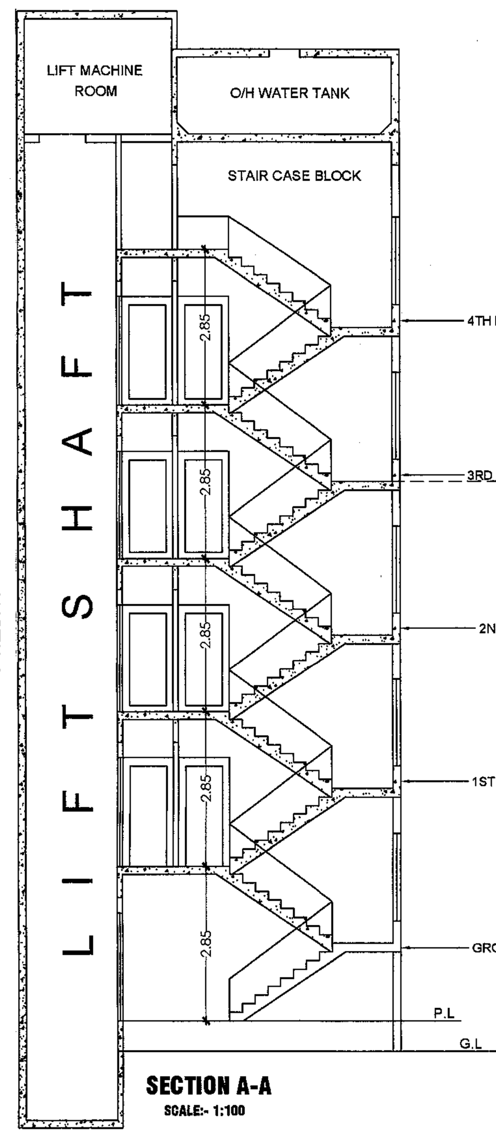
ELEVATION
SCALE:- 1:100



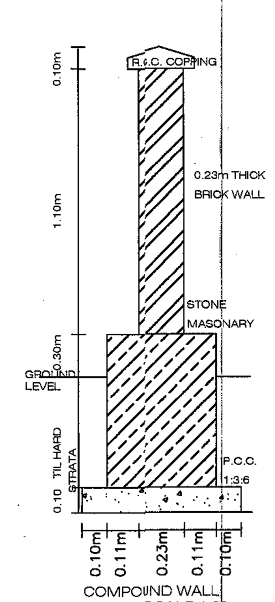
SECTION A-A
SCALE:- 1:100

SUMMARY			
FLOOR	BUILT UP AREA	EXCESS BALC AREA	EXCESS TERRACE AREA
GROUND	-	0.00	0.00
1ST	137.35	5.80	0.00
2ND	137.35	5.80	0.00
3RD	137.35	5.80	0.00
4TH	137.35	1.90	0.00
TOTAL	549.40 SQ.M	19.30 SQ.M	0.00 SQ.M

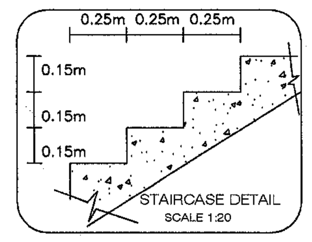
TOTAL BUILT UP AREA	=	549.40 SQ.M	
TOTAL EXCESS BALC AREA	=	19.30 SQ.M	
STAIRCASE AREA	=	8.71	SQ.M.
LIFT AREA	=	3.24	SQ.M.
TOTAL AREA	=	580.65	SQ.M.
TOTAL AREA TOWARDS FSI	=	580.65	SQ.M.

PARKING STATEMENT

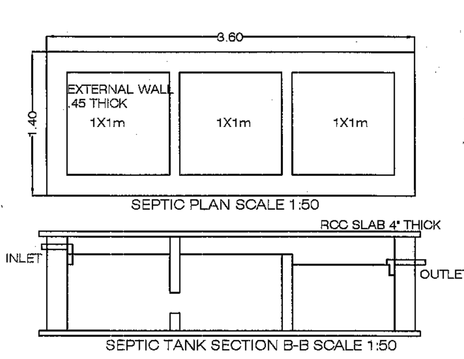
FLOOR	NO. OF TENEMENTS	CAR PARKING		SCOOTER PARKING		CYCLE PARKING	
		REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
per 2t above 100 SQ.M.	-	-	-	-	-	-	-
per 3t from 50 TO 100 SQ.M.	-	-	-	-	-	-	-
per 4t UPTO 50 SQ.M.	16	-	-	20	20	20	20
TOTAL	16	-	-	20.	20	20	20



COMPOUND WALL DETAIL SCALE 1:20



STAIRCASE DETAIL
SCALE 1:20



SEPTIC PLAN SCALE 1:50

SEPTIC TANK SECTION B-B SCALE 1:50

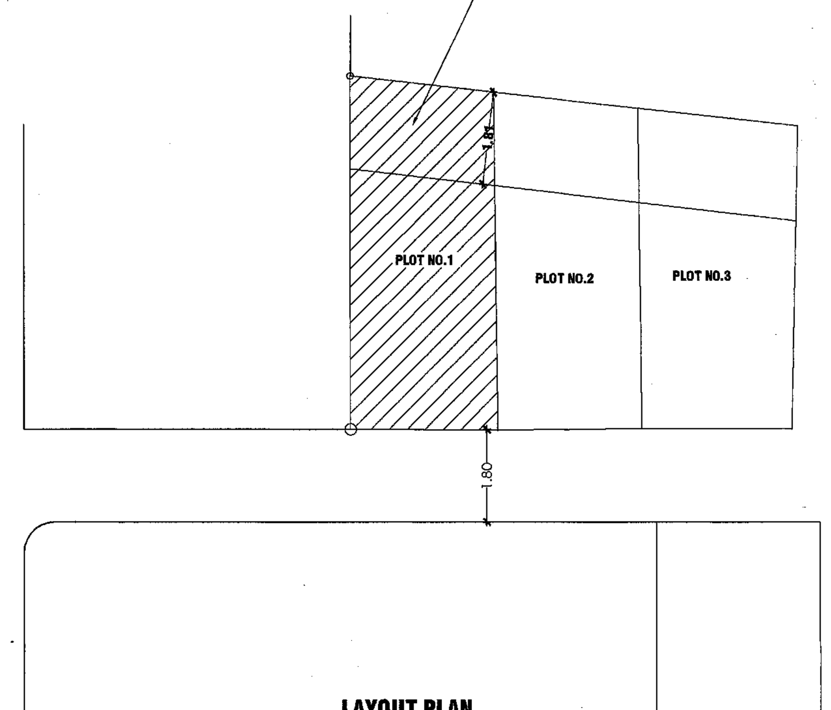
STAMP OF APPROVAL 203

पत्र क्र ससंनर–राअ/ बांधपरी/ने.२०/कर्जत/संगम क्र ४९८ जुना संक.१८२/१.२/अ/भूक्र.१ आ.क्र. १४९३/
दिनांक १८.०४.२०१९ अन्वये
यातील शर्तींना अधिन राहून व नकाशावर
हिरव्या रंगाने दुरुस्ती प्रमाणे शिफारस

सहाय्यक संचालक,नगर रचना
रायगड–अलिबाग

जा.क्र.राजिप बांध/नेसंविप्रा/३६९ २०२०
दिनांक ११/५/२०२० अन्वये आदेशातील अटी व शर्तींना अधिन राहून व बांधकाम नकाशावर सहाय्यक संचालक नगर रचना, रायगड अलिबाग यांनी हिरव्या रंगाने केलेल्या दुरुस्ती प्रमाणे निवासी...या प्रयोजनासाठी बांधकाम परवानगी मंजूर करणेत येत आहे.

कार्यकारी अभियंता (बांधकाम)
रायगड जिल्हा परिषद, अलिबाग

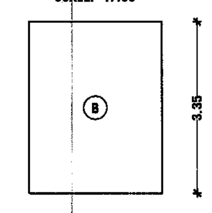


LAYOUT PLAN
SCALE:- 1:500

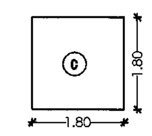
LIFT AREA CALCULATION

TYPICAL FLOOR									
C	1.80	X	1.80	X	1 NO	=	3.24	SQ.MT.	
					TOTAL ADDITION	=	3.24	SQ.MT.	X

STAIRCASE AREA DIAGRAM
SCALE:- 1:100

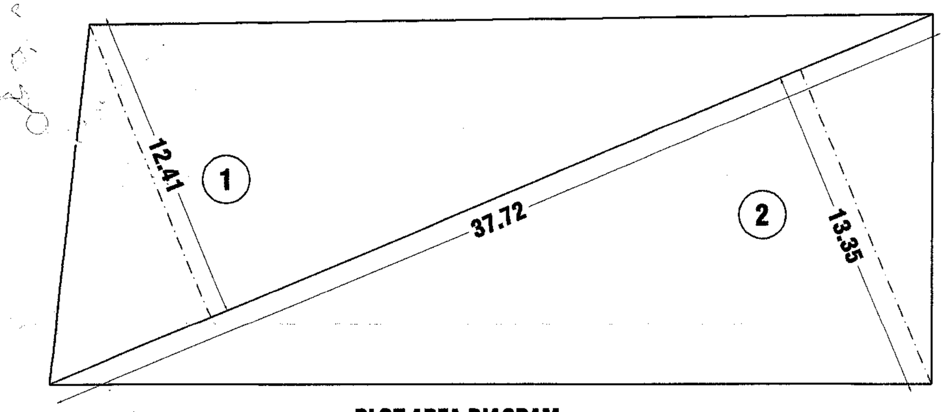


LIFT AREA DIAGRAM
SCALE:- 1:100



STAIRCASE AREA CALCULATION

TYPICAL FLOOR									
B	2.60	X	3.35	X	1 NO	=	8.71	SQ.MT.	
					TOTAL ADDITION	=	8.71	SQ.MT.	X



PLOT AREA DIAGRAM
SCALE:- 1:200

Plot area Calculation

TYPICAL FLOOR											
1	1/2	X	37.72	X	12.41	X 1 NO	=	234.05	SQ.MT.	
2	1/2	X	37.72	X	13.35	X 1 NO	=	251.78	SQ.MT.	
						TOTAL ADDITION	=	485.83	SQ.MT.	X

ENCLOSED BALCONY AREA
1ST FLOOR = B2 + B3 = 12.50 SQ.M.
2ND FLOOR = B2 + B3 = 12.50 SQ.M.
3RD FLOOR = B2 + B3 = 12.50 SQ.M.
4TH FLOOR = B2 + B3 = 12.50 SQ.M.
TOTAL AREA = 50.00 SQ.M.

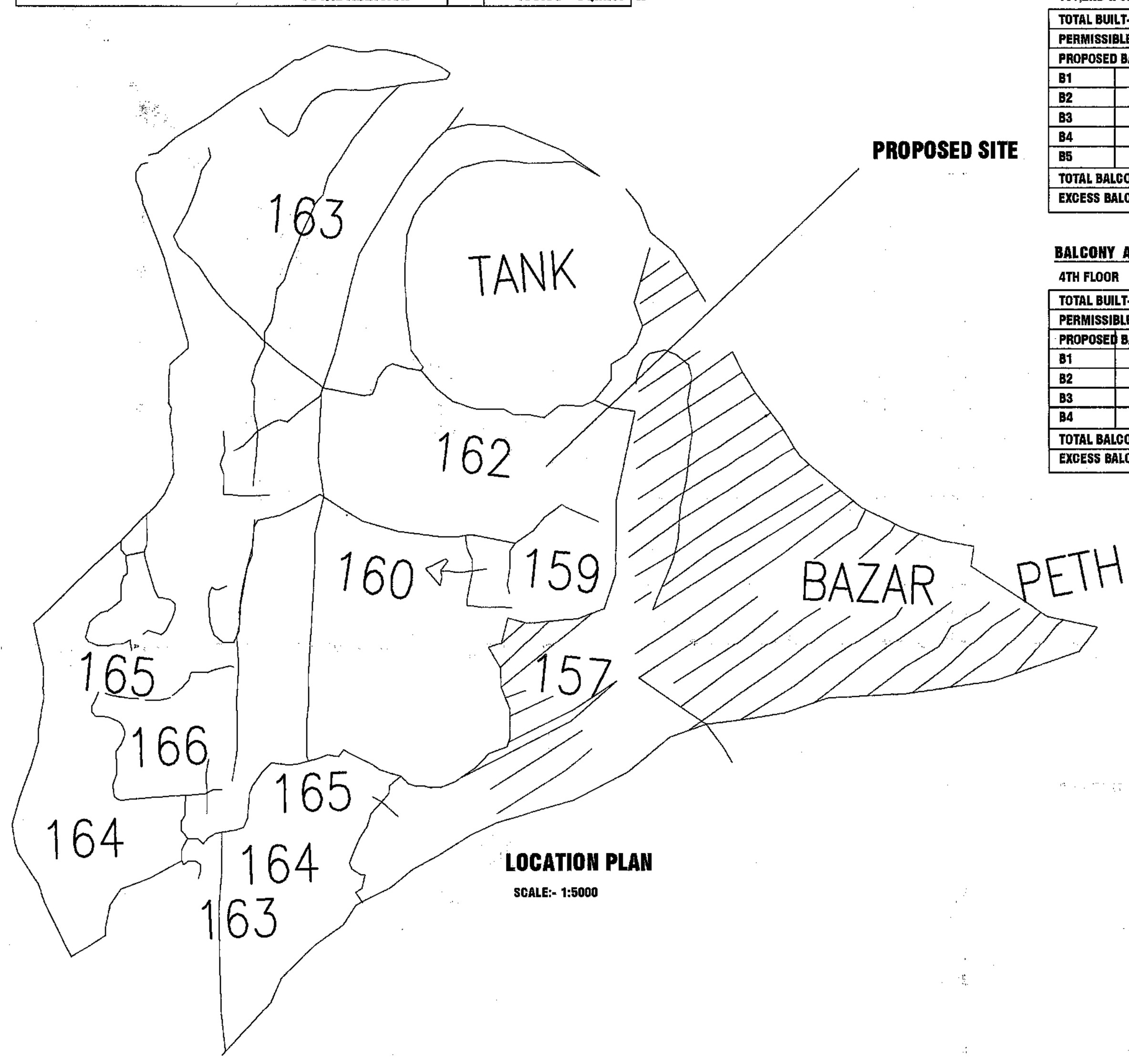
OPEN BALCONY AREA
1ST FLOOR = B1 + B4 + B5 = 13.90 SQ.M.
2ND FLOOR = B1 + B4 + B5 = 13.90 SQ.M.
3RD FLOOR = B1 + B4 + B5 = 13.90 SQ.M.
4TH FLOOR = B1 + B4 = 10.00 SQ.M.
TOTAL AREA = 51.70 SQ.M.

BALCONY AREA CALCULATION.
1ST,2ND & 3RD FLOOR

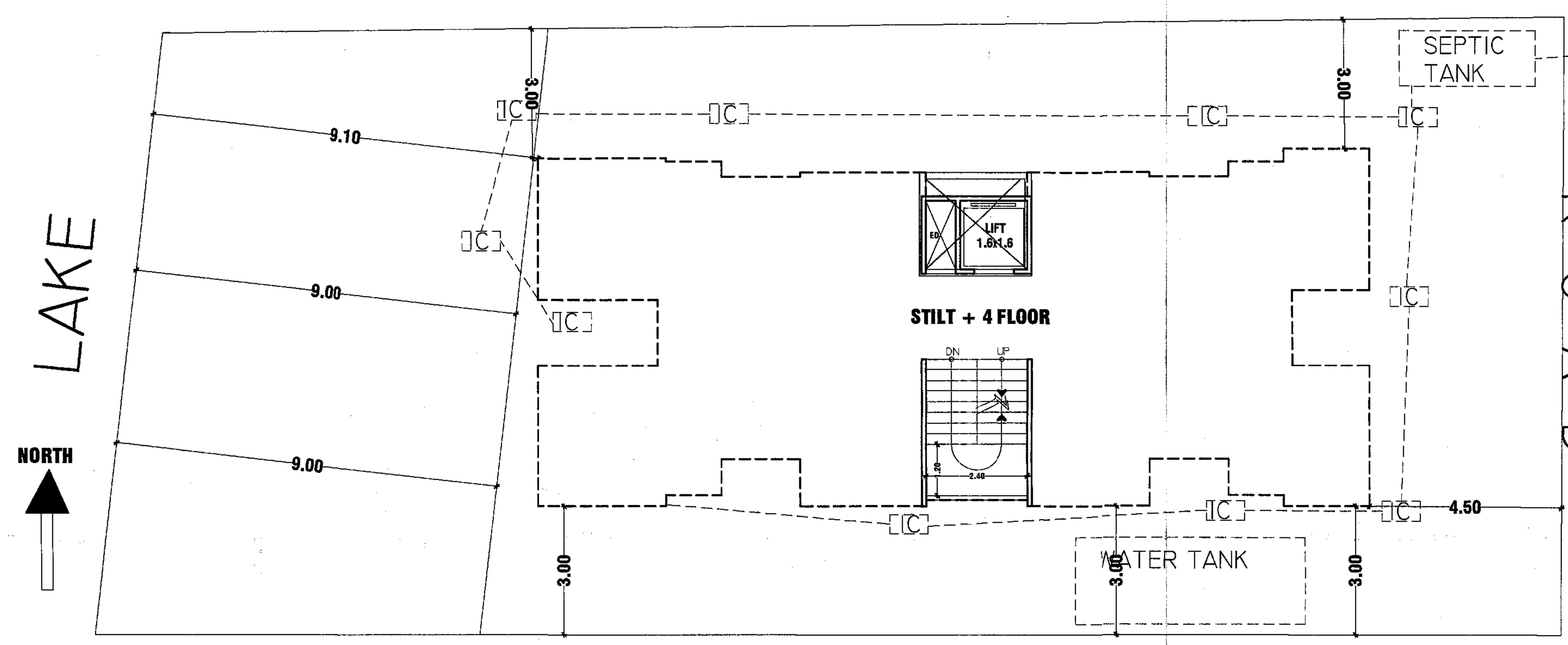
TOTAL BUILT-UP AREA						=	137.35	SQ.MT.
PERMISSIBLE BALCONY AREA [15%]						=	20.60	SQ.MT.
PROPOSED BALCONY AREA :-								
B1	3.00	X	1.00	X	2 NOS	=	6.00	SQ.MT.
B2	1.00	X	3.30	X	2 NOS	=	6.60	SQ.MT.
B3	2.95	X	1.00	X	2 NOS	=	5.90	SQ.MT.
B4	1.95	X	1.00	X	2 NO	=	3.90	SQ.MT.
B5	2.00	X	1.00	X	2 NOS	=	4.00	SQ.MT.
TOTAL BALCONY AREA						=	26.40	SQ.MT.
EXCESS BALCONY AREA						=	5.80	SQ.MT.

BALCONY AREA CALCULATION.
4TH FLOOR

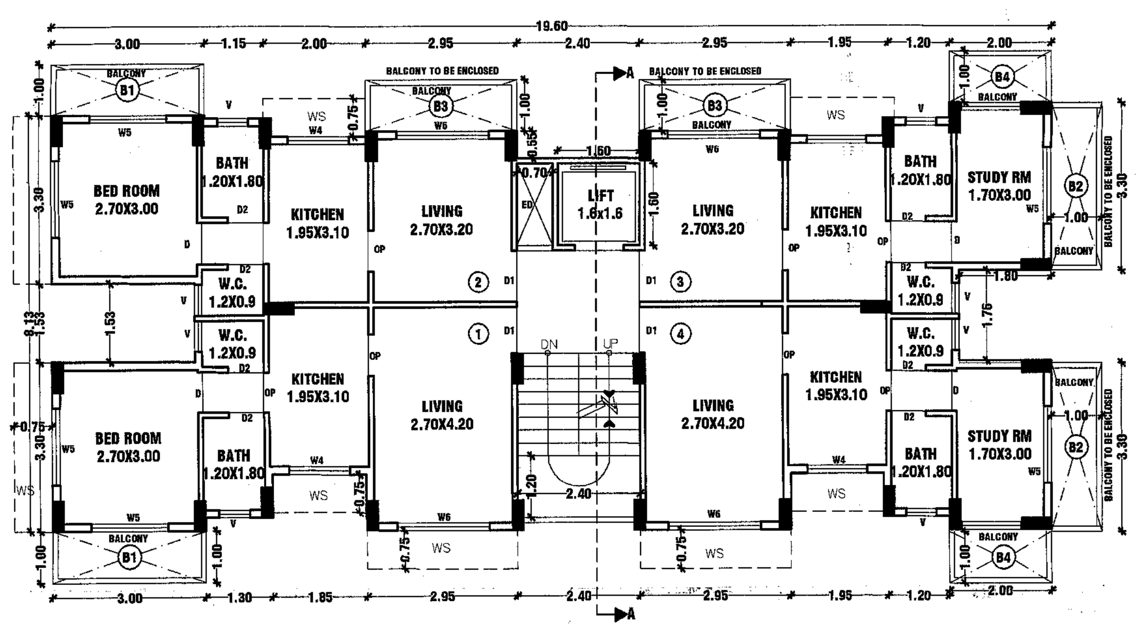
TOTAL BUILT-UP AREA						=	137.35	SQ.MT.
PERMISSIBLE BALCONY AREA [15%]						=	20.60	SQ.MT.
PROPOSED BALCONY AREA :-								
B1	3.00	X	1.00	X	2 NOS	=	6.00	SQ.MT.
B2	1.00	X	3.30	X	2 NOS	=	6.60	SQ.MT.
B3	2.95	X	1.00	X	2 NOS	=	5.90	SQ.MT.
B4	2.00	X	1.00	X	2 NOS	=	4.00	SQ.MT.
TOTAL BALCONY AREA						=	22.50	SQ.MT.
EXCESS BALCONY AREA						=	1.90	SQ.MT.



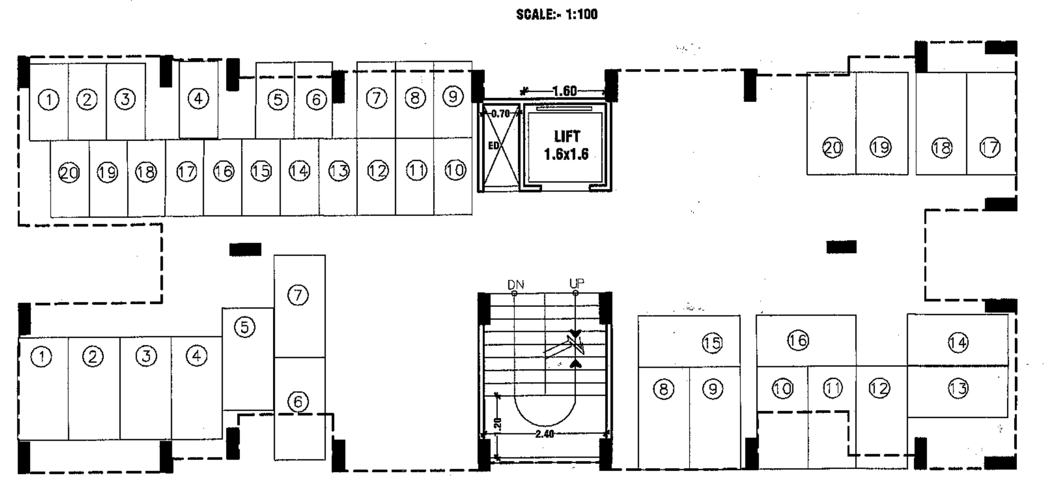
LOCATION PLAN
SCALE:- 1:5000



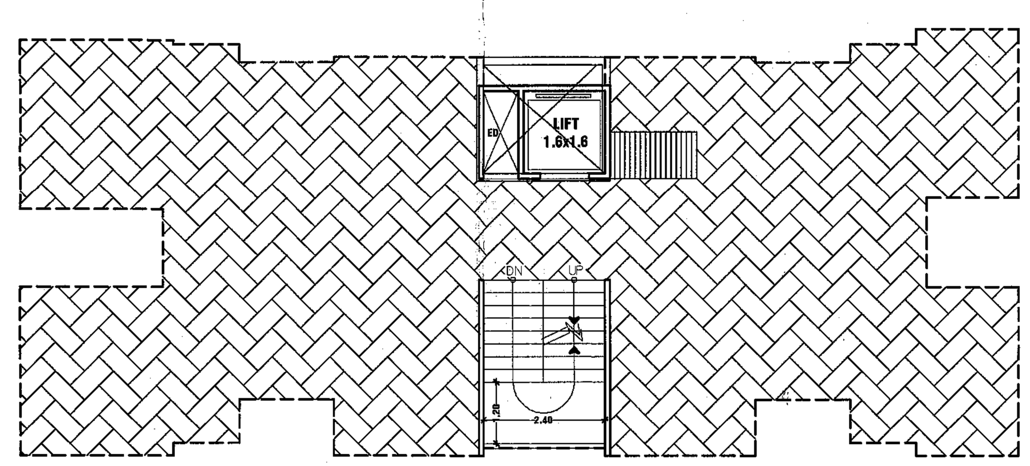
SITE PLAN
SCALE:- 1:100



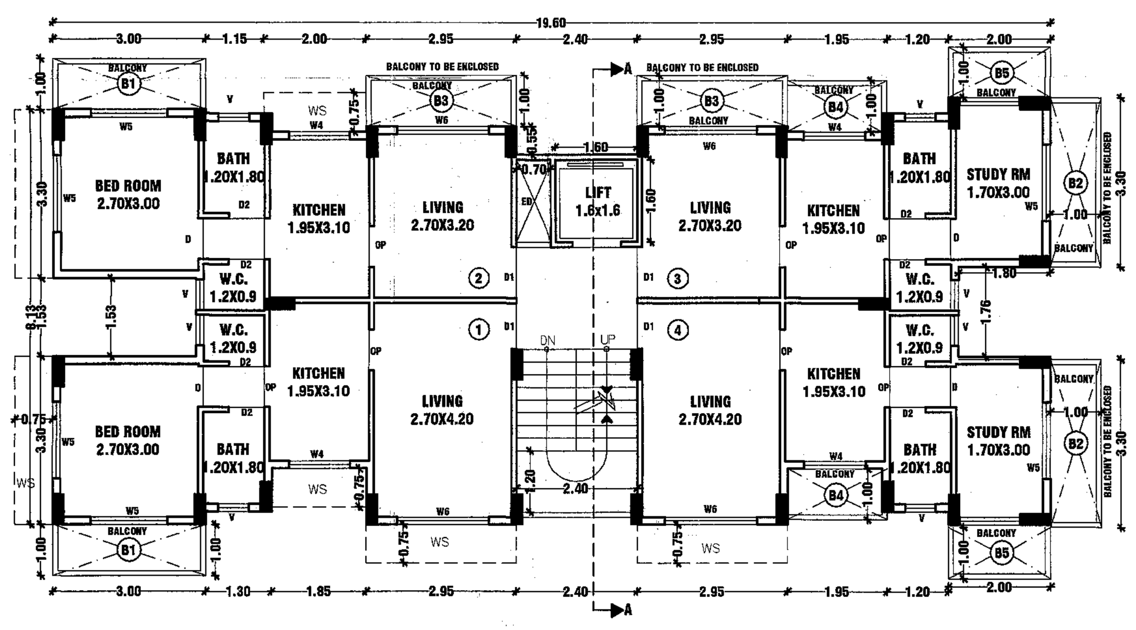
4TH FLOOR PLAN
SCALE:- 1:100



STILT PLAN
SCALE:- 1:100



TERRACE FLOOR PLAN
SCALE:- 1:100

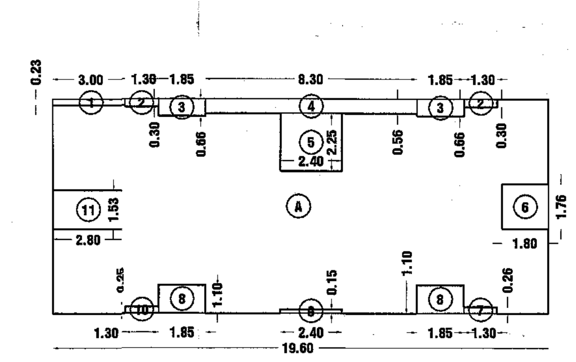


1ST,2ND & 3RD FLOOR PLAN
SCALE:- 1:100

BUILT UP AREA CALCULATION

TYPICAL FLOOR									
A	19.60	X	8.36	X	1 NO	=	163.86	SQ.MT.	
					TOTAL ADDITION	=	163.86	SQ.MT.	X

DEDUCTIONS									
1	3.00	X	0.23	X	1 NO	=	0.69	SQ.MT.	
2	1.30	X	0.30	X	2 NOS	=	0.78	SQ.MT.	
3	1.85	X	0.66	X	2 NOS	=	2.44	SQ.MT.	
4	8.30	X	0.56	X	1 NO	=	4.65	SQ.MT.	
5	2.40	X	2.25	X	1 NO	=	5.40	SQ.MT.	
6	1.80	X	1.76	X	1 NO	=	3.17	SQ.MT.	
7	1.30	X	0.26	X	1 NO	=	0.34	SQ.MT.	
8	1.85	X	1.10	X	2 NOS	=	4.07	SQ.MT.	
9	2.40	X	0.15	X	1 NO	=	0.36	SQ.MT.	
10	1.30	X	0.25	X	1 NO	=	0.33	SQ.MT.	
11	2.80	X	1.53	X	1 NO	=	4.28	SQ.MT.	
					TOTAL DEDUCTION	=	26.51	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	137.35	SQ.MT.	X1



AREA DIAGRAM 1st,2nd,3rd & 4th FLOOR
SCALE:- 1:200

A	AREA STATEMENT	SQ.M.
	1 AREA OF PLOT	486.00
	DEDUCTIONS FOR	
	(a) ROAD ACQUISITION AREA	
	(b) PROPOSED ROAD	
	(c) ANY RESERVATIONS	
	TOTAL (a+b+c)	
	3 NET GROSS AREA OF PLOT (1 - 2)	486.00
	4 DEDUCTIONS FOR	
	(a) RECREATION GROUND AS PER RULE NO. 1:3:1	
	(b) INTERNAL ROADS	
	(c) TOTAL (a + b)	
	5 NET AREA OF PLOT	486.00
	6 ADDITION FOR F.A.R.	
	TOTAL BUILT UP AREA	
	PURPOSE + FOR	
	7 TOTAL AREA (5+6)	
	8 F.A.R. PERMISSIBLE + 20% fsi	486+97.20
	9 PERMISSIBLE FLOOR AREA	583.20
	10 EXISTING FLOOR AREA	NIL
	11 PROPOSED FLOOR AREA	580.65
	12 EXCESS BALCONY AREA TAKEN IN F.A.R.	AS GIVEN IN TABLE
	13 TOTAL BUILT UP AREA PROPOSED (10+11+12)	580.65
	14 F.A.R. CONSUMED (13/7)	0.99
B	BALCONY AREA STATEMENT	
	a) PERMISSIBLE BALCONY AREA PER FLOOR	AS GIVEN IN TABLE
	b) PROPOSED BALCONY AREA PER FLOOR	AS GIVEN IN TABLE
	C) EXCESS BALCONY AREA (TOTAL)	NIL
C	TENEMENT DENSITY	
	a) NET AREA OF PLOT ITEM A(7) ABOVE	580.65
	b) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS)	-
	c) AREA OF TENEMENTS (a - b)	580.65
	d) TENEMENTS PERMISSIBLE	-
	e) TENEMENTS PROPOSED	-
	f) TENEMENTS EXISTING	0
	TOTAL TENEMENTS (e+f)	-
D	PARKING STATEMENT	
	PARKING REQUIRED BY RULE	
	CAR	0
	SCOOTER	0
	CYCLE	0
	OUTSIDERS	

E	SCHEDULE OF DOORS & WINDOWS		
TYPE	SPEC	SIZE	
D1	DOOR	1.0 x 2.10	
D	DOOR	0.9 x 2.10	
D2	DOOR	0.75x1.90	
W3	WINDOW	0.90 x 1.20/1.8	
W4	WINDOW	1.20 x 1.20/1.8	
W5	WINDOW	1.50 X 1.20/1.8	
W6	WINDOW	1.80 x 1.20/1.8	
V	VENTILATOR	0.60 x 0.60	
RS	ROLLING SHUTTER	W x 2.40	

F	NOTES:
1	OWNERS PLOT BOUNDRY SHOWN IN BLACK
2	PROPOSED WORK SHOWN IN RED
3	DRAINAGE LINE SHOWN IN DOTTED RED
4	APPROX. POSITION ON DEV. PLAN SHOWN IN GREEN
5	RISER = 0.16m , TREAD = 0.25m , WAIST = 0.15m
6	STRUCTURE TO BE DEMOLISHED SHOWN IN RED
7	ALL WALLS OF 0.10 m THICK UNLESS MENTIONED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED ON THE DIMENSIONS OF SIDES OF PLOT IS AS STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THAT STATED IN DOCUMENTS OF OWNERSHIP.

DESCRIPTION OF PROPERTY:

PROPOSED BUILDING ON PLOT NO. 1, S.NO. 416/1 OLDS.NO.162/1+2/A, NERAL, TALUKA KARJAT, RAIGAD DIST.

OWNERS NAME:

M/S. MALHAR ENTERPRISES THROUGH
KISHORE B. MHATRE & TANAJI B. KATHORE

SIGNATURE OF OWNER:

K.B.mhatre [illegible signature]

JOB NO.	SCALE	DRAWN BY	DATE
	AS MENTIONED	HARSHADA	13-02-2019

SIGNATURE OF ENGINEER

THORAT MATHEW & ASSOCIATES
Architectural & Structural Consultants
Swami Darshan Apartment, B-1,
Swami Samarth Chowk, Shiv Mandir Road,
Kher Section, Ambernath (E).