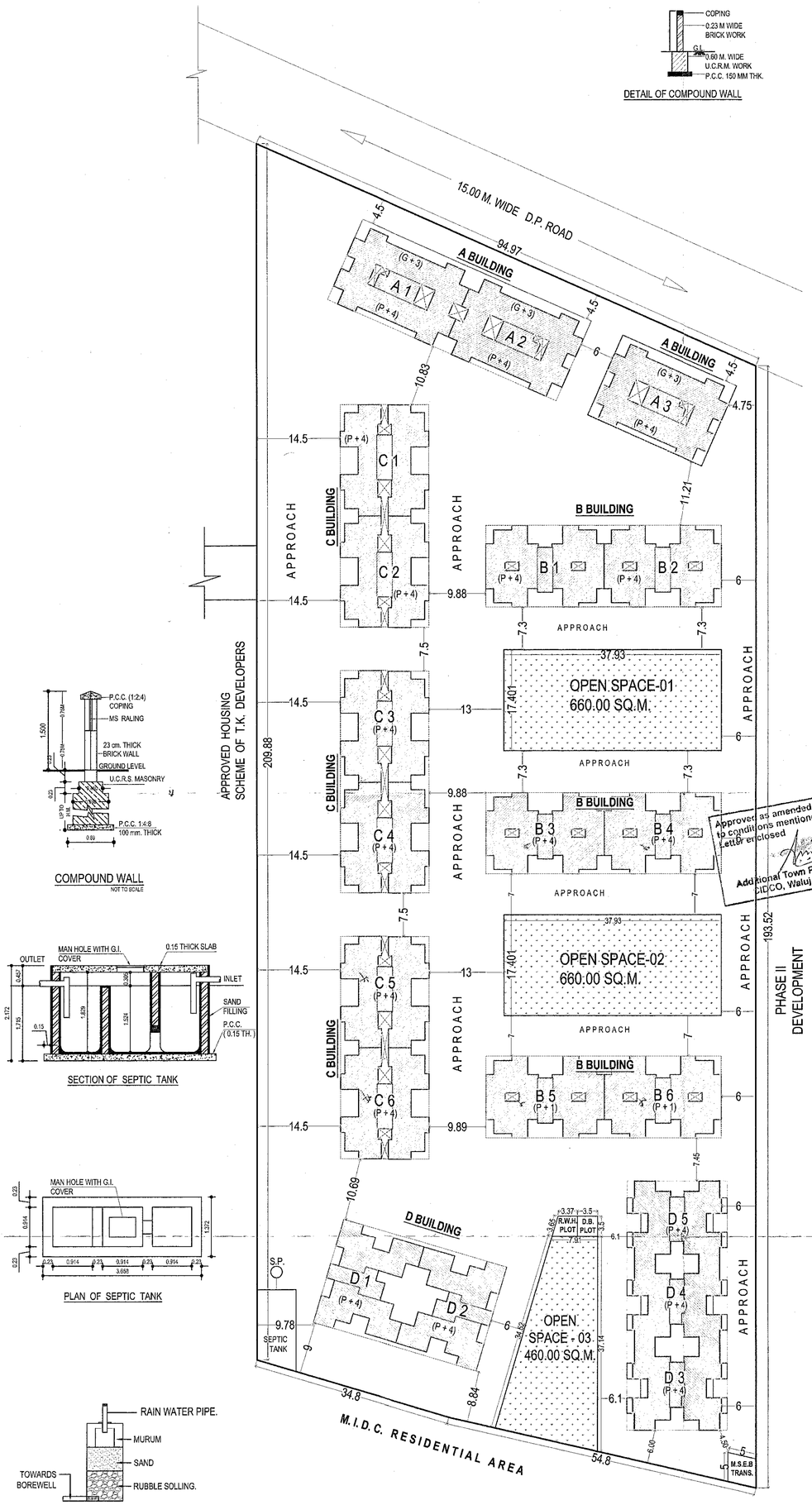
BUILTUP AREA STATEMENT

SR.NO.	TYPE OF BUILDING	SR. NO.	FLOOR	AREA IN SQ.M.
16	TYPE - A1 - A2	I	GROUND	287.91
		I.I	LOFT	0.00
		II	STILT	284.22
		III	FIRST	508.05
		IV	SECOND	475.07
		V	THIRD	475.07
		VI	**TOTAL**	**2030.32**
		VII	EXCESS BAL.	0.00
		VIII	**TOTAL BUILTUP (VI+VII)**	**2030.32**
		IX	STAIR CASE PREM.	0.00
		X	TOTAL BUILTUP (VIII+IX)	2030.32
		XI	**NET BUILTUP (IX-X)**	**2030.32**
	NO.OF BUILD. -01	XII	(2030.32 X 1)	**2030.32**
17	TYPE - A3	I	GROUND	144.41
		I.I	LOFT	0.00
		II	STILT	142.62
		III	FIRST	253.06
		IV	SECOND	235.11
		V	THIRD	235.11
		VI	**TOTAL**	**1010.31**
		VII	EXCESS BAL.	0.00
		VIII	**TOTAL BUILTUP (VI+VII)**	**1010.31**
		IX	STAIR CASE PREM.	0.00
		X	TOTAL BUILTUP (VIII+IX)	1010.31
		XI	**NET BUILTUP (IX-X)**	**1010.31**
	NO.OF BUILD. - 01	XII	(1010.31 X 01)	**1010.31**
18	TYPE - B1-B2 & B3-B4	I	GROUND	23.00
		II	FIRST	421.38
		III	SECOND	421.38
		IV	THIRD	421.38
		V	FOURTH	363.14
		VI	**TOTAL**	**1650.28**
		VII	EXCESS BAL.	0.00
		VIII	**TOTAL BUILTUP (VI+VII)**	**1650.28**
		IX	STAIR CASE PREM.	0.00
		X	TOTAL BUILTUP (VIII+IX)	1650.28
		XI	**NET BUILTUP (IX-X)**	**1650.28**
	NO.OF BUILD. 2	XII	**(1650.28 X 2)**	**3300.56**
19	TYPE - B5-B6	I	GROUND	23.00
		II	FIRST	421.38
		III	**TOTAL**	**444.38**
		IV	EXCESS BAL.	0.00
		V	**TOTAL BUILTUP**	**444.38**
		VI	STAIR CASE PREM.	0.00
		VII	TOTAL BUILTUP)	444.38
		VIII	**NET BUILTUP**	**444.38**
	NO.OF BUILD. 1	IX	**(444.38X 1)**	**444.38**
20	TYPE -C1-C2 & C3-C4	I	GROUND	22.87
		II	FIRST	427.34
		III	SECOND	427.34
		IV	THIRD	427.34
		V	FOURTH	427.34
		VI	**TOTAL**	**1732.23**
		VII	EXCESS BAL.	0.00
		VIII	**TOTAL BUILTUP (VI+VII)**	**1732.23**
		IX	STAIR CASE PREM.	0.00
		X	TOTAL BUILTUP (VIII+IX)	1732.23
		XI	**NET BUILTUP (IX-X)**	**1732.23**
	NO.OF BUILD. 2	XII	**(1732.23 X 2)**	**3464.46**
21	TYPE - C5-C6	I	GROUND	22.87
		II	FIRST	427.34
		III	SECOND	427.34
		IV	THIRD	427.34
		V	FOURTH	307.36
		VI	**TOTAL**	**1612.25**
		VII	EXCESS BAL.	0.00
		VIII	**TOTAL BUILTUP (VI+VII)**	**1612.25**
		IX	STAIR CASE PREM.	0.00
		X	TOTAL BUILTUP (VIII+IX)	1612.25
		XI	**NET BUILTUP (IX-X)**	**1612.25**
	NO.OF BUILD. 1	XII	**(1612.25 X 1)**	**1612.25**
22	TYPE - D1-D2	I	GROUND	52.70
		II	FIRST	377.71
		III	SECOND	377.71
		IV	THIRD	377.71
		V	FOURTH	377.71
		VI	**TOTAL**	**1563.54**
		VII	EXCESS BAL.	0.00
		VIII	**TOTAL BUILTUP (VI+VII)**	**1563.54**
		IX	STAIR CASE PREM.	0.00
		X	TOTAL BUILTUP (VIII+IX)	1563.54
		XI	**NET BUILTUP (IX-X)**	**1563.54**
	NO.OF BUILD. 1	XII	**(1563.54 X 01)**	**1563.54**
23	TYPE - D3-D4-D5	I	GROUND	44.82
		II	FIRST	482.00
		III	SECOND	482.00
		IV	THIRD	482.00
		V	FOURTH	482.00
		VI	**TOTAL**	**1972.82**
		VII	EXCESS BAL.	0.00
		VIII	**TOTAL BUILTUP (VI+VII)**	**1972.82**
		IX	STAIR CASE PREM.	0.00
		X	TOTAL BUILTUP (VIII+IX)	1972.82
		XI	**NET BUILTUP (IX-X)**	**1972.82**
	NO.OF BUILD. 1	XII	**(1972.82 X 01)**	**1972.82**
24	TOTAL NET BUILTUP	{ (17)(XII) + (18)(XII) + (19)(IX) + (20)(XII) + (21)(XII) + (22)(XII)}		15398.64
25	PERMISSIBLE BUILTUP AREA			15794.15
26	FSI ALLOWED			1.00
27	FSI CONSUMED			0.975
28	TOTAL STAIR CASE PREMIUM PAID AREA			0.00



SITE PLAN
(SCALE 1:500)

NORTH

COMPOUND WALL
NOT TO SCALE

SECTION OF SEPTIC TANK

PLAN OF SEPTIC TANK

DETAIL OF RAIN WATER HARVESTING PIT.
NOT TO SCALE

DETAIL OF COMPOUND WALL

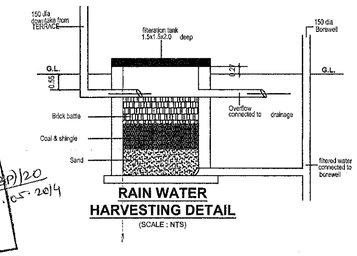
AREA STATEMENT :-

01) TOTAL AREA OF LAND (AS PER EXTRACT)	40000 .00 4.000	Sq.M. Hector.
02) DEDUCT AREA AFFECTED UNDER 15.00 M. WIDE D.P. ROAD AREA	261.00	Sq.M.
03) DEDUCT AREA UNDER SCHOOL & PLAY GROUND RESERVATION	4486.00	Sq.M.
04) TOTAL AREA OF LAND (01 - { 02 + 03 })	35253.00	Sq.M.
05) AREA UNDER GROUP HOUSING SCHEME	17625.00	Sq.M.
06) OPEN SPACE REQUIRED (10% OF 05)	1762.50	Sq.M.
07) OPEN SPACE PROVIDED		
OPEN SPACE -1	660.00	Sq.M.
OPEN SPACE -2	660.00	Sq.M.
OPEN SPACE -3	460.00	Sq.M.
TOTAL AREA OF OPEN SPACE	1780.00	Sq.M.
08) AREA OF R.W.H. PLOT	13.60	Sq.M.
09) AREA OF D.B. PLOT	12.25	Sq.M.
10) AREA OF M.S.E.B. TRANSFORMER PLOT	25.00	Sq.M.
11) AREA AVAILABLE UNDER GROUP HOUSING (05 - { 07 + 08 + 09 + 10 })	**15794.15**	Sq.M.

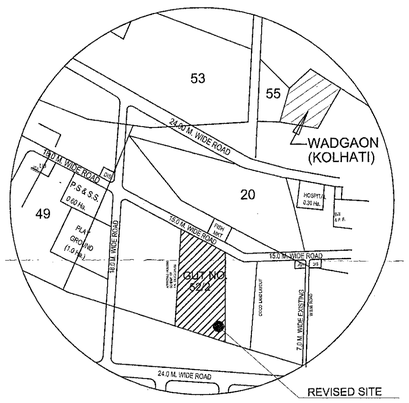
AREA STATEMENT FOR GROUP HOUSING

12) F.S.I. ALLOWABLE (100%)	**15794.15**	Sq.M.
13) MAX. GROUND COV. ALLOWED (50% OF 12)	7897.07	Sq.M.
14) TOTAL GROUND COVERAGE REVISED		
GROUND COVERAGE OF "A1 & A2"	545.23	Sq.M.
GROUND COVERAGE OF "A3"	275.94	Sq.M.
GROUND COVERAGE OF "B1 & B2 AND B3 & B4"	(418.18X2)=836.36	Sq.M.
GROUND COVERAGE OF "B5 & B6 "	443.48	Sq.M.
GROUND COVERAGE OF "C1 & C2 AND C3 & C4"	(420.94X2)=841.88	Sq.M.
GROUND COVERAGE OF "C5 & C6" TYPE	420.94	Sq.M.
GROUND COVERAGE OF "D1 & D2"	(374.49X1)=374.49	Sq.M.
GROUND COVERAGE OF "D3, D4 & D5"	(459.40X1)= 459.40	Sq.M.
15) TOTAL GROUND COVERAGE REVISED	4197.72	Sq.M.

Approved as amended in red subject to conditions mentioned in this office Letter enclosed
No. TP. 2014 (BP)/20 16-05-2014
Additional Town Planning Officer CIDCO, Waluj Mahanagar.



RAIN WATER HARVESTING DETAIL
(SCALE : NTS)



SITE LOCATION PLAN

STAMP OF APPROVAL ._.

01 / 10

TENEMENT DENSITY :-

PERMISSIBLE TENEMENT / HECT. = 225 / HECTOR

17625 X 225 / 10000 = 396.56

SAY = 396 TENEMENTS

REVISED NUMBER OF TENEMENTS :-

"A1A2" TYPE BUILDING = (15 shops) + (28 flats)	= 43
"A3" TYPE BUILDING = (8 shops) + (14 flats)	= 22
"B" BUILDING = (32 flats x 2 bldgs.)	= 64
"B5,B6" BUILDING = (8 flats x 1bldgs.)	= 8
"C" BUILDING = (32 flats x 3 bldgs.)	= 96
"D1D2" BUILDING = (32 flats x 1 bldgs.)	= 32
"D3D4D5" BUILDING = (48 flats x 1 bldgs.)	= 48
TOTAL NO. OF TENEMENTS	**= 313**

LEGEND :

PLOT BOUNDARY SHOWN AS

BUILTUP LINE SHOWN AS

TITLE ._.

REVISED PLAN OF GROUP HOUSING SCHEME ON LAND BEARING GUT NO. - 52 / 2 (PART), SITUATED AT WALUJ MAHANAGAR - I, WADGAON KOLHATI, AURANGABAD.
FOR :- M/S. CITY MANGAL CONSTRUCTIONS.
DEVELOPERS :- SHRI. DEVANAND NARAYANRAO KOTGIRE. (H.U.F.)
(G.P.A. HOLDER OF M/S. CITY MANGAL CONSTRUCTIONS)

ARCHITECT'S SIGN._. | OWNER'S SIGN._.

FOR AKW ARCHITECTS

Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

ARCHITECTS._.

AKW ARCHITECTS.
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS, CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
AUSEKAR SAMEER. KALE MANISH. WADEKAR MILIND.

NISHIGANDH - C, RANA NAGAR, OPP. HOTEL ATITHI, OFF JALNA ROAD, AURANGABAD.
PH. NO . - 2451616, 2452123
email : saml@live.in

ANAND BUILDING, OPP. SANT EKNATH RANG MANDIR, USMANPURA, AURANGABAD.
PH. NO . - 2325367, 2348634.
email : kale.manish@gmail.com

SCALE	DATE	DRG. NO.	JOB NO.
1:500	10.04.2014	01 / 10	

LAYOUT PLAN & AREA STATEMENT