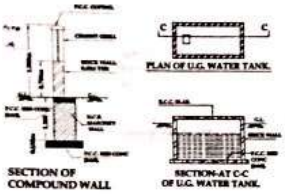
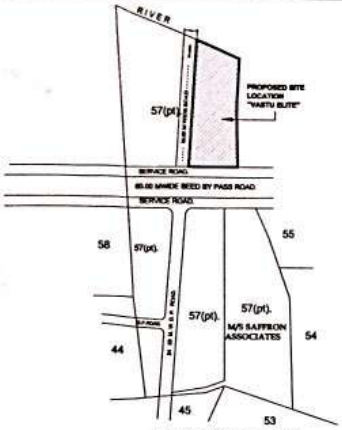
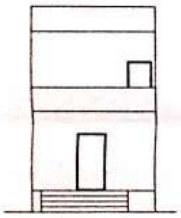


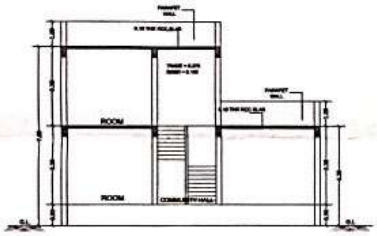


LOCATION PLAN

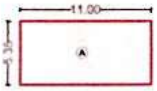
SCALE:- N.T.S.



FRONT ELEVATION



SECTION AT AA



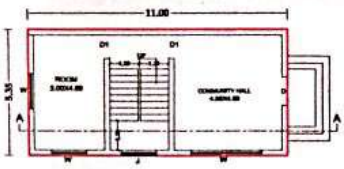
GROUND FLOOR AREA BLOCK PLAN SCALE 1:200

AREA CALCULATION
BLOCK
A = 11.00X5.35 = 58.85 SQM.
NET B/UP AREA = 58.85 SQM.

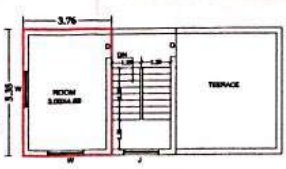
FIRST FLOOR AREA BLOCK PLAN

AREA CALCULATION
BLOCK
A = 3.76X5.35 = 20.11 SQM.

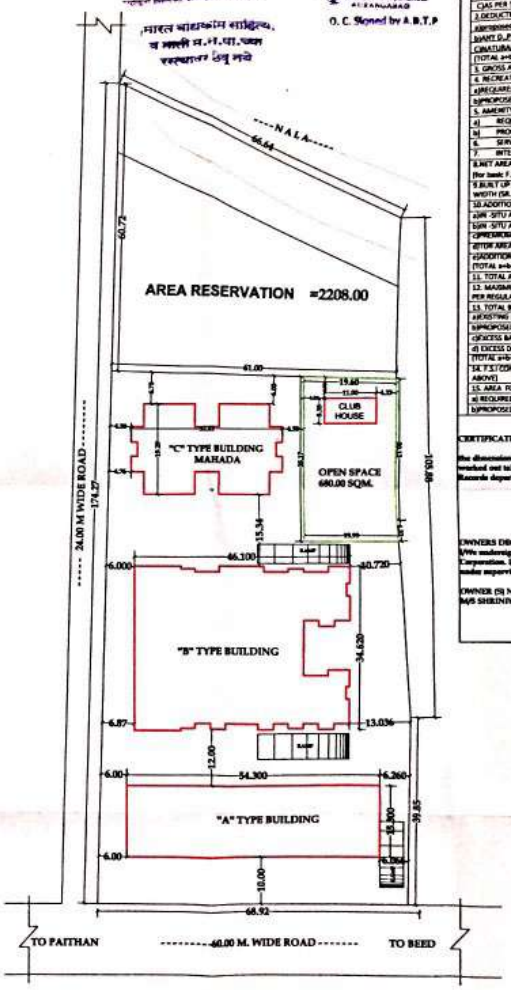
NET B/UP AREA = 20.11



GROUND FLOOR PLAN
(CLUB HOUSE) SCALE 1:100



FIRST FLOOR PLAN
(CLUB HOUSE) SCALE 1:100



SITE PLAN SCALE 1:500

O. C. Signed by A.B.T.P

AREA STATEMENT

SHEET NO 1/6

PROPOSED GROUP HOUSING SCHEME ON GUT NO 57 (P) DRAWING SHEET NO.
NO./ S.NO. / F.P.NO. ——OF VILLAGE MAUJE SATARA

A	AREA STATEMENT	
	1. AREA OF PLOT (MINIMUM AREA OF a , b ,c to be considered)	
	a)AS PER OWNERSHIP DOCUMENT (7/12,TS EXTRACT)	9300.00 SQM.
	b)AS PER MEASUREMENT SHEET	9213.00 SQM.
	c)AS PER SITE	9213.00 SQM.
	2.DEDUCTION FOR	
	a)proposed D.P./D.P ROAD WIDENING AREA	85.00 SQM.
	b)ANY D.P RESERVATION AREA	2208.00 SQM.
	c)NATURAL WATER COURSE AREA	00.00 SQM.
	(TOTAL a+b+c)	2208.00 SQM.
	3. GROSS AREA OF PLOT (1-2)	6792.00 SQM.
	4. RECREATIONAL OPEN SPACE	
	a)REQUIRED	679.20 SQM.
	b)PROPOSED	680.00 SQM.
	5. AMENITY SPACE	00.00 SQM.
	a) REQUIRED	N.A.
	b) PROPOSED	N.A.
	6. SERVICE ROAD AND HIGHWAY WIDENING	85.00 SQM.
	7. INTERNAL ROAD AREA	00.00 SQM.
	8.NET AREA OF PLOT = [3-5(b)] (for basic F.S.I= 1.00)	6792.00 SQM.
	9.BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. NO.IX(1.1)(f) 1.10	7471.20 SQM.
	10.ADDITION OF AREA FOR F.S.I.	00.00 SQM.
	a)WR -1)ITU AREA AGAINST D.P. ROAD [2.00(SR.NO.2(a))if any	00.00 SQM.
	b)WR -1)ITU AREA AGAINST AMENITY SPACE [2.00 OF 1.85 (SR.NO.5(b)]	00.00 SQM.
	c)PREMIUM F.S.I. AREA [SUBJECT TO MAXIMUM OF 0.3 OF SR.NO.8]	00.00 SQM.
	d)TDR AREA	00.00 SQM.
	e)ADDITIONAL FSI AREA CHAPTER VIII (TOTAL a+b+c)	00.00 SQM.
	11. TOTAL AREA AVAILABLE(9+10)	7471.20 SQM.
	12. MAXIMUM UTILIZATION OF F.S.I PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	2.80
	13. TOTAL BUILT-UP AREA IN PROPOSED (EXCLUDING AREA AT SR. NO.15b)	7219.51 SQM.
	a)EXISTING BUILT-UP AREA	00.00
	b)PROPOSED BUILT-UP AREA	7219.51 SQM.
	c)EXCESS BALCONY AREA COUNTED IN FSI	367.45
	d) EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI	00.00
	(TOTAL a+b+c)	7586.96 SQM.
	14. F.S.I CONSUMED(13/9) [SHOULD NOT BE MORE THAN SERIAL NO. 12 ABOVE]	1.09
	15. AREA FOR INCLUSIVE HOUSING ,IF ANY	
	a) REQUIRED(20% OF SR. NO. 9)	1398.40 SQM.
	b)PROPOSED	1495.00 SQM.

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 15.9.2016 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
MANOJ K. KALA

OWNERS DECLARATION-
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by ——— Municipal Corporation. I/We would execute the structure as per sanctioned 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
M/S SHRINIWAS ASSOCIATES

LEGENDS

PLOT BOUNDERY SHOWN IN	
PROPOSED SHOWN IN	
WATER LINE SHOWN IN	
DRAINAGE LINE SHOWN IN	

PROPOSED GROUP HOUSING SCHEME "VASTU ELITE" ON GUT NO 57 (PART), BEED BYPASS, SATARA, AURANGABAD.

FOR
M/S SHRINIWAS ASSOCIATES

M/s. Shriniwas Associates
Partner

SIGNATURE OF OWNER.

ARCHITECT.

MANOJ KALA & ASSOCIATES

204, TAPADIA GARDEN SAMARTH NAGAR
AURANGABAD, PH.2342280
MOBIL NO. 9423151781

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