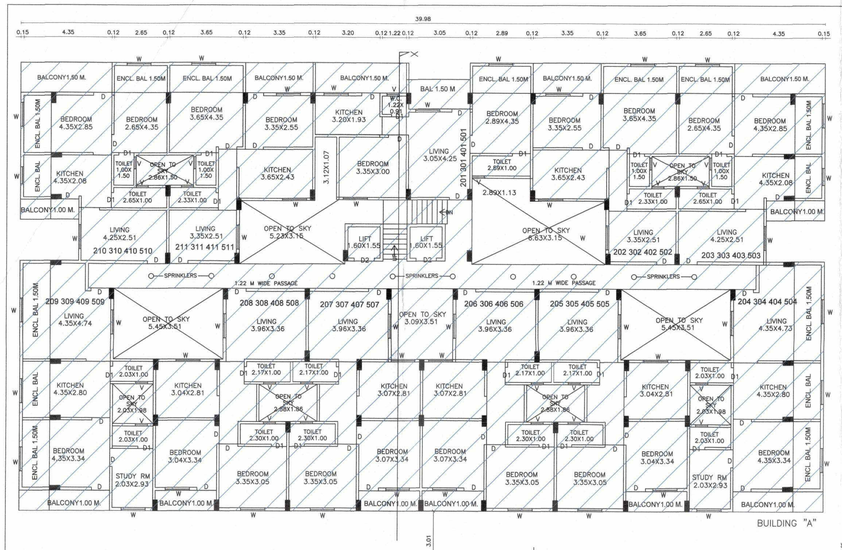
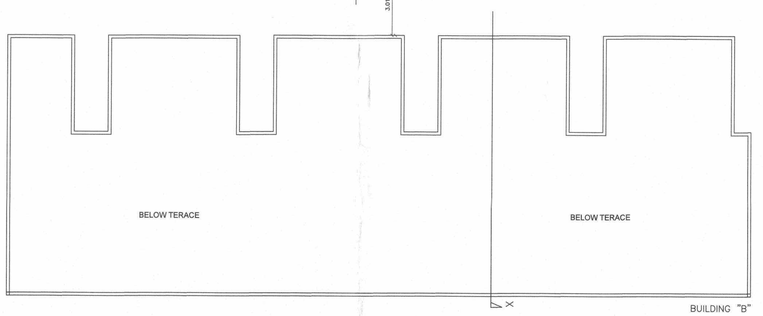
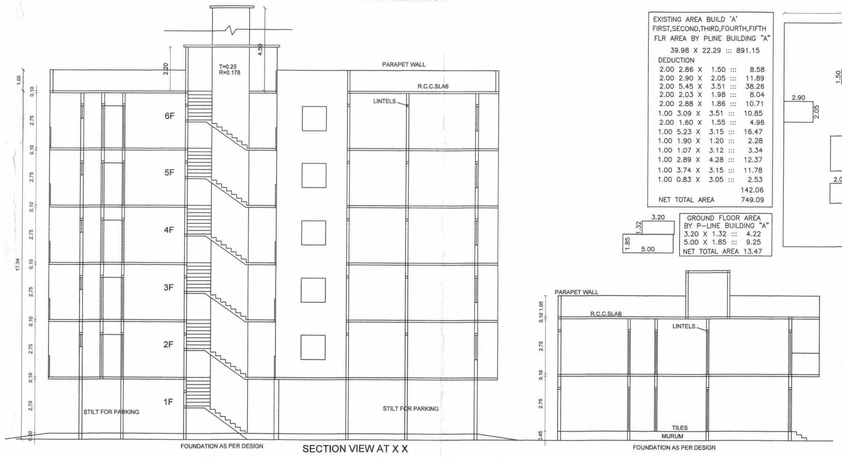


BUILDING "A"



TYPICAL SECOND, THIRD, FOURTH, & FIFTH FLOOR PLAN

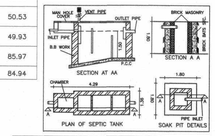


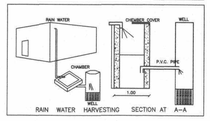
SECTION VIEW AT X X

CARPET AREA	IN SQ.M.
FLAT NO-- 101,201,301,401,501	48.87
FLAT NO-- 102,202,302,402,502	49.93
FLAT NO-- 103,203,303,403,503	50.53
FLAT NO-- 104,204,304,404,504	62.20
FLAT NO-- 105,205,305,405,505	54.87
FLAT NO-- 106,206,306,406,506	54.80
FLAT NO-- 107,207,307,407,507	54.80
FLAT NO-- 108,208,308,408,508	54.87
FLAT NO-- 109,209,309,409,509	62.20
FLAT NO-- 110,210,310,410,510	50.53
FLAT NO-- 111,211,311,411,511	49.93
BLOCK NO-- B101 TO B108	85.97
BLOCK NO-- B109	84.94

"P--LINE" AREA OF BUILDING "A" IN SQM	RESI
GROUND FLOOR	13.47
FIRST FLOOR	749.09
SECOND FLOOR	749.09
THIRD FLOOR	749.09
FOURTH FLOOR	749.09
FIFTH FLOOR	749.09
TOTAL AREA	3758.92

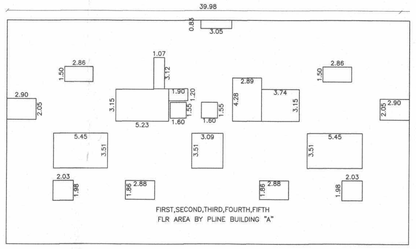
"P--LINE" AREA OF BUILDING "B" IN SQM	RESI
GROUND FLOOR	392.93
FIRST FLOOR	443.22
TOTAL AREA	836.15
TOTAL AREA BUILDING "A"+"B"	4595.07





EXISTING AREA BUILD 'A' FIRST,SECOND,THIRD,FOURTH,FIFTH FLR AREA BY PLINE BUILDING "A"			
39.98 X 22.29 ::: 891.15			
DEDUCTION			
2.00	2.86 X 1.50	:::	8.58
2.00	2.90 X 2.05	:::	11.89
2.00	5.45 X 3.51	:::	38.26
2.00	2.03 X 1.98	:::	8.04
2.00	2.88 X 1.86	:::	10.71
1.00	3.09 X 3.51	:::	10.85
2.00	1.60 X 1.55	:::	4.96
1.00	5.23 X 3.15	:::	16.47
1.00	1.90 X 1.20	:::	2.28
1.00	1.07 X 3.12	:::	3.34
1.00	2.89 X 4.28	:::	12.37
1.00	3.74 X 3.15	:::	11.78
1.00	0.83 X 3.05	:::	2.53
			142.06
NET TOTAL AREA			749.09

GROUND FLOOR AREA BY P--LINE BUILDING "A"			
3.20 X 1.32	:::	4.22	
5.00 X 1.85	:::	9.25	
NET TOTAL AREA			13.47



Parking Check (Table 8B)	Required		Proposed	
	car	scooter	car	scooter
	20.2	100.80	20	101

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tens/Are a/Units	Required	
			car	scooter		car	scooter
MIX	Resi	2 tenements carpet area 40 to 80 sq.m.	1	5	64	32	160
Total	-	-	-	-	-	32.00	160.00
Visitors parki.(5%)	-	-	-	-	-	1.6	8.00
Total	-	-	-	-	-	33.60	168.00

EXISTING AREA BUILD 'B' GROUND FL PLINE AREA BUILDING B			
12.38 X 11.61 ::: 143.73			
DEDUCTION			
1.00	1.68 X 4.81	:::	8.08
1.00	0.85 X 4.81	:::	4.09
NET TOTAL AREA			131.56

FIRST FL PLINE AREA BUILDING B			
12.38 X 12.97 ::: 160.56			
DEDUCTION			
1.00	1.68 X 4.81	:::	8.08
1.00	0.85 X 4.81	:::	4.09
NET TOTAL AREA			148.39

PROPOSED AREA BUILD 'B' GROUND FL PLINE AREA BUILDING B			
3 X 4.95 X 10.81 ::: 160.52			
5.27 X 10.81 ::: 56.96			
DEDUCTION			
3.00	1.78 X 3.09	:::	16.50
1.00	1.94 X 3.09	:::	5.99
NET TOTAL AREA			194.98

FIRST FL PLINE AREA BUILDING B			
3 X 4.95 X 7.72			114.64
5.27 X 7.72	:::		40.68
NET TOTAL AREA			155.32

SCHEDULE OF OPENINGS		SIZE IN M.
PLYWOOD FLUSH DOORS	D	0.90 x 2.10
	D1	0.75 x 2.10
	D2	1.00 x 2.10
ALLUMINIUM WINDOWS	W	1.20 x 1.20
	W1	1.50 x 1.20
M.S.STEEL VENTILATOR	V	0.60 x 0.60

APPROVAL

PLANNING ASSISTANT
BHUSAWAL MUNICIPAL COUNCIL

TOWN PLANNER
Bhusawal Municipal Council
BHUSAWAL

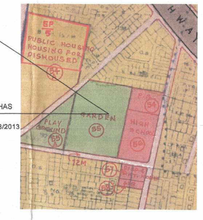
Approved Subject to the conditions mentioned in the Accompanying Permission Dated 24.1.23

Chief Officer
Bhusawal Municipal Council Bhusawal

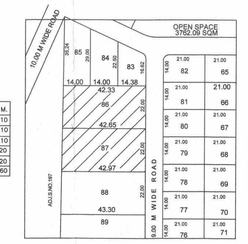
EXISTING WORK TO BE RETAINED SHWON BY HATCHING

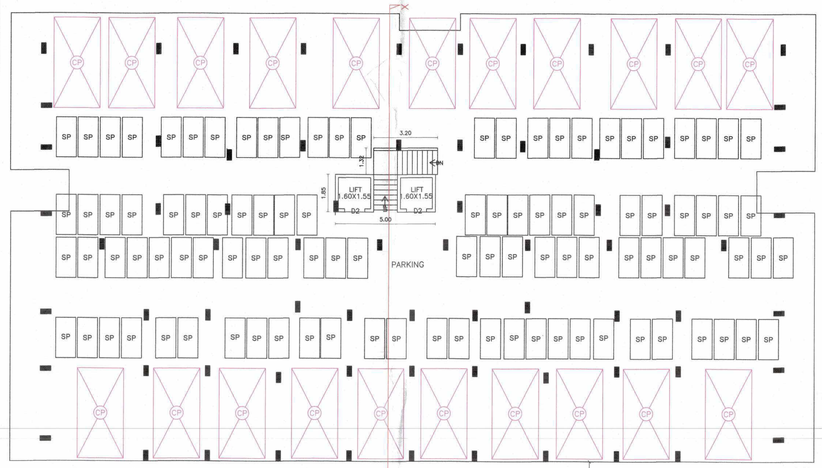
PROPOSED WORK SHOWN IN RED

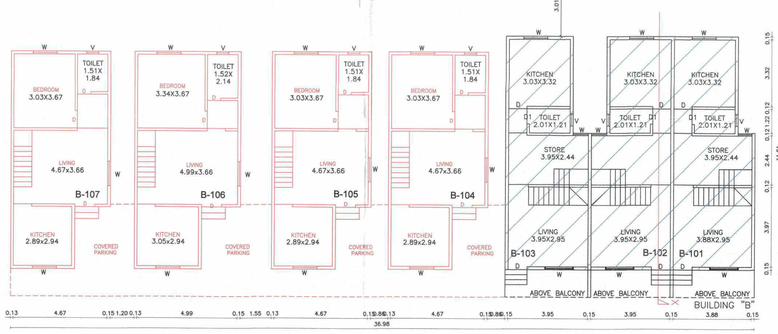
LAND UNDER REFERANCE



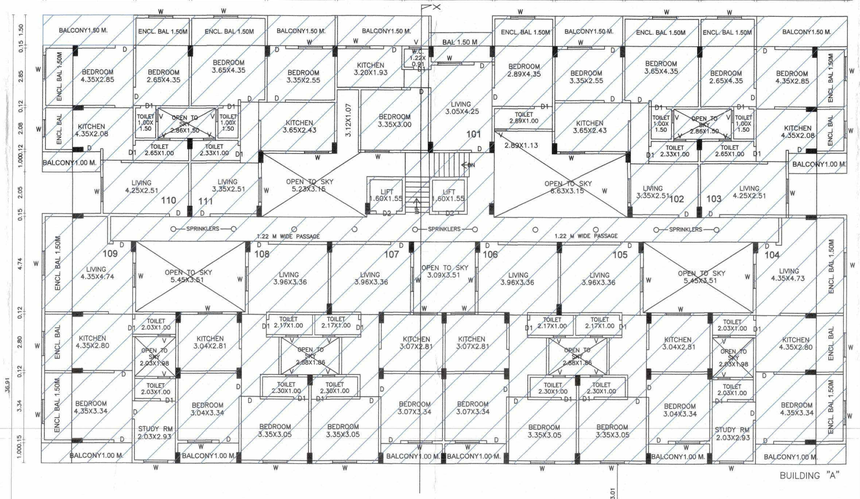
D.P. RESERVATION NO.54,55,55A & 56 HAS CANCELLED IN REF TO WP 1586/2013 AGAINST CIVIL APPEAL NO 11227/11228/2013 ORDER DATED 1-12-2013



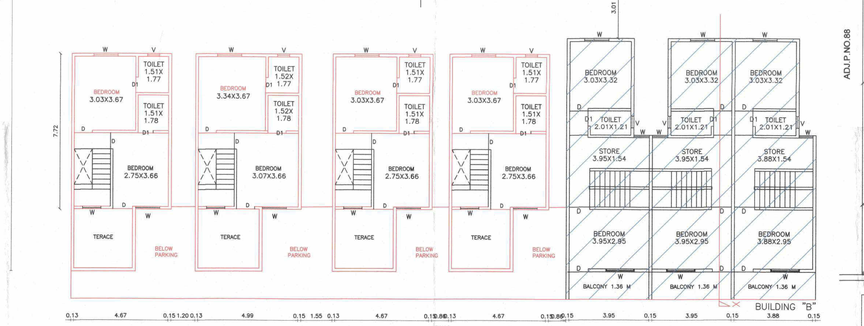




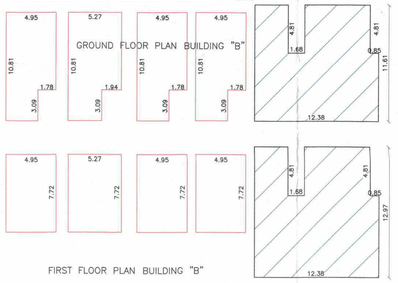
GROUND FLOOR PLAN

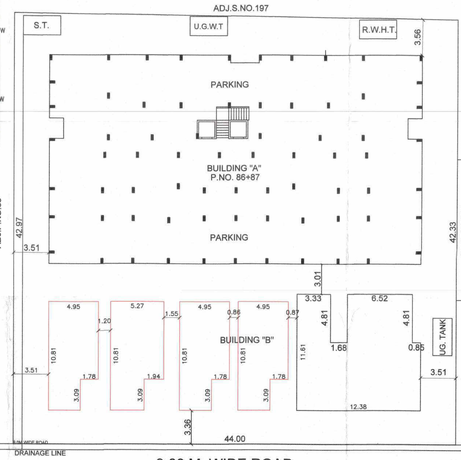


BUILDING "A"



FIRST FLOOR PLAN





SITE PLAN
SCALE 1:200

REVISED RESIDENTIAL BUILDING ON P.NO.86+87 IN S.NO.196/2B/1TO7 OF BHUSAWAL DISTRICT JALGAON

APPLICANT-- RAHUL RAJESH RAKA

	AREA STATEMENT		IN SQ.M
1	AREA OF PLOT	A) AS PER 7/12	1876.60
		B)AS PER MEASURMENT SHEET	1876.60
		C)AS PER SITE	1876.60
2	DEDUCTION FOR	A)PROPOSED ROAD	--
		B)ANY RESERVATION	--
		TOTAL A+B	--
3	BALANCE AREA OF PLOT (1--2)		1876.60
4	AMENITY SPACE PROPOSED		--
5.	NET PLOT AREA (3--4)		1876.60
6.	RECREATIONAL OPEN SPACE		--
7.	INTERNAL ROAD AREA		--
8.	PLOTABLE AREA		1876.60
	BASIC F.S.I. AS PER LAYOUT 1.24		2326.98
9.	BUILTUP REF TO BASIC F.S.I/ROAD WIDTH		2559.67
10.	ADDITION OF F.S.I ON PAY OF PREMIUM		562.98
11	IN SITU F.S.I /T.D.R LOADING		--
12	A) TOTAL ENTITLEMENT F.S.I.IN PROPOSAL		3122.65
	B) ANCILLARY AREA F.S.I WITH PAYMENT		1873.59
	TOTAL ALLOWABLE AREA		4996.24
EXISTING	A BUILDING	GROUND FLOOR BUILT UP	13.47
		FIRST SECOND THIRD FOURTH & FIFTH FLOOR BUILT UP 749.09 SQM X 5 FLOOR	3745.45
	B BUILDING	GROUND FLOOR BUILT UP	131.56
		FIRST FLOOR BUILT UP	148.39
PROPOSED	B BUILDING	GROUND FLOOR BUILT UP	194.98
		FIRST FLOOR BUILT UP	155.32
	TOTAL PROPOSED BUILT UP AREA		350.30
	C) TOTAL BUILT UP AREA (EXIST+PROP)		4389.17
14	F.S.I CONSUMED BASIC		2559.67
	PREMIUM PAID FOR F.S.I.		312.25
	ANCILLARY PREMIUM PAID FOR F.S.I		1723.15

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.

APPLICANT-- RAHUL RAJESH RAKA

I Certificate of Area:

Certified that the plot under reference was surveyed by me on 28.01.23 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

Drg.Scale
1:100
Drg.By.
JAYESH PHALAK

DIPAK K. PHALAK
LICENCED ENGINEER,LIC.NO.91/95
BEHIND NAVASHAKTI FACTORY
VANJOLA ROAD,BHUSAWAL
MB--93269 51888