

SECTION AA'



ROW HOUSE ELEVATION

AREA STATEMENT OF ROW BUNGALOW (R- 1 & R- 8)

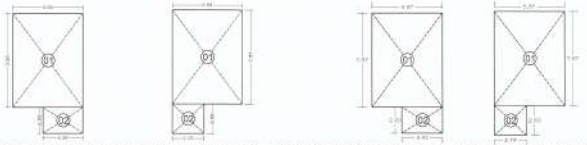
BUILDING	FLOORS	PROPOSED FSI AREA			FSI AREA			BALCONY (15%)			TERRACE (20%)			LIFT	TOTAL
		COMM.	RESI.	IND.	COMM.	RESI.	IND.	PERM.	PROP.	EXCESS	PERM.	PROP.	EXCESS		FSI AREA
RESIDENTIAL	GROUND FLOOR PLAN	0.00	55.17	0.00	0.00	55.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.17
RESIDENTIAL	FIRST FLOOR PLAN	0.00	54.43	0.00	0.00	54.43	0.00	8.16	0.00	0.00	10.88	0.00	0.00	0.00	54.43
O	TOTAL	0.00	109.60	0.00	0.00	109.60	0.00	8.16	0.00	0.00	10.88	0.00	0.00	0.00	109.60

AREA STATEMENT OF ROW BUNGALOW (R- 2,R- 3,R- 4,R- 5)

BUILDING	FLOORS	PROPOSED FSI AREA			FSI AREA			BALCONY (15%)			TERRACE (20%)			LIFT	TOTAL
		COMM.	RESI.	IND.	COMM.	RESI.	IND.	PERM.	PROP.	EXCESS	PERM.	PROP.	EXCESS		FSI AREA
RESIDENTIAL	GROUND FLOOR PLAN	0.00	54.69	0.00	0.00	54.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.69
RESIDENTIAL	FIRST FLOOR PLAN	0.00	54.01	0.00	0.00	54.01	0.00	8.10	0.00	0.00	10.80	0.00	0.00	0.00	54.01
O	TOTAL	0.00	108.70	0.00	0.00	108.70	0.00	8.10	0.00	0.00	10.80	0.00	0.00	0.00	108.70

AREA STATEMENT OF APARTMENT

BUILDING	FLOORS	PROPOSED FSI AREA			FSI AREA			BALCONY (15%)			TERRACE (20%)			LOBBY	STAIR CASE LIFT	TOTAL FSI AREA
		COMM.	RESI.	IND.	COMM.	RESI.	IND.	PERM.	PROP.	EXCESS	PERM.	PROP.	EXCESS			
COMMERCIAL	GROUND FLOOR PLAN	76.12	0.00	0.00	76.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.57	128.69
RESIDENTIAL	FIRST FLOOR PLAN	0.00	493.49	0.00	0.00	493.49	0.00	74.02	50.49	0.00	98.69	0.00	0.00	32.95	52.73	579.17
RESIDENTIAL	SECOND FLOOR PLAN	0.00	493.49	0.00	0.00	493.49	0.00	74.02	50.49	0.00	98.69	0.00	0.00	32.95	52.73	579.17
RESIDENTIAL	THIRD FLOOR PLAN	0.00	493.49	0.00	0.00	493.49	0.00	74.02	50.49	0.00	98.69	0.00	0.00	32.95	52.73	579.17
RESIDENTIAL	FOURTH FLOOR PLAN	0.00	493.49	0.00	0.00	493.49	0.00	74.02	50.49	0.00	98.69	0.00	0.00	32.95	52.73	579.17
O	TOTAL	76.12	1973.96	0.00	76.12	1973.96	0.00	296.08	201.95	0.00	394.76	0.00	0.00	131.80	263.49	2445.57



GROUND FLOOR BLOCK PLAN (R- 2,R- 3,R- 4,R- 5) SCALE 1: 200

GROUND FLOOR BLOCK AREA CALCULATION

01 - 5.93 X 7.97	= 47.26
02 - 3.38 X 2.20	= 7.43
TOTAL	= 54.69

FIRST FLOOR BLOCK PLAN (R- 2,R- 3,R- 4,R- 5) SCALE 1: 200

FIRST FLOOR BLOCK AREA CALCULATION

01 - 5.93 X 7.97	= 47.26
02 - 2.70 X 2.50	= 06.75
TOTAL	= 54.01

GROUND FLOOR BLOCK PLAN (R- 1 & R- 8) SCALE 1: 200

GROUND FLOOR BLOCK AREA CALCULATION

01 - 5.97 X 7.97	= 47.58
02 - 3.45 X 2.20	= 7.59
TOTAL	= 55.17

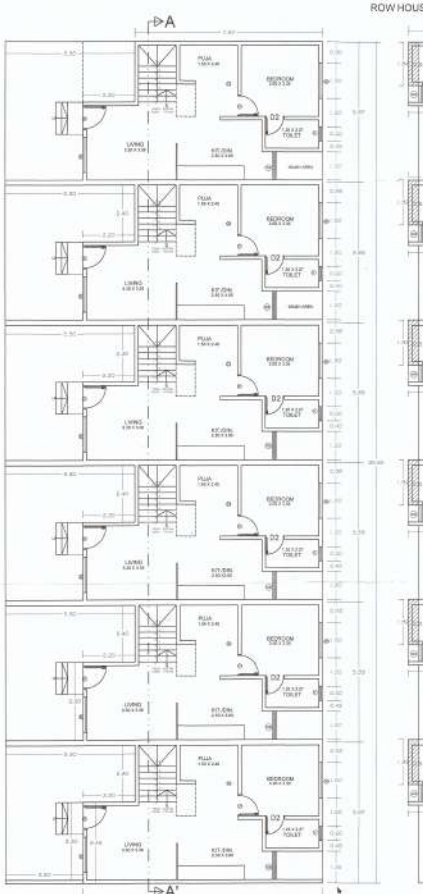
FIRST FLOOR BLOCK PLAN (R- 1 & R- 8) SCALE 1: 200

FIRST FLOOR BLOCK AREA CALCULATION

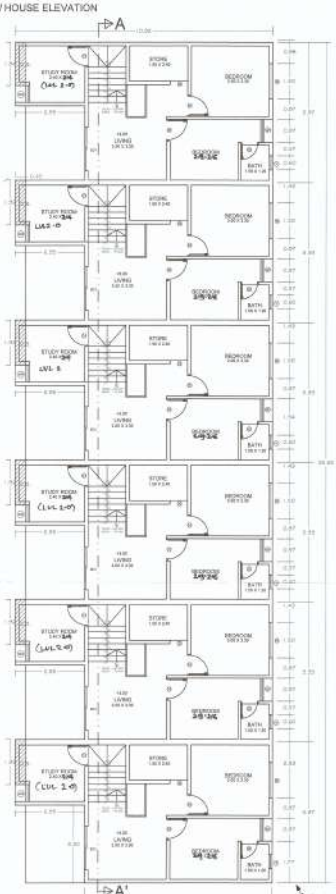
01 - 5.97 X 7.97	= 47.58
02 - 2.74 X 2.50	= 06.85
TOTAL	= 54.43

AREA STATEMENT OF ROW BUNGALOWS

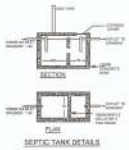
SR. NO.	ROW BUNGALOW	TOTAL BUILT UP AREA (SQ.M)
01.	R - 1	109.60
02.	R - 2	108.70
03.	R - 3	108.70
04.	R - 4	108.70
05.	R - 5	108.70
06.	R - 6	109.60
TOTAL		654.00



GROUND FLOOR PLAN
SCALE 1: 100



FIRST FLOOR PLAN
SCALE 1: 100



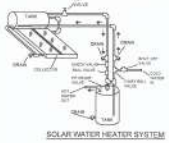
SECTION

PLAN

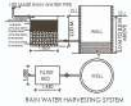
SEPTIC TANK DETAILS



LOCATION PLAN
NOT TO SCALE



SOLAR WATER HEATER SYSTEM



RAIN WATER HARVESTING SYSTEM



LAYOUT PLAN
NOT TO SCALE

SITE PLAN
SCALE 1: 200

PROJECT TITLE :-
PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING PLAN OF ANAND R. JAKHOTIYA, ON PLOT NO : 6, GAT NO. 31, SUR.NO. -12/3, MAUJE - SHELGAON, TQ. MANGRULPIR DIST - WASHIM.

A. AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	2173.52
a)as per ownership document(7/12,CTS extract)	2173.52
b)as per measurement sheet	2173.52
c)as per site	0.00
2. Deductions for	
(a)Proposed D.P. Road Area	0.00
(b)D.P.Road widening Area	0.00
(c)Any D.P.Reservation area	0.00
(d)Natural Water course area	0.00
(e)Reserve Area	0.00
(Total a+b+c+d+e)	0.00
3. Gross Area of Plot (1-2)	2173.52
4. Recreational Open space	
(a) Required	0.00
(b) Proposed	0.00
5. Amenity Space –	
(a) Required –	0.00
(b) Proposed –	0.00
6. Service road and Highway widening	
7. Internal Road area	
8. Net Area of Plot = [3 – 4(b)–5(b)] [For Basic F.S.I. = 1.00]	2173.52
9.Built up area with refer. to Basic F.S.I. as per front road width	2173.52
10. Addition of area for F.S.I.	
(a) In-situ area against R.P. road	0.00
(b) In-situ area against Amenity Space	0.00
(c) Premium FSI area (subject to maximum of 0.2)	434.70
(d) TDR area (0.40)	0.00
(e) PRORATA RATIO 0.468	1054.15
Total (a+b+c+d+e)	1488.85
11. Total area available (9+10)	3662.37
12. Maximum utilization of F.S.I. Permissible as per Road width	1.885
13. Total Built-up Area in proposal. (excluding area)	
a) Existing Built-up Area	0.00
b) Proposed Built-up Area	3006.57 3098.57
c) Excess Balcony area counted in F.S.I.	0.00
d) Excess terraces area counted in F.S.I.	0.00
Total (a+b+c+d)	3006.57 3098.57
14. F.S.I. Consumed (13/8)	1.426
15. BALANCED F.S.I. (12–14)	0.258

C. PARKING AREA STATEMENT

ACCORDING TO DCPR FOR RESIDENTIAL PLAN AREA/18.7/SMALL NO.7/PO NO. 26

TYPE	PARKING SPACE	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER/MOTOR CYCLE	REQUIRED PARKING BICYCLE
SHOP/OFFICE/COMMERCIAL Built-up area of Shop/Office thereof		01	03	03
RESIDENTIAL Apartments having built-up area upto 100sq.m.		01	03	03
Apartments having built-up area more than 100sq.m.		01	03	03
NOTES: PROVIDED 1ECS per 10 sq. m. for the sale of Shops, Offices, Commercial spaces constructed and as indicated.				
TOTAL REQUIREMENT ACCORDING TO THE APPROVED PLAN				
TYPE	PARKING SPACE	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER/MOTOR CYCLE	REQUIRED PARKING BICYCLE
SHOP/OFFICE/COMMERCIAL Built-up area of Shop/Office thereof	1	01	03	03
RESIDENTIAL Apartments having built-up area upto 100sq.m. (Nos. 11 Tenements)	11 Nos.	11	33	33
Apartments having built-up area more than 100sq.m. (Nos. 3 Tenements)	03 Nos.	3	9	9
NOTES: Parking ONE		01	03	03
TOTAL		16	48	48
TOTAL PROPOSED PARKING				
TOTAL AREA(BUILT-UP) SHELBUT SQ. M.		CAR 16	SCOOTER 47	BICYCLE 48

D. SCHEDULE OF OPENING

NAME	LENGTH	HEIGHT
D	1.20	2.10
D1	0.99	2.10
D2	0.75	2.10
SFD	1.80	2.10
V	0.60	0.75
W1	1.50	1.20
W2	1.20	1.50
W3	1.00	1.80
W4	1.20	1.20
W5	1.20	2.10

PLOT BOUNDARY ——— PROPOSED WORK

DRAINAGE LINE ——— EXISTING STRUCTURE

STAMP OF APPROVAL OF PLANS :

विभाग मुख्य मार्गदर्शक/ मार्गदर्शक समिति यह नगर रचना विभाग, वाशिम

आवास संख्या 4 ..... पर

UPTO FOURTH

Recommended for approval as amended in RED Colour and subject to conditions mentioned in this Office Letter No. 1/1/20 dt. 01.10.2020

Assistant Director of Town Planning, Washim

CERTIFICATE OF AREA

certificate that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot stated on plan 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 record.

Signature

OWNER SIGNATURE

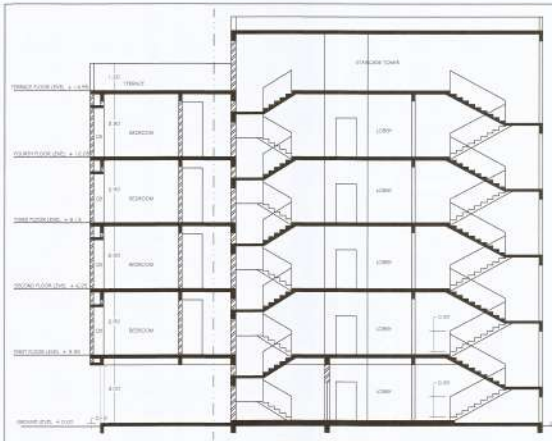
MR. ANAND R. JAKHOTIYA

LICENSING ARCHITECT

MR. SURAJ G. MAROTKAR

ARCHITECT

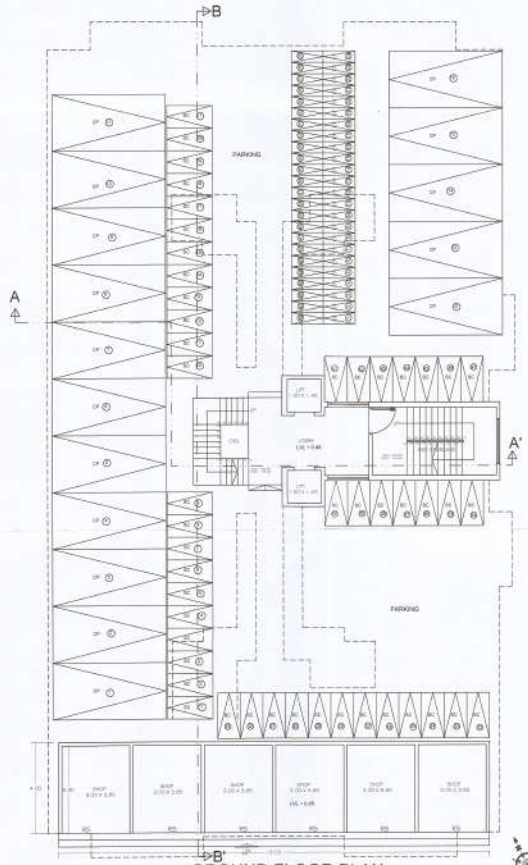
SANJAY NAGPURE AND ASSOCIATES
ENGINEER, ARCHITECT, INTERIOR DESIGNER



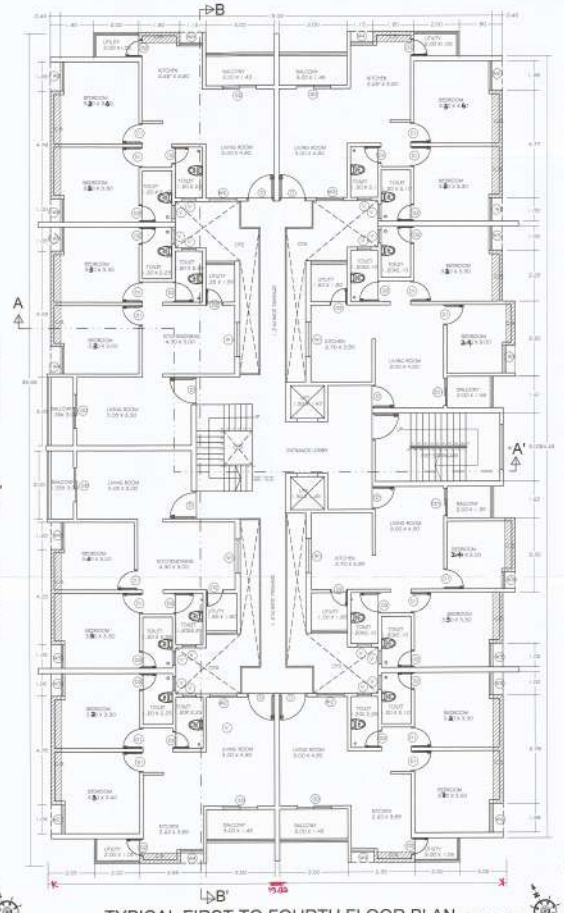
SECTION AA'



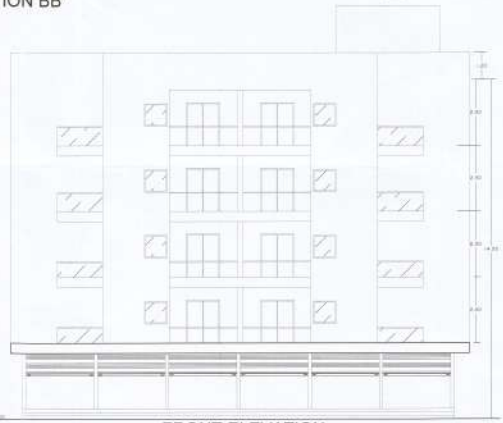
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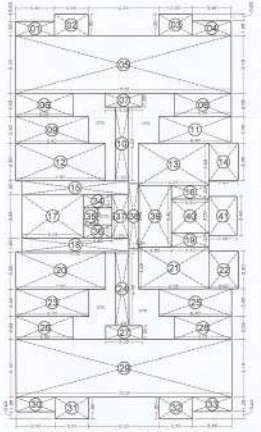
GROUND FLOOR PLAN SCALE 1: 100



TYPICAL FIRST TO FOURTH FLOOR PLAN SCALE 1: 100



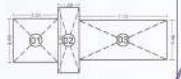
FRONT ELEVATION



FIRST FLOOR TO FOURTH FLOOR BLOCK PLAN
SCALE 1: 200

FIRST TO FOURTH FLOOR
BLOCK AREA CALCULATION

01 - 3.45 X 1.26	= 4.41
02 - 2.95 X 1.90	= 5.60
03 - 2.95 X 1.90	= 5.60
04 - 3.45 X 1.26	= 4.41
05 - 19.03 X 5.10	= 97.05
06 - 5.06 X 2.03	= 10.25
07 - 3.23 X 1.20	= 3.87
08 - 5.06 X 2.03	= 10.25
09 - 6.40 X 2.40	= 15.36
10 - 1.20 X 6.53	= 7.83
11 - 6.40 X 2.40	= 15.36
12 - 7.90 X 3.30	= 26.07
13 - 6.23 X 3.69	= 22.98
14 - 2.90 X 3.30	= 8.58
15 - 9.40 X 1.20	= 11.28
16 - 3.30 X 1.23	= 4.05
17 - 5.43 X 3.83	= 20.79
18 - 9.40 X 1.20	= 11.28
19 - 3.30 X 1.23	= 4.05
20 - 7.90 X 3.30	= 26.07
21 - 6.23 X 3.69	= 22.98
22 - 2.60 X 3.30	= 8.58
23 - 6.40 X 2.40	= 15.36
24 - 1.20 X 6.32	= 7.58
25 - 6.40 X 2.40	= 15.36
26 - 5.06 X 2.03	= 10.25
27 - 3.23 X 1.20	= 3.87
28 - 5.06 X 2.03	= 10.26
29 - 19.03 X 5.10	= 97.05
30 - 3.45 X 1.26	= 4.41
31 - 2.95 X 1.90	= 5.60
32 - 2.95 X 1.90	= 5.60
33 - 3.45 X 1.26	= 4.41
34 - 2.45 X 1.17	= 2.86
35 - 1.20 X 1.50	= 1.80
36 - 2.45 X 1.17	= 2.86
37 - 1.52 X 3.84	= 5.83
38 - 0.86 X 5.76	= 4.90
39 - 2.93 X 6.46	= 18.00
40 - 3.30 X 3.00	= 9.9
41 - 2.48 X 3.45	= 8.55
TOTAL	= 579.17 SQ.MT.
GRAND TOTAL = 579.17 X 4 FLOOR	= 2316.68 SQ.MT.





GROUND FLOOR BLOCK PLAN
SCALE 1: 200

GROUND FLOOR BLOCK
AREA CALCULATION

01 - 3.92 x 3.83	= 15.01 SQ.MT.
02 - 1.88 x 5.76	= 10.82 SQ.MT.
03 - 7.73 x 3.46	= 26.74 SQ.MT.
04 - 19.03 x 4.00 = 76.12 SQ.MT.	
TOTAL = 128.69 SQ.MT.	

PROJECT TITLE :-
PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING PLAN OF ANAND R. JAKHOTIYA, ON PLOT NO : 6, GAT NO. 31, SUR.NO. -12/3, MAUJE - SHELGAON, TQ. MANGRULPIR DIST - WASHIM.

A. AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)		2173.52
a) as per ownership document(7/12,CTS extract)		2173.52
b) as per measurement sheet		2173.52
c) as per site		0.00
2. Deductions for		
(a) Proposed D.P. Road Area		0.00
(b) D.P.Road widening Area		0.00
(c) Any D.P.Reservation area		0.00
(d) Nallyna Water course area		0.00
(e) Reserve Area		0.00
(Total a+b+c+d+e)		0.00
3. Gross Area of Plot (1-2)		2173.52
4. Recreational Open space		
(a) Required		0.00
(b) Proposed		0.00
5. Amenity Space -		
(a) Required -		0.00
(b) Proposed -		0.00
6. Service road and Highway widening		
7. Internal Road area		
8. Net Area of Plot = [3 - 4(b)-5(b)] (For Basic F.S.I. = 1.00)		2173.52
9.Built up area with refer. to Basic F.S.I. As per front road width		2173.52
10. Addition of area for F.S.I.		
(a) In-situ area against D.P. road		0.00
(b) In-situ area against Amenity Space		0.00
(c) Premium FSI area (subject to maximum of 0.2)		434.70
(d) TDR area (0.40)		0.00
(e) PRORATA RATIO 0.485		1054.15
Total: (a+b+c+d+e)		1488.80
11. Total area available (8+10)		3662.32
12. Maximum utilization of F.S.I. Permissible as per Road width		1.685
13. Total Built-up Area in proposal (excluding area)		
a) Existing Built-up Area.		0.00
b) Proposed Built-up Area.		3608.97 3608.97
c) Excess Balcony area counted in F.S.I.		0.00
d) Excess terraces area counted in F.S.I.		0.00
Total: (a+b+c+d)		3608.97 3608.97
14. F.S.I. Consumed (13/8)		1.426
15. BALANCED F.S.I. (12-14)		0.259

E. PARKING AREA STATEMENT
ACCORDING TO DCPR FOR RESIDENTIAL PLAN AREA/15.1/TABLE NO.1/TPO NO. 28

TYPE		REQUIRED PARKING		
		CAR	SCOOTER/MOPED	BICYCLE
RESIDENTIAL	1)Above built-up area in Rankin thereof	01	03	03
	2) Semi-public, hosting built-up area between (More 100sq.m.	01	03	03
NOTES	Plots upto 1000 sq. m. up to the level of ... Above 1000 sq.m. Plots as per Table No. 28 as ...			
TOTAL REQUIREMENT ACCORDING TO THE PROPOSED PLAN				
TYPE	NUMBERS OF SPACE	NUMBERS	REQUIRED PARKING	
			CAR	SCOOTER/MOPED
RESIDENTIAL	1)Above built-up area in Rankin thereof	1	01	03
	2) Semi-public, hosting built-up area between (More 100sq.m. Plots as per Table No. 28	10 nos.	11	33
	3 Pedestrian hosting Above area more (less 100sq.m. Plots & Semi-public)	as nos.	3	9
	VISITORS Parking (5%)		01	03
	TOTAL		16	48

TOTAL PROPOSED PARKING

TOTAL AREA(BUILT-UP)	CAR	SCOOTER	BICYCLE
3661.82 SQ. M.	16	47	48

D. SCHEDULE OF OPENING

NAME	LENGTH	HEIGHT
D	1.20	2.10
D1	0.90	2.10
D2	0.75	2.10
SFD	1.80	2.10
V	0.60	0.75
W1	1.50	1.20
W2	1.20	1.50
W3	1.00	1.80
W4	1.00	1.20

PLOT BOUNDARY ——— PROPOSED WORK
DRAINAGE LINE ····· EXISTING STRUCTURE

STAMP OF APPROVAL OF PLANS :

विकास शुल्क भुगतान/ पार्किंग शुल्क भरणा पावती क्र. 1,37,020/- दिनांक आहे.
भागार शुल्क रु..... दि .....
UPTO PLINTH
Recommended for approval as commended in REP. Colour and Subject to conditions mentioned in Letter of Intimation Dated 17/12/2020 Our Office Letter No.2726 Dt. 17/12/2020

Assistant Director of Town Planning, Washim

CERTIFICATE OF AREA

certificate that the plot under reference was surveyed by me on ..... and the dimensions of sides etc. of plot stated on plan 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 record.

Signature
(Name in words) (Licensed Engineer/Architect)

OWNER SIGNATURE

MR. ANAND R. JAKHOTIYA

LICENSING ARCHITECT

AR. SURAJ G. MAROTKAR

ARCHITECT

SANJAY NAGPURE AND ASSOCIATES
ENGINEER, ARCHITECT, INTERIOR DESIGNER
URBAN APARTMENT, SHRIKRUPA NAGAR, RAMDAS ROAD, AMRAVATI
MO. 9881119779, E-MAIL : snarchitects@rediffmail.com

तहसिलदार मंगरूळपीर