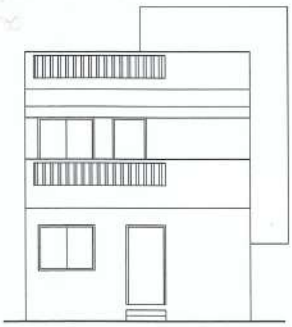
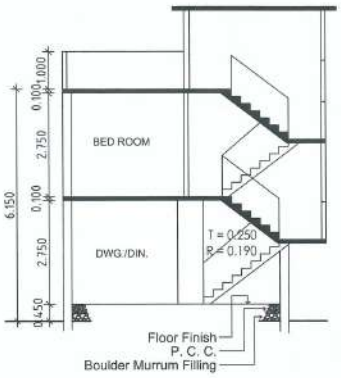
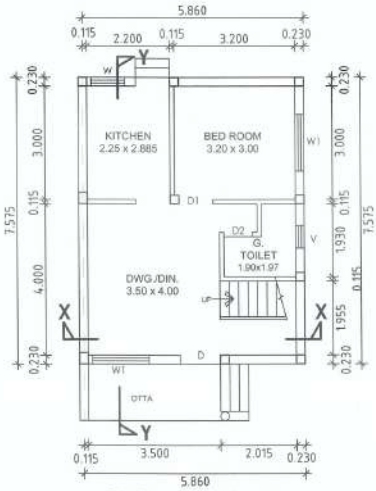


FRONT ELEVATION

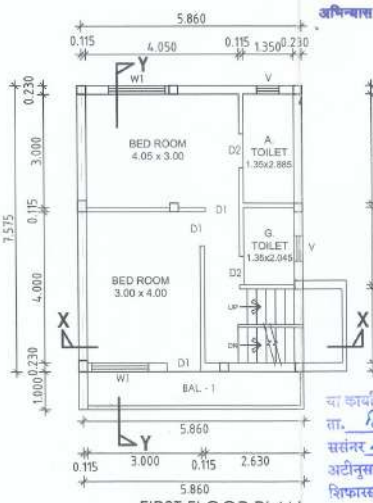


SECTION AT X - X

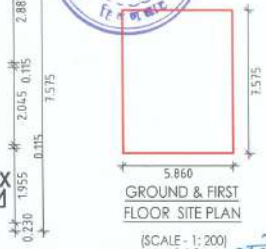
SECTION AT Y - Y



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND & FIRST FLOOR SITE PLAN

(SCALE - 1: 200)

PROPOSED CONSTRUCTION ON PLOT NO.- 89, BLOCK NO.- 18 & 20, SURVEY No. 16/1, 16/4, 16/5, MOUZA - JUNONA, TAH. - HINGANGHAT, DIST. - WARDHA, BELONGING TO M/S. ARMOR'S DEVELOPERS PVT. LTD., THROUGH M. D. MR. ANAND KHOBRAGADE.

AREA STATEMENT

O - PLOT AREA = 10.00 x 13.50 = **135.00 M²**

O - GROUND & FIRST FLOOR B/ UP AREA =
5.86 x 7.575 = 44.39
TOTAL EXISTING EACH B/UP AREA = 44.39 M²

O - TOTAL FLOOR B/UP AREA =
44.39 + 44.39 = **= 88.78 M²**

BALCONY AREA

O - PERMISSIBLE BAL. AREA AT TYPICAL FLOOR =
44.39 x 15% = 6.66 M²

O - PROPOSED BALCONY AREA =
BAL. - 1 = 5.86 x 1.00 = 5.86
TOTAL PRO. BAL. AREA AT FIRST FLOOR = **5.86 M²**

SCHEDULE OF OPININGS

TY.	SIZE	
D	1.05 x 2.10	T.W. PANELED DOOR.
D1	1.00 x 2.10	T.W. PANELED DOOR.
D2	0.75 x 2.10	T.W. PANELED DOOR.
W	0.90 x 0.90	M.S. GLAZED WINDOW
W1	1.20 x 1.50	M.S. GLAZED WINDOW
V	0.60 x 0.60	M.S. GLAZED WINDOW

DATE - SCALE - 1:100 / 1:200

OWNERS SIGNATURE -

ARCHITECT S SIGNATURE -

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

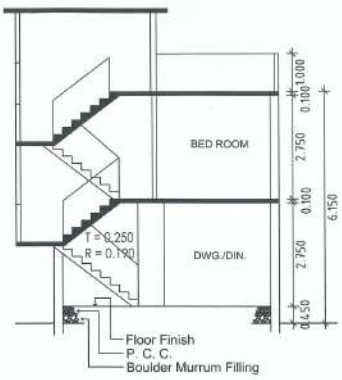
सा. मा. क्र. 812/एनआरसी-81/2020-21 मौजा-जुनोना
ता. हिंगणघाट, जि. वर्धा मध्ये पारीत आदेश दि. 1/12/2020
नमिल अटी व शर्तीला अधीन राहून इमारतीचा बांधकाम
अभिन्यास नकाशा अनुमोदित.

सहाय्यक संचालक नगर रचना, हिंगणघाट

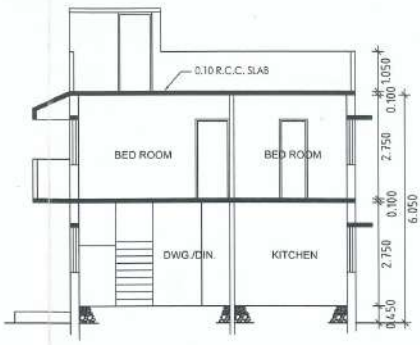
या कार्यालयाचे पत्र क्र. बांधकाम मंजुरीसाठी अनोना
ता. हिंगणघाट/स.नं.16/1, 16/4,5 भूखंड क्र. 89
सनंतर 2415 दि. 31/12/2020 मध्ये नमूद
अटीनुसार तिवारी प्रयोजनाचे बांधकाम मंजुरीची
शिफारस करण्यात येत आहे.

31/12/2020
सहायक संचालक
नगर रचना, वर्धा

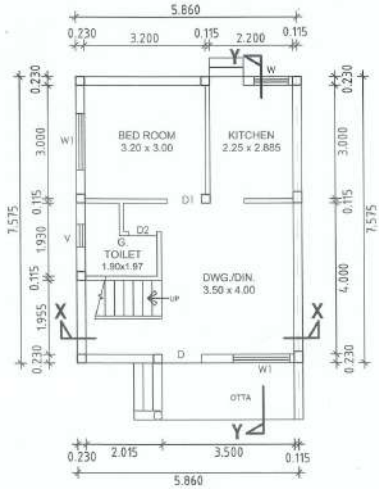
FRONT ELEVATION



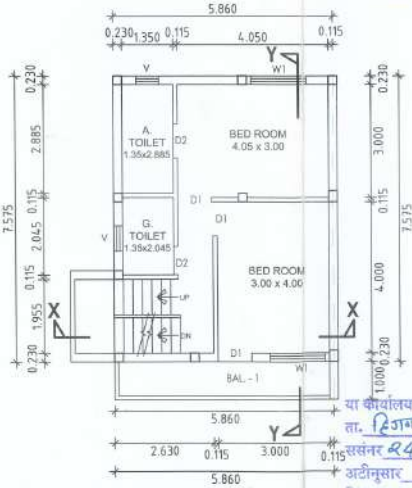
SECTION AT X - X



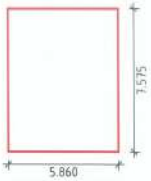
SECTION AT Y - Y



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND & FIRST FLOOR SITE PLAN

(SCALE - 1: 200)

PROPOSED CONSTRUCTION ON PLOT NO.- 89, BLOCK NO.- 19 & 21, SURVEY No. 16/1, 16/4, 16/5, MOUZA - JUNONA, TAH. - HINGANGHAT, DIST. - WARDHA, BELONGING TO M/S. ARMOR'S DEVELOPERS PVT. LTD., THROUGH M. D. MR. ANAND KHOBRAGADE.

AREA STATEMENT

- O - PLOT AREA = 10.00 x 13.50 = **135.00 M²**
- O - GROUND & FIRST FLOOR B/ UP AREA = 5.86 x 7.575 = 44.39
  TOTAL EXISTING EACH B/UP AREA = 44.39 M²
- O - TOTAL FLOOR B/UP AREA = 44.39 + 44.39 = **= 88.78 M²**

BALCONY AREA

- O - PERMISSIBLE BAL. AREA AT TYPICAL FLOOR = 44.39 x 15% = 6.66 M²
- O - PROPOSED BALCONY AREA = BAL. - 1 = 5.86 x 1.00 = 5.86
  TOTAL PRO. BAL. AREA AT FIRST FLOOR **= 5.86 M²**

SCHEDULE OF OPININGS

TY.	SIZE	
D	1.05 x 2.10	T.W. PANELED DOOR.
D1	1.00 x 2.10	T.W. PANELED DOOR.
D2	0.75 x 2.10	T.W. PANELED DOOR.
W	0.90 x 0.90	M.S. GLAZED WINDOW
W1	1.20 x 1.50	M.S. GLAZED WINDOW
V	0.60 x 0.60	M.S. GLAZED WINDOW

DATE - | SCALE - 1:100 / 1:200

OWNERS SIGNATURE -

ARCHITECT S SIGNATURE -

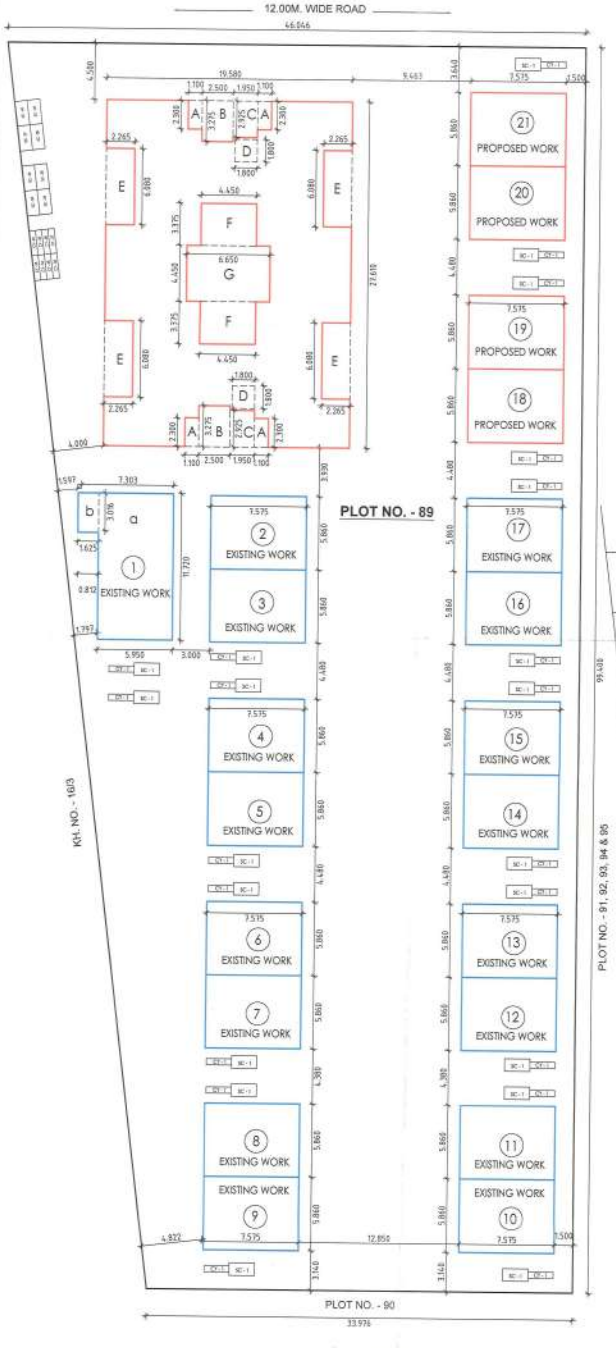
AIMS CONSTRUCTION SOLUTIONS
GAJANAN KALSAIT
ENGG. & DESIGNER
REG. NO. TPW/ 203/2020

पा. ना. क्र. :३३१/एनआरसी-81/2020-21 मौजा - जुनोना
ता. हिंगणघाट, जि. वर्धा मध्ये खालील आदेश दि. 1/12/2020
मधिल अटी व शर्तीला अधीन राहुन इमारतीचा बांधकाम
अभिन्यास नकाशा अनुमोदित.

उपविभागीय अधिकारी
हिंगणघाट

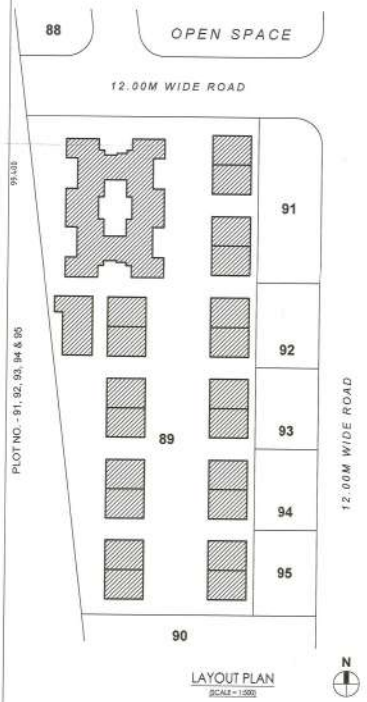
या कार्यालयाचे पत्र क्र. बांधकाम मंजूरी/नौजा जुनोना
ता. हिंगणघाट/स.नं.16/1,16/4,16/5 भूखंड क्र. 89
ससंनर 2415 दि. 3/12/2020 मध्ये नमूद
अटीनुसार दिवाली प्रयोजनाचे बांधकाम मंजूरीची
शिफारस करण्यात येत आहे.

3/12/2020
सहायक संचालक
नगर रचना, वर्धा



SITE PLAN
(SCALE = 1:200)

LOCATION PLAN



LAYOUT PLAN
(SCALE = 1:500)

AREA STATEMENT

O - PLOT AREA = ~~46.046 x 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)	= 3400.038 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/unloading 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 AUTHORITY
T. P. STAMP

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

SHEET NO. - NORTH - N
DATE - SCALE - 1:100 & 1:200

OWNERS SIGNATURE -

ARCHITECT'S SIGNATURE -
AIMS CONSTRUCTION SOLUTIONS
GHANAN. KALSAIT
ENGG. & DESIGNER
REG. NO. TPW

EXISTING & PROPOSED (GROUP HOUSING) 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. LTD., THROUGH M. D. MR. ANAND N. KHOBRAGADE.

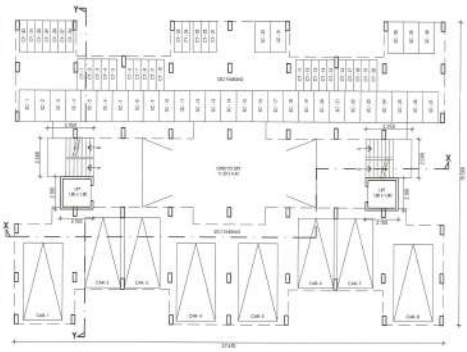
FRONT ELEVATION

SECTION AT X - X

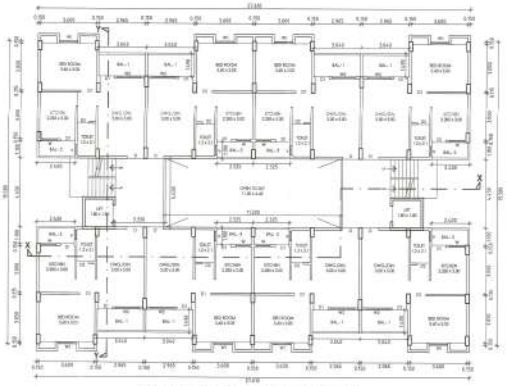
SECTION AT Y - Y

COMPOUND WALL DETAILS

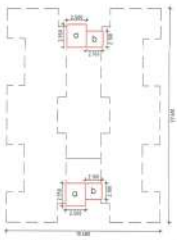
M. S. GATE



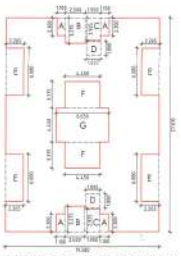
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST, SECOND, THIRD & FOURTH FLOOR PLAN



GROUND FLOOR SITE PLAN
SCALE = 1:200



FIRST, SECOND, THIRD & FOURTH FLOOR SITE PLAN
SCALE = 1:200

AREA STATEMENT

G - PROPOSED BU UP AREA AT GROUND FLOOR =
a - (5.60 x 2.70) x 2 = 14.75
b - (2.10 x 3.10) x 3 = 8.60
23.57
TOTAL B/UP AREA AT GROUND FLOOR = 23.57 M²

O - PROPOSED BU UP AREA AT FIRST, SECOND, THIRD & FOURTH FLOOR =
15.39 x 27.41 = 345.40 M²
DEDUCT - A = (1.10 x 2.80) x 4 = 10.12
B = (2.80 x 3.075) x 2 = 14.38
C = (1.95 x 2.925) x 2 = 11.41
D = (1.95 x 1.80) x 2 = 6.40
E = (3.365 x 4.08) x 4 = 30.58
F = (4.45 x 3.575) x 2 = 30.94
G = 4.40 x 4.45 = 29.20
128.10
TOTAL B/UP AREA AT EACH FLOOR = 345.40 M²
TOTAL FLOOR B/UP AREA =
23.57 + (345.40 x 4) = 1409.57 M²

O - BUILT UP AREA OF EACH FLAT = 47.69 M²
O - CARPET AREA OF EACH FLAT = 30.66 M²

BALCONY AREA

O - PERMISSIBLE BALCONY AT FIRST, SECOND, THIRD & FOURTH FLOOR =
380.10 x 1.5% = 57.17 M²
O - PROPOSED BALCONY AREA =
BAL.1 = (3.04 x 1.49) x 6 = 36.24
BAL. 2 = (2.40 x 1.10) x 4 = 10.56
BAL. 3 = (3.325 x 1.10) x 4 = 10.25
57.05
TOTAL PRO. BAL. AREA AT EACH FLOOR= 57.05 M²

PARKING AREA STATEMENT

REQUIRED PARKING AREA

OCCUPANCY	Car	Scooter / Cycle
4 Tenements each having Carpet Area are up to 40 M²	1	4

PROPOSED PARKING AREA

OCCUPANCY	Car	Scooter	Cycle
32 Tenements Having Carpet Area are up to 40 M²	8	00	32
Visit Pas. Parking	4	32	32

i) Pro. Car Parking = 4 No. (2.50 x 5.50) = 55.00
4 No. (2.30 x 4.90) = 41.40
ii) Pro. Scooter Par. = 32 No. (2.00 x 1.00) = 64.00
iii) Pro. Cycle Par. = 32 No. (2.00 x 0.60) = 32.00
TOTAL PROPOSED PARKING AREA = 187.40 SQ.M.

SCHEDULE OF OPININGS

TYPE	SIZE	DESCRIPTIONS
D	1.05 x 2.10	T.W. PANELED DOOR
SD	1.80 x 2.10	T.W. PANELED DOOR
SD	0.75 x 2.10	T.W. PANELED DOOR
W	0.90 x 0.90	M.S. GLAZED WINDOW
WT	1.20 x 1.20	M.S. GLAZED WINDOW
WS	1.50 x 1.20	M.S. GLAZED WINDOW
V	0.60 x 0.60	M.S. GLAZED WINDOW

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DATE -
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OWNERS SIGNATURE -

ARCHITECT'S SIGNATURE -

ANIL TECHNICAL SOLUTIONS
CIVIL & STRUCTURAL
REG. NO. TP/01/PART-A/44-46