LAND SCHEDULE TABLE NO.1	
S.NO.	AREA AS PER 7-12
141/5	12500.00
151/3	2200.00
151/6	6500.00
TOTAL	21200.00

SIDE UNDER REF.

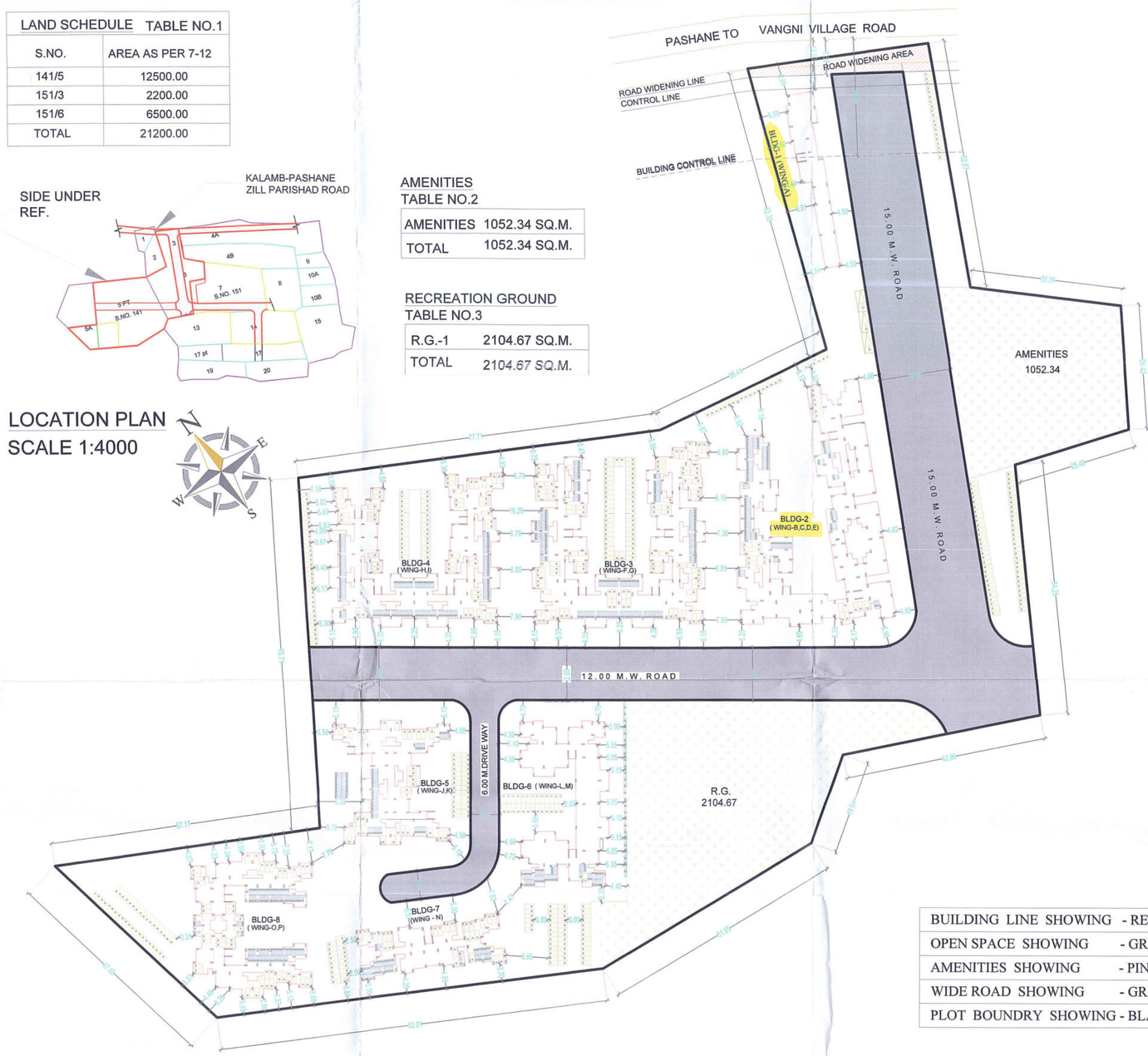
AMENITIES TABLE NO.2

AMENITIES	1052.34 SQ.M.
TOTAL	1052.34 SQ.M.

RECREATION GROUND TABLE NO.3

R.G.-1	2104.67 SQ.M.
TOTAL	2104.67 SQ.M.

LOCATION PLAN
SCALE 1:4000



PROPOSED BLOCK LAYOUT PLAN
SCALE :- 1:500

BUILDING LINE SHOWING	- RED
OPEN SPACE SHOWING	- GREEN
AMENITIES SHOWING	- PINK
WIDE ROAD SHOWING	- GRAY
PLOT BOUNDRY SHOWING	- BLACK

BUILT UP AREA STATEMENT:

FLOOR	GROUND (SQ.M.)	1ST FLR. (SQ.M.)	2ND FLR. (SQ.M.)	3RD FLR. (SQ.M.)	4TH FLR. (SQ.M.)	TOTAL (SQ.M.)
BLDG-1 (WING-A)	159.67	105.94	105.94	105.94	105.94	583.43
BLDG-2 (WING-B,C,D,E)	421.98	700.66	700.66	700.66	700.66	3224.62
BLDG-3 (WING-F,G)	64.80	709.07	709.07	709.07	709.07	2901.08
BLDG-4 (WING-H,I)	65.38	602.35	602.35	602.35	602.35	2474.78
BLDG-5 (WING-J,K)	53.65	338.80	338.80	338.80	338.80	1408.85
BLDG-6 (WING-L,M)	297.70	349.89	349.89	349.89	349.89	1697.26
BLDG-7 (WING-N)	58.97	226.46	226.46	226.46	226.46	964.81
BLDG-8 (WING-O,P)	41.08	422.89	422.89	422.89	422.89	1732.64
TOTAL BUA	1086.38	3468.55	3468.55	3468.55	3468.55	14987.47

TOTAL BUILTUP AREA FOR LEBOUR CESS

FLOOR	GROUND (SQ.M.)				1ST FLR. (SQ.M.)			2ND FLR. (SQ.M.)			3RD FLR. (SQ.M.)			4TH FLR. (SQ.M.)		
	STILT	BUILT UP	BALC	TERRACE	BUILT UP	BALC	TERRACE	BUILT UP	BALC	TERRACE	BUILT UP	BALC	TERRACE	BUILT UP	BALC	TERRACE
BLDG-1 (WING-A)	0.00	159.67	-	-	105.94	-	-	105.94	-	-	105.94	-	-	105.94		-
BLDG-2 (WING-B,C,D,E)	0.00	421.98	-	-	700.66	64.03	-	700.66	64.03	-	700.66	64.03	-	700.66	64.03	-
BLDG-3 (WING-F,G)	0.00	64.80	-	-	709.07	35.97	-	709.07	35.97	-	709.07	35.97	-	709.07	35.97	-
BLDG-4 (WING-H,I)	0.00	65.38	-	-	602.35	35.97	-	602.35	35.97	-	602.35	35.97	-	602.35	35.97	-
BLDG-5 (WING-J,K)	0.00	53.65	-	-	338.80	6.39	-	338.80	6.39	-	338.80	6.39	-	338.80	6.39	-
BLDG-6 (WING-L,M)	0.00	297.70	-	-	349.89	8.52	-	349.89	8.52	-	349.89	8.52	-	349.89	8.52	-
BLDG-7 (WING-N)	0.00	58.97	-	-	226.46	19.72	-	226.46	19.72	-	226.46	19.72	-	226.46	19.72	-
BLDG-8 (WING-O,P)	0.00	41.08	-	-	422.89	13.45	-	422.89	13.45	-	422.89	13.45	-	422.89	13.45	-
TOTAL	0.00	1163.23	-	-	3456.06	184.05	-	3456.06	184.05	-	3456.06	184.05	-	3456.06	184.05	-
PROPOSED TOTAL BUILTUP AREA = 14987.47																
PROPOSED TOTAL BALCONY AREA =736.20																

EN CLOSED BALCONY AREA STATEMENT:

BLDG.	GROUND (SQ.M.)	1ST FLR. (SQ.M.)	2ND FLR. (SQ.M.)	3RD FLR. (SQ.M.)	4TH FLR. (SQ.M.)	TOTAL (SQ.M.)
BLDG-1 (WING-A)	-	-	-	-	-	-
BLDG-2 (WING-B,C,D,E)	-	64.03	64.03	64.03	64.03	256.12
BLDG-3 (WING-F,G)	-	35.97	35.97	35.97	35.97	143.88
BLDG-4 (WING-H,I)	-	35.97	35.97	35.97	35.97	143.88
BLDG-5 (WING-J,K)	-	6.39	6.39	6.39	6.39	25.56
BLDG-6 (WING-L,M)	-	8.52	8.52	8.52	8.52	34.08
BLDG-7 (WING-N)	-	19.72	19.72	19.72	19.72	78.88
BLDG-8 (WING-O,P)	-	13.45	13.45	13.45	13.45	53.80
TOTAL	-	184.05	184.05	184.05	184.05	736.20
PROPOSED TOTAL BALCONY AREA = 736.20 Sq.mt						

PARKING STATEMENT

PROVIDED

Bldg. No.	No. of T/S below 50.00 sq.mt.	No. Of Cars	No. Of Scooters	No. Of Bicycle
BLDG-1 (WING-A)(R+C)	12	01	19	19
BLDG-2 (WING-B,C,D,E) (R+C)	93	02	123	123
BLDG-3 (WING-F,G)	100	-	125	125
BLDG-4 (WING-H,I)	84	-	105	105
BLDG-5 (WING-J,K)	48	-	60	60
BLDG-6 (WING-L,M)	58	-	73	73
BLDG-7 (WING-N)	34	-	43	43
BLDG-8 (WING-O,P)	64	-	80	80
Total	493	03	628	628

SHEET NO.01
LAYOUT

पत्र क्र. मुसंनि-नग/हाप्र/मो पश्चिम/ नि.क्षेत्र/ ५८.४.५५७/13 व कनर/१७०७७
दिनांक 20/02/2022 अन्वये
वरील शर्तीना अधिन राहून व नकाशावर हिरव्या रंगाने दुरुस्ती प्रमाणे शिफारस
सहायक संचालक नगर रचना
रायगड-अलिबाग

आदेश क्र. पमा/हमानगा-पशस्व/ता.क.....१५८/२०२८
दि. २८/२/२०२२ अन्वये प्रदेशानील
अन्वये अधिन राहून व नकाशावर दिलेल्या रंगाने दाखविलेल्या
जमीनी प्रमाणे अकृषिक वापराकरिता रहिवाशी एकमंदिरासाठीचे रेखांकन
मंजूरी देण्यात येत आहे.
फरासनी मंजूर.
पद: सिनिअर प्लॅनर
ठिकाण: अलिबाग
निवासी
सिनिअर प्लॅनर रायगड अलिबाग

28 FEB 2022

PLOT-1

AREA STAEMENT	SQ. MT.
1. AREA OF PLOT	21200.00
2. DEDUCTIONS FOR	
a) AREA UNDER EXISTING ROAD	79.31
b) ROAD WIDENING AREA	73.99
c) ANY RESERVATION	-
TOTAL (a+b+c)	153.30
3. REMAINING LAND(1 - 2a,2b)	21046.70
4. DEDUCTIONS FOR	-
a) RECREATION GROUND 10% (PHYSICAL R.G)	2104.67
b) INTERNAL ROAD	3886.90
C) 5% (AMENITIES.) (EXISTING SANCTIONED)	1052.34
D) TOTAL (a + b+C)	7043.91
5. NET AREA OF PLOT (3 - 4C)	19994.36
6. EXISTING SANCTIONED F.S.I. = 0.75 (19994.36) i.e.0.75 X 19994.36	14995.77
7. TOTAL PERMISSIBLE BUILTUP AREA	14995.77
8. PROPOSED BUA	14987.47

PROPOSED RESIDENTIAL LAYOUT & BUILDING PLAN ON LAND BEARING SURVEY NOS.151/3,151/6,141/5 OF VILLAGE : PASHANE, OF VILLAGE : PASHANE,TAL:- KARJAT, DIST : RAIGAD

NAME OF OWNER

M/S. ZARNA KAMLESH DHRUV

M/S. PRATIMA KAMLESH DHRUV Pratima. K. Dhruv.
Pratima. K. Dhruv

M/S. KETAN DEVIDAS DHRUV

JOB NO :-	DRG. NO :- 01	SCALE :- -	DRN BY :- PRATHAMESH	DATE :-18/05/2019

NAME & ADRESS OF ARCHITECT

Ketan Vaidya Associates
KetanVaidya CA/93/15727

Ketan Vaidya Associates
ARCHITECT AND INT DESIGNER
203/B, RAL-KAMAL CHS, SUBHASH RD.
VILE PARLE (EAST), MUMBAI-57. PH.-26123470

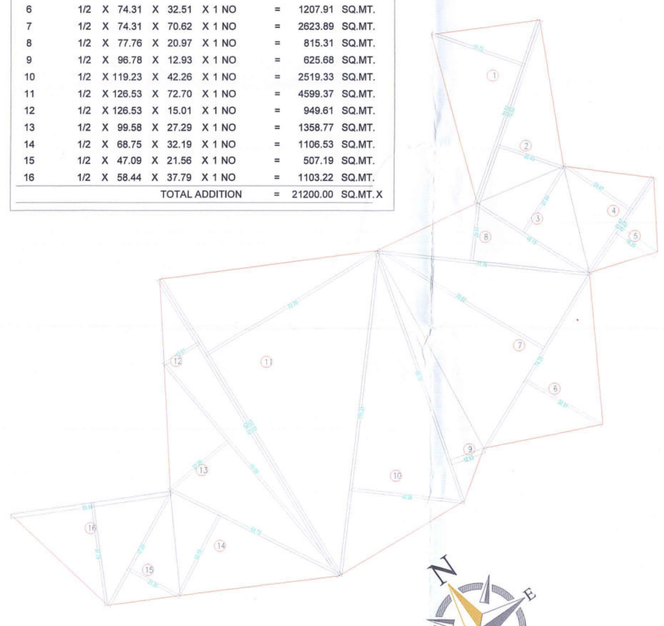
INDEX

BUILDING NO.	PLAN	SHEET NO.
-	LAYOUT PLAN	01
BLDG-1 (WING-A)	GROUND FLOOR + 1ST TO 4TH FLOOR, PLAN + TERRACE FLOOR PLAN	02
BLDG-2 (WING-B,C,D,E)	GROUND FLOOR PLAN	03
BLDG-2 (WING-B,C,D,E)	1ST TO 4TH FLOOR PLAN	04
BLDG-2 (WING-B,C,D,E)	TERRACE FLOOR PLAN	05
BLDG-3 (WING-F,G)	GROUND FLOOR + TERRACE FLOOR PLAN	06
BLDG-3 (WING-F,G)	1ST TO 4TH FLOOR PLAN	07
BLDG-4 (WING-H,I)	GROUND FLOOR + 1ST TO 4TH FLOOR	08
BLDG-4 (WING-H,I)	TERRACE FLOOR PLAN	09
BLDG-5 (WING-J,K)	GROUND FLOOR + 1ST TO 4TH FLOOR, PLAN + TERRACE FLOOR PLAN	10
BLDG-6 (WING-L,M)	GROUND FLOOR + 1ST TO 4TH FLOOR, PLAN + TERRACE FLOOR PLAN	11
BLDG-6 (WING-L,M)	TERRACE FLOOR PLAN	12
BLDG-7 (WING-N)	GROUND FLOOR + 1ST TO 4TH FLOOR, PLAN + TERRACE FLOOR PLAN	13
BLDG-8 (WING-O,P)	GROUND FLOOR + 1ST TO 4TH FLOOR, PLAN + TERRACE FLOOR PLAN	14

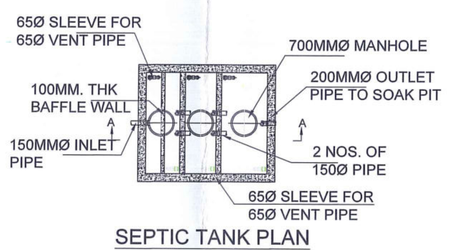
BUILT UP AREA CALCULATION

PLOT AREA

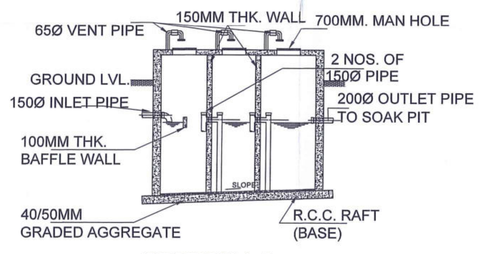
1	1/2	X 70.52	X 35.72	X 1 NO	=	1259.49	SQ.MT.
2	1/2	X 70.52	X 25.43	X 1 NO	=	896.66	SQ.MT.
3	1/2	X 48.13	X 27.94	X 1 NO	=	672.38	SQ.MT.
4	1/2	X 41.67	X 29.47	X 1 NO	=	614.01	SQ.MT.
5	1/2	X 41.67	X 16.35	X 1 NO	=	340.65	SQ.MT.
6	1/2	X 74.31	X 32.51	X 1 NO	=	1207.91	SQ.MT.
7	1/2	X 74.31	X 70.62	X 1 NO	=	2623.89	SQ.MT.
8	1/2	X 77.76	X 20.97	X 1 NO	=	815.31	SQ.MT.
9	1/2	X 96.78	X 12.93	X 1 NO	=	625.68	SQ.MT.
10	1/2	X 119.23	X 42.26	X 1 NO	=	2519.33	SQ.MT.
11	1/2	X 126.53	X 72.70	X 1 NO	=	4599.37	SQ.MT.
12	1/2	X 126.53	X 15.01	X 1 NO	=	949.61	SQ.MT.
13	1/2	X 99.58	X 27.29	X 1 NO	=	1358.77	SQ.MT.
14	1/2	X 68.75	X 32.19	X 1 NO	=	1106.53	SQ.MT.
15	1/2	X 47.09	X 21.56	X 1 NO	=	507.19	SQ.MT.
16	1/2	X 58.44	X 37.79	X 1 NO	=	1103.22	SQ.MT.
				TOTAL ADDITION	=	21200.00	SQ.MT.X



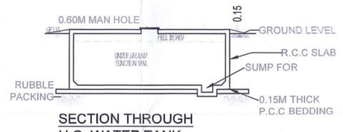
PLOT AREA DIAGRAM
SCALE :- 1:1000



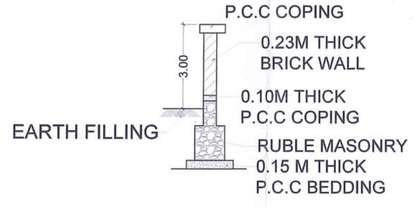
SEPTIC TANK PLAN



SECTION A-A
FOR SEPTIC TANK



SECTION THROUGH
U.G. WATER TANK



SECTION OF TRO.
COMPOUND WALL