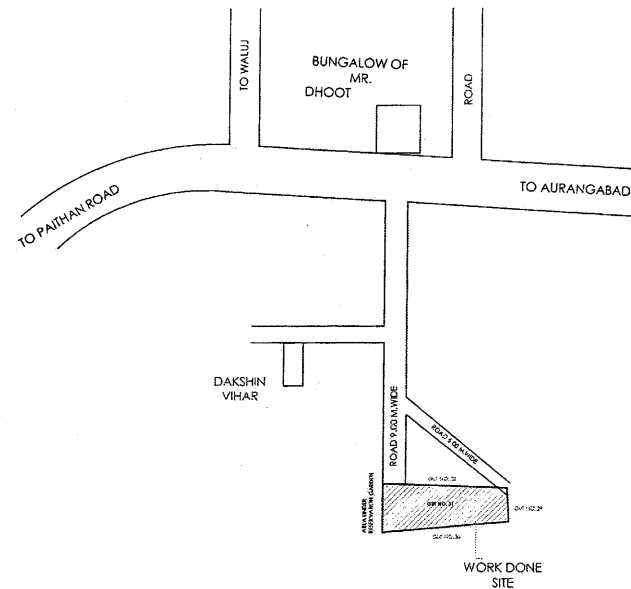
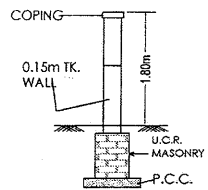
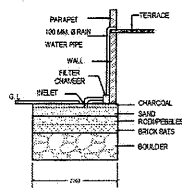




LOCATION PLAN
NOT TO SCALE



TYPICAL SECTION THROUGH
COMPOUND WALL



SECTION OF RAIN
HARVESTING SOAKPIT

01 TO 07
ROW HOUSE CARPET AREA

R. HOUSE NO.	CARPET AREA Sq.m.
01	128.40
02	128.40
03	128.40
04	142.90
05	142.90
06	142.90
07	142.90

08 TO 14
ROW HOUSE CARPET AREA

R. HOUSE NO.	CARPET AREA Sq.m.
08	138.50
09	138.50
10	138.50
11	138.50
12	138.50
13	138.50
14	138.50

AREA STATEMENT (WORK DONE B/UP)

ROW HOUSE NO. - 1 TO 7
TOTAL B/UP AREA — 1070.12 SQ.M.
ROW HOUSE NO. - 8 TO 14
TOTAL B/UP AREA — 1118.85 SQ.M.
(A' BUILDING)
TOTAL B/UP AREA — 2924.20 SQ.M.
NET TOTAL W. D. B/UP AREA — 5113.17 SQ.M.

ROW HOUSE 8 TO 14 BALCONY AREA

R. H. NO.	BALCONY AREA SQ.M.
8	24.45
9	24.45
10	24.45
11	24.45
12	24.45
13	24.45
14	24.45
TOTAL BALCONY AREA	171.15

Work done Plan are
accepted for occupancy
certificate is Issued with
Letter No. 17/2023/34
Date 17.10.2023
DY. ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar
O.C. Signed By D.D.T.P.

PROFORMA - I: AREA STATEMENT

WORK DONE BUILDING PLAN ON PLOT NO. 1 & 2, GUT NO. 31,
(SAI PARADISE, PROJECT - A & B) AT ITKHEDA, TQ. DIST.
AURANGABAD.

AREA STATEMENT	SQ.M.
1. AREA OF PLOT (MINIMUM AREA OF A,B,C. TO BE CONSIDERED)	
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	2963.39 SQ.M.
B) AS PER MEASUREMENT SHEET	
C) AS PER SITE	2963.39 SQ.M.
2. DEDUCTIONS FOR	
A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	00.00 SQ.M.
B) ANY D.P. RESERVATION AREA (TOTAL A+B)	
3. BALANCE AREA OF PLOT (1-2)	2963.39 SQ.M.
4. AMENITY SPACE (IF APPLICABLE)	N/A
A) REQUIRED	
B) ADJUSTMENT OF 2(B) IF ANY	
C) BALANCE PROPOSED	
5. NET PLOT AREA (3-4 (C))	2963.39 SQ.M.
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	N/A
A) REQUIRED	
B) PROPOSED	
7. INTERNAL ROAD AREA	N/A
8. PLOT AREA (IF APPLICABLE)	2963.39 SQ.M.
9. B/UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC F.S.I.) (2963.39 X 1.10)	3259.72 SQ.M.
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
A) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TOD ZONE	0.50
B) PROPOSED FSI ON PAYMENT OF PREMIUM PREMIUM USE AREA TAKEN - 44 %	1294.00
NEW PREMIUM USE AREA TO BE TAKEN - 1.5 %	44.00

TITLE

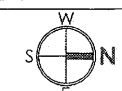
WORK DONE BUILDING PLAN ON PLOT NO. 1 & 2, IN
GUT NO. 31, (SAI PARADISE, PROJECT - A & B) AT ITKHEDA,
TQ. DIST. AURANGABAD.

FOR:- AVENUE GOLD LANDMARKS

LLP THROUGH PARTNER
MR. DEEPAK J. PARMAR
MR. SAMBAHJI R. ATKARE
MR. VINAY C. SURANA

REFERENCE

PLOT BOUNDARY LINE	---
WORK DONE LINE	---
DRAINAGE LINE	---
WATER SUPPLY LINE	---



DRG. NO.
DATE: - 12-11-2022
DRG - V. Pawar
SCALE 1:100, 1:200

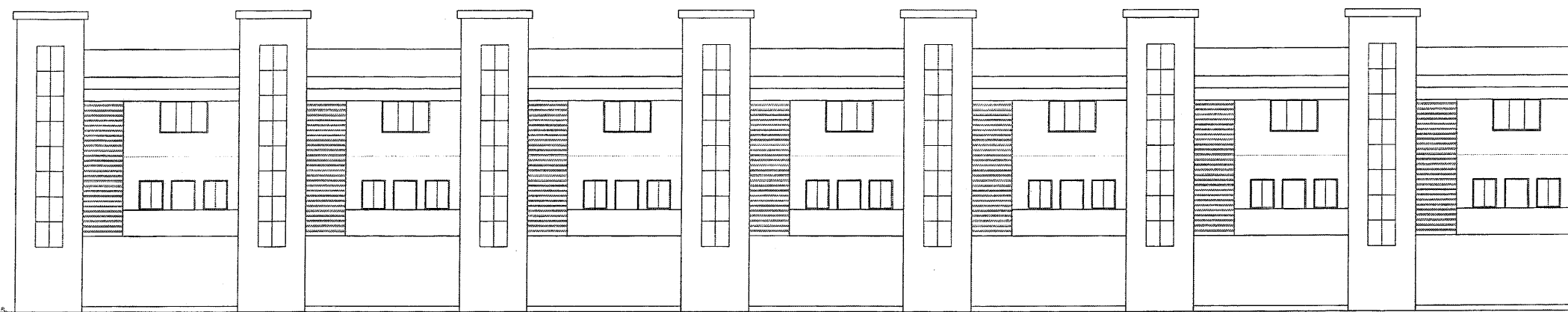
AVINASH B. PAWAR
B.Arch, F.V.A.I.I.A.
Architect & Approved Valuers
(Reg. No. CA/99/25088)

AR. AVINASH PAWAR
B.Arch, AIA, FIV
ARCHITECTS &
INTERIOR DESIGNERS
13, FIRST FLOOR, CHETAN TRADE CENTRE, JALNA
ROAD, AURANGABAD. - 431005
(Ph : 02025 - 294289)

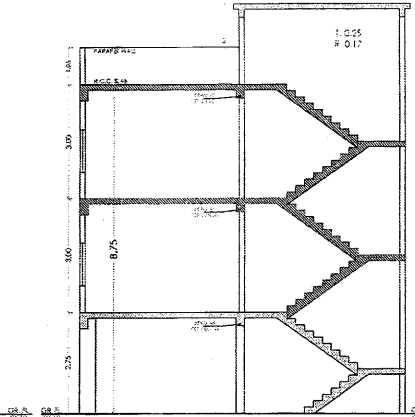
CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE
DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA
SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME
RECORDS / LAND RECORDS DEPARTMENT/CITY SURVEY 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 & SIGNATURE



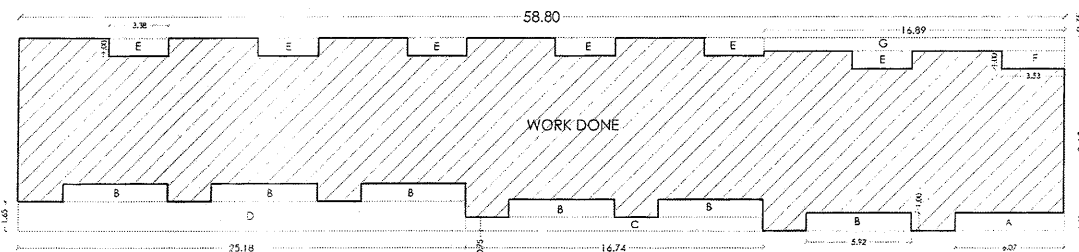
LAYOUT PLAN
SCALE : 1:200



ELEVATION



SECTION - AA



STILT FL. BLOCK PLAN
SCALE 1:200

AREA CALCULATION STILT FL.

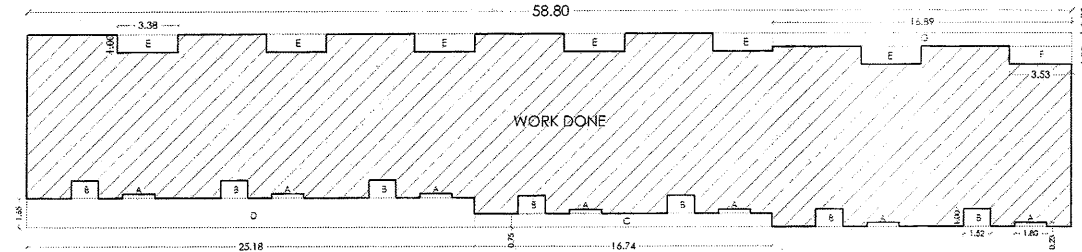
$58.80 \times 10.85 = 637.98 \text{ SQ.M.}$

DEDUCTION

A) $6.07 \times 1.00 = 6.07$
B) $5.92 \times 1.00 \times 6 = 35.52$
C) $16.74 \times 0.75 = 12.55$
D) $25.18 \times 1.65 = 41.54$
E) $3.38 \times 1.00 \times 6 = 20.28$
F) $3.53 \times 1.00 = 3.53$
G) $16.89 \times 0.75 = 12.66$
 $= 132.14$

$637.98 - 132.14 = 505.84$

STILT FL. B/UP AREA = 505.84 SQ.M.



STILT FIRST FL. BLOCK PLAN
SCALE 1:200

AREA CALCULATION STILT FIRST FL.

$58.80 \times 10.85 = 637.98 \text{ SQ.M.}$

DEDUCTION

A) $1.80 \times 0.23 \times 7 = 2.89$
B) $1.52 \times 1.00 \times 7 = 10.64$
C) $16.74 \times 0.75 = 12.55$
D) $25.18 \times 1.65 = 41.54$
E) $3.38 \times 1.00 \times 6 = 20.28$
F) $3.53 \times 1.00 = 3.53$
G) $16.89 \times 0.75 = 12.66$
 $= 104.08$

$637.98 - 104.08 = 533.90$

STILT FIRST FL. B/UP AREA = 533.90 SQ.M.

AREA CALCULATION PARKING FL.

$2.45 \times 3.55 / 2 = 4.34 \text{ SQ.M.}$
 $4.34 \times 7 = 30.38$

PARKING FL. B/UP AREA = 30.38 SQ.M.

BALCONY AREA CALCULATION

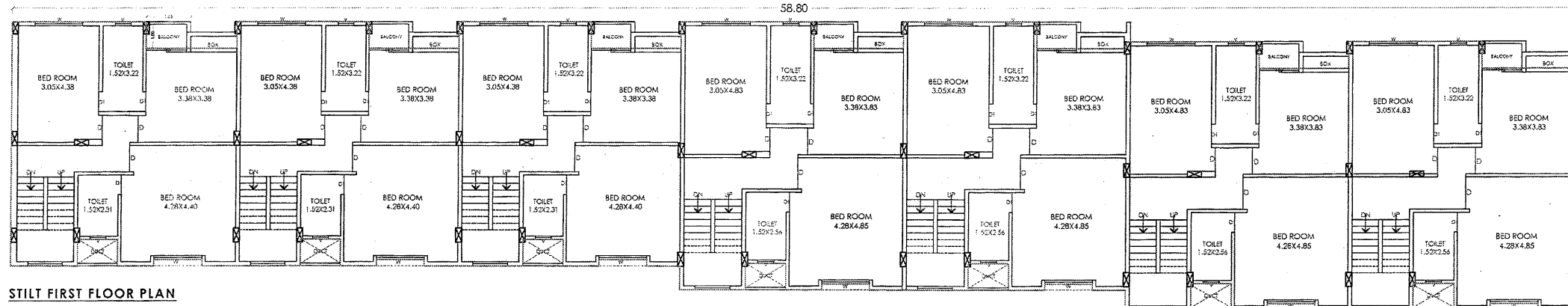
$1.00 \times 3.38 \times 7 = 23.66$
 $1.00 \times 4.40 \times 7 = 30.80$
 $= 54.46$

STILT FL. BALCONY AREA = 54.46 SQ.M.

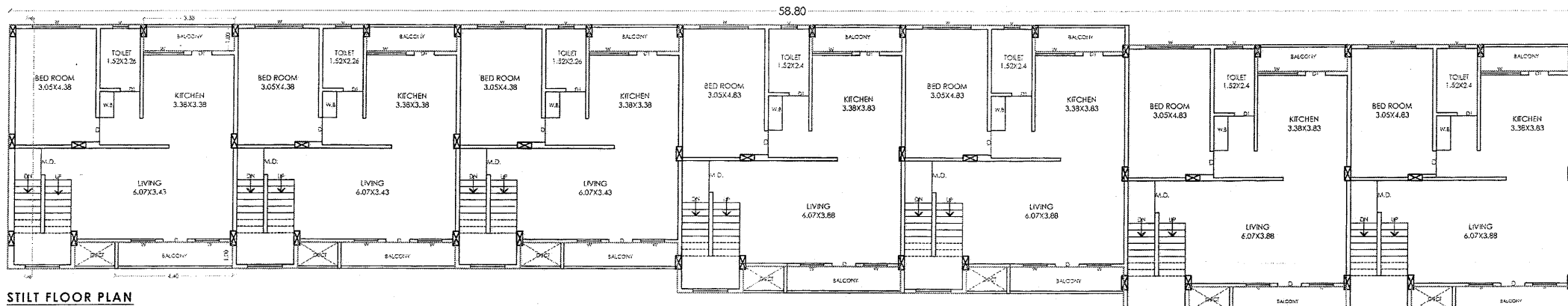
$1.00 \times 1.65 \times 7 = 11.55$

STILT FIRST FL. BALCONY AREA = 11.55 SQ.M.

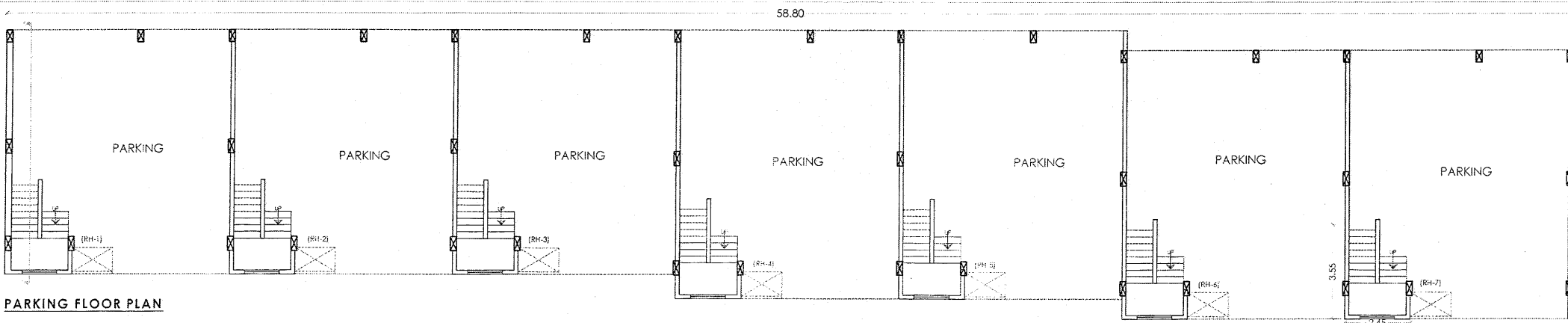
TOTAL BALCONY AREA = 66.00 SQ.M.



STILT FIRST FLOOR PLAN



STILT FLOOR PLAN



PARKING FLOOR PLAN

OFFICE USE ONLY 2/4

ROW HOUSE - 1 TO 7

Work done Plan area
accepted for occupancy
certificate is issued with
reference No. 171/2022
Date 17/11/2022

DY. ENGINEER
Town Planning
Municipal Corporation
Nashik

O.C. Signed By D.D.T.P.

AREA STATEMENT

ROW HOUSE NO. - 1 TO 7

(WORK DONE AREA)

PARKING FL. B/UP AREA 30.38 SQ.M.

STILT FL. B/UP AREA 505.84 SQ.M.

STILT FIRST FL. B/UP AREA 533.90 SQ.M.

TOTAL B/UP AREA 1070.12 SQ.M.

SCHEDULE OF OPENINGS

Opening	Size	Opening	Size
D	1.00 X 2.10	W	1.50 X 0.90
D1	0.90 X 2.10	W1	1.80 X 1.20
D2	0.75 X 2.10	V	0.60 X 0.75

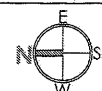
REFERENCE

PLOT BOUNDARY LINE

WORK DONE LINE

DRAINAGE LINE

WATER SUPPLY LINE



DRG. NO.

DATE: - 12-11-2022

DRG - PAWAR

SCALE 1:100, 1:200

TITLE

WORK DONE PLAN ON PLOT NO. 1 & 2, IN GUT NO. 31
(SAI PARADISE, PROJECT - B) AT ITKHEDA, TQ. DIST.
AURANGABAD.

FOR:- AVENUE GOLD LANDMARKS

LLP THROUGH PARTNER

MR. DEEPAK J. PARMAR
MR. SAMBAHJI R. ATKARE
MR. VINAY C. SURANA

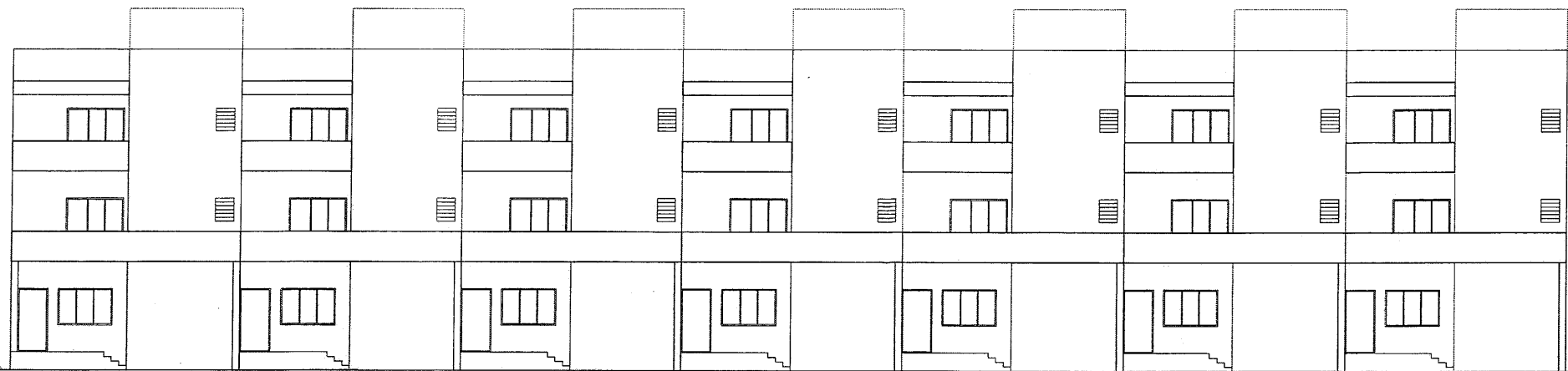
AVINASH B. PAWAR
B. Arch. FIV. A.I.I.A.
Architect & Approved Valuers
Plot No. CA/99/25008

AR. AVINASH PAWAR

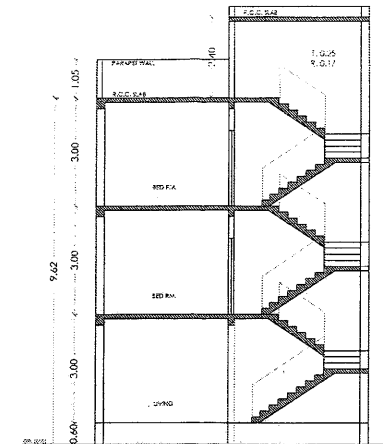
ARCHITECTS &
INTERIOR DESIGNERS

4

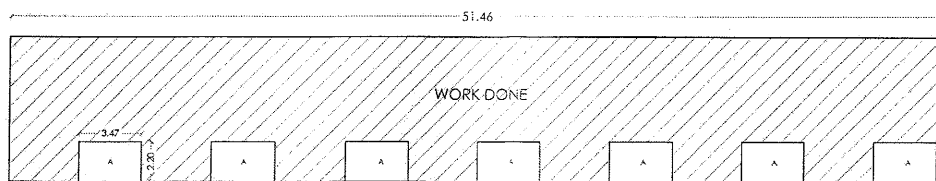
113, FIRST FLOOR, CHETAN TRADING CO. BLDG.
JALNA ROAD, AURANGABAD - 431003
Ph: 02060 - 234234



ELEVATION



SECTION - AA



GROUND FL. BLOCK PLAN
SCALE 1:300

AREA CALCULATION GR. FL.

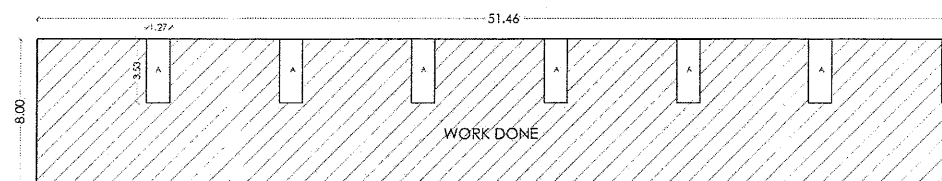
51.46 X 8.00 = 411.68 SQ.M.

DEDUCTION

A) 3.47 X 2.20 X 7 = 53.43

411.68 - 53.43 = 358.25

GROUND FL. B/UP AREA = 358.25 SQ.M.



FIRST & SECOND FL. BLOCK PLAN
SCALE 1:300

AREA CALCULATION FIRST & SECOND

51.46 X 8.00 = 411.68 SQ.M.

DEDUCTION

A) 1.27 X 3.53 X 7 = 31.38

411.68 - 31.38 = 380.30

FIRST FL. B/UP AREA = 380.30 SQ.M.

SECOND FL. B/UP AREA = 380.30 SQ.M.

BALCONY AREA CALCULATION

1.00 X 51.46 = 51.46

1.27 X 3.53 X 7 = 31.38

= 82.84

FIRST FL. BALCONY AREA = 82.84 SQ.M.

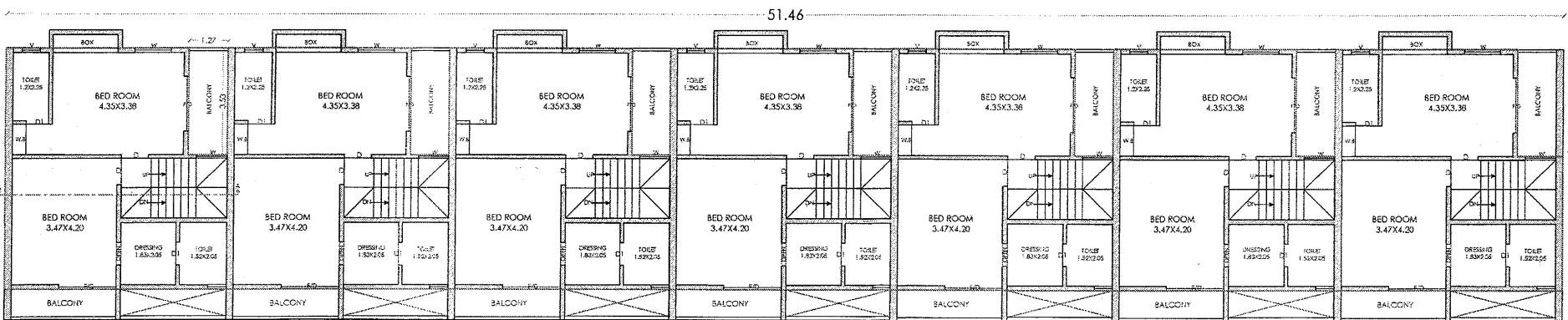
1.00 X 3.70 X 7 = 25.90

1.27 X 3.53 X 7 = 31.38

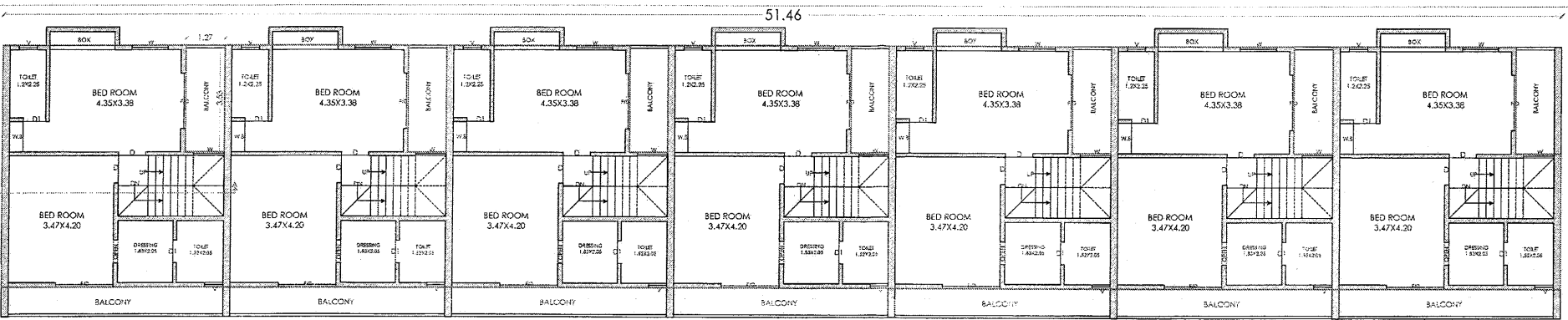
= 57.28

SECOND FL. BALCONY AREA = 57.28 SQ.M.

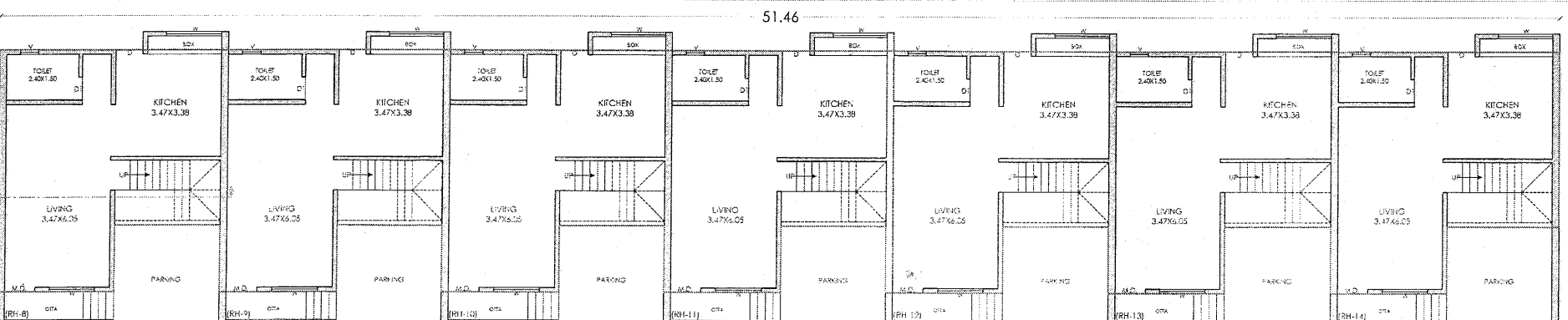
TOTAL BALCONY AREA = 140.12 SQ.M.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

OFFICE USE ONLY

3/4

ROW HOUSE - 8 TO 14

Work done Plan are
accepted for occupancy
certificate is Issued
Letter No. 17/2022/34
Date 12/11/2022
DY. ENGINEER
Town Planning
Municipal Corporation
Aurangabad
O.C. Signed By D.D.T.P.

AREA STATEMENT

ROW HOUSE NO. - 8 TO 14

(WORK DONE AREA)

GROUND FL. B/UP AREA = 358.25 SQ.M.

FIRST FL. B/UP AREA = 380.30 SQ.M.

SECOND FL. B/UP AREA = 380.30 SQ.M.

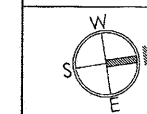
TOTAL B/UP AREA = 1118.85 SQ.M.

SCHEDULE OF OPENINGS

Opening	Size	Opening	Size
D	1.00 X 2.10	W	1.50 X 0.90
D1	0.90 X 2.10	W1	1.80 X 1.20
D2	0.75 X 2.10	V	0.60 X 0.75

REFERENCE

PLOT BOUNDARY LINE	---
WORK DONE LINE	---
DRAINAGE LINE	---
WATER SUPPLY LINE	---



DRG. NO.
DATE: - 12-11-2022
DRG. - PAWAR
SCALE 1:100, 1:200

TITLE

WORK DONE PLAN ON PLOT NO. 1 & 2, IN GUT NO. 31,
(SAI PARADISE, PROJECT - B) AT ITKHEDA, TQ. DIST.
AURANGABAD.

FOR:- AVENUE GOLD LANDMARKS

LLP THROUGH PARTNER

MR. DEEPAK J. PARMAR
MR. SAMHAJI R. ATKARE
MR. VINAY C. SURANA

AR. AVINASH PAWAR

B. Arch., A.I.A., F.V.

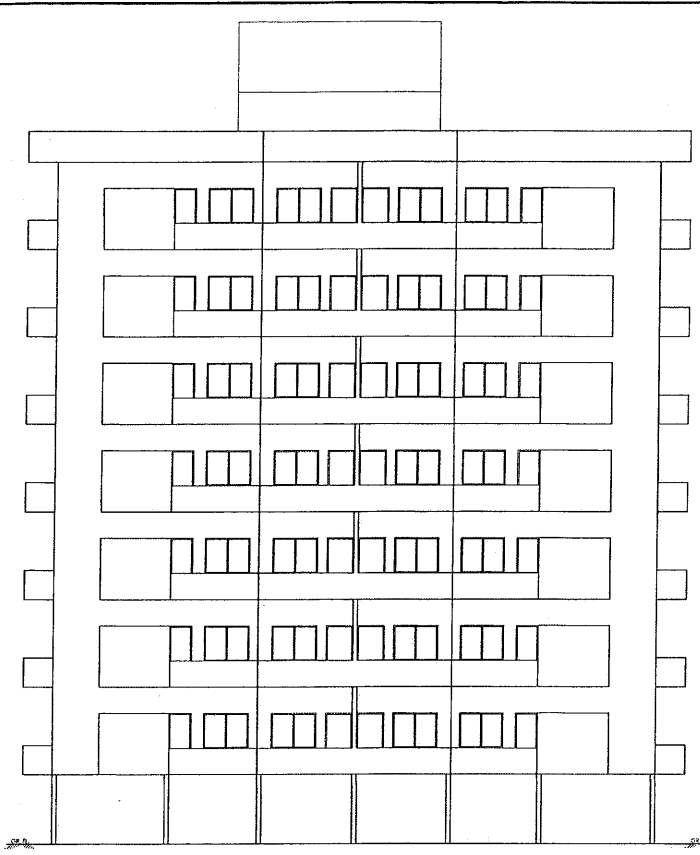
ARCHITECTS &
INTERIOR DESIGNERS



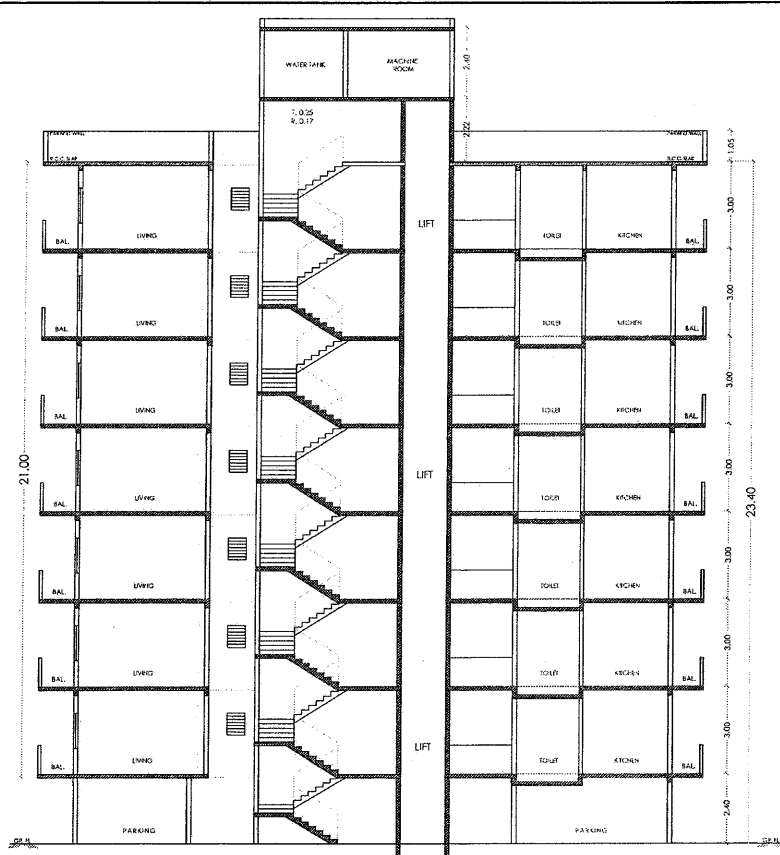
AVINASH B. PAWAR
B. Arch., F.V.A.I.A.
Architect & Approved Valuers
(Reg. No. CA/99/25083)

113, FIRST FLOOR, CHEFAN INADE CENTRE,
JATINA ROAD, AURANGABAD. - 431005
PH: 02040 - 2042047

Work done plan accepted for occupancy certificate is issued on 12/11/2022
DY. ENGINEER
Town Planning
Municipal Corporation
Aurangabad
O.C. Signed By D.D.T.P.



EAST ELEVATION

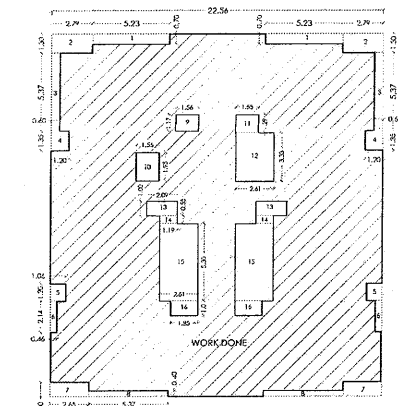


SECTION - AA

AREA CALCULATION P-LINE B/UP

22.56 X 24.88 = 561.29 SQ.M.
DEDUCTION
1) 5.23 X 0.70 X 2 = 7.32
2) 2.79 X 1.30 X 2 = 7.25
3) 0.60 X 5.37 X 2 = 6.44
4) 1.20 X 1.35 X 2 = 3.24
5) 1.06 X 1.20 X 2 = 2.54
6) 0.46 X 2.14 X 2 = 1.96
7) 2.65 X 1.00 X 2 = 5.30
8) 5.37 X 0.40 X 2 = 4.29
9) 1.56 X 1.17 = 1.82
10) 1.56 X 1.95 = 3.04
11) 1.55 X 1.29 = 2.00
12) 2.61 X 3.33 = 8.69
13) 2.09 X 1.00 X 2 = 4.18
14) 1.19 X 0.55 X 2 = 1.30
15) 2.61 X 5.30 X 2 = 27.66
16) 1.85 X 1.00 X 2 = 3.70
= 90.73
561.29 - 90.73 = 470.56

STILT FOURTH FL. B/UP AREA = 470.56 SQ.M.
STILT FIFTH FL. B/UP AREA = 470.56 SQ.M.
STILT SIXTH FL. B/UP AREA = 470.56 SQ.M.



STILT FOURTH, STILT FIFTH, STILT SIXTH FLOOR PLAN

PARKING AREA STATEMENT

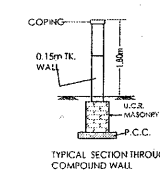
SR. NO.	PARKING SPACE FOR EVERY	REQUIRED PARKING		PROVIDED PARKING	
		CAR	Two Wheeler	CAR	Two Wheeler
01	2 Tnmt. Corpel Area 40 up to 80 Sq.m.	15	74	16	75

MULTIPLYING FACTOR 0.70

BALCONY AREA CALCULATION

OPEN BALCONY
1) 2.83 X 1.00 X 4 = 11.32
2) 6.53 X 1.00 X 2 = 13.06
3) 1.09 X 3.23 X 4 = 14.08
4) 1.20 X 4.36 X 2 = 10.51
= 48.97
ENCLOSE BALCONY
5) 1.20 X 1.45 X 2 = 3.48
= 52.45
STILT FL. BAL. AREA = 52.45 SQ.M.
STILT FIRST FL. BAL. AREA = 52.45 SQ.M.
STILT SECOND FL. BAL. AREA = 52.45 SQ.M.
STILT THIRD FL. BAL. AREA = 52.45 SQ.M.
TOTAL BALCONY AREA = 209.80 SQ.M.

FLOOR	B/UP AREA	15% PERMISSIBLE	OPEN BAL.	ENCLOSE BAL.
GR. & PARKING	0.00	—	—	—
STILT FL.	378.13	56.72	48.97	3.48
STILT FIRST FL.	378.13	56.72	48.97	3.48
STILT SECOND FL.	378.13	56.72	48.97	3.48
STILT THIRD FL.	378.13	56.72	48.97	3.48
TOTAL	1512.52	226.88	195.88	13.92



TYPICAL SECTION THROUGH COMPOUND WALL

AREA CALCULATION

21.36 X 22.88 = 488.71 SQ.M.

DEDUCTION

1) 1.85 X 1.00 X 2 = 3.70
2) 2.60 X 5.20 X 2 = 27.04
3) 3.00 X 1.70 X 2 = 10.20
4) 0.90 X 1.15 X 2 = 2.07
5) 1.70 X 2.10 = 3.57
6) 5.00 X 3.55 = 17.75
7) 1.55 X 1.15 X 2 = 3.56
8) 2.60 X 3.55 = 9.23
9) 0.30 X 4.45 = 1.33
10) 2.83 X 0.70 X 2 = 3.96
11) 4.73 X 0.30 = 1.42
= 83.83
12) 1.23 X 3.23 = 3.97
13) 0.74 X 9.32 = 6.89
14) 0.60 X 6.72 = 4.03
15) 2.97 X 0.40 X 2 = 2.37
16) 0.32 X 6.72 = 2.15
17) 0.46 X 9.32 = 4.28
18) 0.95 X 3.23 = 3.06
= 26.75
83.83 + 26.75 = 110.58
488.71 - 110.58 = 378.13

STILT FL. B/UP AREA = 378.13 SQ.M.
STILT FIRST FL. B/UP AREA = 378.13 SQ.M.
STILT SECOND FL. B/UP AREA = 378.13 SQ.M.
STILT THIRD FL. B/UP AREA = 378.13 SQ.M.

AREA STATEMENT

(A' BUILDING)	
WORK DONE B/UP AREA	
STILT FL. B/UP AREA	378.13 SQ.M.
STILT FIRST FL. B/UP AREA	378.13 SQ.M.
STILT SECOND FL. B/UP AREA	378.13 SQ.M.
STILT THIRD FL. B/UP AREA	378.13 SQ.M.
TOTAL B/UP AREA	1512.52 SQ.M.
WORK DONE P-LINE B/UP AREA	
STILT FOURTH FL. B/UP AREA	470.56 SQ.M.
STILT FIFTH FL. B/UP AREA	470.56 SQ.M.
STILT SIXTH FL. B/UP AREA	470.56 SQ.M.
TOTAL B/UP AREA	1411.68 SQ.M.
NET TOTAL WORK DONE B/UP AREA	2924.20 SQ.M.

SCHEDULE OF OPENINGS

Opening	Size	Opening	Size
U	1.00 X 2.10	W	1.50 X 0.90
D1	0.90 X 2.10	W1	1.80 X 1.20
D2	0.75 X 2.10	V	0.60 X 0.75

REFERENCE

PLOT BOUNDARY LINE	—
WORK DONE LINE	—
DRAINAGE LINE	—
WATER SUPPLY LINE	—

DRG. NO.
DATE: 12-11-2022
DRG - PAWAR
SCALE 1:100, 1:200

TITLE

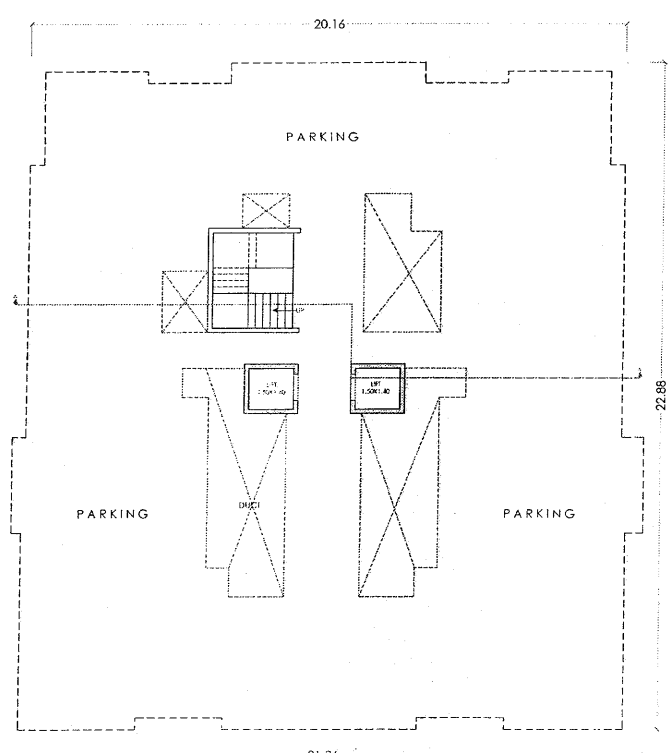
WORK DONE BUILDING PLAN ON PLOT NO. 1 & 2, GUT NO. 31, (SAI PARADISE, PROJECT - A) AT IKHEDA, TG. DIST. AURANGABAD.

FOR:- AVENUE GOLD LANDMARKS

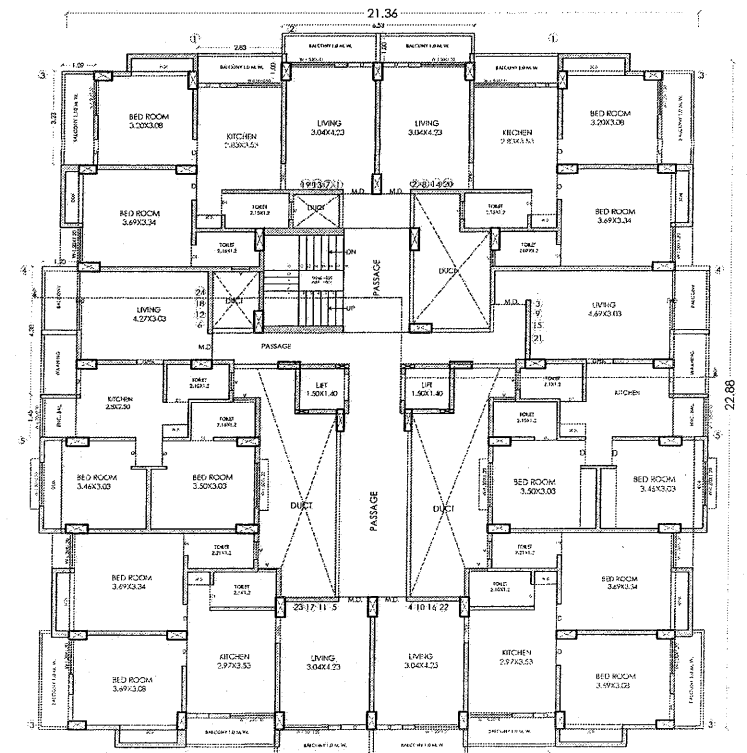
MR. DEEPAK J. PARMAR
MR. SAMBAHJI R. ATKARE
MR. VINAY C. SURANA

AR. AVINASH PAWAR
B. Arch. ASA, FIV

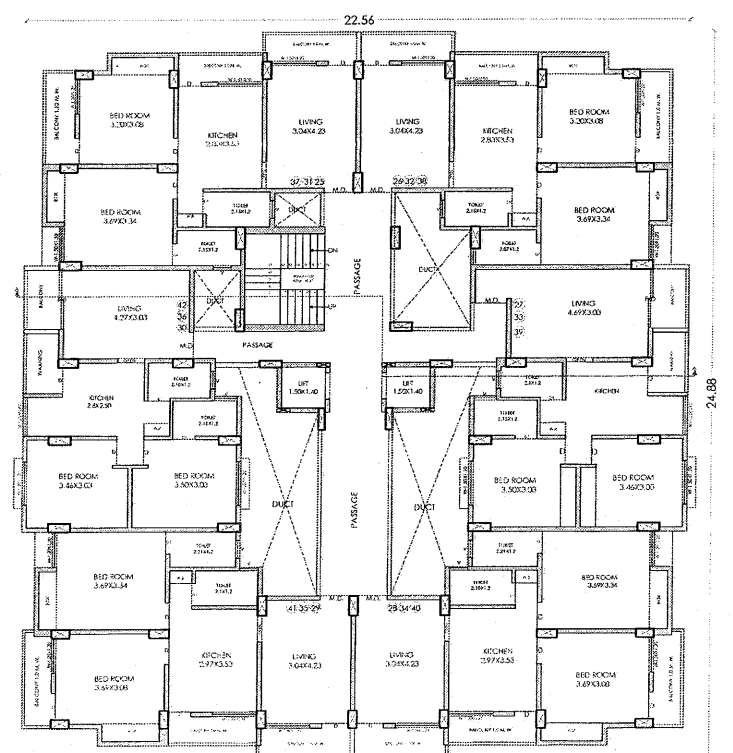
ARCHITECTS & INTERIOR DESIGNERS



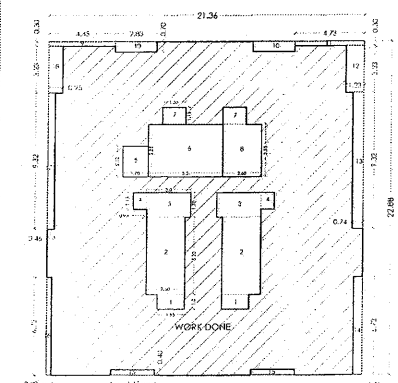
PARKING FLOOR PLAN



STILT, STILT FIRST, STILT SECOND & STILT THIRD FLOOR PLAN



STILT FOURTH, STILT FIFTH, STILT SIXTH FLOOR PLAN



STILT, STILT FIRST, STILT SECOND & STILT THIRD FL. BLOCK PLAN