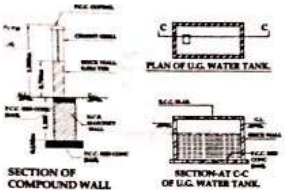
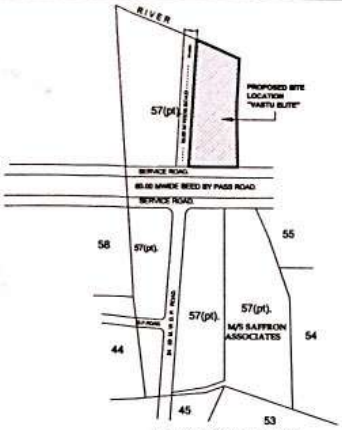
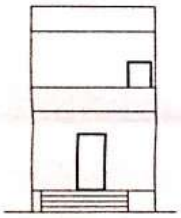


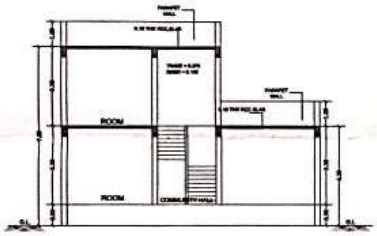


LOCATION PLAN

SCALE:- N.T.S.



FRONT ELEVATION



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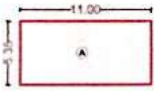


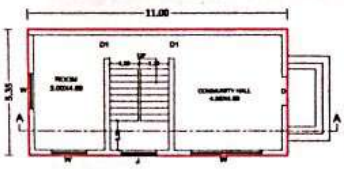
GROUND FLOOR AREA BLOCK PLAN SCALE 1:200

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

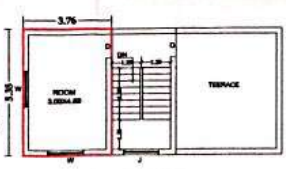
FIRST FLOOR AREA BLOCK PLAN

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

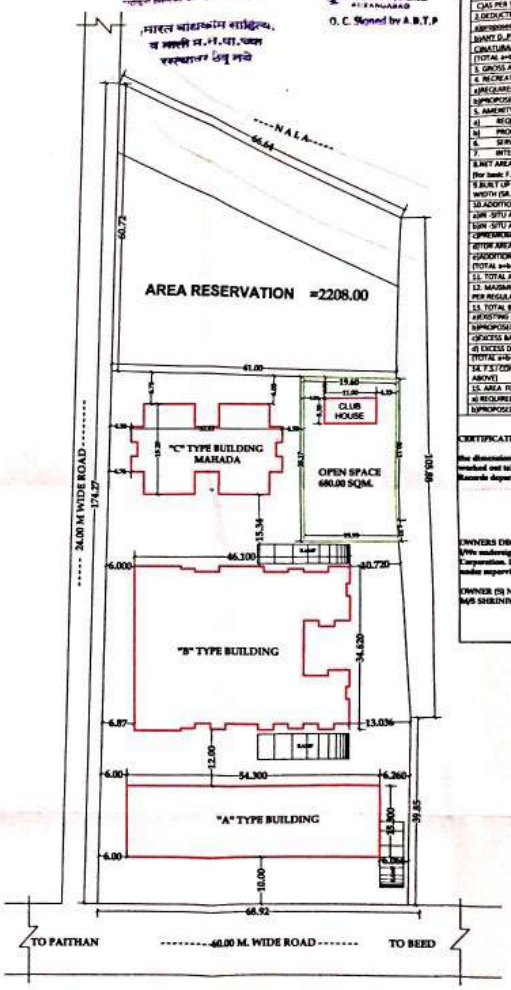
NET B/UP AREA = 20.11



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

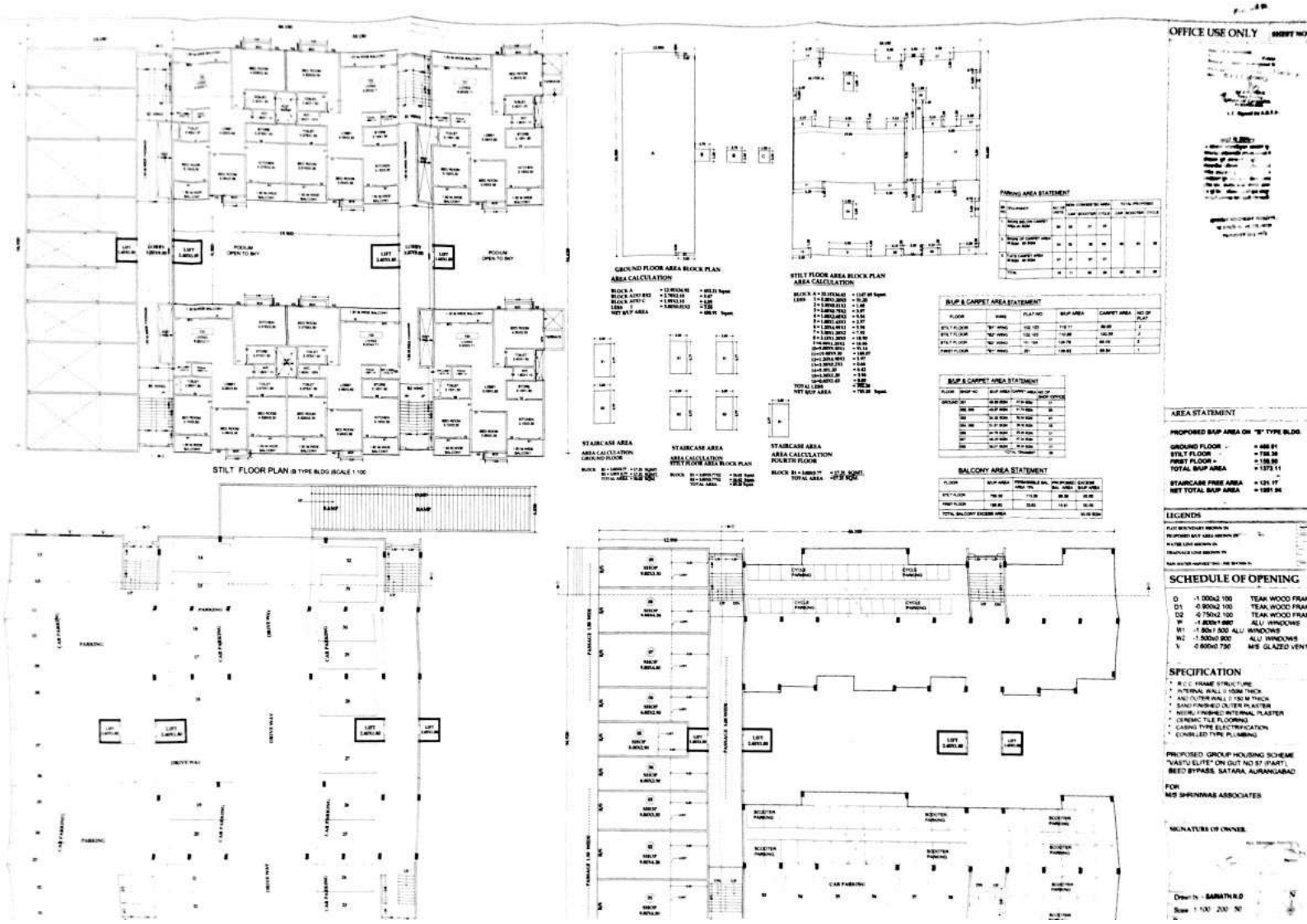
SIGNATURE OF OWNER.

ARCHITECT.

MANOJ KALA & ASSOCIATES

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

Scanned by CamScanner



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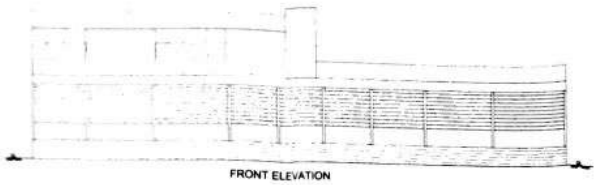
OFFICE USE ONLY | SHEET NO 3/6



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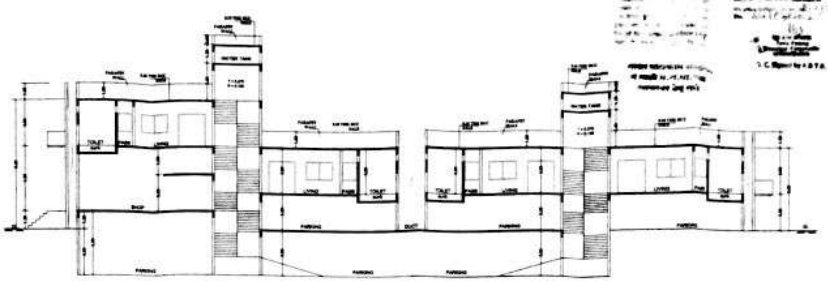

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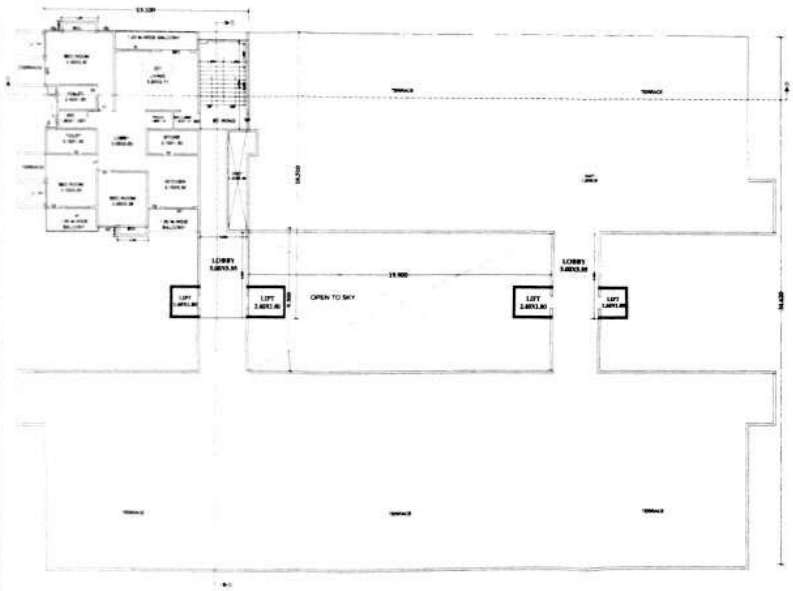
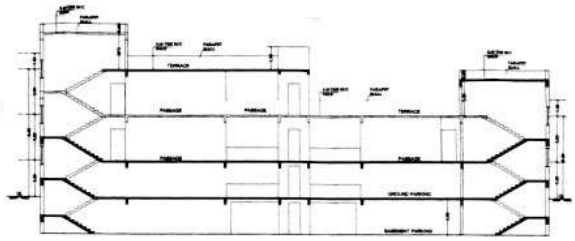


FIRST FLOOR PLAN (B TYPE BLDG.)

SCALE 1:100



SECTION AT - BB

FIRST FLOOR AREA BLOCK PLAN

AREA CALCULATION

BLOCK A =	13.100X18.81	= 362.48 Sqmt.
LESS	1 = 5.20X1.20X2	= 6.24
	2 = 3.30X0.81X2	= 1.66
	3 = 2.65X3.75X2	= 1.98
	4 = 1.35X4.30X3	= 8.41
	5 = 3.30X1.20X2	= 3.96
	6 = 1.15X1.20X2	= 3.75
	7 = 9.20X5.40X1	= 37.10
TOTAL LESS		= 63.30
NET B/UP AREA		= 156.18 Sqmt.

LEGENDS

PLOT BOUNDARY SHOWN IN

PROPOSED B/UP AREA SHOWN IN

WATER LINE SHOWN IN

DRAINAGE LINE SHOWN IN

RAIN WATER HARVESTING LINE SHOWN IN

SCHEDULE OF OPENING

D	-1.000x2.100	TEAK WOOD FRAME
D1	-0.900x2.100	TEAK WOOD FRAME
D2	-0.750x2.100	TEAK WOOD FRAME
W	-1.800x1.800	ALU WINDOWS
W1	-1.50x1.500	ALU WINDOWS
W2	-1.500x0.900	ALU WINDOWS
V	-0.600x0.750	M/S GLAZED VENT

SPECIFICATION

- R.C.C. FRAME STRUCTURE
- INTERNAL WALL 0.100M THICK
- AND OUTER WALL 0.150 M THICK
- SAND FINISHED OUTER PLASTER
- NEERU FINISHED INTERNAL PLASTER
- CEREMIC TILE FLOORING
- CASING TYPE ELECTRIFICATION
- CONSULLED TYPE PLUMBING

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

FOR ...

M/S SHRINIWAS ASSOCIATES

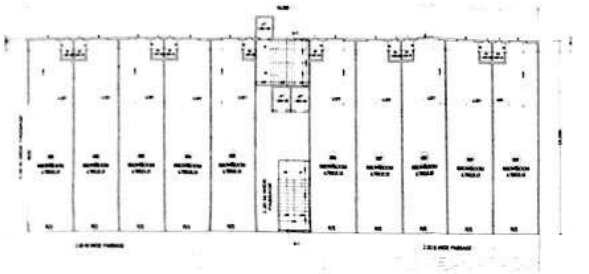
SIGNATURE OF OWNER

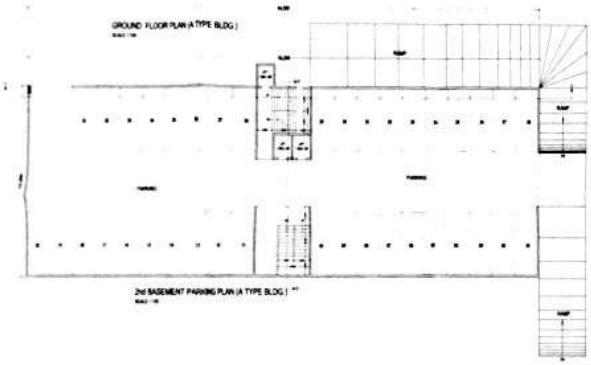
ARCHITECT

MANOJ KALA & ASSOCIATES

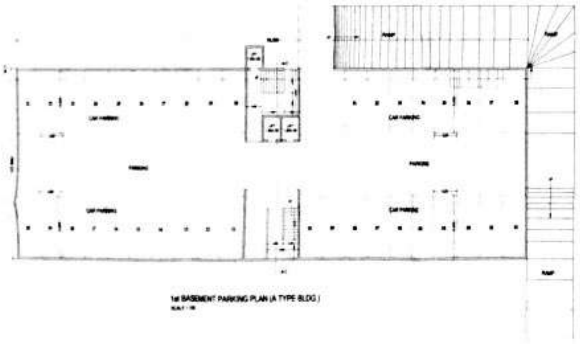
204 TAPADIA GARDEN SAMARTH NAGAR AURANGABAD PH.2342280 MOBIL NO 9423151781

Scanned by CamScanner

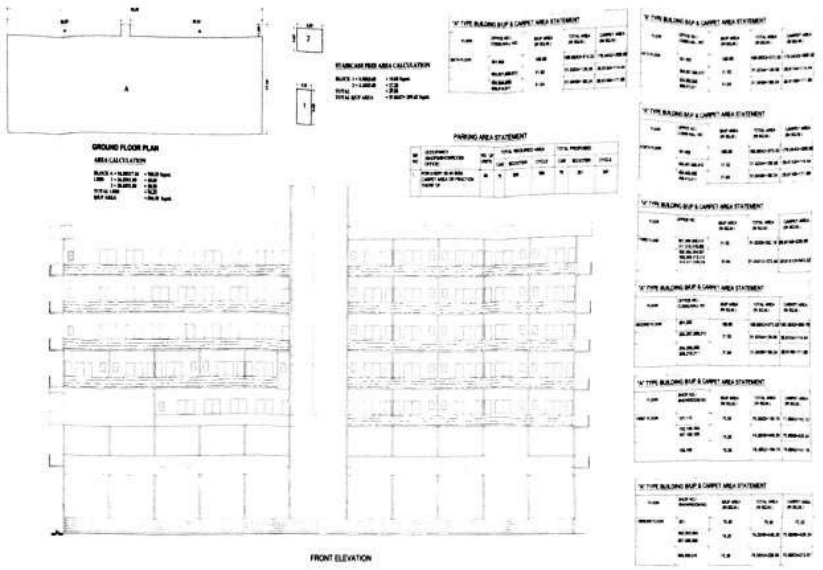




2nd BASEMENT PARKING PLAN (A TYPE BLDG.)



1st BASEMENT PARKING PLAN (A TYPE BLDG.)



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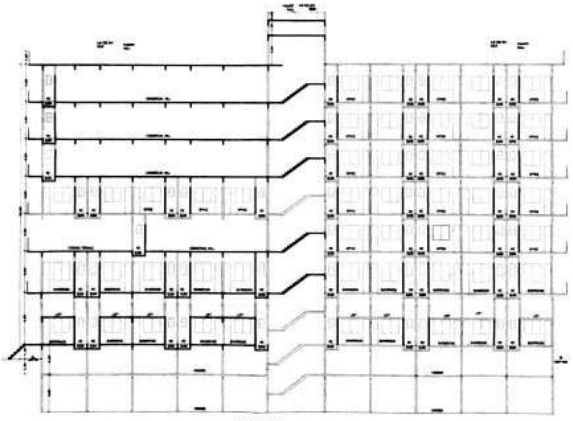

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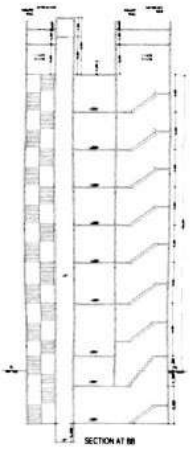

SECTION AT BB

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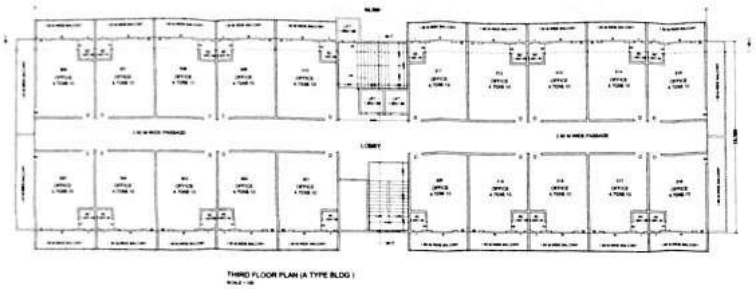
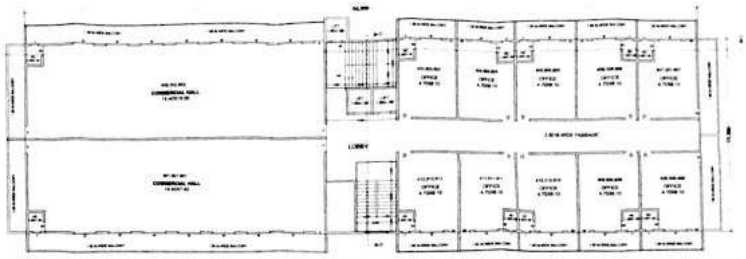
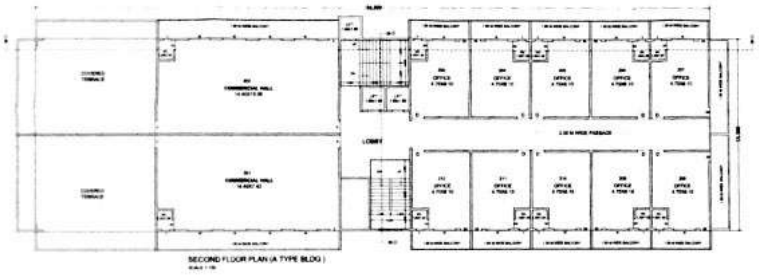


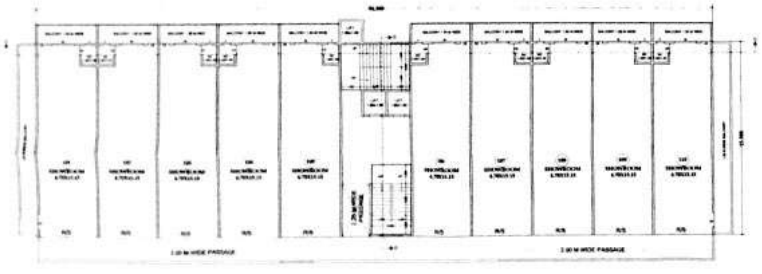
THIRD FLOOR PLAN (A TYPE BLDG.)



TYPICAL 4th,5th & 6th FLOOR PLAN (A TYPE BLDG.)

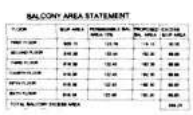


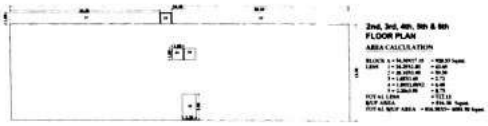
SECOND FLOOR PLAN (A TYPE BLDG.)



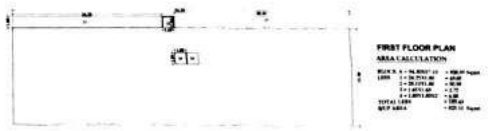
FIRST FLOOR PLAN (A TYPE BLDG.)

BALCONY AREA STATEMENT





2nd, 3rd, 4th, 5th & 6th FLOOR PLAN
AREA CALCULATION



FIRST FLOOR PLAN
AREA CALCULATION

LEGENDS

SCHEDULE OF OPENING

D	1.000x2.100	TEAK WOOD FRA
D1	0.900x2.100	TEAK WOOD FRA
D2	0.750x2.100	TEAK WOOD FRA
W	1.800x1.800	ALU WINDOWS
W1	1.500x1.500	ALU WINDOWS
W2	1.500x0.900	ALU WINDOWS
V	0.600x0.750	M/S GLAZED VE

SPECIFICATION

- R.C.C. FRAME STRUCTURE
- INTERNAL WALL 0.100M THICK
- AND OUTER WALL 0.150 M THICK
- SAND FINISHED OUTER PLASTER
- NEERU FINISHED INTERNAL PLASTER
- CERAMIC TILE FLOORING
- CASING TYPE ELECTRIFICATION
- CONSILLED TYPE PLUMBING

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

FOR
M/S SHRINIWAS ASSOCIATES

SIGNATURE OF OWNER

Drawn by :- SAMATH.R.D
Scale :-1:100 / 200 / 50
Date :

ARCHITECT

MANOJ KALA & ASSOCIA

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

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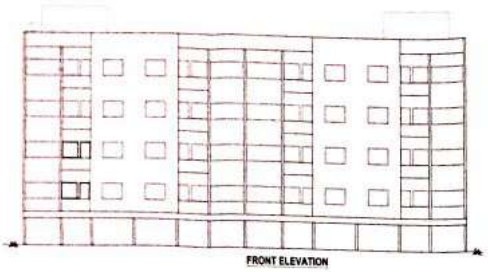

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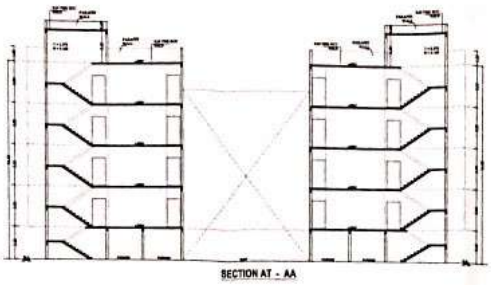

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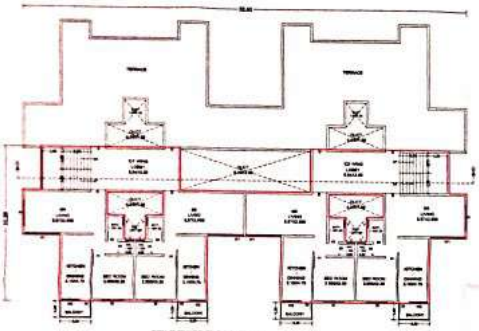


STILT THIRD FLOOR PLAN

TYPICAL STILT,STILT FIRST, STILT SECOND & STILT THIRD FLOOR STAIRCASE AREA

AREA CALCULATION

BLOCK A = 4.870.43(51) = 39.39 Sqmt.

NET B/UP AREA = 39.39 Sqmt. = 39.39*4 = 117.57 Sqmt.

PARKING AREA STATEMENT

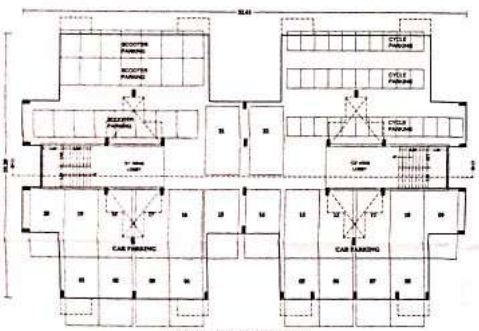
SR. NO.	OCCUPANCY	NO. OF UNITS	NON- CONVERTED AREA CAR	SCOOTER	CYCLE	TOTAL PROPOSED CAR	SCOOTER	CYCLE
1	FLATS CARPET AREA 45 SQM - 60 SQM	28	28	56	56	22	22	22
	TOTAL	28	28	56	56	22	22	22

BALCONY AREA STATEMENT

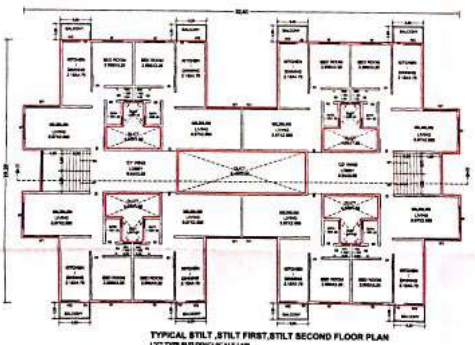
FLOOR	B/UP AREA	PERMISSIBLE BAL. AREA 15%	PROPOSED BAL. AREA	EXCESS B/UP AREA
STILT FLOOR	445.66	67.64	22.56	22.56
STILT FIRST FLOOR	445.66	67.64	22.56	22.56
STILT SECOND FLOOR	445.66	67.64	22.56	22.56
STILT THIRD FLOOR	289.56	43.56	11.34	22.56
TOTAL BALCONY EXCESS AREA				90.24Sqm

"C" TYPE BUILDING AREA STATEMENT

FLOOR	WING	FLAT NO.	B/UP AREA	CARPET AREA	NO OF FLAT
STILT FLOOR	"C1" WING	101 TO 104	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT FLOOR	"C2" WING	105 TO 108	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT FLOOR	"C3" WING	109 TO 112	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT FLOOR	"C4" WING	113 TO 116	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT FIRST	"C1" WING	201 TO 204	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT FIRST	"C2" WING	205 TO 208	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT FIRST	"C3" WING	209 TO 212	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT FIRST	"C4" WING	213 TO 216	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT SECOND	"C1" WING	301 TO 304	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT SECOND	"C2" WING	305 TO 308	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT SECOND	"C3" WING	309 TO 312	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT SECOND	"C4" WING	313 TO 316	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT THIRD	"C1" WING	401 TO 404	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT THIRD	"C2" WING	405 TO 408	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT THIRD	"C3" WING	409 TO 412	45.05Sq.Mt.	42.81Sq.Mt.	4
STILT THIRD	"C4" WING	413 TO 416	45.05Sq.Mt.	42.81Sq.Mt.	4



GROUND /PARKING FLOOR PLAN



TYPICAL STILT ,STILT FIRST,STILT SECOND FLOOR PLAN

STILT THIRD FLOOR PLAN

AREA CALCULATION

BLOCK A = 32.43*31.20 = 505.54 Sqmt.

LESS 1 = 1.35*33.13*2 = 8.35

2 = 9.29*3.13 = 29.36

3 = 6.26*2.10*4*2 = 13.20

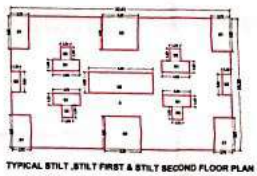
4 = 1.54*2.10*2 = 3.54

5 = 2.73*4.00*2 = 36.38

6 = 0.25*4.00 = 20.47

TOTAL LESS = 136.27

NET B/UP AREA = 369.27 Sqmt.



TYPICAL STILT ,STILT FIRST & STILT SECOND FLOOR PLAN

AREA CALCULATION

BLOCK A = 32.43*31.20 = 505.54 Sqmt.

LESS 1 = 1.35*33.13*2 = 89.35 Sqmt.

2 = 9.29*3.13 = 92.79

3 = 6.26*2.10*4*2 = 52.70

4 = 1.54*2.10*2 = 12.96

5 = 2.73*4.00*2 = 36.38

6 = 0.25*4.00 = 20.47

7 = 1.35*2.10*2 = 5.67

TOTAL LESS = 370.02

NET B/UP AREA = 135.52 Sqmt.

OFFICE USE ONLY | SHEET NO.

AREA STATEMENT

PROPOSED B/UP AREA ON "C" TYPE BUILDING

PROPOSED B/UP AREA ON

STILT FLOOR	= 486.99
STILT FIRST FLOOR	= 486.99
STILT SECOND FLOOR	= 486.99
STILT THIRD FLOOR	= 289.56
B/UP AREA	= 1812.57
STAIRCASE FREE AREA**	= 117.57
NET B/UP AREA	= 1695.00 SQM.

LEGENDS

SCHEDULE OF OPENING

D	-1.000x2.100	TEAK WOOD FRAM
D1	-0.900x2.100	TEAK WOOD FRAM
D2	-0.750x2.100	TEAK WOOD FRAM
W	-1.500x1.800	ALU WINDOWS
W1	-1.50x1.500	ALU WINDOWS
W2	-1.500x0.900	ALU WINDOWS
V	-0.600x0.750	M/S GLAZED VEN

SPECIFICATION

* R.C.C FRAME STRUCTURE
* INTERNAL WALL 0.100M THICK
* AND OUTER WALL 0.180 M THICK
* SAND FINISHED OUTER PLASTER
* NEERU FINISHED INTERNAL PLASTER
* DERI MIC TILE FLOORING
* CASING TYPE ELECTRIFICATION
* CONSILLED TYPE PLUMBING

PROPOSED GROUP HOUSING SCHEME "VASTU ELITE" ON GUT NO 87 (PART), BEED BYPASS, SATARA, AURANGABAD

FOR M/S SHRINIWAS ASSOCIATES

SIGNATURE OF OWNER.

Drawn by :- BARATH.N.D | N

Scale :-1:100 / 200 / 50

Date :-

ARCHITECT

MANOJ KALA & ASSOCIATES

20A, TAPADIA GARDEN,SAMARTH NAGAR AURANGABAD. PH 2342280 MOBIL NO 9423151761

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