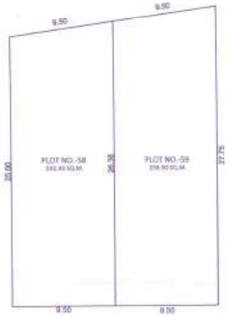
KEY PLAN

SCALE 1:1000

(A) AREA TABLE PLOT BEFORE AMALGAMATION					
PLOT	AREA AS PER		MINIMUM AREA CONSIDERD (M2)	DEDUCTIONS (M2)	NET DEVELOPABLE AREA (M2)
	7-12 / PRC	DEMARC		RD. WIDEN	
PLOT 58	243.43	243.43	243.43	0.00	243.43
PLOT 59	256.50	256.50	256.50	0.00	256.50
TOTAL	499.93	499.93	499.93	0.00	499.93

(B) AREA TABLE PLOT AFTER AMALGAMATION					
PLOT	AREA AS PER		MINIMUM AREA CONSIDERD (M2)	DEDUCTIONS (M2)	NET DEVELOPABLE AREA (M2)
	7-12 / PRC	DEMARC		RD. WIDEN	
PLOT 58+59	499.93	499.93	499.93	0.00	499.93
TOTAL	499.93	499.93	499.93	0.00	499.93

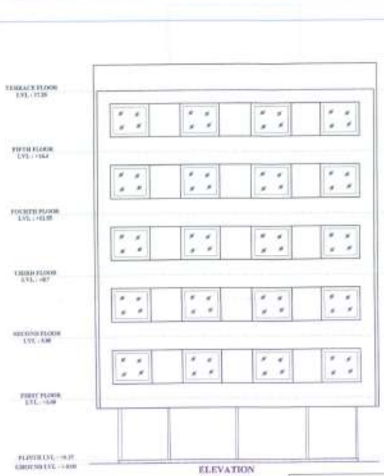


A) PLOT BEFORE AMALGAMATION

SCALE 1:200

B) PLOT AFTER AMALGAMATION

SCALE 1:200



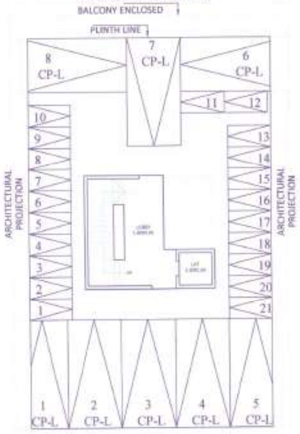
ELEVATION

SCALE 1:100

PREMIUM STATEMENT	
R.R. RATE	———
ADD F.S.I. ON Premium 50% PERMISSIBLE ON PLOT	149.98 SQ.M
ADD F.S.I. ON PREMIUM PROPOSED	149.14 SQ.M

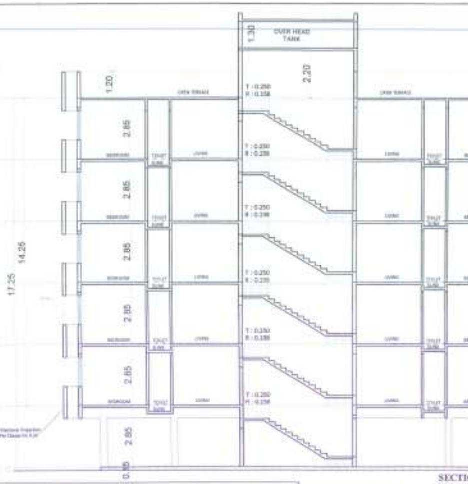
PARKING STATEMENT (AS PER TABLE NO. 8B)

NO	TYPE	TOTAL FLAT	REQUIRED PARKING		PROVIDED PARKING	
			CAR	SCOOTER	CAR	SCOOTER
RESIDENTIAL	LESS THAN 30.00 Sq.m.	0	0	0	8	21
	ABOVE 30 SQ.M. BUT LESS THAN 40.00 Sq.m.	0	0	0		
	ABOVE 40 SQ.M. BUT LESS THAN 80.00 Sq.m.	20	10	50		
+ 5% VISITORS			0.40	2.50		
TOTAL			10.40	52.50		
FOR MANDAL (0.40)			4	21		



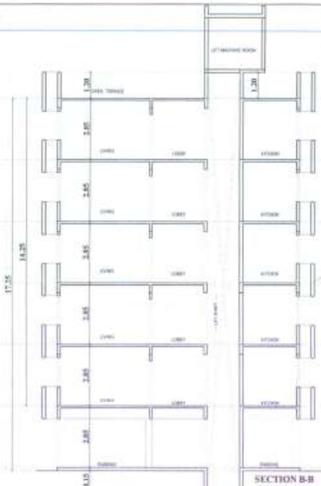
GROUND FLOOR PLAN (ONLY PARKING)

SCALE 1:100



SECTION A-A

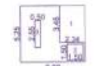
SCALE 1:100



SECTION B-B

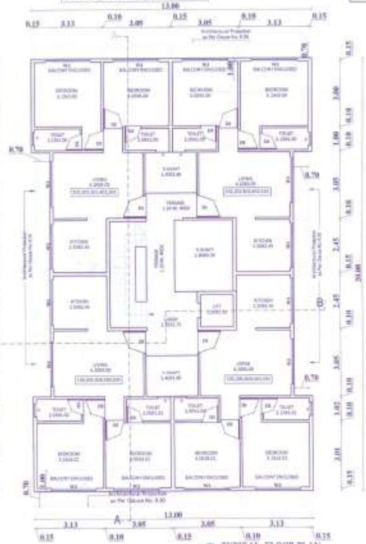
SCALE 1:100

Form of Statement 3 [Sr. No. 8 (g)]								
AREA DETAILS OF APARTMENT (RESIDENTIAL CARPET AREA STATEMENT)								
SR. NO.	FLOOR	APARTMENT NO.	CARPET AREA OF APARTMENT (SQ.M.)	AREA OF BALCONY ATTACHED TO APARTMENT (SQ.M.)	AREA OF DOUBLE HEIGHT TERRACES & TERRACE ATTACHED TO FLAT (SQ.M.)	APARTMENT AREA (SQ.M.)	NO OF APARTMENT	TOTAL AREA (SQ.M.)
1	FIRST TO FIFTH	101,201,301,401,501, 102,202,302,402,502	45.45	0.00	0.00	45.45	10.00	454.50
		103,203,303,403,503, 104,204,304,404,504	45.45	0.00	0.00	45.45	10.00	454.50
2	TOTAL AREA						10.00	454.50



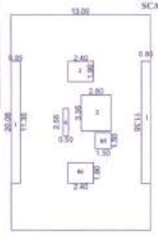
Area Calculation & Diagram (Ground Floor) Scale -1:200

BUILT-UP AREA STATEMENT GROUND FLOOR				
AREA BLOCK OF (ABCD)		6.00	5.25	31.50
STANDARD DEDUCTION				
1	2.34	3.45	1	8.07
2	1.50	1.50	1	2.25
3	0.50	2.55	1	1.28
TOTAL DEDUCTION				11.60
NET AREA		31.50	11.60	19.90



TYPICAL FLOOR PLAN (1ST TO 5TH)

SCALE 1:100



Area Calculation & Diagram (1ST TO 5TH FLOOR) Scale -1:200

BUILT-UP AREA STATEMENT FIRST TO FIFTH FLOOR				
AREA BLOCK OF (ABCD)		13.00	20.08	261.04
STANDARD DEDUCTION				
1	0.85	11.35	2	19.30
2	2.40	1.90	1	4.56
3	2.50	3.35	1	8.38
4	0.50	2.55	1	1.28
5	1.50	1.50	1	2.25
6	2.40	1.90	1	4.56
TOTAL DEDUCTION				41.32
NET AREA		261.04	41.32	219.72

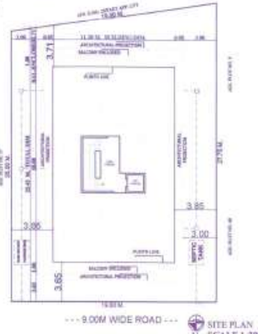
BUILT-UP AREA STATEMENT								
BUILDING NO	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER 'P-LINE')	F.S.I			ANCILLARY F.S.I		
(1)	(2)	(3)	(4)			(5)		
	GROUND FLOOR	19.90	19.90	1.60	12.44	19.90	12.44	7.46
	FIRST FLOOR	219.72	219.72	1.60	137.33	219.72	137.33	82.40
	SECOND FLOOR	219.72	219.72	1.60	137.33	219.72	137.33	82.40
	THIRD FLOOR	219.72	219.72	1.60	137.33	219.72	137.33	82.40
	FOURTH FLOOR	219.72	219.72	1.60	137.33	219.72	137.33	82.40
	FIFTH FLOOR	219.72	219.72	1.60	137.33	219.72	137.33	82.40
TOTAL P-LINE AREA		1118.50	TOTAL F.S.I		699.06	TOTAL ANCILLARY F.S.I		419.44

SCHEDULE OF DOOR/WINDOW		
D	1.20X2.25	T. W. PANELLED
D1	1.05X2.25	T. W. PANELLED
D2	0.90X2.25	T. W. PANELLED
D3	0.75X2.25	T. W. PANELLED
W	3.05X1.35	T. W. GLAZED WINDOW
W1	3.65X0.90	T. W. GLAZED WINDOW
W2	2.45X1.35	T. W. GLAZED WINDOW
W3	2.10X1.35	T. W. GLAZED WINDOW
V	0.60X0.90	LOUVRED VENT

Form of Statement 1 [Sr. No. 8 (a) (iii)] Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors
(1)	(2)	(3)	(4)	(5)
0	0	0	0	0
TOTAL AREA	0	0	0	0

TERRACE FLOOR PLAN

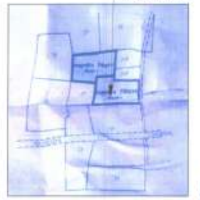
SCALE 1:200



SITE PLAN

SCALE 1:200

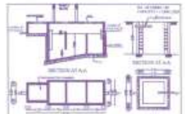
PROPOSED SITE



LOCATION PLAN

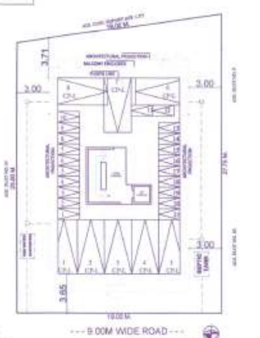
SCALE 1:10,000

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building		
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)
(1)	(2)	(3)
	GROUND FLOOR	19.90
	FIRST FLOOR	219.72
	SECOND FLOOR	219.72
	THIRD FLOOR	219.72
	FOURTH FLOOR	219.72
	FIFTH FLOOR	219.72
TOTAL P-LINE AREA		1118.50



AREA STATEMENT

	SR. NO.	AREA OF		AREA SQM
ALLOWED	1	Plot Area		499.93
	2	D.P. Road Winding		0
	3	Road Winding		0
	4	Net Plot Area		499.93
	5	Basic FSI	1.1	549.92
	6	Premium Allowed	30	149.98
	7	TDR Allowed	0	0.00
	8	Against Road Winding		0.00
	8	Ancillary Area		419.94
	9	Total Permissible Max FSI		1119.84
PROPOSED	9	TOTAL P-LINE AREA		1118.50
	10	Basic FSI		549.92
	11	Road Winding		0.00
	12	Ancillary Area Proposed		418.60
	13	TDR Proposed		0.00
	14	Premium Proposed		149.98
	15	TOTAL (10 to 14)		1118.50



PARKING PLAN

SCALE 1:200

PROPOSED AMALGAMATION + BUILDING PERMISSION FOR RESIDENTIAL BUILDING PLAN ON S.NO.-26/1/D/2, PLOT NO. 58+59, OF MANDAL SHIWAR. FOR-M/S. NAVJEEVAN DEVELOPERS AND INFRASTRUCTURE SERVICES THROUGH PARTNER MR.VISHAL I. JAIN, MR.RITESH I. JAIN, MRS.SHITAL V. JAIN, MRS.SEEMA R. JAIN, MR.BHAVESH S. AGRAWAL.

DRAWING SHEET NO. 1/1

STAMP APPROVAL

Recommended for Approval for amalgamation and Sub Division for Residential Purpose only as shown in Red, Subject to Condition Mentioned in Office Letter No. 266 Dated 26-06-2022

Recommended for approval for Residential purpose as ammended in .... subject to the conditions mentioned in this office Letter No. 266 Dt. 26-06-2022

Assistant Director of Town Planning, Dhule.

NOTES.-

1) TENTATIVE APPROVED LAYOUT LATTER NO. - 900 DATE.- 24/10/2008.
2) N.A. ORDER NO.- SDO/SHIRPUR/N.A./NASR/34/2008 DATE.-05/03/2009

SR. NO	AREA STATEMENTS	AREA (SQ.M)
	Area of plot (Minimum area of a, b, c to be considered)	499.93
	(a) As per ownership document (7/12, CTS extract)	499.93
	(b) as per measurement sheet	-
	(c) as per site	-
1	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0
	(b) Any D.P. Reservation area 7.50 M ROAD	0.00
	(Total a+b)	
2	Balance Area of Plot (1-2)	499.93
	Amenity Space (if applicable)	
	(a) Required	
	(b) Adjustment of 2(b), if any	
	(c) Balance proposed	
3	Net Area of Plot = (1 - 4(c))	499.93
4	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 (sr. no. 5 X basic FSI) 1.1	549.92
10	Addition of F.S.I. on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone	149.98
	(b) Proposed FSI on payment of premium	149.98
11	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any (*) 7.5/ 6 m road widening area	0.00
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b and /or (c)]	0
	(c) TDR area	0.00
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Additional FSI area under Chapter No. 7	0
13	Total entitlement of FSI in the proposal	0
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable.	699.90
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (HIGH - 419.94)	418.60
	(c) Total entitlement (a+b)	1118.50
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) X1.6 or 1.8	1118.50
15	Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	
	a) Existing Built-up Area	0.00
	b) Proposed Built-up Area as per plan	1118.50
	c) Total (a+b)	1118.50
16	F.S.I. Consumed (15/13) (should not be more than serial no. 14 above.)	1.0
17	Area for Inclusive Housing, if any	
	a) Required (20% of sr. no. 5)	
	b) Proposed	

OWNER'S DECLARATION & SIGNATURE

I / We undersigned hereby confirm that I/We would abide by plans sanctioned by Shirpur Municipal Corporation. I /We would execute the structure as per sanctioned 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.

MR.VISHAL I. JAIN	[signature]
MR.RITESH I. JAIN	[signature]
MRS.SHITAL V. JAIN	S. V. Jain
MRS.SEEMA R. JAIN.	[signature]
MR.BHAVESH S. AGRAWAL	[signature]

OWNERS SIGN

Certified that the land under reference was surveyed by me on 28/03/2021 and dimensions of sides etc. of the land stated on plan are 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.

Piyush R.Jain
Sachi Buildcon
Consulting Civil Engineer, Shirpur
Reg.No/ADTP-DHULE/RP/LICENCE/211

ENGINEERS SIGN / ARCHITECT SIGN

DRAWN BY : PMK	DATE = 12.05.2022
CHECKED BY : SBM	SCALE = 1 : 100