SHEET CONTENT -
GROUND FLOOR PLAN, 1ST FLOOR PLAN, TERRACE PLAN, BUA CALCULATION & AREA DIAGRAM OF GROUND & 1ST FLOOR, SITE PLAN, R.G. AREA DIAGRAM, ROAD WIDENING AREA DIAGRAM, LOCATION PLAN, BUA STATEMENT, SECTION AA & SECTION BB.

DRAWING FOR BUILDING PERMISSION — SHEET NO. 1

SEAL & STAMP FOR APPROVAL

प्र.क्र. ससंनर-रायु/अंधिनि/ Field-unit/
कालावधी, दि. [illegible]
दिनांक 31/12/22 अन्वये
दर्शविल्याप्रमाणे अंतिम मंजूर व नकाशावर
दिल्याप्रमाणे पुढचाही प्रमाणे दिलायरत.
सहायक संचालक नगर रचना
रायगड-अलिबाग

SR. NO.	ITEM	COLOUR CODE
1	PLOT LINE	THICK BLACK
2	EXISTING STREET	GREEN
3	PROPOSED WORK	RED

Proforma-1

Sr.No		Particular	Area (sq.m)
1		Area of plot (Minimum area of a, b, c to be considered)	
	a	As per ownership document (7/12, CTS extract)	0000.000
	b	as per measurement sheet	0000.000
	c	as per site	0000.000
2		Deductions for	
	a	Proposed D P / D P Road widening Area/Service Road / Highway widening	1584.511
	b	Any D.P. Reservation area	0.000
		Total (a+b)	1584.511
3		Balance area of plot (1-2)	7415.489
4		Amenity Space (if applicable)	0.000
	a	Required -	0.000
	b	Adjustment of (2,3) , if any	0.000
	c	Balance Proposed -	0.000
5		Net Plot Area (3-4 (c))	7415.489
6		Recreational Open space (if applicable)	0.000
	a	Required -	741.549
	b	Proposed -	000.000
7		Internal Road area	0.000
8		Plotable area (if applicable)	0.000
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 'Advance FSI') - As per agreement to lease	8157.000
10		Addition of FSI on payment of premium	
	a	TOD Zone. (plot area *0.3 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)	0.000
	b	Proposed FSI on payment	0.000
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 of 1.65 x Sr. No. 4 (b) and /or (c))	
	c	TDR area -	
	d	Total in-situ / TDR loading proposed ((11 (a) + (b) + (c))	0.000
12		Additional FSI area under Chapter No. 7	0.000
13		Total entitlement of FSI in the proposal	
	a	[9 + 10(b) + 11(d)] or 12 whichever is applicable	8157.000
	b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges	0.000
	c	Proposed Ancillary area FSI	0.000
	d	Total entitlement (a+b)	8157.000
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) , read with Note 3 of 10.10.1	1.760
15		Total Built up Area in proposal (excluding area at Sr.No.17 b)	8157.000
	a	Existing Built-up Area	0.000
	b	Proposed Built-up Area (as per 9 use)	131.918
	c	Total (a+b)	131.918
16		F.S.I. Consumed (15/13) (should not be more than read No.14 above)	0.016
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr No.5)	0.000
	b	Proposed	0.000

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 document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

MADHAV KAILASAM PALLERLA — Digitally signed by MADHAV KAILASAM PALLERLA, Date: 2022.12.23 20:33:47 +05'30' — Signature with [Name of Architect/ Licensed Engineer/ Supervisor]

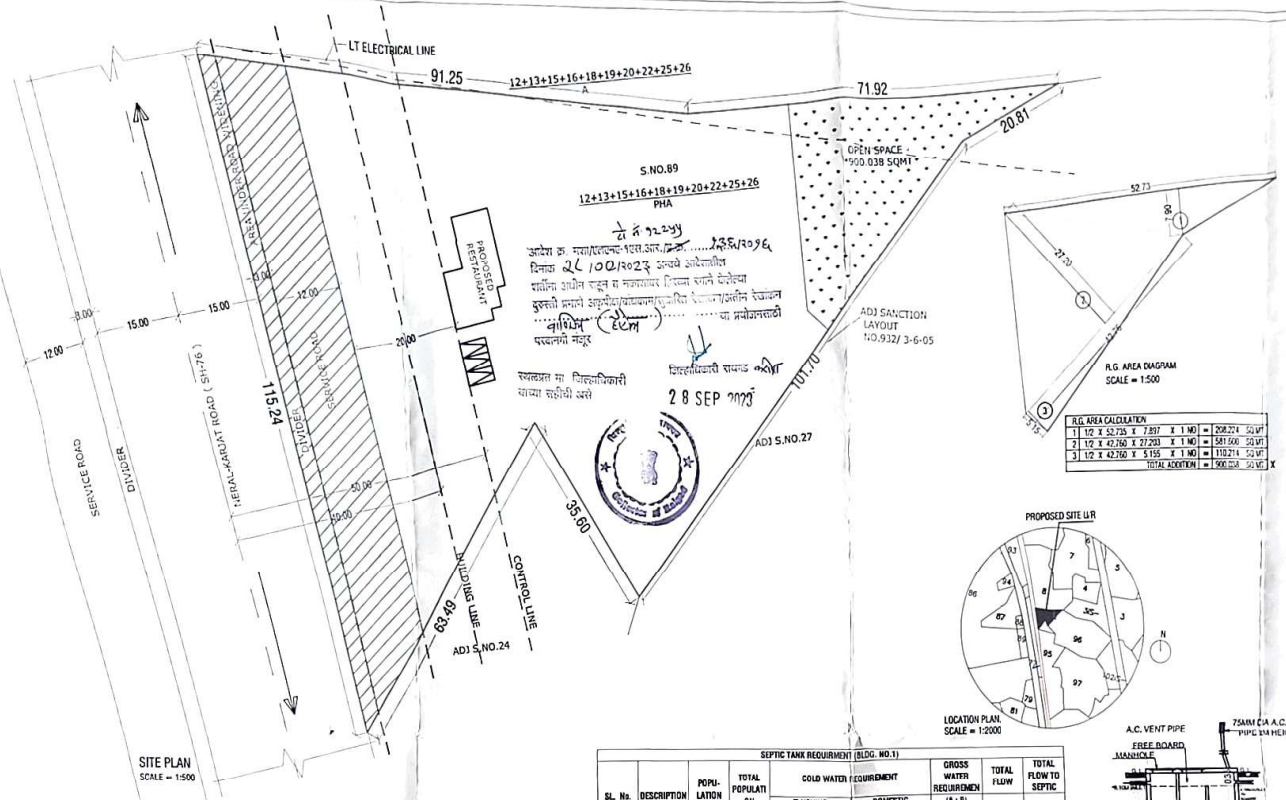
PROJECT
N.A. REMARKS FOR NA PERMISSION FOR PROPOSED COMM.HOTEL CUM HOLIDAY HOMES ON LAND BEARING SURVEY NO -89, VILLAGE-JITE,TAL -KARJAT DIST-RAIGAD FOR MR.AZIZALI AKBARALI UDAIPURWALA

NAME OF OWNER: A.Azizali Akbarali Udaipurwala — SIGNATURE

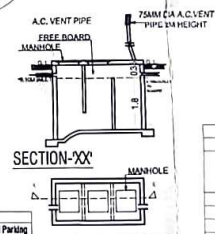
ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR NAME AND SIGNATURE					
JOB NO	DRAWING NO	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO OF ARCHITECT
447	01	1:100	MAYUR	P.K.MADHAV	

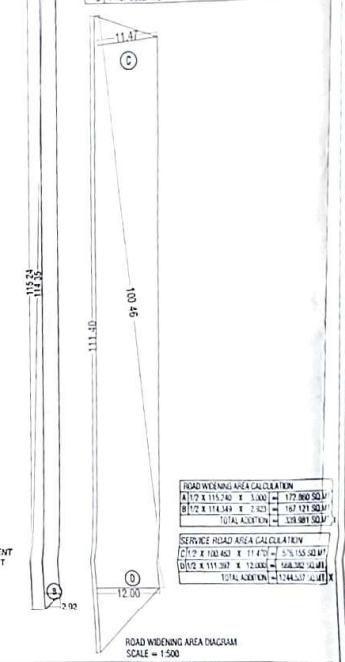
NAME AND ADDRESS OF ARCHITECT — SIGNATURE

Ar. P.K. Madhav
ARCHITECTURE & PLANNING
VASTOSPATI
DESIGN STUDIO
MADHAV KAILASAM PALLERLA
Digitally signed by MADHAV KAILASAM PALLERLA
Date: 2022.12.23 20:34:17 +05'30'



R.G. AREA CALCULATION				
1	1/2 X 52.735 X 7.897 X 1 NO	=	208.024	SQ.MT.
2	1/2 X 42.760 X 27.203 X 1 NO	=	581.500	SQ.MT.
3	1/2 X 42.760 X 5.155 X 1 NO	=	110.214	SQ.MT.
	TOTAL ADDITION	=	900.038	SQ.MT. X





ROAD WIDENING AREA CALCULATION				
A	1/2 X 115.240 X 3.000	=	172.860	SQ.M
B	1/2 X 114.349 X 2.923	=	167.121	SQ.M
	TOTAL ADDITION	=	339.981	SQ.M

SERVICE ROAD AREA CALCULATION				
C	1/2 X 100.463 X 11.470	=	576.155	SQ.M
D	1/2 X 111.397 X 12.000	=	668.382	SQ.M
	TOTAL ADDITION	=	1244.537	SQ.M X

SEPTIC TANK REQUIRMENT (BLDG. NO.1)										
SL. No.	DESCRIPTION	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT	TOTAL FLOW	TOTAL FLOW TO SEPTIC
				FLUSHING (A)		DOMESTIC (B)		(A+B)		
				LPD	LPD	LPD	LPD	LPD	LPD	KLPD
1	1ST FLOOR	17.137	17	270	4590	0	0	4590	4590	4.59
2	2ND FLOOR	8.518	9	270	2430	0	0	2430	2430	2.43
TOTAL REQUIRED SEPTIC TANK									7.02	
TOTAL REQUIRED SEPTIC TANK									7.02 KLPD	
PROPOSED SEPTIC TANK =3.2 X 1.3 X 1.8 HT									7.488 KLPD	

WATER CAPACITY CALCULATION				
Mercantile (Commercial)- A RESTAURANTS				
AREA	OCCUPANT LOAD FLOOR AREA IN SQ.M PER PERSON	NO. OF PEOPLE	REQUIRED DOMESTIC @ 70 LTRS	REQUIRED WATER CAPACITY IN LTRS
51.41	3	17.137	70 Ltrs	1200
51.11	6	8.518	70 Ltrs	600
TOTAL REQUIRED CAPACITY				1800
TOTAL REQUIRED OH TANK CAPACITY				1800
TANK-1			SIZE-2 M X 1 M X 1 H	2000
TOTAL PROVIDED CAPACITY 2000 LTRS				

B.U.A. STATMENT				
FLOOR	GROSS BUA (A)	PER. BAL. (B) [15% OF (A)]	PROP. BAL (C)	EXC. BAL. (D)
STILT	65.959	NIL	NIL	NIL
FIRST	65.959	9.894	6.700	0.000
TOTAL	131.918	9.894	6.700	0.000

BUILT UP AREA CALCULATION

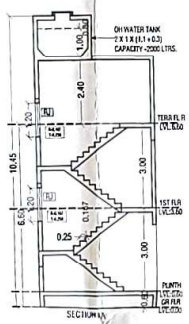
GROUND & 1ST FLOOR								
1	12.250	X	8.300	X	1 NO	=	101.675	SQ.MT.
					TOTAL ADDITION	=	101.675	SQ.MT. X

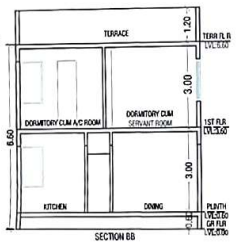
DEDUCTIONS								
1	2.200	X	1.050	X	1 NO	=	2.310	SQ.MT.
2	1.250	X	2.350	X	1 NO	=	2.938	SQ.MT.
3	2.900	X	1.000	X	1 NO	=	2.900	SQ.MT.
4	3.100	X	2.500	X	1 NO	=	7.750	SQ.MT.
5	2.650	X	4.950	X	1 NO	=	13.119	SQ.MT.
					TOTAL DEDUCTION	=	29.015	SQ.MT. Y1

BALCONY AREA CALCULATION.

GROUND & 1ST FLOOR								
B1	3.100	X	1.000	X	1 NO	=	3.100	SQ.MT.
B2	3.600	X	1.000	X	1 NO	=	3.600	SQ.MT.
TOTAL BALCONY AREA PER FLOOR (1ST FLOOR)						=	6.700	SQ.MT. Y2
TOTAL BUILT UP AREA [X - (Y1+Y2)]						=	65.959	SQ.MT. X1

PERMISSIBLE BALCONY AREA (15% OF 65.959)	=	9.894	SQ.MT.
PROPOSED BALCONY AREA	=	6.700	SQ.MT.
EXCESS BALCONY AREA	=	0	SQ.MT.
TOTAL BUILT UP AREA (NET BUILT UP AREA + EXCESS BALCONY AREA)	=	65.959	SQ.MT.

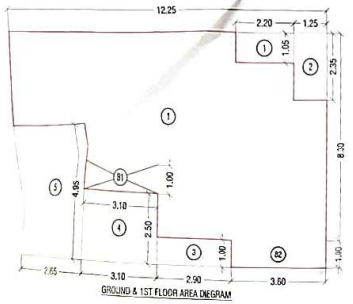


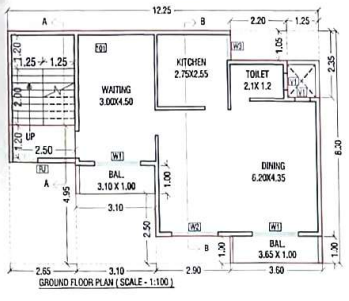


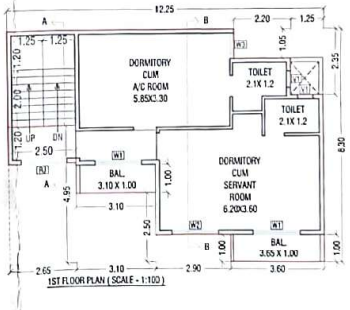
PARKING REQUIREMENT						
Tenements size Carpet area	No. of Tenements	Required Parking Rate		Required No. of Parking Spaces		Proposed Parking Space
		Car	Scooter	Car	Scooter	Car / Scooter
For every 50 sq.m of carpet area of restaurant including kitchen, pantry,hall,dining room etc.	102.52	1	8	2.050	16.403	2.050 / 16.403
Total	102.52			2.0504	16.4032	2.0504 / 16.4032
Add 5% Visitors Parking				0	0	0 / 0
Multiplication factor 0.8 as per table No. 8C Point No. 3				1.43528	11.4822	1.43528 / 11.4822
Total				1	11	1 / 11
Composite Parking, 1 car for every 8 scooter						1 / 2
Total						3 / 0
Proposed Prakian						3 / 0

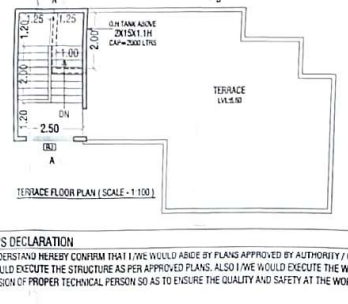
HOLDING AREA STATEMENT AS PER 7/12

Sr. No.	SURV. NUMBER	HISSA NUMBER	VILLAGE.	NAME OF OWNER	AREA AS PER 7/12
1.	89	0	JITE	AZIZALI AKBARALI UDAIPURWALA	9000
				TOTAL	9000









OWNER'S DECLARATION
I/WE UNDERSTAND 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

NOTE:- THIS SUBMISSION DRAWING IS ONLY FOR APPROVAL AND SUBJECT TO APPROVAL FROM CONCERNED AUTHORITY.