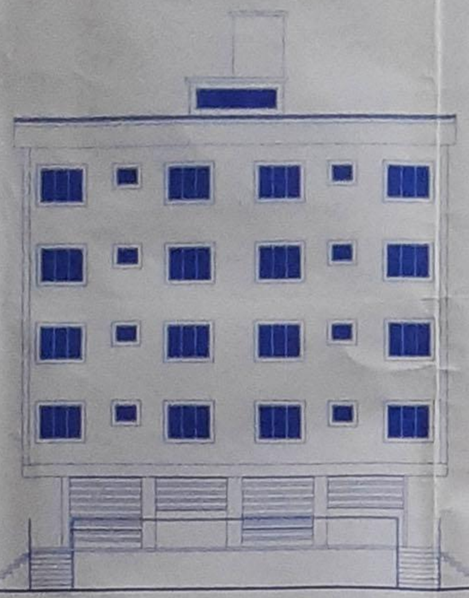
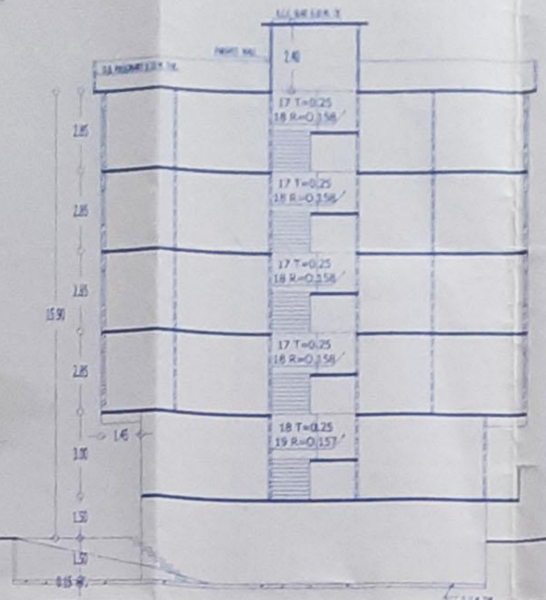


FRONT ELEVATION



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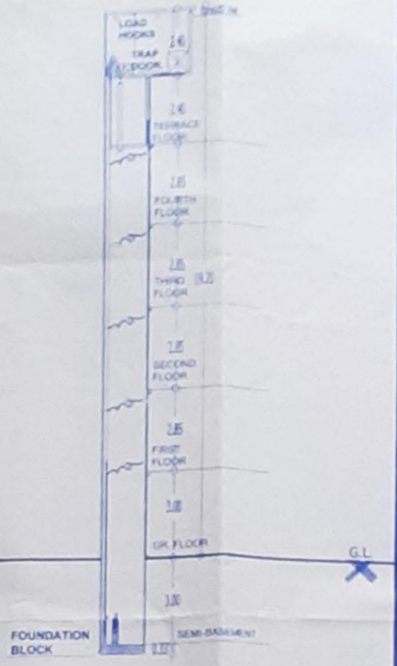

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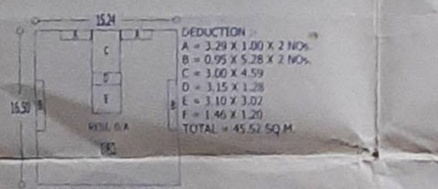
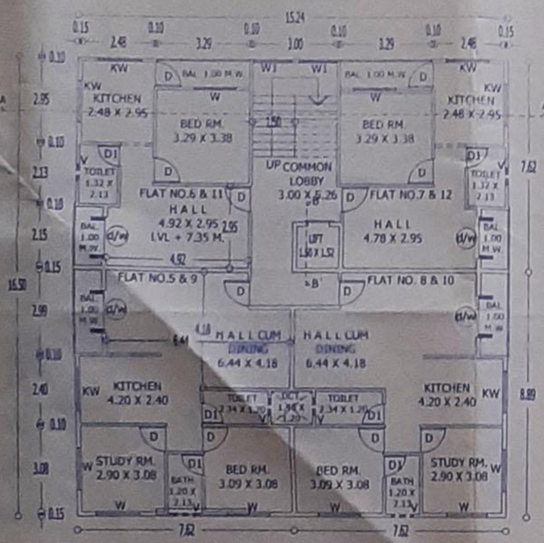
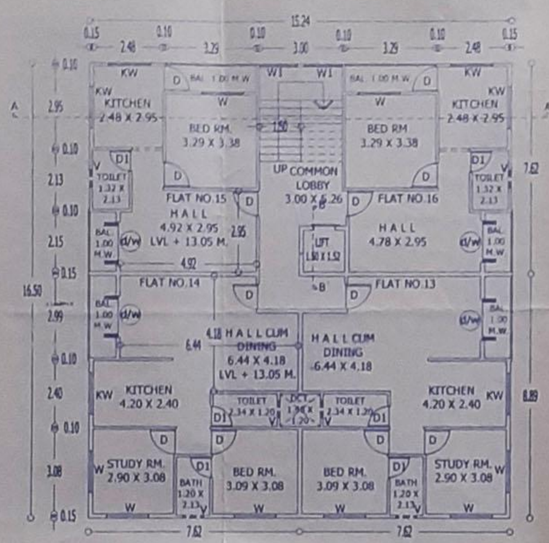


FOURTH FLOOR RESI. B/A
= 15.24 X 16.50 - 45.52 SQ.M.
= 251.46 SQ.M. - 45.52 SQ.M.
= 205.94 SQ.M.

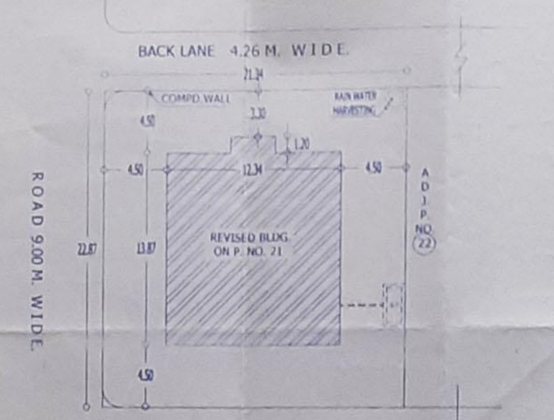
PROFILE PLAN.
SCALE :- 1:100



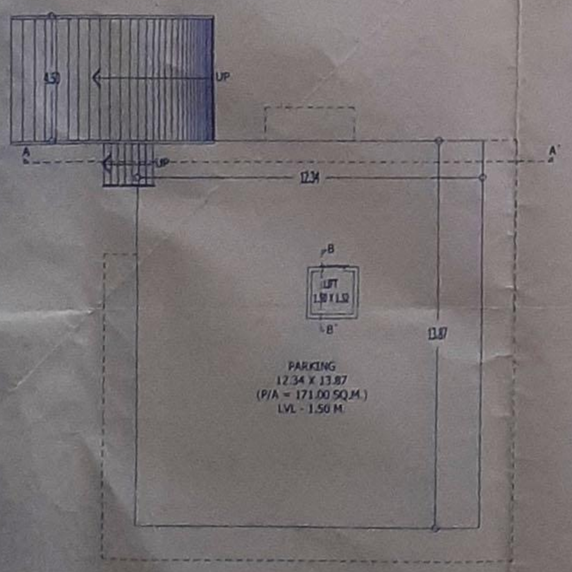
TYPICAL S. & T.FLOOR PLAN.
SCALE :- 1:100.



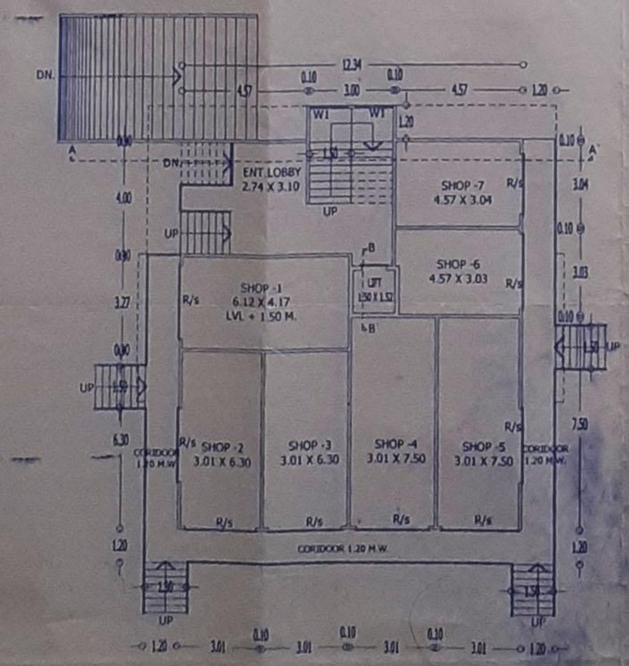
FOURTH FLOOR PLAN.
SCALE :- 1:100.



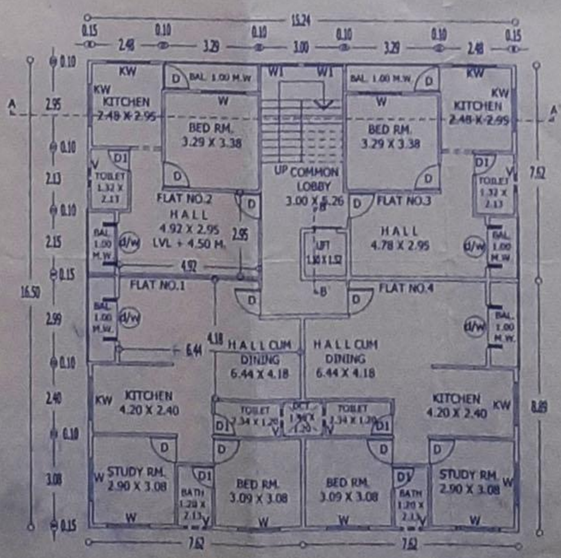
SITE PLAN.
SCALE :- 1:200



SEMI-BASEMENT PLAN.
SCALE :- 1:100.



GR.FLOOR PLAN.
SCALE :- 1:100.



F.FLOOR PLAN.
SCALE :- 1:100

DETAILS OF FLOOR WISE BUILT UP AREA (As per Sr. NO. 13)

FLOOR WISE	APPROVED	REVISED/PROPOSED
GR. FLOOR	137.36 SQ.M.	137.36 SQ.M.
FIRST FLOOR	200.28 SQ.M.	200.28 SQ.M.
SECOND FLOOR	200.28 SQ.M.	200.28 SQ.M.
THIRD FLOOR	119.39 SQ.M.	200.28 SQ.M.
FOURTH FLOOR	65.7.28 SQ.M.	205.94 SQ.M.
TOTAL B/A		944.14 SQ.M.

TOTAL B/A (REVISED/PROPOSED) = 944.14 SQ.M.

F.S.I. CONSUMED - 1.93

B) BAL. AREA STATEMENTS

a) PERMISSIBLE BAL.AREA PER FLOOR = 30.89 SQ.M.

b) PROPOSED BALCONY AREA PER FLOOR = 16.86 SQ.M.

SCHEDULE OF DOORS & WIND.

SR.NO.			
1	ALW	1.65 X 2.10	CCTW DOOR CUM WINDOW
2	D	0.90 X 2.10	CCTW DOORS
3	D1	0.75 X 2.10	CCTW DOORS
4	W	1.50 X 1.20	AL-SECTN. WINDOWS
5	W1	1.27 X 1.20	AL-SECTN. WINDOWS
6	KW	1.50 X 0.68	AL-SECTN KITCHEN WINDOWS
7	V	0.75 X 0.60	LOU. VENTILATOR
8	R/S	2.56 X 2.30	M.S. ROLLING SHUTTER

T.D.R. & PREMIUM CONSUMPTION CHART

SR.NO.	DESCRIPTION	BY RULE	APPROVED	REVISED
12	NET AREA OF PLOT	487.70 SQ.M.	487.70 SQ.M.	536.47 SQ.M.
13	BUILT UP AREA WITH REF. TO BASIC F.S.I. (Sr. no. 1 x 1.10)	536.47 SQ.M.	536.47 SQ.M.	536.47 SQ.M.
14	PREMIUM FSI AREA (SUBJECT TO MAX. OF 0.3 OF SR.NO.8)	146.31 SQ.M.	146.31 SQ.M.	146.31 SQ.M.
15	TDR AREA/SUBJECT TO MAX. OF 0.65 OF SR.NO.12	317.00 SQ.M.	317.00 SQ.M.	317.00 SQ.M.
16	TOTAL B/A	999.78 SQ.M.	657.28 SQ.M.	999.78 SQ.M.
17	TOTAL B/A (APPROVED + REVISED)	999.78 SQ.M. >	944.14 SQ.M.	
18	F.S.I. CONSUMED	2.05 >	1.93	

TABLE NO. 2

COLOURING OF PLAN

	WHITE PRINT		WHITE PRINT	
	WHITE PRINT	WHITE PRINT	THICK BLACK	THICK BLACK
PLOT LIMITS	THICK BLACK	THICK BLACK		
BYE-LAW LINE	GREEN	GREEN		
ROAD	BLUE	BLUE	BLACK	BLUE
PROP. WORK	RED	RED	RED	RED
EXISTING WORK	RED DOTTED	RED DOTTED	RED DOTTED	RED DOTTED
DRAINAGE & SEPTIC TANK WORK	BLACK DOTTED THIN	BLACK DOTTED THIN	BLACK DOTTED THIN	BLACK DOTTED THIN
WATER SUPPLY WORK	BLACK DOTTED THIN	BLACK DOTTED THIN	BLACK DOTTED THIN	BLACK DOTTED THIN

REVISED APPARTMENT "TIRTH PUSHPAM"
RESI. CUM COMM. BLDG. PLAN FOR
SHRI. PURUSHOTTAM GOPAL KOUJALKI & OTHERS, ON S.NO.8,14/2, C.T.S.NO.4780, P.NO.21, DHULE.

STAMP OF APPROVAL OF PLANS

पत्र क्रमांक 2293 दि. __/__/20__
पावती आणि बदली देण्यात येत आहे.
सहाय्यक संचालक नगररचना धुळे
उपायुक्त
धुळे महानगरपालिका, धुळे

धुळे मनपा/नर/10/1/03
दि. 31/10/2019 च्या आदेश नियंत्रण क्रमांक दिनांक नियंत्रण प्राधिकरण यांनी दिलेल्या अधिकारानुसार मंजूर

A) AREA STATEMENTS

1) AREA OF PLOT	
a) AS PER OWNERSHIP DOCUMENT C.T.S. EXTRACT	487.70 SQ.M.
b) AS PER MEASUREMENT SHEET	498.04 SQ.M.
c) AS PER PLAN SUBMITTED	487.70 SQ.M.
2) DEDUCTIONS FOR	
a) PROPOSED D.P./D.P.ROAD WIDENING AREA	———
b) ANY D.P. RESERVATION AREA	———
c) NATURAL WATER COURSE AREA	———
(TOTAL a+b+c)	———
3) GROSS AREA OF PLOT (1-2)	487.70 SQ.M.
4) RECREATIONAL OPEN SPACE	
a) REQUIRED	———
b) PROPOSED	———
5) AMENITY SPACE	
a) REQUIRED	———
b) PROPOSED	———
6) SERVICE ROAD AND HIGHWAY WIDENING	———
7) INTERNAL ROAD AREA	———
8) NET AREA OF PLOT = (3 - 5(b))	487.70 SQ.M.
9) BUILT UP AREA WITH REF. TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr. no. 8 x 1.10)	536.47 SQ.M.
10) ADDITION OF AREA FOR F.S.I.	
a) IN SITU AREA AGAINST D.P. ROAD (1.85 x SR. NO. 2a) [IF ANY	———
b) IN SITU AREA AGAINST AMENITY SPACE [2.00 OR 1.85 x sr. no. 5 (b)]	———
c) PREMIUM FSI AREA (SUBJECT TO MAX. OF 0.3 OF SR.NO.8)	146.31 SQ.M.
d) TDR AREA	317.00 SQ.M.
e) ADDITIONAL FSI AREA UNDER CHAPTER VIII	
TOTAL (a + b + c + d + e)	———
11) TOTAL AREA AVAILABLE (9 + 10)	999.78 SQ.M.
12) MAXIMUM UTILIZATION OF F.S.I. PER MISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	2.05 999.78 SQ.M.
13) TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 15.b)	
a) EXISTING BUILT UP AREA	———
b) REVISED/PROPOSED BUILT UP AREA	944.14 SQ.M.
c) EXCESS BALCONY AREA COUNTED IN F.S.I.	———
d) EXCESS DOUBLE HT. TERRACES AREA COUNTED IN F.S.I.	———
TOTAL (a + b + c + d)	944.14 SQ.M.
14) F.S.I. CONSUMED (13/8)	1.93
15) AREA FOR INCLUSIVE HOUSING If any	
a) REQUIRED (20% OF sr. no. 9)	———
b) PROPOSED	———

AREA DETAILS OF FLAT/UNIT

FLOOR NO.	SHOP/FLAT No.	NET BUILT UP AREA SHOP/FLAT IN SQ.M.	COMMON SHARED AREA PER FLAT LIKE (STAIRCASE, PASSAGES, LIFT, DOOR LOBBY) IN SQ.M.	AREA OF CUPBOARD & FLOWER BED ATTACHED TO FLAT IN SQ.M.	AREA OF BAL.CONT ATTACHED TO FLAT IN SQ.M.	TOTAL AREA OF SHOP/FLAT (SHARED) IN SQ.M.
1	2	3	4	5	6	7
GR.FLOOR	1	21.13	7.27	———	———	28.40
GR.FLOOR	2	19.13	7.04	———	———	26.17
GR.FLOOR	3	20.11	6.50	———	———	26.61
GR.FLOOR	4	23.82	7.97	———	———	31.79
GR.FLOOR	5	23.44	6.82	———	———	30.26
GR.FLOOR	6	14.60	4.46	———	———	19.06
GR.FLOOR	7	15.13	5.00	———	———	20.13
F.S.& THIRD FL.	8,9,10	60.55	10.52	———	5.33	76.40
F.S.& THIRD FL.	2,8,11	39.59	6.91	———	7.00	53.50
F.S.& THIRD FL.	3,7,12	39.59	6.91	———	7.00	53.50
F.S.& THIRD FL.	4,8,10	60.55	10.52	———	5.33	76.40
FOURTH FL.	13	61.96	9.82	———	4.62	76.40
FOURTH FL.	14	61.96	9.82	———	4.62	76.40
FOURTH FL.	15	41.01	6.19	———	6.30	53.50
FOURTH FL.	16	41.01	6.19	———	6.30	53.50
TOTAL	7 SHOPS 16 FLATS	944.14 SQ.M.				

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 21.11.2019 & the dimension of sides etc of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership / T.P. scheme record/Land records department / C.T.S. record.

VASTU RACHANA ASSOCIATES
RAJENDRA S.CHHAJED
CONSULTING ENGINEER'S
REGD. NO. 010
SIA,WAKHARKAR NAGAR,DHULE
MOB.9422281905, ☎ 231560

Signature
Rajendra S. Chhajed
Regd. No. 010.

OWNER'S DECLARATION

I undersigned here by conform that I would abide by plan sanctioned Dhule Municipal Corporation.I would execute the structure as per sanctioned plans.Also I would execute the work under supervision of proper technical person so as to ensure the quality & safety at the work site.

Owner's Name & Sign.

1) SHRI. PURUSHOTTAM GOPAL KOUJALKI.

2) SHRI. MUKUND GOPAL KOUJALKI.

3) SHRI. VYANKATESH GOPAL KOUJALKI.

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
	17/02/20	1:100		