

MIXED																	
BUILDING	FLOORS	FSI AREA							BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL	
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.	SHAFT				Deduction	FSIAREA			
MIXED	FOURTH FLOOR	0.00	284.83	0.00	0.00	0.00	0.00	45.98	0.00	0.00	2.81	13.83	0.00	0.00	268.19		
MIXED	TYPICAL 1 2 3	0.00	1533.03	0.00	0.00	0.00	0.00	247.17	0.00	0.00	8.43	54.24	0.00	0.00	1470.36		
MIXED	GROUND FLOOR	162.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.81	0.00	1.08	0.00	0.00	161.15		
MIXED	Total	162.23	1817.86	0.00	0.00	0.00	0.00	333.08	0.00	2.81	11.24	69.15	0.00	0.00	1899.70		

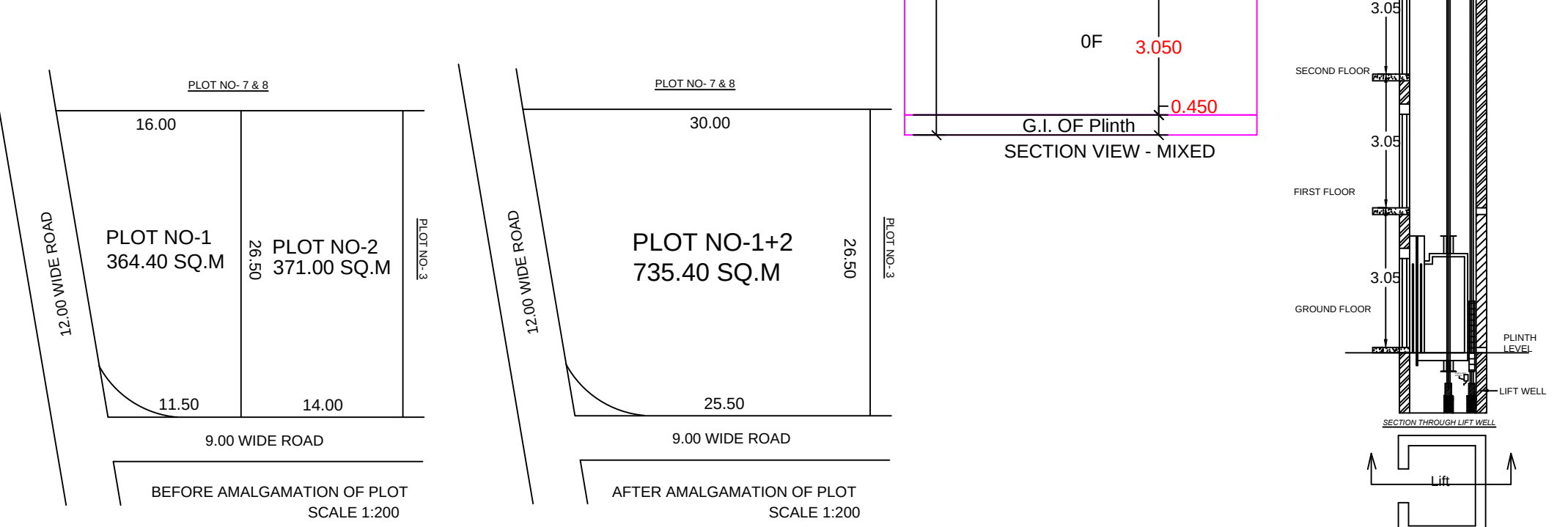
FSI DETAILS							
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building (if applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 90% of (2+3+4+5)	Inclusive Housing (20% If Applicable)
9.1 Permissible Index	1.10	0.50	0.65	0.00	0.00	0.00	2.25
9.2 Existing Consumed Index	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	0.65	0.00	0.00	0.00	0.00
9.4 Total Permissible Plots Area)	808.90	367.68	477.99	0.00	652.20	71.63	2378.40
9.5 Proposed P. Use Area (Should not exceed 9.4)	808.90	367.68	0.00	0.00	651.49	71.63	1899.70
9.6 Index Consumed	1.09	0.49	0.00	0.00	0.00	0.00	1.59

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	SHOP-1	1	24.45	0.00	0.00	24.45
MIXED	GROUND FLOOR	SHOP-2	1	17.84	0.00	0.00	17.84
MIXED	GROUND FLOOR	SHOP-3	1	16.19	0.00	0.00	16.19
MIXED	GROUND FLOOR	SHOP-4	1	14.43	0.00	0.00	14.43
MIXED	GROUND FLOOR	SHOP-5	1	47.69	0.00	0.00	47.69
MIXED	TYPICAL 1 2 3	101,201,301	3	64.84	8.04	13.27	72.88
MIXED	TYPICAL 1 2 3	102,202,302	3	62.69	7.83	13.50	70.52
MIXED	TYPICAL 1 2 3	103,203,303	3	61.02	4.16	8.44	65.18
MIXED	TYPICAL 1 2 3	104,204,304	3	60.24	6.64	12.30	66.88
MIXED	TYPICAL 1 2 3	105,205,305	3	64.10	6.79	14.79	70.89
MIXED	FOURTH FLOOR	401	1	64.34	6.56	14.72	70.90
MIXED	FOURTH FLOOR	402	1	100.13	11.15	13.59	111.28

Parking Check (Table 8B)							
Building Name	USE	TENAMENT AREA	RATIO		NO OF Tena/Area/Units	Required	
			car	Scoter		car	Scoter
MIXED	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	120.64	2.41	7.24
MIXED	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 50 sq.m.	1	2	13	6.50	13.00
MIXED	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	4	4.00	4.00
Total	-	-	-	-	-	12.91	24.24
Visitors (5%)	-	-	-	-	-	0.53	0.85
Total	-	-	-	-	-	13.44	25.09

Parking Check As Per Multiplying Factor : 0.65							
Building Name	Required		Proposed		Status		
	Car/Mini Bus	Scoter	Transport Vehicle/Ambula nce/Mini bus	Car/Mini Bus			
Total	8	35	0	17	15	0	OK

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MIXED	W	1.90	1.20	1
MIXED	W	1.14	1.20	1
MIXED	V	0.76	1.20	1
MIXED	W	1.83	1.20	4
MIXED	V	0.91	1.20	8
MIXED	W	3.05	1.20	2
MIXED	W	2.13	1.20	3
MIXED	W	1.22	1.20	6
MIXED	W	1.75	1.20	1
MIXED	V	0.88	1.20	1
MIXED	W	2.01	1.20	1
MIXED	V	0.91	2.10	3
MIXED	W	1.58	1.20	3



LEGENDS:

PLOT BOUNDARY 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 BROWN
EXISTING SHOWN BLUE HATCHED

Project Details

Proposal code -Building Development
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service -
Sub service - NZL PLOT NO-1-2/9 LP NO-1-2
Cs No-Survey No - 9
Type - East Zone
Mouza - PKV
Prorata Value : 0.00

WATER STORAGE REQUIREMENT

OVERHEAD WATER TANK REQUIRED
17 TENEMENT = 95 PERSON X 45.00 Ltr
14745.00 Ltr
121 TENEMENT = 121 X 116 PERSON X 45.00 Ltr
720.00 Ltr
12195.00 Ltr X 1.50=18292.50 Ltr
PROPOSED O.H.W.T = 0.00 Ltr
UGR Prog:0.00

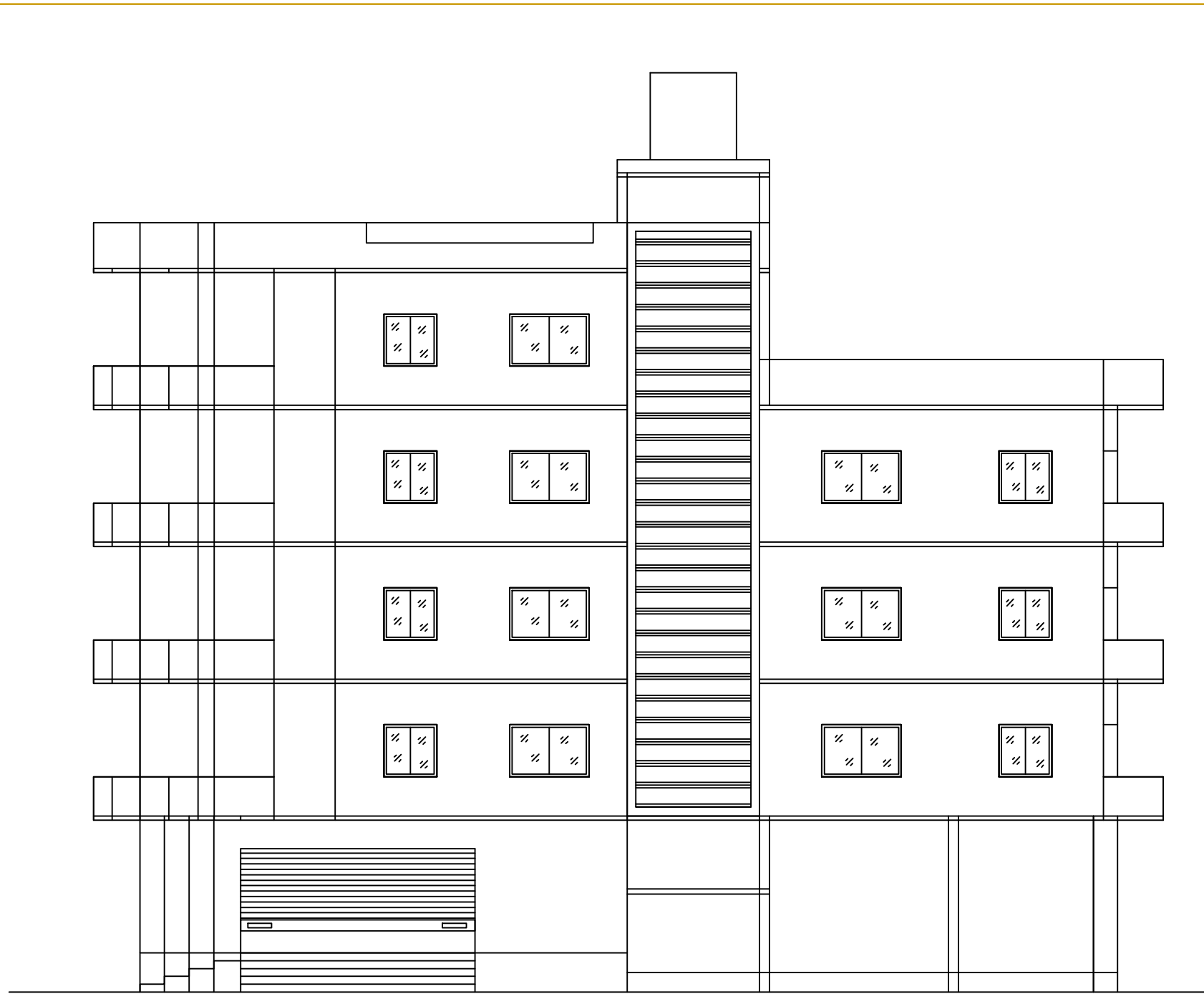
M.S.GATE

SCALE: 1/50
P.C.C CORING
4" CH. CONCRETE WALL
4" 40 MM STONE WALL
P.C.C STUDY
COMPOUND WALL
SCALE: 1/50

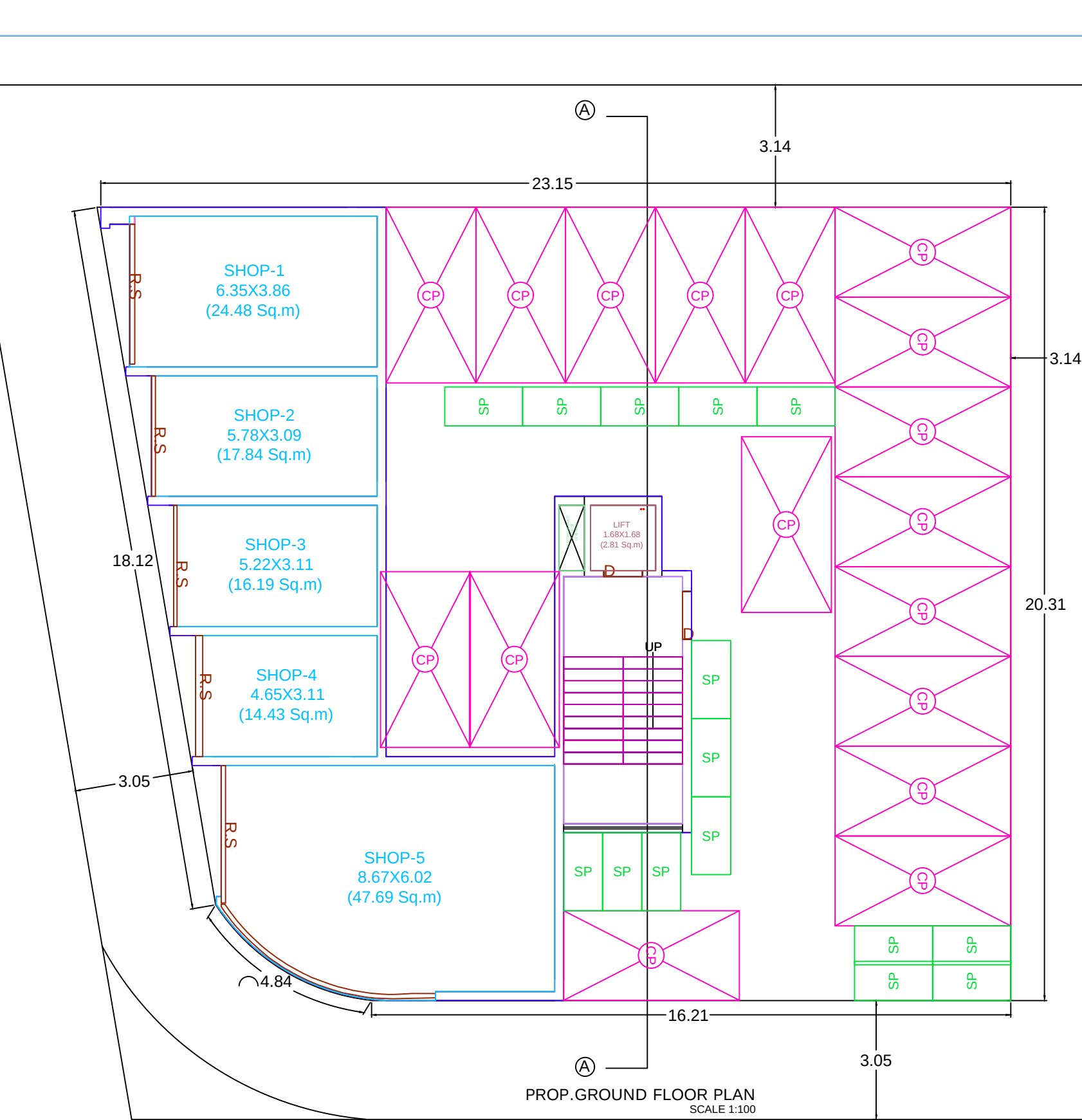
SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MIXED	D	0.94	2.10	1
MIXED	d	1.07	2.10	1
MIXED	d	0.84	2.10	1
MIXED	W	2.55	2.10	1
MIXED	d	0.98	2.10	2
MIXED	d1	0.84	2.10	2
MIXED	SD	2.64	2.10	1
MIXED	SD	2.44	2.10	3
MIXED	D	1.37	2.10	2
MIXED	RS	3.58	3.00	1
MIXED	RS	3.09	3.00	1
MIXED	RS	3.11	3.00	2
MIXED	RS	3.52	3.00	1
MIXED	D	0.99	2.10	2
MIXED	SD	1.83	2.10	5
MIXED	SD	2.55	2.10	1
MIXED	SD	2.74	2.10	1
MIXED	D1	1.04	2.10	1
MIXED	D	1.22	2.10	4
MIXED	D	1.06	2.10	1
MIXED	D	1.07	2.10	6
MIXED	D	0.98	2.10	11
MIXED	D	0.84	2.10	6
MIXED	D1	0.84	2.10	11

Owner details		
Owner Name	Postal Address	Contact Number
SOLID FOUNDATIONS GROUP	Akola Akola Maharashtra -444001	8805515253
Shabbir Hussain Saifuddin Talwala	AKOLA	
MUSHTAQ FIROZ WAGH	AKOLA	
SUSHIL RATANLALJI KHOSWAL	AKOLA	

BUILT UP AREA CALCULATION FOR SECOND FLOOR MIXED				
AREA NAME	LENGTH	WIDTH	Area(Sq.M)	
BLOCK	28.02	28.36	793.50	
BLOCK AREA TOTAL: 793.50 Sq.M				
ENCLOSURE				
Duct1			2.81	
Duct2			4.89	
Duct3			3.99	
Duct4			4.49	
Duct5			4.15	
Duct6			4.09	
TOTAL Deduction: 18.88 Sq.M				
Net Building Area: 774.62 Sq.M				

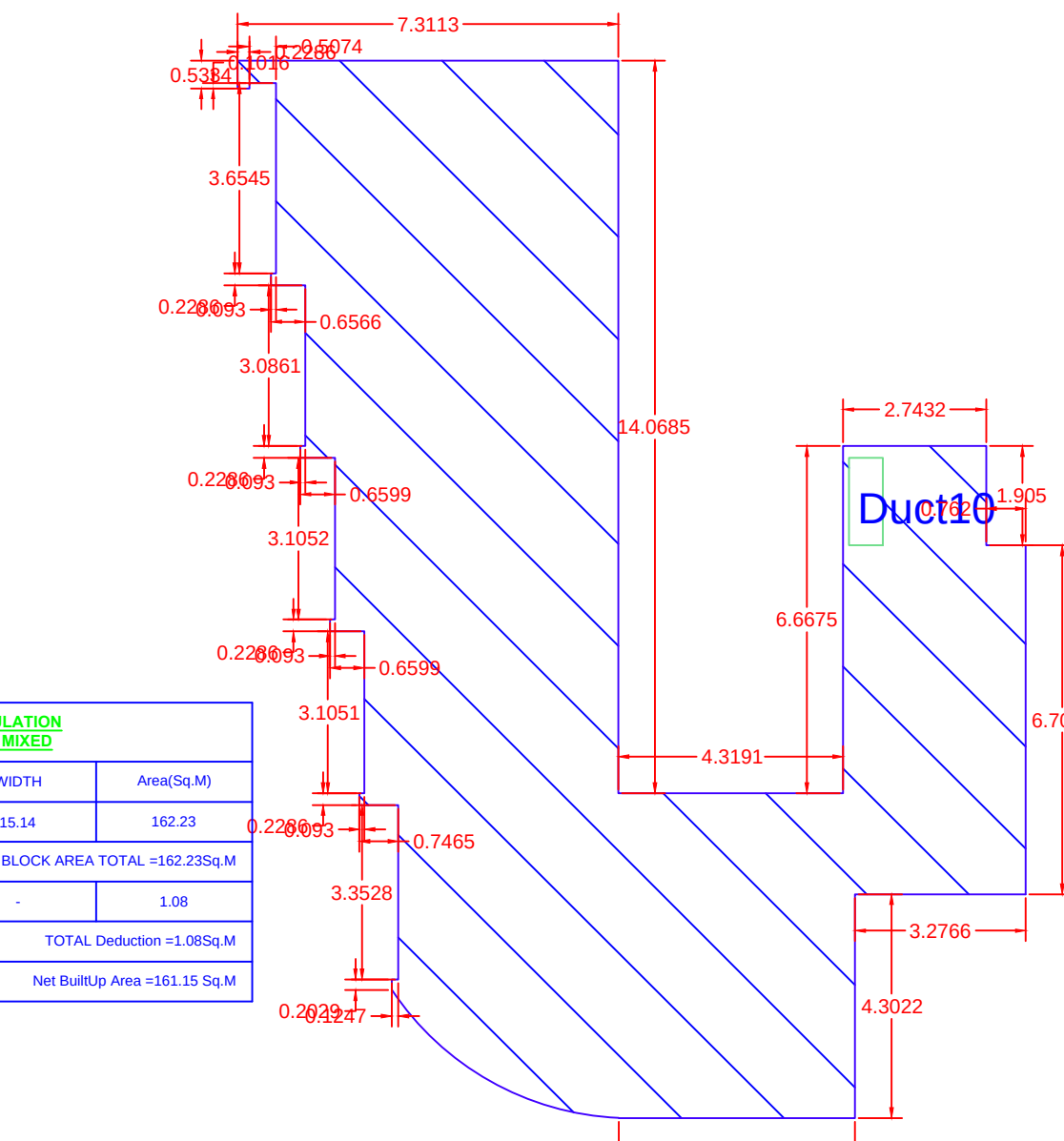


FRONT ELEVATION
SCALE 1:100



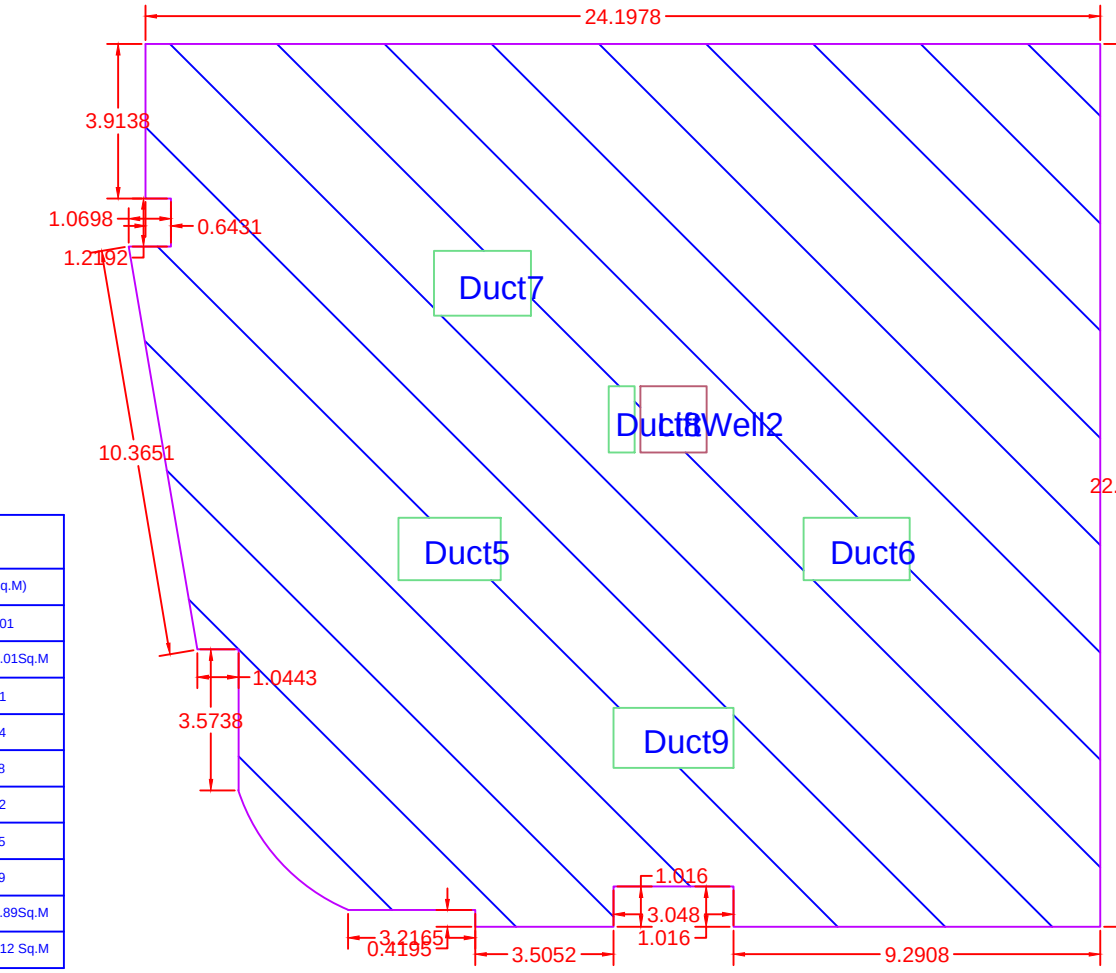
PROP.GROUND FLOOR PLAN
SCALE: 1/100

BUILT-UP AREA CALCULATION GROUND FLOOR MIXED

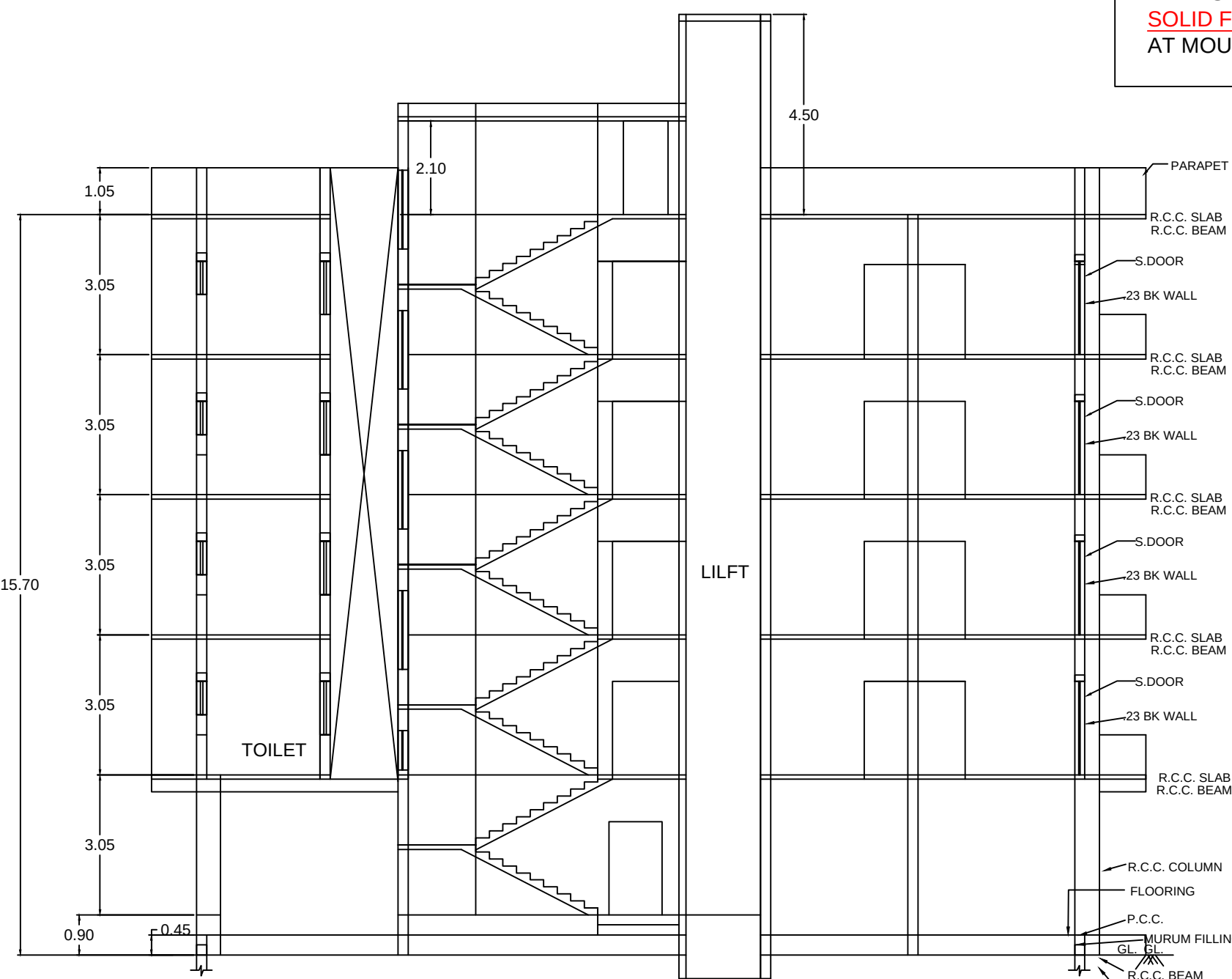
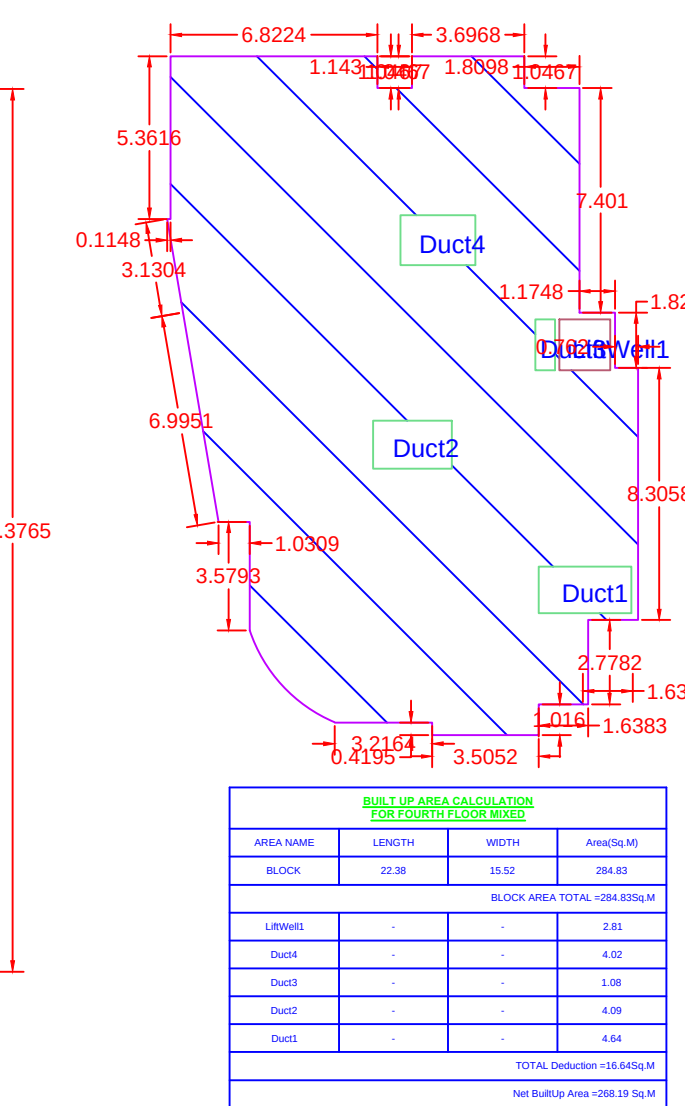


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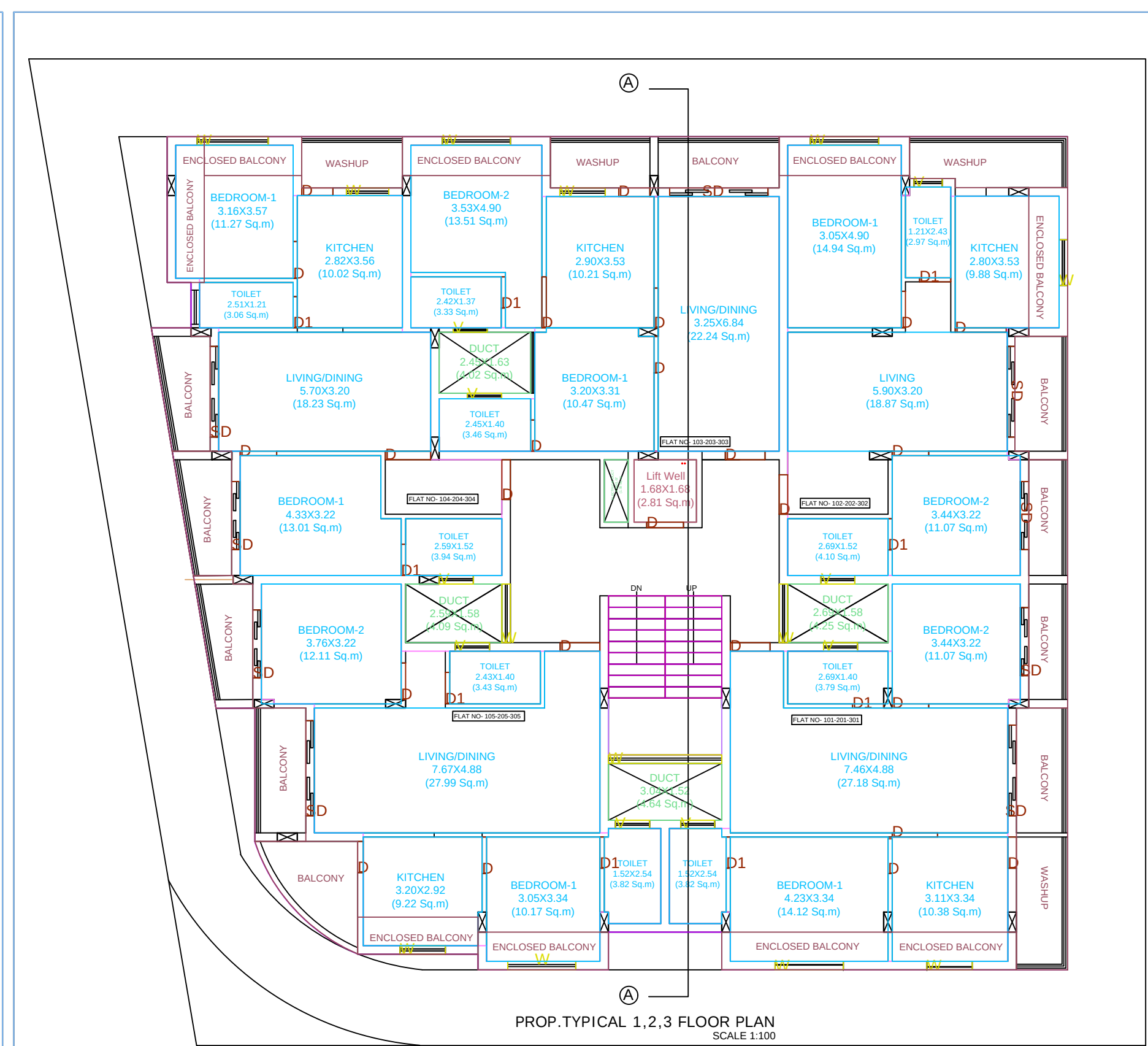
BUILT-UP AREA CALCULATION TYPICAL 1 2 3 MIXED



BUILT-UP AREA CALCULATION FOURTH FLOOR MIXED

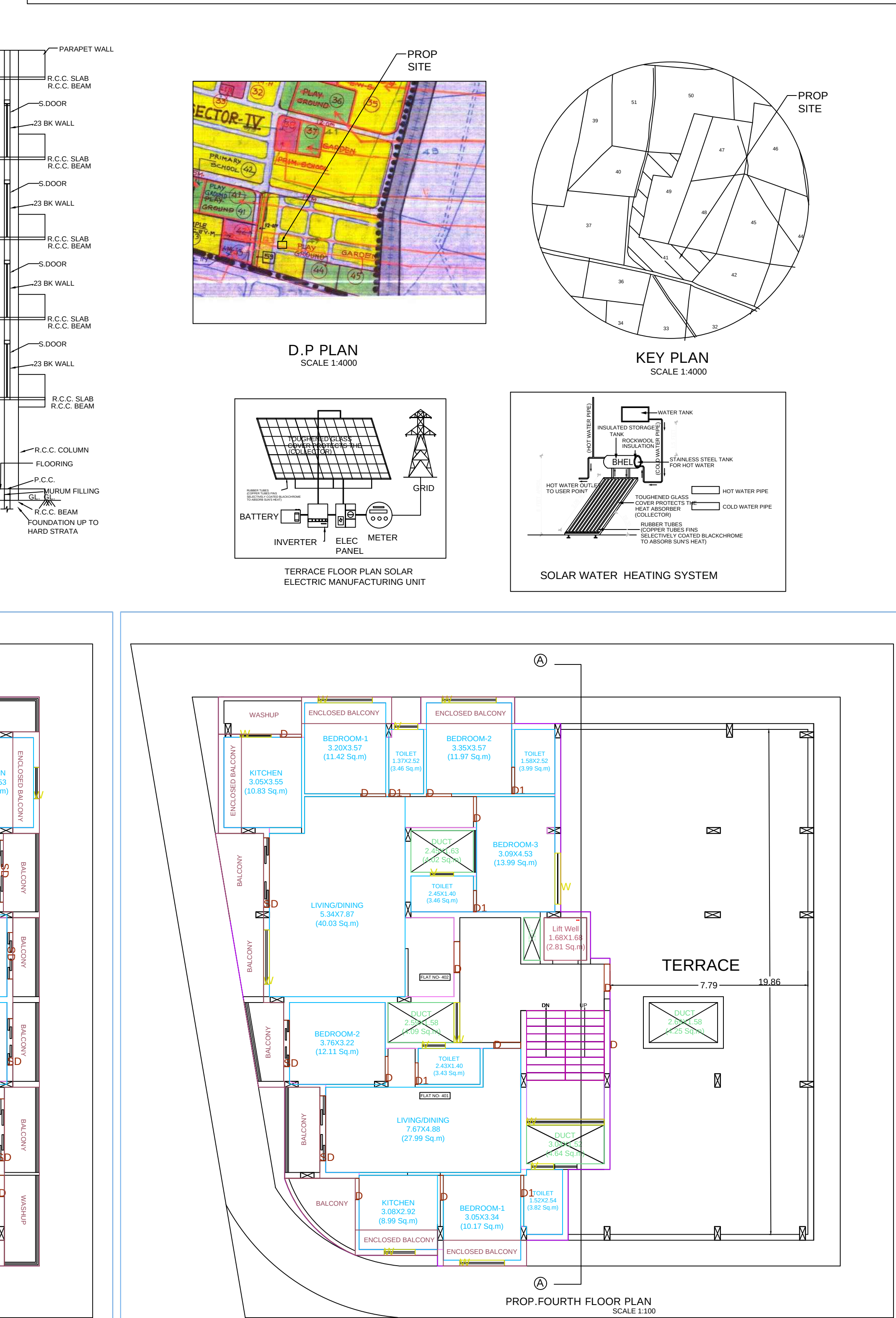


SECTION A-A
SCALE 1:100



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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL APARTMENT BUILDING & COMPOUND WALL FOR SOLID FOUNDATION GROUP TARPHE-SHABBIR HUSAIN SAIFUDDIN TALWALA-MUSHTAQ FIROZ WAGH & SUSHIL RATANLALJI KHOSWAL AT MOUJE UMARI PR AKOLA .IN F.S.NO.49/1,NZL SHEET NO-90 ON LAYOUT PLOT NO.1+2,NZL PLOT NO-1-2/8-1-2/9 AKOLA, TQ.& DIST. AKOLA.



PLOT NO- 7 & 8

PLOT NO- 3

9.00 WIDE ROAD

SITE PLAN
SCALE 1:100

Signature Not Verified

Digitally signed by ASHWIN KESHAV WANKHADE
Date: 2023.12.25 20:21:29 +05'30'
Reason: Approved Drawing
Location: Akola Municipal Corporation
Project Code : 00MCO-23-89257
Application Number : 00MCO-23-8925055
Proposal Number : 227519
Certificate Number : 00MCO-2023APL04696

Ashwin Keshav Wankhade
Date: 12/25/2023

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.	735.37
2(a) As per surveying document (7712, CTS extract)	735.40
(b) As per TLR or City Survey measurement sheet	735.40
(c) As per Demarcated drawing area	735.37
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	735.37
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 area)	0.00
5. Balance area of plot (3-4)	735.37
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)	735.37
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 -	-
(c) If it is full number like 1,2,125,419 etc. As per 7.12 extract in City Survey Number - No Recreational open space is required	-
(d) If it is subdivision like 1/2, 2/5, 1/251, 419/1 etc then recreational open space is required	-
(e) 10 % land value of land at (7) as per annual statement of rate.	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 herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ P. Scheme Record and 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.
Signature: _____
Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No. _____

Propose Address : Akola,Akola,Maharashtra-444001,AKOLA

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS, NO SURVEY NO - 9

SITE ADDRESS : AKOLA

Name Of Architect : Ashw. Keshav Wankhade

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

OWNERS SIGN : _____

TECHNICAL PERSON SIGN : _____

SCALE - 1:100 Date: 30/11/23

JOB NO - 00MCO-23-89257 CHECK BY -

SUBMISSION DRAWING