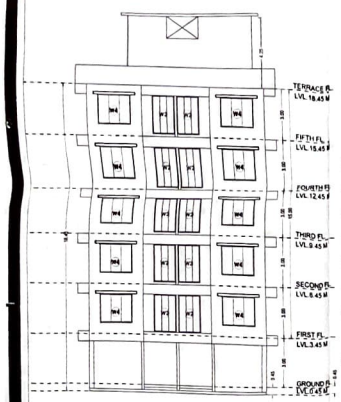
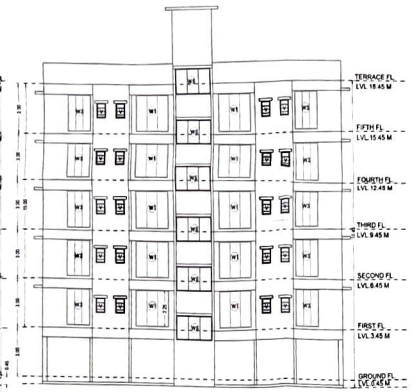
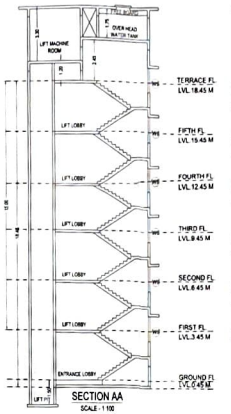
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



FRONT ELEVATION
SCALE - 1:100



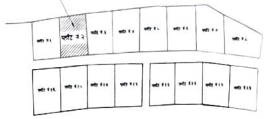
SIDE ELEVATION
SCALE - 1:100



SECTION AA
SCALE - 1:100

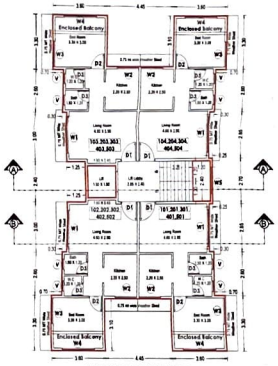
SECTION BB
SCALE - 1:100

SITE UNDER REFERENCE

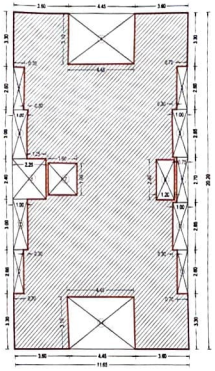


N.KRU.MA.SHA.L.N.S. APIL 41 .65 DATED - 31 / 08 /65

LAYOUT
SCALE - 1:1000



FIRST TO FIFTH TYPICAL FLOOR PLAN
(Scale -1:100)

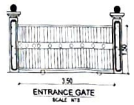


FIRST TO FIFTH FLOOR AREA DIAGRAM
SCALE -1:100

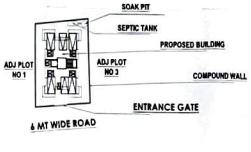
1ST TO 5TH FLOOR

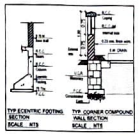
BUILT UP AREA CALCULATION

S.NO	Discription	Length		Breadth	No.	Area in sqm	
1)	Block	11.650	X	20.200	1	235.330	
					Total	235.330	(A)
2)	Deductions						
	1	4.450	X	3.100	1	13.795	
	2	0.700	X	2.600	1	1.820	
	3	0.700	X	2.600	1	1.820	
	4	1.000	X	3.000	1	3.000	
	5	1.000	X	2.850	1	2.850	
	6	2.250	X	2.400	1	5.400	
	7	1.900	X	1.900	1	3.610	
	8	1.200	X	2.400	1	2.880	
	9	0.750	X	2.700	1	2.025	
	10	1.000	X	3.000	1	3.000	
	11	1.000	X	2.850	1	2.850	
	12	0.700	X	2.600	1	1.820	
	13	0.700	X	2.600	1	1.820	
	14	4.450	X	3.100	1	13.795	
					Total Deductions	60.485	(B)
	TOTAL BUILT UP AREA PER FLOOR (A-B)					174.845	(C)



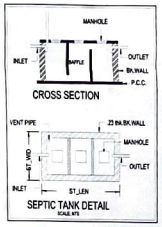
ENTRANCE GATE
SCALE - 1:10

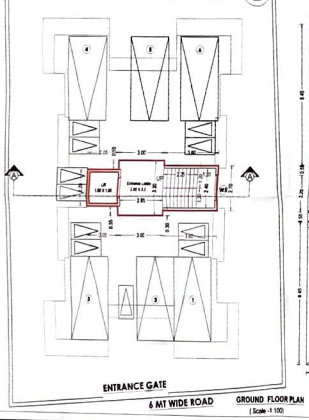




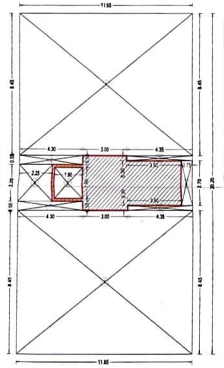
PARKING REQUIREMENTS

OCCUPANCY	ONE PARKING SPACE FOR EVERY	NO OF TENEMENTS	NON CONGESTED REQUIRED		REQUIRED PARKING		TOTAL PROPOSED PARKING	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
			12.5	2.0	12.5	2.0	12.5	2.0
			Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.
			2.5 x 5	1.0 x 2.0	2.5 x 5	1.0 x 2.0	2.5 x 5	1.0 x 2.0
Commercial	100 sq.mt. built up area or fraction thereof	——	2	6	0	0	6	11
Residential i) Multifamily residential	(a) For every two tenements with each tenement having carpet area less than 40 sq.mt. but more than 30 sqmt.	20	1	2	10	20		
	(b) For every two tenements with each tenement having carpet area equal to or a above 40 sq.mt. but less than 80 sq.mt.	——	1	5	0	0		
Total					10	20		
Visitors Parking 5 %					0.5	1.0		
Multiplying Factor 0.5					5.25	11		
Total Required Parking					5	11	6	11





GROUND FLOOR PLAN
(Scale -1:100)



GROUND FLOOR AREA DIAGRAM
SCALE -1:100

GROUND FLOOR AREA

BUILT UP AREA CALCULATION

S.NO	Discription	Length		Breadth	No.	Area in sqm	
1)	Block	11.650	X	20.200	1	235.330	
					Total	235.330	(A)
2)	Deductions						
	1	11.650	X	8.450	1	98.443	
	2	4.300	X	0.550	1	2.365	
	3	4.300	X	0.300	1	1.305	
	4	2.250	X	2.200	1	4.950	
	5	1.900	X	1.900	1	3.610	
	6	0.750	X	2.700	1	2.025	
	7	4.300	X	0.550	1	2.365	
	8	4.300	X	0.300	1	1.305	
	9	11.650	X	8.450	1	98.443	
					Total Deductions	214.610	(B)
	TOTAL BUILT UP AREA PER FLOOR (A-B)					20.720	(C)

DOOR & WINDOW SCHEDULE

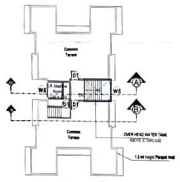
Sr. No.	Size		Area	Sill Lvl	DESCRIPTION OF FINISH
	Width (in mtr)	Height (in mtr)	(in mtr)	(in mtr)	
D1	1.1	2.10	2.31	——	WOODEN FRAME FLUSH DOOR
D2	0.9	2.10	1.89	——	WOODEN FRAME FLUSH DOOR
D3	0.75	2.0	1.50	——	GRANITE FRAME & FRP/ EQU DOOR
W1	2.2	2.25	4.95	0.15	ALUMINIUM GLAZE SLIDING WINDOW
W2	1.45	2.25	3.26	0.15	ALUMINIUM GLAZE SLIDING WINDOW
W3	1.55	2.25	3.48	0.15	ALUMINIUM GLAZE SLIDING WINDOW
W4	2.15	1.75	3.76	0.65	ALUMINIUM GLAZE SLIDING WINDOW
W5	1.40	1.50	2.10	0.09	ALUMINIUM GLAZE SLIDING WINDOW
V	0.6	0.9	0.54	1.2	ALUMINIUM GLAZE LOUVER WINDOW

WATER STORAGE REQUIREMENT

OVER HEAD WATER TANK REQUIRED
20 TENEMENTS = 20X 5 PERSON X 135 0 Ltr
= 13,500 Ltr.

UNDER GR. WATER TANK REQUIRED
= 13,500 Ltr. X 1.5 = 20,250 Ltr.

PROPOSED - O.H.W.T = 13,500 LTS
U.G.W.T. = 21,000 LTS



TERRACE FLOOR PLAN
(Scale -1:200)

Form of Statement 2
(SR. NO. 9 (a))
Proposed Building

Building No	Floor No	Total Built up Area of floor as per outer construction line (in sq.mt.)
1	2	3
1	GROUND	20.52
	FIRST	174.845
	SECOND	174.845
	THIRD	174.845
	FOURTH	174.845
	FIFTH	174.845
	TOTAL	894.745 Sq.mt.

FORM OF STATEMENT 3
(SR. NO. 9 (a))
Area details of Apartment

Building No.	Floor No	Apartment No	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terrace attached to flat
1	first to fifth	101,201,301,401,501, 104,204,304,404,504	32.91 Sq.mt.	3.3 Sq.mt.	——
		102,202,302,402,502, 103,203,303,403,503	33.385 Sq.mt.	3.3 Sq.mt.	——

PROPOSED RESIDENTIAL BUILDING ON 178 B/2 AT, VILLAGE-PEN GRAMIN, TAL-PEN ,DISTRICT- RAIGAD , FOR ,MR.BHARAT MANGILAL JAIN & MRS.MONIKA RAJKUMAR CHAUDHARI

1 / 1

STAMP OF APPROVAL OF PLANS

AREA STATEMENT			SQ.MT
1	AREA OF PLOT		510.00
	(a)	AS PER OWNERSHIP DOCUMENT (7 / 12)	510.00
	(b)	AS PER MEASUREMENT SHEET	510.00
	(c)	AS PER SITE	510.00
2.	DEDUCTIONS FOR		
	(a)	PROPOSED D.P/ D.P ROAD WIDENING / SERVICE ROAD / HIGHWAY WIDENING / OTHER ROAD	0.00
	(b)	ANY D.P RESERVATION	0.00
	TOTAL (a + b)		0.00
3.	BALANCE AREA OF PLOT		510.00
4.	AMENITY SPACE		0.00
5.	NET PLOT AREA (3 - 4)		510.00
6.	RECREATIONAL OPEN SPACE		
	(a)	REQUIRED	0.00
	(b)	PROPOSED	0.00
7.	INTERNAL ROAD AREA		0.00
8.	PLOTABLE AREA		0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (NET PLOT x 1.1)		561.00
10.	ADDITIONAL FSI ON PAYMENT OF PREMIUM		
	(a)	MAXIMUM PERMISSIBLE (NET PLOT x 0.3)	0.00
	(b)	PROPOSED FSI ON PAYMENT IN BUILDING 1 (EXISTING)	0.00
11.	IN-SITU FSI / TDR LOADING		
	(a)	IN-SITU AGAINST D.P ROAD	0.00
	(b)	IN-SITU AGAINST AMENITY SPACE	0.00
	(c)	TDR AREA PERMISSIBLE	0.00
	(d)	TOTAL TDR LOADING PROPOSED	0.00
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
	(a)	[9 + 10 + 11(a)]	561.00
		PERMISSIBLE ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES. ANCILLARY AREA = 60% OF 561.00	336.60
	(c)	TOTAL ENTITLEMENT (a +b)	897.60
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH ((PER REGULATION NO. 6.3 x 1.6)		1.76
15.	TOTAL BUILT-UP AREA IN PROPOSAL		
	(a)	EXISTING BUILT-UP	0.00
	(b)	PROPOSED BUILT-UP AREA (AS PER'P-LINE')	894.745
	(d)	TOTAL (a + b)	894.745
16.	TOTAL ANCILLARY AREA PROPOSED		333.745
17.	FSI CONSUMED (15 / 13)		1.75

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 15/3/2021 and the dimensions of sale etc. of plot on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / P Scheme Records/ Land Record Department City Survey records.

AR. KULDIP R. HAJARE
CA/2011/52800
Signature
Ar. Kuldip Ramchandra Hajare.

OWNER'S DECLARATION
I/WE Undersign hereby confirm that i/we would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. I/we/ We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Signature
MR.BHARAT MANGILAL JAIN

MRS.MONIKA RAJKUMAR CHAUDHAR

ARCHITECT SIGNATURE
Ar. Kuldip Ramchandra Hajare.
LICENSE NO : CA / 2011 /52800
101,SHREE YASH PLAZA, NEAR LIC OFFICE, PEN, RAIGAD, 402107.

AR. KULDIP R. HAJARE
CA/2011/52800

DRAWN BY : KULDIP | DATE : 18 / 03 / 2021
CHECKED BY : KULDIP | SCALE AS SHOWN

GRUHA KALPANA
ARCHITECT & INTERIOR DESIGNER

ARCHITECT
KULDIP R.H.
CA/2011/52800
(B.ARCH)
MUMBAI UNIVERSITY

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