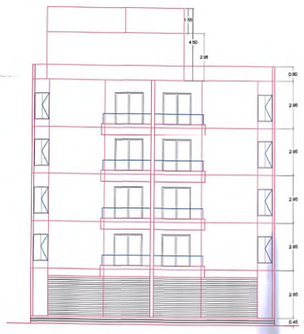
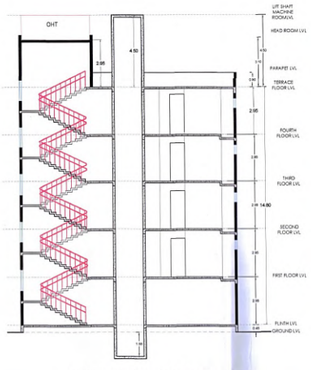
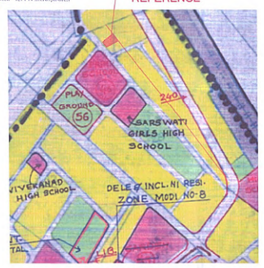


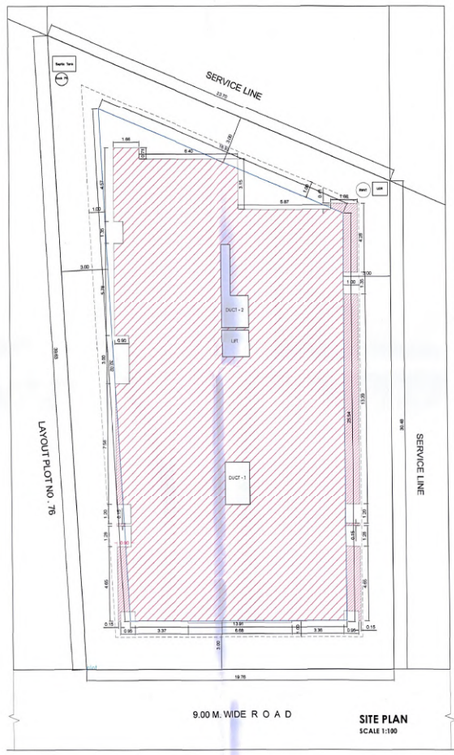
FRONT ELEVATION - SOUTH SIDE
SCALE 1:100



FRONT SECTION - SOUTH SIDE
SCALE 1:100



D.P.PLAN
SCALE 1:4000



SITE PLAN
SCALE 1:100

AREA CALCULATION

TOTAL PLOT AREA	764.14 SQM.
PROP. GROUND FL. BUP AREA	98.75 SQM.
PROP.FIRST FL. BUP AREA	405.70 SQM.
PROP.SECOND FL. BUP AREA	405.70 SQM.
PROP.THIRD FL. BUP AREA	405.70 SQM.
PROP.FORTH FL. BUP AREA	405.70 SQM.
PROP. TERRACE FL. BUP AREA	5.01 SQM.
TOTAL BUP AREA [P-LINE AREA]	1726.56 SQM.

CALCULATION OF ANCILLARY AREA OF FSI

P-LINE BUP AREA=1.69
=1726.56 / 1.69=1079.1 SQM.
P-LINE BUILT UP AREA=82%AREA
=1726.56 - 1079.1=647.46 SQM.
NET ANCILLARY AREA 647.46 SQM

ANCILLARY AREA

BASIC AREA 1.10 + ANCILLARY AREA OF FSI
=840.55+647.46=1488.01 SQM

PROP.PREMIUM PAID AREA 764.14SQ% = 382.07 SQM
50% OF PLOT AREA OUT OF WE REQUIRED 238.55 SQM. ONLY

NET PROP.AREA
BASIC AREA+ANCILLARY AREA+PART OF PREMIUN PAID AREA
=840.55+647.46+238.55 = 1726.56 SQM

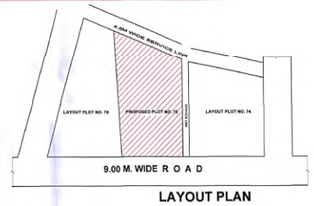
CARPET DETAILS

FLOOR NAME	CARPET NAME	CARPET AREA SQM	BALCONY AREA SQM	TOTAL AREA SQM
GROUND FLOOR	SHOP NO. - 1	19.5		19.5
	SHOP NO. - 2	17.5		17.5
	SHOP NO. - 3	17.5		17.5
	SHOP NO. - 4	19.5		19.5
TYPICAL FLOOR FIRST, SECOND , THIRD & FORTH FLOOR	101, 201, 301, 401	88	9.5	97.5
	102, 202, 302, 402	88	9.5	97.5
	103, 203, 303, 403	64.3	6.9	71.2
	104, 204, 304, 404	64.3	7.1	71.4

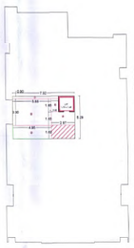
PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHOPS CUM RESIDENTIAL BUILDING FOR SHRI.KAMLESH ANJANIKUMAR AGRAWAL AND SHRI. ASHOKKUMAR PINDIDAS BHASIN AT MOUJE MALKAPUR,IN F.S. NO:28/1,ON LAYOUT PLOT NO.75 NITYANAND NAGAR MALKAPUR,AKOLA.

PARKING STATEMENT

TENAMENT AREA	PARKING RATIO	NO. OF TENA.	REQUIRED PARKING	PROPOSED PARKING APPLING C.F. MULTIPLYING FACTOR
FOR EVERY TENAMENT HAVING CARPET AREA 40.00 SQM BUT LESS THAN TO 160.00 SQM	1.5	8.00	8.24	5.15
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THEN 80 SQ.M	1.5	8.00	4.20	3.12
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	2.6	4.00	2.6	2.4
VISITOR PARKING (5%)	--	--	1:3	1:2
AS PER TABLE NO. 8C OF UDCPR 2020 SR.NO. 5 - MULTIPLYING FACTOR IS 0.8.	--	--		
TOTAL	--	--	15.53	11.33



LAYOUT PLAN
scale1:500



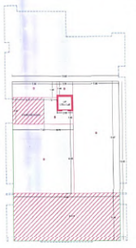
AREA CALCULATION BLOCK OF TERRACE FLOOR
scale1:200

TOTAL BLOCK AREA - 7.92 x 5.29 - 41.89

DEDUCTION AS BELLOW
open 1 - 0.30 x 7.92 - 2.57
open 2 - 4.95 x 1.65 - 8.36
open 3 - 4.95 x 3.30 - 16.53
open 4 - 2.97 x 1.65 - 4.90
open 5 - 0.93 x 1.65 - 1.53
LIFT - 1.73 x 1.65 - 2.85
TOTAL DEDUCTION - 36.34

TOILET AREA - 2.97 x 1.69 - 5.01

NET BUILT UP AREA - 5.01



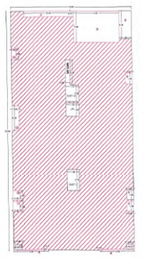
AREA CALCULATION BLOCK OF GROUND FLOOR
scale1:200

TOTAL BLOCK AREA - 13.80 x 19.95 - 275.31

DEDUCTION AS BELLOW
open 1 - 5.88 x 1.95 - 11.46
open 2 - 2.03 x 1.65 - 3.34
open 3 - 5.88 x 13.87 - 81.55
open 4 - 7.92 x 8.43 - 66.34
open 5 - 1.72 x 3.30 & 1.65 x 2.03 - 9.02
LIFT - 1.73 x 1.65 - 2.85
TOTAL DEDUCTION -

STAIRCASE AREA - 14.75
SHOP AREA - 84

NET BUILT UP AREA - 98.75

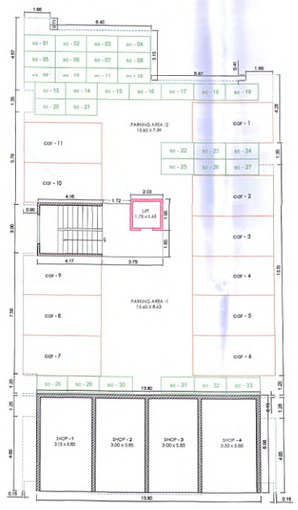


AREA CALCULATION BLOCK OF 1ST,2ND,3ND AND 4TH FLOOR
scale1:200

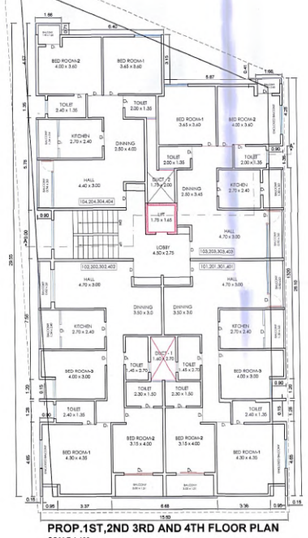
TOTAL BLOCK AREA - 15.60 x 29.66 - 462.60

DEDUCTION AS BELLOW
open 1 - 6.40 x 0.71 - 4.54
open 2 - 5.87 x 3.84 - 22.55
open 3 - 1.66 x 3.45 - 5.72
open 4 - 0.90 x 1.35 - 1.21
open 5 - 0.90 x 1.20 - 1.08
open 6 - 0.90 x 1.28 - 1.15
open 7 - 0.95 x 0.40 - 0.57
open 8 - 4.46 x 0.11 - 0.49
open 9 - 4.46 x 0.11 - 0.49
open 10 - 0.95 x 0.40 - 0.57
open 11 - 0.90 x 1.38 - 1.15
open 12 - 0.90 x 1.20 - 1.08
open 13 - 0.90 x 3.00 - 2.7
open 14 - 0.40 x 1.35 - 0.81
DUCT 1 - 1.40 x 2.70 - 4.32
DUCT 2 / 1 - 1.73 x 2.06 - 3.56
DUCT 2 / 2 - 0.40 x 3.15 - 1.89
LIFT - 1.73 x 1.65 - 2.85
TOTAL DEDUCTION - 56.90

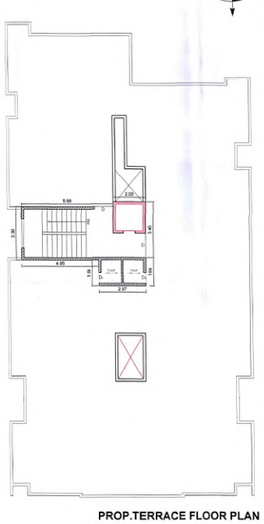
NET BUILT UP AREA - 405.70



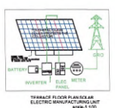
PROP.GROUND FLOOR PLAN
SCALE 1:100



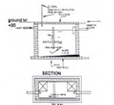
PROP.1ST,2ND 3RD AND 4TH FLOOR PLAN
SCALE 1:100



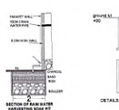
PROP.TERRACE FLOOR PLAN
SCALE 1:100



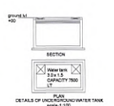
TERRACE FLOOR PLAN SOLAR ELECTRIC MANUFACTURING UNIT
scale-1:100



DETAILS OF S.TANK
scale-1:100



SECTION OF RAIN WATER HARVESTING SUMP PIT
scale-1:100



DETAILS OF UNDERGROUND WATER TANK
scale-1:100



SOLAR WATER HEATING SYSTEM
scale-1:100

AREA CALCULATION BLOCK OF 1ST,2ND,3ND AND 4TH FLOOR
scale1:200

TOTAL BLOCK AREA - 15.60 x 29.66 - 462.60

DEDUCTION AS BELLOW
open 1 - 6.40 x 0.71 - 4.54
open 2 - 5.87 x 3.84 - 22.55
open 3 - 1.66 x 3.45 - 5.72
open 4 - 0.90 x 1.35 - 1.21
open 5 - 0.90 x 1.20 - 1.08
open 6 - 0.90 x 1.28 - 1.15
open 7 - 0.95 x 0.40 - 0.57
open 8 - 4.46 x 0.11 - 0.49
open 9 - 4.46 x 0.11 - 0.49
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open 11 - 0.90 x 1.38 - 1.15
open 12 - 0.90 x 1.20 - 1.08
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open 14 - 0.40 x 1.35 - 0.81
DUCT 1 - 1.40 x 2.70 - 4.32
DUCT 2 / 1 - 1.73 x 2.06 - 3.56
DUCT 2 / 2 - 0.40 x 3.15 - 1.89
LIFT - 1.73 x 1.65 - 2.85
TOTAL DEDUCTION - 56.90

NET BUILT UP AREA - 405.70

Proforma-I:Area Statement
(At Right Hand top Corner of Plans)

PROPOSED SHOPS CUM RESIDENTIAL COMPLEX ON F.S. NO. 28/1 & PLOT NO:75 OF VILLAGE MALKAPUR, NITAYANAND NAGAR

Drawing Sheet No:X/Y
Drawing NO./F.P.NO._

Stamps of Approval of Plans

A) AREA STATEMENT.

1) AREA OF THE PLOT 764.14 SQM
(Minimum area of a,b,c to be considered
a) As per ownership document(7/12,CTS extract) 764.14 SQM
b) As per measurement sheet 764.14 SQM
c) As per site 764.14 SQM

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)) 764.14 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 reference to Basic F.S.I. as per front road width
(sr.no. 5xbasic FSI) 840.55 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. 238.55 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 647.46 SQM.
(c) Total entitlement(a+b)

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') 1726.56 SQM
(c) Total (a+b)

16) F.S.I. Consumed (15/13)(should not be more than serial No.14 above.) 2.66

17) Area for Inclusive Housing,if any
(a) Required (20% of Sr.No.5)
(b) Proposed

Certificate of Area

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SITE 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.

Ar.Kamlesh Kriplani
K-DESIGN STUDIOS
ARCHITECTURE
Regi No. CA/2009/647*

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

Owner's declaration-

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 plan.ie. Also I/We would execute the work who-

Owner's name and signature

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