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LAYOUT PLAN (G + 7)

1/9

STAMP OF APPROVING AUTHORITY

पत्र क्र.अग्रेषण रा.अ. ... दिनांक ... अन्वये
शासीय शर्तीना अधीन राहून व
नकाशावर हिरव्या रंगाने दुरुस्ती
प्रमाणे शिफारस

संहायक संचालक
नगर रचना, अलिबाग

29 MAR 2016

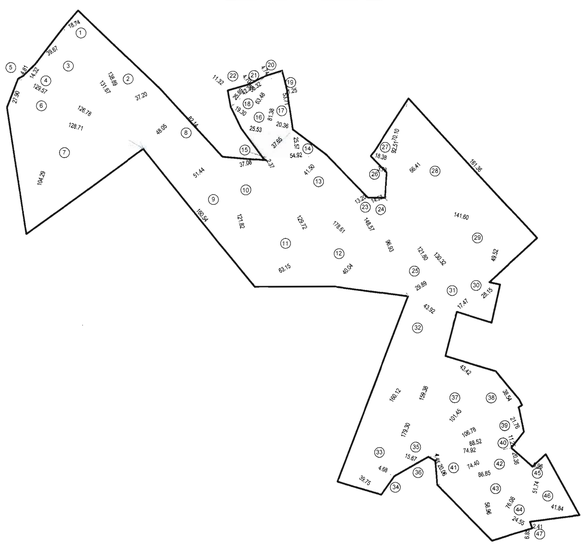
आदेश क्र. ... दिनांक 30/03/2016 अन्वये आणि शासीय अटीं राहून व नकाशावर हिरव्या रंगाने केलेल्या दुरुस्ती प्रमाणे मंजूर.

परवानगी मंजूर

सहायक जिल्हाधिकारी
कल्याण उपविभाग

जिल्हाधिकारी रायगड
अलिबाग

PLOT AREA CALCULATION



PLOT AREA CALCULATION
SCALE 1:2000

PLOT AREA CALCULATION IN SQ. MT.				
1	0.5	138.89	18.74	1301.40
2	0.5	136.89	37.20	2583.35
3	0.5	131.67	39.67	2611.67
4	0.5	126.78	14.32	907.74
5	0.5	129.57	4.81	311.62
6	0.5	128.71	27.9	1795.50
7	0.5	128.71	104.29	6711.58
8	0.5	82.14	48.05	1973.41
9	0.5	160.54	51.44	4129.09
10	0.5	121.82	37.08	2258.54
11	0.5	129.72	63.15	4095.91
12	0.5	178.61	40.04	3575.77
13	0.5	178.61	41.5	3706.16
14	0.5	54.92	25.57	702.15
15	0.5	37.65	2.37	45
16	0.5	81.38	25.53	1038.82
17	0.5	81.38	20.36	828.45
18	0.5	63.48	19.3	612.38
19	0.5	53.71	1.25	33.57
20	0.5	56.32	4.74	133.48
21	0.5	42.38	4.70	99.59
22	0.5	25.89	11.32	146.54
23	0.5	148.57	13.20	980.562
24	0.5	96.93	14.53	704.20
25	0.5	171.8	29.89	1820.30
26	0.5	92.51	3.78	174.84
27	0.5	70.1	18.38	644.22
28	0.5	161.36	66.41	5357.96
29	0.5	141.6	49.52	3506.02
30	0.5	130.32	28.15	1834.25
31	0.5	130.32	17.47	1138.35
32	0.5	160.12	43.92	3516.24
33	0.5	160.12	39.75	3182.39
34	0.5	179.3	4.68	419.56
35	0.5	159.38	15.67	1248.74
36	0.5	74.92	4.45	166.70
37	0.5	101.45	43.42	2202.48
38	0.5	101.45	38.54	1954.94
39	0.5	106.78	21.76	1161.77
40	0.5	88.52	11.25	497.93
41	0.5	74.4	20.06	746.23
42	0.5	86.85	20.36	884.13
43	0.5	86.85	58.96	2560.34
44	0.5	76.08	24.55	933.82
45	0.5	51.74	8.96	231.83
46	0.5	51.74	41.84	1082.43
47	0.5	6.85	2.41	8.25
TOTAL PLOT AREA				76560.00

BUILT UP AREA STATEMENT FOR ALL PROPOSED BLDGS

SR.NO.	STREET NO	BUILDING NAME	BUILDING TYPE	NO .OF BLDGS	BLDG HT.	NO .OF FLOORS	NO OF TENEMENTS	TOTAL B/UP AREA COMMERCIAL	TOTAL B/UP AREA RESIDENTIAL	TOTAL B/UP AREA COMM. + RESI.	PERM. BALCONY (15%)	PROP. ENCL. BALCONY WITH PAYMENT OF PREMIUM	PROP.OPEN BALCONY WITHOUT PAYMENT OF PREMIUM	FIRE STAIRCASE	STAIRCASE WITH PAYMENT OF PREMIUM	PASSAGE WITH PAYMENT OF PREMIUM	FIRE LIFT	LIFT WITH PAYMENT OF PREMIUM	GROUND COVERAGE AREA	TOTAL AREA
1		A4, B2, B3,C4,C6	1RK	5	23.25M	G +7	930.00	568.60	18424.65	18993.25	2763.45	0.00	0	414.00	0.00	0.00	23.75	0.00	2466.75	
		C1, C2, C3	1RK	3	23.25M	G +7	576.00	0	11391.36	11391.36	1708.56	0.00	0	248.40	0.00	0.00	14.25	0.00	1480.05	
2		C5,D1,D2	1RK	3	23.25M	G +7	540	609.12	10781.85	11390.97	1617.36	0.00	0	248.40	0.00	0.00	14.25	0.00	1480.05	
3		B1	1BHK LUXURY	1	23.25M	G +7	120	136.63	4068.42		531.41	0.00	366.20	82.80	0.00	0.00	4.75	0.00	499.84	
4		D3,D4,E2	1BHK COMFORT	3	23.25M	G +7	468	377.73	14047.92	14425.65	2108.19	0.00	0	248.40	0.00	0.00	14.25	0.00	1854.99	
		E1	1BHK COMFORT	1	23.25M	G +7	150	262.01	4529.51	4791.52	679.40	0.00	0	82.80	0.00	0.00	4.7500	0.00	618.33	
5		A2	1BHK SMART	1	23.25M	G +7	156	108.79	3927.19	4035.98	629.61	0.00	0	82.80	0.00	0.00	4.75	0.00	538.36	
6		H1	1BHK SMART	1	14.70M	G +4	60	0	1842.25	1842.25	276.34	0	0	0	0	0	0	0	348.67	
7		L1	1BHK SMART	1	14.70M	G +4	80	0	2445.66	2445.66	366.85	0	0	0	0	0	0	0	0	
8		M2	1BHK LUXURY	1	14.70M	G +4	80	0	2511.45	2511.45	421.72	0	0	0	0	0	0	0	0	
TOTAL				20			3140	2062.84	74270.26	76333.14	11102.88	0.00	366.20	1407.60	0.00	0.00	80.75	0.00	9397.04	78187.69
								76333.14												

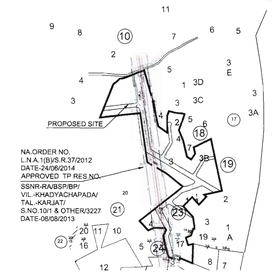
PARKING STATEMENT

	REQUIRED PARKING			PARKING PROVIDED		
	CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
TENEMENTS HAVING BUILT UP AREA UPTO 50 sq.m. (FOR 4 TENEMENTS) (0.5:5) -TOTAL NO. OF TENEMENTS = 3140	0	3925	3925	0	3925	3925
COMMERCIAL (MERCANTILE) 100 SQ.M. BUILT-UP AREA OF FRACTION THERE OF. (1:4:4) TOTAL COMMERCIAL AREA = 2062.68	22	88	88	22	88	88
	22	4013	4013	22	4013	4013
	--	--	--	22 X12.50	4013 X 3.00	4013 X 1.40
TOTAL PARKING AREA REQUIRED	--	--	--	=275	= 12039.00	= 5618.20

TOTAL = 275 + 12039.00 + 5618.20 = 17932.20 sq.m.
PARKING PROVIDED IN STILT + --- CARS, --- SCOOTERS, -- CYCLES
PARKING PROVIDED IN OPEN AREA = 22 CARS, 4013. SCOOTERS, 4013. CYCLES

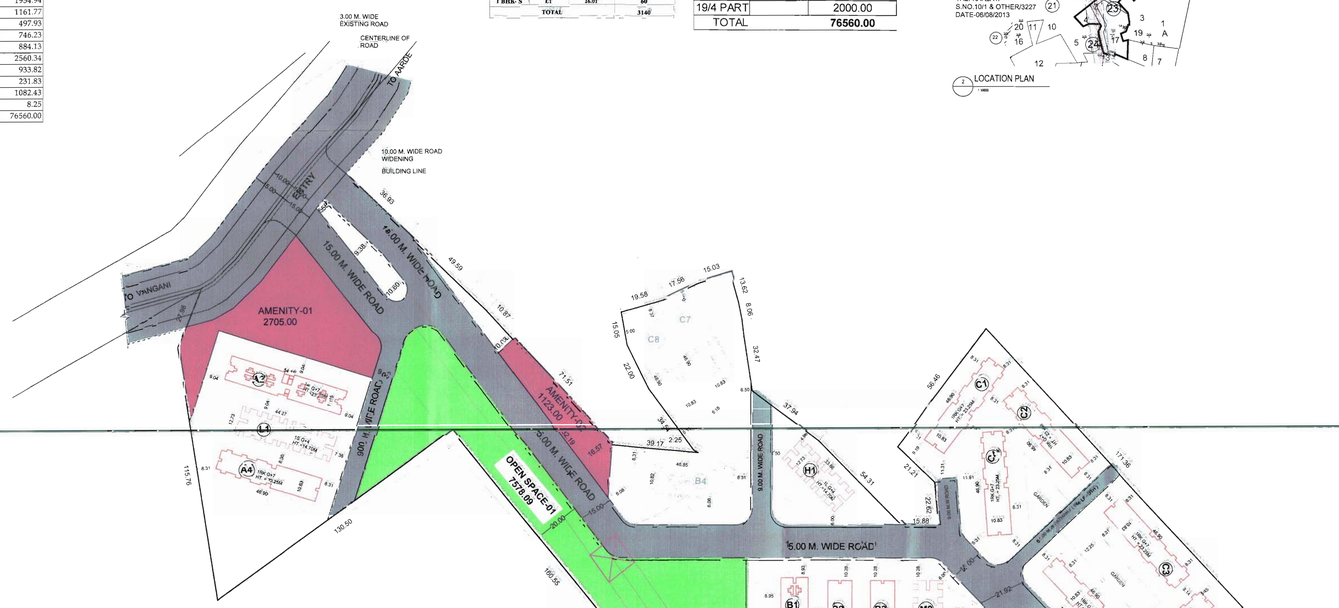
BLDG TYPE	BLDG NAME	CARPET AREA (SQ.M)	NO.TENAMENTS
1-RK STUDIO	A4,B1,B3,C4,C6	15.03	930
	C1,C2,C3	15.03	576
1-RK STUDIO	C5,D1,D2	15.84	540
1 BHK- L	B1	30.28	120
1 BHK-C	D3,D4,E2	23.68	468
	E1	23.68	150
1 BHK- S	A2	20.07	156
1 BHK- S	H1	26.01	60
1 BHK- L	M2	30.85	80
1 BHK- S	L1	16.01	60
	TOTAL		3140

SR.NO.	OLD S.NO.	PLOT AREA AS PER 7/12 (SQ.MT.
10/1		16000.00
18/2		2600.00
18/4		3360.00
19/3		29500.00
19/1B		1400.00
23/1PART		10000.00
23/2		1990.00
23/4		1410.00
24/14	116/5+9/2	1200.00
24/17	116/5+9/5	7100.00
19/4 PART		2000.00
TOTAL		76560.00

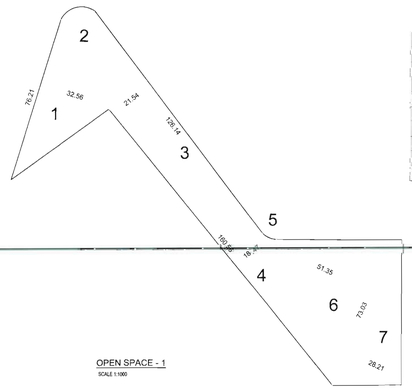


NA.ORDER NO.
L.N.A.1(B)/S.R.37/2012
DATE-24/06/2014
APPROVED TP RES NO.
SSNR-RA/BSP/BP/
VIL.-KHADYACHAPADA/
TAL.-KARJAT/
S.NO.10/1 & OTHER/3227
DATE-05/08/2013

LOCATION PLAN
1:4000

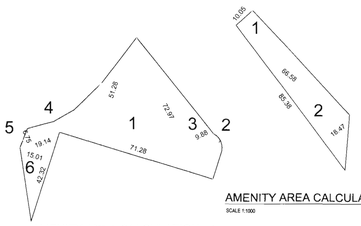


SITEPLAN
SCALE 1:1000



OPEN SPACE - 1
SCALE 1:1000

OPEN SPACE AREA CALCULATION BY TRIANGULATION							
OPEN SPACE - 1						IN SQ.MTS	
1	0.50	X	32.56	X	77.10	=	1255.19
2	AS PER PLINE					=	389.8900
3	0.50	X	21.54	X	126.87	=	1368.39
4	0.50	X	18.47	X	161.59	=	1491.45
5	AS PER PLINE					=	167.25
6	0.50	X	51.35	X	73.10	=	1876.84
7	0.50	X	28.21	X	73.10	=	1031.08
	TOTAL						7578.09



AMENITY AREA CALCULATION - 2
SCALE 1:1000

AMENITY AREA CALCULATION - 1
SCALE 1:1000

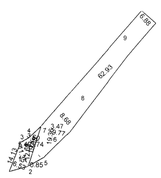
AMENITY AREA CALCULATION BY TRIANGULATION - 1							
AMENITY SPACE - 1						IN SQ.MTS	
1	0.50	X	51.28	X	71.28	=	1827.62
2	AS PER PLINE					=	49.66
3	0.50	X	9.88	X	72.97	=	360.47
4	AS PER PLINE					=	85.04
5	0.50	X	6.75	X	19.14	=	64.60
6	0.50	X	15.01	X	42.32	=	317.61
	TOTAL						2705.00

AMENITY AREA CALCULATION BY TRIANGULATION - 2							
AMENITY SPACE - 1						IN SQ.MTS	
1	0.50	X	10.05	X	66.58	=	334.58
2	0.50	X	18.47	X	85.38	=	788.44
	TOTAL						1123.00

TOTAL AMENITY 1 + 2			
1	AMENITY 1	=	2705.00
2	AMENITY 2	=	1123.00
	TOTAL		3828.00

SANITARY AREA CALCULATION	
SANITARY REQUIREMENT BY RULE	
COMMERCIAL BUILT UP AREA	2246.22 / 3 = 749(NO OF PERSONS)
GENTS	749/2=375 (NO OF GENTS)
LADIES	749/2=375 (NO OF LADIES)
GENTS	
WC	375/25 = 15 NO OF W.C
URINALS	375/25 = 15 NO OF URINALS
LADIES	
WC	375/15 = 25 NO OF W.C

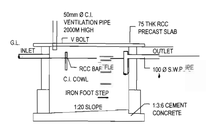
SCHEDULE OF DOORS AND WINDOWS		
TYPE	SIZE	DESCRIPTION
D	900 X 2100	FLUSH DOOR
D2	750 X 2100	FLUSH DOOR
W	1500X1200	ALUMINIUM SLIDING WINDOW
W1	1550X1200	ALUMINIUM SLIDING WINDOW
V	750 X 750	ALUMINIUM LOUVERED WINDOW
V1	1200 X 750	ALUMINIUM LOUVERED WINDOW
RS	2450 X 2100	ROLLING SHUTTER
W	1200X1200	ALUMINIUM SLIDING FOLDING WINDOW
W1	1140X1200	ALUMINIUM SLIDING WINDOW
W2	1500X1200	ALUMINIUM SLIDING WINDOW



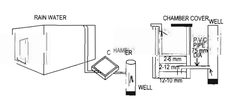
ROAD WIDENING AREA CALCULATION

ROAD WIDENING AREA CALCULATION BY TRIANGULATION							
ROAD WIDENING AREA						IN SQ.MTS	
1	0.50	X	14.13	X	6.53	=	46.13
2	0.50	X	11.35	X	0.85	=	4.82
3	0.50	X	10.69	X	3.74	=	20.73
4	0.50	X	19.09	X	3.60	=	34.38
5	0.50	X	19.09	X	5.49	=	52.40
6	0.50	X	19.38	X	9.77	=	94.57
7	0.50	X	62.93	X	3.47	=	33.59
8	0.50	X	62.93	X	8.68	=	273.12
9	0.50	X	62.93	X	6.88	=	216.48
	TOTAL						779.04

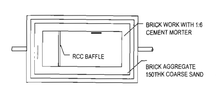
WATER CAPACITY CALCULATIONS											
BLDG TYPE	NO OF BLDGS		NO OF FLOORS		NO .OF FLATS/ FLOOR		NO OF PERSONS			LTRS	TOTAL LTRS
A4, B1,B3 ,C1, C2,C3,C4,C6	9	X	7	X	24	X	5	X	135		1026600
D2	1	X	7	X	24	X	5	X	135		113400
B1	1	X	7	X	12	X	5	X	135		56700
D1, D3, D4 , E1, E2	5	X	7	X	26	X	5	X	135		1275000
A2	1	X	7	X	20	X	5	X	135		94500
H1	1	X	4	X	12	X	5	X	135		32400
M1	1	X	4	X	16	X	5	X	135		43200
L1	1	X	4	X	16	X	5	X	135		43200
TOTAL	20				148		0				1695400
UNDERGROUND WATER TANK CAPACITY REQUIRED											
							1.50	X	1695400		2543100.00
PROVISION OF FIRE											
NO OF BLDGS ABOVE (G + 7)							20	X	20000		400000
15% of REQUIRITY FOR UG TANK							25.1100	+	400000		9100.00000
OVERHEAD WATER TANK REQ. FOR EACH BLDG							20	X	20000		400000
PROVISION FOR FIRE FOR EACH BLDG							20	X	20000		400000
TOTAL											800000
TOTAL CAPACITY FOR EACH OHT											800000



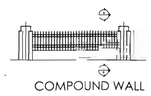
SECTION AA



RAIN WATER HARVESTING



PLAN OF SEPTIC TANK



COMPOUND WALL

SECTION BB

PROFORMA - I

A	AREA STATEMENTS	SQ.MT.
	1. AREA OF PLOT	76560.00
	2. DEDUCTIONS FOR	---
	(a) Road Acquisition Area	87.44
	(b) Proposed Road	692.60
	(c) Any Reservation	---
	Total (a+b+c)	779.04
	3. GROSS AREA OF PLOT (1-2)	75780.96
	4. DEDUCTIONS FOR AMENITY SPACE ,IF ANY	3828.00
	5. NET AREA FOR PROPOSED BUILT UP	71952.96
	6. ADDITION OF AREA FOR F.S.I. IF ANY	
	(a) ---	---
	(b) ---	---
	(c) ---	---
	7. TOTAL AREA (5+6)	71952.96
	*8. NORMAL F.S.I. PERMISSIBLE (71952.96X0.90) X 1.20	77709.19
	*8a PER. FSI WITH PAYMENT OF PREMIUM. (0.20X64757.66)	12951.53
	*9. PERMISSIBLE BUILT-UP AREA (8+8a)	90660.72
	10. EXISTING BUILT-UP AREA	---
	11. PROPOSED BUILT-UP AREA	76333.14
	12. EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B (c) Below)	---
	* 13. TOTAL BUILT-UP AREA (10 + 11 + 12)	76333.14
	* 14. F.S.I CONSUMED (13 / 7)	1.06
B	BALCONY AREA STATEMENT	
	(a) Permissible Balcony Area Per Floor.	SEE PROFORMA STATEMENT
	(b) proposed Balcony Area Per Floor.	
	(c) Excess Balcony Area (Total).	
C	TDR	
	(a) Permissible	
	(b) proposed to be utilised	
D	PARKING STATEMENT	
	(a) Parking Required	
	Car	SEE PROFORMA STATEMENT
	Scooter / Motor Cycle,	
	Scooter / Motor Cycle,	
	Cycle	
	(b) Garages permissible	
	(c) Garages proposed	
	Car	
	Scooter / Motor Cycle,	
	Cycle	
	(d) Total parking provided	
*E	LOADING / UNLOADING SPACES	
	Loading / Unloading required	SEE PROFORMA STATEMENT
	Total loading / unloading required	

LEGEND

COLOUR	SPECIFICATION	NAME OF COLOUR
	PROPOSED WORK	DARK RED
	PLOT BOUNDARY	DARK RED
	OPEN SPACE	GREEN
	AMENITY SPACE	PINK
	INTERNAL ROAD	GRAY
	GAT NO. LINE	MAGENTA
	DRAINAGE LINE	DARK BLUE LINE
	WATER LINE	SKY BLUE LINE
	ELECTRIC LINE TO BE SHIFTED	ORANGE LINE

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED REVISED BUILDING PERMISSION FOR RESIDENTIAL PURPOSE ON LAND BEARING S.NO.10/1,18/2,18/4, 19/3,19/1B,23/1,23/2,23/4,24/14 (OLD S.NO.116/5+9/2),24/17 (OLD S.NO.116/5+9/5),19/4 OF VILLAGE KHADYACHAPADA (PASHANE) , TALUKA-KARJAT , DISTRICT-RAIGAD.

NAME OF THE OWNER / POA

XRBIA DEVELOPERS LTD.THOROUGH AUTHORISED SIGNATORY
Mr. GAJANAN DONGRE

1st Floor, "Mantri House",929, F.C. Road, Pune-411004,India
Tel.: +91 20 6685 8888, Fax: +91 20 6685 8889

SIGNATURE OF MUNICIPAL ARCHITECTS

COUNCIL OF ARCHITECTURE REG. NO. CA/95/19295

Reg.No. CA/95/19295 SWAMI NATH SWAMI

DESIGN ARCHITECT

Architect Hafeez Contractor
29,Bank Street, Bombay:400.023. Tel:2661920

MUNICIPAL ARCHITECTS

EIFFEL DEVELOPERS & REALTORS LTD

AR. SWAMINATH SWAMI
Reg.No. CA/95/19295
1st Floor, "Mantri House",929, F.C. Road, Pune-411004,India
Tel.: +91 20 6685 8888, Fax: +91 20 6685 8889

DRAWING TITLE: APPROVAL DRAWING

DRAWN : SUMIT	CHECKED : Ar.Pundlik
SCALE : 1:1000	DATE : 20/10/2015
JOB NO :	DRAWING NO :EDRL/KP1/01 — REV R00

Note- This drawing is based on the information details & documents provided by the client, liaisoning architect is responsible for technical approval of drawing only.

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