



DRG. TITLE Proposed Model College Campus at Shrivardhan Location Plan & Master Plan

DRG. NO. Sheet 1(R4) of 7

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Proforma - I: Area Statement (At Right hand top corner of Plans)

PROPOSED S.NO. / GAT NO. / F.P. NO.	COMPLEX ON C.T.S. NO. / PLOT NO. / OF VILLAGE MAUJE	Drawing Sheet No. XY
1.	AREA STATEMENTS	
(a)	Area of plot (Minimum area of a, b, c to be considered)	
(a)	As per ownership document (7/12, CTS extract)	95,100 sq.m.
(b)	As per measurement sheet	95,100 sq.m.
(c)	As per site	87,218 sq.m.
2.	Deductions for	
(a)	Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening	N.A.
(b)	Any D.P. Reservation area	N.A.
(Total a+b)		N.A.
3.	Balance area of plot (1+2)	87,218 sq.m.
4.	Amenity Space (if applicable)	
(a)	Required -	N.A.
(b)	Proposed -	N.A.
(c)	Balance Proposed -	N.A.
5.	Net Plot Area (3-4) (c)	87,218 sq.m.
6.	Recreational Open space (playground) if applicable	
(a)	Required -	24,000 sq.m.
(b)	Proposed -	25,485 sq.m.
7.	Internal Road area (by p-line)	10,789 sq.m.
8.	Plotable area (if applicable)	N.A.
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI)	17,443.60 sq.m.
10.	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	N.A.
(b)	Proposed FSI on payment of premium.*	0.8
11.	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	N.A.
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)]	N.A.
(c)	TDR area	N.A.
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	N.A.
12.	Additional FSI area under Chapter No. 7	N.A.
13.	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable.	1.0
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges.	N.A.
(c)	Total entitlement (a+b)	1.0
14.	Maximum utilization limit of F.S.I. (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	1.0
15.	Total Built-up Area in proposal (excluding area at Sr.No.17b)	
(a)	Existing Built-up Area.	N.A.
(b)	Proposed Built-up Area (as per P-line)	32,401.59 sq.m.
(c)	Total (a+b)	32,401.59 sq.m.
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	0.371
17.	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	N.A.
(b)	Proposed	N.A.

Contents of Sheet

Stamps of Approval of Plans

*CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by the Owners and the area was found to be 87,218 Sqm. The area as per 7/12 extract is 9,51 Ha i.e. 95,100 Sqm.

Signatures of Architect/ Licensed Engineer/ Structural Engineer/ Supervisor.

Description of Proposal & property
Proposed Model College for S.N.D.T. Women's University on Gat No. 186, at Village Ranavli, Taluka Shrivardhan, Dist. Raigad

Name of Owner
Dr. Deepak Deshpande
Registrar, S.N.D.T. Women's University

Name of the owner
S.N.D.T. College

DRG. ISSUED BY
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DRG. TITLE
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DRG. No. Sheet 1(R4) of 7

SCALE: NTS

DATE:26-02-21

DRAWN BY

Rushali. R

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