

MARGINAL OPEN SPACE						
Sr No	Building Side (Light & ventilation or Dead Wall)	Height of building (m)	Req. Open Space	Min. Proposed	Deficiency	Remarks
1	North side - Dead wall	39.65	6.00	6.31	0.00	
2	South side - Dead wall		6.00	10.98	0.00	
3	East side - Front side Existing Kon Sawala Apta Road		6.00	15.55	0.00	
4	West side - Rear Side		12.00	6.91	0.00	

02 LOCATION MAP ON VILLAGE BOUNDARY

03 LOCATION MAP ON GOOGLE

04 LOCATION MAP ON MSRDC / MODIFIED

136

135

134

HOTEL GURUDEV

84

WH

C/2

83

110/1

100/1

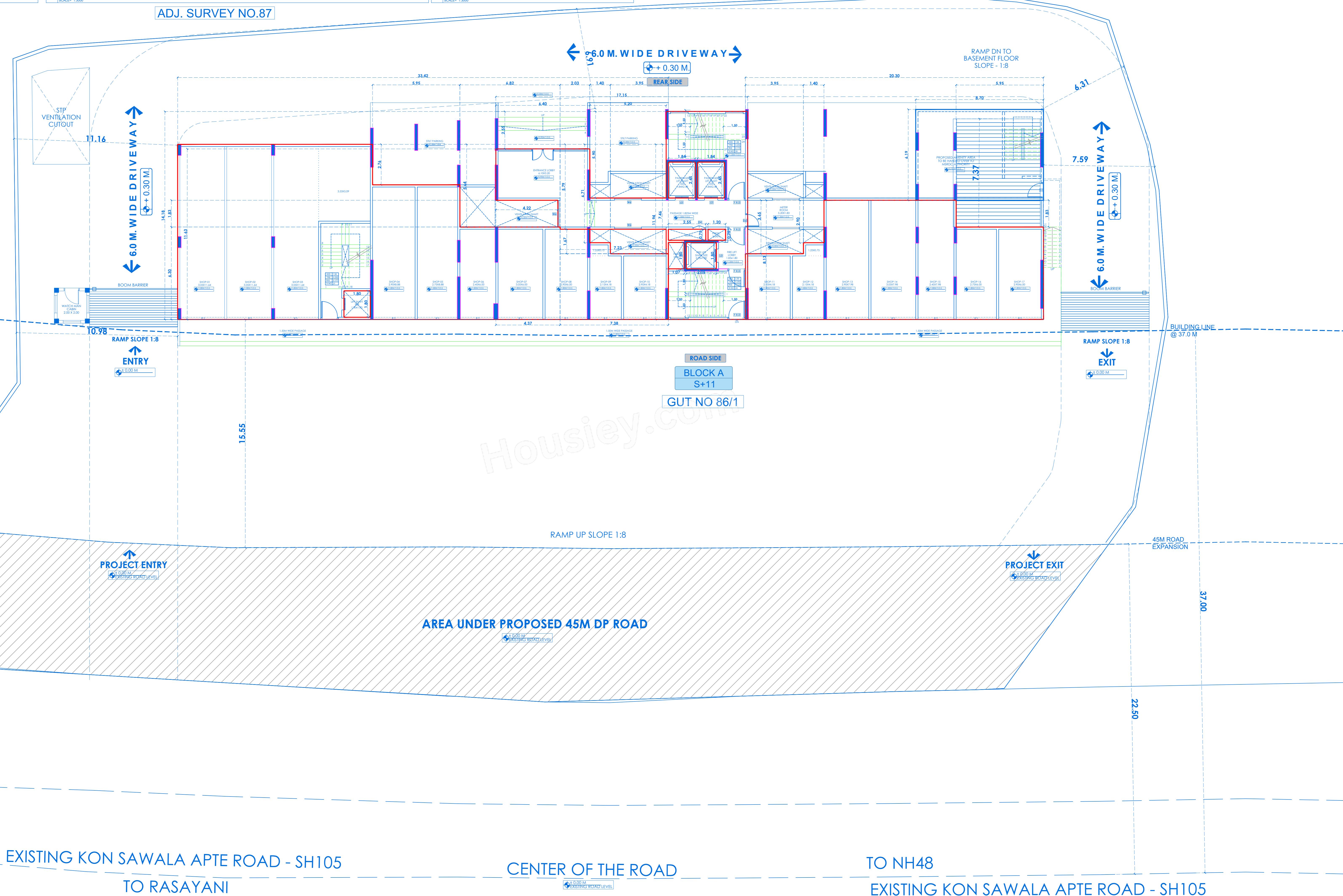
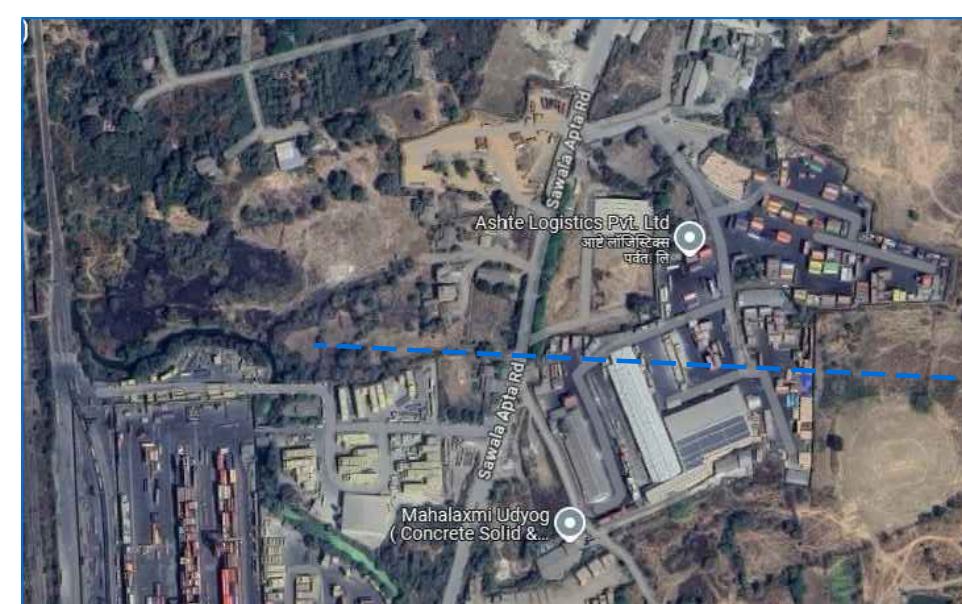
100/2

45m.

91/2

94

BHAGYAWAN



Isay
Joint Director
Date: 16/05/2025

Reeti
Deputy director
Date: 16/05/2025

Monica
Assistant director
Date: 15/05/2025

Dale
Town Planner
Date: 15/05/2025

Did
Surveyor
Date: 02/05/2025

Form 1 : Area Statement	
Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3610.000
As per ownership document (7/12, CTS extract)	3610.000
as per TILR or City Survey measurement sheet	3778.940
as per Demarcated drawing area	3655.558
ESS	
Area not in possession	0.000
Entire area (1-2)	3610.000
Deductions for	-
Proposed D.P./ D.P. Road widening Area /Service road / Highway widening	778.521
Any D.P. Reservation area	0.000
Green Belt	0.000
Total (a+b+c)	778.521
Balance area of plot (3-4)	2831.479
Amenity Space	146.629
applicable if (1) > 20000 sqmt	-
Required -(a) Upto 20000 sqmt - Nil	-
Above 20000 sqmt - (a) + 5 % of Total area	0.000
Net Plot Area (5-6)	2684.850
Recreational Open Space	-
If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Proposed _____	0.000
If area is less than 4000 sqmt -Check -	-
If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
10 % Subject to minimum 200 sqmt	0.000
Proposed _____	0.000
Exemption to leave open space subject to availing basic F.S.I of 75 %	-

10 % land value of land at (/) as per annual statement of rate. -

Certificate of Area:
I certify that the plot under reference was surveyed by me on 02/05/2015 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 Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.

Signature
Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
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.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.
DESCRIPTION OF PROPOSAL
PROPOSED DEVELOPMENT PERMISSION FOR

NO.:86/1 AT VILLAGE:ASHTE,TAL:PANVEL, DIST:RAIGAD	
NAME & SIGN.OF OWNER	NAME & SIGN.OF ARCHITECT
VAIBHAV WANKHADE RENUICORP RRUDRA INFRA LLP	

Business Park, 1509-1510, Block J, Raghunath Vihar, Sector 14, Kharghar, Navi Mumbai, Maharashtra 410210	REG. NO - CA/2015/70996 FOR A SQUARE STUDIO
HEET TITLE :	
SECTIONS	
NORTH	NAME & ADD. OF PROJECT ARCHITECT
A SQUARE	

CALE	AS SHOWN
ATE	
RN BY	DEEPAK T.
HKD BY	VITTHAL P.
EVISION	R0

117, Mittal Chambers, Nariman Point,
Mumbai - 400021
email : patil.vitthal3@gmail.com

Postal Address : house no 1279
dyavihar,,Akola,Akola,Maharashtra-444001
Phone No.:9423401000

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-86/1 ASHTE

TE ADDRESS :
SURVEY NO.- 86/1 Village: Ashte, Taluka : Panvel, District Raigad

NAME OF ARCHITECT : <u>Vishal Patel</u>	ADDRESS OF OFFICE
GO	OFFICE - Shegaon Minin Bypass, Near Annapurna Mata Mandir, Akola, MH-444001
OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN
	SCALE - 1:100 Date: 13/05/25
1000 M2	1000 M2

SUBMISSION DRAWING