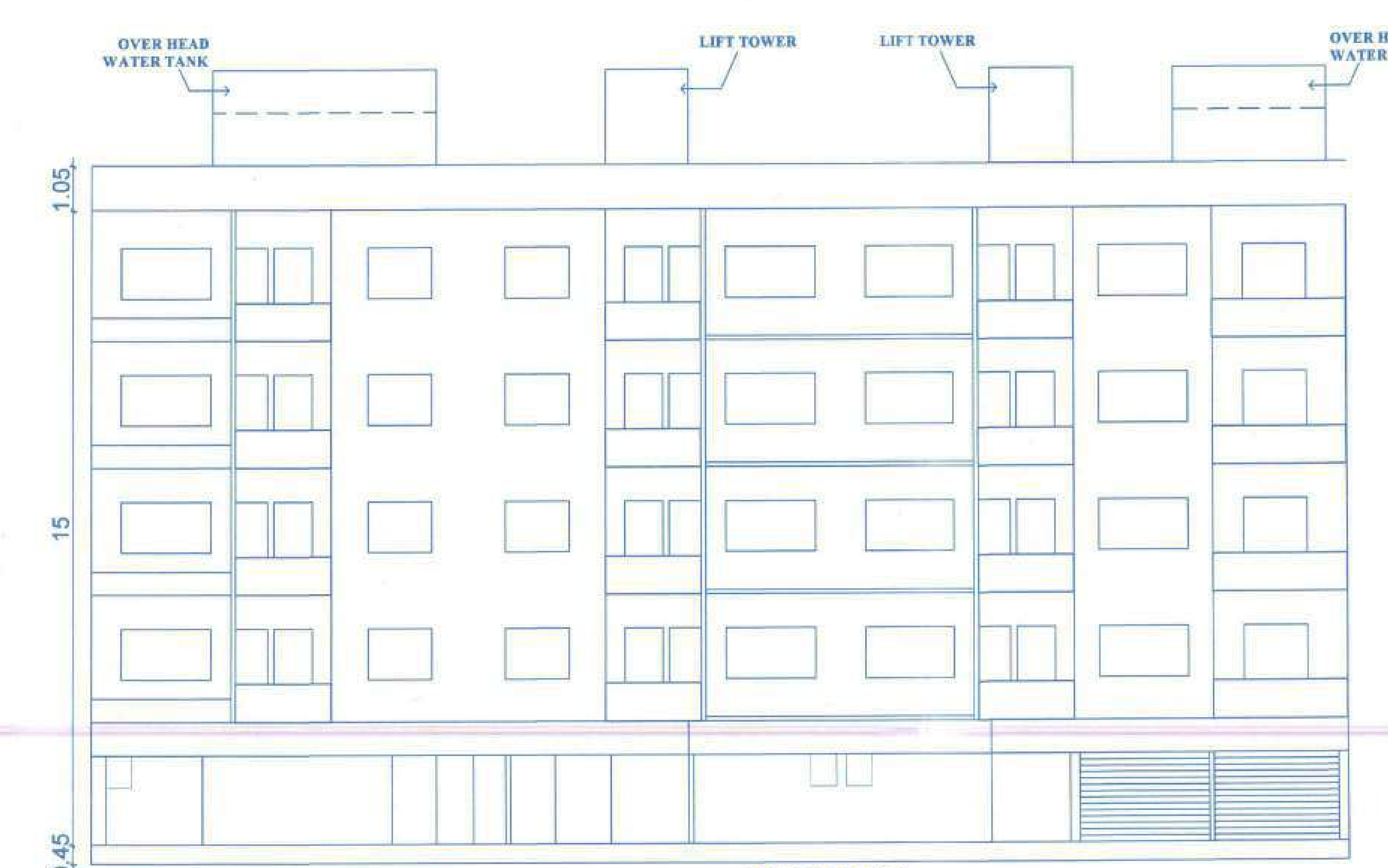
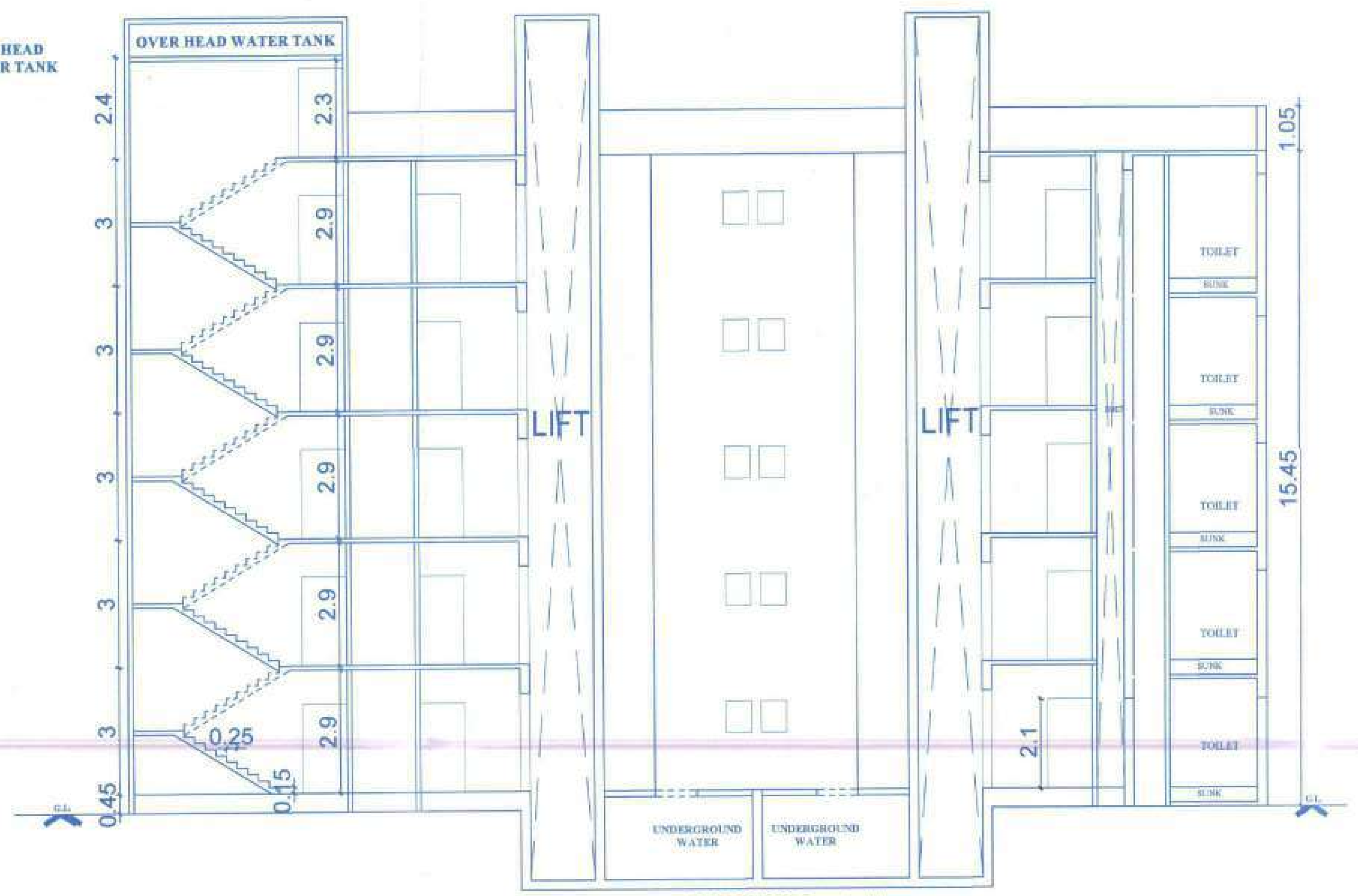
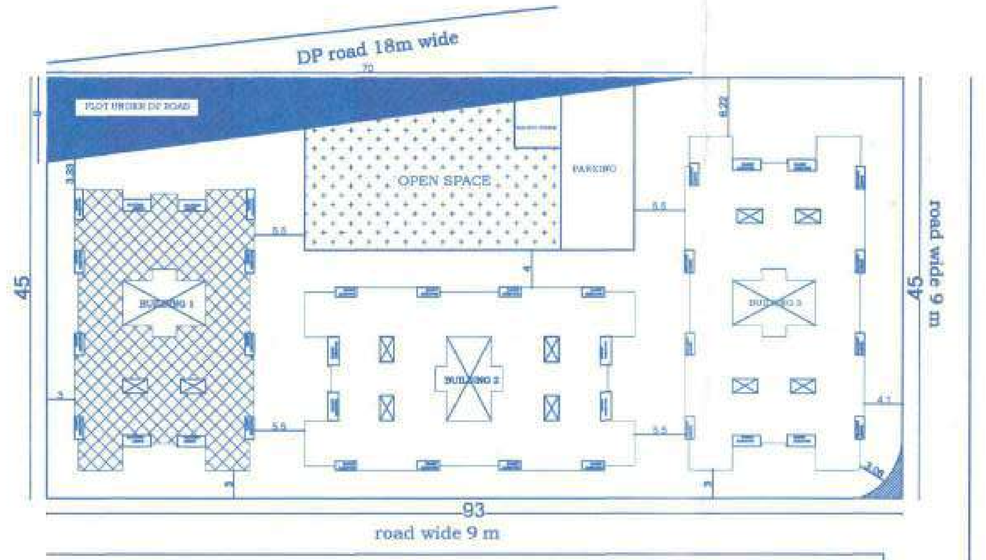
SHEET NO :-1/4



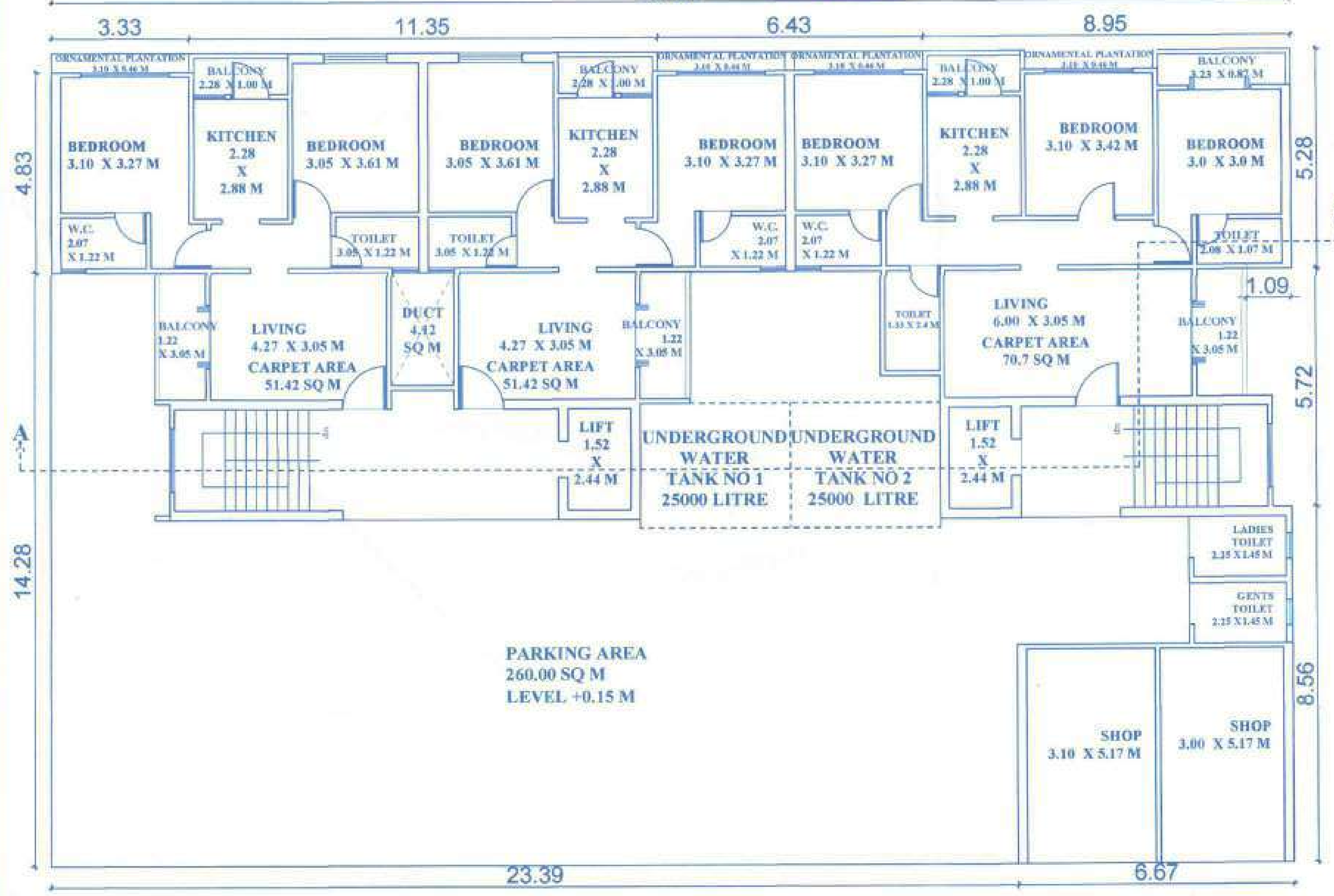
ELEVATION
SCALE 1:100



SECTION - AA'
SCALE 1:100

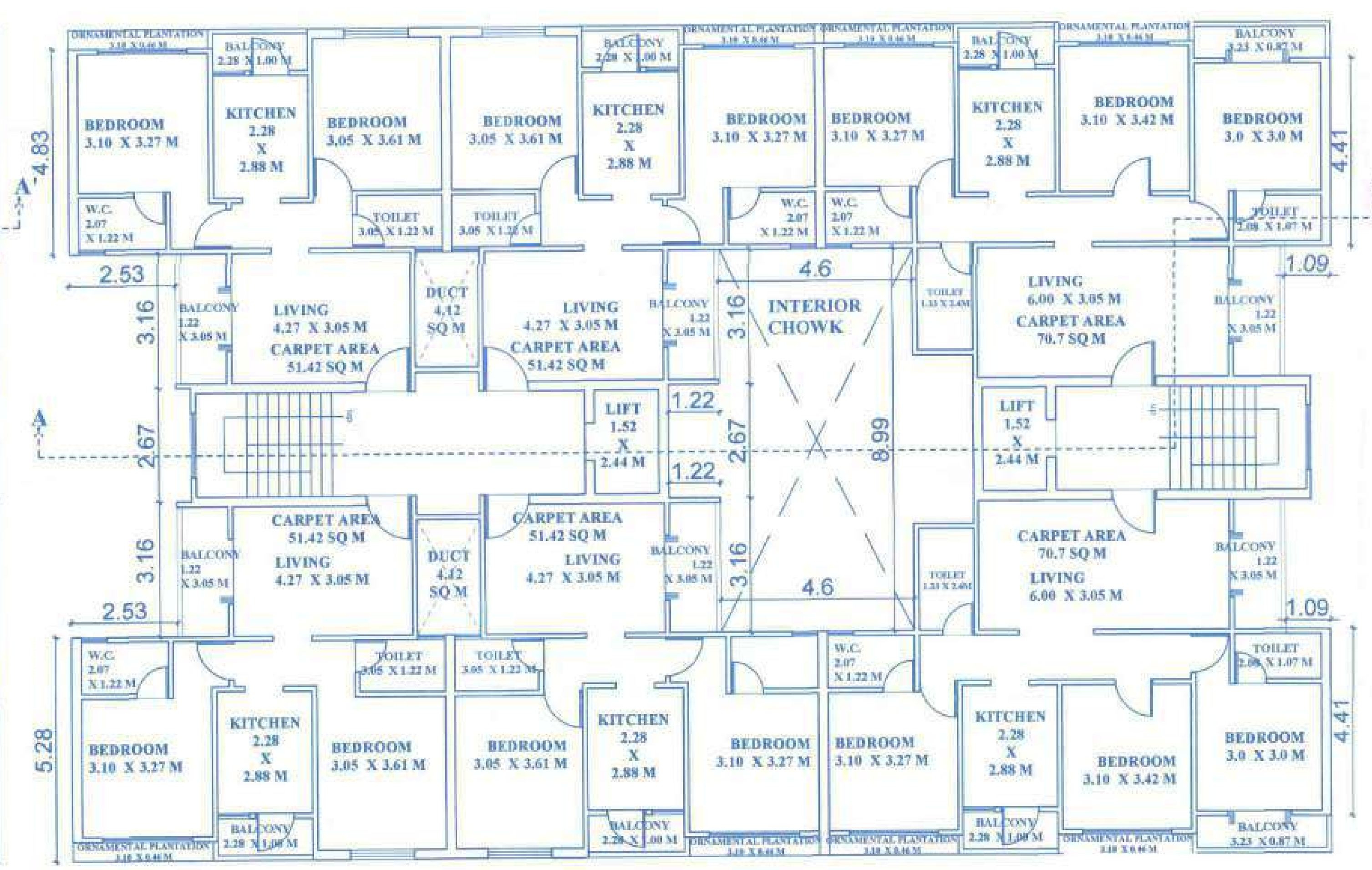


SITE PLAN
SCALE
1:500

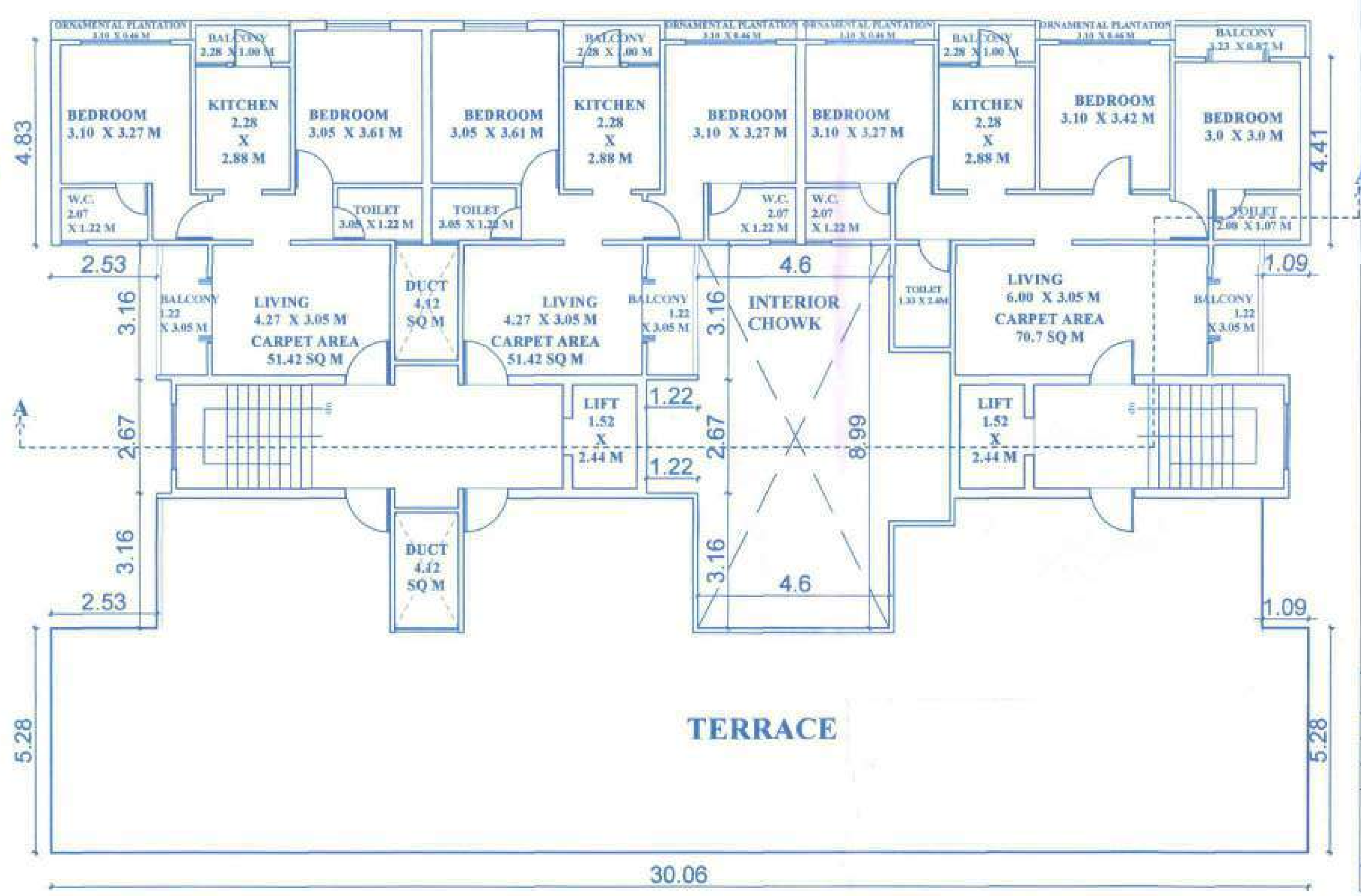


BUILDING 01

GROUND FLOOR PLAN
SCALE 1:100



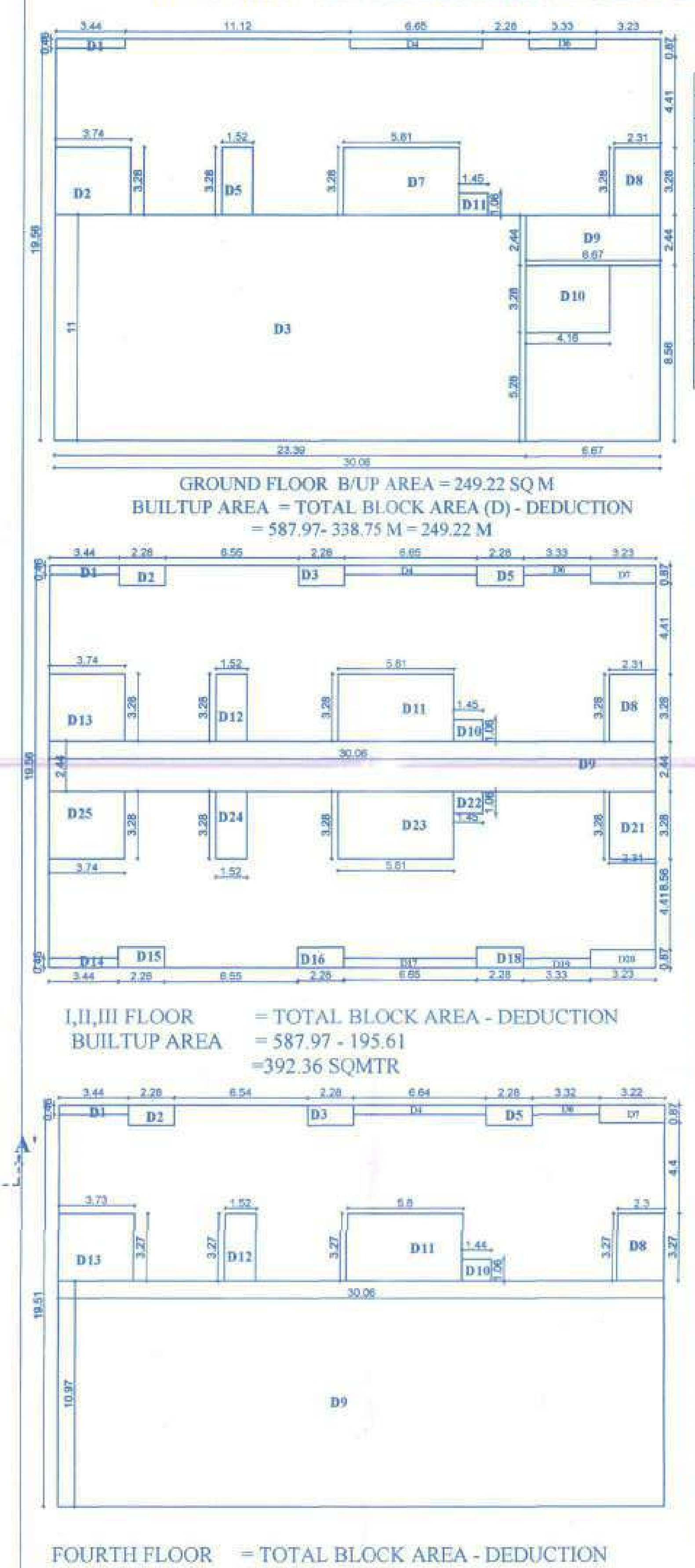
TYPICAL FLOOR PLAN
(I, II, III)
SCALE 1:100



FOURTH FLOOR PLAN

SCALE 1:100

DEDUCTION AREA CALCULATION- BUILDING NO-01



TOTAL BLOCK AREA (D)
30.06 X 19.56 M = 587.97 M

D	30.06X 19.56 M	587.93
D1	3.44 X0.46 M	1.58
D2	3.74 X 3.28 M	12.26
D3	23.39 X 11.00 M	257.29
D4	6.65 X 0.46 M	3.05
D5	1.52 X 3.28 M	4.98
D6	3.33 X 0.46 M	1.53
D7	5.81 X 3.28 M	19.05
D8	2.31 X3.28 M	7.57
D9	6.67 X2.44 M	16.27
D10	4.16 X 3.28 M	13.64
D11	1.45 X 1.06 M	1.53
TOTAL DEDUCTION		338.75

GROUND FLOOR B/UP AREA = 249.22 SQ M
BUILTUP AREA = TOTAL BLOCK AREA (D) - DEDUCTION
= 587.97- 338.75 M = 249.22 M

TOTAL BLOCK AREA (D)
30.06 X 19.56 M = 587.97 M

D	30.06X 19.56 M	587.93
D1	3.44 X0.46 M	1.56
D2	2.28 X 1.00 M	2.26
D3	2.28 X 1.00 M	2.26
D4	6.65 X 0.46 M	3.04
D5	2.28 X 1.00 M	2.26
D6	3.33 X 0.46 M	1.56
D7	3.23 X0.87 M	2.82
D8	2.31 X3.28 M	7.56
D9	30.06 X2.44 M	73.29
D10	1.45 X 1.06 M	1.54
D11	5.81 X 3.28 M	19.05
D12	1.52 X 3.28 M	4.99
D13	3.74 X 3.28 M	12.27
D14	3.44 X0.46 M	1.56
D15	2.28 X 1.00 M	2.26
D16	2.28 X 1.00 M	2.26
D17	6.65 X 0.46 M	3.04
D18	2.28 X 1.00 M	2.26
D19	3.33 X 0.46 M	1.56
D20	3.23 X0.87 M	2.82
D21	2.31 X3.28 M	7.56
D22	1.45 X 1.06 M	1.54
D23	5.81 X 3.28 M	19.05
D24	1.52 X 3.28 M	4.99
D25	3.74 X 3.28 M	12.27
TOTAL DEDUCTION		195.61

I,II,III FLOOR = TOTAL BLOCK AREA - DEDUCTION
BUILTUP AREA = 587.97 - 195.61
=392.36 SQMTR

TOTAL BLOCK AREA (D)
30.09 X 19.56 M = 587.97 M

D	30.06X 19.56 M	587.97
D1	3.44 X0.46 M	1.56
D2	2.28 X 1.00 M	2.28
D3	2.28 X 1.00 M	2.28
D4	6.65 X 0.46 M	3.04
D5	2.28 X 1.00 M	2.28
D6	3.32 X 0.46 M	1.56
D7	3.22 X0.87 M	2.88
D8	2.31 X3.28 M	7.57
D9	30.06 X2.44 M	329.75
D10	1.44 X 1.06 M	1.54
D11	5.81 X 3.28 M	19.05
D12	1.52 X 3.28 M	4.99
D13	3.74 X 3.28 M	12.26
TOTAL DEDUCTION		391.04

FOURTH FLOOR = TOTAL BLOCK AREA - DEDUCTION
BUILTUP AREA = 587.97 - 391.04
=196.93 SQMTR

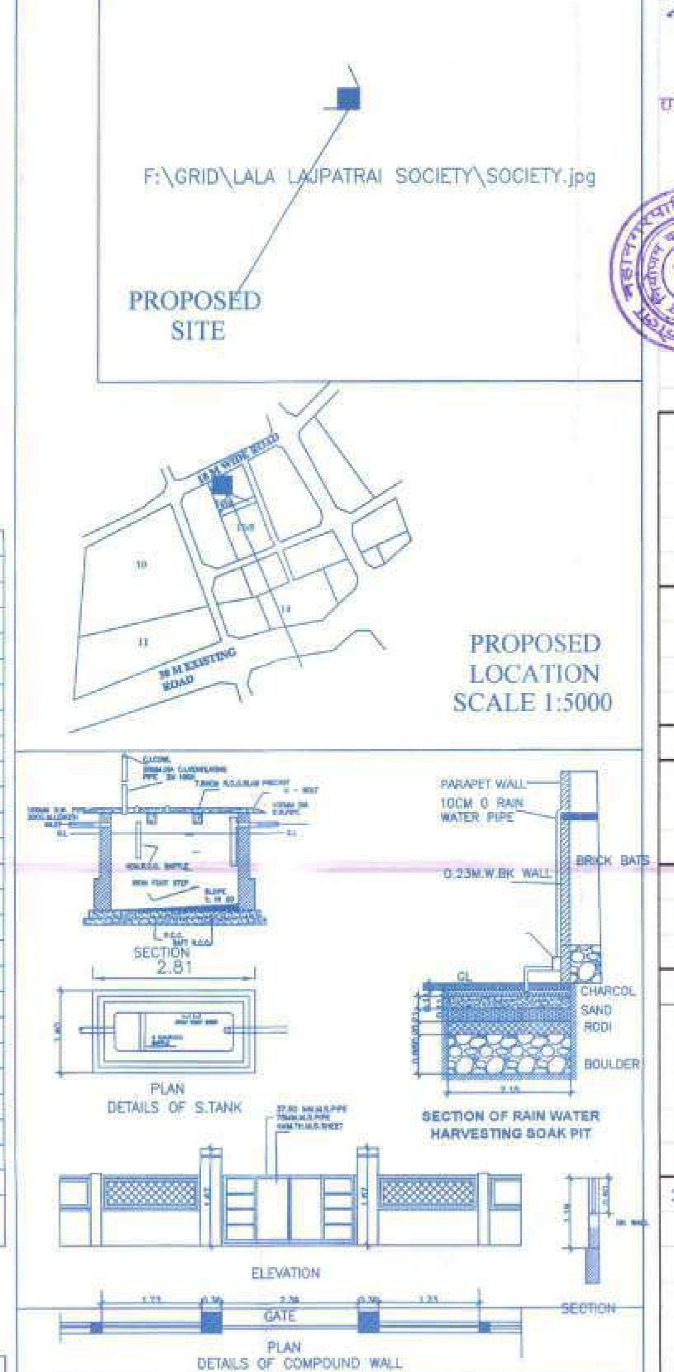
TOTAL B/UP AREA (GROUND + TYPICAL FLOORS) = 1623.11 SQ M

SANITATION REQUIREMENT FOR SHOPS AND COMMERCIAL OFFICES		
SR NO.	FITMENTS	FOR PERSONNEL
1	WATER-CLOSET	ONE FOR EVERY 25 PERSONS OR PART THEREOF EXCEEDING 15 (INCLUDING EMPLOYEES AND CUSTOMERS). FOR FEMALE PERSONNEL, 1 PER EVERY 15 PERSONS OR PART THEREOF EXCEEDING 10.
2	URINALS	ONE FOR 50 PERSONS OR PART THEREOF.

PARKING STATEMENT	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED NOs.	8	32	32
(b) PARKING REQUIRED AREA	100	96	45
(c) PARKING PROPOSED NOs.	8	32	32
(d) PARKING PROPOSED AREA	100	96	45

PROPOSED POLYLINE AREA TABLE :-BUILDING 01

Floor Name	FSI	Carpet	Stair	Lift	Passage	Tenement	Terrace	Balcony Total	Balcony Free 15 %	Balcony Excess	Chowk	V.Shaft
PLINTH	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00
GROUND FLOOR	**249.22**	172.84	20.96	11.48	0.00	3	0.00	0.00	0.00	0.00	0.00	8.24
FIRST FLOOR	**392.32**	345.68	20.96	11.48	22.75	6	0.00	41.46	58.84	0.00	48.74	16.48
SECOND FLOOR	**392.32**	345.68	20.96	11.48	22.75	6	0.00	41.46	58.84	0.00	48.74	16.48
THIRD FLOOR	**392.32**	345.68	20.96	11.48	22.75	6	0.00	41.46	58.84	0.00	48.74	16.48
FOURTH FLOOR	**196.93**	172.84	20.96	11.48	22.75	3	249.90	20.73	29.42	0.00	48.74	16.48
TERRACE FLOOR	0.00	0.00	20.96	11.48	0.00	0	499.80	0.00		0.00	48.74	16.48
TOTAL	**1623.11**	1382.72	125.76	68.88	91.00	24	499.80	145.11	205.97	0.00	243.70	90.64



AREA STATEMENT
BUILDING NO 01

PROP.GROUND FL. B/UP AREA	249.22 SQM.
PROP.FIRST. FL. B/UP AREA	392.32 SQM.
PROP.SECOND. FL. B/UP AREA	392.32 SQM.
PROP. THIRD . FL B/UP AREA	392.32 SQM.
PROP. FOURTH . FL B/UP AREA	196.93 SQM.
TOTAL BUILT UP AREA	1623.11 SQM.

CERTIFICATE OF THE AREA .

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 14/03/19 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.

Anurag Agrawal
BE Civil, AMIE,FIV
Reg. No.: AMC/14/2017
11-11, Minda Colony, Ramnagar, AKOLA

(NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISER.
Architect / Licensed Engineer / Supervisor name and signature

PROFORMA - 1

प्रक्र ३४।१८।१९४२०

Proposed Residential Complex on Plot No. 3A+3B+3C/1 on Survey No. 10/6 ,Mauje:Akoli(Bk) , Mini Bypass Road , Tq. & Dist : Akola

UP TO PLINTH LEVEL ONLY   मा. आयुक्त यांचे मान्यतेने

दिनांक ६/०३/२०२० चे पत्रातील शर्ती व अटीनुसार बांधकाम नकाशे मंजुर

प्र.सहाय्यक संचालक, नगर रचना
अकोला महानगरपालिका,अकोला

AREA STATEMENTS

1	Area of Plot No. 3A+3B+3C/1	4179 SqMtr
	(Miniumum area of a,b,c to be considered)	
	a)As per ownership document (7/12 , CTS extract)	
	b) as per measurement sheet	
	c) as per site	
2	Deductions for	
	a) Proposed DP / DP Road widening Area	323.17 SqMtr
	b) Any DP Reservation Area	
	c) Natural Water course area	
3	Gross Area of Plot (1-2)	3855.83 SqMtr
4	Recreational Open Space	
	a) Required	385.58 SqMtr
	b) Proposed	386.00 SqMtr
5	Amenity Space	
	a) Required	
	b) Proposed	
6	Service road and Highway widening	
7	Internal Road Area	
8	Net Area of Plot = [3-5(b)]	3469.83 SqMtr
	for basic FSI = 1.10	
9	Built up area with reference to Basic FSI as per front road width (Sr No.8 x 1.10)	3816.81 SqMtr
10	Addition of area for FSI	
	a) Insitu area against DP Road [1.85 x Sr No 2(a)]	597.86 SqMtr
	b) Insitu area against Amenity Space [2.00 or 1.85 x Sr No 5 (b)]	
	c) Premium FSI Area (Subjected to maximum of 0.3 of sr no. 8)	1040.95 SqMtr
	d) TDR Area (Sr.no.8 x 0.90)	0 SqMtr
	e) Additional FSI area under chapter VII	
	Total of a+b+c+d+e	1638.81 SqMtr
11	Total Area Available (9 + 10)	5455.63 SqMtr
12	Maximum utilization of FSI Permissible as per Road width (as per regulation no 15.4)	2.3
13	Total Builtup Area in Proposal (excluding area at Sr. No. 15b)	
	a) Existing Builtup Area	0
	b) Proposed Builtup Area	5416.05 SqMtr
	c) Excess Balcony area counted in FSI	0
	d) Excess Double Height terraces area counted in FSI	
	Total of a+b+c+d	5416.05 SqMtr
14	FSI Consumed (13/8) (should not be more than serial no 12 above)	1.56
15	Area for Inclusive Housing , if any	
	a) Required (20% of sr.no. 9)	
	b) Proposed	

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.

Owner(s) name & signature

GOPIKISHAN RADHAKISHAN BAJORIA
SANJAY OMPRAKASH BAJORIA
VIPLOVE GOPIKISHAN BAJORIA
ASHWIN KAILASHCHANDRA BAJORIA