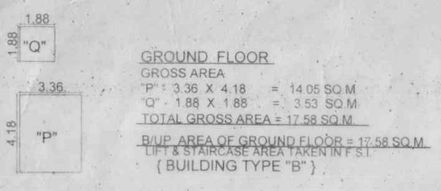
AREA DIAGRAMS AND AREA CALCULATIONS
{ PROPOSED BUILDING TYPE "B" } SCALE 1:200

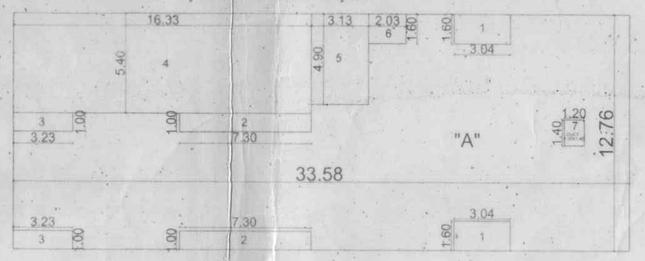
GROUND FLOOR
{ BUILDING TYPE "B" }



GROUND FLOOR
GROSS AREA
"P" : 3.36 X 4.18 = 14.05 SQ.M
"Q" : 1.88 X 1.88 = 3.53 SQ.M
TOTAL GROSS AREA = 17.58 SQ.M.

B/UP AREA OF GROUND FLOOR = 17.58 SQ.M.
LIFT & STAIRCASE AREA TAKEN IN F.S.I.
{ BUILDING TYPE "B" }

TYPICAL STILT FIRST SECOND & THIRD FLOOR
{ BUILDING TYPE "B" }



TYPICALSTILT FIRST SECOND & THIRD FLOOR
GROSS AREA
"A" - 33.58 X 12.76 = 428.48 SQ.M.
TOTAL GROSS AREA = 428.48 SQ.M.
DEDUCTIONS
1) - 3.04 X 1.60 X 2 = 9.73 SQ.M.
2) - 7.30 X 1.00 X 2 = 14.60 SQ.M.
3) - 3.23 X 1.00 X 2 = 6.46 SQ.M.
4) - 16.33 X 5.40 = 88.18 SQ.M.
5) - 3.13 X 4.90 = 15.34 SQ.M.
6) - 3.04 X 1.60 = 4.86 SQ.M.
7) - 1.20 X 1.40 = 1.68 SQ.M.
TOTAL DEDUCTIONS = 140.85 SQ.M.

B/UP AREA OF TYPICAL FLOOR = 287.63 SQ.M.
LIFT & STAIRCASE AREA TAKEN IN F.S.I.
B/UP AREA OF STILT FLOOR = 287.63 SQ.M.
B/UP AREA OF FIRST FLOOR = 287.63 SQ.M.
B/UP AREA OF SECOND FLOOR = 287.63 SQ.M.
B/UP AREA OF THIRD FLOOR = 287.63 SQ.M.
{ BUILDING TYPE "B" }

{ AREA STATEMENT OF BUILDING TYPE "B" }

PROPOSED B / UP AREA STATEMENT	
B / UP AREA OF GROUND FLOOR	= 17.58 SQ.M.
B / UP AREA OF STILT FLOOR	= 287.63 SQ.M.
B / UP AREA OF FIRST FLOOR	= 287.63 SQ.M.
B / UP AREA OF SECOND FLOOR	= 287.63 SQ.M.
B / UP AREA OF THIRD FLOOR	= 287.63 SQ.M.
TOTAL B / UP AREA	= 1,168.10 SQ.M.
EXCESS BALCONY AREA	= ---NIL--- SQ.M.
TOTAL PROPOSED B / UP AREA	= 1,168.10 SQ.M.

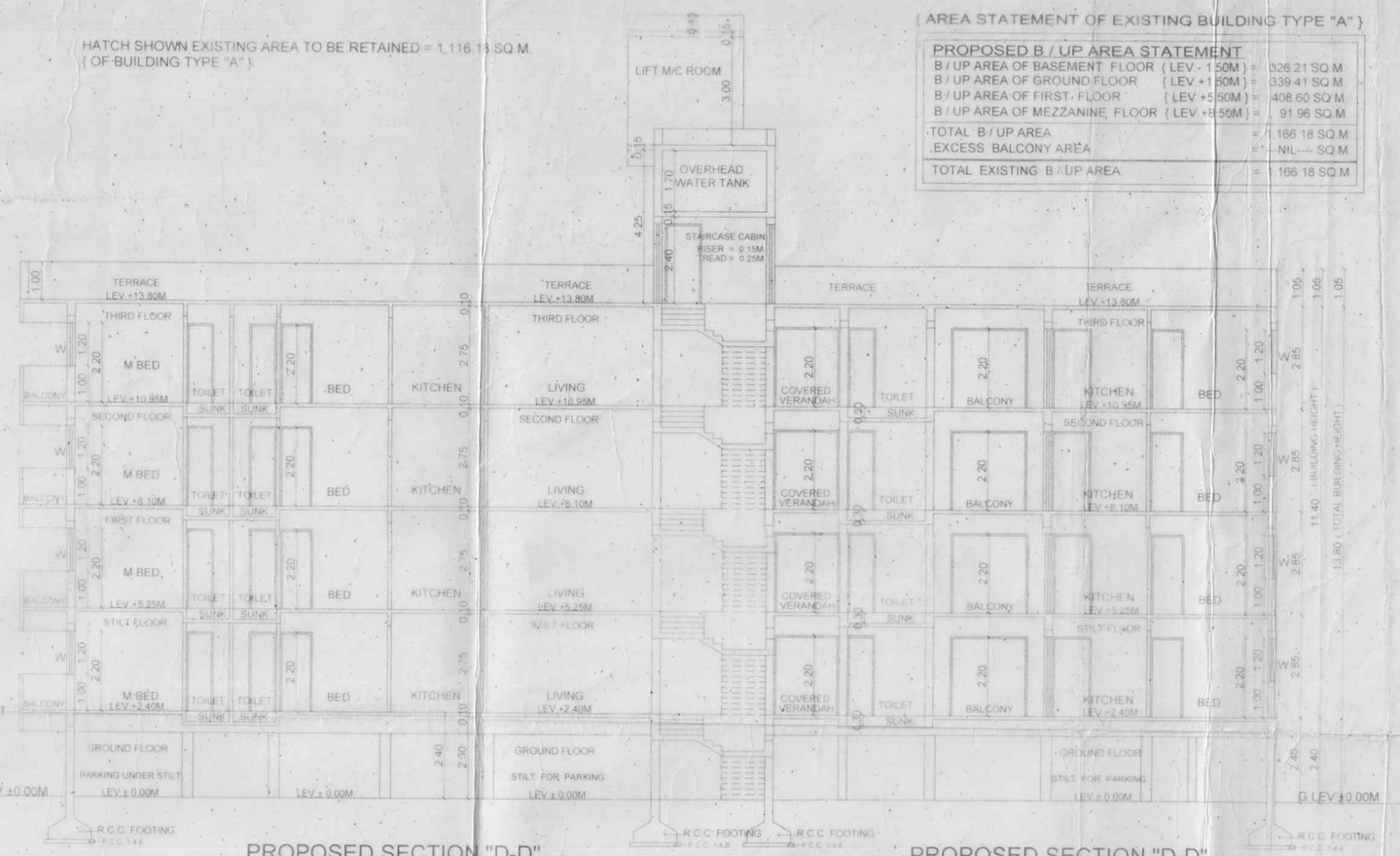
{ BALCONY AREA STATEMENT OF PROPOSED BUILDING TYPE "B" }

DEATILED BALCONY AREA STATEMENT

FLOOR	B/UP AREA SQ.M.	15% PERMISSIBLE BAL AREA (SQ.M.)	PROPOSED BALCONY LENGTH (M)	PROPOSED BALCONY AREA (SQ.M.)	EXCESS BALCONY AREA (SQ.M.)
GROUND FLOOR	17.58				
STILT FLOOR	287.63	43.14 SQ.M.	GIVEN SEPARATELY	42.87 SQ.M.	NIL
FIRST FLOOR	287.63	43.14 SQ.M.	GIVEN SEPARATELY	42.87 SQ.M.	NIL
SECOND FLOOR	287.63	43.14 SQ.M.	GIVEN SEPARATELY	42.87 SQ.M.	NIL
THIRD FLOOR	287.63	43.14 SQ.M.	GIVEN SEPARATELY	42.87 SQ.M.	NIL
TOTAL EXCESS BALCONY AREA = NIL SQ.M.					NIL

{ PROPOSED BUILDING TYPE "B" }

HATCH SHOWN EXISTING AREA TO BE RETAINED = 1,116.18 SQ.M.
{ OF BUILDING TYPE "A" }

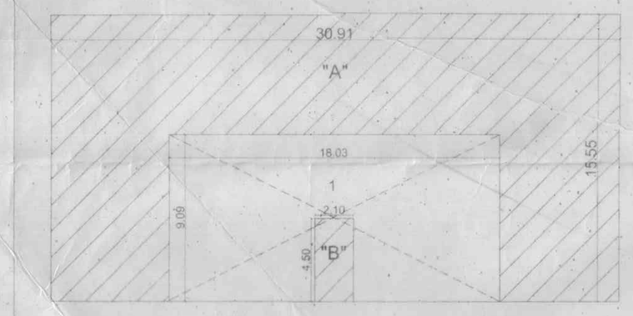


{ AREA STATEMENT OF EXISTING BUILDING TYPE "A" }

PROPOSED B / UP AREA STATEMENT	
B / UP AREA OF BASEMENT FLOOR (LEV.- 1.50M)	= 326.21 SQ.M.
B / UP AREA OF GROUND FLOOR (LEV.+1.50M)	= 339.41 SQ.M.
B / UP AREA OF FIRST FLOOR (LEV.+5.50M)	= 408.60 SQ.M.
B / UP AREA OF MEZZANINE FLOOR (LEV.+8.50M)	= 91.96 SQ.M.
TOTAL B / UP AREA	= 1,166.18 SQ.M.
EXCESS BALCONY AREA	= ---NIL--- SQ.M.
TOTAL EXISTING B / UP AREA	= 166.18 SQ.M.

AREA DIAGRAMS AND AREA CALCULATIONS
{ EXISTING BUILDING TYPE "A" } SCALE 1:200

EXISTING BASEMENT FLOOR { - 1.50M LEVEL EXISTING FLOOR }
{ BUILDING TYPE "A" }

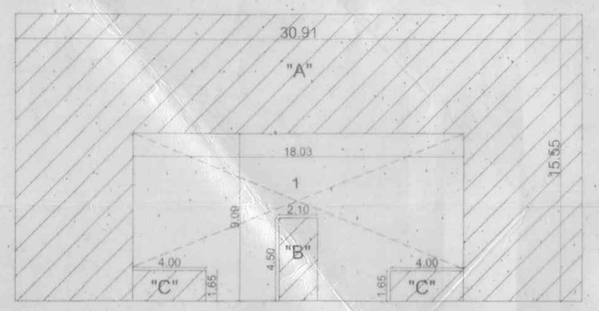


EXISTING BASEMENT FLOOR
GROSS AREA
"A" - 30.91 X 15.55 = 480.65 SQ.M.
"B" - 2.10 X 4.50 = 9.45 SQ.M. (RAMP AREA)
TOTAL GROSS AREA = 490.10 SQ.M.

DEDUCTIONS
1) - 18.03 X 9.08 = 163.69 SQ.M.
TOTAL DEDUCTIONS = 163.89 SQ.M.

B/UP AREA OF EXISTING BASEMENT FLOOR = 326.21 SQ.M.
(1.500 LEVEL EXISTING FLOOR PLAN
STAIRCASE & RAMP AREA TAKEN IN F.S.I.

EXISTING GROUND FLOOR { + 1.50M LEVEL EXISTING FLOOR }
{ BUILDING TYPE "A" }

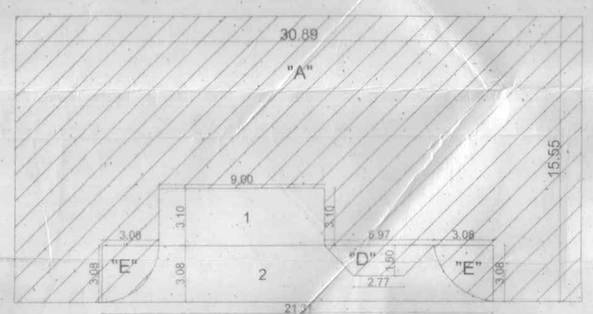


EXISTING GROUND FLOOR
GROSS AREA
"A" - 30.91 X 15.55 = 480.65 SQ.M.
"B" - 2.10 X 4.50 = 9.45 SQ.M. (RAMP AREA)
"C" - 4.00 X 1.85 X 2 = 13.20 SQ.M. (STAIRCASE AREA)
TOTAL GROSS AREA = 503.30 SQ.M.

DEDUCTIONS
1) - 18.03 X 9.08 = 163.69 SQ.M.
TOTAL DEDUCTIONS = 163.89 SQ.M.

B/UP AREA OF EXISTING GROUND FLOOR = 339.41 SQ.M.
(1.50M LEVEL EXISTING FLOOR PLAN
STAIRCASE & RAMP AREA TAKEN IN F.S.I.

EXISTING FIRST FLOOR { + 5.50M LEVEL EXISTING FLOOR }
{ BUILDING TYPE "A" }



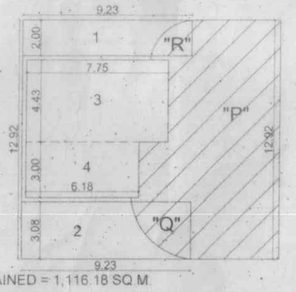
EXISTING FIRST FLOOR
GROSS AREA
"A" - 30.89 X 15.55 = 480.339 SQ.M.
"D" - (5.97 + 2.77) / 2 X 1.60 = 6.992 SQ.M. (BALCONY AREA)
"E" - 2 X (14.30 X 3.08) X 3.08 / 4 = 14.81 SQ.M. (HALCONY AREA)
TOTAL GROSS AREA = 502.141 SQ.M.

DEDUCTIONS
1) - 9.00 X 3.10 = 27.90 SQ.M.
2) - 21.31 X 3.08 = 65.634 SQ.M.
TOTAL DEDUCTIONS = 93.534 SQ.M.

B/UP AREA OF EXISTING FIRST FLOOR = 408.607 SQ.M.
+ 5.50M LEVEL EXISTING FLOOR PLAN
STAIRCASE & BALCONY AREA TAKEN IN F.S.I.

{ EXISTING BUILDING TYPE "A" }

EXISTING MEZZANINE FLOOR { + 8.50M LEVEL EXISTING FLOOR }
{ BUILDING TYPE "A" }



EXISTING MEZZANINE FLOOR
GROSS AREA
"P" - 14.01 X 12.92 = 181.14 SQ.M.
"Q" - 3.14 X 3.08 X 3.08 / 4 = 7.44 SQ.M. (BALCONY AREA)
"R" - 3.14 X 2.00 X 2.00 / 4 = 3.14 SQ.M. (BALCONY AREA)
TOTAL GROSS AREA = 191.72 SQ.M.

DEDUCTIONS
1) - 9.23 X 2.00 = 18.46 SQ.M.
2) - 9.23 X 3.08 = 28.43 SQ.M.
3) - 7.75 X 4.43 = 34.33 SQ.M.
4) - 6.16 X 3.00 = 18.54 SQ.M.
TOTAL DEDUCTIONS = 99.76 SQ.M.

B/UP AREA OF EXISTING MEZZANINE FLOOR = 91.96 SQ.M.
+ 8.50M LEVEL EXISTING FLOOR PLAN
STAIRCASE & BALCONY AREA TAKEN IN F.S.I.

HATCH SHOWN EXISTING AREA TO BE RETAINED = 1,116.18 SQ.M.
{ OF BUILDING TYPE "A" }

DETAILS OF PROPOSED BALCONY LENGTH & AREA STATEMENT
{ BUILDING TYPE "B" }

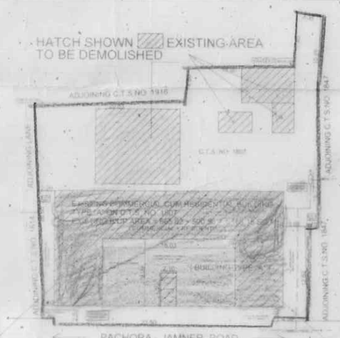
DETAILS OF PROPOSED BALCONY LENGTH OF TYPICAL FLOOR
ON TYPICAL FLOOR
PROPOSED BALCONY LENGTH OF 1.00M WIDE = 7.30 + 3.23 + 7.30 + 3.23 + 7.30 = 28.42 M.
PROPOSED BALCONY LENGTH OF 1.60M WIDE = 3.04 + 3.04 + 2.03 = 8.11 M.
PROPOSED BALCONY LENGTH OF 1.20M WIDE = 7.30 M.

DETAILS OF PROPOSED BALCONY AREA OF TYPICAL FLOOR
ON TYPICAL FLOOR
PROPOSED BALCONY AREA OF 1.00M WIDE = 1.00 X 3.23 + 5.23 + 7.30) X 1.00 = 21.06 SQ.M.
PROPOSED BALCONY AREA OF 1.20M WIDE = 7.06 X 1.20 = 8.83 SQ.M.
PROPOSED BALCONY AREA OF 1.60M WIDE = (3.04 + 3.04 + 2.03) X 1.60 = 12.98 SQ.M.
TOTAL PROPOSED BALCONY AREA = 21.06 + 8.83 + 12.98 = 42.87 SQ.M. ON EACH TYPICAL FLOOR

PARKING STATEMENT

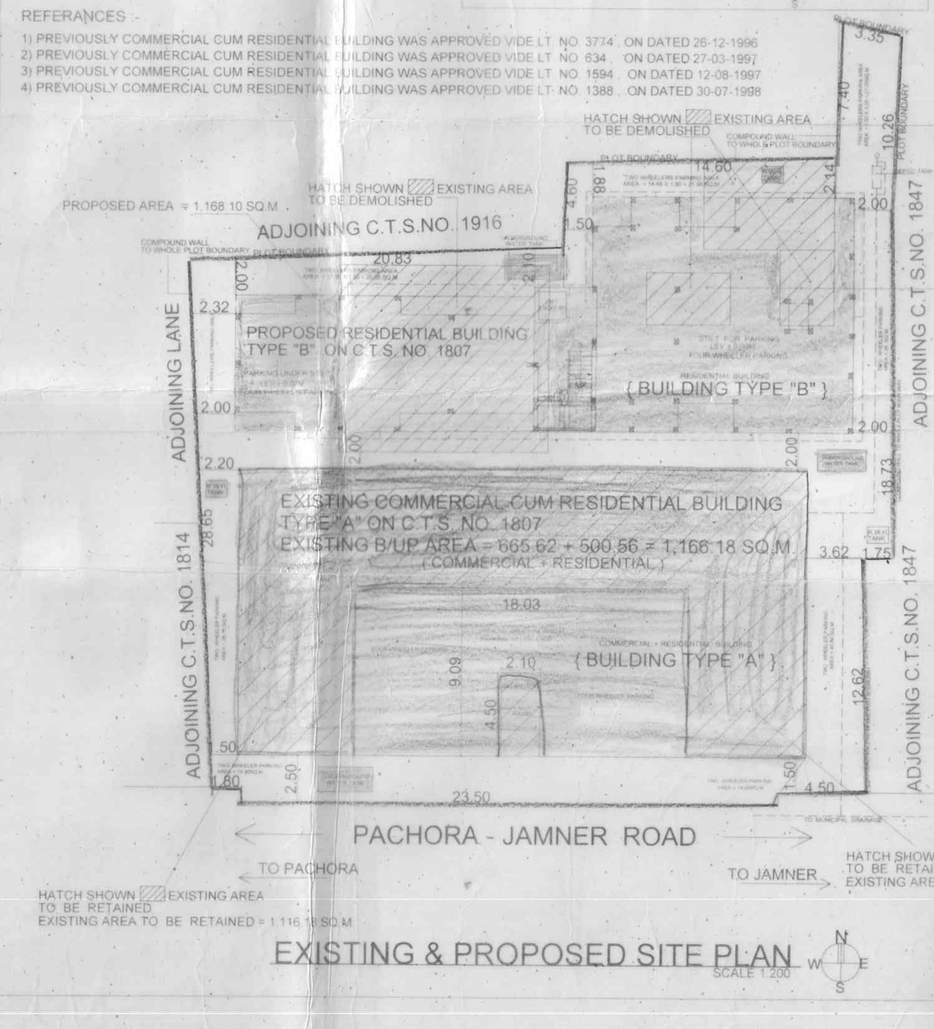
PERMISSIBLE PARKING AREA FOR FOUR WHEELERS	= 5.00 X 2.50 = 12.50 SQ.M.
AREA OF PARKING FOR FOUR WHEELERS	= 154.45 + 165.32 + 99.13 = 418.90 SQ.M.
	1 NO FOR 12.50SQ.M = (33 NO'S)
PERMISSIBLE PARKING AREA FOR TWO WHEELERS	= 2.00 X 1.50 = 3.00 SQ.M.
AREA OF PARKING FOR TWO WHEELERS	27.00 + 21.96 +26.85 + 26.00 + 40.80 + 14.15 + 19.40 + 28.75 = 204.63 SQ.M.
	1 NO FOR 3.00 SQ.M = (68 NO'S)

HATCH SHOWN EXISTING AREA TO BE RETAINED
EXISTING AREA TO BE RETAINED = 1,116.18 SQ.M.



EXISTING SITE PLAN

REFERANCES :-
1) PREVIOUSLY COMMERCIAL CUM RESIDENTIAL BUILDING WAS APPROVED VIDE LT. NO. 3774 . ON DATED 26-12-1996
2) PREVIOUSLY COMMERCIAL CUM RESIDENTIAL BUILDING WAS APPROVED VIDE LT. NO. 634 . ON DATED 27-03-1997
3) PREVIOUSLY COMMERCIAL CUM RESIDENTIAL BUILDING WAS APPROVED VIDE LT. NO. 1594 . ON DATED 12-08-1997
4) PREVIOUSLY COMMERCIAL CUM RESIDENTIAL BUILDING WAS APPROVED VIDE LT. NO. 1388 . ON DATED 30-07-1998



EXISTING & PROPOSED SITE PLAN
SCALE 1:200

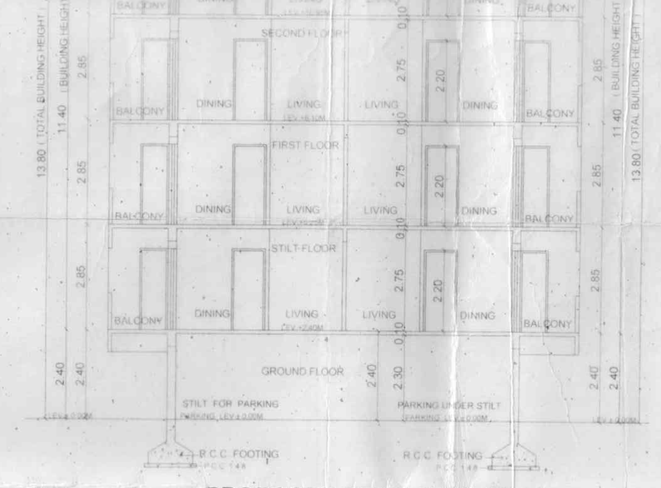
PROPOSED SECTION "D-D"
{ BUILDING TYPE "B" } SCALE 1:100

PROPOSED SECTION "D-D"
{ BUILDING TYPE "B" } SCALE 1:100

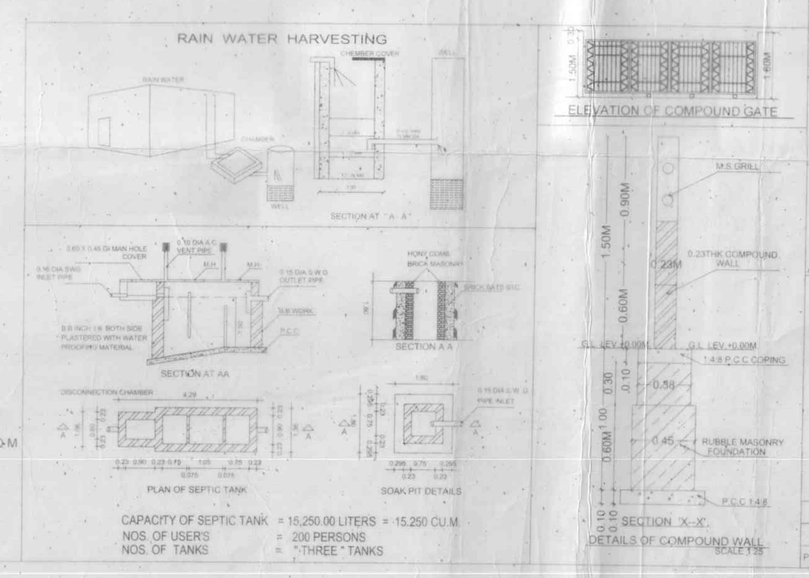
{ AREA STATEMENT }
(FOR BUILDING "A" & "B")

AREA OF PLOT C.T.S. NO. 1807	= 1,174.00 SQ.M.
F.S.I. (TWO)	= 2,348.00 SQ.M.
FOR RESIDENTIAL (1.50 F.S.I.)	= 1,761.00 SQ.M.
FOR COMMERCIAL (0.50 F.S.I.)	= 587.00 SQ.M.
EXI. B/UP AREA @ LVL.-1.50 M	= 326.21 SQ.M.
EXI. B/UP AREA @ LVL.+1.50 M	= 339.41 SQ.M.
TOTAL COMMERCIAL B/UP AREA	= 665.62 SQ.M.
(BASEMENT & GROUND FLOOR OF BUILDING "A")	
EXI. B/UP AREA @ LVL.+5.50 M	= 408.60 SQM.
EXI. B/UP AREA @ MEZZANINE FL.	= 91.96 SQM.
TOTAL RESIDENTIAL B/UP AREA	= 500.56 SQM.
(FIRST & MEZZANINE FLOOR OF BUILDING "A")	
TOTAL (COMMERCIAL + RESIDENTIAL) B/UP AREA	
EXISTING B/UP AREA = 1,166.18 SQ.M.	
(BUILDING "A")	
PROPOSED B/UP AREA OF BUILDING "B"	
B/UP AREA OF GROUND FLOOR	= 17.58 SQ.M.
B/UP AREA OF STILT FLOOR	= 287.63 SQ.M.
B/UP AREA OF FIRST FLOOR	= 287.63 SQ.M.
B/UP AREA OF SECOND FLOOR	= 287.63 SQ.M.
B/UP AREA OF THIRD FLOOR	= 287.63 SQ.M.
TOTAL B/UP AREA =	= 1,168.10 SQ.M.
EXCESS BALCONY AREA	= ---NIL---
GRAND B/UP AREA	= 1,168.10 SQ.M.
TOTAL RESIDENTIAL B/UP AREA	
PROPOSED B/UP AREA = 1,168.10 SQ.M.	
(BUILDING "B")	
TOTAL B/UP AREA = 1,166.18 + 1,168.10 SQ.M.	
(EXISTING + PROPOSED B/UP AREA)	
(BUILDING "A" + "B")	

PROPOSED SECTION "C-C"
{ BUILDING TYPE "B" } SCALE 1:100



HATCH SHOWN EXISTING AREA TO BE DEMOLISHED



CAPACITY OF SEPTIC TANK = 15,250.00 LITERS = 15.250 CU.M.
NOS. OF USER'S = 200 PERSONS
NOS. OF TANKS = " THREE " TANKS

SITE PLAN & AREA DETAILS OF BUILDING TYPE - "A" & "B"
STAMP OF APPROVAL

APPROVED
Sanctioned subject to the conditions
Mentioned in this office letter
No. 3572 Dtd. 2.7.2015

Municipal Engineer Chief - officer
Pachora Municipal Council
Dist.Jalgaon

१) सदरचा मंजूर केलेल्या बांधकामाबाबत लगतच्या निळ्यारेषेची सुस्पष्टता, पक्केबांध यापर रस्ता, सुचवीत रहदारी योची दखला घ्यावी.
२) म.जा.नगर उपलब्ध असल्यास गटारीमध्ये सुसीत बांधकाम/सोकपीटमुक्त
३) पाणी पाळवा प्लॉट क्षेत्रातील सांकागी नियोजन करणे आवश्यक आहे.
४) अस्वावित बांधकामात प्लॉटपर्यंत विटांचा वापर करणे बंधनकारक आहे.
५) वीजपुरवठा क्षेत्राचा वापर करावा. विद्युत कामासाठी ऊर्जा बचत यंत्राचा वापर करावा.
६) वृक्ष संवर्धन करावे, प्लॉट क्षेत्रात दिर्घकाळ जगणारे झाडे, तसेच फळझाडे लावणे बंधनकारक राहील
७) रेनवॉटर हार्वेस्टींग करणे आवश्यक असुन प्लॉट क्षेत्रातील सदर कामासाठी ग.पा.चे तांत्रिक सहाय्य घ्यावे.
८) वर नमूद नियमांचे बांधकाम केले नाही/कम अंतराचे जेलपर/बांधकाम आढळून आल्यास नोटीस न देता ते पाडण्याची जबाबदारी संबंधित मालकाची राहील.

HATCH SHOWN EXISTING AREA TO BE RETAINED = 1,116.18 SQ.M.
{ OF BUILDING TYPE "A" }

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 28 / 07 / 2014 & DIMENSION OF ALL SIDES ETC OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.ACT
FOR THE DESIGNERS COLLECTIVE

AR. SANJAY G. MHALAS
ARCHITECT (REG.NO.CA/1975/10688)
SIGNATURE OF LICENSED ARCHITECT

NOTE :-
* PLOT BOUNDARY SHOWN IN THICK BLACK
* PROPOSED WORK SHOWN IN PINK (RED LINE)
* DRAINAGE LINE SHOWN IN DOTTED YELLOW
* EXISTING AREA TO BE RETAINED SHOWN IN BLUE
* EXISTING AREA TO BE DEMOLISHED SHOWN IN BROWN
* WATER BODIES SHOWN SKY BLUE
* OPEN SPACE SHOWN GREEN
* INTERNAL ROAD SHOWN GREY
* EXTERNAL WALL 0.23M . 0.15 M THICK
* INTERNAL WALL 0.15M 0.10M THICK

PROPOSED RESIDENTIAL BUILDING AND AN EXISTING COMMERCIAL CUM RESIDENTIAL BUILDINGS SITUATED ON C.T.S. NO. 1807 , AT PACHORA , ON PACHORA - JAMNER ROAD , TALUKA- PACHORA ,DIST.:- JALGAON
FOR :- Shri. S. R. DESHMUKH
OWNER'S SIGNATURE

Shri. S. R. DESHMUKH

FOR THE DESIGNERS COLLECTIVE
AR. SANJAY G. MHALAS
ARCHITECT (REG.NO. CA / 75 / 10688)

FOR STRUCTURAL ENGINEER
SHRI. MILIND S. RATHI
REGISTERED STRUCTURAL ENGINEER

tdc
the DESIGNERS' collective
architects, interior designers & project management consultants
1 paranjape park behind woodland showroom
patil lane no. 2B, off college road, nasik - 422005
ph. (+91 253) 2575566, 2600163 fax : 2580157
e-mail : sanjay.mhalas@gmail.com ari@tdc.net.in

DRG.NO.	JOB NO.	SCALE	DATE	CAD BY	CHK BY
M.C.D.-1	T-( )NEW	1:100	29-04-2015	NITIN KAWALE	S.Q MHALAS

PC-2/2-1 THATTE \ PACHORA \ KUMAVAT SANJAY \ C.T.S.NO.1807 \ CORPORATION \ CORPORATION-01