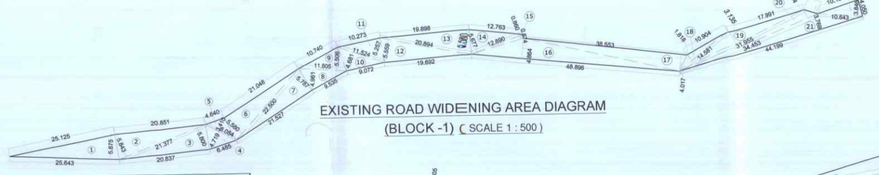
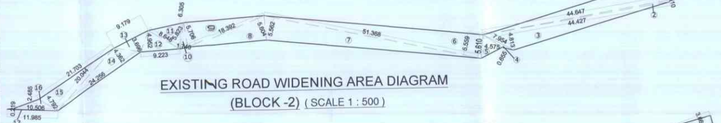
RECREATIONAL OPEN SPACE AREA STATEMENT		Area Sq.M.
Permissible Recreational Open Space Area		771.10
Proppsed Recreational Open Space Area		
a	Recreation - 1 Open Space -1	546.590
b	Recreation - 2 Open Space -2	669.620
	Total (a+b)	1216.210
Permissible Structure In Recreational Open Space -1 = (15%) Of 2a		81.989
a	Allowed Ground Floor 10%	54.659
b	Allowed 1st Floor 5%	27.330
	Total Permissible B.U.A.	81.989
Proposed Structure In Recreational Open Space -1 =		
a	Proposed On Ground Floor	54.233
b	Proposed On 1st Floor	0.000
	Total Proposed B.U.A.	54.233
Permissible Structure In Recreational Open Space -2 = (15%) Of (1-2a)		100.443
a	Allowed Ground Floor 10%	66.962
b	Allowed In 1st Floor 5%	33.481
	Total Permissible B.U.A.	100.443
Proposed Structure In Recreational Open Space -2 =		
a	Proposed On Ground Floor	97.680
b	Proposed On 1st Floor	0.000
	Total Proposed B.U.A.	97.680

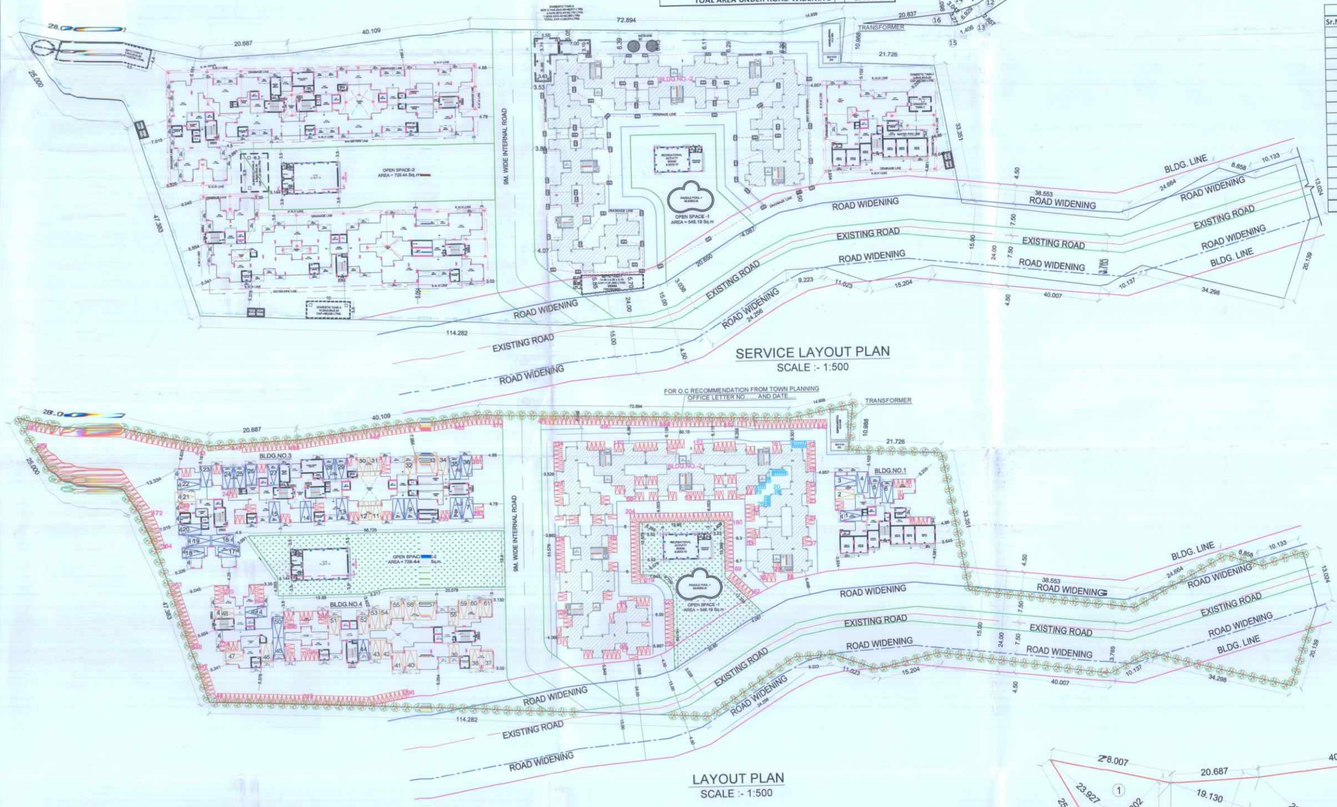
ROAD WIDENING ROAD AREA CALCULATION (BLOCK - 1)									
Sr.No.		Length		Width				Area in sqm.
1	O..5	x	25.643	x	5.875	x	1	=	75.326
2	O..5	x	21.377	x	5.843	x	1	=	62.453
3	O..5	x	21.377	x	5.800	x	1	=	61.993
4	O..5	x	8.084	x	4.719	x	1	=	19.074
5	O..5	x	8.084	x	3.410	x	1	=	13.783
6	O..5	x	22.500	x	5.580	x	1	=	62.775
7	O..5	x	22.500	x	5.787	x	1	=	65.104
8	O..5	x	11.605	x	4.961	x	1	=	28.786
9	O..5	x	11.605	x	5.506	x	1	=	31.949
10	O..5	x	11.524	x	4.681	x	1	=	26.972
11	O..5	x	11.524	x	5.257	x	1	=	30.291
12	O..5	x	20.894	x	5.559	x	1	=	58.075
13	O..5	x	20.894	x	5.580	x	1	=	58.294
14	O..5	x	12.890	x	5.677	x	1	=	36.588
15	O..5	x	12.890	x	0.860	x	1	=	5.543
16	O..5	x	48.896	x	4.864	x	1	=	118.915
17	O..5	x	38.553	x	4.017	x	1	=	77.434
18	O..5	x	14.581	x	1.818	x	1	=	13.254
19	O..5	x	31.955	x	3.135	x	1	=	50.089
20	O..5	x	34.453	x	2.154	x	1	=	37.106
21	O..5	x	44.199	x	3.769	x	1	=	83.293
21	O..5	x	10.643	x	3.846	x	1	=	20.466
	ROAD WIDENING AREA BLOCK A							=	1037.564

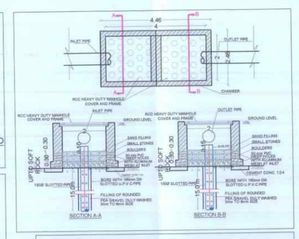
ROAD WIDENING AREA CALCULATION (BLOCK - 2)									
Sr.No.		Length		Width				Area in sqm.
1	0.5	x	44.647	x	5.264	x	1	=	117.511
2	0.5	x	44.647	x	0.410	x	1	=	9.153
3	0.5	x	44.427	x	4.813	x	1	=	106.914
4	0.5	x	7.954	x	0.655	x	1	=	2.605
5	0.5	x	5.610	x	4.575	x	1	=	12.833
6	0.5	x	51.368	x	5.559	x	1	=	142.777
7	0.5	x	51.368	x	5.562	x	1	=	142.854
8	0.5	x	18.392	x	5.604	x	1	=	51.534
9	0.5	x	18.392	x	5.706	x	1	=	52.472
10	0.5	x	6.305	x	1.740	x	1	=	5.485
11	0.5	x	8.648	x	5.823	x	1	=	25.179
12	0.5	x	9.223	x	4.952	x	1	=	22.836
13	0.5	x	9.179	x	3.696	x	1	=	16.963
14	0.5	x	24.256	x	4.362	x	1	=	52.902
15	0.5	x	21.703	x	4.792	x	1	=	52.000
16	0.5	x	10.506	x	2.485	x	1	=	13.054
17	0.5	x	11.985	x	0.219	x	1	=	1.312
	AREA UNDER ROAD WIDENING BLOCK B							=	828.385
	TOAL AREA UNDER ROAD WIDENING							=	1865.949

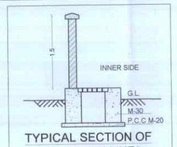


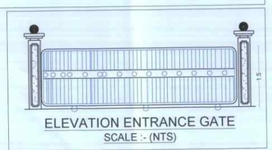


EXISTING ROAD AREA CALCULATION									
Sr.No.		Length		Width				Area in sqm.
1	0.5	x	44.911	x	3.666	x	1	=	82.322
2	0.5	x	44.911	x	3.802	x	1	=	85.376
3	0.5	x	49.987	x	3.702	x	1	=	92.526
4	0.5	x	50.916	x	3.536	x	1	=	90.019
5	0.5	x	19.692	x	3.278	x	1	=	32.275
6	0.5	x	18.295	x	3.118	x	1	=	28.522
7	0.5	x	9.262	x	2.949	x	1	=	13.657
8	0.5	x	9.262	x	3.053	x	1	=	14.138
9	0.5	x	2.819	x	10.112	x	1	=	14.253
10	0.5	x	2.761	x	10.112	x	1	=	13.960
11	0.5	x	22.310	x	2.823	x	1	=	31.491
12	0.5	x	22.310	x	2.964	x	1	=	33.063
13	0.5	x	6.929	x	2.857	x	1	=	9.898
14	0.5	x	6.929	x	3.042	x	1	=	10.539
15	0.5	x	1.406	x	3.270	x	1	=	2.299
16	0.5	x	20.837	x	3.098	x	1	=	32.277
	TOTAL EXISTING ROAD AREA							=	586.614









STAMP OF APPROVAL 1/6

पत्र क्र. गाइसंग्रा-गण्य / पिसाडी/जोप/नोंई धोकळे/वेगवाव
ना. व्यवसे / ५४ ९ / २०१७ रा व २०१७ / १८६८
दिनांक ०५/१०/२०१७ अन्वये
यातील शर्तीचा अधिन राहून व नगरपालिका
किल्ला गेमाने पुरवलेले तपशिलाचे विचारास

सहायक संचालक नगर रचना
रायगड-अलिबाग

आदेश क्र. गसा/रायगण-एक-अन-गा.क्र.....३२.../२०१७
दिनांक ०८/११/२०१७ अन्वये आवश्यकतील
शर्तीस अधिन राहून व नगरपालिका किल्ला यांचे अभिप्राय
पुरवली प्रमाणे उपविभागीय अधिकारी पेण यांच्या
..... विकासी व ले आराखड्या ला मंजोनसाठी
पत्रानुसारी मंजूर.

१०/११/२०१७ जिल्हाधिकारी रायगड अलिबाग

सह्या व शिक्षा असे

29 NOV 2021

PROFORMA-I		
AREA STATEMENT		
Sr.No.	Particulars	Area (In Sq.M)
1	Area Of Plot (Minimum area of A, R,C to be considered)	13590.000
	(a) As Per Ownership Document (7/12, CTS extract)	13590.000
	(b) As Per Measurement Sheet	13296.701
	(c) As Per Site	13590.000
2	Deductions for	
	(a) Area Under Existing Road	586.614
	(b) Area Under road widening	1865.949
	(c) Any D.P. Reservation Area	N.A.
	(Total a+b+c)	2452.563
3	Balance area of plot (1-2)	10844.138
4	Amenity Space (If applicable)	
	(a) Required -	N.A.
	(b) Adjustment of 20(L if any -	N.A.
	(c) Balance Proposed -	N.A.
5	Net Plot Area (3-4 (c))	10844.138
6	Recreational Open Space (If applicable)	
	(a) Required -	3084.454
	(b) Proposed -	1275.640
7	Internal Road Area	N.A.
8	Plotable Area (If applicable)	N.A.
9	Built up area with reference to Basic F.S.I. As per front road width	11008.552
10	Existing Built-up Area	4512.523
11	Balance Built-up Area	7416.029
12	Proposed FSI on payment of premium (0.3)	1230.080
13	Total entitlement of FSI in the proposal	
	(a) 10 + 11 + 12	13358.552
	(b) 11 + 12	8646.029
	(c) Ancillary Area FSI upto 60% or 80% with payment of charges.	5387.657
	(d) Total entitlement (a+c)	18346.189
14	Maximum utilization limit of F.S.I. (Building potential) / Permissible as per Road width (as per Regulation No.6.2 & 6.3 as applicable)	3.1
15	Total Built-up Area in proposal.	
	(a) Existing Built-up Area	4512.523
	(b) Proposed Built-up Area (as per 'F-Sine')	13829.630
	(c) Total	18342.153
16	F.S.I. Consumed (15c/13b) (should not be more than serial No.12 above)	1.000
17	Balance Built-up Area (13-d - 15-c)	4.036

* LEGENDS		
"Sr" No	Item	Site Plan on Ammonia Print
1	Plot Line	Thick Black
2	Existing Street	Green
3	Permissible building lines	Thick Dotted Black
4	Proposed Work	Red filled in
5	Existing Work	Black
6	Drainage & Sewerage Work	Red Dotted
7	Water Supply Work	Black Dotted Thin

NOTE - ALL DIMENTIONS ARE IN METER.

SHEET CONTENT :-

LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, DOMESTIC TANK, SEPTIC TANK & RECHARGE PIT DETAIL'S PLAN, COMPOUND WALL SECTION, R.G. AREA CALCULATION, ENTRANCE GATE ELEVATION LAYOUT PLAN,SERVICE LAYOUT PLAN,DOMESTIC WATER CALCULATION, SEPTIC TANK REQUIREMENT STATEMENT,EXISTING ROAD AREA DIAGRAM & CALCULATION, ROAD WIDENING AREA DIAGRAM & CALCULATION,PARKING AREA STATEMENT.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 7/03/2017 and the dimensions of side etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of ownership/ P. Scheme Records/ Land Records Department / city survey record.

Signature of Owner — Signature of Architect.

NAME OF THE OWNER & SIGNATURE

M.S. PLANET SPACE THROUGH PATNER

1) Kamalesh Parasmal Jain.

2) Parambodh Jain.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON S. NO.-20, HISSA NO. 1/A & 1/B, AT VILLAGE-VENGAON , TAL -KARJAT ,DIST - RAIGAD.

ARCHITECT NAME & SIGN

AR.NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN. BY	CHKD. BY	SCALE-	NORTH
30-06-21	Jayashree	Rajeshree	1:100	

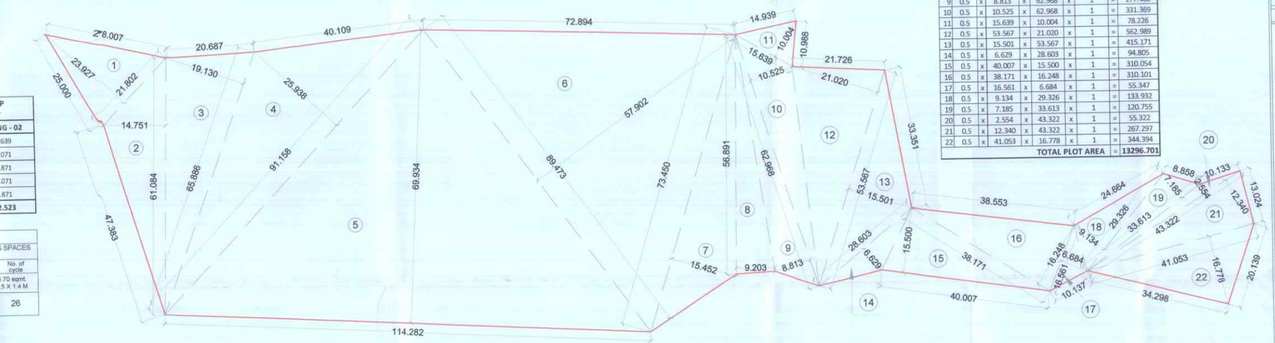
AN.ARCH
ARCHITECT & PLANNERS
Office no 20 & 21,Raheja Arcade. Sec-11,Plot no.61,CBD Belapur-400614.
cntct no-022-27562410,
mail i.d-anarch.architect@gmail.com
DESIGN WITH A DIFFERENCE

** Parking Requirements (As per Reg. No 16.1, Table No 7)									
Occupancy	One parking space for every	No of Tenements	Non congested parking		required parking		Total proposed		
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	
			12.5	2	12.5	2	12.5	2	
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	
			2.5x5	1x2	2.5x5	1x2	2.5x5	1x2	
Commercial	100 s.q. m. built up area or fraction thereof (7 SHOP)	77.4	2	6	2	5			
Residential	a) For every two tenements with each tenement having carpet area less than 30 Sq.m.	126	0	4	0	252	56	352	
	b) For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	98	1	2	49	98			
	c) For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	49	1	5	25	123			
Multifamily Residential	TOTAL				77	477			
	VISITOR'S PARKING 5%				4	24			
	Multiplying Factor 0.7				55	351			
	TOTAL REQUIRED PARKING				56	352			

PARKING REQUIREMENT FOR RESIDENTIAL								
TENEMENTS SIZE BUILT UP AREA	NO. OF BLDG	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES			PROPOSED PARKING SPACES		
				No. of cars	No. of scooter	No. of cycle	No. of cars	No. of scooter	No. of cycle
				12.5 sqmt.	2.0 sqmt.	0.70 sqmt.	12.5 sqmt. 2.5 X 5 M	2.0 sqmt. 1.0 X 2 M	0.70 sqmt. 0.5 X 1.4 M
UPTO 50	BLDG.NO.-2	150	4 TENEMENTS HAVING BU AREA UPTO 50SQ.MT. 5 SCOOTER & 5 CYCLE	---	188	26	---	188	26

SEPTIC TANK REQUIRMENT											
BLDG No.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT			GROSS WATER REQUIREMENT (A+B)	%	FLOW TO SEWER		TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED STP TANK CAPACITY
				FLUSHING (A)	DOMESTIC (B)			100%	SHING	DOMESTIC 85%			
				LPCD	LPD	LPCD	LPD	LPD		LPD	LPD	KLPD	KLPD
1	FLATS (35)	5	175	54	9450	135	23625	33075	450	28081.25	29531.25	29.531	TANK-1 14.00X 4.35 X 3.70 CAP.-1,91,300.00
	SHOPS (6)	3	18	54	972	135	2430	3402	972	2065.5	3037.50	3.038	
2	FLATS (158)	5	750	54	40500	135	101250	141750	8500	86062.5	126562.50	126.563	TANK-2 8.50X 4.40 X 5.50 CAP.-2,05,700.00 3,97,700 LTRS.
3	FLATS (140)	5	700	54	37800	135	94500	132300	17800	80325	118125.00	118.125	
4	FLATS (59)	5	490	54	26460	135	66150	92610	26460	56227.5	82687.50	82.688	
	TOTAL										359.944		

WATER CAPACITY CALCULATION (U. G. TANK RESIDENTIAL UNITS)				
BUILDING NO.	TOTAL FLATS	REQUIRED DOMESTIC 189 LTRS.	TOTAL LITRES	TOTAL PROVIDED TANK SIZE
1	35	189 X 5 X 35	33075	DOMESTIC TANK-1 5.00X 3.20 X 2.50 CAP.-40,000.00
	SHOP-6	189 X 5 X6	5670	
2	150	189 X 5 X 150	141750	DOMESTIC TANK-2 3.74X 5.55X 2.40 3.43X6.40X2.40 7.00X3.10X2.40 CAP.-1,55,075.00
3	140	189 X 5 X 140	132300	DOMESTIC TANK-3 8.90X 6.20 X 2.50 CAP.-1,37,95.00
4	98	189 X 5 X 98	92610	DOMESTIC TANK-4 10.00X 3.80 X 2.50 CAP.-95,000.00
TOTAL	429		405405	4,05,405.00
TOTAL WATER REQUIRED RESIDENTIAL IN LTR.				4,28,0255.00 LTR.
TOTAL PROVIDED DOMESTIC WATER CAPACTY			4,28,0255.00 LTRS.	

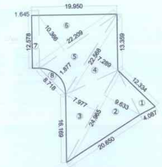


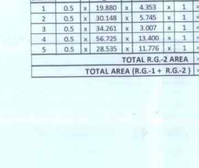
EXISTING BUILT UP AREA STATMENT	
FLOOR	BUILDING - 02
GROUND	842.639
1st	915.071
2nd	919.871
3rd	915.071
4th	919.871
TOTAL	4512.523

PROPOSED BUILT UP AREA STATMENT				CLUB HOUSE	
FLOOR	BUILDING - 01	BUILDING - 03	BUILDING - 04	R.G.-1	R.G.-2
GROUND	112.990	96.243	70.138	54.233	97.68
1st	307.563	887.125	735.449	0.000	0.000
2nd	307.563	887.125	735.449	0.000	0.000
3rd	307.563	887.125	735.449	0.000	0.000
4th	307.563	887.125	735.449	0.000	0.000
5th	307.563	887.125	735.449	0.000	0.000
6th	307.563	887.125	735.449	0.000	0.000
7th	307.563	887.125	735.449	0.000	0.000
TOTAL	2265.931	6306.118	5218.281	54.233	97.680
SOCIETY OFFICE, DRIVERS ROOM & SERVANT TOILET	39.280			151.913	
GRAND TOTAL (BLDG.NO.1, 3 & 4 + SOCIETY OFFICE, DRIVERS ROOM & SERVANT TOL.)	13829.610				

R.G.-1 AREA CALCULATION									
SR.NO.		Length		Breath		No.		Area in sqm
1	0.5	x	4.087	x	11.734	x	1	=	23.98
2	0.5	x	9.633	x	24.965	x	1	=	120.24
3	0.5	x	7.977	x	24.965	x	1	=	99.57
4	0.5	x	7.289	x	22.568	x	1	=	82.25
5	0.5	x	8.477	x	22.568	x	1	=	95.65
6	0.5	x	10.366	x	22.209	x	1	=	115.11
7			1.645	x	12.578	x	1	=	20.69
TOTAL									557.50
Deduction									
8	AS PER POLYLINE						x		11.31
TOTAL R.G.-1 AREA							=		546.19

R.G.-2 AREA CALCULATION									
SR.NO.		Length		Breath		No.		Area in sqm
1	0.5	x	19.880	x	4.353	x	1	=	43.27
2	0.5	x	30.148	x	5.745	x	1	=	86.60
3	0.5	x	34.261	x	3.007	x	1	=	51.51
4	0.5	x	56.725	x	13.400	x	1	=	380.06
5	0.5	x	28.535	x	11.776	x	1	=	168.01
TOTAL R.G.-2 AREA							=		729.45
TOTAL AREA (R.G.-1 + R.G.-2)							=		1275.64





PLOT AREA DETAIL AS PER 7/12		
SR.NO.	SURVEY NO.	AREA IN SQ.M.
1	20/1/A	7990
2	20/1/B	5600
TOTAL		13590

PLOT AREA CALCULATION									
A. Area Under Plot									
1	0.5	x	21.802	x	23.927	x	1	=	260.828
2	0.5	x	61.084	x	14.751	x	1	=	450.525
3	0.5	x	19.130	x	65.886	x	1	=	630.200
4	0.5	x	91.158	x	25.938	x	1	=	1182.228
5	0.5	x	114.282	x	69.934	x	1	=	3990.099
6	0.5	x	57.902	x	89.473	x	1	=	2590.333
7	0.5	x	15.452	x	73.450	x	1	=	567.475
8	0.5	x	9.203	x	56.891	x	1	=	261.784
9	0.5	x	8.813	x	62.968	x	1	=	277.468
10	0.5	x	10.525	x	62.968	x	1	=	331.369
11	0.5	x	15.639	x	10.004	x	1	=	78.226
12	0.5	x	53.567	x	21.020	x	1	=	562.989
13	0.5	x	15.501	x	53.567	x	1	=	415.171
14	0.5	x	6.629	x	28.603	x	1	=	94.805
15	0.5	x	40.007	x	15.500	x	1	=	310.054
16	0.5	x	38.171	x	16.248	x	1	=	310.101
17	0.5	x	16.561	x	6.684	x	1	=	55.347
18	0.5	x	9.134	x	29.326	x	1	=	133.932
19	0.5	x	7.385	x	33.613	x	1	=	120.755
20	0.5	x	2.554	x	43.322	x	1	=	55.322
21	0.5	x	12.340	x	43.322	x	1	=	267.297
22	0.5	x	41.053	x	16.778	x	1	=	344.394
TOTAL PLOT AREA								=	13296.701

BALCONY AREA STATMENT										
FLOOR	BUILDING - 01		BUILDING - 02		BUILDING - 03		BUILDING - 04			
	ENCLOSED	PROJECTED	ENCLOSED	PROJECTED	ENCLOSED	PROJECTED	ENCLOSED	PROJECTED		
GROUND	0.000	0.000	92.813	32.745	0.000	0.000	0.000	0.000		
1st	3.100	36.430	92.813	44.622	2.800	126.000	0.000	104.660		
2nd	3.100	36.430	92.813	49.422	2.800	126.000	0.000	104.660		
3rd	3.100	36.430	92.813	44.622	2.800	126.000	0.000	104.660		
4th	3.100	36.430	92.813	49.422	2.800	126.000	0.000	104.660		
5th	3.100	36.430	0.000	0.000	2.800	126.000	0.000	104.660		
6th	3.100	36.430	0.000	0.000	2.800	126.000	0.000	104.660		
7th	3.100	36.430	0.000	0.000	2.800	126.000	0.000	104.660		
TOTAL	21.700	255.010	464.065	220.833	19.600	882.000	0.000	732.620		
GRAND TOTAL (BLDG 1 To 4)	2595.828									

TERRACE AREA STATMENT				
FLOOR	BUILDING - 01	BUILDING - 02	BUILDING - 03	BUILDING - 04
GROUND	0.000	0.000	0.000	0.000
1st	0.000	89.275	0.000	0.000
2nd	0.000	75.833	0.000	0.000
3rd	0.000	89.275	0.000	0.000
4th	0.000	75.833	0.000	0.000
5th	0.000	0.000	0.000	0.000
6th	0.000	0.000	0.000	0.000
7th	0.000	0.000	0.000	0.000
TOTAL	0.000	330.216	0.000	0.000
GRAND TOTAL (BLDG 1 To 4)	330.216			