

Recommended for approval
Town Planner
Municipal Council
Yavatmal

Permission granted upto plinth level
as amended in 1:500 colour
on the plan and as per conditions
mentioned in the letter No.



1/9

LAYOUT

PROJECT

REVISED CONSTRUCTION OF RESIDENTIAL
TOWNSHIP FOR DHARIWAL & CHHORIYA
DEVELOPERS LLP ON PLOT NO 1, SURVEY NO
30/1, 30/2, 30/3, 30/4/2
AT DHAMANGAON ROAD BYE-PASS,
MOUZA YAVATMAL, DIST. YAVATMAL

PARKING AREA CALCULATIONS IN SQ.MT.			
BUILT UP AREA	CAR	SCOOTER	CYCLE
FOR RESI. 50-100 SQ.M./3	1	3	3
(NO. OF TENEMENTS 545)	182	546	546
TOTAL PARKING REQUIRED	182	546	546
TOTAL PARKING PROVIDED	182	546	546
AREA REQUIRED FOR PARKING	12.5	3	1.4
TOTAL	2275	1638	764.4
TOTAL AREA REQUIRED FOR PARKING - I			

AREA STATEMENT		SQ.M.
1 Area of Plot		53850.55
2 Deductions for		-
(a) Road Acquisition Area 18 m. wide road		-
(b) Proposed Road		-
(c) Any Reservation		-
(Total a-b+c)		-
3 Gross Area of Plot (1)		53850.55
4 Deductions for amenity space:		-
5 Net Area of Plot of (3-4)		53850.55
6 Addition OF AREA FOR F.S.I. IF ANY		-
(a)		-
(b)		-
(c)		-
7 Total Area (5+6)		53850.55
8 Normal F.S.I. Permissible 1.20 + FSI permissible with payment of premium 0.20.		-
9 Permissible Built-up Area		64620.66
10 Previous Sanction Built-up Area		-
11 existing Built-up Area		7155.221
12 Proposed Built-up Area		55874.789
13 Excess Balcony Area taken in F.S.I. (As per B@ Below)		0.00
14 Total Built-up Area (10+11+12)		63030.010
15 F.S.I. Consumed (13/7)		1.17
BALCONY AREA STATEMENT		
(a) Permissible Balcony Area per Floor.		7140.48
(b) Proposed Balcony Area per Floor.		7033.44
(c) Excess Balcony Area (Total)		-
TDR		
(a) Permissible		-
(b) Proposed to be utilised		-
PARKING STATEMENT		
(a) Parking Required		-
Car		182
Scooter / Motor Cycle		546
Cycle		546
(b) Garages Permissible		NA
(c) Garage Proposed		NA
Car		NA
Scooter / Motor Cycle		NA
Cycle		NA
(d) Total Parking Provided		1274
LOADING / UNLOADING SPACES		
Loading / Unloading required		NA
Total Loading / Unloading required		NA
SANCTIONING AUTHORITY :-		

GROSS BUILT UP AREA CALCULATION ROW HOUSES (Ra,Rb,Rc):- EXISTING UNITS (PLINTH & ABOVE) :- 10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31, 43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,77,78,79,80,81,82 TOTAL 49 UNITS. BUILT UP AREA: 5266.46 SQMT PROPOSED UNITS (CONSTRUCTION NOT STARTED):- 63,84,85,86,89,100,94,95,96,97,98,99,92 TOTAL 06 UNITS. BUILT UP AREA: 709.02 SQMT BUILT UP AREA (EXISTING+PROPOSED) (117.67 Sqm. X 51) G.F.:- 58.835 Sqm F.F.:- 58.835 Sqm PREMIUM BUNGALOW WITH SWIMMING POOL:- (PB) EXISTING UNITS (PLINTH & ABOVE) :- 1,2,3,4,5,101 124,125,126,127,129,128 BUILT UP AREA (261.884 Sqm. X 41) G.F.:- 147.121 Sqm. F.F.:- 114.773 Sqm Existing completed premium bungalow:- 128 PROPOSED UNITS (CONSTRUCTION NOT STARTED):- 32,33,34,35, 36,37,38,39,40,41,42,87,88,89,80,81,82,83,84,90,91 TOTAL 21 UNITS (81.881 Sqm. X 21) G.F.:- 40.84 Sqm. F.F.:- 40.84 Sqm. LAVISH VILLA (LV) EXISTING UNITS (PLINTH & ABOVE) :- 5,6,7,8,9,55,56,57,58,59,70,71,72, 73,94,95,76,118,119,120,121,122,123,153,154,165,166,167,168,169, TOTAL 29 UNITS (152.699 Sqm. X 29) = 4428.271 Sq.m PROPOSED UNITS (CONSTRUCTION NOT STARTED) :- 153,154, TOTAL BUILT UP AREA (EXISTING+PROPOSED) (152.699 Sqm. X 29) = 4428.271 Sq.m G.F.:- 85.442 Sqm. F.F.:- 67.257 Sqm. CENTRAL BUILDING EXISTING UNITS (PLINTH & ABOVE) G.F.:- 427.95 Sqm. F.F.:- 427.95 Sqm. PROPOSED TOWER TYPE 1 5990.40 x 4 23961.60 sq.m PROPOSED TOWER TYPE 2 5325.87 x 1 5325.87 sq.m PROPOSED TOWER TYPE 3 5864.99 sq.m. x 3 17594.97 sq.m NET TOTAL :- 62768.11 Sq.m	
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SPECIFICATION

R.C.C. FRAMED STRUCTURE
EXT. WALL 0.15M THK BRICK WALL
INT. WALL 0.15M THK BRICK WALL
EXT. SAND FACED CEMENT PLASTER
INT. NEERU FINISHED PLASTER
T.W. PANELLED DOOR
M.M. TILE FLOORING
SANITATION THROUGH S.T.P

LEGEND

PLOT BOUNDARY SHOWN IN
ROAD WIDENING SHOWN IN
PROPOSED B.U.P. SHOWN IN
DRAINAGE LINE SHOWN IN
WATER LINE SHOWN IN

OWNER / P.A.H.

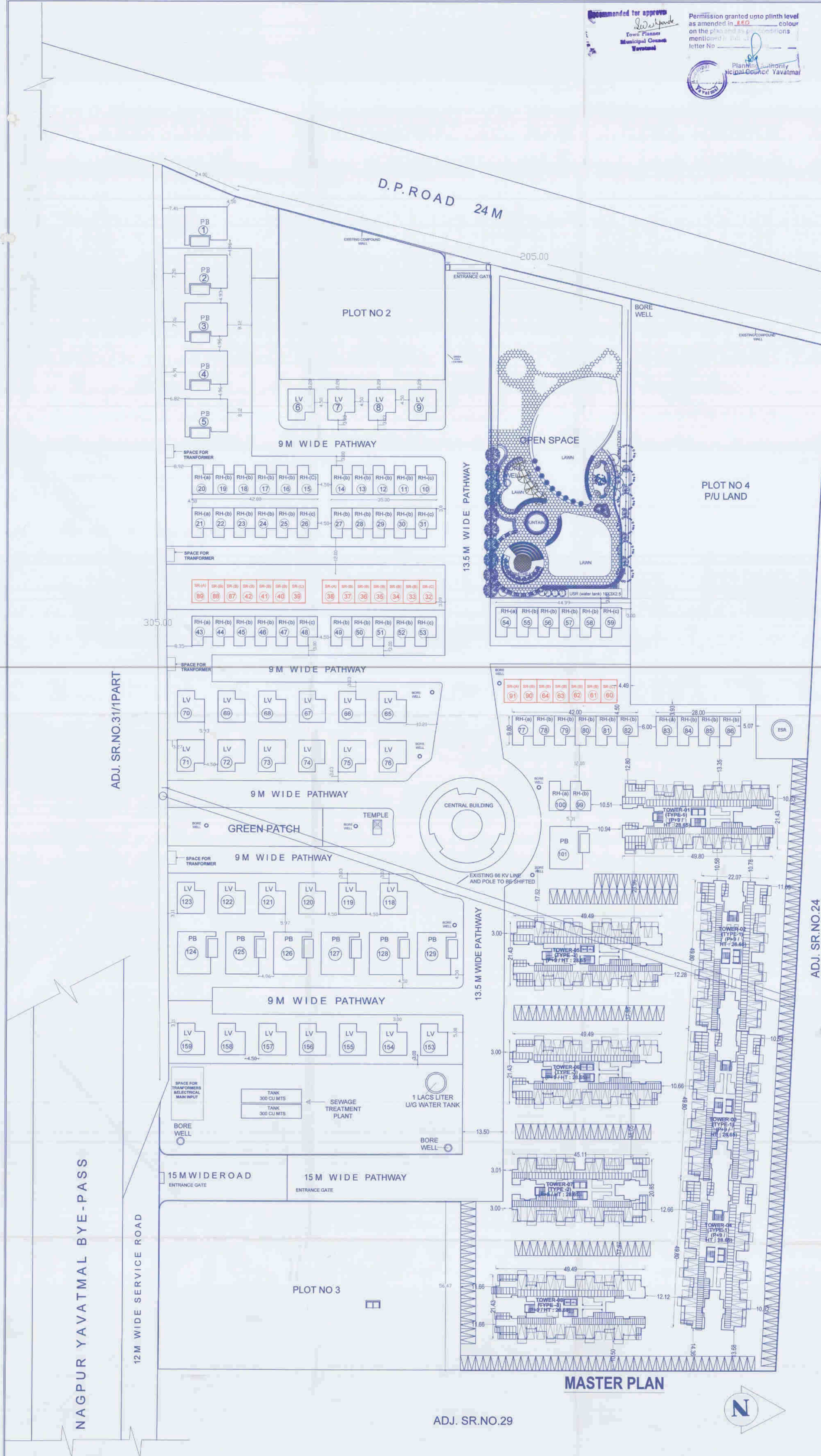
FOR DHARIWAL AND CHORIYA DEVELOPERS LLP

Sign of Owner/PAH
ARCHITECT

ANAND JAIN & ASSOCIATES
JAIN COMPLEX, INDIRA GANDHI MARKET, YAVATMAL



ANAND JAIN & ASSOCIATES
JAIN COMPLEX, INDIRA GANDHI MARKET, YAVATMAL



MASTER PLAN

ADJ. SR.NO.29

ADJ. SR.NO.24

ADJ. SR.NO.31/1PART