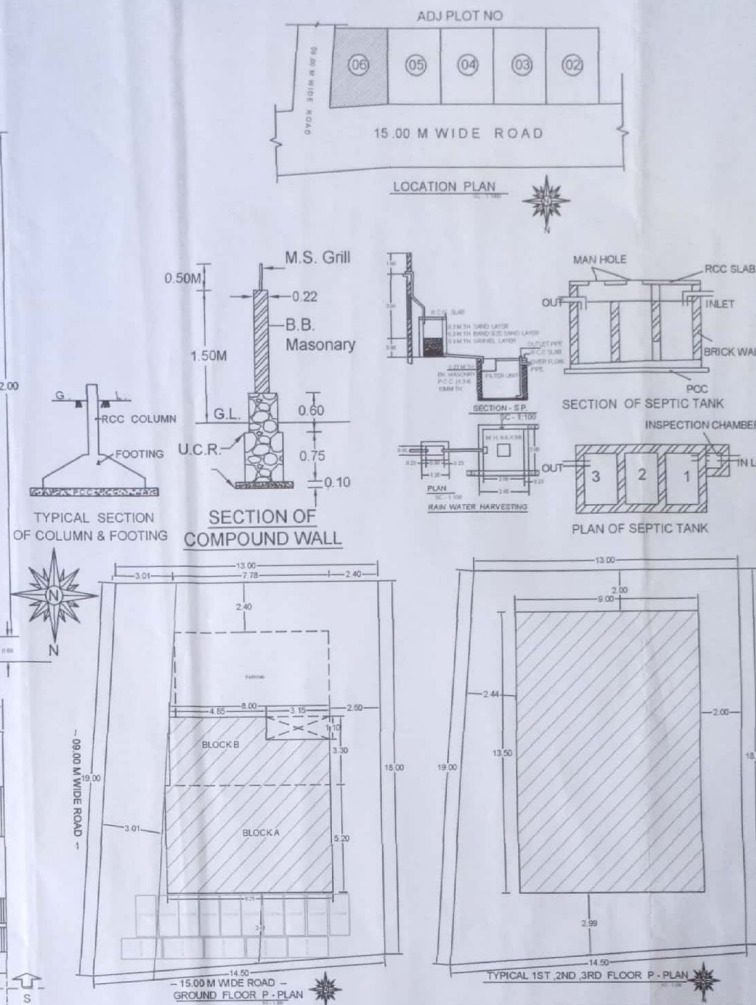
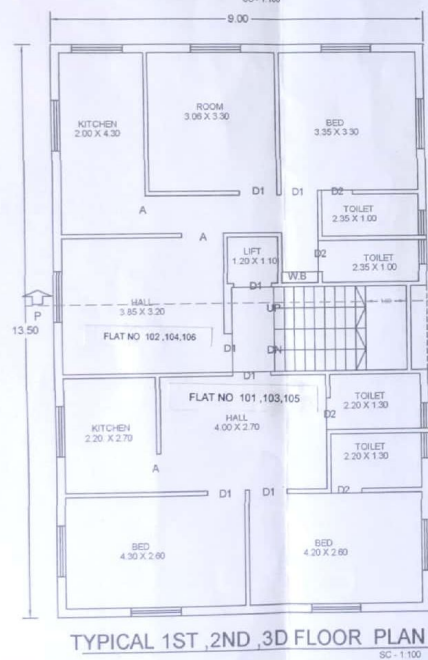
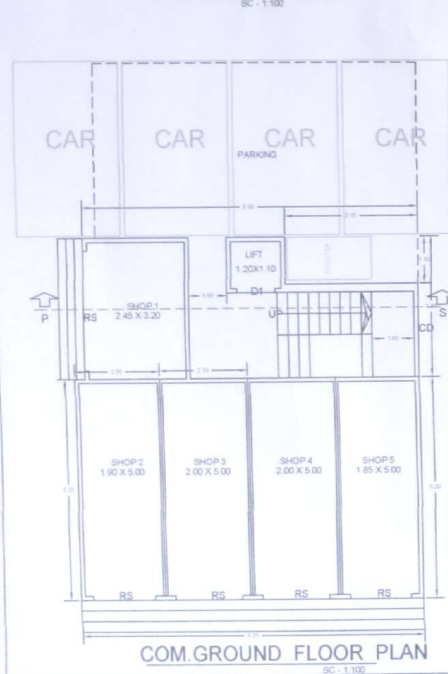
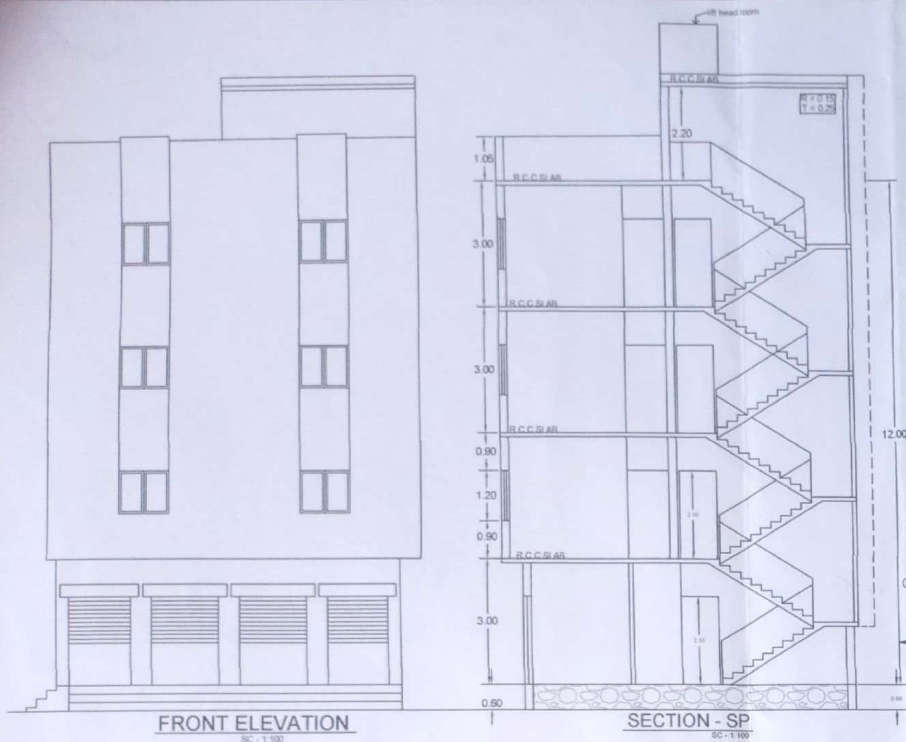




COMM. GR. FLOOR B/U AREA	
SHOP 1 B/U AREA	= 8.40 SQM
SHOP 2 B/U AREA	= 10.86 SQM
SHOP 3 B/U AREA	= 10.92 SQM
SHOP 4 B/U AREA	= 10.92 SQM
SHOP 5 B/U AREA	= 10.40 SQM
LIFT AND STAIR CASE B/U AREA	= 14.54 SQM
TOTAL COMM. GR. FLOOR B/U AREA	= 65.84 SQM
FLAT WISE AREA CALCULATION	
FLAT NO 101	= 51.31 SQM
FLAT NO 102	= 60.71 SQM
LIFT AND STAIR CASE B/U AREA	= 9.48 SQM
RESI 1ST FLOOR B/U AREA (0.00X13.50)	= 121.50 SQM
FLAT NO 103	= 51.31 SQM
FLAT NO 104	= 60.71 SQM
LIFT AND STAIR CASE B/U AREA	= 9.48 SQM
RESI 2ND FLOOR B/U AREA (0.00X13.50)	= 121.50 SQM
FLAT NO 105	= 51.31 SQM
FLAT NO 106	= 60.71 SQM
LIFT AND STAIR CASE B/U AREA	= 9.48 SQM
RESI 3RD FLOOR B/U AREA (0.00X13.50)	= 121.50 SQM

PARKING AREA REQUIRED BY RULE	
1. TENANTS HAVING B/U AREA MORE THAN 80 SQM (RESI 80-150 SQM)	
COMM. FOR EVERY 100 SQM CARPET AREA	
PERMISSIBLE PARKING	
PROPOSED PARKING	
AREA CALCULATION	
COMM. GR. FLOOR B/U AREA	
BLOCK A B/U AREA (8.25X3.30)	= 42.80 SQM
BLOCK B B/U AREA (8.00X3.30)	= 26.40 SQM
Deduction BLOCK A B/U AREA (1.10X3.15)	= 3.46 SQM
TOTAL BLOCK A B/U AREA (3.46-26.40)	= 22.94 SQM
TOTAL COMM. GR. FLOOR B/U AREA (42.80+22.94)	= 65.74 SQM
RESI 1ST FLOOR B/U AREA (0.00X13.50)	= 121.50 SQM
RESI 2ND FLOOR B/U AREA (0.00X13.50)	= 121.50 SQM
RESI 3RD FLOOR B/U AREA (0.00X13.50)	= 121.50 SQM
NET TOTAL B/U AREA (G + 3)	= 430.34 SQM

APPROVING AUTHORITY



Plan Sanctioned vide
M.C.L.No. 592, Dated
Amended in 21/5/21

Chief Officer
Chopda Municipal Council

Moderate Risk : VDCPR 200.

PROPOSED CONSTRUCTION OF COMMERCIAL GROUND & RESI.
FIRST AND SECOND THIRD FLOOR BUILDING PLAN ON GAT NO. 1114 IN
PLOT NO. 06 (SR. NO. 777/1) AT TAL : CHOPDA DIST. JALGAON.

AREA STATEMENT	NAME OF OWNER
1) AREA OF PLOT AS PER 7/12 ABSTRACT	247.50
a) As Per Ownership document (7/12 CTS extract)	247.50
b) As Per Measurement Sheet	247.50
c) As Per Site	247.50
2) Deduction For	0.00
a) Prop. D.P. Road widening area service Road / HW	---
b) Any D.P. Reservation Area	---
c) Total (a + b)	---
3) Balance Area Of Plot (1-2)	0.00
4) Amenity Space (If Applicable)	---
Required -	---
Adjustment Of 2(b) If Any -	---
Balance Proposed -	---
5) Net Plot Area (3-4(c))	247.50
6) Recreational Open Space (If Applicable)	---
(a) Required	---
(b) Proposed	---
7) Internal Road area	---
8) Ploteable area (If applicable)	---
9) Builtup Area with reference to Basic F.S.I as per Front Road Width (Sr. No. 5 basic fu) (10%)	272.25
(a) max. permissible premium FSI based on road	74.25
(b) Proposal FSI on payment of premium	9.50
10) In situ FSI / TDR loading	---
a) In situ area against D.P. ROAD (2.0 x Sr. No. 2a)	---
b) In situ area against Amenity space if handed over	---
c) TDR area	---
d) Total in situ / TDR loading proposed (11)(a+b+c)	---
12) Additional FSI under chapter no 7	---
13) Total entitlement Of FSI in the Proposal	2.00
a) [B+100] (100 or 120 if applicable)	340.50
b) Amenity Area (75 up to 80% with payment charges (F.S.I. = 50 %))	1.68.50
c) Total entitlement (a+b)	490.00
14) Max. utilization limit of F.S.I. (pkg. potential)	---
permissible as per road width (as per regulation)	---
15) Total Bup Area in proposal (excluding area sr no 17(b))	---
(a) COMM. Ground Floor Bup area	65.84
(b) RESI First Floor bup area	121.50
(c) Second & Third Floor bup area (121.50+121.50)	243.00
d) Total Bup area (a+b+c) (as per P-line)	430.34
16) F.S.I Consumed (50%)	1.75
17) Area For inclusive housing if Any	---
(a) Required (30%)	---
(b) Proposed	---

DOOR/WINDOW SCHEDULE:
D- 1.00x2.10 D1-0.90x2.10 D2- 0.75x2.10
W- 1.50x1.20 W1-1.20x1.20 V- 0.60x0.60

ALL DIMENSIONS ARE IN METER
EXTERNAL WALL 0.20 M THK
INTERNAL WALL 0.10 THK

a) PROPOSED WORK
b) DRAINAGE WORK
c) PLOT BOUNDARY

VASTU RACHANA
Reg. No. CMC
APL 00127
CHOPDA

Dr. SANTOSH C. BAVISKAR
ARCHITECTURAL CONSULTANT & CONTRACTOR
CHOPDA, DIST. JALGAON

VASTU RACHANA
DWG BY: N. L. BHARGAVA
CHECKED BY: N. L. BHARGAVA

PARKING STATEMENT
PARKING SPACE REQUIRED (AS PER RULE)

1. TENANTS HAVING B/U AREA MORE THAN 80 SQM (RESI 80-150 SQM)
COMM. FOR EVERY 100 SQM CARPET AREA
PERMISSIBLE PARKING
PROPOSED PARKING