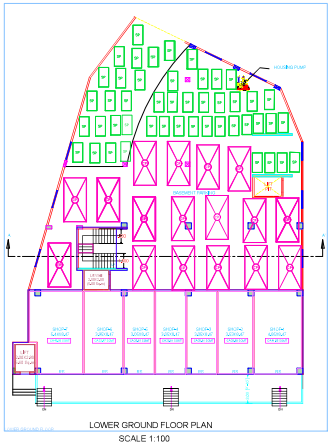
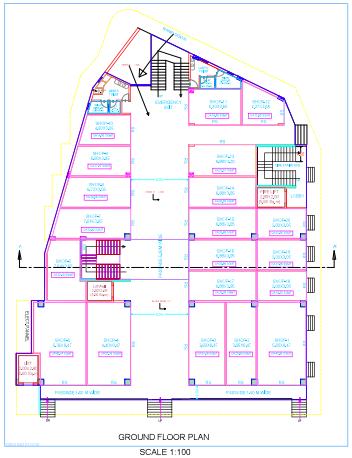
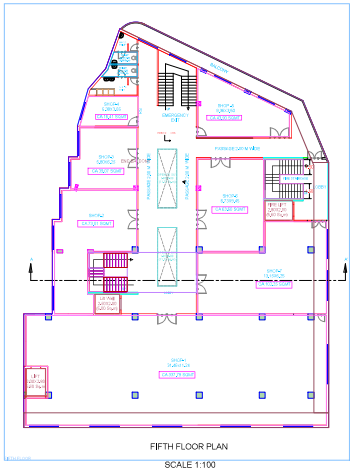




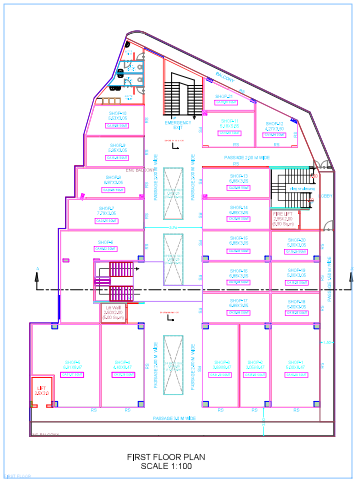
LOWER GROUND FLOOR PLAN
SCALE 1:100



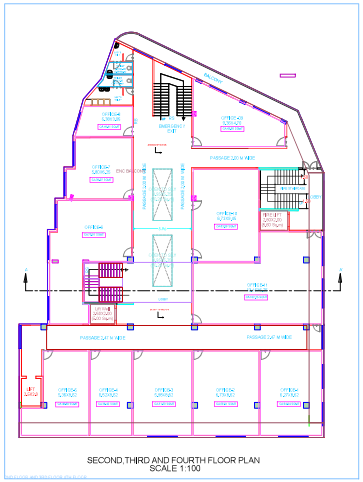
GROUND FLOOR PLAN
SCALE 1:100



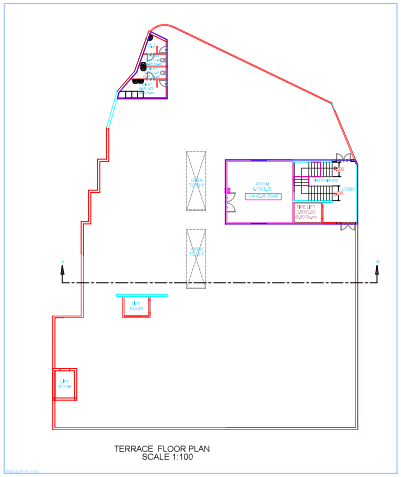
FIFTH FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



SECOND,THIRD AND FOURTH FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100

MAULI TOWER

LOWER GROUND FLOOR SHOP

FLOOR NAME	CARPET NAME	CARPET AREA (SQMT)
LOWER GROUNDFLOOR	SHOP-1	41.05
LOWER GROUNDFLOOR	SHOP-2	29.88
LOWER GROUNDFLOOR	SHOP-3	25.81
LOWER GROUNDFLOOR	SHOP-4	25.81
LOWER GROUNDFLOOR	SHOP-5	25.81
LOWER GROUNDFLOOR	SHOP-6	33.47
LOWER GROUNDFLOOR	SHOP-7	43.56
		225.39

GROUND FLOOR SHOP

FLOOR NAME	CARPET NAME	CARPET AREA (SQMT)
GROUND FLOOR	SHOP-1	42.30
GROUND FLOOR	SHOP-2	25.80
GROUND FLOOR	SHOP-3	31.19
GROUND FLOOR	SHOP-4	37.28
GROUND FLOOR	SHOP-5	43.14
GROUND FLOOR	SHOP-6	22.10
GROUND FLOOR	SHOP-7	23.35
GROUND FLOOR	SHOP-8	20.50
GROUND FLOOR	SHOP-9	17.75
GROUND FLOOR	SHOP-10	14.90
GROUND FLOOR	SHOP-11	15.45
GROUND FLOOR	SHOP-12	15.00
GROUND FLOOR	SHOP-13	22.01
GROUND FLOOR	SHOP-14	20.98
GROUND FLOOR	SHOP-15	20.98
GROUND FLOOR	SHOP-16	20.98
GROUND FLOOR	SHOP-17	20.98
GROUND FLOOR	SHOP-18	15.25
GROUND FLOOR	SHOP-19	15.25
GROUND FLOOR	SHOP-20	15.25
		461.44

FIRST FLOOR SHOP

FLOOR NAME	CARPET NAME	CARPET AREA (SQMT)
FIRST FLOOR	SHOP-1	42.30
FIRST FLOOR	SHOP-2	25.80
FIRST FLOOR	SHOP-3	31.19
FIRST FLOOR	SHOP-4	37.28
FIRST FLOOR	SHOP-5	51.17
FIRST FLOOR	SHOP-6	49.02
FIRST FLOOR	SHOP-7	23.75
FIRST FLOOR	SHOP-8	20.95
FIRST FLOOR	SHOP-9	18.16
FIRST FLOOR	SHOP-10	16.86
FIRST FLOOR	SHOP-11	18.63
FIRST FLOOR	SHOP-12	14.94
FIRST FLOOR	SHOP-13	20.98
FIRST FLOOR	SHOP-14	20.98
FIRST FLOOR	SHOP-15	20.98
FIRST FLOOR	SHOP-16	20.98
FIRST FLOOR	SHOP-17	20.98
FIRST FLOOR	SHOP-18	15.25
FIRST FLOOR	SHOP-19	15.25
FIRST FLOOR	SHOP-20	15.25
FIRST FLOOR	SHOP-21	10.86
		511.56

SECOND,THIRD,AND FOURTH FLOOR OFFICES

FLOOR NAME	CARPET NAME	CARPET AREA (SQMT)
SECOND , THIRD AND FOURTH FLOOR	OFFICE-1	54.04
SECOND , THIRD AND FOURTH FLOOR	OFFICE-2	58.01
SECOND , THIRD AND FOURTH FLOOR	OFFICE-3	51.53
SECOND , THIRD AND FOURTH FLOOR	OFFICE-4	36.42
SECOND , THIRD AND FOURTH FLOOR	OFFICE-5	46.50
SECOND , THIRD AND FOURTH FLOOR	OFFICE-6	73.01
SECOND , THIRD AND FOURTH FLOOR	OFFICE-7	38.07
SECOND , THIRD AND FOURTH FLOOR	OFFICE-8	16.41
SECOND , THIRD AND FOURTH FLOOR	OFFICE-9	43.90
SECOND , THIRD AND FOURTH FLOOR	OFFICE-10	63.58
SECOND , THIRD AND FOURTH FLOOR	OFFICE-11	101.25
		584.72

FIFTH FLOOR SHOPS

FLOOR NAME	CARPET NAME	CARPET AREA (SQMT)
FIFTH FLOOR	SHOP-1	337.79
FIFTH FLOOR	SHOP-2	73.01
FIFTH FLOOR	SHOP-3	39.07
FIFTH FLOOR	SHOP-4	16.41
FIFTH FLOOR	SHOP-5	43.90
FIFTH FLOOR	SHOP-6	63.63
FIFTH FLOOR	SHOP-7	102.25
		676.03

TERRACED FLOOR ROOM

FLOOR NAME	CARPET NAME	CARPET AREA (SQMT)
TERRACE FLOOR	ROOM	42.05
		42.05

Project Details
Proposal code - Building Development
Zone Type - Commercial Zone
Location - Non-Congested
Name of service -
Sub service - 7,8,9/1A
Cts No./Survey No. - 78
Taluka :
Mouza :
Prorata Value : 0.00

Signature valid
Digitally signed by PRASHANT BAPUSAHEB [illegible]
Date: 2024.03.28 16:24:31 IST
Reason: Approved Drawing Plan
Location: Khamgaon Municipal Council
Project Code : CCKNK-23-67497
Application Number : CCKNK20230312
Proposal Number : 232959
Certificate Number : CCKNK/B-2024/APL/00594

Proforma I : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	1713.84
(a) As per ownership document (7/12, CTS extract)	1713.84
(b) as per TILR or City Survey measurement sheet	1713.84
(c) as per Demarcated drawing area	1764.49
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1713.84
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	1713.84
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	1713.84
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7,12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-08-07 and the dimensions 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans 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.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.
Postal Address : Nandura Road,Muktanand Nagar,Khamgaon,Buldhana,Maharashtra-444303,Khamgaon

DESCRIPTION OF PROJECT : SHEET NO 1/1

Type of Proposal : Commercial
BUILDING ON CTS. NO./SURVEY NO.-78

SITE ADDRESS :
PLOT NO 7,8,9/1A NAZUL SHEET NO 22A MAUJE KHAMGAON

Name Of Architect : SACHIN GAJANAN TAKTODE

LOGO

ADDRESS OF OFFICE
OFFICE -
241,MAHARANA PRATAP NAGAR,VTC SUNDERKHED,BULDHANA

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

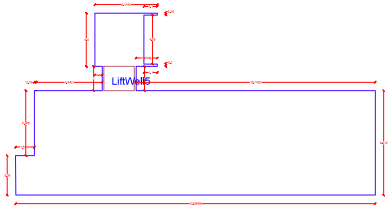
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JOB NO - CCKNK-23-67497 | CHECK BY - -

SUBMISSION DRAWING

Mauli Tower Building

BUILT UP AREA CALCULATION
FOR LOWER GROUND FLOOR Mauli Tower Building

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	29.67	15.01	271.18
BLOCK AREA TOTAL =271.18Sq.M			
LiftWell5	-	-	5.00
TOTAL Deduction =5.00Sq.M			
Net BuiltUp Area =266.18 Sq.M			



BUILT-UP AREA CALCULATION LOWER GROUND FLOOR Mauli Tower Building

Mauli Group Building

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	INS.	EDU.	INS.	MEZZ.	PROP.							
Mauli Group Building	GROUND FLOOR	855.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.25	0.00	0.00	0.00	0.00	855.00
Mauli Group Building	TERRACE FLOOR	88.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.56
Mauli Group Building	FIRST FLOOR	1038.63	0.00	0.00	0.00	0.00	0.00	119.81	0.00	0.00	0.00	0.00	0.00	72.25	1085.19
Mauli Group Building	FIFTH FLOOR	1042.12	0.00	0.00	0.00	0.00	0.00	119.30	0.00	11.25	0.00	0.00	0.00	72.25	1050.42
Mauli Group Building	2ND FLOOR AND 3RD FLOOR 4TH FLOOR	3130.21	0.00	0.00	0.00	0.00	0.00	358.79	0.00	16.88	0.00	0.00	0.00	216.75	3288.08
Mauli Group Building	LOWER GROUND FLOOR	271.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	266.18
Mauli Group Building	Total	5427.70	0.00	0.00	0.00	0.00	0.00	617.89	0.00	39.38	0.00	0.00	0.00	361.25	6577.27

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tenat/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle(Mini&nos/Mini Bus
Mauli Group Building	Commercial	For every 200 sqm. carpet area of Mercantile/Office	3	11	4916.05	73.74	270.24	-
Total	-	-	-	-	-	73.74	270.24	-

Parking Check As Per Multiplying Factor 0.60
(Note-Parking calculate as per regulation 14.0)(Parking are existing in the TOD Zone shall be at 60% of these as mentioned in UDCPR.)

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle(Mini&Full nos/Mini Bus	Car/Mini Bus	Scooter	Transport Vehicle(Mini&Full nos/Mini Bus	
Total	37	135	0	37	137	0	OK

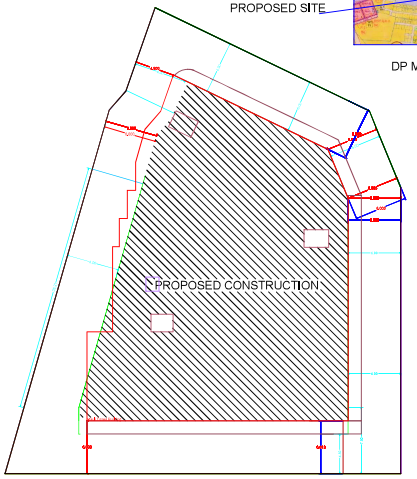
FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	0.90	0.00	0.00	0.00	2.30	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.30	0.90	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	1885.22	514.15	1542.45	0.00	0.00	2842.13	6783.95	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1886.22	260.00	1417.45	0.00	0.00	2540.91	6093.58	0.00	6093.58
9.6 Index Consumed	1.09	0.14	0.82	0.00	0.00	0.00	2.07	0.00	0.00

Project Details
Proposed code -Building Development
Zone Type - Commercial Zone
Location - Non-Congested
Name of service -
Sub service - 7.8.9/1A
Cts No./Survey No. - 78
Taluka
Mouza
Prerata Value : 0.00



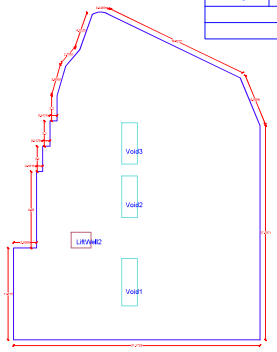
DP MAP



SITE PLAN
SCALE 1:100

BUILT UP AREA CALCULATION
FOR 2ND FLOOR AND 3RD FLOOR 4TH FLOOR Mauli Tower Building

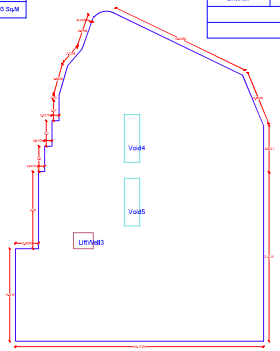
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	41.47	31.17	1042.07
BLOCK AREA TOTAL =1042.07Sq.M			
Void7	-	-	10.26
Void6	-	-	10.26
Refuse1	-	-	65.52
LiftWell4	-	-	5.00
TOTAL Deduction =91.04Sq.M			
Net BuiltUp Area =951.03 Sq.M			



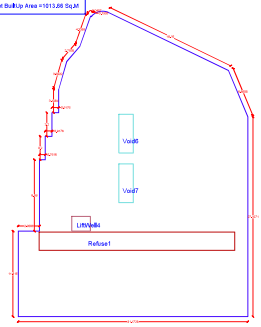
BUILT-UP AREA CALCULATION FIRST FLOOR Mauli Tower Building

BUILT UP AREA CALCULATION
FOR FIFTH FLOOR Mauli Tower Building

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	41.46	31.17	1042.12
BLOCK AREA TOTAL =1042.12Sq.M			
Void5	-	-	11.73
Void4	-	-	11.73
LiftWell3	-	-	5.00
TOTAL Deduction =28.46Sq.M			
Net BuiltUp Area =1013.66 Sq.M			



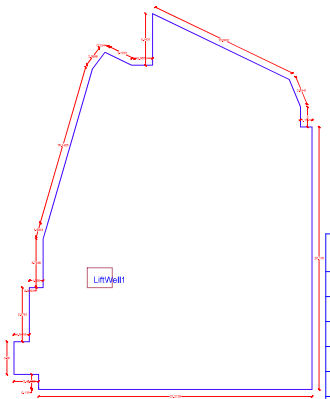
BUILT-UP AREA CALCULATION FIFTH FLOOR Mauli Tower Building



BUILT-UP AREA CALCULATION 2ND FLOOR AND 3RD FLOOR 4TH FLOOR Mauli Tower Building

BUILT UP AREA CALCULATION
FOR FIRST FLOOR Mauli Tower Building

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	41.46	31.17	1038.63
BLOCK AREA TOTAL =1038.63Sq.M			
Void3	-	-	10.26
Void2	-	-	10.26
Void1	-	-	11.73
LiftWell2	-	-	5.00
TOTAL Deduction =37.25Sq.M			
Net BuiltUp Area =1001.38 Sq.M			



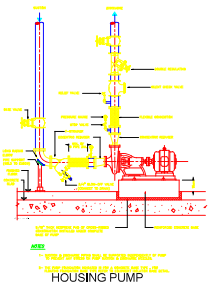
BUILT-UP AREA CALCULATION GROUND FLOOR Mauli Tower Building

BUILT UP AREA CALCULATION
FOR TERRACE FLOOR Mauli Tower Building

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	13.53	6.55	88.56
BLOCK AREA TOTAL =88.56Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =88.56 Sq.M			

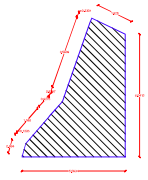
BUILT UP AREA CALCULATION
FOR TERRACE FLOOR Mauli Tower Building

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	6.83	5.09	20.71
BLOCK AREA TOTAL =20.71Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =20.71 Sq.M			

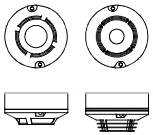


BUILT UP AREA CALCULATION
FOR GROUND FLOOR Mauli Tower Building

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	37.39	29.67	855.00
BLOCK AREA TOTAL =855.00Sq.M			
LiftWell1	-	-	5.00
TOTAL Deduction =5.00Sq.M			
Net BuiltUp Area =850.00 Sq.M			

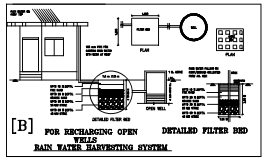


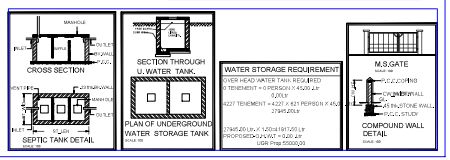
BUILT-UP AREA CALCULATION TERRACE FLOOR Mauli Tower Building



SMOKE DETECTORS

Owner details		
Owner Name	Postal Address	Contact Number
Mauli Group Trafe Nadankrut bhagdar	Nandura Road,Muktanand Nagar,Khamgaon,Buldhana,Maharashtra-444303	7447570999
Subhash Namdevrao Nikhade	Khamgaon	
Chandrashekhar digambar Mahale	Khamgaon	





Signature valid
Digitally signed by PRASHANT BAPUSAHEB [illegible]
Date: 2024.03.28 16:24:31 IST
Reason: Approved Drawing Plan
Location: Khamgaon Municipal Council
Project Code : CCKNK-23-67497
Application Number : CCKNK20230324
Proposal Number : 232959
Certificate Number : CCKNK/B-2024/APL/00094

Proforma I : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	1713.84
(a) As per ownership document (7/12, CTS extract)	1713.84
(b) as per TILR or City Survey measurement sheet	1713.84
(c) as per Demarcated drawing area	1764.49
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1713.84
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	1713.84
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	1713.84
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _____	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-08-07 and the dimensions 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans 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.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.
Postal Address : Nandura Road,Muktanand Nagar,Khamgaon,Buldhana,Maharashtra-444303,Khamgaon

DESCRIPTION OF PROJECT : SHEET NO 1/2

Type of Proposal : Commercial
BUILDING ON CTS. NO./SURVEY NO.-78

SITE ADDRESS :
PLOT NO 7,8,9/1A NAZUL SHEET NO 22A MAUJE KHAMGAON

Name Of Architect : SACHIN GAJANAN TAKTODE

LOGO	ADDRESS OF OFFICE
	OFFICE - 241,MAHARANA PRATAP NAGAR,VTC SUNDERKHED,BULDHANA

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100	Date: 04/12/23
JOB NO - CCKNK-23-67497	CHECK BY - -

SUBMISSION DRAWING