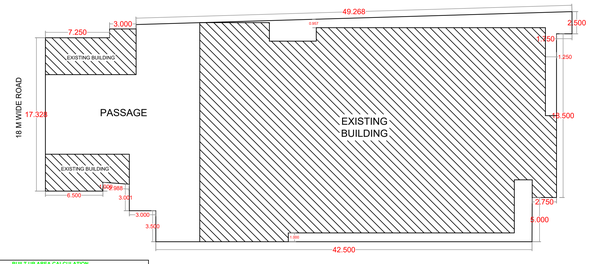
A

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
A	Second	0.00	204.06	0.00	0.00	0.00	0.00	0.00	3.41	3.41	0.00	0.00	0.00	200.65
A	Ground	303.23	0.00	0.00	0.00	0.00	0.00	0.00	7.61	3.41	0.00	0.00	0.00	299.82
A	First	303.23	0.00	0.00	0.00	0.00	0.00	0.00	3.41	3.41	0.00	0.00	0.00	299.82
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A	Total	606.46	204.06	0.00	0.00	0.00	0.00	0.00	14.43	10.23	0.00	0.00	0.00	800.29

B

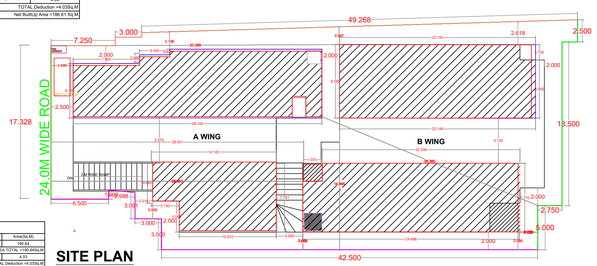
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B	Second	0.00	374.36	0.00	0.00	0.00	0.00	0.00	4.03	4.03	0.00	0.00	0.00	370.33
B	Third	498.07	0.00	0.00	0.00	0.00	0.00	0.00	4.03	4.03	0.00	0.00	0.00	494.04
B	First	374.55	0.00	0.00	0.00	0.00	0.00	0.00	4.03	4.03	0.00	0.00	0.00	370.52
B	Ground	374.55	0.00	0.00	0.00	0.00	0.00	0.00	8.88	4.03	0.00	0.00	0.00	370.52
B	Total	1247.17	374.36	0.00	0.00	0.00	0.00	0.00	20.97	16.12	0.00	0.00	0.00	1605.41



BUILT UP AREA CALCULATION
FOR First B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.54	7.77	190.64
		BLOCK AREA TOTAL =190.64Sq.M	
LiftWell3	-	4.03	
		TOTAL Deduction =4.03Sq.M	
		Net BuiltUp Area =186.61 Sq.M	

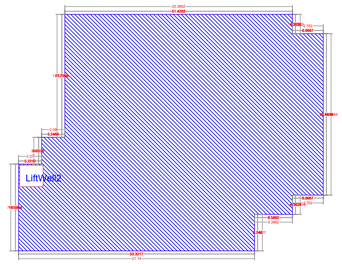
EXISTING BUILDING TO BE DEMOLISHED



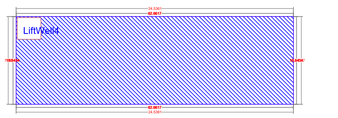
BUILT UP AREA CALCULATION
FOR Ground B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.54	7.77	190.64
		BLOCK AREA TOTAL =190.64Sq.M	
LiftWell4	-	4.03	
		TOTAL Deduction =4.03Sq.M	
		Net BuiltUp Area =186.61 Sq.M	

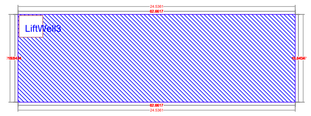
SITE PLAN
Scale-1:100



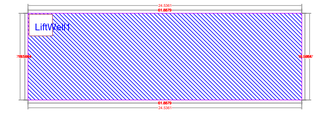
BUILT-UP AREA CALCULATION Third B



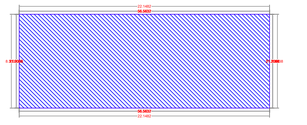
BUILT-UP AREA CALCULATION Ground B



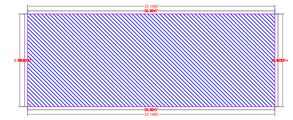
BUILT-UP AREA CALCULATION First B



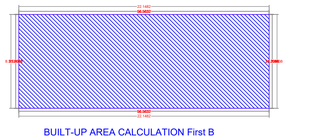
BUILT-UP AREA CALCULATION Second B



BUILT-UP AREA CALCULATION Ground B



BUILT-UP AREA CALCULATION Second B



BUILT-UP AREA CALCULATION First B

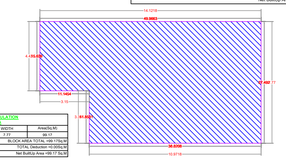
THE THEATRE IS DESIGNED AS PER MAHARASHTRA CINEMAS (REGULATION)RULE,1966
1.ENTRY−1.50M
2. EXIT −2 NOBS, 1.50MWIDE PASSAGE
3. GANGWAY−CENTRE−1.20M, SIDEGANGWAY−0.90M
4. DOOR−REQ.1.35M,PROPOSED −1.50M
5. STAIRCASE−2M WIDE, TREAD−300MM , RISER−150MM
6. SANITARY CONVENIENCES − AS PER UDCPR
7. SCREEN−MIN. REQUIRED−3.05M PROPOSED 9.0M
8. PARKING − AS PER UDCPR

FSI DETAILS

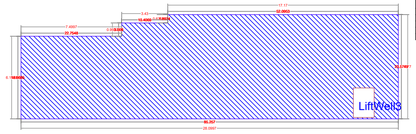
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	2.00	0.30	0.50	0.00	0.00	0.00	2.80	0.00	0.00
9.2 Existing Comsumed 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	2.00	0.30	0.50	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	2542.00	381.30	635.50	0.00	0.00	0.00	3558.80	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	2405.70	0.00	0.00	0.00	0.00	0.00	2405.70	0.00	2405.70
9.6 Index Consumed	1.89	0.00	0.00	0.00	0.00	0.00	1.89	0.00	0.00

BUILT UP AREA CALCULATION
FOR Second A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	14.12	7.77	99.17
		BLOCK AREA TOTAL =99.17Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =99.17 Sq.M	



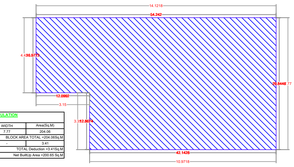
BUILT-UP AREA CALCULATION Second A



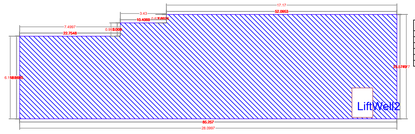
BUILT-UP AREA CALCULATION First A

BUILT UP AREA CALCULATION
FOR First A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	14.12	7.77	99.17
		BLOCK AREA TOTAL =99.17Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =99.17 Sq.M	



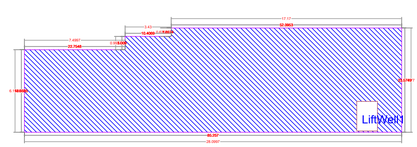
BUILT-UP AREA CALCULATION Ground A



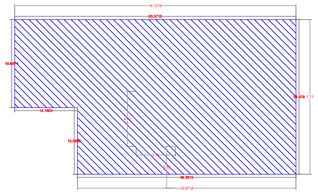
BUILT-UP AREA CALCULATION Ground A

BUILT UP AREA CALCULATION
FOR Ground A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	28.10	7.77	204.06
		BLOCK AREA TOTAL =204.06Sq.M	
LiftWell2	-	3.41	
		TOTAL Deduction =3.41Sq.M	
		Net BuiltUp Area =200.65 Sq.M	



BUILT-UP AREA CALCULATION Second A



BUILT-UP AREA CALCULATION First A

BUILT UP AREA CALCULATION
FOR Second A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	28.10	7.77	204.06
		BLOCK AREA TOTAL =204.06Sq.M	
LiftWell1	-	3.41	
		TOTAL Deduction =3.41Sq.M	
		Net BuiltUp Area =200.65 Sq.M	

BUILT UP AREA CALCULATION
FOR Ground A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	28.10	7.77	204.06
		BLOCK AREA TOTAL =204.06Sq.M	
LiftWell2	-	3.41	
		TOTAL Deduction =3.41Sq.M	
		Net BuiltUp Area =200.65 Sq.M	

BUILT UP AREA CALCULATION
FOR First A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	14.12	7.77	99.17
		BLOCK AREA TOTAL =99.17Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =99.17 Sq.M	

SCHEDULE OF OPENING:

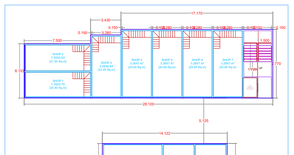
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
A	W3	1.96	1.50	9
A	W	1.21	1.20	13
A	V	0.60	0.75	10
B	V	0.60	0.75	12
B	W	1.21	1.20	13
B	W1	2.21	1.50	6
B	W2	1.92	1.50	6
B	v	0.54	0.90	8
B	v	0.55	0.90	3

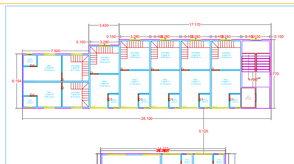
SCHEDULE OF OPENING:

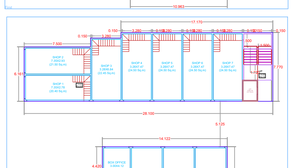
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
A	D1	0.75	2.10	10
A	D	0.75	2.10	1
A	D	0.90	2.10	9
B	D1	0.75	2.10	12
B	D	1.13	2.10	5
B	D	1.17	2.10	1
B	D	0.86	2.10	1
B	D	0.84	2.10	5
B	TF	1.50	2.40	5

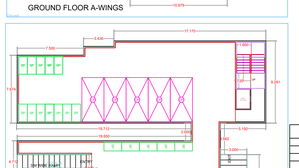
Parking Check As Per Multiplying Factor : 0.60

Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	10	48	11	135	OK

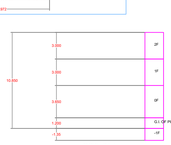












DP PLAN
Scale-1:1000

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
A	Ground	tea office	1	14.38	0.00	0.00	14.38
A	Second Ground Flor	1	3	61.36	0.00	0.00	61.36
A	Second Ground Flor	2	4	46.74	0.00	0.00	46.74
A	Second Ground Flor	3	5	67.32	0.00	0.00	67.32
A	Second Ground Flor	4	6	67.32	0.00	0.00	67.32
A	Second Ground Flor	5	12	73.67	0.00	0.00	73.67
A	Second Ground Flor	6	18	73.67	0.00	0.00	73.67
A	Second Ground Flor	7	21	73.67	0.00	0.00	73.67
A	Second Ground Flor	20	24	17.71	0.00	0.00	17.71
A	Second Ground Flor	21	25	17.71	0.00	0.00	17.71
A	Second Ground Flor	22	32	103.45	0.00	0.00	103.45
B	Third	theatre	24	449.63	0.00	0.00	449.63
B	Second First Ground	8	1	64.37	0.00	0.00	64.37
B	Second First Ground	9	6	64.37	0.00	0.00	64.37
B	Second First Ground	10	11	64.37	0.00	0.00	64.37
B	Second First Ground	11	17	64.37	0.00	0.00	64.37
B	Second First Ground	12	19	64.37	0.00	0.00	64.37
B	Second First Ground	13	23	64.39	0.00	0.00	64.39
B	Second First Ground	14	31	72.68	0.00	0.00	72.68
B	Second First Ground	15	27	72.68	0.00	0.00	72.68
B	Second First Ground	16	29	72.68	0.00	0.00	72.68
B	Second First Ground	17	30	72.32	0.00	0.00	72.32
B	Second First Ground	18	33	72.32	0.00	0.00	72.32
B	Second First Ground	19	36	72.32	0.00	0.00	72.32

BUILT UP AREA CALCULATION
FOR First B

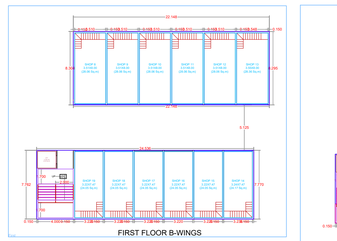
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	8.30		183.91
		BLOCK AREA TOTAL =183.91Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =183.91 Sq.M	

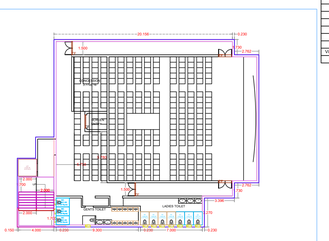
BUILT UP AREA CALCULATION
FOR Third B

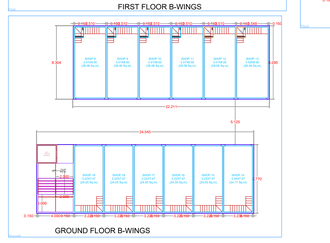
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	27.30	21.19	498.07
		BLOCK AREA TOTAL =498.07Sq.M	
LiftWell2	-	4.03	
		TOTAL Deduction =4.03Sq.M	
		Net BuiltUp Area =494.04 Sq.M	

Parking Check (Table 6B)

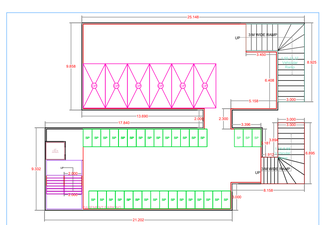
Building Name	USE	REQ. RATIO		NO.OF TenetArea	PRP. RATIO	
		car	Scooter		car	Scooter
B	Residential	1	4	0	1.50	6.00
B	Residential	1	2	0	3.00	6.00
B	Commertial	1	6	470.89	4.71	28.25
B	Commertial	4	16	292.00	29.20	116.80
A	Residential	1	4	4	2.00	8.00
A	Commertial	1	6	474.03	4.74	28.44
Total	-	-	-	-	45.15	193.50
Visitors parking(5%)	-	-	-	-	0.33	1.00
Total	-	-	-	-	45.48	194.50

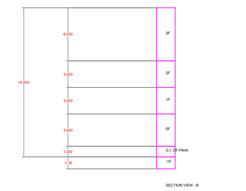


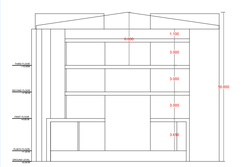




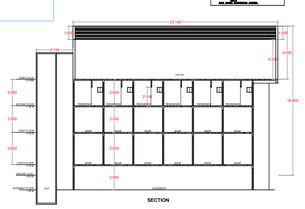












BUILT UP AREA CALCULATION
FOR Second B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.54	7.77	190.64
		BLOCK AREA TOTAL =190.64Sq.M	
LiftWell1	-	4.03	
		TOTAL Deduction =4.03Sq.M	
		Net BuiltUp Area =186.61 Sq.M	

BUILT UP AREA CALCULATION
FOR Ground B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22.15	8.30	183.91
		BLOCK AREA TOTAL =183.91Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =183.91 Sq.M	

BUILT UP AREA CALCULATION
FOR Second B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22.15	8.30	183.72
		BLOCK AREA TOTAL =183.72Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =183.72 Sq.M	

Owner Name	Postal Address	Contact Number
Rahul Rajkumar Muchandani	,,,muknandani gali,Gandhinagar,Chandur,Akola-44400 4,Maharashtra	9422999007
Vinaykumar Uttamchand Parakh	Shivram Nagar, ,Jalgaon	
Vijaykumar Pahuja	Ganpati Nagar, ,Jalgaon	

PROPOSED COMERCIAL,RESIDENTIAL AND REDEVELOPMENT OF CINEMA THETRE ON PLOT NO 12/5 ,NUZUL SHEET NO. 27C AKOLA

Signature Not Verified

Digitally signed by Shrikant Vasantrao Pethkar
Date: 2022.07.21 13:42:59 IST
Reason: Approved Drawing Plan
Location: Akola Municipal Corporation

Proforma I : Area Statement

(1.Area of plot (Min.(minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	1271.00
(a) As per ownership document (7/12, CTS extract)	1271.00
(b) as per TILR or City Survey measurement sheet	1360.61
(c) as per Demarcated drawing area	2723.32
LESS:	
(2.Area not in possession	0.00
3. Entire area (1-2)	1271.00
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)	1271.00
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)	1271.00
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 1/2,2/5,419,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 2022-01-28 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.

Project Details

Building Type - Building Development
Zone Type - Commercial Zone
Location - Congested
Ward No -
Plot No. - 12/5
Cts No./Servey No. - 12
Sheet No. - 1
Zone Number: North Zone
Ward Name : Bazar Peth
Prorata Value : 0.00

LEGENDS:
BLUE BOUNDARY WALL
BLUE DASHED LINE WORK
DRAINAGE LINE ON WALL - YELLOW LIGHT
ELECTRIC WIRING ON WALL - RED
BALCONY/ALL WALL SHOWN - BROWN
DRIVING SHOWN - DARK YELLOW
SLOPING SHOWN - BLUE
SLOPING SHOWN - BLUE HATCHED

Postal Address : ,,,mulchandani gali,Gandhinagar,Chandur,Akol

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS NO./SURVEY NO.- 12

SITE ADDRESS :
Tilak Road, Akola

Name Of Architect : Hitesh Vinay Parakh

ADDRESS OF OFFICE
OFFICE :
370, Jaikisanwadi, PPRL Building, Jalgaon

OWNERS SIGN:
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by Hitesh Vinay Parakh
Date: 2022.07.21 13:43:07 IST
Location: Akola Municipal Corporation

SCALE 1:100 | Date: 22/03/22

JOB No. DDMCO-22-06336

SUBMISSION DRAWING

