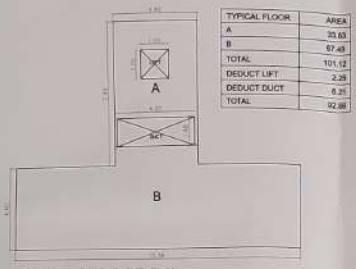
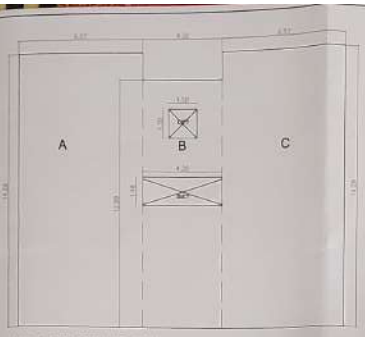


GROUND FLOOR P-PLINE PLAN
SCALE 1:100

TYPICAL FLOOR	AREA
A	33.63
B	67.48
TOTAL	101.12
DEDUCT LIFT	2.25
DEDUCT DUCT	6.21
TOTAL	92.66



1st FLOOR P-PLINE PLAN
SCALE 1:100

TYPICAL FLOOR	AREA
A	93.88
B	54.13
C	93.88
TOTAL	241.89
DEDUCT LIFT	2.25
DEDUCT DUCT	6.21
TOTAL	233.43

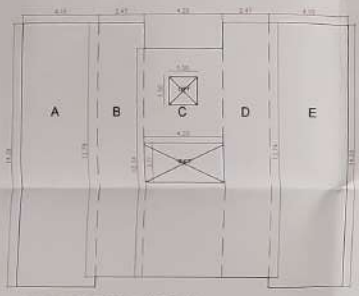
Form of Statement 1
(to be printed on plan)
[Sr. No. 9 (g)]

Area Details of Apartment

Building No.	Floor No.	Apartment No	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height Terrace attached to Flat
1	2	1	0	0	0
	Ground Floor	101 C	3.46	0	NIL
		101GF3	77.67	0	NIL
	First Floor	101FF3	140.00	0	NIL
A	Typical Second, Third,Fourth Floor	201,301,401	73.64	14.88	NIL
		202,302,402	73.64	14.88	NIL
	Fifth Floor	501	63.46	3.80	NIL
		201	63.46	3.80	NIL

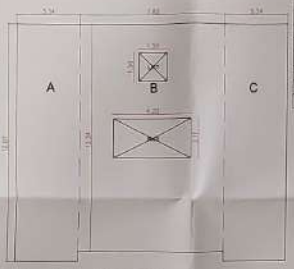
Drainage Calculation

Type of Occupancy	Data in	(135 lit. Consumption per head per day
Residence	4 Person per Tenement	540 Liters
	Required	
	32 persons 8 Tenement	4320.0 Liters
	Proposed	
Residence	32 persons 8 Tenement	4800.0 Liters



2nd-4th FLOOR P-PLINE PLAN
SCALE 1:100

TYPICAL FLOOR	AREA
A	56.58
B	33.93
C	52.24
D	33.93
E	56.58
TOTAL	236.85
DEDUCT LIFT	2.25
DEDUCT DUCT	8.86
TOTAL	226.158

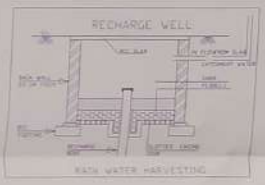


5th FLOOR P-PLINE PLAN
SCALE 1:100

TYPICAL FLOOR	AREA
A	42.98
B	96.91
C	42.98
TOTAL	182.45
DEDUCT LIFT	2.25
DEDUCT DUCT	8.86
TOTAL	171.76

Form of Statement 2
(to be printed on plan)
[Sr.No. 9(a)]
Proposed Building

Building No.	Floor No.	Total Built-up Area of Floor, as per outer construction line.
1	2	3
A	Ground Floor	92.66
	First Floor	233.43
	Second Floor	226.15
	Third Floor	226.15
	Fourth Floor	226.15
	FIFTH Floor	171.76
	Total	1176.3



FLOOR WISE FSI TABLE

FLOOR NAME	P-LINE PLAN PROPOSED FSI AREA				FREE FROM FSI			TENAMENT	TOTAL FSI (A-B)
	A				B				
FSI	COMM	RESI	IND	SPEC	LIFT	VOID	V.SHAFT		
TERRACE FLOOR	0	0	0	0	0	0	0	0	0
FIFTH FLOOR	0	182.45	0	0	2.25	0	8.44	2	171.76
FOURTH FLOOR	0	236.85	0	0	2.25	0	8.44	2	226.15
THIRD FLOOR	0	236.85	0	0	2.25	0	8.44	2	226.15
SECOND FLOOR	0	236.85	0	0	2.25	0	8.44	2	226.15
FIRST FLOOR	241.89	0	0	0	2.25	0	6.21	5	233.43
GROUND FLOOR	101.12	0	0	0	2.25	0	6.21	5	92.66
TOTAL FSI	343.01	893.00	0	0	13.50	0	46.18	18	1176.3

Parking Calculation

Occupancy	Size of Tenament	No. of Parking Required			No. of Parking Proposed			Visitor Parking Required 5%	
		Tenament	Car	Scooter	Tenament	Car	Scooter	Car	Schooter
Residential	For every Two tenament with each tenament having carpet area equal to or above of 80.0 sq.mt but less than 89 sq.mt	2	1	1	8	4	20	0.2	1
Commercial	For every 100 sq.m carpet area fraction thereof	100sq.m	1	5	214.27 sq.m	2	11	0.1	1
		TOTAL REQUIRED PARKING			8	31		0.3	2
		USE 60% OF TOTAL PARKING			4	18		0	1

Proposed Parking Calculation

Proposed No. of Parking		Proposed Visitor Parking	
Car	Scooter	Car	Scooter
4	18	0	1

SEAL OF APPROVAL

Valid for Proposed Construction Only

AMALGAMATION HUKUM NO. 258 DATE: 27/09/2021

PROFORMA-I AREA SATEMENT

PROPOSED SEMI COMMERCIAL BUILDING PLAN
ON PLOT NO-4 & 5A, SURVEY NO - 38/4,
MOUJA: SHEGAON ,AMRAVTI

AREA STATEMENT		
1. Area of plot		298.10 SQ.M.
(Minimum area of 4.5 m to be considered)		
(a) As per ownership document (7/12, CTS extract)		298.42 SQ.M.
(b) As per measurement sheet		298.10 SQ.M.
(c) As per site		300.10 SQ.M.
2. Deduction for		
(a) Proposed D.P./ T.P. Road widening Area/ Service Road/ Highway widening		0.00 Sq.M.
(b) Any D.P. Reservation area		0.00 Sq.M.
(Total a+b)		0.00 Sq.M.
3. Balance area of plot (1-2)		298.10 Sq.M.
4. Amenity Space (if applicable)		
(a) Required		0.00 Sq.M.
(b) Adjustment of 50%, if any		0.00 Sq.M.
(c) Balance Proposed		0.00 Sq.M.
5. Net Plot Area (3-4 (c))		298.10 SQ.M.
6. Recreational Open space (if applicable)		
(a) Required		0.00 Sq.M.
(b) Proposed		0.00 Sq.M.
7. Internal Road Area		0.00 Sq.M.
8. Plinth area (if applicable)		298.10 Sq.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Br. No. Annex. FSI)	1.1	439.11 Sq.M.
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width/ TOD Zone.		0.00 Sq.M.
(b) Proposed FSI on payment of premium	0.00	155.05 Sq.M.
11. In- situ FSI / TDR loading		
(a) In - situ area against D.P. road [2.0 x Sr.No.2 (c)], if any		0.00 Sq.M.
(b) In- situ area against Amenity Space if handed over		0.00 Sq.M.
[2.00 or 1.85 x Sr.No.4 (b) road / as (c)]		
(c) TDR area (1.96.66)	0.00	136.532 Sq.M.
(d) Total in-situ TDR loading proposed (11 (a) +(b)+(c))		136.532 Sq.M.
12. Addition FSI area under Chapter No.7		0.00 Sq.M.
13. Total entitlement of FSI in the proposal.		
(a) (9+10(b)+11(d)) or 12 whichever is applicable.		766.699 Sq.M.
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (412.61)	60%	456.417 Sq.M.
(c) Total entitlement (a+b)		1223.116 Sq.M.
14. Maximum entitlement limit of FSI / building potential Permissible as per Road width (as per Regulation No.8.1 or 8.2 or 8.3 or 8.4 as applicable) (1.0 or 1.8)		1223.116 Sq.M.
15. Total Built-up Area in proposal, (including area at Sr.No. 7(b)		
(a) Existing Built-up Area		0.00 Sq.M.
(b) Proposed Built-up Area (as per T-chart)		1176.3 Sq.M.
(c) Total (a+b)		1176.3 Sq.M.
16. F.S.I. Consumed (15(c)) (should not be more than serial No.14 above.)		3.93
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.1)		
(b) Proposed		

Certificate of Area :-

Certified that the plot under reference was surveyed by me on _____ and the dimensions of north 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.

Signature
SK. SHUBHAM MUNDHADA

Owner's Declaration :-

I/We undersigned hereby certify 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 propose technical person so as to ensure the quality and safety at the work site.

Owner's Name and Signature

1) TUL H AGRICULTURAL THROUGH
Shri. NITISH BOKHLE

Architect/ Licensed Engineer/ Supervisor name and signature

SHUBHAM SUBHASH MUNDHADA

Reg.No. CA/2014/74778

Job No.	Drawing No.	Scale	Drawn by	Checked by	Sheet No.	Registration No. of Architect/ Licensed Engineer / Supervisor
					1/2	