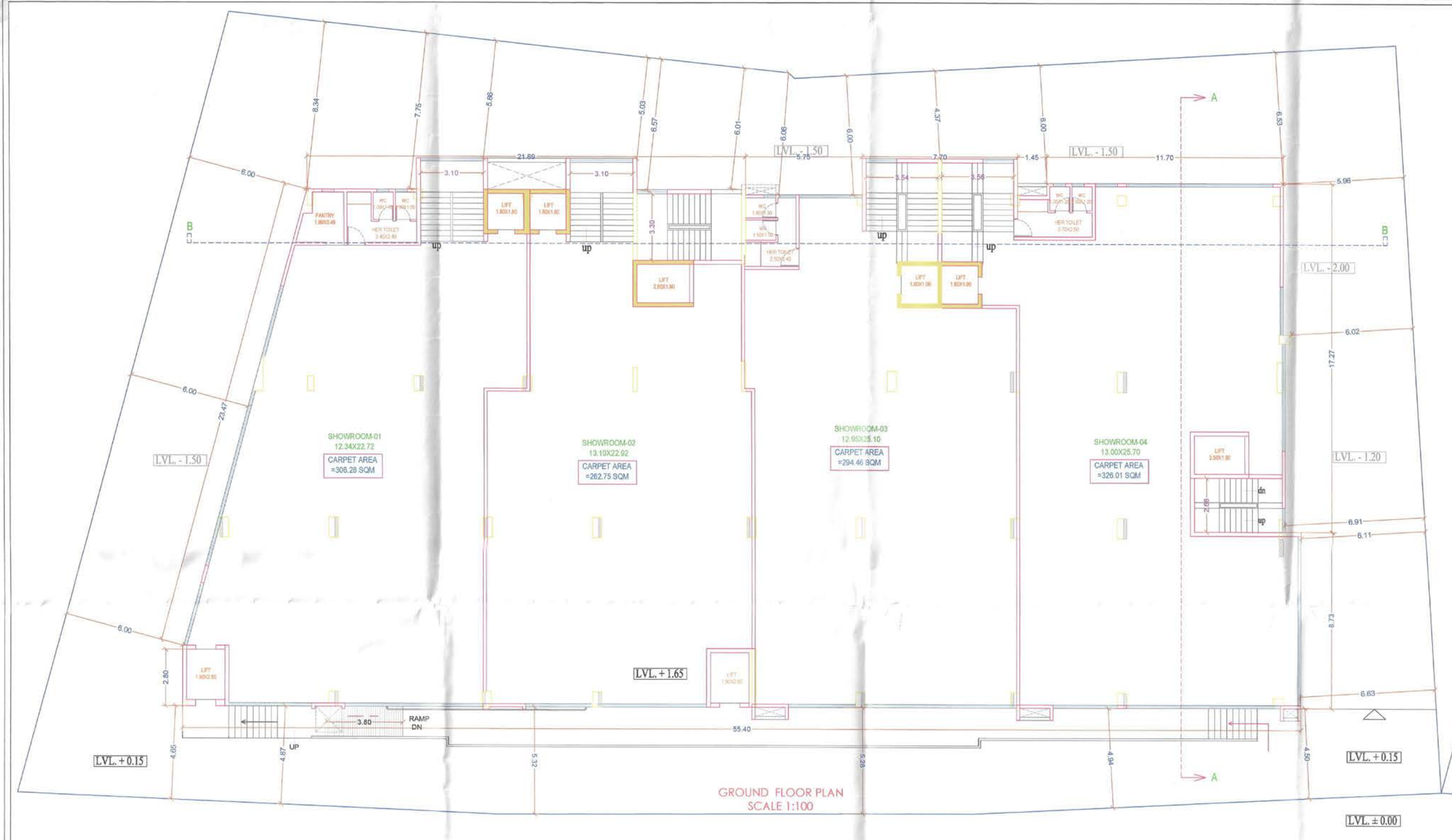
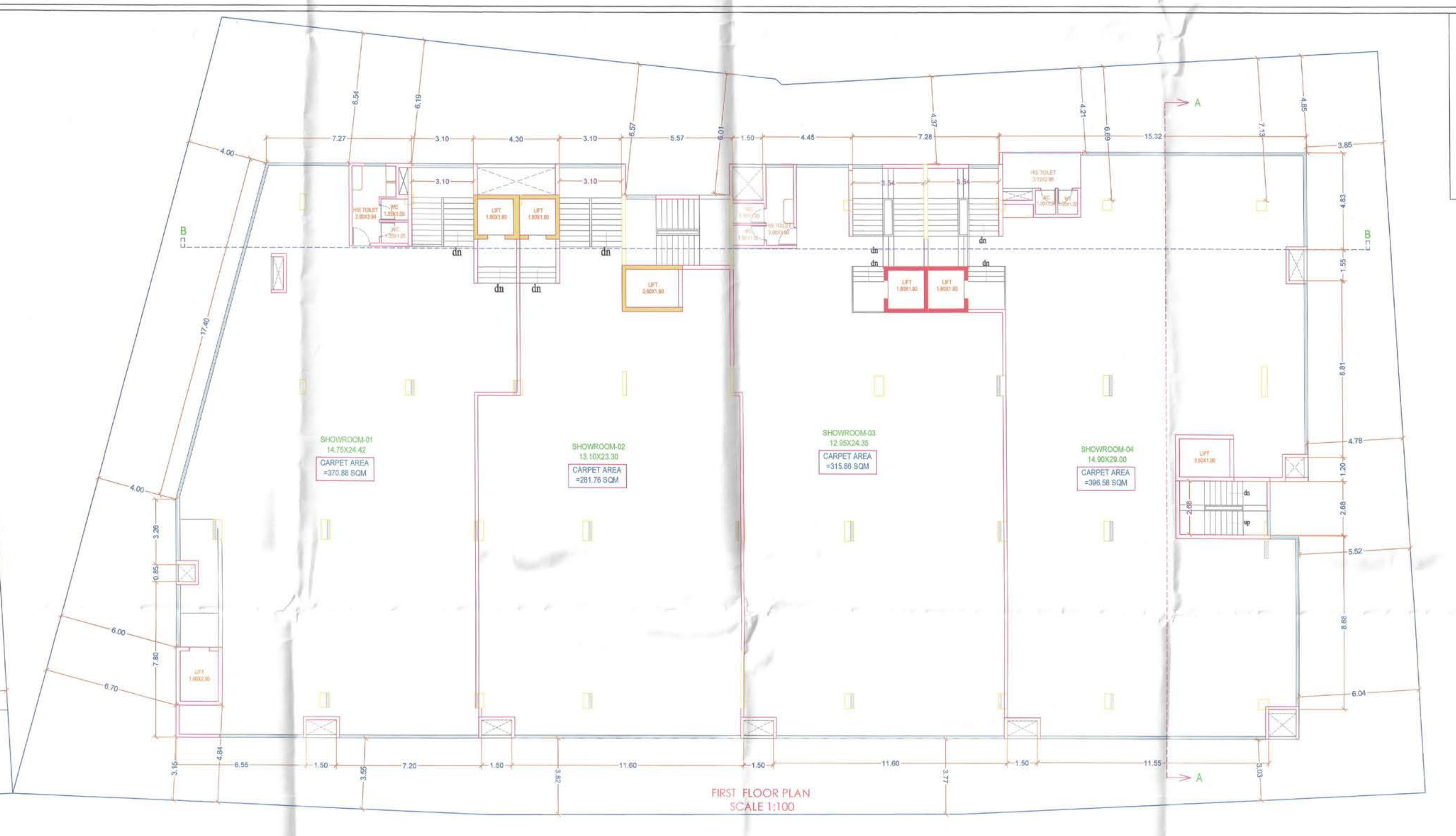
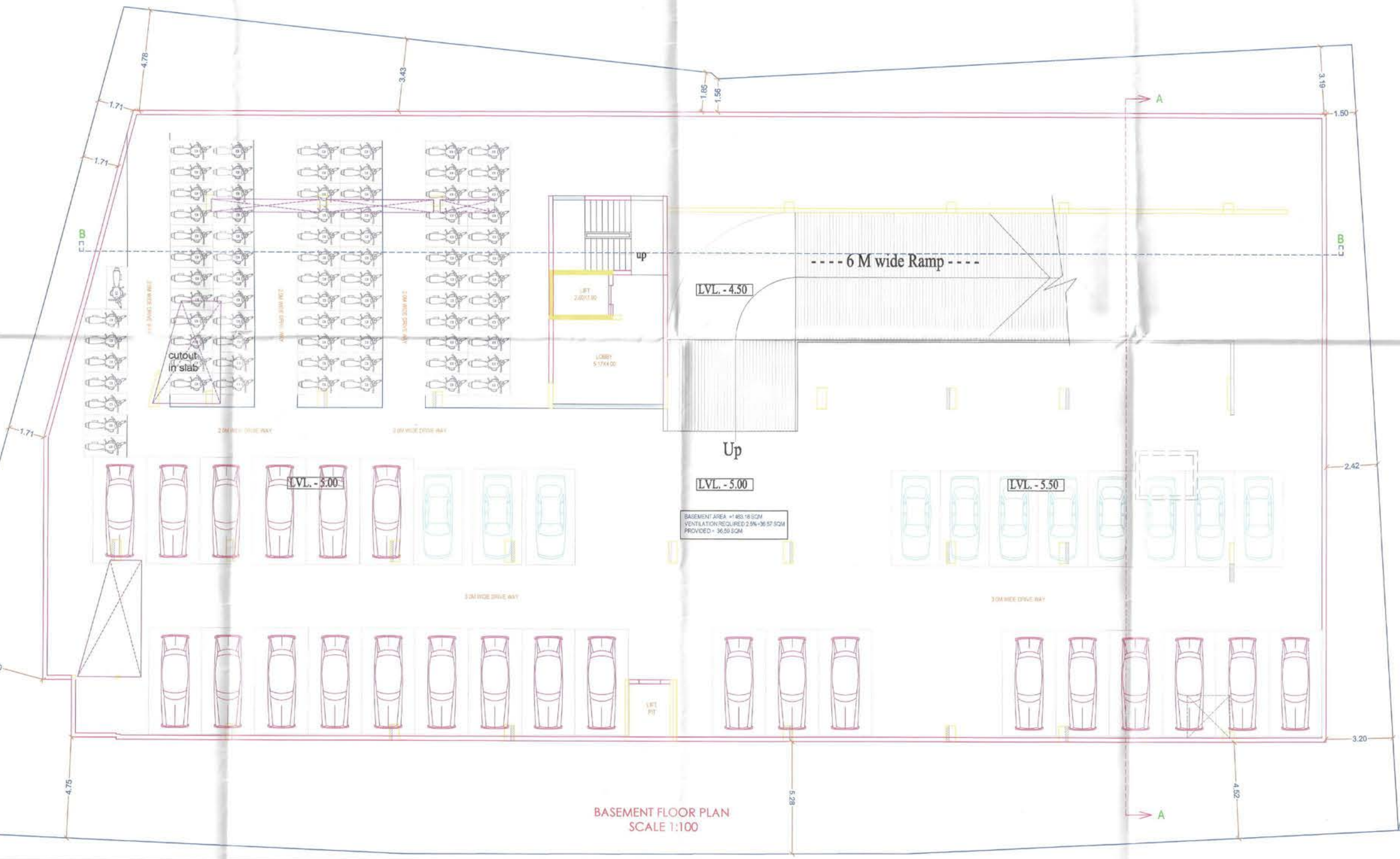


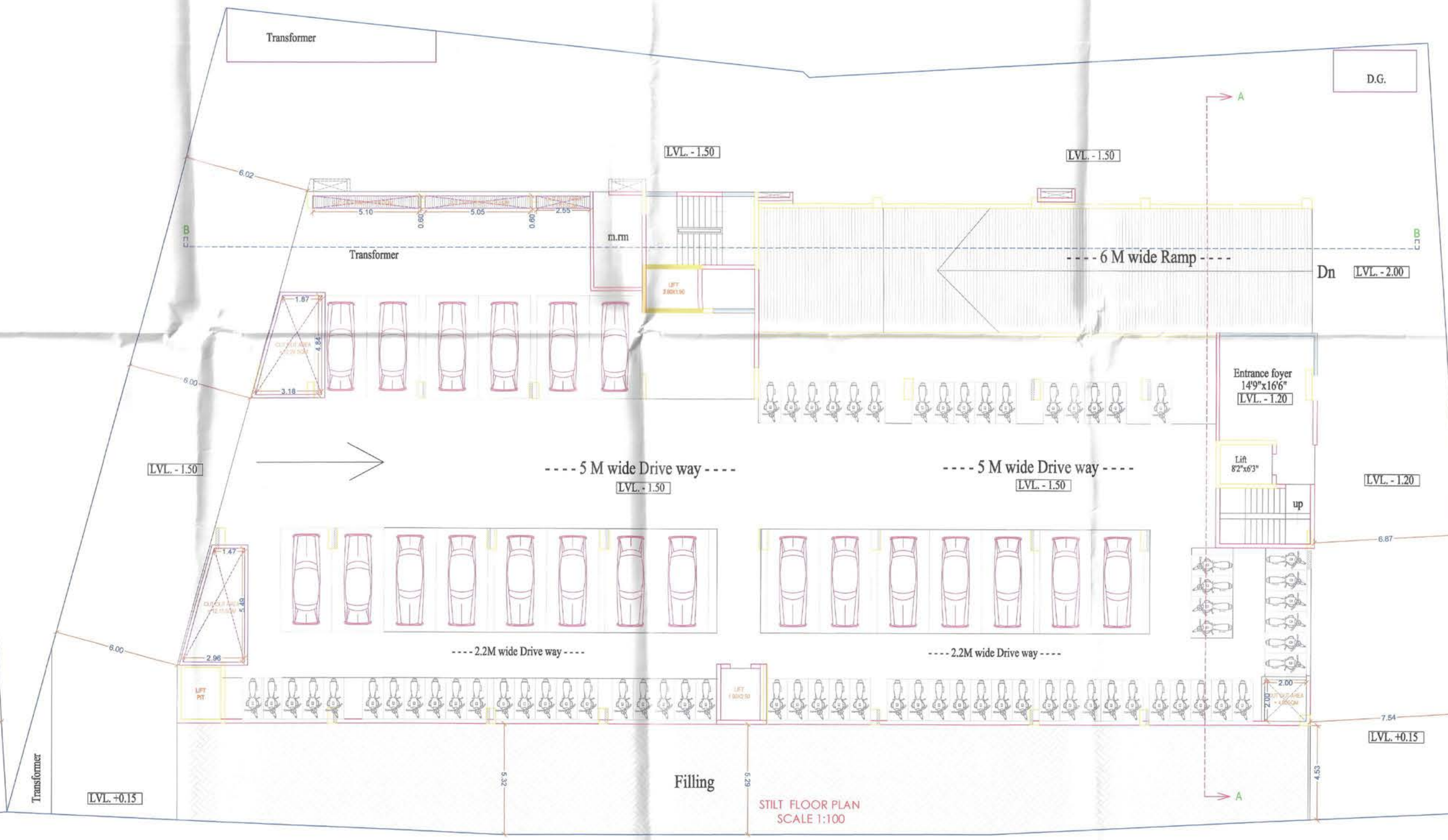
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



BASEMENT FLOOR PLAN
SCALE 1:100



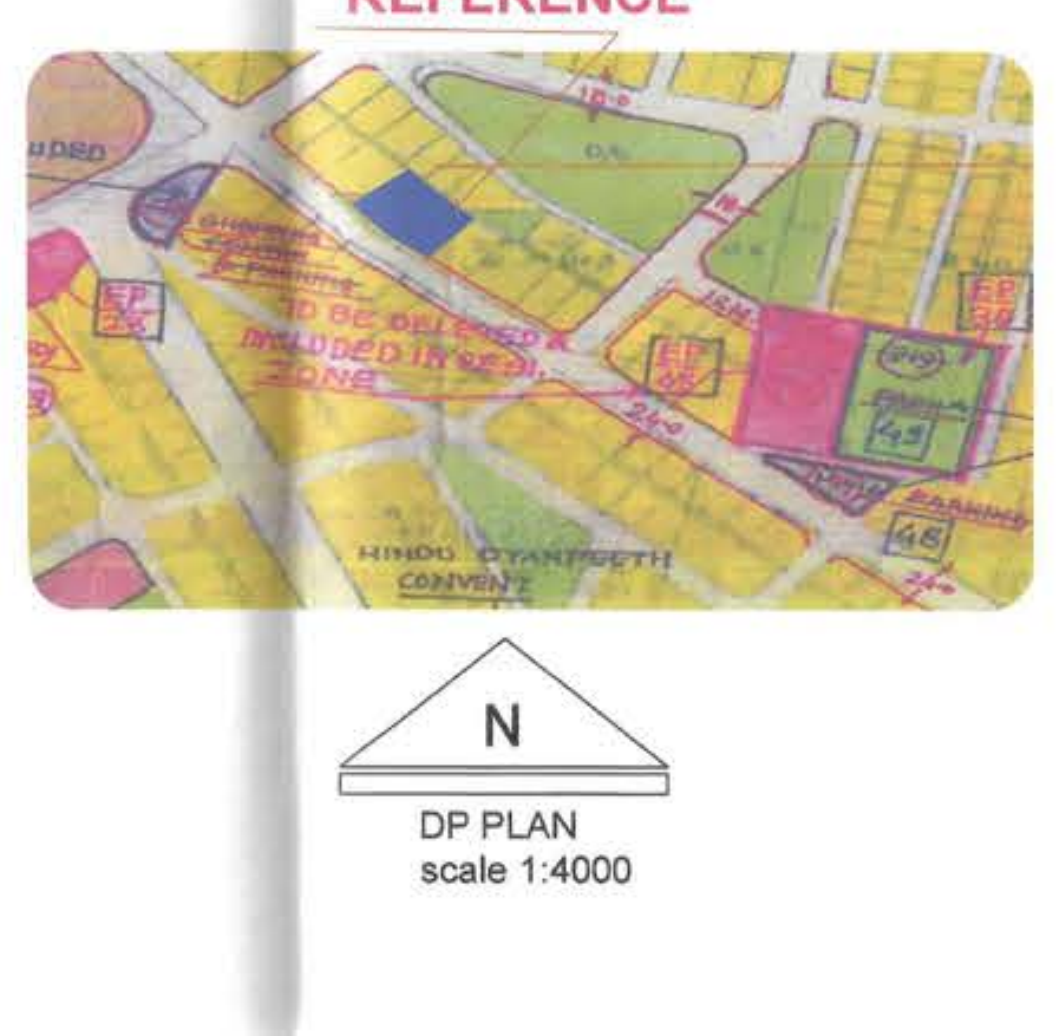
STILT FLOOR PLAN
SCALE 1:100

AREA STATEMENT

PROP. FLOOR AREA	B/UP AREA	
GROUND FLOOR	1306.68 SQM	[2864.56 SQM] [COMMERCIAL]
FIRST FLOOR	1557.88 SQM	
SECOND FLOOR	1447.63 SQM	[6906.47 SQM] [RESIDENTIAL]
THIRD FLOOR	1354.93 SQM	
FOURTH FLOOR	1354.93 SQM	
FIFTH FLOOR	1354.93 SQM	
SIXTH FLOOR	1354.93 SQM	
TERRACE FLOOR	39.12 SQM	

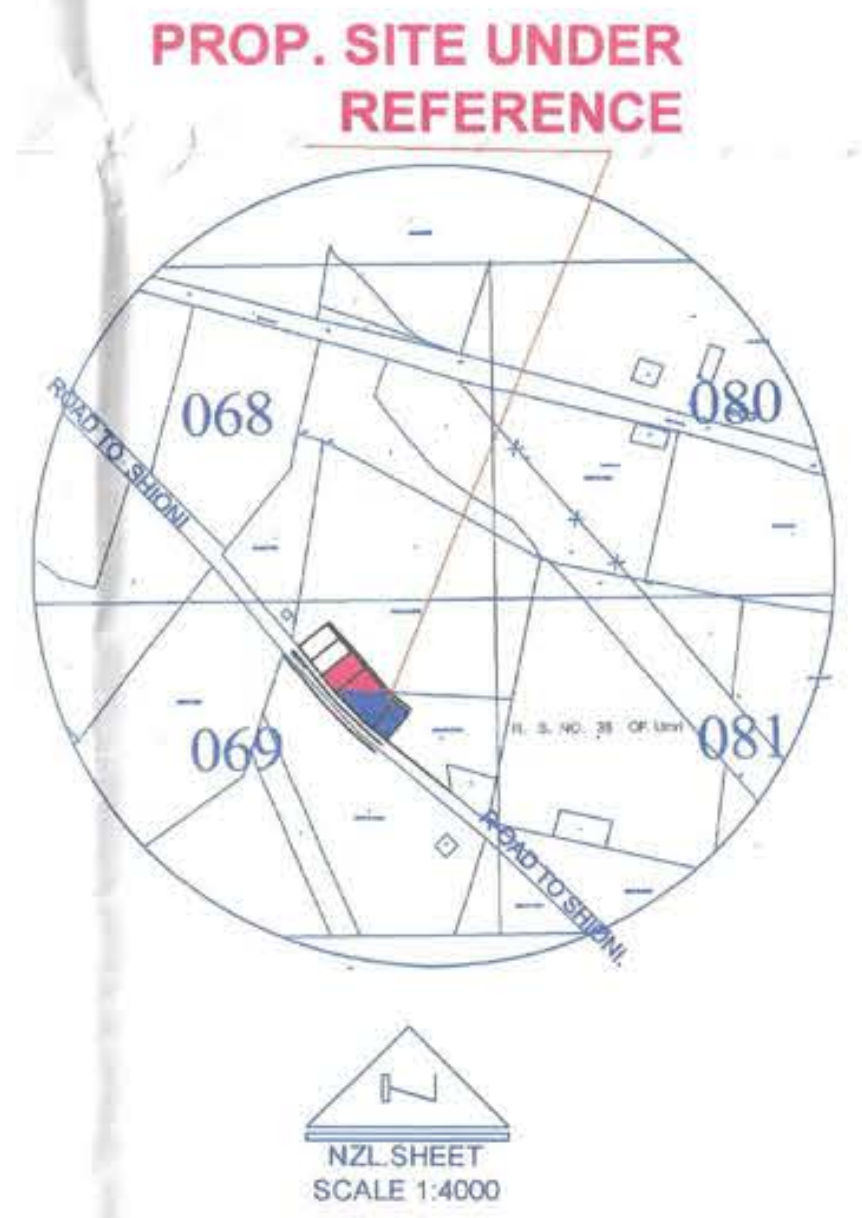
TOTAL AREA =9771.03 SQM

PROP. SITE UNDER REFERENCE

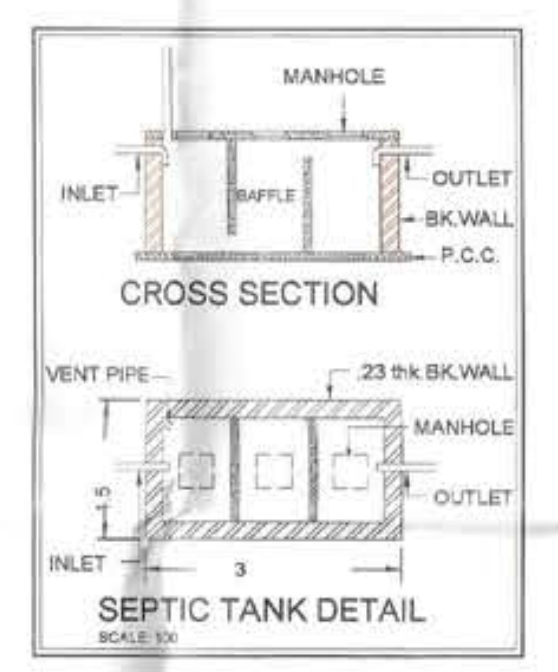


DP PLAN
scale 1:4000

PROP. SITE UNDER REFERENCE

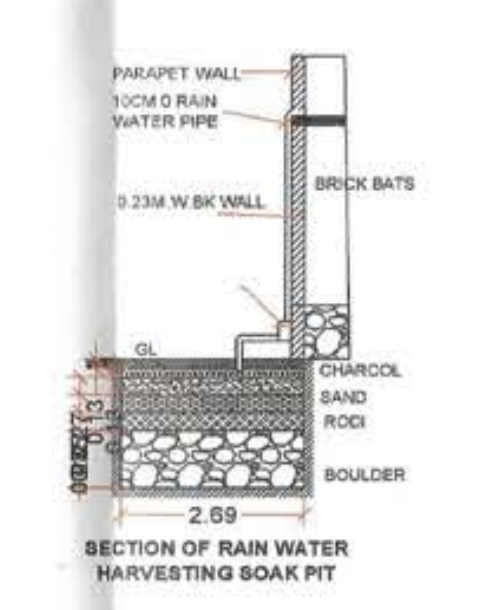


NZL SHEET
SCALE 1:4000

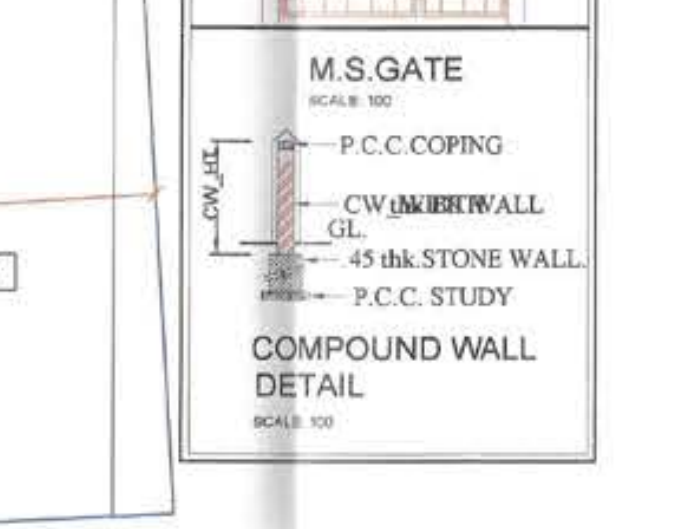


CROSS SECTION

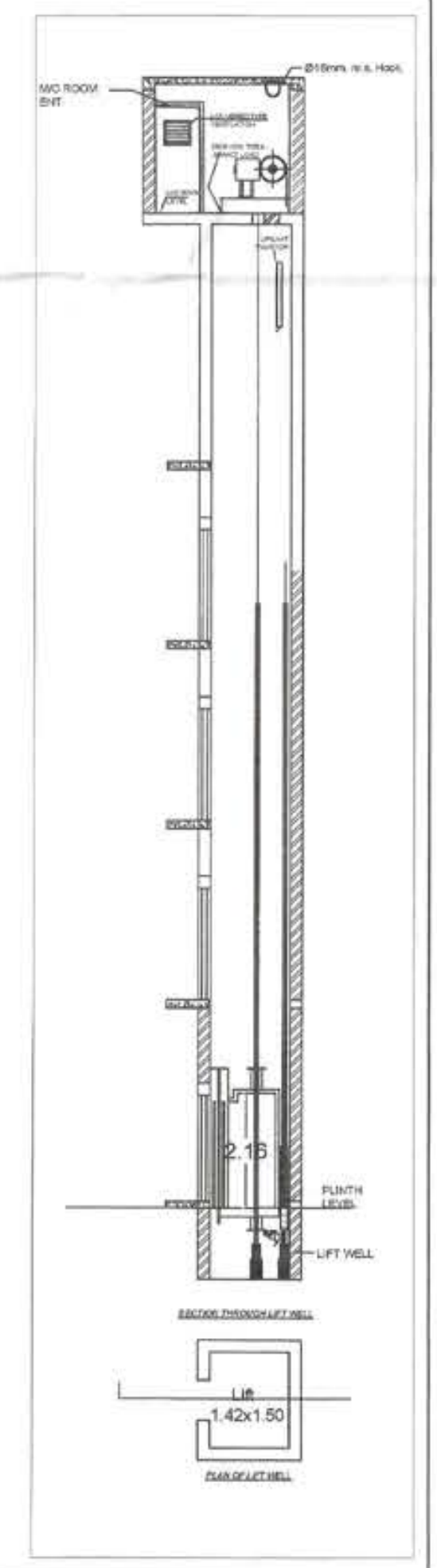
SEPTIC TANK DETAIL



SECTION OF RAIN WATER HARVESTING SOAK PIT



COMPOUND WALL DETAIL



SANCTIONING AUTHORITY

DRAWING SHEET NO.: 1/1

मा. आयुक्त यांचे मान्यतेने

दिनांक.................... चे पत्रातील
शर्ती व अटीनुसार बांधकाम नकाशे मंजुर

प्र.सहाय्यक संचालक, नगर रचना
अकोला महानगरपालिका,अकोला

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL AND RESIDENTIAL BUILDING **"YAMUNA ARCADE"** FOR MARVEL TRINITY INFRA. L.L.P. AT MOUJE UMARKHED, NZL S.N. 69,NZL PLOT NO. 6/6/1/A,B,C ,LAYOUT PLOT NO. 1-15-2 AND NZL S.N. $\frac{68}{80}$,LAYOUT PLOT NO. 57 PART , AT GAURAKSHAN ROAD TQ & DIST AKOLA

	AREA STATEMENT	AREA IN SQMT.
1.	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
	(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	2757.15
	(B) AS PER MEASUREMENT SHEET	2757.15
	(C) AS PER SITE	2757.15
2.	DEDUCTIONS FOR	
	(A) PROPOSED D.P / D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	346.01
	(B) ANY D.P. RESERVATION AREA	0.00
	(TOTAL A+B)	346.01
3.	BALANCE AREA OF PLOT (1-2)	2411.14
4.	AMENITY SPACE (IF APPLICABLE)	0.00
	(A) REQUIRED -	0.00
	(B) ADJUSTMENT OF 2(B), IF ANY -	0.00
	(C) BALANCE PROPOSED -	0.00
5.	NET PLOT AREA [3-4 (C)]	2411.14
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.00
	(A) REQUIRED -	0.00
	(B) PROPOSED -	0.00
7.	INTERNAL ROAD AREA	0.00
8.	PLOTABLE AREA (IF APPLICABLE)	2411.14
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5X BASIC FSI[1.10])	2652.25
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE	0.00
	(B) PROPOSED FSI ON PAYMENT OF PREMIUM	1378.57
11.	IN-SITU FSI / TDR LOADING	0.00
	(A)IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR. NO. 2 (A)],IF ANY	692.02
	(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR1.85 X SR. NO. 4 (B)AND /OR(C)],	0.00
	(C)TDR AREA	1185.14
	(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))	1877.16
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	0.00
	(A) [9 + 10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE	5907.98
	(B) ANCILLARY AREA FSI UPTO 60% OR 80%WITH PAYMENT OF CHARGES	3863.05
	(C) TOTAL ENTITLEMENT (A+B)	9771.03
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH {(AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8}	4.40
15.	TOTAL BUILT-UP AREA IN PROPOSAL.(EXCLUDING AREA AT SR NO.17 B)	0.00
	(A) EXISTING BUILT-UP AREA	0.00
	(B) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	9771.03
	(C) TOTAL (A+B)	9771.03
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	4.05
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	0.00
	(A) REQUIRED (20% OF SR.NO.5)	0.00
	(B) PROPOSED	0.00

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON_16/08/2020_ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN 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.

Samavastu
Sanjeev L. Jain
B.ARCH A.I.I.A.
ARCHITECTS & INTERIOR DESIGNER
REG NO. CA/2000/25892
Yamuna Tarang Complex
Murtizapur Road, Akola

Marvel Trinity Infra LLP,
Partner
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