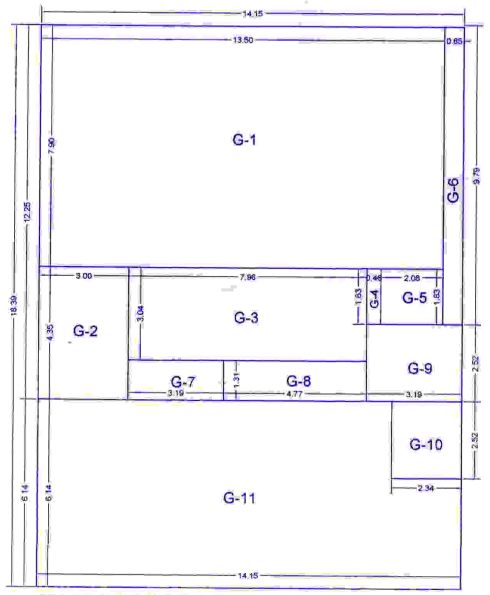


GROUND FLOOR BLOCK PLAN
(Scale 1:100)

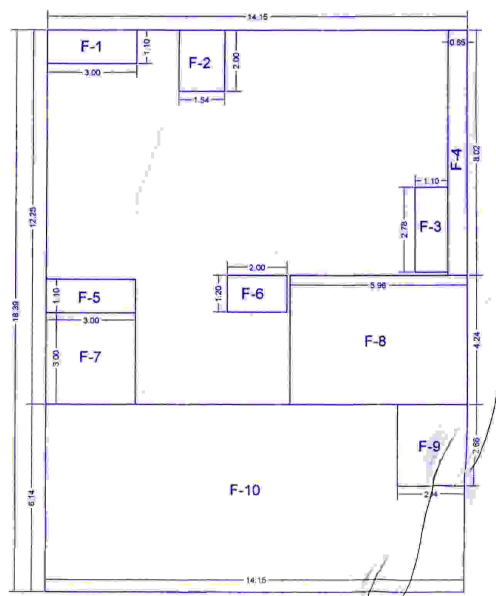
AREA OF CALCULATION BLOCK FOR

GROUND FLOOR COMMERCIAL			
G-7	TOILET	3.19 X 1.31	4.17 Sq.m
G-11	SHOP	14.15 X 6.14	86.88 Sq.m
	TOTAL		91.05 Sq.m
DEDUCTION			
G-10	STAIRCASE	2.34 X 2.52	5.89 Sq.m
TOTAL GROUND FLOOR COMMERCIAL AREA			85.16 Sq.m

AREA OF CALCULATION BLOCK FOR

GROUND FLOOR PARKING		12.25 X 14.15 =	173.33 Sq.m
G-1		13.50 X 7.90	106.65 Sq.m
G-2		3.00 X 4.35	13.05 Sq.m
G-3		7.96 X 3.04	24.19 Sq.m
G-4		0.46 X 1.83	0.63 Sq.m
G-6	OFFSET	0.65 X 9.79	6.36 Sq.m
G-8		4.77 X 1.31	6.24 Sq.m
		TOTAL	157.12 Sq.m
DEDUCTION			
G-5	LIFT	2.08 X 1.83	3.80 Sq.m
G-7	TOILET	3.19 X 1.31	4.17 Sq.m
G-9	STAIRCASE	3.19 X 2.52	8.03 Sq.m
	TOTAL		16.00 Sq.m

DEDUCTION
TOTAL PARKING BLOCK AREA - PARKING DEDUCTION
173.33 Sq.m - 16.00 Sq.m. = 157.33 Sq.m



FIRST FLOOR BLOCK PLAN
(Scale 1:100)

AREA OF CALCULATION BLOCK FOR

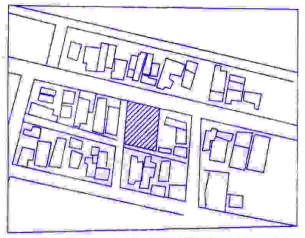
FIRST FLOOR COMMERCIAL			
F-10	SHOP	14.15 X 6.14	86.88 Sq.m
	TOTAL		86.88 Sq.m
DEDUCTION			
F-9	STAIRCASE	2.34 X 2.68	6.27 Sq.m
TOTAL FIRST FLOOR COMMERCIAL AREA			80.61 Sq.m

AREA OF CALCULATION BLOCK FOR

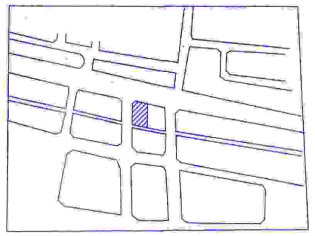
FIRST FLOOR RESIDENTIAL		12.25 X 14.15 =	173.33 Sq.m
F-1	BALCONY	3.00 X 1.10	3.30 Sq.m
F-2	BALCONY	1.54 X 2.00	3.08 Sq.m
F-3	BALCONY	1.10 X 2.78	3.05 Sq.m
F-4	OFFSET	0.65 X 8.02	5.21 Sq.m
F-5	BALCONY	3.00 X 1.10	3.30 Sq.m
F-6	DUCT	2.00 X 1.20	2.40 Sq.m
F-7	DUCT	3.00 X 3.00	9.00 Sq.m
F-8	STAIRCASE LIFT / LOBBY	5.96 X 4.24	25.27 Sq.m
	TOTAL		54.61 Sq.m

DEDUCTION
TOTAL RESIDENTIAL BLOCK AREA - DEDUCTION
173.33 Sq.m - 54.61 Sq.m. = 118.72 Sq.m

FIRST FLOOR TOTAL BUILT UP AREA
COMMERCIAL + RESIDENTIAL AREA

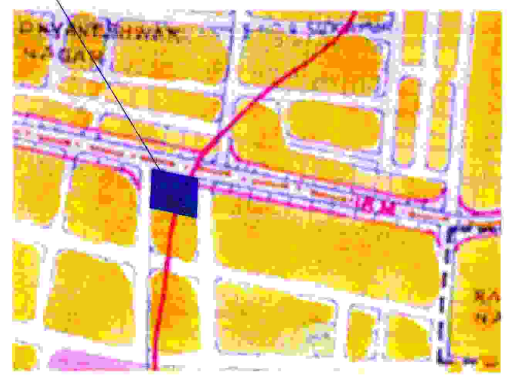


KEY PLAN / LOCATION PLAN

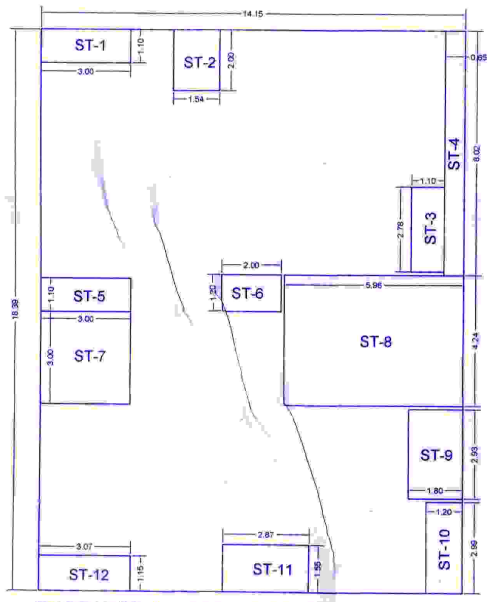


SITE LOCTION PLAN ON
DEVELOPMENT PLAN OF AKOLA

PROPOSED SITE



D.P. PLAN
SCALE 1:8000



SECOND & THIRD AND FOURTH FLOOR BLOCK PLAN
(Scale 1:100)

AREA OF CALCULATION BLOCK FOR

SECOND & THIRD AND FOURTH FLOOR RESIDENTIAL		14.15 X 18.39	260.21 Sq.m
ST-1	BALCONY	3.00 X 1.10	3.30 Sq.m
ST-2	BALCONY	1.54 X 2.00	3.08 Sq.m
ST-3	BALCONY	1.10 X 2.78	3.05 Sq.m
ST-4	OFFSET	0.65 X 8.02	5.21 Sq.m
ST-5	BALCONY	3.00 X 1.10	3.30 Sq.m
ST-6	DUCT	2.00 X 1.20	2.40 Sq.m
ST-7	DUCT	3.00 X 3.00	9.00 Sq.m
ST-8	STAIRCASE LIFT / LOBBY	5.96 X 4.24	25.27 Sq.m
ST-9	BALCONY	1.80 X 2.99	5.27 Sq.m
ST-10	BALCONY	1.20 X 2.99	3.58 Sq.m
ST-11	BALCONY	2.87 X 1.55	4.44 Sq.m
ST-12	BALCONY	3.07 X 1.15	3.53 Sq.m
	TOTAL		71.43 Sq.m

DEDUCTION
TOTAL RESIDENTIAL BLOCK AREA - DEDUCTION
260.21 Sq.m - 71.43 Sq.m. = 188.78 Sq.m

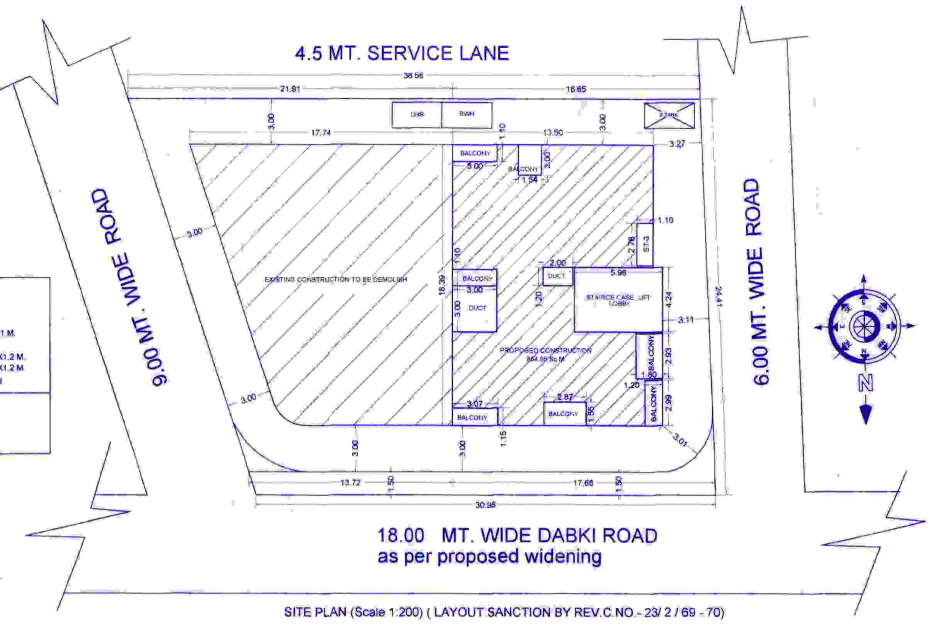
PARKING AREA STATEMENT	PARKING AREA AVAILABLE 157.33 Sq.M. SCOOTER LIFT 33.00 Sq.M. TOTAL PARKING 190.33 Sq.M.			
	CAR	SCOOTER	SCOOTER LIFT	CYCLE
1) PARKING REQUIRED NO.	6	24		24
2) PARKING REQUIRED AREA	75.00 Sq.m.	72.00 Sq.m.		33.60 Sq.m.
3) PARKING PROPOSED NO.	6	15	09	24
4) PARKING PROPOSED AREA	75.00 Sq.m.	45.00 Sq.m.	27.00 Sq.m.	33.60 Sq.m.
5) VISITORS PARKING REQUIRED	3.75 Sq.m.	3.60 Sq.m.		1.68 Sq.m.
6) VISITORS PARKING PROVIDED	3.75 Sq.m.	3.60 Sq.m.		1.68 Sq.m.
TOTAL PARKING AREA PROVIDED	78.75 Sq.m. + 75.60 Sq.m. + 35.28 Sq.m. = 189.63 Sq.m.			

R/S - ROLLING SHUTTER 2.40 X 2.4
D - DOOR T.W. SINGLE 1.05 X 2.10
D - 1 DOOR T.W. SINGLE 1.05 X 2.10
D - 2 DOOR T.W. SINGLE 0.75 X 2.10
W - WINDOW FULLY GLAZZED SHUTTER 1.5 M X X 2.1 M.
OPPENING DOOR / WINDOW
W - 1 WINDOW FULLY GLAZZED SHUTTER 1.65 M X X1.2 M.
W - 2 WINDOW FULLY GLAZZED SHUTTER 1.20 M X X1.2 M.
V - VENTILATOR T.W. GLAZZED 0.60 X / CEMENT JALI

NOTES
ALL DIMENSSIONS ARE IN METER
PLOT BOUNDARY SHOWN AS
DRAINAGE LINE SHOWN AS
PROPOSED CONSTRUCTION SHOWN AS

B/UP AREA STATEMENT

	PROPOSED			EXISTING	TOTAL B/UP
	COMMERCIAL	RESIDENTIAL	TOTAL		
1) GROUND FLOOR	85.16 Sq.M.	0.00	85.16 Sq.M.	245.89 Sq.M.	331.05 Sq.M.
2) FIRST FLOOR	80.61 Sq.M.	118.72 Sq.M.	199.33 Sq.M.	197.04 Sq.m.	396.37 Sq.M.
3) SECOND FLOOR	0.00	190.02 Sq.M.	190.02 Sq.M.	— —	190.02 Sq.M.
4) THIRD FLOOR	0.00	190.02 Sq.M.	190.02 Sq.M.	— —	190.02 Sq.M.
5) FOURTH FLOOR	0.00	190.02 Sq.M.	190.02 Sq.M.	— —	190.02 Sq.M.
TOTAL BUILT UP AREA	165.77 Sq.M.	688.78 Sq.M.	854.55 Sq.M.	442.93 Sq.m.	1297.48 Sq.M.



SITE PLAN (Scale 1:200) (LAYOUT SANCTION BY REV.C.NO.- 23/ 2 / 69 - 70)

Floor Name	B/UP AREA			CARPET AREA			Stair	Lift	Passage	Tenement Residential	Commercial Shop	Terrace	Balcony			Chowk	V.Shaft	FSI AREA		
	Commercial	Residential	Total	Commercial	Residential	Total							Total	Free 15 %	Excess			Commercial	Residential	Total
PLINTH							0.00	0.00	0.00	0	0	0.00	0.00	0.00	0.00	0.00	0.00			
GROUND FLOOR	85.16	0.00	85.16	77.82	0.00	77.82	8.03	3.80	0.00	0	5	0.00	0.00	0.00	0.00	0.00	0.00	85.16	0.00	85.16
FIRST FLOOR	80.61	118.72	199.33	72.92	106.87	179.79	8.03	3.80	12.53	2	4	0.00	12.73	29.95	0.00	9.00	2.40	80.61	118.72	199.33
SECOND FLOOR	0.00	188.78	188.78	0.00	169.80	169.80	8.03	3.80	12.53	3	0	0.00	29.55	28.31	1.24	9.00	2.40	0.00	190.02	190.02
THIRD FLOOR	0.00	188.78	188.78	0.00	169.80	169.80	8.03	3.80	12.53	3	0	0.00	29.55	28.31	1.24	9.00	2.40	0.00	190.02	190.02
FOURTH FLOOR	0.00	188.78	188.78	0.00	169.80	169.80	8.03	3.80	12.53	3	0	0.00	29.55	28.31	1.24	9.00	2.40	0.00	190.02	190.02
TERRACE FLOOR							0.00	0.00	0.00	0	0	25.24	0.00	0.00	0.00	0.00	0.00			
TOTAL	165.77	685.06	850.83	150.74	616.27	767.01	40.15	19.00	50.12	11	9	25.24	101.38	114.88	3.72	36.00	9.60	165.77	689.13	854.55

PLAN SHOWING EXISTING AND PROPOSED
COMMERCIAL+RESIDENTIAL
CONSTRUCTION FOR
SHRI. KISHOR MUKUNDLAL AGRAWAL.
ON PLOT NO.1., IN S.NO. 7 OF MOUJE SUKAPUR,
AT, GANESH NAGER , DABKI ROAD, AKOLA

SHEET NO.02

मा. आयुक्त यांचे मान्यतेने

दिनांक २६/०९/२०१८ चे पत्रातील शर्ती व अटीनुसार बांधकाम नकाशे मंजुर.

सहायक संचालक, नगर रचना
अकोला महानगरपालिका,अकोला

PROFORMA - I

A) AREA STATEMENT

1)AREA OF THE PLOT (Minimum area of a,b,c to be considered)		853.21 SQM
a) As per ownership document (7/12,CTS extract		853.21 SQM
b) As per measurement sheet		853.21 SQM
C) As per site		853.21 SQM
2) Deduction for:		
a) Proposed D.P./D.P. ROAD Widening area		(26.47+20.93) = 47.40 SQM
b) Any D.P./D.P. Reservation area		
c) Curvature area		(9.08+10.89) = 20.57 SQM
a) Natural water course area		
(Total a+b+c)		(853.21-447.40+20.57)= 785.24 SQM
Applicant Plot Area		392.24 SQM
3) Gross area of plot (1)		
4) Recreational Open Space		
(a) Required		
(b) Proposed		
5) Amenity space		
(a) Required		
(b) Proposed		
6) Service Road And Highway Widening		26.47 SQM
7) Internal road area	Curvature	9.88 SQM
8) Net Area of plot = (3 - 6 & 7) (For Basic F.S.I. = 1.10)		[418.71-26.47]= 392.24 SQM
9) Built up area with reference to basic F.S.I as per front road width (sr. no. 8 x 1.10		(392.24 X 1.10)= 431.46 SQM
10) Addition of area for F.S.I.		
a) In situ area against Amenity space (1.85 x sr. no. 2 (a), if any		(1.85 X 26.47) = 48.96 SQM
b) In situ area against amenity space (2.00 x 1.85 sr. no.5(b)		
c) Premium F.S.I. (Subject to maximum of 0.3 of sr.no. 8)		(0.30 X 392.24)= 117.67 SQM
d) TDR Area		(0.65 X 392.24)= 256.05 SQM
e) Additional F.S.I. area under chapter VIII		
Total of (a+b+C+d+e)		423.18 SQM
11) Total area available (9+10)		854.63 SQM
12) Maximum utilization of F.S.I. Permissible as per road width (as per Regulation no. 26.3)		2.3
13) Total built - up Area in proposal (excluding area at sr. no. 15 b)		854.64 SQM
a) Existing Built up Area		442.93 SQM
b) Proposed Built up Area		854.64 SQM
c) Excess Balcony area counted in F.S.I.		
d) Excess doubke height terrace area counted in F.S.I.		
Total (a+b+c+d)		1297.57 SQM.
14) F.S.I. Consumed (13/8) (should not be more than serial no. 12 above)		1297.57 / 785.24 =2.17<2.3
15) Area for inclusive housing , if any.		
a) Required (20% of sr. no. 9)		
b) Proposed.		

Owner's declaration
We undersigned hereby confirm that We would abide by plans sanctioned by AKOLA Muncipal corporation We would execute the structure as per sanction plans also We would execute the site.

Kishor M. Agrawal
Owner (s) name & signature

CERTIFICATE OF THE AREA.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 5/5/2019 AND THE DIMENSIONS THE SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT / CITY SURVEY RECORDS.

Anurag Agrawal
BE Civil, AMIE,FIV
Reg. No.: AMC/14/2017
1441, Mhada Colony, Ramnagar, AKOLA

SIGN OF ARCHITECT.
(NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISER
Architect / licensed engineer / supervisor name and signature.