

PROPOSED REVISED COMMERCIAL & RESIDENTIAL BUILDING (MIXED) ON THAK NO 130, CAT NO 1131/ 25, T K NO 20, PLOT NO 1 & 40, MOUZA BHANDARA (NAGAR PARISHAD), TEH DIST BHANDARA BELONGING TO SNADHYA VIRENDRA SINGH

A | AREA STATEMENT

1 AREA OF PLOT	412.63 SQ.MT
AS PER OWNERSHIP DOCUMENT(7/12)	412.63 SQ.MT
AS PER MEASUREMENT SHEET	412.63 SQ.MT
AS PER SITE	412.63 SQ.MT

2 | DEDUCTION FOR D.P.D.P. ROAD WIDENING AREA SERVICE ROAD, HIGHWAY WIDENING

3 | BALANCE AREA OF PLOT(1-2)

4 | AMENITY SPACE (IF REQUIRED)

5 | NET PLOT AREA (3-4 (C))

6 | RECREATIONAL OPEN SPACE

7 | INTERNAL ROAD AREA

8 | PLOTABLE AREA (IF REQUIRED)

9 | BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH

10 | ADDITION OF FSI ON PAYMENT OF PREMIUM

11 | MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE

12 | PROPOSED FSI ON PAYMENT OF PREMIUM

13 | IN SITE FSI / TDR LOADING

14 | IN SITU AREA AGAINST D.P. ROAD IF ANY

15 | IN SITU AREA AGAINST AMENITY SPACE

16 | TDR AREA

17 | TOTAL IN SITU / TDR LOADING PROPOSED

18 | ADDITIONAL FSI AREA UNDER CHAPTER NO 07

19 | TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL

20 | A) [9+10(B)+11(D) OR 12 WHICHEVER IS APPLICABLE

21 | ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES

22 | TOTAL ENTITLEMENT (A+B)

23 | 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

24 | TOTAL BUILT UP AREA IN PROPOSED (EXCLUDING BUILT UP AREA

25 | A) EXISTING BUILT UP AREA

26 | B) PROPOSED BUILT UP AREA (AS PER P-LINE)

27 | C) TOTAL (A+B)

28 | F.S.I CONSUMED (15/ 13)

29 | AREA FOR INCLUSIVE HOUSING IF ANY

30 | A) REQUIRED (20% OF SR.NO 05)

31 | B) PROPOSED

32 | GENERAL NOTES

33 | 17.1. ALL DIMENSIONS ARE IN METERS

34 | 2. SCALE USED = 1:100 & 1:200.

CERTIFICATE OF AREA:

THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 24/12/2020 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 RECORD

OWNER'S DECLARATION:

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.

Ar. Anil Sandel

Reg. No. CA/2009/44812

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PARKING AREA STATEMENT
1) REQUIRED PARKING AREA FOR SHOPS USES HAVING CARPET AREA FOR EVERY 100.00 SQ.MT
2 CAR AND 6 SCOOTER
2) REQUIRED PARKING AREA FOR RESIDENTIAL 1 BHK USES HAVING CARPET AREA FOR EVERY 100.00 SQ.MT
1 CAR AND 3 SCOOTER
REQUIRED PARKING 20 AND 60 SCOOTER
21 X 12.50 + 63 X 2.00 = 388.50 SQ.MT

2) REQUIRED PARKING AREA 50% PERMISSIBLE AS PER TABLE NO 8C
10.5 X 12.50 + 31.5 X 2.00 = 194.25 SQ.MT
PROVIDED PARKING AREA = 200.00 SQ.MT

FORM OF STATEMENT 2

BUILDING NO FLOOR NO TOTAL B/U/P AREA OF FLOOR

G.F 128.67 SQ.MT (COMMERCIAL)

F.F 199.28 SQ.MT (COMMERCIAL)

S.F 199.28 SQ.MT (COMMERCIAL)

T.F 199.28 SQ.MT (COMMERCIAL)

F.F 199.28 SQ.MT (COMMERCIAL)

F.F 114.53 SQ.MT (RESIDENTIAL)

TOTAL BUILT UP AREA OF ALL FLOOR = 1039.63 SQ.MT

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL	DESCRIPTION
D1	1.07	2.133	0.00	MAIN DOOR
D2	0.915	2.133	0.00	BEDROOM, KITCHEN, BALCONY
D3	0.762	2.133	0.00	TOILET DOOR
W1	1.80	1.22	0.762	ALUMINIUM SLIDING WINDOW
W2	1.80	0.45	1.48	ALUMINIUM SLIDING WINDOW
W3	1.80	0.91	1.22	ALUMINIUM SLIDING WINDOW
V1	0.60	0.915	1.22	TOILET VENTILATOR
G1	1.20	5.21	1.62	GLAZED WINDOW

APPROVAL STAMP OF SANCTIONING AUTHORITY

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