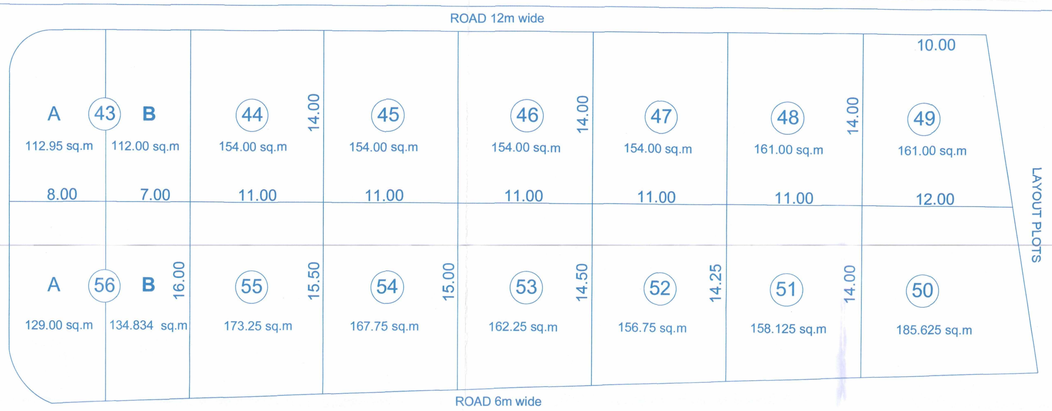
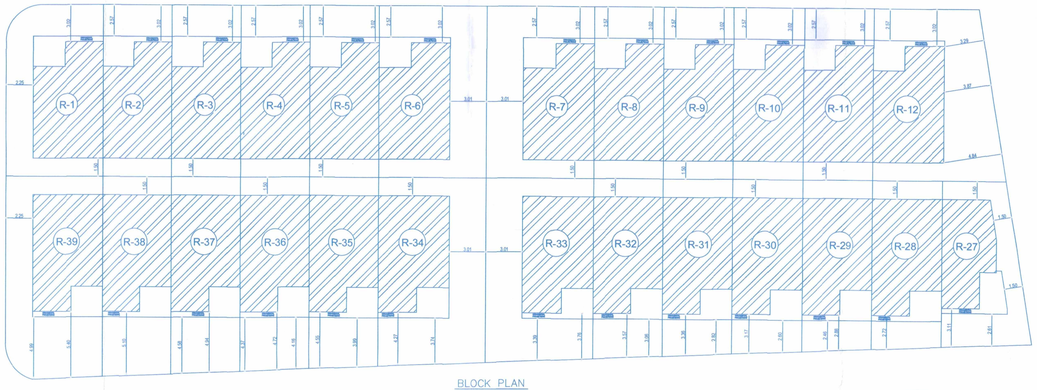
GROUND FLOOR PLAN
SCALE 1:100

FIRST FLOOR PLAN
SCALE 1:100



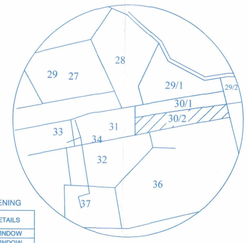
SITE PLAN BEFORE AMALGAMATION
SCALE 1:100



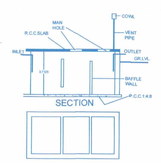
BLOCK PLAN
SCALE 1:100

ELEVATION
SCALE 1:100

SECTION B–B
SCALE 1:100

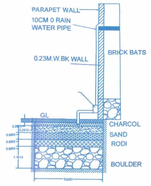


KEY PLAN
NTS

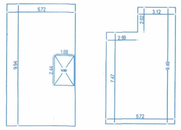


SECTION

PLAN
SEPTIC TANK DETAIL



SECTION OF RAIN WATER HARVESTING SOAK PIT



P Line Area Calculations
For each block
SCALE 1:100

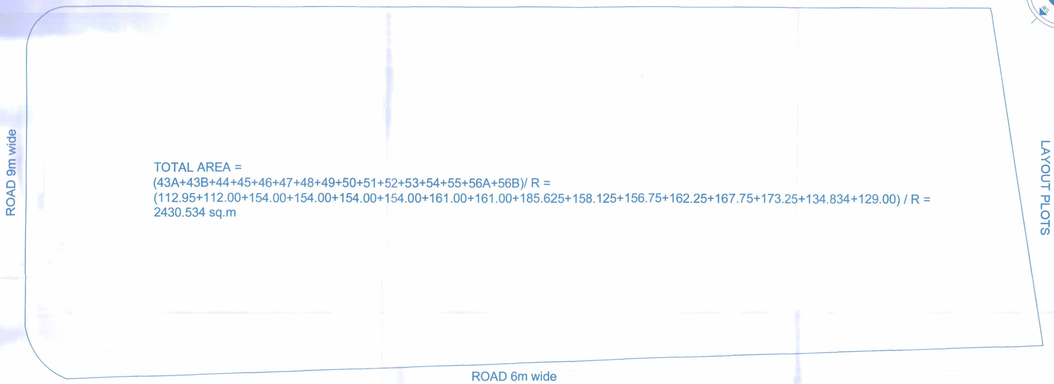
SCHEDULE OF OPENING

SYMBOL	SIZE	DETAILS
W-1	1.20 X 1.50	WINDOW
W-2	1.50 X 1.20	WINDOW
W-3	0.90 X 0.90	WINDOW
W-4	1.20 X 0.90	WINDOW
W-5	2.10 X 1.50	WINDOW
W-6	1.98 X 1.50	WINDOW
W-7	1.83 X 1.50	WINDOW
V	0.60 X 0.75	VENTILATOR
D-1	1.05 X 2.10	DOOR
D-2	0.90 X 2.10	DOOR
D-3	0.75 X 2.10	DOOR
O-1	0.98 X 2.10	OPENING

AREA STATEMENT

TOTAL PLOT AREA	=2430.534 SQ.M
PROPOSED GF B/U AREA	= (48.99X17)+(49.55X7)+(34.95) = 1214.63 SQ.M
PROPOSED FF B/U AREA	= (52.75X17)+(53.50X7)+41.61 = 1312.86 SQ.M
TOTAL BUILT UP AREA	= 2527.49 SQ.M
FSI CONSUMED	= 1.04

SR. NO	ROW HOUSE NO.	PLOT AREA IN SQ.M	CARPET AREA ACCORDING TO RERA	BUILT UP AREA FOR FSI CALCULATIONS
1	R-1	115.23	89.41 sq.m	103.05 sq.m
2	R-2	78.98	89.41 sq.m	101.74 sq.m
3	R-3	78.98	89.41 sq.m	101.74 sq.m
4	R-4	78.98	89.41 sq.m	101.74 sq.m
5	R-5	78.98	89.41 sq.m	101.74 sq.m
6	R-6	123.17	89.41 sq.m	103.05 sq.m
7	R-7	123.17	89.41 sq.m	103.05 sq.m
8	R-8	78.98	89.41 sq.m	101.74 sq.m
9	R-9	78.98	89.41 sq.m	101.74 sq.m
10	R-10	78.98	89.41 sq.m	101.74 sq.m
11	R-11	78.98	89.41 sq.m	101.74 sq.m
12	R-12	141.30	89.41 sq.m	103.05 sq.m
13	R-27	104.28	87.85 sq.m	78.58 sq.m
14	R-28	78.97	89.41 sq.m	101.74 sq.m
15	R-29	81.27	89.41 sq.m	101.74 sq.m
16	R-30	83.57	89.41 sq.m	101.74 sq.m
17	R-31	83.87	89.41 sq.m	101.74 sq.m
18	R-32	88.17	89.41 sq.m	101.74 sq.m
19	R-33	130.63	89.41 sq.m	103.05 sq.m
20	R-34	134.30	89.41 sq.m	103.05 sq.m
21	R-35	89.46	89.41 sq.m	101.74 sq.m
22	R-36	90.78	89.41 sq.m	101.74 sq.m
23	R-37	91.08	89.41 sq.m	101.74 sq.m
24	R-38	92.39	89.41 sq.m	101.74 sq.m
25	R-39	148.43	89.41 sq.m	103.05 sq.m



TOTAL AREA =
(43A+43B+44+45+46+47+48+49+50+51+52+53+54+55+56A+56B)/ R =
(112.95+112.00+154.00+154.00+154.00+154.00+161.00+161.00+185.625+158.125+156.75+162.25+167.75+173.25+134.834+129.00) / R =
2430.534 sq.m

SITE PLAN AFTER AMALGAMATION
SCALE 1:100

SANCTIONING AUTHORITY

Town Planning and Valuation Department
Branch Office, Akola
Building Plan Recommanded for Approval ~~up to plinth level~~
Vide Office Letter No.....
Dated.....

Assistant Director of Town Planning
Akola

A. AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	2430.53
a)as per ownership document(7/12,CTS extract)	2430.53
b)as per measurement sheet	2430.53
c)as per site	2430.53
2. Deductions for	
(a)Proposed D.P. Road Area	0.00
(b)D.P.Road widening Area	0.00
(c)Any D.P.Reservation area	0.00
(d)Natural Water course area	0.00
(e)Reserve Area	0.00
(Total a+b+c+d+e)	0.00
3. Gross Area of Plot (1–2)	2430.53
4. Recreational Open space	
(a) Required	
(b) Proposed	0.00
5. Amenity Space –	
(a) Required –	0.00
(b) Proposed –	0.00
6. Service road and Highway widening	0.00
7. Internal Road area	0.00
8. Net Area of Plot = [3 – 4(b)–5(b)] [For Basic F.S.I. = 1.1]	2673.58
9.Built up area with refer. to Basic F.S.I. As per front road width (sr. no. 8 X 1.10)	2673.58
10. Addition of area for F.S.I.	
(a) In–situ area against D.P. road [1.85x sr. no. 2 (a)], if any	0.00
(b) In–situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)]	0.00
(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)	0.00
(d) TDR area	0.00
(e) Additional FSI area under chapter VIII	
Total (a+b+c+d+e)	0.00
11. Total area available (9+10)	2673.58
12. Maximum utilization of F.S.I. Permissible as per Road width(as per Regulation no. 15.4)	1.50
13. Total Built–up Area in proposal. (excluding area at Sr.No.15.b)	
a) Existing Built–up Area.	0.00
b) Proposed Built–up Area	2527.49
c) Excess Balcony area counted in F.S.I.	0.00
d) Excess terraces area counted in F.S.I.	0.00
Total (a+b+c+d)	2527.49
14. F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)	1.04
B. BALCONY AREA STATEMENT	
a) Permisible Balcony Area per Floor	0.00
b) Proposed Balcony Area per Floor	0.00
c) Excess Balcony area per Floor	0.00
C. TDR	
a) Permisible	0.00
b) Proposed to be utilised	0.00
D. PARKING STATEMENT	
a) Parking Available	NA
Car	NA
Scooter	NA
Cycle	NA
b) Parking Provided	NA

PLAN SHOWING THE PROPOSED AMALGAMATION OF PLOTS AND CONSTRUCTON OF ROW HOUSES FOR SHRI DILIP CHAUDHARI AND SHRI RAJESH RATHI ON PLOT NO. 43A TO 56B OF SURVEY NO. 30/2 , MOUJE CHANDUR, TQ AND DIST AKOLA.

ENGINEER

S. P. DAWANGE
Consulting Civil Engineer
Modni Umari, AKOLA
Lic. No. R.P.AKL-WSM/SUP-2/2020/02
Mob.: 9822710542

OWNER

Approved vide order dt. 15/02/2021
passed in C.C. No. MRC-811/2021/53/2020-2021
subject to conditions mentioned therein

Sub-Divisional Officer
AKOLA