



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	

05 MARGINAL OPEN SPACE

Drawn by: [Signature]  
Date: 10/01/2023  
Checked by: [Signature]  
Date: 10/01/2023  
Approved by: [Signature]  
Date: 10/01/2023  
Scale: [Signature]  
Date: 10/01/2023

Proforma 1 - Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subject with sanctioned layout No. and subject No.	3610.000
(a) As per ownership document (7/12, CTS extract)	3610.000
(b) as per T.R. or City Survey measurement sheet	3778.840
(c) as per Demarcated drawing area	3655.558
2. Area not in possession	0.000
3. Entire area (1-2)	3610.000
4. Deductions for:	
(a) Proposed D.P. Road widening Area (Service Road / Highway widening)	778.521
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
(d) Total (a+b+c)	778.521
5. Balance area of plot (3-4)	2831.479
6. Amenity Space	146.629
(Applicable if (1) > 20000 sqmt - Nil	-
(Required - (a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Total Plot Area (5-6)	2984.850
8. Recreational Open Space	0.000
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
(b) If area is less than 4000 sqmt - Check -	0.000
(c) If it is full number like 1, 2, 125, 419 etc. As per 7.12 of the Act or City Survey Number - No Recreational open space is required	-
(d) If it is a subdivision like 1/2, 3/5, 1/25, 1/4, 1/8 etc then recreational open space is required	-
(A) 10 % Subject to minimum 200 sqmt	0.000
Proposed	0.000
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	0.000
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate	-

Certificate of Area:  
Certified that the plot under reference was surveyed by me on 2023-02-05 and the dimensions of sides etc. of plot stated herein 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:  
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 (a) name and signature  
Architect/ Licensed Engineer/ Supervisor name and signature  
Date: No.

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT PERMISSION FOR RESIDENTIAL BUILDING ON LAND BEARING SURVEY NO. 86/1 AT VILLAGE-ASHTE, TAL-PANVEL, DIST-RAIGAD

NAME & SIGN OF OWNER	NAME & SIGN OF ARCHITECT
VISHAY WANKHADE RENUCORP INFRA LLP Registered Commercial Business Park, 120/121, Block 2, Rajawade, Wankhade, Sector 14, Hoshangpur, Maharashtra 412202	AR. VITTHAL PATIL REG. NO. CA201570906 FOR A SQUARE STUDIO

SHEET TITLE:

SECTIONS

NORTH	NAME & ADD. OF PROJECT ARCHITECT

SCALE: AS SHOWN

DATE: 10/01/2023

DRN BY: DEEPAK T.

CHKD BY: VITTHAL P.

REVISION: R0

117, Mittal Chambers, Nariman Point,  
Mumbai - 400021.  
email - pavil.vitthal@gmail.com

Name Of: Owner Vishay Diliprao Wankhade THROUGH RENUCORP INFRA LLP

Project Address: House No 1279  
Vidyavihar, Akola, Akola, Maharashtra-444001

Phone No. 9423401000

DESCRIPTION OF PROJECT :

Type of Proposal: Mixed

BUILDING ON CTS. NO SURVEY NO. 86/1 ASHTE

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

Name Of Architect: Vitthal Patil

LOGO

ADDRESS OF OFFICE:  
Shreegiri Mittal Bypass, Near Annapurna  
Mata Mandir, Akola, MH-444001

OWNERS SIGN:  
Verified by applicant

TECHNICAL PERSON SIGN

SCALE - 1:100

Date: 13/05/25

JOB NO - MSRDC-25-13366

CHECK BY -

SUBMISSION DRAWING

AMENITY CALCULATION				SCHEDULE OF COSTS			
Sl. No.	NAME	AMOUNT	REMARKS	Sl. No.	NAME	AMOUNT	REMARKS
1	Plotting	10000	For 1000 sqm	1	Plotting	10000	For 1000 sqm
2	Survey	10000	For 1000 sqm	2	Survey	10000	For 1000 sqm
3	Design	10000	For 1000 sqm	3	Design	10000	For 1000 sqm
4	Construction	10000	For 1000 sqm	4	Construction	10000	For 1000 sqm
5	Other	10000	For 1000 sqm	5	Other	10000	For 1000 sqm
Total		50000		Total		50000	