

Signature valid

Digitally signed by MAHESH SHIVAJI WAGHMARE
Date: 2023.11.25 14:03:01 IST
Reason: Approved Drawing Plan
Location: Bhusawal Municipal Corp
Project Code: CAJBC-23-69842
Application Number: CAJBC20230101
Proposal Number: 215271
Certificate Number: CAJBC/2023/3APL/00880

Notz.

Existing B/Up of 2 Wings - 2885.50

Proposed B/Up of 2 Wings - 2743.36

ie Wng 3 & 4

Total B/Up Area

5628.86

Assistant Town Planner
Date: 30/10/2023

Town Planner
Date: 07/11/2023

Proforma 1 - Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3290.09
(a) As per ownership document (7/12, CTS extract)	3290.09
(b) as per TILR or City Survey measurement sheet	3290.09
(c) as per Demarcated drawing area	3299.99
LESS	
2. Area not in possession	.00
3. Entire area (1-2)	3290.09
4. Deductions for	
(a) Proposed D.P./D.P. Road widening Area /Service Road /Highway widening	.00
(b) Any D.P. Reservation area	.00
(Total a+b)	.00
5. Balance area of plot (3-4)	3290.09
6. Amenity Space	.00
(Applicable if (1) > 20000 sqmt	-
(Required - (a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	.00
7. Net Plot Area (5-6)	3290.09
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	.00
Proposed	.00
(b) If area is less than 4000 sqmt - Check -	-
i) If it is full number like 1,2,125,419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc. then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	.00
Proposed	.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-06-01 and the dimensions of sides etc. of plot stated on plan are as 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Kolhe
Postal Address : ,Bhusawal,Jalgaon,Maharashtra-425201,Ganesh Colony, Jalgaon Road, Bhusawal, Behind Technical Highschool, Sahakar Nagar, Bhusawal, Datta Dham, Matrubhumi Chaur, Jamner Road, Bhusawal, Near Gayatri Shakti Pith, Jamner Road, Bhusawal

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 181

SITE ADDRESS :
KANDARI SHIVAR S. NO. 181/3+4, P. NO. 31, VARANGAON ROAD, BHUSAWAL

Name Of Engineer : Kiran Ramesh Mahajan

LOGO ADDRESS OF OFFICE
OFFICE -
Bhusawal

OWNERS SIGN - TECHNICAL PERSON SIGN

SCALE - 1:100

Date: 25/09/23

JOB NO - CAJBC-23-69842

CHECK BY -

SUBMISSION DRAWING

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Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Total Carpet Area
RESIDENTIAL	GROUND FLOOR PLAN	STAIR CASE 1	1	.30	.00	.30
RESIDENTIAL	GROUND FLOOR PLAN	STAIR CASE 2	1	.30	.00	.30
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FLOOR	28HK, 101,28HK, 201,28HK, 301,28HK, 401	4	57.69	6.35	64.04
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FLOOR	28HK, 102,28HK, 202,28HK, 302,28HK, 402	4	57.69	6.35	64.04
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FLOOR	28HK, 103,28HK, 203,28HK, 303,28HK, 403	4	57.68	.00	57.68
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FLOOR	28HK, 104,28HK, 204,28HK, 304,28HK, 404	4	57.69	.00	57.69
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FLOOR	38HK, 101,38HK, 201,38HK, 301,38HK, 401	4	66.49	11.43	77.92
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FLOOR	38HK, 102,38HK, 202,38HK, 302,38HK, 402	4	66.49	11.43	77.92
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FLOOR	38HK, 103,38HK, 203,38HK, 303,38HK, 403	4	66.49	.00	66.49
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FLOOR	38HK, 104,38HK, 204,38HK, 304,38HK, 404	4	66.49	11.43	77.92

Parking Check Table (B)								
Building Name	USE	TENEMENT AREA	RATIO		NO. Of Tenement/Units	Required		
			car	Scoter		car	Scoter	Transport Vehicle/Ambulance/Mini Bus
RESIDENTIAL	Residential	For every two tenements with each tenement having carpet area equal to or above 45 sq.m. but less than 60 sq.m.	1	2	32	16.00	32.00	-
RESIDENTIAL	Residential	For every two tenements with each tenement having carpet area less than 30 sq.m.	0	2	2	.00	2.00	-
Total	-	-	-	-	-	16.00	34.00	-
Visitors parking(%)	-	-	-	-	-	.80	1.70	0
Total	-	-	-	-	-	16.80	35.70	.00

Parking Check As Per Multiplying Factor - .60						
Building Name	Required	Car/Mini Bus	Scoter	Transport Vehicle/Ambula	Proposed	Status
Total	10	36	0	32	46	OK

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
RESIDENTIAL	W	1.80	1.20	8
RESIDENTIAL	W1	1.50	1.20	9
RESIDENTIAL	W2	1.35	1.20	6
RESIDENTIAL	W3	1.20	1.20	12
RESIDENTIAL	W4	4.00	1.20	4
RESIDENTIAL	W5	.60	1.20	5
RESIDENTIAL	V	.60	.60	20

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
RESIDENTIAL	W	1.80	1.20	8
RESIDENTIAL	W1	1.50	1.20	9
RESIDENTIAL	W2	1.35	1.20	6
RESIDENTIAL	W3	1.20	1.20	12
RESIDENTIAL	W4	4.00	1.20	4
RESIDENTIAL	W5	.60	1.20	5
RESIDENTIAL	V	.60	.60	20

AREA STATEMENT	
1. Total Area of plot	3290.09
2. Normal FSI Permissible (1.10)	3619.09
3. Paid Premium FSI (0.30)	987.02
4. Total Potential FSI	4606.11
5. Existing FSI Consumed	2885.50
6. Balance Potential FSI	1720.61
7. Existing FSI on Balance Potential FSI	1032.36
8. Total FSI Available	2752.97

PROPOSED RCC RESIDENTIAL BUILDING IN P. NO. 31 OF S. NO. 181/3+4 AT KANDARI, TAL. BHUSAWAL, DIST. JALGAON

