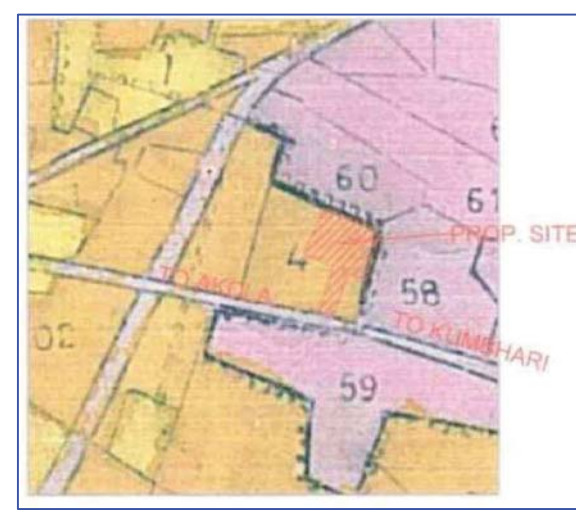


Signature valid

Digitally signed by Sushant
Dnyaneshwar Wasnik
Date: 2022.03.15 15:35:15
Reason: Approved Drawing Plan
Location: Akola Municipal Corporation



Project Details	
Building Type -	Development of Housing for EWS and LIG
Zone Type -	Residential Zone - (R1)
Location -	Non-Congested
Ward No -	
Plot No -	1A
Cts No./Survey No -	4
Sheet No -	1
Zone Number -	South Zone
Ward Name -	shivni
Priority Value -	1.12

PRADHAN MANTRI AWAS
YOJANA
(PMAY)

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	2.50	0.50	0.40	0.00	0.00	0.00	3.40	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	2.50	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P-Line Area(I)	29572.32	5914.46	4731.57	0.00	11997.27	0.00	52215.62	0.00	0.00
9.5 Proposed P-Line Area (Should not exceed 9.4)	19995.45	0.00	0.00	0.00	0.00	0.00	19995.45	0.00	19995.45
9.6 Index Consumed	1.69	0.00	0.00	0.00	0.00	0.00	1.69	0.00	0.00
Residential P-Line Area									19905.48
Commercial P-Line Area									89.97
Total P-Line Area									19995.45

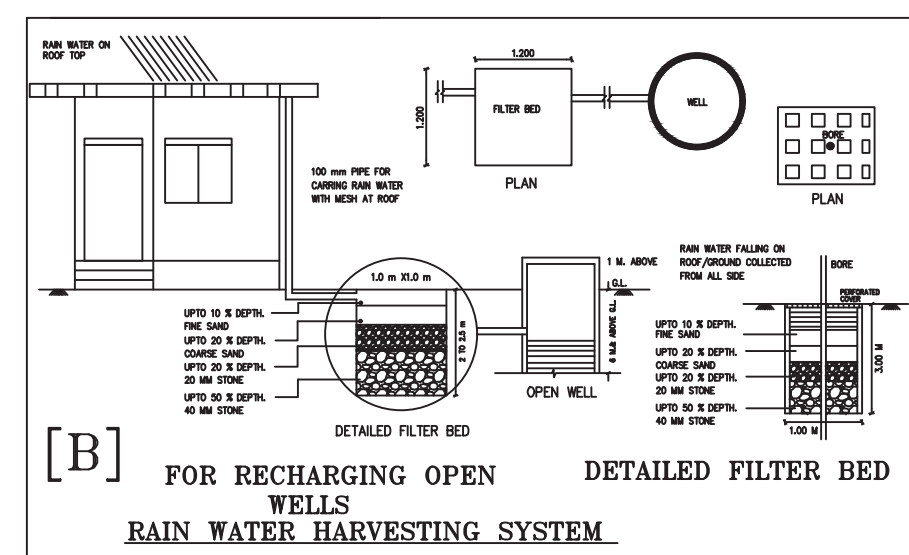
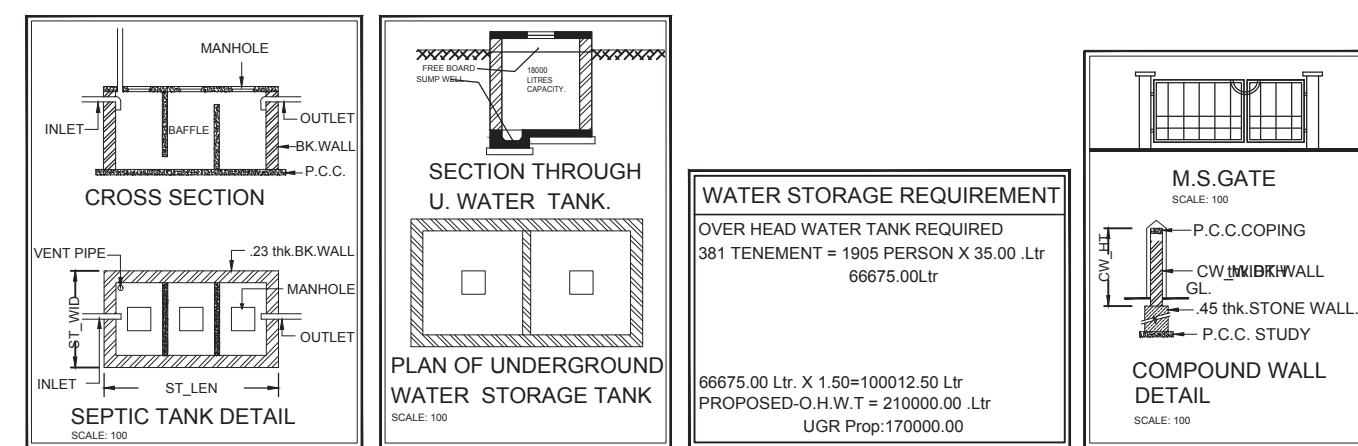
Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area
C2	GROUND FLOOR-FIRST FLOOR	C4- CARPET AREA	18	43.04	0.00	0.00
C4	FIRST FLOOR-GROUND FLOOR	C6 CARPET AREA	20	43.04	0.00	0.00
C5	GROUND FLOOR-GROUND FLOOR	C7 CARPET AREA	24	43.04	0.00	0.00
A1	FIRST TO SEVENTH	A1-CARPET AREA	7	37.06	0.00	0.00
A1	FIRST TO SEVENTH	A1-CARPET AREA	77	27.02	0.00	0.00
A2	FIRST TO SEVENTH	A2-CARPET AREA	7	37.06	0.00	0.00
A2	FIRST TO SEVENTH	A2-CARPET AREA	77	27.02	0.00	0.00
B1	GROUND FLOOR	ST1	1	13.60	0.00	0.00
B1	GROUND FLOOR	ST2	2	13.60	0.00	0.00
B1	GROUND FLOOR	ST3	3	13.60	0.00	0.00
B1	GROUND FLOOR	ST4	4	13.60	0.00	0.00
B1	GROUND FLOOR	ST5	5	13.60	0.00	0.00
B1	GROUND FLOOR	ST6	6	13.60	0.00	0.00
B2	FIRST TO SEVENTH	B2-CARPET AREA	56	41.50	0.00	0.00
A3	FIRST TO SIXTH	A3-CARPET AREA	6	37.06	0.00	0.00
A3	FIRST TO SIXTH	A3-CARPET AREA	78	27.02	0.00	0.00
A3	SEVENTH FLOOR	A3-S FLOOR CARPET AREA	2	27.02	0.00	0.00
C1	FIRST FLOOR-GROUND FLOOR	C1 CARPET AREA	18	43.04	0.00	0.00
C3	FIRST FLOOR-GROUND FLOOR	C5 CARPET AREA	4	38.60	0.00	0.00

SUB-PLOT DETAIL			
SR.No	OWNER NAME	CTS/S.No	AREA(SQ.M)
1	Semi-detached		333
2	Detached		1116
TOTAL			1449

AMENITY CALCULATION		
SR.No.	NAME	AREA(SQ.M)
1	AMENITY	871
TOTAL		871

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
A3	Residential	0	4	80	0.00	160.00
A3	Residential	1	2	6	3.00	6.00
B2	Residential	1	5	56	28.00	140.00
B1	Residential	1	2	14	7.00	14.00
B1	Residential	1	5	70	35.00	175.00
B1	Residential	0	4	6	0.00	12.00
A2	Residential	0	4	77	0.00	154.00
A2	Residential	1	2	7	3.50	7.00
A1	Residential	0	4	77	0.00	154.00
A1	Residential	1	2	7	3.50	7.00
Total	-	-	-	-	80.00	829.00
Visitors parking(5%)	-	-	-	-	4.00	41.45
Total	-	-	-	-	84.00	870.45

Parking Check As Per Multiplying Factor : 0.60					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	50	522	88	714	OK



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.	12700.00
(a) As per ownership document (7/12, CTS extract)	12700.00
(b) as per TILR or City Survey measurement sheet	12700.00
(c) as per Demarcated drawing area	12700.08
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	12700.00
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)	12700.00
6. Amenity Space	871.07
(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)	11828.93
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	1400.00
(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	1400.00
(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 2021-05-15 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
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

LEGENDS:

1. Name of Owner
2. Name of Architect
3. Name of Engineer
4. Name of Supervisor
5. Name of Collector
6. Name of Authority
7. Name of Collector
8. Name of Authority
9. Name of Collector
10. Name of Authority

Name of Owner: Pradman Mantri

Name of Architect: Pradman Mantri

Name of Engineer: Pradman Mantri

Name of Supervisor: Pradman Mantri

Name of Collector: Pradman Mantri

Name of Authority: Pradman Mantri

Name of Collector: Pradman Mantri

Name of Authority: Pradman Mantri

Name of Collector: Pradman Mantri

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Name of Authority: Pradman Mantri

Name of Collector: Pradman Mantri

Name of Authority: Pradman Mantri

AMENITY CALCULATION		
SR.No.	NAME	AREA(SQ.M)
1	AMENITY	871
	TOTAL	871

The technical drawings include:

- CROSS SECTION:** Shows a cross-section of the tank with labels for 'MINIMUM', 'INSULATION', 'CONCRETE', and 'FINISH'.
- SECTION THROUGH U WATER TANK:** Shows a cross-section of the tank with labels for 'INSULATION', 'CONCRETE', and 'FINISH'.
- PLAN OF UNDERGROUND WATER STORAGE TANK:** Shows a plan view of the tank with labels for 'INSULATION', 'CONCRETE', and 'FINISH'.
- WATER STORAGE REQUIREMENT:** Includes the formula:
$$\text{OVERHEAD WATER TANK REQUIRED} = 40 \text{ TONNERS} \times 2000 \text{ PPM} \times 10 \text{ TO 15} = 7000 \text{ LITERS}$$
 and the note: 'PROVIDE OF A 500-000000 LITERS'.
- M.S. GATE DETAIL:** Shows a detail of the gate with labels for 'M.S. GATE', 'P.C. COILING', '2" DIA. HORIZONTAL', '45 IN STONE WALL', and 'P.C. GUTTER'.

BUILD UP AREA CALCULATION (FOR PROPOSED FLOOR C2)			
AREA NAME	LENGTH	WIDTH	Area(Sq.ft)
BLOCK	7.70	6.12	47.12
			BLOCK AREA TOTAL = 47.12 Sq.ft
			TOTAL Occupation = 0.05 Sq.ft
			Net BuildUp Area = 47.12 Sq.ft

AREA NAME	LENGTH	WIDTH	Area(Sq. ft)
BLOCK	7.70	7.08	54.25
BLOCK AREA TOTAL =54.25Sq.ft			
TOTAL Deduction =1.00Sq.ft			
Net BuildUp Area =54.25 Sq.ft			

Parking Check As Per Multiplying Factor : 0.50					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	50	522	88	714	OK

[illegible]

Certified that the plot under reference was surveyed by me on 2021-05-15 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 Record Department/Git/Guzarat 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.

LEGENDS:

Name Of : Owner Pankaj Rameshc
handira Kothari
Postal Address : ..near grampa
nchayat,Adgaon Bk,Adgaon Khurd
Phone No. :9823148410

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-4

SITE ADDRESS :
S.NO. 4/1A OF MOUJE SHIVNI, TQ AKOLA DIS
T AKOLA

Name Of Engineer : Pankaj Kothari

	ADDRESS OF OFFICE
	OFFICE :

A-103 Rami Heritage, Opp. Old RTO Office
urtizapur Road, Akola

OWNERS SIGN: _____	Signature valid _____	TECHNICIAN SIGN _____
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Explicitly signed by OAAAG
OAAAG has reviewed this work

✓

Address: 10000 E. 1st Avenue
Location: Akita International Corporation

SCALE 1:100	Date: 25/01/22
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JOB No. DDMCO-21-01440	
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SUBMISSION DRAWING

Building Type - Development of Housing for EWS and LIG
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Ward No -
Plot No. - 1A
Cts No./Survey No. - 4
Sheet No. - 1
Zone Number: South Zone
Ward Name : shivni
Prorata Value : 1.12