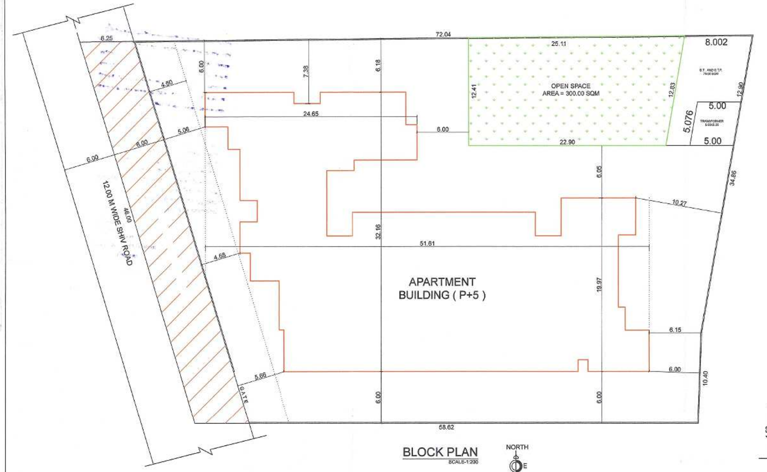
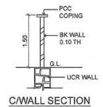


BLOCK PLAN

SCALE-1:200

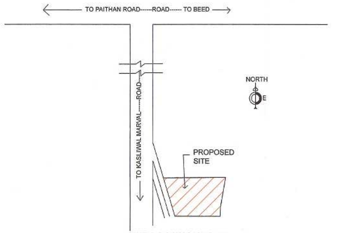
NORTH

PARKING STATEMENT AS PER TABLE NO. 8B											
TABLE NO. 8B	NOS OF TENEMENTS	REQUIRED		IN ADDITION 5% VISITOR PARKING		TOTAL		MULTIPLYING FACTOR = 0.70		PROPOSED PARKING	
		A	B	C	D	E	F	G	H		
				5% OF A	5% OF B	A+C	B+D	E x 0.70	F x 0.70		
		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.
RULE FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. 01 CAR 03 SC	20 NOS	10	30	01	02	11	32	08	22	08	22
RULE 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	30 NOS	15	75	01	04	16	79	11	55	11	55
TOTAL	50 NOS	25	105	02	06	27	111	19	77	19	77

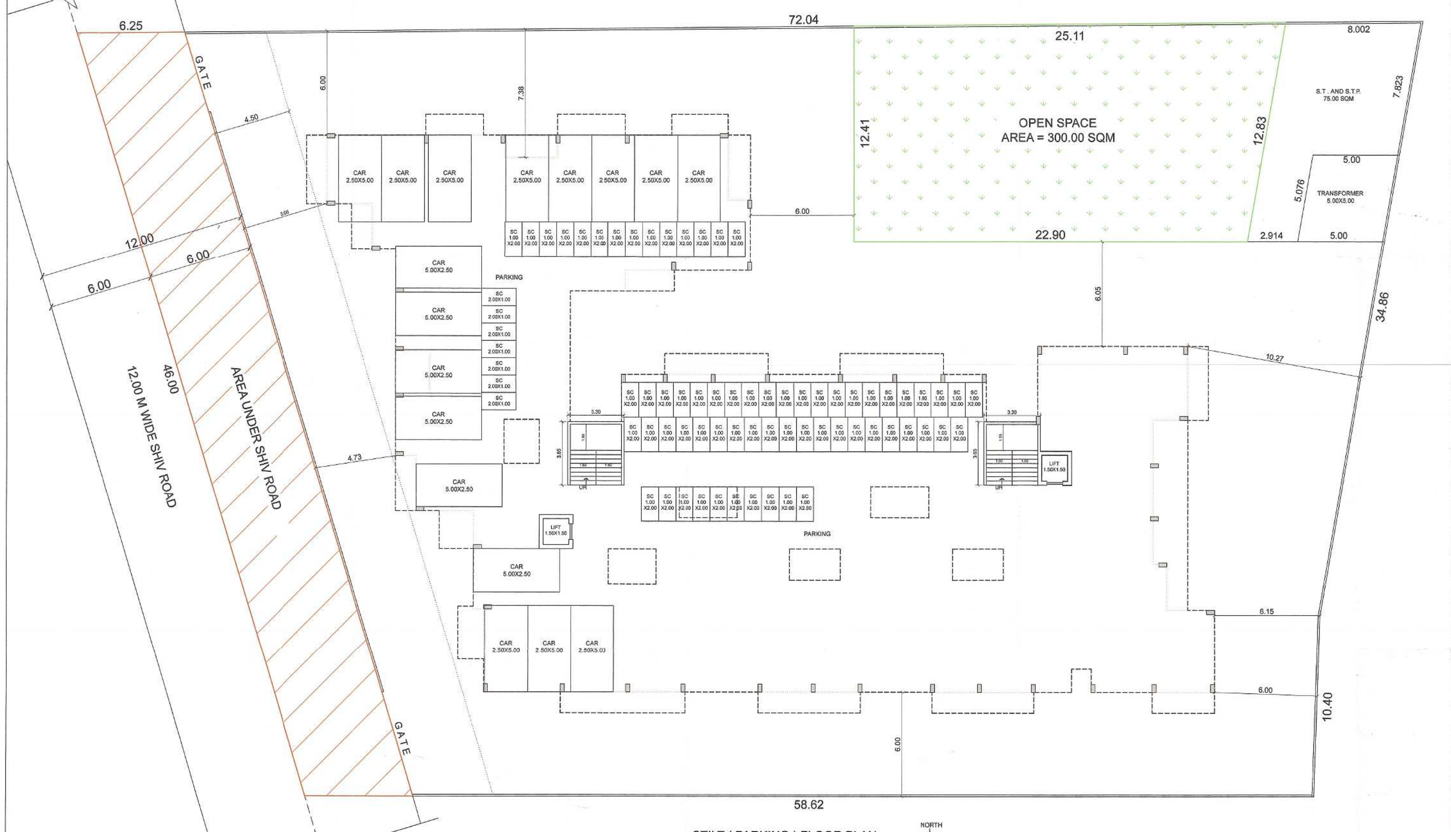


C/WALL SECTION

SCALE :- 1:50



SITE LOCATION PLAN



STILT (PARKING) FLOOR PLAN

SCALE-1:100

NORTH

ऊंC। व नियम

या [illegible] नुसार [illegible] (Plinth Level) [illegible]

नाही बांधकाम [illegible]
[illegible] म.न.पा. [illegible]

अर्थिक गांधी प्रव

SEAL AND STAMP OF APPROVAL	1/2

Approved as ammended
in.....................colour, Subject to
the conditions mentioned in this
office's Building Permit No. 313/2021-22
Date 15/07/2021
Town Planner
Town Planning Department
Municipal Corporation
Aurangabad
O. C. Signed by D.D.T.P.

AREA STATEMENT		SQM
1.	AREA OF LAND (minimum area of a,b,c to be considered)	3000.00 SQM
	(a) AS PER OWNERSHIP DOCUMENTS (7/12,CTS extract)	3000.00 SQM
	(b) AS PER MEASUREMENT SHEET	3000.00 SQM
	(c) AS PER SITE	3000.00 SQM
2.	DEDUCTIONS FOR	296.18 sq m
	(a) ~~PROPOSED B.P/D.P. ROAD WIDENING~~ AREA UNDER INTERNAL ROAD	~~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)	3000.00 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)]	3000.00 SQM
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED	300.00 SQM
	(b) PROPOSED	300.00 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)	3300.00 SQM
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH/TOD ZONE. (b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	0.50 = 1500.00 SQM 110.00 SQM
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	3410.00 SQM
	(b). ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES	2046.00 SQM
	(c). TOTAL ENTITLEMENT (a+b)	5456.00 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	3000x2.25=6750.00 6750.00x1.60 = 10800.00
15.	TOTAL BUILT UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17b)	5450.15 SQM
	a. EXISTING BUIT UP AREA	0.00 SQM
	b. PROPOSED B/UP AREA (AS PER 'P-LINE')	5450.15 SQM
	C. TOTAL (a+b+c+d)	5450.15 SQM
16.	F.S.I. CONSUMED (15/13) (SHOILD NOT MORE THAN SERIAL NO.14 ABOVE)	P LINE AREA / NET PLOT AREA 5450.26/ 3000.00 = 1.81
17.	AREA FOR INCLUSIVE HOUSING ,IF ANY	N.A.
	a. REQUIRED (20 % OF SR.NO. 9)	N.A.
	b. PROPOSED	N.A.

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.

Anilkrmunot

owner (s) name and signature

AREA STATEMENTS

PROPOSED B/UP AREA (AS PER 'P-LINE')

STILT (PARKING) FLOOR	= 24.10 SQM
STILT FIRST FLOOR	= 1085.21 SQM
STILT SECOND FLOOR	= 1085.21 SQM
STILT THIRD FLOOR	= 1085.21 SQM
STILT FOURTH FLOOR	= 1085.21 SQM
STILT FIFTH FLOOR	= 1085.21 SQM
TOTAL B/UP AREA	**= 5450.15 SQM**

SCHEDULE OF OPENINGS

S.NO.	SYMBOL	SIZE
1	D	1.00X2.10
2	D1	0.90X2.10
3	D2	0.75X2.10
4	SD	1.80X2.10
5	W	1.80X1.20
6	W1	1.50X1.20
7	V	0.60X0.75
8	V1	2.00X0.75

NOTES

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

LEGEND

PLOT BOUNDRY SHOWN IN	▭
PROPOSED CONSTRUCTION SHOWN IN	▭
DRAIN LINE SHOWN IN	▭
WATER LINE SHOWN IN	▭
AREA AFFECTED IN D.P. ROAD SHOWN IN	▭

PROPOSED PLAN FOR GROUP HOUSING
ON GUT NO.04 (P), AT. MUSTAFABAD,
TQ. & DIST. AURANGABAD. FOR,
SHREEANAND ASOCIATES LLP
THROUGH ITS PARTNERS
1) SHRI. RAJENDRA FAKIRA PATIL
2) SHRI. ANIL POPATLAL MUNOT & OTHERS

*CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 05.04.21 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.

AR. SAURABH MIRKUTE
COA NO. CA/2017/86766

OWNERS SIGN	ARCHITECT SIGN
01) 02) Anilkrmunot	AR. SAURABH MIRKUTE COA NO. CA/2017/86766

ARCHITECTS:

CONSULTING ARCHITECT:

MIRKUTE
ARCHITECTS & INTERIOR DESIGNERS
SHOP NO. 3 & 4, PLOT NO. 265,
DHANANJAY COMPLEX, ULKANAGARI
GARKHEDA, AURANGABAD. 431005.
E-MAIL : savinaymirkute1@Gmail.com
MOBILE : 9422210270

DATE	SCALE	DRN: BY	CHD: BY	PRINT
20.01.2021	1:50 1:100 1:200	JAGDISH	S.MIRKUTE	29.01.2021