A wing

AREA DETAIL OF APARTMENT (PROPOSED WING :- A)					
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT (IN SQ.M.)	AREA OF BALCONY ATTACHED TO APARTMENT	TOTAL CARPET AREA (IN SQ.M.)
	4TH FLOOR	401 (1BHK)	27,74	-	27.74
		402 (1RK)	19,79	-	19,79
		407 (1RK)	19,79	-	19,79
		408 (1BHK)	27,15	-	27,15
	5TH FLOOR	501 (1BHK)	27.74	-	27.74
		502 (1RK)	19,79	-	19,79
		503 (1RK)	19,79	-	19,79
		504 (1BHK)	27,74	-	27.74
		505 (1BHK)	27,74	-	27,74
		506 (1RK)	19,79	-	19,79
		507 (1RK)	19,79	-	19,79
		508 (1BHK)	27,74	-	27,74
	6TH FLOOR	601 (1BHK)	27,74	-	27,74
		602 (1BHK)	27,83	-	27,83
		603 (1BHK)	27,83	-	27,83
		604 (1BHK)	27,74	-	27,74

TOTAL CONSTRUCTED AREA STATEMENT FOR LABOUR CESS				
FLOOR NO.	B/UP INCLUDING STAIRCASE & LOBBY	OHT	STILT	TOTAL
GROUND FLOOR	61.45	0.00	150.27	211.72
1ST FLOOR	209.91	--	0.00	209.91
2ND FLOOR	209.91	--	0.00	209.91
3RD FLOOR	209.91	--	0.00	209.91
4TH FLOOR	229.14	--	0.00	229.14
5TH FLOOR	246.20	--	0.00	246.20
6TH FLOOR	132.84	--	0.00	132.84
TERRACE FLOOR		11.16	0.00	11.16
TOTAL	1299.36	11.16	150.27	1460.79

PROPOSED BUILDING - BUILT UP AREA STATEMENT			
BUILDING NO.	FLOOR NO.	WINGS	TOTAL BUILT-UP AREA OF WING
	GRD. FLOOR	A	61.45
	1ST FLOOR		209.91
	2ND FLOOR		209.91
	3RD FLOOR		209.91
	4TH FLOOR		229.14
	5TH FLOOR		246.20
	6TH FLOOR		132.84
	TOTAL		1299.36

SIXTH FLOOR PLAN (WING -A)
SCALE 1:100

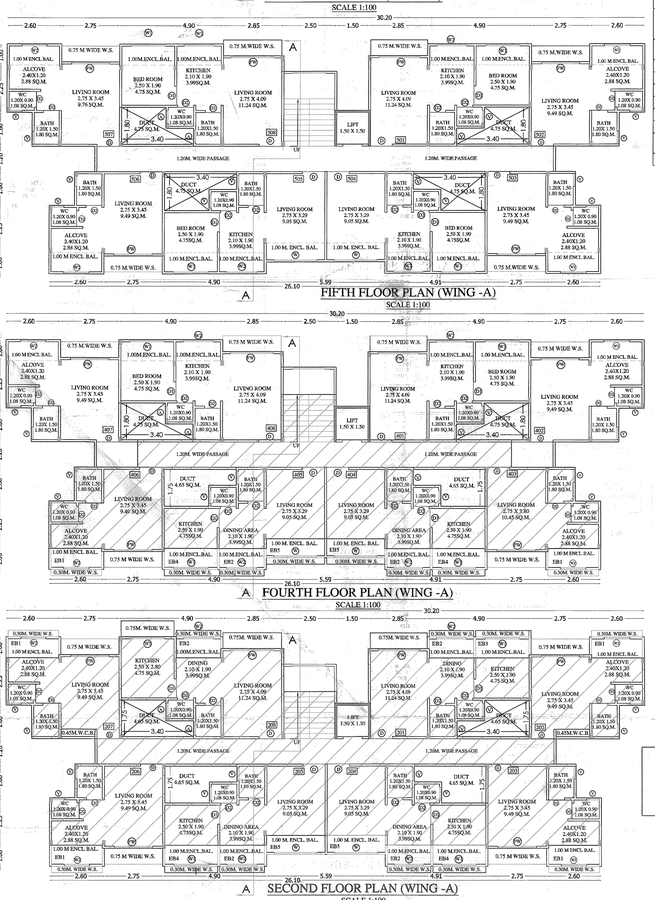
FIFTH FLOOR PLAN (WING -A)
SCALE 1:100

FOURTH FLOOR PLAN (WING -A)
SCALE 1:100

SECOND FLOOR PLAN (WING -A)
SCALE 1:100

FIRST & THIRD FLOOR PLAN (WING -A)
SCALE 1:100

GROUND FLOOR PLAN (WING -A)
SCALE 1:100



BUILT UP AREA DIAGRAM FOR SIXTH FLOOR PLAN AS PER 'P' LINE (WING -A)
SCALE 1:100

BUILT-UP AREA CALCULATION AS PER 'P' LINE						
SIXTH FLOOR						SQ.MT.
A	19.50	X	11.09	X	1	216.26
DEDUCTION						
1	4.90	X	0.19	X	2	1.86
2	9.70	X	1.49	X	1	14.45
3	4.00	X	0.74	X	1	2.96
4	1.50	X	3.45	X	1	5.18
5	2.20	X	1.00	X	2	4.40
6	3.50	X	0.85	X	2	5.95
7	6.35	X	1.20	X	2	15.24
8	5.55	X	0.85	X	2	9.43
9	4.25	X	1.00	X	2	8.50
10	2.05	X	3.00	X	2	12.30
11	5.60	X	0.56	X	1	3.14
TOTAL						83.41
NET BUILT-UP AREA						132.84

BUILT UP AREA DIAGRAM FOR FIFTH FLOOR PLAN AS PER 'P' LINE (WING -A)
SCALE 1:100

BUILT-UP AREA CALCULATION AS PER 'P' LINE						
FIFTH FLOOR						SQ.MT.
A	30.20	X	11.65	X	1	351.83
DEDUCTION						
1	1.60	X	0.75	X	2	3.90
2	2.75	X	1.60	X	2	8.80
3	2.10	X	1.00	X	4	8.40
4	3.40	X	0.80	X	4	10.88
5	4.90	X	0.75	X	1	3.68
6	2.85	X	1.31	X	2	7.47
7	4.00	X	2.05	X	1	8.20
8	1.50	X	3.45	X	1	5.18
9	4.90	X	0.75	X	1	3.68
10	1.20	X	1.60	X	2	3.84
11	4.20	X	1.20	X	2	10.08
12	3.25	X	1.60	X	2	10.40
13	2.05	X	3.25	X	2	13.32
14	2.75	X	0.85	X	2	4.68
15	5.60	X	0.56	X	1	3.14
TOTAL						105.63
NET BUILT-UP AREA						246.20

BUILT UP AREA DIAGRAM FOR FOURTH FLOOR PLAN AS PER 'P' LINE (WING -A)
SCALE 1:100

BUILT-UP AREA CALCULATION AS PER 'P' LINE						
FOURTH FLOOR						SQ.MT.
ADDITIONS						
1	2.60	X	3.25	X	1	8.45
2	1.60	X	2.40	X	1	3.84
3	3.00	X	1.60	X	1	4.80
4	2.05	X	1.30	X	1	2.66
5	1.25	X	3.90	X	1	4.88
6	2.70	X	0.85	X	1	2.30
7	2.60	X	2.15	X	1	5.59
8	1.30	X	1.00	X	1	1.30
9	1.30	X	1.75	X	1	2.28
10	2.10	X	2.44	X	1	5.12
11	2.20	X	0.56	X	1	1.23
12	2.95	X	2.04	X	1	6.02
13	2.85	X	2.15	X	1	6.13
14	2.50	X	1.30	X	1	3.25
15	4.25	X	0.75	X	1	3.19
16	5.55	X	1.00	X	1	5.55
17	2.85	X	2.44	X	1	6.95
18	4.90	X	3.00	X	1	14.70
19	1.15	X	2.15	X	1	2.47
20	1.25	X	1.75	X	1	2.19
21	2.05	X	1.30	X	1	2.66
22	3.00	X	1.60	X	1	4.80
23	1.60	X	2.40	X	1	3.84
24	2.60	X	3.25	X	1	8.45
TOTAL BUILT-UP AREA						112.65
EXISTING 4TH FLOOR AREA						114.11
EXISTING EXCESS BAL.						2.38

BUILT UP AREA DIAGRAM FOR FIRST FLOOR PLAN AS PER 'P' LINE (WING -A)
SCALE 1:100

BUILT-UP AREA CALCULATION AS PER 'P' LINE						
FIRST, SECOND & THIRD FLOOR						SQ.MT.
A	30.20	X	10.05	X	1	303.51
DEDUCTION						
1	2.50	X	1.00	X	2	5.00
2	2.85	X	0.85	X	1	2.42
3	2.10	X	1.00	X	4	8.40
4	3.40	X	0.75	X	4	10.20
5	2.10	X	1.00	X	1	2.10
6	2.95	X	0.56	X	2	3.30
7	2.50	X	2.60	X	1	6.50
8	1.50	X	4.75	X	1	7.13
9	4.70	X	1.00	X	1	4.70
10	2.95	X	0.85	X	1	2.51
11	1.60	X	1.65	X	2	5.28
12	1.40	X	1.20	X	2	3.36
13	1.20	X	6.80	X	2	16.32
14	2.05	X	1.60	X	2	6.56
15	0.85	X	2.40	X	2	4.08
16	2.50	X	0.15	X	2	0.75
17	5.60	X	0.46	X	1	2.58
18	16.10	X	0.15	X	1	2.42
TOTAL						93.60
NET BUILT-UP AREA						209.91

BUILT UP AREA DIAGRAM FOR 1ST, 2ND, 3RD FLOOR (WING -A)
SCALE 1:100

BUILT-UP AREA CALCULATION AS PER 'P' LINE						
GROUND FLOOR						SQ.MT.
ADDITIONS						
1	1.20	X	2.25	X	1	2.70
2	1.30	X	3.85	X	1	5.01
3	2.95	X	4.00	X	1	11.80
4	1.20	X	2.25	X	1	2.70
5	1.30	X	4.45	X	1	5.79
6	2.95	X	4.60	X	1	13.57
7	4.20	X	2.60	X	1	10.92
8	2.60	X	3.45	X	1	8.97
as a o						61.45

BUILT UP AREA DIAGRAM FOR GROUND FLOOR PLAN AS PER 'P' LINE (WING -A)
SCALE 1:100



FRONT ELEVATION (WING -A)
SCALE 1:100

SECTION A-A (WING -A)
SCALE 1:100



BALCONY AREA DIAGRAM FOR 4TH FLOOR (WING -A)
SCALE 1:100

BALCONY AREA CALCULATION FOR FOURTH FLOOR	
4TH FLOOR	SQ.MT.
EB1 2.40 X 1.00 X 2 NOS	4.80
EB2 2.10 X 1.00 X 2 NOS	4.20
EB4 2.50 X 1.00 X 2 NOS	5.00
EB5 2.75 X 1.00 X 2 NOS	5.50
TOTAL	19.50



BALCONY AREA DIAGRAM FOR 1ST, 2ND, 3RD FLOOR (WING -A)
SCALE 1:100

BALCONY AREA CALCULATION FOR TYPICAL FLOOR						
1ST , 2ND & 3RD FLOOR						SQ.MT.
EB1	2.40	X	1.00	X	4 NOS	9.60
EB2	2.10	X	1.00	X	4 NOS	8.40
EB3	2.50	X	1.00	X	1 NO	2.50
EB4	2.50	X	1.00	X	2 NOS	5.00
EB5	2.75	X	1.00	X	2 NOS	5.50
TOTAL						31.00

SHEET NO. - 2/4

PERFORMA - B

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN,BUILT UP AREA DIAGRAM & CALCULATION,SECTION & ELEVATION ETC.

STAMP OF APPROVAL

दि.क्र. सहसंच-२०२१/जिप्रोयु।७१५।ओ.का/विलंबनी
दि: २०/१२।२०२१ पत्र क्र. ६२।२०२१
दिनांक 25/05/2022 अन्वये
यातील प्रतीत अधिन राहून व नकाशावर
दिल्या रंगाने दुरुस्ती प्रमाणे शिफारस
सहायक संचालक,नगर रचना
रायगड-अलिबाग

आयोजन ता. गव्हाणपाडा भाग/सि.स.क्र. 2८.....दि.१७
दिनांक 25/05/2022 अन्वये आयोजनातील
प्रतीतीस अधीन राहून व नकाशावर दिल्या रंगाने दर्शविल्या
दुरुस्ती प्रमाणे अंतिम/तात्पुरत्या/सशर्त स्वरूपात रेखांकन/अंतिम रेखांकन
नोकरी व अनुषंगिक वाणिज्य या प्रयोजनासाठी
परवानगी मंजूर.

सहायक ता. गिरणाधिकारी
सं/ग्रा.रा.शहापी अलि

जिल्हाधिकारी रायगड/अलिबाग

25 MAY 2022

AREA STATEMENT			
1		AREA OF THE PLOT (Minimum area of a, b,c to be considered)	3310.00
	a)	AS PER OWNERSHIP DOCUMENT (7/12, cts extract)	3310.00
	b)	AS PER MEASUREMENT SHEET	3310.00
	c)	AS PER SITE	3310.00
2		DEDUCTIONS FOR	
	a)	PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD/HIGHWAY WIDENING	103.48
	b)	ANY D.P. RESERVATION AREA	-
	c)	AREA UNDER EXISTING ROAD	13.87
		(TOATL a +b)	117.35
3		BALANCE AREA OF PLOT (1-2)	3192.65
4		AMENITY SPACE (if applicable)	
	a)	REQUIRED -	-
	b)	ADJUSTMENT OF 2(b) ,IF ANY -	-
	c)	BALANCE PROPOSED -	-
5		NET PLOT AREA (3-4(C))	3192.65
6		RECREATIONAL OPEN SPACE (if applicable)	
	a)	REQUIRED -	331.00
	b)	PROPOSED -	400.00
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 F.S.I.(1.1))	3511.92
10		ADDITIONAL OF F.S.I. ON PAYMENT OF PREMIUM	0.30
	a)	MAXIMUM PERMISSBLE PREMIUM FSI - BASED ON ROAD WIDTH/ TOD ZONE	
	b)	PROPOSED FSI ON PAYMENT OF PREMIUM(s.no.5 X 0.30)	957.80
11		IN -SITU F.S.I/ TDR LOADING	
	a)	IN SITU AREA AGAINST DP ROAD [2.0 X Sr. No. 2(a)], IF ANY	206.96
	b)	IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 X Sr. No. 4(b) and/or.(c)]	-
	c)	TDR AREA	-
	d)	TOTAL IN SITU / TDR LOADING PROPOSED [11 (a) +(b) +(c)]	206.96
12		ADDITIONAL F.S.I. AREA UNDER CHAPTR NO.7	-
13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a)	[9+10(b)+11(d)] + 12 WHICHEVER IS APPLICABLE	4676.67
	b)	EXISTING BUILT UP AREA	746.22
	c)	TOTAL WHICHEVER IS APPLICABLE (13a - 13 b)	3930.45
	d)	ANCILLARY AREA FSI UPTO 60% OR 80% OF CHARGES (13c x 60%)	2358.27
	e)	TOTAL ENTITLEMENT (13c + 13 d)	6288.72
14		MAXIMUM UTILIZATION LIMIT OF FSI (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] (2.1 X 1.6)	3.36
15		TOTAL BUILT UP AREA IN PROPOSAL (excluding area at Sr. No. 17 b)	
	a)	EXISTING BUILT UP AREA	746.22
	b)	PROPOSED BUILT UP AREA (as per p - line)	6258.23
	c)	TOTAL (a+b)	7004.45
16		F.S.I. CONSUMED (15/13) (should not be more than s.no.14 above)	0.99
17		AREA FOR INCLUSIVE HOUSING IF ANY	
	a)	REQUIRED (20% of sr. no. 5)	
	b)	PROPOSED	

PROJECT TITLE : PROPOSED G+7 RESIDENTIAL BLUILDING ON S.NO. 42, HISSA NO.- 2, VILLAGE- BANDHIWALI, TALUKA- KARJAT, DISTRICT- RAIGAD.

CLIENT : M/S. VARDHAMAN ENTERPRISES THROUGH PRAVIN K. DEDHIYA

STAMP : For M/S VARDHAMAN ENTERPRISES
PARTNER

SHEET NO : 2 / 4

DATE : 18.08.2021

STAMP

LETTER OF APPOINTMENT

I AR. KIRAN TERSE (THE DESIGN INDIA) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT/ LICENSED ENGINEER. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF PLOT AND DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL OWNER/LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FROM AND FOUND THEM TO BE CORRECT. DATE- 18 / 08 /2021

OWNERS SIGN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 05/07 /2019 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 OWERSHIP/TP SCHEME RECORDS/LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

SIGNATURE OF ARCHITECT/LICENSED ENGINEER

OWNERS DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVAL BY THORITY/COLLECTOR.I/ WE WOULD EXECUTE THE STRUCTURE AS PER APPROVAL PLANS. ALSOI/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNERS NAME AND SIGNATURE

THE DESIGN INDIA
Architect Engineers
Near Ambedkar Bhavan Gate No.1, Mumbra Nagar, Kalwa(W), 400605
www.thedesignindia.in

JOB NO.	DWG. NO.	SCALE	DRWAN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/LISENCE ENGINEER/SUPERVISOR
VRD.ENT.	2021/16	AS MENTIONED	MOSIN	ISHAN	ADTP/ENGINEER/91