14/2/2020

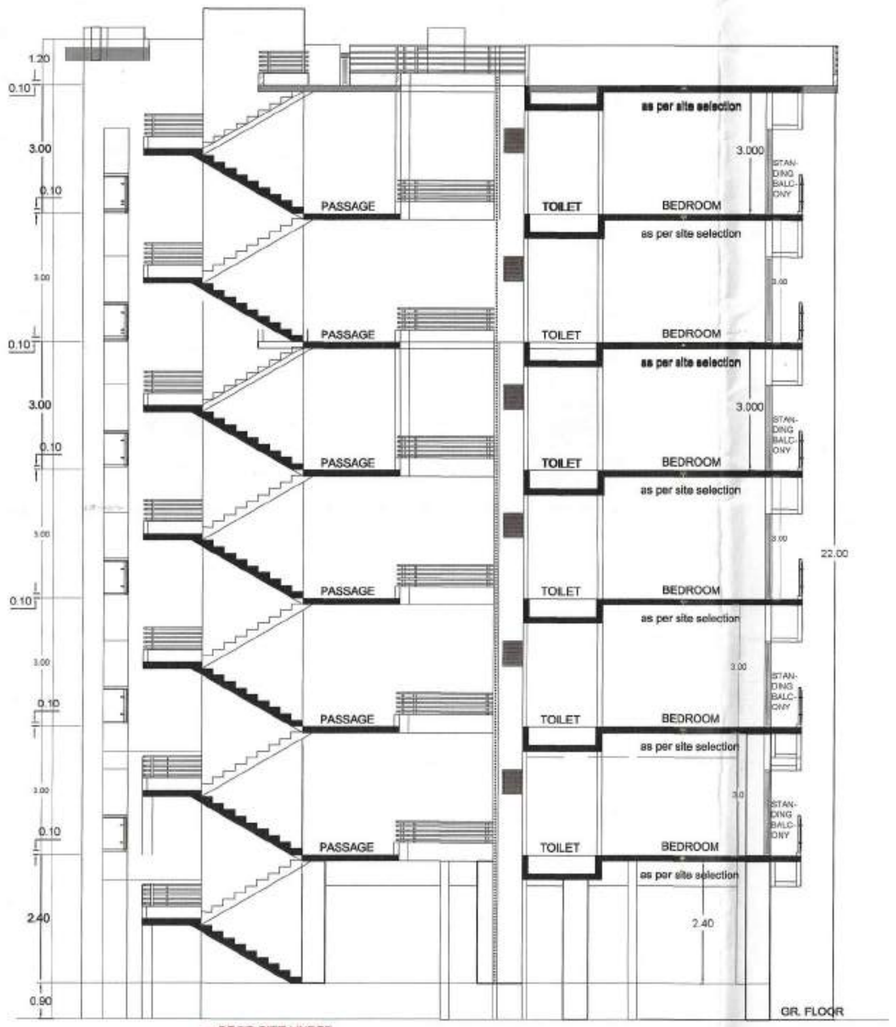
मा. आयुक्त यांचे मान्यतेने

SHEET No.2/2

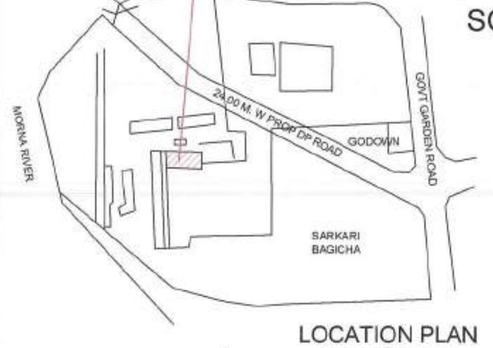
दिनांक 4/2/20 29 चे पत्रातील
शर्ती व अटीनुसार बांधकाम नकाशे मंजुर

प्र.सहाय्यक संचालक, नगर रचना
अकोला महानगरपालिका,अकोला

PLAN SHOWING THE PROPOSED REVISED MAP FOR FIFTH AND SIXTH FLOOR DRAWING OF **S.S.SAPPHIRE APARTMENT BUILDING FOR SHRI RAJESH SATYANARAYAN LOHIYA** & OTHERS AT MOUJE AKOLA,ON SHEET No.29[A], PART OF PLOT No.2/1& LAYOUT PLOT No.53, LOHIYA NAGAR, KHOLESHWAR AKOLA TQ.& DIST. AKOLA.



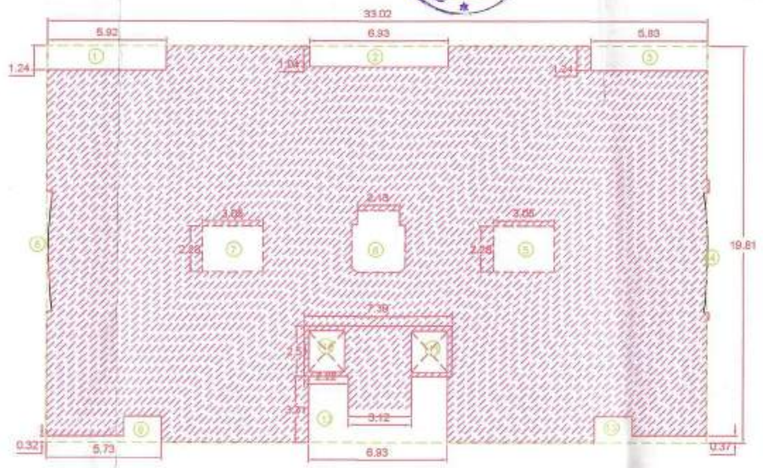
SECTION B - B
SCALE 1:100



LOCATION PLAN
SCALE 1:500



D.P.PLAN
SCALE 1:4000



AREA CALCULATION BLOCK FOR TYPICAL 5TH AND 6TH FLOOR
SCALE 1:200

TOTAL BLOCK AREA 33.02X19.81=654.13 SQM
DEDUCTION
1]OPEN 5.92X1.24=7.22 SQM.
2]OPEN 6.93X1.04=7.20 SQM.
3]OPEN 5.83X1.04=6.06 SQM.
4]OPEN 0.72X1.0=0.72 SQM.
5]DUCT 3.05X2.28=6.95 SQM.
6]DUCT 2.67X3.082=7.77 SQM.
7]DUCT 3.05X2.28=6.95 SQM.
8]OPEN .72X1.00=0.72SQM.
9]OPEN 5.78X.32=3.94 SQM.
10]LIFT 1.77X2.06=3.63 SQM.
11]LIFT 1.77X2.06=3.63 SQM.
12]OPEN 6.93X3.31=16.76 SQM.
13]OPEN 5.64X.37=3.78 SQM.

TOTAL DEDUCTION 76.09 SQM
NET B/UP AREA 654.13-76.09=578.04 SQM

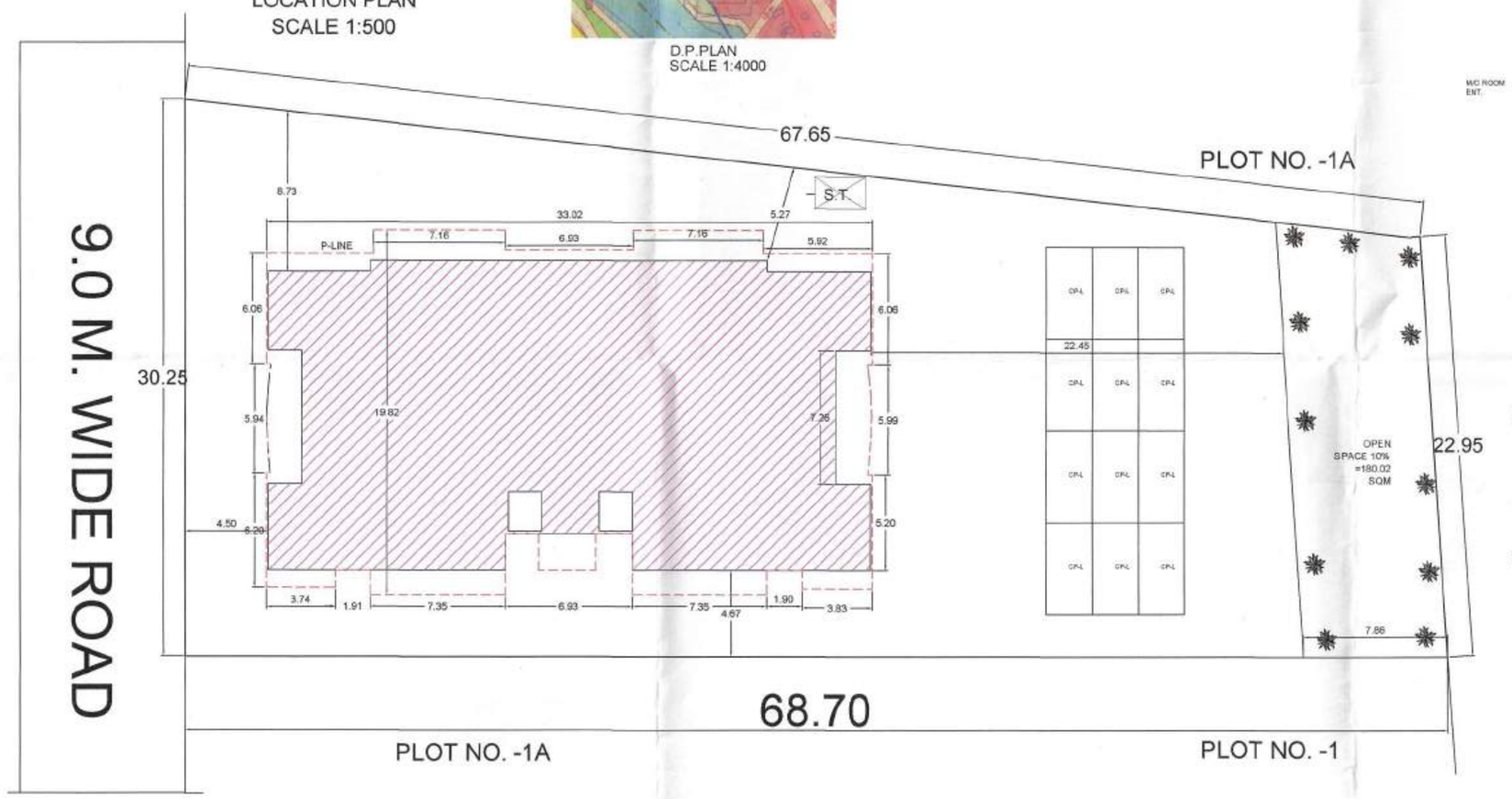
CARPET DETAILS :

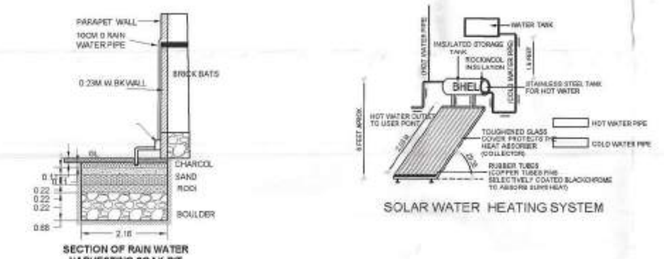
FLOOR NAME	CARPET NAME	CARPET AREA
GROUND FLOOR PLAN	G1	00.00
FIRST FLOOR PLAN	F1	109.66
	F2	109.66
	F3	84.00
	F4	84.00
SECOND FLOOR PLAN	S1	109.66
	S2	109.66
	S3	84.00
	S4	84.00
THIRD FLOOR PLAN	T1	109.66
	T2	109.66
	T3	84.00
	T4	84.00
FORTH FLOOR PLAN	R1	109.66
	R2	109.66
	R3	84.00
	R4	84.00
FIFTH FLOOR PLAN	Y1	109.66
	Y2	109.66
	Y3	84.00
	Y4	84.00
SIXTH FLOOR PLAN	X1	109.66
	X2	109.66
	X3	84.00
	X4	84.00

AREA STATEMENT	
TOTAL PLOT AREA	1800.20 SQM.
OPEN SPACE AREA 10%	180.02 SQM
NET PLOT AREA	1620.18 SQM
EXIST.GR.FL.PARKING AREA	524.40 SQM.
EXIST.FIRST FL. B/UP AREA	470.89 SQM.
EXIST.SECOND FL. B/UP AREA	470.89 SQM.
EXIST.THIRD FL. B/UP AREA	470.89 SQM.
EXIST.FORTH FL. B/UP AREA	470.89 SQM.
TOTAL EXIST.BUILT UP AREA	[1883.56 SQM.]
PROP.FIFTH FL. B/UP AREA	578.04 SQM.
PROP.SIXTH FL. B/UP AREA	578.04 SQM.
TOTAL PROP. BUILT UP AREA	[1156.08 SQM.]
TOTAL EXIST.+PROP.B/UP AREA [P-LINE AREA]	3039.64 SQM.

CALCULATION OF ANCILLARY AREA OF FSI ON P-LINE PROP.WORK

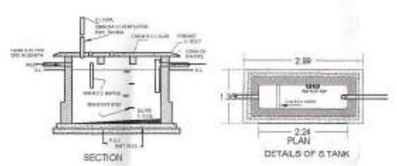
P-LINE B/UP AREA/1.60
=3039.64/1.6= 1899.77 SQM
P-LINE BUILT UP AREA-60%AREA
=3039.64-1899.77= 1139.86 SQM
NET ANCILLARY AREA 1139.86 SQM
NET PROP.BUILT AREA
BASIC AREA 1.10 +ANCILLARY AREA OF FSI
=1782.20+1139.86 = 2922.05 SQM
PROP.PREMIUM PAID FSI 117.58 SQM
NET BUILT UP AREA
BASICFSI+ANCILLARY AREA+PREMIUM
1782.20+1139.86+117.58=3039.64 SQM



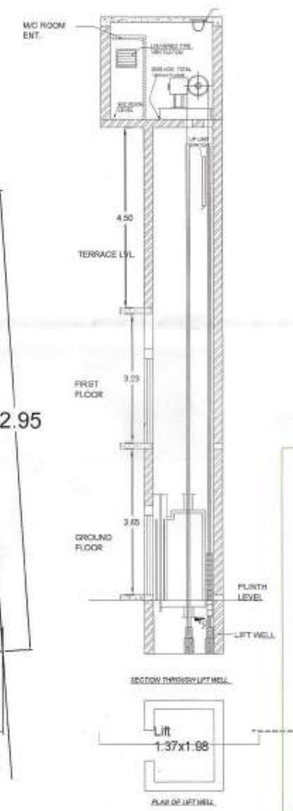


SECTION OF RAIN WATER HARVESTING SOAK PIT

SOLAR WATER HEATING SYSTEM



DETAILS OF S.TANK



SECTION THROUGH LIFT WELL

PLAN OF LIFT WELL

Certificate of Area

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 5/5/18 AND THE DIMENSIONS OF SIDES ETC.OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & 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/SUPERVISER.
Architect / Licensed Engineer / Supervisor name and signature

PARKING STATEMENT				
TENAMENT AREA	PARKING RATIO	NO.OF TENA.	REQUIRED PARKING	PROPOSED PARKING
FOR EVERY TENA. 80 S.MT. TO 130 S.MT.	1:3	24	24:72	24:72
VISITOR PARKING (5%)		2	2:7	2:7
		TOTAL	26:79	
AS PER TABLE NO. 8C OF UDCPR 2020 SR.NO. 5 - MULTIPLYING FACTOR IS 0.6.	--	--	16:47	16:47

OWNER SIGN. सौ.गंगादेवी सत्यनारायण लोहिया

1]SMT GANGADEVI SATYANARAYANJI LOHIYA.
2]SANGITA PRAMOD LOHIYA
3]KU POONAM PRAMOD LOHIYA
4] PUSHKAR PRAMOD LOHIYA
5]VINOD SATYANARAYANJI LOHIYA
6]SANJAY SATYANRAYANJI LOHIYA
7]RAJESH SATYANARAYANJI LOHIYA

PROFARMA-I:AREA STATEMENT

(AT RIGHT HAND TOP CORNAER OF PLANS)

PROPOSED RESIDENTIAL COMPLEX ON C.T.S. NO./
DRAWING SHEET NO:X/Y
SHEET NO:29-A,NZL PLOT NO:PART OF 2/1& LAYOUT PLOT NO.53 DRAWING NO./F.P.NO._____
OF VILLAGE MOUJA AKOLA
STAMPS OF APPROVAL OF PLANS

A) AREA STATEMENT.	1800.02 SQM
1) AREA OF THE PLOT (Minimum area of a,b,c to be considered	
a) As per ownership document(7/12,CTS extract)	
b) As per measurement sheet	1800.02 SQM
c) As per site	
2) Deductions for (a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening (b) Any D.P. Reservation area (Total a+b)	
3) Balance area of plot(1-2)	
4) Amenity Space (if applicable) (a) Required (b) Adjustment of2(b),if any- (c) Balance Proposed-	
5) Net Plot Area(3-4(c))	1620.18 SQM
6) Recreational Open space(if applicable) (a) Required (b) Proposed	
7) Internal Road area	
8) Plotable area(if applicable)	
9) Built up area with referance to Basic F.S.I. as per front road width (sr.no. 5xbasic FSI)	1782.20 SQM.
10) Addition of F.S.I. on payment of premium (a) Maximum permissible premium FSI-based on road width/TOD Zone. (b) Proposed FSI on payment of premium.	117.58 SQM
11) In-situ FSI/TDR loading (a) In-situ area against D.P. road [2.0x Sr.No.2(a)],if any (b)In-situ area against Amenity Space if handed over [2.00 or 1.85x Sr.No.4 (b) and/or (c)], (c) TDR area (d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	
12) Additional FSI area under Chapter No.7	
13) Total entilement of FSI in the proposal (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)	1139.86 SQM
14) Maximum utilization limit of FSI (building potential)Permissible as per Road width {(as per Regulation No.6.1 or 6.2 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 per 'P-line') (c) Total (a+b)	1883.56 SQM 1156.08 SQM 3039.64 SQM
16) F.S.I. Consumed (15/13)(should not be more than serial No.14 above.)	1.87
17) Area for Inclusive Housing,if any (a) Required (20% of Sr.No.5) (b) Proposed	

Owner's declaration-

I/We undersigned hereby confirm that I/We would abide by plans santioned by AKOLA municipal corporation.I/We would execute the structure as per santioned plans. Also I/We would execute the work site.

Ar Abhay S. Mundhraule(B.Arch)
Vandana Associates
Regd. No. CA/91 14459
17 Vidya Nagar, Akola

Owner's name and signature

Architect/ Licenced Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale Drawn by	Checked by	Registration No.of Architect/Licence no.