PROPOSED RESIDENTIAL CUM COMMERCIAL CONSTRUCTION ON P.NO.32 IN S.NO.196/2B 1 TO7 OF BHUSAWAL

Stamps of Approval of plan
Signature Not Verified
Digitally signed by KARUNA VASANT DAHALE
Date: 2020.02.10 18:18:08 PST
Reason: Approved Drawing Plan
Location: Bhusawal Municipal Council

MIXED

BUILDING	FLOORS	FSI AREA COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY (15%) PERM.	PROP.	EXCESS	TERRACE (20%) PERM.	PROP.	EXCESS	LIFT	TOTAL FSIAREA
MIXED	G	0.00	10.54	0.00	0.00	0.00	1.58	0.00	0.00	2.11	0.00	0.00	0.00	57.56
MIXED	TYPICAL F S T	0.00	247.64	0.00	0.00	0.00	37.15	72.21	35.06	49.53	35.15	0.00	0.00	282.70
MIXED	FOURTH	0.00	35.79	0.00	0.00	0.00	5.37	12.09	6.72	7.16	0.00	0.00	0.00	42.51
S	Total	0.00	293.96	0.00	0.00	0.00	44.09	84.30	41.78	58.79	35.15	0.00	0.00	382.77

SCHEDULE OF OPENING:

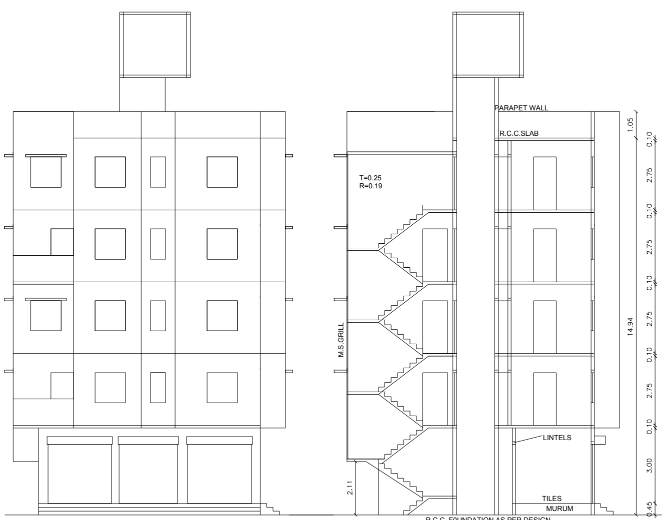
NAME	LENGTH	HEIGHT	NOS.
D	0.90	2.10	2
D1	0.72	2.10	3
S	2.49	2.10	1

SCHEDULE OF OPENING:

NAME	LENGTH	HEIGHT	NOS.
DW	1.35	1.20	3
V	0.45	1.20	3
W	1.50	1.20	9

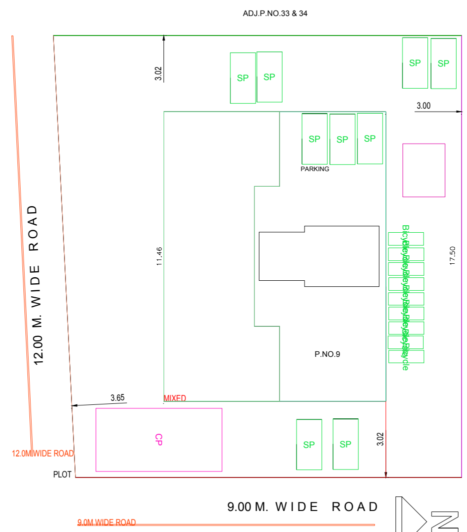
PARKING STATEMENT

TENAMENT AREA	PARKING RATIO	NO.OF TENA.	REQUIRED PARKING	PROPOSED PARKING
FOR 4 TENA. BELOW 50 S.MT.	0:5:5	1.00	0:5:5	--
				--
				--
				--
		TOTAL	0:0:0	1:9:9

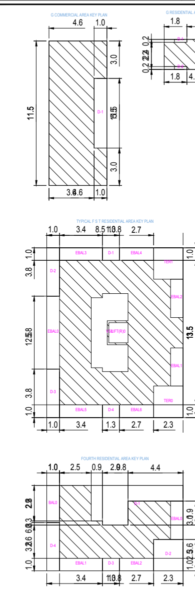


FRONT ELEVATION

SECTION VIEW AT X X



SITE PLAN



BUILT UP AREA CALCULATION
FOR G COMMERCIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	4.59	11.46	52.57
BLOCK AREA TOTAL =52.57Sq.M			
DEDUCTION			
D-1	1.00	5.55	5.55
TOTAL =5.55Sq.M			
Total Deduction =5.55Sq.M			
Net BuiltUp Area=47.03Sq.M			

BUILT UP AREA CALCULATION
FOR G RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	4.75	2.40	11.41
BLOCK AREA TOTAL =11.41Sq.M			
DEDUCTION			
D-1	0.99	0.24	0.24
D-2	0.99	0.24	0.24
TOTAL =0.48Sq.M			
Total Deduction =0.48Sq.M			
Net BuiltUp Area=10.93Sq.M			

BUILT UP AREA CALCULATION
FOR TYPICAL F S T RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.80	13.46	145.37
BLOCK AREA TOTAL =145.37Sq.M			
DEDUCTION			
D-1	1.34	1.00	1.34
D-2	1.00	3.84	3.84
D-3	1.00	3.84	3.84
D-4	1.34	1.00	1.34
VS0	-->	-->	14.25
TER0	2.35	2.50	5.86
TER1	2.35	2.50	5.86
LIFT(R)0	1.50	1.61	2.42
TOTAL =38.75Sq.M			
Enclosed Balcony Deduction			
EBAL0	1.00	5.78	5.78
EBAL1	1.00	3.04	3.04
EBAL2	1.00	3.03	3.03
EBAL3	3.41	1.00	3.41
EBAL4	2.70	1.00	2.70
EBAL5	3.41	1.00	3.41
EBAL6	2.70	1.00	2.70
TOTAL =24.07Sq.M			
Total Deduction =62.82Sq.M			
Net BuiltUp Area=82.55Sq.M			

BUILT UP AREA CALCULATION
FOR FOURTH RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.80	6.78	73.24
BLOCK AREA TOTAL =73.24Sq.M			
DEDUCTION			
D-1	-->	-->	14.32
D-2	2.35	2.50	5.86
D-3	1.34	1.00	1.34
D-4	1.00	3.84	3.84
TOTAL =25.36Sq.M			
Enclosed Balcony Deduction			
EBAL0	1.00	3.04	3.04
EBAL1	3.41	1.00	3.41
EBAL2	2.70	1.00	2.70
TOTAL =9.15Sq.M			
Open Balcony Deduction			
BAL0	1.00	2.94	2.94
TOTAL =2.94Sq.M			
Total Deduction =37.45Sq.M			
Net BuiltUp Area=35.79Sq.M			

BALCONY CALCULATION IN SQ.MT
MIXED

FLOOR	SQ.M.	NO.	AREA
TYPICAL F S T	1.00x5.78	1	5.78
	1.00x3.04	1	3.04
	1.00x3.03	1	3.03
	3.41x1.00	1	3.41
	2.70x1.00	1	2.70
	3.41x1.00	1	3.41
	2.70x1.00	1	2.70
TOTAL =			24.07

TERRACE CALCULATION IN SQ.MT
MIXED

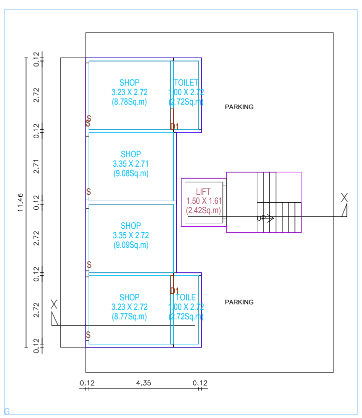
FLOOR	SQ.M.	NO.	AREA
TYPICAL F S T	2.35x2.50	1	5.86
	2.35x2.50	1	5.86
TOTAL =			11.72

BALCONY CALCULATION IN SQ.MT
MIXED

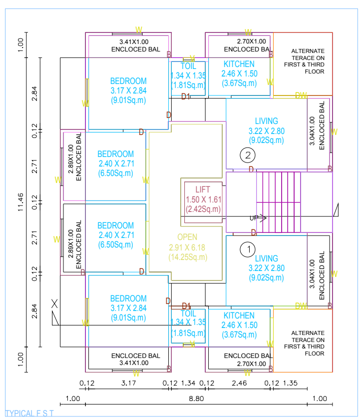
FLOOR	SQ.M.	NO.	AREA
FOURTH	1.00x2.94	1	2.94
	1.00x3.04	1	3.04
	3.41x1.00	1	3.41
	2.70x1.00	1	2.70
TOTAL =			12.09

PREMIUM STATEMENT

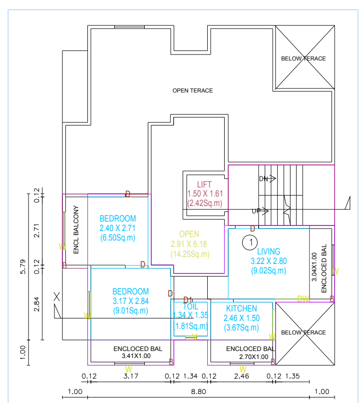
S.NO.	DESCRIPTION	AREA
1.	TOTAL PAID F.S.I. CONSUMED	113.46
2.	TOTAL ENCLOSED BALCONY	81.36
3.	TOTAL PROPOSED TERRACE	35.15



GROUND FLOOR



TYPICAL FIRST SECOND & THIRD FLOOR



FOURTH FLOOR

A. AREA STATEMENT

PERMISSIBLE F.S. FACTOR AS PER APP LAYOUT	1.24
a.AS PER REVENUE RE... 7/12 EXTRACT)	269.31
b.PROPERTY-CARD(C.T.S... AREA)	269.31
c.MEASURING MAP AREA	275.36
1. MINIMNUM AREA OF PLOT	269.31
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK	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) :	269.31
4. (a) RECREATIONAL GROUND (IF DED.)	0.00
(b) AMENITY 15%	0.00
(c) INTERNAL ROAD	0.00
(d) MSEB	0.00
5. BALANCE AREA OF PLOT (3-4) :	269.31
6. ADDITION FOR FSI	
(a) ROAD SET-BACK	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) MSEB	0.00
TOTAL (a+b+c)	0.00
7. TOTAL AREA (5+6) :	269.31
8. NORMAL F.S.I. PERMISSIBLE + FSI	
PERMISSIBLE WITH PAYMENT OF PREMIUM	1.20
9. PERM. FLOOR AREA (7 x 8)	323.17
10. MUNICIPAL SURRENDER AREA	0.00
11. TDR AREA	0
12. TOTAL PERM. FLOOR AREA (9+10+11)	323.17
13. EXISTING FLOOR AREA	47.03
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	293.96
(b) PROPOSED COMMERCIAL AREA	0.00
(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	293.96
15.EXCESS BALCONY AREA TAKEN IN FSI	41.78
16.TOTAL B/UP AREA PROPOSED(13+14+15)	382.77
F.S.I. CONSUMED	1.42
PERMISSIBLE F.S.I. AS PER APP LAYOUT 333.95+ F.S.I. WITH PAYMENT OF PREMIUM 53.86	387.81

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
EXSTING 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: HEMANT PHALAK
NAME OF DEVELOPER: DEVELOPER

DESCRIPTION OF PROJECT :

PROPOSED MIXED
BUILDING ON CTS. NO. 196
TAL. BHUSAWAL MUNICIPAL COUNCIL

NAME OF ARCHITECT: DIPAK

LOGO OF ARCHITECT :

ADDRESS OF OFFICE
OFFICE :
BHUSAWAL

OWNERS SIGN:

ARCHITECTS SIGN:

DIPAK K. PHALAK
BEHIND NAVASHAKTI FACTORY
VANJOLA ROAD,BHUSAWAL
MB-93269 51888

SCALE 1:100	100
JOB No. JobNO	chkby

S U B M I S S I O N D R A W I N G