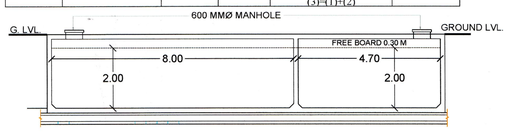
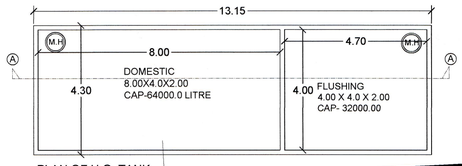
Sr.No	Use		Water Capacity		
1	Residential 2 Persons for Every Guest room	For General Use	For Flushing		Minimum Required Water Capacity (In Litres)
	Nos of Guest room	135 Litres For Each Person	900 Litres for Each WC	180 Litres for Each WC	(A)
	139	139 x 135 x 2	139 x 900	139 x180	
		37530	37530	25020	100080
			Total Required Water Capacity In Litres (C)=(A)+(B)		100080

Sr.No	UG/OHT	Proposed Water Tank Size Width x Length x Height			Water Tank Capacity In m3	Proposed Water Tank Capacity In Litres
		Width	Length	Height (Including Free Board)		
1	UG (Domestic) tank-1	8	4	2	64	64000
	UG (Flushing) tank-1	4.7	4	2	37.6	37600
2	OHT	0	0	0	0	0
				Total Proposed Water Tank Capacity In Litres (3)=(1)+(2)		101600



SECTION-AT 'AA'
SCALE : 1:100



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

TOTAL CONSTRUCTED AREA STATEMENT FOR LABOUR CESS

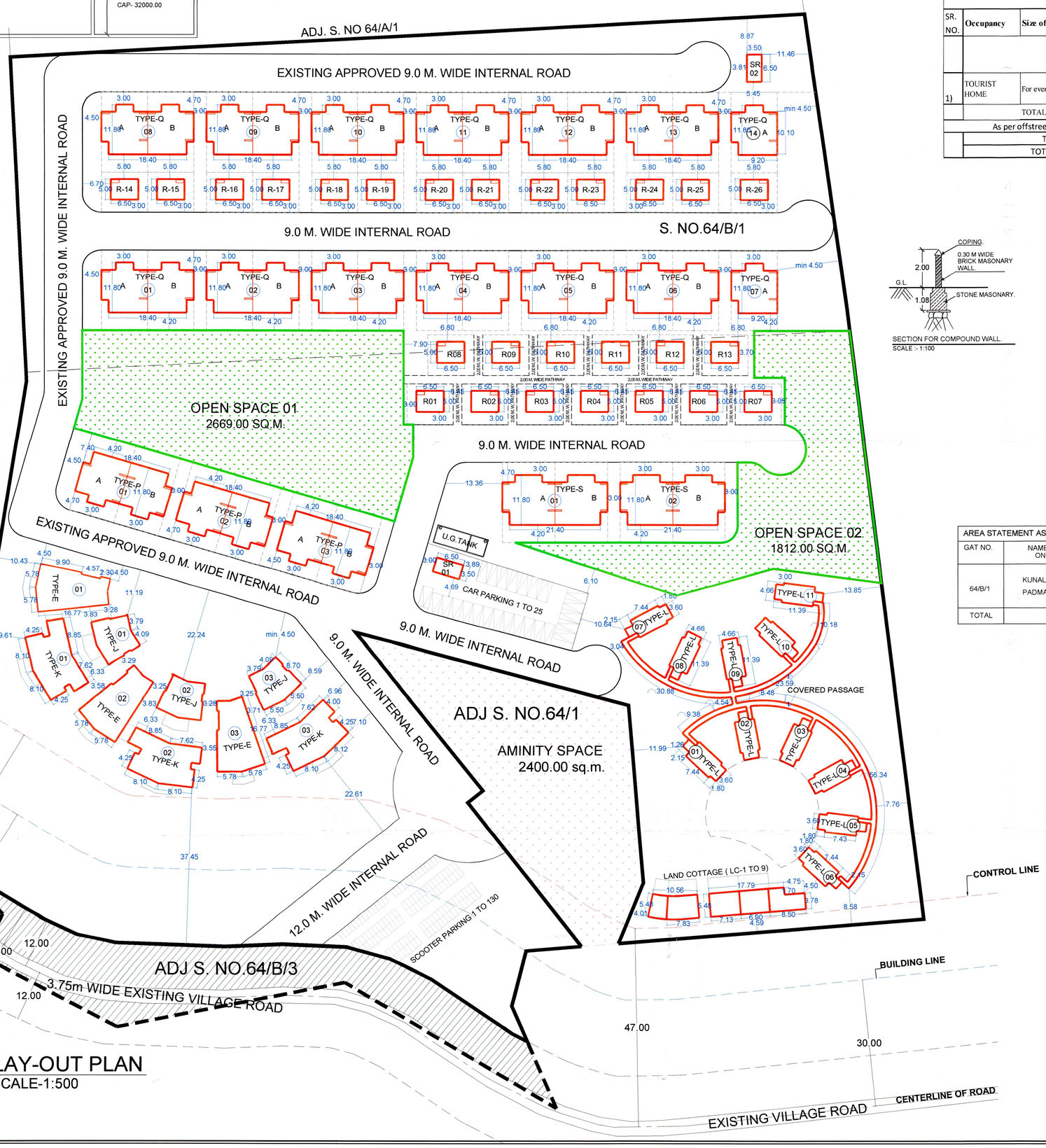
TYPE	FLOORS	BUA INCLUDING STAIRCASE & LOBBY	BALCONY	LIFT	CUB.	PROJECTED TERRACE	NAT. TERRACE	CHAJJA	STILT	TOTAL	NO. OF BUILDING	GRAND TOTAL
		sq.mts.	sq.mts.	sq.mts.	sq.mts.	sq.mts.	sq.mts.	sq.mts.	sq.mts.	sq.mts.		
TYPE-E	LOWER GROUND	77.19	0.00	0	0.00	0.00	0.00	0.00	0.00	77.19	3	231.555
	UPPER GROUND	151.56	0.00	0	0.00	0.00	0.00	0.00	0.00	151.56		454.68
TYPE-J	UPPER GROUND	81.23	0.00	0	0.00	0.00	0.00	0.00	0.00	81.23	3	243.69
	FIRST	76.62	0.00	0	0.00	0.00	0.00	0.00	0.00	76.62		229.86
TYPE-K	UPPER GROUND	154.05	0.00	0	0.00	0.00	0.00	0.00	0.00	154.05	3	462.15
TYPE-L	UPPER GROUND	42.12	0.00	0	0.00	0.00	0.00	0.00	0.00	42.12	11	463.32
	FIRST	30.71	0.00	0	0.00	0.00	0.00	0.00	0.00	30.71		337.81
COVERED PASSAGE L-TYPE	UPPER GROUND	204.05	0.00	0	0.00	0.00	0.00	0.00	0.00	204.05	1	204.05
TYPE-P (PA)	GROUND	111.59	0.00	0	0.00	0.00	0.00	0.00	0.00	111.59	3	334.77
TYPE-P (PB)	GROUND	111.05	0.00	0	0.00	0.00	0.00	0.00	0.00	111.05	3	333.15
TYPE-Q (QA)	LOWER GROUND	67.39	0.00	0	0.00	0.00	0.00	0.00	0.00	67.39	14	943.46
	UPPER GROUND	111.59	0.00	0	0.00	0.00	0.00	0.00	0.00	111.59		1562.26
TYPE-Q (QB)	LOWER GROUND	66.85	0.00	0	0.00	0.00	0.00	0.00	0.00	66.85	12	802.2
	UPPER GROUND	111.05	0.00	0	0.00	0.00	0.00	0.00	0.00	111.05		1332.6
TYPE-R	UPPER GROUND	31.15	0.00	0	0.00	0.00	0.00	0.00	0.00	31.15	26	809.9
TYPE-S (SA)	UPPER GROUND	130.78	0.00	0	0.00	0.00	0.00	0.00	0.00	130.78	2	261.56
TYPE-S (SB)	UPPER GROUND	130.24	0.00	0	0.00	0.00	0.00	0.00	0.00	130.24	2	260.48
LAND COTTAGE												
LC-01	UPPER GROUND	63.81	0.00	0	0.00	0.00	0.00	0.00	0.00	63.81	1	63.81
LC-02	UPPER GROUND	63.81	0.00	0	0.00	0.00	0.00	0.00	0.00	63.81	1	63.81
LC-03	UPPER GROUND	62.89	0.00	0	0.00	0.00	0.00	0.00	0.00	62.89	1	62.89
LC-04	UPPER GROUND	31.58	0.00	0	0.00	0.00	0.00	0.00	0.00	31.58	1	31.58
LC-05	LOWER GROUND	19.26	0.00	0	0.00	0.00	0.00	0.00	0.00	19.26	1	19.26
LC-06	LOWER GROUND	37.71	0.00	0	0.00	0.00	0.00	0.00	0.00	37.71	1	37.71
LC-07	LOWER GROUND	37.36	0.00	0	0.00	0.00	0.00	0.00	0.00	37.36	1	37.36
LC-08	LOWER GROUND	36.10	0.00	0	0.00	0.00	0.00	0.00	0.00	36.10	1	36.1
LC-09	LOWER GROUND	38.55	0.00	0	0.00	0.00	0.00	0.00	0.00	38.55	1	38.55
STORE ROOM (SR)	GROUND	22.75	0.00	0	0.00	0.00	0.00	0.00	0.00	22.75	2	45.5
	TOTAL	2103.04	0.00	0	0.00	0.00	0.00	0.00	0.00	2103.04		9704.065

TOTAL PROPOSED BUILT-UP AREA STATEMENT

TYPE OF BLDG	FLOOR				NO. OF BUILDING	TOTAL BUILT-UP AREA
	LOWER GROUND	UPPER GROUND	FIRST	TOTAL		
TYPE-E	77.185	151.560	0.000	228.75	3	686.24
TYPE-J	0.000	81.230	76.620	157.85	3	473.55
TYPE-K	0.000	154.050	0.000	154.05	3	462.15
TYPE-L	0.000	42.120	30.710	72.83	11	801.13
COVERED PASSAGE L TYPE	0.000	204.050	0.000	204.05	1	204.05
TYPE-P (PA)	0.000	111.590	0.000	111.59	3	334.77
TYPE-P (PB)	0.000	111.050	0.000	111.05	3	333.15
TYPE-Q (QA)	67.390	111.590	0.000	178.98	14	2505.72
TYPE-Q (QB)	66.850	111.050	0.000	177.90	12	2134.80
TYPE-R	0.000	31.150	0.000	31.15	26	809.90
TYPE-S (SA)	0.000	130.780	0.000	130.78	2	261.56
TYPE-S (SB)	0.000	130.240	0.000	130.24	2	260.48
LAND COTTAGE						
LC-01	0.000	63.810	0.000	63.81	1	63.81
LC-02	0.000	63.810	0.000	63.81	1	63.81
LC-03	0.000	62.890	0.000	62.89	1	62.89
LC-04	0.000	31.580	0.000	31.58	1	31.58
LC-05	19.260	0.000	0.000	19.26	1	19.26
LC-06	37.710	0.000	0.000	37.71	1	37.71
LC-07	37.360	0.000	0.000	37.36	1	37.36
LC-08	36.100	0.000	0.000	36.10	1	36.10
LC-09	38.550	0.000	0.000	38.55	1	38.55
STORE ROOM (SR)	0.000	22.750	0.000	22.75	2	45.50
TOTAL					94	9704.07

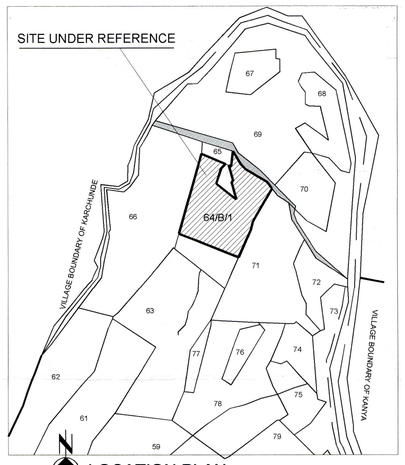
Table No. 8B - Parking Requirements

SR. NO.	Occupancy	Size of Tenment	Tenament or Proposed b.u.a.	Non congested		Total Required	
				CAR	SCOOTER	CAR	SCOOTER
				12.5	2	12.5	2
				Sq.m	Sq.m	Sq.m	Sq.m
				2.5x5	1x2	2.5x5	1x2
1)	TOURIST HOME	For every five guest room	139	1	6	27.8	166.8
	TOTAL					27.8	166.8
	As per offstreet parking , table no.8c apply multipal factor 0.7					19.46	116.76
	TOTAL REQUIRED PARKING (SAY)					20	117
	TOTAL PROPOSED PARKING for building					25	130



LAY-OUT PLAN
SCALE-1:500

SECTION FOR COMPOUND WALL.
SCALE - 1:100



LOCATION PLAN

AREA STATEMENT AS PER 7/12 EXTRACT			
GAT NO.	NAME OF OWNERSHIP ON 7/12 EXTRACT	AREA AS PER 7/12 EXTRACT (SQ.M.)	OWNERS SIGN
64/B/1	KUNAL AVINASH KUMTHEKAR PADMAJA KUNAL KUMTHEKAR	40718.00	
TOTAL		40718.00	

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

CERTIFICATE OF EXISTING ROAD WIDTH

THIS IS TO CERTIFY THAT I HAVE VISITED THE SITE OF 64/B/1 AT VILLAGE - PAVSALWADI ; TAL- SUDHAGAD, DIST- RAIGAD.FOR. MR. KUNAL AVINASH KUMTHEKAR & PADMAJA KUNAL KUMTHEKAR ON DATED 10/11/2021 FOR THE VERIFICATION OF ROAD WIDTH AVAILABLE AT SITE.
I HAVE PREPARED THE LAYOUT & BUILDING PLAN OVER THE SAID PLOT OF LAND FOR APPROVAL. THE SAID PLOT OF LAND IS FRONTING ON NORTH SIDE 24.0 M. WIDE EXISTING ROAD AS SHOWN ON PLAN.

SIGNATURE OF ARCHITECT/LICENSED ENGINEER

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 25 / 02 / 2022 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA OF WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWERSHIP/TP SCHEME RECORDS/LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

SIGNATURE OF ARCHITECT/LICENSED ENGINEER

APPROVAL BOX

SHEET NO. 1/3

पत्र क्र. संसंग-राज/विशेष/रिसॉर्ट-टुरिस्ट होम/रे.बीप/पावसाळवाडी/सी.आर.झेड/२१४/२०२२
दिनांक 23/09/2022 नुसार
यातील शर्तीना अधिन राहून व नकाशाचा हिरव्या रंगाने दुरुस्ती प्रमाणे
सहाय्यक संचालक,नगर रचना
रायगड-अलिबाग

आदेश क्र. मशा/एलएन-१८८८-२०२२/प्र.क्र.....०५/२०२२
दिनांक १६/०५/२०२३ मान्यचे आदेशातील
शर्तीना अधीन राहून व नकाशामध्ये हिरव्या रंगाने केलेल्या
दुरुस्ती प्रमाणे अनुज्ञेय/प्रस्तावित/अनुज्ञप्ति रेखांकन/अंतीम रेखांकन
तात्पुरत्या (Resort and Tourist Home) या प्रयोजनासाठी
परवानगी मंजूर
स्थळप्रत मा. जिल्हाधिकारी
यांच्या सहीची असे
जिल्हाधिकारी रायगड करीता
16 MAY 2023

NOTES :
1) ALL DIMENSION AREA IN METER
2) PLOT BOUNDARY SHOWN IN THICK BLACK
3) PROPOSED WORK SHOWN IN RED
4) DRAINAGE LINE SHOWN IN RED DOTTED
5) FINAL RECOMMENDED LAYOUT BY A.D.T.P. ALIBAG VIDE LETTER NO. DTD.
6) N.A. PERMISSION GIVEN BY VIDE LETTER NO. DTD.

REVISED RESORT & TOURIST HOME ON S.NO. 64/B/1, AT VILLAGE- PAVSALWADI , TAL- SUDHAGAD, DIST- RAIGAD.FOR. MR. KUNAL AVINASH KUMTHEKAR & PADMAJA KUNAL KUMTHEKAR.

PROFORMA-1

AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	
(a) As per ownership document (7/12, CTS extract)	
(b) as per measurement sheet	40718.00
(c) as per site	40718.00
2. Deductions for	—
(a) Area Under Road & Road Widening	00.00
(b) Area not under Possession	00.00
(c) Any D.P. Reservation area	00.00
(Total a+b+c)	00.00
3. Balance area of plot (1-2)	40718.00
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed	0.00
5. Net Plot Area	40718.00
6. Recreational Open space (if applicable)	
(a) Required - 10%	4470.00
(b) Proposed -	4481.00
7. Internal Road area	
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI 0.20)	8143.60
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / tod zone. (0.80)	NIL
(b) Proposed FSI on payment of premium.	NIL
11. In-situ FSI / TDR loading	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	—
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)];	—
(c)TDR area	—
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	—
12.Additional FSI area under Chapter No. 7	—
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(a)+11(d)] or 12 whichever is applicable.	8143.60
(b) Ancillary Area FSI upto 60% with payment of charges.	
i) Total Permissible Ancillary area	4886.16
ii) Total Utilised Ancillary Area	1560.47
(c) Total entitlement (a+b(i).	9704.07
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}	
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
(a) Existing Built-up Area.	0.00
(b) Proposed Built-up Area (as per 'P-line')	9704.07
(c) Total (a+b)	9704.07
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.999
17. Area for Inclusive Housing, if any	NIL
(a) Required (20% of sr.no.5)	—
(b) Proposed	—

OWNER/ P.O.A.H.

KUNAL AVINASH KUMTHEKAR

PADMAJA KUNAL KUMTHEKAR

SIGN. OF ARCH./ ENGG

JOB NO.	
DRG. NO.	1
DATE	
DRN. BY,	HARSHAD
CHECK BY	

Abhijit S. Mohite
architect
(License No.CA/96/20058)
503, Sukrut, Near Shetkari Bhavan,Alibag City,
Tal- Alibag, Dist- Raigad,402201
mob.-9822054788