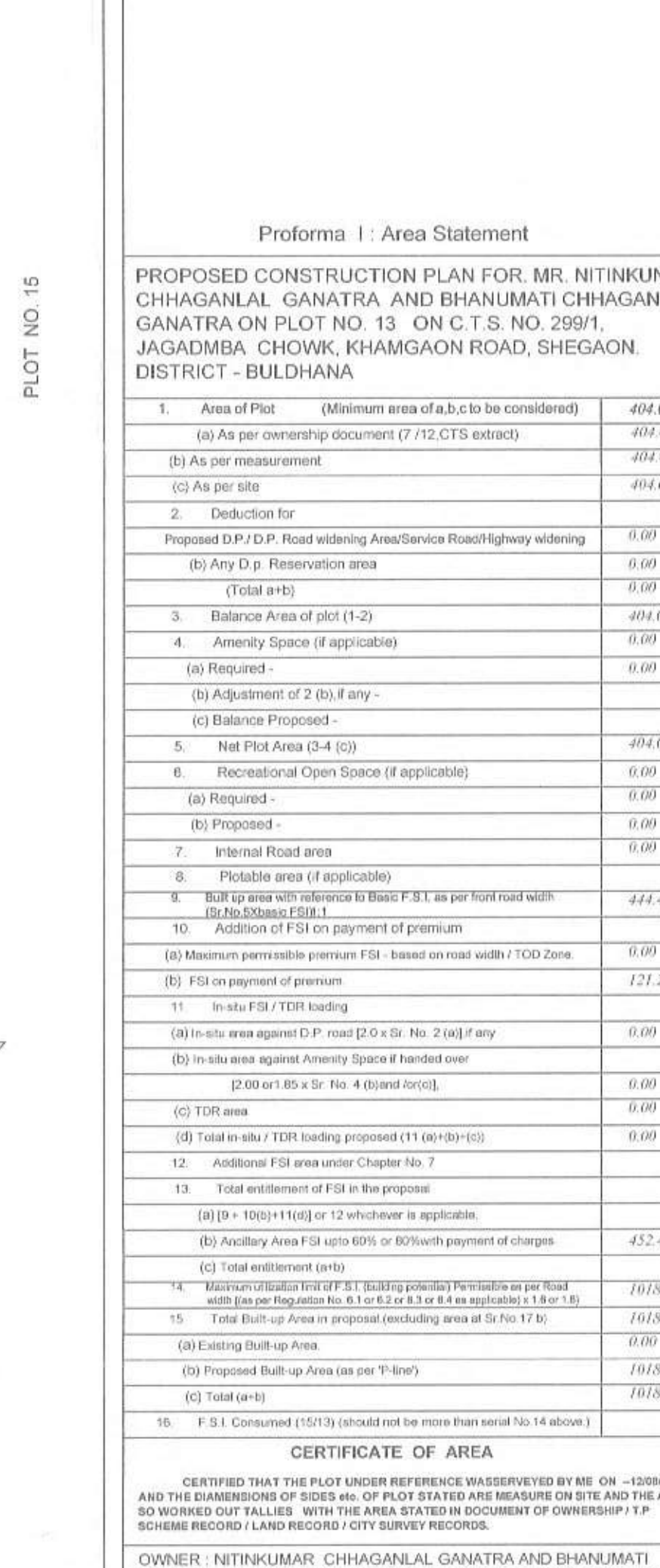
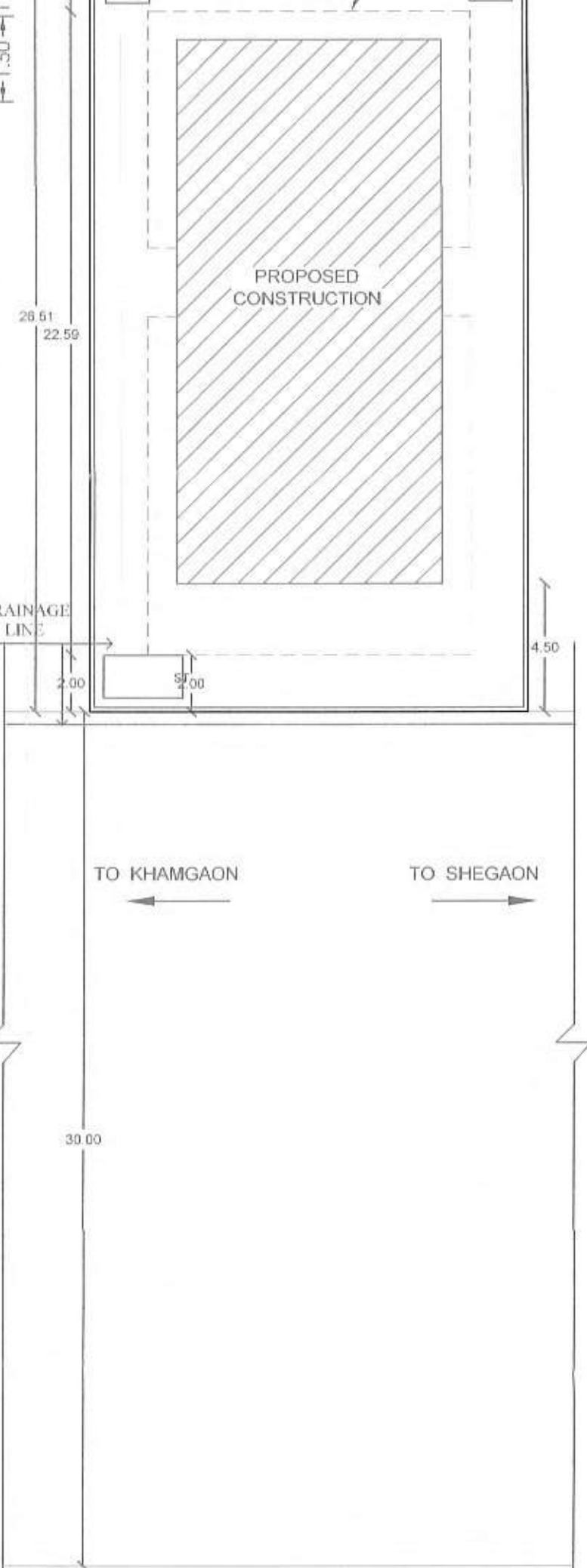
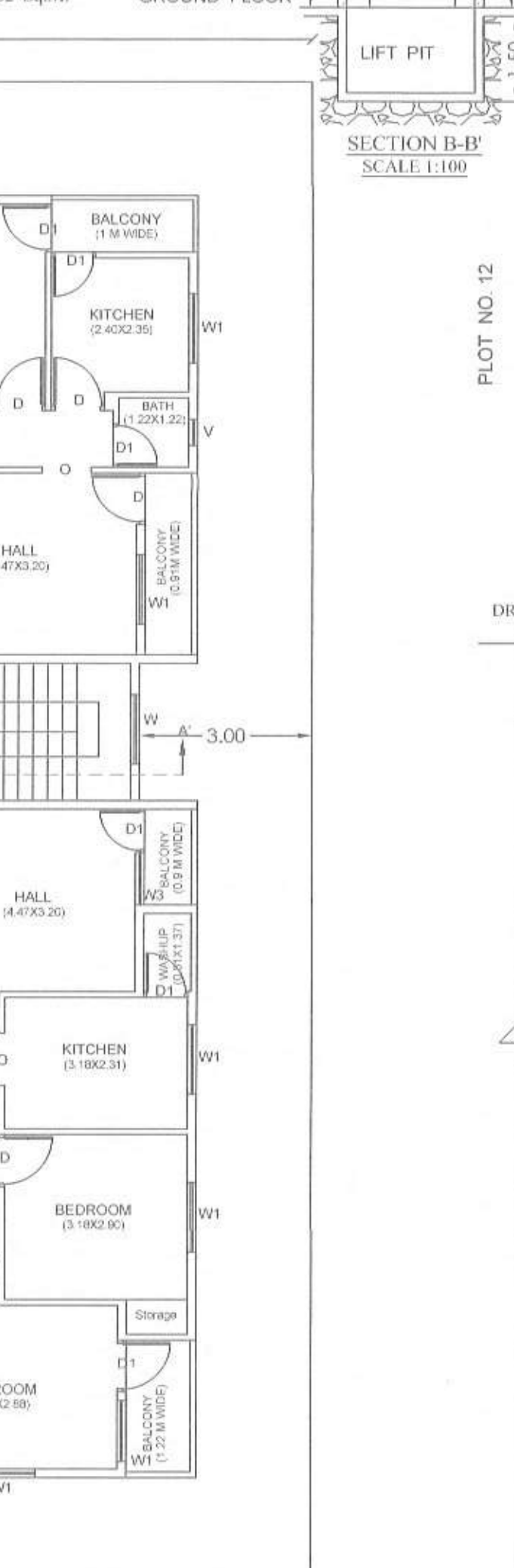
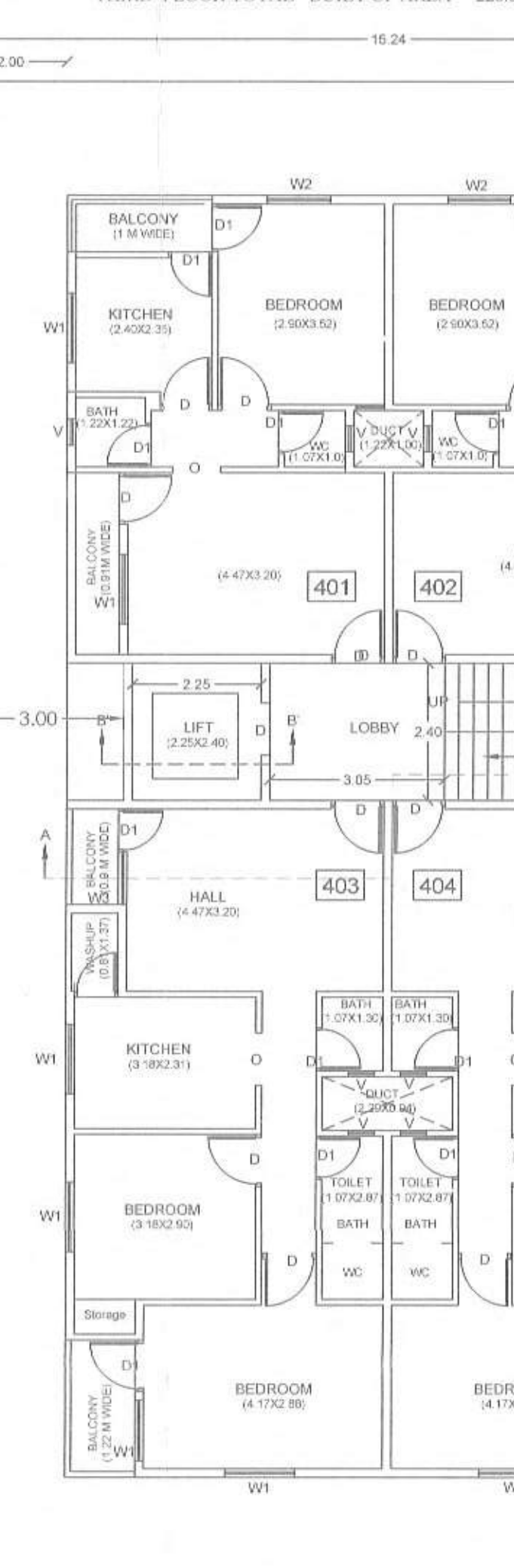
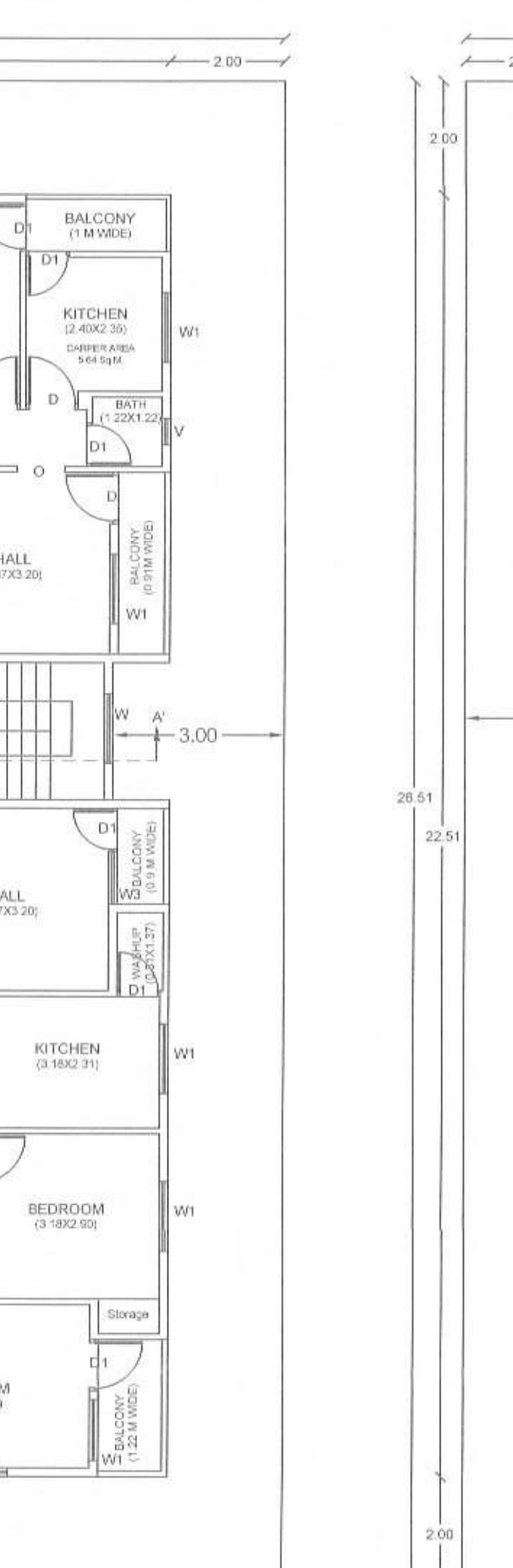
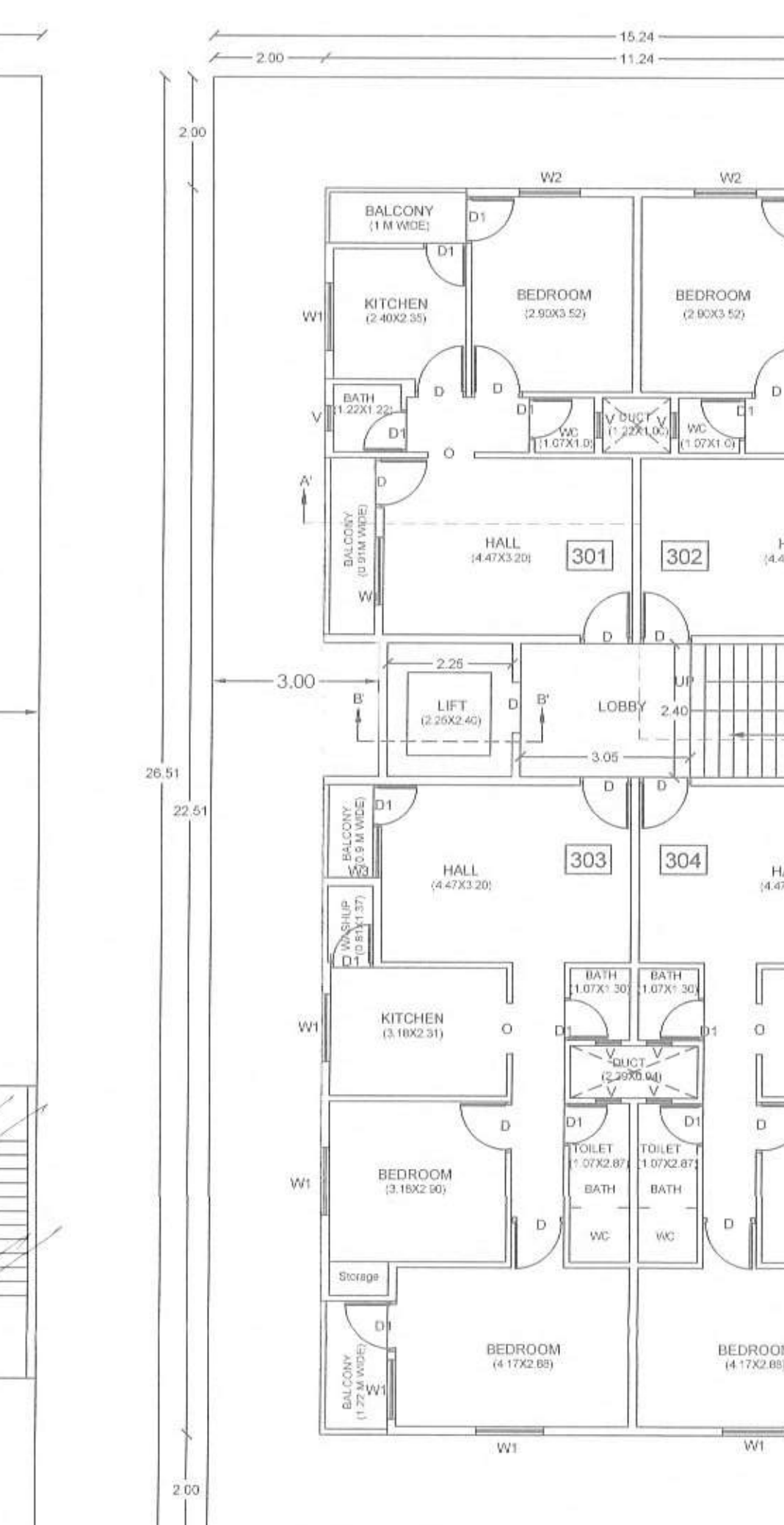
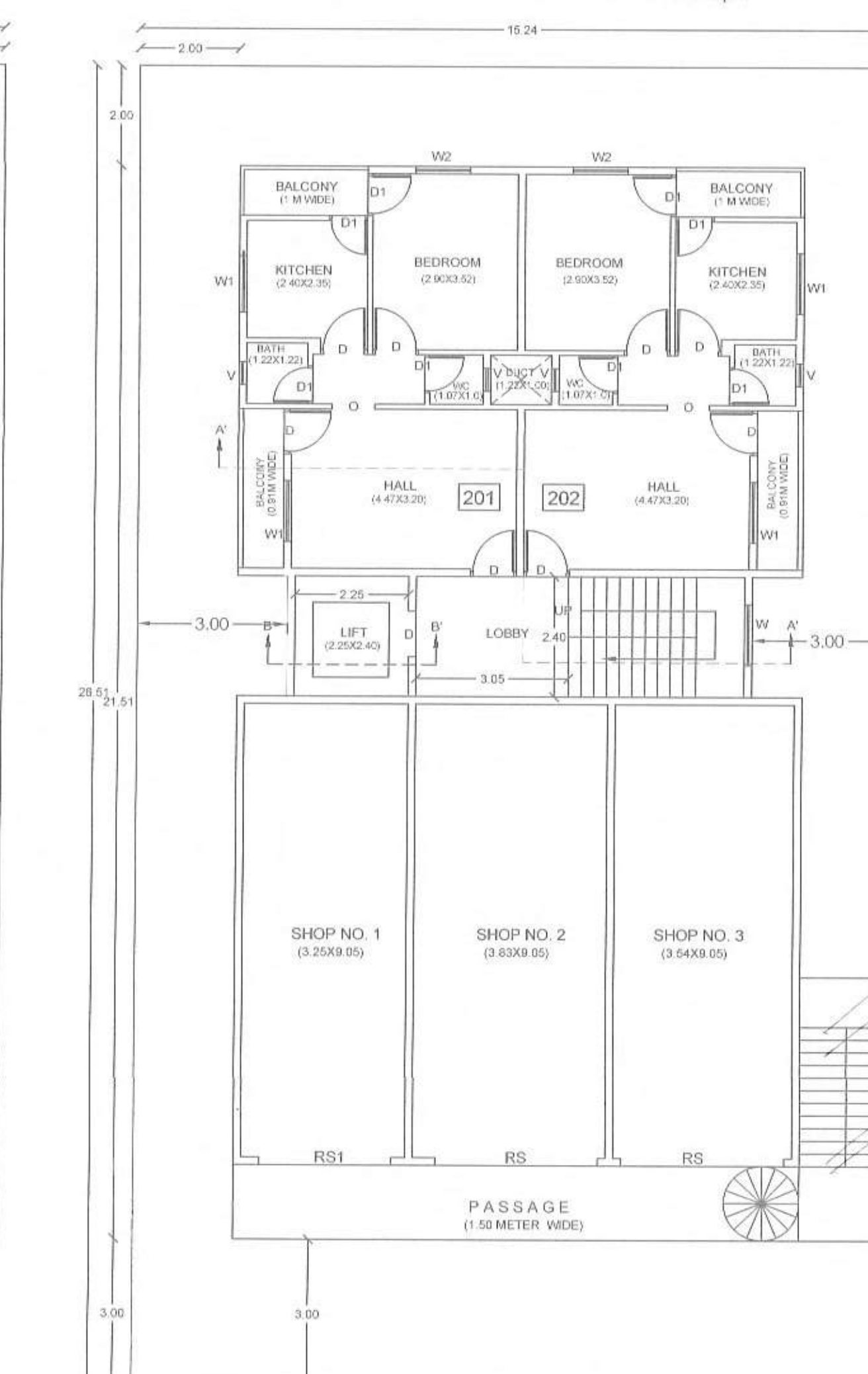
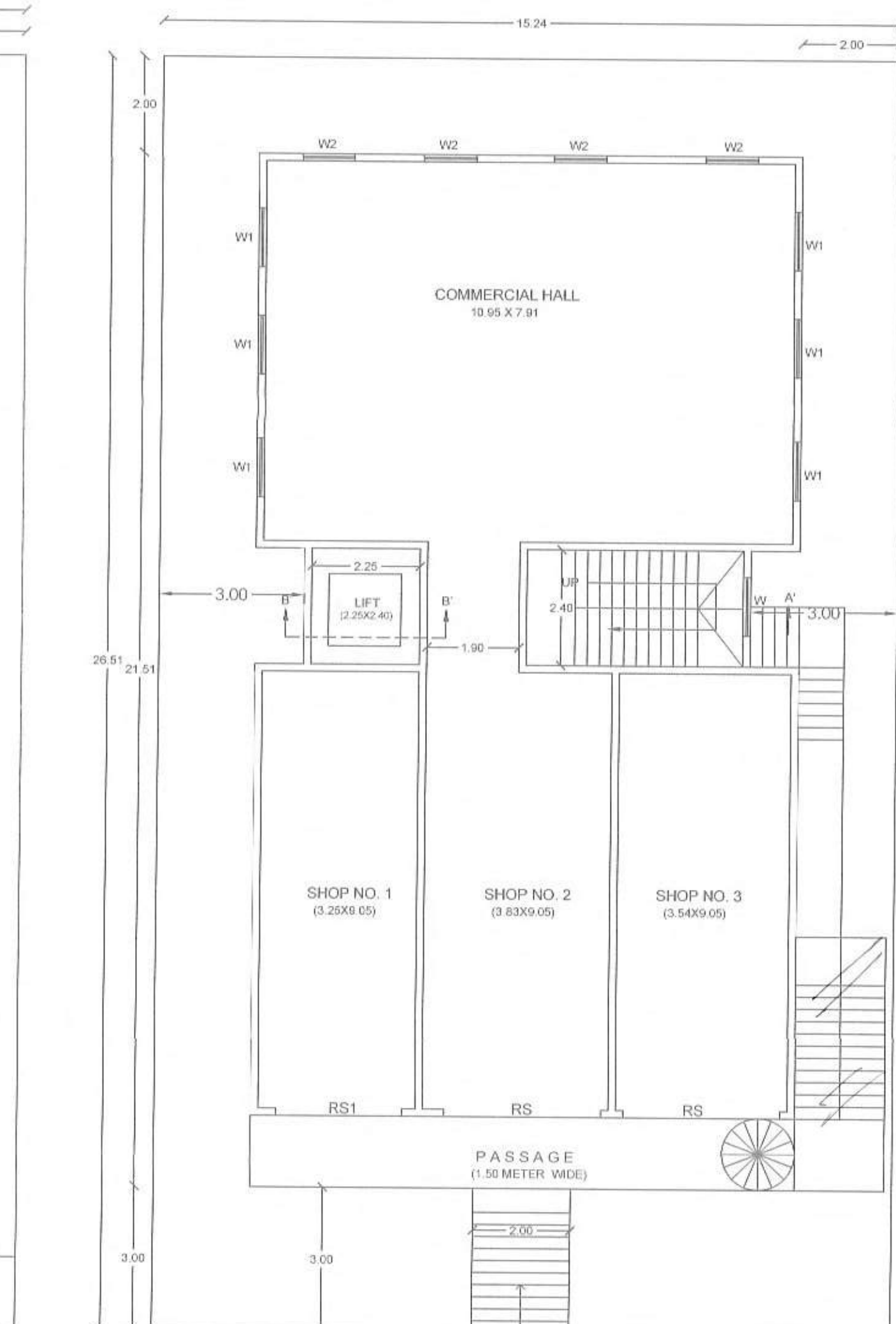
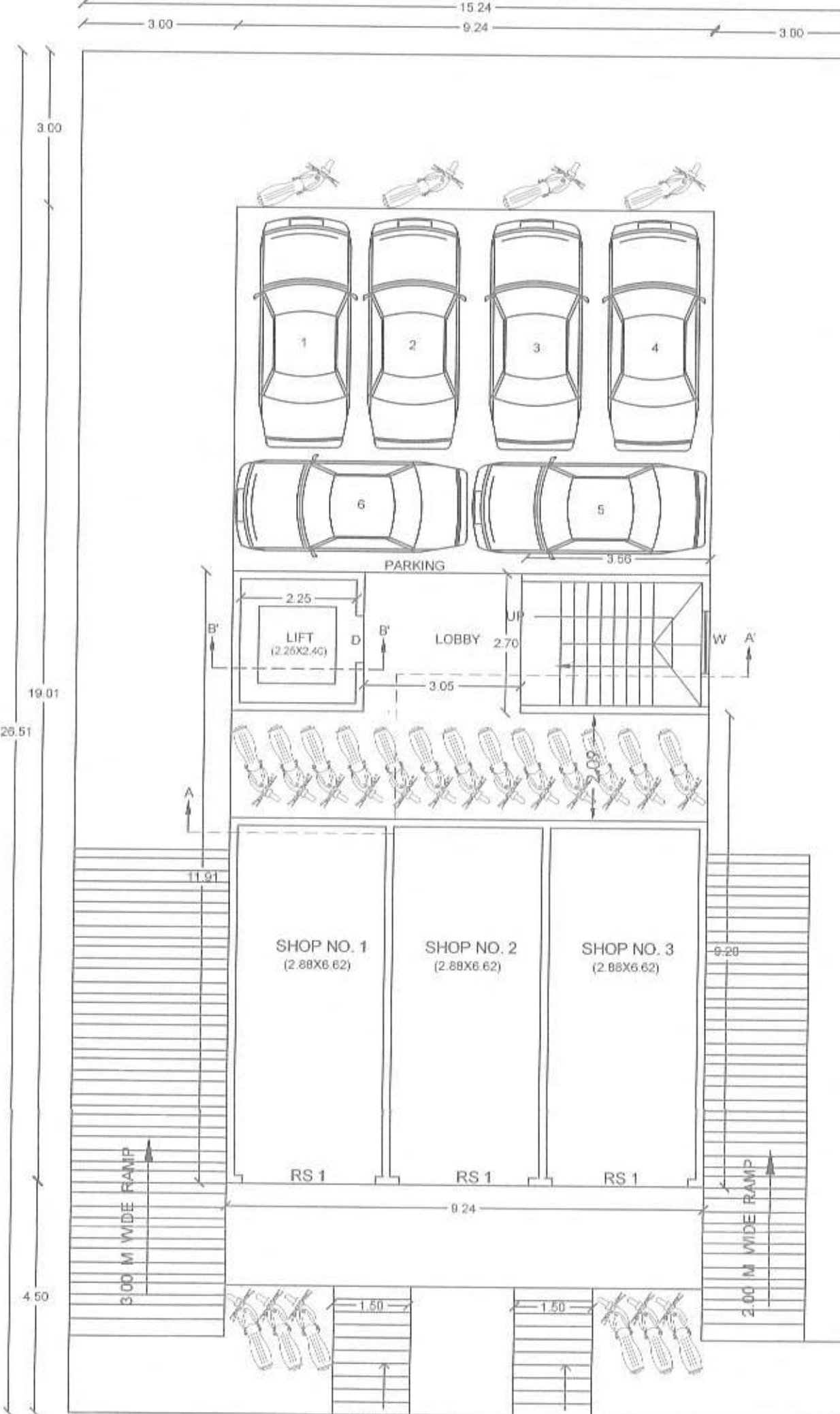
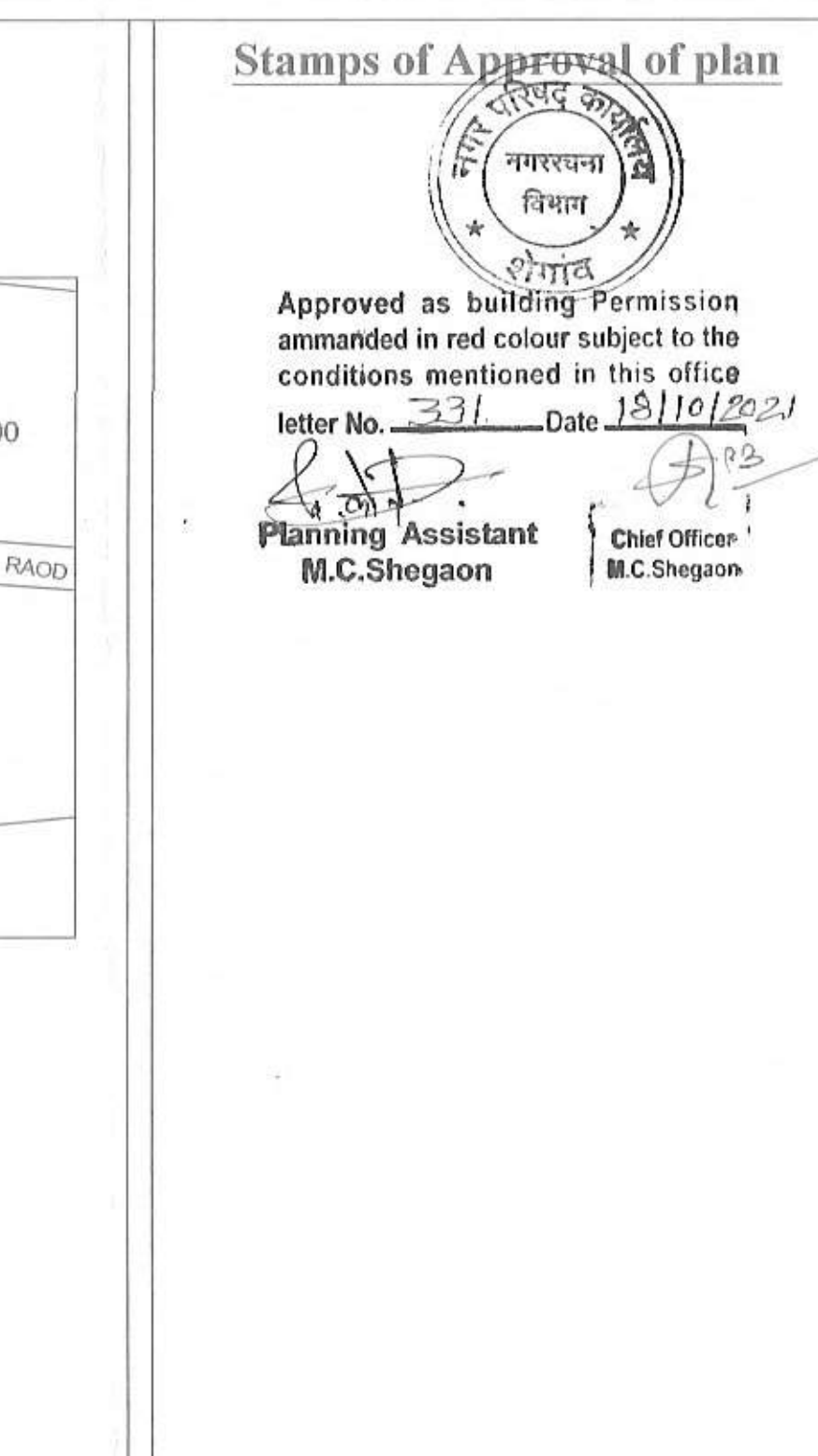
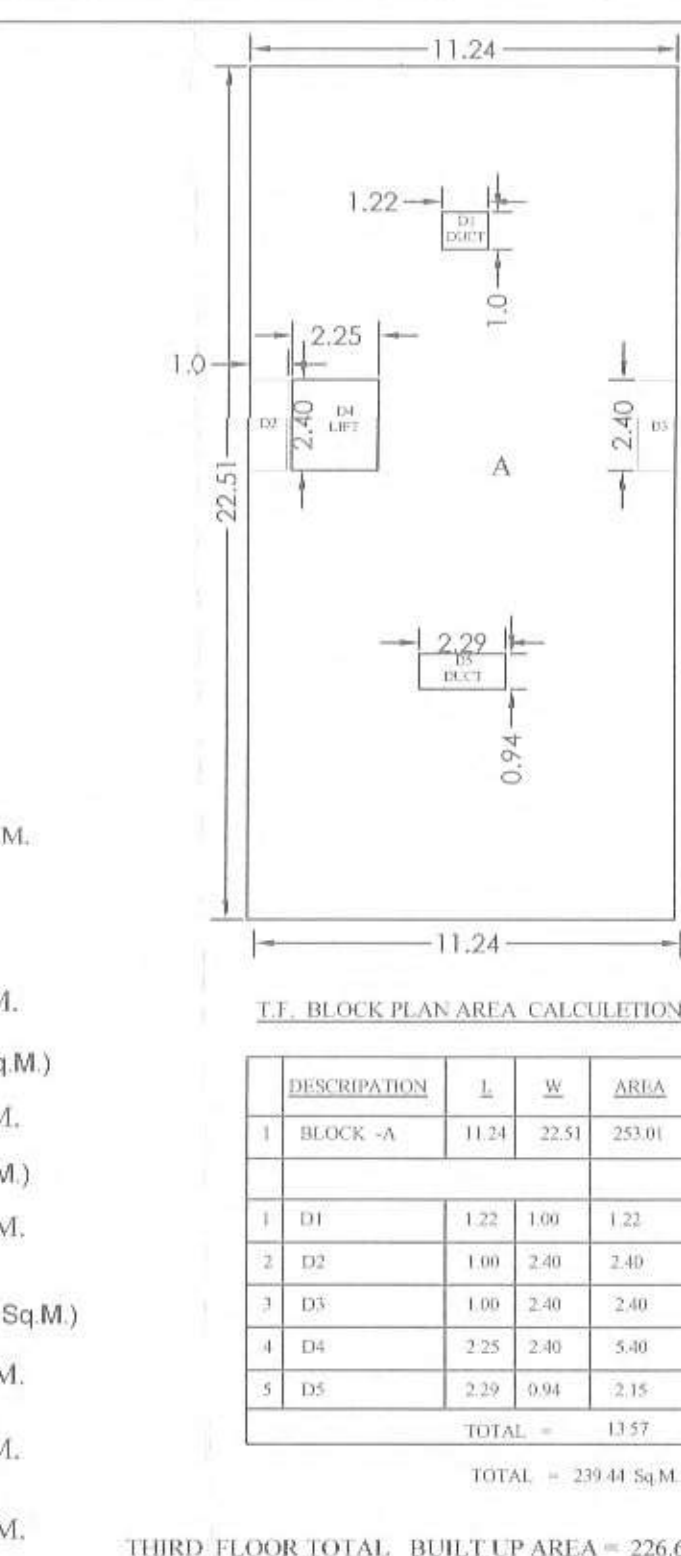
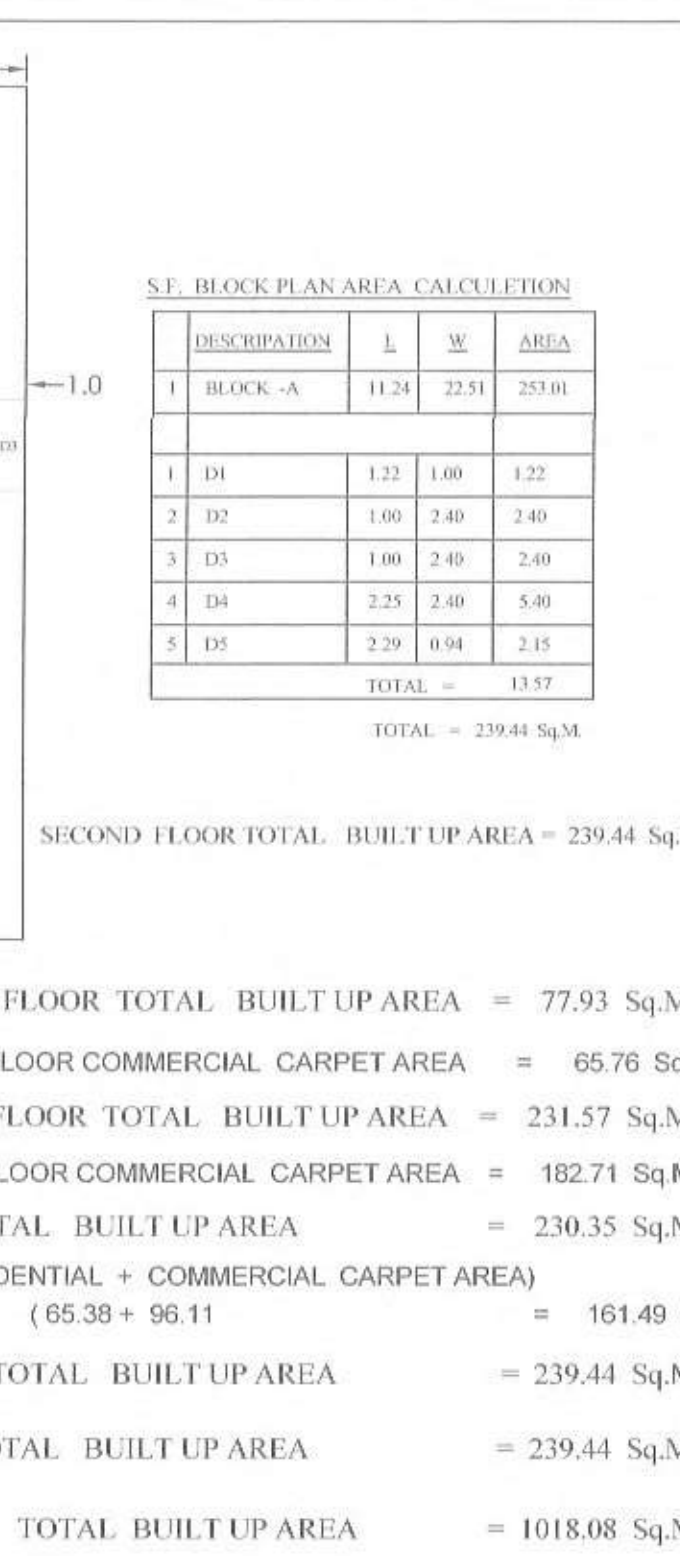
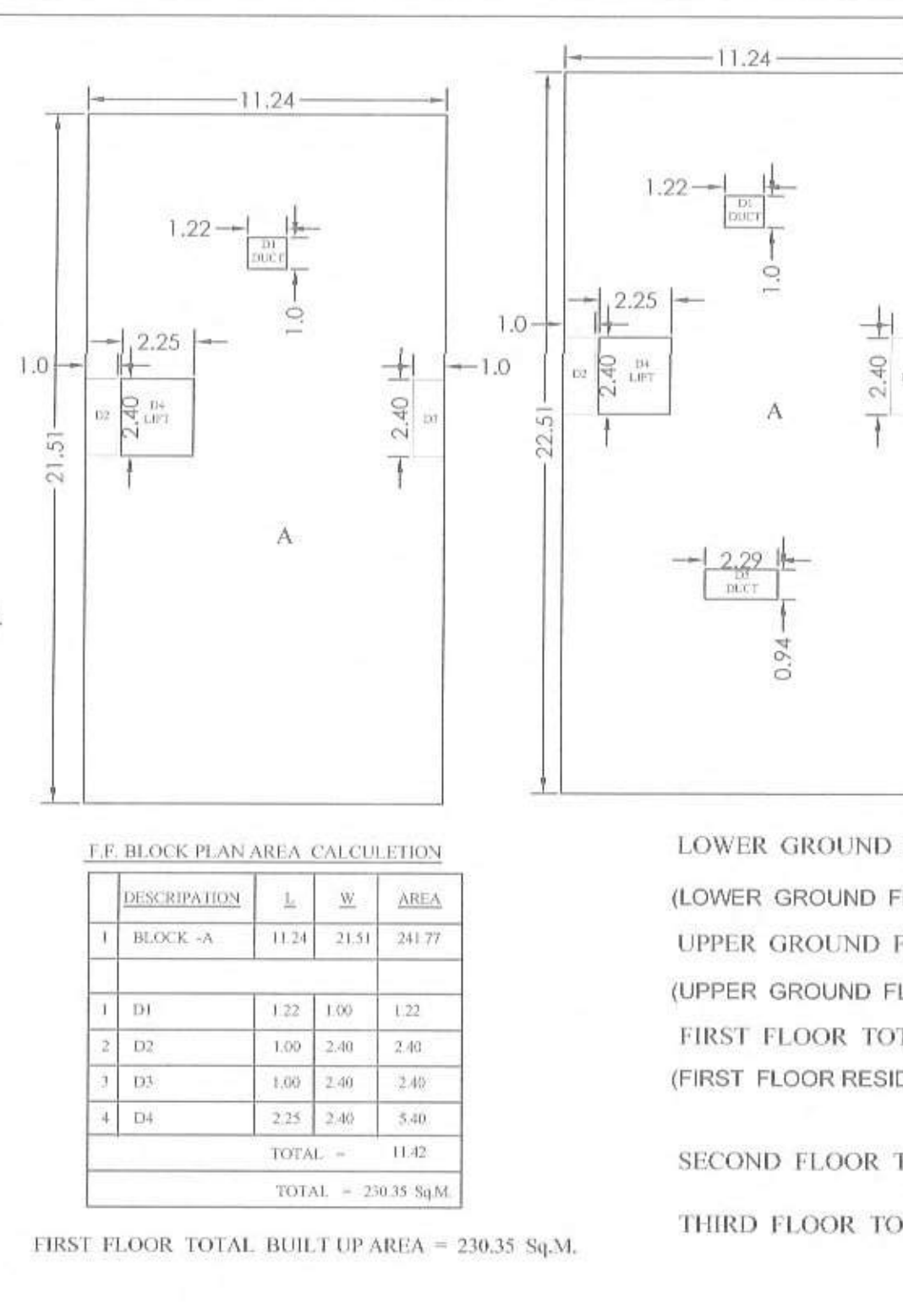
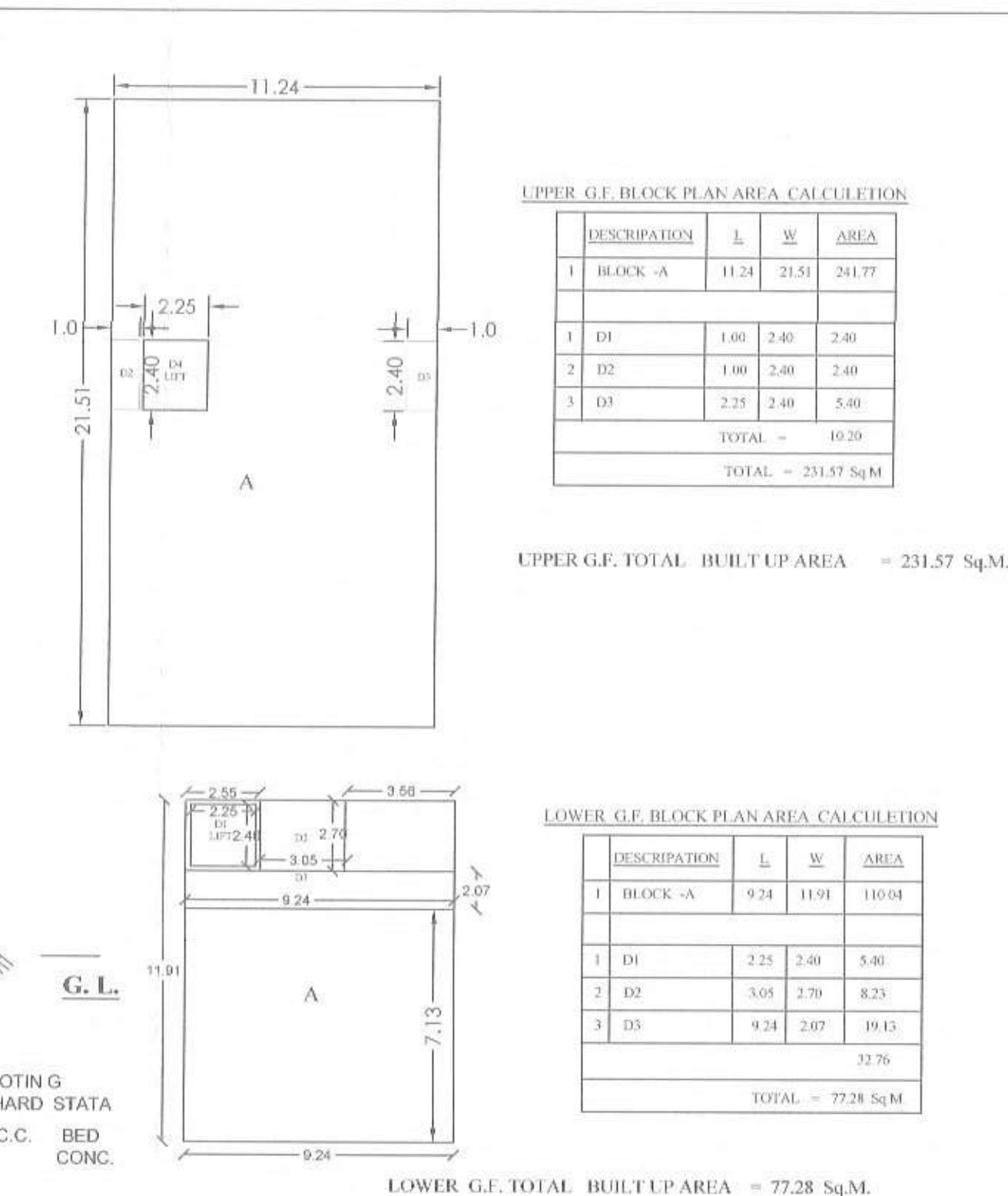
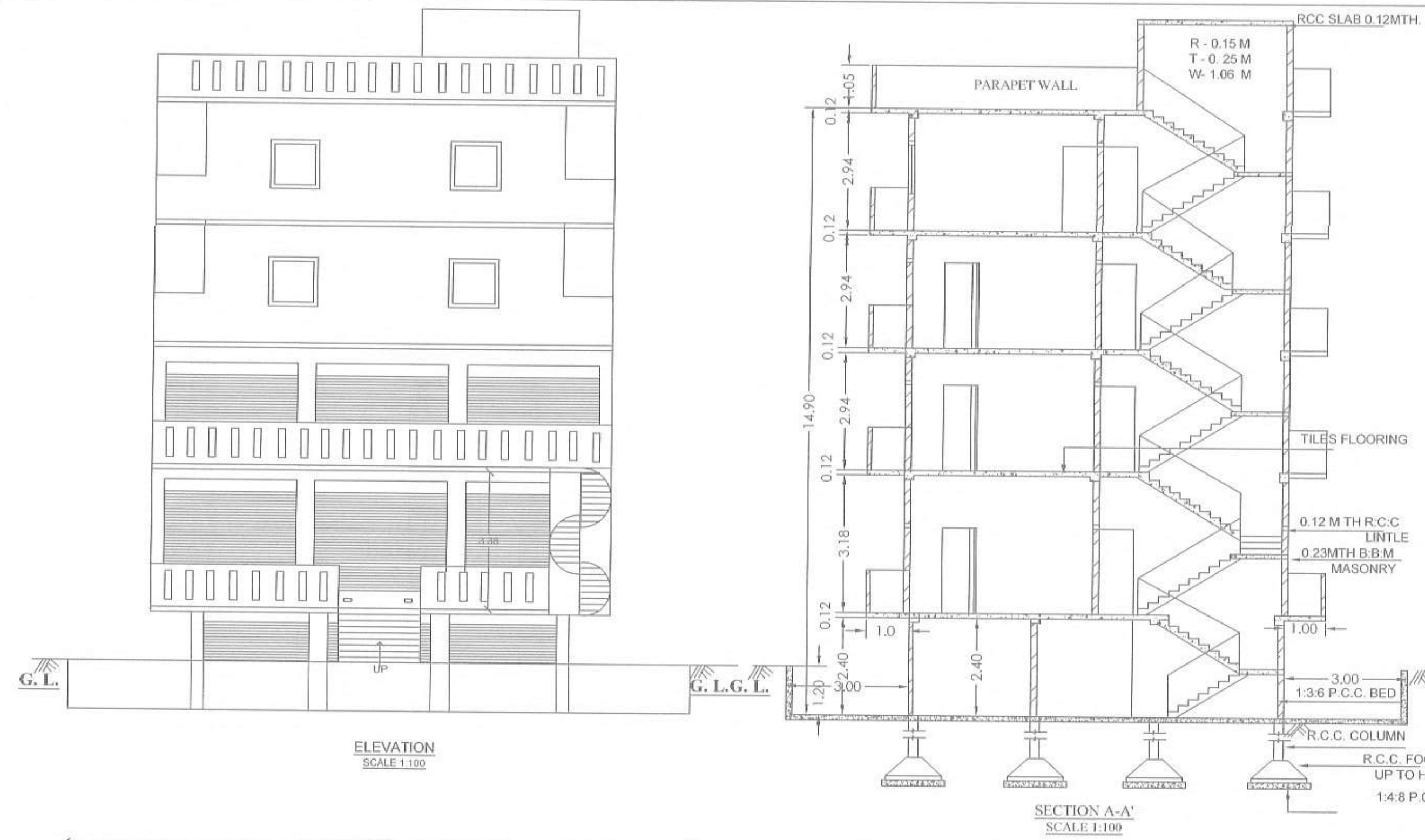




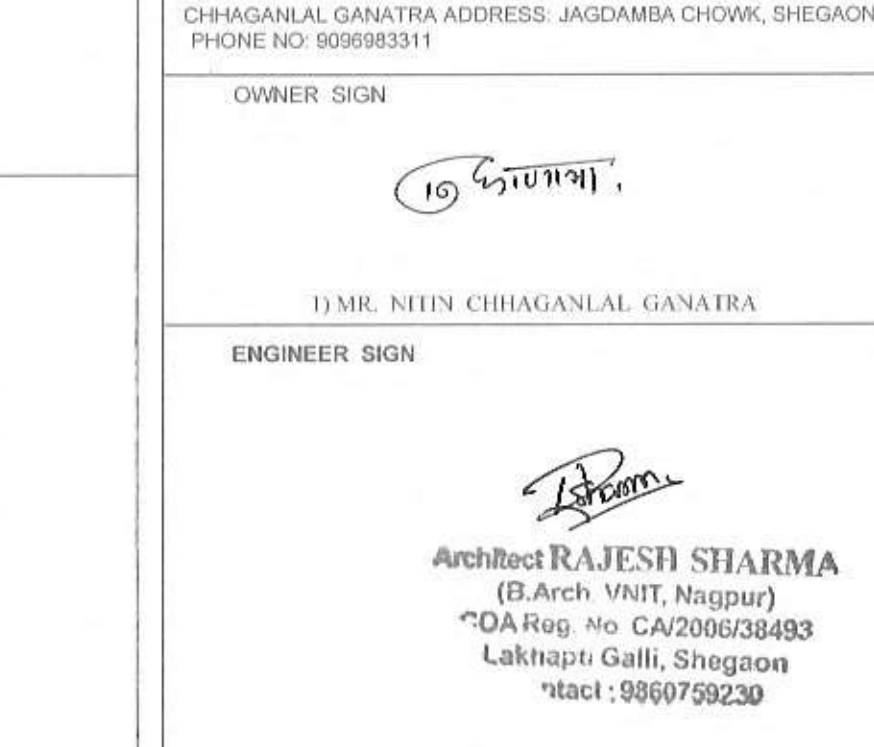
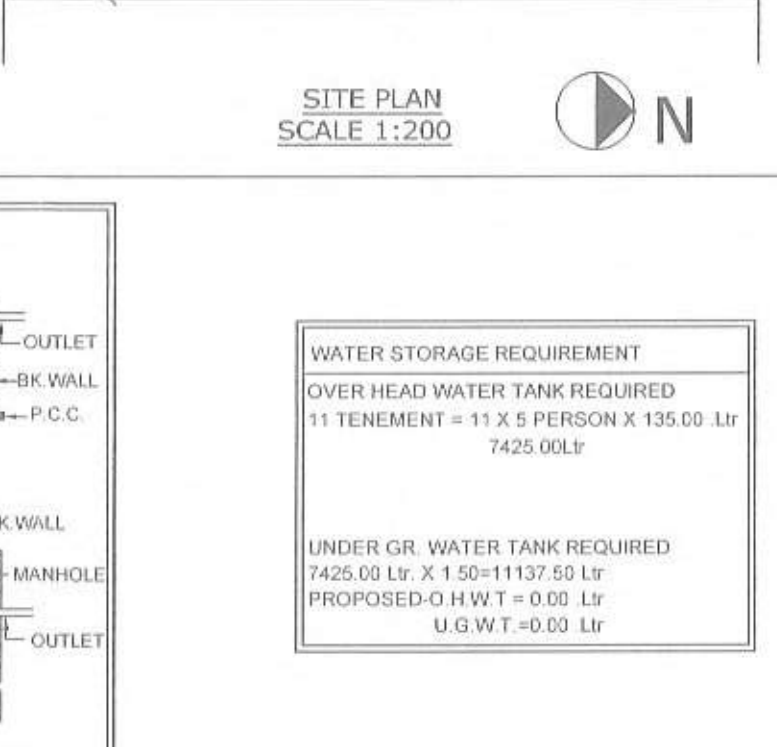
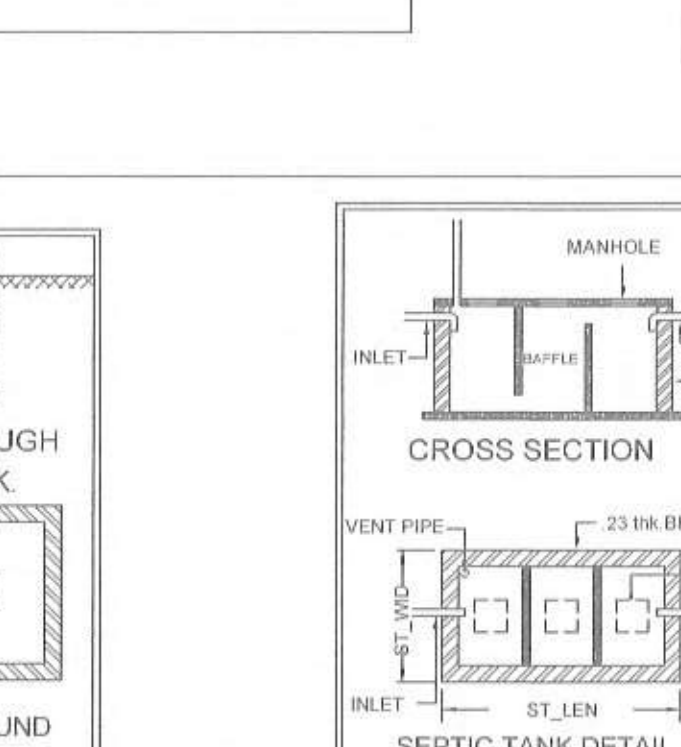
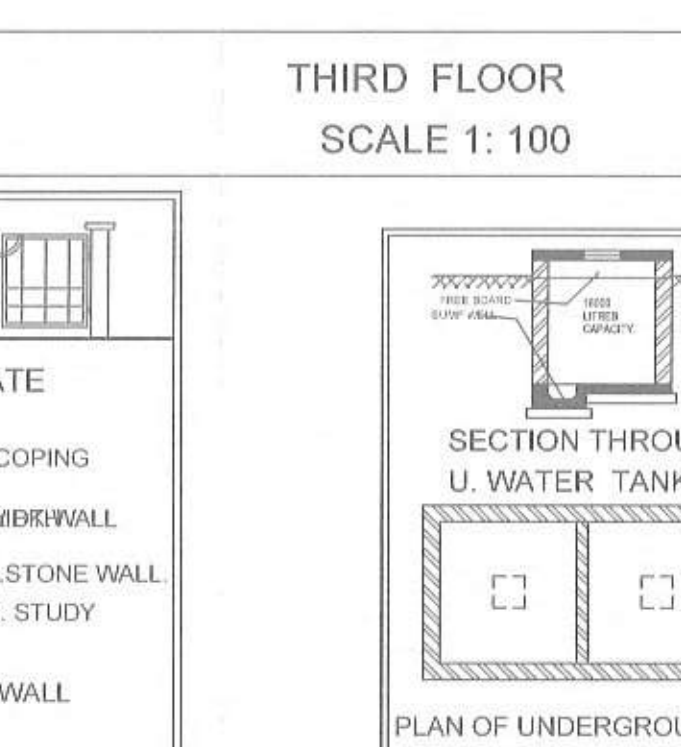
SCHEDULE OF OPENING			
1)	RS	RS	3.24 X 2.75
2)	RS 1	RS 1	2.50 X 2.75
3)	DOOR	D	0.90 X 2.10
4)	DOOR	D 1	0.75 X 2.10
5)	OPEN	O	0.90 X 2.10
6)	WINDOW	W	1.22 X 2.00
7)	WINDOW	W 1	1.22 X 2.00
8)	WINDOW	W 2	1.00 X 2.00
9)	WINDOW	W 3	0.90 X 2.00
10)	VEN	V	0.90 X 2.00

PARKING AREA STATEMENT			
LOWER GROUND FLOOR CARPET AREA	=	63.79	SQ.M
UPPER GROUND FLOOR CARPET AREA	=	182.71	SQ.M
FIRST FLOOR CARPET AREA	=	161.49	SQ.M
SECOND FLOOR CARPET AREA	=	160.04	SQ.M
THIRD FLOOR CARPET AREA	=	160.04	SQ.M
TOTAL CARPET AREA	=	735.46	SQ.M
FOR 2 TERN, 40-60 S.M.T.	13	10	5.25
MIXED FOR EVERY 100 SQ.M.T.	2.6	300.00	SQ.M
TOTAL		12.46	

REQUIRED PARKING			
REQUIRED PARKING	=	12 CAR, 46 SCOOTER	
MULTIPLYING FACTOR	=	0.5 X 12 CAR, 46 SCOOTER	
NET REQUIRED PARKING	=	6 CAR, 23 SCOOTER	
PROPOSED PARKING	=	6 CAR, 23 SCOOTER	

TOTAL REQUIRED PARKING AREA			
TOTAL REQUIRED PARKING AREA	=	121.63	SQ.M
TOTAL PROPOSED PARKING AREA	=	121.63	SQ.M

Project Details			
Building Type	=	DETACHED	
Zone Type	=	PURELY RESIDENTIAL ZONE(R2)	
Location	=	NON CONGESTED	
Ward No	=	JAGDAMBA NAGAR	
Corporation House No.	=	22W12002362 / 63	
Cts No./Survey No.	=	399	
Sheet No.	=		



Stamps of Approval of plan

Approved as building Permission
amended in red colour subject to the
conditions mentioned in this office
letter No. 331 Date 18/10/2021
Planning Assistant
M.C. Shegaon

Chief Officer
M.C. Shegaon

Proforma 1: Area Statement

PROPOSED CONSTRUCTION PLAN FOR MR. NITIKUNAR
CHAGANAL GANATRA AND BHANUMATI CHHAGANAL
GANATRA ON PLOT NO. 13 ON C.T.S. NO. 299/1,
JAGDAMBA CHOWK, KHAMGAON ROAD, SHEGAON,
DISTRICT - BULDHANA

1. Area of Plot (Minimum area of a.b.c to be considered)	401.00
(a) As per ownership document (712 CTS extract)	401.00
(b) As per measurement	401.00
(c) As per site	401.00
2. Deduction for	
Proposed D.P./D.P. Road widening/Amalgamation/Roadway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total area)	0.00
3. Balance Area of plot (1-2)	401.00
4. Amenity Space (If applicable)	0.00
(a) Required	0.00
(b) Proposed	0.00
(c) Balance Proposed	401.00
5. Net Plot Area (2-4)	401.00
6. Recreational Open Space (If applicable)	0.00
(a) Required	0.00
(b) Proposed	0.00
7. Internal Road area	0.00
8. Pooling area (If applicable)	0.00
9. Built up area with reference to B.S.T. as per front road width	441.40
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / T.O. Zone	0.00
(b) FSI on payment of premium	121.20
11. In-situ FSI / FSI loading	
(a) In-situ area against D.P. road (20 x 10 m. No. 2) and/or any	0.00
(b) In-situ area against Amenity Space if provided over	0.00
(200 sq. m. or 40% of 400 sq. m. or 40% of 400 sq. m.)	0.00
(c) Total area	0.00
(d) Total area (b) + (c) or 40% of 400 sq. m. or 40% of 400 sq. m.	0.00
12. Total area of FSI in the proposed	
(a) (b) + (c) + (d) or 12 whichever is applicable	442.45
(b) Auxiliary Area (20 sq. m. or 40% of 400 sq. m. or 40% of 400 sq. m.)	442.45
13. Total area of FSI in the proposed	
(a) (b) + (c) + (d) or 12 whichever is applicable	442.45
(b) Auxiliary Area (20 sq. m. or 40% of 400 sq. m. or 40% of 400 sq. m.)	442.45
14. Maximum permissible FSI (b) + (c) + (d) or 12 whichever is applicable	442.45
15. Total Built up Area in proposed (including area of the T.O. Zone)	1615.65
(a) Existing Built up Area	0.00
(b) Proposed Built up Area (as per T.O. Zone)	1615.65
(c) Total area	1615.65
16. FSI (Calculated) (Total area / Net Plot Area)	4.03

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON - 18/10/2021
AND THE DIMENSIONS OF THE PLOT AS OF PLOT AREA AND PERMANENT B.Y. AND THE AREA
SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP 1/2
BULDHANA DISTRICT LAND RECORDS OFFICE SHEGAON.

OWNER: NITIKUNAR CHHAGANAL GANATRA AND BHANUMATI
CHHAGANAL GANATRA ADDRESS: JAGDAMBA CHOWK, SHEGAON
PHONE NO: 9095983311

OWNER SIGN

ENGINEER SIGN

1) MR. NITIN CHHAGANAL GANATRA

Architect RAJESH SHARMA
(B.Arch. VIT, Nagpur)
QA Reg. No. CA20050498
Lakhnau Galli, Shegaon
ntaci: 9860759230