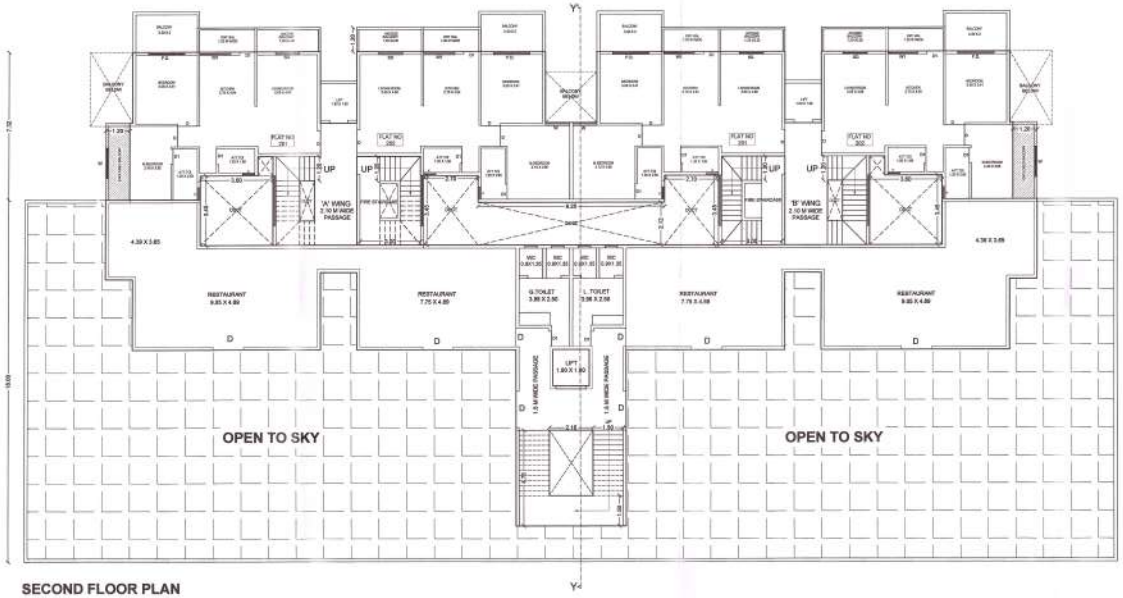
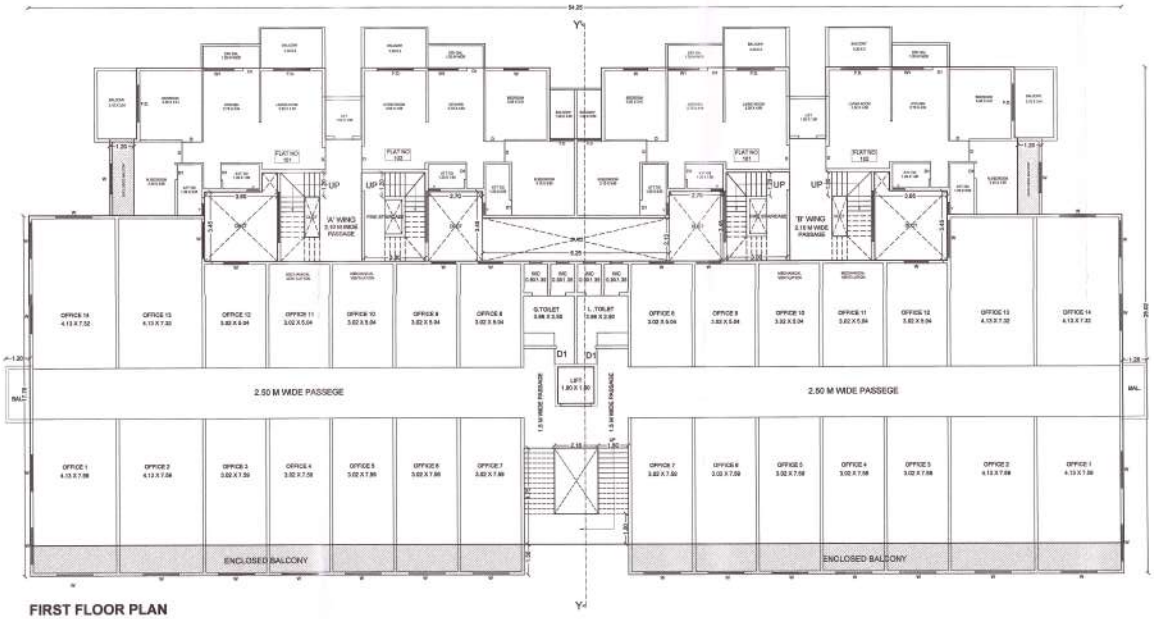


SECOND FLOOR PLAN
SCALE : 1:100



FIRST FLOOR PLAN
SCALE 1:100

FLOOR WISE AREA STATEMENT

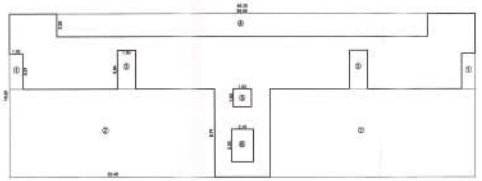
SR.NO.	FLOOR	BUILTUP AREA	PERMISSIBLE 20% TERRACE	TERRACE AS PER PERMISSION	REDUCE TERRACE	ADDITIONAL TERRACE	TOTAL TERRACE
1	GROUND FLOOR RESIDENTIAL	22.34	138.76	00.00	00.00	00.00	00.00
2	GROUND FLOOR COMMERCIAL	671.48					
3	FIRST FLOOR RESIDENTIAL	285.54	214.09	21.11	21.11	00.00	00.00
4	FIRST FLOOR COMMERCIAL	784.92					
5	SECOND FLOOR RESIDENTIAL	285.54	112.22	00.00	00.00	00.00	00.00
6	SECOND FLOOR COMMERCIAL	275.10					
7	THIRD FLOOR	540.62	108.12	55.88	00.00	00.00	55.88
8	FOURTH FLOOR	545.11	109.02	13.44	00.00	26.40	39.84
9	FIFTH FLOOR	540.62	108.12	55.88	00.00	00.00	55.88
10	SIXTH FLOOR	545.11	109.02	13.44	00.00	26.40	39.84
11	SEVENTH FLOOR	522.01	104.40	41.03	00.00	00.00	41.03
		5018.83	1003.75	200.78	21.11	52.80	232.47

*NOTE : AS PER SANCTION PERMISSION PREMIUM PAID FOR 200.78 SQMT TERRACE AREA.

FLOOR WISE AREA STATEMENT (BALCONY)

SR. NO.	FLOOR	BUILTUP AREA	PERMISSIBLE 10% BALCONY	BALCONY AS PER PERMISSION	EXC. BALCONY AS PER PERMISSION	OPEN BALCONY AS PER PERMISSION	REDUCE BALCONY AREA	EXCESS BALCONY ADDITIONAL BALCONY	TOTAL BALCONY AS PER PERMISSION
1	GROUND FLOOR RESIDENTIAL	22.34	164.87	80.00	00.00	00.00	00.00	00.00	00.00
2	GROUND FLOOR COMMERCIAL	671.48							
3	FIRST FLOOR RESIDENTIAL	285.54	160.98	137.97	97.40	40.00	14.73	21.11	143.08
4	FIRST FLOOR COMMERCIAL	784.92							
5	SECOND FLOOR RESIDENTIAL	285.54	64.35	49.21	8.13	40.00	00.00	19.08	84.97
6	SECOND FLOOR COMMERCIAL	275.10							
7	THIRD FLOOR	540.62	61.66	81.01	13.83	67.08	00.00	00.00	81.01
8	FOURTH FLOOR	545.11	61.76	78.21	8.13	67.08	28.40	30.72	89.53
9	FIFTH FLOOR	540.62	61.66	81.01	13.83	67.08	00.00	00.00	81.01
10	SIXTH FLOOR	545.11	61.76	78.21	8.13	67.08	28.40	30.72	89.53
11	SEVENTH FLOOR	522.01	59.50	78.21	8.13	67.08	00.00	00.00	78.21
		5018.83	702.79	677.43	161.67	415.96	87.65	97.61	587.81

*NOTE : BALCONY AREA OF 26.40 SQMT OF 4TH AND 6TH FLOOR EXCHANGED INTO TERRACE AREA.



SECOND FLOOR COMMERCIAL BLOCK PLAN
SCALE 1: 200

AREA CALCULATION FOR COMMERCIAL SPACE SECOND FLOOR

TOTAL AREA (46.25 X 16.20) = 749.25 SQM

DEDUCTION

SR. NO	LENGTH X WIDTH	AREA IN SQM
1	2 X 1.35 X 3.51	9.47
2	2 X 20.40 X 8.74	356.59
3	2 X 1.50 X 3.84	13.82
4	36.85 X 2.28	84.01
5	1.80 X 1.80	3.24
6	2.16 X 3.25	7.02
	TOTAL AREA	474.15

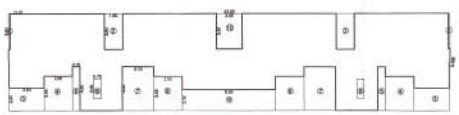
TOTAL AREA (749.25 - 474.15) = 275.10 SQM

AREA CALCULATION FOR A & B WING LIFT STAIRCASE

CALCULATION

SR. NO	LENGTH X WIDTH	AREA IN SQM
1	1.35 X 3.51	4.76
2	3.51 X 1.35 X 1.30	4.88
3	2.10 X 3.25 X 2.80	2.36
	TOTAL AREA	11.17

TOTAL AREA (11.17 X 2) = 22.34 SQM



FIRST & SECOND FLOOR RESIDENTIAL BLOCK PLAN
SCALE 1: 200

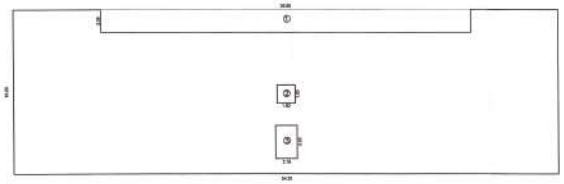
AREA CALCULATION FOR RESIDENTIAL SPACE FIRST & SECOND FLOOR

TOTAL AREA (43.85 X 9.59) = 420.52 SQM

DEDUCTION

SR. NO	LENGTH X WIDTH	AREA IN SQM
1	2 X 0.15 X 3.51	1.05
2	2 X 1.80 X 3.54	12.74
3	2 X 3.50 X 2.27	15.89
4	2 X 2.85 X 3.45	19.66
5	2 X 0.75 X 4.40	6.60
6	2 X 0.75 X 2.00	3.00
7	2 X 3.15 X 4.40	27.72
8	2 X 2.85 X 3.45	19.66
9	9.25 X 2.12	19.61
10	2.55 X 3.51	8.95
	TOTAL AREA	134.88

TOTAL AREA (420.52 - 134.88) = 285.64 SQM



FIRST FLOOR COMMERCIAL BLOCK PLAN
SCALE 1: 200

AREA CALCULATION FOR COMMERCIAL SPACE FIRST FLOOR

TOTAL AREA (54.25 X 16.20) = 878.85 SQM

DEDUCTION

SR. NO	LENGTH X WIDTH	AREA IN SQM
1	36.85 X 2.28	84.01
2	1.80 X 1.80	3.24
3	2.16 X 3.25	7.02
	TOTAL AREA	94.27

TOTAL AREA (878.85 - 94.27) = 784.58 SQM

STAMP OF APPROVAL 3/4

AREA STATEMENT

SR.NO	DETAILS	AREA IN SQM
	AREA AS PER TLR COPY	4500 SQM
	AREA AS PER 7/12	4500 SQM
1	AREA OF PLOT	4500 SQM
2	SERVICE ROAD CUTTING	823.65 SQM
3	GROSS AREA OF PLOT	3676.35 SQM
4	OPEN SPACE 10%	450.00 SQM
5	AMENITY SPACE 5%	225.00 SQM
6	NET AREA OF PLOT 3-(4+5)	3001.35 SQM
7	BASIC F.S.I. (3001.35 X 1.20)	3601.62 SQM
8	PAID F.S.I. (3001.35 X 0.20)	600.27 SQM
9	ADD ROAD CUTTING AREA	823.65 SQM
10	TOTAL PERMISSIBLE AREA (7+8+9)	5025.54 SQM

PROPOSED BUILTUP AREA	
COMMERCIAL BUILTUP AREA	1791.94 SQM
RESIDENTIAL BUILTUP AREA	3295.67 SQM
TOTAL BUILTUP AREA	5018.83 SQM
BALANCE FSI AREA	6.71 SQM
PROPOSED AMENITY	225.00 SQM
PROPOSED OPEN SPACE	450.00 SQM
F.S.I. CONSUMED	0.99

SPECIFICATIONS

LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGELINE SHOWN RED DOTTED
- WATERLINE SHOWN BLACK DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLISHION SHOWN HATCHED YELLOW

SCHEDULE OF OPENINGS

D	0.90 X 2.10	V	0.60 X 0.75
D1	0.75 X 2.10	W	1.50 X 1.20
F.D.	1.80 X 2.10	W1	1.50 X 0.90

OWNER'S NAME AND ADDRESS

SMT.PUSHPA PANDHARINATH BORDE
G.P.A. HOLDER
D.A.BORADE & SONS
(DNYANESHWAR A. BORADE)

OWNER'S SIGN

PROJECT

WORK DONE DRAWING OF GROUP HOUSING + SHOP + OFFICE + RESTAURANT ON PLOT BEARING SR.NO.(101) SITUATED AT SHENDRA (JAHANGIR) AURANGABAD.

(FOR 1ST FLOOR AND 2ND FLOOR)

ARCHITECT'S SIGN.

AR. AJINKYA BORADE

NORTH

ARCHITECTS:-
AJINKYA BORADE ARCHITECTS
AR. AJINKYA DNYANESHWAR BORADE.
MUKTAI PLOT NO 8,VINAYAK ADARSH HO. SOC. TILAK NAGAR, AURANGABAD.
MO NO. - 8999629009 MAIL - ajinkyaboradearchitects@gmail.com

SCALE	DATE	DRG. NO.	JOB NO.	DRAWN BY
1:100 1:200	27-10-2023	2018	2019-02	AVINASH