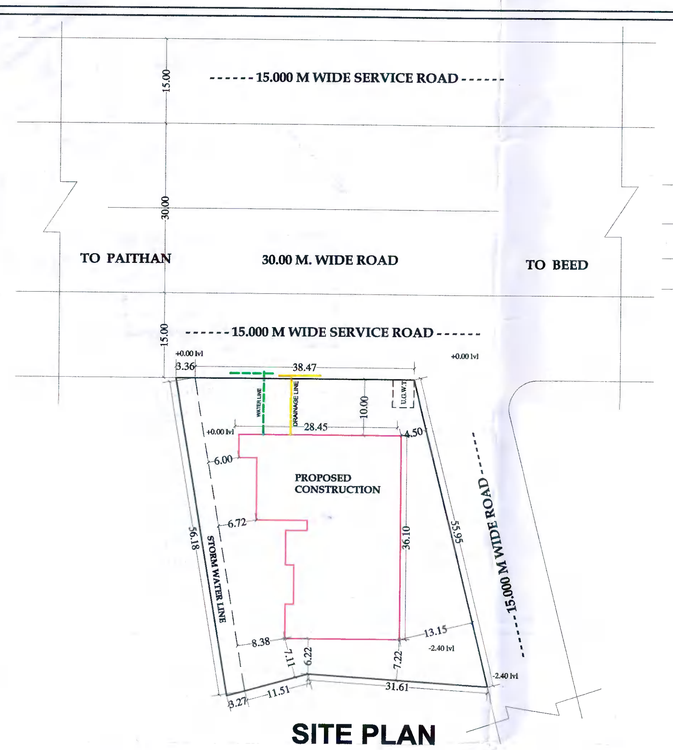
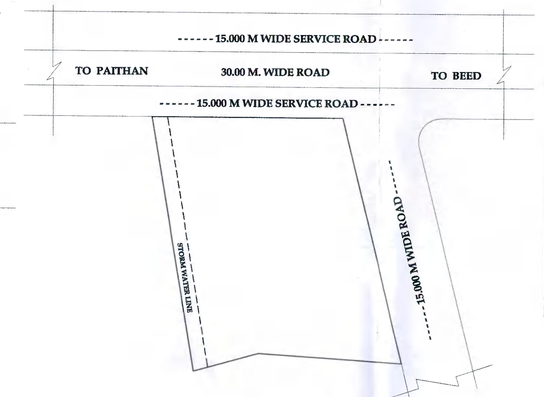


SITE PLAN
SCALE 1:500



LOCATION PLAN SCALE :NTS

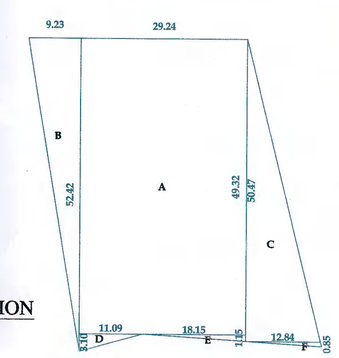
BALCONY AREA STATEMENT

FLOOR	B/UP AREA	PERMISSIBLE BAL AREA 15%	PROPOSED BALCONY AREA	EXCESS BALCONY AREA
FIRST FLOOR	388.08	58.21	44.15	00.00
SECOND FLOOR	388.08	58.21	65.19	6.98
THIRD FLOOR	388.08	58.21	65.19	6.98
FOURTH FLOOR	388.08	58.21	65.19	6.98
FIFTH FLOOR	388.08	58.21	65.19	6.98
TOTAL EXCESS BALCONY AREA				27.92

PARKING AREA STATEMENT

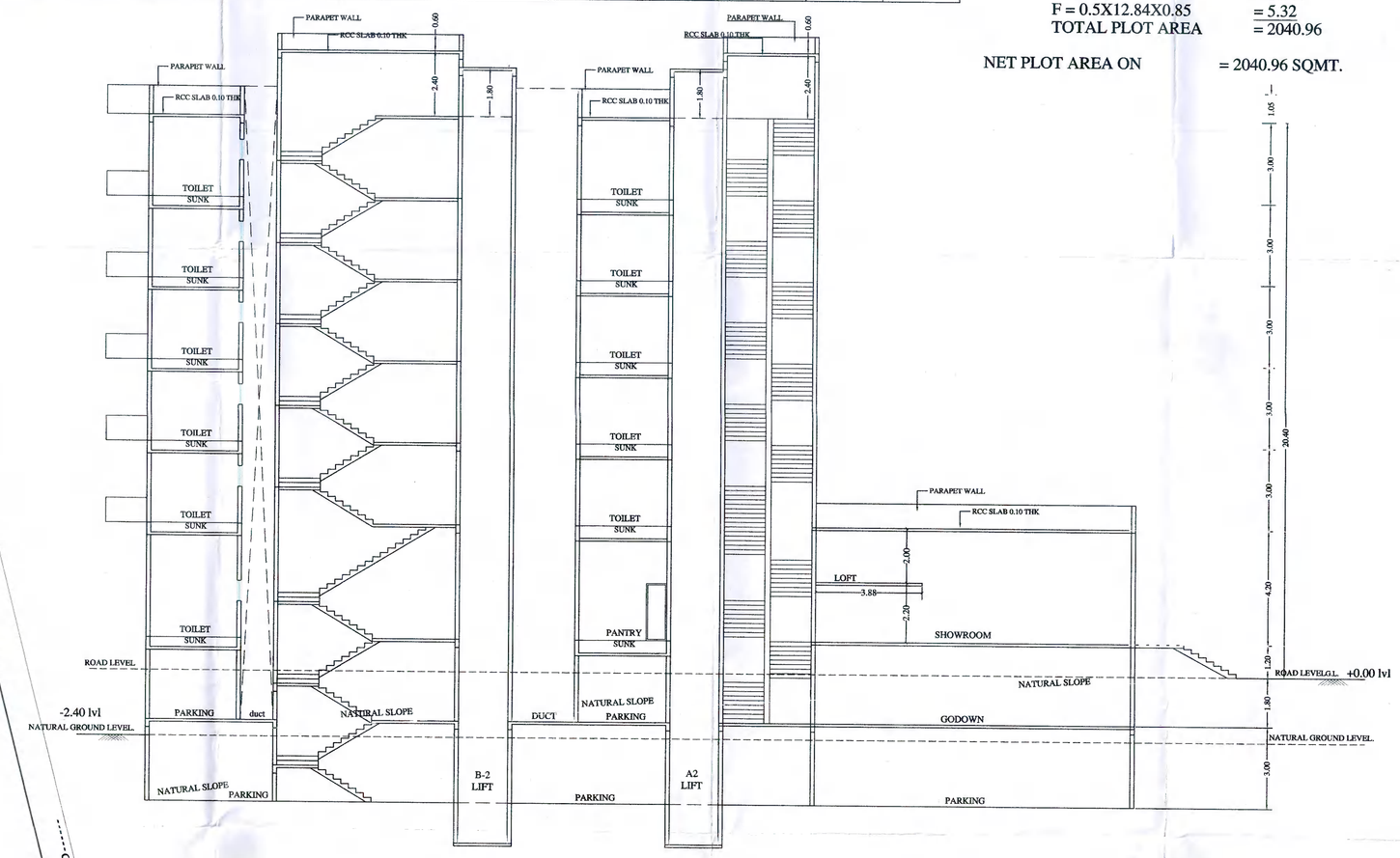
SR NO.	OCCUPANCY	OCCUPANCY	NO. OF UNITS	REQUIRED AREA - NON CONGESTED			TOTAL REQUIRED PARKING			VISITER PARKING (5%)		
				CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
1.	RESIDENTIAL	3TENEMENTS EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. AND UPTO 80 SQ.M.	20	1	4	4	7	28	28	1	2	2
2.	COMMERCIAL	FOR EVERY 80 SQ.M. CARPET AREA OR FRACTION THEREOF (CARPET AREA-1018.49 SQM)	28	1	4	4	13	51	51	1	3	3
		TOTAL REQUIRED					20	79	79	2	5	5
		PROPOSED					21	79	79	2	5	5
				TOTAL PROPOSED						23	84	84

PLOT AREA CALCULATION

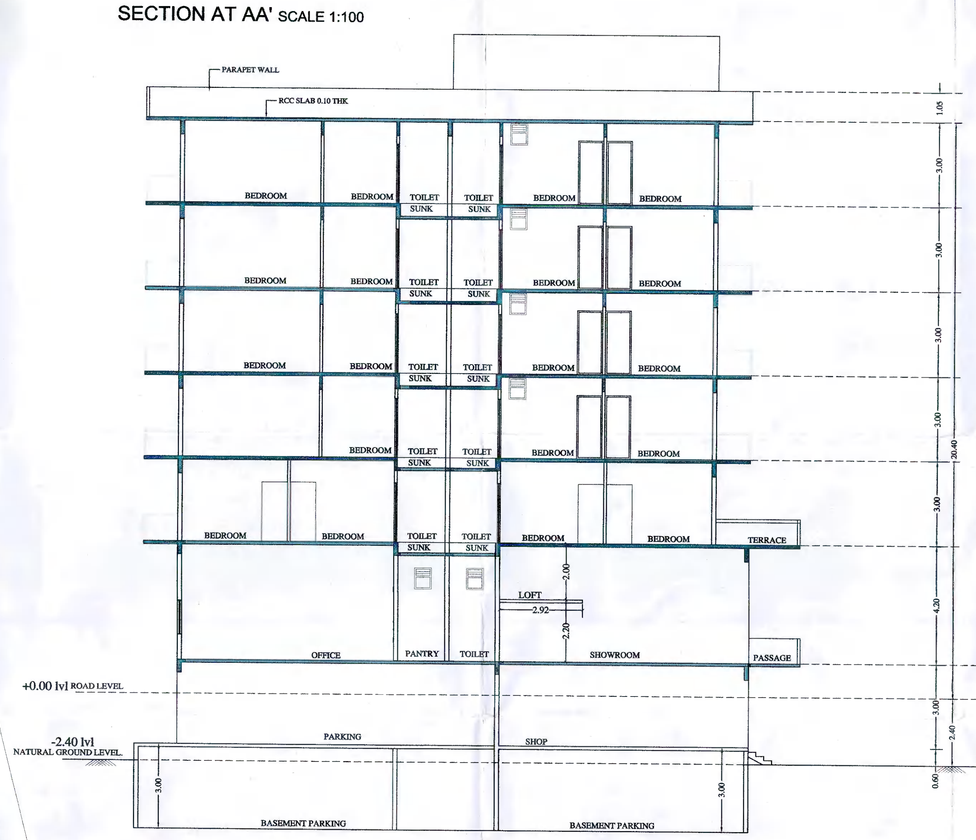


A = 29.24X 49.32 = 1442.11
B = 0.5X9.23X52.42 = 241.91
C = 0.5X12.84X50.47 = 324.01
D = 0.5X11.09X3.10 = 17.18
E = 0.5X18.15X1.15 = 10.43
F = 0.5X12.84X0.85 = 5.32
TOTAL PLOT AREA = 2040.96

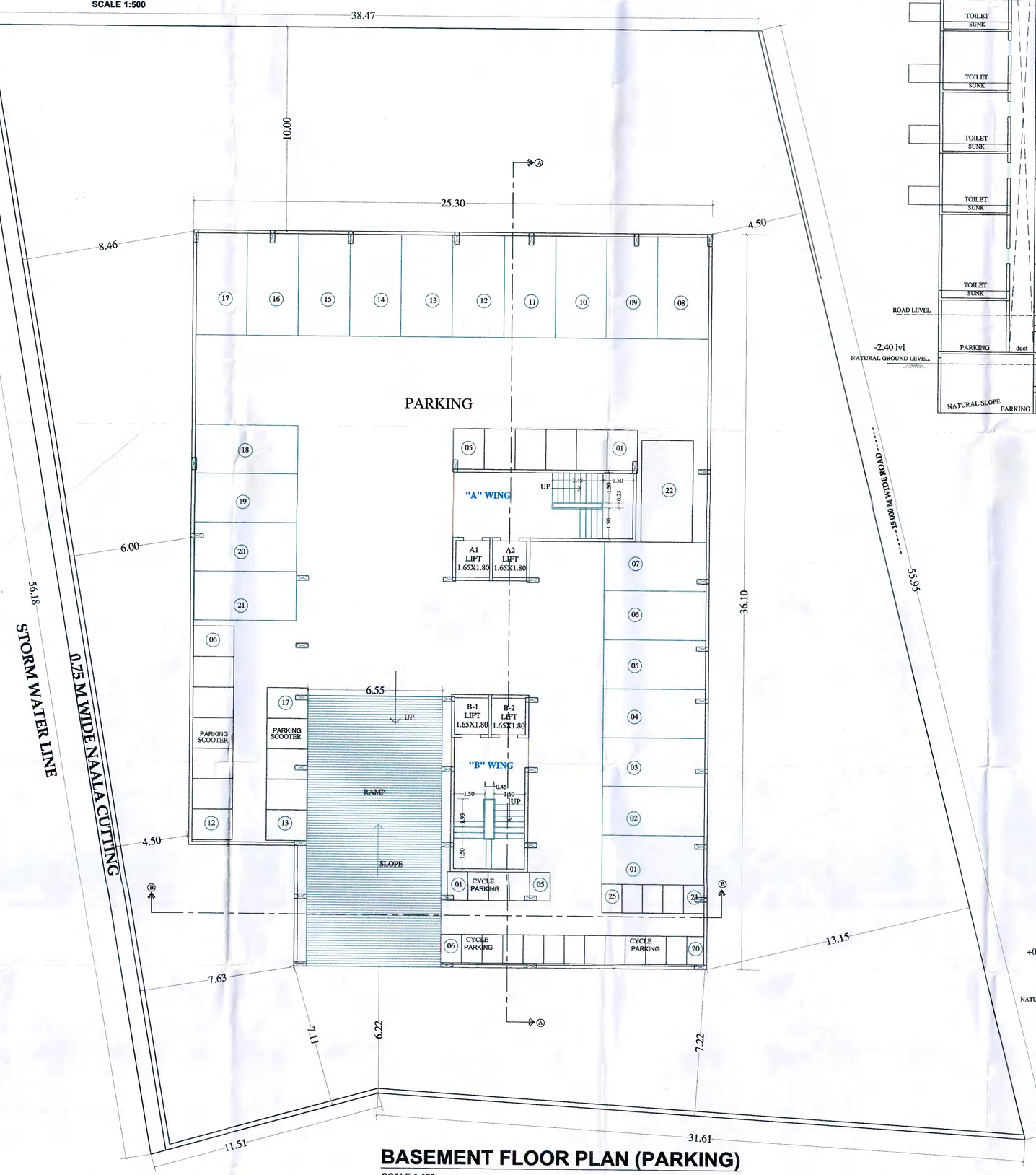
NET PLOT AREA ON = 2040.96 SQMT.



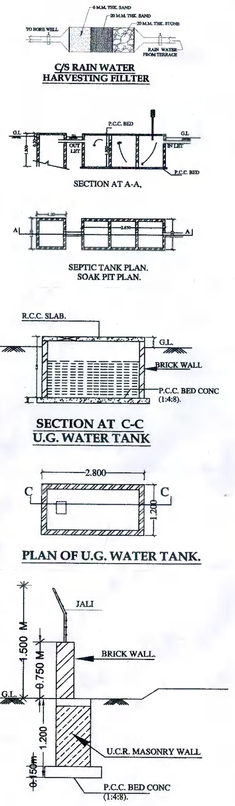
SECTION AT AA' SCALE 1:100



SECTION AT BB' SCALE 1:100



BASEMENT FLOOR PLAN (PARKING)
SCALE 1:100



OFFICE USE ONLY 1/3

Approved as ammended in.....colour, Subject to the conditions mentioned in this office's Building Permit No.28/2020-21 Date 28/10/2020.

Town Planner
Town Planning Department
Municipal Corporation
Aurangabad

O. C. Signed by A.D.I.P.
प्रति सह नियाम

या बांधकाम परवानगीसाठर बांधकाम चा अभिन्यास पातळीवर (Plinth Level) चे बांधकाम पूर्ण झाल्याचा दाखला सादर केल्याशिवाय व उपयोगाचीच परवानगी देण्यात येणार नाही. याची नोंद घ्यावी. बांधकाम पूर्ण झाल्याचा दाखला सादर करण्याची जबाबदारी ही संबंधित इमारत मालकाची राहील. तसेच दाखला न सादर केल्यास प्रचलित नियमानुसार दंडात्मक कार्यवाही करण्यात येईल याची नोंद घ्यावी.

स्मारक चांदकाम साहित्य, च मारती म.न.पा. च्या स्वरूपावर देण्यात आले

A	AREA STATEMENT	
	1. AREA OF PLOT (MINIMUM AREA OF a , b ,c to be considered).	3683.26 SQM.
	a)AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	4000.00 SQM.
	b)AS PER MEASUREMENT SHEET	4000.00 SQM.
	c. CAS PER SITE	3683.26 SQM.
	2.DEDUCTION FOR	
	a)PROPOSED INTERNAL ROAD AREA	892.09 SQM.
	b)AMT O. P RESERVATION AREA:	789.61 SQM.
	c)NATURAL WATER COURSE AREA:	62.13 SQM.
	(TOTAL a+b+c)	1826.36 SQM.
	3. GROSS AREA OF PLOT (1b-2)	1998.83 SQM.
	4. RECREATIONAL OPEN SPACE	NA
	a)REQUIRED	—
	b)PROPOSED	—
	5. AMENITY SPACE-	—
	a) REQUIRED	—
	b) PROPOSED	—
	6. SERVICE ROAD AND HIGHWAY WIDENING	—
	7. INTERNAL ROAD AREA	—
	8.NET AREA OF PLOT = [3-5(b)] [for basic F.S.I= 1.10]	1998.83 SQM.
	9.BUILT UP AREA WITH REFRENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. NO.8)(0.90) 1.10	1978.84 SQM.
	10.AREA AFFECTED 15.00 M.W. SERVICE ROAD SALE DEED NO.12468 DT.16.12.2016	789.61 SQM.
	a)IN -SITU AREA AGAINST O.P. ROAD [2.00/0.90 NO.2(a)],if any	—
	b)IN -SITU AREA AGAINST AMENITY SPACE [2.00 OR 1.85 KSR.NO.5(b)]	—
	c)PERMISSIBLE F.S.I. AREA [SUBJECT TO MAXIMUM OF 0.3 OF SR.NO.8](0.10)	225.00 SQM
	d)TDR AREA	—
	e)ADDITIONAL FSI AREA CHAPTER VIII [TOTAL a+b+c]	789.61 SQM.
	11. TOTAL AREA AVAILABLE(9+10)	2993.45 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)	2969.93 SQM.
	a)EXISTING BUILT-UP AREA	—
	b)PROPOSED BUILT-UP AREA	2942.04 SQM.
	c)EXCESS BALCONY AREA COUNTED IN FSI	27.92 SQM.
	d) EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI [TOTAL a+b+c]	2969.93 SQM.
	14. F.S.I CONSUMED(13/8) (SHOULD NOT BE MORE THAN SERIAL NO. 12 ABOVE)	1.48
	15. AREA FOR INCLUSIVE HOUSING ,IF ANY	N.A.
	a) REQUIRED(2% OF SR. NO. 9)	N.A.
	b)PROPOSED	N.A.

LEGEND

- PLOT BOUNDARY SHOWN IN
- PROPOSED B/UP AREA SHOWN IN
- WATER LINE SHOWN IN
- DRAINAGE LINE SHOWN IN
- RAIN WATER HARVESTING LINE SHOWN IN

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
* CONSILLED TYPE PLUMBING

SCHEDULE OF OPENING

R/S18 3.48X2.370 D

D1	-1.350x2.400	TEAK WOOD FRAME
D2	-0.840x2.100	TEAK WOOD FRAME
D3	-1.000x2.400	TEAK WOOD FRAME
W	-2.400x1.800	ALU. WINDOWS
w2	-1.50x1.80	M/S GLAZED VENTI.
V1	-1.000x0.900	M/S GLAZED VENTI.

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON GUT NO 108 (P) PLOT NO 1 AT - SATARA, AURANGABAD.

FOR,

1) RAHUL SHARAD MISHREEKOTKAR

2) TRUMP LANDMARK L.L.P.

THROUGH PARTNER

a) VIKRAM JAWAHARLAL BOHRA

b) ABHIJIT BHASKARRAO DESHMUKH

SIGNATURE OF OWNER

1

2a

2b

Drawn by :-

Scale :-1:100 / 200 / 50

ARCHITECT

MANOJ KALA & ASSOCIATES

ALTIUS - B - 301-302, 3rd FLOOR, SPACE OLYMPIA, GARKHEDA, AURANGABAD-431009
MOB - 9637005781