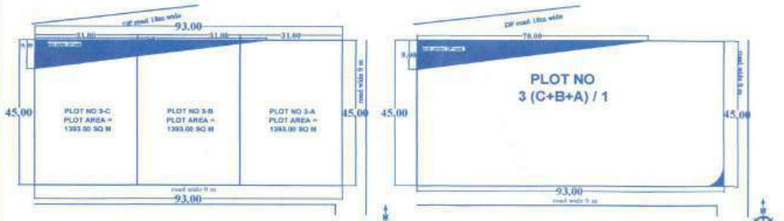
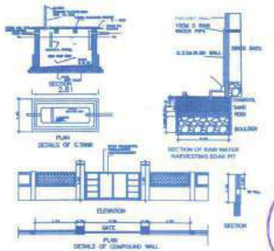
SHEET NO :-4/4



BEFORE AMALGATION
SCALE 1:500

AFTER AMALGATION
SCALE 1:500



UP TO PLINTH LEVEL ONLY

PROPOSED BUILT UP AREA

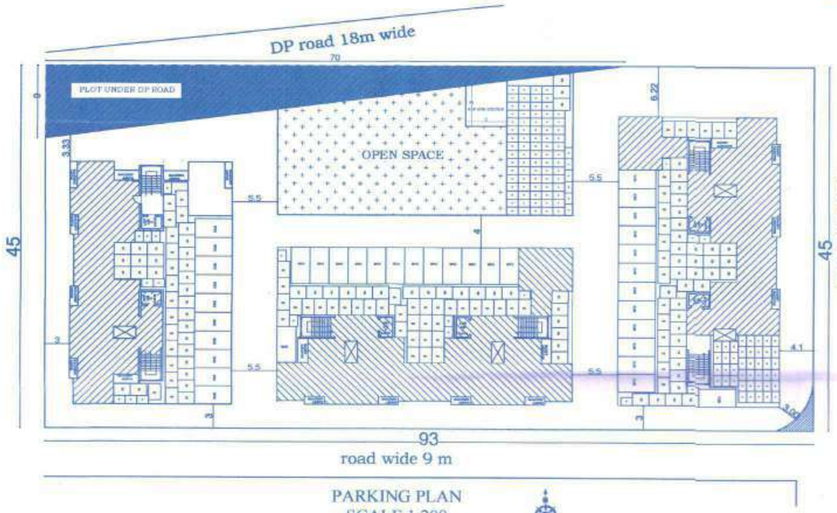
BUILT UP AREA	
BUILDING NO - 01	1623.11 SQ M
BUILDING NO - 02	1896.47 SQ M
BUILDING NO - 03	1896.47 SQ M

TOTAL BUILT UP AREA = 5416.05 SQ M

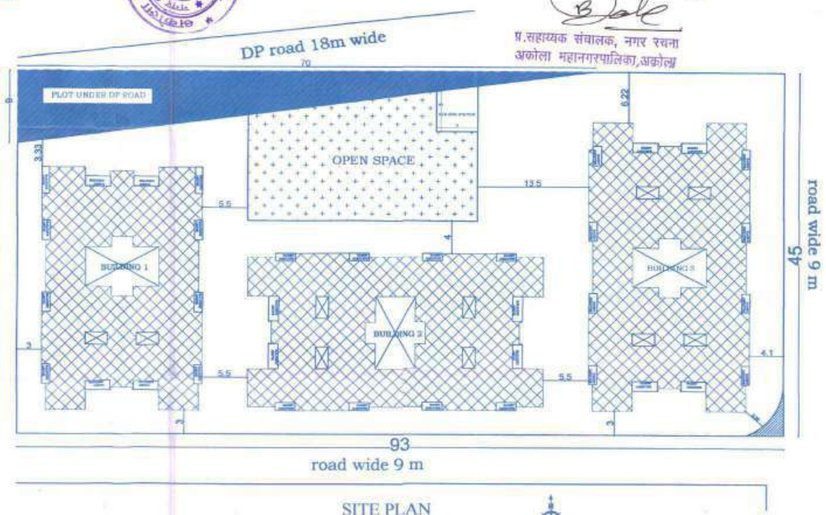
मा. आयुक्त यांचे मान्यतेने

दिनांक 08/03/2021 रोजी पत्रातील
शर्ती व अटीनुसार बांधकाम नकाशे मंजुर

प्र.सहाय्यक संचालक, नगर रचना
अकोला महानगरपालिका,अकोला



PARKING PLAN
SCALE 1:200



SITE PLAN
SCALE 1:200

REQUIRED PARKING

BUILDING NO - 01			
PARKING STATEMENT	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED NOs.	3	32	32
(b) PARKING REQUIRED AREA	100	96	45
(c) PARKING PROPOSED NOs.	3	32	32
(d) PARKING PROPOSED AREA	100	96	45
BUILDING NO - 02			
PARKING STATEMENT	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED NOs.	11	46	46
(b) PARKING REQUIRED AREA	137.5	138	65
(c) PARKING PROPOSED NOs.	11	46	46
(d) PARKING PROPOSED AREA	137.5	138	65
BUILDING NO - 03			
PARKING STATEMENT	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED NOs.	11	46	46
(b) PARKING REQUIRED AREA	137.5	138	65
(c) PARKING PROPOSED NOs.	11	46	46
(d) PARKING PROPOSED AREA	137.5	138	65

TOTAL AREA REQUIRED FOR PARKING
CAR = 30Nos = 375.00 SqMtr
SCOOTER = 124Nos = 372.00 SqMtr
CYCLE = 144 Nos = 175 SqMtr
TOTAL=922 SqMtr

PROPOSED PARKING

COVERED PARKING A	
BUILDING NO - 01	260.00 SQ M
BUILDING NO - 02	323.13 SQ M
BUILDING NO - 03	399.86 SQ M

(A)TOTAL COVERED PARKING = 982.99 SQ M

OPEN PARKING B	
OPEN PARKING - 01	137.07 SQ M

PROPOSED PARKING (A+B) = 1120.06 SQ M

PROPOSED TOTAL NOS. OF PARKING
CAR = 36Nos
SCOOTER = 151Nos
CYCLE = 144 Nos SqMtr

CERTIFICATE OF THE AREA

I CERTIFY/WE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME/ US AND THE DIMENSIONS OF AREA 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 / FINAL PLAN AND SURVEY DEPARTMENT CITY SURVEY RECORDS.

Anurag Agrawal
BE Civil, AMIE,FIV
Regd. No.: AMIE-14/2017
Mobile/Cell No.: 9890XXXXXX

PROFORMA - 1

Proposed Residential Complex on Plot No. 3A+3B+3C1 on Survey No. 30/9, Maujee Akot(No.), Mhn Rayans Road , Tq. & Dist : Akola

AREA STATEMENTS

1	Area of Plot No. (A+B+C) (	4178 Sqmtr
	(Minimum Area not to be considered)	
	Area as per Municipal document / 7/12 , CTS extract)	
	As per measurement sheet	
	As per Deed	
2	Deductions for	
	a) Proposed DP / DP Road widening Area	835.27 Sqmtr
	b) Any Other Reservation Area	
	c) Nallah/ Water course area	
3	Gross Area of Plot (1-2)	3342.93 Sqmtr
4	Recreational Open Space	
	a) Required	385.56 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 = (3-4-5-6-7)	1488.65 Sqmtr
	Permissible FSI = 1.20	
9	Built up area as per reference to Basic FSI as per front road width (1.0 to 2 = 1.00)	1858.81 Sqmtr
10	Additional Area for FSI	
	a) Fsi for price against DP Road (1.80 of Sr No. 9)	167.86 Sqmtr
	b) Fsi for area against Amenity Space	
	(1.2 Out 1.65 = 0.45 for 3 & 5)	
	c) Premium FSI Area	1040.00 Sqmtr
	(Subjected to maximum of 0.6 of Sr no. 9)	
	d) TDR Area (Sr. No. 8 x 0.60)	0 Sqmtr
	e) Additional FSI area under chapter VII	
	Total of a+b+c+d+e	1648.81 Sqmtr
11	Total Area Available (9 + 10)	3465.46 Sqmtr
12	Maximum utilisation of FSI Permissible as per Road width (as per regulation no 13.4)	2.2
13	Total Built-up Area in Proposal (excluding area at Sr. No. 10e)	
	a) Existing Built-up Area	0
	b) Proposed Built-up Area	3458.05 Sqmtr
	c) Excess Balcony area counted in FSI	0
	d) Excess Double Height terrace area counted in FSI	
	Total of a+b+c+d	3458.05 Sqmtr
14	FSI Consumed (13/8) (should not be more than point no 12 above)	1.50
15	Area for Inclusive Housing , if any	
	a) Required (20% of 2 no. 9)	
	b) Proposed	

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

Owner(s) name & signature

Sanjay Agrawal