

अर्जदार यांची प्र

अटी व नियम

या बांधकाम परवानगीनुसार बांधकाम सुट
केवळानंतर ज्योत्स्नापट्ट (P.M. Level) व
बांधकाम पूर्ण झाल्यावर ज्योत्स्नापट्ट (P.M. Level) व
व्यवसायीक अभियंता/ पुरवठाकर्त्या यांनी
मार्फत उद्योगाचे पूर्णत्व/ पूर्णत्व/ पूर्णत्व
कार्यालया/ इतर बांधकाम/ इतर बांधकाम/ इतर बांधकाम
पुढील बांधकाम/ इतर बांधकाम/ इतर बांधकाम
या पुढे बांधकाम/ इतर बांधकाम/ इतर बांधकाम

मार्फत बांधकाम साहित्य
व माती म.न.या.च्या
मार्फत बांधकाम साहित्य

Approved as amended
in.....Color
Subject to the conditions mentioned in
this office order No. 380/1-2
Date: 02.10.2021

DY. ENGINEER
Town Planning
Municipal Corporation
AURANGABAD

AREA STATEMENT		
1. Area of plot		302.80 SQ.M.
a) As per ownership document (7/12. CTS extract)		302.80 SQ.M.
b) As per measurement sheet		302.80 SQ.M.
c) As per site		302.80 SQ.M.
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area		
b) Any D.P. Reservation area		
a) Natural water course area		
(Total a+b+c)		302.80 SQ.M.
3. Gross Area of plot (1-2)		
4. Recreational open space		
(a) Required -		
(b) Proposed -		
5. Amenity space		
(a) Required -		
(b) Proposed -		
6. Service road and Highway widening		
7. Internal Road area		
8. Net area of plot = [3-5(b)]		302.80 SQ.M.
[For Basic F.S.I. = 1.00]		
9. Built up area with reference to basic F.S.I. as per front		333.08 SQ.M.
road width (sr.no.8/1.1)		
10. Addition of area for F.S.I.		
(a) In-situ area against D.P. road [1.85 sr.no.2(a) if any]		
(b) In-situ area against Amenity Space [2.00 or 1.85 sr.no.5(b)]		
(c) Premium FSI area (subject to max 0.3 of sr.no.8)		90.840 SQ.M.
(d) TDR area 40%		121.120 SQ.M.
(e) Ancillary Area 60%		327.024 SQ.M.
(Total a+b+c+d+e)		538.984 SQ.M.
11. Total area available (9+10)		872.064 SQ.M.
12. Maximum utilization of FSI Permissible as per road width		
(as per Regulation no.15.4)		
13. Total Built-up Area in proposal. (excluding area at Sr.No.15b)		
a) Existing Built-up Area		
b) Proposed P-Line Area		866.30 SQ.M.
c) Excess Balcony area counted in FSI		
D) Excess Double Height terrace area counted in FSI		
(Total a+b+c+d)		
14. F.S.I. Consumed (13/8)		2.86%
(should not be more than serial no.12 above)		
15. Area for Inclusive Housing if any		
(a) Required (20% of sr.no.9)		

LEGENDS

- 1) PLOT BOUNDARY
- 2) DRAINAGE LINE
- 3) WATER SUPPLY LINE
- 4) PROPOSED CONSTRUCTION
- 5) EXISTING STRUCTURE

TITLE	SUB DRAWING
PROJECT	PROPOSED BUILDING ON PLOT NO.05, GUT NO.32/2,GAYATRI NAGAR, BRIJWADI, AURANGABAD.
OWNER NAME	OWNER SIGN.
MR. PRABHAKAR JANARDHAN SURVASE	
MR. BABURAO KADUBA BHALERAO.	
ARCHITECT SIGN.	Ar. Santosh Adhav Architect Reg. No. CA/2008/37050

OWNER NAME
MR. PRABHAKAR JANARDHAN SURVASE
MR. BABURAO KADUBA BHALERAO.

ARCHITECT SIGN.
Ar. Santosh Adhav
Architect
Reg. No. CA/2008/37050

Architect
SANTOSH ADHAV
B.Architecture

SIGNATURE
Design Became Signature
Architect & Interior Designer

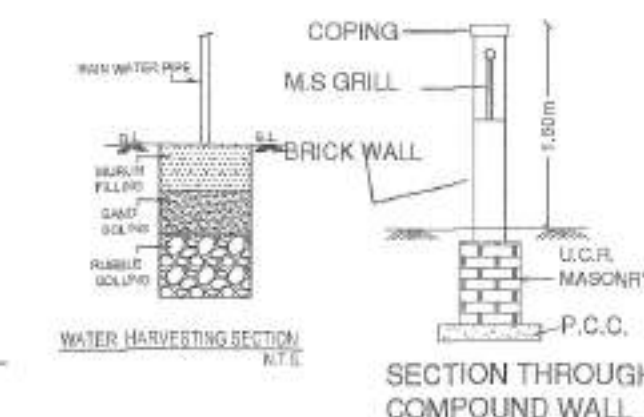
69, Upper Ground Floor,
JAY TOWER.
Kokanwadi Chowk, Station Road,
Padampura, Aurangabad.
mail ID:- ar.adhav@yahoo.com
Mobil No:98 60 74 76 80

DRG BY.	SCALE	DATE	CHECKED BY	DEALT
RAKHI TONGRE	1:100	8-7-2021	A.S.A	

AREA CALCULATION

AREA STATEMENT	
PLOT AREA	= 532.740 SQ.MT.
FLOOR	P-LINE AREA
GROUND FLOOR (LIFT)	2.25
FIRST FLOOR	172.810
SECOND FLOOR	172.810
THIRD FLOOR	172.810
FOURTH FLOOR	172.810
FIFTH FLOOR	172.810
TOTAL	866.30

AREA OF PLOT = 532.740 SQ.M.
PERMISSIBLE F.S.I. AREA 0.10% = 302.800 SQ.M.
PRIMUM AREA 0.30 % = 30.280 SQ.M.
T.D.R AREA 0.40% = 90.84 SQ.M.
PERMISSIBLE AREA = 121.12 SQ.M.
ANCILLARY AREA 545.04 SQ.M. (60% F.S.I.) = 327.024 SQ.M.
TOTAL PERMISSIBLE AREA = 327.024 SQ.M. + 545.04 SQ.M.
= 872.064 SQ.M.
PROPOSED P-LINE AREA = 866.30 SQ.M.
CONSUMED FSI = 2.86%

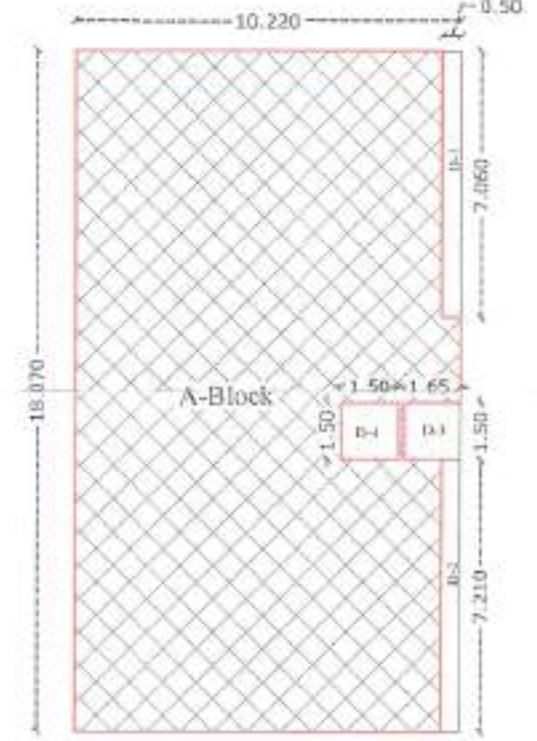


CARPET AREA

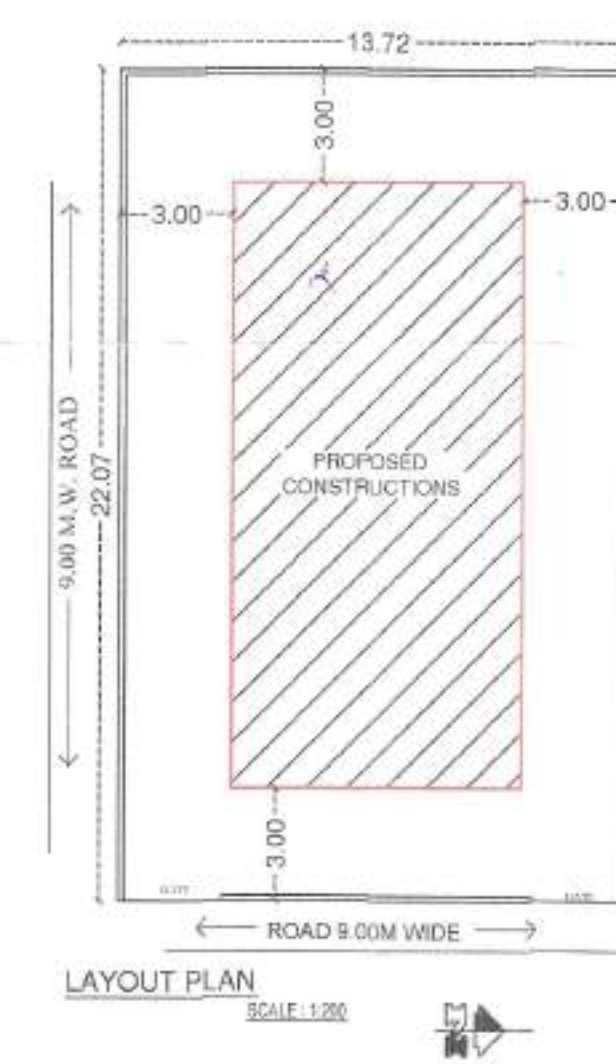
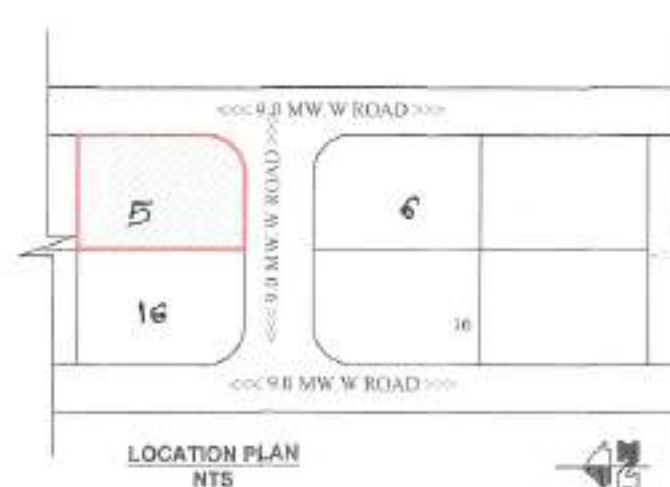
NO	FLAT NO	FLOOR	CARPET AREA	CAR	SCOOTER	VISITOR PARKING
1	ONE BHK FLAT	1ST-FLOOR	29.54 SQ.M.	0	4	
2	ONE BHK FLAT	2ND-FLOOR	29.54 SQ.M.			
3	ONE BHK FLAT	3RD-FLOOR	29.54 SQ.M.			
4	ONE BHK FLAT	4TH-FLOOR	29.54 SQ.M.			
5	ONE BHK FLAT	5TH-FLOOR	29.54 SQ.M.			
6	TWO BHK FLAT	1ST-FLOOR	39.99 SQ.M.	1	2	1 NOS.
7	TWO BHK FLAT	2ND-FLOOR	39.99 SQ.M.			
8	TWO BHK FLAT	3RD-FLOOR	39.99 SQ.M.			
9	TWO BHK FLAT	4TH-FLOOR	39.99 SQ.M.			
10	TWO BHK FLAT	5TH-FLOOR	39.99 SQ.M.			
11	TWO BHK FLAT	1ST-FLOOR	39.99 SQ.M.			
12	TWO BHK FLAT	2ND-FLOOR	39.99 SQ.M.			
13	TWO BHK FLAT	3RD-FLOOR	39.99 SQ.M.			
14	TWO BHK FLAT	4TH-FLOOR	39.99 SQ.M.			
15	TWO BHK FLAT	5TH-FLOOR	39.99 SQ.M.			
	TOTAL			5	19+1=20	

OPENING	WIDTH	HEIGHT
D	1.2M	2.1M
D1	1.2M	2.1M
D2	0.90 M	2.1M
SD	ROOM WIDTH	SLAB BOTTOM
W	1.50 M	1.20 M
V	0.45 M	0.60 M

P-LINE AREA TYPICAL FLOOR PLAN



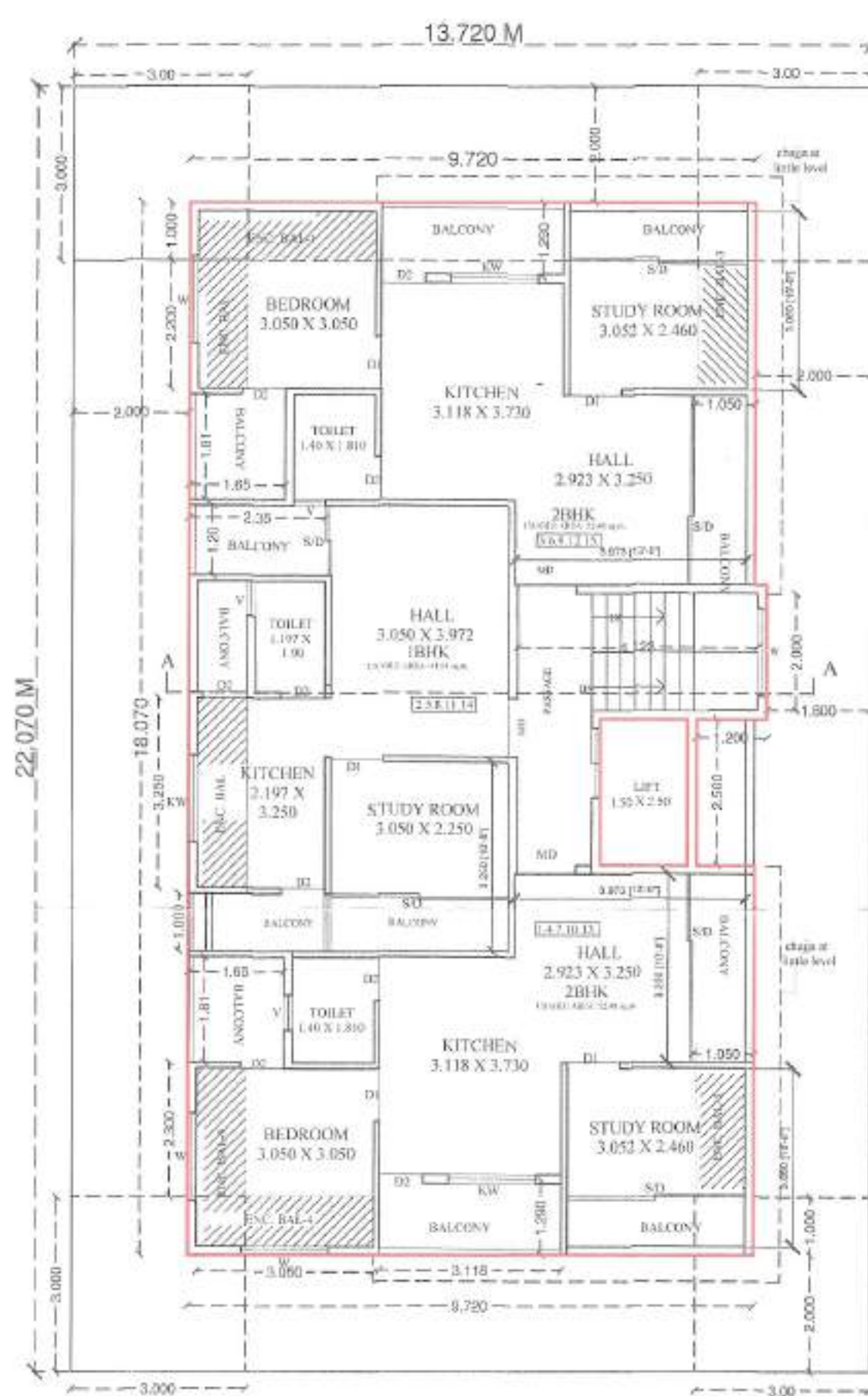
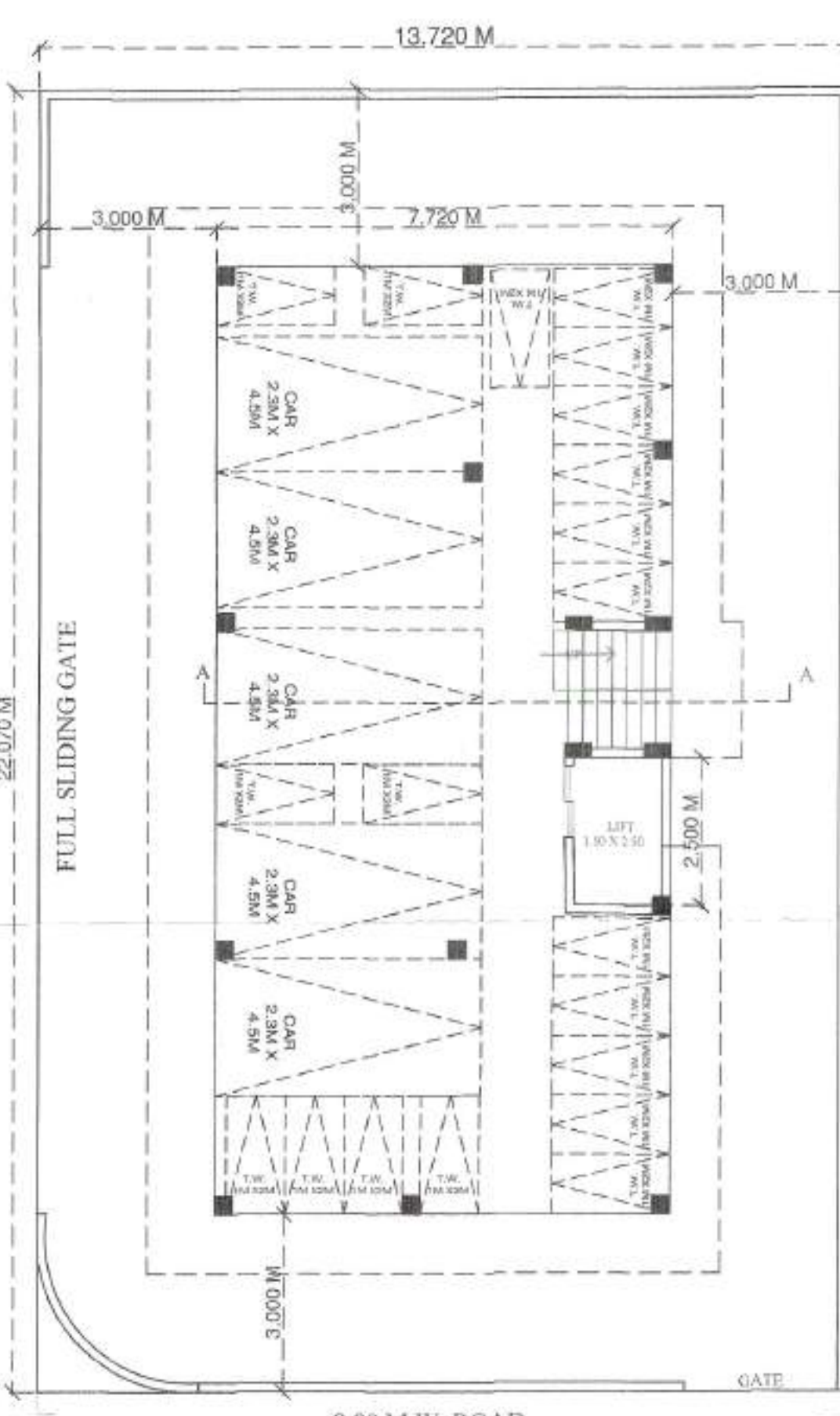
Polygon	LENGTH	WIDTH	AREA
A-Block	10.220	7.160	73.1675
D-01	0.300	7.000	2.1000
D-02	0.300	7.210	2.1630
D-03	1.500	1.650	2.4750
D-04	1.500	1.500	2.2500
Total p-line area			172.81



SCALE: 1:200

FRONT ELEVATION

SECTION A-A



GROUND FLOOR PLAN

TYPICAL FLOOR PLAN (1ST, 2ND, 3RD, 4TH, 5TH FLOOR PLAN)