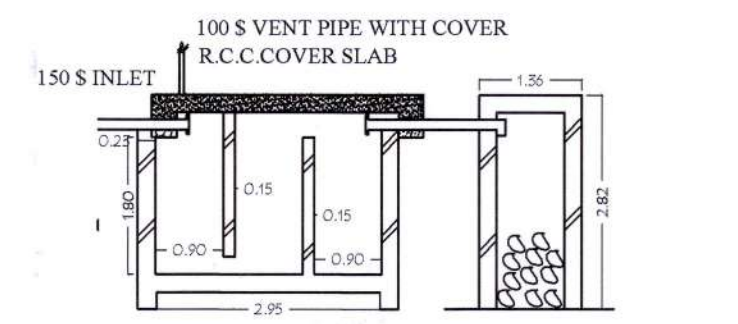
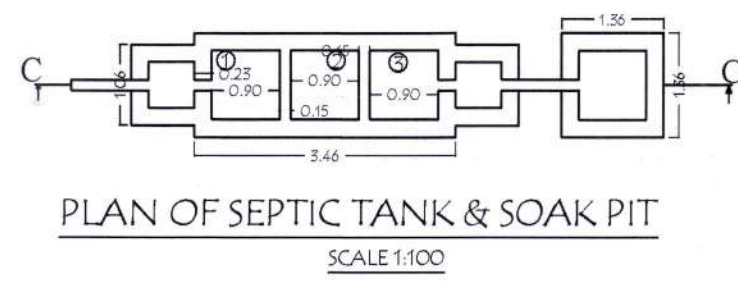
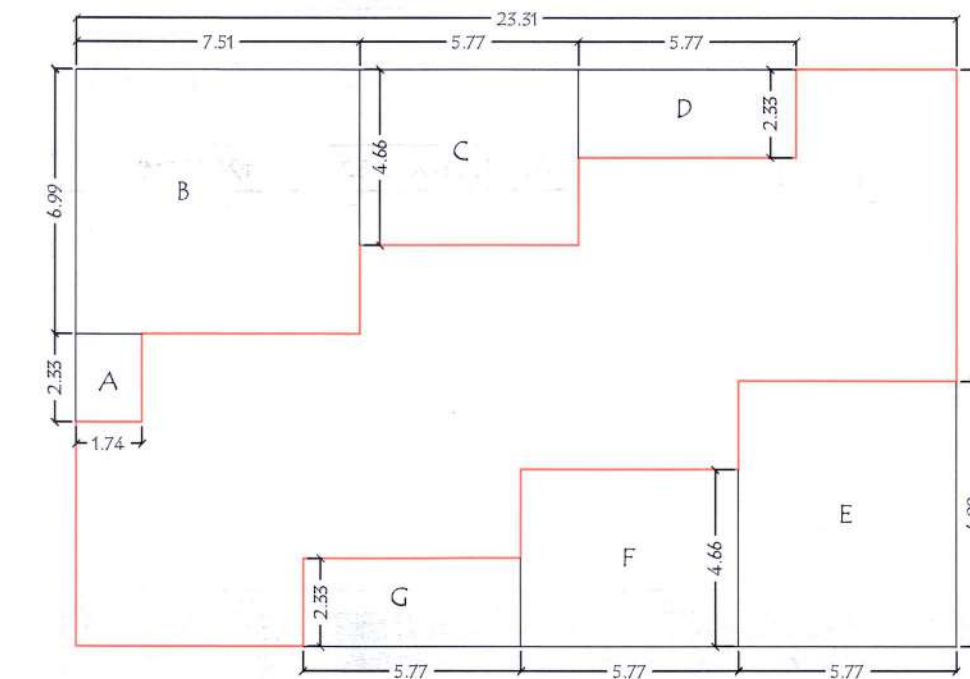
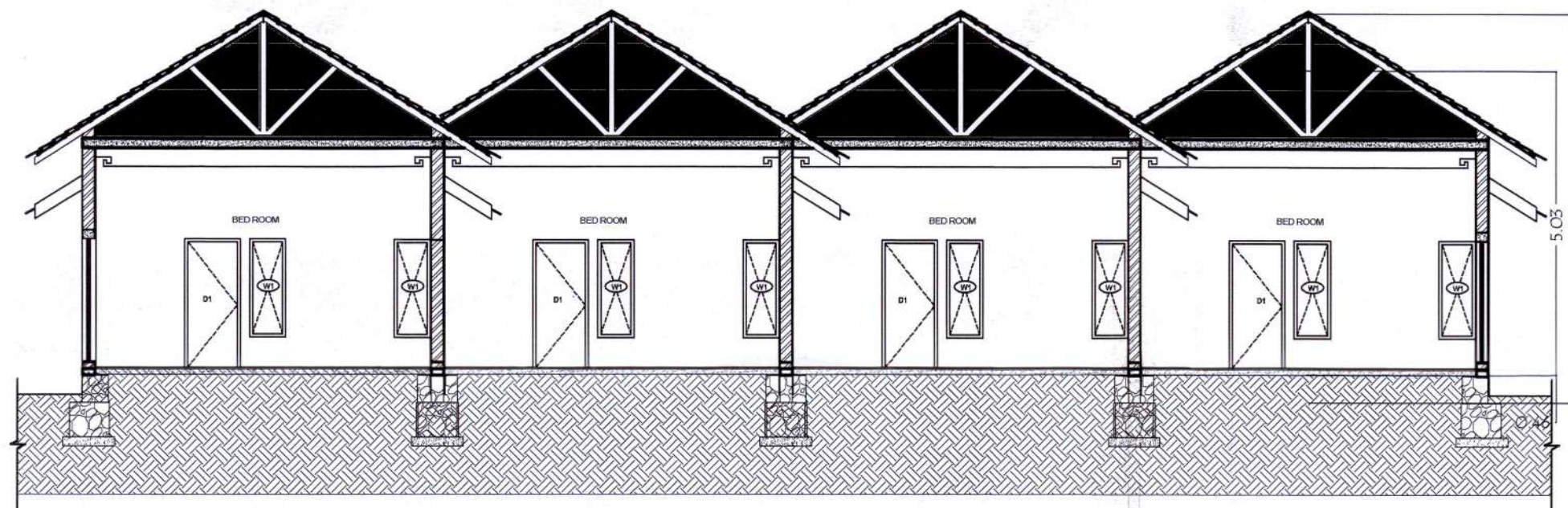




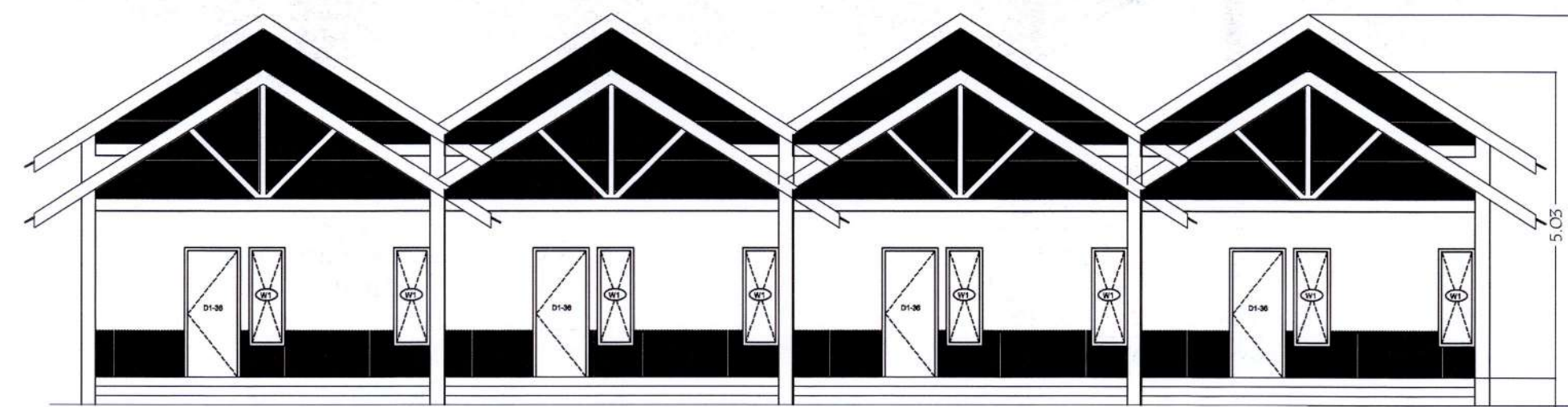
COMPOUND WALL DETAIL
SCALE 1:50



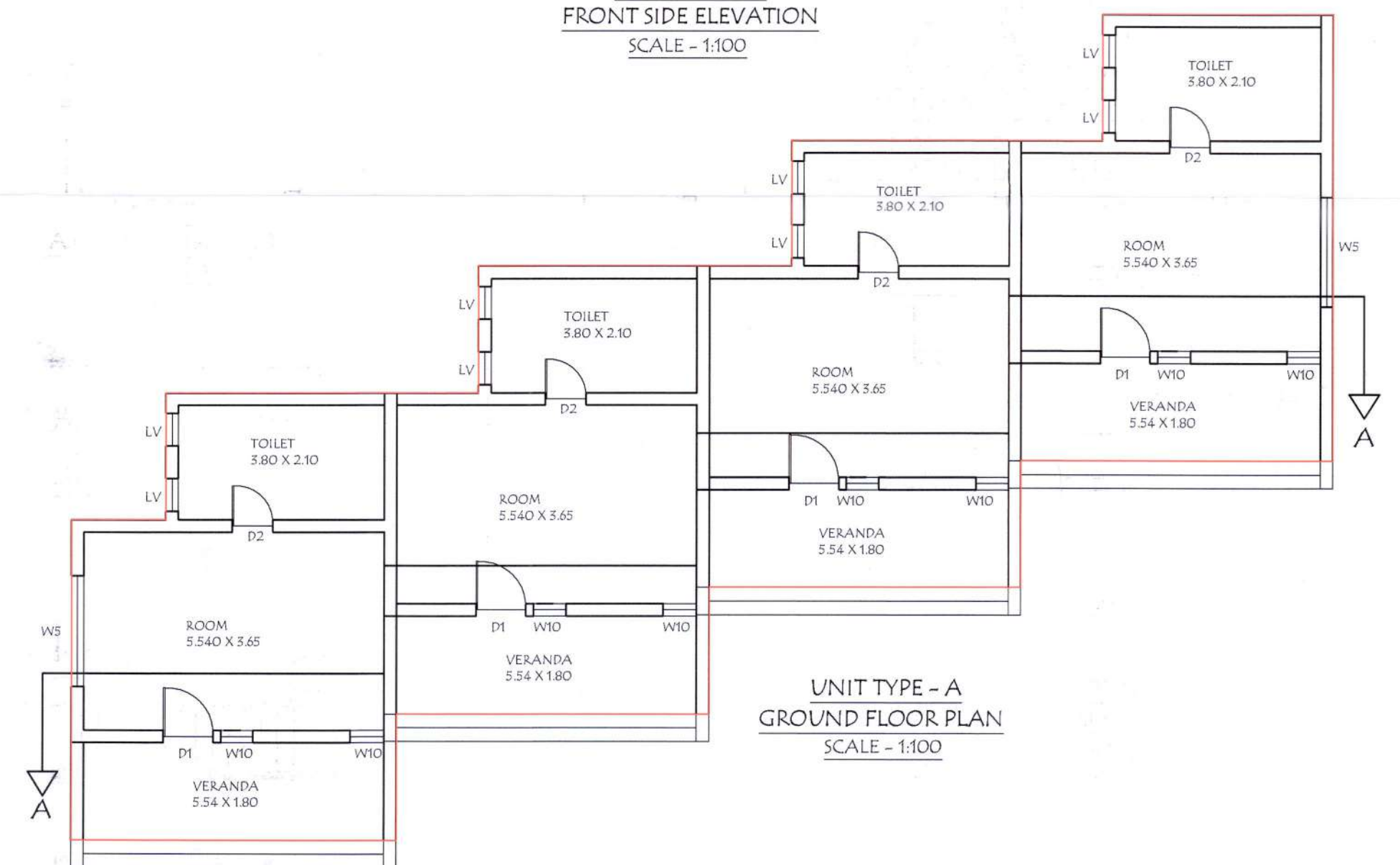
UNIT TYPE - A
AREA DIAGRAM AS PER P-LINE
OF GROUND FLOOR PLAN
SCALE 1:200



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



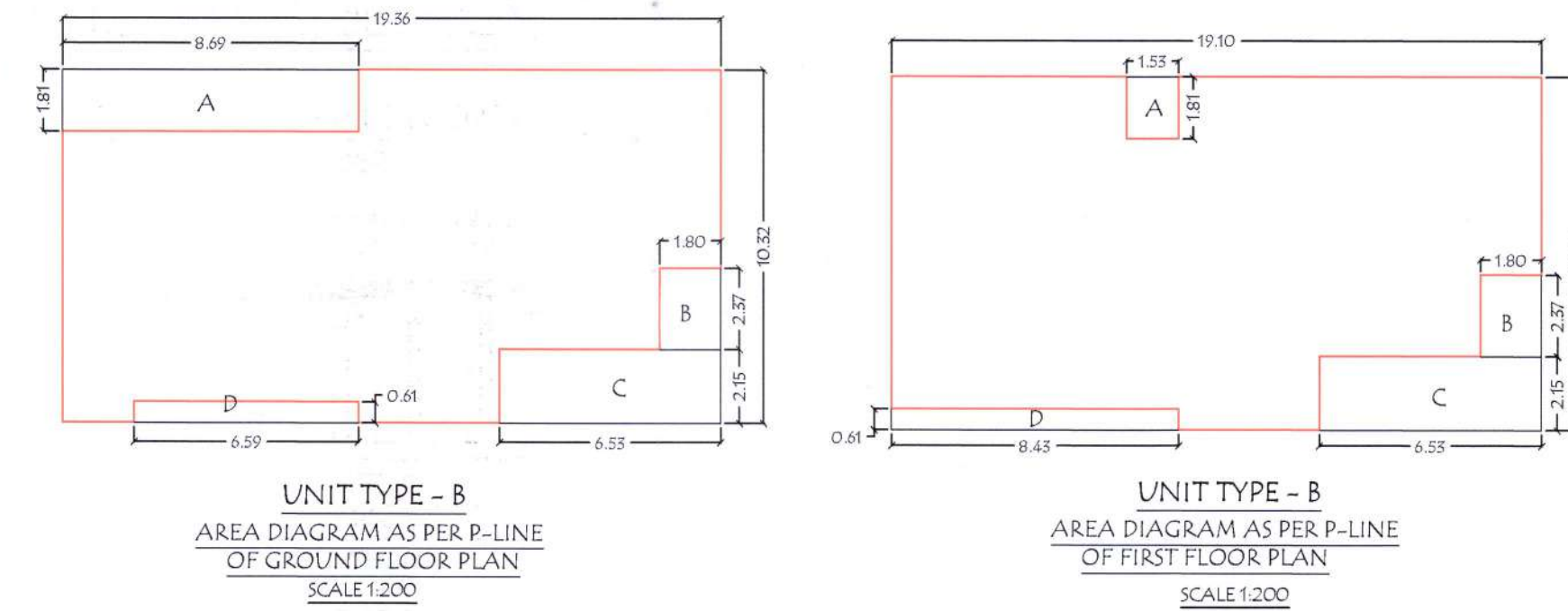
UNIT TYPE - A
FRONT SIDE ELEVATION
SCALE - 1:100



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

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

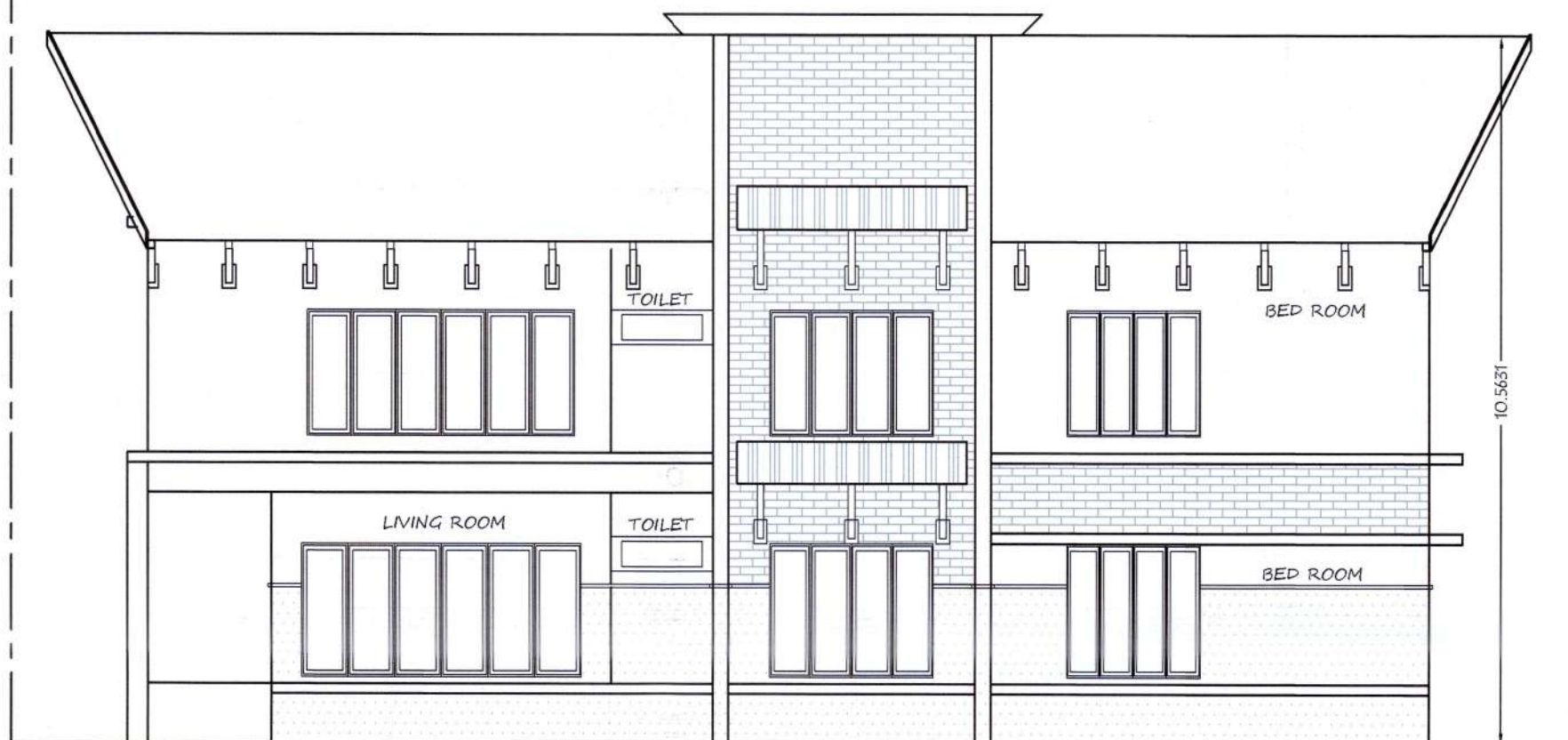
A1	23.31 X 15.23	= 355.01 SMT.
LESS -	A1	1.74 X 2.33 = 4.05 SMT.
	B1	7.51 X 6.99 = 52.49 SMT.
	C1	5.77 X 4.66 = 26.88 SMT.
	D1	5.77 X 2.33 = 13.44 SMT.
	E1	5.77 X 6.99 = 40.33 SMT.
	F1	5.77 X 4.66 = 26.88 SMT.
	G1	5.77 X 2.33 = 13.44 SMT.
TOTAL		= 177.51 SMT.
		355.01 - 177.51 = 177.50 SMT.
PROPOSED BUILT-UP AREA OF GROUND FLOOR PLAN		= 177.50 SMT.



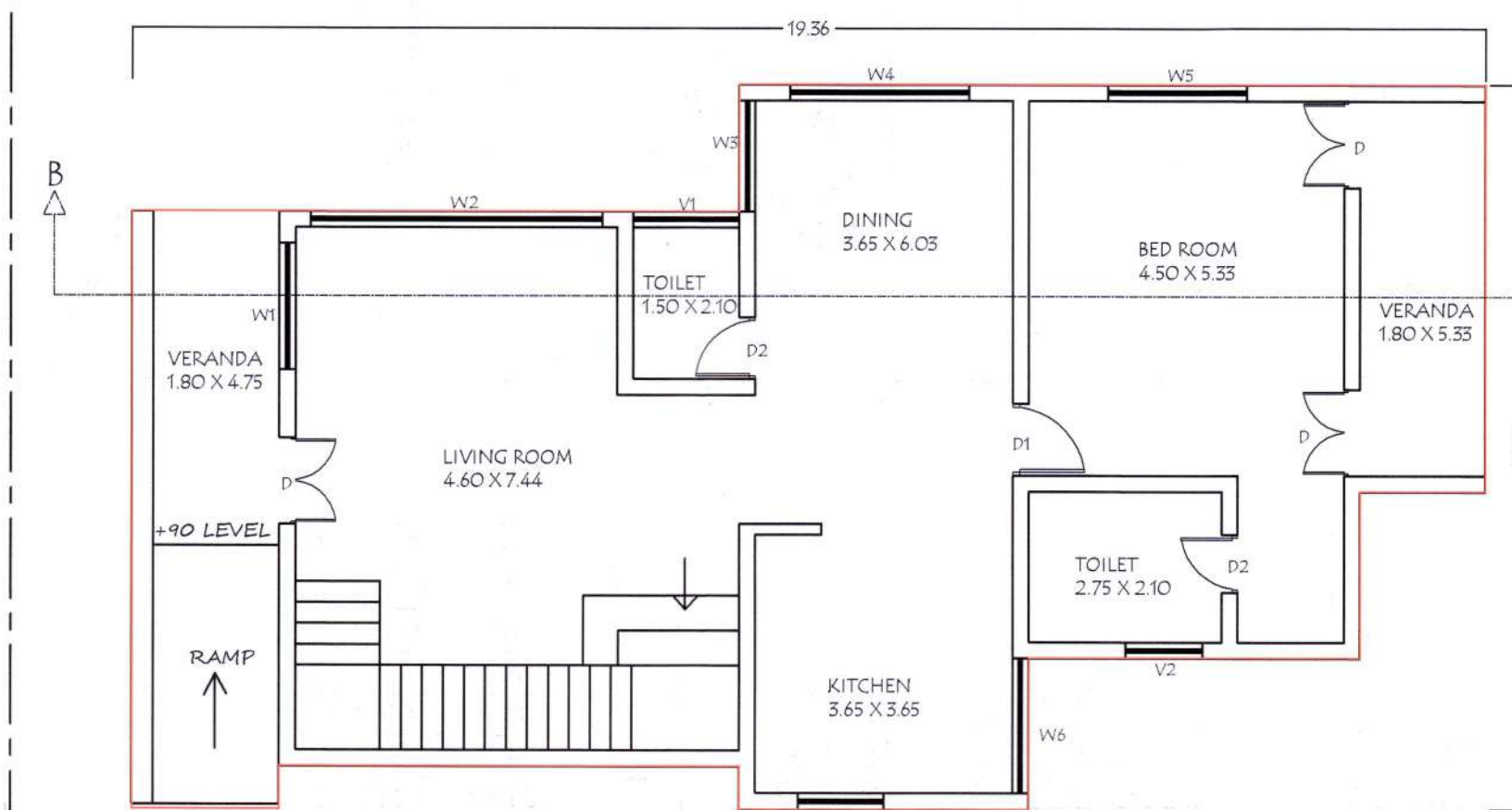
A1	19.36 X 10.32	= 199.79 SMT.
LESS -	A1	8.69 X 1.81 = 15.72 SMT.
	B1	1.80 X 2.37 = 4.26 SMT.
	C1	6.53 X 2.15 = 14.03 SMT.
	D1	6.59 X 0.61 = 4.01 SMT.
TOTAL		= 38.02 SMT.
		199.79 - 38.02 = 161.77 SMT.
PROPOSED BUILT-UP AREA OF GROUND FLOOR PLAN		= 161.77 SMT.

GROUND FLOOR	161.77 SMT.
FIRST FLOOR	170.92 SMT.
TOTAL	332.69 SMT.

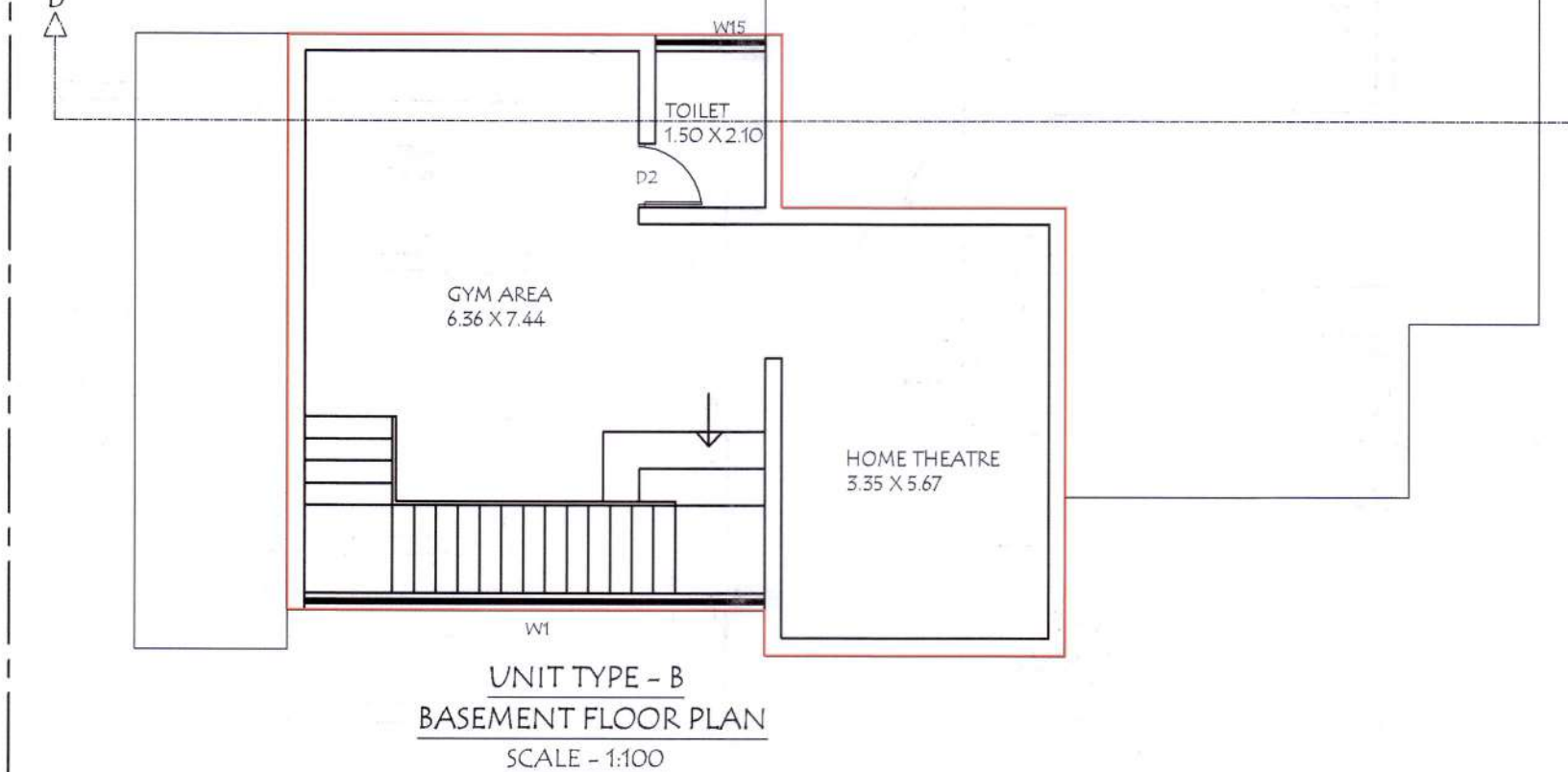
A1	19.10 X 10.32	= 197.11 SMT.
LESS -	A1	1.53 X 1.81 = 2.76 SMT.
	B1	1.80 X 2.37 = 4.26 SMT.
	C1	6.53 X 2.15 = 14.03 SMT.
	D1	8.43 X 0.61 = 5.14 SMT.
TOTAL		= 26.19 SMT.
		197.11 - 26.19 = 170.92 SMT.
PROPOSED BUILT-UP AREA OF FIRST FLOOR PLAN		= 170.92 SMT.



UNIT TYPE - B
NORTH SIDE ELEVATION
SCALE - 1:100



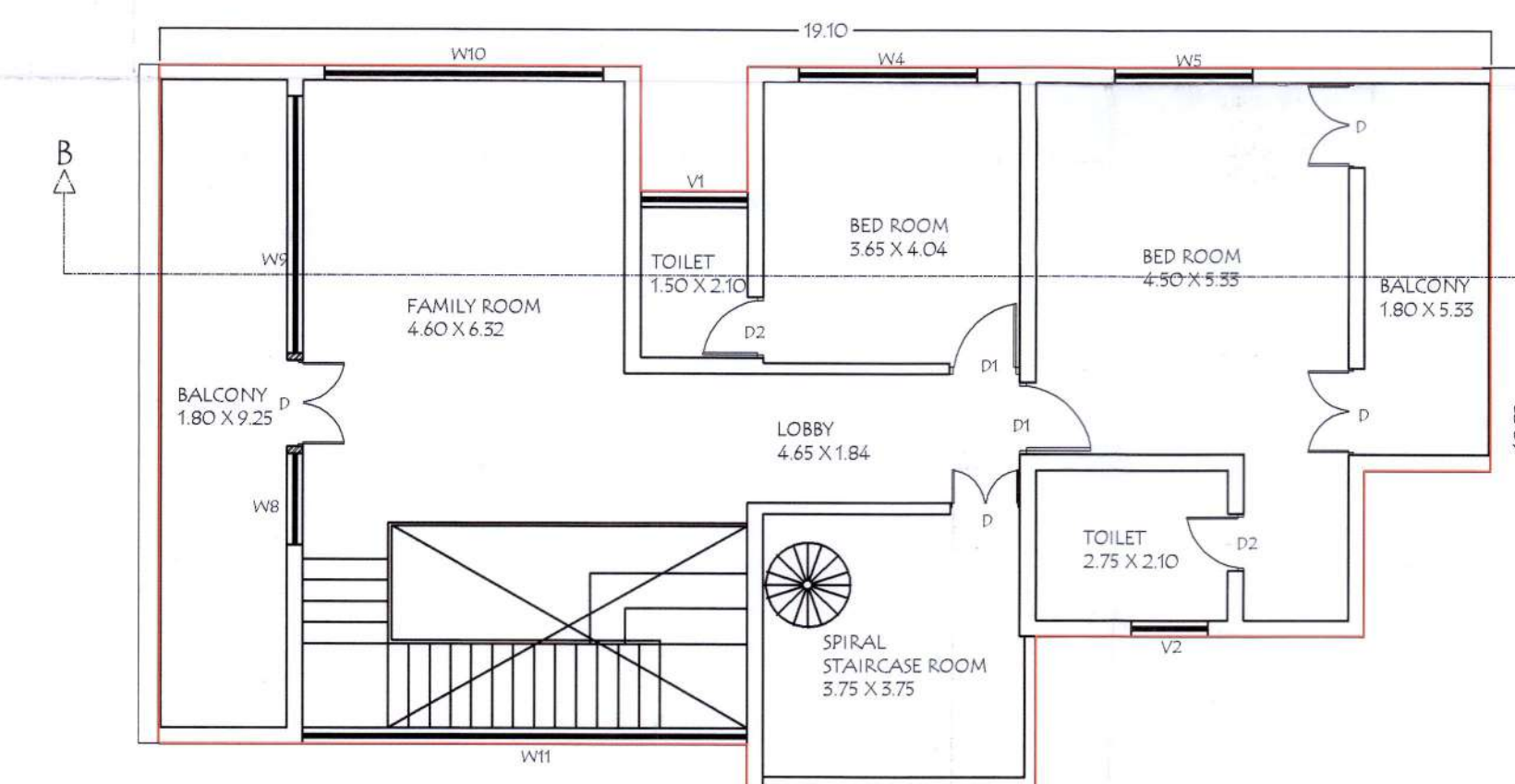
UNIT TYPE - B
GROUND FLOOR PLAN
SCALE - 1:100



UNIT TYPE - B
BASEMENT FLOOR PLAN
SCALE - 1:100



UNIT TYPE - B
SECTION - BB
SCALE - 1:100



UNIT TYPE - B
FIRST FLOOR PLAN
SCALE - 1:100

आदेश क्र. मसा/एलएमए-एच.आर./मसा/७४३/२०२१
दिनांक ०५/०८/२०२२ अन्वये आदेशातील
शर्तीना अधीन राहून व नकाशावर दिसल्या रंगाने केलेल्या
दुरुस्ती प्रमाणे अकडीक/वायव्याम/सुमरित रेषांकन/अंतीम रेषांकन
(दुरुस्ती घेणे) वाचिजे
सहकार्य संचालक नगर रचना
रायगड-अलिबाग
रायगड-अलिबाग
०५ AUG 2022



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

STAMPS OF APPROVAL OF PLAN
मसा/एलएमए-एच.आर./मसा/७४३/२०२१
दिनांक ०५/०८/२०२२ अन्वये आदेशातील
शर्तीना अधीन राहून व नकाशावर दिसल्या रंगाने केलेल्या
दुरुस्ती प्रमाणे अकडीक/वायव्याम/सुमरित रेषांकन/अंतीम रेषांकन
(दुरुस्ती घेणे) वाचिजे
सहकार्य संचालक नगर रचना
रायगड-अलिबाग
रायगड-अलिबाग
०५ AUG 2022

सहकार्य संचालक नगर रचना
रायगड-अलिबाग
रायगड-अलिबाग
०५ AUG 2022

AREA STATEMENT	AREA IN SMT.
11) AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	2380.00 SMT.
A) AS PER OWNERSHIP DOCUMENT (7/12,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 (3-4(C))	2161.00 SMT.
6) RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A) REQUIRED	NIL
B) PROPOSED	NIL
7) INTERNAL ROAD AREA	
8) PLOTABLE AREA (IF APPLICABLE)	
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) (10X(8)+(11)D) OR 12 WHICHEVER IS APPLICABLE	547.20 SMT.
B) ANULLARY AREA FSI UPTO 80% OR 80% WITH PAYMENT OF CHARGES	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.61 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 / / 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 PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

FOR : MR. SATHYWAN VITTAL MHATRE
MR. SANKET SATHYWAN MHATRE
OWNER NAME AND SIGNATURE

ARCHITECT'S SIGN

JOB NO.	PRG. NO.	DATE	DRN. BY	CHECK BY
	1	10/10/2021	VISHAL	S.PATIL

SRINATH ASHOK PATIL
B.E. CIVIL
EN17-40060