RESIDENTIAL APARTMENT

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.							
RESIDENTIAL APARTMENT	FIFTH FLOOR	0.00	350.01	0.00	0.00	0.00	0.00	55.01	0.00	0.00	5.36	9.22	0.00	0.00	335.43
RESIDENTIAL APARTMENT	TYPICAL 1 2 3 4	0.00	1757.56	0.00	0.00	0.00	0.00	312.60	0.00	0.00	21.44	36.88	0.00	0.00	1699.24
RESIDENTIAL APARTMENT	PARKING FLOOR	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
RESIDENTIAL APARTMENT	TOTAL	0.00	2107.57	0.00	0.00	0.00	0.00	367.61	0.00	0.00	26.80	46.10	0.00	0.00	2034.67

FSI DETAILS

9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	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	0.40	0.00	0.00	0.00	2.00	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 Consumed	1.10	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area	699.76	318.07	254.46	0.00	763.09	0.00	2035.38	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	699.76	318.07	254.00	0.00	762.84	0.00	2034.67	0.00	2034.67
9.6 Index Consumed	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
RESIDENTIAL APARTMENT	TYPICAL 1 2 3 4	101;201;301;401	4	89.18	5.04	15.70	0.00	94.22
RESIDENTIAL APARTMENT	TYPICAL 1 2 3 4	102;202;302;402	4	89.95	5.04	15.70	0.00	94.99
RESIDENTIAL APARTMENT	TYPICAL 1 2 3 4	103;203;303;403	4	64.22	6.82	11.55	0.00	71.04
RESIDENTIAL APARTMENT	TYPICAL 1 2 3 4	104;204;304;404	4	63.68	6.82	11.55	0.00	70.50
RESIDENTIAL APARTMENT	FIFTH FLOOR	501	1	89.18	5.04	15.70	0.00	94.22
RESIDENTIAL APARTMENT	FIFTH FLOOR	502	1	89.95	5.04	15.70	0.00	94.99
RESIDENTIAL APARTMENT	FIFTH FLOOR	503	1	64.22	6.82	11.55	0.00	71.04

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO car	RATIO scooter	NO.OF Tena/Area/Units	Required car	Required scooter	Required Transport Vehicle/Ambulance /Mini bus
RESIDENTIAL APARTMENT	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	9	4.50	9.00	-
RESIDENTIAL APARTMENT	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	10	10.00	10.00	-
Total	-	-	-	-	-	14.50	19.00	-
Visitors parking(5%)	-	-	-	-	-	0.73	0.95	-
Total	-	-	-	-	-	15.23	19.95	0.00

Parking Check As Per Multiplying Factor 0.80

Building Name	Required Car	Required Scooter	Required Transport Vehicle/Ambulance /Mini bus	Proposed Car	Proposed Scooter	Proposed Transport Vehicle/Ambulance /Mini bus	Status
Total	9	20	0	9	21	0	OK

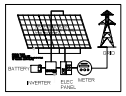
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	9	20	0	9	21	0	OK

SCHEDULE OF OPENING

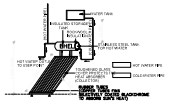
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
RESIDENTIAL APARTMENT	G/W	1.20	1.10	1
RESIDENTIAL APARTMENT	W	1.20	1.10	3
RESIDENTIAL APARTMENT	V	0.10	0.75	2
RESIDENTIAL APARTMENT	V	0.60	0.75	2
RESIDENTIAL APARTMENT	V	0.91	0.75	4
RESIDENTIAL APARTMENT	V	0.99	0.75	4
RESIDENTIAL APARTMENT	V	0.61	0.75	12
RESIDENTIAL APARTMENT	G/W	1.20	1.10	3
RESIDENTIAL APARTMENT	G/W	1.20	1.10	3
RESIDENTIAL APARTMENT	S/W	0.90	1.10	2
RESIDENTIAL APARTMENT	S/W	1.70	1.10	2
RESIDENTIAL APARTMENT	S/W	1.20	1.10	4
RESIDENTIAL APARTMENT	W	1.20	1.20	4
RESIDENTIAL APARTMENT	G/W	1.20	1.10	2
RESIDENTIAL APARTMENT	S/W	0.76	1.10	2
RESIDENTIAL APARTMENT	S/W	0.90	1.10	4
RESIDENTIAL APARTMENT	G/W	1.20	1.10	2

SCHEDULE OF OPENING

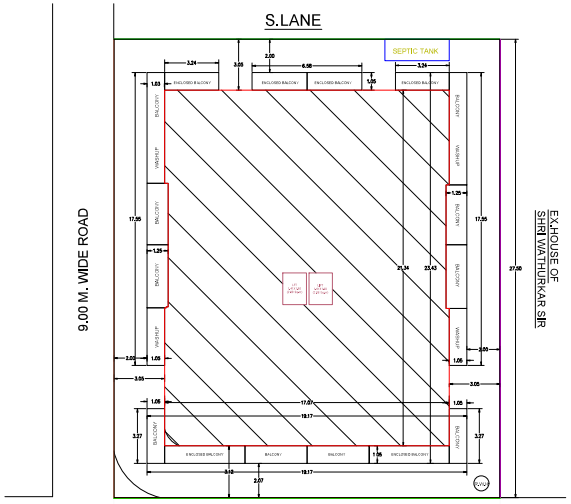
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
RESIDENTIAL APARTMENT	D2	0.77	2.10	1
RESIDENTIAL APARTMENT	D1	0.89	2.10	1
RESIDENTIAL APARTMENT	D2	1.20	2.10	2
RESIDENTIAL APARTMENT	D1	0.90	2.10	2
RESIDENTIAL APARTMENT	D2	0.70	2.10	4
RESIDENTIAL APARTMENT	D	1.07	2.10	4
RESIDENTIAL APARTMENT	D	0.91	2.10	3
RESIDENTIAL APARTMENT	D1	0.80	2.10	6
RESIDENTIAL APARTMENT	D2	0.91	2.10	2
RESIDENTIAL APARTMENT	D	1.11	2.10	3
RESIDENTIAL APARTMENT	D	1.41	2.10	6
RESIDENTIAL APARTMENT	D1	0.91	2.10	2
RESIDENTIAL APARTMENT	D1	1.20	2.10	2
RESIDENTIAL APARTMENT	D	0.80	2.10	2
RESIDENTIAL APARTMENT	D	0.90	2.10	4
RESIDENTIAL APARTMENT	D	0.91	2.10	2
RESIDENTIAL APARTMENT	D1	0.84	2.10	2



TERRACE FLOOR PLAN SOLAR ELECTRIC MANUFACTURING UNIT

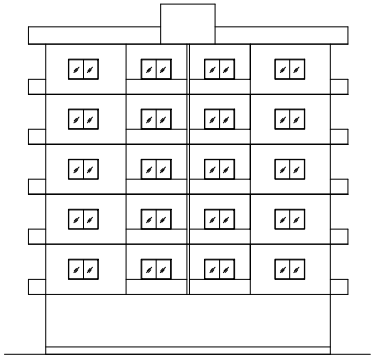


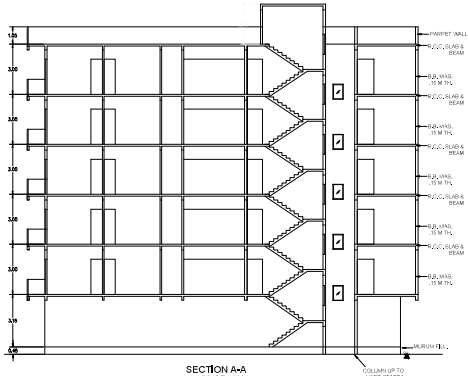
SOLAR WATER HEATING SYSTEM



SITE PLAN
SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING & COMPOUND WALL FOR SHRI RAJESH HOTALDAS GURBANI HUF AT MOUJE-AKOLA (MALKAPUR) IN F.S.NO.22/2,NAZUL SHEET NO-70 ON PLOT NO.41+42A,NAZUL PLOT NO-7/59+7/60/A AKOLA, TQ.& DIST. AKOLA.

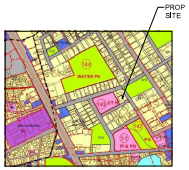

FRONT ELEVATION
SCALE 1:100



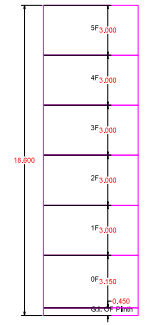
SECTION A-A
SCALE 1:100



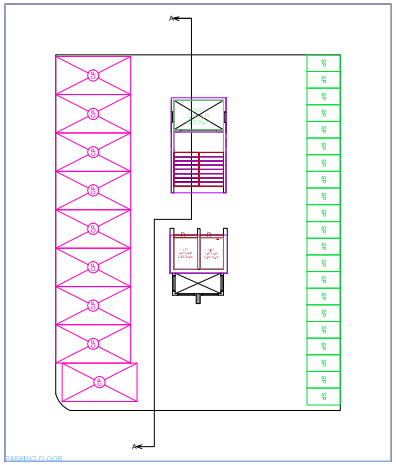
D.P PLAN
SCALE 1:4000

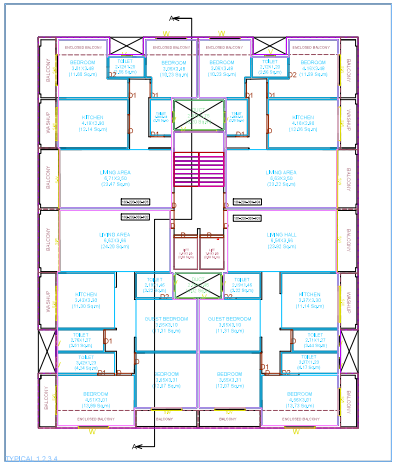


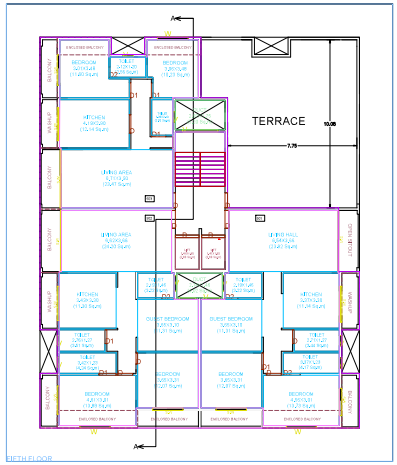
D.P PLAN
SCALE 1:4000



SECTION VIEW - RESIDENTIAL APARTMENT

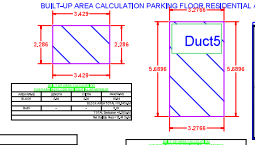

PROP.PARKING FLOOR PLAN
SCALE 1:100

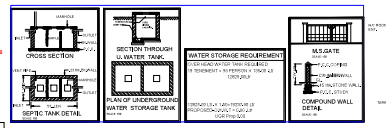

PROP. TYPICAL 1,2,3,4 FLOOR PLAN
SCALE 1:100



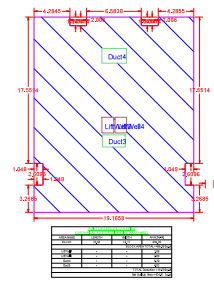
PROP. FIFTH FLOOR PLAN
SCALE 1:100

BUILT-UP AREA CALCULATION PARKING FLOOR RESIDENTIAL APARTMENT

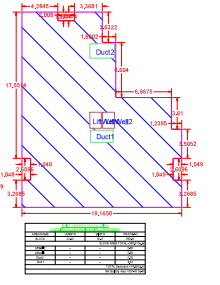


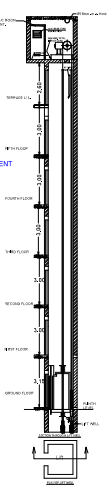


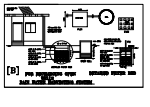
BUILT-UP AREA CALCULATION TYPICAL 1 2 3 4 RESIDENTIAL APARTMENT



BUILT-UP AREA CALCULATION FIFTH FLOOR RESIDENTIAL APARTMENT







LEGENDS:
PROPOSED WORK
PROPOSED NEW DOORS AND WINDOWS
EXISTING DOORS AND WINDOWS TO BE DEMOLISHED
EXISTING WORK TO REMAIN
TERRACE ENCROACHMENT TO BE REMOVED
EXISTING DOORS AND WINDOWS TO BE FILLED WITH BRICK

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.	836.15
(a) As per ownership document (7/12, CTS extract)	836.15
(b) as per TILR or City Survey measurement sheet	836.15
(c) as per Demarcated Hissewise area	837.23
Less	
2.Area not in possession	0.00
3. Entire area (1+2)	836.15
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
	0.00
	0.00
5.Balance area of plot (3-4)	836.15
6. Amenity Space	0.00
Applicable if (1) > 20000 sqmt	-
Required =as Upto 20000 sqmt - nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6) =	836.15
8. Recreational Open Space	
(a) If area (5) is more than 4000 sqmt - 10 % of (5) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
If it is full number like 1,2,125,418 etc. As per 7,12 extract or City Survey Number - No Recreational open space is required.	-
If it is subdivision like 1/2, 2/5 , 125/1 41/91 etc.then recreational open space is required.	-
(c) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(d) Exemption to leave open space subject to availing basic F.S.I. of 1% %	-
(e) 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 2024-08-01 and the dimensions of sides etc., of plot stated implan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ 7/P, Scheme Records/Land Records Department/City Survey records.
Signature
Name of Architect/ Licensed Engineer/ Supervisor
Owner's Declaration -
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
000 No.,

Name Of - Owner Rajesh Hotaldas Gurbani HUF
Postal Address - Near Dayalin Bhavan, Akola, Akola 444001 Maharashtra
Phone No.-9975736651

DESCRIPTION OF PROJECT :
Type of Proposal (Residential) :
BUILDING ON CTS / KUSURVEY NO.- 22
SITE ADDRESS :
AKOLA,PLR

Signature valid
Digitally signed by Ghanshyam Vitthal Wajhade
Date: 2024.10.29 16:51:11 IST
Designation: Assistant Director of Town Planning
Location: India Nagpur
Reason: Certificate of Compliance
Application Number : 0[illegible]
Proposal Number : 1[illegible]
Certificate Number : BEMC/[illegible]/MAP/L/56/[illegible]

SCALE - 1:100	Date 31/08/24
JOB NO - DDMCC-[illegible]	CHECK BY -

SUBMISSION DRAWING