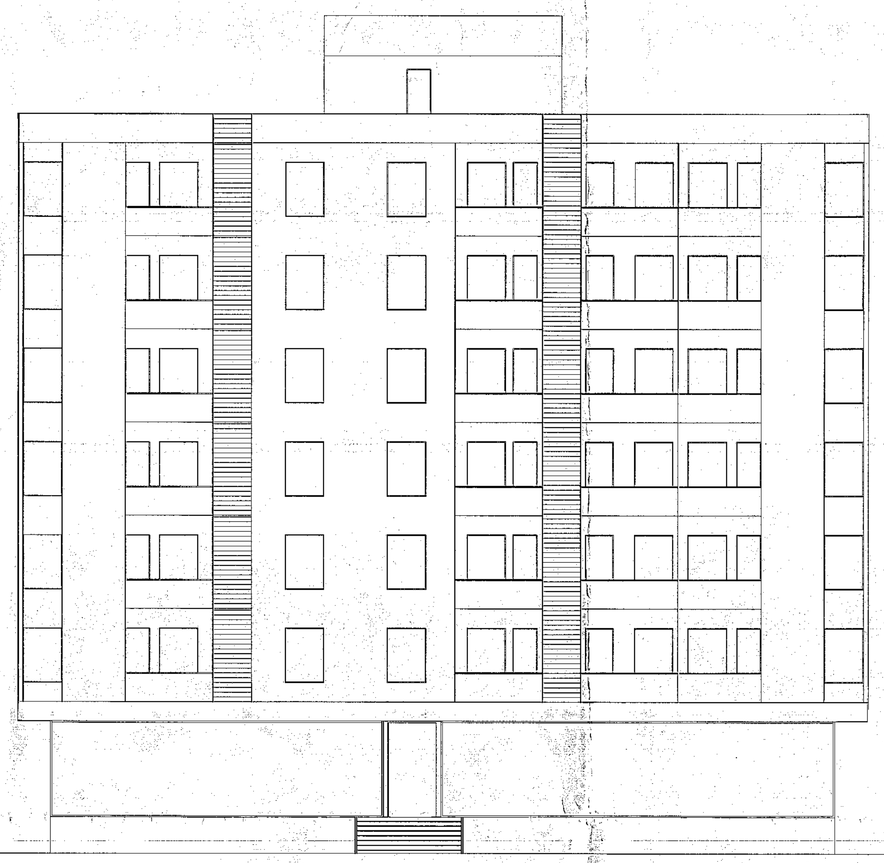
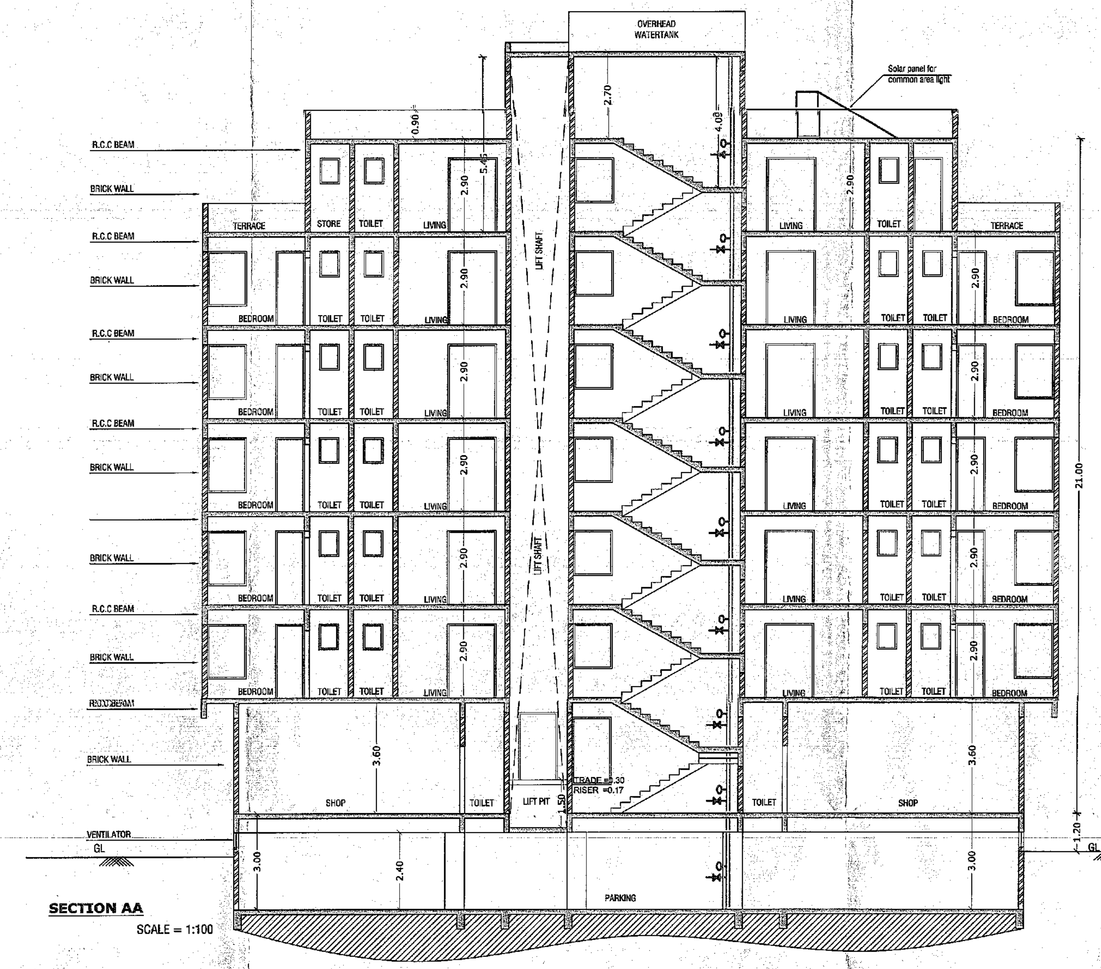


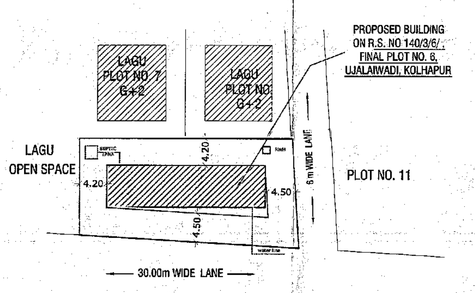
FRONT ELEVATION

SCALE = 1:100



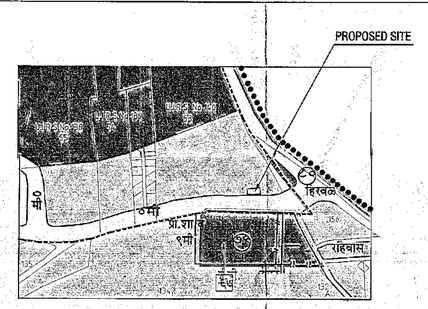
SECTION AA

SCALE = 1:100



PROPOSED SITE PLAN

SCALE-1:500



LOCATION PLAN

(SCALE =N.T.S)

नगर रचना/बांध/परवानगी/एफ.आर.बोर्ड 21709
प्रस्तावी मंजुरा दा. 02/02/2022 करिता अटीसह सदर परवानगी देण्यात आली आहे.
2-2-22
सही/- शहर. पडा.स.र. उप.सं.र. सहायक संचालक नगर रचना
कोल्हापूर महानगरपालिका

COLOUR NOTE :-

PLOT BOUNDRY SHOWN IN	THICK BLACK
PROPOSED WORK SHOWN IN	RED FILLED IN
DRAINAGE LINE SHOWN IN	RED DOTTED
WATER LINE SHOWN IN	BLACK DOTTED

P-LINE AREA STATEMENT:-

FLOOR	USE	P-LINE AREA	DIVING FACTOR	B/UP AREA	ANCILLARY AREA
GROUND FLOOR	COMMERCIAL	153.36 SQ.M.	1.50	85.20 SQ.M.	68.16 SQ.M.
FIRST FLOOR	RESIDENTIAL	212.88 SQ.M.	1.60	133.05 SQ.M.	79.83 SQ.M.
SECOND FLOOR	RESIDENTIAL	212.88 SQ.M.	1.60	133.05 SQ.M.	79.83 SQ.M.
THIRD FLOOR	RESIDENTIAL	212.88 SQ.M.	1.60	133.05 SQ.M.	79.83 SQ.M.
FOURTH FLOOR	RESIDENTIAL	212.88 SQ.M.	1.60	133.05 SQ.M.	79.83 SQ.M.
FIFTH FLOOR	RESIDENTIAL	212.88 SQ.M.	1.60	133.05 SQ.M.	79.83 SQ.M.
SIXTH FLOOR	RESIDENTIAL	158.27 SQ.M.	1.60	98.91 SQ.M.	59.36 SQ.M.
TOTAL FLOOR AREA		1376.03 SQ.M.		849.36 SQ.M.	526.67 SQ.M.

AREA STATEMENT :-

AREA OF PLOT		531.12 SQ.M.
	PERMISSIBLE	PROPOSED
a) BASIC F.S.I PERMISSIBLE (531.12 X 1.1)	584.23 SQ.M.	584.23 SQ.M.
b) Premium F.S.I. area (531.12 X 0.50)	265.56 SQ.M.	265.56 SQ.M.
c) T.D.R. area (531.12 X 1.4)	743.56 SQ.M.	NIL SQ.M.
d) TOTAL PERMISSIBLE AREA	1593.35 SQ.M.	849.79 SQ.M.
PROPOSED COMMERCIAL P-LINE B/UP AREA		153.36 SQ.M.
PROPOSED RESIDENTIAL P-LINE B/UP AREA		1222.67 SQ.M.
TOTAL PROPOSED B/UP AREA		1376.03 SQ.M.

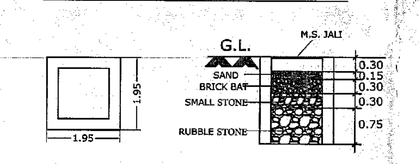
PARKING STATEMENT:-

TYPE	REQUIREMENT AS PER BYE LAWS		NO OF TENEMENT PROPOSED	REQUIREMENT AS PER PLAN	
	Car	Scooter		Car	Scooter
MERCANTILE For every 100 sq.m. carpet area	02	06	133.09	02	06
RESIDENCIAL For every two tenements with each tenement having carpet area upto 40 sq.m. but more than 30 sq.m	01	02	05	02	04
RESIDENCIAL For every two tenements with each tenement having carpet area equal or above 40 sq.m but less than 80 sq.m	01	03	12	06	30
RESIDENCIAL For every two tenements with each tenement having carpet area less than 30sq.m	03	04	01	03	02
VISITORS PARKING REQUIRED 5%			-		02
TOTAL PARKING (PARKING REQUIRED AS PER TABLE NO. 8B)				10	44
MULTIPLYING FACTOR FOR 'C' CLASS MUNICIPLE 0.60 (ACTUAL PARKING REQUIRED AS PER TABLE NO. 8C)				03	26
TOTAL PROVIDED AS PER PLAN				07	30

DOOR - WINDOW SCHEDULE

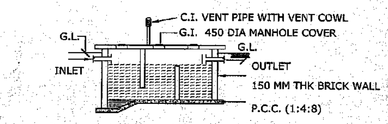
NO.	TYPE	SIZE	DESCRIPTION
01.	RS	3.00 m. height	M.S. ROLLING SHUTTER
02.	D	1.20 X 2.30	T.W.DOOR
03.	D1	0.90 X 2.30	T.W.DOOR
04.	D2	0.75 X 2.10	FLUSH DOOR
05.	D3	1.50 X 2.30	T.W.DOOR
06.	W1	1.20 X 1.70	ALUMINIUM SLIDING WINDOW
07.	W2	2.40 X 1.70	FIXED GLASS WINDOW
08.	V	0.60 X 0.60	VENTILATOR

RAINWATER HARVESTING DETAIL:-

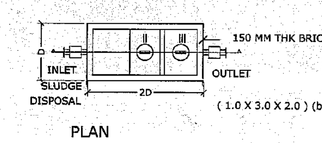


PLAN SECTION

SEPTIC TANK DETAIL:-

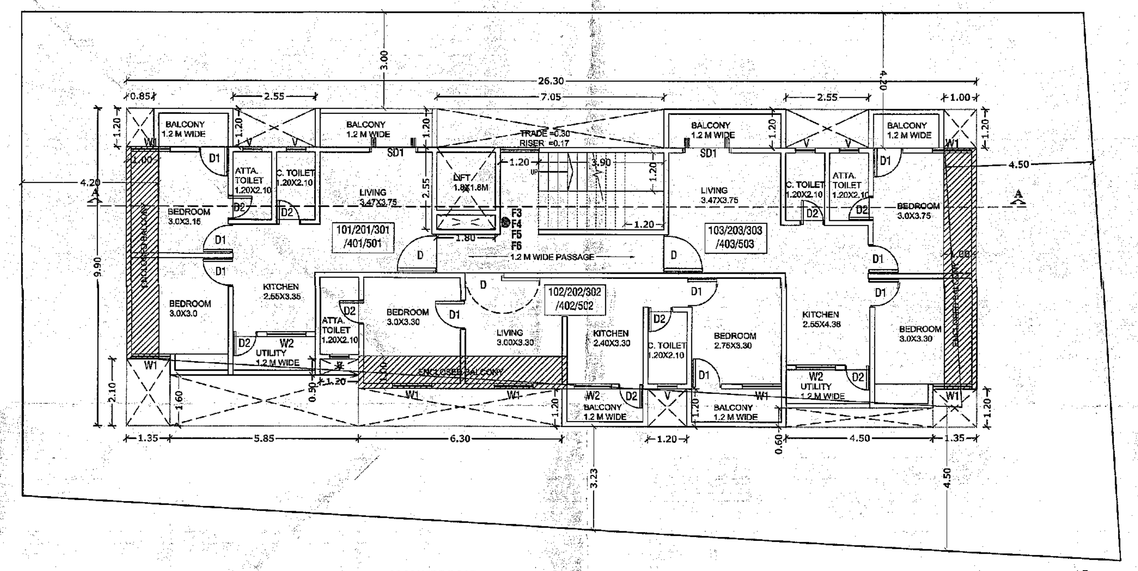


SECTION



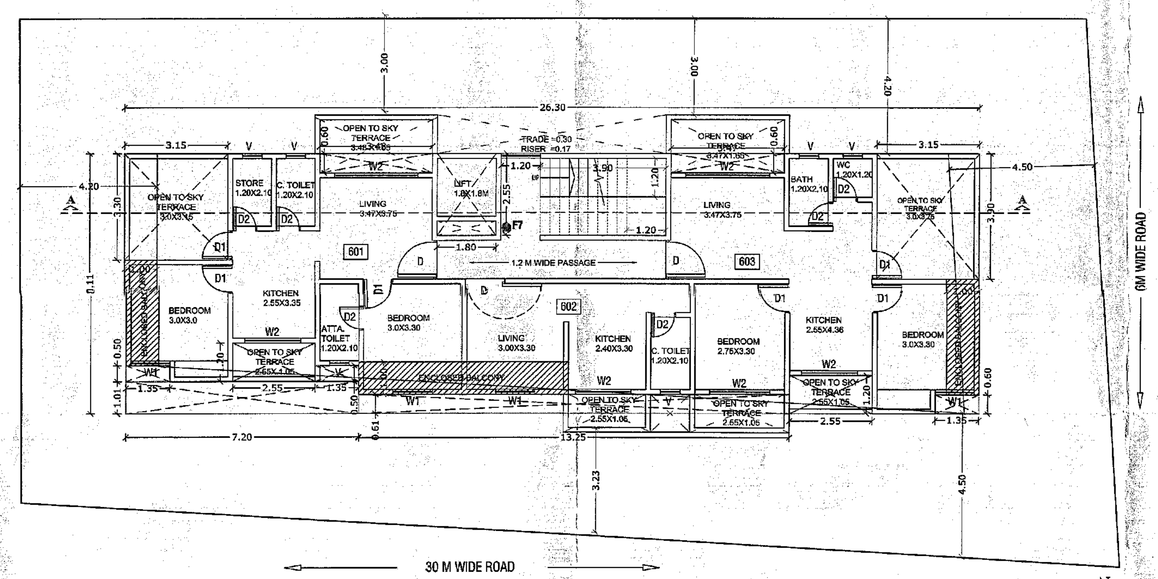
PLAN

(1.0 X 3.0 X 2.0) (bxlxh)



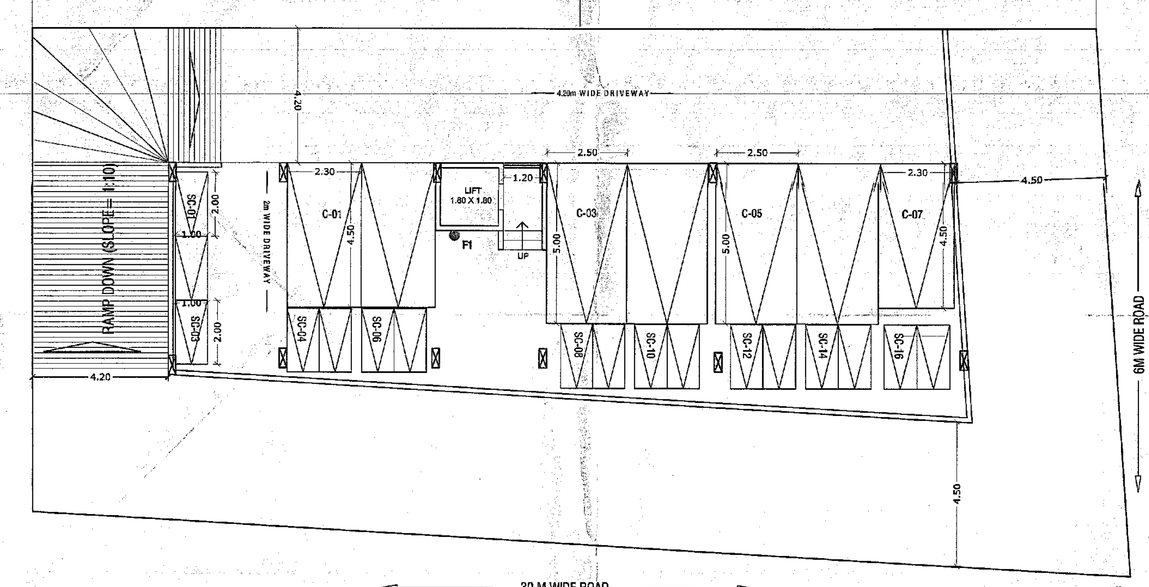
1ST- 5TH TYPICAL FLOOR PLAN

SCALE = 1:100



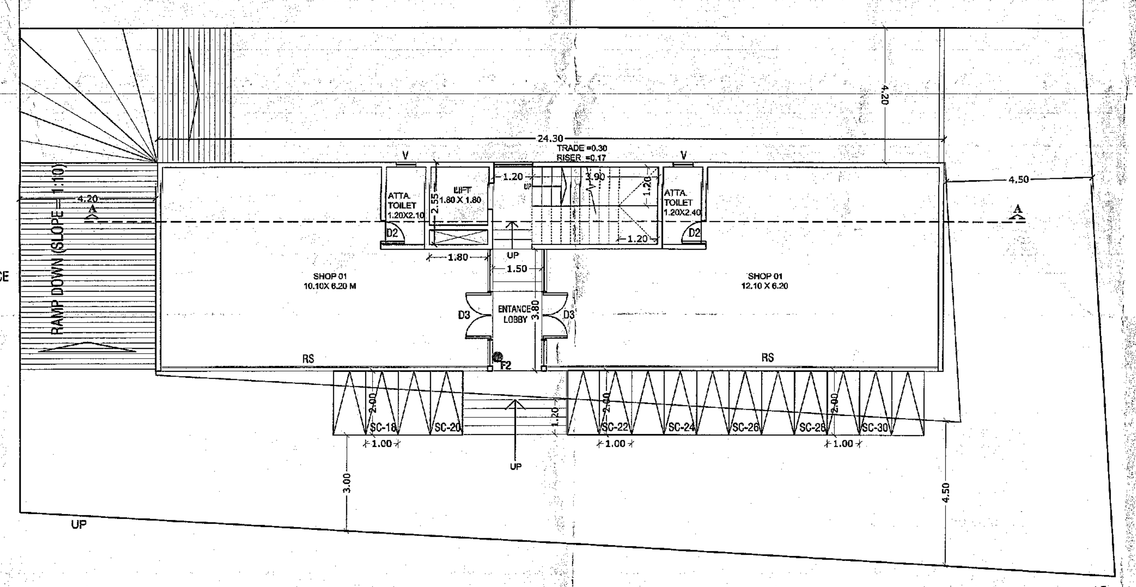
6TH FLOOR PLAN

SCALE = 1:100



BASEMENT FLOOR PLAN

SCALE = 1:100

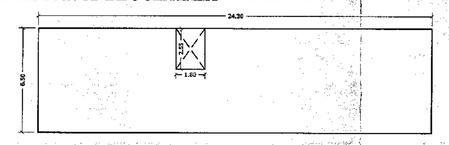


GROUND FLOOR PLAN

SCALE = 1:100

GROUND FLOOR P-LINE B/UP BLOCK AREA

SCALE = 1:200



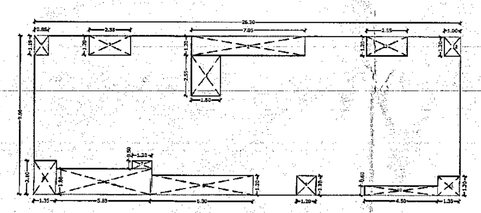
BLOCK AREA- A = 24.30 X 6.50= 157.95 SQ.M.

DEDUCTIONS =
1) 2.55 X 1.80 = 4.59 SQ.M.

TOTAL P-LINE B/UP AREA OF GROUND FLOOR
P-LINE BLOCK AREA= 157.95 - 4.59 = 153.36 SQ.M.

FIRST TO FIFTH FLOOR P-LINE B/UP BLOCK AREA

SCALE = 1:200



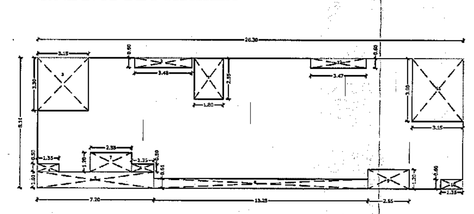
BLOCK AREA- A = 26.30 X 9.90= 260.37 SQ.M.

DEDUCTIONS =
1) 1.80 X 2.55 = 4.59 SQ.M.
2) 7.05 X 1.20 = 8.46 SQ.M.
3) 2.55 X 1.20 = 3.06 SQ.M.
4) 0.85 X 1.19 = 1.01 SQ.M.
5) 1.35 X 2.10 = 2.83 SQ.M.
6) 5.85 X 1.60 = 9.36 SQ.M.
7) 1.20 X 0.50 = 0.60 SQ.M.
8) 6.30 X 1.20 = 7.56 SQ.M.
9) 1.20 X 1.20 = 1.44 SQ.M.
10) 4.50 X 0.60 = 2.70 SQ.M.
11) 1.35 X 1.20 = 1.62 SQ.M.
12) 1.03 X 1.20 = 1.20 SQ.M.
13) 2.55 X 1.20 = 3.06 SQ.M.
TOTAL DEDUCTION = 47.49 SQ.M.

TOTAL P-LINE B/UP AREA OF TYP. 1st TO 5th FLOOR
P-LINE BLOCK AREA= 260.37 - 47.49 = 212.88 SQ.M.

SIXTH FLOOR P-LINE B/UP BLOCK AREA

SCALE = 1:200



BLOCK AREA- A = 26.30 X 8.11 = 213.29 SQ.M.

DEDUCTIONS =
1) 1.80 X 2.55 = 4.59 SQ.M.
2) 3.45 X 0.85 = 2.93 SQ.M.
3) 3.15 X 3.30 = 10.39 SQ.M.
4) 1.35 X 0.50 = 0.67 SQ.M.
5) 7.20 X 1.01 = 7.27 SQ.M.
6) 1.35 X 0.50 = 0.67 SQ.M.
7) 2.55 X 1.20 = 3.06 SQ.M.
8) 13.25 X 0.61 = 8.08 SQ.M.
9) 2.55 X 1.20 = 3.06 SQ.M.
10) 1.35 X 0.63 = 0.81 SQ.M.
11) 3.15 X 3.93 = 12.38 SQ.M.
12) 3.47 X 0.60 = 2.08 SQ.M.
TOTAL DEDUCTION = 55.94 SQ.M.

TOTAL P-LINE B/UP AREA OF TYP. 6th FLOOR
P-LINE BLOCK AREA= 213.29- 55.02 = 158.27 SQ.M.

PROPOSED COMMERCIAL CUM RESIDENTIAL COMPLEX ON R.S. NO 140/3/6/, PLOT NO. 6, UJALAIWADI, 'E' WARD, KII KARVEER, KOLHAPUR FOR ACE INFRA PARTNERSHIP FIRM THROUGH PARTNER MR. SAGAR ARVIND SASE & VIJAY DINKARRAO MANGAONKAR

Stamps of Approval of Plans :

ई वार्ड, सि.स.नं. 140/3/6 प्लॉट नं. 6 मधिल जेव इमारत नकाशा मंजुरीसाठी
श्री. सागर अ. सासे व श्री. विजय दि. मानगावकर
कोल्हापूर महानगरपालिका
अभियंता विभाग

- इमारतीसाठी भरावे लागणारे 1% सिमेंट धन एकूण दगडी इमारतीसाठी 6 मि.मि. ABC ड्रायपावडर एफएसीएचएल कलरिंग, ISI:15683 Mark (MAP 50% powder)
- इमारतीच्या सिमेंट रुक्ष जेव्हारी 6 मि.मि. ABC ड्रायपावडर एफएसीएचएल कलरिंग. ISI:15683 Mark (MAP 50% powder)
- इमारतीसाठी वापरावयाच्या वीटा ISI मार्क two एम.एम.C class पाहिजे वापरणेत.)
- इमारतीच्या प्रत्येक मजल्यावरील जिन्या मध्ये हायड्रंट सॉकेट 5200 [S]
- इमारतीचे बांधकाम आराखडा संकल्पेकडा व एकात्मिक नियंत्रण नियमावली व प्रोत्साहनात्मक नियमावलीतील नियम क्र. 9.24 तसेच N.B.C. CODE - 2016 मधील भाग 4 व महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाय योजना अधिनियम 1964 नुसार बांधा
- कॉलमची साइझ प्लॅनमध्ये दाखवणेत आली.
- सदरचा मंजुरीचा दिनांक तारखेपासून 1 वर्ष कालमर्यादेकरिता ग्राह्य राहील, 1 वर्षाकरिता फेर अभिनयन घेणे आवश्यक.

दि. 2/2/2022

मुख्य अभियंता तथा अधिकारी
कोल्हापूर महानगरपालिका

PROFORMA- I

A	AREA STATEMENT	SQM
1.	AREA OF THE PLOT	
	a) As per ownership documents (7/12, CTS extract)	531.12
	b) As per measurement sheet	------
	c) As per site	------
2.	DEDUCTIONS FOR	
	a) Proposed D.P. / D.P. Road widening Area/Service road/Highway widening	------
	b) Any D.P. Reservation Area	------
	(Total a + b)	------
3.	Balance Area of Plot (1 - 2)	------
4.	Amenity Space -(if applicable)	
	a) Required -	------
	b) Adjustment of 2 (b), if any -	------
	c) Balance Proposed -	------
5.	Net plot area (3-4 (c))	531.12
6.	Recreational Open Space -(if applicable)	
	a) Required -	------
	b) Proposed -	------
7.	Internal Road area	------
8.	Plotable area(if applicable)	------
9.	Built up area with reference to Basic F.S.I. as per front road width ((Sr.No. 5 x 2.00 (basic FSI))	584.23
10.	Addition of area for F.S.I. on payment of premium.	
	a) maximum permissible premium FSI -based on road width/ TOD zone.	265.56
	b) Proposed FSI on payment of premium.	265.56
11.	In-situ FSI/TDR loading	
	a) In-situ area against D.P. road [2.0 x sr.no. 2 (a)], if any	------
	b) In-situ area against Amenity Space if handed over [2.00 or 1.85x sr.no. 4 (b)] and / or (c)].	------
	c) T.D.R. area	------
	d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	------
12.	Additional F.S.I. area under chapter no. 7	------
13.	Total entitlement of FSI in the proposal	
	a) (8+10 (b)-11 (d)) or 12 whichever is applicable	153.36
	b) Ancillary area FSI upto 60% or 80% with payment of charges.	1222.67
	c) Total entitlement (a+b)	1376.67
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	3
15.	Total Built-up Area in proposal. (excisiding area at sr.no.17.a)	
	a) Existing Built-up Area.	------
	b) Proposed Built-up Area. (as per P-line)	1376.03
	c) Total (a+b)	1376.03
	d) Proposed Amenity Built-up Area (Free of F.S.I. area)	------
16.	F.S.I. Consumed (15/ 13) (should not be more than serial no. 14 above.)	1.60
17.	Area for Inclusive Housing, If any	
	a) Required (20% of sr.no 5)	------
	b) Proposed	------

Certificate of Area :

Certified that the plot under reference was surveyed by me on dt. 10/ 11/ 2021 and the dimentions 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 / City Survey Records.

For GAP ARCHITECTS & INTERIOR DESIGNERS
Signature
(Name of Architect / Licensed Engineer / Supervisor)

Owner's declaration -

I/We undersigned hereby confirm that I/We would abide by/alone approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

For ACE INFRA PARTNERSHIP FIRM THROUGH PARTNER
MR. SAGAR ARVIND SASE & VIJAY DINKARRAO MANGAONKAR.

For GAP ARCHITECTS & INTERIOR DESIGNERS
ARCHITECT NAME AND SIGNATURE

STRUCTURAL ENGINEER NAME AND SIGNATURE

Job No.	Scale	Drawn By	Checked By	Registration/ License no. of Arch./ Lic. Eng./ Supervisor
Ca-118-682	1:100 1:200 1:500	Vijay		

Drawing Name:- MUNICIPLE DRAWING

GAP
ARCHITECTS & INTERIOR DESIGNERS
2020 , DATTAJI PARK ,
8TH LANE R' PURI , KOLHAPUR.
PHONE : 2527080.
REG. NO. CA/94/17598.