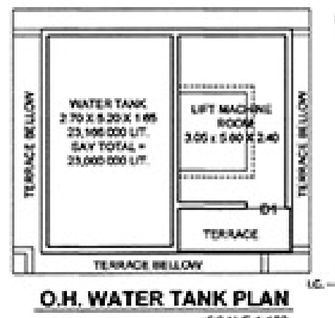
PERMISSIBLE PARKING AREA : TOTAL NO. OF FLATS - 12 & SHOP 06 NOS.						PROPOSED PARKING AREA :	
	COMMERCIAL	RESIDENTIAL					
	100 Sq. M. BUILT UP AREAOR FRACTION THERE OF (197.057 SQ.M)	4 - TENEMENTS HAVING BUILT UP AREA BETWEEN 50 TO 100 Sq. M. (3) = NOS.	4 - TENEMENTS HAVING BUILT UP AREA BETWEEN UP TO 50 Sq. M. 30 =NOS.	TOTAL NO. OF PARKING	TOTAL AREA OF PARKING		
CAR	1 Car for 100.00 Sq. M. NOS. OF CAR (197.057 / 100)X1 = 01.972 /SAY 2 NO. TOTAL AREA FOR CARS 02 X 12.50 = 25.00	1 Car for 3 Tenements having builtup area between 50 to 100 Sq. M. Nos. of Cars (03 / 03)X 1 = 1.00 NOS. SAY 01 NOS. Total area for Cars 01 X 12.50 = 12.50 SQ.M.		2+1 = 3 CAR	037.50 SQ.M.	06 CAR X 12.50 =	62.50 SQ.M.
SCOOTER	3 Scooter Motor Cycle, for 100.00 Sq. m. Nos. of Scooter (197.057 / 100)X3 = 5.911 SAY 06 NOS. Total area for Scooter 06 X 2.00 = 12.00 SQ.M.	3 Scooter for 3 Tenements having builtup area between 50 to 100 Sq. M. Nos. of Scooter (03 / 03)X 3 = 3.00 NOS. SAY 03 NOS. Total area for Scooter 03 X 3.00 = 09.00 SQ.M.	5 Scooter for 4 Tenements having builtup area between up to 50 Sq. M. Nos. of Scooter (30 / 4) X 5 = 37.50 NOS. SAY 38 NOS. Total area for Scooter 38 X 2.00 = 76.00 SQ.M.	6+3+38 = 47 SCOOTER	094.00 SQ.M.	62 SCOOTER X 2.00 =	124.00 SQ.M.
CYCLE	3 Cycle, for 100.00 Sq. m. Nos. of Cycle (197.057 / 100)X3 = 5.911 SAY 06 NOS. Total area for Cycle 06 X 0.70 = 04.20 SQ.M.	3 Cycle for 3 Tenements having builtup area between 50 to 100 Sq. M. Nos. of Cycle (03 / 03) X 3 = 3.00 NOS. SAY 03 NOS. Total area for Cycle 03 X 0.70 = 02.10 SQ.M.	5 Cycle for 4 Tenements having builtup area between up to 50 Sq. M. Nos. of Bicycle (30 / 4) X 5 = 37.50 NOS. SAY 38 NOS. Total area for Cycle 38 X 0.70 = 26.60 SQ.M.	6+3+38 = 47 CYCLE	032.90 SQ.M.	51 CYCLE X 0.70 =	32.90 SQ.M.
				Total permissible parking area =	131.829 SQ.M.	Total provide parking area	= 218.4 SQMT.

NOTES:

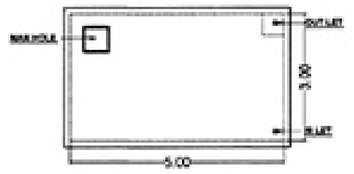
- BOUNDARY OF PLOT SHOWN IN BLACK LINE
- ROAD WIDENING LINE SHOWN IN GREEN DOTTED
- DEMOLISHED STRUCTURE SHOWN IN YELLOW
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE & SEWERAGE LINE RED DOTTED
- COMPULSARY OPEN SPACE SHOWN BY
- EXISTING STRUCTURE SHOWN IN
- WATER LINE SHOWN IN BLUE DOTTED
- PROJECTIONS IN COMPULSARY OPEN SPACE SHOWN IN DOTTED LINE

WATER TANK STATEMENT

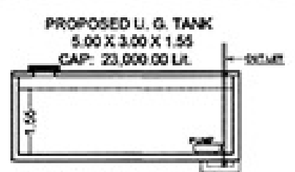
TYPE OF OCCUPANCY	CONSUMPTION PER UNIT IN LITRE	NO. OF UNITS & PERSON /FLAT	REQUIRED TOTAL IN LITRE	PROPOSED ARRANGEMENT IN OVER HEAD TANK IN LITRE
RESIDENTIAL - NO. OF FLAT - 12	1.35 LITRE	165	2225.25 Lit.	
COMMERCIAL - NO. OF SHOP - 12	45 LITRE	12	540.00 Lit.	= 20000.00 Lit.
			2765.25 Lit.	SAY TOTAL= 20000.00 Lit.



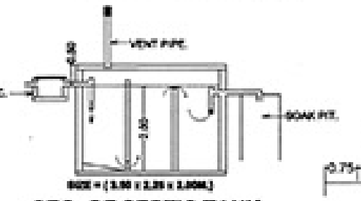
O.H. WATER TANK PLAN
SCALE 1:100



PLAN OF U. G. TANK.
SCALE 1:100



SEC. OF U. G. TANK.
SCALE 1:100

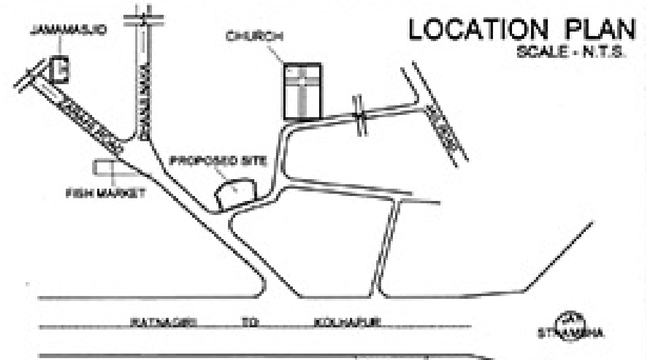


SEC. OF SEPTIC TANK.
SCALE 1:100

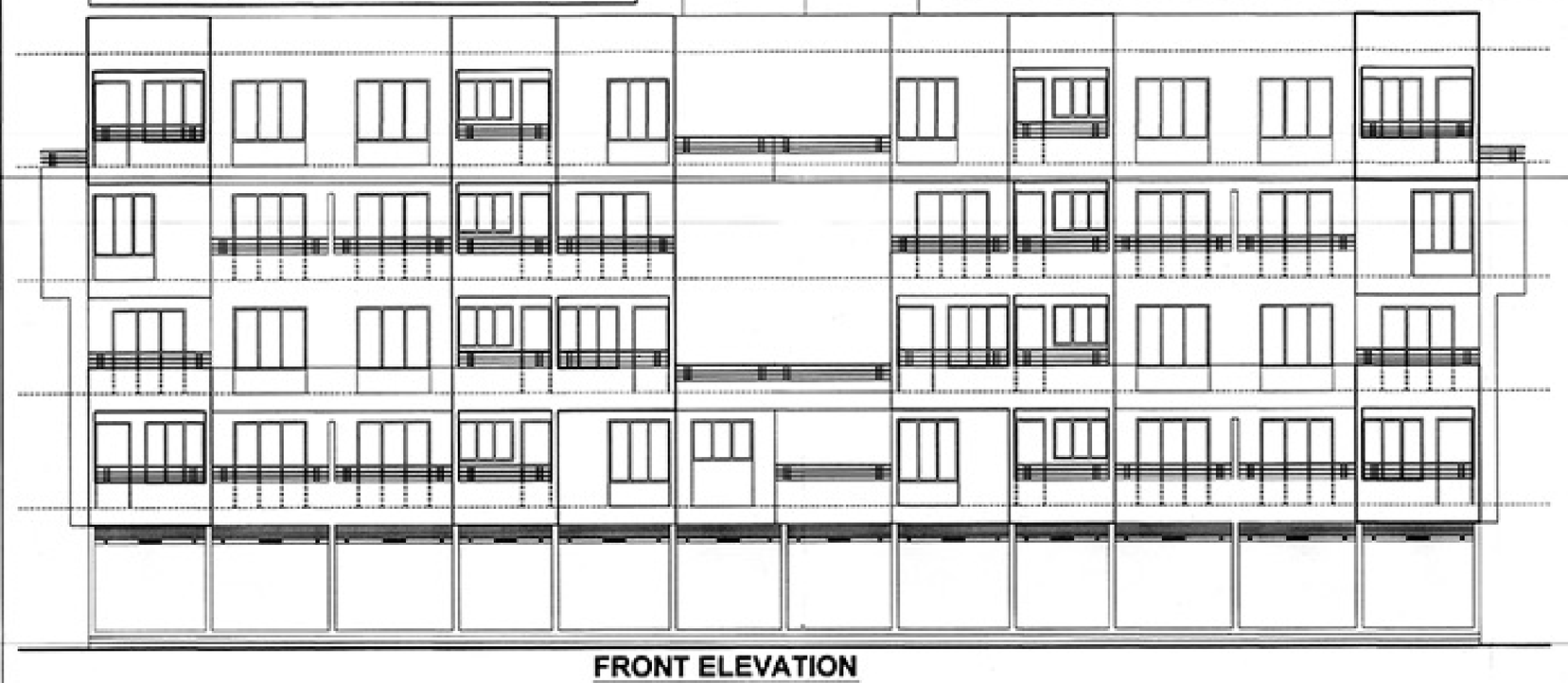
PLAN OF SEPTIC TANK
SCALE 1:100

SPECIFICATIONS:

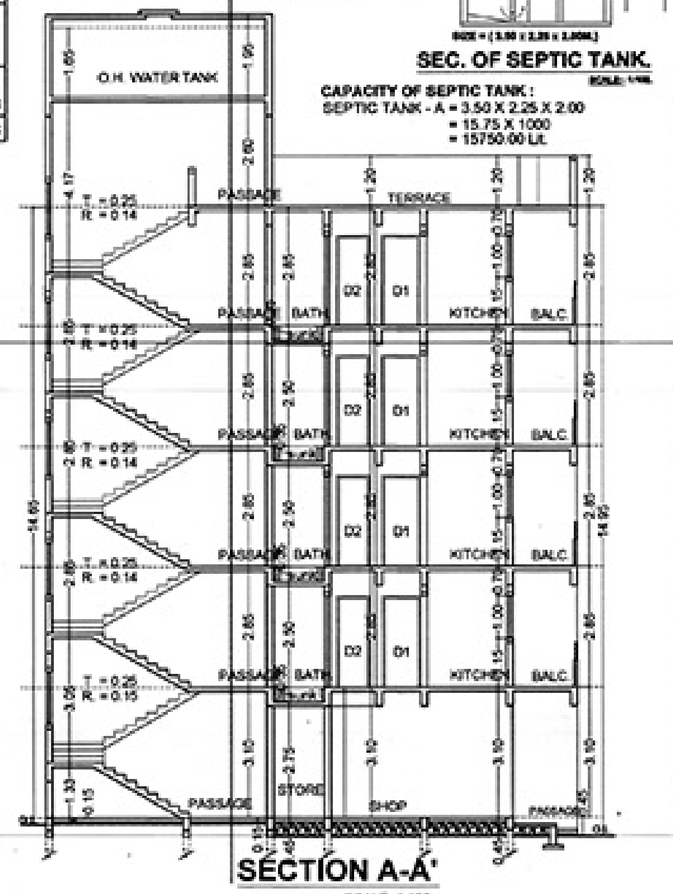
PROPOSED STRUCTURE	- R.C.C. FRAME STRUCTURE
EXTERNAL WALLS	- LATERITE WALL 150 MM. THK.
INTERNAL WALLS	- LATERITE WALL 100 MM. THK.
INT. FINISH	- 15 MM. C.S. SMOOTH PLASTER WITH NEERU FINISH
EXT. PLASTER	- 20 MM. C.S. M. SMOOTH PLASTER WITH W.P. PAINT
CERAMIC FLOORING	- FOR ALL ROOMS.
WINDOWS .	- ALUMINIUM SLIDING
DOORS	- WOODEN FRAME AND STD. SHUTTERS
CERAMIC TILE FLOORING AND DADO IN TOILETS	
PLUMBING AND WATER SUPPLY AS PER I.S.I STANDARDS	
R.C.C. SLAB FOR ROOFING - 0.10 M. THK.	
FOUNDATION UPTO HARD STRATA.	



LOCATION PLAN
SCALE - N.T.S.

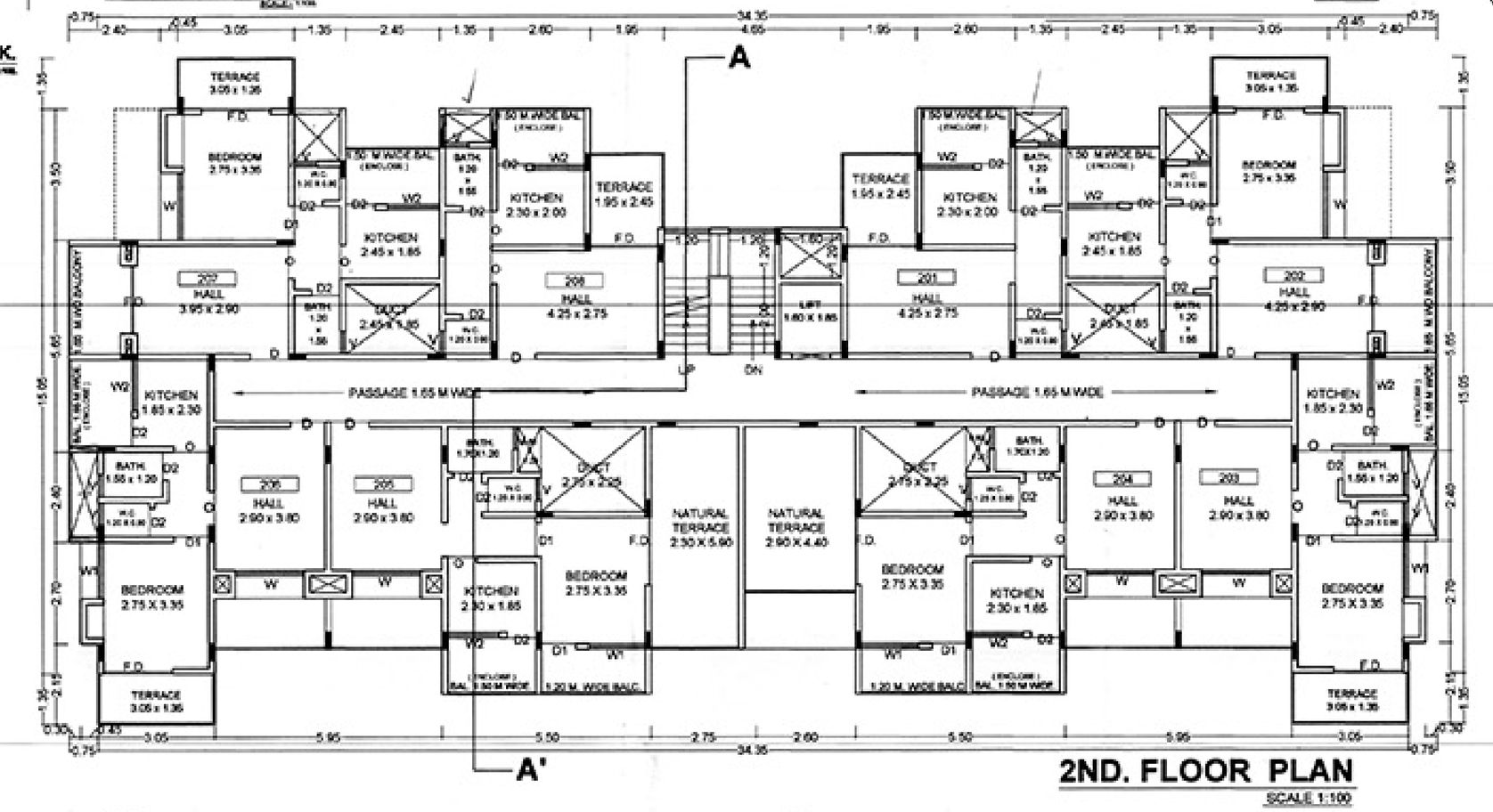


FRONT ELEVATION
SCALE 1:100

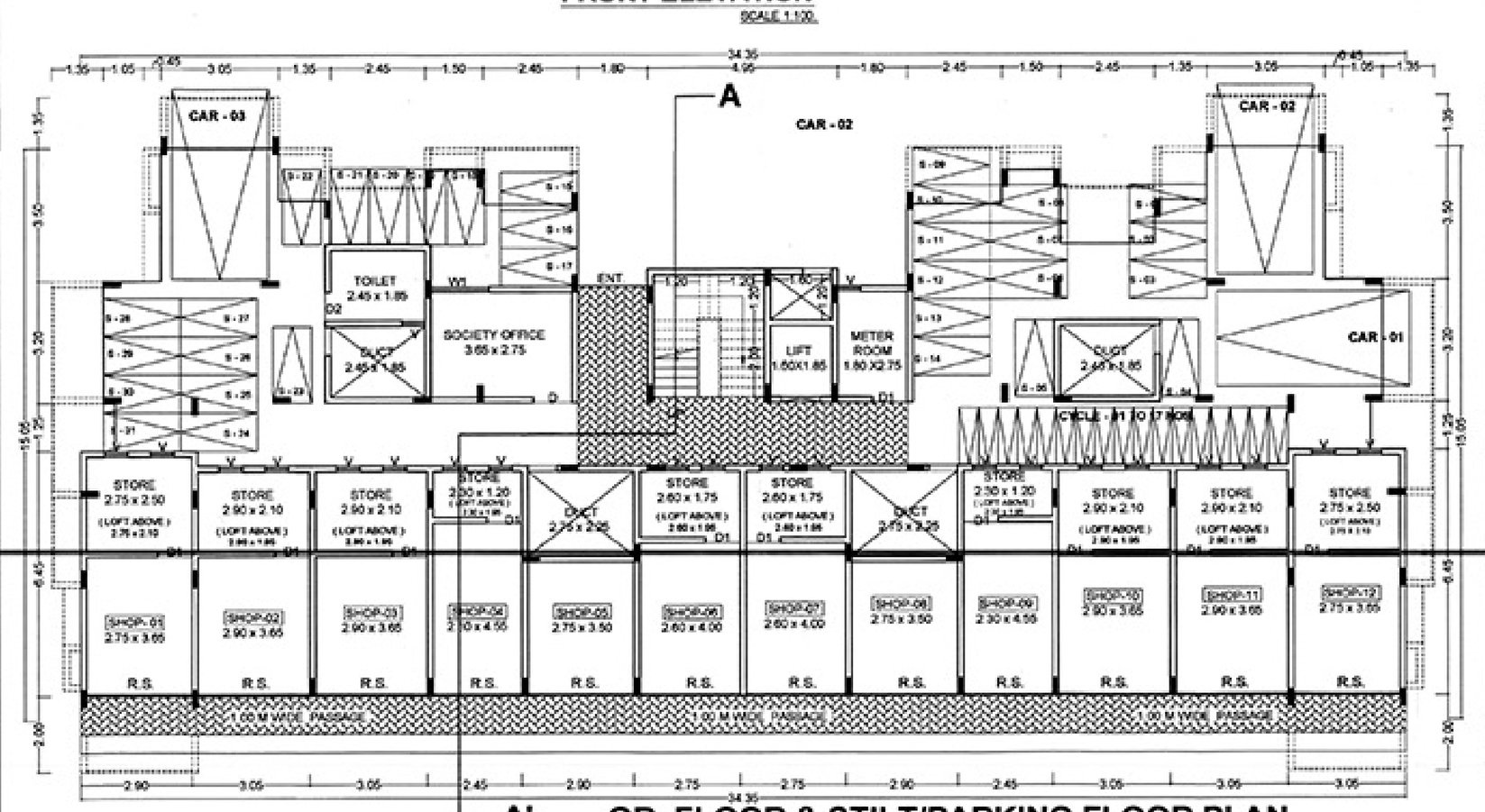


CAPACITY OF SEPTIC TANK :
SEPTIC TANK - A = 3.50 X 2.25 X 2.00
= 15.75 X 1000
= 15750.00 Lit.

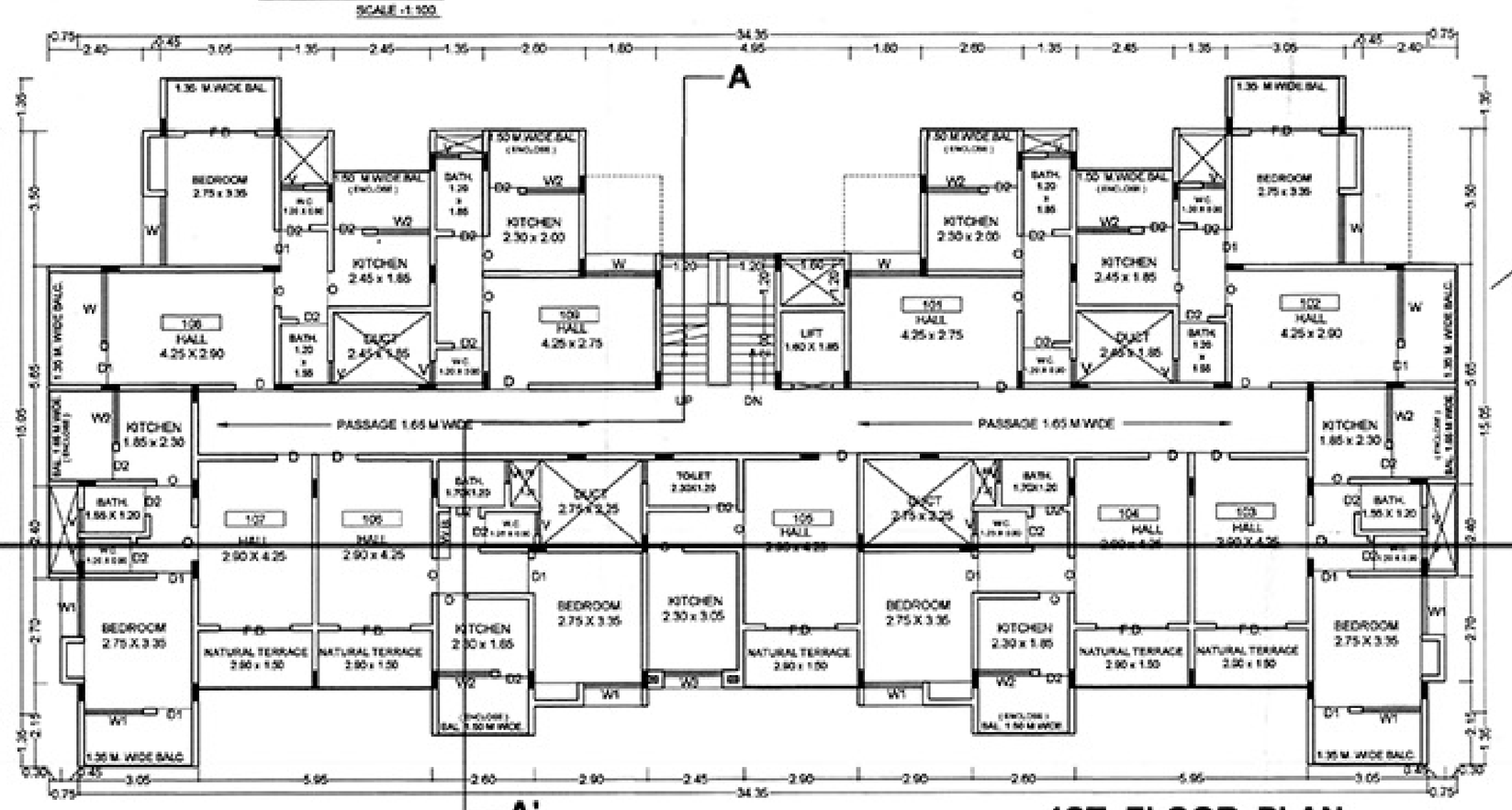
SECTION A-A'
SCALE 1:100



2ND. FLOOR PLAN
SCALE 1:100



GR. FLOOR & STILT/PARKING FLOOR PLAN
SCALE 1:100

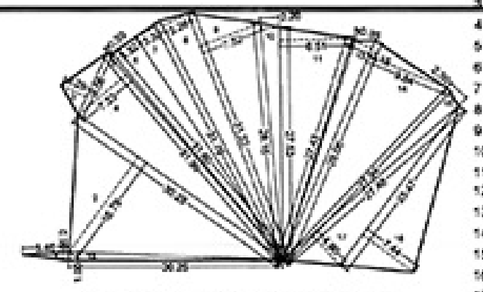


1ST. FLOOR PLAN
SCALE 1:100

SITE PLAN
SCALE 1 : 500

PLOT AREA CALCULATION

1 = 1/2 X 35.46 X 00.99 =	002.037 SQ.MT.
2 = 1/2 X 30.26 X 16.79 =	252.294 SQ.MT.
3 = 1/2 X 08.00 X 03.25 =	013.251 SQ.MT.
4 = 1/2 X 31.99 X 07.33 =	117.243 SQ.MT.
5 = 1/2 X 31.99 X 00.39 =	006.236 SQ.MT.
6 = 1/2 X 31.60 X 03.32 =	052.466 SQ.MT.
7 = 1/2 X 31.79 X 03.32 =	053.894 SQ.MT.
8 = 1/2 X 31.79 X 03.26 =	051.817 SQ.MT.
9 = 1/2 X 31.22 X 07.52 =	117.387 SQ.MT.
10 = 1/2 X 28.15 X 02.28 =	032.091 SQ.MT.
11 = 1/2 X 27.53 X 08.51 =	117.140 SQ.MT.
12 = 1/2 X 27.43 X 00.35 =	004.800 SQ.MT.
13 = 1/2 X 28.06 X 02.15 =	030.154 SQ.MT.
14 = 1/2 X 28.06 X 09.84 =	138.055 SQ.MT.
15 = 1/2 X 27.94 X 02.50 =	034.925 SQ.MT.
16 = 1/2 X 23.47 X 07.44 =	087.308 SQ.MT.
17 = 1/2 X 27.48 X 04.90 =	067.326 SQ.MT.
18 = 1/2 X 30.25 X 01.00 =	015.125 SQ.MT.
TOTAL	= 1195.551 SQ.MT.
SAY TOTAL	= 1196.000 SQ.MT.



PLOT AREA DIAGRAM
SCALE 1:500

SHEET NO . 1/2

FORM OF STATEMENT 2
[Sr. No.10(b)]
Proposed Building

Building No.	Floor No	Approved Floor Area	Proposed Floor Area
(2)	(3)		(4)
GR. FLOOR & STILT/PARKING FLOOR		167.057	
1ST. FLOOR & STILT UPPER GR. FLOOR		305.995	
2ND. FLOOR & STILT UPPER 1ST. FLOOR		333.478	
3RD. FLOOR & STILT UPPER 2ND. FLOOR		337.048	
4TH. FLOOR & STILT UPPER 3RD. FLOOR		333.478	
		1570.027	1570.027 Sq. M.

PROFORMA 1

A) AREA STATEMENTS.		
1. Area of plot		
(a) As per 7/12	1163.00	SQ.MTR.
(b) As per p.c.	1165.68	SQ.MTR.
(c) As per calculation	1196.00	SQ.MTR.
(d) Consider area as per 7/12	1163.00	SQ.MTR.
2. Deductions for		
(a) Road Acquisition Area	——	
(b) Proposed Road	——	
(C) Any Reservation	——	
(Total a+ b+c)	——	
3. Net Gross Area Of Plot (1b-2a)	1163.00	SQ.MTR.
4. Deductions for Amenity space, if any		
5. Net Area Of Plots (1163.00 X 1.00)	1163.00	SQ.MTR.
6. Additon Of Area for F.S.I		
6(a)		
6(b)		
6(c)		
7. Total Area (5 + 6)	1163.00	SQ.MTR.
8. Normal F.S.I. Permissible + FSI Permissible with payment of premium 1.00 + 0.20 (premium) + 0.15 (Dangerous Building) = 1.35	1.35	
9. Permissible Built Up Area a) 1163.00 x 1.00 = 1163.00 sq.m. b) 1163.00 x 30% = 0350.90 sq.m. Dangerous Building c) 1163.00 x 15% = 0174.45 sq.m.	1570.05	SQ.MTR.
10. Existing Built - Up Area	——	
11. Proposed Built - Up Area	1570.027	SQ.MTR.
12. Excess Balcony Area Taken In F.S.I (As Per D (ii) Below)	——	
13. Total Built Up Area (10 + 11 + 12)	1570.027	SQ.MTR.
14. Balance area (9 - 13)	0000.023	SQ.MTR.
15. F.S.I. Consume (13/7)	1.35	
16. Payable Premium F.S.I. - For Residential Area 13 - (9a + 9c) 1570.027 - (1163.00 + 0174.45)	0232.577	SQ.MTR.

B) BALCONY AREA STATEMENTS.	BUILT UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY
GR. FLOOR & STILT/PARKING FLOOR	——	——	——
1ST. FLOOR & STILT UPPER GR. FLOOR	368.995 SQ.M.	055.344 SQ.M.	055.290 SQ.M.
2ND. FLOOR & STILT UPPER 1ST. FLOOR	333.478 SQ.M.	050.021 SQ.M.	048.105 SQ.M.
3RD. FLOOR & STILT UPPER 2ND. FLOOR	337.048 SQ.M.	050.557 SQ.M.	046.045 SQ.M.
4TH. FLOOR & STILT UPPER 3RD. FLOOR	333.478 SQ.M.	050.021 SQ.M.	046.990 SQ.M.
TOTAL		205.943 SQ.M.	202.430 SQ.M.

C) TERRACE AREA STATEMENTS.	BUILT UP AREA	PERMISSIBLE TERRACE	PROPOSED TERRACE
GR. FLOOR & STILT/PARKING FLOOR	——	——	——
1ST. FLOOR & STILT UPPER GR. FLOOR	——	——	——
2ND. FLOOR & STILT UPPER 1ST. FLOOR	333.478 SQ.M.	066.695 SQ.M.	026.025 SQ.M.
3RD. FLOOR & STILT UPPER 2ND. FLOOR	337.048 SQ.M.	067.409 SQ.M.	033.285 SQ.M.
4TH. FLOOR & STILT UPPER 3RD. FLOOR	333.478 SQ.M.	066.695 SQ.M.	041.120 SQ.M.
TERRACE PAYABLE AT PREMIUM			100.430 SQ.M.

PROFORMA 2

Contents of Sheet

Stamps of Approval of Plan

या कार्यालयाकडील पत्रावा क्रमांक
सं. वि. 963/2642 दिनांक 28/06/2010 अन्वये
मंजूर केलेल्या इमारत योजना
मंजूरीमध्ये .....(नि.) .....येथे दुरुस्ती
केल्याप्रमाणे मान्यता देण्यात आली.

नगर अभियंता
बेलो ज
रत्नागिरी नगर परिषद

मुख्याधिकारी
रत्नागिरी नगर परिषद

Job No.	Dig No. Revn Lvn	Date	Scale	Drawn By	Checked By
RTN / 08 / 17		08-10-2014	As Shown	Mr. Shafat	Ar. Shirish

NAME OF OWNER / DEVELOPERS:

NILKANT PROSPERITY
PARTNER
SHRI. KISHOR K. GUPTE

SIGN:

NAME OF PROJECT:

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING
" WAGHU RESIDENCY "
IN SUR. NO. 70B, C. T. S. NO. 3196 & 3196/1 TO 12, AT MOUJE - RAHATAGHAR, R. C. CHURCH ROAD, TAL. & DIST. RATNAGIRI.

WARNING

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CERTIFICATE OF AREA

Certificate of Area = 1196.00 SQMT

Certified that I have surveyed the plot under reference on 18-08-2014 and the the dimensions of the sides,etc of the plot stated on the plan are as measured on site and the area so worked out is 1196.00 square meters and tallies with the area stated in the document of ownership.

ARCHITECTS

GEETANJALI MOTE
11, 1st. floor, Mahalakshmi Heights,
K.C. Jain nagar, Babushet Sanasare Road,
Maruti Mandir, Ratnagiri.

GEETANJALI MOTE & ASSOCIATES
Architectural Consultants & Interior Designer.