COMMERCIAL COMPLEX

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSI/AREA
COMMERCIAL COMPLEX	Air-conditioned FOURTH FLOOR	221.54	0.00	0.00	0.00	0.00	22.82	0.00	0.00	5.57	0.00	0.00	0.00	215.97
COMMERCIAL COMPLEX	Air-conditioned THIRD FLOOR	283.82	0.00	0.00	0.00	0.00	33.96	0.00	0.00	5.57	0.00	0.00	0.00	278.25
COMMERCIAL COMPLEX	SECOND FLOOR	283.82	0.00	0.00	0.00	0.00	33.96	0.00	0.00	5.57	0.00	0.00	0.00	278.25
COMMERCIAL COMPLEX	GROUND FLOOR	226.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.57	0.00	0.00	0.00	220.72
COMMERCIAL COMPLEX	BASEMENT FLOOR	7.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.57	0.00	0.00	0.00	7.13
COMMERCIAL COMPLEX	FIRST FLOOR	283.82	0.00	0.00	0.00	0.00	33.96	0.00	0.00	5.57	0.00	0.00	0.00	278.25
COMMERCIAL COMPLEX	Total	1306.42	0.00	0.00	0.00	0.00	124.70	0.00	0.00	5.57	27.85	0.00	0.00	1278.57

Project Details

Building Type : Building Development
Zone Type : Residential Zone - R-2, R-3
Location : Non-Congested
Ward No :
Plot No. : N2L PLOT NO-1/29/1K
Cts No./Servey No. : 1
Sheet No. : 1
Zone Number: East Zone
Ward Name : Umri
Pronsta Value : 0.00

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	0.90	0.00	0.00	0.00	2.50	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 Consume	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area(Should not exceed 9.4)	568.99	258.63	465.54	0.00	0.00	568.27	1861.43	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	568.99	141.35	0.00	0.00	0.00	568.23	1278.57	0.00	1278.57
9.6 Index Consumed	1.09	0.27	0.00	0.00	0.00	0.00	1.37	0.00	0.00

Area utilisation of Roads and Reservations

Description of area utilisation	Area surrendered in SqM	Quatam of DR/TDR generation	Incentive, if any	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
6.00 m Suo Motto By Owner	0.00	0.00	0.00	0.00	0.00	0.00

Parking Check (Table 8B)

Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
COMMERCIAL COMPLEX	Commertial	3	11	0.00	0.00	0.00
Total	-	-	-	-	0.00	0.00

Parking Check As Per Multiplying Factor : 0.60

Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	0	0	6	28	OK

Owner Name	Postal Address	Contact Number
Sushilkumar Ratanlal Khowal	New Radhakisan Plot,Near Satsang Bhawan,Sushil Bhawan,Akola,Akola,Akola-444001,Maharashtra	8830791514
PAWAN NANDKISHOR MAHESHWARI	AKOLA	

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
COMMERCIAL COMPLEX	FIRST FLOOR	FF C HALL-1	0	150.39	46.19	0.00	196.58
COMMERCIAL COMPLEX	FIRST FLOOR	FF C HALL-2	0	15.01	23.37	0.00	38.38
COMMERCIAL COMPLEX	FIRST FLOOR	FF C HALL-3	0	43.23	30.79	0.00	74.02
COMMERCIAL COMPLEX	FIRST FLOOR	FF COMMON TOILET	0	7.72	0.00	0.00	7.72
COMMERCIAL COMPLEX	GROUND FLOOR	GF SHOP-1	0	37.63	0.00	0.00	37.63
COMMERCIAL COMPLEX	GROUND FLOOR	GF SHOP-2	0	37.63	0.00	0.00	37.63
COMMERCIAL COMPLEX	GROUND FLOOR	GF SHOP-3	0	37.40	0.00	0.00	37.40
COMMERCIAL COMPLEX	GROUND FLOOR	GF SHOP-4	0	31.58	0.00	0.00	31.58
COMMERCIAL COMPLEX	GROUND FLOOR	GF COMMON TOILET	0	7.72	0.00	0.00	7.72
COMMERCIAL COMPLEX	SECOND FLOOR	SF C HALL-1	0	150.39	46.19	0.00	196.58
COMMERCIAL COMPLEX	SECOND FLOOR	SF C HALL-2	0	15.01	23.37	0.00	38.38
COMMERCIAL COMPLEX	SECOND FLOOR	SF C HALL-3	0	43.23	30.79	0.00	74.02
COMMERCIAL COMPLEX	SECOND FLOOR	SF COMMON TOILET	0	7.72	0.00	0.00	7.72
COMMERCIAL COMPLEX	Air-conditioned THIRD FLOOR	TF C HALL-1	0	150.39	46.19	0.00	196.58
COMMERCIAL COMPLEX	Air-conditioned THIRD FLOOR	TF C HALL-2	0	15.01	23.37	0.00	38.38
COMMERCIAL COMPLEX	Air-conditioned THIRD FLOOR	TF C HALL-3	0	43.23	30.79	0.00	74.02
COMMERCIAL COMPLEX	Air-conditioned THIRD FLOOR	TF COMMON TOILET	0	7.72	0.00	0.00	7.72
COMMERCIAL COMPLEX	Air-conditioned FOURTH FLOOR	FF C HALL-1	0	150.39	41.61	0.00	192.00
COMMERCIAL COMPLEX	Air-conditioned FOURTH FLOOR	FF C HALL-2	0	15.01	18.79	0.00	33.80

SCHEDULE OF OPENING:

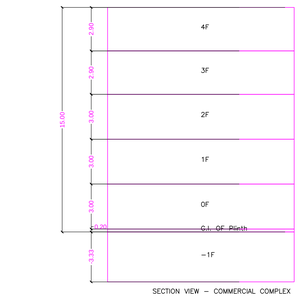
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
COMMERCIAL COMPLEX	V	0.76	1.20	1
COMMERCIAL COMPLEX	V	1.20	1.20	11
COMMERCIAL COMPLEX	W	2.44	1.20	21

SCHEDULE OF OPENING:

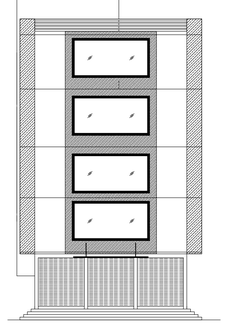
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
COMMERCIAL COMPLEX	RS1	3.08	2.10	2
COMMERCIAL COMPLEX	RS1	2.58	2.10	1
COMMERCIAL COMPLEX	RS	2.50	2.10	5
COMMERCIAL COMPLEX	RS	2.44	2.10	1
COMMERCIAL COMPLEX	D	2.16	2.10	1
COMMERCIAL COMPLEX	RS	1.51	2.10	1
COMMERCIAL COMPLEX	D	1.00	2.10	1
COMMERCIAL COMPLEX	D	1.20	2.10	5
COMMERCIAL COMPLEX	RS	1.54	2.10	3
COMMERCIAL COMPLEX	D1	0.75	2.10	14
COMMERCIAL COMPLEX	RS	2.16	2.10	7

CLAUSE NO.8.2.1 TABLE NO. 8B - PARKING REQUIREMENTS

OCCUPANCY	SIZE OF TENEMENT	CARPET AREA IN SQ.M	PARKING RATIO CAR / SCOOTER	NO.OF TENA.	REQUIRED PARKING CAR / SCOOTER	PROPOSED PARKING CAR / SCOOTER
MERCANTILE (Markets, Departmental stores, Shops and other Commercials users)	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF.	-	2 / 6	**	2 / 6	2 / 6
Mangal karyalaya / Marriage Halls, Cultural Halls and Banquet Hall	FOR EVERY 100 SQ.M. CARPET AREA / LAWN AREA OF FRACTION THEREOF.	-	1 / 5	**	8 / 40	8 / 40
	TOTAL PARKING REQUIRED AS PER CLAUSE NO.8.2.1(TABLE NO. 8B)				10 / 46	10 / 46
	AS PER CLAUSE 8.2.2 (TABLE NO. 8C) MULTIPLYING FACTOR FOR 'D' CLASS MUNICIPAL CO. IS (0.6 X REQUIRED PARKING IN TABLE NO. 8B)				6 / 27.6	6 / 27.6
	TOTAL PARKING				6 / 28	6/28



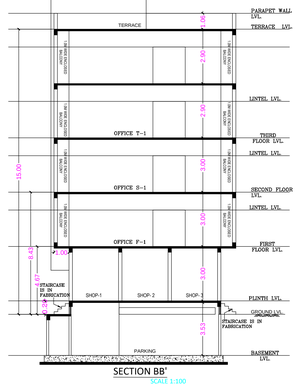
SECTION VIEW – COMMERCIAL COMPLEX



FRONT ELEVATION
(SOUTH SIDE) SCALE 1:100

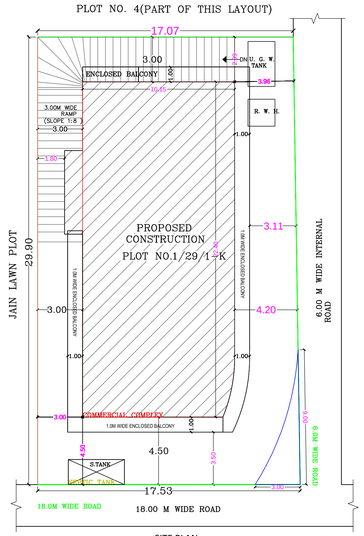


SECTION AA'
SCALE 1:100

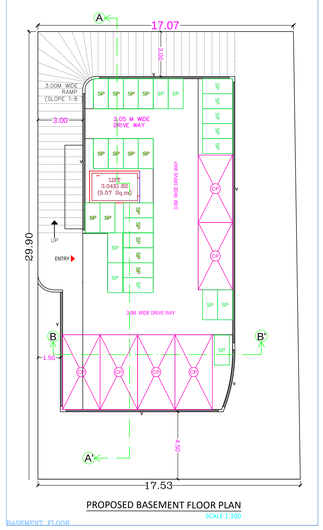


SECTION BB'
SCALE 1:100

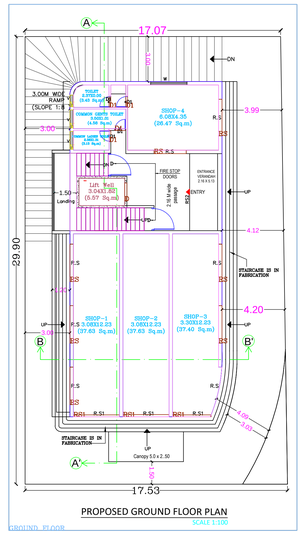
PLOT NO. 4(PART OF THIS LAYOUT)



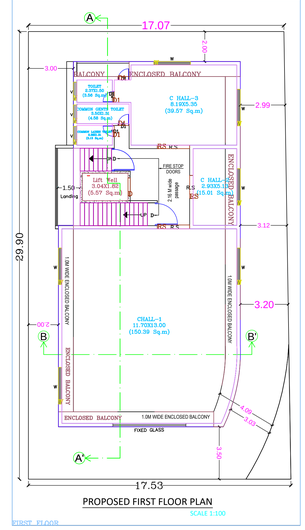
SITE PLAN
SCALE 1:100



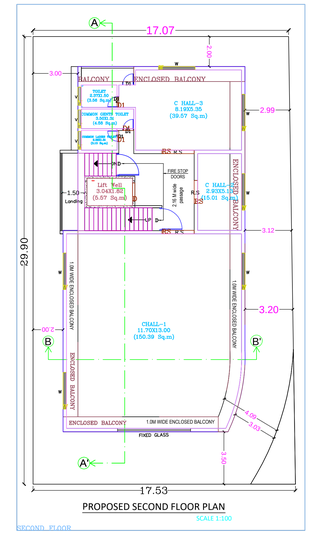
PROPOSED BASEMENT FLOOR PLAN
SCALE 1:100
BASEMENT FLOOR



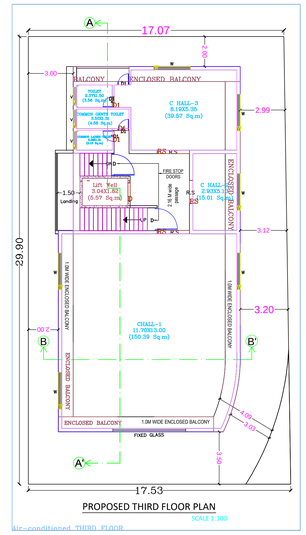
PROPOSED GROUND FLOOR PLAN
SCALE 1:100
GROUND FLOOR



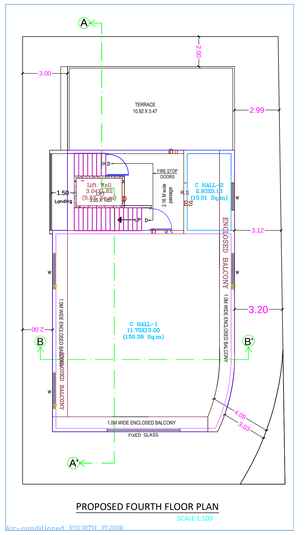
PROPOSED FIRST FLOOR PLAN
SCALE 1:100
FIRST FLOOR



PROPOSED SECOND FLOOR PLAN
SCALE 1:100
SECOND FLOOR

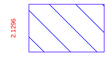


PROPOSED THIRD FLOOR PLAN
SCALE 1:100
Air-conditioned THIRD FLOOR



PROPOSED FOURTH FLOOR PLAN
SCALE 1:100
Air-conditioned FOURTH FLOOR

BUILT-UP AREA CALCULATION BASEMENT FLOOR COMMERCIAL COMPLEX



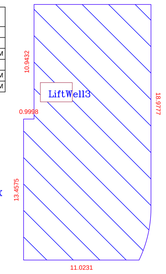
BUILT UP AREA CALCULATION
FOR BASEMENT FLOOR COMMERCIAL COMPLEX

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	3.35	2.13	7.13
		BLOCK AREA TOTAL =7.13Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =7.13 Sq.M	

BUILT-UP AREA CALCULATION SECOND FLOOR COMMERCIAL COMPLEX

BUILT UP AREA CALCULATION
FOR SECOND FLOOR COMMERCIAL COMPLEX

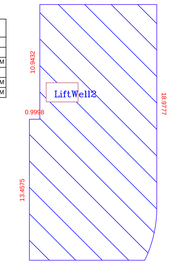
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.40	12.16	283.82
		BLOCK AREA TOTAL =283.82Sq.M	
LiftWell3	-	-	5.57
		TOTAL Deduction =5.57Sq.M	
		Net BuiltUp Area =278.25 Sq.M	



BUILT-UP AREA CALCULATION Air-conditioned THIRD FLOOR COMMERCIAL COMPLEX

BUILT UP AREA CALCULATION
FOR Air-conditioned THIRD FLOOR COMMERCIAL COMPLEX

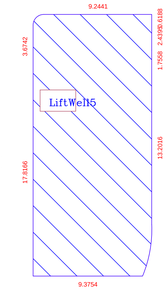
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.40	12.16	283.82
		BLOCK AREA TOTAL =283.82Sq.M	
LiftWell2	-	-	5.57
		TOTAL Deduction =5.57Sq.M	
		Net BuiltUp Area =278.25 Sq.M	



BUILT-UP AREA CALCULATION GROUND FLOOR COMMERCIAL COMPLEX

BUILT UP AREA CALCULATION
FOR GROUND FLOOR COMMERCIAL COMPLEX

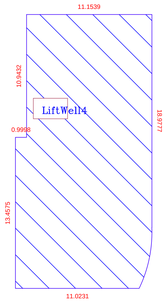
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22.40	10.16	226.29
		BLOCK AREA TOTAL =226.29Sq.M	
LiftWell5	-	-	5.57
		TOTAL Deduction =5.57Sq.M	
		Net BuiltUp Area =220.72 Sq.M	



BUILT-UP AREA CALCULATION FIRST FLOOR COMMERCIAL COMPLEX

BUILT UP AREA CALCULATION
FOR FIRST FLOOR COMMERCIAL COMPLEX

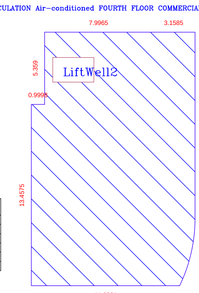
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.40	12.16	283.82
		BLOCK AREA TOTAL =283.82Sq.M	
LiftWell4	-	-	5.57
		TOTAL Deduction =5.57Sq.M	
		Net BuiltUp Area =278.25 Sq.M	



BUILT-UP AREA CALCULATION Air-conditioned FOURTH FLOOR COMMERCIAL COMPLEX

BUILT UP AREA CALCULATION
FOR Air-conditioned FOURTH FLOOR COMMERCIAL COMPLEX

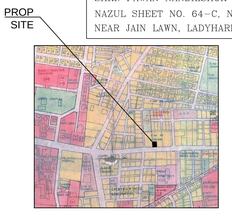
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	18.82	12.16	221.54
		BLOCK AREA TOTAL =221.54Sq.M	
LiftWell1	-	5.57	5.57
		TOTAL Deduction =5.57Sq.M	
		Net BuiltUp Area =215.97 Sq.M	



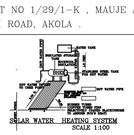
PROPOSED CONSTRUCTION OF COMMERCIAL COMPLEX FOR S P BUILDERS AND DEVLOPERS TARFE SHRI. SUSHILKUMAR RATANLAL KHOWAL (HUF) , KARTA SHRI. SUSHIL RATANLAL KHOWAL AND SHRI. PAWAN NANDKISHOR MAHESHWARI ON FIELD S. NO. 55/1 NAZUL SHEET NO. 64-C, NAZUL PLOT NO 1/29/1-K , MAUJE AKOLA, NEAR JAIN LAWN, LADYHARDING UMRI ROAD, AKOLA .

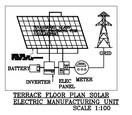


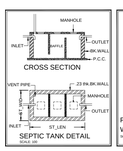
KEY PLAN
SCALE 1:2000

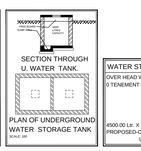


DP PLAN
SCALE 1:4000



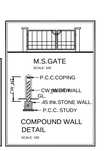


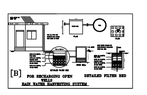




WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED
0 TENEMENT = 0 PERSON X 45.00 Ltr
0.00Ltr

4500.00 Ltr. X 1.50=6750.00 Ltr
PROPOSED=2.00 M X 7 = 0.00 Ltr
UGR Prop:0.00





Signature Not Verified
Digitally signed by Sudesh Dnyanaeshwar Wasankar
Date: 2022.03.24 14:19:30 IST
Reason: Approved Drawing Plan
Location: Akola Municipal Corporation

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.	517.27
(a) As per ownership document (7/12, CTS extract)	518.00
(b) as per TILR or City Survey measurement sheet	518.00
(c) as per Demarcated drawing area	517.27
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	517.27
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)	517.27
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)	517.27
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 -	-
0 If it is full number like 1,2,125,419,etc. As per 7.12 absttract or City Survey Number - No Recreational open space is required	-
b) If it is subdivision like 1/2 ,25 , 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 2021-11-01 and the dimensions of sides etc. of plot stated hereafter 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.

LEGENDS:

PLOT BOUNDARY
PROPOSED WORK
PROPOSED WORK - NEW CONSTRUCTION
EXISTING WORK TO REMAIN
EXISTING WORK - BLUE COLOUR
ENCLOSED BAL SHOWN - BROWN
OPEN BALCONY SHOWN - GREEN
OPENING SHOWN - BROWN
EXISTING WORK - BLACK COLOUR

Postal Address : New Radhaksa n Plot,Near Satsang Bhawan,Sus

DESCRIPTION OF PROJECT :
Type of Proposal : Commercial
BUILDING ON CTS NO./SURVEY NO. - 1

SITE ADDRESS :
NZL PLOT NO-1/29/1K NZL SHEET NO-64 C MO UJE AKOLA

Name Of Architect : ATUL RAMESHKUMAR BANG

ADDRESS OF OFFICE :
OFFICE:
Adarsh Colony, Gorakshan Road,Near Old T O,

OWNER'S SIGN
S P BUILDERS Applicant

TECHNICAL SUPERVISION
Digitally signed by ATUL RAMESHKUMAR BANG
Date: 2022.03.23 12:48:27 GMT+05:30
Location: Akola Municipal Corporation

SCALE 1:100	Date: 19/01/22
JOB No. DDMCO-21-13629	

SUBMISSION DRAWING

COMMERCIAL COMPLEX