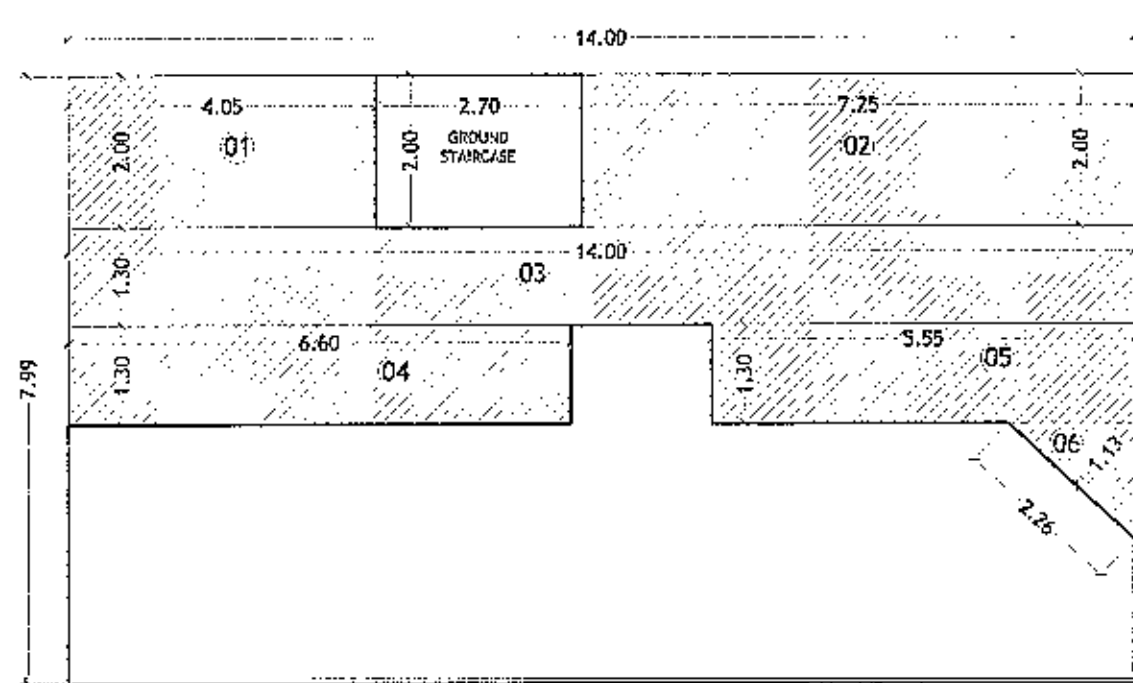
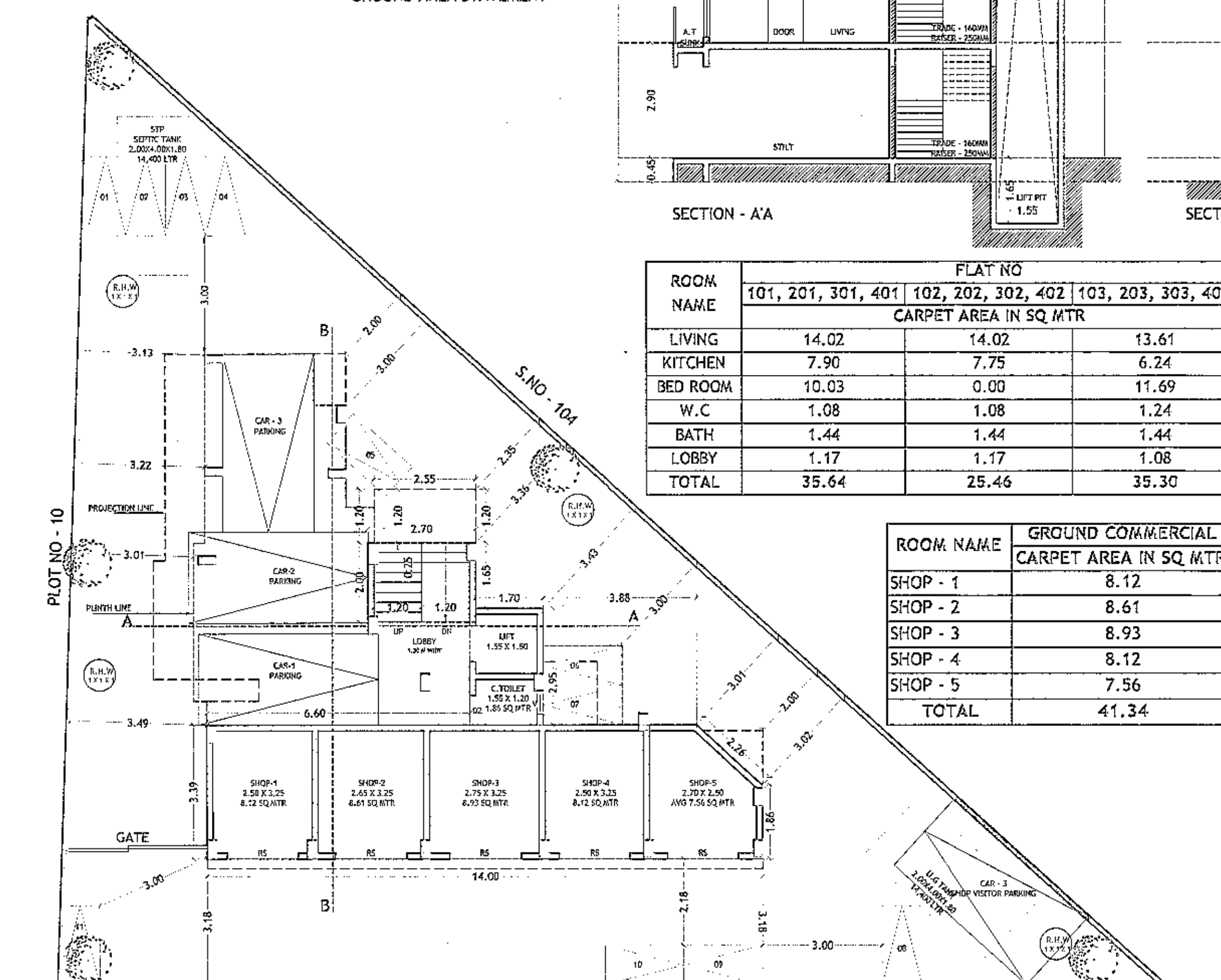




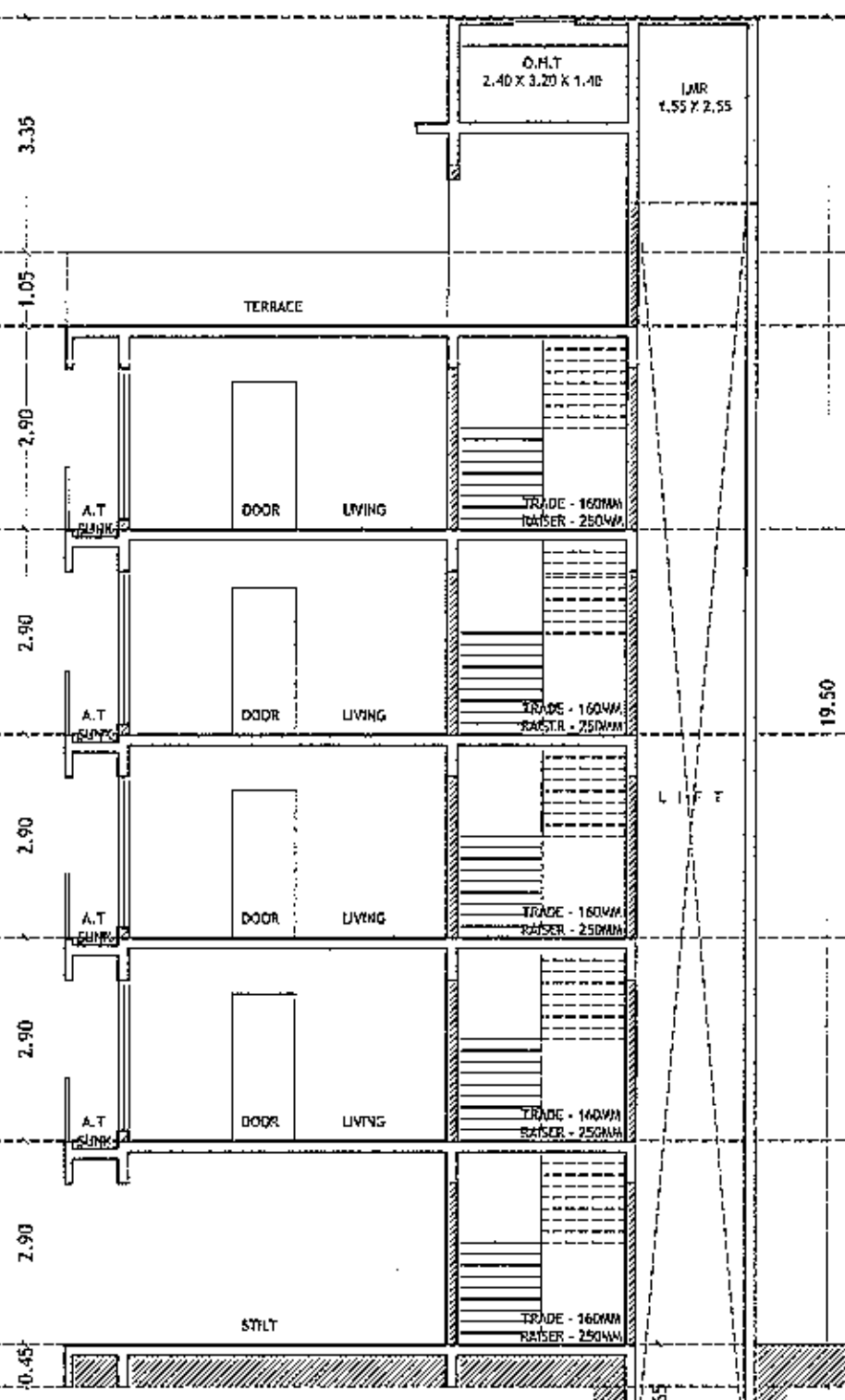
GROUND FLOOR BLOCK PLAN
SCALE - 1:100

BLOCK AREA :						S.Q. M.
A	14.00	X	7.99	X	1	111.86
DEDUCTION :						S.Q.M.
1	4.05	X	2.00	X	1	8.10
2	7.25	X	2.00	X	1	14.50
3	14.00	X	1.30	X	1	18.20
4	6.60	X	1.30	X	1	8.58
5	5.55	X	1.30	X	1	7.22
6	2.25	X	1.13	X	0.5	1.28
TOTAL						57.87
NET AREA :-						53.99

GROUND AREA STATEMENT



GROUND FLOOR PLAN
SCALE - 1:100



SECTION - A'A

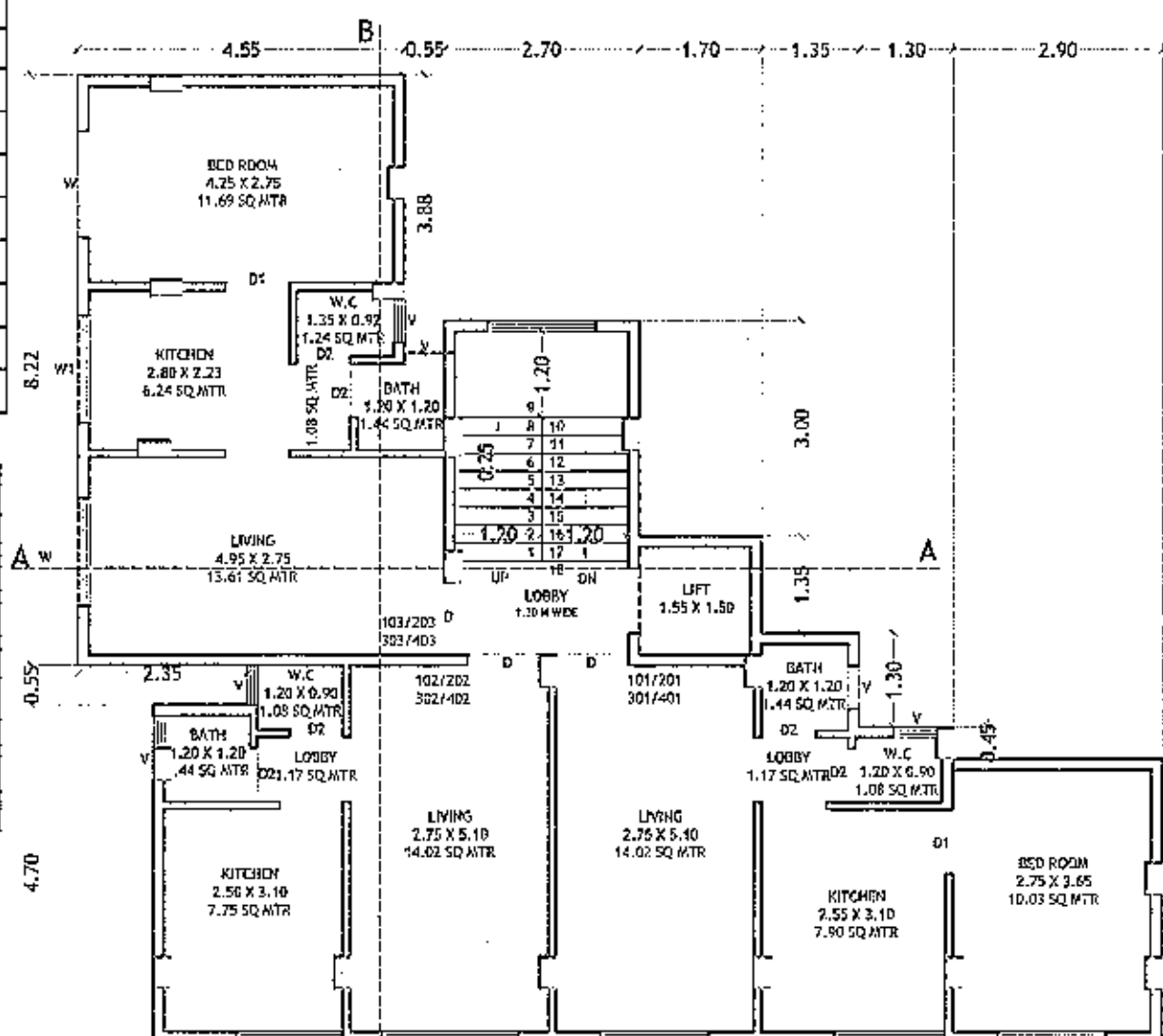


SECTION - B'B

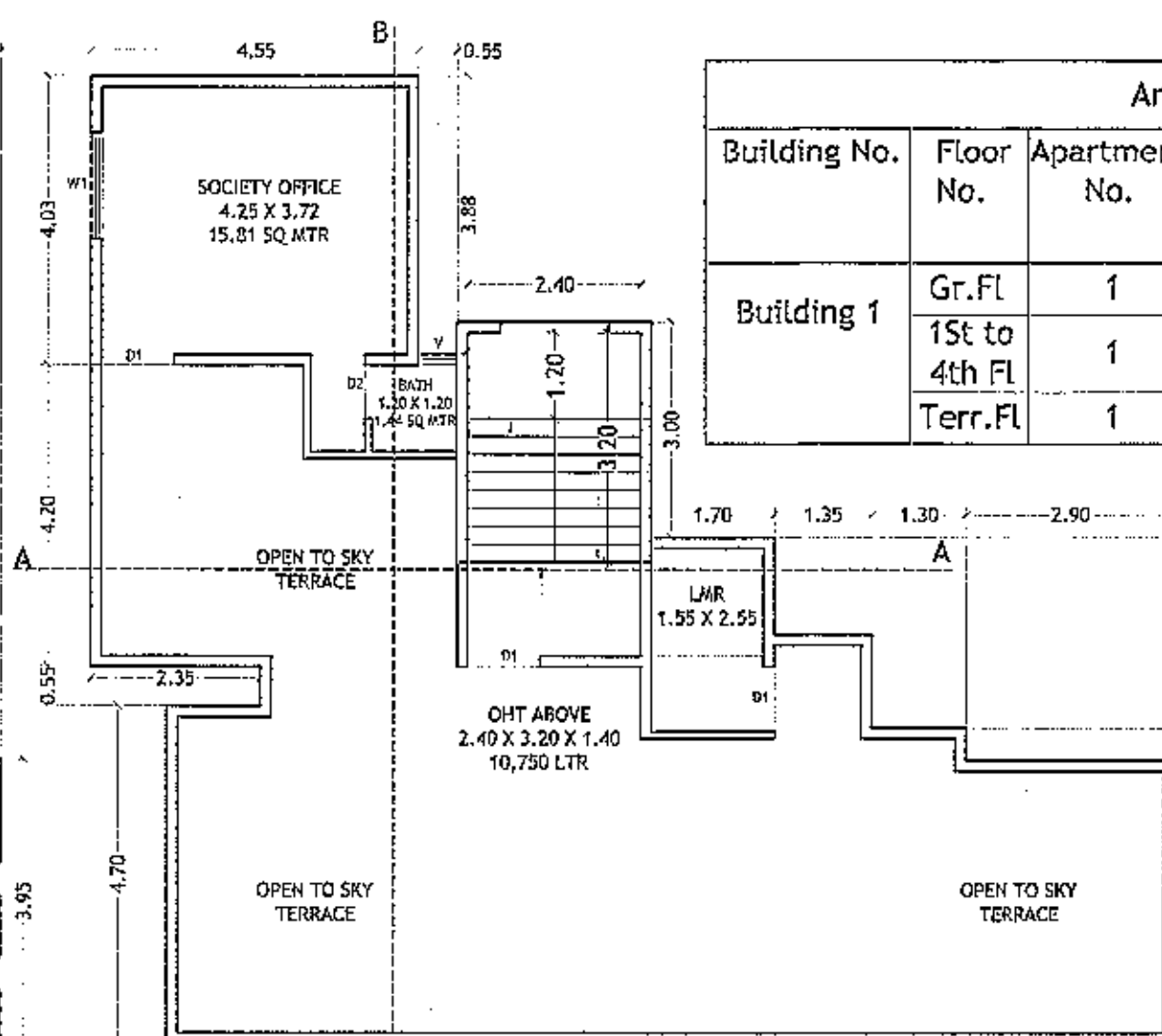
FRONT ELEVATION

ROOM NAME		FLAT NO	101, 201, 301, 401	102, 202, 302, 402	103, 203, 303, 403
		CARPET AREA IN SQ.MTR			
LIVING	14.02				13.61
KITCHEN	7.90				6.24
BED ROOM	10.03				11.69
W.C	1.08				1.24
BATH	1.44				1.44
LOBBY	1.17				1.08
TOTAL	35.64		25.46		35.30

ROOM NAME		GROUND COMMERCIAL
		CARPET AREA IN SQ.MTR
SHOP - 1		8.12
SHOP - 2		8.61
SHOP - 3		8.93
SHOP - 4		8.12
SHOP - 5		7.56
TOTAL		41.34



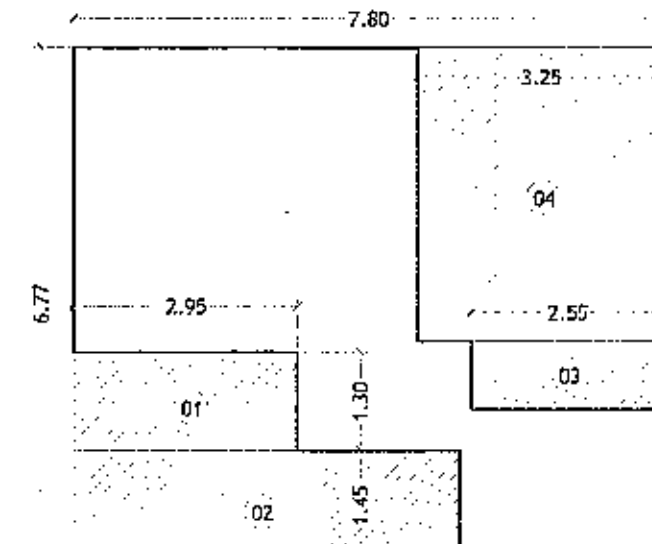
1ST TO 4TH FLOOR PLAN
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100

DOOR SCHEDULE	
L X H	Sill Unfel
D 1000 X 2100	2100
D1 900 X 2100	2100
D2 750 X 2100	2100

WINDOW SCHEDULE	
L X H	Sill Unfel
W 1500 X 2150	250 2400
W1 1500 X 1200	1200 2400
V 600 X 900	1200 2100



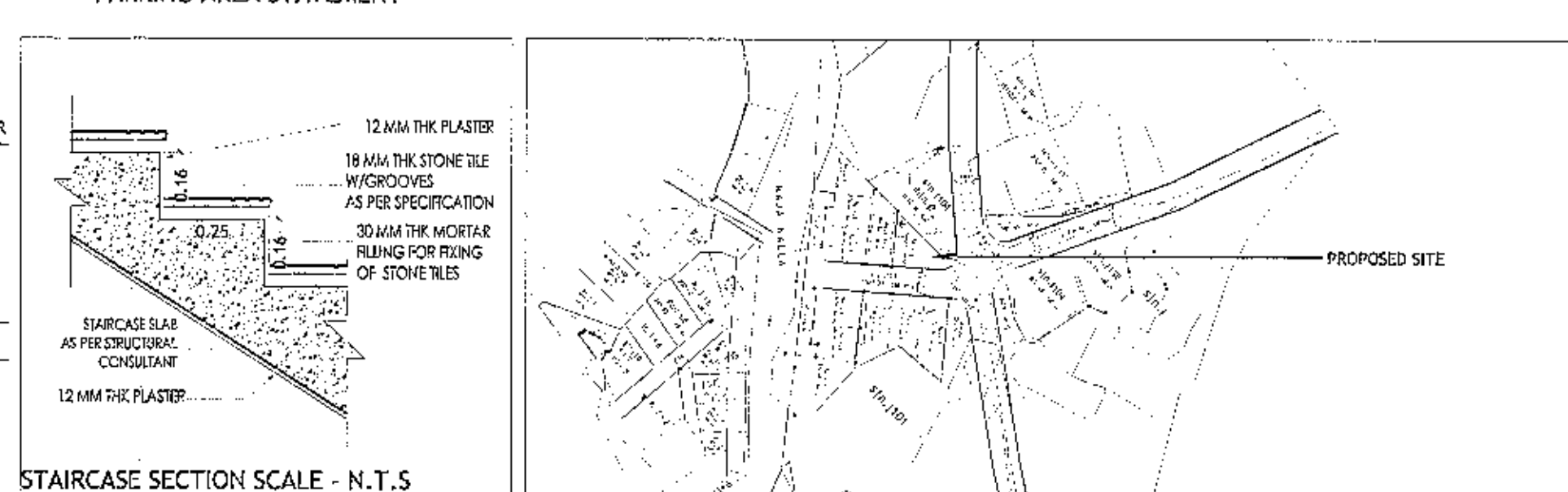
TERRACE FLOOR BLOCK PLAN
SCALE - 1:100

BLOCK AREA :						S.Q. M.
A	15.07	X	13.47	X	1	202.99
DEDUCTION :						S.Q.M.
1	5.25	X	1.05	X	1	5.51
2	1.30	X	0.55	X	1	0.72
3	10.50	X	3.87	X	1	40.64
4	2.55	X	0.90	X	1	2.30
5	7.25	X	2.55	X	1	18.49
6	1.50	X	1.55	X	1	2.33
7	5.55	X	1.35	X	1	7.49
8	1.30	X	1.30	X	1	1.69
9	2.90	X	1.75	X	1	5.08
TOTAL						84.23
NET AREA :-						202.99
NET AREA FOR TYPICAL FLOOR						84.23
1ST TO 4TH AREA STATEMENT						118.77

BLOCK AREA :						S.Q. M.
A	7.80	X	6.77	X	1	52.81
DEDUCTION :						S.Q.M.
1	2.95	X	1.30	X	1	3.84
2	5.10	X	1.45	X	1	7.40
3	2.55	X	0.90	X	1	2.30
4	3.25	X	3.87	X	1	12.58
TOTAL						26.10
NET AREA :-						52.81
SOCIETY OFFICE AREA STATEMENT						26.10

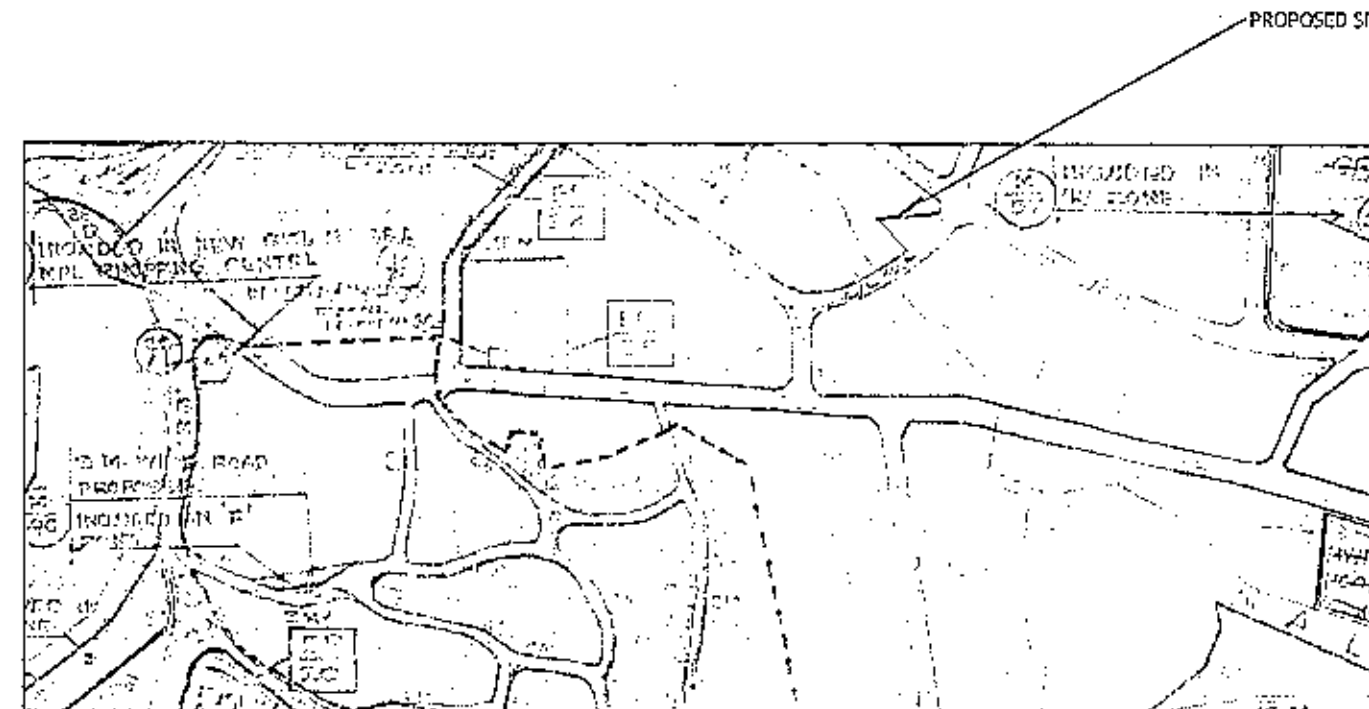
Table No. 85 - Parking Requirements						
Sr No	Occupancy	Size of tenement	Parking Spaces Required		Proposed	
			Car	Scoter	Car	Scoter
1	Residential	For every tenement having carpet area of 150sq.m. and above.	0	0	0	0
	Multi-Family residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	0	0	0	0
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	0	0	0	0
		For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	3	4	3	4
6	Mercantile (markets, departmental stores, shops and other (Commercial users)	For every two tenements with each tenement having carpet area less than 30 sq.m.	0	4	0	4
		For every 100 sq.m. carpet area or fraction thereof	1	3	1	3
		TOTAL	4	11	4	11

PARKING AREA STATEMENT

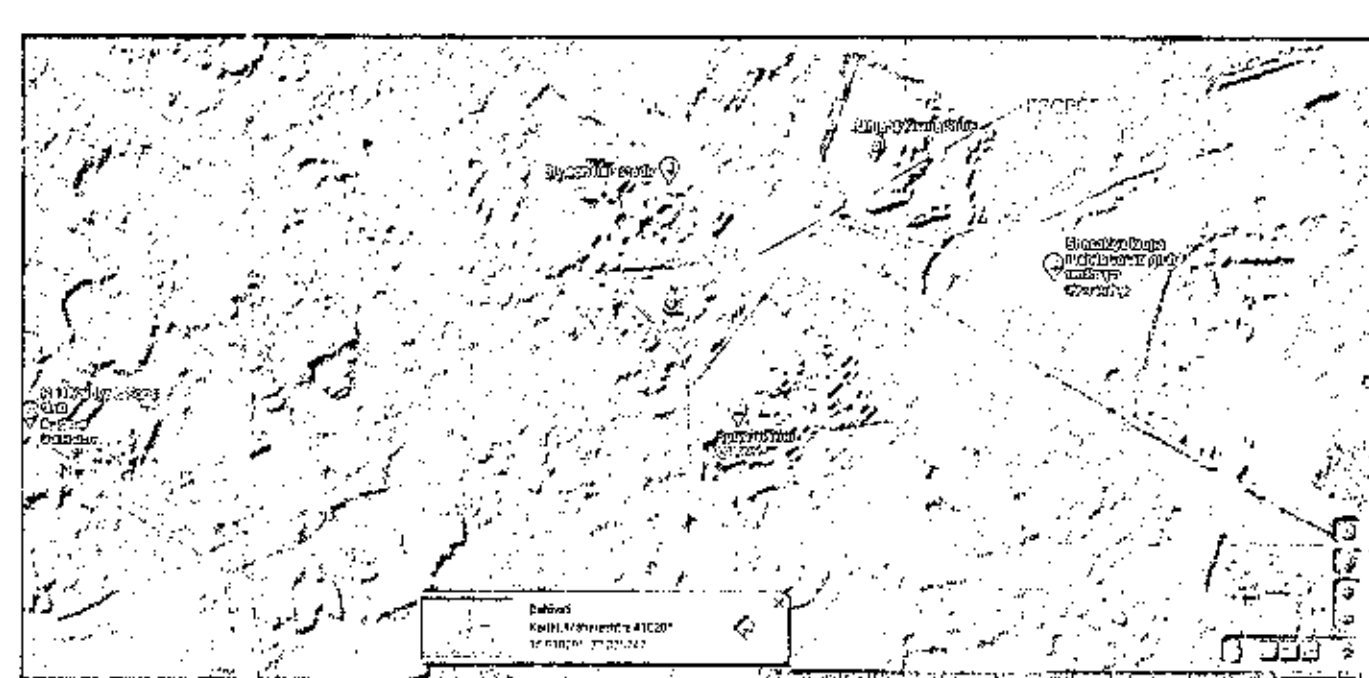


STAIRCASE SECTION SCALE - N.T.S.

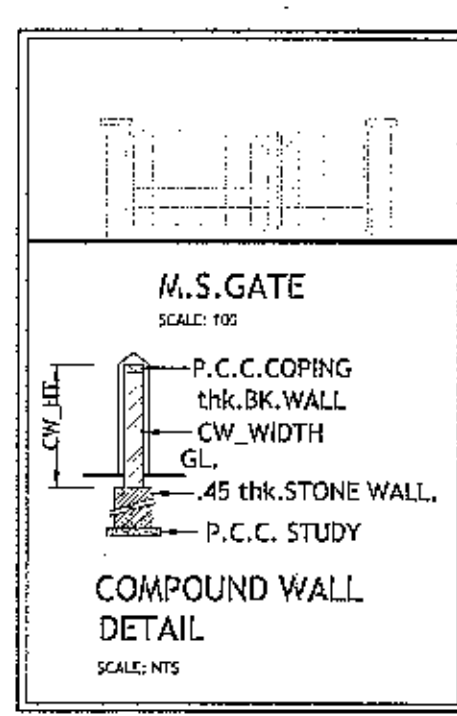
LOCATION PLAN SCALE - N.T.S.



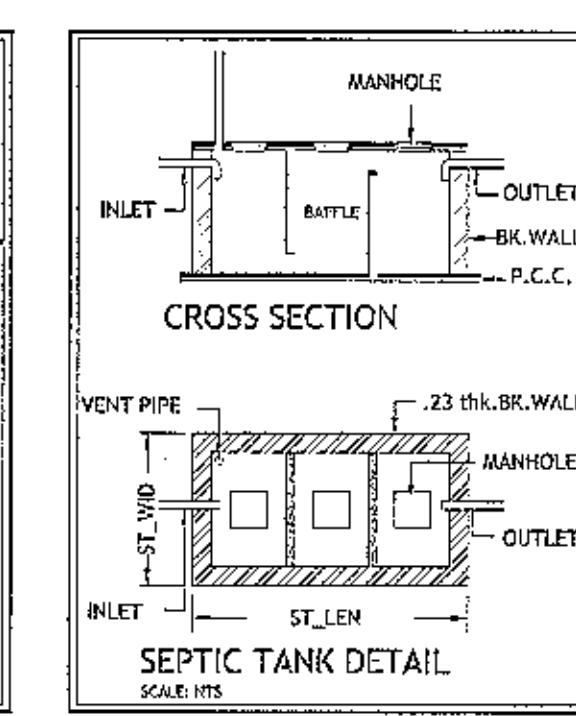
LOCATION PLAN SCALE - N.T.S.



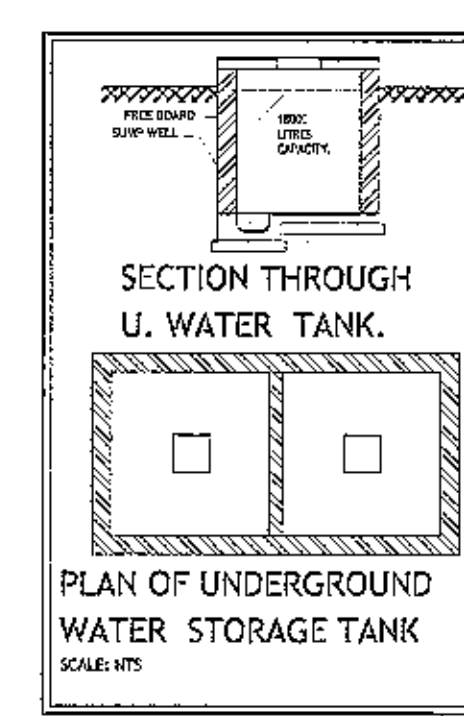
LOCATION GOOGLE MAP SCALE - N.T.S.



COMPOUND WALL DETAIL SCALE - N.T.S.



SEPTIC TANK DETAIL SCALE - N.T.S.



PLAN OF UNDERGROUND WATER STORAGE TANK SCALE - N.T.S.

STAMP OF APPROVAL

OFFICE OF THE MUNICIPAL COUNCIL KARJAT

Building Permit No. **S.C. 15/2021**

Date **24/3/2021**

SANCTIONED

Chief Officer
Karjat Municipal Council
Karjat-Rajgad

A. AREA STATEMENT

	SQ.M.
1. Area of plot (Minimum area of a,b,c to be considered)	337.00
(a) As per ownership document (7/12, CTS extract)	337.00
(b) As per measurement sheet	337.00
(c) As per site	339.54
2. Deduction for	
(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	337.00
3. Balance area of plot (1-2)	337.00
4. Amenity Space (if applicable)	
(a) Required	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4(c))	337.00
6. Recreational Open Space (if applicable)	
(a) Required	
(b) Proposed -	
7. Internal Road area	0.00
8. Ploteable area (if applicable)	337.00
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic FSI) (1.10 X 337.00)	370.70
10. Addition of FSI on payment of premium	0.00
11. In-situ FSI/TDR loading	
(a) In-situ area against D.P. road [2.0x Sr.No.2(a)], if any	0.00
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85xSr.No.4 (b)and/or(c)], if any	0.00
(c) TDR area	0.00
(d) Total In-situ / TDR loading proposed (11(a)-(b)-(c))	0.00
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the Proposal	
(a) 19+10+11(d) or 12 whichever is applicable.	370.70
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (370.70 X 0.60)	222.42
(c) Total entitlement (a+b)	593.12
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	593.12
15. Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
GROUND FLOOR (COMM)	53.99
FIRST FLOOR (RES)	118.77
SECOND FLOOR (RES)	118.77
THIRD FLOOR (RES)	118.77
FOURTH FLOOR (RES)	118.77
TERRACE FLOOR (RES)	26.70
TOTAL BUILT-UP AREA	555.77
16. (a) FSI UTILISATION - BASIC FSI 1.1	370.70
(b) FSI UTILISATION - REDEVELOPMENT FSI	0.00
(c) FSI UTILISATION - ROAD WIDENING	0.00
(d) FSI UTILISATION - PREMIUM FSI	0.00
(e) FSI UTILISATION - ANCILLARY	185.07
17. F.S.I. Consumed (15/3) (should not be more than serial No. 14 above.)	1.64

Certificate of Area :

Certified that the plot under reference was surveyed by me on 12.01.2021 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.

Signature : _____

Name of Architect : **Brijeshkumar V. Patel**

COA Reg No : **CA/ 2008/ 41792**

Owner's Declaration :

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plan. Also I/We would the work under supervision of proper technical person so as to ensure the quality and the safety at the work site.

Owner's Signature: _____

Owner's Name: **Surekha Bhagwan Ladd**

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON S.NO.103 PLOT.NO.11 AT - DAHIVALI TARFE NEED VILLAGE, TAL : KARJAT, DIST : RAIGAD

Name of Architect : **Brijeshkumar V. Patel**

COA Reg No : **CA/ 2008/ 41792**

Job No. _____

Date **12 March, 2021**

Scale **1:100**

Drawing By. _____

Checked By. _____

N