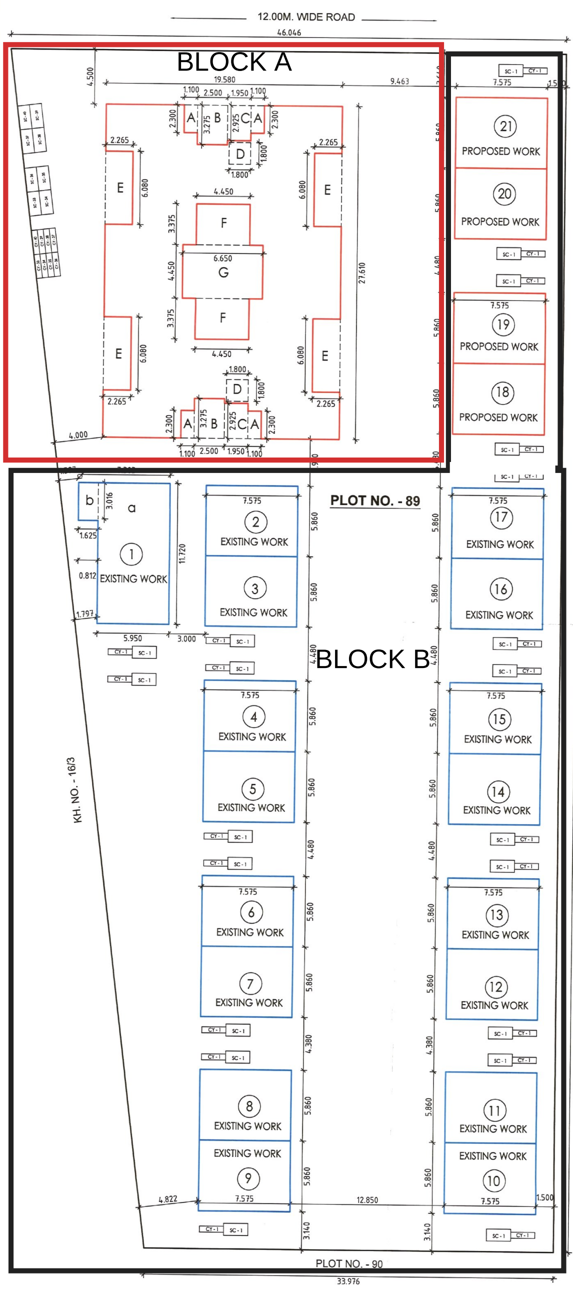
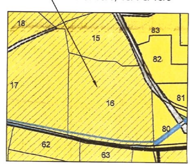
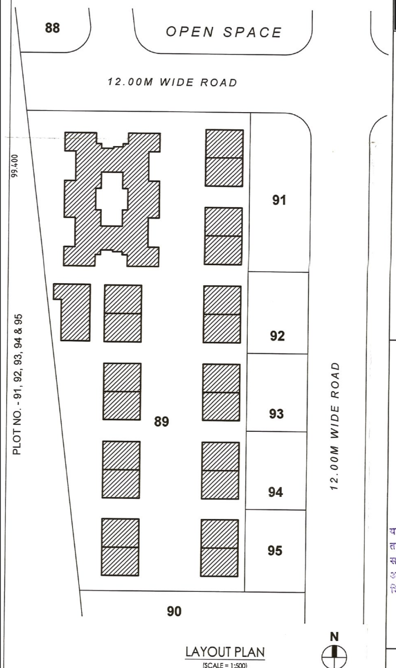


SITE PLAN
(SCALE = 1:200)

D. P. PLAN
Sr. No. 16/1, 16/4 & 16/5



LOCATION PLAN



LAYOUT PLAN
(SCALE = 1:500)

AREA STATEMENT

O - PLOT AREA = ~~46.046+33.976 / 2 x 99.40 = 3977.09 M²~~
O - AS PER 7/12 3616.994 M²
O - PROPOSED B/ UP AREA AT GROUND FLOOR =
a - (2.50 x 2.95) x 2 = 14.75
B - (2.10 x 2.10) x 2 = 8.82
23.57
TOTAL B/UP AREA AT GROUND FLOOR = 23.57 M²

O - PROPOSED B/ UP AREA AT FIRST, SECOND, THIRD & FOURTH FLOOR =
19.58 x 27.61 = 540.60 M²
DEDUCT = A = (1.10 x 2.30) x 4 = 10.12
B = (2.50 x 3.275) x 2 = 16.38
C = (1.95 x 2.925) x 2 = 11.41
D = (1.80 x 1.80) x 2 = 6.48
E = (2.265 x 6.08) x 4 = 55.08
F = (4.45 x 3.375) x 2 = 30.04
G = 6.65 x 4.45 = 29.59
159.10
TOTAL B/UP AREA AT EACH FLOOR = 381.50 M²
TOTAL FLOOR B/UP AREA =
23.57 + 381.50 x 4 **= 1549.57 M²**

O - PROPOSED B/ UP AREA AT GROUND FLOOR =
BLOCK = 1
a = 5.95 x 11.72 = 69.734
B = 1.625 x 3.16 = 5.135
74.869
TOTAL B/UP AREA AT GROUND FLOOR = **74.869 M²**

O - **EXISTING & PROPOSED B/UP AREA AT = BLOCK - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21**
O - EXISTING GROUND FLOOR & PROPOSED FIRST FLOOR =
5.86 x 7.575 = 44.39
TOTAL PRO. B/UP AREA AT EACH FLOOR **= 44.39 M²**
TOTAL FLOOR B/UP AREA =
44.39 + 44.39 **= 88.78 M²**

O - NET B/UP AREA TOTAL BLOCK =
(88.78 x 20) + 74.869 + 1549.57 **= 3400.039 M²**

AREA STATEMENT

1	AREA OF PLOT	= 3616.994 Sq.M.
2	DEDUCTION FOR	
	a) Road Acquisition area	
	b) Proposed Road	--------
	c) Any Reservation	--------
	Total (a+b+c)	--------
3	Gross Area of Plot (1-2)	= 3616.994 Sq.M.
4	Deduction for Amenity space, if any	---------
5	Net Area of plot =	= 3616.994 Sq.M.
6	Addition of area for F.S.I. if any	
	a) F.S.I. :-	---------
	b) 0.20	---------
	c)	---------
7	Total area (5+6)	= 3616.994 Sq.M.
8	Normal F.S.I. Permissible +F.S.I. Permissible with payment of premium	---------
9	Permissible Built-up Area	= 3616.994 Sq.M.
10	Existing Built-up Area	= 785.109 Sq.M.
11	Proposed Built-up Area	= 2614.93 Sq.M.
12	Exess Balcony Area taken in F.S.I. (As Per B(c) Below)	---------
13	Total Built-up Area (10+11+12)	= 3400.039 Sq.M.
14	F.S.I. Consumed	0.94

BALCONY AREA STATEMENT

(a) Permissible Balcony area per floor	57.17
(b) Proposed Balcony area per floor	57.03
(c) Excess Balcony area total	---------

TDR

(a) Permissible	
(b) Proposed to be utilized	

PARKING STATEMENT

(a) Parking Required	
Car	8
Scooter/ Motor Cycle	53
Cycle	53
(b) Garages Permissible	
(c) Garages Proposed	
Car	8
Scooter/ Motor Cycle	53
Cycle	53
(d) Total Parking Provided	

LOADING/UNLOADING SPACES

a) Loading/unloding required	
b) Total Loading/unloading required	

CERTIFICATE OF AREA -
Certified that the plot under reference was surveyed by me on 30/08/2020 and the dimension 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 car survey records

Signature of Architect

SANCTION AUTHORTY
T. P. STAMP

या कार्यालयाचे पत्र क्र. बांधकाम मंजुरी/मौजा जुनोना
ता. हिंगणघाट /स.नं. 16/1,16/4,16/5 भूखंड क्र 89
ससंनर 2415 /दि. 3/12/2020 मध्ये नमूद
अटीनुसार निवासी प्रयोजनाचे बांधकाम मंजुरीची
शिफारस करण्यात येत आहे.
सहायक संचालक
नगर रचना, वर्धा

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED & EXISTING RESIDENTIAL CONSTRUCTION ON PLOT NO.- 89, SURVEY No. 16/1, 16/4, 16/5, MOUZA - JUNONA, TAH. - HINGANGHAT, DIST. - WARDHA, BELONGING TO M/S. ARMOR'S DEVELOPERS PVT. THROUGH M. D. MR. ANAND KHOBRAGADE.

INDEX -
PLOT BOUNDARY SHOWN IN -
PROPOSED WORK SHOWN IN -
EXISTING WORK SHOWN IN -

S.D.O. STAMP

ता. हिंगणघाट, जि. वर्धा मधील बारीत आदेश दि. /12/2020
नविन अटी व शर्तीला अधीन राहून इमारतीचा बांधकाम अभिन्यास नकाशा अनुमोदित.

उपविभागीय अधिकारी
हिंगणघाट

SHEET NO. -

NORTH - N

DATE -

SCALE - 1:100 & 1:200.

OWNERS SIGNATURE -

ARCHITECT S SIGNATURE -

AIMS CONSTRUCTION SOLUTIONS
GAJANAN KALSAIT
ENGG. & DESIGNER
REG. NO. TPW/ 203/2020