RESIDENTIAL

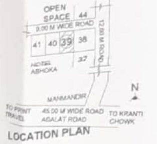
BUILDING	FLOORS	EXISTING FSI AREA			FSI AREA					BALCONY (15%)			TERRACE (20%)			LIFT	TOTAL
		COMM.	RESI.	IND.	COMM.	RESI.	IND.	SPECIAL	MEZZ.	PERM.	PROP.	EXCESS	PERM.	PROP.	EXCESS		FSIAREA
RESIDENTIAL	GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RESIDENTIAL	TYPICAL FLOOR	0.00	0.00	0.00	0.00	802.55	0.00	0.00	0.00	120.38	85.20	0.00	160.51	0.00	0.00	12.80	802.55
MD	Total	0.00	0.00	0.00	0.00	802.55	0.00	0.00	0.00	120.38	85.20	0.00	160.51	0.00	0.00	12.80	802.55

FLOOR WISE BUILT UP AREA - RESIDENTIAL

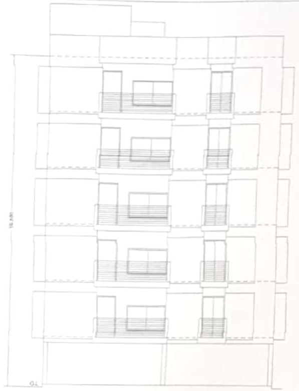
FLOORS	Flat No.	Flat Type	B/up Area + Bal. In Sq.Mt	Total Tene. Above 80	Total Tene. 40 To 80	Total Tene. Up To 40
TYPICAL FLOOR	1	3BHK	70.53	0.00	10.00	0.00
	1	3 BHK	70.53			
TOTAL				0.00	10.00	0.00

PARKING STATEMENT

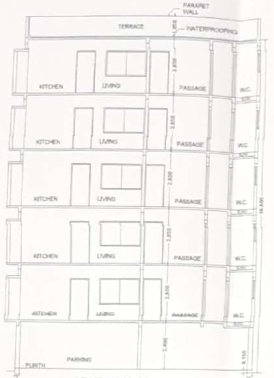
TENAMENT AREA	PARKING RATIO	NO.OF TENA.	REQUIRED PARKING	PROPOSED PARKING
FOR 3 TENA. BETWEEN 40 TO 80 S.MT.	1:4:4	10.00	4:16:16	–
VISITOR PARKING (5%)	0:0:0	0.00	1:1:1	–
				–
				–
		TOTAL	5:17:17	5:17:17



LOCATION PLAN

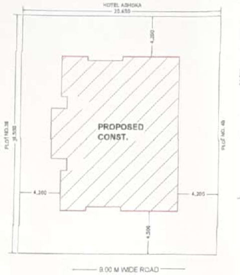


FRONT ELEVATION (SCALE - 1:100)

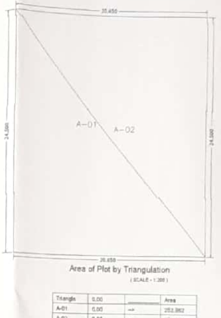


SECTION "A-A" (SCALE - 1:100)

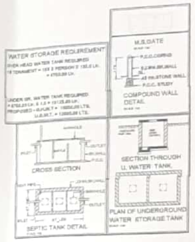
SECTION VIEW

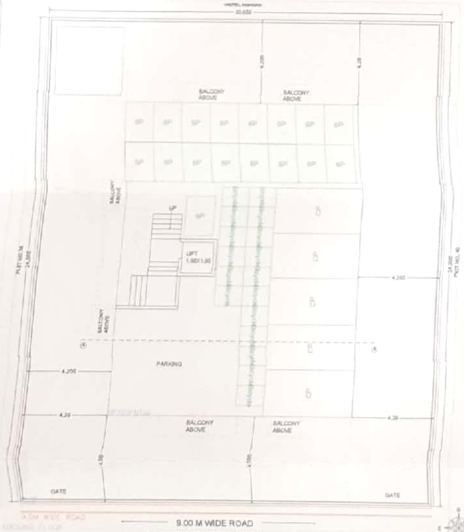


BLOCK PLAN (SCALE - 1:200)

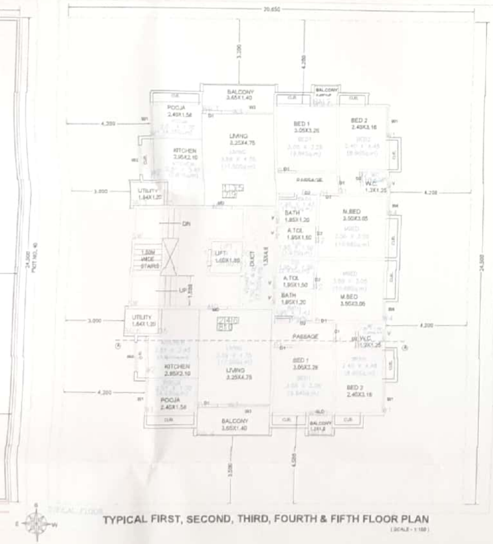


Area of Plot by Triangulation

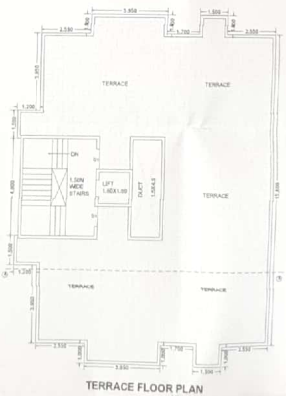

WATER STORAGE REQUIREMENT
COMPOUND WALL DETAIL
CROSS SECTION
SECTION THROUGH U. WATER TANK
SEPTIC TANK DETAIL
PLAN OF UNDERGROUND WATER STORAGE TANK



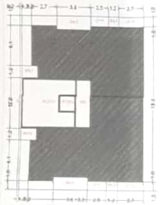
PARKING FLOOR PLAN (SCALE - 1:100)



TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN (SCALE - 1:100)



TERRACE FLOOR PLAN (SCALE - 1:100)



BUILT UP AREA CALCULATION FOR TYPICAL FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area (Sq.M)
BLOCK	13.45	17.80	239.41
BLOCK AREA TOTAL =239.41Sq.M			
DEDUCTION			
D-1	—	—	8.62
D-2	[illegible]	[illegible]	[illegible]
D-3	—	—	8.62
D-4	2.00	1.00	2.00
D-5	2.70	1.00	2.70
D-6	2.70	1.00	2.70
D-7	2.00	1.00	2.00
VSD	1.50	4.90	7.35
SC/PG	—	—	23.92
LIFT/RB	1.80	1.60	2.88
TOTAL =61.855Sq.M			
[illegible]			
BAL5	1.84	1.20	2.21
BAL1	1.84	1.20	2.21
BAL2	1.20	1.00	1.20
BAL3	3.65	1.40	5.11
BAL4	1.20	1.00	1.20
BAL5	3.65	1.40	5.11
TOTAL =17.04Sq.M			
Total Deduction =78.895Sq.M			
Net BuiltUp Area=160.52Sq.M			

SCHEDULE OF OPENING

NAME	LENGTH	HEIGHT	NOS.
D1	[illegible]	2.10	[illegible]
D2	[illegible]	2.10	[illegible]
D3	1.20	2.10	[illegible]
MD	1.20	2.10	[illegible]

SCHEDULE OF OPENING

NAME	LENGTH	HEIGHT	NOS.
[illegible]	[illegible]	[illegible]	[illegible]

BALCONY CALCULATION IN SQ.MT
RESIDENTIAL

FLOOR	SQ.M.	NO.	AREA
TYPICAL FLOOR	1.84x1.20	1	2.21
	1.84x1.20	1	2.21
	1.20x1.00	1	1.20
	3.65x1.40	1	5.11
	1.20x1.00	1	1.20
	3.65x1.40	1	5.11
TOTAL =			17.04

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
3 BHK-1	LIVING	17.55	[illegible]
	KITCHEN	7.81	
	PASSAGE	3.52	
	TOIL	[illegible]	
	BATH	1.79	
	WC	[illegible]	
	MBED	[illegible]	
	BED2	[illegible]	
	BED1	[illegible]	
	POOJA	4.23	

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
3BHK-1	LIVING	17.55	[illegible]
	KITCHEN	7.81	
	PASSAGE	3.52	
	TOIL	[illegible]	
	BATH	1.79	
	WC	[illegible]	
	MBED	[illegible]	
	BED2	[illegible]	
	BED1	[illegible]	
	POOJA	4.23	

PREMIUM STATEMENT

S.NO.	DESCRIPTION	AREA
1.	TOTAL PAID F.S.I. CONSUMED	43.67
2.	TOTAL ENCLOSED BALCONY	0.00
3.	TOTAL PROPOSED TERRACE	0.00

Stamps of Approval of plan

Signature valid
Digitally signed by SUMEDH SUDHAKAR KHARWADKAR
Date: 2019.05.06 1[illegible]:19:31 IST
Reason: Approved Drawing Plan
Location: Aurangabad Municipal Corporation

A. AREA STATEMENT

[illegible]	505.92
[illegible]	505.92
[illegible]	[illegible]
[illegible]	505.92
(a) Proposed D.P. [illegible]	0.00
[illegible]	[illegible]
(c) Any D.P. Reservation area	0.00
(d) Natural water course area	0.00
(e) Reserve Area	0.00
(Total a+b+c+d+e)	0.00
3. Gross Area of Plot (1-2)	505.92
4. Recreational Open space	
(a) Required	
(b) Proposed	0.00
5. Amenity Space -	
(a) Required -	0.00
(b) Proposed -	0.00
6. Service road and Highway widening	
7. Internal Road area	
8. Net Area of Plot = [3 - 4(b)-5(b)] [For Basic F.S.I. = 1.00]	505.92
9. Built up area with refer. to Basic F.S.I As per front road width (sr. no. 8 X 1.10)	556.51
10. Addition of area for F.S.I.	
(a) In-situ area against D.P. road [1.85x sr. no. 2 (c)], if any	0.00
(b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)]	0.00
(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)	151.78
(d) TDR area	202.37
(e) Additional FSI area under chapter VIII	
Total (a+b+c+d+e)	354.14
11. Total area available (9+10)	910.66
12. Maximum utilization of F.S.I. Permissible as per Road width(as per Regulation no. 15.4)	1.80
13. Total Built-up Area in proposal. (excluding area of Sr.No.15.b)	
a) Existing Built-up Area.	0.00
b) Proposed Built-up Area	802.55
c) Excess Balcony area counted in F.S.I.	0.00
d) Excess terraces area counted in F.S.I.	0.00
Total (a+b+c+d)	802.55
14. F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)	1.59
15. Area for Inclusive Housing, if any	
a) Required (20% of sr.no.9)	182.13
b) Proposed	

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SERVEYED BY ME ON – / / AND THE DIAMENSIONS OF SIDES etc. OF PLOT STATED ARE MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P SCHEME RECORD / LAND RECORD / CITY SURVEY RECORDS.

NAME OF OWNER: MS PRIDE REALTY DARSHAN A VATGE SARIKA S LAKHE
Address - P.NO.39, CTS.NO. 20295/2/52 HOTEL ASHOKA CAMPUS, DR. RAJENDRA PRASAD ROAD, AURANGABAD.
Plot No.- 39
Phone No.- [illegible]

DESCRIPTION OF PROJECT :

PROPOSAL NO.-1
PROPOSED RESIDENTIAL
BUILDING ON CTS. NO./SURVEY NO.- 20295/2/52
TAL. AURANGABAD MUNICIPAL CORPORATION

NAME OF ARCHITECT : PAWAN PATHRIKAR

LOGO OF ARCHITECT	ADDRESS OF OFFICE
	OFFICE 5, WAHEGURU COMPLEX, GARKHEDA

OWNERS SIGN:

ARCHITECTS SIGN:

PAWAN PATHRIKAR
18, ANUYOG APPT., NANDI GRAM COLONY, GARKHEDA, AURANGABAD-431005, CA/06/36322
ARCHITECT

SCALE 1:100	100
JOB No.JobNO	chkby

SUBMISSION DRAWING

Aurangabad Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: DDMCB/B/2019/APL/00318
Date:09/04/2019

To,
M/S. PRIDE REALTY DARSHAN AAMARNATH VATGE, SAPANA SUBHASH LAKHE.,
P.NO.39, CTS.NO. 20295/2/52, HOTEL ASHOKA CAMPUS, DR. RAJENDRA PRASAD ROAD,
AURANGABAD.

Sir/Madam,

With reference to your application No **DDMCB201900523**, dated **20-03-2019** for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949 to carry out development work / Building on PlotNo **39**, Revenue Survey No , City Survey No **20295/2/52**, mauja **SAMRTH NAGAR** , situated at Road / Street **DR. RAJENDRA PRASAD ROAD**, Society **HOTEL ASHOKA CAMPUS** the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

1) If any construction of this building license is given in accordance with the development permission, in case of any ownership of any of the ownership rights or any other interest in the future, then they should resolve their grievances through courts of law, in relation to this matter, the responsibility of any matter arising in relation to Aurangabad Metropolitan The corporation will not be there.

2) No construction should be done to hinder the rights of any kind of neighbors.

3) Before starting the actual construction, it will be mandatory for the applicant and Vastu Vishwada to construct a plot through city inspector Taluka inspector land record Aurangabad.

4) On the date on which the construction material and soil should not be kept on the road of the Corporation, the warrant issued along with the files shall be binding on the applicant.

5) Related documents should be sent for approval when the concerned officer of this office comes for a detailed inspection.

6) After completion of the construction of the building, the work should be done with the certificate of official architect and according to the plinth level completion certificate it is necessary to get the work done.

7) If the construction is done against the sanctioned construction map then further action will be taken as per section 53 of the Maharashtra Regional and Town Planning Act, 1966, Section-52, Section-53, Section-54.

8) After completion of the construction work under section 2 6 3 of the Bombay Provincial Municipal Corporation Act 1949, the certificate of occupancy certificate was to be obtained and after that, the use of the building was not to be used against him, in pursuance of the provisions of the Municipal Provincial Act and the Town Planning Act Nine Six Sections 53 .

9) When taking the occupation certificates, the certificate regarding the connection of the municipal license holder number is required .

10) Collect the rain water falling on the roof and complete the fuel if it is well, where the souppit is not well ventilated, it should be sown in it.

11) Before taking occupancy certification, take minimal steps in the social intervals.

12) Break the trees at the place of age, the permission should be taken first by the competent authority .

13) If the electrolyte is in place, before constructing the actual construction it should be removed from the concerned department and only after starting the construction.

Signature valid
Digitally signed by SUMEDH SUDHAKAR KHARWADKAR
Date: 2019.05.06 [illegible]8:20:21 IST
Reason:
Location:

Scanned by CamScanner

Aurangabad Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: DDMCB/B/2019/APL/00318
Date:09/04/2019

o,

/S. PRIDE REALTY DARSHAN AAMARNATH VATGE, SAPANA SUBHASH LAKHE.,

.NO.39, CTS.NO. 20295/2/52, HOTEL ASHOKA CAMPUS, DR. RAJENDRA PRASAD ROAD,
URANGABAD.

Yours faithfully,
Assistant Director Town Planning,
Aurangabad Municipal Corporation

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