RESIDENTIAL																
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
RESIDENTIAL	SIXTH FLOOR	0.00	195.94	0.00	0.00	0.00	0.00	12.18	0.00	0.00	2.81	5.42	0.00	0.00	187.71
RESIDENTIAL	TYPICAL 1 2 3 4 5	0.00	1961.10	0.00	0.00	0.00	0.00	291.70	0.00	0.00	14.05	27.10	0.00	0.00	1919.95
RESIDENTIAL	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	Total	0.00	2157.04	0.00	0.00	0.00	0.00	303.88	0.00	0.00	16.86	32.52	0.00	0.00	2107.66

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()	677.49	337.57	776.42	0.00	790.53	0.00	2582.01	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	677.49	337.57	302.50	0.00	790.10	0.00	2107.66	0.00	2107.66
9.6 Index Consumed	1.10	0.49	0.44	0.00	0.00	0.00	2.04	0.00	0.00

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
RESIDENTIAL	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	11	11.00	11.00	-
RESIDENTIAL	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	5	2.50	5.00	-
Total	-	-	-	-	-	13.50	16.00	-
Visitors parking(5%)	-	-	-	-	-	0.68	0.80	0
Total	-	-	-	-	-	14.18	16.80	0.00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
RESIDENTIAL	TYPICAL 1 2 3 4 5	101;201;301;401;501	5	102.53	0.00	24.43	102.53
RESIDENTIAL	TYPICAL 1 2 3 4 5	102;202;302;402;502	5	77.46	0.00	13.35	77.46
RESIDENTIAL	TYPICAL 1 2 3 4 5	103;203;303;403;503	5	95.03	0.00	20.61	95.03
RESIDENTIAL	SIXTH FLOOR	601	1	137.81	0.00	12.19	137.81

Area utilisation of Roads and Reservations

Description of area utilisation			Area surrendered in SqM	Quatam of DR/TDR generation	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
Reservation type	reseravation no	Name					
-	-	24.00.m DP Road Widening	59.25	118.50	118.50	0.00	0.00
-	-	Total	59.25	118.50	118.50	118.50	0.00

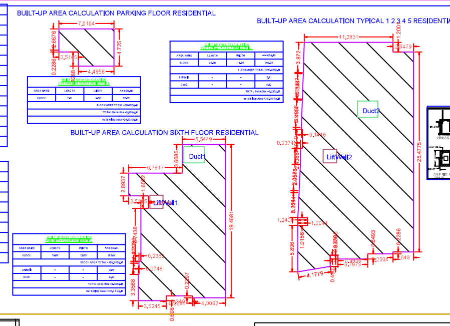
Parking Check As Per Multiplying Factor : 0.60
(Note-Parking calculate as per regulation 14.2.1.6 Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)

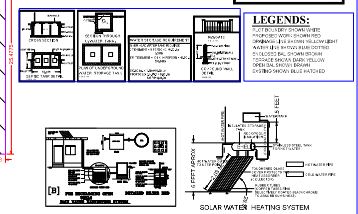
Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	9	17	0	16	17	0	OK

BUILT-UP AREA CALCULATION PARKING FLOOR RESIDENTIAL

BUILT-UP AREA CALCULATION TYPICAL 1 2 3 4 5 RESIDENTIAL

BUILT-UP AREA CALCULATION SIXTH FLOOR RESIDENTIAL





Project Details

Building Type - Building Development
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Ward No -
Plot No. - 5
Cts No./Servey No. - 104/1
Sheet No. - 1
Zone Number: South Zone
Ward Name : shivni
Prorata Value : 0.00

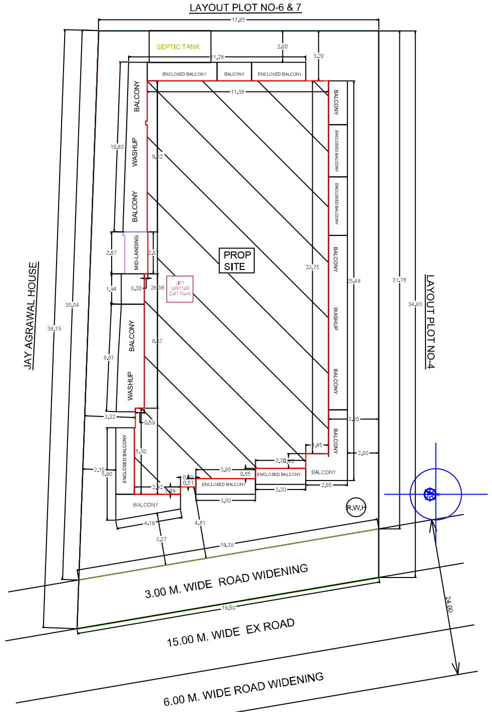
LEGENDS:

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

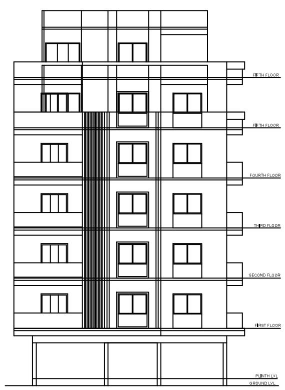
Signature valid

Digitally signed by ASHISH SHESHRAO WANKHADE
Date: 2024.06.04 18:36:16 IST
Reason: Approved Drawing Plan
Location: Akola Municipal Corporation
Project Code : DDMCO-23-85365
Application Number : DDMCO/202301881
Proposal Number : 218517
Certificate Number : DDMCO/B/2024/APL/05228

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING & COMPOUND WALL FOR
CONSTRUCITIVE VISIONS TARPHE-SHABBIR HUSAIN SAIFUDDIN TALWALA,MUSHTAQ FIROZ WAGH & NITA DEEPAK AGRAWAL
AT MOUJE- AKOLI BK IN F.S.NO.16/1, ON LAYOUT PLOT NO.5, AKOLA, TQ.& DIST. AKOLA.



SITE PLAN
SCALE 1:100

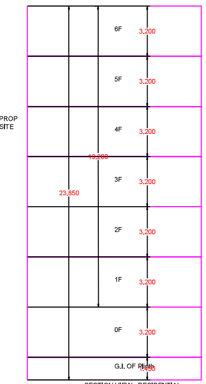


FRONT ELEVATION
SCALE 1:100

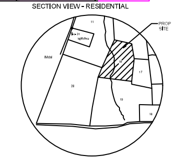
SECTION A-A
SCALE 1:100

D.P PLAN
SCALE 1:4000

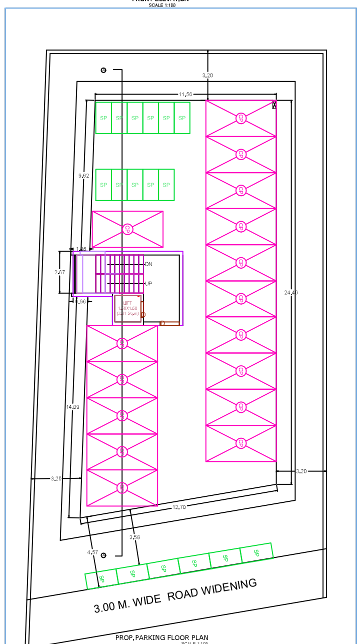
D.P PLAN
SCALE 1:4000



SECTION VIEW - RESIDENTIAL

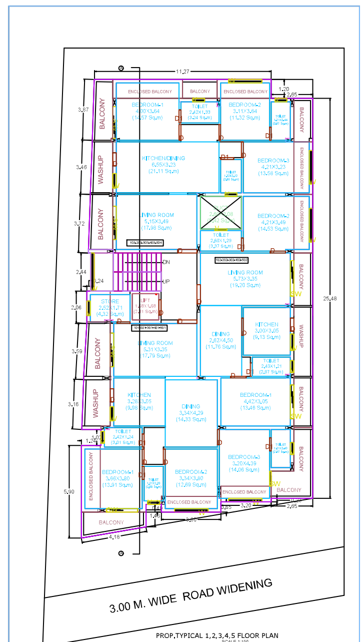


KEY PLAN
SCALE 1:4000



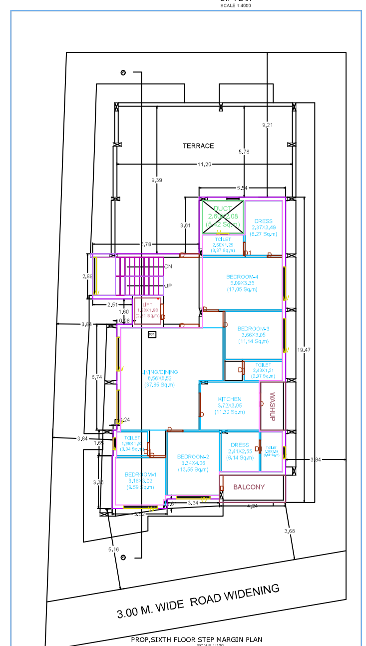
PROP.PARKING FLOOR PLAN
SCALE 1:100

PARKING FLOOR



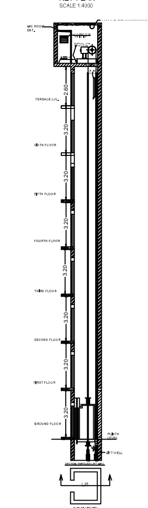
PROP.TYPICAL 1,2,3,4,5 FLOOR PLAN
SCALE 1:100

TYPICAL 1,2,3,4,5



PROP.SIXTH FLOOR STEP MARGIN PLAN
SCALE 1:100

SIXTH FLOOR



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.	675.15
(a) As per ownership document (7/12, CTS extract)	675.31
(b) as per TILR or City Survey measurement sheet	675.31
(c) as per Demarcated drawing area	675.15
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	675.15
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	59.25
(b) Any D.P. Reservation area	0.00
(Total a+b)	59.25
5.Balance area of plot (3-4)	615.90
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)	615.90
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 2023-10-01 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.

Postal Address : SAKINA VILLA , BATUL PARK,,Akola,Akola,Maharashtra-444002,AKOLA

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.- 16

SITE ADDRESS :
AKOLI BK

Name Of Architect : Amit Rathi

LOGO

ADDRESS OF OFFICE
OFFICE -
G-1 Raghuraj Arcade , CivilLines Akola 444001

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100
Date: 11/10/23
JOB NO - DDMCO-23-85365
CHECK BY --

SUBMISSION DRAWING