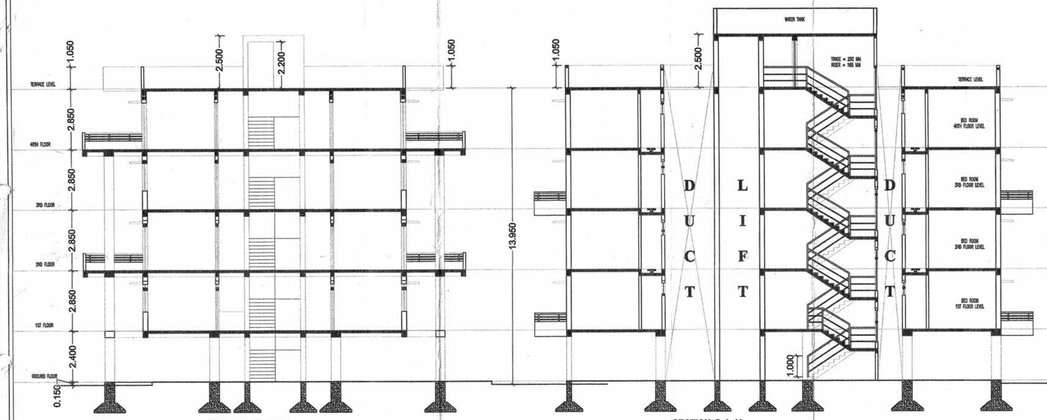
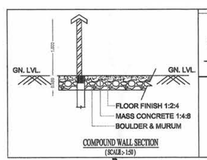
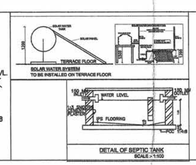
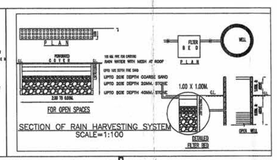
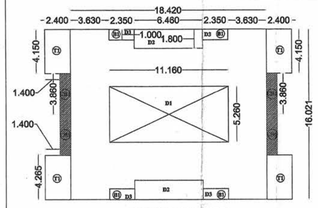


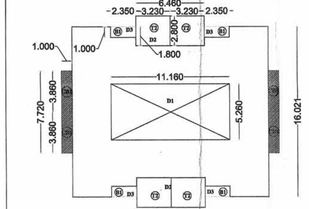












FLOOR	B/UP AREA	PERMISSIBLE BALCONY (15%)	PROVIDED OPEN BALCONY	PROVIDED COVERED BALCONY	EXCESS BALCONY AREA	PERMISSIBLE TERRACE (20%)	PROVIDED TERRACE AREA	TOTAL B/UP
1ST FLOOR	203.748	30.562	9.400	15.440	0.000	40.750	35.84	203.748
2ND FLOOR	203.748	30.562	9.400	15.440	0.000	40.750	36.176	203.748
3RD FLOOR	203.748	30.562	9.400	15.440	0.000	40.750	35.84	203.748
4TH FLOOR	203.748	30.562	9.400	15.440	0.000	40.750	36.176	203.748
TOTAL	814.992	122.249	37.600	61.760	0.000	163.000	144.032	814.992

AREA CALCULATIONS

BUILT UP AREA STATEMENT

GROUND FLOOR AREA
STAIRCASE = (3.645 X 2.995) = 10.138 SQ.M.
LIFT = (2.345 X 1.800) = 4.391 SQ.M.

TOTAL STAIRCASE & LIFT AREA = 14.529 SQ.M.

TYPICAL FIRST TO FORTH FLOOR B/UP AREA
B/UP = (18.420 X 10.021) = 395.106 SQ.M.
- A1 = (11.160 X 4.265) = - 89.750 SQ.M.
- 2A2 = 2 (6.460 X 1.800) = - 23.256 SQ.M.
- A4 = 4 (3.360 X 1.800) = - 24.000 SQ.M.

TOTAL B/UP AREA = 203.748 SQ.M.
TOTAL PROPOSED B/UP AREA OF ALL FLOORS
= 203.748 X 4 FLOORS = 814.992 SQ.M.

BALCONY AREA STATEMENT

A) TYPICAL FLOOR OPEN BALCONY AREA
= 4 (B1) = 4 x 2.999 = 9.400 SQ. MTS.

B) TYPICAL FLOOR COVERED BALCONY AREA
= 4 (CB1) = 4 x 3.860 = 15.440 SQ. MTS.

TOTAL TYPICAL FLOOR BALCONY AREA
= (A + B) = 9.400 + 15.440 = 24.84 SQ. MTS.

TERRACE AREA STATEMENT

A) TYPICAL FIRST & THIRD FLOOR TERRACE AREA
= (T2) = 4 x (2.460 x 4.150) = 39.84 SQ. MTS.

B) TYPICAL SECOND & FOURTH FLOOR TERRACE AREA
= 4 (T2) = 4 x (3.230 x 2.800) = 36.176 SQ. MTS.

TOTAL TERRACE AREA OF ALL FLOORS
= 2 (45.844 + 36.176) = 164.040 SQ. MTS.

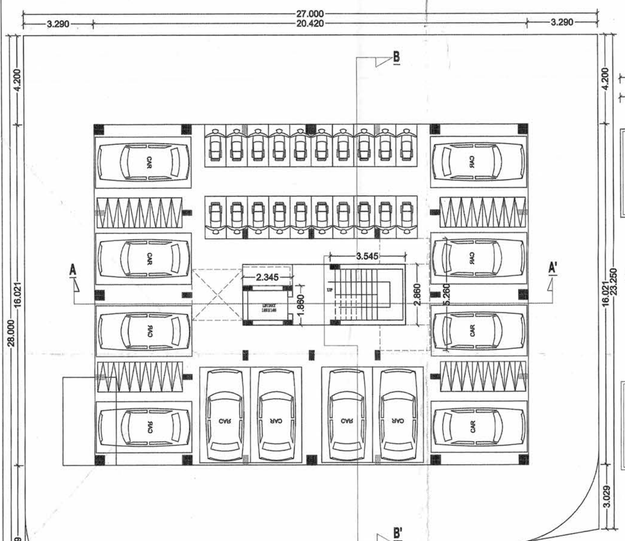
PARKING AREA STATEMENT

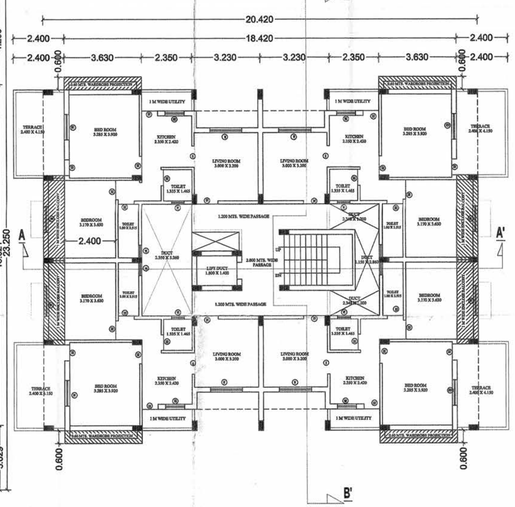
FOR 4 TENEMENTS HAVING CARPET AREA BELOW 80 SQ. MT. REQUIRED PARKING
= 2 CAR + 8 SCOOTERS + 5 CYCLE

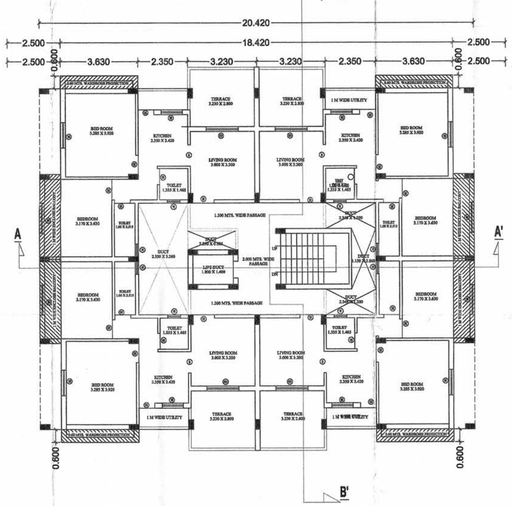
-PARKING AREA REQUIRED FOR 16 TENAMENTS
= 8 CAR + 20 SCOOTERS + 20 CYCLE

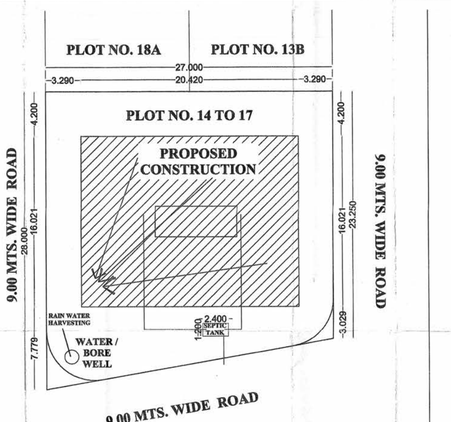
PROVIDED PARKING:-
= 12 CARS + 20 SCOOTERS + 32 CYCLE

A	AREA STATEMENTS	
	1.AREA OF PLOT	681.30 SQ.M.
	2. DEDUCTION FOR	NIL
	A) ROAD ACCELISTION AREA	NIL
	B) PROPOSED ROAD	NIL
	C) ANY RESERVATION	NIL
	TOTAL A= B+ C	0
	3. GROSS AREA OF PLOT)	681.30 SQ.M.
	4. DEDUCTIONS FOR AMENITY SPACE IF ANY	NIL
	5. NET AREA OF PLOT = 90% OF 3-4	-
	6. ADDITION OF AREA FOR FSI IF ANY	NIL
	6) WITH PAYMENT OF PREMIUM (F.S.I)	136.260 SQ.M.
	B)	-
	C)	-
	7. TOTAL AREA (5+6)	820.20 SQ.M.
	8. NURMAL FSI PERMISSIBLE - NON congested area	1
	9. PERMISSIBLE BUILT UP AREA	820.20 SQ.M.
	Commercial	0
	Residential	-
	10. EXISTING BUILT UP AREA	0
	11. PROPOSED BUILT UP AREA	814.992 SQ.M.
	12. EXCESS BALCONY AREA TAKEN IN FSI (at PLY) @ 60.(10)	NILL
	13. TOTAL BUILT UP AREA	814.992 SQ.M.
	14. FSI CONSUMED	99.56%
B	BALCONY AREA STATEMENT	
	15) PERMISSIBLE BALCONY AREA PER FLOOR (15%)	80.562 SQ.MT.
	16) A-PROPOSED OPEN BALCONY AREA PER FLOOR	9.400 SQ.MT.
	B-PROPOSED COVERED BALCONY AREA PER FLOOR	13.440 SQ.MT.
	17) EXCESS BALCONY AREA (TOTAL)	-
	18) TOTAL BALCONY AREA OF ALL FLOOR	99.56 SQ.MT.
C	TDR	NIL
	19) PERMISSIBLE	-
	20) PROPOSED TO BE UTILISED	-
D	PARKING AREA STATEMENT	
	21) PARKING REQUIRED FOR 2 TENAMENTS BETWEEN 30-100 SQ.MTS. = 1 CAR, 2 SC, 2 CY	
	CAR	8
	SCOOTER/MOTOR CYCLE	16
	CYCLE	16
	22) GARAGES PERMISSIBLE	
	23) GARAGES PROPOSED	
	CAR	12
	SCOOTER/MOTOR CYCLE	20
	CYCLE	32
	24) TOTAL PARKING PROVIDED	-
E	LOADING/ UNLOADING SPACES	
	LOADING/ UNLOADING REQUIRED	
	TOTAL LOADING/ UNLOADING REQUIRED	
F	TERRACE AREA STATEMENT	
	25) PERMISSIBLE TERRACE AREA PER FLOOR 20%	40.749 SQ.MT.
	26) PROPOSED TERRACE AREA PER FLOOR	59.842 (36.176 SQ.MT.









SITE PLAN
(SCALE:- 1:200)

नगर रचना व शुल्क निर्धारण विभाग/ शाखा कार्यालय वर्धा
बांधकाम परवानगी दुसरी मंजुरी
कार्यालयीन पत्र क्र. वर्धा/ 305
दि. 17/05/19
छाननीसाठी सादर
वरिष्ठांच्या मंजुरीसाठी सादर (Recommended for Approval)
वरिष्ठांचा मेमो आहे
नगर रचनाकार/ सहा.

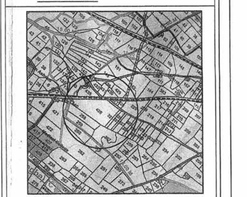
PROJECT TITLE -

PLAN SHOWING PROPOSED RESIDENTIAL COMPLEX ON, PLOT NO.- 14, 15, 16 & 17, MOUZA- SAWANGI (MEGHE), LAND SURVEY NO.- 426/1 A, TAH. & DIST. - WARDHA.

STAMP OF APPROVAL



D.P. EXTRACT



(NOT TO SCALE)

SCHEDULE OF OPENINGS:

CODE	SIZE	SILL LVL.	LTL. LVL.	REMARKS
W	1500 x 1200	900	2100	TW.FRAMED WINDOW
W1	1200 x 1200	900	2100	TW.FRAMED WINDOW
W2	900 x 1200	900	2100	TW.FRAMED WINDOW
V	600 x 600	1500	2100	TW.FRAMED WINDOW
				TW.FRAMED WINDOW
D1	1000 x 2100	—	2100	T.W. DOOR
D2	900 x 2100	—	2100	T.W. DOOR
D3	750 x 2100	—	2100	T.W. DOOR
FD1	1500 x 2100	—	2100	FRENCH DOOR
O	1000 x 2100	—	2100	OPENING

REFERENCE :

PLOT BOUNDRY SHOWN IN THUS
PROPOSED CONSTRUCTION SHOWN IN THUS
WORK TO BE DEMOLISHED SHOWN THUS
EXISTING WORK SHOWN IN THUS

DRAWING TITLE
SUBMISSION DWG.

CLIENT'S NAME :

SAHAS LAND & INFRA DEVELOPERS PVT. LTD.

ARCHITECT :

SWAPNIL S. KHEDIKAR
B-ARCH
CA/2003/32295
NMC 213
NIT 1831

AR. SWAPNIL S. KHEDIKAR. (TPW / 135 / 2018)

C.O.A. REG. NO	N.I.T. REG. NO	N.M.C. REG. NO
SCALE 1:100 & 1:200		DEALT BY BANGHARKSHET. S.
DATE		CHECKED BY AR. SWAPNIL KHEDIKAR

Note - ALL DIMENSIONS ARE IN M.