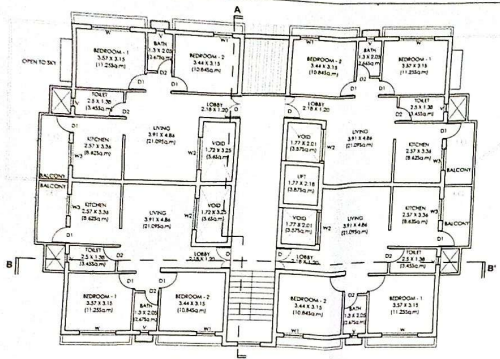
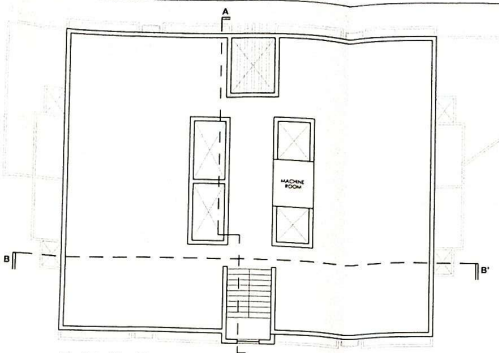


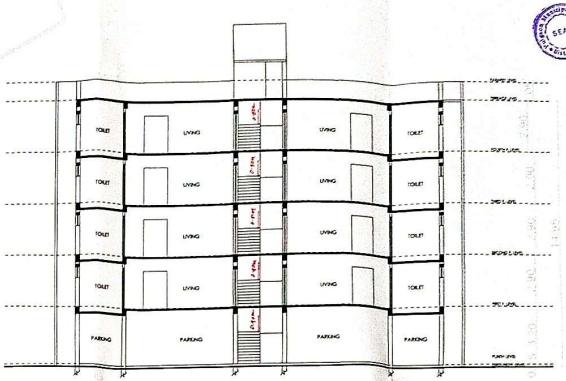
FOURTH FLOOR PLAN

SCALE 1:100



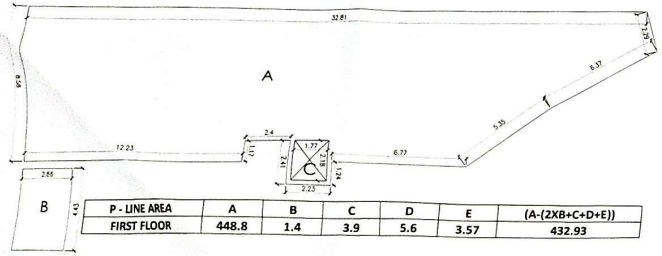
TERRACE PLAN

SCALE 1:100



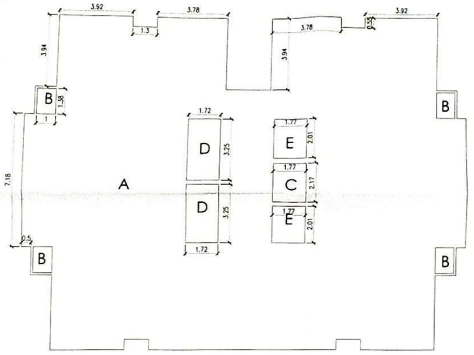
SECTION BB'

SCALE 1:100



P - LINE AREA	A	B	C	D	E	(A-(2XB+C+D+E))
FIRST FLOOR	448.8	1.4	3.9	5.6	3.57	432.93

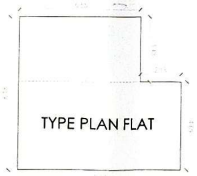
P -LINE AREA CALCULATION GROUND FLOOR



P - LINE AREA	A	B	C	D	E	3X(A-(4XB+C+2XD+2XE))
2nd, 3rd & 4th FLOOR	386.7	1.4	3.9	5.6	3.57	1076.58

P -LINE AREA CALCULATION 2nd,3rd & 4th FLOOR

COMMERCIAL		
FLOOR	DETAIL	CARPET AREA (SQ.M)
GROUND FLOOR	SHOP - 1	21.68
	SHOP - 2	28.07
	SHOP - 3	23.56
	SHOP - 4	23.53
	SHOP - 5	21.08
	SHOP - 6	23.16
	SHOP - 7	28.07
	SHOP - 8	26.36
FIRST FLOOR	SHOP - 9	18.4
	SHOP - 10	22.88
	SHOP - 11	19.21
	SHOP - 12	18.88
	SHOP - 13	16.53
	SHOP - 14	18.88
	SHOP - 15	22.89
	SHOP - 16	20.33
TOTAL		353.51

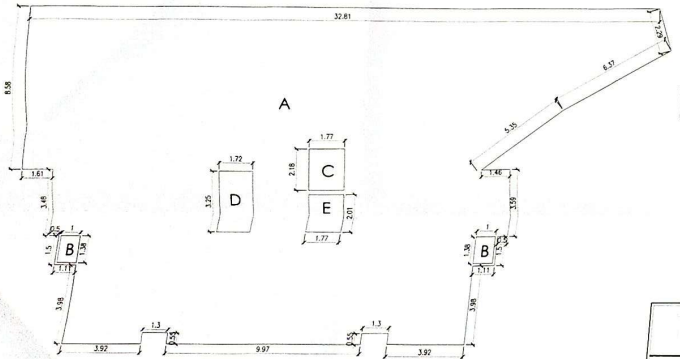


CARPET AREA =64 SQ.M

SCALE 1:100

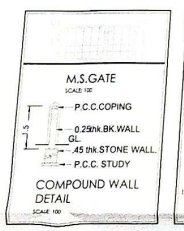
RESIDENTIAL (64.00 SQ.M CARPET AREA PER FLAT)		
FLOOR	NO. OF FLATS	CARPET AREA (SQ.M)
GROUND FLOOR	0	0
FIRST FLOOR	2	128
SECOND FLOOR	4	256
THIRD FLOOR	4	256
FOURTH FLOOR	4	256
TOTAL	14	896

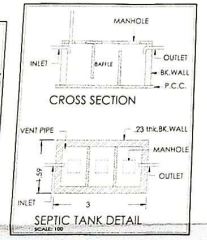
NOTE: CARPET AREA OF ALL FLATS IS 64 SQ.M

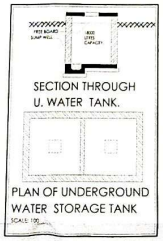


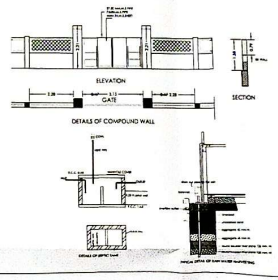
P - LINE AREA	A	B	C	D	E	(A-(2*B+C+D+E))
FIRST FLOOR	448.8	1.4	3.9	5.6	3.57	432.93

P -LINE AREA CALCULATION FIRST FLOOR









SCHEDULE OF OPENINGS		
D	1.20X2.10	T.W. PANELLED DOOR
D1	0.90X2.10	T.W. PANELLED DOOR
D2	0.75X2.10	T.W. PANELLED DOOR
W	2.00X2.10	T.W. SLIDING GLAZED WINDOW
W1	1.00X1.50	T.W. GLAZED WINDOW
W2	1.80X1.50	T.W. GLAZED WINDOW
W3	1.20X0.90	T.W. GLAZED WINDOW
V	0.60X0.60	T.W. GLAZED VENTILATOR
RS	3.00X2.75	ROLLING SHUTTER

NOTE: LINTEL LEVEL OF ALL OPENINGS IS 2.10 M

INDEX

TOTAL PLOT BOUNDARY SHOWN IN BLACK

PROPOSED CONSTRUCTION SHOWN IN RED

PARKING STATEMENT

Sr No	Type	Carpet Area (Sq.M)	No of Units	Parking Units Required		Parking Units Required - Visitor		Parking Units Required	
				Car	Scooter	Car	Scooter	Car	Scooter
1	Commercial (For every 100 sq.m carpet area)	353.51		4	21	0	0	4.00	21.00
2	Residential (For every two tenaments with each tenament having carpet area equal to or above 40 sq.m but less than 80 sq.m) (and 5% visitors parking)	64 sq.m	14	7	28	0.35	1.4	7.35	29.40
	Total							11.35	50.40
	Parking Required after Multiplying Factor (0.50)							5.675	25.2
	Rounded to Nearest							6	25
	PARKING PROVIDED							8	32

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Revised

PROPOSED MIXED USED, MULTIFAMILY DWELLING UNITIN THE SITE/PLOT OF LAND, ON PLOT NO.453/2/24, TOWN AND REVENUE S.NO. 453, CITY SURVEY NO. 453, MAUJE 39/GUNJKHEDA/PULGAON DIST.WARDHA.

Drawing Sheet No.: 2/2

Stamps of Approval of Plans:

MUNICIPAL COUNCIL, PULGAON.
Recommended as amended in .....
.....Noted to Condition/ in Commencement letter.

Receipt No.: 352
Date: 12/01/2024
APPROVED

Planning Assistant, Municipal Council Pulgaon Dist. Wardha.

Chief Officer, Municipal Council Pulgaon Dist. Wardha.

AREA STATEMENT	
1. Area of plot	750.81
(Minimum area of a,b,c to be considered)	
(a) As per ownership document (7/12, CTS extract)	750.81
(b) as per measurment sheet	750.81
(c) as per site	750.81
2. Deduction for	
(a) Proposed D P / D P Road widening Area/ Service Road / Highway widening / Corner deduction	7.6
(b) Any D.P Reservation area	
(Total a + b)	7.60
3. Balance area of plot (1-2)	743.21
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2 (b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4(a))	743.21
6. Recreational Open Space (if applicable)	
(a) Required -	
(b) Proposed -	
7. Internal Road area	
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I as per front road width (TABLE NO. 6A Sr. No. 2xbasic FSI 2.00)	1486.42
10. Additional of FSI on payment of premium (TABLE NO. 6A Sr. No. 2 Col. No.4 premium is 0.30)	222.96
(a) Maximum permissible premium FSI- based on road width / TOD Zone.	222.96
(b) Proposed FSI On payment of premium.	222.96
11. In-situ FSI /TDR loading	
(a) In-situ area against D.P road (2.0 x Sr. No. 2 (a), if any	15.20
(b) In- situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and / or (c)	
(c) TDR area	0.00
(d) Total in-situ/ TDR loading proposed (11) (a) + (b) + (c)	15.20
12. Additional FSI area under Chapter no. 7	
13. Total entitlement of FSI in the proposal	3.68
(a) (9+ 10 (b) + 11(d) or 12 whichever is applicable	1724.58
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	1034.75
(c) Total entitlement (a+b)	2759.33
14. Maximum utilization limit of F.S.I (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	2750.21
15. Total Built-up Area in proposal (excluding area at Sr. No. 17b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (as per 'P-Line')	1771.01
(c) Total (a + b)	1771.01
16. F.S.I Consumed (15(3) (should not be more than serial No. 14 above)	2.38
17. Area for Inclusive Housing, if any	
(a) Required (20 % of Sr. No. 5)	
(b) Proposed	

Certificate of Area:

Certified that the plot under reference was surveyed by me on 14/01/2021 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 document of Ownership /T.P.Scheme Records /Land Records Department /City Survey records.

AR. ROHIT S. BHARAMBE
COA REGI. NO. CA/2010/49947
Signature
(Name of Architect/ Licensed Engineer/ supervisor.)

Owner's Declaration -

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

Owner (s) name and signature

1) SHRI MADHUSUDAN GANDHI मधुसूदन गांधी

2) SHRI PRAVIN P. CHANDAK

Architect / Licensed Engineer / Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. Of Architect/ License no. Of Licensed Engineer/Supervisor.
AG/SB	1	1:100 1:200	PRATIK	ROHIT	COA REGI. NO. CA/2010/49947