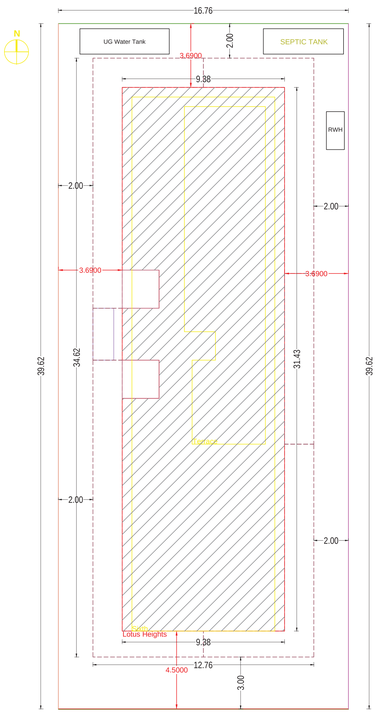
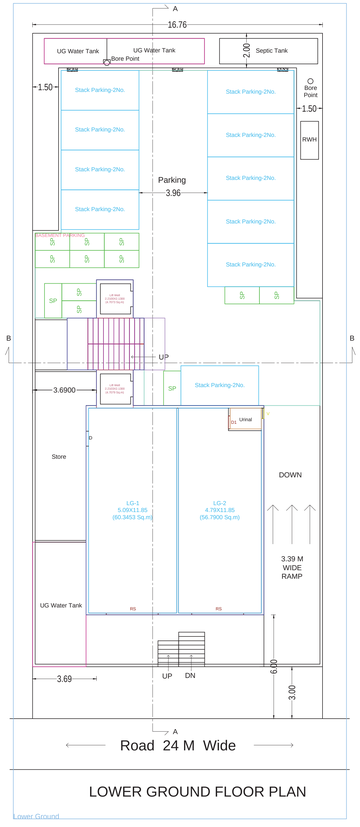
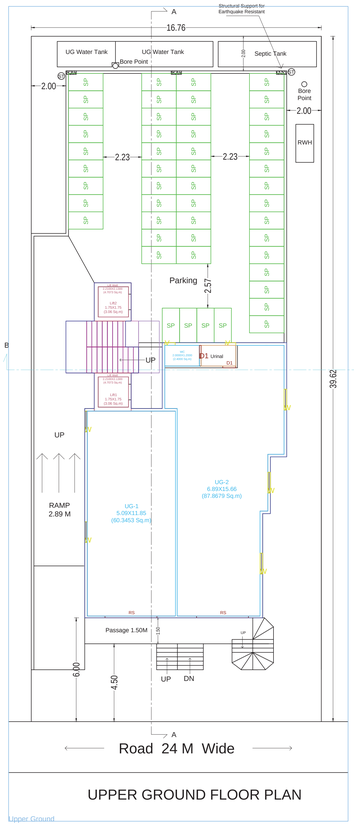


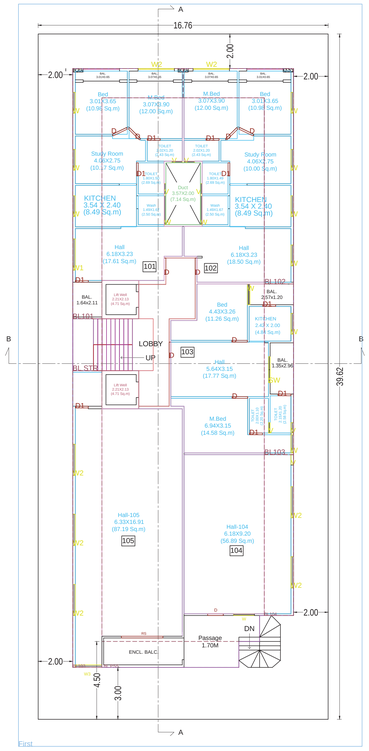
BUILDING IN PLOT



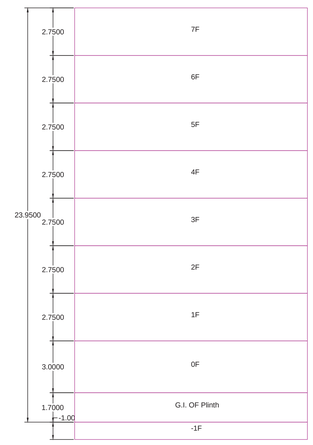
LOWER GROUND FLOOR PLAN



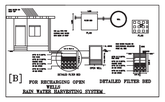
UPPER GROUND FLOOR PLAN

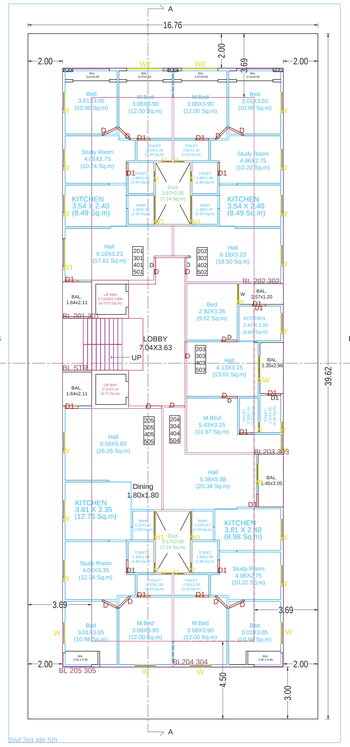


1st FLOOR PLAN

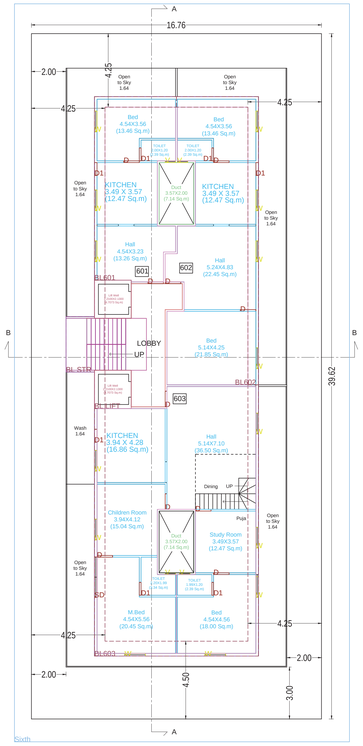


SECTION VIEW - Lotus Heights

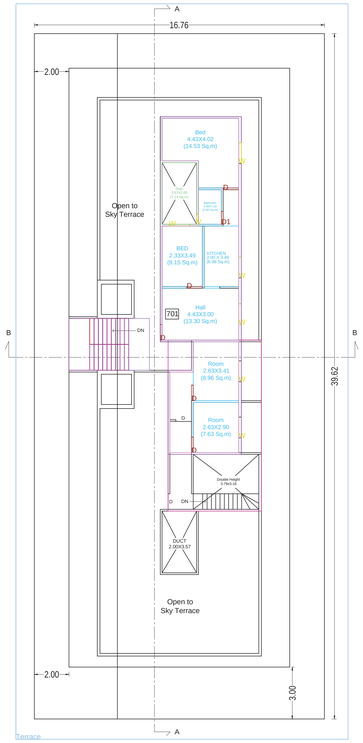




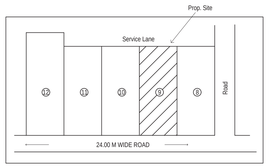
2nd to 5th FLOOR PLAN



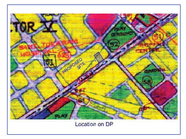
6th FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



Location on DP

Location on Google Image

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	0.50	1.15	0.00	0.00	0.00	2.75	0.00	0.00
9.2 Existing Consumed 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	0.50	1.15	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLinte Area)	730.67	332.12	763.88	0.00	1469.83	259.72	3556.22	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	730.67	332.12	139.88	0.00	1312.00	259.70	2774.37	0.00	2774.37
9.6 Index Consumed	1.09	0.49	0.21	0.00	0.00	0.00	1.81	0.00	0.00

BUILDING	FLOORS	FSI AREA					UDISCRIBED								
							BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	RED.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
Lotus Heights	Terrace	0.00	96.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.14	0.00	0.00	84.45
Lotus Heights	Sixth	0.00	311.99	0.00	0.00	0.00	56.83	0.00	0.00	9.40	14.28	0.00	0.00	288.31
Lotus Heights	2nd 3rd 4th 5th	0.00	1767.75	0.00	0.00	0.00	567.80	0.00	0.00	37.60	57.12	0.00	0.00	1672.04
Lotus Heights	First	0.00	434.26	0.00	0.00	0.00	139.66	0.00	0.00	9.40	7.14	0.00	0.00	417.72
Lotus Heights	Upper Ground	177.76	0.00	0.00	0.00	0.00	0.00	0.00	4.12	9.40	0.00	0.00	0.00	186.28
Lotus Heights	Lower Ground	186.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.40	0.00	0.00	0.00	197.49
Lotus Heights	Total	364.65	2610.93	0.00	0.00	0.00	764.29	0.00	4.12	75.20	85.68	0.00	0.00	2774.37

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
Lotus Heights	Lower Ground	LG-1	1	60.34	0.00	0.00	60.34
Lotus Heights	Lower Ground	LG-2	2	56.78	0.00	0.00	56.78
Lotus Heights	Upper Ground	UG-1	3	60.93	0.00	0.00	60.93
Lotus Heights	Upper Ground	UG-2	4	87.86	0.00	0.00	87.86
Lotus Heights	First	H-104	8	42.72	32.39	0.00	75.11
Lotus Heights	First	H-105	9	61.03	29.00	0.00	90.03
Lotus Heights	First	101	5	43.60	32.36	0.00	75.96
Lotus Heights	First	102	6	44.41	28.97	0.00	73.38
Lotus Heights	First	103	7	47.53	45.64	0.00	93.17
Lotus Heights	2nd 3rd 4th 5th	201-301	10	43.60	32.37	0.00	75.97
Lotus Heights	2nd 3rd 4th 5th	202-302	11	44.41	28.97	0.00	73.38
Lotus Heights	2nd 3rd 4th 5th	203-303	12	38.01	45.64	0.00	83.65
Lotus Heights	2nd 3rd 4th 5th	204-304	13	51.46	44.50	0.00	95.96
Lotus Heights	2nd 3rd 4th 5th	205-305	14	54.98	36.04	0.00	91.02
Lotus Heights	Sixth	602	31	64.59	38.08	0.00	102.67
Lotus Heights	Sixth	601	30	35.91	17.41	0.00	53.32
Lotus Heights	Terrace	701	33	48.88	0.00	0.00	48.88
Lotus Heights	Terrace;Sixth	603	32	151.43	0.00	0.00	151.43

Parking Check (Table 8B)

Building Name	USE	REQ. RATIO car	REQ. RATIO Scooter	NO.OF Tenal/Area	PRP. RATIO car	PRP. RATIO Scooter
Lotus Heights	Commertial	2	6	265.32	5.31	15.92
Lotus Heights	Residential	2	3	1	2.00	3.00
Lotus Heights	Residential	1	5	22	11.00	55.00
Lotus Heights	Residential	1	2	4	2.00	4.00
Total	-	-	-	-	20.31	77.92
Visitors parking(5%)	-	-	-	-	0.75	3.10
Total	-	-	-	-	21.06	81.02

Parking Check As Per Multiplying Factor : 0.60

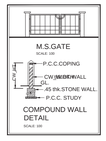
Building Name	Required Car/Mini Bus	Required Scooter	Proposed Car/Mini Bus	Proposed Scooter	Status
Total	13	0	20	61	OK
Note- 6 Scooter equals to 1 Car,proposed composite parking=20					

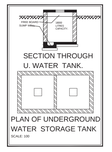
SCHEDULE OF OPENING:

NAME	LENGTH	HEIGHT	NOS.
RS	4.00	2.10	4
SD	2.33	2.10	1
D	0.95	2.10	5
D	0.90	2.10	36
D1	0.75	2.10	34

SCHEDULE OF OPENING:

NAME	LENGTH	HEIGHT	NOS.
W	1.67	1.20	2
W	1.05	1.20	2
W1	1.67	1.20	4
SW	1.50	2.10	2
W1	1.80	1.20	2
W2	1.80	1.50	5
W3	1.54	1.20	1
W	1.20	1.20	54
V	0.60	0.60	25
W2	2.10	1.20	4

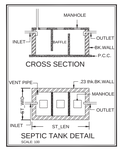




WATER STORAGE REQUIREMENT

OVER HEAD WATER TANK REQUIRED
31 TENEMENT = 155 PERISON X 45.00 Ltr
20925.00Ltr

22320.00 Ltr. X 1.50=33480.00 Ltr
PROPOSED-D.H.W.T = 60000.00 Ltr
UGR Prop.83000.00



PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX ON PLOT NO. 09, R. S. NO. 8/1/C/11/2. MOUJA MALKAPUR, TQ. DIST. AKOLA.

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.	664.25
(a) As per ownership document (7/12, CTS extract)	664.25
(b) as per TILR or City Survey measurement sheet	664.25
(c) as per Demarcated drawing area	664.25
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	664.25
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)	664.25
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)	664.25
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 2021-01-05 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.

Lotus Heights

Sheet 1/2

Stamp of Approval

Signature valid
Digitally signed by Sunil Dnyaneshwar Wasnik
Date: 2022.03.08 15:05:08 IST
Reason: Approved Drawing Plan
Location: Akola Municipal Corporation

Project Details
Building Type - Revised Building Permission
Zone Type - General Residential Zone
Location - Non-Congested
Ward No -
Plot No. - 09
Cts No./Servey No. -
Sheet No. - 1
Zone Number: South Zone
Ward Name : Malkapur
Prorata Value : 1.00

LEGENDS:
ABBREVIATIONS USED IN THE PROPOSED MAPS SHOWS - NOTE
PROPOSED WORK SHOWS - RED
EXISTING WORK TO REMAIN SHOWN - GREY
WATER LINE SHOWN - BLUE OUTTER
ENCLOSED BAL SHOWS - BROWN
OPEN BAL SHOWS - BROWN OUTTER
OPEN BAL SHOWS - BROWN
EXISTING WORK TO BE DEMOLISHED SHOWN - BLUE OUTTER

Name Of Engineer : Pankaj Kothari
PLOT NO.09 R.S. NO.8/1/C/11/2 MOUJE MALK
DESCRIPTION OF PROJECT :
APUR TQ DIST AKOLA
TECHNICAL PERSON SIGN :
Name Of : Owner PANKAJ R KOTHA
Sign :
SITE ADDRESS :
A-103 Rami Heritage,Opp.Old RTO Office M

Postal Address : AKOLA.
ADDRESS OF OFFICE
OFFICE
ARCHADO-1
Phone No.:
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO. -
OWNERS SIGN
Signature valid
Digitally signed by Sunil Dnyaneshwar Wasnik
Date: 2022.03.08 15:05:07 IST
Reason: Approved
Location: Akola Municipal Corporation

SCALE 1:100
Date: 24/11/21
JOB No.DDMCO-21-ENTRY-01364

SUBMISSION DRAWING