Signature Not Verified
Digitally signed by MANOHAR VITTHALRAO AKOTKAR
Date: 2022.07.13 11:24:17 IST
Reason: Approved Drawing Plan
Location: Khamgaon Municipal Council

## MIXEDPROJECT

| BUILDING | FLOORS | FSI AREA | | | | | BALCONY | TERRACE | LIFT | LIFTWELL | DUCT | VENT | Other | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | SPECIAL | MEZZ. | PROP. | PROP. | | | | SHAFT | Deduction | FSIAREA |
| MIXED PROJECT | PRO UPPER GROUND FLOOR | 233.13 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4.66 | 0.00 | 0.00 | 0.00 | 228.47 |
| MIXED PROJECT | PRO SECOND FLOOR & 3RD FLOOR | 0.00 | 714.30 | 0.00 | 0.00 | 0.00 | 190.16 | 0.00 | 0.00 | 4.12 | 0.00 | 0.00 | 16.66 | 693.52 |
| MIXED PROJECT | PRO FIRST FLOOR | 151.95 | 144.92 | 0.00 | 0.00 | 0.00 | 36.37 | 0.00 | 0.00 | 4.66 | 0.00 | 0.00 | 0.00 | 292.21 |
| MIXED PROJECT | PRO LOWER GROUND FLOOR | 120.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5.63 | 0.00 | 0.00 | 0.00 | 114.84 |
| MIXED PROJECT | Total | 505.55 | 859.22 | 0.00 | 0.00 | 0.00 | 226.53 | 0.00 | 0.00 | 19.07 | 0.00 | 0.00 | 16.66 | 1329.04 |

## FSI DETAILS

| 9 Index | Basic FSI (on serial no 1) | Premium FSI (on serial no 1) | TDR (on serial no 1) | Incentive FSI for green building If Applicable ( on basic FSI) | Ancillary Area 60% of (2+3+4+5) | Ancillary Area 80% of (2+3+4+5) | Total | Inclusive Housing (20%) If Applicable | Drawing Value |
|---|---|---|---|---|---|---|---|---|---|
| 9.1 Permissible Index | 1.10 | 0.30 | 0.90 | 0.00 | 0.00 | 0.00 | 2.30 | 0.00 | 0.00 |
| 9.2 Existing Comsumed Index | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.3 Balance Index to be Consume | 1.10 | 0.30 | 0.90 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.4 Total Permissible PLine Area() | 602.59 | 164.34 | 493.02 | 0.00 | 152.34 | 410.42 | 1822.71 | 0.00 | 0.00 |
| 9.5 Proposed P Line Area (Should not exceed 9.4 ) | 602.59 | 164.34 | 0.00 | 0.00 | 152.00 | 410.11 | 1329.04 | 0.00 | 1329.04 |
| 9.6 Index Consumed | 1.09 | 0.29 | 0.00 | 0.00 | 0.00 | 0.00 | 1.39 | 0.00 | 0.00 |

## Parking Check As Per Multiplying Factor : 0.50

| Building Name | Required | | Proposed | | Status |
|---|---|---|---|---|---|
| | Car/Mini Bus | Scooter | Car/Mini Bus | Scooter | |
| Total | 0 | 0 | 5 | 10 | OK |
| Note- 6 Scooter equals to 1 Car,proposed composite parking=5 | | | | | |

## SCHEDULE OF OPENING:

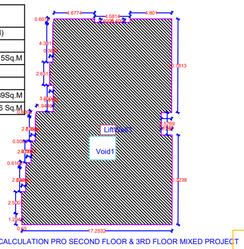
| BLD NAME | NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|---|
| MIXED PROJECT | V | 0.80 | 1.20 | 5 |
| MIXED PROJECT | V | 0.60 | 1.20 | 3 |
| MIXED PROJECT | V1 | 0.45 | 1.20 | 1 |

## Project Details

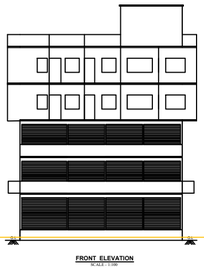
Building Type - Building Development
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Ward No -
Plot No. - 1
Cts No./Servey No. - 21 /1
Sheet No. - 1
Zone Number:
Ward Name :
Prorata Value : 0.00

## BUILT UP AREA CALCULATION FOR PRO SECOND FLOOR & 3RD FLOOR MIXED PROJECT

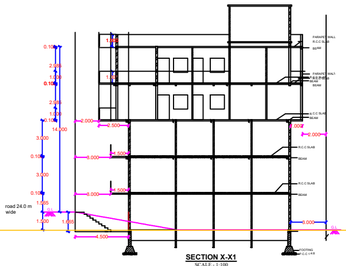
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 23.68 | 17.31 | 357.15 |
| BLOCK AREA TOTAL =357.15Sq.M | | | |
| Void1 | - | - | 8.33 |
| LiftWell3 | - | - | 2.06 |
| TOTAL Deduction =10.39Sq.M | | | |
| Net BuiltUp Area =346.76 Sq.M | | | |




BUILT-UP AREA CALCULATION PRO SECOND FLOOR & 3RD FLOOR MIXED PROJECT

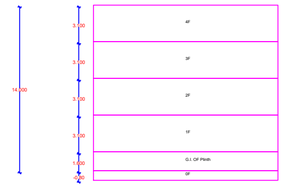


FRONT ELEVATION
SCALE - 1:100



SECTION X-X1
SCALE - 1:100

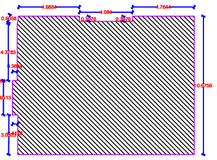
| Owner Name | Postal Address | Contact Number |
|---|---|---|
| Sachin Gajanan Tidole | DP road,,vivekanand Colony,Khamgaon,Khamgaon,Buldhana -444303,Maharashtra | 9422180294 |
| PANKAJ WAMANRAO GHULE | KHAMGAON | |
| PRITESH MANOJ MODI | KHAMGAON | |
| RAHUL HARIKISAN DANGRA | KHAMGAON | |
| RIZWAN ABDUL RAJJAK | KHAMGAON | |



SECTION VIEW - MIXED PROJECT

## BUILT UP AREA CALCULATION FOR PRO FIRST FLOOR MIXED PROJECT

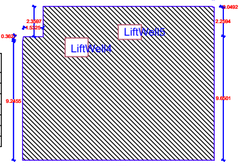
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 14.02 | 10.68 | 144.92 |
| BLOCK AREA TOTAL =144.92Sq.M | | | |
| TOTAL Deduction =0.00Sq.M | | | |
| Net BuiltUp Area =144.92 Sq.M | | | |



BUILT-UP AREA CALCULATION PRO FIRST FLOOR MIXED PROJECT

## BUILT UP AREA CALCULATION FOR PRO FIRST FLOOR MIXED PROJECT

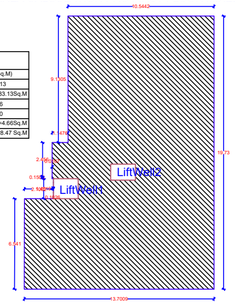
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 14.90 | 10.46 | 151.95 |
| BLOCK AREA TOTAL =151.95Sq.M | | | |
| LiftWell5 | - | - | 2.06 |
| LiftWell4 | - | - | 2.60 |
| TOTAL Deduction =4.66Sq.M | | | |
| Net BuiltUp Area =147.29 Sq.M | | | |




BUILT-UP AREA CALCULATION PRO FIRST FLOOR MIXED PROJECT

## BUILT UP AREA CALCULATION FOR PRO UPPER GROUND FLOOR MIXED PROJECT

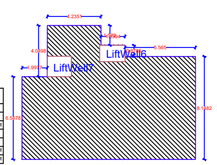
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 19.73 | 13.70 | 233.13 |
| BLOCK AREA TOTAL =233.13Sq.M | | | |
| LiftWell2 | - | - | 2.05 |
| LiftWell1 | - | - | 2.60 |
| TOTAL Deduction =4.65Sq.M | | | |
| Net BuiltUp Area =228.47 Sq.M | | | |



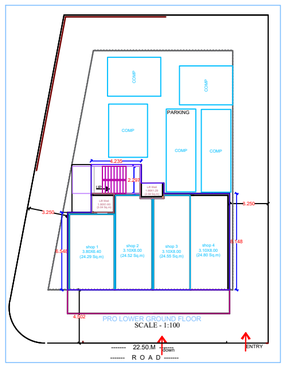

BUILT-UP AREA CALCULATION PRO UPPER GROUND FLOOR MIXED PROJECT

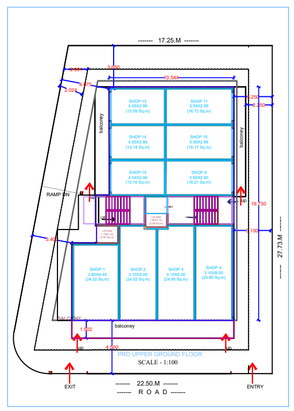
## BUILT UP AREA CALCULATION FOR PRO LOWER GROUND FLOOR MIXED PROJECT

| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 13.70 | 10.60 | 120.47 |
| BLOCK AREA TOTAL =120.47Sq.M | | | |
| LiftWell7 | - | - | 3.04 |
| LiftWell6 | - | - | 2.58 |
| TOTAL Deduction =5.63Sq.M | | | |
| Net BuiltUp Area =114.84 Sq.M | | | |

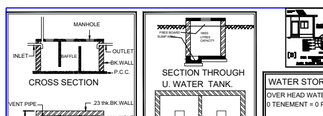



BUILT-UP AREA CALCULATION PRO LOWER GROUND FLOOR MIXED PROJECT



SITE PLAN
SCALE - 1:100




## LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

| Proforma I : Area Statement | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. | 547.81 |
| (a) As per ownership document (7/12, CTS extract) | 551.13 |
| (b) as per TILR or City Survey measurement sheet | 551.13 |
| (c) as per Demarcated drawing area | 547.81 |
| LESS | |
| 2.Area not in possession | 0.00 |
| 3. Entire area (1-2) | 547.81 |
| 4.Deductions for | - |
| (a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening | 0.00 |
| (b) Any D.P. Reservation area | 0.00 |
| (Total a+b) | 0.00 |
| 5.Balance area of plot (3-4) | 547.81 |
| 6. Amenity Space | 0.00 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required -(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5 % of Total area | 0.00 |
| 7. Net Plot Area (5-6 ) | 547.81 |
| 8. Recreational Open Space | - |
| (a) If area (6) is more than 4000 sqmt - 10 % of (6) is required. | 0.00 |
| Proposed___ | 0.00 |
| (b) If area is less than 4000 sqmt -Check - | - |
| i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required | - |
| ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required. | - |
| (A) 10 % Subject to minimum 200 sqmt | 0.00 |
| Proposed _____ | 0.00 |
| (B) Exemption to leave open space subject to availing basic F.S.I of 75 % | - |
| (C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate. | - |

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2022-01-11 and the dimensions of sides etc. of plot stated onplan 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.
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

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Postal Address : DP road,,vivekanand Colony,Khamgaon,Khamgaon,Buldhana-444303,Maharashtra,KHAMGAON,KHAMGAON,KHAMGAON,KHAMGAON

**DESCRIPTION OF PROJECT :**

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-21 /1

SITE ADDRESS :
PLOT NO 1 Sheet No 21A mauze Khamgaon

Name Of Architect : Niraj Arun kathole

**ADDRESS OF OFFICE**
OFFICE :
shegaon

OWNERS SIGN: | TECHNICAL PERSON SIGN

SCALE 1:100 | Date: 30/06/22

JOB No. CCKNK-22-03542 | Verified by applicant

**S U B M I S S I O N D R A W I N G**

Signature Not Verified
Digitally signed by NIRAJ ARUN KATHOLE
Date: 2022.07.12 20:20:21 IST
Reason: Architect DSC
Location: Khamgaon Municipal Council