MIXED

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.							
MIXED	GROUND FLOOR	347.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.96	0.00	0.00	0.00	0.00	347.47
MIXED	FIFTH FLOOR	0.00	203.30	0.00	0.00	0.00	0.00	21.68	0.00	0.00	4.96	0.00	0.00	0.00	198.34
MIXED	TYPICAL 1 2 3 4	0.00	2459.44	0.00	0.00	0.00	0.00	378.60	0.00	0.00	19.84	167.04	0.00	0.00	2272.56
MIXED	TOTAL	347.47	2662.74	0.00	0.00	0.00	0.00	400.28	0.00	4.96	24.80	167.04	0.00	0.00	2818.37

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	1.15	0.00	0.00	0.00	2.75	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	1.15	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area	1201.20	546.00	1255.80	0.00	926.61	154.44	4084.05	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1201.20	536.20	0.00	0.00	926.53	154.44	2818.37	0.00	2818.37
9.6 Index Consumed	1.10	0.49	0.00	0.00	0.00	0.00	1.59	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
MIXED	TYPICAL 1 2 3 4	101,201,301,401	4	64.20	0.00	15.10	0.00	64.20
MIXED	TYPICAL 1 2 3 4	103,203,303,403	4	59.38	4.86	14.72	0.00	64.24
MIXED	TYPICAL 1 2 3 4	104,204,304,404	4	59.38	4.86	14.72	0.00	64.24
MIXED	TYPICAL 1 2 3 4	105,205,305,405	4	60.27	3.31	15.99	0.00	63.58
MIXED	TYPICAL 1 2 3 4	106,206,306,406	4	59.38	4.86	15.10	0.00	64.24
MIXED	TYPICAL 1 2 3 4	102,202,302,402	4	60.27	3.31	15.99	0.00	63.58
MIXED	FIFTH FLOOR	501	1	59.38	4.87	15.04	0.00	64.25
MIXED	FIFTH FLOOR	502	1	64.20	0.00	15.04	0.00	64.20
MIXED	GROUND FLOOR	GF SHOP-1	1	17.17	0.00	0.00	0.00	17.17
MIXED	GROUND FLOOR	GF SHOP-2	1	17.17	0.00	0.00	0.00	17.17
MIXED	GROUND FLOOR	GF SHOP-3	1	16.58	0.00	0.00	0.00	16.58
MIXED	GROUND FLOOR	GF SHOP-4	1	19.48	0.00	0.00	0.00	19.48
MIXED	GROUND FLOOR	GF SHOP-5	1	19.73	0.00	0.00	0.00	19.73
MIXED	GROUND FLOOR	GF SHOP-6	1	20.34	0.00	0.00	0.00	20.34
MIXED	GROUND FLOOR	GF SHOP-7	1	23.50	0.00	0.00	0.00	23.50
MIXED	GROUND FLOOR	GF SHOP-9	1	16.85	0.00	0.00	0.00	16.85
MIXED	GROUND FLOOR	GF SHOP-10	1	14.71	0.00	0.00	0.00	14.71
MIXED	GROUND FLOOR	GF SHOP-11	1	18.03	0.00	0.00	0.00	18.03
MIXED	GROUND FLOOR	GF SHOP-12	1	11.00	0.00	0.00	0.00	11.00
MIXED	GROUND FLOOR	GF SHOP-13	1	11.00	0.00	0.00	0.00	11.00
MIXED	GROUND FLOOR	GF SHOP-14	1	18.39	0.00	0.00	0.00	18.39
MIXED	GROUND FLOOR	GF SHOP-18	1	20.99	0.00	0.00	0.00	20.99
MIXED	GROUND FLOOR	TOILET	1	4.14	0.00	0.00	0.00	4.14
MIXED	GROUND FLOOR	SHOP-15	1	25.29	0.00	0.00	0.00	25.29
MIXED	GROUND FLOOR	SHOP-8	1	16.85	0.00	0.00	0.00	16.85

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO car	RATIO scooter	RATIO NO.OF Tenat/AreaUnits	Required car	Required scooter	Required Transport Vehicle/Ambulance /Mini Bus
MIXED	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. For every 100 sq.m. carpet area or fraction thereof	1	2	28	13.00	26.00	-
MIXED	Commercial		2	6	291.28	5.83	17.48	-
Total		-	-	-	-	18.83	43.48	-
Visitors parking(5%)		-	-	-	-	0.95	1.30	-
Total		-	-	-	-	19.48	44.78	0.00

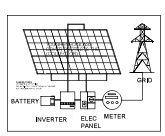
Parking Check As Per Multiplying Factor 0.60

Building Name	Required Car	Required Scooter	Required Transport Vehicle/Ambulance /Mini bus	Proposed Car	Proposed Scooter	Proposed Transport Vehicle/Ambulance /Mini bus	Status
Total	12	38	0	12	38	0	OK

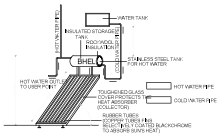
Owner Name	Postal Address	Contact Number
HARNVANSH PROPERTIES	,Akot,Akola,Maharashtra-444101	8459592243
Amit Anupkumar Shrawagi	,Akot,Akola,Maharashtra-444101	
MANGESH SHANKARRAO DESHMUKH	AALEGAON	
DHIRAJ RAMESH WATANE	AKOLA	

LEGENDS:

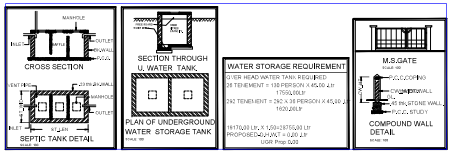
PLAN SHOWING PROPOSED CONST.OF COMMERCIAL CUM RESIDENTIAL APARTMENT BUILDING & COMPOUND WALL FOR HARNVANSH PROPERTIES TARPHE BHAGIDAR-ANKIT ANUPKUMAR SHRAWAGI,MANGESH SHANKARRAO DESHMUKH & DHIRAJ RAMESH WATANE ON LAYOUT PLOT NO-1+2+3 SR.NO.20/3 OF MOUJE- KHADAKI BK, TQ.- DISTT. AKOLA

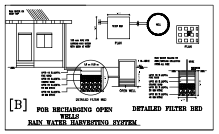


TERRACE FLOOR PLAN SOLAR ELECTRIC MANUFACTURING UNIT



SOLAR WATER HEATING SYSTEM



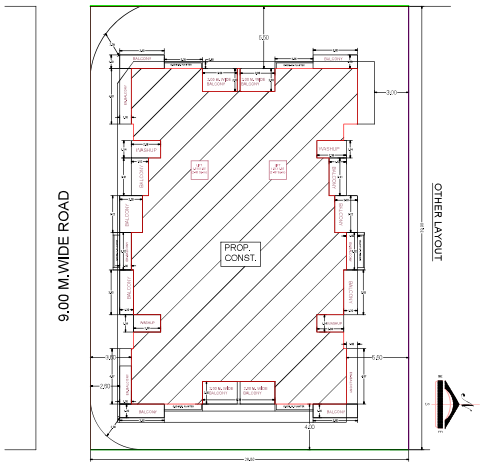


OLD D.P. PLAN
SCALE 1:4000

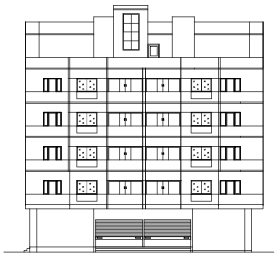
NEW D.P. PLAN
SCALE 1:4000

MANGRULPIR ROAD

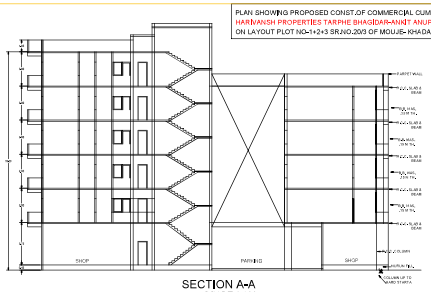
12.00 M.W. SERVICE ROAD



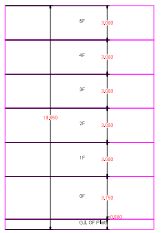
SITE PLAN
SCALE 1:100

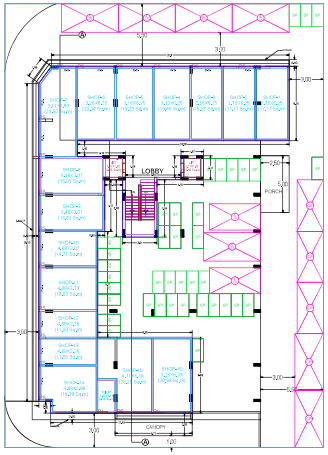


FRONT ELEVATION
SCALE 1:100



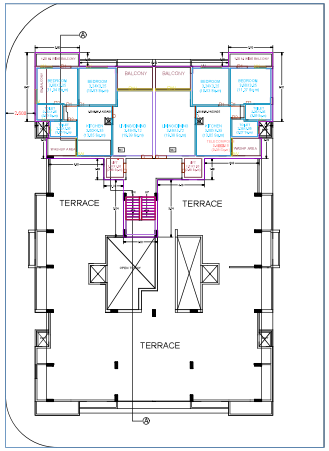
SECTION A-A
SCALE 1:100





PROP.GROUND FLOOR PLAN
SCALE 1:100

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



PROP.FIFTH FLOOR PLAN
SCALE 1:100

Signature valid

Digitally signed by Ghanshyam Vishnu Waghade
Date: 2024.10.04 13:43:16 IST
Reason: Approved Deputy Director of Town Planning
Designation : Assistant Director of Town Planning
Location: Akola Municipal Corporation
Project Code : DDMCO/B/20240149
Application Number : 270564
Proposal Number : 270564
Certificate Number : DDMCO/B/20240/APL/05580

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.	1092.00
(a) As per ownership document (7/12, CTS extract)	1092.00
(b) as per TILR or City Survey measurement sheet	1092.00
(c) as per Demarcated drawing area	1092.00
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1092.00
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
(c) Green Belt	0.00
Total (a+b+c)	0.00
5.Balance area of plot (3-4)	1092.00
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)	1092.00
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 1,2,125,419,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 2024-06-01 and the dimensions of sides etc. of plot stated on/plan 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 :
,Akot,Akola,Maharashtra-444101,AALEGAON,AKOLA

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS, NO./SURVEY NO.- 20

SITE ADDRESS :
KHADAKI BK

Name Of Architect : Gulfam Badshah Shaikh

LOGO	ADDRESS OF OFFICE
	OFFICE :- Opp to govt pkv farm, , washim road,akola,maharashtra

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by Gulfam Badshah Shaikh
Date: 2024.10.04 13:43:16 IST

SCALE - 1:100	Date: 19/07/24
JOB NO.- DDMCO-24-64729	CHECK BY —

SUBMISSION DRAWING