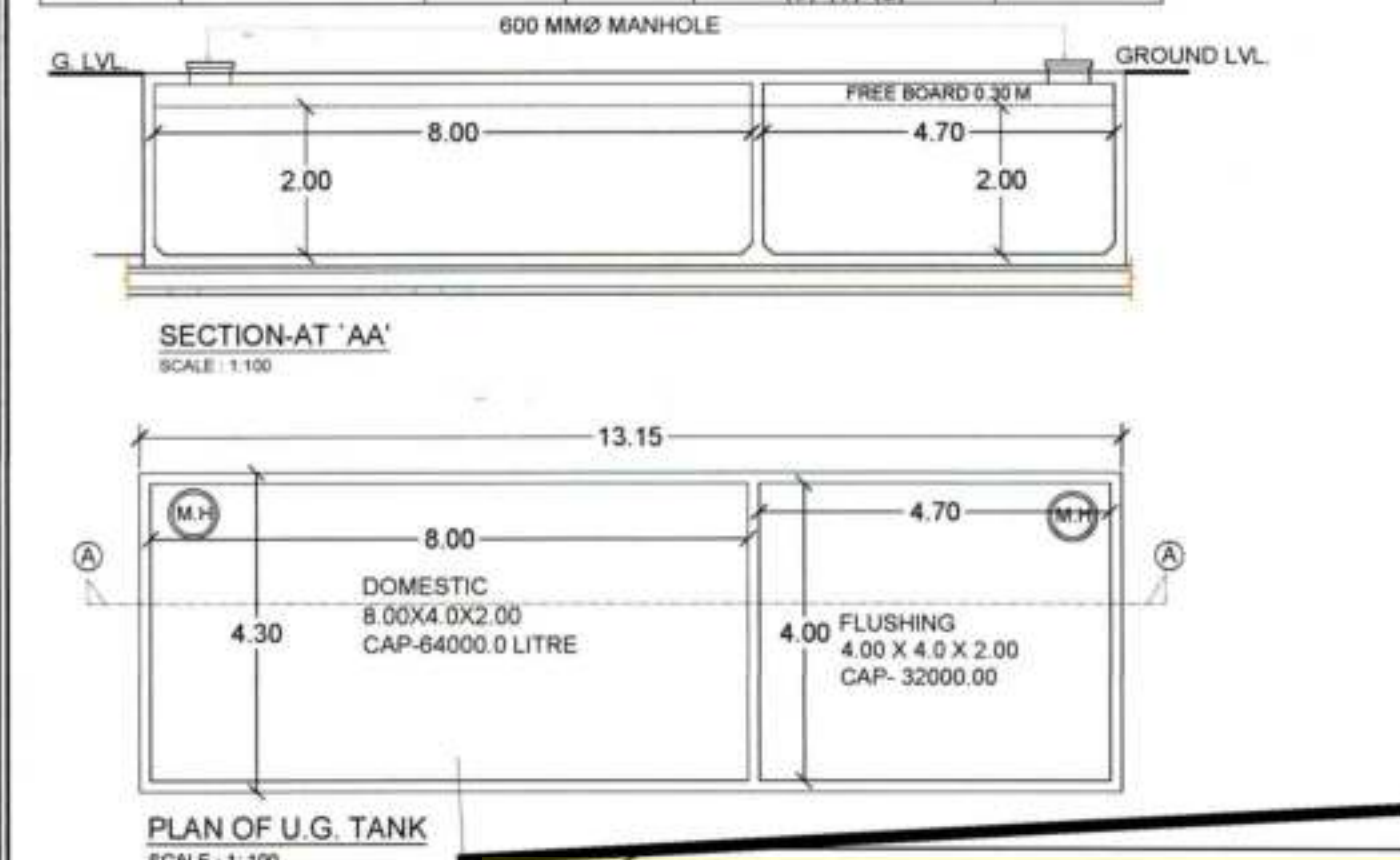


Sr.No	Use	Water Capacity			Minimum Required Water Capacity (In Litres) (A)
		For General Use	For Flushing	For Flushing	
1	Residential 2 Persons for Every Guest room				
	Nos of Guest room	135 Litres For Each Person	900 Litres for Each WC	180 Litres for Each WC	
139		139 x 135 x 2	139 x 900	139 x 180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

TYPE	FLOORS	BUA INCLUDING STAIRCASE & LOBBY	BALCONY	LIFT	CUB.	PROJECTED TERRACE	NAT. TERRACE	CHAJIA	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
	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	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
	GROUND	111.05	0.00	0	0.00	0.00	0.00	0.00	0.00	111.05	3	333.15
TYPE-P (PB)	LOWER GROUND	67.39	0.00	0	0.00	0.00	0.00	0.00	0.00	67.39	3	943.46
	UPPER GROUND	111.59	0.00	0	0.00	0.00	0.00	0.00	0.00	111.59	14	1562.26
TYPE-Q (QA)	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	12	1332.6
TYPE-Q (QB)	UPPER GROUND	31.15	0.00	0	0.00	0.00	0.00	0.00	0.00	31.15	26	809.9
TYPE-R	UPPER GROUND	130.78	0.00	0	0.00	0.00	0.00	0.00	0.00	130.78	2	261.56
TYPE-S (SA)	UPPER GROUND	130.24	0.00	0	0.00	0.00	0.00	0.00	0.00	130.24	2	260.48
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	UPPER GROUND	19.26	0.00	0	0.00	0.00	0.00	0.00	0.00	19.26	1	19.26
LC-06	UPPER GROUND	37.71	0.00	0	0.00	0.00	0.00	0.00	0.00	37.71	1	37.71
LC-07	UPPER GROUND	37.36	0.00	0	0.00	0.00	0.00	0.00	0.00	37.36	1	37.36
LC-08	UPPER GROUND	36.10	0.00	0	0.00	0.00	0.00	0.00	0.00	36.10	1	36.10
LC-09	UPPER 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

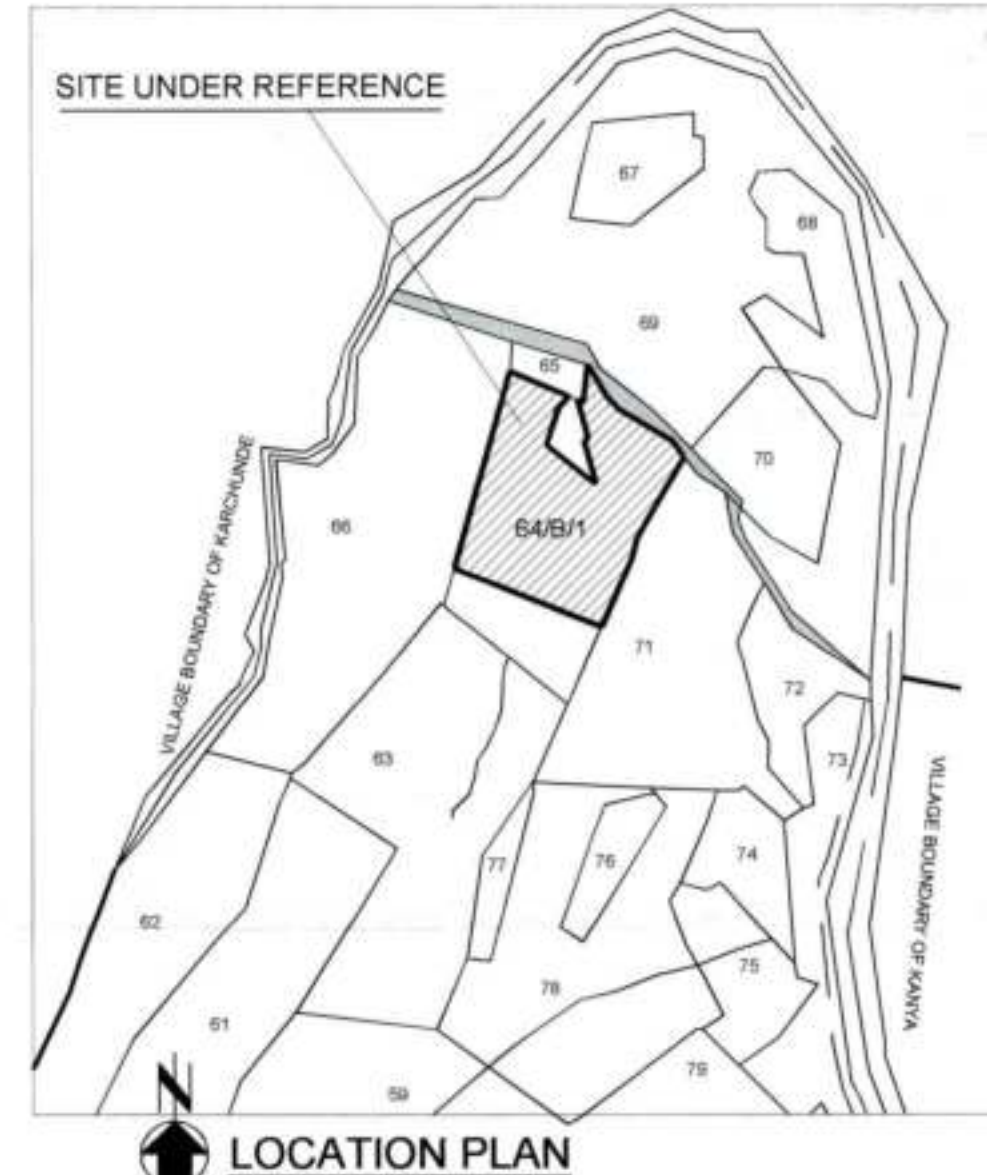
TYPE OF BLDG	FLOOR				NO. OF BUILDING	TOTAL BUILT-UP AREA
	LOWER GROUND	UPPER GROUND	FIRST	TOTAL		
TYPE-E	77.185	151.560	0.000	228.75	3	686.24
TYPE-J	0.000	81.230	76.620	157.85	3	473.55
TYPE-K	0.000	154.050	0.000	154.05	3	462.15
COVERED PASSAGE	0.000	204.050	0.000	204.05	1	204.05
TYPE-L	0.000	42.120	30.710	72.83	11	801.13
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	0.000	19.260	0.000	19.26	1	19.26
LC-06	0.000	37.710	0.000	37.71	1	37.71
LC-07	0.000	37.360	0.000	37.36	1	37.36
LC-08	0.000	36.100	0.000	36.10	1	36.10
LC-09	0.000	38.550	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



ADJ. S. NO 64/A/1



SR. NO.	Occupancy	Size of Tenment	Tenment or Proposed h.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	168.8
	TOTAL					27.8	168.8
	As per offstreet parking, table no.8c apply multiple factor 0.7					19.46	116.76
	TOTAL REQUIRED PARKING (SAY)					20	117
	TOTAL PROPOSED PARKING for building					25	130



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	<i>H. P.K. Kumthekar</i>
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.

H. P.K. Kumthekar
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 10/1/2021 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.

H. P.K. Kumthekar
SIGNATURE OF ARCHITECT/LICENCED 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 OWNERSHIP/TP SCHEME RECORDS/LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

H. P.K. Kumthekar
SIGNATURE OF ARCHITECT/LICENCED ENGINEER

पत्र क्र. सु.सं. - रा.स. वि.सं. २२७४/२०२२/२०२२
पावसाळी/ताळसाळी/सुधगड/रा.स. १९/०२/२०२२
दिनांक १९/०२/२०२२
यादीन सतीन अलिग पत्र
हिरवा संताने सु.सं. वि.सं. २२७४/२०२२/२०२२
सहायक सहायक नगर स्वतः
रायगड-अलिग

अविश क्र. मा.पा.सं.सं. १५५२/२०२२
दिनांक १९/०२/२०२२
सतीन अलिग पत्र
सुधगड/रा.स. १९/०२/२०२२
यादीन सतीन अलिग पत्र
हिरवा संताने सु.सं. वि.सं. २२७४/२०२२/२०२२

स्वतः मा. वि.सं. २२७४/२०२२/२०२२
यादीन सतीन अलिग पत्र
हिरवा संताने सु.सं. वि.सं. २२७४/२०२२/२०२२

16 MAY 2022

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. ALBAG 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.

AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	40718.00
(a) As per ownership document (7/12, CTS extract)	40718.00
(b) as per measurement sheet	---
(c) as per site	---
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)	0.00
(a) Required -	---
(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. Pictable area (if applicable)	---
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5/basic 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] (ii), if any	---
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)], if any	---
(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	8143.60
(a) [B + 10(a)+1(d)] or 12 whichever is applicable.	---
(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+bi)	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 1.5 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	<i>H. P.K. Kumthekar</i>
PADMAJA KUNAL KUMTHEKAR	<i>H. P.K. Kumthekar</i>
SIGN. OF ARCH./ ENGG	
JOB NO.	
DRG. NO.	1
DATE	
DRN. BY, HARSHAD	Abhijit S. Mohite architect
CHECK BY	(License No.CA/96/20058) 503, Sukrut, Near Shekari Bhavan, Alibag City, Tal- Alibag, Dist- Raigad, 402201 mob.-9822054788