

PLAN NO.2/2

This Plan Supersedes
the previously Sanctioned
Plan by This Office Letter No -
Date:- 23/5/2019

2338



Recommended for Approval for *Commercial*
purpose only, As Amended in
subject to conditions mentioned in this C.O. No.
Letter No. 3YL/ Date 30/4/2023

ASSISTANT DIRECTOR OF TOWN PLANNING
AHMEDNAGAR

या कार्यालयाने जारी केलेल्या क्रमांक/कावि/
अर्जा नं./संख्या/दिनांक/ए.आर.नं./
03/2024 तारीख 09/09/2024
अधीन कार्यालयाने याबाबतचे सर्वेक्षण राहण गेले

व्यक्तिगत, अर्जात

REVISED COMMERCIAL BUILDING PLAN FOR HOTEL IN

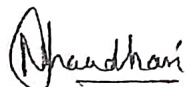
REVISED COMMERCIAL BUILDING PLAN FOR HOTEL IN
G.NO. 141/4/1,141/4/2, 141/4/3,141/4/4, AT. MAUJE-
BHANDARDARA TAL. AKOLE, DIST-AHMEDNAGAR

AREA STATEMENT	SQ.M.
1) AREA OF PLOT (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	4000.00
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	---
b) AS PER MEASUREMENT SHEET	4000.00
c) AS PER SITE	4000.00
2) DEDUCTIONS FOR	950.00
a) HIGH WAY WIDENING	0.00
b) ANY RESERVATION (EXISTING ROAD WIDENING)	950.00
TOTAL (a+b)	3050.00
3) BALANCE AREA OF PLOT (1-2)	305.00
4) AMENITY SPACE (IF APPLICABLE),	---
a) REQUIRED	---
b) ADJUSTMENT OF 2(b), IF ANY	305.00
c) BALANCE PROPOSED	2745.00
5) NET PLOT AREA (3-4(C))	305.00
6) RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
a) REQUIRED	---
b) PROPOSED	---
7) INTERNAL ROAD AREA	---
8) PLOTABLE AREA (IF APPLICABLE)	---
9) BUILT UP AREA REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (0.20XGROSS AREA)	488.00
10) ADDITION OF FSI ON PAYMENT OF PREMIUM	---
a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH /TOD ZONE	1952.00
b) PROPOSED FSI ON PAYMENT OF PREMIUM	1250.73
11) IN-SITU FSI/TDR LODING	---
a) IN-SITU AREA AGAINST D.P. ROAD[2.0xSR.NO.2 (a)], IF ANY	---
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	---
d)TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)+(b)+(c))	---
12) ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	---
13) TOTAL ENTITLEMENT OF FSI IN THE PROPOSED	---
a) [9+10(b)+11(d) OR 12 WHICHEVER IS APPLICABLE]	---
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	---
c) TOTAL ENTITLEMENT (a+b)	---
14) MAXIMUM UTILIZATION LIMIT F.S.I.(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH {(AS PER REGULATION NO 6.1 OR 6.3 OR 6.4 AS APPLICABLE) x1.6 OR 1.8}	---
15) TOTAL BUILT-UP AREA IN PROPOSAL(EXCLUDING AREA AT SR.NO.17b)	---
a) EXISTING BUILT UP AREA	---
b) PROPOSED BUILT UP AREA (AS 'P- LINE)	1738.73
c) TOTAL (a+b)	---
16) F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	0.7125
17) AREA FOR INCLUSIVE HOUSING, IF ANY	---
a) REQUIRED (20% OF SR. NO.5)	---
b) PROPOSED	---

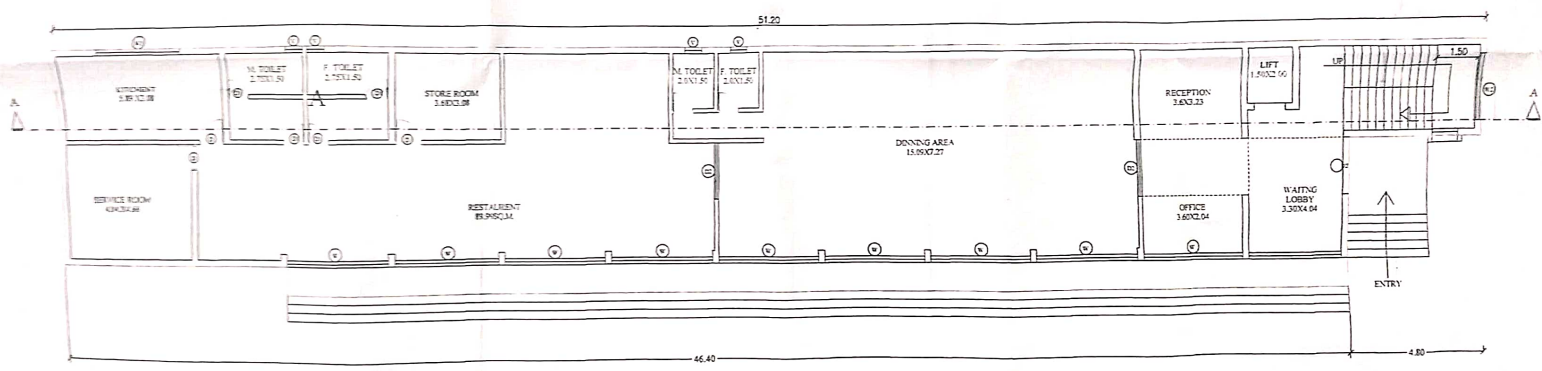
NAME & SIGNATURE OF OWNER



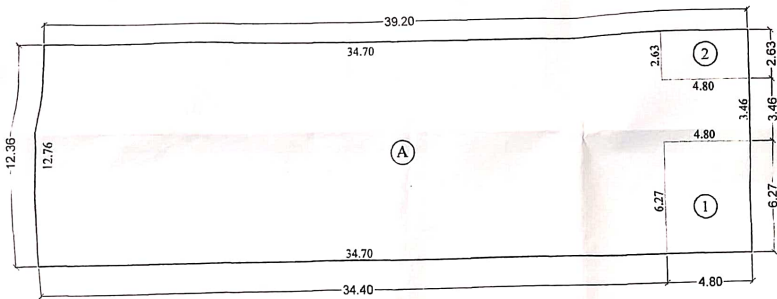
Ranjana T. Lande



Vijaya N. Chaudhari



GROUND FLOOR PLAN
SCALE 1:100



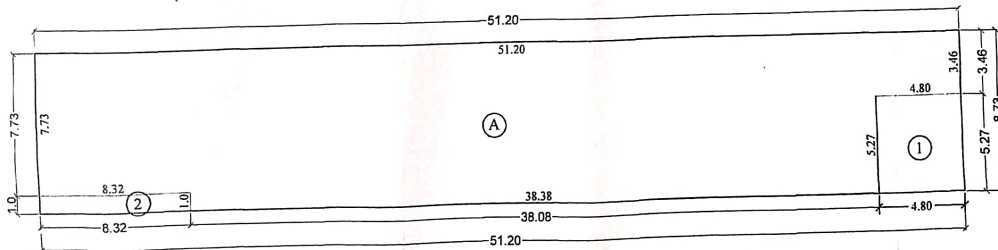
TYPICAL FLOOR AREA DIA
(FIRST, SECOND & THIRD FLOOR PLAN) SCALE 1:200

TYPICAL FLOOR AREA CALCULATION

TOTAL BLOCK $39.20 \times 12.36 = 484.51 \text{ SQM}$
 DEDUCTION 1) $4.80 \times 6.27 = 30.09 \text{ SQM}$
 2) $4.80 \times 2.63 = 12.63 \text{ SQM}$
 TOTAL = 42.72 SQM
 $484.51 - 42.72 = 441.79 \text{ SQM}$

GROUND FLOOR AREA CALCULATION

TOTAL BLOCK $51.20 \times 8.73 = 446.97 \text{ SQM}$
 DEDUCTION 1) $4.80 \times 5.27 = 25.29 \text{ SQM}$
 2) $8.32 \times 1.00 = 8.32 \text{ SQM}$
 TOTAL = 33.61 SQM
 $446.97 - 33.61 = 413.36 \text{ SQM}$



GROUND FLOOR AREA DIA
SCALE 1:200

CERTIFICATE OF AREA:

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AT THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AREA 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.

[Signature]

SIGNATURE OF LICENSED ARCHITECT / ENGINEER/SUPERVISOR

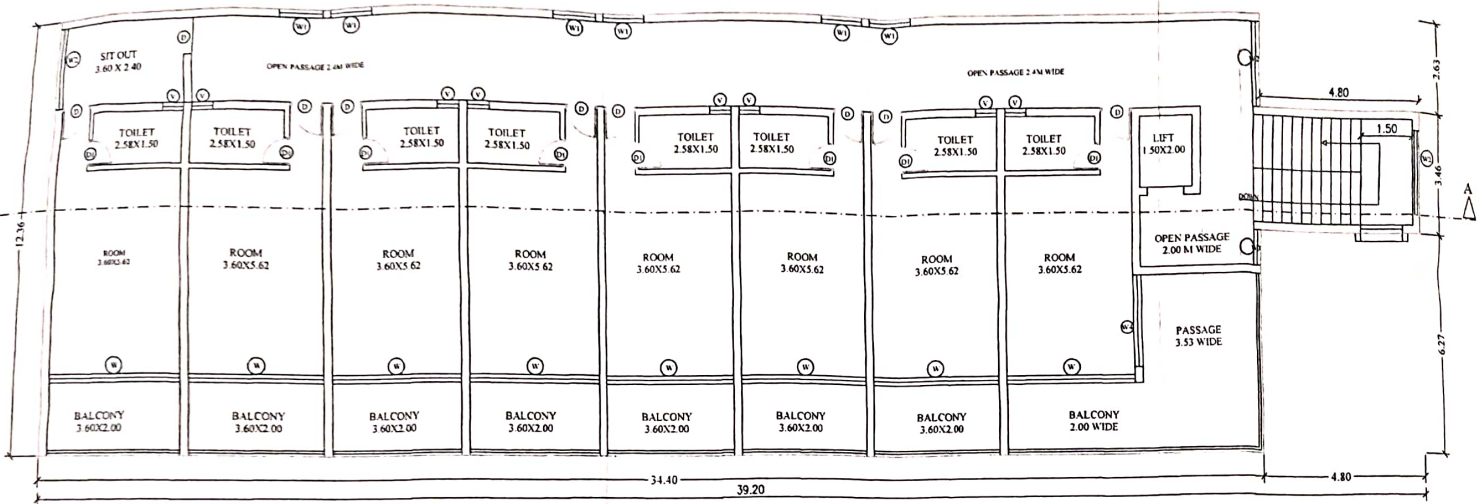
CERTIFICATE OF AREA:

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

[Signature]

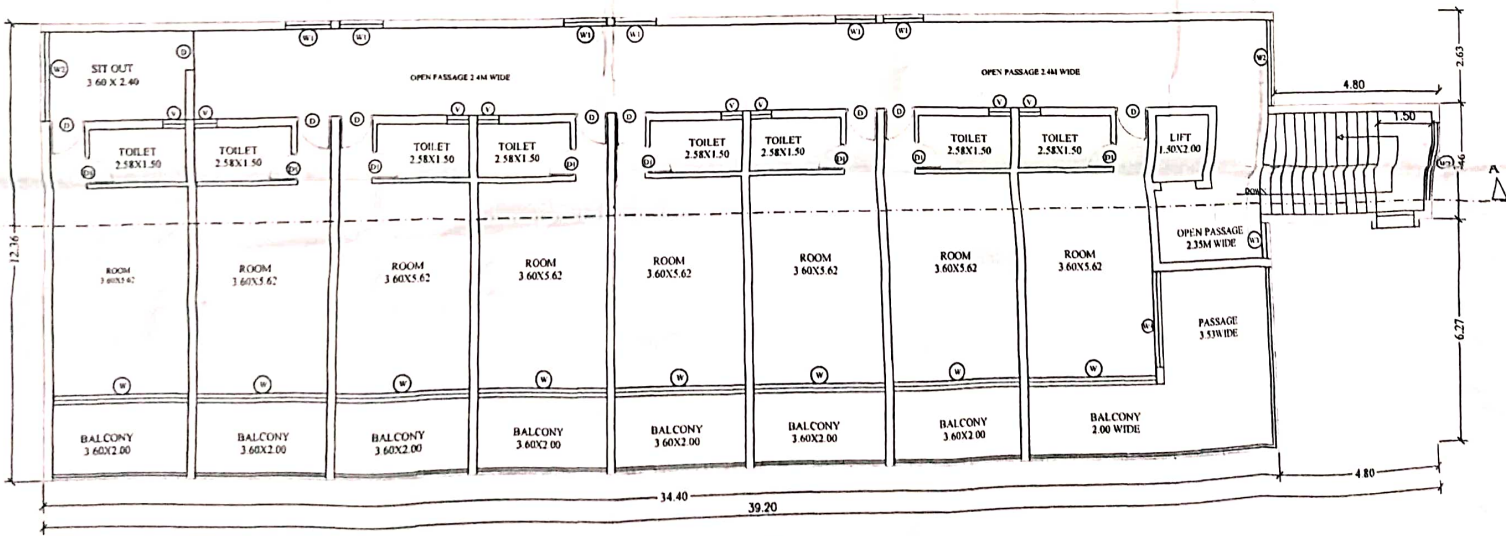
[Signature]

SIGNATURE OF OWNER'S



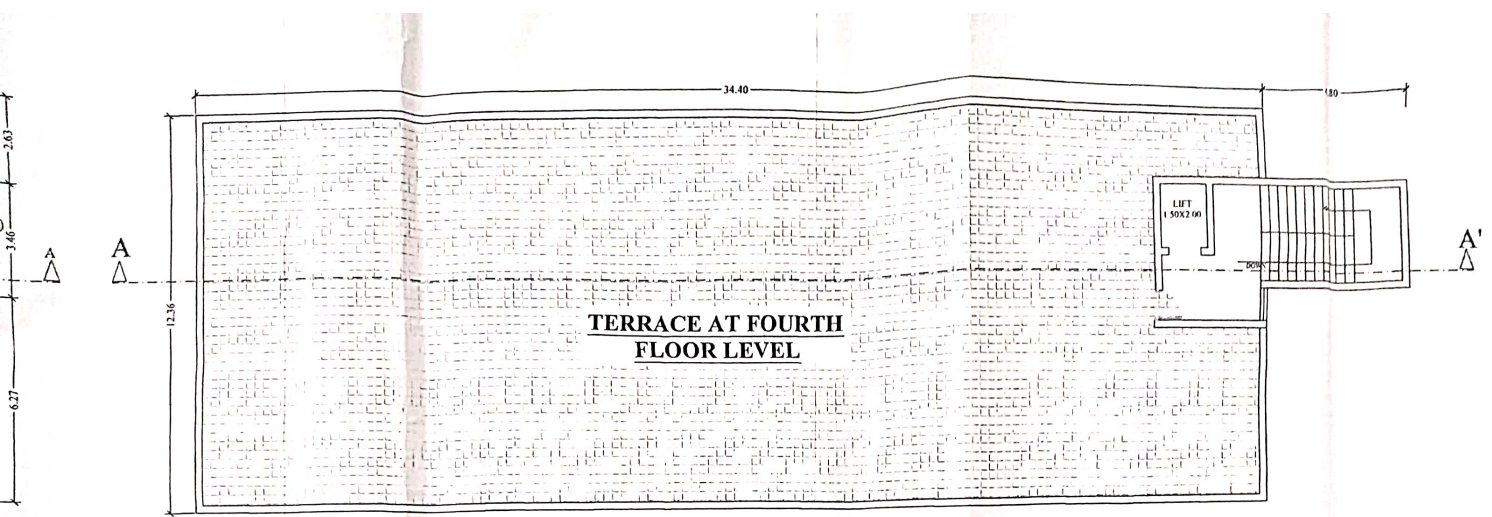
THIRD FLOOR PLAN

SCALE 1:100



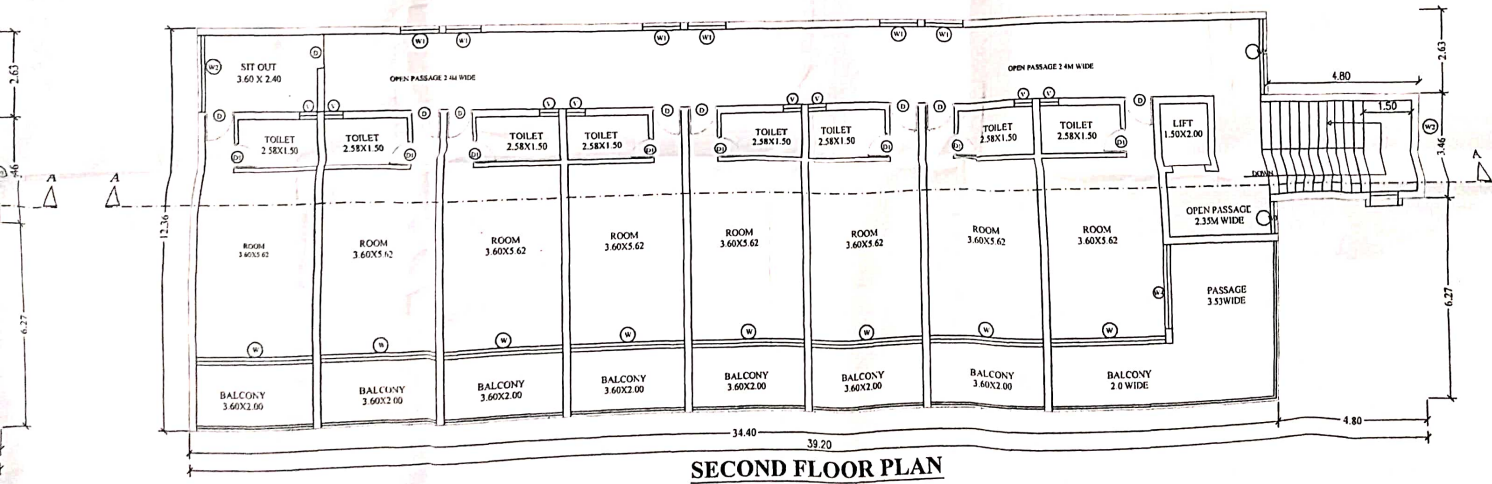
FIRST FLOOR PLAN

SCALE 1:100



TERRACE AT FOURTH FLOOR LEVEL


TERRACE FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100

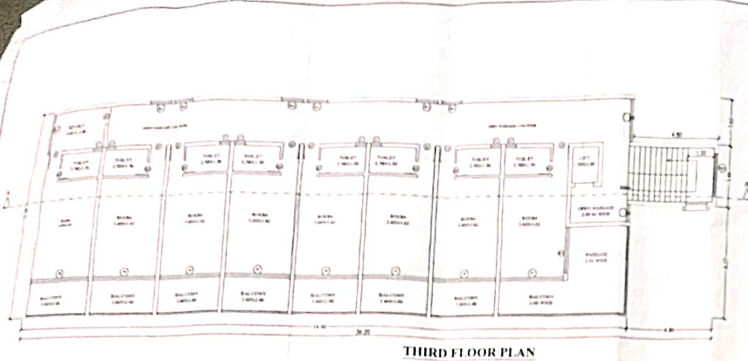
Land

Vijaya N. Chaudhary

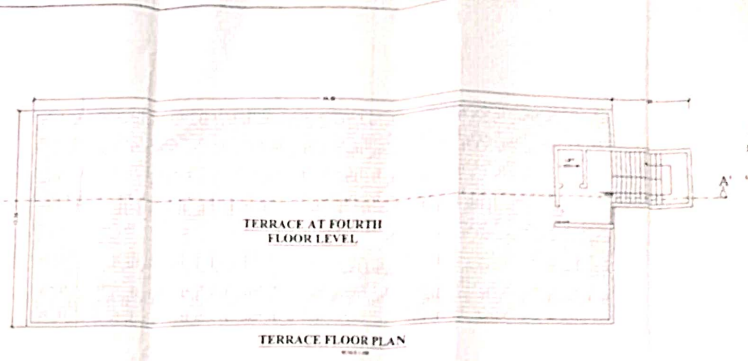


SANJAY L. JOSHI
LIC No. ADTP-A/C-3/34/2020-2022
ALL PLANS
Mob.No.-9890244557

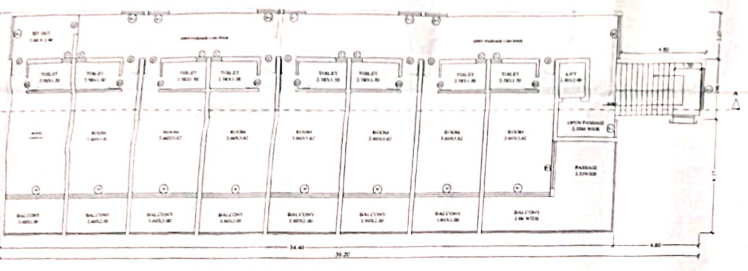
JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CKD. BY-
		AS SHOWN		



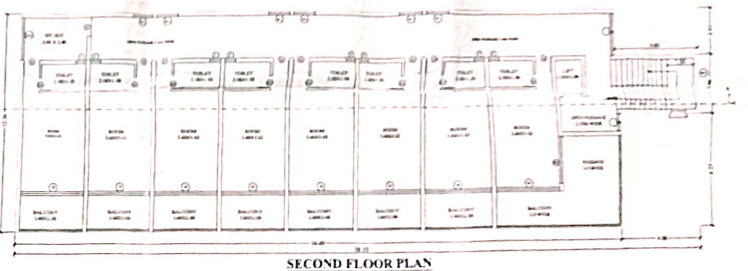
THIRD FLOOR PLAN
SCALE 1:100



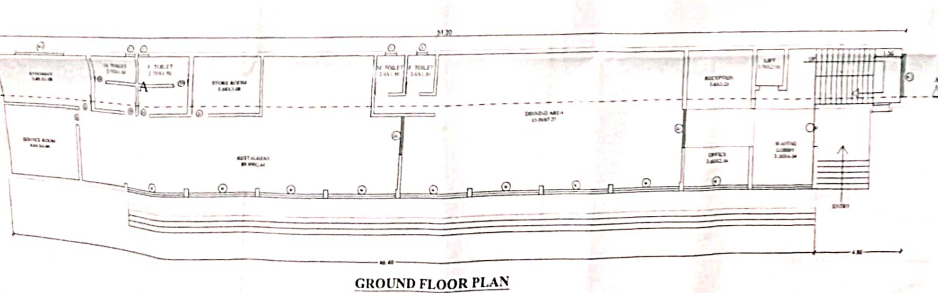
TERRACE AT FOURTH FLOOR LEVEL
SCALE 1:100



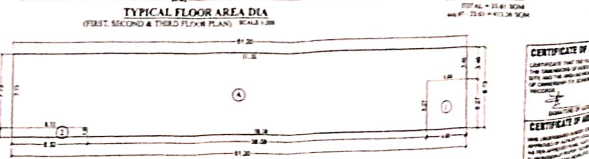
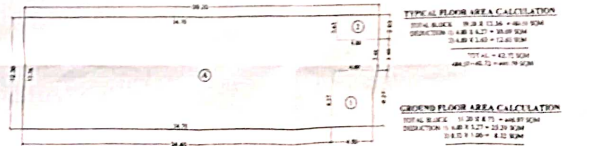
FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



TYPICAL FLOOR AREA DIA
(FIRST, SECOND & THIRD FLOOR PLAN) SCALE 1:100

GROUND FLOOR AREA DIA
SCALE 1:100

CERTIFICATE OF AREA
I hereby certify that the area of the above described plot and building as shown in the attached plan and schedule of area is correct and true to the best of my knowledge and belief.

