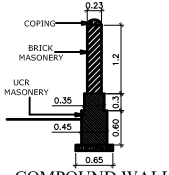
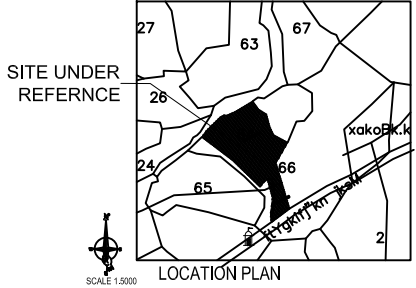


SEPTIC TANK SECTION
SCALE: NTS



COMPOUND WALL SECTION
SCALE: NTS



SITE UNDER REFERENCE



LAND AREA STATEMENT OF S. NO 64/B, 66/2B					
S. NO	TOTAL AREA IN Sq.M.	OWNER SHIP	AREA AS PER OWNER SHIP	AREA UNDER PROPOSAL	OWNER SING.
64/B	1200.00	FUVAI FORAM TARFE, MOHAN HEJMADEK, SHREEKANT NAGESHJI DEUR	1200.00	1200.00	
66/2B	2600.00		2600.00	2600.00	
TOTAL	14600.00		14600.00	14600.00	

PARKING STATEMENT (AS PER TABLE NO. 8B & 8C)							
SR. NO.	FOR COMMERCIAL	REQUIRED/ TENAMENTS	PER ROOM	REQUIRED/		PROPOSED	
				CAR	SCOOTER	CAR	SCOOTER
1	ACCOMMODATION + ACHARYA BHAVAN FOR EVERY 6 GUEST ROOMS	1	6	61	12	72	
2	FOR EVERY 60 SQ.MT OF CARPET AREA OF CANTINE INCLUDING CHITNEY, PANTRY HALL DINNING AREA ETC.	1	8	393.61 SQ.M.	08	64	
3	COMMUNITY HALL FOR EVERY 200 SQ.M. CARPET AREA	1	5	381.69 SQ.M.	02	10	
4	MEDITATION HALL FOR EVERY 100 SQ.M. CARPET AREA	1	5	99.23 SQ.M.	01	05	
5	EDUCATIONAL SCHOOL FOR EVERY 100 SQ.M. CARPET AREA OF ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREA OF THE SCHOOL	2	4	589.59 SQ.M.	12	24	
TOTAL					35	175	
MULTIPLYING FACTOR 0.4					14	70	14 70

LABOR CESS AREA STATEMENT					
SR.NO	BUILDING	FLOORS			PROPOSED BUILT UP AREA SQ.MT.
		GROUND	FIRST	SECOND	
1	BLOCK A (ENTRANCE)	125.56	---	---	125.56
2	BLOCK B (CANTINE & STAFF ROOMS)	484.59	205.58	---	690.17
3	BLOCK C (ACCOMMODATION ROOMS)	474.23	452.93	452.93	1400.19
4	BLOCK D (ACCOMMODATION ROOMS)	474.09	461.50	461.50	1397.09
5	BLOCK E (ACHARYA NIWAS & MEDITATION HALL)	233.75	---	---	233.75
6	BLOCK F (LEARNING UNIT 1)	248.24	248.24	---	496.48
7	BLOCK G (LEARNING UNIT 2)	251.50	253.04	---	504.54
8	BLOCK H (COMMUNITY HALL)	450.61	---	---	450.61
TOTAL					5274.49

BUILT UP AREA SUMMARY					
SR.NO	BUILDING	FLOORS			PROPOSED BUILT UP AREA SQ.MT.
		GROUND	FIRST	SECOND	
1	BLOCK A (ENTRANCE)	125.56	---	---	125.56
2	BLOCK B (CANTINE & STAFF ROOMS)	484.59	205.58	---	690.17
3	BLOCK C (ACCOMMODATION ROOMS)	474.23	452.93	452.93	1400.19
4	BLOCK D (ACCOMMODATION ROOMS)	474.09	461.50	461.50	1397.09
5	BLOCK E (ACHARYA NIWAS & MEDITATION HALL)	233.75	---	---	233.75
6	BLOCK F (LEARNING UNIT 1)	248.24	248.24	---	496.48
7	BLOCK G (LEARNING UNIT 2)	251.50	253.04	---	504.54
8	BLOCK H (COMMUNITY HALL)	450.61	---	---	450.61
TOTAL					5274.49

LEGEND	
PLOT BOUNDARY	---
SUB PLOT BOUNDARY	---
INTERNAL ROAD	---
REQUIRED ROAD	---
AMENITY SPACE	---
OPEN SPACE	---

SCHEDULE OF OPENING	
1) D = T.W. DOOR	1.00X2.10
2) D1 = T.W. DOOR	0.90X2.10
3) D2 = FLUSH	0.75X1.95
4) W = ALLU.FRM.SLD.WINDOW	1.80X1.80
5) W1 = ALLU.FRM.SLD.WINDOW	1.50X1.80
6) W2 = ALLU.FRM.SLD.WINDOW	1.20X1.80
7) W3 = ALLU.FRM.SLD.WINDOW	1.80X1.20
8) W4 = ALLU.FRM.SLD.WINDOW	1.50X1.20
9) V = LOUVERED WINDOW	0.60X0.60

OWNER'S DECLARATION :
I/We undersigned hereby confirm that I/We would abide by plans 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.

OWNER'S NAME & SIGNATURE :

Signature of Engineer

CERTIFICATE APPOINTMENT
Mrs. Er Deepa B. Andurkar has been appointed as Architect for the proposed development & demarcated layout in S.No. 64/1B,66/2B at Village Vave Tarfe Aasre, Tal- Sudhagad, Dist- Raigad.

CERTIFICATE OF AREA
Certified that the plot under reference was inspected by me on 01/07/2023 and the dimensions of sides etc. of the land record measurement plan & area so work out tallies with the area stated in document of ownership i.e. 7/12 extract.

CERTIFICATE OF ROAD
S.No. 64/1B,66/2B at Village Vave Tarfe Aasre, Tal- Sudhagad, Dist- Raigad. For Mr. Mohan Hejmad. is Prepared Under My Supervision & Architect Ship. I Have Visited the site for Verification of Plot Approach Road & Its Width Available at site. I have Prepared the layout plan over the said Land for Approval the said land is Fronting 15M wide Road from South side.

Signature of Engineer

AREA STATEMENT

	SQ.MT
1. Area of Plot (Minimum area of a,b,c to be considered)	14600.00
(a) As per ownership document (7/12, extract)	15186.11
(b) as per measurement sheet	14600.00
(c) as per site	14600.00
2. Deductions for	
(a) Proposed D.P./D.P.Road widening Area/Service Road/ Highway Widening	267.00
(b) Existing Road	
(Total a+b)	267.00
3. Balance area of plot (1-2)	14333.00
4. Amenity Space (If applicable)	
(a) Required-	1433.30
(b) Adjustment of 2(b), if any-	1434.00
(c) Balance Proposed-	1434.00
5. Net Plot Area (3-4(c))	12899.00
6. Recreational Open space (if applicable)	
(a) Required-	1433.30
(b) Proposed-	1434.00
7. Internal Road area	NIL
8. Plottable area (if applicable)	11465.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) 12899.00 x 1.1	14188.90
10. Addition of FSI on payment of premium	-----
(a) Maximum permissible premium FSI-based on road width / TOD Zone.	NA
(b) Proposed FSI on payment of premium.	NA
11. In-situ FSI / TDR loading	NIL
(a) In-situ area against D.P.Road [2.0x Sr.No.2(a)], if any	NIL
(b) In-situ area against Amenity Space if handed over [2.00or1.85x 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+10(b)+11(d)] or 12 whichever is applicable.	14188.90
(b) Ancillary Area FSI upto 60% with payment of charges (14188.90 x 60%)	8513.34
(c) Total entitlement (a+b)	22702.24
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per road width (as per Regulation No. 6.1 or 6.3 or 6.4 as applicable) x (1.5 or 1.8)	1.1
15. Total Built-up Area in proposal (excluding area at Sr. No. 17b)	-----
(a) Existing Built-up Area. (To be Demolish)	
(b) Proposed Built-up Area. (To be Demolish)	5274.49
(c) Total (a+b)	
16. F.S.I. Consumed (15/3) (should not be more than serial No. 14 above.)	0.23
17. Area for Inclusive Housing, if any	-----
(a) Required (20% of Sr.No.5)	-----
(b) Proposed	-----

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED AASHRAM PROJECT ON S.NO. 64/1B,66/2B AT VILLAGE VAVE TARFE AASRE, TAL- SUDHAGAD, DIST- RAIGAD.

NAME & SIGNATURE of OWNER

Signature of Engineer

FOWAI FORAM TARFE TRUSTY MR. MOHAN HEJMADEK (OWNERS NAME & SIGNATURE)

Signature of Engineer

VASTU CONSULTANT & ENGINEERS, ROHA
SIGNATURE OF LICENSED ARCHITECT / NO. STATE R/2022/APL/02034

JOB No.	DRG.No.	SCALE:	DRAWN BY	CHECKED BY
VD / 06/07/23	2/8	LAYOUT PLAN = 1:500 PLOT AREA DIA = 1:1000 SITE PLAN = 1:1500 LOCATION MAP = 1:5000		