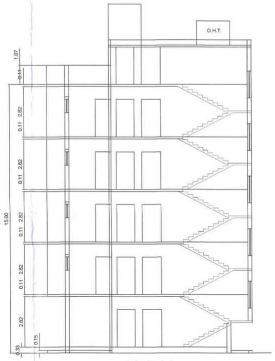


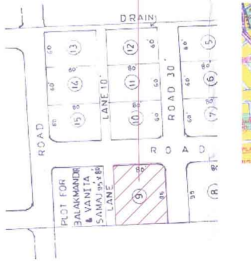

FRONT ELEVATION
SCALE 1:100




SECTION A-A
SCALE 1:100




SECTION B-B
SCALE 1:100



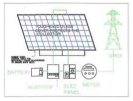

LAYOUT PLAN
SCALE 1:500

SANCTIONED LAYOUT VIDE RENENUE CASE NO 5/2/58-599- ON DATED 20-4-61

PROP.SITE UNDER REFERENCE




D.P PLAN
SCALE 1:4000



TERRACE FLOOR PLAN SOLAR ELECTRIC MANUFACTURING UNIT



SOLAR WATER HEATING SYSTEM

| PARKING STATEMENT | | | | |
|---|---|---|---|---|
| TENAMENT AREA | PARKING RATIO | NO.OF TENA. | REQUIRED PARKING | PROPOSED PARKING |
| FOR 2 TENA. ABOVE 40 TO 80 S.MT. | 1:5 | 12 | 6:30 | 6:30 |
| FOR EVERY TENA. ABOVE 80 BUT LESS THAN 150 SQM | 1:3 | | | |
| FOR EVERY TENA CARPET CARPET AREA OF 150 SQM & ABOVE | 2:3 | | | |
| FOR EVERY 100SM CARPET AREA | 2:5 | 1.0 | 2:6 | 2:6 |
| VISITOR PARKING (5%) | | | 0:2 | 0:2 |
| AS PER TABLE NO. 8C OF UDCPR 2020 SR.NO. 5 - MULTIPLYING FACTOR IS 0.6 | | | 4.80:22.80 | 5:23 |
| STACKED PARKING FOR CAR | | | TOTAL 5:23 | 5:23 |



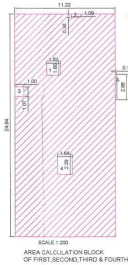
SCALE 1:200
AREA CALCULATION BLOCK OF GROUND FLOOR

TOTAL BLOCK AREA
6.78X4.83 = 30.82 SQM

DIDUCTION :-
1 1.82 X 1.60 2.43 SQM.
2 4.83X1.68 8.28 SQM.

TOTAL 10.71 SQM.

NET BUILT UP AREA
= 30.82 - 10.71 = 19.91 SQM.



SCALE 1:200
AREA CALCULATION BLOCK OF FIRST,SECOND,THIRD & FOURTH FLOOR

TOTAL BLOCK AREA
11.22X24.94 = 279.82 SQM.
+ A = 0.19X2.86 = 0.54 SQM.

TOTAL = 280.36 SQM.

DIDUCTION :-
1 1.82 X 1.60 2.43 SQM.
2 1.09 X 0.36 0.41 SQM.
3 1.0 X 1.07 1.07 SQM.
4 1.54 X 2.29 3.76 SQM.

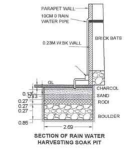
TOTAL 7.66 SQM.

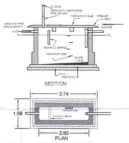
NET BUILT UP AREA
= 280.36 - 7.66 = 272.76 SQM.



SCALE 1:200
AREA CALCULATION BLOCK OF GROUND COMMERCIAL FLOOR

TOTAL BLOCK AREA
9.22X3.77 = 34.76 SQM




| CARPET DETAILS | | |
|---|---|---|
| FLOOR NAME | CARPET NAME | CARPET AREA |
| GROUND FLOOR PLAN | G1 | 32.80 |
| FIRST FLOOR PLAN | F1 | 65.05 |
| | F2 | 70.00 |
| | F3 | 70.00 |
| SECOND FLOOR PLAN | S1 | 65.05 |
| | S2 | 70.00 |
| | S3 | 70.00 |
| THIRD FLOOR PLAN | T1 | 65.05 |
| | T2 | 70.00 |
| | T3 | 70.00 |
| FOURTH FLOOR PLAN | FT1 | 65.05 |
| | FT2 | 70.00 |
| | FT3 | 70.00 |
| | TOTAL | 852.80 |

## AREA STATEMENT

| | |
|---|---|
| TOTAL PLOT | 483.27 SQM. |
| PROP.GR.FL. PARKING AREA | 154.30 SQM. |
| PROP. GROUND FL. RESIDENTIAL B/UP AREA | 19.91 SQM. |
| PROP.GROUND FL. COMMERCIAL B/UP AREA | 34.76 SQM. |
| PROP.FIRST FL. B/UP AREA | 272.76 SQM. |
| PROP. SECOND FL. B/UP AREA | 272.76 SQM. |
| PROP.THIRD FL. B/UP AREA | 272.76 SQM. |
| PROP.FOURTH FL. B/UP AREA | 272.76 SQM. |
| TOTAL RESI BUILT UP AREA | 1110.95 SQM. |
| TOTAL RESI+COM AREA | 1145.71 SQM. |

A) BUILT UP AREA WITH = PLOT AREA X BASIC FSI.
REFERENCE TO BASIC F.S.I= 483.27 X 1.1
= 531.59 SQ.M.

CALCULATION OF ANCILLARY AREA OF FSI

1)COMMERCIAL ANCILLARY AREA

B) CALCULATION OF AREA UNDER ANCILLARY F.S.I

P-LINE B/UP AREA/1.80 = 34.76/ 1.80
= 19.31 SQ.M.

NET ANCILLARY AREA = 34.76-19.31
= = 15.45 SQ.M.

2)RESIDENTIAL ANCILLARY AREA
P-LINE B/UP AREA/1.60 = 1110.95/ 1.80
= 694.34 SQ.M.

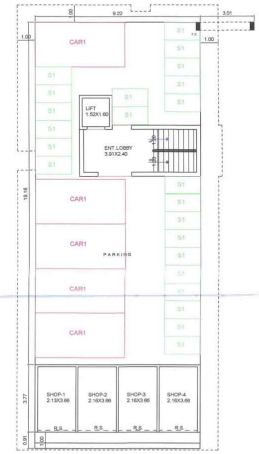
NET ANCILLARY AREA = 1110.95-694.34
= = 416.60 SQ.M

TOTAL ANCILLARE AREA COM+RESI =15.45+416.60=432.05 SM

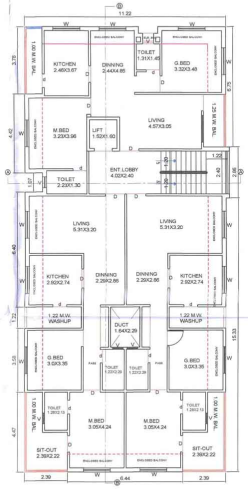
C) PREMIUM = 50% OF PLOT AREA
483.27 SQM. = 241.63 SQM.

REQUIRED PREMIUM = P-LINE AREA -BASIC FSI-ANCILLARY AREA
1145.71 - 531.59 - 432.05 = 182.07 SQM.

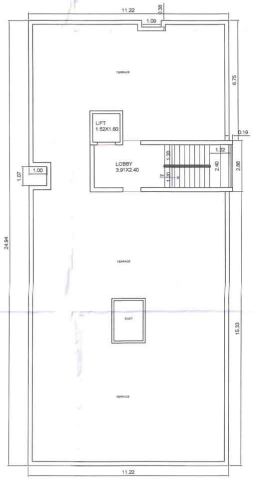
NET PROP.BUILT AREA -
(A) + (B) + (C) = 531.59+ 432.05 + 184.07 =1145.71 SQ.M.




PROP.GR.FLOOR PLAN
SCALE 1:100




PROP.FIRST,SECOND,THIRD & FOURTH FLOOR PLAN
SCALE 1:100




PROP.TERRACE FLOOR PLAN
SCALE 1:100




SUBDIVISION SANCTIONED VIDE MUNICIPAL ORDER NO.LD-66/WK/2000 ON DATED 07/10/1999

SITE PLAN
SCALE 1:200

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL APARTMENT BUILDING & COMPOUND WALL FOR SHRI MANOJ RAMKRISHNNA HIWARALE AT MALKAPUR,IN F.S. NO.10/2,ON LAYOUT PLOT NO.9-A VIDDHUT COLONY ROUND ROAD,AKOLA,,AKOLA.

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

PROPOSED___COMMERCIAL CUM RESIDENTIAL__BUILDING____COMPLEX ON C.T.S. NO./ 10/2
Drawing Sheet No:1/1
PLOT NO/S.NO./GAT PLOT NO.9-A Drawing NO./F.P.NO._47_____
OF VILLAGE/MOUJA__MALKAPUR_____

Stamps of Approval of Plans

| A) AREA STATEMENT. | |
|---|---|
| 1 ) AREA OF THE PLOT (Minimum area of a,b,c to be considered | 483.27 SQM |
| a) As per ownership document(7/12,CTS extract) | 483.00 SQM |
| b) As per measurement sheet | 483.27 SQM |
| c) As per site | 483.27 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 of(2)(),if any- | |
| (c) Balance Proposed- | |
| 5) Net Plot Area(3-4(c)) | |
| 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) | 531.59 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. | 182.07 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 entitlement 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 | 429.65 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' | 1145.71 SQM |
| (c) Total (a+b) | |
| 16) F.S.I. Consumed (15/13)(should not be more than serial No.14 above.) | F.S.I. USED 2.37 |
| 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 21/03/21 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.

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

Owner's declaration-

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by AKOLA municipal corporation.I/We would execute the structure as per santioned plans. Also I/We would execute the work site.

(Vijay R. Hiwrale) (Manoj R. Hiwrale)
Owner's name and signature

Architect/ Licenced Engineer/ Supervisor name and signature

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