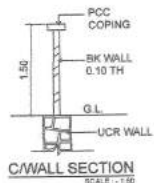
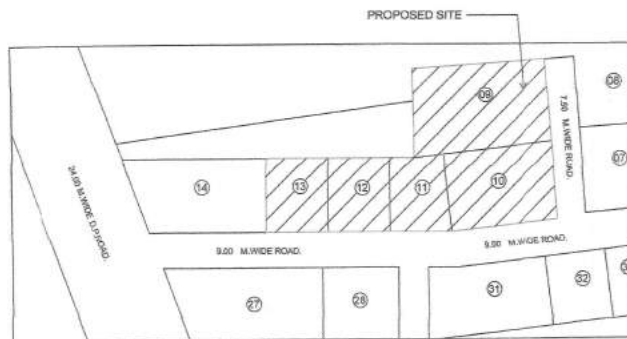
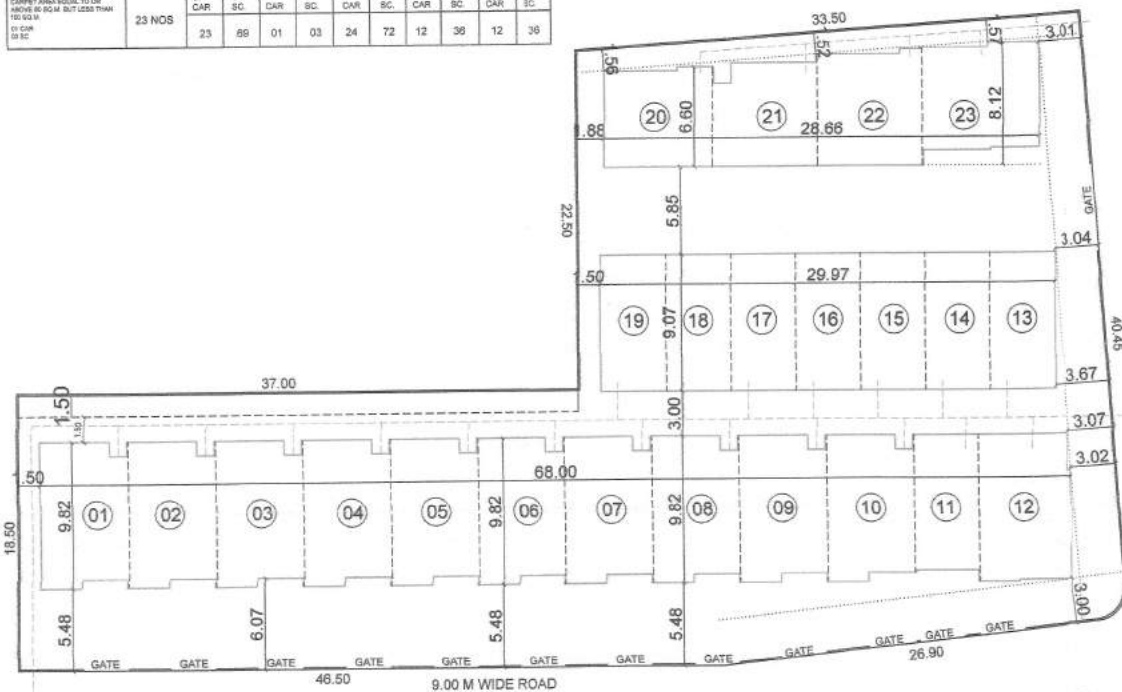




SITE LOCATION PLAN
SCALE - 1:50

PARKING STATEMENT AS PER CHAPTER - 8												
TABLE NO. 8B	NOS OF TENEMENTS	REQUIRED		IN ADDITION 5% VISITOR PARKING		TOTAL		MULTIPLYING FACTOR = 0.80		PROPOSED PARKING		
		A	B	C	D	E	F	G	H	I	J	K
		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	NO. OF CAR
23 NOS		23	66	01	03	24	72	12	36	12	36	36



BLOCK PLAN
SCALE - 1:250

SEAL AND STAMP OF APPROVAL

Approved as amended
in colour, Subject to
the conditions mentioned in this
office's Building Permit No. 222/20-21
Date: 18/05/2021

Town Planner
Municipal Corporation
Aurangabad
O. C. Signed by A.S.T.P.

AREA STATEMENT

1. AREA OF LAND (minimum area of a, b, c to be considered)	2119.06 SQM
(a) AS PER OWNERSHIP DOCUMENTS (7/12, CTS extract)	2119.06 SQM
(b) AS PER MEASUREMENT SHEET	2119.06 SQM
(c) AS PER SITE	2119.06 SQM
2. DEDUCTIONS FOR	
(a) PROPOSED 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)	2119.06 SQM
4. AMENITY SPACE (IF APPLICABLE)	0.00 SQM
(a) REQUIRED	0.00 SQM
(b) ADJUSTMENT OF 2m, IF ANY	0.00 SQM
(c) BALANCE PROPOSED	0.00 SQM
5. NET AREA OF PLOT (3-4(C))	2119.06 SQM
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED	0.00 SQM
(b) PROPOSED	0.00 SQM
7. INTERNAL ROAD AREA	-
8. PLOTTABLE AREA (IF APPLICABLE)	-
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER PLOT AREA (100% F.S.I. NO. 5.5 BASIC F.S.I.)	2330.96 SQM
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH (20.00)	0.50
(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	0.00 SQM
11. IN-SITU F.S.I. FOR LOADING	
(a) IN-SITU AREA AGAINST D.P. ROAD (2.00 X SR NO. 2 (a) (i) (a))	-
(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.00 or 1.85 X sr no. 4(b) and (c) (i))	-
(c) TOR AREA	-
(d) TOTAL IN-SITU / TOR LOADING PROPOSED (11a+b+c)	-
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	-
13. TOTAL ENTITLEMENT OF F.S.I. IN PROPOSAL	
(a) (b)+(c)+(d)+(e) OR 12 WHICHEVER IS APPLICABLE	2330.96 SQM
(b) ANCILLARY AREA F.S.I. UP TO 60% OR 50% WITH PAYMENT OF CHARGES	181.42 SQM
(c) TOTAL ENTITLEMENT (a+b)	2492.38 SQM
14. MAXIMUM UTILIZATION LIMIT OF AREA F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICATION) X 1.8 OR 1.6	2330.96 X 1.8 = 4195.73 SQM
15. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR NO. 17)	2492.38 SQM
a. EXISTING BUILT UP AREA	0.00 SQM
b. PROPOSED BUILT UP AREA (AS PER P-LINE)	2492.38 SQM
c. TOTAL (a+b+c)	2492.38 SQM
16. F.S.I. CONSUMED (15/3) (SHOULD NOT MORE THAN SERIAL NO. 14 ABOVE)	2492.38 (15/3) = 1.66
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
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 OR
AND THE DIMENSION OF BIDES ETC. OF PLOT STATED ON PLANS ARE
MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AMENDMENT IN
DOCUMENT OF OWNERSHIP / P. SCHEME RECORD / LAND RECORD / SURVEY /
CITY RECORDS.

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.

AREA STATEMENT

PLOTS AREA BEFORE AMALGAMATION	
PLOT NO. 09	= 739.75 SQM
PLOT NO. 10	= 533.81 SQM
PLOT NO. 11	= 272.00 SQM
PLOT NO. 12	= 286.75 SQM
PLOT NO. 13	= 286.75 SQM
TOTAL PLOT AREA AFTER AMALGAMATION	
PLOT NO. 09 TO 13	= 2119.06 SQM
BASIC FSI 1.10 OF 2119.06	= 2330.96 SQM

AREA STATEMENT

PROPOSED B/U/P AREA	
RH NO. 01 TO 12	= 1288.65 SQM
RH NO. 13 TO 19	= 773.43 SQM
RH NO. 20 TO 23	= 430.30 SQM
TOTAL B/U/P AREA	= 2492.38 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

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

LEGEND

PLOT BOUNDARY SHOWN IN	
DRAIN LINE SHOWN IN	
PROP. CONSTRUCTION SHOWN IN	
WATER LINE SHOWN IN	

PROJECT

PROPOSED PLAN FOR GROUP
HOUSING ON PLOT NO. 09 TO 13,
GUT NO. 36 & 37 (P), AT. ITKHEDA, TQ.
DIST. AURANGABAD. FOR,
M/S KALPAK DEVELOPERS THROUGH
ITS PARTNER
SHRI. SHODHAN Y. JOSHI

OWNERS SIGN	ARCHITECT SIGN
FOR KALPAK DEVELOPERS	ARCHITECT

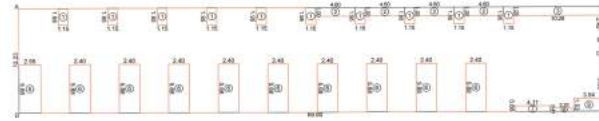
ARCHITECTS:
MIRKUTE
ARCHITECTS & INTERIOR DESIGNERS
SHOP NO. 3 & 4, PLOT NO. 22,
DHANANJAY COMPLEX, ULKARAGARI,
BARNHADA, AURANGABAD, 431004
E-MAIL: karkayevichit@gmail.com
MOBILE: 9422102070

DATE	SCALE	DRN BY	CHD BY	PRINT
19.09.2020	1:50 1:100 1:250	JAGDISH	S. MIRKUTE	26.09.2020

owner (s) name and signature



BUILT-UP AREA STATEMENT
GROUND FLOOR FOR RH NO.01 TO 12
 AREA OF FLOOR (ARITE) = 88.00 X 5.82 = 511.76 SQ.M
 STANDARD DEDUCTIONS:
 1. 1.10 X 1.30 X 10 = 14.30 SQ.M
 2. 2.30 X 2.30 X 10 = 52.90 SQ.M
 3. 2.70 X 2.70 X 10 = 72.90 SQ.M
 4. 3.10 X 3.10 X 10 = 96.10 SQ.M
 5. 3.50 X 3.50 X 10 = 122.50 SQ.M
 6. 3.90 X 3.90 X 10 = 152.10 SQ.M
 7. 4.30 X 4.30 X 10 = 184.90 SQ.M
 8. 4.70 X 4.70 X 10 = 220.90 SQ.M
 9. 5.10 X 5.10 X 10 = 260.10 SQ.M
 10. 5.50 X 5.50 X 10 = 302.50 SQ.M
TOTAL DEDUCTIONS = 1018.20 SQ.M
NET AREA = 511.76 - 1018.20 = -506.44 SQ.M



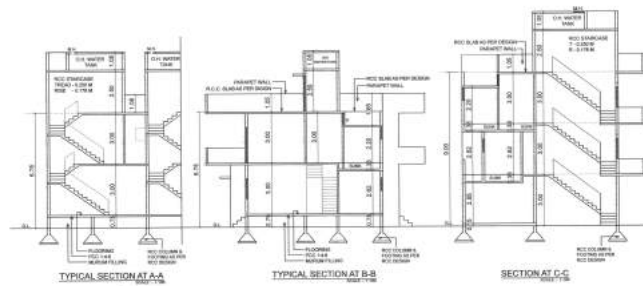
BUILT-UP AREA STATEMENT
FIRST FLOOR FOR RH NO.01 TO 12
 AREA OF FLOOR (ARITE) = 88.00 X 12.33 = 1084.84 SQ.M
 STANDARD DEDUCTIONS:
 1. 1.10 X 1.30 X 10 = 14.30 SQ.M
 2. 2.30 X 2.30 X 10 = 52.90 SQ.M
 3. 2.70 X 2.70 X 10 = 72.90 SQ.M
 4. 3.10 X 3.10 X 10 = 96.10 SQ.M
 5. 3.50 X 3.50 X 10 = 122.50 SQ.M
 6. 3.90 X 3.90 X 10 = 152.10 SQ.M
 7. 4.30 X 4.30 X 10 = 184.90 SQ.M
 8. 4.70 X 4.70 X 10 = 220.90 SQ.M
 9. 5.10 X 5.10 X 10 = 260.10 SQ.M
 10. 5.50 X 5.50 X 10 = 302.50 SQ.M
TOTAL DEDUCTIONS = 1018.20 SQ.M
NET AREA = 1084.84 - 1018.20 = 66.64 SQ.M

BUILT-UP AREA STATEMENT
SECOND FLOOR FOR RH NO.01 TO 12
 AREA OF FLOOR (ARITE) = 71.10 X 10.17 = 721.00 SQ.M
 STANDARD DEDUCTIONS:
 1. 1.10 X 1.30 X 10 = 14.30 SQ.M
 2. 2.30 X 2.30 X 10 = 52.90 SQ.M
 3. 2.70 X 2.70 X 10 = 72.90 SQ.M
 4. 3.10 X 3.10 X 10 = 96.10 SQ.M
 5. 3.50 X 3.50 X 10 = 122.50 SQ.M
 6. 3.90 X 3.90 X 10 = 152.10 SQ.M
 7. 4.30 X 4.30 X 10 = 184.90 SQ.M
 8. 4.70 X 4.70 X 10 = 220.90 SQ.M
 9. 5.10 X 5.10 X 10 = 260.10 SQ.M
 10. 5.50 X 5.50 X 10 = 302.50 SQ.M
TOTAL DEDUCTIONS = 1018.20 SQ.M
NET AREA = 721.00 - 1018.20 = -297.20 SQ.M

SEAL AND STAMP OF APPROVAL
 Approved as submitted
 Date: 10/03/2023
 Town Planning Department
 Municipal Corporation
 Approved
 O. C. Signed by A.B.T.P.



FRONT ELEVATION FOR RH NO.01 TO 12



TYPICAL SECTION A-A

TYPICAL SECTION B-B

SECTION AT C-C



SECOND FLOOR PLAN FOR RH NO.11 & 12



FIRST FLOOR PLAN FOR RH NO.01 TO 12



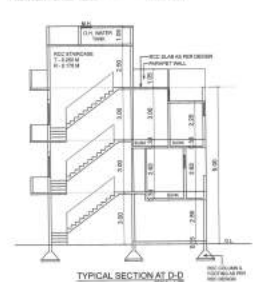
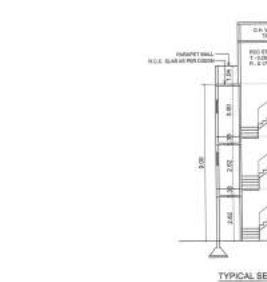
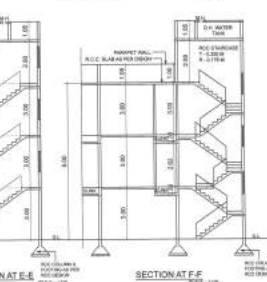
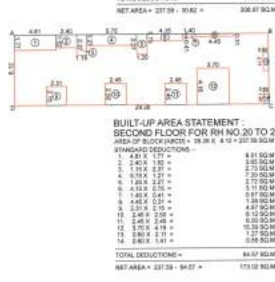
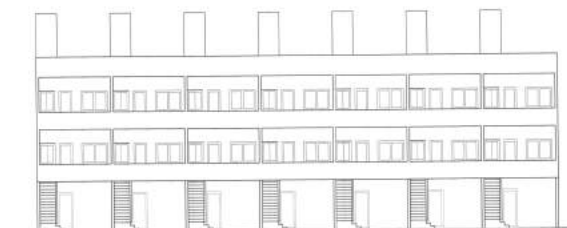
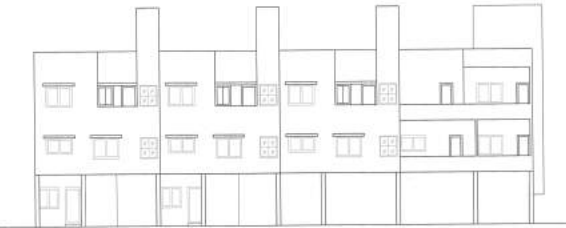
GROUND FLOOR PLAN FOR RH NO.01 TO 12

AREA STATEMENT
PROPOSED BUP AREA (AS PER P.LINE)
 RH NO.01 TO 12
 GROUND FLOOR = 511.76 SQ.M
 FIRST FLOOR = 66.64 SQ.M
 SECOND FLOOR = -297.20 SQ.M
TOTAL BUP AREA = 281.20 SQ.M
 RH NO.13 TO 19
 GROUND FLOOR = 199.83 SQ.M
 FIRST FLOOR = 301.86 SQ.M
 SECOND FLOOR = 301.86 SQ.M
TOTAL BUP AREA = 773.43 SQ.M
 RH NO.20 TO 25
 GROUND FLOOR = 50.31 SQ.M
 FIRST FLOOR = 206.87 SQ.M
 SECOND FLOOR = 173.02 SQ.M
TOTAL BUP AREA = 430.20 SQ.M

SCHEDULE OF OPENINGS
 S.NO. SYMBOL SIZE AREA
 1 D 1.00X2.10 2.10
 2 D 0.90X2.10 1.89
 3 D 0.75X2.10 1.58
 4 W 2.10X1.20 2.52
 5 W 1.80X1.20 2.16
 6 W 1.50X1.20 1.80
 7 W 1.20X1.20 1.44
 8 W 0.90X1.20 1.08
 9 V 0.90X0.75 0.68

NOTES
 1. ALL OUTER WALLS ARE 0.15 M TH AND
 INTERNAL WALLS ARE 0.10 M TH.
LEGEND
 PLOT BOUNDARY SHOWN IN
 DRAIN LINE SHOWN IN
 PROP. CONSTRUCTION SHOWN IN
 WATER LINE SHOWN IN
PROJECT
 PROPOSED PLAN FOR GROUP
 HOUSING ON PLOT NO. 09 TO 13,
 OUT NO. 36 & 37 (P) AT, THHEDA, TQ.
 DIST. AURANGABAD. FOR
 M/S KALPAK DEVELOPERS THROUGH
 ITS PARTNER
 SHRI. SHODHAN Y. JOSHI

DESIGNED BY ARCHITECTS BSN
 FOR GUTTER DEVELOPERS
 FASTTOP
 ARCHITECT
 MIRKUTE ARCHITECTS & INTERIOR DESIGNERS
 10/03/2023
 10/03/2023
 10/03/2023
 10/03/2023



SEAL AND STAMP OF APPROVAL	3
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Approved as amended
by _____ Colber, Subject to
the conditions mentioned in this
office's Building Permit No. 2012-1-12

Town Planner
Town Planning Department

O. C. Signed by A. H. T. J.

AREA STATEMENT	
PROPOSED BWP AREA (AS PER P-LINE)	
RH NO.01 TO 12	
GROUND FLOOR	= 560.90 SQ
FIRST FLOOR	= 634.81 SQ
SECOND FLOOR	= 52.94 SQ
TOTAL BWP AREA	= 1238.65 SQ
RH NO.13 TO 19	
GROUND FLOOR	= 169.83 SQ
FIRST FLOOR	= 301.80 SQ
TOTAL BWP AREA	= 471.63 SQ
RH NO.20 TO 23	
GROUND FLOOR	= 50.31 SQ
FIRST FLOOR	= 206.97 SQ
SECOND FLOOR	= 173.02 SQ

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	1.32
7	V	1.20X1.20	1.44
8	V1	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 BOUNDARY SHOWN IN	
DRAIN LINE SHOWN IN	
PROP. CONSTRUCTION SHOWN IN	
WATER LINE SHOWN IN	

PROJECT
PROPOSED PLAN FOR GROUP HOUSING ON PLOT NO. 09 TO 13, GUT NO. 36 & 37 (P), AT, ITKHEDA, TAL. DIST. AURANGABAD. FOR, M/S KALPAK DEVELOPERS THROUGH ITS PARTNER SHRI. SHODHAN Y. JOSHI

OWNER'S SIGN	ARCHITECT'S SIGNATURE
 PAUL K. SMITH PARTNER	

[illegible]