

SHEET NO. 1/5

STAMP OF APPROVED



पत्र क्र. सुसंन रा.अ. १११/१११/१११/१११-२०१७
दिनांक ०६/०३/२०१७ अन्वये
टीसीएन नं. ६११/२०१६ अन्वये
यातील शतीना अधिन राहून व
नकाशावर शिखरा रंगाने दुसरी
पत्राचे विवरण

महासंचालक
नगर रचना, अलिबाग

आदेश क्र. मशा/एलएनए-१/एए/आर/प्र.क्र. १११/२०१७
दिनांक ०६/०३/२०१७ अन्वये सादरज्ञानीत
शतीना अधिन राहून व नकाशावर शिखरा रंगाने केलेल्या
दुरुस्ती प्रमाणे अर्थिक/बोधकल्प/सुधारित रेखांकन/अंतिम रेखांकन
निवासी व वाणिज्य या प्रयोजनासाठी
परवानगी देऊ.
शिखरा रचना
बांध्या उद्योगी वारे
०६/०३/२०१७

CAR PARKING					REQUIRED AREA	PROPOSED	REMARK
SR NO	AREA OF SINGLE UNIT	NO. OF UNIT	REQUIRED				
1	UP TO 50 SQ.MT	234	NIL		NIL	NIL	STILT PARKING
SCOOTER PARKING					REQUIRED	PROPOSED	
2	UP TO 50 SQ.MT	234	4 PER ONE UNIT	3.0 SQ.MT 250 = 750.00 SQ.MT	250 nos.		OPEN PARKING
CYCLE PARKING					REQUIRED	PROPOSED	
3	UP TO 50 SQ.MT	234	4 PER ONE UNIT	1.40 SQ.MT 250 = 350.00 SQ.MT	250 nos.		OPEN PARKING

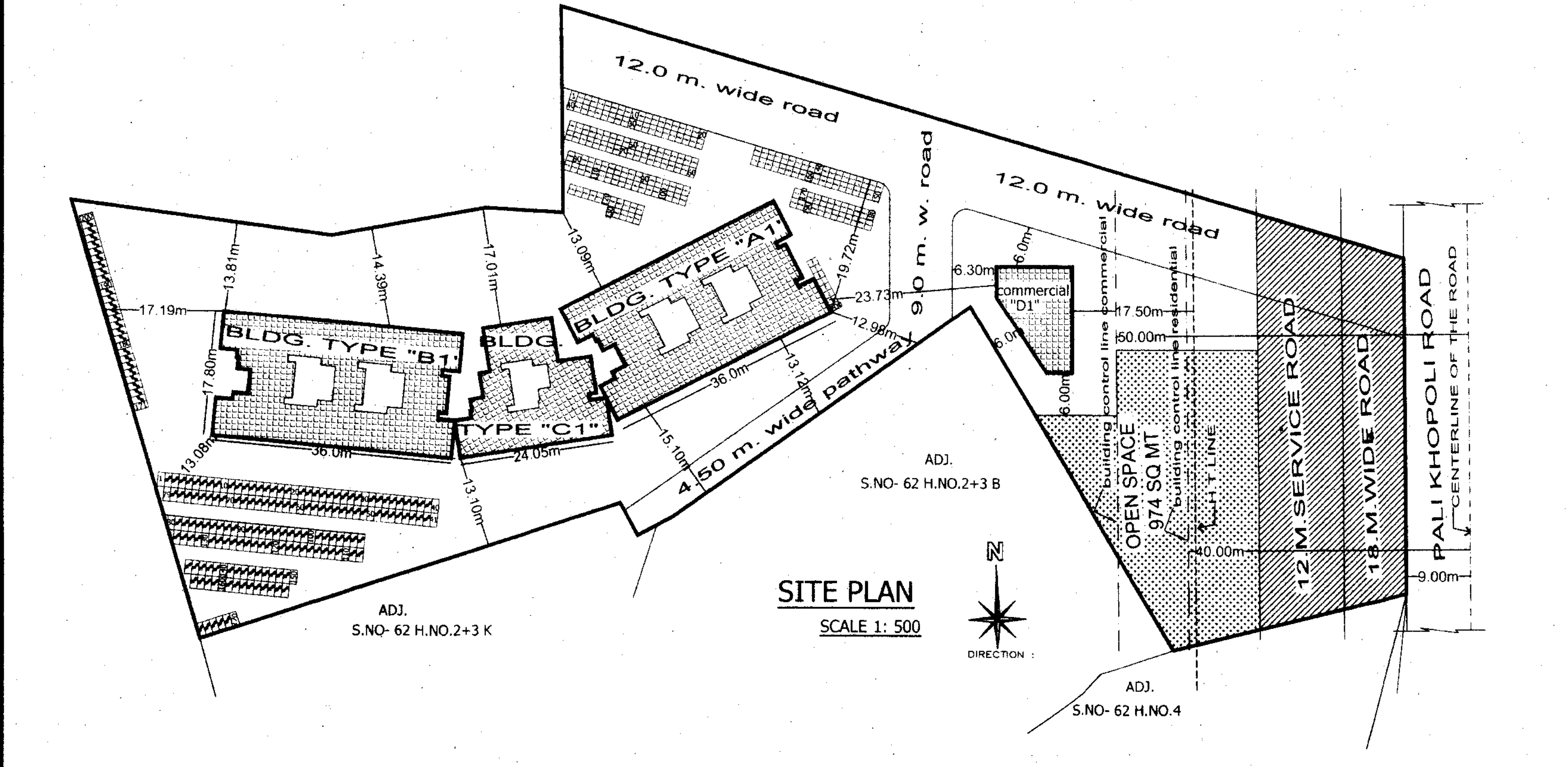
TOTAL PERMISSIBLE AREA FOR PARKING = 750.0 + 350.0 = 1100 SQ.MT

STAIRCASE DETAILS
scale 1:20

SECTION THRO. SEPTIC TANK & SOAK PIT
scale 1:100

SCHEDULE OF DOORS & WINDOWS

D1	1.0x2.10	C.I. Frame with Flush door
D2	0.9x2.10	C.I. Frame with Flush door
D3	0.7x1.80	Kalpappa frame with Sinter door
W1	1.8 x 1.2	ALL SLIDING WINDOWS
W2	1.50x 1.2	ALL SLIDING WINDOWS
W3	1.5x 1.2	ALL SLIDING WINDOWS
V	0.60x0.90	PRECAST CEMENT LOUVERS WINDOW



PROJECT
PROPOSED REVISED RESIDENTIAL & COMMERCIAL BUILDING ON S.NO.62 H. NO.3A AT VILLAGE- DURSHET TAL:- KHALAPUR, DIST:- RAIGAD.

NAME OF OWNER
1. SHRI. LAXMAN NARAYAN DUDHANI.

P.O.A. HOLDERS
M/S BRICKS INFRASTRUCTURE TARFE PARTENERS
1) Mr. MOHD. SHAHID MOHD. SAGIR ANSARI
2) Mr. MOHD. ZIAUDDIN ISTIYAQ AHMED SIDDIQUI
3) Mr. RAMEEZ RAHMAN ABDUL AZIZ
4) Mr. BHARAT NARAYANDAS DUDHANI.

DRN BY	SCALE	NORTH	DATE
RAHOOOL	AS GIVEN	N	27/06/2016
DWG NAME MUNICIPAL DWG			DWG NO

BUILT UP AREA STATEMENT									
BLDG. TYPE	GROUND FLOOR (sq.mt.)	FIRST FLOOR (sq.mt.)	SECOND FLOOR (sq.mt.)	THIRD FLOOR (sq.mt.)	FOURTH FLOOR (sq.mt.)	FIFTH FLOOR (sq.mt.)	SIXTH FLOOR (sq.mt.)	SEVENTH FLOOR (sq.mt.)	TOTAL BUILT UP AREA (sq.mt.)
A1	527.87	527.87	527.87	527.87	527.87	527.87	527.87	527.87	4222.96
B1	527.87	527.87	527.87	527.87	527.87	527.87	527.87	527.87	4222.96
C1	36.46	281.21	281.21	281.21	281.21	281.21	281.21	-----	1723.72
D1	116.05	116.05	116.05	-----	-----	-----	-----	-----	348.15
TOTAL PROPOSED BUILT UP AREA									10517.79

AREA STATEMENT OF S. NO. 62. H. NO.3A		SQ.MT.
1) TOTAL AREA OF LAND (AS PER 7/12 EXTRACT)		11200.00
2) AREA UNDER 18.0 MT WIDE ROAD WINDING		700.00
3) AREA UNDER 12.0 MT SERVICE ROAD WINDING		760.00
5) AREA OF PLOT (1-2-3-4)		9740.0
6) AREA OF UNDER 10% OPEN SPACE		974.00
7) AREA OF PLOT (5-6)		8766.0
8) PERMISSIBLE F.S.I 1.20		1.20
9) NET AREA OF PLOT		10519.20
11) PROPOSED BUILT UP AREA		
12) PROPOSED STILT AREA	281.21 sq.mt.	
13) PROPOSED BUILT UP AREA BUILDING "A1"		4222.96
14) PROPOSED BUILT UP AREA BUILDING "B1"		4222.96
15) PROPOSED BUILT UP AREA BUILDING "C1"		1723.72
16) PROPOSED BUILT UP AREA BUILDING "D1"		348.15
17) EXCESS BALCONY		NIL
18) TOTAL BUILT UP AREA		10517.79
19) TOTAL BALANCE AREA		1.41

ARCHITECTS/ENGINEERS/SUPERVISOR

ANUP S. SALVI
Consulting Civil Engineer
Shop No. 9, Poore House
Nr. Dutta Mandir, Kacheri Rd.
Karjat - Raigad
Mob. 8087440859 / 976605377

SARA CONSULTANCY
ARCHITECTS, ENGINEERS & INT. DESIGNERS.
OFFICE:- Poore House, Shop No.9, Kacheri Road,
Near Dutta Mandir, Karjat Dist. Raigad 410 201
Mob. 9766053577, 8087440859.
E-Mail:-www.saraconsultancy99@gmail.com

पत्र क्र. लखनार बा. ३३५/२०१७
दिनांक ०६/०३/२०१७
नगरपालिका कार्यालय, काठमाडौं
१९६४



नगरपालिका कार्यालय, काठमाडौं
दिनांक ०६/०३/२०१७
नगरपालिका कार्यालय, काठमाडौं
१९६४

E 6 MAR 2017

AREA STATEMENT (BLDG. TYPE "B1")	SQ. MT.
1) PROPOSED GROUND AREA	527.87
2) PROPOSED FIRST FLOOR AREA	527.87
3) PROPOSED SECOND FLOOR AREA	527.87
4) PROPOSED THIRD FLOOR AREA	527.87
5) PROPOSED FOURTH FLOOR AREA	527.87
6) PROPOSED FIFTH FLOOR AREA	527.87
7) PROPOSED SIXTH FLOOR AREA	527.87
8) PROPOSED SEVENTH FLOOR AREA	527.87
9) EXCESS BALCONY PROPOSED	NIL
10) TOTAL BUILT UP AREA	4222.96

PROJECT
PROPOSED REVISED RESIDENTIAL BUILDING ON S NO 82 H. NO. 3A AT VILLAGE DURGHEE TALUK KHALAPUR, DIST. RAIGAD.

NAME OF OWNER

1. SHRI. LAXMAN NARAYAN DUDHANI.

P.O.A. HOLDERS

M/S BRICKS INFRASTRUCTURE TARFE PARTENERS

- 1) Mr. MOHD. SHAHID MOHD. SAGIR ANSARI
- 2) Mr. MOHD. ZIAUDDIN ISTIYAQ AHMED SIDDIQUI
- 3) Mr. RAMEEZ RAHMAN ABDUL AZIZ
- 4) Mr. BHARAT NARAYANDAS DUDHANI.

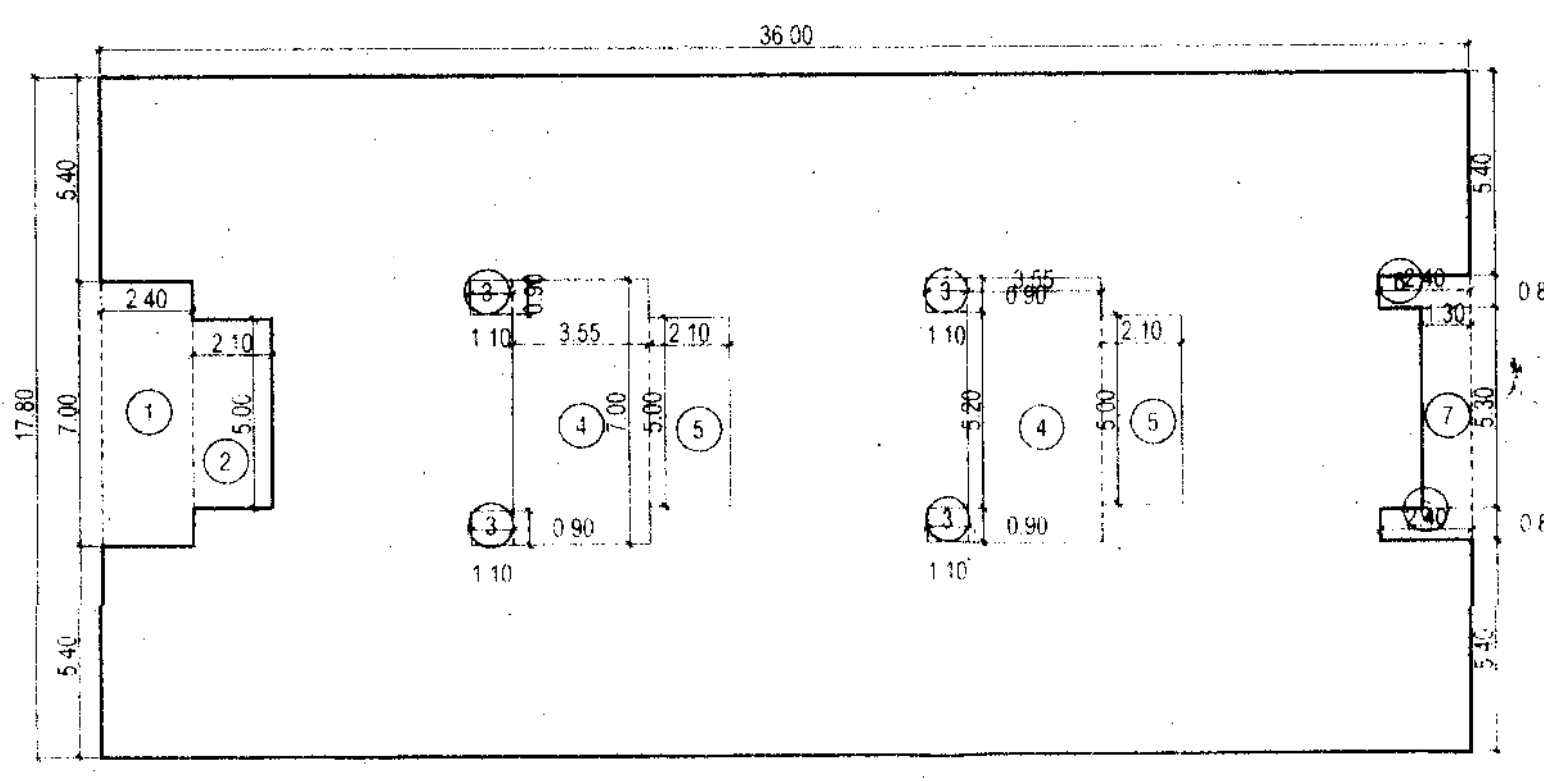
ARCHITECTS, ENGINEERS, SUPERVISOR

ANUP B. SALVI
Consulting Civil Engineer
Shop No. 8, Poore House
Nr. Butta Mandir, Kachan Rd.
Karjat - Raigad
Mob: 8087440850 / 9786053577

SARA CONSULTANCY
ARCHITECTS, ENGINEERS & INT. DESIGNERS.
Office: P. Poore House, Shop No. 8, Kachan Rd.
Near Butta Mandir, Karjat Dist. Raigad 410 201
Mob: 0786053577 / 8087440850
E-Mail: saraconsultancy@yahoo.com



FRONT ELEVATION
SCALE 1:100



BUILT-UP AREA STATEMENT : Ground TO Seventh Floor

AREA OF BLOCK (ABCD) = 36.00 X 17.80 = 640.80 SQ.M

STANDARD DEDUCTIONS :-

1	7.00 X 2.40	=	16.80 SQ.M	
2	2.10 X 5.00	=	10.50 SQ.M	
3	1.10 X 0.90 X 4	=	3.96 SQ.M	
4	3.55 X 7.0	X 2	=	49.70 SQ.M
5	2.10 X 6.00	X 2	=	25.20 SQ.M
6	2.40 X 0.85	X 2	=	4.08 SQ.M
7	5.30 X 1.30	=	6.89 SQ.M	
TOTAL DEDUCTIONS = 112.93 SQ.M				
NET AREA = 640.80 - 112.93 = 527.87 SQ.M				

BALCONY STATEMENT (1ST. TO 7TH. FLOOR)

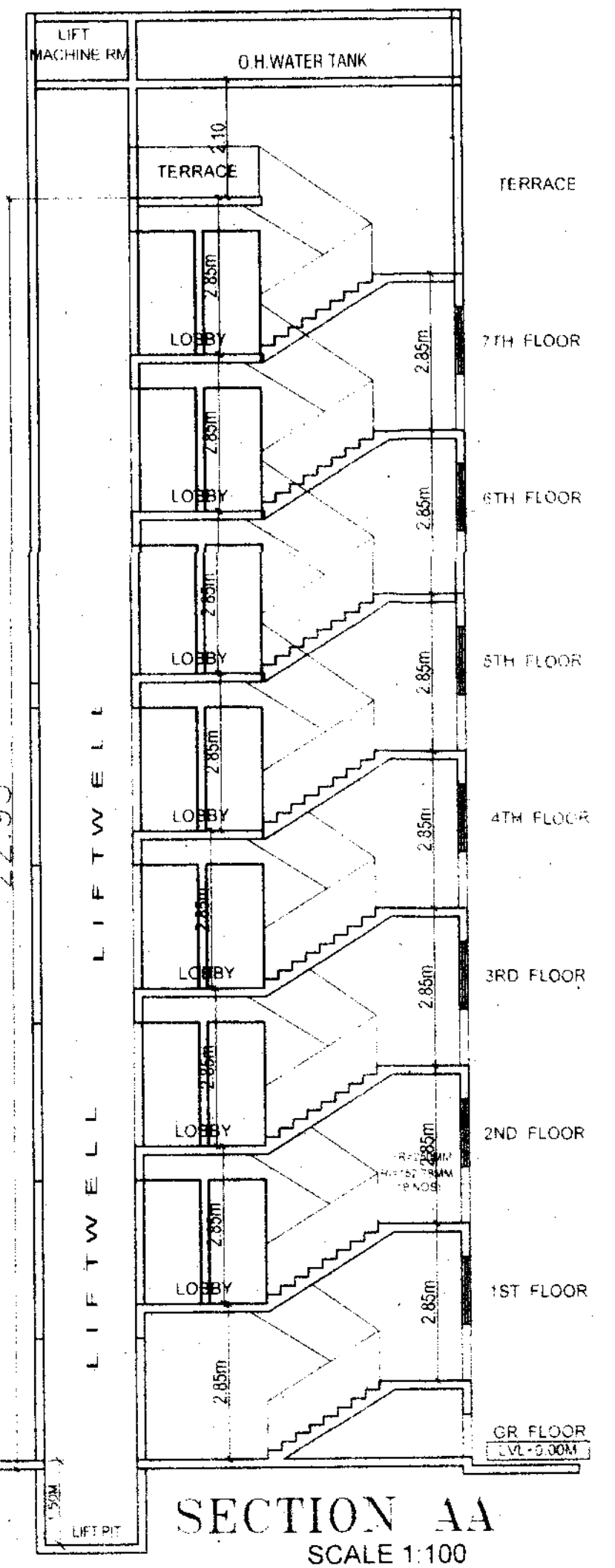
PERMISSIBLE AREA = 15% OF BUILT UP AREA
BUILT UP AREA OF THE BUILDING = 527.87 sq.mt.
527.87 sq.mt. X 15% = 79.18 sq.mt.
PERMISSIBLE AREA = 79.18 SQ.MT.

PROPOSED BALCONY AREA
B1 = 24 X 1.00 X 3 = 72.00 SQ.MT.

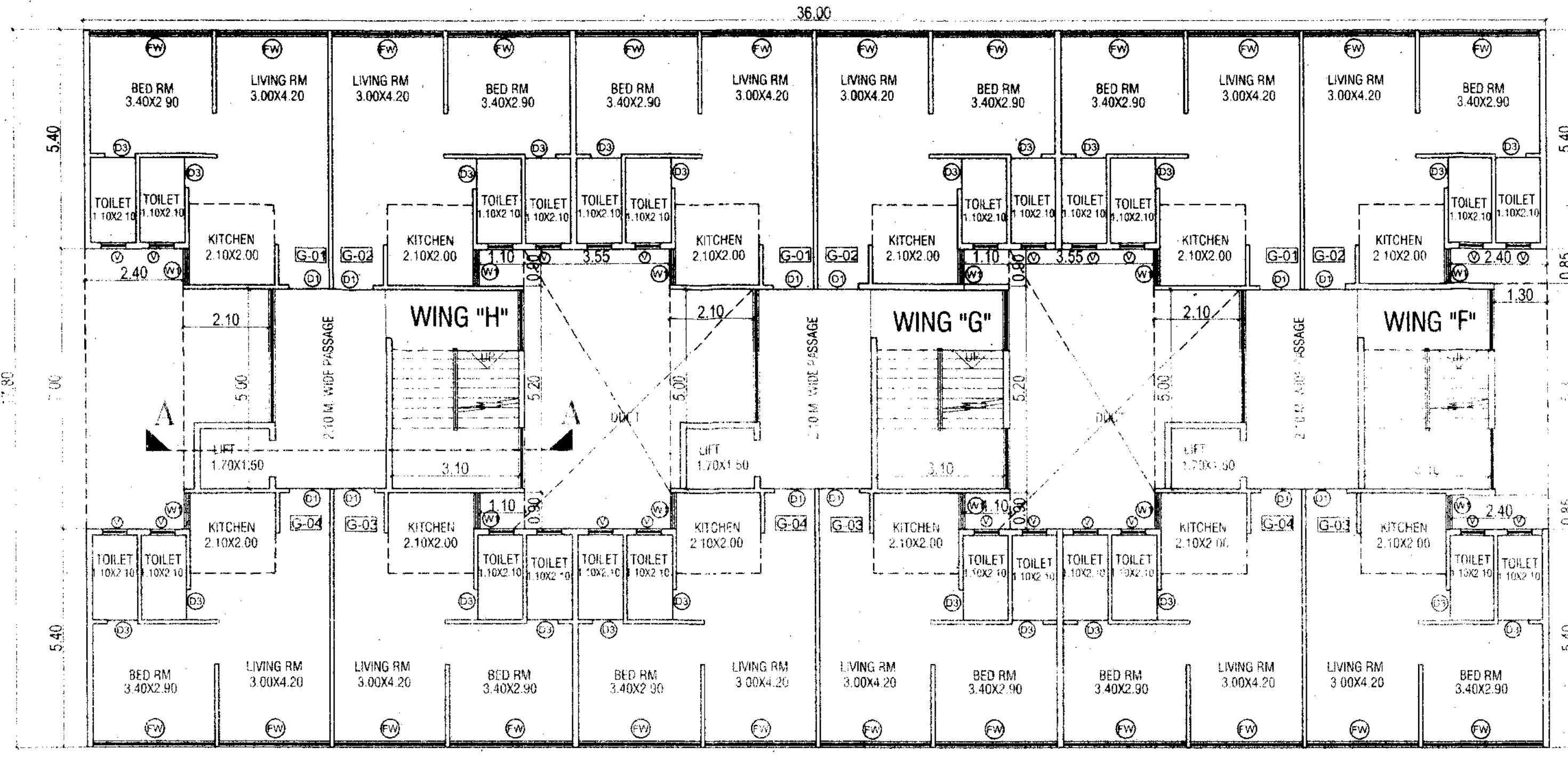
TOTAL = 72.00 SQ.MT.

EXCESS BALCONY = PERM. BAL - PROP. BAL.
79.18 - 72.00

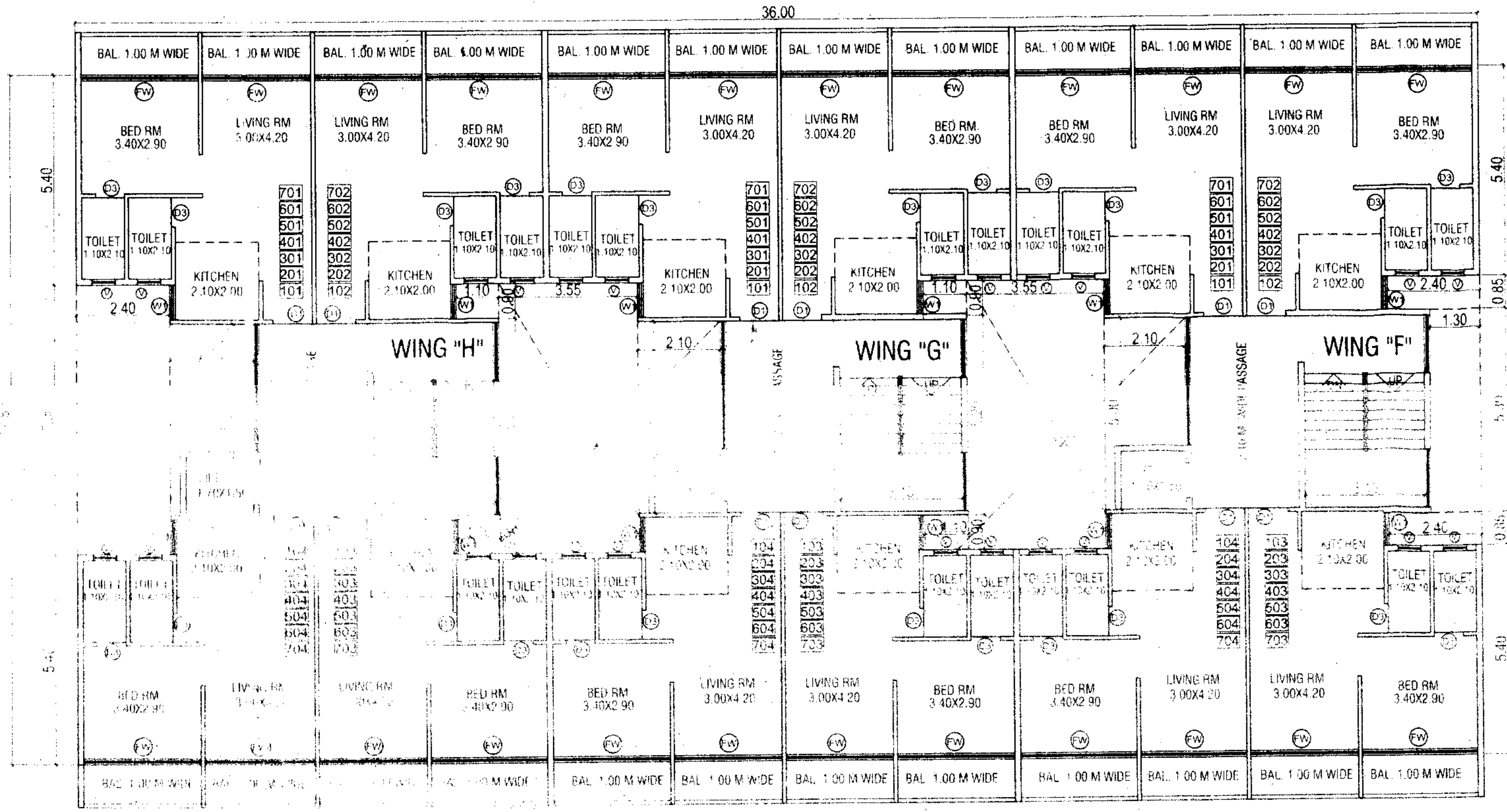
EXCESS BALCONY = NIL



SECTION AA
SCALE 1:100



GROUND FLOOR PLAN (BLDG. TYPE "B1")
SCALE 1:100



TYPICAL FIRST TO SEVENTH FLOOR PLAN (BLDG. TYPE "B1")

प.क्र. संसंन रा.अ. ०६/०३/२०१० अन्वये आदेशातीत
 नं.क्र. ६२/१६/२०१६ अन्वये
 गतील अक्षर व नकाशावर दिश्या रंगाने केलेल्या
 नकाशावर दिश्या रंगाने दुरुस्ती प्रमाणे चिन्हा



सहायक संचालक
 नगर रचना, अलिबाग

प्लान क्र. पशा/एलएनए-१/एल/आर/प्र.क्र. १३१/२०१५
 दिनांक ०६/०३/२०१६ अन्वये आदेशातीत
 शरीना अधीन राहून व नकाशावर दिश्या रंगाने केलेल्या
 दुरुस्ती प्रमाणे अकृतीक/गंवकाम/सुधारित रेखांकन/अतिम रेखांकन
 या प्रमाणे प्रमाणित केलेले आहे.
 सहायक संचालक
 नगर रचना, अलिबाग

PROJECT **E6 MAR 2017**

PROPOSED REVISED COMMERCIAL BUILDING ON S.NO.62 H. NO.3A AT VILLAGE- DURSHET TAL- KHALAPUR, DIST- RAIGAD.

NAME OF OWNER

1. SHRI. LAXMAN NARAYAN DUDHANI.

P.O.A. HOLDERS

M/S BRICKS INFRASTRUCTURE TARFE PARTENERS

1) Mr. MOHD. SHAHID MOHD. SAGIR ANSARI

2) Mr. MOHD. ZIAUDDIN ISTIYAQ AHMED SIDDIQUI

3) Mr. RAMEEZ RAHMAN ABDUL AZIZ

4) Mr. BHARAT NARAYANDAS DUDHANI

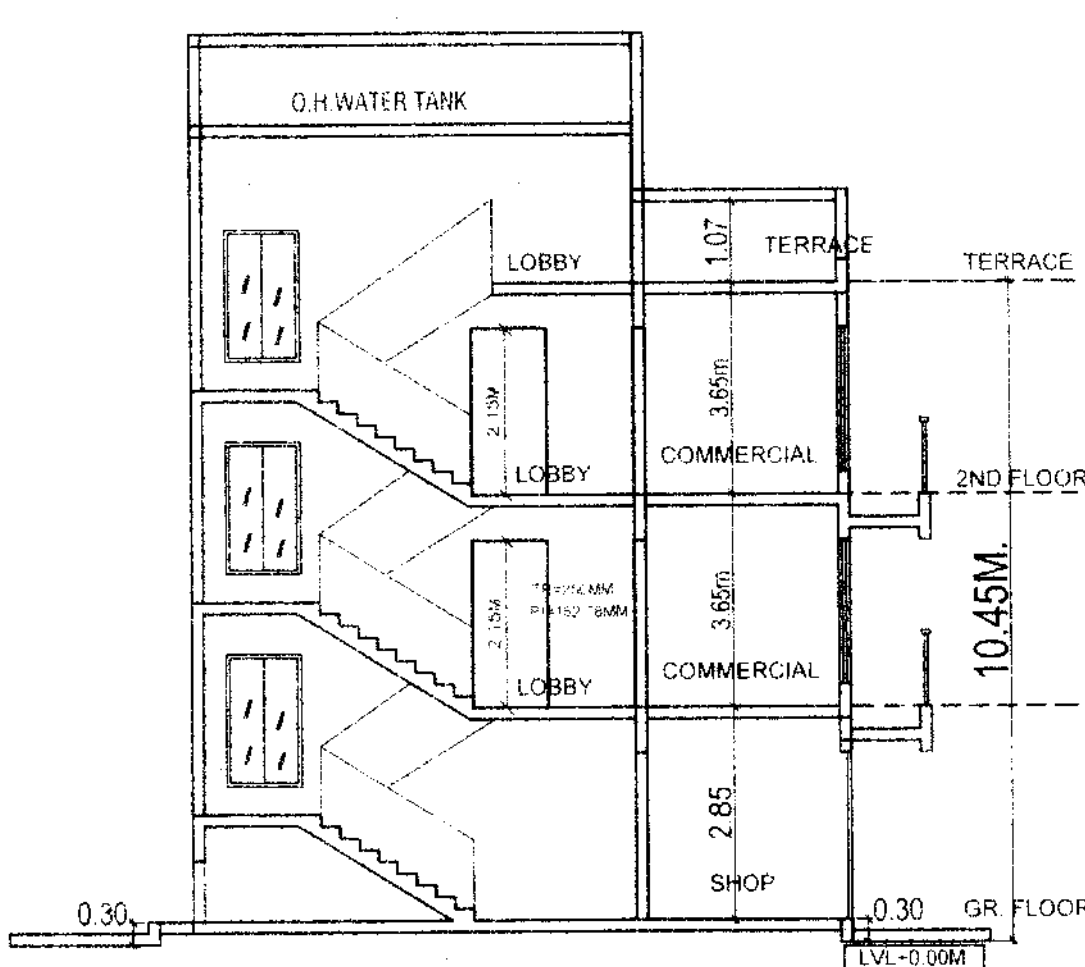
DRN BY	SCALE	NORTH	DATE
RAHOOL	AS GIVEN		27/06/2016
DWG NAME	MUNICIPAL DWG		DWG NO

ARCHITECTS / ENGINEERS/SUPERVISOR

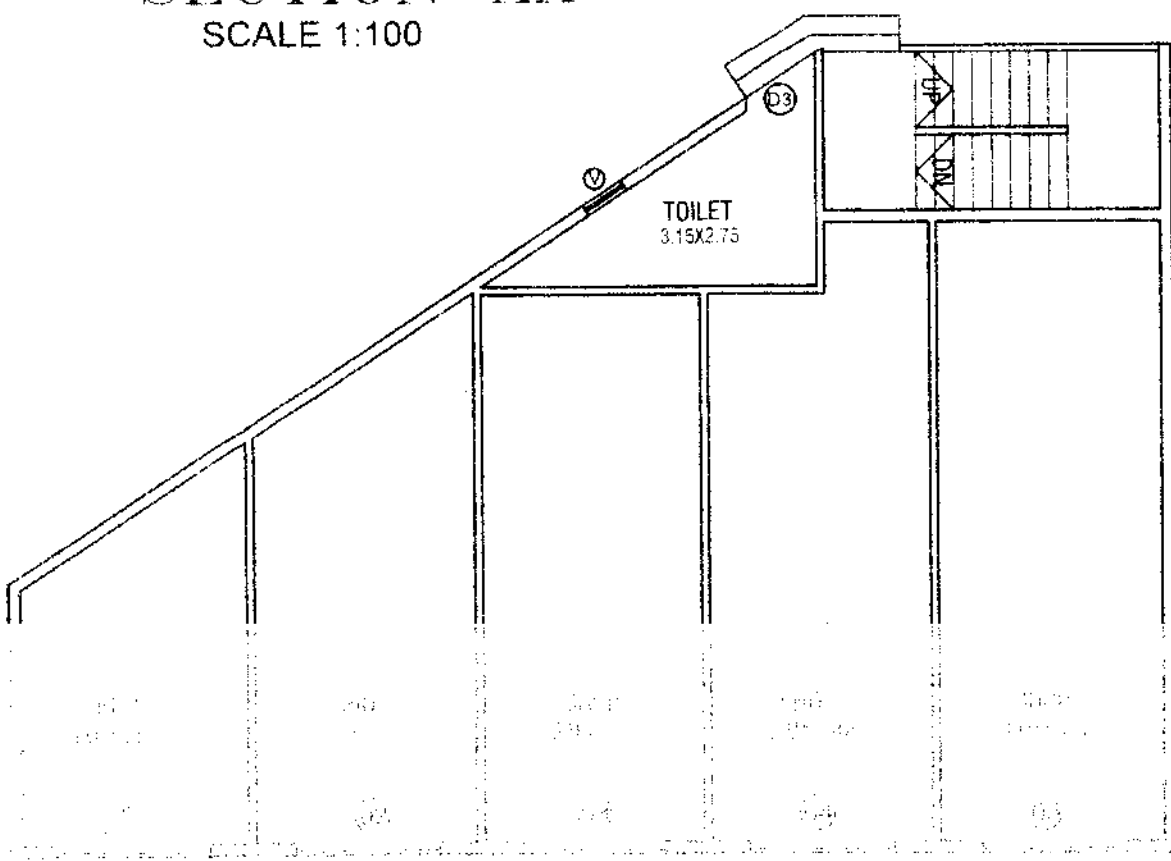
ANIP S. SALVI
 Chartered Engineer
 5/9, No. 5, Poore House
 Near. Durgam Chawl, Kachari R.
 Raigad - Raigad
 Mob: 9887-0335 / 8766053577

SARA CONSULTANCY
 ARCHITECTS / ENGINEERS / INTERIORS
 10/1, 2nd Floor, New Market, Raigad - 415001
 RAIGAD - RAIGAD
 TEL: 0202-2222222

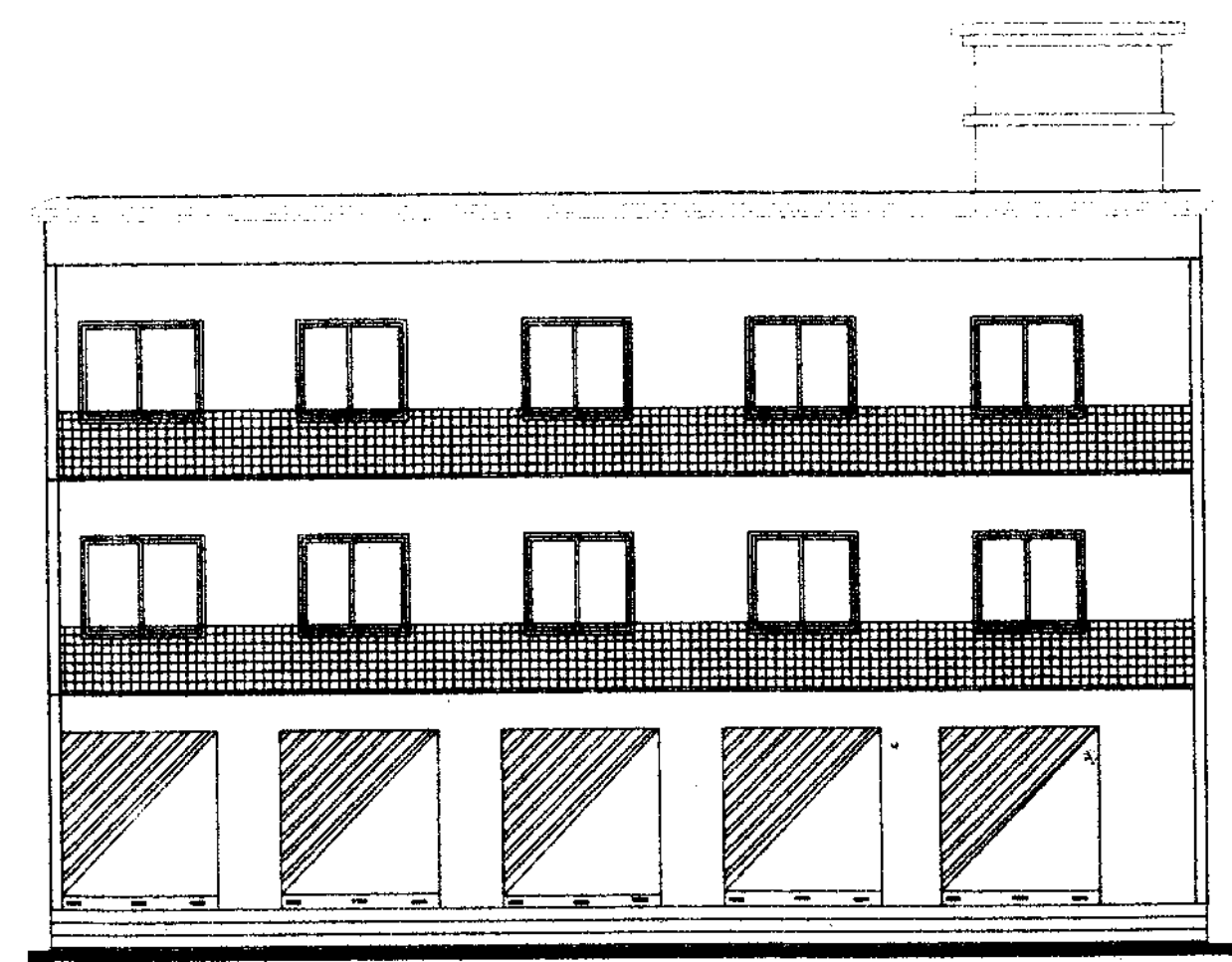
COMMERCIAL BUILDING



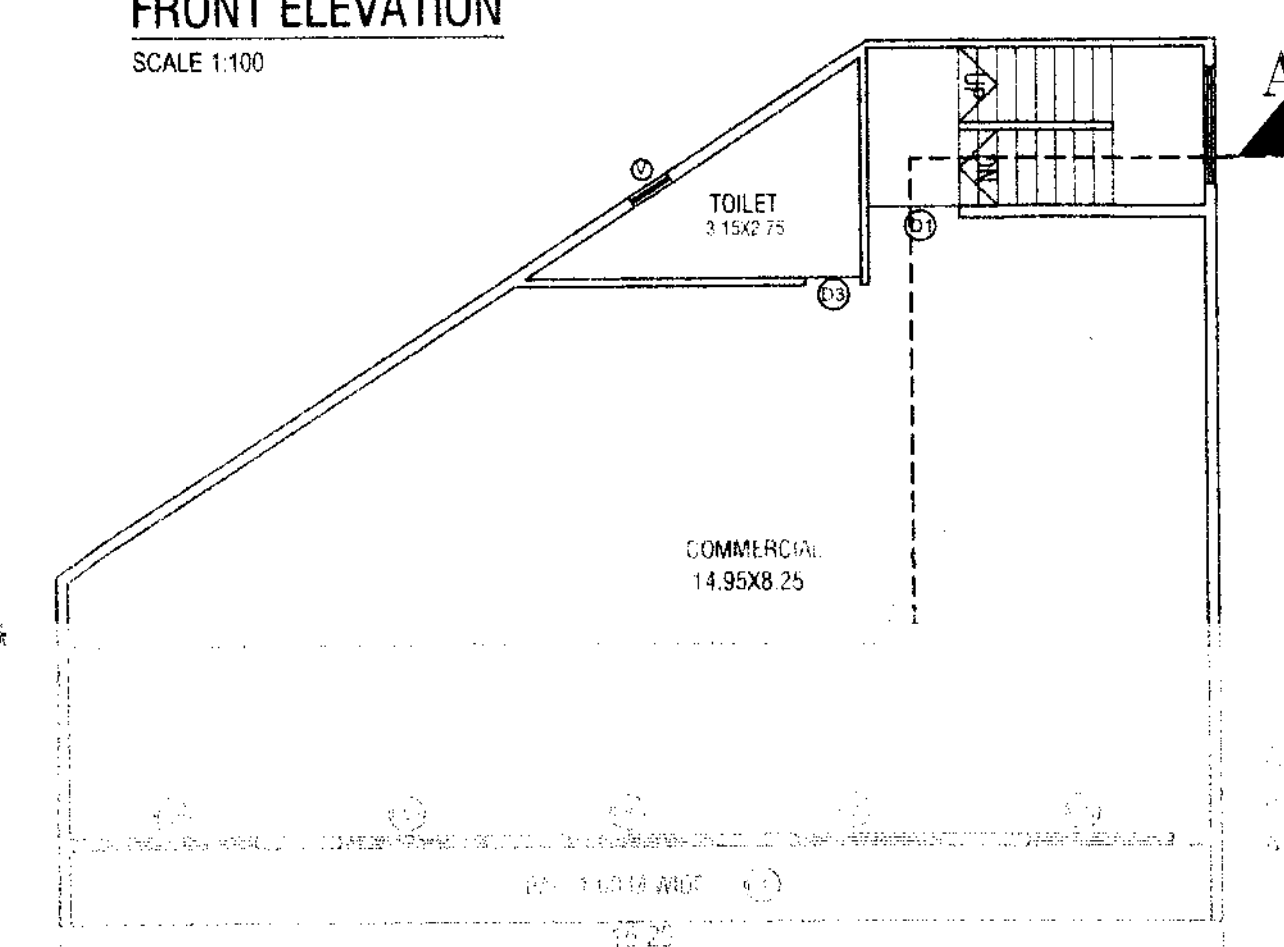
SECTION AA
 SCALE 1:100



GROUND FLOOR PLAN
 SCALE 1:100



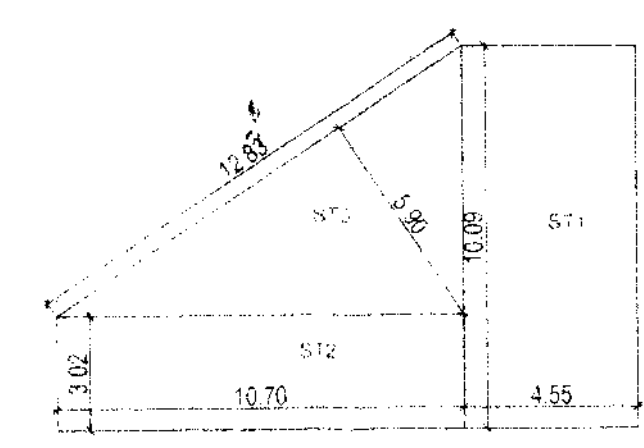
FRONT ELEVATION
 SCALE 1:100



FIRST & SECOND FLOOR PLAN
 SCALE 1:100

AREA STATEMENT (BLDG. TYPE "D1") SQ.MT.	
1) PROPOSED GROUND AREA	116.05
2) PROPOSED FIRST FLOOR AREA	116.05
3) PROPOSED SECOND FLOOR AREA	116.05
4) EXCESS BALCONY PROPOSED	NIL
5) TOTAL BUILT UP AREA	348.15

BALCONY STATEMENT (1ST. & 2ND. FLOOR)	
PERMISSIBLE AREA = 15% OF BUILT UP AREA	
BUILT UP AREA OF THE BUILDING = 116.05 sq.mt.	
116.05 sq.mt. X 15% = 17.40 sq.mt.	
PERMISSIBLE AREA = 17.40 SQMT.	
PROPOSED BALCONY AREA	
B1= 15.25 X 1.00 = 15.25 SQ.MT.	
TOTAL = 15.25 SQ.MT.	
EXCESS BALCONY = PERM.BAL. - PROP.BALC.	
17.40 - 15.25	
EXCESS BALCONY = NIL	



AREA OF BALCONY (S1)	= 15.25 X 1.00	= 15.25 SQ.M
AREA OF BALCONY (S2)	= 2.02 X 1.00	= 2.02 SQ.M
AREA OF TERRACE (S1)	= 3.65 X 1.00	= 3.65 SQ.M
NET AREA	=	= 116.05 SQ.M