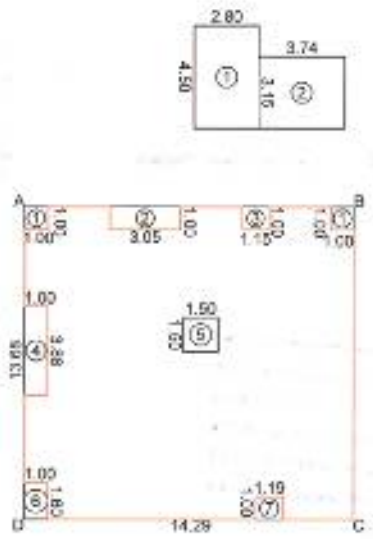


BUILT-UP AREA STATEMENT : GROUND FLOOR

ADDITIONS :-

1.	2.80 X 4.50 =	12.60 SQ.M
2.	3.74 X 3.15 =	11.78 SQ.M
TOTAL ADDITIONS =		24.38 SQ.M
NET AREA = 24.38 =		24.38 SQ.M

BUILT-UP AREA STATEMENT : TYPICAL FIRST,SECOND,THIRD & FOURTH FLOOR

AREA OF BLOCK [ABCD] = 14.29 X 13.68 = 195.49 SQ.M

STANDARD DEDUCTIONS :-

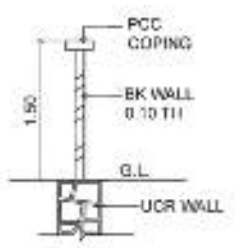
1.	1.00 X 1.00 X 2 =	2.00 SQ.M
2.	3.05 X 1.00 =	3.05 SQ.M
3.	1.15 X 1.00 =	1.15 SQ.M
4.	1.00 X 3.88 =	3.88 SQ.M
5.	1.50 X 1.50 =	2.25 SQ.M
6.	1.00 X 1.80 =	1.80 SQ.M
7.	1.19 X 1.00 =	1.19 SQ.M
TOTAL DEDUCTIONS =		15.12 SQ.M
NET AREA = 195.49 - 15.12 =		180.37 SQ.M

PARKING STATEMENT AS PER CHAPTER -8

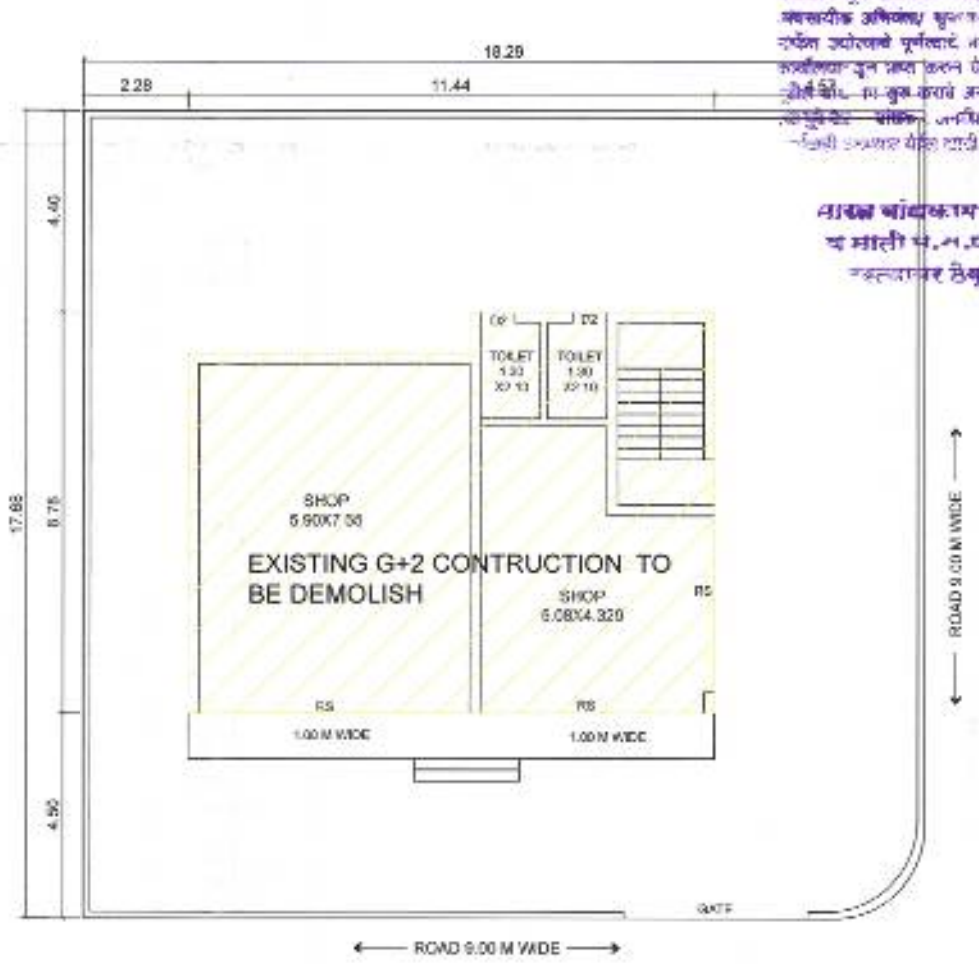
TABLE NO. 8B	NOS OF TENEMENTS	REQUIRED		IN ADDITION 5% VISITOR PARKING		TOTAL		MULTIPLYING FACTOR = 0.50		PROPOSED PARKING	
		A	B	C	D	E	F	G	H		
				5% OF A	5% OF B	A+C	B+D	E x 0.50	F x 0.50		
R4(i) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. 01 CAR 05 SC	08 NOS	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.
		04	20	01	01	05	21	03	11	03	11

B/UP & CARPET AREA FOR BUILDING

FLAT NO.	B/UP AREA	CARPET AREA (AS PER RERA)
01	43.87	39.57
02	79.50	73.87
03	63.22	58.53
04	60.14	55.30
05	63.22	58.53
06	60.14	55.30
07	63.22	58.53
08	60.14	55.30

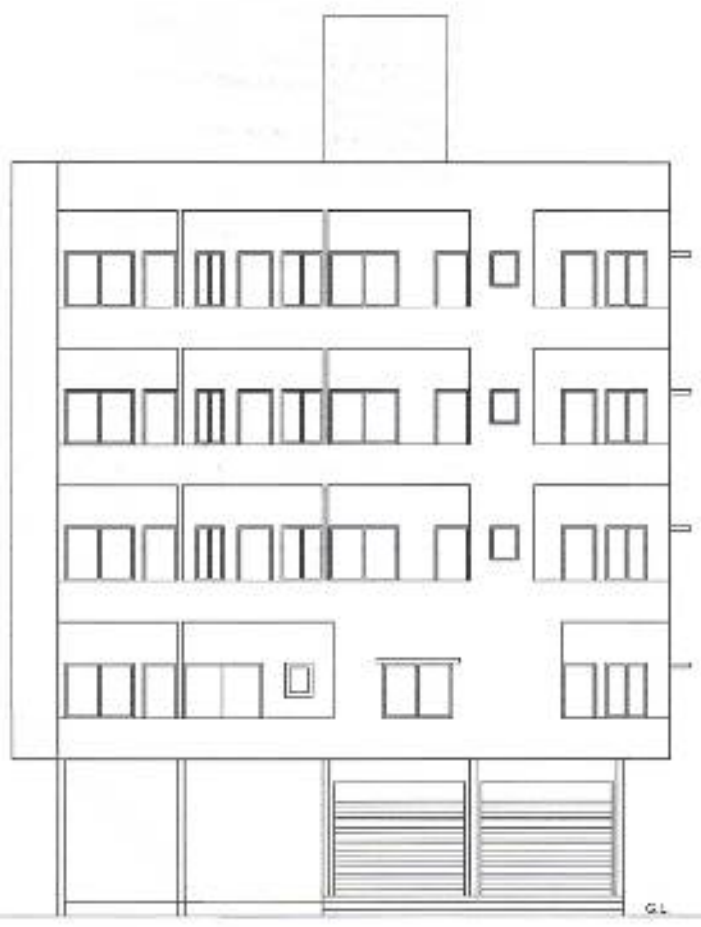


C/WALL SECTION



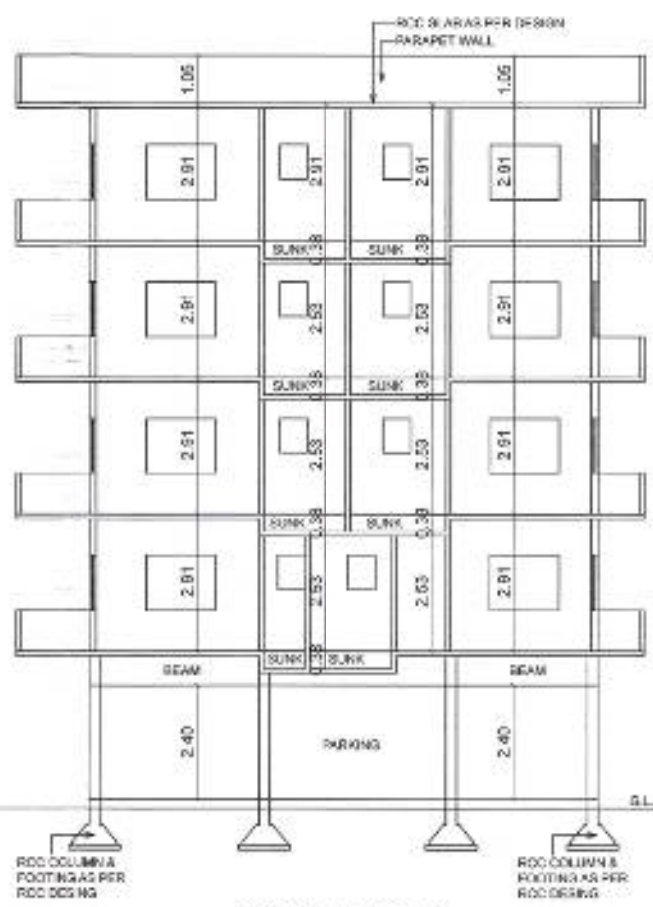
EXISTING G+2 CONSTRUCTION TO BE DEMOLISH

SCALE : 1:100



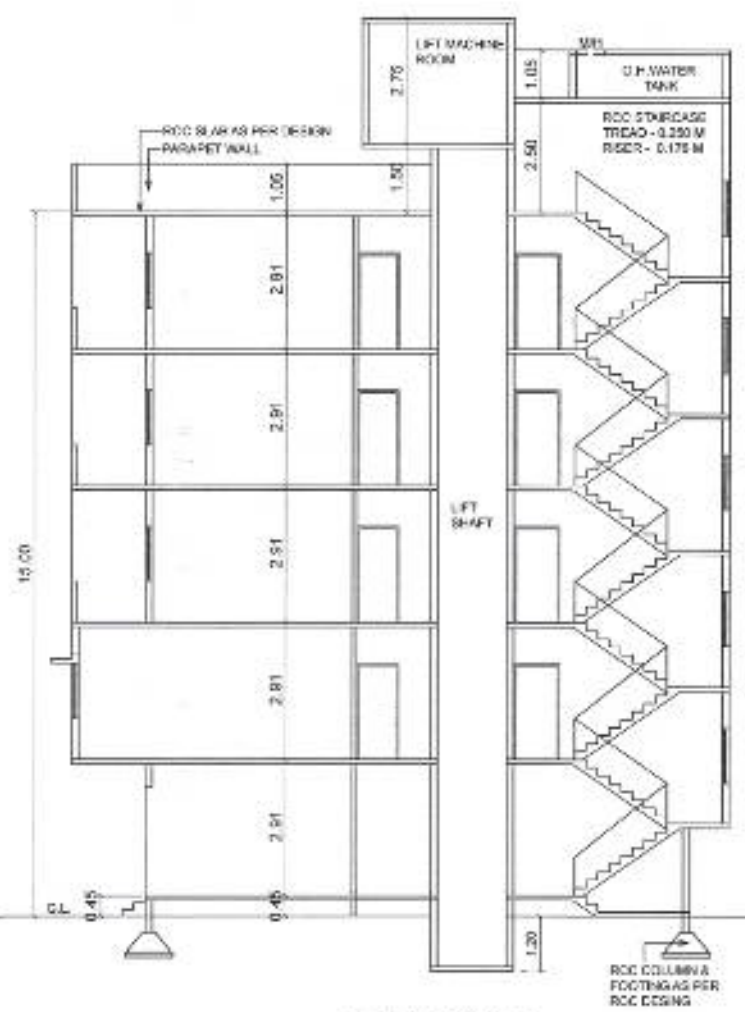
FRONT ELEVATION

SCALE : 1:100



SECTION AT A-A

SCALE : 1:100



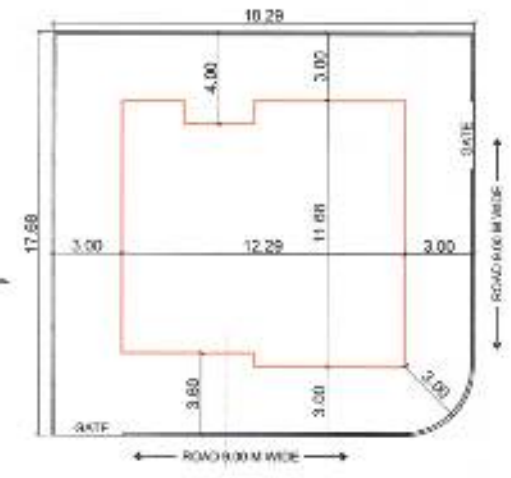
SECTION AT B-B

SCALE : 1:100



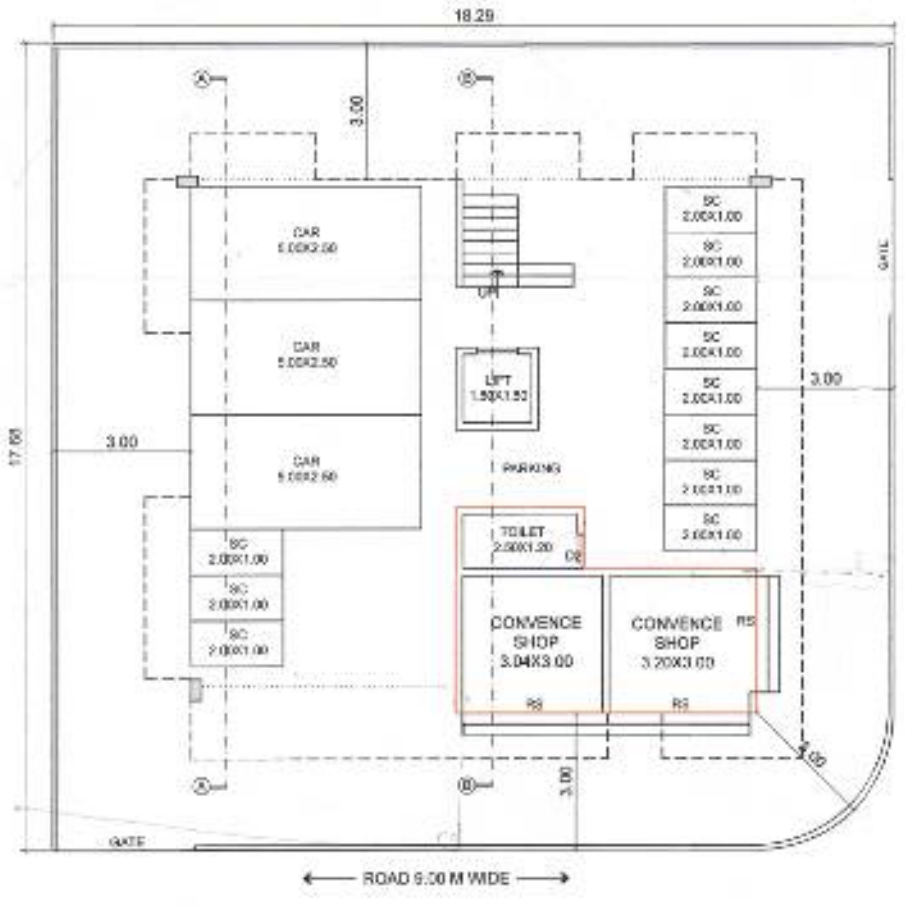
SITE LOCATION PLAN

SCALE : NTS



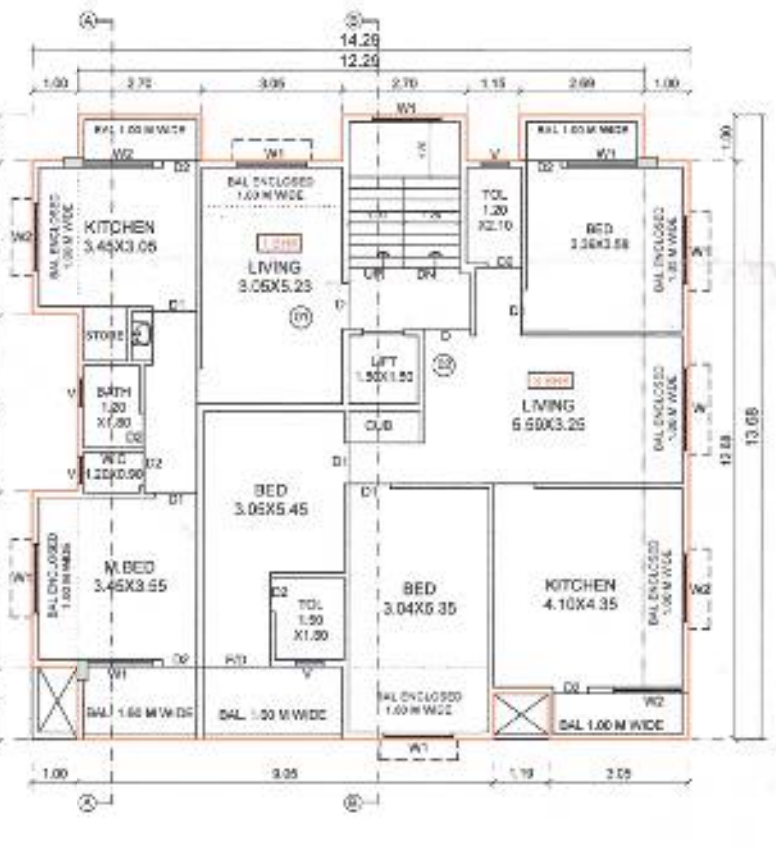
BLOCK PLAN

SCALE : 1:200



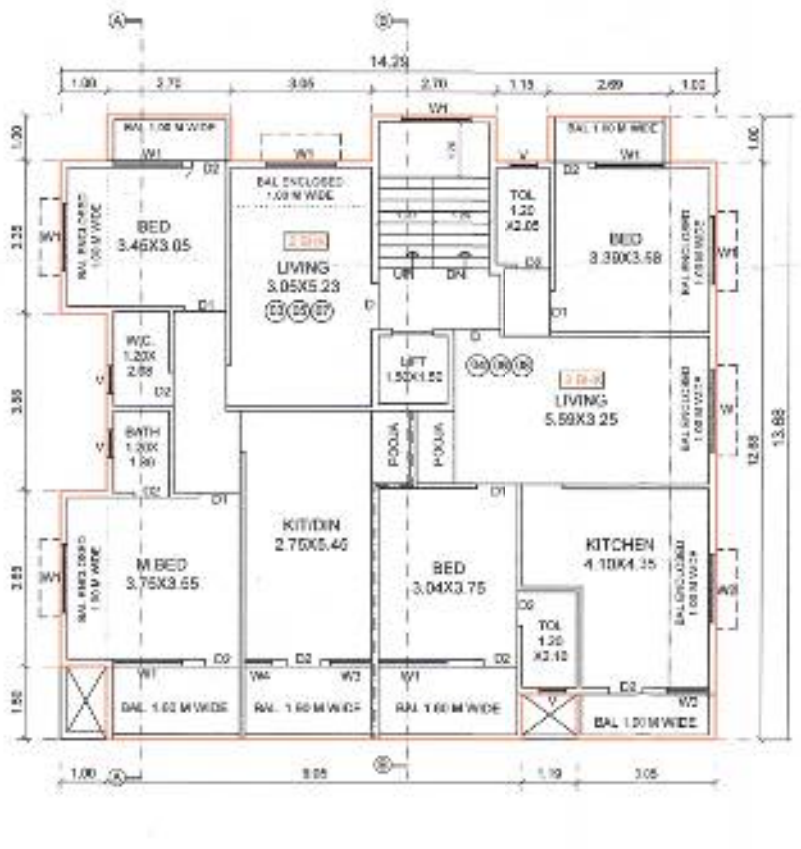
GROUND FLOOR PLAN

SCALE : 1:100



FIRST FLOOR PLAN

SCALE : 1:100



TYPICAL SECOND,THIRD & FOURTH FLOOR PLAN

SCALE : 1:100

SEAL AND STAMP OF APPROVAL

Approved as corrected ... Colour ... Subject to conditions mentioned in the building permit No. 269 /20-21 Dt. 05/02/2021

BY ENGINEER Town Planning Municipal Corporation AURANGABAD

AREA STATEMENT		SQM
1.	AREA OF LAND (minimum area of a,b,c to be considered)	323.35 SQM
	(a) AS PER OWNERSHIP DOCUMENTS (7/12,CTS extract)	323.35 SQM
	(b) AS PER MEASUREMENT SHEET	323.35 SQM
	(c) AS PER SITE	323.35 SQM
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P./ D.P. ROAD WIDENING	0.00 SQM
	(b) ANY D.P. RESERVATION AREA	0.00 SQM
	(c) NATURAL WATER COURSE AREA	0.00 SQM
	TOTAL DEDUCTIONS (a+b+c)	0.00 SQM
3.	BALANCE AREA OF PLOT (1-2)	323.35 SQM
4.	AMENITY SPACE (IF APPLICABLE)	0.00 SQM
	(a) REQUIRED	0.00 SQM
	(b) ADJUSTMENT OF 2(b), IF ANY	0.00 SQM
	(c) BALANCE PROPOSED	0.00 SQM
5.	NET AREA OF PLOT (3 - 4(C))	323.35 SQM
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED	0.00 SQM
	(b) PROPOSED	0.00 SQM
7.	INTERNAL ROAD AREA	–
8.	PLOTABLE AREA(IF APPLICABLE)	–
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC FSI)	355.69 SQM
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH / TOD ZONE	0.50
	(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	112.00
11.	IN-SITU F.S.I./TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P. ROAD [2.00 X SR.NO.2 (a)] if any (b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 X sr.no.4(b) and / or (c)]	-
	(C) TDR AREA	
	(d) TOTAL IN-SITU /TDR LOADING PROPOSED (11(a)+(b)+(c))	
12.	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	-
13.	TOTAL ENTITLEMENT OF F.S.I. IN PROPOSAL	-
	(a). [9+10(b)+11(d)] OR 12 WHICHEVER IS APPLICABLE	467.69 SQM
	(b). ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES	278.15 SQM
	(c). TOTAL ENTITLEMENT (a+b)	745.90 SQM
14.	MAXIMUM UTILIZATION LIMIT OF AREA F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDHTH(AS PER REGULATION NO.6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICATION) X 1.6 OR 1.8	323.36x2.00 = 646.72 646.72x1.80 = 1164.09 SQM
15.	TOTAL BUILT UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17b)	745.86 SQM
	a. EXISTING BUIT UP AREA	
	b. PROPOSED B/UP AREA (AS PER 'P-LINE')	745.86 SQM
	c. TOTAL (a+b+c+d)	745.86 SQM
16.	F.S.I. CONSUMED (15/13) (SHOILD NOT MORE THAN SERIAL NO.14 ABOVE)	745.86 / 323.36 = 2.30
17.	AREA FOR INCLUSIVE HOUSING ,IF ANY	N.A.
	a. REQUIRED (20 % OF SR.NO. 9)	N.A.
	b. PROPOSED	N.A.

*CERTIFICATE OF AREA

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

ARCHITECT SIGN

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFORM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY AURANGABAD 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

AREA STATEMENT

PROPOSED B/UP AREA (AS PER P LINE)

GROUND FLOOR	=	24.38 SQM
FIRST FLOOR	=	180.37 SQM
SECOND FLOOR	=	180.37 SQM
THIRED FLOOR	=	180.37 SQM
FOURTH FLOOR	=	180.37 SQM
TOTAL B/UP AREA	=	**745.86 SQM**
EXISTING B/UP TO BE DEMOLISH	=	273.82 SQM

SCHEDULE OF OPENINGS

S.NO.	SYMBOL	SIZE	AREA
1	D	1.00 X 2.10	
2	D1	0.90 X 2.10	
3	D2	0.75 X 2.10	
4	SD	1.20 X 2.10	2.52 SQM
5	W	1.80 X 1.20	2.16 SQM
6	W1	1.50 X 1.20	1.80 SQM
7	W2	1.50 X 0.90	1.35 SQM
8	W3	1.20 X 1.20	1.44 SQM
9	W4	0.90 X 1.20	1.08 SQM
10	V	0.60 X 0.75	0.45 SQM

NOTES

1. ALL OUTER WALLS ARE 0.15 M TH.
2. ALL INTERNAL WALLS ARE 0.10 M TH.

LEGEND

PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN
DRAIN LINE SHOWN IN
WATER LINE SHOWN IN
EXISTING CONSTRUCTION TO BE DEMOLISH SHOWN IN

PROJECT

PROPOSED PLAN FOR RESIDENTIAL BUILDING ON PLOT NO.68, CTS.NO.15895,SHEET NO.139, 140, SR.NO.47 AT. SHREYNAGAR, AURANGABAD FOR MR. PRAVINBHAI MOHANLAL KALYANI

OWNERS SIGN | ARCHITECT SIGN

AR. SAURABH MIRKUTE CA/2017/86744

ARCHITECTS:

CONSULTING ARCHITECT:

MIRKUTE
ARCHITECTS & INTERIOR DESIGNERS

DATE	SCALE	DRN BY	CHD BY	PRINT
08.01.2021	1:00 1:100 1:200	MR. JAGDISH	MR. S MIRKUTE	08.01.2021