PLAN SHOWING CONSTRUCTION IN P.NO. 93 IN S.NO.196/2B/1 TO 7 OF BHUSAWAL

MIXED

BUILDING	FLOORS	FSI AREA					BALCONY (15%)			TERRACE (20%)			LIFT		TOTAL
		COMM	RESI.	IND.	SPECIAL	WKZZ	PERM	PROP	EXCESS	PERM	PROP	EXCESS			(SQMTR)
MIXED	GROUND FLOOR	0.00	0.00	0.00	53.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.08
MIXED	FF SF TF	0.00	0.00	0.00	0.00	342.61	0.00	0.00	0.00	36.38	55.17	19.78	49.52	0.00	0.00	7.26	361.39
RS	Total:	0.00	0.00	0.00	53.08	342.61	0.00	0.00	0.00	36.38	55.17	19.78	49.14	0.00	0.00	7.26	414.47

FLOOR WISE BUILT UP AREA - MIXED

FLOORS	Flat No.	Flat Type	Shop Area = Built In Sq.M	Total Tenants Above 100	Total Tenants 80 To 100	Total Tenants Up To 80
FF SF TF	1	Gents	40.62	0.00	0.00	3.00
TOTAL				0.00	0.00	3.00

SCHEDULE OF OPENING:

NAME	LENGTH	HEIGHT	NOS.
D	0.90	2.10	1
D1	0.75	2.10	1
LD	1.50	2.10	1
RS	2.08	2.10	1

SCHEDULE OF OPENING:

NAME	LENGTH	HEIGHT	NOS.
V	0.56	0.60	3
W	1.20	1.20	11
W1	0.99	1.20	1

PREMIUM STATEMENT

S.NO.	DESCRIPTION	AREA
1.	TOTAL PAID F.S.I. CONSUMED	102.47
2.	TOTAL ENCLOSED BALCONY	53.03
3.	TOTAL PROPOSED TERRACE	2.76

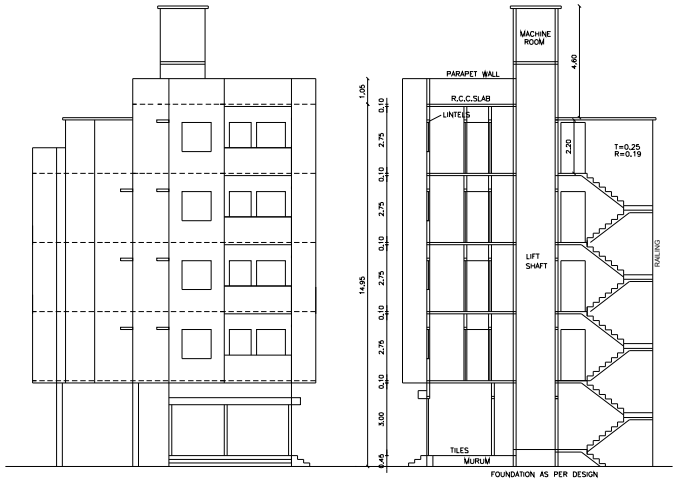
PARKING STATEMENT

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

BALCONY CALCULATION IN SQ.MT

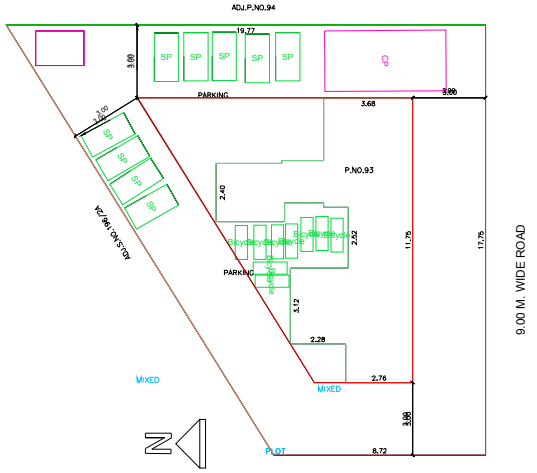
MIXED

FLOOR	SQ.M.	NO.	AREA
FF SF TF	2.76x1.00	1	2.76
	1.00x2.86	1	2.86
	1.00x3.84	1	3.84
	1.00x2.71	1	2.71
	3.94x1.00	1	3.94
	2.28x1.00	1	2.28
TOTAL =			18.40

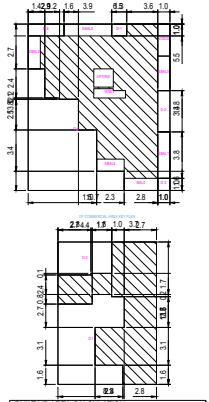


FRONT ELEVATION

SECTION VIEW AT X X



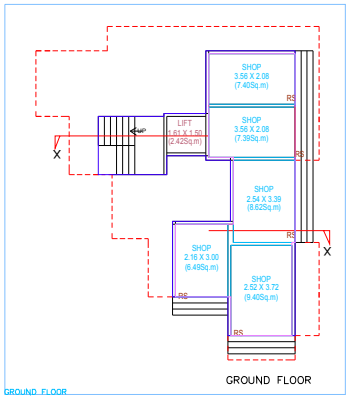
SITE PLAN



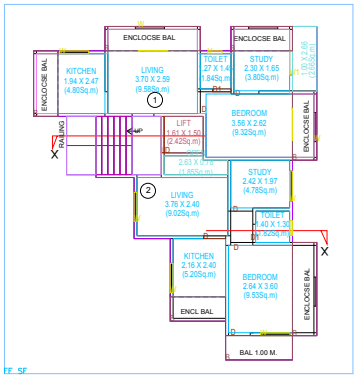
BUILT UP AREA CALCULATION

FOR FF SF TF RESIDENTIAL

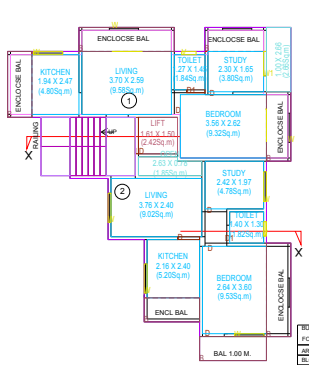
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	11.68	13.75	160.61
		BLOCK AREA TOTAL =160.61Sq.M	
DEDUCTION			
D-1	1.25	1.00	1.25
D-2	1.00	3.39	3.39
D-3	1.00	1.00	1.00
D-4	-->	-->	45.83
D-5	2.94	1.00	2.94
VOID0	1.00	2.66	2.66
VOID1	-->	-->	1.85
LIFT(R)0	1.61	1.50	2.42
		TOTAL =61.35Sq.M	
Enclosed Balcony Deduction			
EBAL0	2.54	1.00	2.54
EBAL1	1.00	2.86	2.86
EBAL2	1.00	3.84	3.84
EBAL3	1.00	2.71	2.71
EBAL4	3.94	1.00	3.94
EBAL5	2.28	1.00	2.28
		TOTAL =18.17Sq.M	
Open Balcony Deduction			
BAL0	2.76	1.00	2.76
		TOTAL =2.76Sq.M	
		Total Deduction =82.28Sq.M	
		Net BuiltUp Area=78.33Sq.M	



GROUND FLOOR



TYPICAL FIRST SECOND FLOOR



THIRD FLOOR

BUILT UP AREA CALCULATION

FOR GF COMMERCIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	8.11	11.75	95.31
		BLOCK AREA TOTAL =95.31Sq.M	
DEDUCTION			
D-1	-->	-->	30.42
D-2	-->	-->	11.81
		TOTAL =42.23Sq.M	
		Total Deduction =42.23Sq.M	
		Net BuiltUp Area=53.08Sq.M	

A. AREA STATEMENT

a.AS PER REVENUE RECORD(7/12 EXTRACT)	248.50
b.PROPERTY-CARD(C.T.S MAP AREA)	248.50
c.MEASURING MAP AREA	252.85
1. MINIMNUM AREA OF PLOT	248.50
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) :	248.50
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) :	248.50
6. NORMAL F.S.I. PERMISSIBLE + FSI	
PERMISSIBLE WITH PAYMENT OF PREMIUM	1.20
7. PERM. FLOOR AREA	248.50
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	49.70
TOTAL (a+b+c)	49.70
11. TOTAL PERM. FLOOR AREA (7+8+9+10)	298.20
12. EXISTING FLOOR AREA	0.00
13. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	234.99
(b) PROPOSED COMMERCIAL AREA	53.08
(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	288.07
14.EXCESS BALCONY AREA TAKEN IN FSI	27.54
15.EXCESS TERRACE AREA TAKEN IN FSI	0.00
16.TOTAL B/UP AREA PROPOSED(13+14+15+16)	315.61
F.S.I. CONSUMED	1.27
17. Area for Inclusive Housing, if any	
a) Required (20% of sr.no.7)	0.00
b) Proposed	0.00

LEGENDS: F.S.I. AS PER APPROVED LYT 1.24

PLOT BOUNDARY SHOWN BLACK
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 BROWN
EXISTING SHOWN BLUE HATCHED

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

NAME OF OWNER: RAJESH P RAKA
Address - S NO 196/2B / 1 TO 7 BHUSAWAL
Phone No. :- 0

DESCRIPTION OF PROJECT :
PROPOSAL NO. :- 1
PROPOSED MIXED
BUILDING ON CTS. NO./SURVEY NO. :- 196
TAL. BHUSAWAL MUNICIPAL COUNCIL
DIST. JALGAON
PROPOSED SITE ADDRESS
Plot No. - 93

NAME OF ENGINEER : DIPAK PHALAK

LOGO OF ENGINEER :

ADDRESS OF OFFICE
OFFICE :
OFFICE ADDRESS
DIPAK K. PHALAK
BEHIND NAVABHAKTI FACTORY
VANJOLA ROAD,BHUSAWAL
MB-92099 51888

OWNERS SIGN:
RAJESH P RAKA

ENGINEERS SIGN:
DIPAK K. PHALAK

SCALE 1:100 | 100
JOB No. JobNO | chkby

SUBMISSION DRAWING

Stamps of Approval of plan

Signature Not Verified

Digitally signed by KARUNA VASANT DAHALE
Date: 2020.03.04 18:39:51 PST
Reason: Approved Drawing Plan
Location: Bhusawal Municipal Council

MIXED