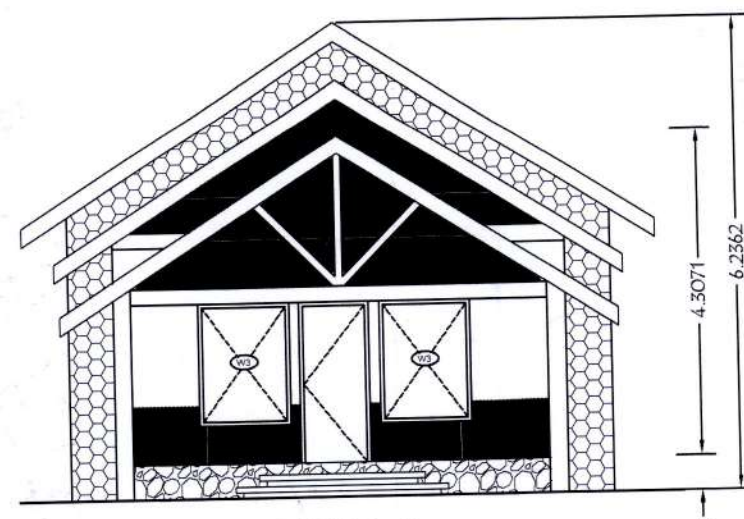
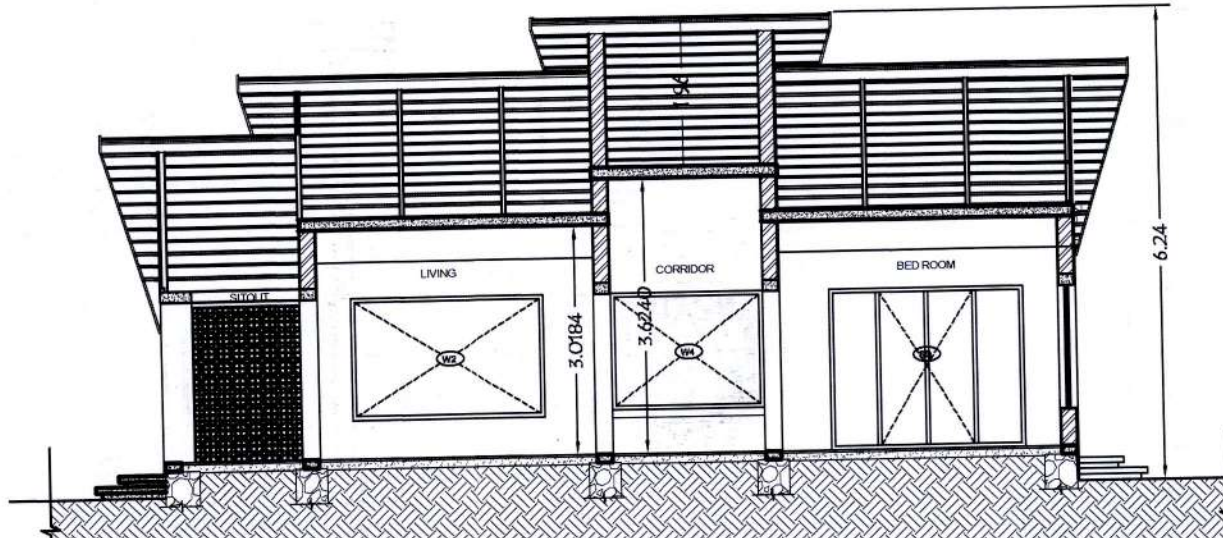
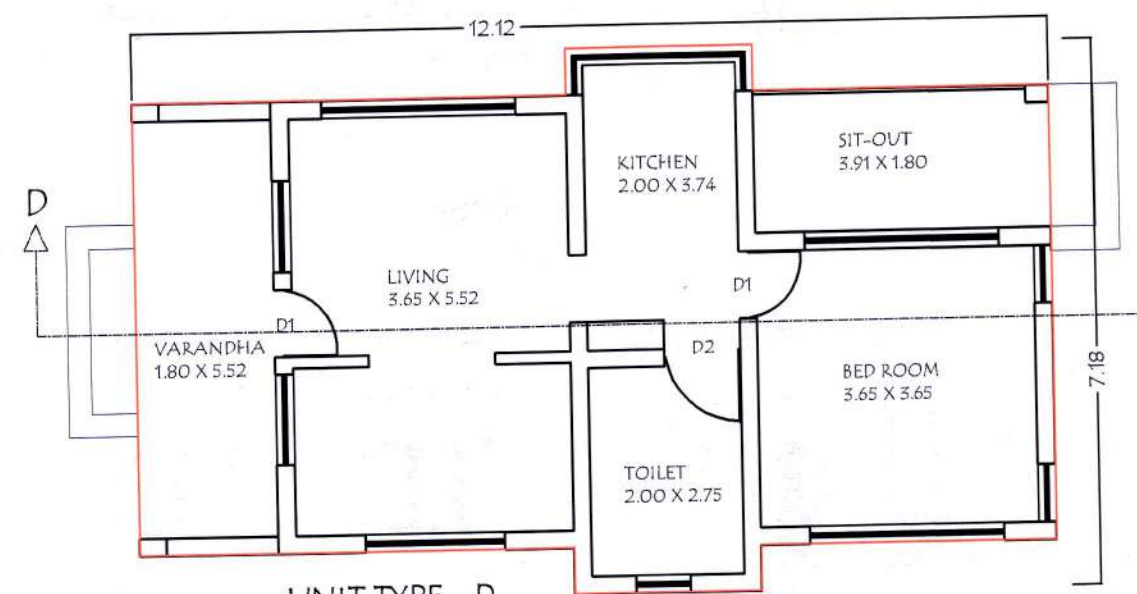




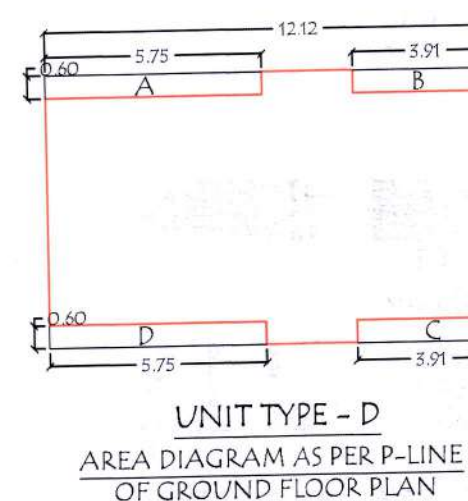
UNIT TYPE - D
FRONT SIDE ELEVATION
SCALE - 1:100



UNIT TYPE - D
SECTION - D D
SCALE - 1:100

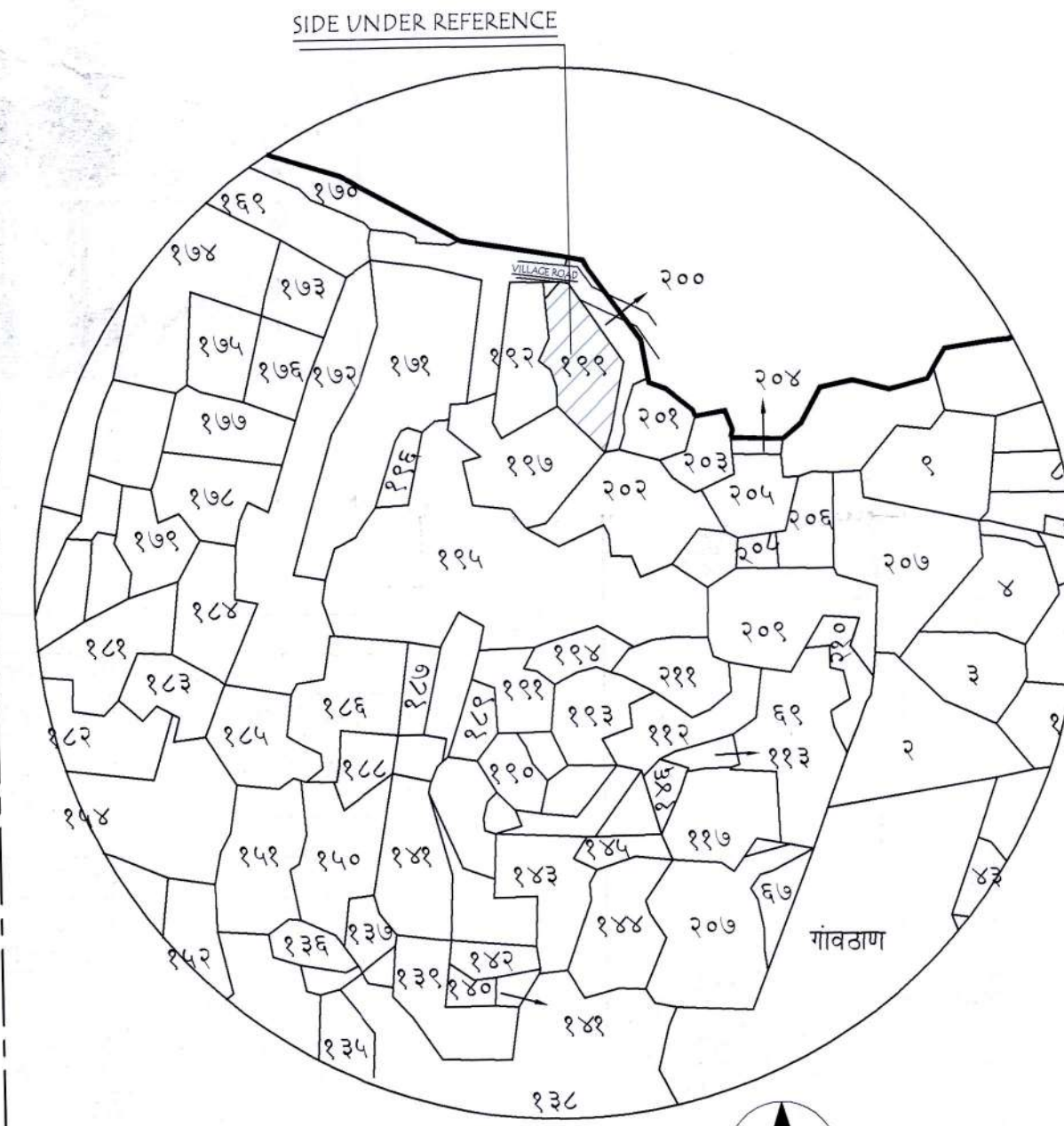


UNIT TYPE - D
GROUND FLOOR PLAN
SCALE - 1:100

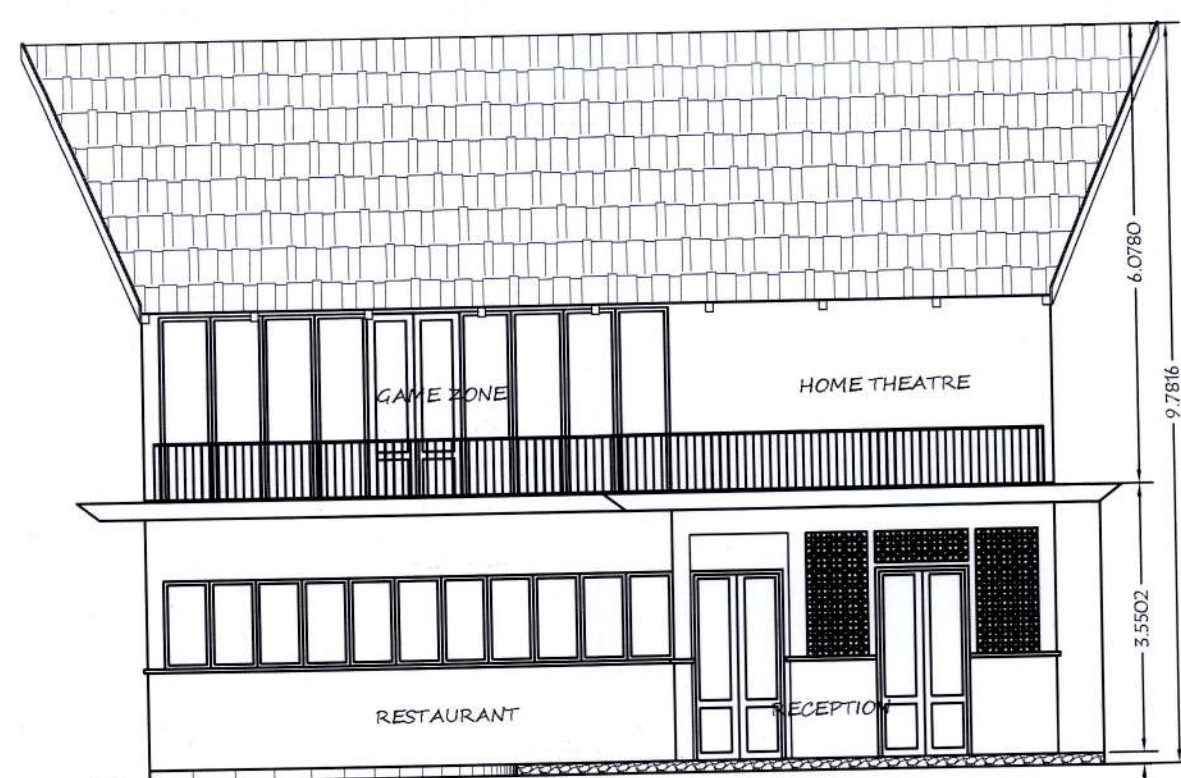


AREA CALCULATION OF UNIT TYPE - D
GROUND FLOOR PLAN

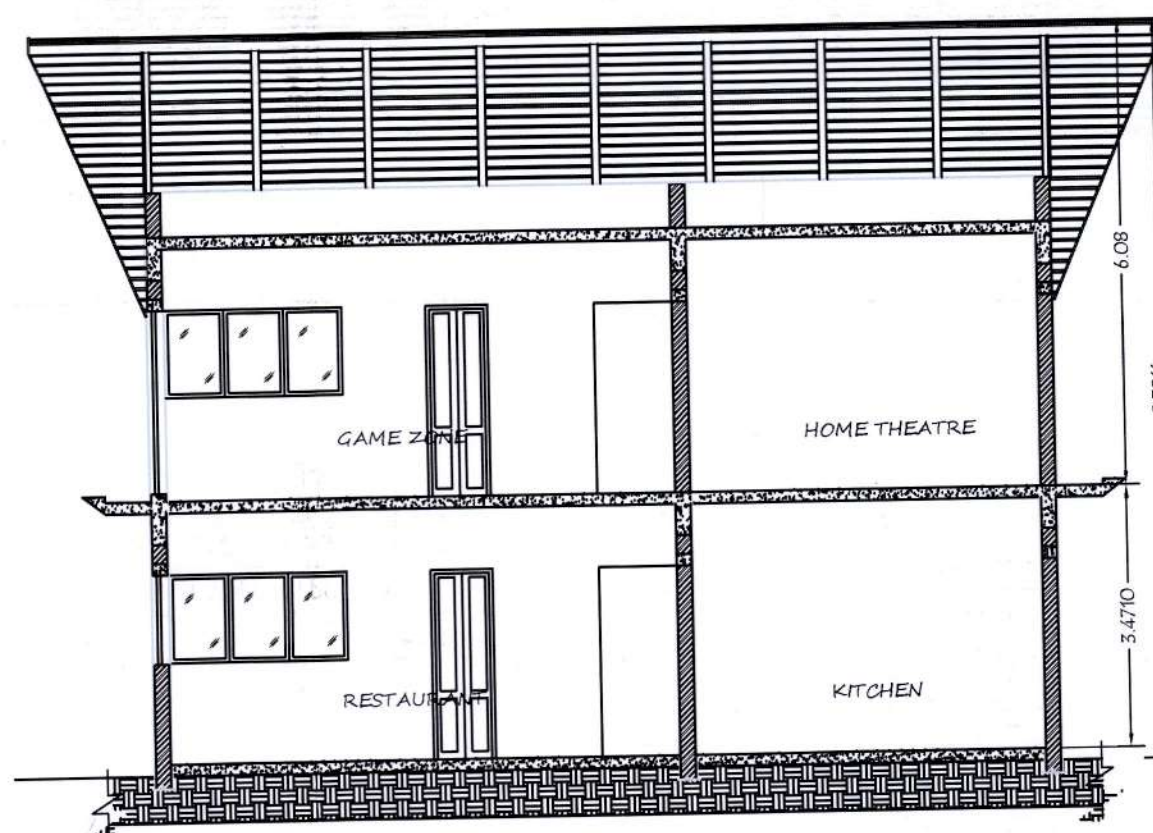
A)	12.12 X 7.18	= 87.02 SMT.
LESS -	A)	5.75 X 0.60 = 3.45 SMT.
	B)	3.91 X 0.60 = 2.34 SMT.
	C)	3.91 X 0.60 = 2.34 SMT.
	D)	5.75 X 0.60 = 3.45 SMT.
		= 11.58 SMT.
TOTAL		87.02 - 11.58 = 75.44 SMT.
		PROPOSED BUILT-UP AREA OF GROUND FLOOR PLAN = 75.44 SMT.



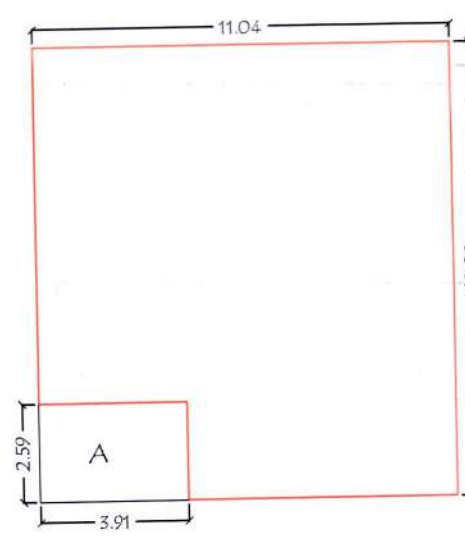
LOCATION PLAN
SCALE - 1:4000
NORTH



UNIT TYPE - C
FRONT SIDE ELEVATION
SCALE - 1:100



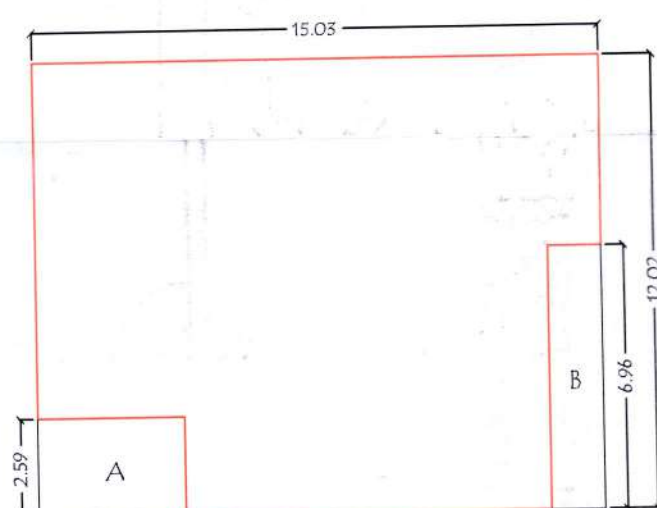
UNIT TYPE - C
SECTION - C C
SCALE - 1:100



UNIT TYPE - C
AREA DIAGRAM AS PER P-LINE
OF FIRST FLOOR PLAN
SCALE 1:200

AREA CALCULATION OF UNIT TYPE - C
FIRST FLOOR PLAN

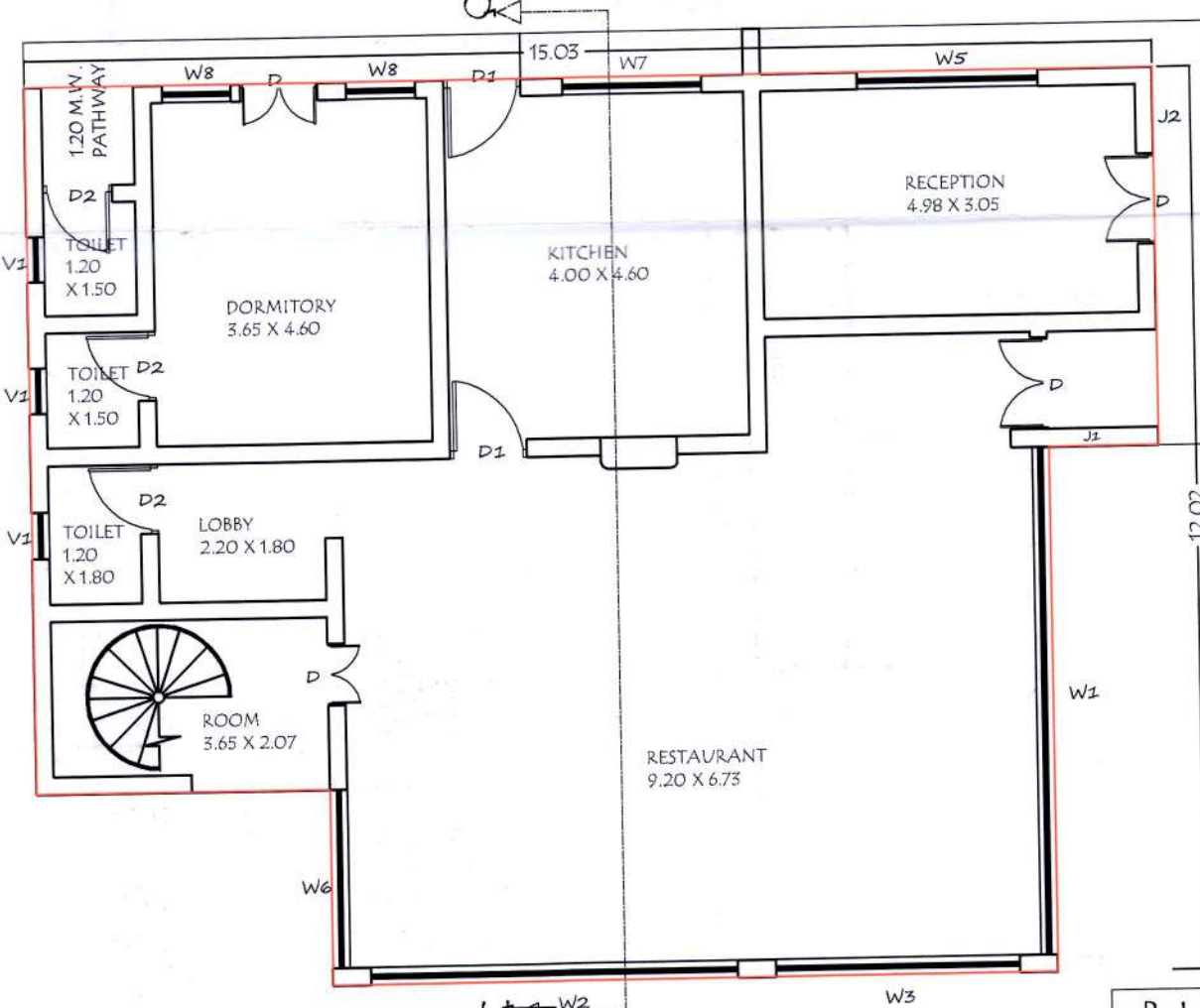
A)	11.04 X 12.02	= 132.70 SMT.
LESS -	A)	3.91 X 2.59 = 10.12 SMT.
		= 10.12 SMT.
TOTAL		132.70 - 10.12 = 122.58 SMT.
		PROPOSED BUILT-UP AREA OF FIRST FLOOR PLAN = 122.58 SMT.



UNIT TYPE - C
AREA DIAGRAM AS PER P-LINE
OF GROUND FLOOR PLAN
SCALE 1:200

AREA CALCULATION OF UNIT TYPE - C
GROUND FLOOR PLAN

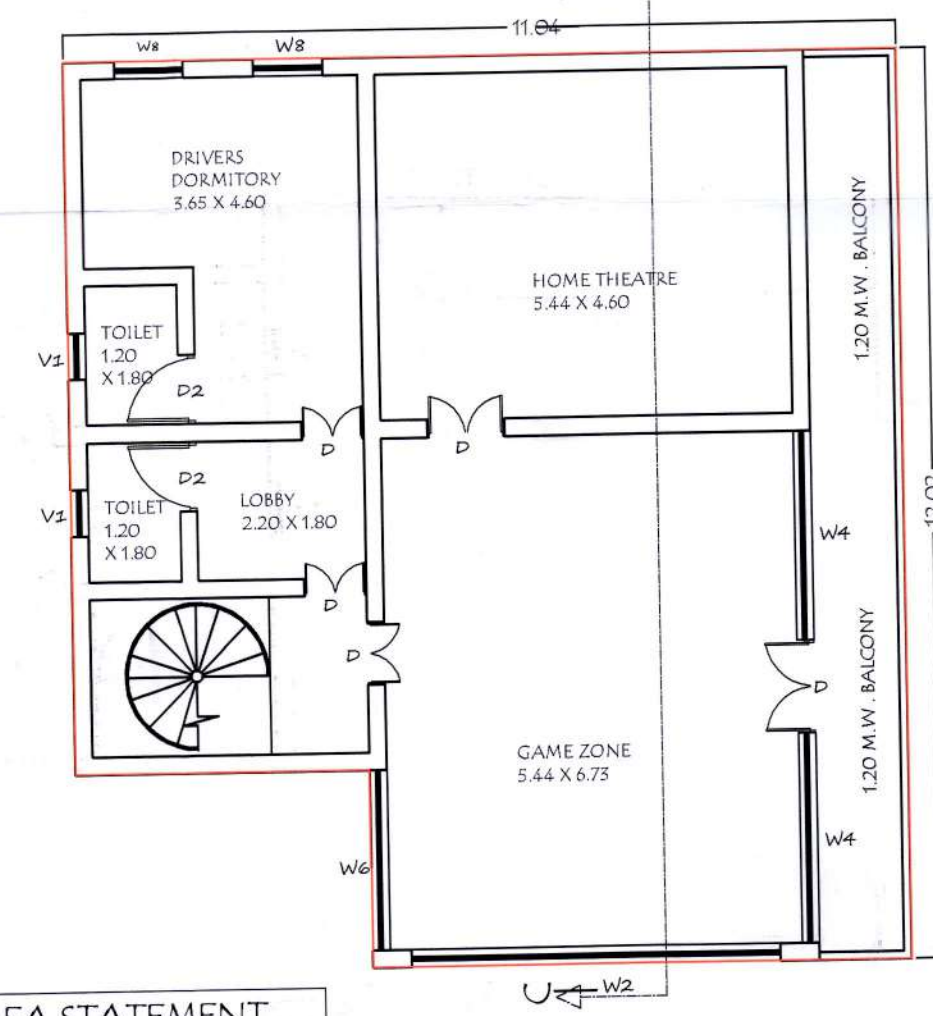
A)	15.05 X 12.02	= 180.66 SMT.
LESS -	A)	3.91 X 2.59 = 10.12 SMT.
	B)	1.46 X 6.96 = 10.16 SMT.
		= 20.28 SMT.
TOTAL		180.66 - 20.28 = 160.38 SMT.
		PROPOSED BUILT-UP AREA OF GROUND FLOOR PLAN = 160.38 SMT.



UNIT TYPE - C
GROUND FLOOR PLAN
SCALE - 1:100

B-UP AREA STATEMENT

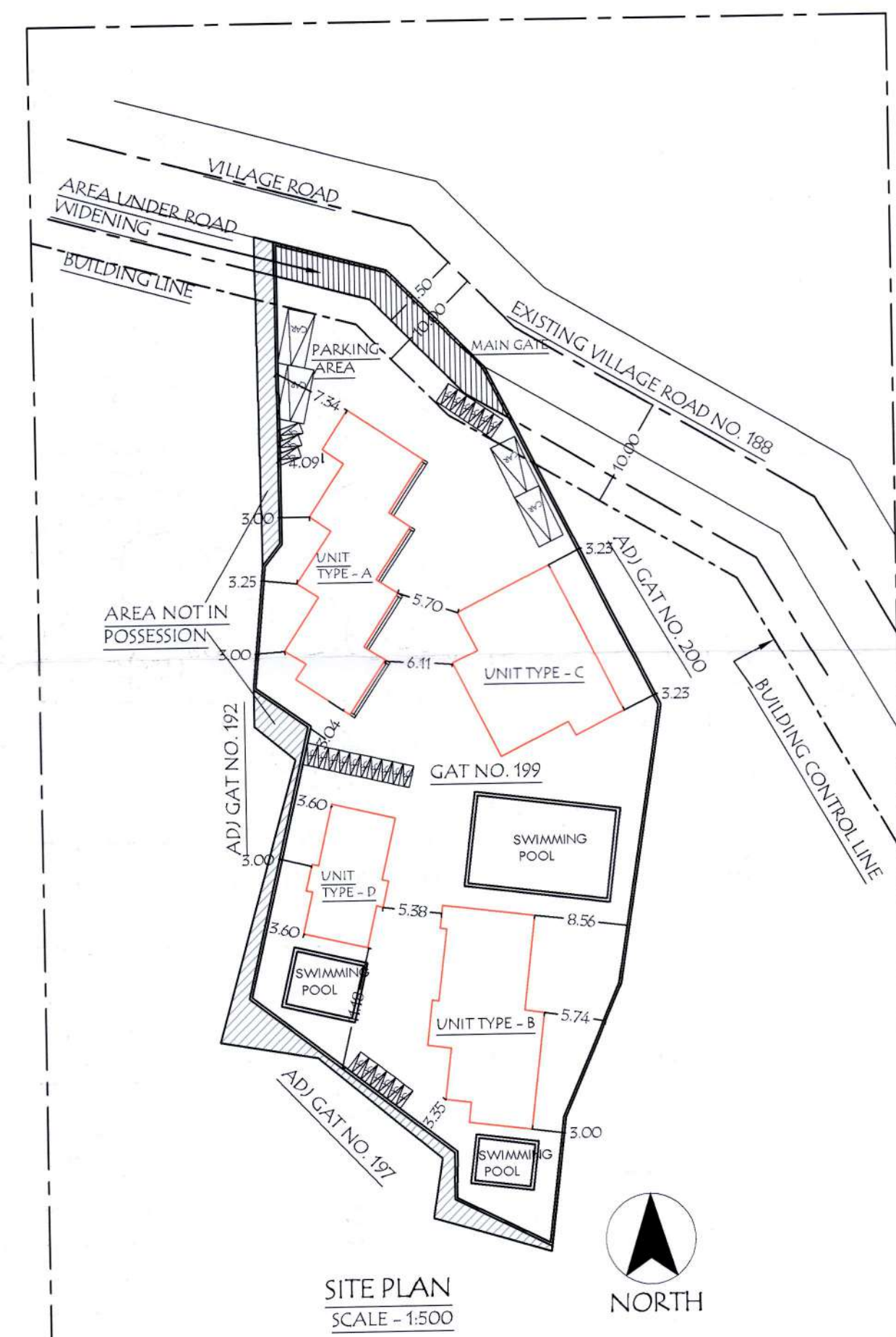
GROUND FLOOR	160.38 SMT
FIRST FLOOR	122.58 SMT
TOTAL	282.96 SMT.



UNIT TYPE - C
GROUND FLOOR PLAN
SCALE - 1:100

BUILT-UP AREA STATEMENT

UNIT TYPE	GROUND FLOOR	FIRST FLOOR	B-UP AREA
UNIT TYPE - A	177.50 SMT.		177.50 SMT.
UNIT TYPE - B	161.77 SMT.	170.92 SMT.	332.69 SMT.
UNIT TYPE - C	160.38 SMT.	122.58 SMT.	282.96 SMT.
UNIT TYPE - D	75.44 SMT.		75.44 SMT.
TOTAL	575.09 SMT.	293.50 SMT.	868.59 SMT.



SITE PLAN
SCALE - 1:500
NORTH

DOORS AND WINDOWS SCHEDULE

TYPE	SIZE	DESCRIPTION
D	1.20 X 2.10	T.W. FRAMED PANELED DOOR
D1	0.90 X 2.10	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.00	FLUSHED DOOR
SFD	6.90 X 1.95	SLIDING FOLDING DOOR
W	5.60 X 1.50	ALUMINUM GLAZED WINDOW
W1	4.20 X 1.20	ALUMINUM GLAZED WINDOW
W2	3.75 X 1.20	ALUMINUM GLAZED WINDOW
W3	2.90 X 1.50	ALUMINUM GLAZED WINDOW
W4	2.50 X 1.20	ALUMINUM GLAZED WINDOW
W5	2.10 X 1.20	ALUMINUM GLAZED WINDOW
W6	1.80 X 1.20	ALUMINUM GLAZED WINDOW
W7	1.50 X 1.20	ALUMINUM GLAZED WINDOW
W8	1.20 X 1.20	ALUMINUM GLAZED WINDOW
W9	0.90 X 1.50	ALUMINUM GLAZED WINDOW
W10	0.60 X 1.20	ALUMINUM GLAZED WINDOW
LV1	1.50 X 0.90	VENTILATOR
LV2	0.90 X 0.90	VENTILATOR

PARKING REQUIREMENT

OCCUPANCY	ONE PARKING SPACE FOR EVERY	PROPOSED NO. OF TENEMENTS	REQUIRED NO. OF PARKING SPACE	PROPOSED NO. OF PARKING SPACE
MULTI FAMILY RESIDENTIAL	FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	1	12.5 sq.mt.	2.0 sq.mt.
	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE	2	2	3
LODGING ESTABLISHMENTS TOURIST HOMES, HOTELS WITH LODGING ACCOMMODATION, STAR CATEGORY HOTELS	FOR EVERY FIVE GUEST ROOMS	1	1	6
	FOR EVERY 80 SQ.M. OF CARPET AREA OF RESTAURANT INCLUDING KITCHEN, PANTRY, HALL, DINING ROOM ETC.	150 SQ. M.	1	8
RESTAURANTS	TOTAL		9	41
	IN ADDITION VISITOR PARKING		0.45	2.05
	TOTAL		9.45	43.05
	FACTOR 0.4		3.78	17.22
	TOTAL REQUIRED		4	18

PROPOSED TOURIST HOMES ON PLOT BEARING GAT. NO.199. AT VILLAGE - PALHE, TAL - ALIBAG, DIST - RAIGAD.

STAMPS OF APPROVAL OF PLAN
विकास क्र. राधा/एलएनए-एलए.आर./... 9/22/2022
दिनांक 09/10/2022 अन्वये आदेशातील
शर्तीना अधीन राहून व नकाशावर हिरव्या रंगाने वेगळेपणा
दुर्लक्षी प्रमाणे अक्षरीकृत/वाचकाम/सुधारित रेखांकन/अंतीम रेखांकन
(प्रत्येक) वाचकाम
सहायक सचिव, नगर रचना
रायगड-अलिबाग
05 AUG 2022

AREA STATEMENT

AREA STATEMENT	AREA IN SMT.
1) AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	2380.00 SMT.
A) AS PER OWNERSHIP DOCUMENT (77/2,CTS EXTRACT)	2380.00 SMT.
B) AS PER MEASUREMENT SHEET	2380.00 SMT.
C) AS PER SITE	2380.00 SMT.
2) DEDUCTION FOR	
A) AREA NOT IN POSSESSION	145.00 SMT.
B) PROPOSED D.P./D.P. ROAD WIDENING AREA SERVICE ROAD / HIGHWAY WIDENING	74.00 SMT.
C) ANY D.P. RESERVATION AREA	NIL
TOTAL (A+B+C)	219.00 SMT.
3) BALANCE AREA OF PLOT (1-2)	2161.00 SMT.
4) AMENITY SPACE (IF APPLICABLE)	
A) REQUIRED	NIL
B) ADJUSTMENT OF 2(B), IF ANY	NIL
C) BALANCED PROPOSED	NIL
5) NET PLOT AREA (3-4C)	2161.00 SMT.
6) RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A) REQUIRED	NIL
B) PROPOSED	NIL
7) INTERNAL ROAD AREA	
B) PLOTTABLE AREA (IF APPLICABLE)	NIL
9) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.5 X BASIC FSI - 0.2)	432.20 SMT.
10) ADDITION OF FSI ON PAYMENT OF PREMIUM	
A) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TOP ZONE (2161.00 X 0.2 FOR TOURIST HOMES)	432.20 SMT.
B) PROPOSED FSI ON PAYMENT OF PREMIUM	115.00 SMT.
11) IN-SITU FSI/TDR LOADING	
A) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO.2 (A) IF ANY	NIL
B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO.4 (B) AND/OR(C)	NIL
C) TDR AREA	NIL
D) TOTAL IN-SITU / TDR LOADING PROPOSED (11(A)+B)+C)	NIL
12) ADDITIONAL FSI AREA UNDER CHAPTER NO.7	NIL
13) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
A) (9+10C)+11(C) OR 12 WHICHEVER IS APPLICABLE	547.20 SMT.
B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES AS PER APPLICABLE) X 1.6 OR 1.8	328.32 SMT.
C) TOTAL (A+B)	875.52 SMT.
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 PER APPLICABLE) X 1.6 OR 1.8	0.64
15) TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	
A) EXISTING BUILT UP AREA	NIL
B) REVISED BUILT UP AREA (AS PER P-LINE)	NIL
C) PROPOSED BUILT UP AREA (AS PER P-LINE)	868.59 SMT.
D) TOTAL (A+B+C)	868.59 SMT.
16) F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	0.99
17) AREA FOR INCLUSIVE HOUSING IF ANY	
A) REQUIRED (20% OF SR.NO.5)	NIL
B) PROPOSED	NIL

CERTIFICATE OF AREA:
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 7/2019 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA OF WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/TP SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.
SIGNATURE OF ARCHITECT

OWNER'S DECLARATION:
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLAN APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLAN. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.
FOR: MR. SATHYAN VITTAI MHATRE.
MR. SANKET SATHYAN MHATRE.
OWNER NAME AND SIGNATURE

ARCHITECT'S SIGN

JOB NO.	DRG. NO.	DATE	DRN. BY	CHECK BY
	1	10/10/2021	VISHAL	S.PATIL
SRINATH ASHOK PATIL B.E. CIVIL EN17-40060				