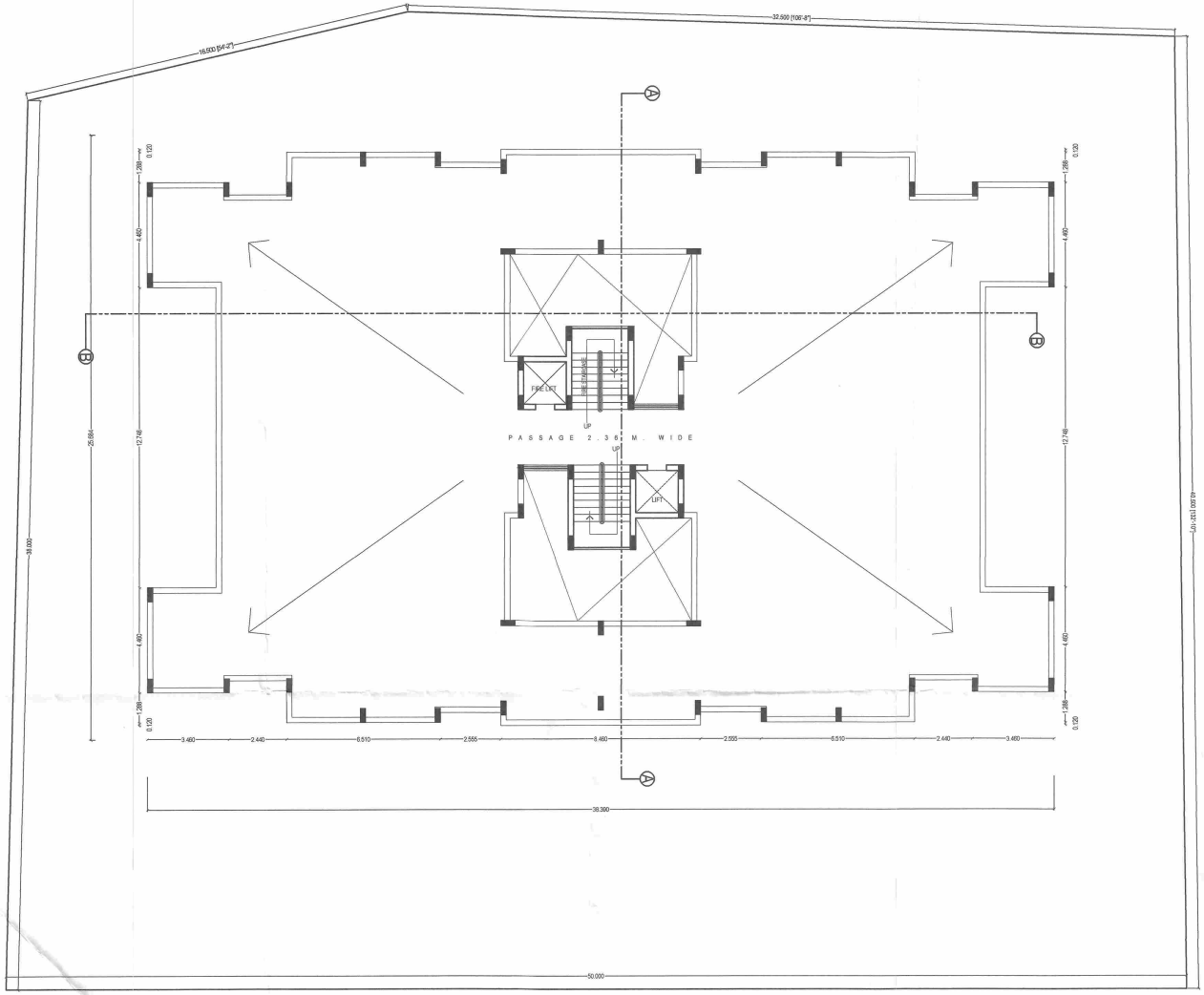
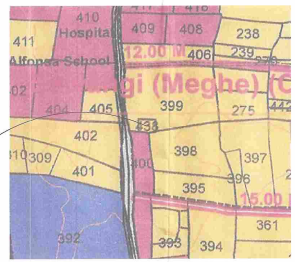


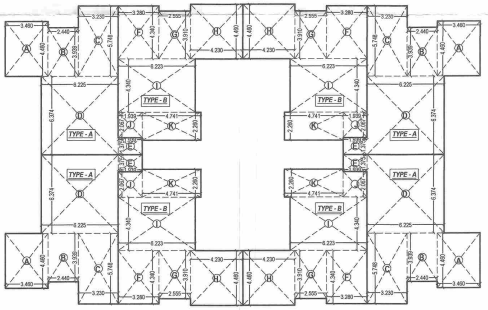
TERRACE PLAN

SCALE - 1:100



LOCATION IN THE WARDHA PERIPHERAL PLAN

NOT TO SCALE



BUILT UP AREA DIAGRAM FOR TYPICAL 1st TO 6th FLOOR

SCALE - 1:200

BUILT UP AREA CALCULATION

TYPE - A

A - 3.460 X 4.460 = 15.431
B - 2.440 X 3.939 = 9.611
C - 3.230 X 5.748 = 18.566
D - 8.225 X 8.374 = 39.678
E - 1.939 X 1.375 = 2.665

TOTAL = 85.952 SQ. M.

TYPE - B

F - 3.280 X 4.340 = 14.235
G - 2.555 X 3.910 = 9.990
H - 4.230 X 4.460 = 18.865
I - 6.223 X 4.340 = 27.007
J - 1.939 X 2.067 = 4.007
K - 4.741 X 2.260 = 10.714

TOTAL = 84.818 SQ. M.

SCHEDULED OF OPENINGS

DOORS

3.35 X 2.45 - ALUMINUM SLIDING DOOR
D - 1.22 X 2.13 - T. W. DOOR PANEL
D1- 1.00 X 2.13 - T. W. DOOR PANEL
D2- 0.75 X 2.13 - FLUSH DOOR PANEL

WINDOWS

W - 1.52 X 1.52 - ALUMINUM SLIDING WINDOW
W1 - 1.05 X 1.52 - ALUMINUM SLIDING WINDOW
W2 - 1.50 X 1.20 - ALUMINUM SLIDING WINDOW
W3 - 1.75 X 1.50 - ALUMINUM SLIDING WINDOW
W4 - 1.35 X 1.20 - ALUMINUM SLIDING WINDOW
W4 - 1.35 X 1.52 - ALUMINUM SLIDING WINDOW
V - 0.60 X 0.60 - T. W . VENTILATOR

LEGEND

PLOT BOUNDARY.
PROPOSED CONSTRUCTION.
WATER SUPPLY LINE.
DRAINAGE LINE.

OWNER

SHRI HARISH SUDHAKARRAO SHENDE

ARCHITECT

ARCHITECT
ALOK B. BELE
B. ARCH.
CA/93/15819
MAGANWADI, WARDHA

STAMP OF APPROVAL OF PLANS

TP STAMP

SDO STAMP

संचालक नगररचना मंजूरी शाखा
गावाचे नाव:- सावंगी (मे)
जमीन गट नं.:- 438
मूळचा क्रमांक:- -
मूळचाचे 7/12 प्रमाणे क्षेत्र:- 2000.00 Sq.m
स्थूल मकाशाप्रमाणे बांधकामाचे क्षेत्र:- 5474.044 Sq.m
सक्षम अधिकारी यांचे आदेश क्रमांक:- NAP/ 3463/ 19-2023
दि. 2/12/2022 अधिकारी
दि. 29/09/2023 उपविभागीय अधिकारी वर्धा

PROPOSED CONSTRUCTION OF FLAT SCHEME BELONGING TO SHRI HARISH SUDHAKARRAO SHENDE ON SURVEY NO-438, MOUZA- SAWANGI (MEGHE), MOUZA NO. 138, P. H. NO. 19, THA. & DIST. WARDHA.

Drawing Sheet No. 4/4

STAMP OF APPROVAL OF PLANS

शा कार्यालयाचे पत्र क्र. बांधकाम मंजूरी/सेल/ सावंगी (मे) सर. नगरी /नि.प्र. 498 /2023 मूळचे क्र. वसलपर 514 दि. 19/09/2023 च्ये नमुद अर्जानुसार तसतारी प्रयोजनार्थ बांधकाम मंजूरीची शिफारस करण्यात येत आहे.

सहायक संचालक नगर रचना, वर्धा

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	2000.00 SQ.M.
(a) As per ownership document (7/12, CST extract)	2000.00 SQ.M.
(b) As per measurement sheet	2000.00 SQ.M.
(c) As per site	2000.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening	NILL
(b) Any D.P. Reservation area	NILL
(Total a+b)	NILL
3. Balance area of plot (1-2)	
4. Amenity Space (if applicable)	NILL
(a) Required -	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4(c))	2000.00 SQ.M.
6. Recreational Open space (if applicable)	NILL
(a) Required -	
(b) Proposed -	
7. Internal Road Area	NILL
8. Pebble area (if applicable)	NILL
9. Built up area with reference to Basis of F.S.I. as per front road width (Sr. No. 5dbasis FSI)	1.10 (2200SQ.M.)
10. Additional of FSI on payment of premium	0.30
(a) Maximum permissible premium FSI - base on road width / TOD Zone	NILL
(b) Proposed FSI on payment of premium	600.00 SQ.M.
11. In-situ FSI / TDR loading	NILL
(a) In-situ area against D.P. road [2.0 x Sr.No. 2 (a)] if any	NILL
(b) In-situ area against Amenity Space if handed over [2.0/2 or 1.85 x Sr.No. 4 (b) and/or (c).	NILL
(c) TDR Area	0.30
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.30
12. Additional FSI area under Chapter No. 7	NILL
13. Total entitlement of FSI in the proposal	NILL
(a) (9 +10(b) + 11(d)) or 12 whichever is applicable	2820.00 SQ.M.
(b) Ancillary Area FSI upto 60% or 80% with payment of premium	1674.044 SQ. M.
(c) Total entitlement (a+b)	4474.044 SQ. M.
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per road width ((as per regulation No. 6.1 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	4480.000 SQ. M
15. Total Built up Area in proposal (excluding area of Sr. No. 17b)	
(a) Existing built-up Area	NILL
(b) Proposed Built-up Area (as per 'F-line')	4474.044 SQ. M.
(c) Total (a+c)	4474.044 SQ. M.
16. F.S.I. Consumed (15/13) (should not be more than sr. No. 14 above	2.237
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr. No. 5)	
(b) Proposed	

CERTIFICATE OF AREA :-

Certified that the plot under reference was surveyed by me on date 1/05/2023 survey No. 438 , Mouza Sawangi (Meghe),Tal. and Dist. Wardha 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 of Architect

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 execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

SHRI HARISH SUDHAKARRAO SHENDE

Owner (s) name and signature

Licensed Architect name and signature: Ar. Alok B. Bele

Job No.	Drawing No.	Scale	Drawn By	Checked By	License No. of Architect
LKUAN-23	LM/ATEUAN-23	1:100, 1:200, 1:500	Abhishek		

intearch consultant
Ar. Alok B. Bele
Maganwadi,
Wardha.