MIXED

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
MIXED	TYPICAL SECOND THIRD FOURTH FLOOR PLAN	0.00	1890.15	0.00	0.00	0.00	0.00	276.18	0.00	9.27	0.00	0.00	90.75	0.00	1799.40
MIXED	FIRST FLOOR PLAN	153.11	478.92	0.00	0.00	0.00	0.00	95.53	0.00	3.09	0.00	0.00	30.25	0.00	601.78
MIXED	GROUND FLOOR PLAN	133.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	133.96
MIXED	Total	287.07	2369.07	0.00	0.00	0.00	0.00	371.71	0.00	12.36	0.00	0.00	121.00	0.00	2535.14

PROPOSED PLAN OF MIXED USED BUILDING AT MOUJE MALKAPUR SR NO 3/3 PLOT NO. 1+2 TQ DIST AKOLA.

OWNER:- SHRI. SHRIKRUSHNA SHESHRAO BAISKAR AND SHRI. MANGESH RAMBHAU KALE.

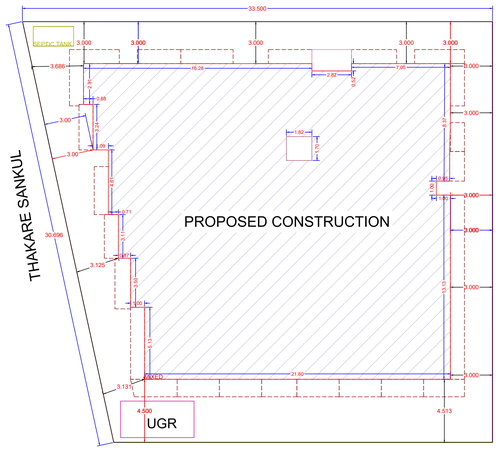
SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MIXED	W1	1.50	1.50	1
MIXED	W	2.00	1.50	2
MIXED	W	0.90	1.50	8
MIXED	V	0.46	0.90	1
MIXED	W	0.82	1.50	2
MIXED	V	0.47	0.90	1
MIXED	W	1.70	1.50	4
MIXED	W	15.00	1.50	15
MIXED	W	1.50	1.50	7
MIXED	V	0.45	0.90	20
MIXED	V	0.44	0.90	4
MIXED	W	1.20	1.50	10

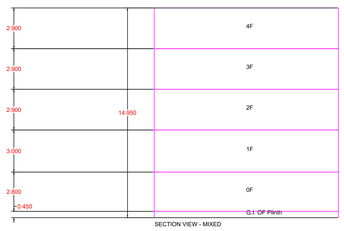
FSI DETAILS

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	1.10	0.50	1.15	0.00	0.00	0.00	2.75	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	1.10	0.50	1.15	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	998.25	453.75	1043.62	0.00	733.80	262.40	3491.82	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	998.25	453.75	112.52	0.00	708.62	262.00	2535.14	0.00	2535.14
9.6 Index Consumed	1.10	0.50	0.12	0.00	0.00	0.00	1.72	0.00	0.00

LAYOUT PLOT NO 4 AND 6



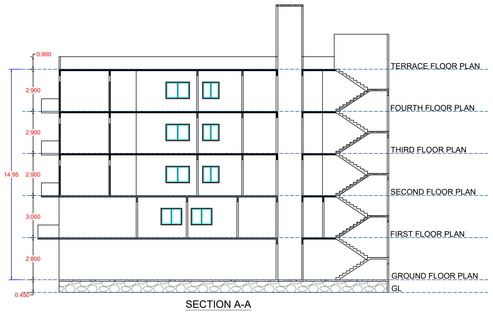
SITE PLAN
SCALE 1:100



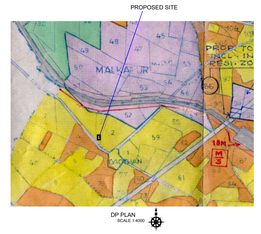
SECTION VIEW - MIXED



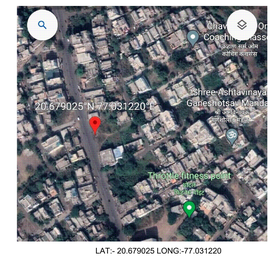
ELEVATION
SCALE 1:100



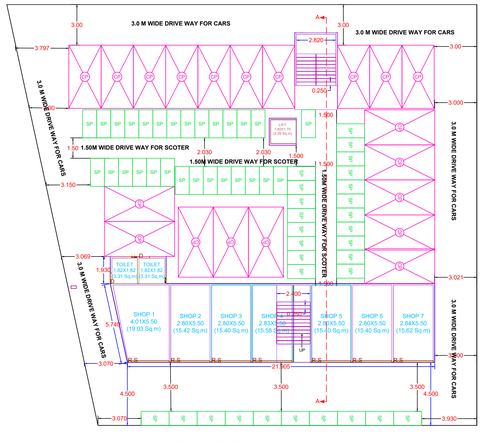
SECTION A-A
SCALE 1:100



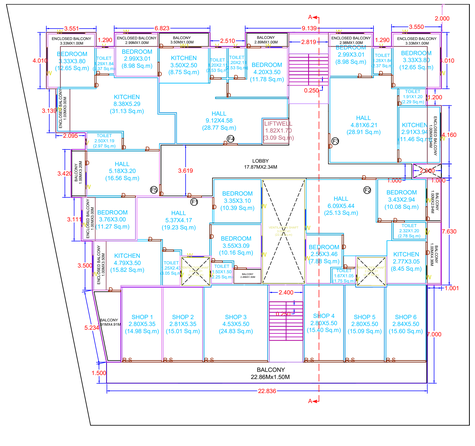
DP PLAN
SCALE 1:4000



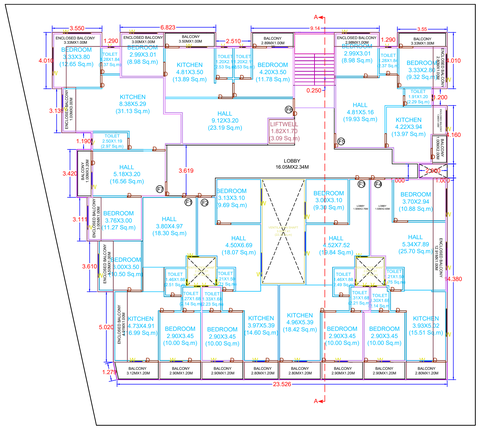
LAT:- 20.679025 LONG:-77.031220
GOOGLE IMAGE



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



TYPICAL SECOND THIRD FOURTH FLOOR PLAN
SCALE 1:100

MIXED

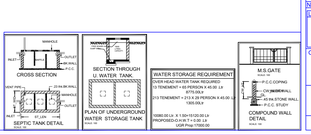
Owner details		
Owner Name	Postal Address	Contact Number
Shrikrushna Sheshrao Baiskar	,malakapur road,font of rajewshwar banglo watica 1,Gandhinagar,Chandur,Akola-444004,Maharashtra	9922557365
Mangesh Rambhau Kale	Akola	

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXSTING SHOWN BLUE HATCHED

Project Details

Proposal code -DDMCO-23-97066
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 3
Tahsil : South Zone
Mouza : Malkapur
Prorata Value : 0.00



Signature Not Verified

Digitally signed by ASHWINI SHESHRAO WANKHADE
Date: 2024.06.04 18:36:00 IST
Reason: Approved Drawing
Location: Akola Municipal Corporation
Project Code : DDMCO-23-97066
Application Number : DDMCO/0124000056
Proposal Number : 236352
Certificate Number : DDMCO/BP/2024/APL/05219

Assistant Director Town Planning
Date: 02/02/2024

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.	907.50
(a) As per ownership document (7/12, CTS extract)	907.50
(b) as per TILR or City Survey measurement sheet	907.50
(c) as per Demarcated drawing area	907.50
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	907.50
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)	907.50
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)	907.50
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 1,2,125,419,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 _____	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 2023-11-07 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 declare hereby to undertake to get the work inspected at each stage of work and to execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

DESCRIPTION OF PROJECT :
1.OFFICE/Residential/Industrial
2.Address (Cts.No./Survey No./Plot No.)

Signature of Owner/Developer/Power of Attorney holder name and signature

Job No.
SITE ADDRESS :
MOUJE MALKAPUR TO DIST AKOLA

Name Of Engineer - Vaibhavi Pradip Bhoj

LOGO	ADDRESS OF OFFICE
	OFFICE - Heramba Appartment Vyrundawan Nagar Near Sudhir Colony, Akola

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified
	Digitally signed by VAIBHAVI PRADIP BHOJ Date: 2024.06.04 18:36:00 IST Reason: Approved Drawing Location: Akola Municipal Corporation

SCALE - 1:100	Date: 22/01/24
JOB NO - DDMCO-23-97066	CHECK BY - -

SUBMISSION DRAWING

Details of Before Amalgamation

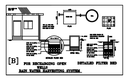
1.a) Village	1.b)Parcel No.(S.No./H.No., C S No., F P No.,Sub Plot No,Gut No)	Type (1. Sanction Layout 2. Gunthewari)	1.f)Area as per revenue record/CTS	1.g)Area as per Measurement Plan	1.h)Area as per POA	1.i)Area as per Demarcated	1.j)Area in possession	1.k)Stringent Area in SqM	prorata factor	Area Affected by Road widening
MOUJE MALKAPUR	3/3 , 1	Sanctioned	457.50	457.50	0.00	457.50	457.50	457.50	1.00	0.00
MOUJE MALKAPUR	3/3 , 2	Sanctioned	450.00	450.00	0.00	450.00	450.00	450.00	1.00	0.00
Total Amalgamated Plot			907.50	907.50	0.00	907.50	907.50	907.50		0.00

DETIALS AFTER AMALGAMATION

VILLAGE	Plot No/F.No	Area(7-9)	Tangent deduction	remaining Area	prorata factor	DR entitlement	TDR out of column(6)	DR to be utileised on the amalgameted plot (7)
MOUJE MALKAPUR	(1+2)	907.50						
TOTAL								907.50

RECREATIONAL CALCULATION

Name	Area
TOTAL	0.00



Amenity CALCULATION

Name	Area
TOTAL	0.00

Parking Check As Per Multiplying Factor : 0.60

(Note-Parking calculate as per regulation 14.2.1.6 Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	11	24	0	20	57	0	OK

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
MIXED	Commertial	For every 100 sq.m. carpet area or fraction thereof	2	6	212.80	4.26	12.77	-
MIXED	Residential	For every two tenements with each tenement having carpet area equal to or above 40Sq.m. but less than 80 Sq.m.	1	2	26	13	26	-
Total	-	-	-	-	-	17.26	38.77	-
Visitor parking(5%)	-	-	-	-	-	0.65	1.30	-
Total	-	-	-	-	-	17.91	40.07	-

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MIXED	D	0.82	2.10	1
MIXED	D	1.05	2.10	1
MIXED	D	1.20	2.10	1
MIXED	D	0.70	2.10	2
MIXED	D	0.86	2.10	4
MIXED	D	0.80	2.10	14
MIXED	D	0.75	2.10	4
MIXED	D	32.00	2.10	32
MIXED	d	0.74	2.10	1
MIXED	d	0.70	2.10	2
MIXED	d	1.11	2.10	1
MIXED	d	0.72	2.10	1
MIXED	d	0.90	2.10	1
MIXED	d	0.75	2.10	3
MIXED	D	0.87	2.10	1
MIXED	D	0.90	2.10	14
MIXED	d	4.00	2.10	4
MIXED	d	1.02	2.10	1
MIXED	R.S	2.91	2.90	1
MIXED	R.S	2.83	2.90	1
MIXED	R.S	2.84	2.90	2
MIXED	R.S	4.53	2.90	1
MIXED	R.S	2.81	2.90	1
MIXED	R.S	2.80	2.90	7

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
MIXED	GROUND FLOOR PLAN	SHOP 1	1	19.03	0.00	0.00	19.03
MIXED	GROUND FLOOR PLAN	SHOP 2	1	15.42	0.00	0.00	15.42
MIXED	GROUND FLOOR PLAN	SHOP 6	1	15.40	0.00	0.00	15.40
MIXED	GROUND FLOOR PLAN	SHOP 7	1	15.62	0.00	0.00	15.62
MIXED	GROUND FLOOR PLAN	SHOP 5	1	15.40	0.00	0.00	15.40
MIXED	GROUND FLOOR PLAN	SHOP 4	1	15.58	0.00	0.00	15.58
MIXED	GROUND FLOOR PLAN	SHOP 3	1	15.40	0.00	0.00	15.40
MIXED	FIRST FLOOR PLAN	FLAT 4	1	65.33	3.10	3.72	68.43
MIXED	FIRST FLOOR PLAN	SHOP 1	1	14.98	0.00	34.29	14.98
MIXED	FIRST FLOOR PLAN	SHOP 2	1	15.00	0.00	34.29	15.00
MIXED	FIRST FLOOR PLAN	FLAT 2	1	66.62	0.00	7.63	66.62
MIXED	FIRST FLOOR PLAN	FLAT 3	1	68.71	13.93	0.00	82.64
MIXED	FIRST FLOOR PLAN	RESIDENTIAL	1	62.72	6.61	10.01	69.33
MIXED	FIRST FLOOR PLAN	SHOP 3	1	24.83	0.00	34.29	24.83
MIXED	FIRST FLOOR PLAN	SHOP 4	1	15.40	0.00	34.29	15.40
MIXED	FIRST FLOOR PLAN	SHOP 5	1	15.09	0.00	34.29	15.09
MIXED	FIRST FLOOR PLAN	SHOP 6	1	15.60	0.00	34.29	15.60
MIXED	FIRST FLOOR PLAN	FLAT 5	1	79.06	12.80	3.44	91.86
MIXED	TYPICAL SECOND THIRD FOURTH FLOOR PLAN	FLAT 5,9FLAT 9,4FLAT 5	3	58.95	8.26	2.21	67.21
MIXED	TYPICAL SECOND THIRD FOURTH FLOOR PLAN	FLAT 6,3FLAT 6,4FLAT 6	3	65.33	3.10	3.72	68.43
MIXED	TYPICAL SECOND THIRD FOURTH FLOOR PLAN	FLAT 4,2FLAT 4,8FLAT 4	3	68.17	13.13	0.00	81.30
MIXED	TYPICAL SECOND THIRD FOURTH FLOOR PLAN	FLAT 2,9FLAT 2,4FLAT 2	3	56.02	0.00	0.00	56.02
MIXED	TYPICAL SECOND THIRD FOURTH FLOOR PLAN	FLAT 1,9FLAT 1,4FLAT 1	3	65.14	12.24	0.00	77.38
MIXED	TYPICAL SECOND THIRD FOURTH FLOOR PLAN	FLAT 3,9FLAT 3,4FLAT 3	3	64.40	0.00	0.00	64.40
MIXED	TYPICAL SECOND THIRD FOURTH FLOOR PLAN	FLAT 7,9FLAT 7,4FLAT 7	3	79.06	12.86	3.44	91.92

BUILT UP AREA CALCULATION FOR GROUND FLOOR PLAN MIXED

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	3.77	3.04	11.46
		BLOCK AREA TOTAL =11.46Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =11.46 Sq.M	

BUILT UP AREA CALCULATION FOR GROUND FLOOR PLAN MIXED

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	23.12	7.54	133.96
		BLOCK AREA TOTAL =133.96Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =133.96 Sq.M	

BUILT UP AREA CALCULATION FOR GROUND FLOOR PLAN MIXED

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	1.93	1.92	3.69
		BLOCK AREA TOTAL =3.69Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =3.69 Sq.M	

BUILT UP AREA CALCULATION FOR FIRST FLOOR PLAN MIXED

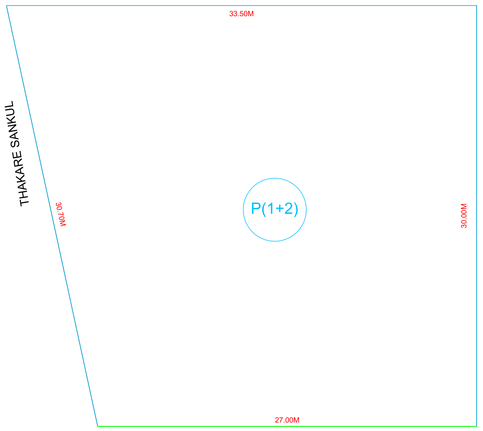
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	28.15	23.50	478.92
		BLOCK AREA TOTAL =478.92Sq.M	
Vent.Shaft6	-	-	4.01
Vent.Shaft5	-	-	4.01
Vent.Shaft4	-	-	22.23
		TOTAL Deduction =30.25Sq.M	
		Net BuiltUp Area =448.67 Sq.M	

BUILT UP AREA CALCULATION FOR TYPICAL SECOND THIRD FOURTH FLOOR PLAN MIXED

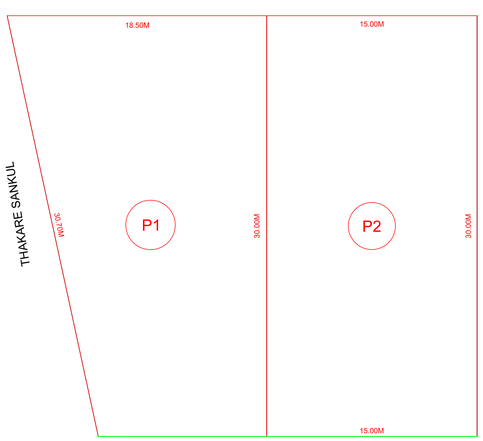
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	28.15	24.75	630.05
		BLOCK AREA TOTAL =630.05Sq.M	
Vent.Shaft3	-	-	4.01
Vent.Shaft2	-	-	4.01
Vent.Shaft1	-	-	22.23
		TOTAL Deduction =30.25Sq.M	
		Net BuiltUp Area =599.80 Sq.M	

BUILT UP AREA CALCULATION FOR FIRST FLOOR PLAN MIXED

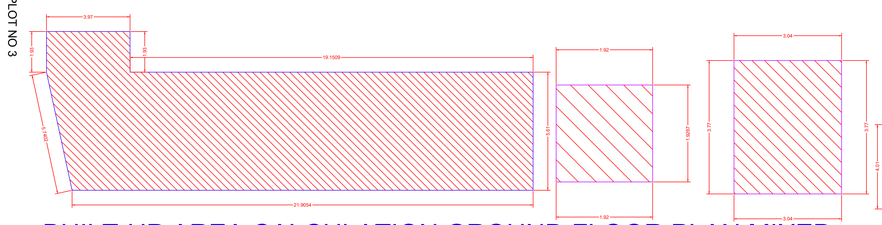
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22.86	7.00	153.11
		BLOCK AREA TOTAL =153.11Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =153.11 Sq.M	



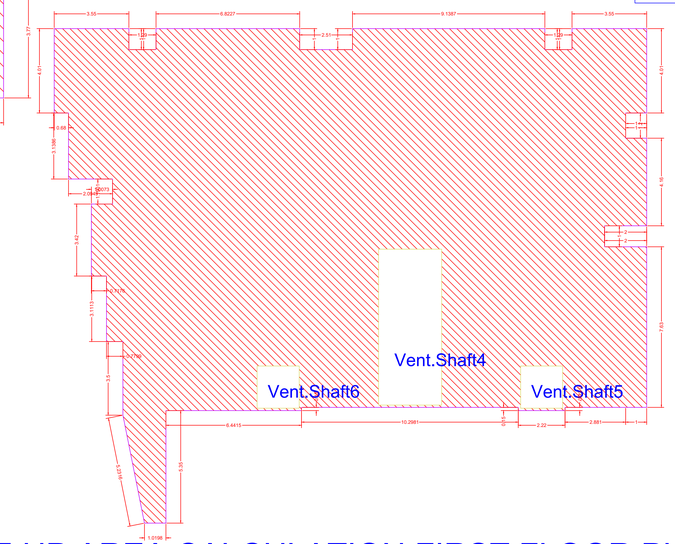
AFTER AMALGAMATION
SCALE 1:100



BEFORE AMALGAMATION
SCALE 1:100

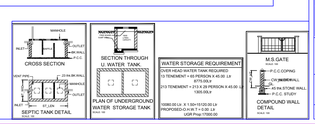


BUILT-UP AREA CALCULATION GROUND FLOOR PLAN MIXED



BUILT-UP AREA CALCULATION TYPICAL SECOND THIRD FOURTH FLOOR PLAN MIXED

BUILT-UP AREA CALCULATION FIRST FLOOR PLAN MIXED



Signature Not Verified

Digitally signed by ASHWINI SHESHRAO WANKHADE
Date: 2024.06.04 18:36:00 IST
Reason: Approved Drawing
Location: Akola Municipal Corporation
Project Code : DDMCO-23-07066
Application Number : DDMCO/E/2400056
Proposal Number : 236352
Certificate Number : DDMCO/BP/2024/APU/05219

Assistant Director Town Planning
Date: 02/01/2024

Proforma 1 : 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.	907.50
(a) As per ownership document (7/12, CTS extract)	907.50
(b) as per TILR or City Survey measurement sheet	907.50
(c) as per Demarcated drawing area	907.50
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	907.50
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)	907.50
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)	907.50
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 1,2,125,419,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 _____	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 (?) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-11-07 and the dimensions of sides etc. of plot stated enplan 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 been Add by Architect/Engineer/Supervisor/Owner/Developer and I/We the said Developer shall/shall not be responsible to execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

DESCRIPTION OF PROJECT :
CONSTRUCTION OF RESIDENTIAL BUILDING ON CTS NO.125/1/419/1/1 AT MOUJE MALKAPUR TQ DIST AKOLA

Owner/Developer Signature

Job No.
SITE ADDRESS :
MOUJE MALKAPUR TQ DIST AKOLA

Name Of Engineer : Vaibhavi Pradip Bhoi

LOGO

ADDRESS OF OFFICE
OFFICE :-
Herambha Appartment Vyrundawan Nagar Near Sudhir Colony, Akola

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100	Date: 22/01/24
JOB NO - DDMCO-23-07066	CHECK BY : -

SUBMISSION DRAWING