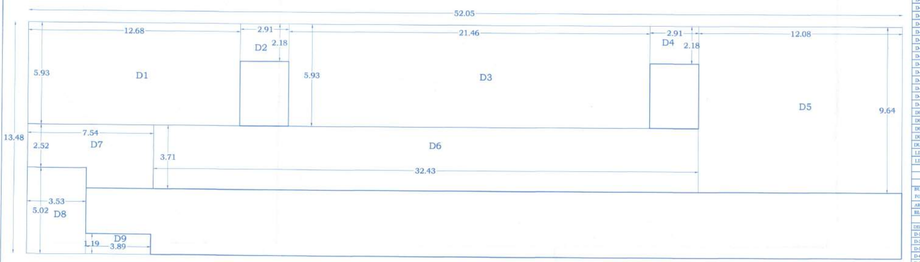


I,II,III & IV FLOOR RESIDENTIAL AREA P LINE PLAN



GROUND FLOOR COMMERCIAL AREA P LINE PLAN

BUILT UP AREA CALCULATION:

FOR FIRST FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	52.35	13.00	749.60
BLOCK AREA TOTAL =749.60Sq.M			

DEDUCTION

D-1	1.50	1.53	2.29
D-2	4.96	1.15	5.70
D-3	2.70	1.15	3.10
D-4	1.23	1.15	1.41
D-5	1.23	1.15	1.41
D-6	2.68	1.15	3.08
D-7	6.76	1.15	7.77
D-8	1.50	0.26	0.39
D-9	1.50	1.24	1.86
D-10	0.93	1.07	1.00
D-11	0.3	4.94	1.47
D-12	3.61	0.62	2.23
D-13	1.53	5.90	20.81
D-14	1.50	0.34	0.52
D-15	1.50	0.69	1.03
DUCT1	1.30	2.60	4.12
DUCT2	2.60	1.30	4.13
DUCT3	3.07	3.07	9.4
DUCT4	1.33	2.60	4.12
DUCT5	1.37	2.60	4.23
LIFT 1	1.70	1.70	2.84
LIFT 2	1.70	1.70	2.84

TOTAL DEDUCTION =96.59Sq.M

Net Built Up Area=699.83Sq.M

Net Built Up Area x 4 floor=2795.28Sq.M

BUILT UP AREA CALCULATION:

FOR GROUND FLOOR COMMERCIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	52.05	13.48	701.60
BLOCK AREA TOTAL =701.60Sq.M			

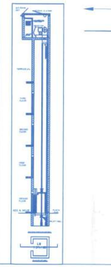
DEDUCTION

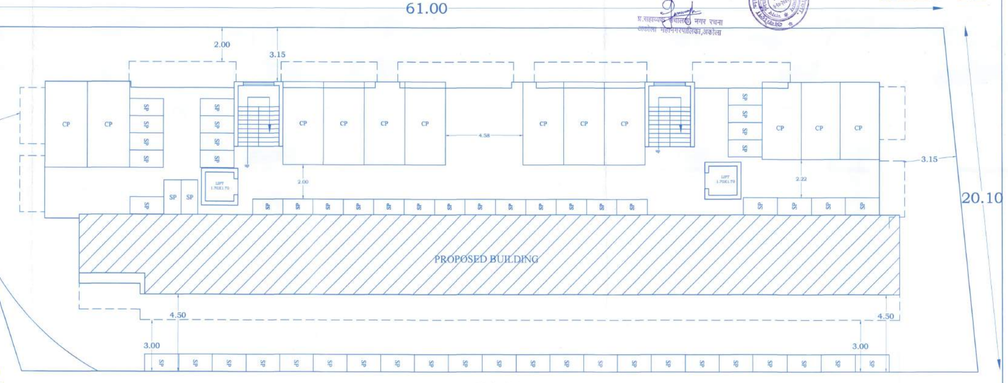
D-1	12.68	5.93	75.18
D-2	2.91	2.18	6.35
D-3	21.46	5.93	127.23
D-4	2.91	2.18	6.35
D-5	12.08	0.64	116.49
D-6	32.43	3.71	120.42
D-7	7.54	2.52	19.02
D-8	3.53	5.02	17.72
D-9	3.89	1.19	4.62

TOTAL =497.03Sq.M

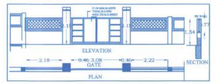
Total Deduction =497.0sq.M

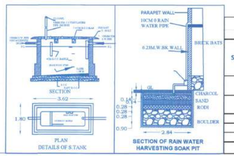
Net F Site Area=214.60Sq.M





SITE PLAN Scale- 1;100





DP PLAN

LAYOUT PLAN

PARKING STATEMENT

Sr No	Type	Carpet Area	No of Flats or Shops	No of Units of Parking	Parking Units Required		Parking Units Required - Visitor		Parking Units Required	
					Car	Scooter	Car	Scooter	Car	Scooter
1	Commercial	367.69 Sqm	14	2	4	12	0	0	4.00	12.00
2	Residential	40 to 80 Sqm	32	36	16	80	0.8	4	16.80	84.00
	Total								20.8	96
	Parking Required after Multiplying Factor (0.60)								12.48	57.6
	Rounded to Nearest								12	58
	PARKING PROVIDED								12	58

Form of Statement 2
(Sr. No. 9 (a))
Proposed Building

Building No.	Floor No.	Type of Occupancy	Total Built - up Area of floor, as per outer construction line.
1	Ground	Commercial	214.00 SqMtr
2	First	Residential	688.82 SqMtr
3	Second	Residential	688.82 SqMtr
4	Third	Residential	688.82 SqMtr
5	Fourth	Residential	688.82 SqMtr
		Total	2969.21 SqMtr

Form of Statement 3
(Sr. No. 9 (g))

Building No.	Floor No.	Shop / Flat No.	Carpet area of Shop / Flat (SqMtr)	Area of Balcony attached to Shop / Flat (SqMtr)	Area of Double height terraces attached to flat.
1	Ground	Shop 01	11.35	0	
	Ground	Shop 02	12.67	0	
	Ground	Shop 03	12.10	0	
	Ground	Shop 04	11.26	0	
	Ground	Shop 05	10.87	0	
	Ground	Shop 06	11.56	0	
	Ground	Shop 07	13.51	0	
	Ground	Shop 08	13.51	0	
	Ground	Shop 09	13.51	0	
	Ground	Shop 10	13.51	0	
	Ground	Shop 11	12.69	0	
	Ground	Shop 12	10.87	0	
	Ground	Shop 13	11.04	0	
	Ground	Shop 14	11.04	0	
	Ground	Shop 15	13.51	0	
	Ground	Shop 16	16.28	0	
	First	1A	64.81	18.96	
	First	1B	63.56	13.37	
	First	1C	57.68	17.72	
	First	1D	61.02	18.45	
	First	1E	63.14	14.44	
	First	1F	63.41	17.76	
	First	1G	59.19	18.74	
	First	1H	56.11	17.86	
	Second	2A	64.81	18.96	
	Second	2B	63.56	13.37	
	Second	2C	57.68	17.72	
	Second	2D	61.02	18.45	
	Second	2E	63.14	14.44	
	Second	2F	63.41	17.76	
	Second	2G	59.19	18.74	
	Second	2H	56.11	17.86	
	Third	3A	64.81	18.96	
	Third	3B	63.56	13.37	
	Third	3C	57.68	17.72	
	Third	3D	61.02	18.45	
	Third	3E	63.14	14.44	
	Third	3F	63.41	17.76	
	Third	3G	59.19	18.74	
	Third	3H	56.11	17.86	
	Fourth	4A	64.81	18.96	
	Fourth	4B	63.56	13.37	
	Fourth	4C	57.68	17.72	
	Fourth	4D	61.02	18.45	
	Fourth	4E	63.14	14.44	
	Fourth	4F	63.41	17.76	
	Fourth	4G	59.19	18.74	
	Fourth	4H	56.11	17.86	

Proforma - I Area Statement

PROPOSED RESIDENTIAL COMPLEX FOR SHRI ASHWIN BAJORIA AND SHRI JAGDISH KABRA ON LAYOUT PLOT NO. 77,78&79 ,S.NO. 6/9B & 6/9, MAUJE : KAALKHED , KAALKHED WATER WORKS ROAD, TQ & DIST : AKOLA

Drawing Sheet No. 1/2

Stamps of Approval of Plans:

AREA STATEMENT

1.	Area of plot	1175.00
	Minimum area of a.b.c to be considered	
	a) As per ownership document (7/12, CTS extract)	1175.00
	b) as per measurement sheet	1175.00
	c) as per site	1175.00
2.	Deduction for	
	a) Proposed D.P./ T.P. Road widening Area/ Service Road / Highway widening	11.15
	b) Any C.P. Reservation area	
	Total (a + b)	11.15
3.	Balance area of plot (1-2)	1163.85
4.	Amenity Space (if applicable)	
	a) Required -	
	b) Adjustment of 2 (a), if any -	
	(c) Balance Proposed -	
5.	Net Plot Area (3-4(a))	1163.85
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. 6abstract FSI 1.10)	1280.24
10.	Additional sf FSI on payment of premium (Sr. No. 5x 0.50)	581.92
	a) Maximum permissible premium FSI- based on road width / TOD Zone	581.92
	b) Proposed FSI On payment of premium.	581.92
11.	In situ FSI/ TDR loading	
	a) In-situ area against D.P.road (2.0 x Sr. No. 2 (a), if any	22.30
	b) In- situ area against Amenity Space if Handed over (2.00 or 1.85 x Sr. No. 4 (b) and / or (c)	
	c) TDR area	
	d) Total in-situ / TDR loading proposed (11 (a) + (b) + (c))	22.30
12.	Additional FSI area under Chapter no. 7	
13.	Total entitlement of FSI in the proposal	4.00
	a) [9- 10 (b) + 11(d) or 12 whichever is applicable	1884.46
	b) Ancillary Area FSI upto 60% or 80% with payment of charges.	1130.67
	c) Total entitlement (a+b)	3015.13
14.	Maximum utilization limit of F.S.I (building potential) Permissible as per front width / as per Regulation No. 6.1 / 6.2 or 6.3 or 6.4 as applicable) 1.8 or 1.0	4677.70
15.	Total Built-up Area in proposed (excluding area at Sr. No. 13b)	
	a) Existing Built-up Area	0.00
	b) Proposed Built-up Area (as per TP Line)	2969.21
	c) Total (a + b)	2969.21
16.	F.S.I Consumed (15/13) (should not be more than serial No. 14 above)	2.55
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 77,78& 79 was surveyed by me 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.

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

1) Shri AshwinKumar Kailashchandra Bajoria

2) Shri Jagdish Ghanshyamdas Kabra

Architect / Licensed Engineer / Supervisor name and signature

Architect Ashish Ramesh Dhote
Reg. No. CA/2009/14/2017
Valid upto 31/12/2021

Job No.	Drawing No.	Scale	Drawn by	Checked by
			Vrushali	