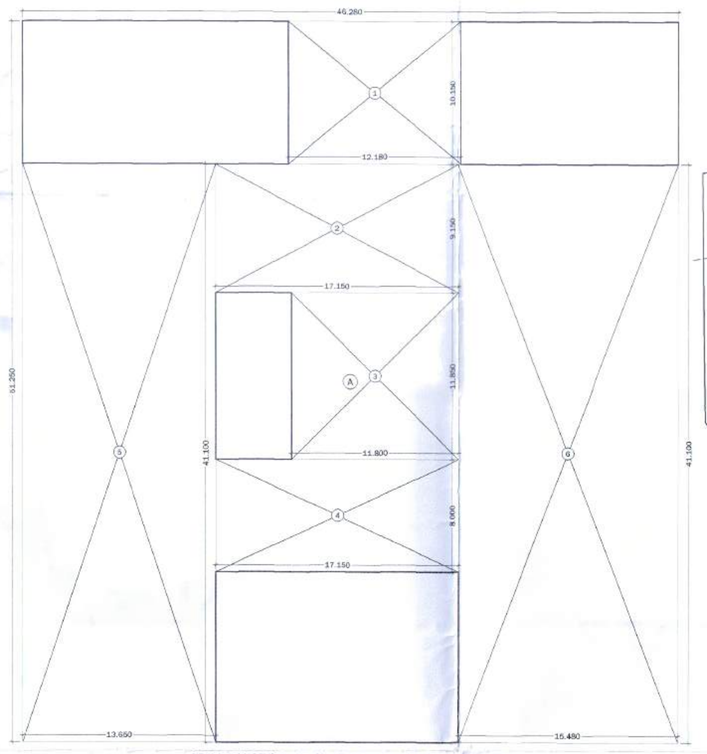
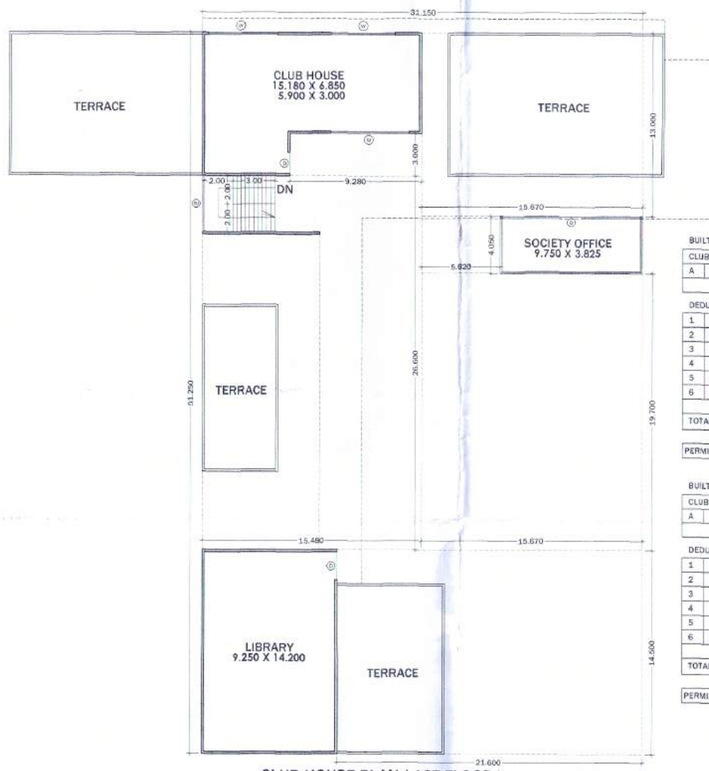


AREA DIAGRAM OF CLUB HOUSE (GROUND FLOOR)
SCALE 1:200



CLUB HOUSE PLAN (1ST FLOOR)
SCALE 1:200

BUILT UP AREA CALCULATION

CLUB HOUSE (GROUND FLOOR)				
A	46.280 X 51.250 X 1 NO	=	2371.850 SQ.MT.	
	TOTAL ADDITION	=	2371.850 SQ.MT.	X

DEDUCTIONS

1	12.180 X 10.350 X 1 NO	=	123.027 SQ.MT.	
2	17.150 X 9.150 X 1 NO	=	156.923 SQ.MT.	
3	11.800 X 11.850 X 1 NO	=	139.830 SQ.MT.	
4	17.150 X 8.000 X 1 NO	=	137.200 SQ.MT.	
5	13.650 X 41.100 X 1 NO	=	561.015 SQ.MT.	
6	15.480 X 41.100 X 1 NO	=	636.228 SQ.MT.	
	TOTAL DEDUCTION	=	1754.823 SQ.MT.	Y1
TOTAL BUILT UP AREA (X - Y1)		=	617.027 SQ.MT.	X1

PERMI. CLUBHOUSE AREA 10% OF 6175	=	617.500 SQ.MT.	

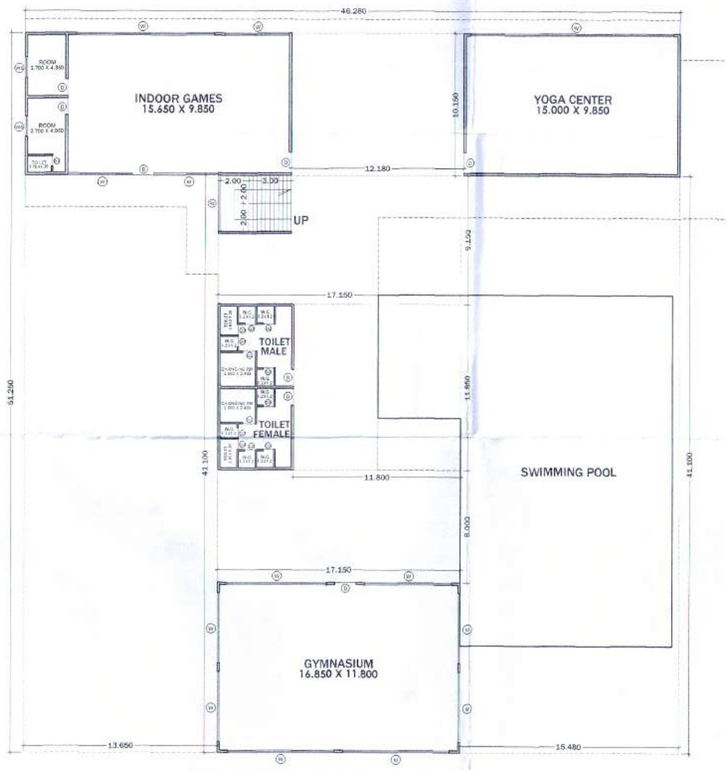
BUILT UP AREA CALCULATION

CLUB HOUSE (1ST FLOOR)				
A	31.150 X 51.250 X 1 NO	=	1596.438 SQ.MT.	
	TOTAL ADDITION	=	1596.438 SQ.MT.	X

DEDUCTIONS

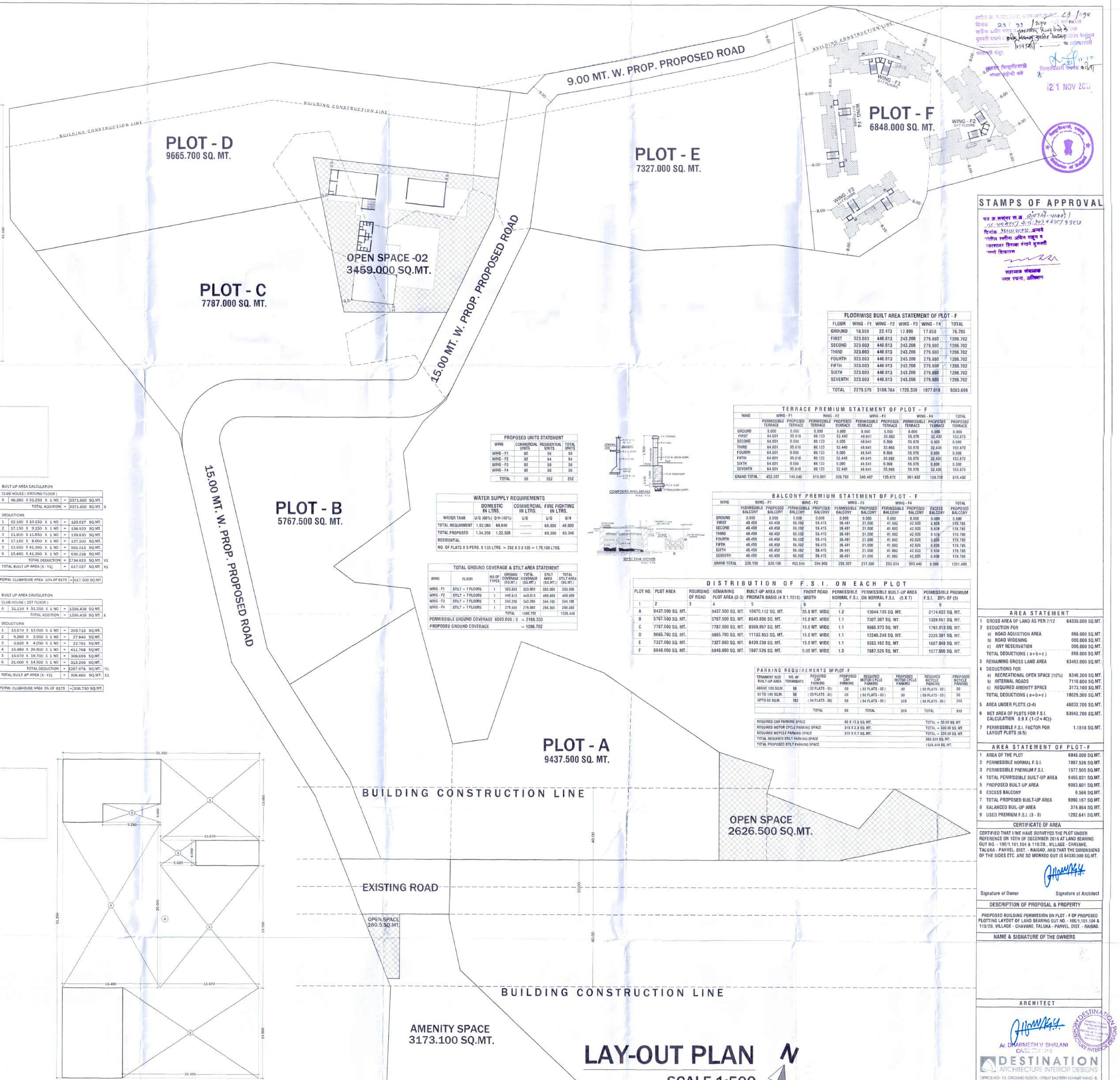
1	15.670 X 13.000 X 1 NO	=	203.710 SQ.MT.	
2	9.280 X 3.000 X 1 NO	=	27.840 SQ.MT.	
3	5.620 X 4.000 X 1 NO	=	22.761 SQ.MT.	
4	15.480 X 26.600 X 1 NO	=	411.768 SQ.MT.	
5	15.670 X 19.700 X 1 NO	=	308.699 SQ.MT.	
6	21.600 X 14.500 X 1 NO	=	313.200 SQ.MT.	
	TOTAL DEDUCTION	=	1287.978 SQ.MT.	Y1
TOTAL BUILT UP AREA (X - Y1)		=	308.460 SQ.MT.	X1

PERMI. CLUBHOUSE AREA 5% OF 6175	=	308.750 SQ.MT.	



CLUB HOUSE PLAN (GROUND FLOOR)
SCALE 1:200

AREA DIAGRAM OF CLUB HOUSE (1ST FLOOR)
SCALE 1:200



PROPOSED UNITS STATEMENT			
WING	COMMERCIAL UNITS	RESIDENTIAL UNITS	TOTAL UNITS
WING - F1	00	56	56
WING - F2	00	84	84
WING - F3	00	56	56
WING - F4	00	56	56
TOTAL	00	252	252

WATER SUPPLY REQUIREMENTS					
	DOMESTIC IN LTRS.		COMMERCIAL IN LTRS.	FIRE FIGHTING IN LTRS.	
WATER TANK	U/G (60%)	O/H (40%)	U/G	U/G	O/H
TOTAL REQUIRMENT	1,02,060	68,040	----------	60,000	40,000
TOTAL PROPOSED	1,34,258	1,22,328	----------	69,300	63,345
RESIDENTIAL					
NO. OF FLATS X 5 PERS. X 135 LTRS. ≈ 252 X 5 X 135 = 1,70,100 LTRS.					

TOTAL GROUND COVERAGE & STILT AREA STATEMENT						
WING	FLOOR	NO. OF TYPES	GROUND COVERAGE (SQ.MT.)	TOTAL COVERAGE (SQ.MT.)	STILT AREA (SQ.MT.)	TOTAL STILT AREA (SQ.MT.)
WING - F1	STILT + 7 FLOORS	1	323.003	323.003	333.085	333.085
WING - F2	STILT + 7 FLOORS	1	440.613	440.613	469.809	469.809
WING - F3	STILT + 7 FLOORS	1	243.206	243.206	244.195	244.195
WING - F4	STILT + 7 FLOORS	1	279.880	279.880	288.360	288.360
				TOTAL	1296.702	1335.449
PERMISSIBLE GROUND COVERAGE 6565.699 / 3 = 2188.533						
PROPOSED GROUND COVERAGE = 1296.702						

FLOORWISE BUILT AREA STATEMENT OF PLOT - F						
FLOOR	WING - F1	WING - F2	WING - F3	WING - F4	TOTAL
GROUND	18.559	22.173	17.896	17.858	76.785
FIRST	323.003	440.613	243.206	279.880	1286.702
SECOND	323.003	440.613	243.206	279.880	1286.702
THIRD	323.003	440.613	243.206	279.880	1286.702
FOURTH	323.003	440.613	243.206	279.880	1286.702
FIFTH	323.003	440.613	243.206	279.880	1286.702
SIXTH	323.003	440.613	243.206	279.880	1286.702
SEVENTH	323.003	440.613	243.206	279.880	1286.702
TOTAL	2279.579	3106.764	1720.338	1977.018	9083.699

TERRACE PREMIUM STATEMENT OF PLOT - F									
WING	WING - F1		WING - F2		WING - F3		WING - F4		TOTAL
	PERMISSIBLE TERRACE	PROPOSED TERRACE	PERMISSIBLE TERRACE	PROPOSED TERRACE	PERMISSIBLE TERRACE	PROPOSED TERRACE	PERMISSIBLE TERRACE	PROPOSED TERRACE	PROPOSED TERRACE
GROUND	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FIRST	64.601	35.010	88.123	52.440	48.641	33.993	55.976	32.430	153.873
SECOND	64.601	0.000	88.123	0.000	48.641	0.000	55.976	0.000	0.000
THIRD	64.601	35.010	88.123	52.440	48.641	33.993	55.976	32.430	153.873
FOURTH	64.601	0.000	88.123	0.000	48.641	0.000	55.976	0.000	0.000
FIFTH	64.601	35.010	88.123	52.440	48.641	33.993	55.976	32.430	153.873
SIXTH	64.601	0.000	88.123	0.000	48.641	0.000	55.976	0.000	0.000
SEVENTH	64.601	35.010	88.123	52.440	48.641	33.993	55.976	32.430	153.873
GRAND TOTAL	452.207	140.040	616.851	209.760	340.487	135.972	391.832	129.720	615.492

BALCONY PREMIUM STATEMENT OF PLOT - F										
WING	WING - F1		WING - F2		WING - F3		WING - F4			TOTAL
	PERMISSIBLE BALCONY	PROPOSED BALCONY	PERMISSIBLE BALCONY	PROPOSED BALCONY	PERMISSIBLE BALCONY	PROPOSED BALCONY	PERMISSIBLE BALCONY	PROPOSED BALCONY	EXCESS BALCONY	PROPOSED BALCONY
GROUND	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FIRST	49.450	49.450	66.092	58.415	36.481	31.000	41.982	42.920	0.938	178.785
SECOND	49.450	49.450	66.092	58.415	36.481	31.000	41.982	42.920	0.938	178.785
THIRD	49.450	49.450	66.092	58.415	36.481	31.000	41.982	42.920	0.938	178.785
FOURTH	49.450	49.450	66.092	58.415	36.481	31.000	41.982	42.920	0.938	178.785
FIFTH	49.450	49.450	66.092	58.415	36.481	31.000	41.982	42.920	0.938	178.785
SIXTH	49.450	49.450	66.092	58.415	36.481	31.000	41.982	42.920	0.938	178.785
SEVENTH	49.450	49.450	66.092	58.415	36.481	31.000	41.982	42.920	0.938	178.785
GRAND TOTAL	339.150	339.150	462.644	394.905	255.367	217.000	293.874	300.440	6.566	1251.495

DISTRIBUTION OF F.S.I. ON EACH PLOT							
PLOT NO.	PLOT AREA	ROUNDING OF ROAD	REMAINING PLOT AREA (2-3)	BUILT-UP AREA ON PRORATA BASIS (4 X 1.1518)	FRONT ROAD WIDTH	PERMISSIBLE NORMAL F.S.I.	PERMISSIBLE BUILT-UP AREA ON NORMAL F.S.I. (5 X 7)	PERMISSIBLE PREMIUM F.S.I. 20% OF (5)
1	2	3	4	5	6	7	8	9
A	9437.500 SQ. MT.		9437.500 SQ. MT.	10870.112 SQ. MT.	35.0 MT. WIDE	1.2	13044.135 SQ. MT.	2174.022 SQ. MT.
B	5767.500 SQ. MT.		5767.500 SQ. MT.	6643.895 SQ. MT.	15.0 MT. WIDE	1.1	7307.307 SQ. MT.	1328.661 SQ. MT.
C	7787.000 SQ. MT.		7787.000 SQ. MT.	8969.867 SQ. MT.	15.0 MT. WIDE	1.1	9865.973 SQ. MT.	1793.813 SQ. MT.
D	9665.700 SQ. MT.		9665.700 SQ. MT.	11132.953 SQ. MT.	15.0 MT. WIDE	1.1	12246.248 SQ. MT.	2226.591 SQ. MT.
E	7327.000 SQ. MT.		7327.000 SQ. MT.	8439.239 SQ. MT.	15.0 MT. WIDE	1.1	9283.162 SQ. MT.	1687.848 SQ. MT.
F	6848.000 SQ. MT.		6848.000 SQ. MT.	7887.526 SQ. MT.	9.00 MT. WIDE	1.0	7887.526 SQ. MT.	1577.505 SQ. MT.

PARKING REQUIREMENTS OF PLOT - F						
TENAMENT SIZE BUILT-UP AREA	NO. OF TENAMENTS	REQUIRED CAR PARKING	PROPOSED CAR PARKING	REQUIRED MOTOR CYCLE PARKING	PROPOSED MOTOR CYCLE PARKING	REQUIRED BICYCLE PARKING	PROPOSED BICYCLE PARKING
ABOVE 100 SQ.M.	00	(02 FLATS - 00)	00	(02 FLATS - 02)	00	(02 FLATS - 02)	00
50 TO 100 SQ.M.	00	(03 FLATS - 01)	00	(03 FLATS - 03)	00	(03 FLATS - 03)	00
UPTO 50 SQ.M.	252	(04 FLATS - 00)	00	(04 FLATS - 00)	315	(04 FLATS - 00)	315
		TOTAL	00	TOTAL	315	TOTAL	315

REQUIRED CAR PARKING SPACE	00 X 12.5 SQ. MT.	TOTAL = 00.00 SQ. MT.
REQUIRED MOTOR CYCLE PARKING SPACE	315 X 2.5 SQ. MT.	TOTAL = 630.00 SQ. MT.
REQUIRED BICYCLE PARKING SPACE	315 X 0.7 SQ. MT.	TOTAL = 220.50 SQ. MT.
TOTAL REQUIRED STILT PARKING SPACE		850.500 SQ. MT.
TOTAL PROPOSED STILT PARKING SPACE		1335.449 SQ. MT.

STAMPS OF APPROVAL

पत्र क्र.सक्षम/स.अ./बांधकाम-परवानगी/ 29/2020
दिनांक 23/11/2020 ग्रामपंचायत पिलज वेगांव के
सार्वजनिक आरोग्य व्यवस्थेसाठी आवश्यक असलेले ना हरकत प्रमाणपत्र ग्रामपंचायत पिलज वेगांव यांच्याकडून
दि 14/12/21 या कार्यालयाकडे
परवानगी मंजूर.
21/11/21
जिल्हाधिकारी रायगड
21 NOV 2021

STAMPS OF APPROVAL

पत्र क्र.सक्षम/स.अ./बांधकाम-परवानगी/ 28/पनवेल/2020-21/अलिबाग/3560
दिनांक 25/11/2020
तांत्रीक त्रुटींचा अभिप्राय शासनास व तालुकास्तर विरव्या संगाने तुलसी त्याचे शिफारस
सहायक संचालक
नगर रचना, अलिबाग

AREA STATEMENT		
1	GROSS AREA OF LAND AS PER 7/12	64330.000 SQ.MT.
2	DEDUCTION FOR	
	a) ROAD ADDISTION AREA	868.000 SQ.MT.
	b) ROAD WIDENING	000.000 SQ.MT.
	c) ANY RESERVATION	000.000 SQ.MT.
	TOTAL DEDUCTIONS (a+b+c)	868.000 SQ.MT.
3	REMAINING GROSS LAND AREA	63462.000 SQ.MT.
4	DEDUCTIONS FOR	
	a) RECREATIONAL OPEN SPACE (10%)	6346.200 SQ.MT.
	b) INTERNAL ROADS	7116.000 SQ.MT.
	c) REQUIRED AMENITY SPACE	3173.100 SQ.MT.
	TOTAL DEDUCTIONS (a+b+c)	16629.300 SQ.MT.
5	AREA UNDER PLOTS (3-4)	46832.700 SQ.MT.
6	NET AREA OF PLOTS FOR F.S.I. CALCULATION 0.9 X (1-(2+4C))	53942.700 SQ.MT.
7	PERMISSIBLE F.S.I. FACTOR FOR LAYOUT PLOTS (6/5)	1.1518 SQ.MT.

AREA STATEMENT OF PLOT - F		
1	AREA OF THE PLOT	6848.000 SQ.MT.
2	PERMISSIBLE NORMAL F.S.I.	7887.526 SQ.MT.
3	PERMISSIBLE PREMIUM F.S.I.	1577.505 SQ.MT.
4	TOTAL PERMISSIBLE BUILT-UP AREA	9465.031 SQ.MT.
5	PROPOSED BUILT-UP AREA	9083.601 SQ.MT.
6	EXCESS BALCONY	6.566 SQ.MT.
7	TOTAL PROPOSED BUILT-UP AREA	9090.167 SQ.MT.
8	BALANCED BUIL-UP AREA	374.864 SQ.MT.
9	USED PREMIUM F.S.I. (3 - 8)	1292.641 SQ.MT.

CERTIFICATE OF AREA

CERTIFIED THAT I/WE HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15TH OF DECEMBER 2015 AT LAND BEARING GUT NO. - 100/1,101,104 & 110/2B, VILLAGE - CHAVANE, TALUKA - PANVEL, DIST. - RAIGAD, AND THAT THE DIMENSIONS OF THE SIDES ETC. ARE SO WORKED OUT IS 64330.000 SQ.MT.

Signature of Owner | Signature of Architect

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON PLOT - F OF PROPOSED PLOTTING LAYOUT OF LAND BEARING GUT NO. - 100/1,101,104 & 110/2B, VILLAGE - CHAVANE, TALUKA - PANVEL, DIST. - RAIGAD.

NAME & SIGNATURE OF THE OWNERS

ARCHITECT

Ar. DHARMESH V. BHALANI
COA/C/2017/19

DESTINATION
ARCHITECTURE INTERIOR DESIGNS

OFFICE NO- 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING- B, PLOT NO- 66, SECTOR- 15, C.B.D. BELAPUR, NAVI MUMBAI - 400614
Call : 022-40126336 & 022-41276323
www.destinationarchitects.com / destination.bel@gmail.com

TITLE : LAY-OUT | 1 / 5