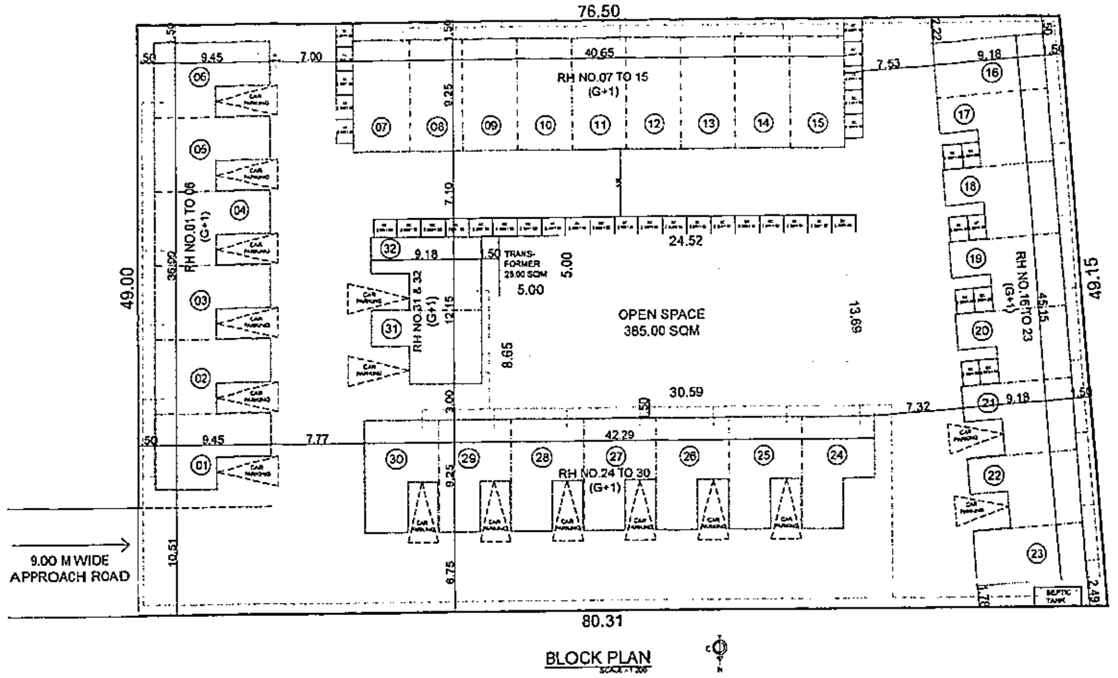
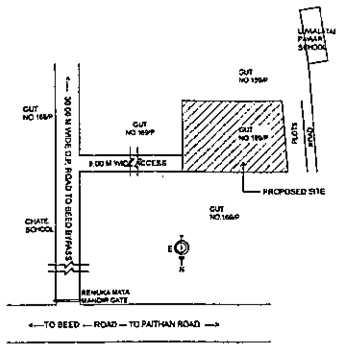
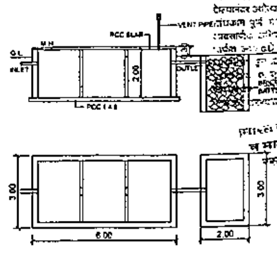
अर्जदार गांवी प्रत



BLOCK PLAN



SITE LOCATION PLAN



PLAN & SECTION FOR SEPTIC TANK & SOAK PIT

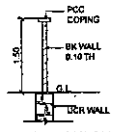
SCALE:- 1:100

[illegible]

PARKING STATEMENTS FOR RH NO.01 TO 32							
TABLE NO.25	TENEMENTS	REQUIRED			PROPOSED		
		NO. OF CAR	NO. OF SC.	NO. OF CYCLE	NO. OF CAR	NO. OF SC.	NO. OF CYCLE
[illegible]	26 NOS	09	35	35	09	35	35
[illegible]	06 NOS	06	06	06	06	06	06
TOTAL	32 NOS	15	41	41	15	41	41

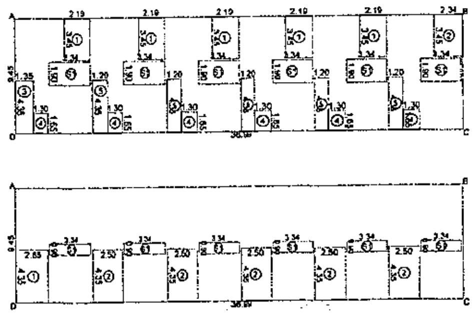
BALCONY AREA STATEMENT FOR RH NO.07 TO 15				
FLOOR	B/UP AREA	ALLOWABLE 15% OF B/UP AREA	PROPOSED	EXCESS
FIRST FLOOR	335.10	50.26	38.88	NIL

RH NO.01 TO 07 & 08 TO 15		
RH B/UP & CARPET AREA AS PER RERA		
RH NO.	B/UP AREA	CARPET AREA
01	81.40 SQM	81.99 SQM
02 TO 05	80.90 SQM	81.99 SQM
06	81.40 SQM	81.99 SQM
07	75.81 SQM	77.86 SQM
08 TO 14	74.43 SQM	77.56 SQM
15	75.81 SQM	77.86 SQM



C/WALL SECTION

SCALE:- 1:50



BUILT-UP AREA STATEMENT : FIRST FLOOR FOR RH NO.01 TO 06

AREA OF BLOCK [ABCD] = 36.99 X 9.45 = 349.56 SQ.M

STANDARD DEDUCTIONS :-

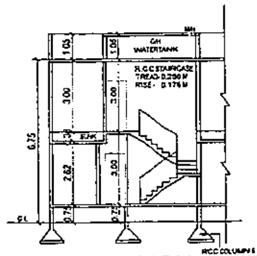
1.	2.19 X 3.45 X 5 =	37.78 SQ.M
2.	2.34 X 3.45 =	8.07 SQ.M
3.	1.35 X 4.35 =	5.87 SQ.M
4.	1.30 X 1.65 X 6 =	12.87 SQ.M
5.	1.20 X 4.35 X 5 =	26.10 SQ.M
TOTAL =		90.69 SQ.M
STAIRCASE DEDUCTIONS :-		
S1.	3.34 X 1.90 X 6 =	38.08 SQ.M
TOTAL DEDUCTIONS =		128.77 SQ.M
NET AREA = 349.56 - 128.77 =		220.79 SQ.M

BUILT-UP AREA STATEMENT : GROUND FLOOR FOR RH NO.01 TO 06

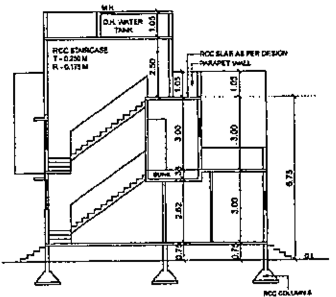
AREA OF BLOCK [ABCD] = 36.99 X 9.45 = 349.56 SQ.M

STANDARD DEDUCTIONS :-

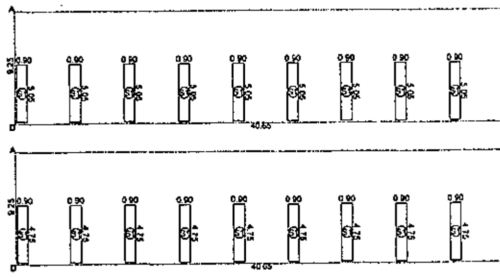
1.	2.65 X 4.35 =	11.53 SQ.M
2.	2.50 X 4.35 X 5 =	54.38 SQ.M
TOTAL =		65.91 SQ.M
STAIRCASE DEDUCTIONS :-		
S1.	3.34 X 0.90 X 6 =	18.04 SQ.M
TOTAL DEDUCTIONS =		83.95 SQ.M
NET AREA = 349.56 - 83.95 =		265.61 SQ.M


O.H. WATERTANK
R.C.C STAIRCASE TREAD-0.250 M RISE-0.176 M
RCC COLUMN & FOOTING AS PER RCC DESIGN

TYPICAL SECTION AT A-A


O.H. WATER TANK
RCC STAIRCASE T-0.250 M R-0.176 M
RCC SLAB AS PER DESIGN
PARAPET WALL
RCC COLUMN & FOOTING AS PER RCC DESIGN

TYPICAL SECTION AT B-B



BUILT-UP AREA STATEMENT : FIRST FLOOR FOR RH NO.07 TO 15

AREA OF BLOCK [ABCD] = 40.65 X 9.25 = 376.01 SQ.M

STAIRCASE DEDUCTIONS :-

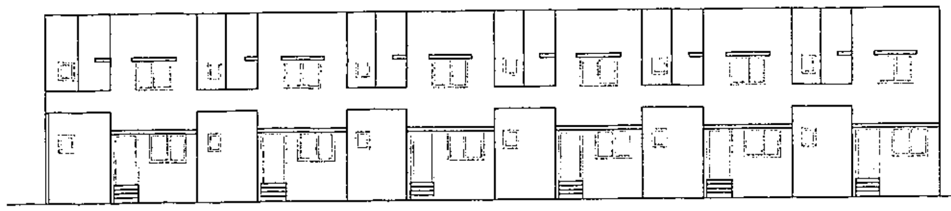
S1.	0.90 X 5.05 X 9 =	40.91 SQ.M
TOTAL DEDUCTIONS =		40.91 SQ.M
NET AREA = 376.01 - 40.91 =		335.10 SQ.M

BUILT-UP AREA STATEMENT : GROUND FLOOR FOR RH NO.07 TO 15

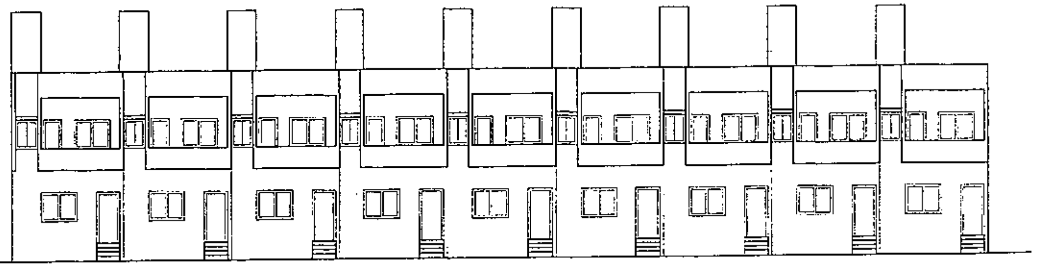
AREA OF BLOCK [ABCD] = 40.65 X 9.25 = 376.01 SQ.M

STAIRCASE DEDUCTIONS :-

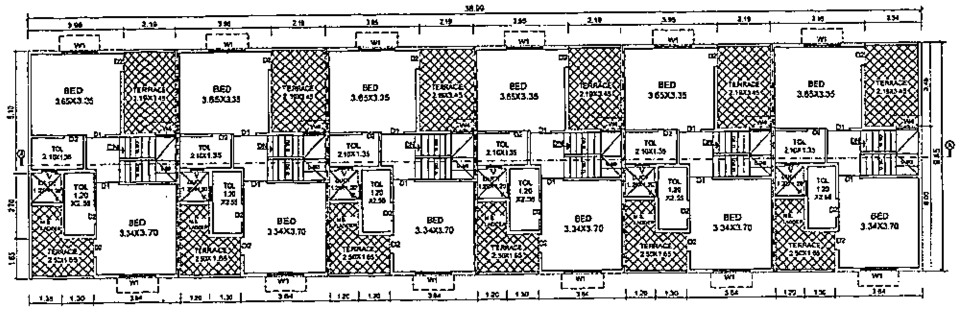
S1.	0.90 X 4.75 X 9 =	38.48 SQ.M
TOTAL DEDUCTIONS =		38.48 SQ.M
NET AREA = 376.01 - 38.48 =		337.53 SQ.M



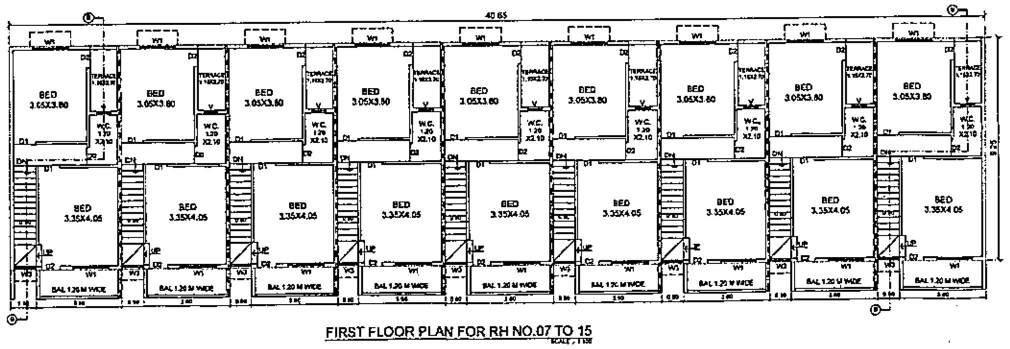
FRONT ELEVATION FOR RH NO.01 TO 06



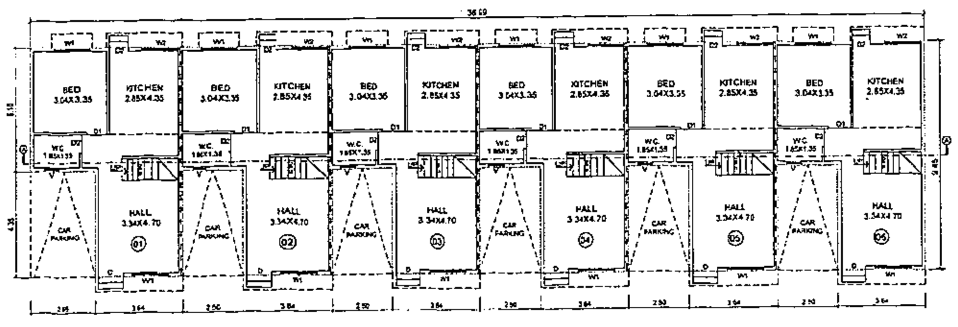
FRONT ELEVATION FOR RH NO.07 TO 15



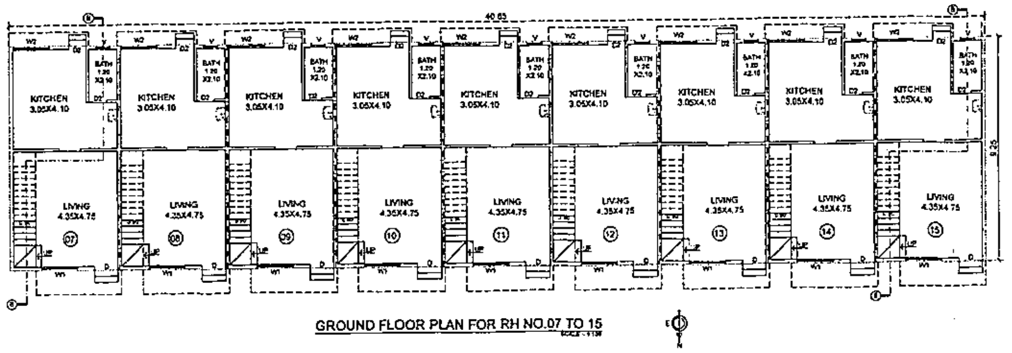
FIRST FLOOR PLAN FOR RH NO.01 TO 06



FIRST FLOOR PLAN FOR RH NO.07 TO 15



GROUND FLOOR PLAN FOR RH NO.01 TO 06



GROUND FLOOR PLAN FOR RH NO.07 TO 15

SEAL AND STAMP OF APPROVAL 1/2

RH NO.01 TO 06 . 07 TO 15 & BLOCK PLAN

Approved as amended
in.................. colour, Subject to
the conditions mentioned in this
office's Building Permit No-232/2020-21
Date 19/01/2021
Town Planner
Town Planning Department
Municipal Corporation
Aurangabad
O. C. Signed by A.D.T.P.

AREA STATEMENT

1.	AREA OF LAND (minimum area of a,b,c to be considered)	1920.00 SQM + 1220.00 SQM 3840.00 SQM
	(a) AS PER OWNERSHIP DOCUMENTS (7/12 CTS extract)	3840.00 SQM
	(b) AS PER MEASUREMENT SHEET	3840.00 SQM
	(c) AS PER SITE	3840.00 SQM
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P./ D.P. ROAD WIDENING	00.00 SQM
	(b) ANY D.P. RESERVATION AREA	00.00 SQM
	(c) NATURAL WATER COURSE AREA	00.00 SQM
	TOTAL DEDUCTIONS (a+b+c)	00.00 SQM
3.	GROSS AREA OF PLOT (1-2)	3840.00 SQM
4.	RECREATIONAL OPEN SPACE	
	(a) REQUIRED	384.00 SQM
	(b) PROPOSED	385.00 SQM
5.	AMENITY SPACE	
	(a) REQUIRED	00.00 SQM
	(b) PROPOSED	00.00 SQM
6.	SERVICE ROAD AND HIGHWAY WIDENING	00.00 SQM
7.	INTERNAL ROAD AREA	00.00 SQM
8.	NET AREA OF PLOT (3 - 5(b))	3840.00 SQM
9.	(for basic F.S.I = 1.00) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.	-
	AS PER FRONT ROAD WIDTH (sr.no. 8 X 0.90)	3456.00 SQM
10.	ADDITION OF AREA FOR F.S.I.	
	(a) IN-SITU AREA AGAINST D.P. ROAD [2.00 X SR.NO.2 (a)] if any	00.00 SQM
	(b) IN-SITU AREA AGAINST AMENITY SPACE [2.00 or 1.85 X sr.no 5(b)]	00.00 SQM
	(c) PREMIUM FSI AREA (subject to maximum of 0.30 of sr.no 8)	00.00 SQM
	(d) TDR AREA	00.00 SQM
	(e) ADDITIONAL FSI AREA UNDER CHAPTER VII	00.00 SQM
	(total of a+b+c+d+e)	00.00 SQM
11.	TOTAL AREA AVAILABLE (9+10)	3456.00 SQM
12.	MAXIMUM UTILIZATION OF F.S.I PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	0.90
13.	TOTAL BUILT UP AREA IN PROPOSAL	2451.44 SQM
	(EXCLUDING AREA AT SR. NO. 15 b)	0.00 SQM
	a. EXISTING BUILT UP AREA	0.00 SQM
	b. PROPOSED B/UP AREA	0.00 SQM
	c. EXCESS BALCONY AREA COUNTED IN F.S.I.	0.00 SQM
	d. EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I. TOTAL (a+b+c+d)	[illegible]
14.	F.S.I. CONSUMED (13 / 8) (SHOULD BE NOT MORE THAN SERIAL NO. 12 ABOVE)	0.638
15.	AREA OF INCLUSIVE HOUSING ,IF ANY	00.00 SQM
	a. REQUIRED (20 % OF SR.NO. 9) b. PROPOSED	00.00 SQM

*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 CONFIRM 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		
RH NO.01 TO 06	=	486.40 SQM
RH NO.07 TO 15	=	672.63 SQM
RH NO.16 TO 23	=	598.13 SQM
RH NO.24 TO 30	=	541.28 SQM
RH NO.31 & 32	=	153.00 SQM
TOTAL B/UP AREA	=	2451.44 SQM

AREA STATEMENT

RH NO.01 TO 06		
PROPOSED B/UP AREA		
GROUND FLOOR	=	265.61 SQM
FIRST FLOOR	=	220.79 SQM
TOTAL B/UP AREA	=	486.40 SQM
RH NO.07 TO 15		
PROPOSED B/UP AREA		
GROUND FLOOR	=	337.53 SQM
FIRST FLOOR	=	335.10 SQM
TOTAL B/UP AREA	=	672.63 SQM

SCHEDULE OF OPENINGS

S.NO.	SYMBOL	SIZE	AREA
1	D	1.00X2.10	
2	D1	0.90X2.10	
3	D2	0.75X2.10	
4	W	2.10X1.20	2.52
5	W1	1.80X1.20	2.16
6	W2	1.50X0.90	1.62
7	W3	1.20X1.20	1.44
8	W4	0.52X1.50	0.78
9	V	0.60X0.75	0.45

NOTES

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

LEGEND

PLOT BOUNDRY SHOWN IN	▭
DRAIN LINE SHOWN IN	▭
PROP. CONSTRUCTION SHOWN IN	▭
WATER LINE SHOWN IN	▭

PROJECT

REVISED PLAN FOR GROUP HOUSING ON GUT NO. 169 (P), AT. SATARA, TQ. DIST. AURANGABAD. FOR,
SOW. AASHATAI BALIRAM DHONGADE &
SHRI. ANIL BALIRAM DHONGADE
THROUGH ITS G.P.A
1) SHRI. SUHAS SATISHRAO MALGE
2) SHRI. AMIT RAVINDRA SAOJI
3) SHRI. PIYUSH RAVINDRA SAVAJI

OWNERS SIGN	ARCHITECTS SIGN
1) SHRI. SUHAS SATISHRAO MALGE 2) SHRI. AMIT RAVINDRA SAOJI 3) SHRI. PIYUSH RAVINDRA SAVAJI	AR. SAURABH MIRKUTE ARCHITECT

ARCHITECTS.

MIRKUTE
ARCHITECTS & INTERIOR DESIGNERS

	DATE	SCALE	DRN BY	CHD BY	PRINT
	17.12.2020	1:50 1:100 1:200	JAGDISH	S.MIRKUTE	19.12.2020