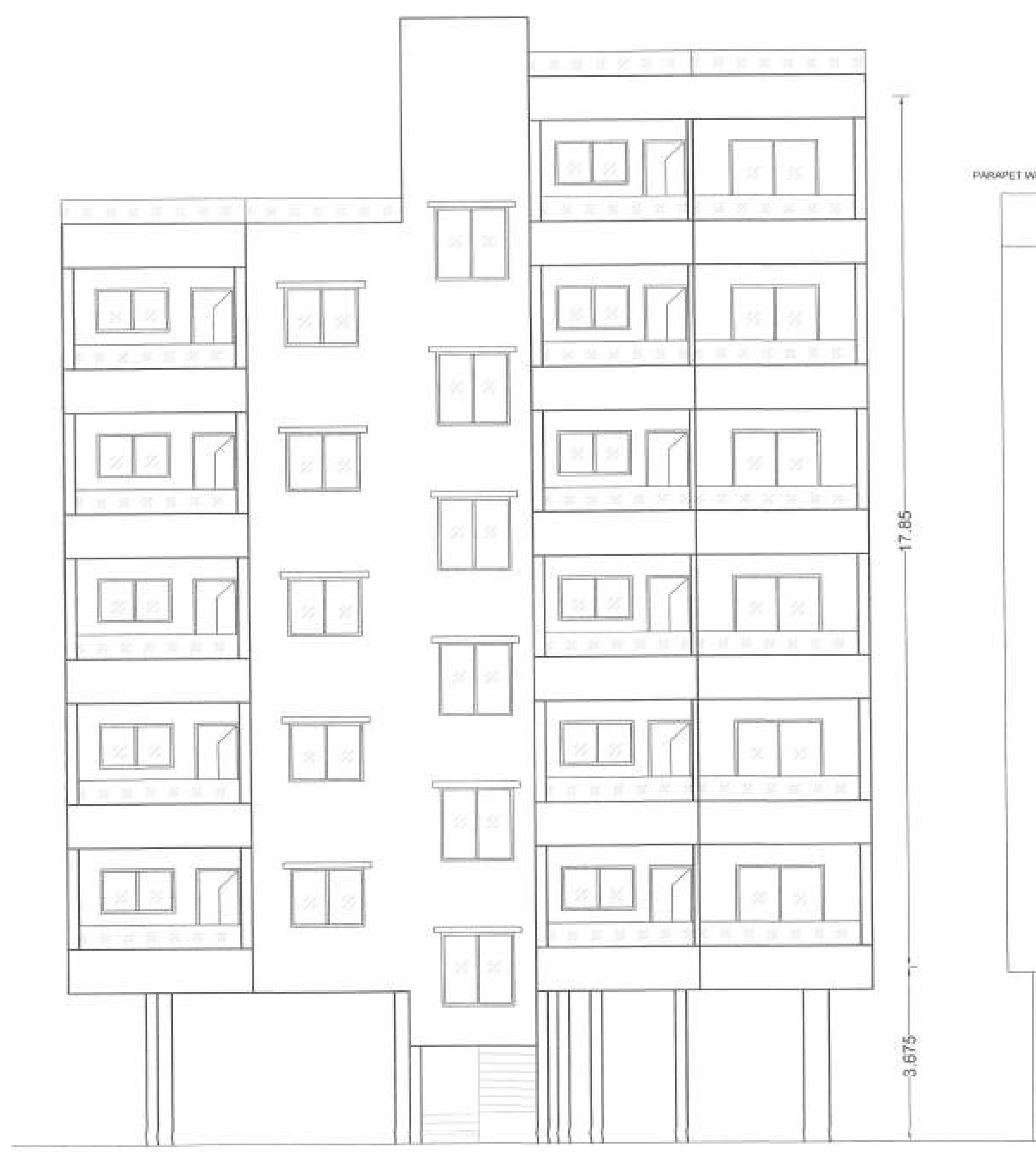
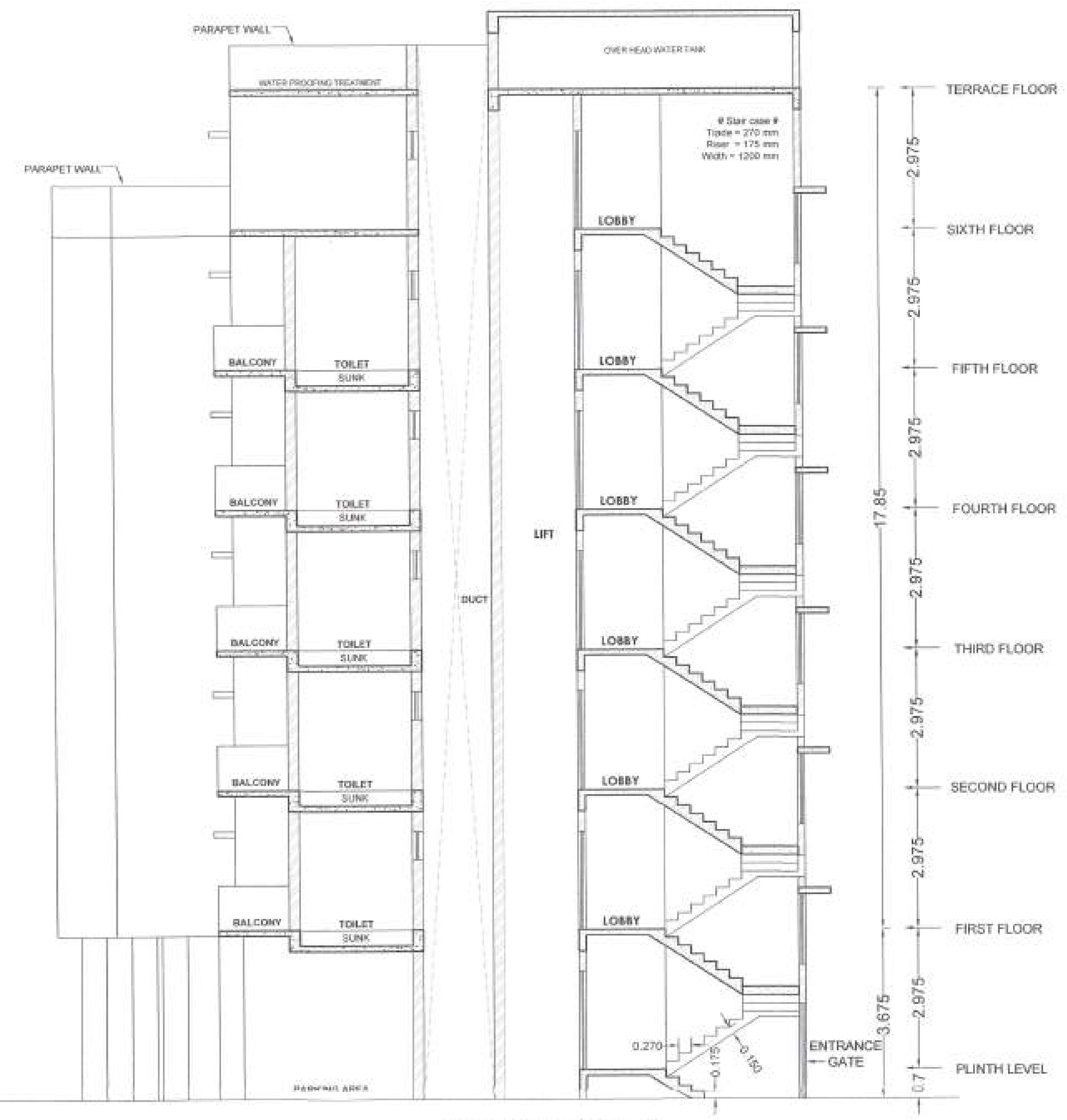
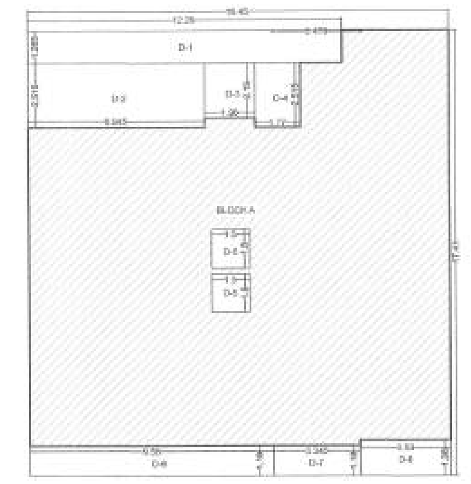


FRONT ELEVATION



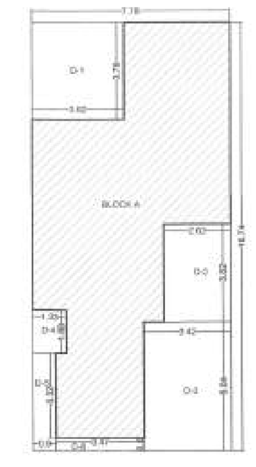
SECTION AT A-A'



TYPICAL FLOOR BLOCK PLAN FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR

SCALE 1:200

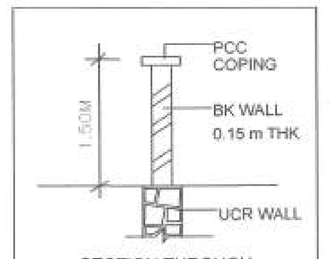
AREA STATEMENT TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	16.45	17.41	1.00	286.39	SQ.M.
DEDUCTIONS					
D-1	12.29	1.265	1.00	15.55	SQ.M.
D-2	6.945	2.515	1.00	17.47	SQ.M.
D-3	1.960	2.150	1.00	4.21	SQ.M.
D-4	1.770	2.515	1.00	4.45	SQ.M.
D-5	1.500	1.500	2.00	4.50	SQ.M.
D-6	9.560	1.180	1.00	11.28	SQ.M.
D-7	3.345	1.180	1.00	3.90	SQ.M.
D-8	3.530	1.380	1.00	4.87	SQ.M.
TOTAL DEDUCTIONS				66.23	SQ.M.
NET AREA				220.16	SQ.M.



SIXTH FLOOR BLOCK PLAN

SCALE 1:200

AREA STATEMENT SIXTH FLOOR					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	7.78	16.74	1.00	130.24	SQ.M.
DEDUCTIONS					
D-1	3.62	3.78	1.00	13.68	SQ.M.
D-2	2.62	3.82	1.00	10.01	SQ.M.
D-3	3.42	5.04	1.00	17.24	SQ.M.
D-4	1.33	1.68	1.00	2.23	SQ.M.
D-5	0.90	3.83	1.00	3.45	SQ.M.
D-6	3.47	0.50	1.00	1.75	SQ.M.
TOTAL DEDUCTIONS				48.36	SQ.M.
NET AREA				81.88	SQ.M.



SECTION THROUGH COMPOUND WALL

SCHEDULE OF OPENING			
DOORS		WINDOWS	
SD	1.8 X 2.1	W	1.5 X 1.2
MD	1.05 X 2.1	KW	1.5 X 0.9
D1	0.9 X 2.1	V	0.6 X 0.6
D2	0.75 X 2.1	V1	1.5 X 1.5

CARPET AREA STATEMENT			
SR. NO.	FLOOR	FLAT	AREA IN Sq. M.
1	TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR	101, 201, 301, 401, 501	78.69
2	TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR	102, 202, 302, 402, 502	79.61
3	SIXTH FLOOR	601	65.43

PARKING AREA STATEMENT

Table No.8A - Parking Space Requirement		
SR.NO.	Type of Vehicle	Minimum Size/ area of parking space
01	Motor Vehicle (Car)	2.50m x 5.0m
02	Scooter, M. Cycle	1.00m x 2.00m

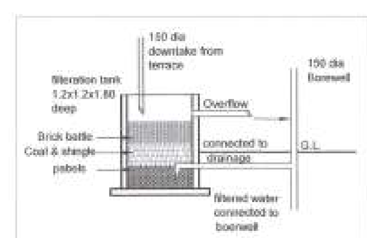
Table No.8B - Parking Space Requirement		
Sr.no.	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	
	Required Parking	
01	Car	Scooter
	6	28
Visitor 5%	1	2
TOTAL	7	30

PARKING FLOOR BLOCK PLAN

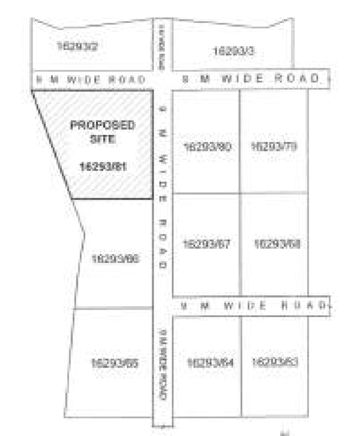
SCALE 1:200

Table No.8C - Parking Space Requirement				
SR. NO.	D' Class Municipal Corporation area except (at Sr. No.3 as per UDCPR Table 8c)			
	Multiplying Factor 0.70		Providing Parking Space	
01	Car	Scooter	Car	Scooter
	5	21	6	21

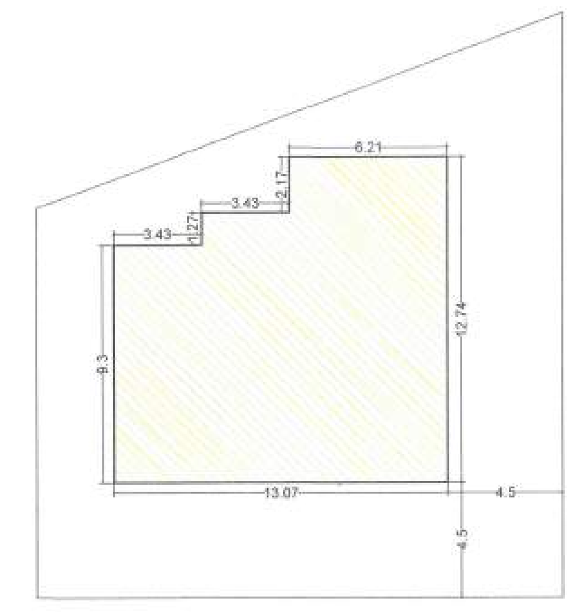
AREA STATEMENT PARKING FLOOR					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	3.29	8.69	1.00	28.59	SQ.M.
DEDUCTIONS					
D-1	1.50	1.50	1.00	2.25	SQ.M.
D-2	1.33	3.46	1.00	4.60	SQ.M.
D-3	0.43	3.37	1.00	1.45	SQ.M.
TOTAL DEDUCTIONS				8.30	SQ.M.
NET AREA				20.29	SQ.M.



RAIN WATER HARVESTING DETAIL

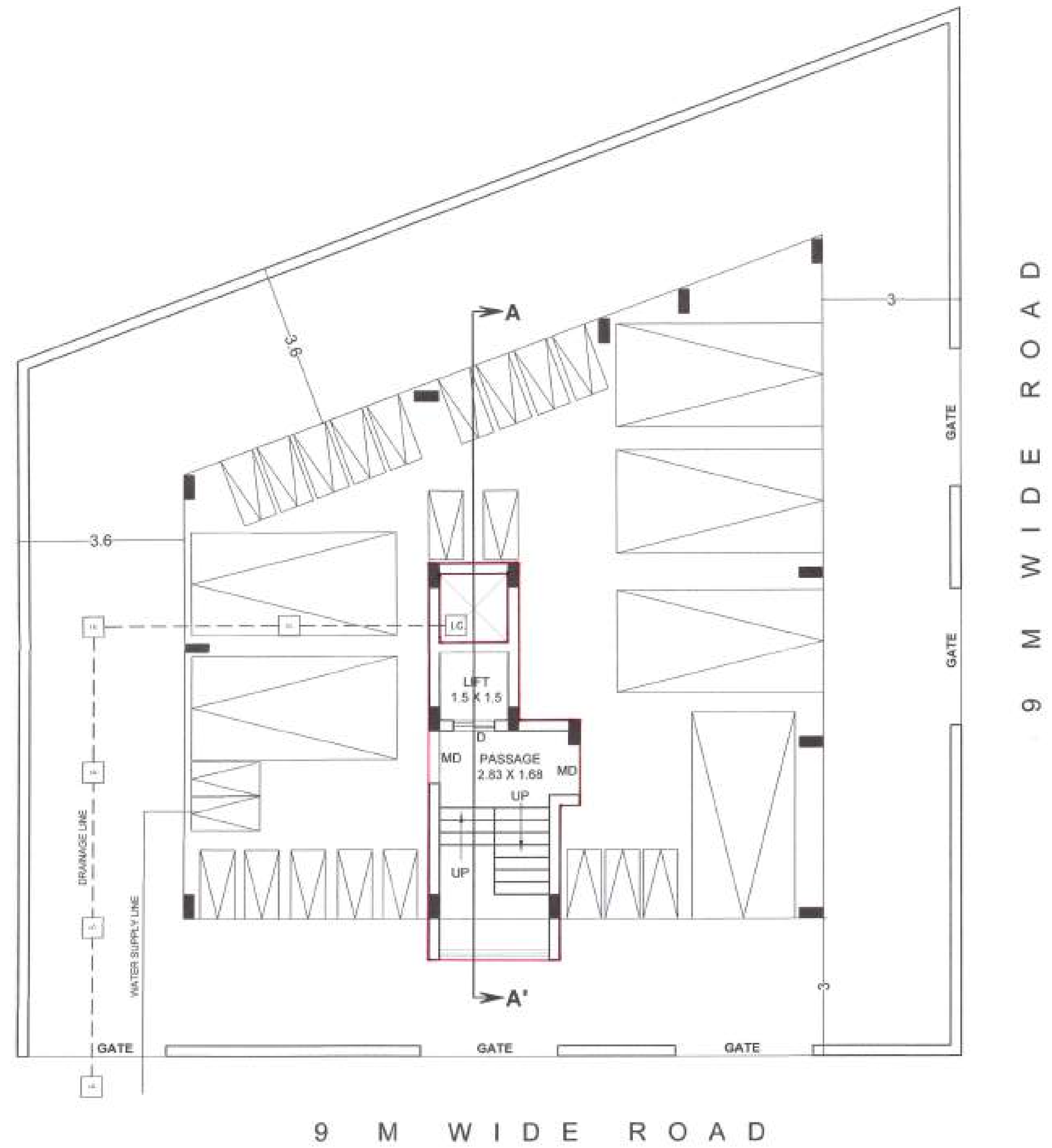


LOCATION MAP

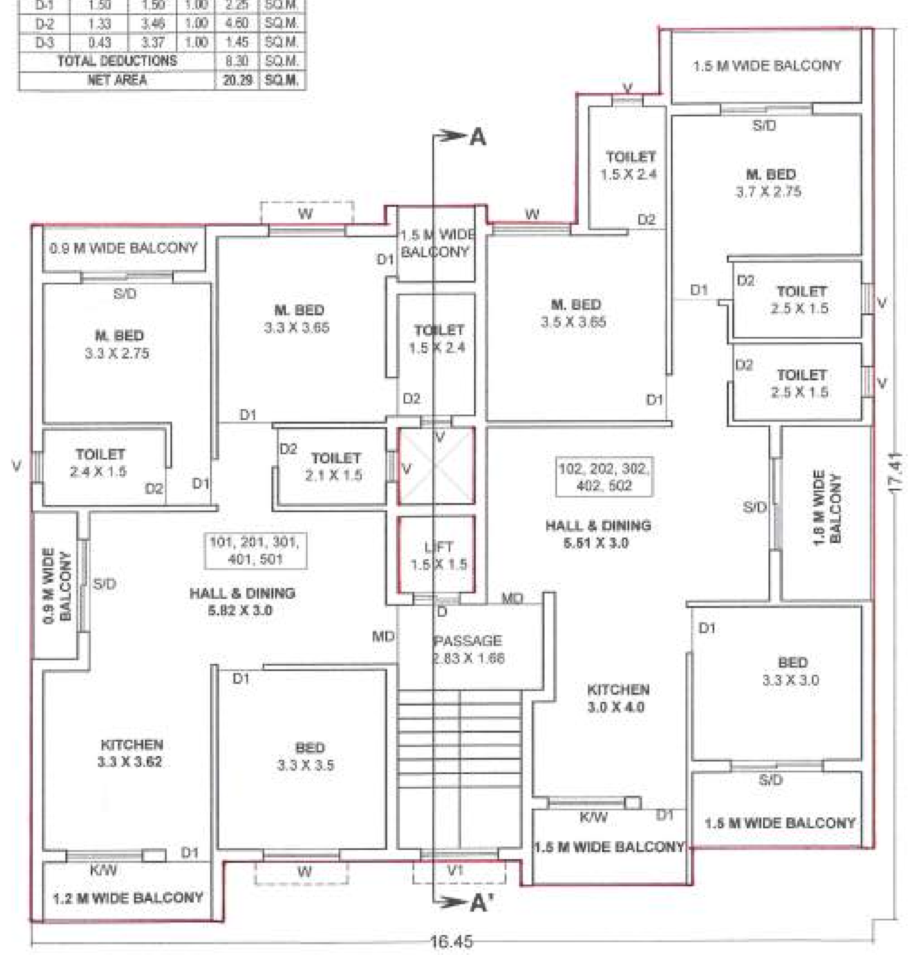


EXISTING STRUCTURE TO BE DEMOLISHED

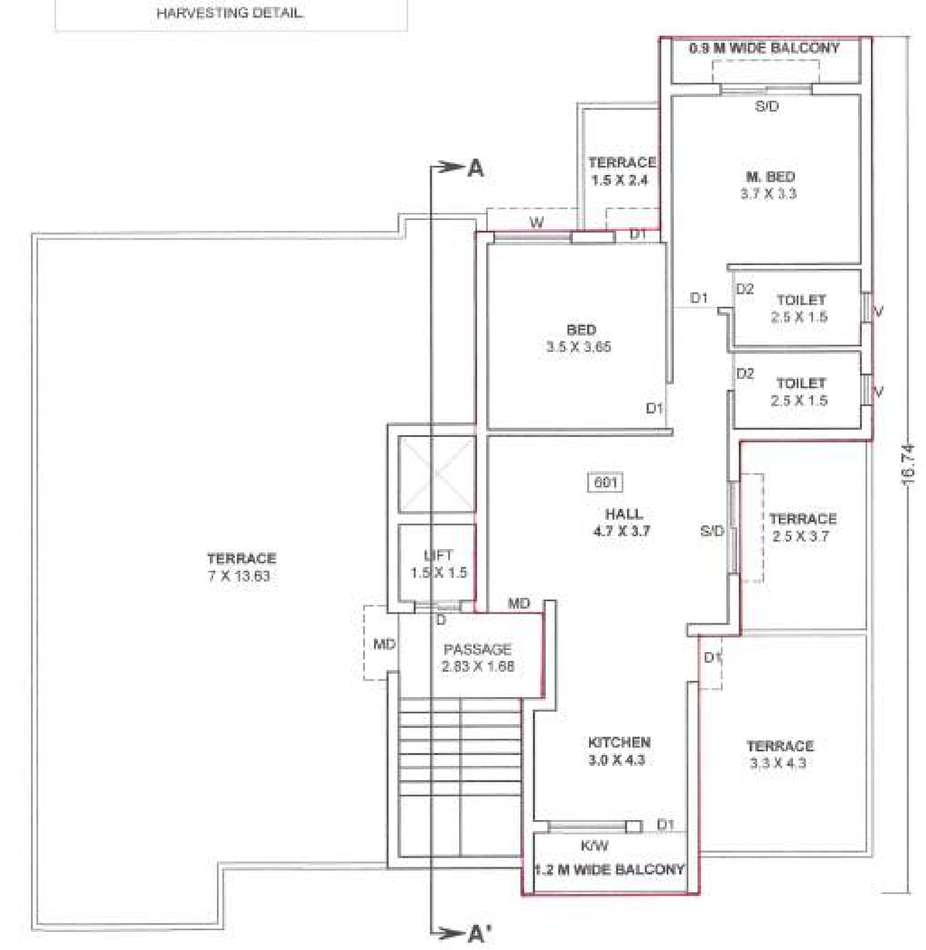
SCALE 1:200



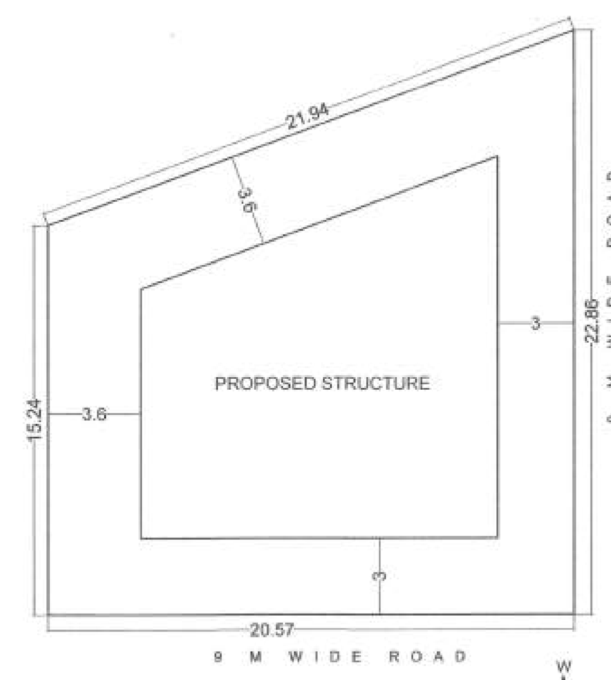
PARKING FLOOR PLAN



TYPICAL FIRST TO FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



BLOCK PLAN

SCALE 1:200

ONLY OFFICE USE

A	AREA STATEMENT	
	1. Area of plot (Minimum area of a,b,c to be considered)	391.80
	a) As per ownership document (7/12, CTC extract)	391.80
	b) as per measurement sheet	391.80
	c) as per site	391.80
	2. Deduction for	
	(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	0.00
	b) Any D.P. Reservation area	0.00
	(Total a + b)	0.00
	3. Balance area of plot (1-2)	391.80
	4.Amenity Space (if applicable)	0.00
	a) Required -	0.00
	b) Adjustment of 2(b), if any -	0.00
	c) Balance proposed -	0.00
	5. Net Plot Area (3-4(c)	391.80
	6. Recreational Open space (if applicable)	
	(a) Required	0.00
	(b) Proposed -	0.00
	7. Internal Road Area	0.00
	8. Portable area (if applicable)	
	9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	430.98
	10. Addition of FSI on payment of premium	0.00
	a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
	b) Proposed FSI on payment of premium (already Paid Area)	195.90
	11.In -situ area FSI / TDR loading	0.00
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.00
	(b) In-situ area against Aminity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or©]	0
	c) TDR area	156.72
	d) Total in situ/ TDR loading proposed (11 (a) +(b)+©)	156.72
	12. Additional FSI area under Chapter No. 7	0
	13. Total entitlement of FSI in a proposal	
	a) [9 + 10(b)+11(d)] or 12 whichever is applicable	783.60
	b) Ancillary Area FSI upto 60% or 80% with payment of charges	470.16
	c) Total entitlement (a+b)	**1253.76**
	14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width	2
	15. Total Built up Area in proposal .(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	0
	(b) Proposed Built-up Area.(P.line area)	1202.97
	(c) Total (a + b)	**1202.97**
	16. F.S.I Consumed (15/13) (should not be more than serial No.14 above.)	0.959
	17. Area for Inclusive Housing , if any	
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

Certificate of area:

Certified that the plot under reference was surveyed by me on ________ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature & Stamp

Architect ROHIT SUNIL RAKA(CA/2013/60984)

Owner's Declaration -

I/We undersigned hereby confirm that I/We would abide by plans approved by Athority / Collector.I/We would execute the structure as per approved plans.Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at work site.

MR NARENDRA MADHUSUDAN TILAK

Owner's name and signiture

LEGEND :

PLOT BOUNDRY SHOWN AS
PROPOSED CONSTRUCTION SHOWN AS
DRAINAGE LINE SHOWN AS
WATER LINE SHOWN AS

PROPOSED PLAN FOR RESIDENTIAL BUILDING ON PLOT NO.50, CTS. NO. 16293/81, AT DASHMESHNAGAR , AURANGABAD.

Ar. Rohit S. Raka
B. Arch.
Regd. No. CA/2013/60984

Graffic Infrastructure Pvt. Ltd.

- Architect
- Interior Designer
- Approved Valuer
- R.C.C. Designer
- Project Management Consultant

Office no: P.No. 70, "SUVARNANEEL", Dashmeshnagar, Aurangabad.(0240)2358759,9545208222.
Email:rakasdesignstudio@gmail.com. Web:www.rakasgroup.com

DATE: 30-06-2021	DRAWN BY: Girija H. Jape
SCALE: 1:100, 1:200	CHECKED BY: SMR

LOCATION: E:Cad file/2021/Anilkumar Sancheti/Submission