Stamps of Approval of plan

Signature Not Verified

Digitally signed by ANIKET ARUN MANORKAR
Date: 2019.01.07 16:30:00 IST
Reason: Approved Drawing Plan
Location: Chalisgaon Municipal Council

MIXED

BUILDING	FLOORS	FSI AREA COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY (15%) PERM.	PROP.	EXCESS	TERRACE (20%) PERM.	PROP.	EXCESS	LIFT	TOTAL
MIXED	GROUND FLOOR	78.50	9.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.22
MIXED	FIRST FLOOR	0.00	172.72	0.00	0.00	0.00	28.06	28.12	13.06	34.74	0.00	0.00	2.25	188.78
MIXED	SECOND FLOOR	0.00	172.72	0.00	0.00	0.00	28.06	28.12	13.06	34.74	0.00	0.00	2.25	188.78
MIXED	THIRD FLOOR	0.00	159.66	0.00	0.00	0.00	16.55	26.97	19.47	22.00	33.44	11.44	2.25	140.90
MIXED	FOURTH FLOOR	0.00	159.66	0.00	0.00	0.00	16.55	26.97	19.47	22.00	33.44	11.44	2.25	140.90
45	Total	78.50	677.14	0.00	0.00	0.00	89.11	109.18	84.07	131.22	66.88	0.00	9.00	744.58

FLOOR WISE RESIDENTIAL CALCULATION

FLOOR	FLAT NOS	ROOMS	AREA	CARPET AREA
FOURTH FLOOR	1BHK-1	TOILET	2.78	1.78
		KITCHEN	9.77	
		BEDROOM	10.79	
		LIVING	11.89	
SECOND FLOOR	1	1BHK	45.39	
	2	1BHK	46.66	
	3	1BHK	41.98	
	4	1BHK	42.27	
FIRST FLOOR	1	1BHK	46.66	
	2	1BHK	54.75	
	3	1BHK	53.03	
	4	1BHK	42.27	0.00 2.00 2.00
	5	1BHK	46.66	
	6	1BHK	54.75	
	7	1BHK	61.76	
GROUND FLOOR	1	1BHK	53.03	
	2	SHOP	63.23	0.00 1.00 0.00
TOTAL				0.00 3.00 12.00

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-1	PASSAGE	7.65	43.64
	BATH	2.38	
	WC	2.88	
	KITCHEN	9.00	
	BEDROOM	10.47	
	LIVING	10.87	

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-1	PASSAGE	7.65	43.64
	BATH	2.78	
	WC	1.95	
	KITCHEN	11.60	
	STOREROOM	7.80	
	BEDROOM	10.47	
	LIVING	10.77	

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-1	WC	2.48	37.68
	TOILET	2.79	
	KITCHEN	9.77	
	STUDYROOM	9.60	
	BEDROOM	10.79	
	LIVING	11.89	

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-1	TOILET	2.70	37.11
	KITCHEN	9.64	
	STUDYROOM	9.60	
	BEDROOM	10.47	
	LIVING	11.87	

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-1	PASSAGE	7.65	43.64
	BATH	2.38	
	WC	1.95	
	KITCHEN	11.60	
	STOREROOM	7.80	
	BEDROOM	10.47	
	LIVING	10.77	

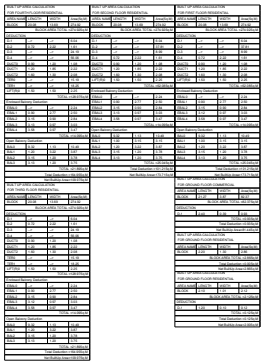
FLAT NOS	ROOMS	AREA	CARPET AREA
SHOP-1	PASSAGE	7.65	43.64
	SHOP	9.07	63.23
	SHOP	10.94	
	SHOP	10.93	
	SHOP	10.94	
	SHOP	10.94	
	SHOP	11.39	

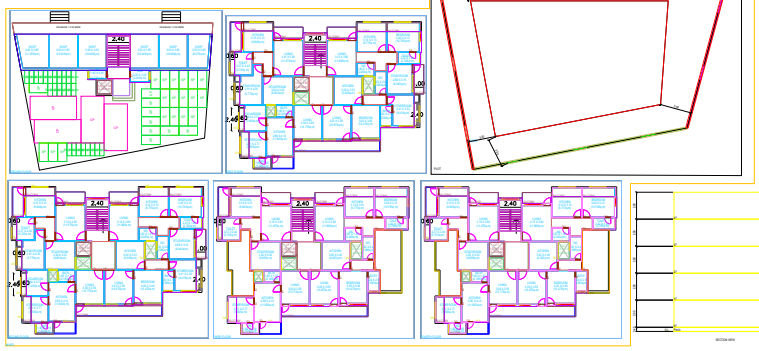
TERRACE CALCULATION IN SQ.MT
MIXED

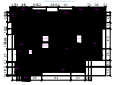
FLOOR	SQ.M.	NO.	AREA
FOURTH FLOOR	19.19	1	19.19
	18.26	1	18.26
TOTAL =			33.44

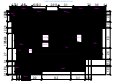
FLOOR	SQ.M.	NO.	AREA
THIRD FLOOR	19.19	1	19.19
	18.26	1	18.26
TOTAL =			33.44

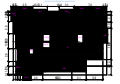


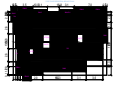
















SCHEDULE OF OPENING:

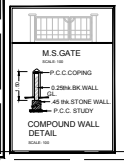
NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.90	12
V1	0.90	0.90	4
V2	0.90	0.90	4
V3	0.90	0.90	4
W	1.80	1.20	6
W1	1.80	1.20	22
W2	0.90	1.20	4
W3	1.17	1.20	4
W4	1.80	1.20	26
W5	1.18	1.20	4
W6	1.30	1.20	4
W7	0.90	1.20	4
W8	1.20	1.20	4
v2	0.75	1.20	2

SCHEDULE OF OPENING:

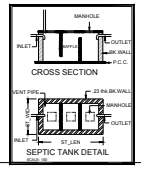
NAME	LENGTH	HEIGHT	NOS.
D	1.05	2.10	16
D1	0.90	2.10	26
D2	0.90	2.10	52
D3	0.75	2.10	28
D4	0.77	2.10	4
d3	0.75	2.10	2

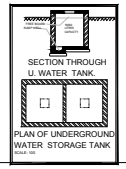
PARKING STATEMENT

TENAMENT AREA	PARKING RATIO	NO.OF TENA.	REQUIRED PARKING	PROPOSED PARKING
FOR 3 TENA. BETWEEN 50 TO 100 S.MT.	1:3:3	5.00	2:6:6	--
FOR 4 TENA. BELOW 50 S.MT.	0:5:5	12.00	0:15:15	--
MIXED FOR EVERY 100 SQ.MT.	1:3:3	79.50	1:3:3	--
				--
		TOTAL	3:24:24	4:27:25



COMPOUND WALL DETAIL





WATER STORAGE REQUIREMENT

OVER HEAD WATER TANK REQUIRED
22 TENAMENT = 16X 5 PERSON X 135.0 Ltr. = 10800.00 Ltr.
COMMERCIAL = 6 PERSON X 45.0 Ltr. = 270.00 Ltr.
UNDER GR. WATER TANK REQUIRED = 11070.00 Ltr. X 1.5 = 16605.00 Ltr.
PROPOSED - O.H.W.T = 11500.00 LTS.
U.G.W.T. = 17000.00 LTS.

PREMIUM STATEMENT

S.NO.	DESCRIPTION	AREA
1.	TOTAL PAID F.S.I. CONSUMED	112.07
2.	TOTAL ENCLOSED BALCONY	56.32
3.	TOTAL PROPOSED TERRACE	66.88

A AREA STATEMENT

a.AS PER REVENUE RECORD(7/12 EXTRACT)	575.02
b.PROPERTY-CARD(C.T.S MAP AREA)	575.02
c.MEASURING MAP AREA	575.23
1. MINIMMUM AREA OF PLOT	575.02
2. DEDUCTIONS FOR	
(a) ROAD ACQUISITION AREA	0.00
(b) PROPOSED DP ROAD	0.00
(c) ANY RESERVATION	0.00
(d) ENCROACHEMENT AREA	0.00
TOTAL (a+b+c+d)	0.00
3. BALANCE AREA OF PLOT (1-2) :	575.02
4. (a) RECREATIONAL GROUND (IF DED.)	0.00
(b) AMENITY 5%	0.00
(c) INTERNAL ROAD	0.00
(d) MSEB	0.00
5. TOTAL AREA (3-4) :	575.02
6. NORMAL F.S.I. PERMISSIBLE + FSI	
PERMISSIBLE WITH PAYMENT OF PREMIUM	1.30
7. PERM. FLOOR AREA	632.52
8. MUNICIPAL SURRENDER AREA	0.00
9. TDR AREA	0.00
10. ADDITION FOR FSI	
(a) ROAD ACQUISITION AREA	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) PAID UP FSI AREA	115.00
TOTAL (a+b+c)	115.00
11. TOTAL PERM. FLOOR AREA (7+8+9+10)	747.53
12. EXISTING FLOOR AREA	0.00
13. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	577.14
(b) PROPOSED COMMERCIAL AREA	79.50
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
(e) MUNICIPAL SURRENDER AREA	0.00
(f) OTHER AREA (ADDITIONAL)	0.00
TOTAL PROPOSED AREA	656.64
14.EXCESS BALCONY AREA TAKEN IN FSI	65.07
15.EXCESS TERRACE AREA TAKEN IN FSI	22.88
16.TOTAL B/UP AREA PROPOSED(13+14+15+16)	744.59
F.S.I. CONSUMED	1.29

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SERVEYED BY ME ON -- / / AND THE DIAMENSIONS OF SIDES etc. OF PLOT STATED ARE MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P SCHEME RECORD / LAND RECORD / CITY SURVEY RECORDS.

NAME OF OWNER: RAMESH DAULAT PATIL Plot No.- 70
Address - PLOT NO 1, VEDANT, BHAGDAO ROAD, CHALISGAON, Phone No.-9881077936

DESCRIPTION OF PROJECT :
PROPOSED MIXED
BUILDING ON CTS. NO./SURVEY NO.- 431
TAL. CHALISGAON MUNICIPAL COUNCIL

NAME OF ARCHITECT : MIHIR AVINASH BHAVSAR

LOGO OF ARCHITECT :

ADDRESS OF OFFICE
OFFICE
BHAVSAR AND ASSOCIATES,AGRA ROAD, DEOPUR,DHULE.

OWNERS SIGN:

ARCHITECTS SIGN:

SCALE 1:100 | 100

JOB No.JobNO | chkby

SUBMISSION DRAWING