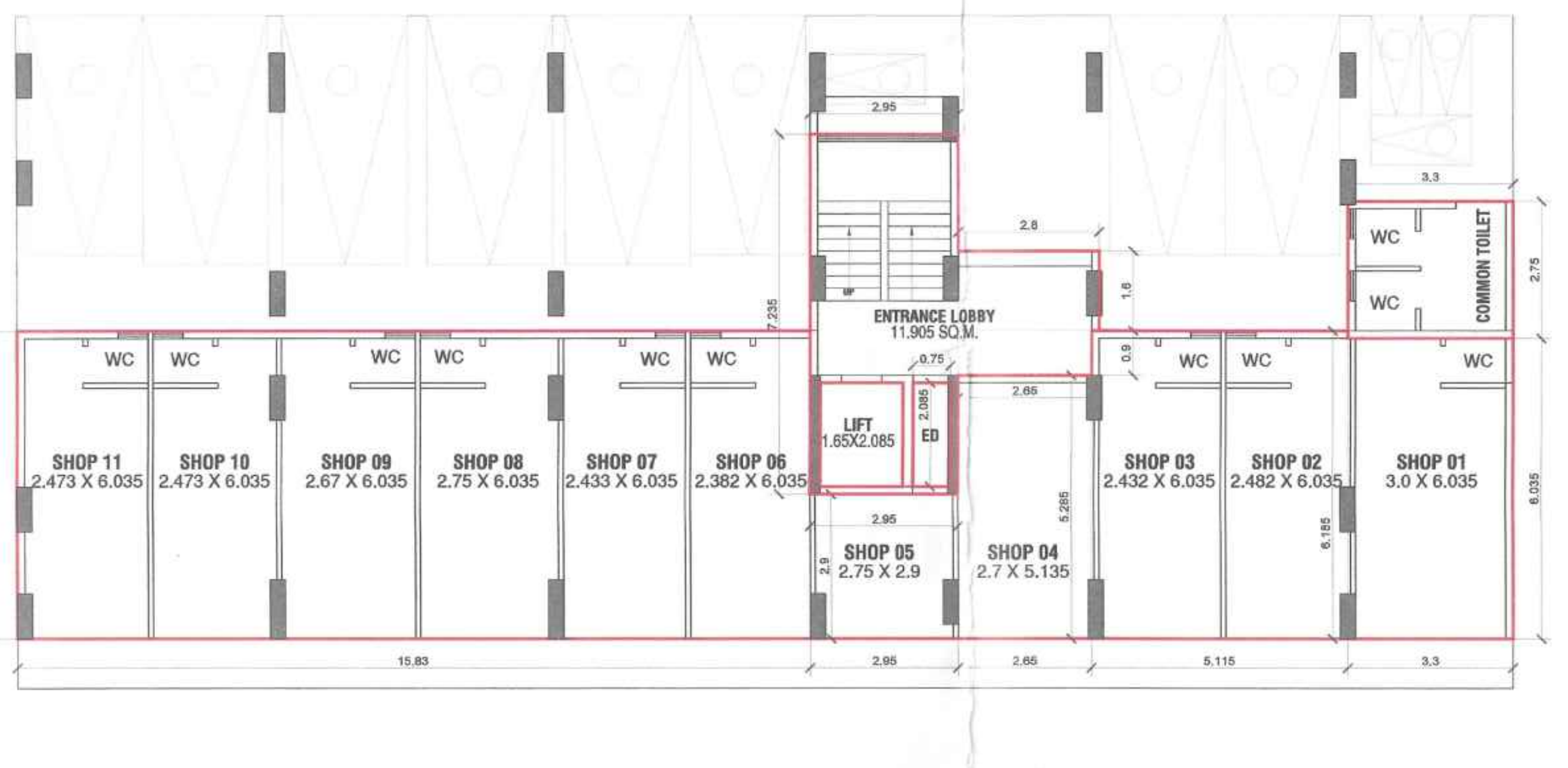
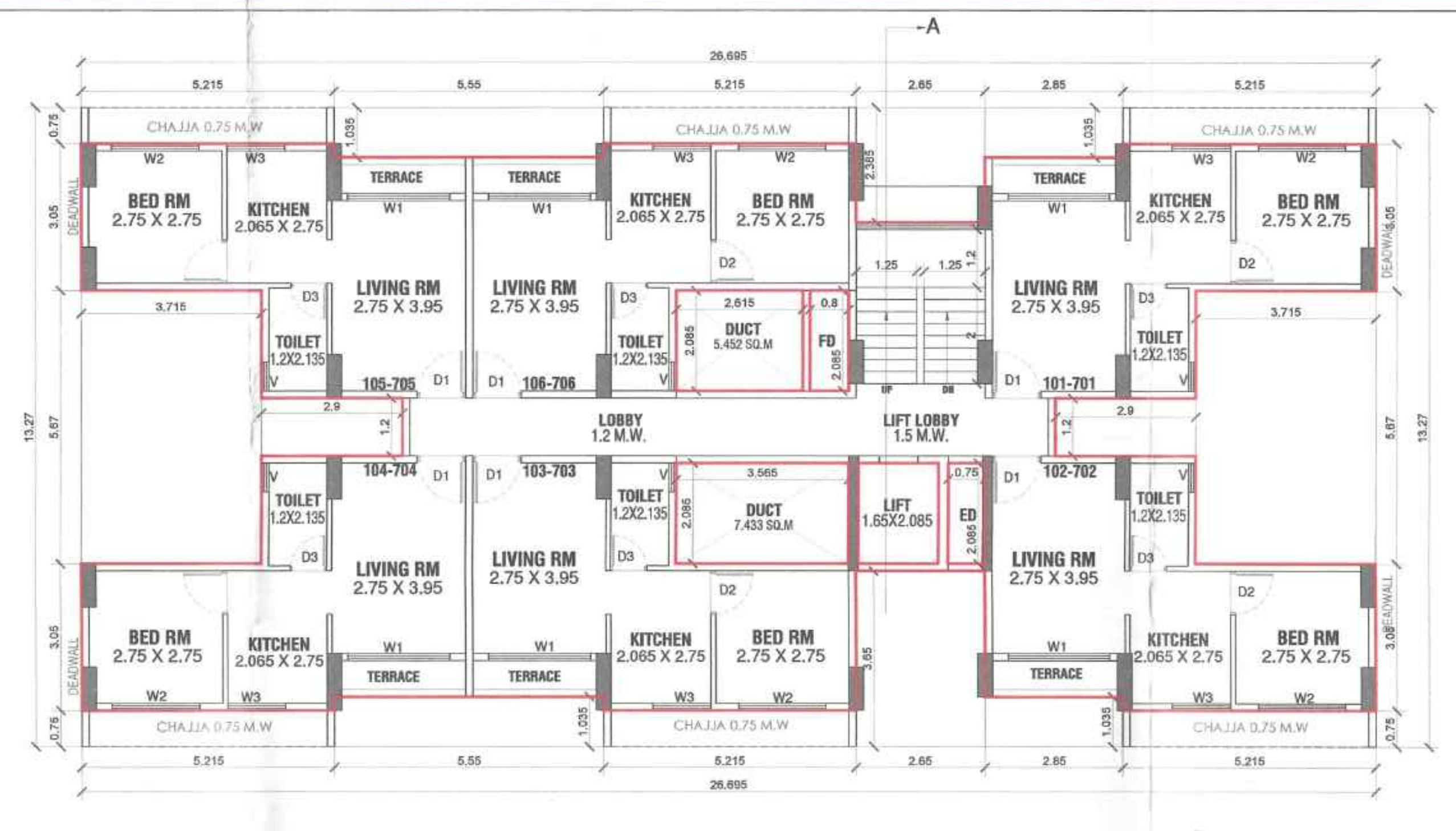
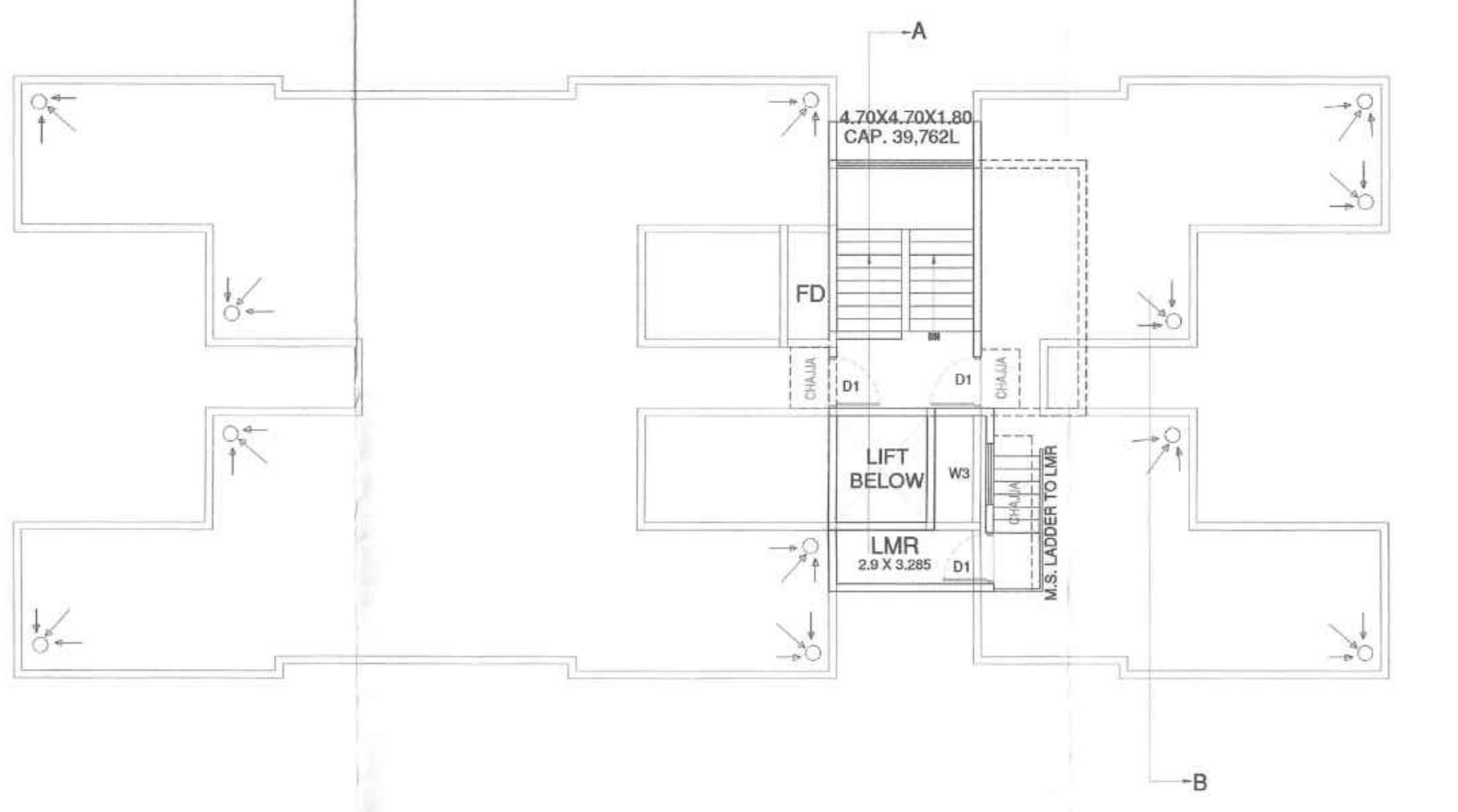


A- WING GROUND FLOOR PLAN
(SCALE 1:100)



A- WING 1ST-7TH FLOOR PLAN
(SCALE 1:100)



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

CONTENT OF SHEET | **SHEET- 2 / 3**

A & B WING DETAILS

APPROVAL STAMP

पत्र क्र ससंनर-राअ / वांध/भी.डे.प ाधाो/कर्जत
स.नं.क्र.९६३/१/अ/५/१६३/२/२२२०
दिनांक 28/11/23 अन्वये
यातील शर्तीना अधिन राहून व नकाशावर
हिरव्या रंगाने दुरुस्ती प्रमाणे शिफारस,

सहाय्यक संचालक,नगर रचना,
रायगड–अलिबाग
दि.क्र. ९६३०७

आदेश क्र. मशा/एलएनए-१एस.आर./प्र.क्र.....929.....२०२३
दिनांक 29 / 09 /२०२४ अन्वये आदेशातील
शर्तीना अधीन राहून व नकाशावर हिरव्या रंगाने केलेल्या
दुरुस्ती प्रमाणे अकृषीक/बांधकाम/सुधारित रेखांकन/अंतीम रेखांकन
निवासी वापराकरिता (Housing for EWS/LIG) या प्रयोजनसाठी
परवानगी मंजूर

जिल्हाधिकारी रायगड करिता

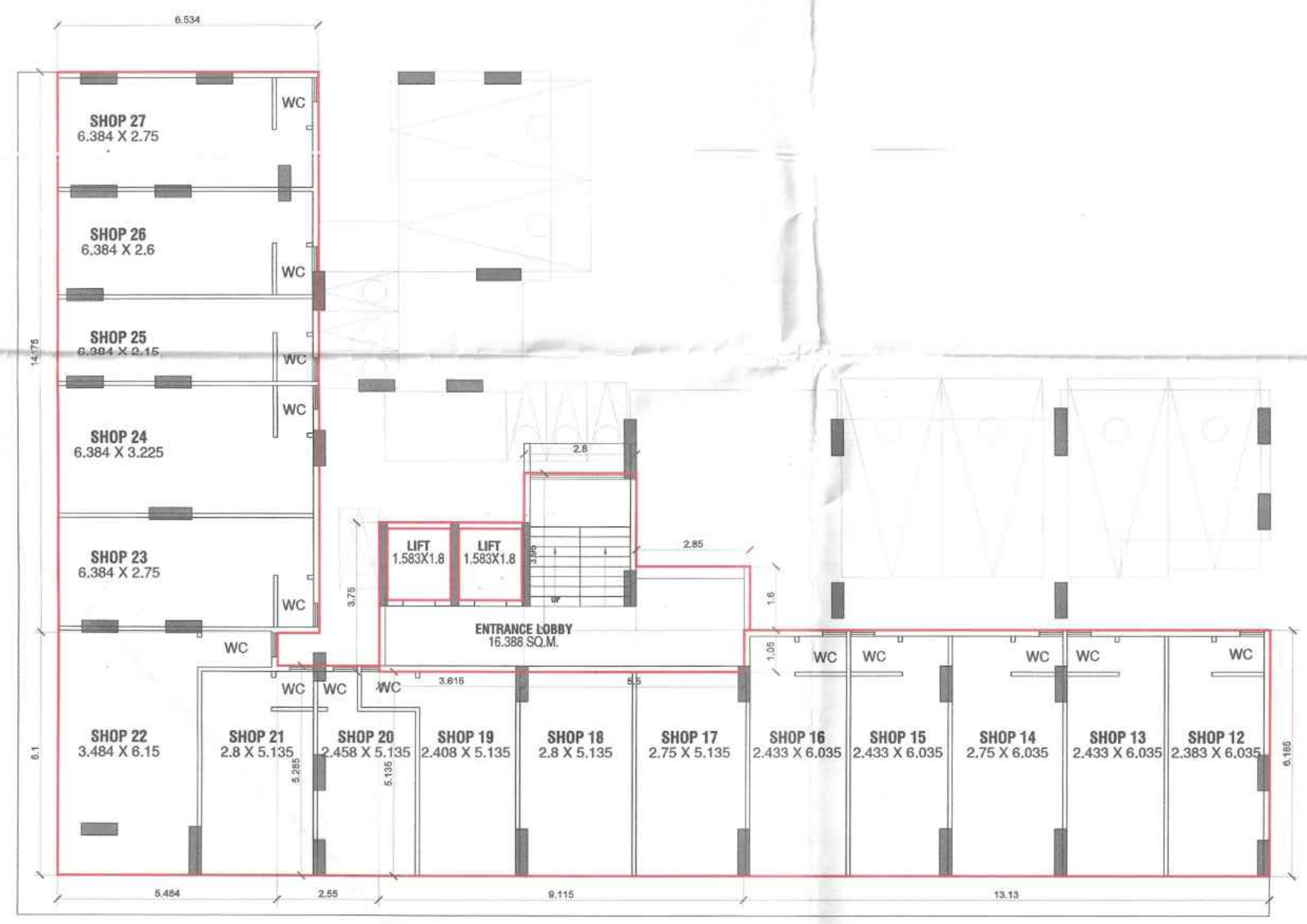
स्थळप्रत मा. जिल्हाधिकारी
यांच्या सहीची असे

31 JAN 2024

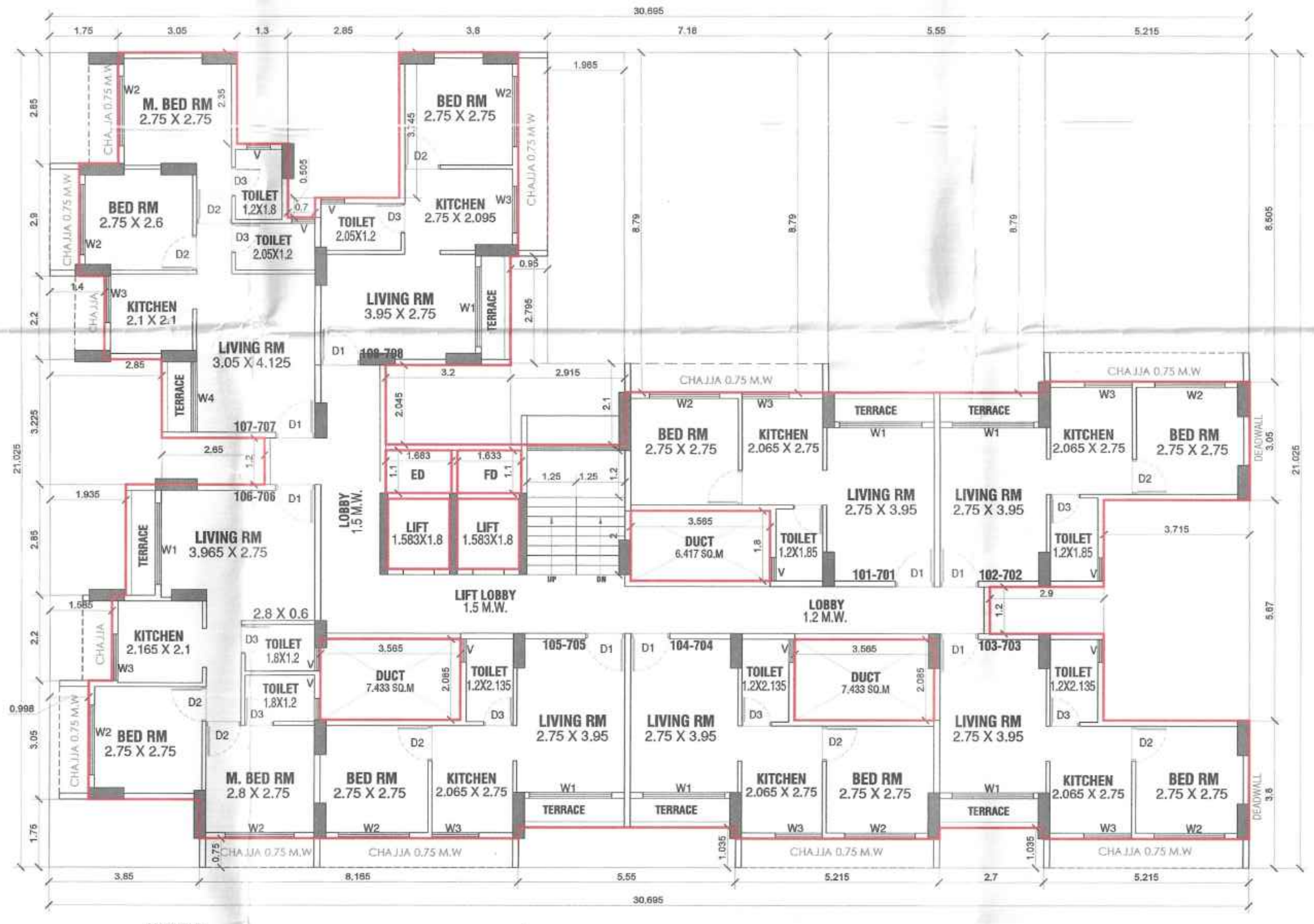
Collector of Raigad

REQUIRED WATER STORAGE CAPACITY CALCULATION (A-WIING)							
TYPE	TOTAL NO. OF UNITS	DOMESTIC REQUIRED U.G. TANK	FLUSHING REQUIREMENT U.G. TANK	ADDITIONAL FLUSHING REQUIREMENT U.G.TANK	TOTAL REQUIRED CAPACITY	PROPOSED DOMESTIC UNDER GROUND WATER TANK	PROPOSED UNDER GROUND WATER TANK
		(A)	(B)	(C)	(A+B+C)	TANK SIZE (MTR)	CAPACITY (LTRS)
COMM.	11	2X135X3 4455	2X54X3 1782	2X180 1980	8217	7.45M X 5.30M X 2.00M	78970
RESI.	42	15X135X5 28350	15X54X5 11340	15X180 7560	47250		
TOTAL REQUIRED U.G. WATER TANK CAPACITY					55,467	TOTAL PROPOSED U.G. WATER TANK CAPACITY	78970

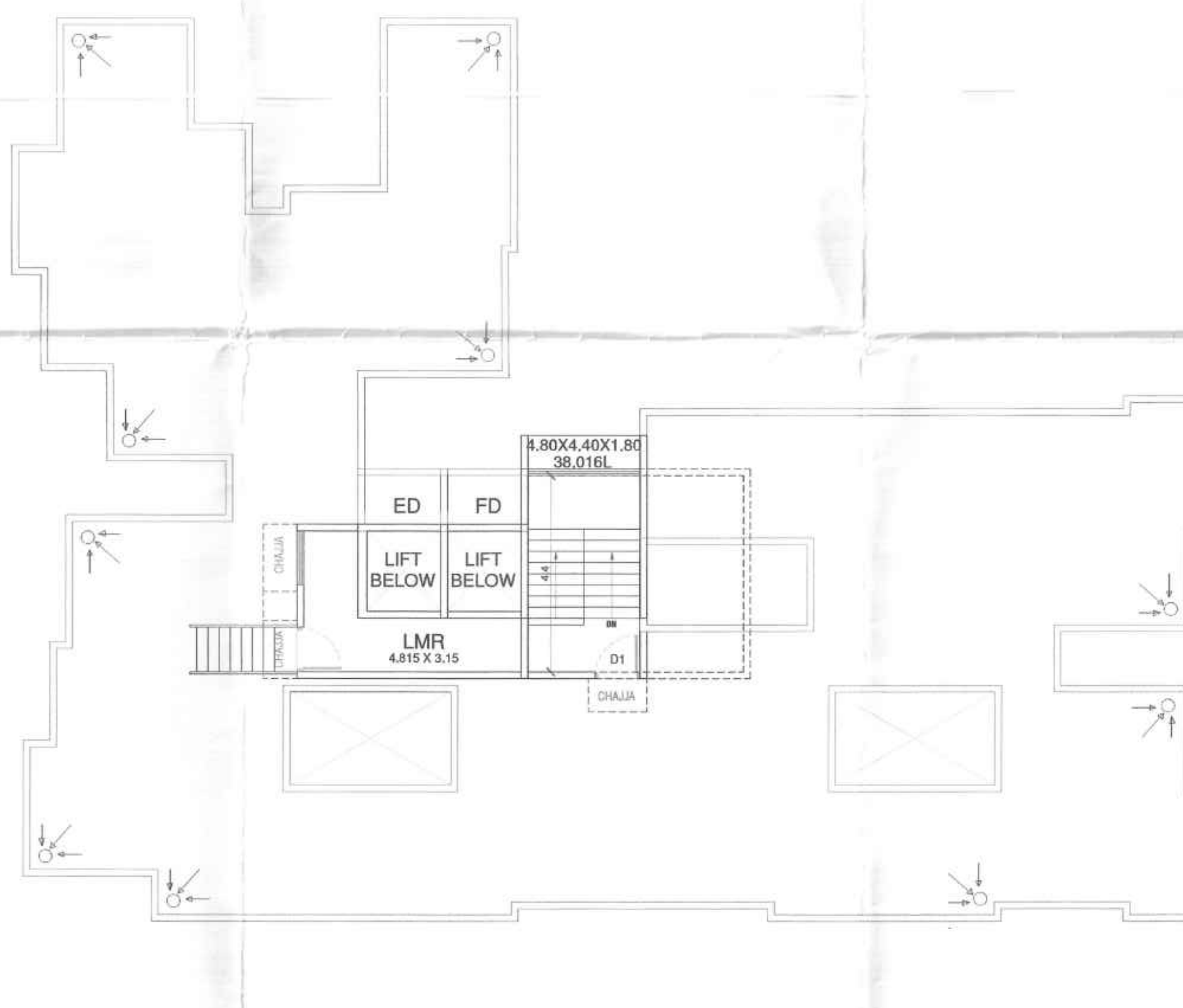
REQUIRED OVER HEAD WATER TANK CALCULATION						
TYPE	TOTAL NO. OF UNITS	DOMESTIC REQUIRED O.H. TANK	FLUSHING REQUIREMENT O.H. TANK	TOTAL REQUIRED CAPACITY	PROPOSED OVER HEAD WATER TANK	PROPOSED OVER HEAD WATER TANK
		(A)	(B)	(A+B)	TANK SIZE (MTR)	CAPACITY (LTRS)
COMM.	11	2X135X3 7425	2X54X3 2970	10395	4.70M X 4.70M X 1.80M	39762
RESI.	42	60% OF U.G. 17010	60% OF U.G. 11340	28350		
TOTAL REQUIRED O.H. WATER TANK CAPACITY				38,745	TOTAL PROPOSED O.H. WATER TANK CAPACITY	39762



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



B- WING 1ST-7TH FLOOR PLAN
(SCALE 1:100)



B- WING TERRACE FLOOR PLAN
(SCALE 1:100)

REQUIRED WATER STORAGE CAPACITY CALCULATION (B-WIING)							
TYPE	TOTAL NO. OF UNITS	DOMESTIC REQUIRED U.G. TANK	FLUSHING REQUIREMENT U.G. TANK	ADDITIONAL FLUSHING REQUIREMENT U.G.TANK	TOTAL REQUIRED CAPACITY	PROPOSED DOMESTIC UNDER GROUND WATER TANK	PROPOSED UNDER GROUND WATER TANK
		(A)	(B)	(C)	(A+B+C)	TANK SIZE (MTR)	CAPACITY (LTRS)
COMM.	16	2X135X3 6480	2X54X3 2592	2X180 2880	11952	7.45M X 5.30M X 2.00M	78970
RESI.	56	15X135X5 37800	15X54X5 15120	15X180 10080	63000		
TOTAL REQUIRED U.G. WATER TANK CAPACITY					74,952	TOTAL PROPOSED U.G. WATER TANK CAPACITY	78970

REQUIRED OVER HEAD WATER TANK CALCULATION						
TYPE	TOTAL NO. OF UNITS	DOMESTIC REQUIRED O.H. TANK	FLUSHING REQUIREMENT O.H. TANK	TOTAL REQUIRED CAPACITY	PROPOSED OVER HEAD WATER TANK	PROPOSED OVER HEAD WATER TANK
		(A)	(B)	(A+B)	TANK SIZE (MTR)	CAPACITY (LTRS)
COMM.	16	2X135X3 10800	2X54X3 4320	15120	4.80M X 4.40M X 1.80M	38016
RESI.	56	60% OF U.G. 22680	60% OF U.G. 15120	37800		
TOTAL REQUIRED O.H. WATER TANK CAPACITY				37,800	TOTAL PROPOSED O.H. WATER TANK CAPACITY	38016

TENEMENT AREA STATEMENT (A-WING)						
FLOOR	FLAT NUMBER	TYPE	UNITS	CARPET AREA IN SQM.	BALCONY AREA (SQM.)	
					ENCLOSED	OPEN BALCONY
1ST-7TH	101-701	1BHK	1	27.606	0.000	2.025
	102-702	1BHK	1	27.606	0.000	2.025
	103-703	1BHK	1	27.606	0.000	2.025
	104-704	1BHK	1	27.606	0.000	2.025
	105-705	1BHK	1	27.606	0.000	2.025
	106-706	1BHK	1	27.606	0.000	2.025

TENEMENT AREA STATEMENT (B-WING)						
FLOOR	FLAT NUMBER	TYPE	UNITS	CARPET AREA IN SQM.	BALCONY AREA (SQM.)	
					ENCLOSED	OPEN BALCONY
1ST-7TH	101-701	1BHK	1	27.264	0.000	2.025
	102-702	1BHK	1	27.606	0.000	2.025
	103-703	1BHK	1	27.606	0.000	2.025
	104-704	1BHK	1	27.606	0.000	2.025
	105-705	1BHK	1	27.606	0.000	2.025
	106-706	2BHK	1	40.931	0.000	2.025
	107-707	2BHK	1	40.514	0.000	1.406
	108-708	1BHK	1	27.586	0.000	2.025

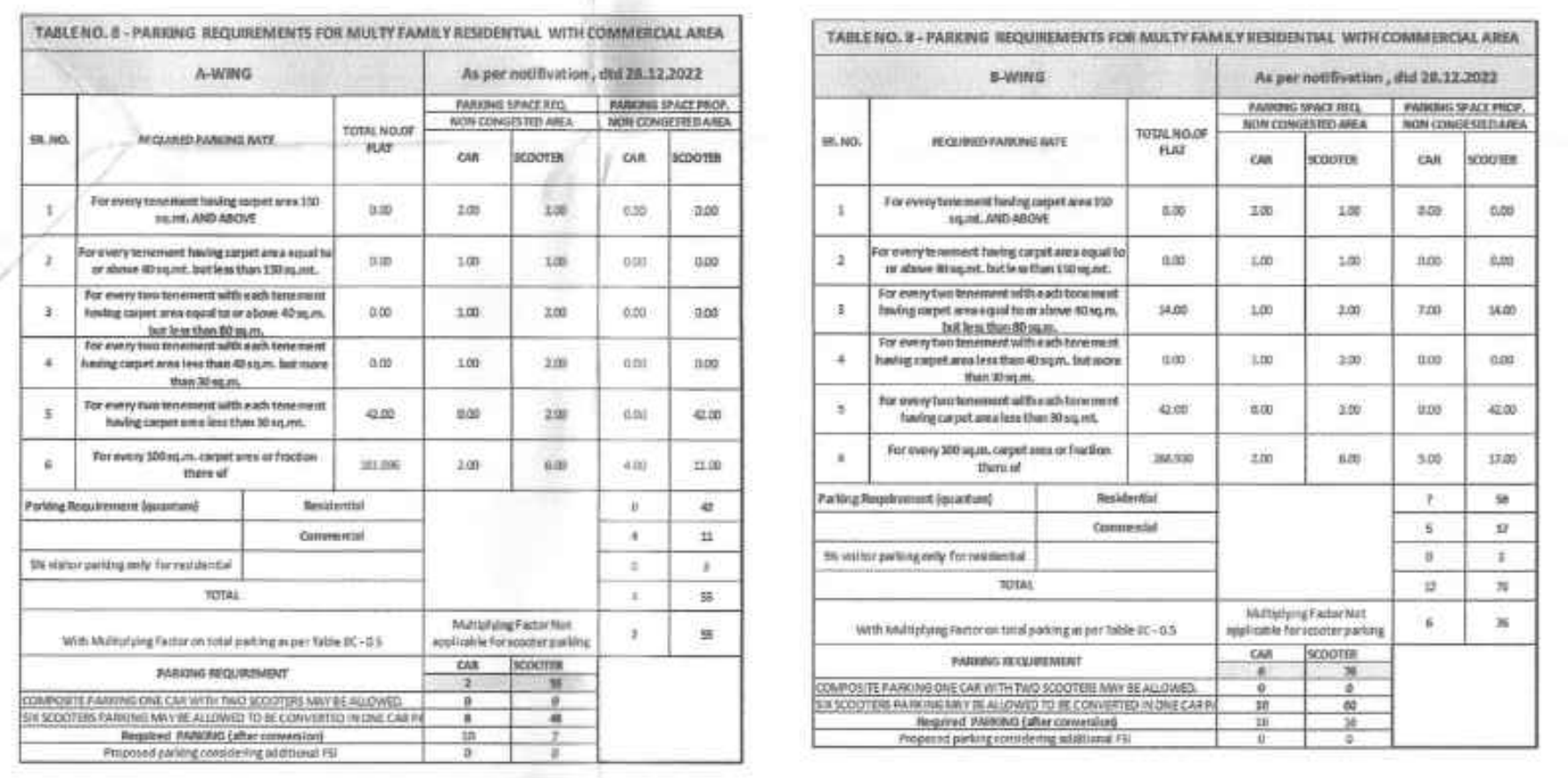
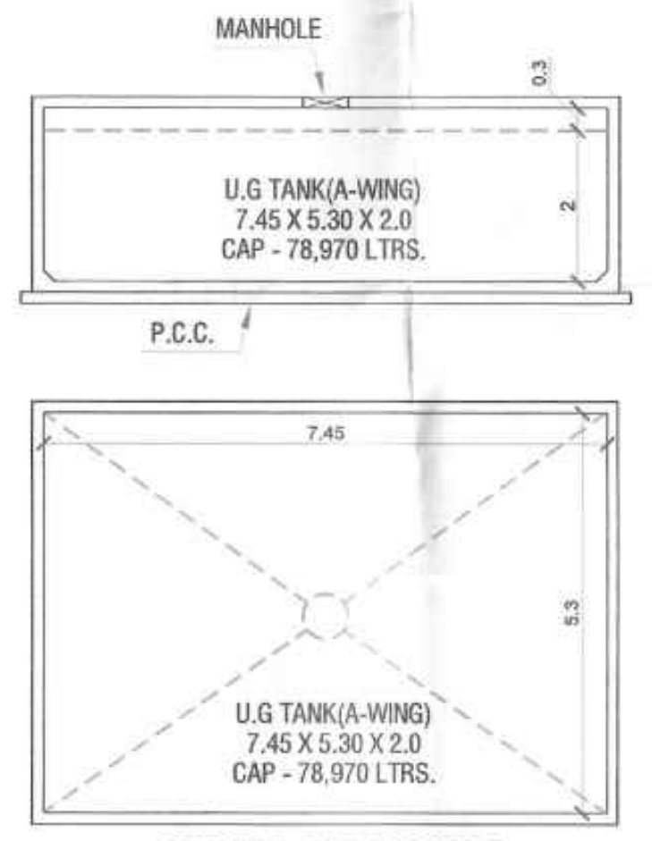


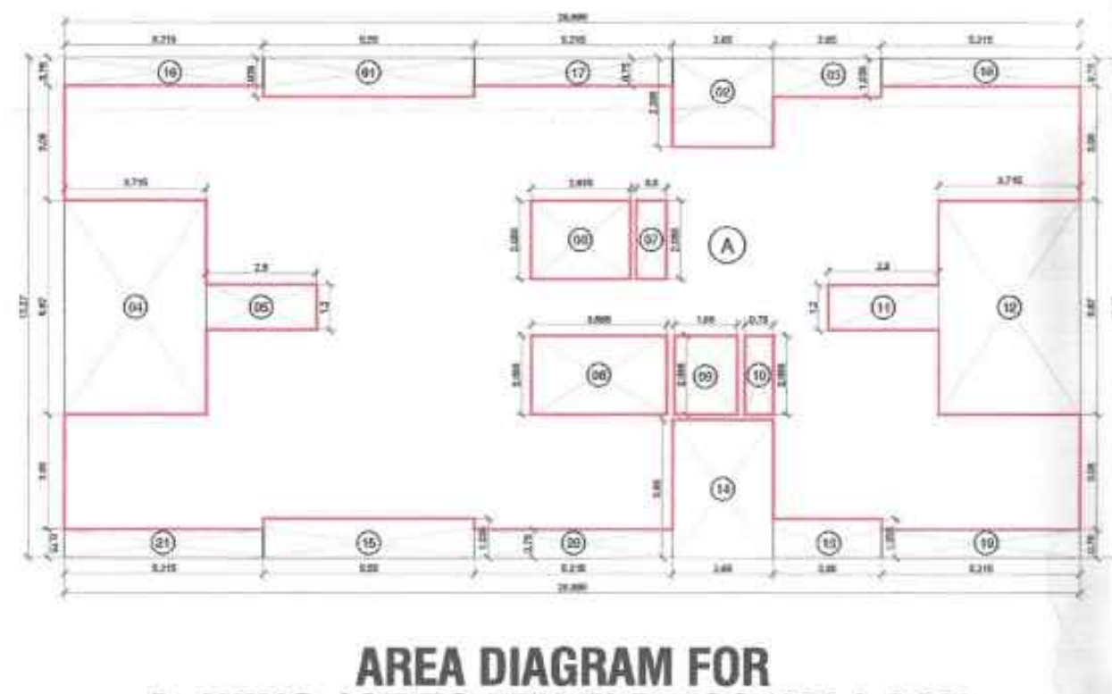
TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA						
A-WING			As per notification, dtd 28.12.2022			
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	2.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	2.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	0.00	1.00	2.00	0.00	0.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0.00	1.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	42.00	0.00	2.00	0.00	42.00
6	For every 100 sq.m. carpet area or fraction there of	[illegible]	2.00	6.00	4.00	11.00
Parking Requirement (quotient)	Residential				0	42
	Commercial				4	11
5% visitor parking only for residential					[illegible]	[illegible]
TOTAL					[illegible]	56
With Multiplying Factor on total parking as per Table 8C - 0.5			Multiplying Factor Not applicable for scooter parking		[illegible]	56
PARKING REQUIREMENT			CAR	SCOOTER		
			[illegible]	56		
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED			[illegible]	[illegible]		
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			[illegible]	48		
Required PARKING (after conversion)			[illegible]	[illegible]		
Proposed parking considering additional FSI			[illegible]	[illegible]		

TABLE NO. 8 - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

B-WING


MANHOLE
U.G TANK(A-WING) 7.45 X 5.30 X 2.0 CAP - 78,970 LTRS.
P.C.C.
U.G TANK(A-WING) 7.45 X 5.30 X 2.0 CAP - 78,970 LTRS.

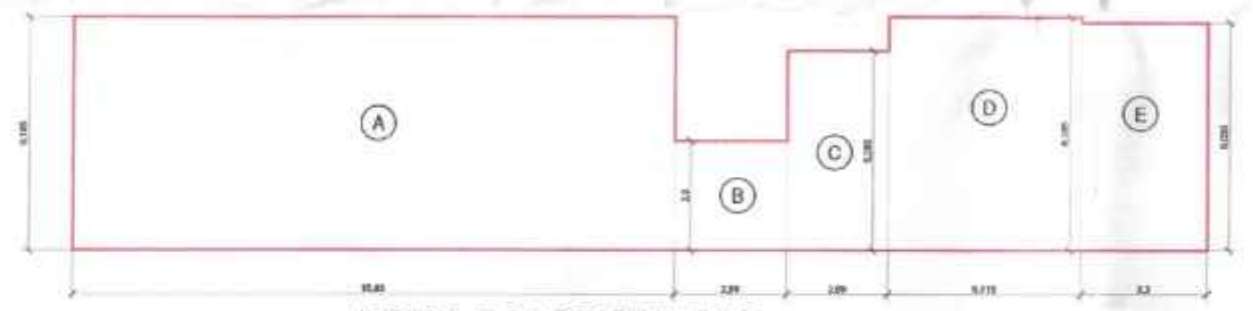
UGWT A&B WING
(SCALE 1:100)



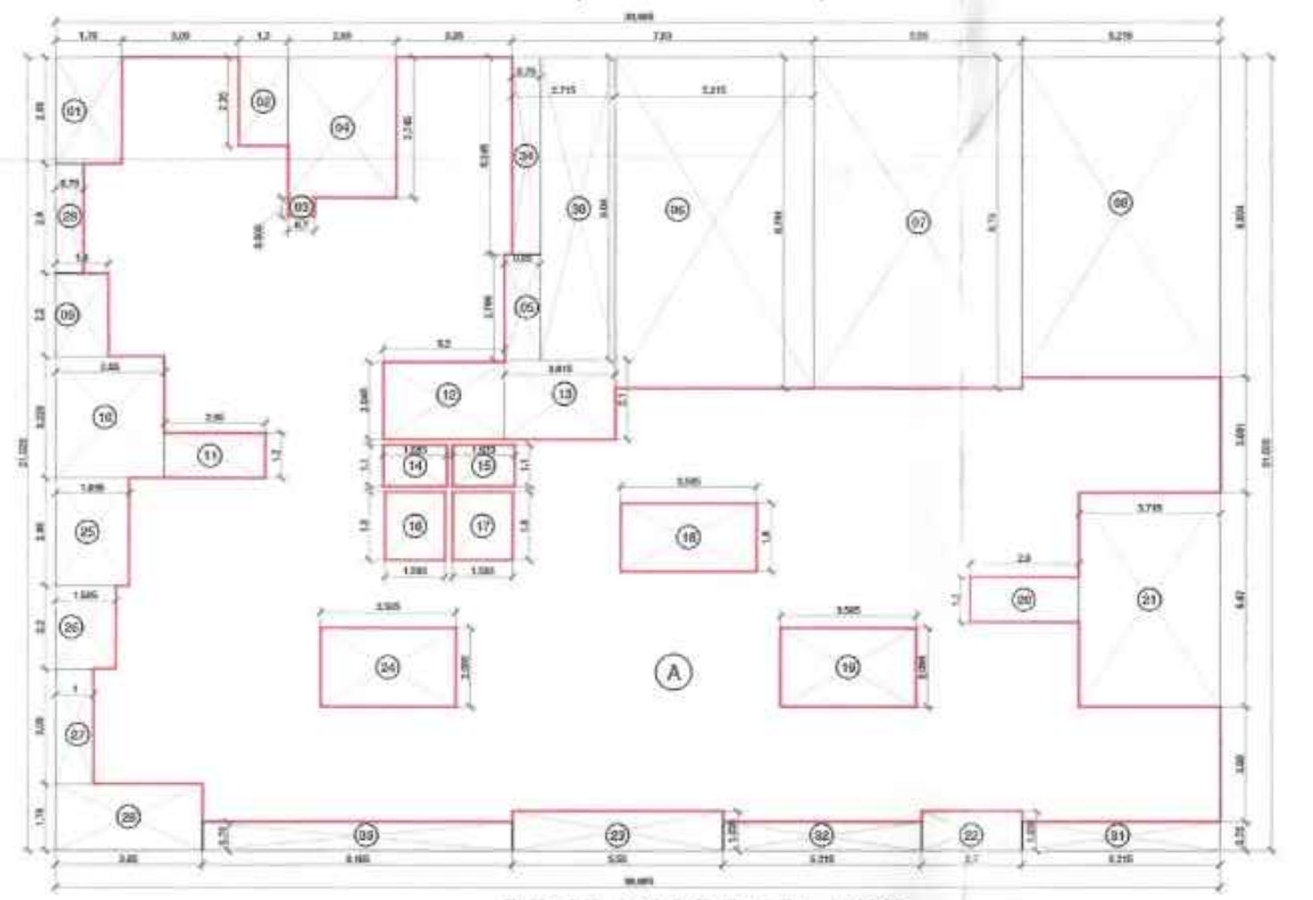
AREA DIAGRAM FOR A- WING 1ST TO 7TH FLR. (SCALE 1:200)

BUILT UP AREA CALCULATION								
A-WING 1ST TO 7TH FLOOR								
ADDITION								
A	26.695	X	13.27	X	1	=	354.243	SQ.M.
TOTAL ADDITION(X)						=	354.243	SQ.M.
DEDUCTION								
1	5.55	X	1.035	X	1	=	5.744	SQ.M.
2	2.65	X	2.385	X	1	=	6.320	SQ.M.
3	2.85	X	1.035	X	1	=	2.950	SQ.M.
4	3.715	X	5.67	X	1	=	21.064	SQ.M.
5	2.9	X	1.2	X	1	=	3.480	SQ.M.
6	2.615	X	2.085	X	1	=	5.452	SQ.M.
7	0.8	X	2.085	X	1	=	1.668	SQ.M.
8	3.565	X	2.085	X	1	=	7.433	SQ.M.
9	1.65	X	2.085	X	1	=	3.440	SQ.M.
10	0.75	X	2.085	X	1	=	1.564	SQ.M.
11	2.9	X	1.2	X	1	=	3.480	SQ.M.
12	3.715	X	5.67	X	1	=	21.064	SQ.M.
13	2.85	X	1.035	X	1	=	2.950	SQ.M.
14	2.65	X	3.65	X	1	=	9.673	SQ.M.
15	5.55	X	1.035	X	1	=	5.744	SQ.M.
16	5.215	X	0.75	X	1	=	3.911	SQ.M.
17	5.215	X	0.75	X	1	=	3.911	SQ.M.
18	5.215	X	0.75	X	1	=	3.911	SQ.M.
19	5.215	X	0.75	X	1	=	3.911	SQ.M.
20	5.215	X	0.75	X	1	=	3.911	SQ.M.
21	5.215	X	0.75	X	1	=	3.911	SQ.M.
TOTAL DEDUCTION(Y)						=	125.494	SQ.M.
TOTAL BUILT UP AREA (X-Y)						=	228.749	SQ.M.

BUILT UP AREA CALCULATION								
A-WING GROUND FLOOR COMMERCIAL								
ADDITION								
A	15.83	X	6.185	X	1	=	97.909	SQ.M.
B	2.95	X	2.9	X	1	=	8.555	SQ.M.
C	2.65	X	5.285	X	1	=	14.005	SQ.M.
D	5.115	X	6.185	X	1	=	31.636	SQ.M.
E	3.3	X	6.035	X	1	=	19.916	SQ.M.
TOTAL ADDITION(X)						=	172.021	SQ.M.
TOTAL BUILT UP AREA (X-Y)						=	172.021	SQ.M.



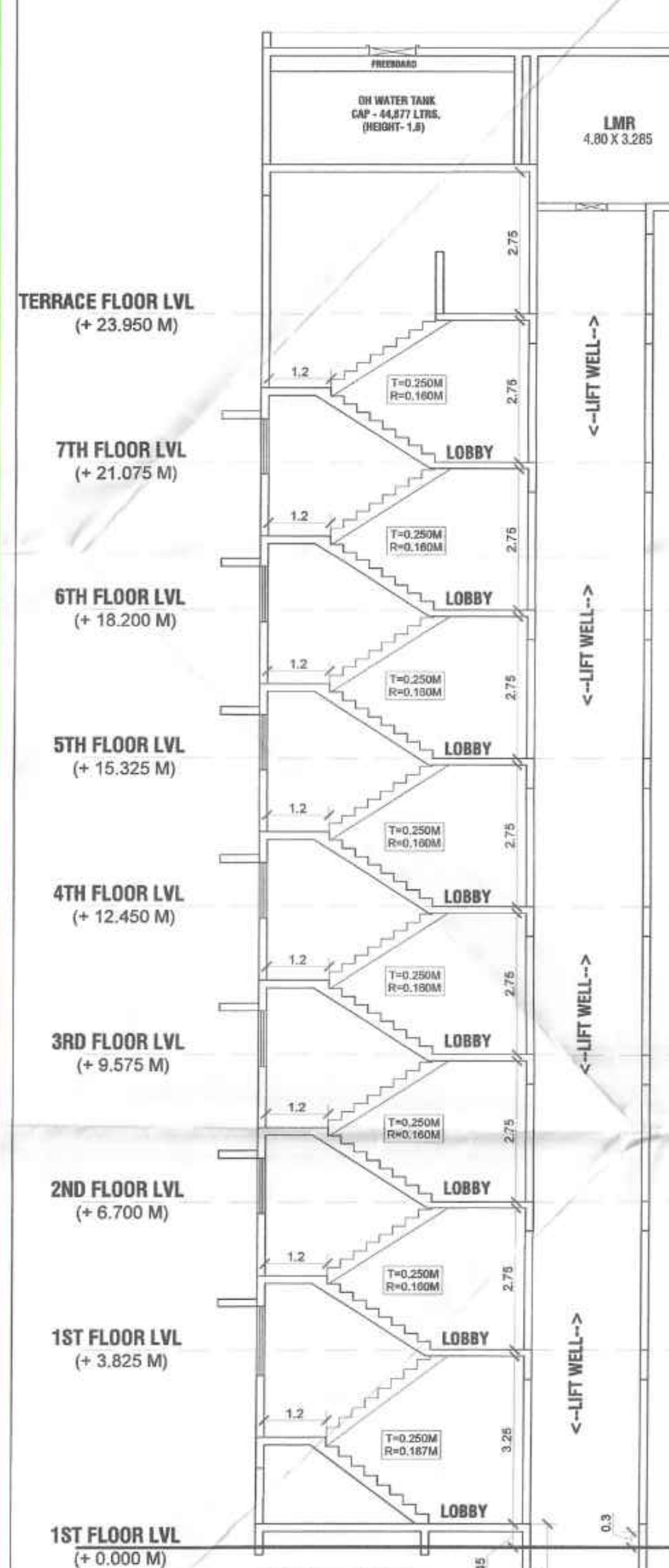
AREA DIAGRAM FOR A- WING GROUND COMMERCIAL (SCALE 1:200)



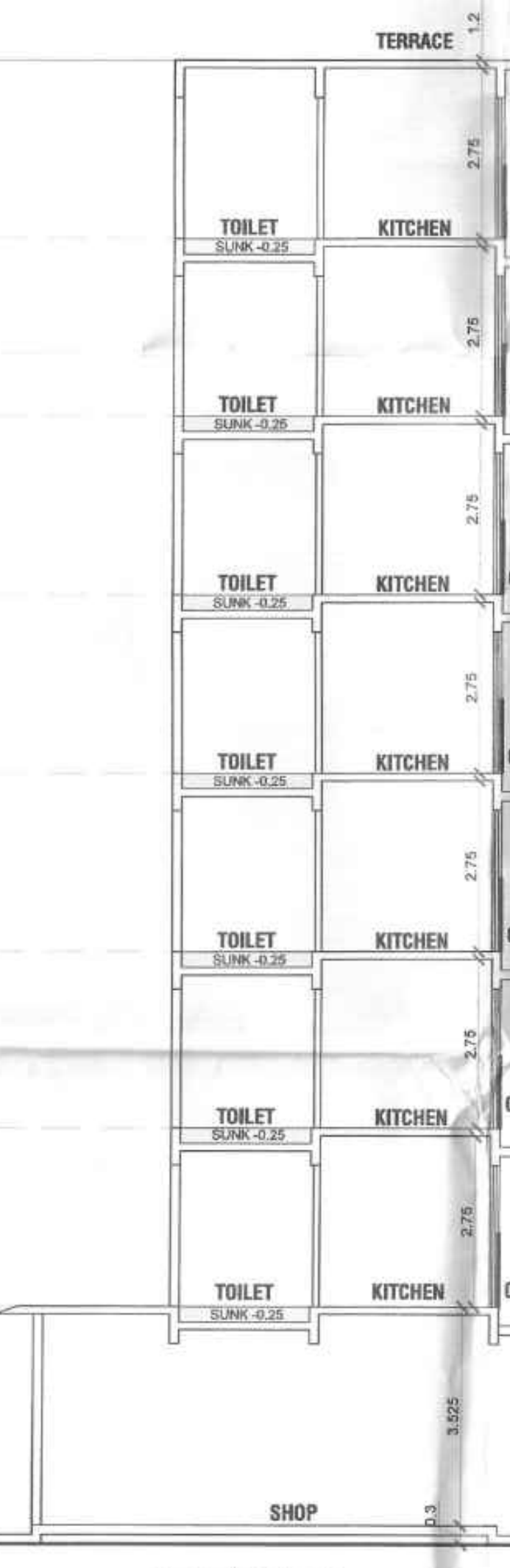
AREA DIAGRAM FOR B- WING 1ST TO 7TH FLR. (SCALE 1:200)

A- WING BUA STATEMENT		
FLOOR	COMMERCIAL	RESIDENTIAL
GROUND FLOOR	172.021	32.279
1ST TO 7TH FLOOR	---	228.749 X 7= 1601.243
TOTAL	172.021	1633.522
	1805.543 SQ.M.	

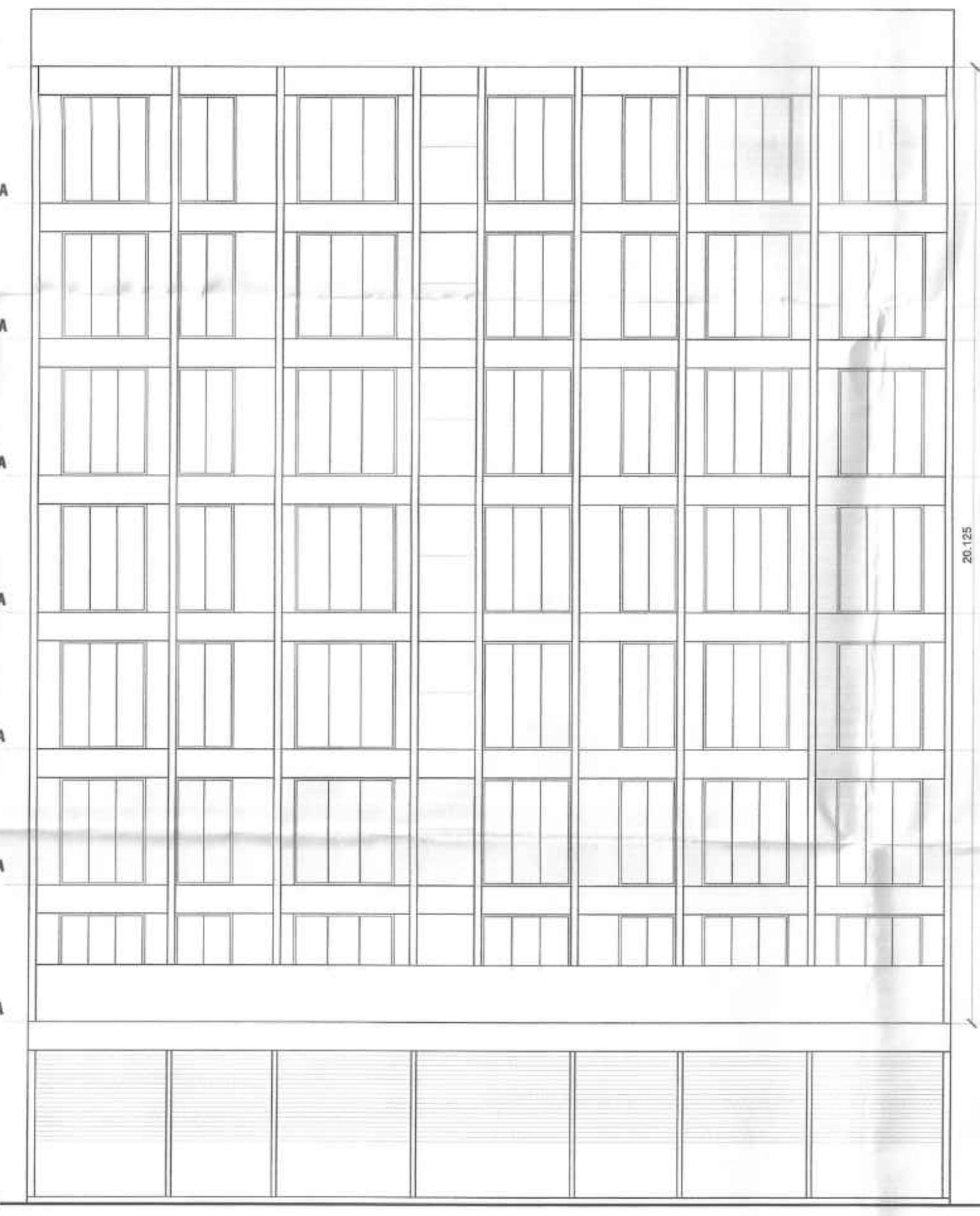
B- WING BUA STATEMENT		
FLOOR	COMMERCIAL	RESIDENTIAL
GROUND FLOOR	267.563	29.252
1ST TO 7TH FLOOR	---	338.194 X 7= 2367.358
TOTAL	267.563	2396.61
	2664.173 SQ.M.	


TERRACE FLOOR LVL (+ 23.950 M)
7TH FLOOR LVL (+ 21.075 M)
6TH FLOOR LVL (+ 18.200 M)
5TH FLOOR LVL (+ 15.325 M)
4TH FLOOR LVL (+ 12.450 M)
3RD FLOOR LVL (+ 9.575 M)
2ND FLOOR LVL (+ 6.700 M)
1ST FLOOR LVL (+ 3.825 M)
1ST FLOOR LVL (+ 0.000 M)
LOBBY
LMR 4.80 X 3.285
<--LIFT WELL-->
LIFT PIT

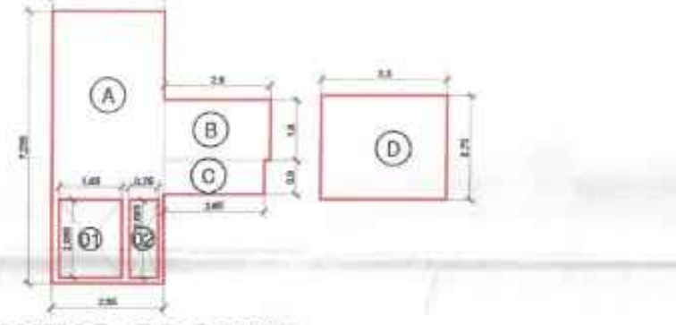
SECTION AA
(SCALE 1:100)



SECTION BB
(SCALE 1:100)

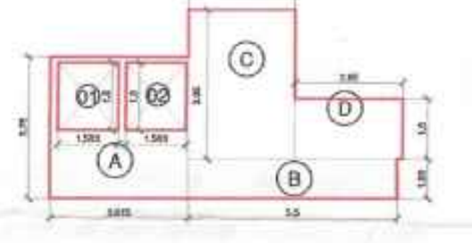


NORTH ELEVATION
(SCALE 1:100)



A- WING GROUND RESIDENTIAL (SCALE 1:200)

BUILT UP AREA CALCULATION								
A-WING GROUND FLOOR RESIDENTIAL								
ADDITION								
A	7.235	X	2.95	X	1	=	21.343	SQ.M.
B	2.8	X	1.6	X	1	=	4.480	SQ.M.
C	2.65	X	0.9	X	1	=	2.385	SQ.M.
D	3.3	X	2.75	X	1	=	9.075	SQ.M.
TOTAL ADDITION(X)						=	37.283	SQ.M.
DEDUCTION								
1	1.65	X	2.085	X	1	=	3.440	SQ.M.
2	0.75	X	2.085	X	1	=	1.564	SQ.M.
TOTAL DEDUCTION(Y)						=	5.004	SQ.M.
TOTAL BUILT UP AREA (X-Y)						=	32.279	SQ.M.



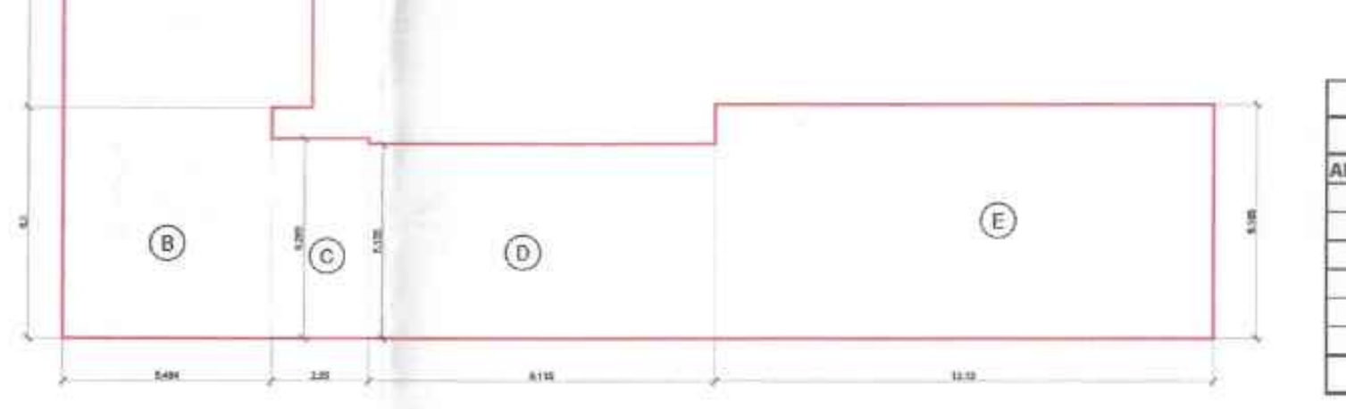
B- WING GROUND RESIDENTIAL (SCALE 1:200)

BUILT UP AREA CALCULATION								
B-WING GROUND FLOOR RESIDENTIAL								
ADDITION								
A	3.615	X	3.75	X	1	=	13.556	SQ.M.
B	5.5	X	1.05	X	1	=	5.775	SQ.M.
C	2.8	X	3.95	X	1	=	11.060	SQ.M.
D	2.85	X	1.6	X	1	=	4.560	SQ.M.
TOTAL ADDITION(X)						=	34.951	SQ.M.
DEDUCTION								
1	1.583	X	1.8	X	1	=	2.849	SQ.M.
2	1.583	X	1.8	X	1	=	2.849	SQ.M.
TOTAL DEDUCTION(Y)						=	5.699	SQ.M.
TOTAL BUILT UP AREA (X-Y)						=	29.252	SQ.M.

BUILT UP AREA CALCULATION								
B-WING 1ST TO 7TH FLOOR								
ADDITION								
A	30.695	X	21.025	X	1	=	645.362	SQ.M.
TOTAL ADDITION(X)						=	645.362	SQ.M.
DEDUCTION								
1	1.75	X	2.85	X	1	=	4.988	SQ.M.
2	1.3	X	2.35	X	1	=	3.055	SQ.M.
3	0.7	X	0.505	X	1	=	0.354	SQ.M.
4	2.85	X	3.745	X	1	=	10.673	SQ.M.
5	0.95	X	2.795	X	1	=	2.655	SQ.M.
6	5.215	X	8.791	X	1	=	45.845	SQ.M.
7	5.55	X	8.79	X	1	=	48.785	SQ.M.
8	5.215	X	8.504	X	1	=	44.348	SQ.M.
9	1.4	X	2.2	X	1	=	3.080	SQ.M.
10	2.85	X	3.225	X	1	=	9.191	SQ.M.
11	2.65	X	1.2	X	1	=	3.180	SQ.M.
12	3.2	X	2.045	X	1	=	6.544	SQ.M.
13	2.915	X	2.1	X	1	=	6.122	SQ.M.
14	1.683	X	1.1	X	1	=	1.851	SQ.M.
15	1.633	X	1.1	X	1	=	1.796	SQ.M.
16	1.583	X	1.8	X	1	=	2.849	SQ.M.
17	1.583	X	1.8	X	1	=	2.849	SQ.M.
18	3.565	X	1.8	X	1	=	6.417	SQ.M.
19	3.565	X	2.085	X	1	=	7.433	SQ.M.
20	2.9	X	1.2	X	1	=	3.480	SQ.M.
21	3.715	X	5.67	X	1	=	21.064	SQ.M.
22	2.7	X	1.035	X	1	=	2.795	SQ.M.
23	5.55	X	1.035	X	1	=	5.744	SQ.M.
24	3.565	X	2.085	X	1	=	7.433	SQ.M.
25	1.935	X	2.85	X	1	=	5.515	SQ.M.
26	1.585	X	2.2	X	1	=	3.487	SQ.M.
27	0.998	X	3.05	X	1	=	3.044	SQ.M.
28	3.85	X	1.75	X	1	=	6.738	SQ.M.
29	0.75	X	2.9	X	1	=	2.175	SQ.M.
30	8.04	X	1.965	X	1	=	15.799	SQ.M.
31	5.215	X	0.75	X	1	=	3.911	SQ.M.
32	5.215	X	0.75	X	1	=	3.911	SQ.M.
33	8.165	X	0.75	X	1	=	6.124	SQ.M.
34	0.75	X	5.245	X	1	=	3.934	SQ.M.
TOTAL DEDUCTION(Y)						=	307.168	SQ.M.
TOTAL BUILT UP AREA (X-Y)						=	338.194	SQ.M.

SHOP CARPET AREA STATEMENT (COMMERCIAL)		
SHOP 01	18.105	SQ.M.
SHOP 02	14.982	SQ.M.
SHOP 03	14.680	SQ.M.
SHOP 04	13.865	SQ.M.
SHOP 05	7.975	SQ.M.
SHOP 06	14.378	SQ.M.
SHOP 07	14.680	SQ.M.
SHOP 08	16.596	SQ.M.
SHOP 09	16.114	SQ.M.
SHOP 10	14.876	SQ.M.
SHOP 11	14.922	SQ.M.
SHOP 12	14.378	SQ.M.
SHOP 13	14.680	SQ.M.
SHOP 14	16.596	SQ.M.
SHOP 15	14.680	SQ.M.
SHOP 16	14.680	SQ.M.
SHOP 17	14.121	SQ.M.
SHOP 18	14.378	SQ.M.
SHOP 19	13.674	SQ.M.
SHOP 20	11.162	SQ.M.
SHOP 21	14.378	SQ.M.
SHOP 22	23.118	SQ.M.
SHOP 23	17.555	SQ.M.
SHOP 24	20.588	SQ.M.
SHOP 25	13.725	SQ.M.
SHOP 26	16.598	SQ.M.
SHOP 27	17.555	SQ.M.
SHOP 28	17.519	SQ.M.
SHOP 29	16.598	SQ.M.
SHOP 30	13.725	SQ.M.
SHOP 31	20.588	SQ.M.
SHOP 32	16.598	SQ.M.
SHOP 33	14.683	SQ.M.
SHOP 34	17.555	SQ.M.

BUILT UP AREA CALCULATION								
B-WING GROUND FLOOR COMMERCIAL								
ADDITION								
A	6.534	X	14.175	X	1	=	92.619	SQ.M.
B	5.484	X	6.1	X	1	=	33.452	SQ.M.
C	2.55	X	5.285	X	1	=	13.477	SQ.M.
D	9.115	X	5.135	X	1	=	46.806	SQ.M.
E	13.13	X	6.185	X	1	=	81.209	SQ.M.
TOTAL ADDITION(X)						=	267.563	SQ.M.
TOTAL BUILT UP AREA (X-Y)						=	267.563	SQ.M.



AREA DIAGRAM FOR B- WING GROUND COMMERCIAL (SCALE 1:200)

DESCRIPTION OF CC.

PROPOSED RESIDENTIAL CUM COMMERCIAL
S.NO 163/2 & 163/1/A/5, VILLAGE - PASHANE TAL. KARJAT, DIST. RAIGAD

Owner's declaration

I/we undersigned hereby confirm that/we would abide by plan approved by Authority/Collector. I/We would execute the structure as per approved plans. 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.

M/s RUPESH EKNATH VISHE
Owner(s) name and signature

N
W E
S

NORTH

SCALE	:-	1:100
DATE	:-	19.10.2023
DRN. BY.	:-	SHREYASH
CHKD. BY	:-	CHIRAG
DRG. No	:-	01

NAME& ADDRESS OF ARCHITECT

CHIRAG N. PATEL
CA/2021/136990
ARCHITECT

CHIRAG PATEL
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