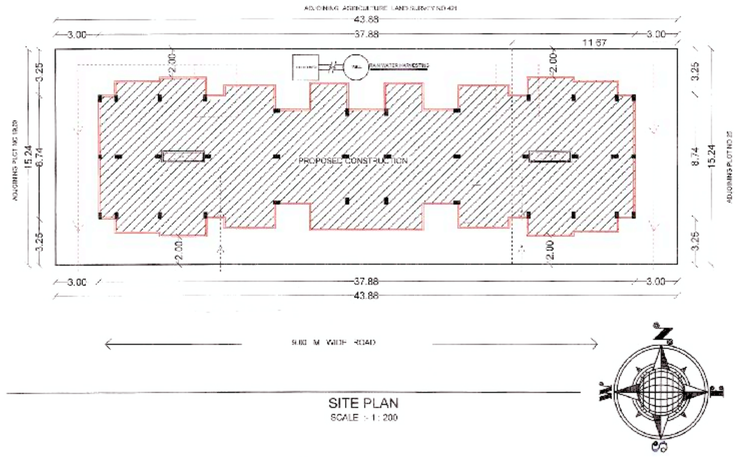
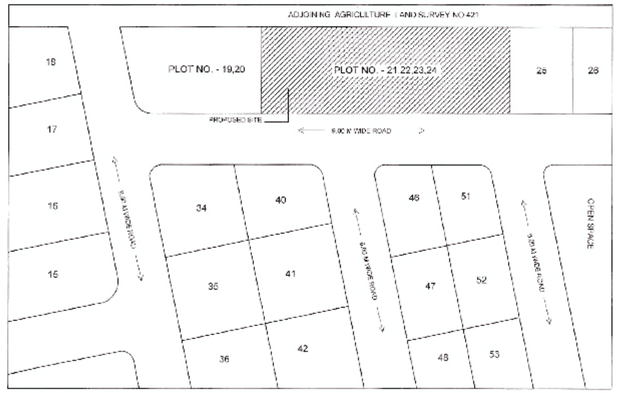


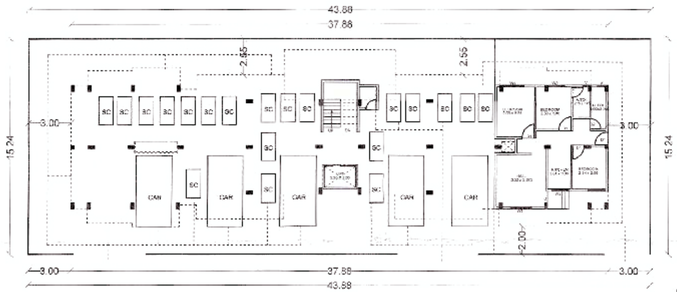
SITE PLAN
SCALE - 1 : 200



SITE LAYOUT PLAN
SCALE - 1 : 500

घोषकाम नकाशा मंजूरी आदेश
गावाचे नाव:- सावंगी (मे)
जमीन मट नं.:- 422
भूखंड क्र.:- 21,22,23,24
भूखंडाचे ए.. आणी क्षेत्र:- 669.16 Sqm
मंजूर बांधकाम क्षेत्र:- 1493.19 Sqm
अकृषक आदेश क्रमांक:- SDO/TAH/NA/34/43
1984-85 दि. 20/03/1985
नकाशा मंजूरी आदेश क्रमांक:- जा.मे.नपरि/557
दि. 24/12/21

या कार्यालयाकडील पत्र क्र. बांधकाम मंजूरीसोबत सूचीकरण ॥ ४७
सा. क्र. ४१४ दि.नं. 422 भूखंड क्र. 21,22,23,24
सर्वेक्षण 557 दि. 24/12/2021 नगर रचना
अतिरिक्त Prabhari प्रभारी सहायक संचालक नगर रचना मंजूरीची
शिफारस करण्यात येत आहे.
23/12/2021
सहायक संचालक
नगर रचना, वर्धा



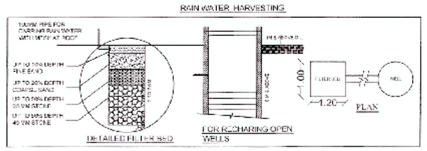
PARKING CIRCULATION DIAGRAM
SCALE - 1 :200

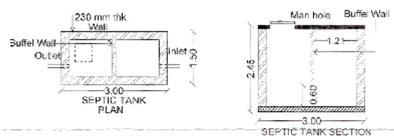
CARPET AREA OF G.F. FLAT

1)	LIVING ROOM	3.53 x 3.675	12.64 Sq.m.
2)	KITCHEN	1.66 x 3.95	5.06 Sq.m.
3)	BEDROOM	2.68 x 3.85	9.46 Sq.m.
4)	BEDROOM	2.66 x 3.00	7.50 Sq.m.
5)	BEDROOM	2.34 x 2.99	6.69 Sq.m.
5)	C.TOILET	1.00 x 2.995	2.995 Sq.m.
6)	A.TOILET	1.22 x 2.145	2.62 Sq.m.
7)	PASSAGE 1	2.06 x 0.985	2.05 Sq.m.
8)	PASSAGE 2	1.01 x 4.92	4.96 Sq.m.
9)	DRESS AREA	1.225 x 0.85	1.04 Sq.m.
10)	C.TOILET	1.20 x 1.55	1.86 Sq.m.
11)	D = 1 NOS	1.00 x 0.15	0.15 Sq.m.
12)	D1 - 2 NOS	0.90 x 0.15	0.27 Sq.m.
13)	D1 - 2 NOS	0.90 x 0.10	0.18 Sq.m.
14)	D2 = 2 NOS	0.75 x 0.10	0.15 Sq.m.
15)	D2 = 1 NOS	0.75 x 0.10	0.07 Sq.m.
Total Net Carpet area for G.F. flat = 68.23 Sq.m.			

CARPET AREA OF FLAT NO - 101/102/103/104/201/202/203/204/301/302/303/304/401/402/403/404

1)	LIVING ROOM	3.353x3.08	10.56 Sq.m.
2)	KITCHEN	3.41x3.85	2.29 Sq.m.
3)	BEDROOM	3.09x3.97	12.10 Sq.m.
4)	BEDROOM	3.085x4.162	12.75 Sq.m.
5)	C.TOILET	1.29x2.42	2.97 Sq.m.
6)	A.TOILET	1.045x3.03	3.16 Sq.m.
7)	PASSAGE 1	1.325x1.285	1.70 Sq.m.
8)	PASSAGE 2	3.25x0.90	2.92 Sq.m.
9)	DRESS AREA	1.045x1.015	1.06 Sq.m.
10)	D = 1 NOS	0.15x1.00	0.15 Sq.m.
11)	D1 = 3 NOS	0.15x0.90	0.40 Sq.m.
11)	D1 = 2 NOS	0.10x0.90	0.18 Sq.m.
12)	D2 = 2 NOS	0.10x0.75	0.15 Sq.m.
Total Net Carpet area for Each Flat = 66.36 Sq.m.			





PERMISSIBLE P-LINE AREA CALCULATION FOR FSI

(A)

01	Plot Area	669.16 Sq.m.
02	Amenity Space	NA
03	Net Plot Area	669.16 Sq.m.
04	Basic FSI (1.10)	736.07 Sq.m.
05	Premium FSI (0.30)	200.74 Sq.m.
06	TDR (0.30) Loading	NA
07	Ancillary FSI (60%) of Basic+Premium+TDR	582.06 Sq.m.
08	P Line Area (B + P + TDR + A)	1498.89 Sq.m.

(B)

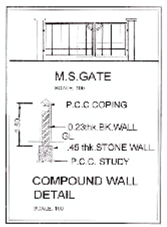
01	Plot Area	669.16 Sq.m.
02	Amenity Space	NA
03	Net Plot Area	669.16 Sq.m.
04	P Line Area	1498.89 Sq.m.
05	Dividing Factor 1.6 to arrive Basic+TDR = Premium	936.80 Sq.m.
06	Ancillary FSI (60%)	582.06 Sq.m.
07	Basic FSI (1.10)	736.07 Sq.m.
08	Premium FSI & TDR	200.73 Sq.m.

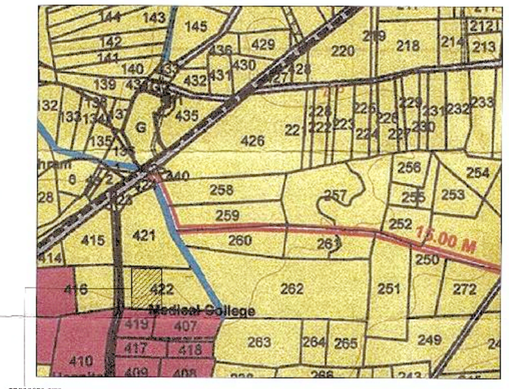
so permissible b/up area is 1498.89 sq.m.

PROPOSED P-LINE AREA CALCULATION FOR FSI
AREA CALCULATION(according to p-line)

01	GROUND FLOOR	75.07 Sq.m.
02	FIRST FLOOR	350.07 Sq.m.
03	SECOND FLOOR	358.99 Sq.m.
04	THIRD FLOOR	350.07 Sq.m.
04	FOURTH FLOOR	358.99 Sq.m.
	TOTAL	1493.19 Sq.m.

PARKING REQUIRENMENTS
According to table no-8B of UDCPR
for 2 tenements above 40 Sq.m. & Below 80 Sq.m.
1 Car & 5 Scooter
for 17 tenements - 9 car + 5% visitor parking = 9.45 x 0.4 = 3.78 car so say as 4 car
43 scooter + 5% visitor parking = 45.15 x 0.4 = 18.06 scooter So Say as 19 Scooter
proposed parking :-for 17 tenements - 5 car & 20 scooter





SITE LOCATION PLAN
SCALE :- N.T.S

DOOR WINDOW SCHEDULE

D	- 1.00 x 2.10	T.W.FR. DOOR
D1	- 0.90 x 2.10	T.W.FR. DOOR
D2	- 0.75 x 2.10	--DO--
W	- 1.83 x 1.20	T.W.FR.WINDOW
W1	- 1.63 x 1.20	T.W.FR.WINDOW
W2	- 1.23 x 1.20	T.W.FR.WINDOW
V	- 0.60 x 0.90	T.W.VENTILATOR

LEGENDS

Plot Boundary	:-	Thick Black
Proposed Construction	:-	Thick Red
Water Supply Line	:-	Dotted Black
Drainage Line	:-	Dotted Red

PROFORMA I

PROJECT

Proposed construction of Residential Apartment on Plot No - 21,22,23 & 24,Sur no.- 422 Mouza - Sawangi (meghe),Tal. & Dist.- Wardha, Belonging to,
Shri Ganeshlal Motilal Sahu.

APPROVING AUTHORITY

A . AREA STATEMENT

1.Area of plot = 669.16 Sq.m.
a) As per ownership document = 669.16 SQ.M.
b) as per measurement sheet = 669.16 SQ.M.
c) as per site = 669.16 SQ.M.

2.Deductions for
a) Proposed D.P / D.P. Road widening Area/ Service Road / Highway widening = N.A.
b) Any D.P. Reservation area =
TOTAL (a+b) = N.A.

3. Balance area of plot (1-2) = 669.16 Sq.m.
4. Amenity space, If any = NA
5.Net Area of plot (3-4(c)) = 669.16 Sq.m.
6. Recreational Open space, If any = NA
7. Internal Road area = NA
8. Plotable area , If any = NA
9. Built up area with reference to basic F.S.I. as per front road width = 669.16 X 1.10 = 736.07 SQ.M.
10.Addition of FSI on payment of premium
a) Maximum permissible premium FSI - based on road width / TOD Zone.30% or 0.3
b) Proposed FSI on payment of premium=30%
11.In-situ FSI/TDR Loading
a) In-situ area against D.P. road
b) In-situ area against Amenity Space if handed over
c) TDR area
d) Total in-situ/TDR Loading proposed charges.
(11 (a) + (b) + (c))
12.Additional FSI area under Chapter No.7
13.Total entitlement of FSI in the proposal
a) (9 + 10(b)+11(d)) or 12 whichever is applicable
b) Ancillary Area FSI upto 60% or 80% with
c) Total entitlement (a+b)=1.10+0.30=1.40 x 0.60%=2.24
14.Maximum utilization limit of F.S.I.=2.24(1498.91sq.m.)
15.Total Built up Area in proposal
a) Existing Built-up Area = N.A.
b) Proposed Built-up Area =1493.19 Sq.m.
c) Total (a+b) = 1493.19 SQ.M.
16.FSI Consumed = 2.23
17.Area for Inclusive Housing, If any
a) Required (20% of Sr.No. 5)
b) Proposed

PROFORMA II

OWNERS DECLARATION

I/we undersigned hereby conform that I/we would abied by plans approved by authority/collector.I/we would execute the structure as per approved plan.Also I/we execute the work under supervision of proper technical so as to ensure the quality and safety at work site.

Shri. Ganeshlal Motilal Sahu.

CERTIFICATE OF AREA

Certified That The Plot Under Reference Was Surveyed By Me On 05-10-2020 &The Dimension of The Sides of Plot Stated On Plan are As Measured On Site & Area So Worked Out Tallies With the Area Stated On Document Of Ownership/T.P.Scheme/Land Records Dept./City Survey Records.

OWNER SIGN

Shri. Ganeshlal Motilal Sahu.

ARCHITECT'S SIGN

BAI ARCH
AR. MANISH K. VELE
RK Construction & Asso.
Ramnagar, Wardha
CA/2009/86029
Cell No. 9860225677

1
SHEET NO .

SCALE:-
1:100,1:200
1:500