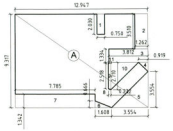
AREA DIAGRAM & AREA CALCULATIONS

First floor — Club House — SCALE 1:200



Block A	12.945	X	9.317	X	1	=	120.609	SQM
Deductions								
1	0.75	x	2.03	x	1	=	1.523	sq.m.
2	1.262	x	3.51	x	1	=	4.430	SQM
3	3.812	x	1.334	x	1	=	5.085	SQM
4	0.919	x	0.919	x	0.5	=	0.422	SQM
5	3.554	x	3.554	x	0.5	=	6.315	SQM
6	0.666	x	1.608	x	0.5	=	0.535	SQM
7	7.785	x	1.342	x	1	=	10.447	SQM
8		x		x		=	0.011	SQM
9	0.232	x	2.518	x	1	=	0.584	SQM
10	2.71	x	2.71	x	0.5	=	3.672	SQM
11		x		x	1	=	0.018	SQM
						=	33.043	SQM
			120.61		33.043	=	87.567	SQM
	Area of club house on First floor					=	87.567	SQM

AREA DIAGRAM & AREA CALCULATIONS

Second Floor — Club House — SCALE 1:200

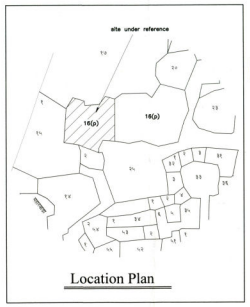
Block B	10.285	x		x	9.317	=	95.825	SQM
Deductions								
1	0.95	x	2.03	x	1	=	1.929	SQM
2	4.535	x	3.41	x	1	=	15.464	SQM
3	4.092	x	4.092	x	0.5	=	8.372	SQM
4	1.608	x	0.666	x	0.5	=	0.535	SQM
5	3.881	x	0.226	x	0.5	=	0.439	SQM
6	2.648	x	2.977	x	0.5	=	3.942	SQM
7	4.585	x	4.607	x	1	=	21.123	SQM
						=	51.804	SQM
			95.825		51.804	=	44.021	SQM
	Area of Club House on Second Floor					=	44.021	sq.m.

TOTAL PROPOSED AREA OF CLUB HOUSE (FIRST & SECOND FLOOR)	=	87.567+44.021	
	=	131.588	SQM

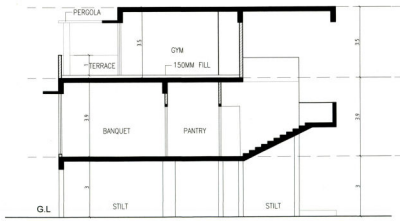
OPEN SPACE	=	882.000 SQ.M.
PERMISSIBLE CLUB HOUSE @ FIRST FLOOR (10%)	=	88.200 SQ.M.
PROPOSED CLUB HOUSE @ FIRST FLOOR	=	87.567 SQ.M.
PERMISSIBLE CLUB HOUSE @ SECOND FLOOR (5%)	=	44.100 SQ.M.
PROPOSED CLUB HOUSE @ SECOND FLOOR	=	44.021 SQ.M.
TOTAL PROPOSED CLUB HOUSE AREA	=	87.567+44.021 = 131.588 SQ.M.

BUILT UP AREA STATEMENT

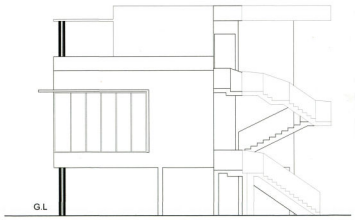
	Building 1	Building 2	Building 3	Building 4	TOTAL BUA
Ground floor	209.938	139.137	137.756	297.512	784.343
First floor	460.011	296.214	288.323	313.650	1358.198
Second floor	460.011	296.214	288.323	313.650	1358.198
Third floor	460.011	296.214	288.323	313.650	1358.198
Fourth floor	460.011	296.214	288.323	313.650	1358.198
Fifth floor	460.011	296.214	288.323	313.650	1358.198
Sixth floor	460.011	296.214	288.323	313.650	1358.198
Seventh floor	460.011	296.214	288.323	313.650	1358.198
TOTAL	3430.015	2212.635	2156.017	2493.062	10291.729



Location Plan



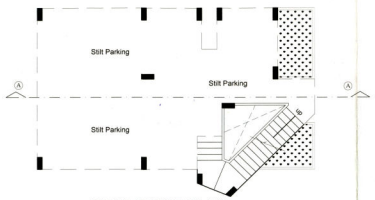
SECTION A-A
Club House SCALE 1:100



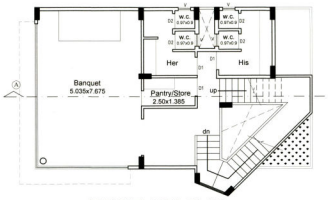
ELEVATION
Club House SCALE 1:100

PARKING AREA STATEMENT

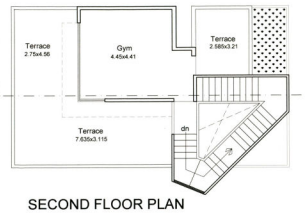
TYPES OF TENEMENTS	NO. OF TENEMENTS		PARKING REQUIRED BY REGULATION			PARKING PROPOSED		
			CAR	SCOOTER	BICYCLE	CAR	SCOOTER	BICYCLE
UPTO 50.00 SQ.M.	193 NOS.	FOR EVERY 4 TENAMENTS	---	242 NOS.	242 NOS.	---	242 NOS.	242 NOS.
50.00 to 100.00 SQ.M.	59 NOS.	FOR EVERY 3 TENAMENTS	20 NOS.	59 NOS.	59 NOS.	20 NOS.	59 NOS.	59 NOS.
ABOVE 100.00 SQ.M.		FOR EVERY 2 TENAMENTS	---	---	---	---	---	---
COMMERCIAL	418.556 SQ.M.	FOR EVERY 100.00 SQ.M.	5 NOS.	15 NOS.	15 NOS.	5 NOS.	15 NOS.	15 NOS.
TOTAL			25 NOS.	316 NOS.	316 NOS.	25 NOS.	316 NOS.	316 NOS.



STILT FLOOR PLAN
Club House SCALE 1:100



FIRST FLOOR PLAN
Club House SCALE 1:100

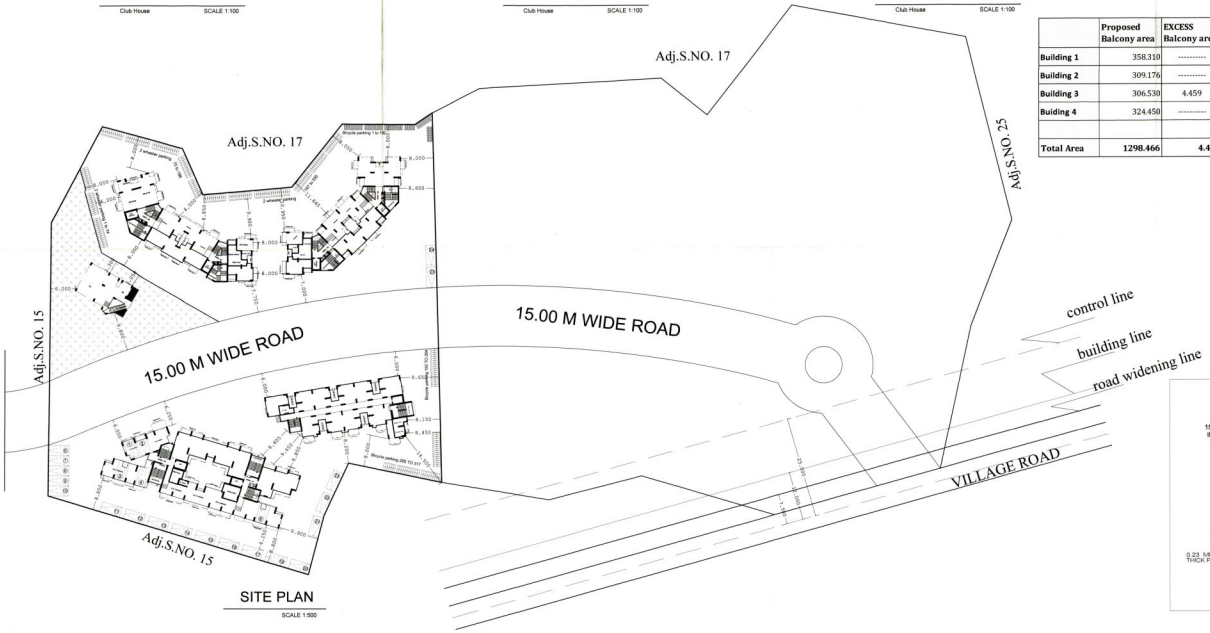


SECOND FLOOR PLAN
Club House SCALE 1:100

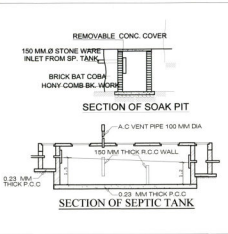
AREA STATEMENT

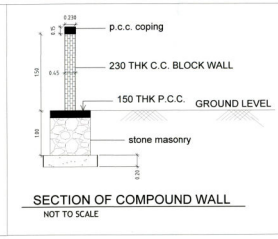
AREA OF LAND	=	8810.00 SQ.M.
NET AREA OF LAND (0.9 X 8810.00)	=	7929.00 SQ.M.
F.S.I.	=	1.1
PERMISSIBLE B.U.A.	=	8721.90 SQ.M.
ADDITIONAL B.U.A. BY PAYMENT OF PREMIUM (0.2X7929)	=	1585.80 SQ.M.
TOTAL PERMISSIBLE B.U.A.	=	10307.70 SQ.M.
PROPOSED B.U.A.		
BUILDING 1 (Ground+First+Second+Third+Fourth+Fifth+Sixth+Seventh)	=	3430.015 SQ.M.
BUILDING 2 (Ground+First+Second+Third+Fourth+Fifth+Sixth+Seventh)	=	2212.635 SQ.M.
BUILDING 3 (Ground+First+Second+Third+Fourth+Fifth+Sixth+Seventh)	=	2156.017 SQ.M.
BUILDING 4 (Ground+First+Second+Third+Fourth+Fifth+Sixth+Seventh)	=	2493.062 SQ.M.
TOTAL B.U.A.	=	10291.729 SQ.M.
OPEN SPACE REQUIRED (10%)	=	881.00 SQ.M.
OPEN SPACE PROPOSED (10%)	=	881.00 SQ.M.

	Proposed Balcony area	EXCESS Balcony area	Bal. Area To be Enclosed	Bal. Area To be Open
Building 1	358.310	----------	213.270	145.040
Building 2	309.176	----------	45.850	263.326
Building 3	306.530	4.459	45.850	260.680
Buiding 4	324.450	----------	----------	324.450
Total Area	1298.466	4.459	304.970	993.496



SITE PLAN
SCALE 1:500





STAMP OF APPROVAL

1/5

पत्र क्र.संकिर्ण का.व वि.१/आय/वि.का.०७१३ दि.१/११/२०१६
नि.भा.धा.प्रा./२८८.२६/२८८.१/२६५
दिनांक ६/१२/२०१६ अन्वये
मौजीन शासीन अधिन राहुन व
नवातावार दिरव्या रंगाने दुरुस्ती
प्रगणे शिफारस

सहायक संचालक
नगर रचना, अलिबाग

आदेश क्र. नरा/एलएन-५/एड.आर.५७.क्र. ८८.१२०१६
दिनांक ०६/१२/२०१६अन्वये आवेशान्वीत
मौजीन अधीन राहुन व नवातावार दिरव्या रंगाने केलेल्या
दुरुस्ती सचने अनुषंगाने/पोटकलम/प्रशासिय रेखांकन/अंतिम रेखांकन
पाचगणी पंचायत, ता.जावळी
दिनांक ०६/१२/२०१६ रोजी मंजूर करण्यात येत आहे.

स्थानिक स्वराज्य संस्था
संस्था सहीचा बोजे

निवासी नायब तहसीलदार

9 MAR 2017

PROFORMA 1

(A)	AREA STATEMENT	
	1. Area of plot	8810.00 SQ.M.
	2. Deductions for	
	a) Road acquisition Area (d.p. road)	---
	b) Internal Road	---
	c) Any Reservation (reservation no. 66)	---
	Net Plot Area	0.9
	3. Net Plot Area	7929.00 SQ.M.
	4. Deductions for Amenity space if any	NOT APPLICABLE
	F.S.I.	1.1
	6. Additional of area for F.S.I. if any	---
	a) f.s.i. against rev.no.66	NOT APPLICABLE
	b) f.s.i. against d.p. road	NOT APPLICABLE
	c) f.s.i. against payment of premium	1585.80 SQ.M.
	7. Total Area	10307.70 SQ.M.
	*8. ----------	----------
	*9. Permissible Built-up Area	10307.70 SQ.M.
	*10. Existing Built-up Area	----------
	*11. Proposed Built-up Area	10287.270 SQ.M.
	*12. Excess Balcony Area taken in F.S.I. (As per B (e) below)	4.459 SQ.M.
	*13. Total Built-up Area (10 = 11 + 12)	10291.729 SQ.M.
	*14. F.S.I. Consumed (13/7)	----------
(B)	BALCONY AREA STATEMENT	
	(a) Permissible balcony Area per floor	AS SHOWN
	(b) Proposed Balcony Area per floor	AS SHOWN
	(c) Excess Balcony Area (Total)	AS SHOWN
(C)	TDR	
	(a) Permissible	
	(b) Proposed to be utilized	
(C)	PARKING STATEMENT	
	(a) Parking Required	
	Car	19 NOS.
	Scooter / Motor Cycle	260 NOS.
	Cycle	260 NOS.
	(b) Garages Permissible	
	(c) Garage Proposal	
	Car	67 NOS.
	Scooter / Motor Cycle	264 NOS.
	Cycle	264 NOS.
	(d) Total parking provided	
(E)	LOADING / UNLOADING SPACES	
	Loading Unloading required	
	Total Loading / unloading required	

PROFORMA 2

Contents of Sheet
Stamps of Approval of Plans

*CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership/ T.P. Scheme Records / Land Records Department / City Survey Records.

Signature of Architect / Licensed Engineer / Structural Engineer / Supervisor

Description of Proposal & Property
Name of Owner

Job No.	Drg. No.	Scale	Drawn By	Checked by

SIGN OF ARCHITECT — SIGN OF OWNER

PROPOSED COMMERTIAL & RESIDENTIAL BUILDINGS ON ON S.NO.16(part), AT VILLAGE KARADEKHURD, TAL. PANVEL, DIST. RAIGAD

VASTUKALP
ARCHITECT
R.C.C. CONSULTANT
APPROVED VALUER
LAND & PROJECT CONSULTANT

Head Office :
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Near Garden Hotel
Panvel. 410206
Phone/Fax : 022-27450551

Branch Office :
Sai Ashirvad, Shop No. 5
Near Alibag Municipal Council
Balaji Naka, Alibag
Phone/Fax : 952141-225574

SCALE		CKED. BY	
DATE		JOB NO.	
DRN. BY		DRG. NO.	
REVISION			

N

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