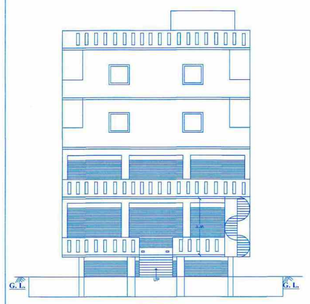
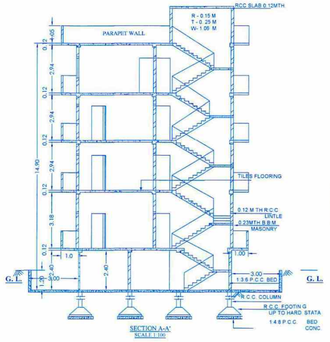


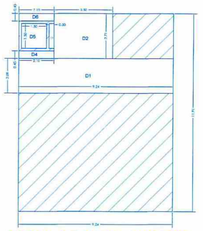
ELEVATION
SCALE 1:100



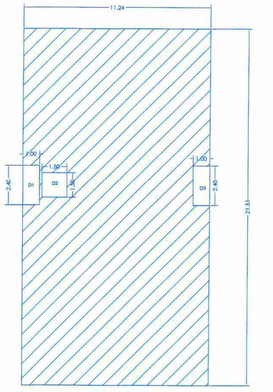
SECTION A-A'
SCALE 1:100

LOWER G.F. BLOCK PLAN AREA CALCULETION

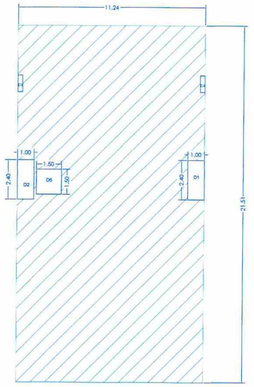
	DESCRIPTION	L	W	AREA
1	BLOCK -A	9.24	11.91	110.04
1	D1	9.24	2.09	19.31
2	D2	2.71	3.50	9.49
3	D3	0.30	1.50	0.45
4	D4	2.10	0.45	0.95
5	D5	1.50	1.50	2.25
6	D6	2.10	0.45	0.95
				32.76 Sq.M
	TOTAL = 77.28 Sq.M			



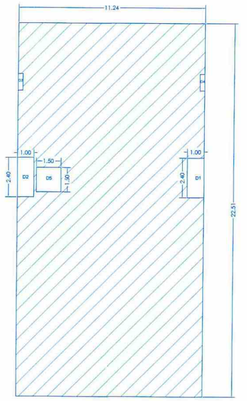
LOWER G.F. TOTAL BUILT UP AREA = 76.64 Sq.M.



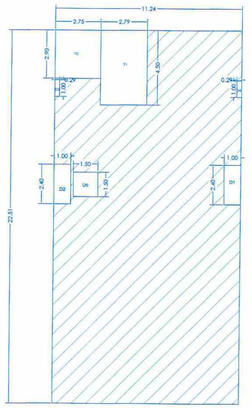
UPPER G.F. BUILT UP AREA = 234.72 Sq-m



FIRST FLOOR BUILT UP AREA =234.14 Sq-m



SECOND FLOOR BUILT UP AREA =245.38 Sq-m



THIRD FLOOR BUILT UP AREA =225.13Sq-m

UPPER G.F. BLOCK PLAN AREA CALCULETION

	DESCRIPTION	L	W	AREA
1	BLOCK -A	11.24	21.51	241.77
1	D1	1.00	2.40	2.40
2	D2	1.50	1.50	2.25
3	D3	1.00	2.40	2.40
		TOTAL =		7.05
		TOTAL = 234.72 Sq.M		

F.F. BLOCK PLAN AREA CALCULETION

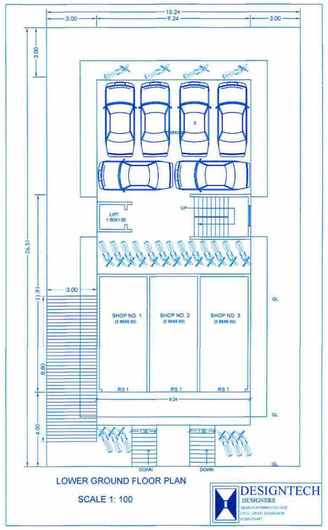
	DESCRIPTION	L	W	AREA
1	BLOCK -A	11.24	21.51	241.77
1	D1	1.0	2.40	2.40
2	D2	1.00	2.40	2.40
3	D3	1.00	0.29	0.29
4	D4	1.00	0.29	0.29
4	D5	1.50	1.50	2.25
		TOTAL =		7.63
		TOTAL = 234.14 Sq.M		

T.F. BLOCK PLAN AREA CALCULETION

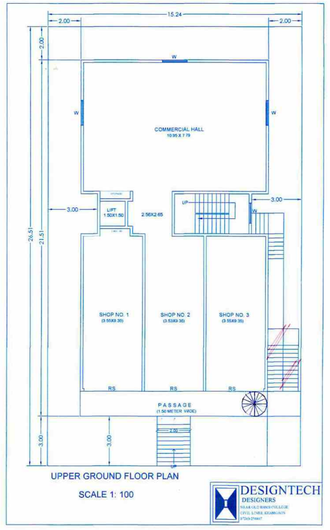
	DESCRIPTION	L	W	AREA
1	BLOCK -A	11.24	22.51	253.01
1	D1	2.40	1.00	2.40
2	D2	1.00	2.40	2.40
3	D3	1.00	0.29	0.29
4	T0	2.90	2.75	7.98
5	T1	4.50	2.79	12.56
6	D5	1.50	1.50	2.25
		TOTAL =		27.88
		TOTAL = 225.13 Sq.M.		

S.F. BLOCK PLAN AREA CALCULETION

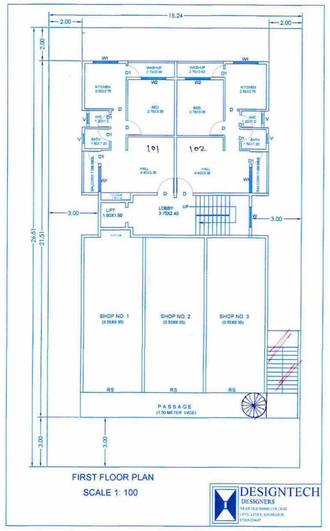
	DESCRIPTION	L	W	AREA
1	BLOCK -A	11.24	22.51	253.01
1	D1	2.40	1.00	2.40
2	D2	1.00	2.40	2.40
3	D3	1.00	0.29	0.29
4	D4	1.00	0.29	0.29
4	D5	1.50	1.50	2.25
		TOTAL =		7.63
		TOTAL = 245.38 Sq.M.		



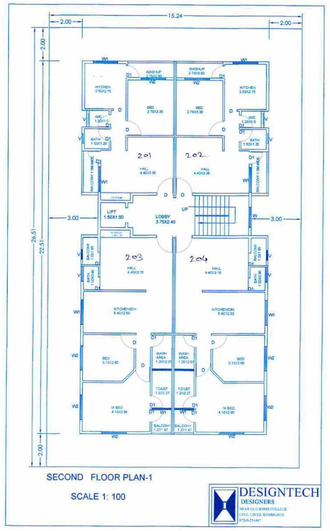
LOWER GROUND FLOOR PLAN
SCALE 1: 100



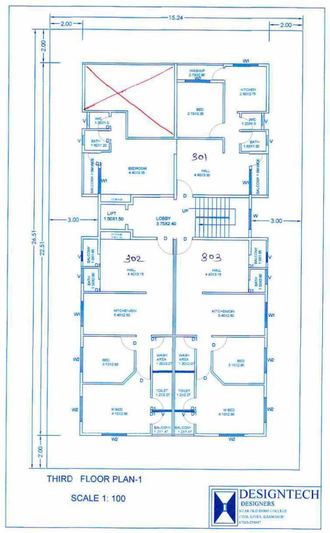
UPPER GROUND FLOOR PLAN
SCALE 1: 100



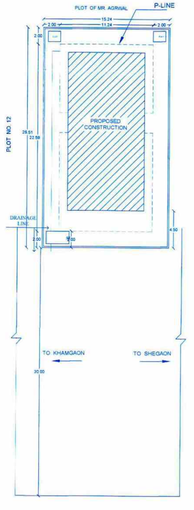
FIRST FLOOR PLAN
SCALE 1: 100



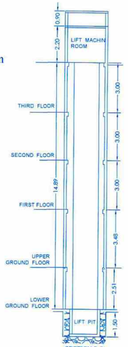
SECOND FLOOR PLAN-1
SCALE 1: 100



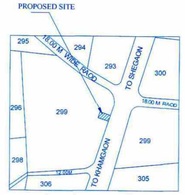
THIRD FLOOR PLAN-1
SCALE 1: 100



SITE PLAN
SCALE 1:200



SECTION B-B'
SCALE 1:100



LOCATION PLAN
SCALE 1: 4000

LOWER GROUND FLOOR TOTAL BUILT UP AREA = 77.28 Sq.M.
(LOWER GROUND FLOOR COMMERCIAL CARPET AREA = 68.91 Sq.M.)
UPPER GROUND FLOOR TOTAL BUILT UP AREA = 234.72 Sq.M.
(UPPER GROUND FLOOR COMMERCIAL CARPET AREA = 185.86 Sq.M.)
FIRST FLOOR TOTAL BUILT UP AREA = 234.13 Sq.M.
(FIRST FLOOR RESIDENTIAL + COMMERCIAL CARPET AREA)
(68.53 + 96.11 = 164.64 Sq.M.)
SECOND FLOOR TOTAL BUILT UP AREA = 245.38Sq.M.
THIRD FLOOR TOTAL BUILT UP AREA = 225.13 Sq.M.
TOTAL BUILT UP AREA = 1016.65 Sq.M.

SCHEDULE OF OPENING

1)	RS	RS 3.24 X 2.75	4	R. SHUTTER
2)	RS 1	RS1 2.50 X 2.75	5	R. SHUTTER
3)	DOOR	D 0.90X2.10	38	T.W. DOOR
4)	DOOR	D1 0.75X2.10	44	T.W. DOOR
5)	OPEN	O 0.90X2.10	12	T.W. DOOR
6)	WINDOW	W 1.22X2.00	5	T.W.WINDOW
7)	WINDOW1	W1 1.22X1.20	34	T.W.WINDOW
8)	WINDOW2	W2 1.09X1.20	6	T.W.WINDOW
9)	WINDOW3	W3 0.90X1.20	4	T.W.WINDOW
10)	VEN	V 0.90X0.70	20	MS STEEL

PARKING AREA STATEMENT

LOWER GROUND FLOOR CARPET AREA	= 65.76 X 1 =	65.76 SQ.M.
UPPER GROUND FLOOR CARPET AREA	= 182.71 X 1 =	182.71 SQ.M.
FIRST FLOOR CARPET AREA	= 181.49 X 1 =	181.49 SQ.M.
SECOND FLOOR CARPET AREA	= 160.04 X 1 =	160.04 SQ.M.
THIRD FLOOR CARPET AREA	= 160.04 X 1 =	160.04 SQ.M.
TOTAL CARPET AREA		= 738.45 SQ.M.

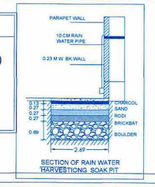
TENAMENT AREA	PARKING RATIO	NO.OF TENA.	REQUIRED PARKING
FOR 2 TENA. 40-60 S.MT.	1:3	10	5.25
MIXED FOR EVERY 100 SQ.MT.	2:6	350.00 SQ.M	7.21
		TOTAL	12.46

REQUIRED PARKING = 12 CAR , 46 SCOOTER
MULTIPLYING FACTOR = 0.5 X 12 CAR, 46 SCOOTER
NET REQUIRED PARKING = 6 CAR , 23 SCOOTER
PROPOSED PARKING = 6.0 CAR, 23 SCOOTER

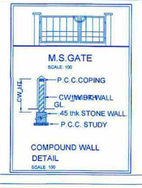
REQUIRED PARKING AREA = 2.5 X 5 = 12.50 X 6 = 75.00 SQ.M.
(FOR 6 CAR , 23 SCOOTER) 1.0 X 2 = 2.00 X 23 = 46.00 SQ.M.
TOTAL REQUIRED PARKING AREA = 121.00 SQ.M.
TOTAL PROPOSED PARKING AREA = 121.00 SQ.M.

Project Details

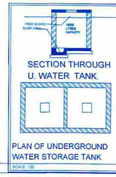
Building Type - DETACHED
Zone Type - PURELY RESIDENTIAL ZONE(R2)
Location - NON CONGESTED
Ward No - JAGDAMBA NAGAR
Corporation House No. - Z2W12002362 / 63
Cts No./Servey No. - 399
Sheet No. -



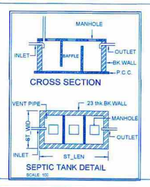
SECTION OF RAIN WATER HARVESTIONG SOAK PIT



COMPOUND WALL DETAIL
SCALE 1:50



PLAN OF UNDERGROUND WATER STORAGE TANK
SCALE 1:50



SEPTIC TANK DETAIL
SCALE 1:50

WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED
11 TENEMENT = 11 X 5 PERSON X 135.00 Ltr
7425.00Ltr

UNDER GR. WATER TANK REQUIRED
7425.00 Ltr. X 1.50=11137.50 Ltr
PROPOSED-O.H.WT = 0.00 Ltr
U.G.WT =0.00 Ltr

Stamps of Approval of plan

Approved as building construction amended to not plinth etc. subject to conditions mentioned in this letter.
Letter No. 647 Date 23.3.2022.
Planning Assistant
M.C. Shegaon
Executive Engineer
M.C. Shegaon

Plan sanctioned by letter dtd 5811/2021 dated 18.10.2021 shall cancel by this permission.

Proforma I : Area Statement

PROPOSED CONSTRUCTION PLAN FOR MR. NITINKUMAR CHHAGANLAL GANATRA AND BHANUMATI CHHAGANLAL 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)	494.00
	(a) As per ownership document (7/12,CTS extract)	494.00
	(b) As per measurement	494.00
	(c) As per site	494.00
2.	Deduction for	
	Proposed D.P./ D.P. Road widening Area/Service Road/Highway widening	0.00
	(b) Any D.p. Reservation area	0.00
	(Total a+b)	0.00
3.	Balance Area of plot (1-2)	494.00
4.	Amenity Space (if applicable)	0.00
	(a) Required -	0.00
	(b) Adjustment of 2 (b) if any -	
	(c) Balance Proposed -	
5.	Net Plot Area (3-4 (c))	494.00
6	Recreational Open Space (if applicable)	0.00
	(a) Required -	0.00
	(b) Proposed -	0.00
7.	Internal Road area	0.00
8.	Possible area (if applicable)	
9.	Built up Area as per Sanctioned Basic F.S.I. as per front road width (As Sr. No. 5 above)	444.49
10.	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b)	FSI on payment of premium	1272.79
11	In-situ FSI / TDR loading	444.49
(A)	In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any	0.00
(B)	In-situ area against Amenity Space if handed over (2.00 x Sr. No. 4 (b) area)	0.00
(c)	TDR area	0.00
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Additional FSI area under Chapter No. ?	
13.	Total entitlement of FSI in the proposal	
	(a) (9 + 10(b)+11(d)) or 12 whichever is applicable	452.46
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	
	(c) Total entitlement (a+b)	1016.65
14.	Maximum permissible FSI (9 + 10(b+c)+11(d)) or 12 whichever is applicable as per local laws (As per Regulation No. 6.1, 6.2 & 6.3 in Annexure - I & II)	1016.65
15.	Total Built-up Area in proposal (excluding area at Sr. No.17 b)	1016.65
	(a) Existing Built-up Area	0.00
	(b) Proposed Built-up Area (as per 'H'-line)	1016.65
	(c) Total (a+b)	1016.65
16.	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.63

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE MASSURVEYED BY ME ON --12/08/2021 AND THE DIMENSIONS OF SIDES etc. OF PLOT STATED AND MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DEED OF OWNERSHIP / P.R SCHEME RECORD / LAND RECORD / CITY SURVEY RECORD.

OWNER : NITINKUMAR CHHAGANLAL GANATRA AND BHANUMATI CHHAGANLAL GANATRA ADDRESS: JAGDAMBA CHOWK, SHEGAON PHONE NO: 9096983311

OWNER SIGN

1) MR. NITIN CHHAGANLAL GANATRA

ENGINEER SIGN

The Dream House Construction & Consultancy
Er. Mangesh Tekale
(B.Tech. Civil)
Reg.No. MCS/A/20202/2021