

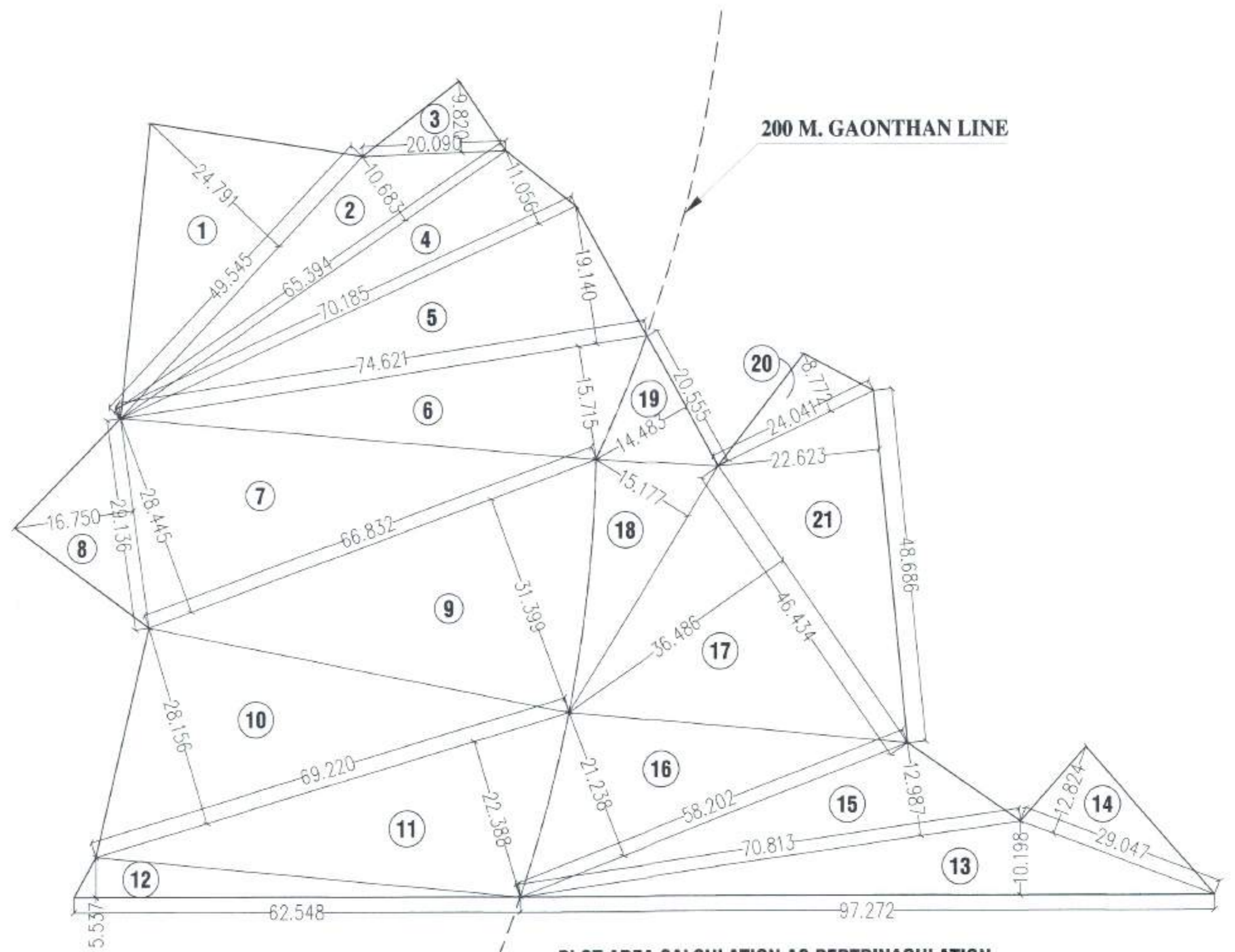
या कार्यातवाचे प्रारंभ प्रमाणपत्र क्र.पां.क
पत्रा/नर.क्रि/ 8660 दि. 31.8.2018
मधील सर्व शर्तीस अधिन राहून लागू राहिले
दुरुस्त केल्याबद्दल...
खपरसाठी नकाशे / सुधारित नकाशे मंजूर

अनुमोदित याचे मंजूरी पुस्तक
सहाय्यक संयोजक, पारदर्शक
पत्रवेल नवसंस्काराधिकार

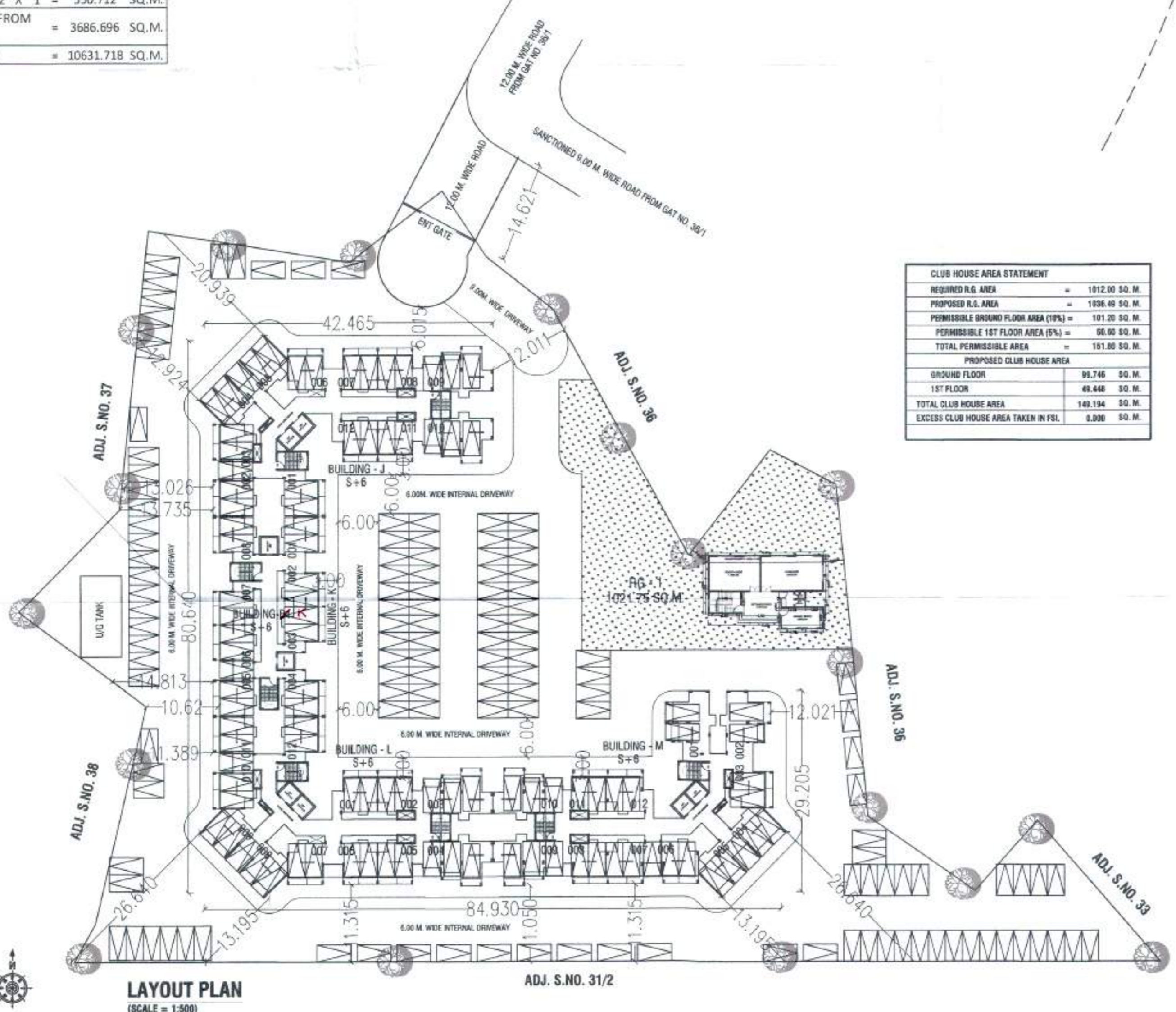
SR. NO.	One Parking Space	No. of Flats B/U Area	As per Table No - 8			Permissible			Proposed		
			Car	Sc	C	Car	Sc	C	Car	Sc	C
1	4T - B/U Upto 50 Sq.m.	216	0	5	5	0	270	270			
2	3T - B/U Upto 50 Sq.m. to 100 sq.m.	48	1	4	4	16	64	64			
3	4T - B/U more than 100 Sq.m.		2	2	2						
4	Commercial Area 100 Sq.m. B/U Area		1	4	4						
5	School 100 Sq.m. B/U Area		0	2	10						
6	College 100 Sq.m. B/U Area		1	4	10						
7	Industrial 300 Sq.m. B/U Area		1	4	4						
Total		264				16	334	334	232	334	334

PLOT AREA CALCULATION	
I) AREA WITHIN 200M FROM GAONTHAN	
1	49.545 X 24.791 / 2 X 1 = 614.135 SQ.M.
2	65.394 X 10.683 / 2 X 1 = 349.302 SQ.M.
3	20.090 X 9.820 / 2 X 1 = 98.642 SQ.M.
4	70.185 X 11.056 / 2 X 1 = 387.983 SQ.M.
5	74.621 X 19.140 / 2 X 1 = 714.123 SQ.M.
6	AS PER PLINE = 588.928 SQ.M.
7	66.832 X 28.445 / 2 X 1 = 950.518 SQ.M.
8	29.136 X 16.750 / 2 X 1 = 244.014 SQ.M.
9	AS PER PLINE = 1067.273 SQ.M.
10	69.220 X 28.156 / 2 X 1 = 974.479 SQ.M.
11	AS PER PLINE = 782.460 SQ.M.
12	62.548 X 5.537 / 2 X 1 = 173.164 SQ.M.
TOTAL AREA WITHIN 200M FROM GAONTHAN = 6945.021 SQ.M.	
II) AREA BEYOND 200M FROM GAONTHAN	
13	97.272 X 10.198 / 2 X 1 = 495.990 SQ.M.
14	29.047 X 12.824 / 2 X 1 = 186.249 SQ.M.
15	70.813 X 12.987 / 2 X 1 = 459.824 SQ.M.
16	AS PER PLINE = 610.450 SQ.M.
17	46.434 X 36.486 / 2 X 1 = 847.095 SQ.M.
18	AS PER PLINE = 283.665 SQ.M.
19	AS PER PLINE = 147.267 SQ.M.
20	24.041 X 8.772 / 2 X 1 = 105.444 SQ.M.
21	48.686 X 22.623 / 2 X 1 = 550.712 SQ.M.
TOTAL AREA BEYOND 200M FROM GAONTHAN = 3686.696 SQ.M.	
TOTAL PLOT AREA (I + II) = 10631.718 SQ.M.	

FLAT SUMMARY						
BLDG	FLAT TYPE	J	K	L	M	TOTAL
3T	B/U Upto 50 sq.m.	12	0	12	24	48
4T	B/U Upto 50 to 100 sq.m.	60	48	60	48	216
TOTAL		72	48	72	72	264



PLOT AREA CALCULATION AS PERTINAGULATION (SCALE = 1:500)

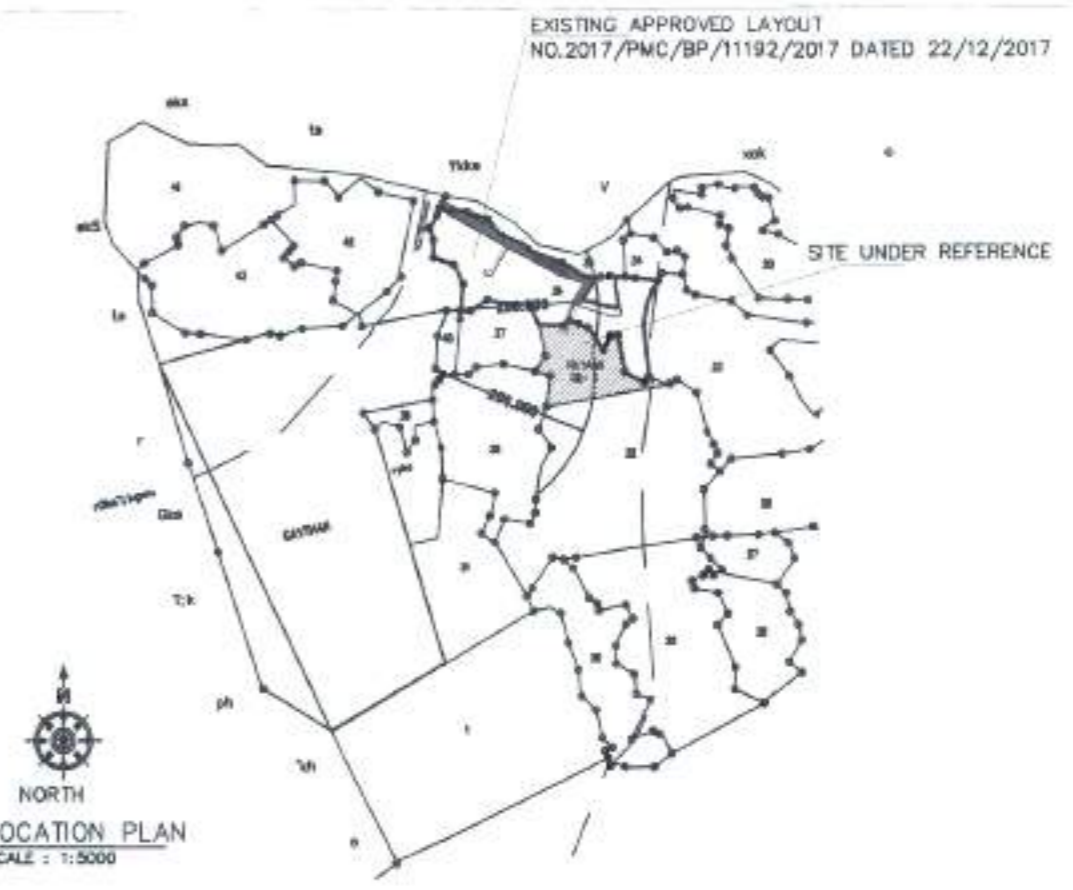


LAYOUT PLAN (SCALE = 1:500)

CLUB HOUSE AREA STATEMENT	
REQUIRED R.G. AREA	= 1012.00 SQ. M.
PROPOSED R.G. AREA	= 1006.49 SQ. M.
PERMISSIBLE GROUND FLOOR AREA (9%)	= 101.20 SQ. M.
PERMISSIBLE 1ST FLOOR AREA (9%)	= 90.90 SQ. M.
TOTAL PERMISSIBLE AREA	= 192.10 SQ. M.
PROPOSED CLUB HOUSE AREA	
GROUND FLOOR	90.746 SQ. M.
1ST FLOOR	49.444 SQ. M.
TOTAL CLUB HOUSE AREA	140.194 SQ. M.
EXCESS CLUB HOUSE AREA TAKEN IN P&L	0.000 SQ. M.

TERRACE AREA STATEMENT (table no-1)						
BLDG NO.	FLOOR	PERMISSIBLE TERRACE	PROPOSED TERRACE	EXCESS TERRACE	FLOORS	TOTAL TERRACE
J	1, 3, 5 FLOOR	91.484	42.647	0.000	3	127.941
	2, 4, 6 FLOOR	91.484	6.299	0.000	3	18.897
K, L	1, 3, 5 FLOOR	91.484	42.647	0.000	3	127.941
	2, 4, 6 FLOOR	91.484	6.299	0.000	3	18.897
M	1, 3, 5 FLOOR	98.037	48.094	0.000	3	144.282
	2, 4, 6 FLOOR	98.037	12.597	0.000	3	37.791
M, K	1, 3, 5 FLOOR	56.12	25.267	0.000	3	75.801
	TOTAL TERRACE					551.55

PROPOSED B/UP AREA STATEMENT													
BLDG NO.	B/UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	EXCESS BALCONY	NET B/UP AREA	NO. OF FLOORS	TOTAL NET AREA						
J	457.419	68.613	69.529	0.916	458.335	6	2750.01						
K, L	457.419	68.613	69.529	0.916	458.335	6	2750.01						
M	490.186	73.528	69.969	0.000	490.186	6	2941.116						
M, K	276.280	41.442	43.835	2.393	278.673	6	1672.038						
TOTAL							1681.304	252.196	252.862	4.225	1685.529	6	10113.174



NORTH LOCATION PLAN SCALE: 1:5000

PROFORMA		
SR.	DESCRIPTION	AREA
A)	PLOT AREA AS PER 7/12	
S. NO. 32/1A		5080.000 SQ.M.
S. NO. 32/1B		5040.000 SQ.M.
B)	TOTAL AREA OF PLOT	10120.000 SQ.M.
C)	AREA OF LAND AS PER TRINAGULATION OF TILR	10631.718 SQ.M.
D)	AREA CONSIDERED (LEAST OF ABOVE)	10120.000 SQ.M.
E)	AREA UNDER ROAD WINDING	0.000 SQ.M.
F)	NET PLOT AREA (B - C)	10120.000 SQ.M.
G)	PERMISSIBLE FSI	1.000
H)	PERMISSIBLE FSI (D X E)	10120.000 SQ.M.
I)	PROPOSED B/UP AREA	10113.174 SQ.M.
J)	BALANCE B/UP AREA	6.826 SQ.M.
K)	PERMISSIBLE GROUND COVERAGE 1/3	3373.333 SQ.M.
L)	PROPOSED GROUND COVERAGE	1937.412 SQ.M.
M)	REQ. R. G. / OPEN SPACE 10%	1012.000 SQ.M.
NO)	PROVIDED R. G. / OPEN SPACE	1036.490 SQ.M.

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON S. NO. 32/1A & 32/1B AT VILLAGE-KOYNAVELE, GHOT TAL. - PANVEL, DIST - RAIGAD. FOR ARIHANT ENTERPRISES. DIRECTOR PARTH CHHAJER.

SIGN OF OWNER

SIGN OF ARCHITECT

NAME OF ARCHITECT

ABHIJIT MOHITE.
ARCHITECT
"SUKRUT" 503,
CHENDHARE, ALIBAG
DIST. RAIGAD.