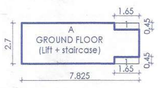
P-LINE AREA CALCULATION AND DIAGRAM



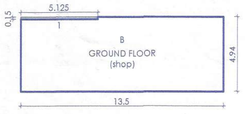
GROUND FLOOR P-LINE AREA (Lift + Staircase) (Residential)

BLOCK A :
7.825 X 2.70 = 21.128 Sq.m.

DEDUCTION
1. 1.65 X 0.45 x 2 = 1.485

TOTAL DEDUCTION = 1.485 Sq.m.

GROUND P-LINE AREA :
(Lift + Staircase) (Residential)
21.128 - 1.485 = 19.643 Sq.m.

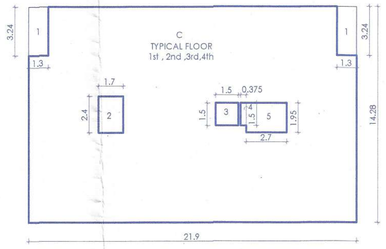


BLOCK B :
(Shop) (Commercial)
13.50 X 4.94 = 66.69 Sq.m.

DEDUCTION
1. 5.125 X 0.15 x 1 = 0.769

TOTAL DEDUCTION = 0.769 Sq.m.

GROUND P-LINE AREA :
(Shop) (Commercial)
66.69 - 0.769 = 65.921 Sq.m.



TYPICAL FLOOR P-LINE AREA (1st,2nd,3rd & 4th Floor)

BLOCK C :
21.90 X 14.28 = 312.732 Sq.m.

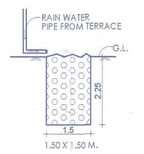
DEDUCTION
1. 1.30 X 3.24 x 2 = 8.424
2. 1.70 X 2.40 x 1 = 4.08
3. 1.50 X 1.50 x 1 = 2.25
4. 0.375 X 1.50 x 1 = 0.563
5. 2.70 X 1.95 x 1 = 5.265

TOTAL DEDUCTION = 20.582 Sq.m.

TYPICAL FLOOR P-LINE AREA :
(1st,2nd,3rd & 4th Floor)
312.732 - 20.582 = 292.15 Sq.m.

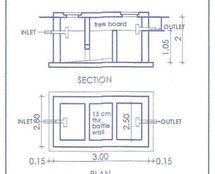
NOTES:
1) PLOT BOUNDRY SHOWN IN THICK BLACK.
2) PERMISIBLE BUILDING LINE - THICK BLACK DOTTED
2) PROPOSED WORK IN RED
3) DRAINAGE LINE SHOWN IN RED DOTTED.
4) WATER SUPPLY LINE SHOWN IN BLACK DOTTED.
5) EXISTING WORK SHOWN IN HATCH
6) EXISTING STREET
7) FUTURE STREET
8) DEVIATION

RAIN WATER HARVESTING



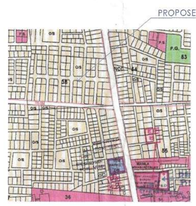
RAIN WATER HARVESTING

SEPTIC TANK DETAILS



PROPOSED CAPACITY OF SEPTIC TANK
= 3X 2.50 X 1.50 = 11.25 CUM.

REQUIRED CAPACITY OF SEPTIC TANK
= 16 UNITS X 0.65CUM/1 UNIT = 10.40 CUM.



PARKING AREA STATEMENT

For Residential	Tenament Size / Area	Tenament No.	REQUIRED Cars	REQUIRED Scooter	PROVIDED Cars	PROVIDED Scooter
2 units (C-1,S-5)	40 - 80	16	8	40		
5% Visitor For Resi.	-	-	1	2		
Shop (C-2,S-6)	60.36		2	6		
Sub Total			11	48		
Factor 0.6			6.6	28.8		
TOTAL			7	29	8	23
Composite parking	six scooters' parking converted in one car parking					

FORM OF STATEMENT 2

PROPOSED BUILDING [Sr. No. 9(a)]

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line	
[1]	[2]	[3]	
		Commercial	Residential
	Ground	65.921	19.643
	1st		292.15
	2nd		292.15
	3rd		292.15
	4th		292.15
	SUB TOTAL	65.921	1188.243
	TOTAL	1254.164	

FORM OF STATEMENT 3

AREA DETAILS OF APARTMENT [Sr. No. 9 (g)]

Building No.	Floor No.	Apartment No.	Carpet Area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
[1]	[2]	[3]	[4]	[5]	[6]
Commercial					
	Ground	shop - 1	15.73	-	
		shop - 2	15.54	-	
		shop - 3	13.66	-	
		shop - 4	15.43	-	
Residential					
	1st to 4th	101,201, 301,401	54.91 x 4 = 219.64	6.79 X 4 = 27.16	
	1st to 4th	102,202, 302,402	57.11 x 4 = 228.44	6.79 X 4 = 27.16	
	1st to 4th	103,203, 303,403	62.87 x 4 = 251.48	3.99 X 4 = 15.96	
	1st to 4th	104,204, 304,404	62.02 x 4 = 248.08	3.99 x 4 = 15.96	
TOTAL			947.64	86.24	

P-LINE & ANCILLARY FSI AS PER TYPOLOGY

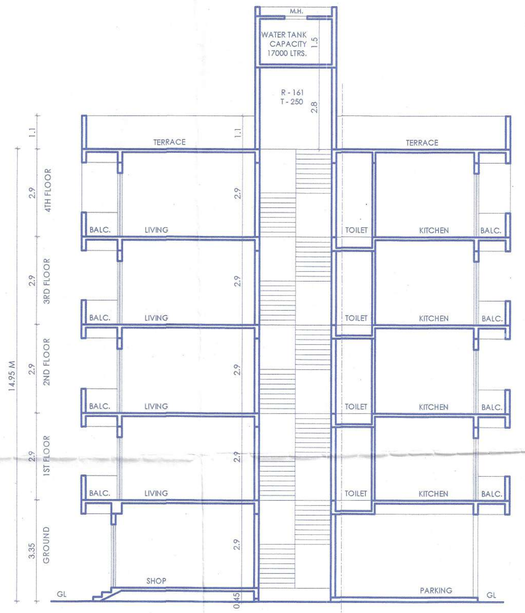
Typology	P-line Area	Ancillary
Commercial (80%)	65.921	52.736
Residential (60%)	1188.243	428.094
Total	1254.164	480.83

FSI CALCULATION CHART

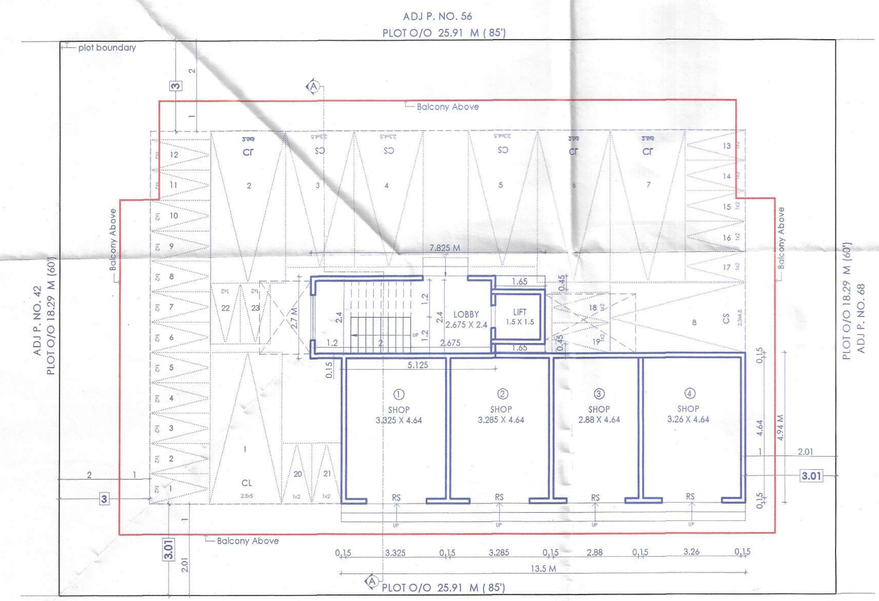
Plot Area 483.7	Permissible Area	Proposed Area
Basic (1.1)	532.07	**532.07**
Road Widening	0	**0**
Ancillary	480.83	**480.83**
Premium (0.5)	241.85	**241.85**
Total	1254.75	**1254.75**



FRONT ELEVATION
SCALE 1 :100

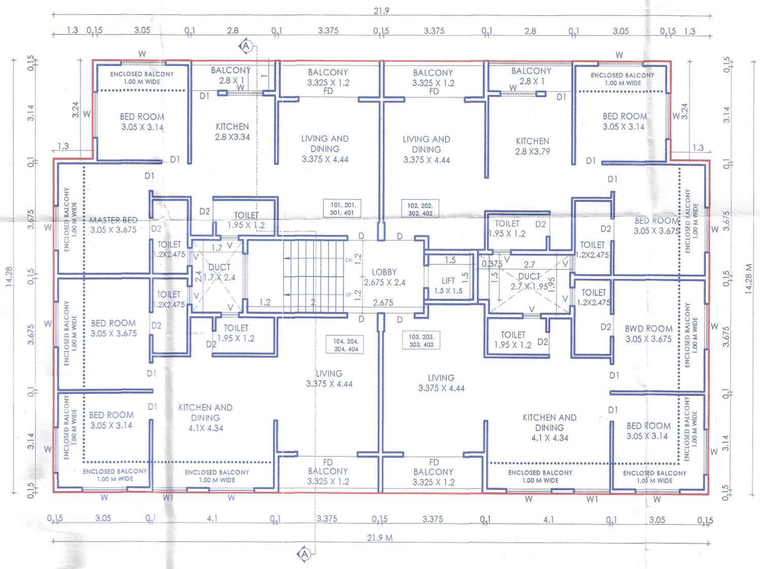


SECTION - AA
SCALE 1 :100

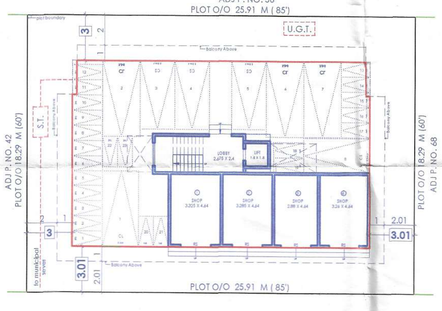


----- 9.14 M (30') WIDE ROAD -----

GROUND FLOOR PLAN
SCALE 1 :100



1st TO 4th TYPICAL FLOOR PLAN
SCALE 1 :100



----- 9.14 M (30') WIDE ROAD -----

SITE PLAN
SCALE 1 : 200

Proforma- I: Area Statement

UDCPR Mun. Corp.

PROPOSED COMMERCIAL CUM RESIDENTIAL (MIXED USE BUILDING) ON C.T. S. NO.7109, P. NO. 55, S.No. 38, AT DEOPUR, DHULE

FOR OWNER :
MR. RATAN KONDU BHOI , MRS. MANALI RATAN BHOI,
MRS. KARUNA GANESH MHATRE

THROUGH GPA HOLDER
SOHAM BUILDCON
MR. CHETAN VIDYADHAR PATHAK

APPROVAL

या बांधकाम नकाशावर लाल रंगाने दर्शविलेल्या दुरुस्तीप्रमाणे ओट्यापर्यंत/जोत्यापर्यंत बांधकामासाठी सोबतच्या बांधकाम प्रारंभ प्रमाणपत्र क्र.१४५५ दि. १ /०५/२०२२ मधील अटींवर बांधकाम मंजुरी देण्यात येत आहे.

नगररचनाकार
धुळे महानगरपालिका, धुळे

अति. आयुक्त
धुळे महानगरपालिका, धुळे

धुळे महानगरपालिका, धुळे स्था. ता. ३०/६/२३

AREA STATEMENT.	Sqmt.
1. AREA OF THE PLOT (Minimum area of a,b,c to be considered)	483.70
a. As per ownership document (7/12,CTS extract)	483.70
b. As per measurement sheet	483.70
c. As per site	483.70
2. DEDUCTIONS FOR	
a) Proposed D.P./ D.P. Road widening Area/ Service Road/ Highway widening (as per 7/12)	0.00
b) Any D.P. Reservation area	0.00
TOTAL (a+b)	0.00
3. BALANCE AREA OF THE PLOT (1-2)	483.70
4. Amenity Space (If applicable)	
a) Required	------
b) Adjustment of 2(b), if any-	------
c) Balance Proposed-	------
5. Net Plot Area (3-4(c))	483.70
6. Recreational Open Space (if applicable)	
a) Required	------
b) Proposed	------
7. Internal road area	------
8. Plotable area(if applicable)	------
9. Built up area with reference to Basic F.S.I as per front road width	
a) Basic F.S.I as per front road width (Sr. No. 5 x basic FSI) (483.70 X 1.1)	532.07
b) Road widening Area	0.00
(Total a+b)	532.07
10. Addition of F.S.I on payment of premium	------
(a) Maximum permissible premium FSI- based on road width/ TOD Zone (Sr. No. 5 x premium FSI) (483.70 X 0.5)	241.85
(b) Proposed FSI on payment of premium	241.85
11. In- situ FSI/ TDR loading (Sr. No. 5 x TDR FSI) (483.70 X 0.4)	193.48
(a) In-situ area against D.P road[2.0 x Sr. No. 2 (a)], if any	------
(b) In- situ area against Amenity Space if handed over [2.00 or 1.85 x Sr No. 4(b) and/or (c)]	------
(c) Proposed TDR Area	------
(d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	------
12. Additional FSI area under Chapter No. 7	------
13. Total entitlement of FSI in the proposal	------
(a) [9+10(b)+11(a)] or 12 whichever is applicable (532.07+241.85+0)	773.92
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (80%) 80% on 65.921(comm.)= 52.736 + 60% on 1188.243 (resi.)=428.094	480.83
(c) Total (a+b)	1254.75
14. Maximum utilization limit of F.S.I (building potential) Permissible as per road width ((as per regulation no 6.1/6.2/6.3/6.4 as applicable) x 1.6 or 1.8)	
15. Total Built-up Area in proposal (excluding area at Sr. No. 17b)	------
a) Existing Built-up Area.	------
b) Proposed Built-up Area (as per P- Line).	1254.164
c) Total (a+b)	1254.164
16. F.S.I. Consumed(15/13)(should not be more than sr.no.14 above	0.99
17. Area for Inclusive Housing, if any	
a) Required (20% of sr.no.5)	------
b) Proposed	------

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 25-May-2022 & dimensions of all sides etc. of the plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/P.p. scheme Records/ Land Records, department/ City Survey Records.

Ar.Kshitij Dhande
CA/99/24861 Valid upto 31-12-2030

OWNER'S DECLARATION :

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Dhule Municipal corporation. I/We would execute the work under supervision of proper technical person so as to ensure the quality & safety at the work site.

MR. RATAN KONDU BHOI	MRS. MANALI RATAN BHOI
OWNER	OWNER
MR. CHETAN VIDYADHAR PATHAK (SOHAM BUILDCON) GPA HOLDER	MRS. KARUNA GANESH MHATRE
	OWNER
ARCHITECT	STRUCTURAL ENGINEER
AR. KSHITIJ. B. DHANDE	ER. UJVAL CHAUDHARI

Ar. Kshitij .B. Dhande ARCHITECT & INTERIOR DESIGNER
Architect Council Registration no. CA/99/24861 Valid upto 31-12-2030
PLOT NO. 16, ADARSH CO.OP.HOUSING SOCIETY, NEAR GAJANAN MAHARAJ MANDIR, BEHIND MAHILA BANK, INDIRA NAGAR, NASHIK- 422 209.
PHONE : (0253) 2320610. CELL : 94 222 54263

DRG. NO. 30/04/22 - VJ