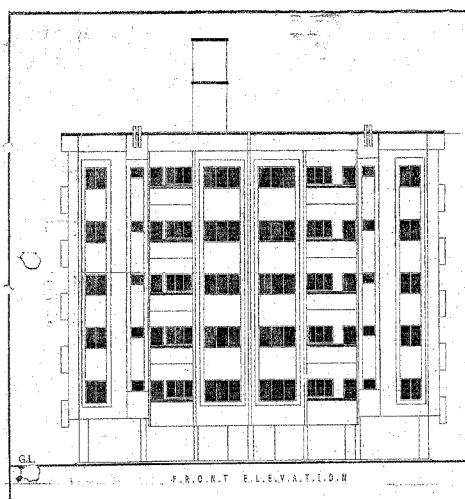
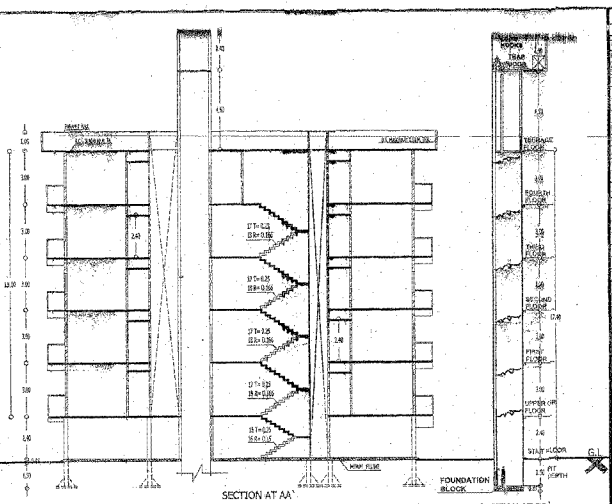


F.R.O.N.T E.L.E.V.A.T.I.O.N



SECTION AT AA'

SECTION AT BB'

DETAILS OF FLOOR WISE BUILT UP AREA			
FLOOR WISE	TOTAL	M AREA	ANCILLARY
UPPER GR. FLOOR	264.12 SQM.(2842.97 SQ.FT.)	165.08 SQ.M.	99.06 SQ.M.
FIRST FLOOR	264.12 SQ.M.	165.08 SQ.M.	99.06 SQ.M.
SECOND FLOOR	264.12 SQ.M.	165.08 SQ.M.	99.06 SQ.M.
THIRD FLOOR	264.12 SQ.M.	165.08 SQ.M.	99.06 SQ.M.
FOURTH FLOOR	143.77 SQ.M.	89.85 SQ.M.	53.92 SQ.M.
TOTAL BUA	1200.25 SQ.M.	750.16 SQ.M.	450.09 SQ.M.

TOTAL BUA PROP. = 750.16 + 450.09 SQ.M. =	1200.25 SQ.M.
BASIC AREA CONSUMED - 1.10X474.05= 521.46 SQ.M.	
PREMIUM AREA CONSUMED - 0.80X474.05= 379.20 SQ.M.	
ANCILLARY AREA CONSUMED - 450.09 SQ.M.	
T.D.R. AREA CONSUMED -	
F.S.I. CONSUMED - (750.16 / 474.05) = 1.58	

ANCILLARY AREA STATEMENT UTILISED

FLOOR WISE	FSI	ALLOWED	ANCILLARY
PLOT AREA	0.00	0.00	0.00
ADDITIONAL FSI(1.10)	521.46	60%	312.88 SQ.M.
PREMIUM (0.80XPM.A.)	228.70	90%	137.22 SQ.M.
TDR LOAD. (0.40XPM.A)	00.00	00%	00.00 SQ.M.
TOTAL AREA	750.16	60%	450.09 SQ.M.

TOTAL COST. PROPOSED = 750.16 + 450.09 = 1200.25 SQ.M.

B) BAL. AREA STATEMENTS

a) PERMISSIBLE BALANCE PER FLOOR = 42.16 SQ.M.

b) PROPOSED BALCONY AREA PER FLOOR = 34.08 SQ.M.

SR.NO.	SCHEDULE OF DOORS & WIND.		
1	SW	2.10 X 2.10	OTTW DOORS
2	D	1.05 X 2.10	OTTW DOORS
3	D 1	0.90 X 2.10	OTTW DOORS
4	D 2	0.75 X 2.10	OTTW DOORS
5	W	1.50 X 1.20	AL-SECTN. WINDOWS
6	W1	1.20 X 1.20	AL-SECTN. WINDOWS
7	KW	1.10 X 0.90	AL-SECTN.KITCHEN WINDOWS
8	KW1	1.20 X 0.90	AL-SECTN.KITCHEN WINDOWS
9	V	0.75 X 0.60	LOU VENTILATOR
10	M.S. GATE	3.05 X 1.60	M.S. COMPD. GATE

AREA DETAILS OF FLAT/UNIT

FLOOR NO.	No.OF FLATS	BUILT UP AREA ENCAMPLANT	COMMON AREA (PROP. FLAT) FOR SERVICES (STAIRCASE, LIFT, DUCT, LOBBY) IN SQ.M.	AREA OF CUPBOARD & FLOOR IN SQ.M.	AREA OF BALCONY ATTACHED TO FLAT IN SQ.M.	TOTAL AREA OF FLAT (OWNING) IN SQ.M.
1	2	3	4	5	6	7
UPPER GR.,F.S.T. & F.FL.	1,6,9, & 13	56.21	4.10	------	5.72	66.03
UPPER GR.,F.S.T. & F.FL.	2,5,10, & 14	56.21	4.10	------	5.72	66.03
UPPER GR.,F.S.T. & F.FL.	3,7,11, & 15	56.21	4.10	------	5.72	66.03
UPPER GR.,F.S.T. & F.FL.	4,8,12, & 16	56.21	4.10	------	5.72	66.03
FOURTH FL.	17	66.94	4.43	------	6.05	77.02
FOURTH FL.	18	56.80	4.43	------	5.72	66.75
TOTAL	18 FLATS					1200.25 SQ.M.

PROPOSED APPARTMENT RESI.BLDG.PLAN FOR DIRECTOR OF M/s.NILCON INFRA BUILDERS PVT. LTD., BAU SULOCHANA & SHRI NIVRUTTI PATIL, OTHERS ON S.NO.6, H.NO.7/6/1, H.NO.4, SHIVAR :- DISOPUR, DHULE.

STAMP OF APPROVAL OF PLANS

A) AREA STATEMENTS

1) AREA OF PLOT		
a) AS PER OWNERSHIP DOCUMENT CTS EXTRACT		476.00 SQ.M.
b) AS PER MEASUREMENT SHEET		474.05 SQ.M.
c) AS PER PLAN SUBMITTED		474.05 SQ.M.
2) DEDUCTIONS FOR		
a) PROPOSED D.P./ROAD WIDENING AREA		0.00 SQ.M.
b) ANY D.P. RESERVATION AREA		0.00 SQ.M.
c) NATURAL WATER COURSE AREA		0.00 SQ.M.
(TOTAL a+b+c)		0.00 SQ.M.
3) GROSS (BALANCE)AREA OF PLOT (1-2)		474.05 SQ.M.
4) AMENITY SPACE (IF APPLICABLE)		
a) REQUIRED		N/A
b) PROPOSED		N/A
5) NET PLOT AREA (3 - 4)		474.05 SQ.M.
6) RECREATIONAL OPEN SPACE (IF APPLICABLE)		
a) REQUIRED		N/A
b) PROPOSED		N/A
7) INTERNAL ROAD AREA		0.00 SQ.M.
a) SERVICE ROAD AND HIGHWAY WIDENING		N/A
8) PLOTABLE AREA (IF APPLICABLE)		N/A
9) BUILT UP AREA WITH REF. TO BASIC F.S.I AS PER FRONT ROAD WIDTH (sr. no. 5 X 1.10)		521.46 SQ.M.
10) ADDITION OF F.S.I. ON PAYMENT OF PREMIUM		
a) MAX.PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH		0.80M.X P/ARea
b) PROPOSED FSI ON PAYMENT OF PREMIUM (SUBJECT TO MAX. OF 0.8 OF SR.NO.8)		228.70 SQ.M.
11) IN SITU FSI /TDR AREA		
a) AREA AGAINST DP ROAD X SR.NO.2(a))IF ANY		N/A
b) AREA AGAINST AMENITY SPACE (IF HANDED OVER) OR 1.65 X SR.NO 4(b) AND OR (c))		N/A
c) TDR AREA ALLOWED N/A X 0.40		189.62 SQ.M.
c)TOTAL TDR LOADING PROPOSED (11a+b+c)		0.00 SQ.M.
12) ADDITIONAL FSI UNDER CHAPTER 7		0.00 SQ.M.
13) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
a) (9+10(b)+11(b)) OR (9+WITH)WHICHEVER IS APPLICABLE		----------
b) ANCILLARY AREA (50 UP TO 60%OR 80% WITH		450.09 SQ.M.
c) TOTAL ENTITLEMENT (a + b)		----------
14) MAXIMUM UTILIZATION OF F.S.I. 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		2.00
15) TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17.b)		
a) EXISTING BUILT UP AREA		----------
b) PROPOSED BUILT UP AREA (9+10(b)+11(b))		750.16 SQ.M.
c) EXCESS BALCONY AREA COUNTED IN F.S.I.		----------
d) EXCESS DEDUCTION, TERRACES AREA COUNTED IN F.S.I.		----------
TOTAL (a + b + c + d)		750.16 SQ.M.
16) TOTAL PER.CONSTRUCTED AREA (13+15)		1200.25 SQ.M.
17) F.S.I. CONSUMED (12/8)		1.58
18) AREA FOR INCLUSIVE HOUSING IF ANY		
a) REQUIRED (25% OF sr. no. 5)		----------
b) PROPOSED		----------

OWNER'S DECLARATION

I undersigned here by confirm 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 perour technical person so as to ensure the quality & safety at the work site.

Owner's Name & Sign.

DIRECTOR OF NILCON INFRA BUILDERS PVT. LTD.,

1) BAU. SULOCHANA SHALIGRAM PATIL. K.

2) BAU. SHIVANI PRASHANT PATIL.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 18.04.2021 & the dimension of sides as 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 (S.A.)E-III/R.A.S.C-1418/BE(Civil) ARCHITECTURAL ENGINEER & DISTRICT VALUER GOVT. APPROVED VALUER 3, SAI SHRADDHA PARK, NAGAR,DHULE 9226,9423895955, 02562-288488

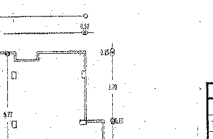
Signature Rajendra S. Chhajed Regd. No. 210.

JOB DRG. NO.	SCALE	DRAWN BY	CHECKED BY
	02/05/21 1:100		

ADMINISTRATION FLEVATION NO. (AS) OF ARCHITECT ENGINEER/SUPERVISOR.

TYPICAL UPPER GR.,F.S. & THIRD FLOOR RESI. B/A :-
= 21.81 X 13.77 - 36.28 SQ.M.
= 300.32 SQ.M. - 36.28 SQ.M.
= 264.12 SQ.M./FLOOR.

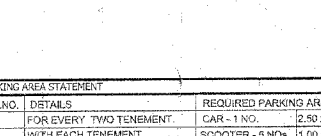
DEDUCTION :-
A = 1.00 X 3.86 X 4 Nos.
B = 1.19 X 0.45 X 4 Nos.
C = 6.25 X 1.09 X 2 Nos.
D = 1.88 X 1.63
E = 1.00 X 2.35
TOTAL = 36.20 SQ.M.



FOURTH FLOOR RESI. B/A :-
= 21.81 X 9.81 - 72.36 SQ.M.
= 216.13 SQ.M. - 72.36 SQ.M.
= 143.77 SQ.M.

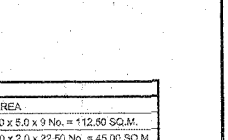
DEDUCTION :-
A = 1.00 X 3.86
B = 1.32 X 2.59
C = 1.58 X 3.84
D = 1.88 X 2.05
E = 12.42 X 2.05
F = 5.62 X 1.27
G = 1.19 X 0.41
H = 2.10 X 1.09
I = 2.15 X 0.69
J = 2.10 X 1.09
K = 1.19 X 0.41
L = 1.00 X 3.86
TOTAL = 72.36 SQ.M.

PROFILE PLAN.
SCALE :- 1:100.



ROAD 9.00 M. WIDE.

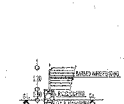
SITE PLAN.
SCALE :- 1:100.



PLAN OF UNDERGROUND TANK

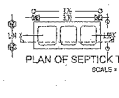
SECTION OF TANK

RAIN WATER HARVESTING DETAIL

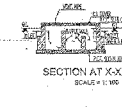


C/S FROM THREE SIDES
SCALE = 1:100

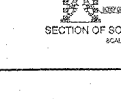
SECTION OF COMPOUND WALL FROM FRONT SIDE
SCALE = 1:100



PLAN OF SEPTICK TANK
SCALE = 1:100

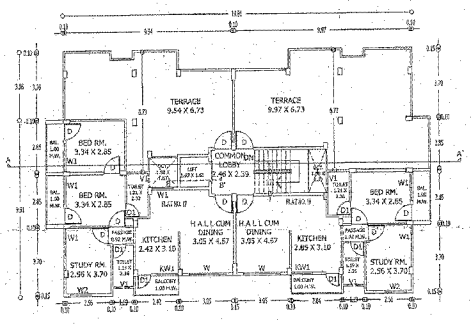


SECTION AT X-X'
SCALE = 1:100

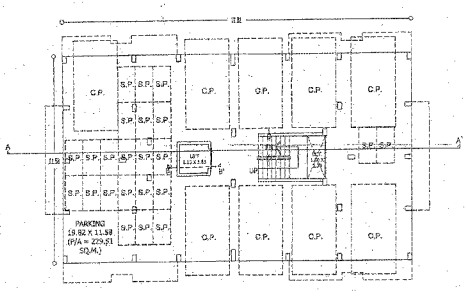


SECTION OF SOAK PIT
SCALE = 1:100

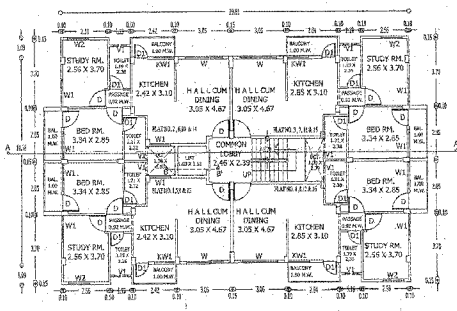
PARKING AREA STATEMENT			
SR.NO.	DETAILS	REQUIRED PARKING AREA	
1)	FOR EVERY TWO TENEMENT.	CAR - 1 NO.	2.50 x 5.0 x 9 No. = 112.50 SQ.M.
	WITH EACH TENEMENT	SCOOTER - 6 NOs.	1.00 x 2.0 x 22.50 No. = 45.00 SQ.M.
	HAVING CARPET AREA		TOTAL = 157.50 SQ.M.
	EQUAL TO OR ABOVE 40.00 SQ.M.		
	BUT LESS THAN 80.00 SQ.M.		
2)	VISITOR PARKING - 5% = 7.87 SQ.M. + 157.50 SQ.M. = 165.37 SQ.M.		
3)	TOTAL PARKING AREA REQUIRED = 165.37 SQ.M.		
4)	PARKING AREA PROPOSED = 229.51 SQ.M.		



FOURTH FLOOR PLAN.
SCALE :- 1:100.



STILT FLOOR PLAN.
SCALE :- 1:100.



TYPICAL UPPER GR.,F.S. & THIRD FLOOR PLAN.
SCALE :- 1:100.