

Approved as amended in the conditions mentioned in this office Building Permit No. 1224-25 Date: 06/10/2025

Signature of the Architect
Municipal Corporation
Chhatrapati Sambhajinagar

O.C. Signed By D.D.T.P.

AREA STATEMENT		
1	AREA OF PLOT (Minimum area of a.b.c to be considered)	990.00 SQM
a)	as per ownership document (P.R. CARD, etc. extract)	990.00 SQM
b)	as per measurement sheet	990.00 SQM
c)	as per site	990.00 SQM
2	DEDUCTIONS FOR	
a)	proposed d.p./d.p. road widening area	
b)	any d.p. reservation area (Total a+b)	990.00 SQM
3	BALANCE AREA OF PLOT (1.2)	
4	AMENITY SPACE (IF APPLICABLE)	
5	NET AREA OF PLOT = (3-5B) FOR BASIC FSI = 1.00	990.00 SQM
6	RECREATIONAL OPEN SPACE	
a)	Required	
b)	Proposed	
7	INTERNAL ROAD AREA	
8	PLOT AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 & 1.10)	1089.00 SQM
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
a)	maximum permissible premium fee-based on road width	495.00 SQM
b)	proposed FSI on payment of premium 50%	
11	In Site FSI/TDR loading	
a)	In Site area against D.P. road (2.00 m. no. 2.10) if any	
b)	In Site area against amenity space if handled over (2.00 or 1.85 x sr.no. 4(b) and etc.)	
c)	TDR AREA (1.15)	1040.00
d)	Total in situ loading proposed (11a)+(b)+(c)	
12	Additional FSI area under chapter no. 7	
13	Total entitlement of F.S.I. in the proposal	2624.00 SQM
a)	(9+10b)+(11d) or 12 whichever is applicable	2624.00 SQM
b)	ancillary area for Residential 60% (709.97 SQM)	420.58 SQM
c)	ancillary area for Commercial 80% (1923.03 SQM) with payment of charges	1538.42 SQM
d)	Total entitlement (a+b)	4533.34 SQM
14	maximum utilization limit for permissible as per road width (as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 or as applicable) (1.6 or 1.5)	4.4 TO 4.95
15	Total built up area in proposal (excluding area at sr.no. 12 b)	
a)	Existing Built up area	4533.34 SQM
b)	proposed built up area as per plan	4533.34 SQM
	Total (a+b)	
16	F.S.I. consumed (15f) (should not be more than serial no. 14 above)	4.688
	Area for inclusive housing if any	
a)	Required (20/60 sr.no. 5)	
b)	Proposed	

PROJECT:-

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING PLAN ON PLOT NO 2&3(P), SURVEY NO- 53/2/3 AT, SHIVAJI NAGAR, GARKHEDA TO & DIST. CHHATRAPATI SAMBHAJI NAGAR.

FOR-MRS. SUNITA RAVINDRA DESHMUKH, G.P.A. HOLDER MIS KVG BUILDERS THROUGH ITS PARTNERS
1) VISHAL RAJARAM JADHAV
2) KHANDEBA HANMANTRAO BIRADAR
3) GANESH SADASHIV SOYGAONKAR.

W	Drawn by	Checked by	Registration/License no. of Archt/ L.L. Eng./ Supervisor
S	MEENA	CHAVAN	CA/1048967
E			
N			

- ALL DIMENSIONS ARE IN METER
- ALL EXTERNAL WALLS 0.15 MT THICK
- ALL INTERNAL WALLS 0.10 MT THICK

LEGEND	
PLOT BOUNDARY SHOWN IN	—
PROPOSED CONST. SHOWN IN	—
WATER LINE SHOWN IN	—
DRAINAGE LINE SHOWN IN	—

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 10/02/2023 and the dimensions of sides of the plot stated on plans are as measured on site and the area so worked out tallies with the area stated in documents of ownership T.P. scheme records/land records department/city survey records

OWNER'S DECLARATION
I/we undersigned hereby confirm that I/we would abide by plans sanctioned by Chhatrapati Sambhajinagar Municipal Corporation. I/we would execute the structure as per sanctioned plans. I/we also agree to execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

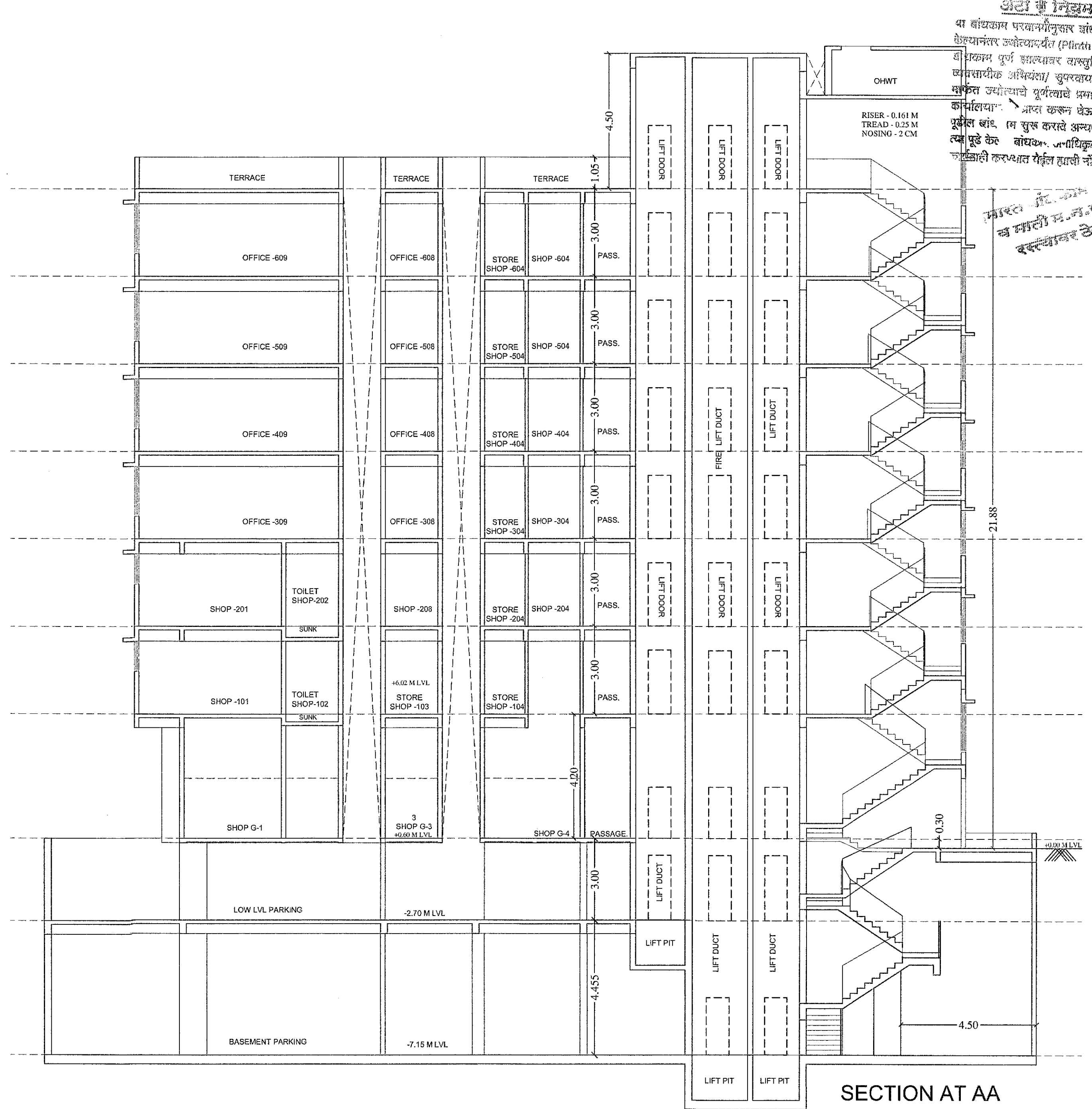
OWNER(S) NAME AND SIGNATURE :

OWNERS SIGN

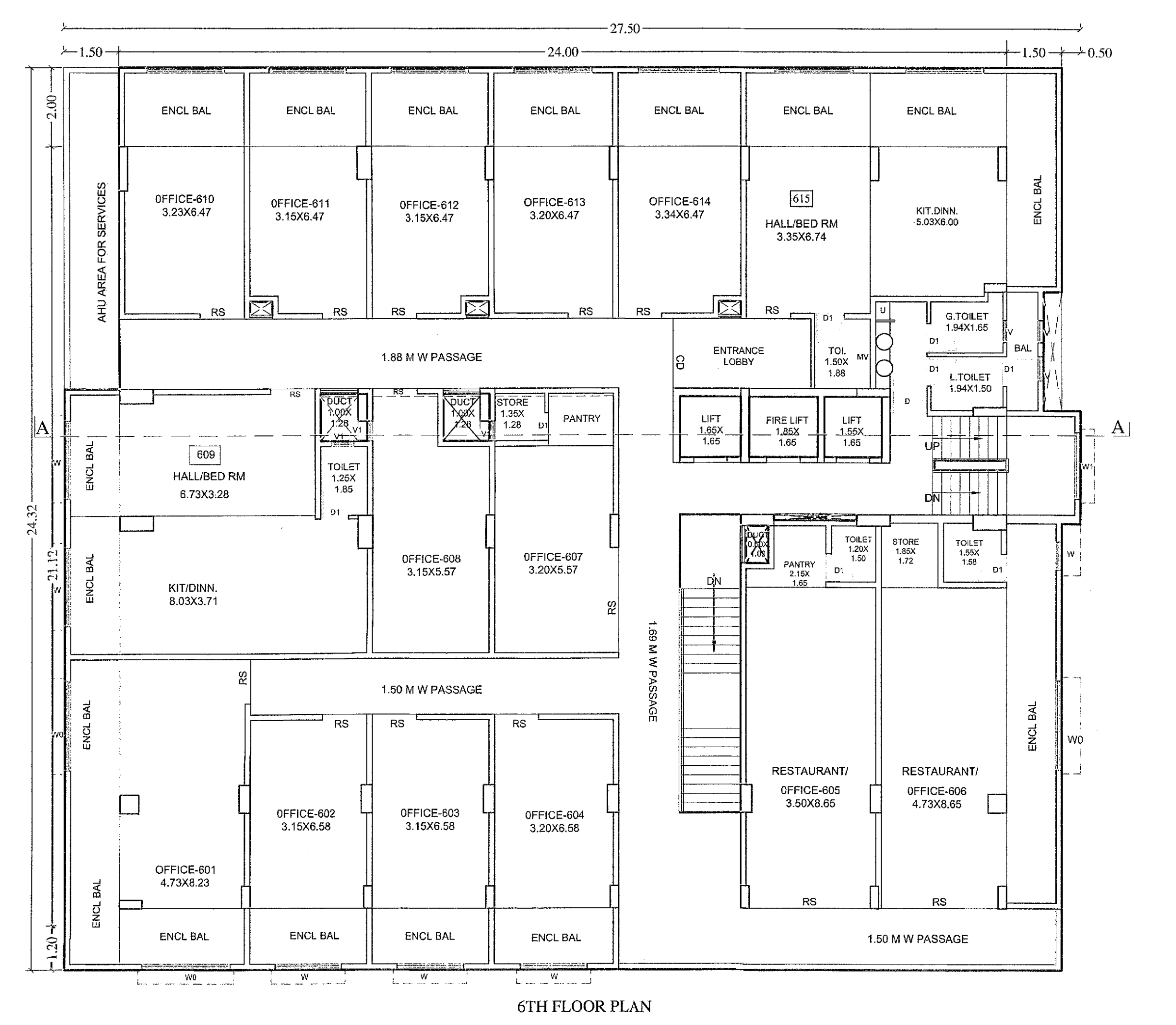
ARCHITECT (LICENSED ENGINEER/SUPERVISOR NAME & SIGNATURE)
A. JADHAV R.S.
A.I.A., M.C.A.
Reg. No. CA/1048967
ARCHITECT
INTERIOR DESIGNER & VALUER
I.B. & ASSOCIATE
A-306, CITIUS SPACE OLYMPIA,
SUTCHIRNI CHOWK,
CHHATRAPATI SAMBHAJI NAGAR.
PH. NO. 283017



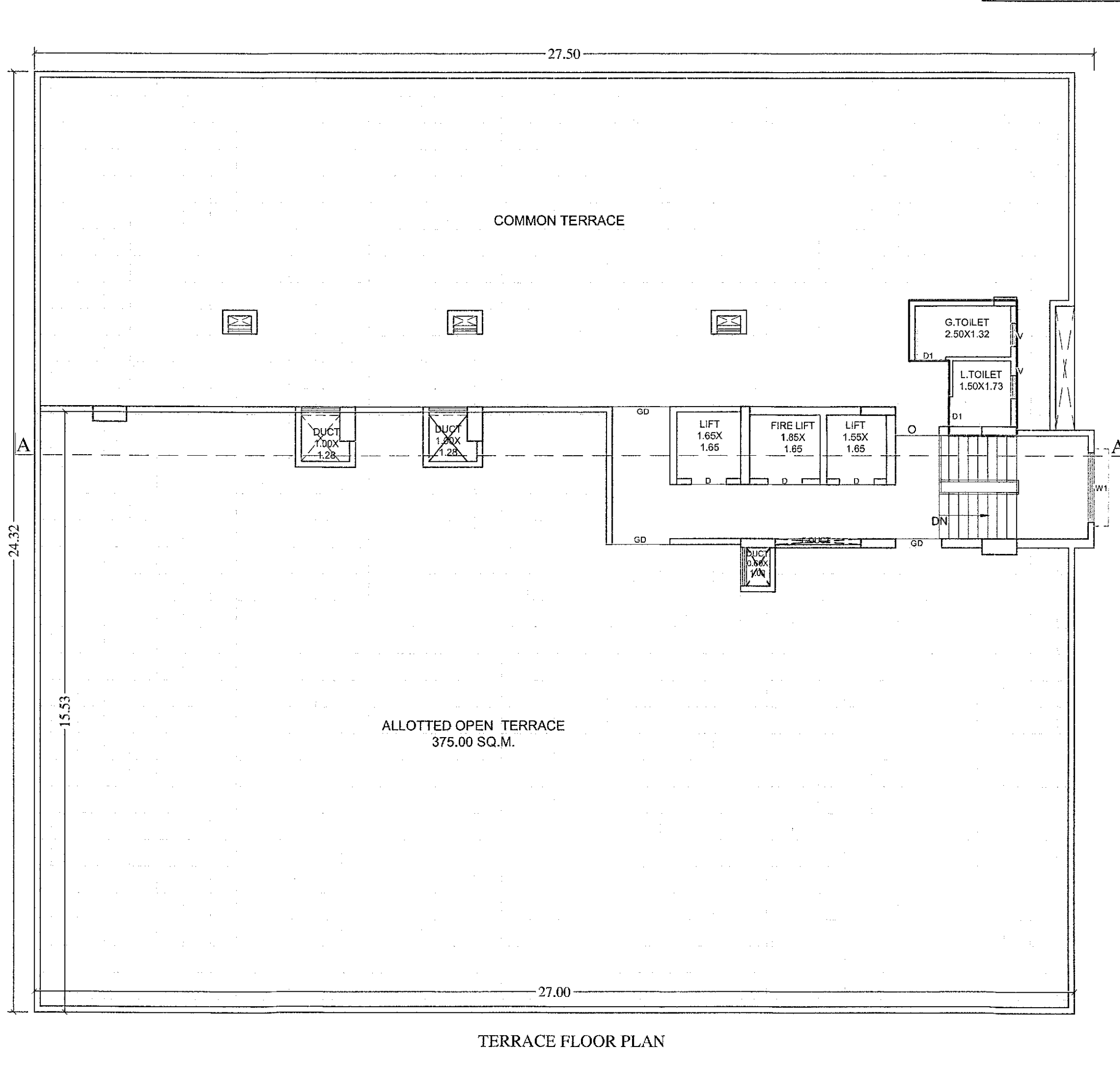
FRONT ELEVATION



SECTION AT AA



6TH FLOOR PLAN



TERRACE FLOOR PLAN

AREA STATEMENT	
TOTAL PLOT AREA	= 990.00 SQMT. 1
BASIC F.S.I.	= 99.00 SQMT. 2
ADD PREMIUM PAID AREA 50%	= 495.00 SQ. MT. 3
ALLOWED TDR (1.15) REQUIRED	= 1040.00 SQ. MT. 4
TOTAL (1+2+3+4)	= 2624.00 SQMT. 5
COMMERCIAL B.U.P AREA	= 1923.03 SQ.MT. 6
PERMISSIBLE ANCILLARY 80%	= 1538.42 SQ.MT. 6
RESIDENTIAL B.U.P AREA	= 709.97 SQ.MT. 7
PERMISSIBLE ANCILLARY 60%	= 420.58 SQ.MT. 7
TOTAL PERMISSIBLE AREA (5+6+7)	= 4533.00 SQ.M. 8
PROPOSED BIUP AREA	
1) LL /STILT PARKING FLOOR BIUP AREA	= 234.57 SQMT.
2) GROUND FLOOR BIUP AREA	= 488.79 SQ.M.
3) MEZZANINE FLOOR PLAN	= 180.99 SQ.M.
4) 1ST FLOOR BIUP AREA	= 578.30 SQ.MT.
5) 2ND FLOOR BIUP AREA	= 585.41 SQ.MT.
6) 3RD FLOOR BIUP AREA	= 585.41 SQ.MT.
7) 4TH FLOOR BIUP AREA	= 629.90 SQ.MT.
8) 5TH FLOOR BIUP AREA	= 629.90 SQ.MT.
9) 6TH FLOOR BIUP AREA	= 616.66 SQ.MT.
10) TERRACE FL BIUP AREA	= 7.61 SQMT.
TOTAL	= 4533.34 SQMT.