STAMP OF APPROVAL

DEVELOPMENT PERMISSION GRANTED

Subject to the conditions mentioned in this office's letter no: CIDCO/NAINA/Panvel/Palidevad/BP-279/CC/2019/1515/SAP/1685 dated 30.12.2019.

AR. SATISH MANOHAR / Licensed Architect
(SIGNATURE OF ARCHITECT)

AR. SATISH MANOHAR
(SIGNATURE OF ARCHITECT)

CERTIFICATE OF AREA

Certified that I have examined the plot bearing G.No. 28/3 at Village Palidevad, Taluka Panvel, Dist. Raigad. Dated 15-02-2019 and the dimension of sides etc. of plot stated on plan are as per measured on site and area so worked out is 4228.198 Sq.M.

Form Of Certificate

I Ar. SATISH S. MANOHAR have been employed by the applicant as his Architect / Licensed Engineer/ Structural Engineer/ Supervisor. I have examined the boundaries and area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/ lessee in possession of the plot as in the above form and found them to be correct.

Address:
Unit 101 - 102, Susheel Pride
Near Garden Hotel
Panvel. 410206

E-mail id: vastukalp1@gmail.com , vastukalp1@rediffmail.com
Mobile No.: 9022270766

SHEET CONTENT :-
SITE PLAN, LOCATION PLAN, AREA DIAGRAM & CALCULATIONS FOR T.I.L.R., PARKING STATEMENT, BALCONY & TERRACE AREA STATEMENT, TENEMENT AREA STATEMENT, PROFORMA, LEGEND, AREA BUILT UP AREA STATEMENT, SANCTIONED IDP OF NAINA

	Owners
1)	Gopya Aambo Popeta
2)	Ramdas Aambo Popeta
3)	Hirya Aambo Popeta
4)	Nirmala Bama Popeta
5)	Mahadev Bama Popeta
6)	Rohidas Bama Popeta
7)	Ananta Bama Popeta
8)	Dyaneshwar Bama Popeta

SIGNATURE OF OWNER

AR. SATISH MANOHAR
(REG. NO.CA/92/14676)

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPERTY

PROPOSED RESIDENTIAL BUILDING ON G.NO.28/3, AT VILLAGE PALI DEVAD, TAL. PANVEL, DIST. RAIGAD.

VASTUKALP

ARCHITECT
R.C.C. CONSULTANT
APPROVED VALUER
LAND & PROJECT CONSULTANT

AR. SATISH MANOHAR (BARGH)
CA (92 /14676)
Unit No. 101, 102, 1st Floor,
Susheel Pride, Balaji Naka,
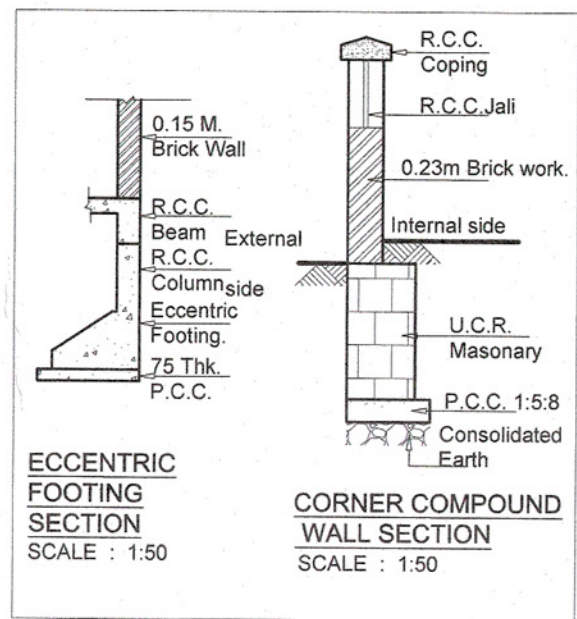Panvel - 410206
Phone/Fax : 022-27450651

Head Office :
Unit 101, 102, Susheel Pride
Near Garden Hotel
Panvel. 410206
Phone/Fax : 022-27450651

Branch Office :
Sai Ashirvad, Shop No. 5
Near Alibag Municipal Council
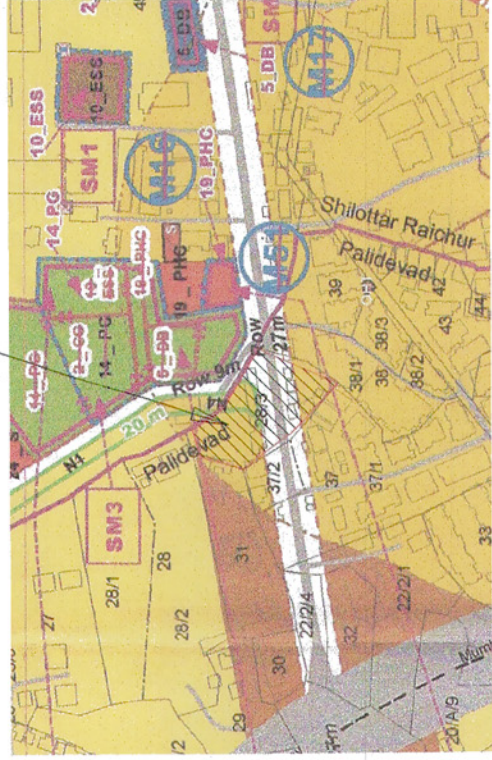Balaji Naka, Alibag
Phone/Fax : 952141-225574

SCALE	AS SHOWN	CKED. BY	
DATE		JOB NO.	
DRN. BY	Sudha	DRG. NO.	
REVISION			

Area Statement

			Area Sq.M.
1	(a) Area of Plot as per 7/12 extract		3780.000
	(b) Area of Plot as per Measurement Plan		3820.365
	(c) Area of Physical Survey		4228.198
	(d) Area of plot considered (least of (a) (b) and (c))		3780.000
	Deduction for:		
	(a) Existing Road Acquisition Area		522.780
2	(b) Proposed road/27 m IDP Proposed road & 30m proposed road as per Road NOC		1428.261
	(c) Proposed IDP road (20m Road)		329.046
	(d) Road Widening Area		NIL
	Total (a+b+c+d)		1952.739
3	Gross area of the Plot (1-2)		1828.261
4	Layout Spaces		N.A.
	(4A) Layout Amenity Space Required, if any		N.A.
	(4B) Layout Amenity Space Provided, if any		N.A.
	(4C) Recreational Open Space Required, if any		N.A.
	(4D) Recreational Open Space Provided, if any		N.A.
5	Net Area Of Plot		1828.261
6	Permissible FSI		1
	(6A) Basic FSI Permissible		
	(6B) FSI Permissible with Payment Of Premium		1828.261
	(6C) Maximum Permissible FSI = (6A) + (6B) + (6C)		1828.261
7	Maximum Permissible Built Up Area		NIL
8	Proposed Built Up Area		956.887
9	Total Built Up Area (BIII + I) (All)		956.887
10	Excess Balcony Area taken in FSI (as Per (19C) Below)		0.524
11	Total Built Up Area (8B) + (9A) + (10)		869.374
12	FSI Consumed (11)/ (7) (1)		0.476
13	Balance Built Up Area (7) – (11)		29
14	No. of Building (All / 2/3)		20
15	No. of Tenement / Flat Units		9
	(15A) Residential		
	(15B) Commercial		
16	No. of Trees To Be Planted		
	(16A) Trees To be Planted Against plot area (15) / 100)		
	(16B) Trees To be Planted Against Tree Felled (Number X 5)		
	(16C) Trees To be Planted Against Open Spaces (16A) / 100 X 5		
	(16D) Number Of Trees Proposed To Be Planted (16A) + (16B) + (16C)		19
17	Balcony Area Statement (For Details Refer Balcony Area Statement)		*
18	Parking Statement (For Details Refer Parking Area Statement)		**

T.I.L.R. AREA CALCULATION

SR. NO.	TRIANGLE NUMBER 1	NUMBER OF TRIANGLE 2 A	1/2 3	BASE (M) 4	HEIGHT (M) 5	AREA (SQ.M.) 7 = (3)X(4)X(5)X(6)
1	1	1	0.5	33.548	9.359	156.988
2	2	1	0.5	33.548	20.659	346.534
3	3	1	0.5	38.995	10.570	190.234
4	4	1	0.5	38.378	2.763	53.039
5	5	1	0.5	38.378	9.326	178.957
6	6	1	0.5	34.005	10.844	184.375
					TOTAL OF A	1627.316
7	7	1	0.5	8.465	8.465	
8	8	1	0.5	19.581	19.581	
9	9	1	0.5	32.242	6.237	100.547
10	10	1	0.5	32.651	2.342	38.234
					AREA OF PLOT UNDER GAS LINE (B)	
11	11	1	0.5	37.698	6.400	120.634
12	12	1	0.5	37.698	6.166	116.223
13	13	1			2.454	
					TOTAL OF B	239.311
14	14	1	0.5	62.885	8.305	261.130
15	15	1	0.5	60.191	8.694	261.650
					AREA OF PLOT UNDER EXISTING ROAD (C)	
					TOTAL OF C	522.780
16	16	1	0.5	68.476	8.292	283.901
17	17	1	0.5	68.476	10.047	343.989
18	18	1	0.5	52.509	10.761	282.525
19	19	1	0.5	46.094	8.309	191.498
					AREA OF PLOT UNDER PROPOSED 20M IDP ROAD (D)	1101.913
					TOTAL OF D	1101.913
20	20	1	0.5	14.369	2.650	19.039
21	21	1	0.5	29.568	10.007	147.943
22	22	1	0.5	28.086	9.594	134.729
23	23	1			27.335	
					AREA OF PLOT UNDER PROPOSED 20M IDP ROAD (E)	
					TOTAL OF E	329.046
34					**TOTAL (A+B+C+D+E)**	3820.365

Built up Area Statement

Built Up Area Summary

FLOORS (1)	AREA IN SQ.M. (2)
GROUND (Commercial)	96.383
GROUND (Residential)	20.760
FIRST	209.936
SECOND	209.936
THIRD	209.936
FOURTH	209.936
TOTAL BUILT UP AREA	**956.887**

Terrace Area Statement

Building Number (1)	Floor (2)	Permissible Terrace Area (sq.m.) (3)	Proposed Terrace Area (sq.m.) (5)
1	First Floor	22.508	22.508
	Second Floor	22.508	22.508
	Third Floor		
	Fourth Floor		
	TOTAL	45.015	45.015

---

* Balcony Area Statement

Building Number (1)	Floor (2)	Built Up Area (sq.m.) (3)	Permissible Balcony Area (sq.m.) (4) = 3 x 15%	Proposed Balcony Area (sq.m.) TOTAL (5)	ENCLOSED	EXCESS If (5)+(4) (B) (6) = (5)+(4)	OPEN (7)
1	First Floor	117.143	17.571	0.000	7.250	0.000	14.450
	Second Floor	209.936	31.490	21.700	7.250	0.000	14.450
	Third Floor	209.936	31.490	21.700	7.250	0.000	14.450
	Fourth Floor	209.936	31.490	21.700	7.250	0.000	14.450
	Total	956.887	143.533	86.800	29.000	0.000	57.800

TENEMENT AREA STATEMENT

BUILDING NUMBER	FLOOR	FLAT/SHOP NUMBER	CARPET AREA (sqm) ENCLOSED	CARPET AREA (sqm) PROJECTED	BALCONY AREA (sqm) ENCLOSED	BALCONY AREA (sqm) PROJECTED	TERRACE AREA (sqm)	CUPBOARD AREA (sqm)	BUILT UP AREA
			5		6		7	8	9	10
1	GROUND	001	33.500		3.800				1.440	38.038
		002	33.386							37.880
		003	33.500		3.800				1.440	38.218
		004	29.233		4.700				1.290	33.044
		005	29.370		2.150				1.26	33.450
		006	33.500							38.038
		007	33.386							37.880
		008	33.500							38.218
		009	29.233							33.044
			29.370							33.450
	FIRST	101	33.500		3.800		4.718		1.440	38.038
		102	33.386				4.718			37.880
		103	33.500		3.800		4.590		1.440	38.218
		104	29.233		4.700		4.836		1.290	33.044
		105	29.370		2.150		3.656		1.26	33.450
	SECOND	201	33.500		3.800		4.718		1.440	38.038
		202	33.386				4.718			37.880
		203	33.500		3.800		4.590		1.440	38.218
		204	29.233		4.700		4.836		1.290	33.044
		205	29.370		2.150		3.656		1.26	33.450
	THIRD	301	33.500		3.800		4.718		1.440	38.038
		302	33.386				4.718			37.880
		303	33.500		3.800		4.590		1.440	38.218
		304	29.233		4.700		4.836		1.290	33.044
		305	29.370		2.150		3.656		1.26	33.450
	FOURTH	401	33.500		3.800		4.718		1.440	38.038
		402	33.386				4.718			37.880
		403	33.500		3.800		4.590		1.440	38.218
		404	29.233		4.700		4.836		1.290	33.044
		405	29.370		2.150		3.656		1.26	33.450
	TOTAL		715.805		57.800		29.000		21.720	811.435

** PARKING AREA STATEMENT

TENEMENTS SIZE CARPET AREA IN SQM	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES No. of Cars	REQUIRED NO. OF PARKING SPACES No. of Scooters	PROPOSED PARKING SPACES 2.5 x 5.0m	PROPOSED PARKING SPACES 2.3 x 4.5m No. of Cars	PROPOSED PARKING SPACES 1.0 x 2.0 m No. of Scooters
UPTO 35	20	1 car for 4 Tenements having carpet area upto 35 sqm each.	12.5 x5 = 62.5 sqm 62.5 x 10% = 6.25 sqm 6.25/2 = 4 nos		12.5 x3 = 37.5 sqm 37.5 x 10% = 3.75 sqm 3.75/2 = 2 nos.		
		Visitors parking 10%	5 X 10% = 0.5 = 1				
CONVENIENT SHOPS			5			4	9
FOR EVERY 40 SQM		1 for every 40 sqm of floor area upto 800 sqm	12.5 x 3 = 37.5 sqm		12.5 x3 = 37.5 sqm		
	96.383 sq.m.		3 X 10% = 0.3 = 1		3.75/2 = 2 nos.		
		Visitors parking 10%	3		2		
		TOTAL	10	8		4	9

STATUS OF LAND USE IN SANCTIONED IDP OF NAINA
SCALE 1 :5000

Site under reference

LEGEND

SR.NO. 1	ITEM 2	SERVICE PLAN 3
1	PLOT LINE	
2	BUILDING LINE	
3	EXISTING STREET	
4	FUTURE STREET	
5	DRAINGAE AND SEWERAGE WORK	
6	WATER SUPPLY WORK	
7	RWH LINE	
8	S.W.DRAIN	

AREA DIAGRAM FOR CALCULATION PURPOSE AREA AS PER T.I.L.R.
SCALE 1 :500

KEY PLAN
SCALE 1:500

LOCATION PLAN
SCALE 1:5000

PANVEL - MATHERAN ROAD

CENTER LINE OF ROAD

BUILDING LINE

6.0M SETBACK OF RELIANCE TWIN PIPE LINE
CENTER-LINE OF RELIANCE TWIN PIPE LINE

Proposed Road as per Road NOC
Proposed IDP Road
PROPOSED ROAD

PROPOSED 20 MTS. IDP ROAD

SITE PLAN
SCALE 1:200

Paver Block Finish
Gas Line
EXISTING ROAD
9.0 m Road
GATE
CAR PARKING