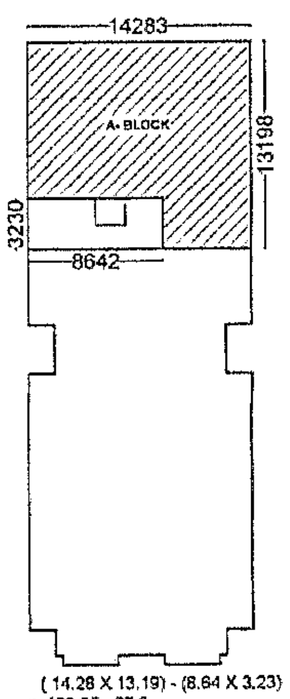
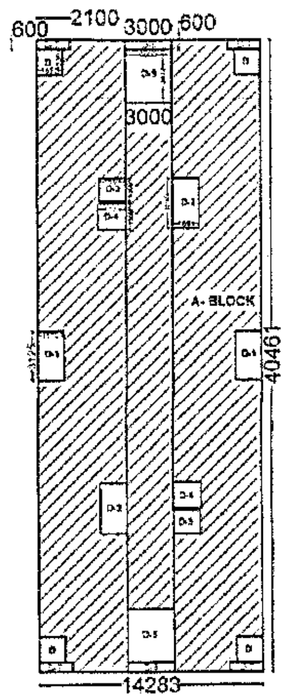


(14.28 X 13.19) - (8.64 X 3.23)
= 188.35 - 27.9
= 160.44 SQ.M



(14.28 X 13.19) - (8.64 X 3.23)
= 188.35 - 27.9
= 160.44 SQ.M



POLYGON	LENGTH	WIDTH	NO.	AREA
A- Block	43.46	14.28	–	577.9
D	1.65	1.63	4	10.79
D-1	3.12	1.57	2	9.79
D-2(Door)	3.23	1.69	2	10.91
D-3(Door)	1.69	1.5	2	5.07
D-4(Lift)	1.77	1.66	2	5.87
D-5(Staircase)	3.41	3	2	20.46
D-7	2.1	0.6	4	5.04
D-8	3	0.6	2	3.6
TOTAL				508.41 SQ.M

BUILT UP AREA OF Block - A :
160.44 SQ.M + 160.44 SQ.M + (508.41 X 4) SQ.M
= 320.88 SQ.M + 2025.64 SQ.M
= 2346.52 SQ.M

BALCONY AREA CALCULATIONS(G+1 to G+5 Floors)				
FLOOR	LENGTH	WIDTH	NOS	AREA
(G+1) TO (G+4)	3 m	1.00 m	1	24 sq.m
	2.4 m	1.00 m	8	19.2 sq.m
	1.5 m	1.5 m	1	19.9 sq.m
	TOTAL BALCONY AREA			61.2 sq.m

ALLOWABLE BALCONY AREA =
15% OF FLOOR AREA = 15% X 508.41 = 75.96 sq.m

Side or rear Marginal distances as per TABLE NO.10
For height more than specified in Table No.9

Not action is req. 4.5M for commercial & R+C Buildings

H/4 = 18/4 = 4.5 M or building no 1 (Block A)

Side or rear Marginal distances as per TABLE NO.9(6)
For Residential Buildings Height 18m. and Below
For Access Road of width up to 9 m. for building 2,346 (SQ.M)

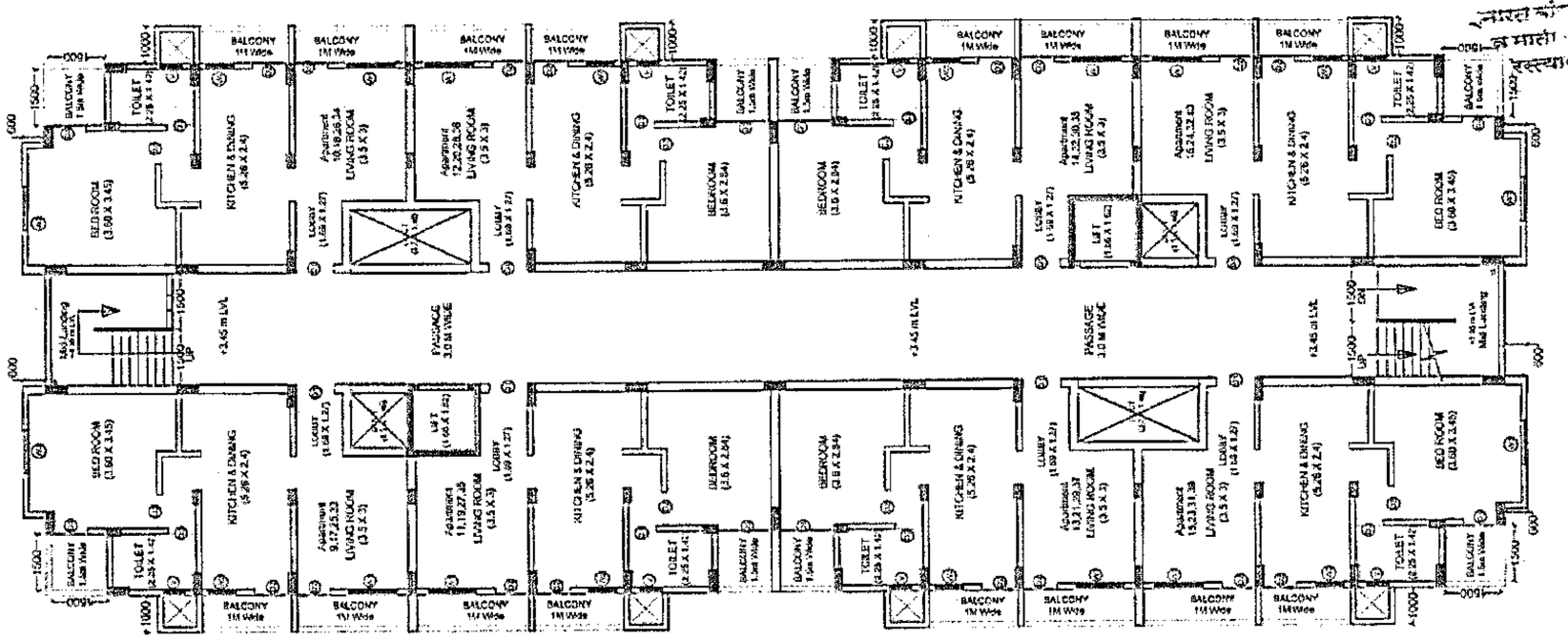
	FRONT	SIDE	REAR
REQUIRED	3	3	3
PROVIDED	4.5	3	3

As per Table No.23 Off Street Parking Spaces for Tenements more having carpet area equal to or more 40 sq.m. and upto 83 sq.m.

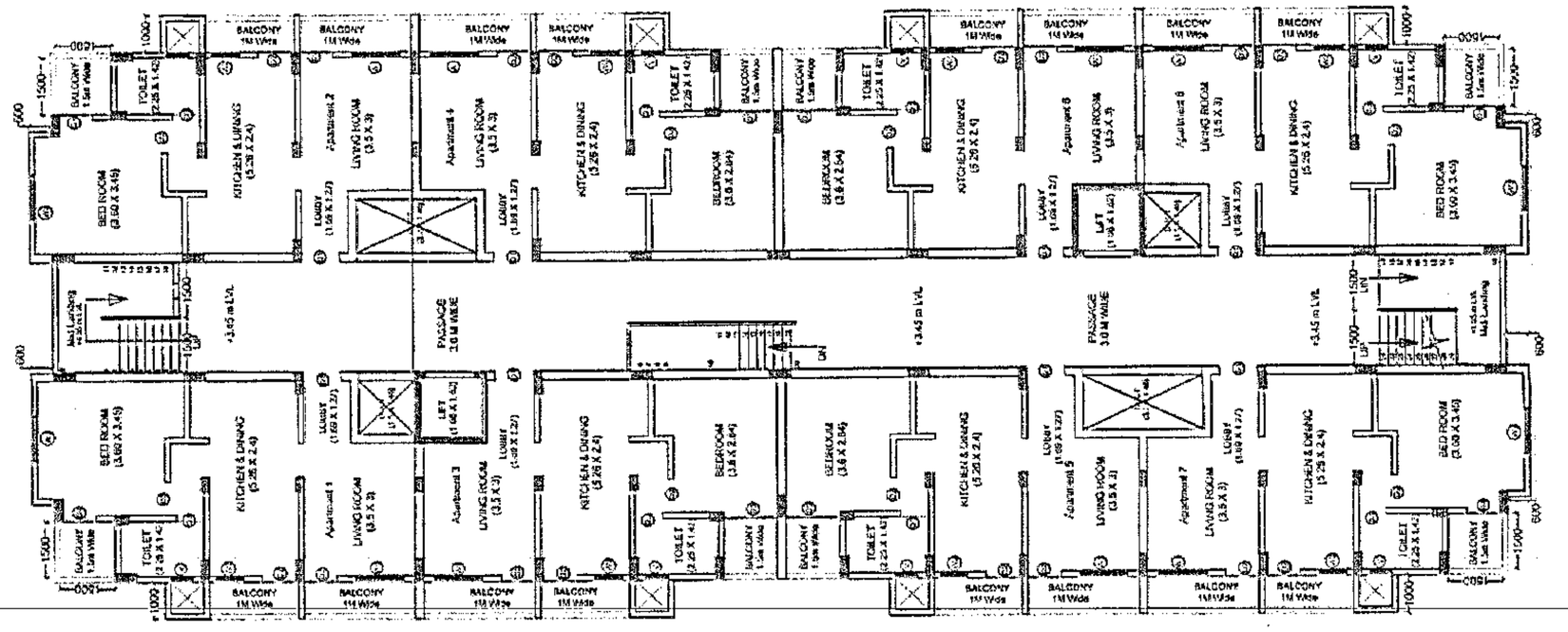
	CAR	SCOOTER	CYCLE
REQUIRED	27	50	50
PROVIDED	29	50	50

Schedule of Opening :

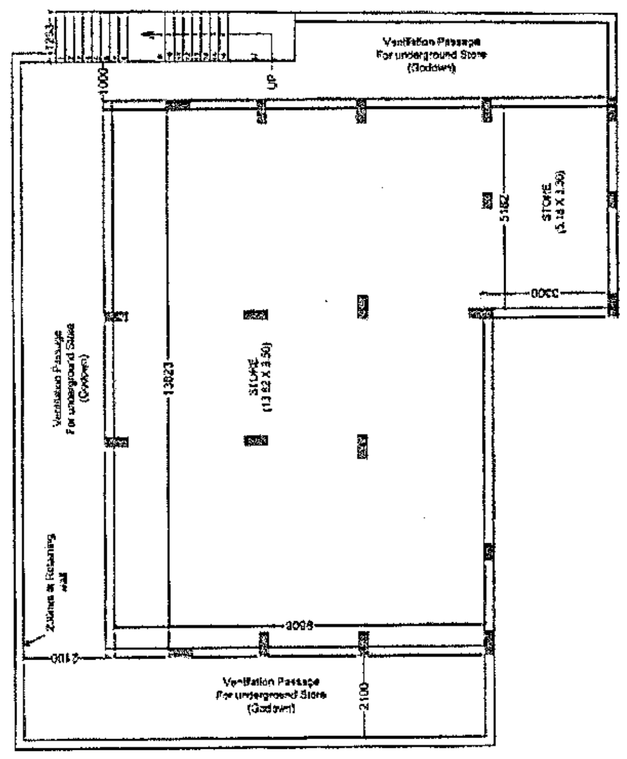
D1	1.00	2.10	40
D2	0.90	2.10	120
D3	0.75	2.10	40
D4	0.85	2.10	20
D5	1.50	2.10	20
W1	1.3	1.2	40
W2	0.75	0.75	40
W3	1.2	1.2	20
W4	1.2	0.75	---
W5	1.2	0.75	---
V1	0.60	0.75	40



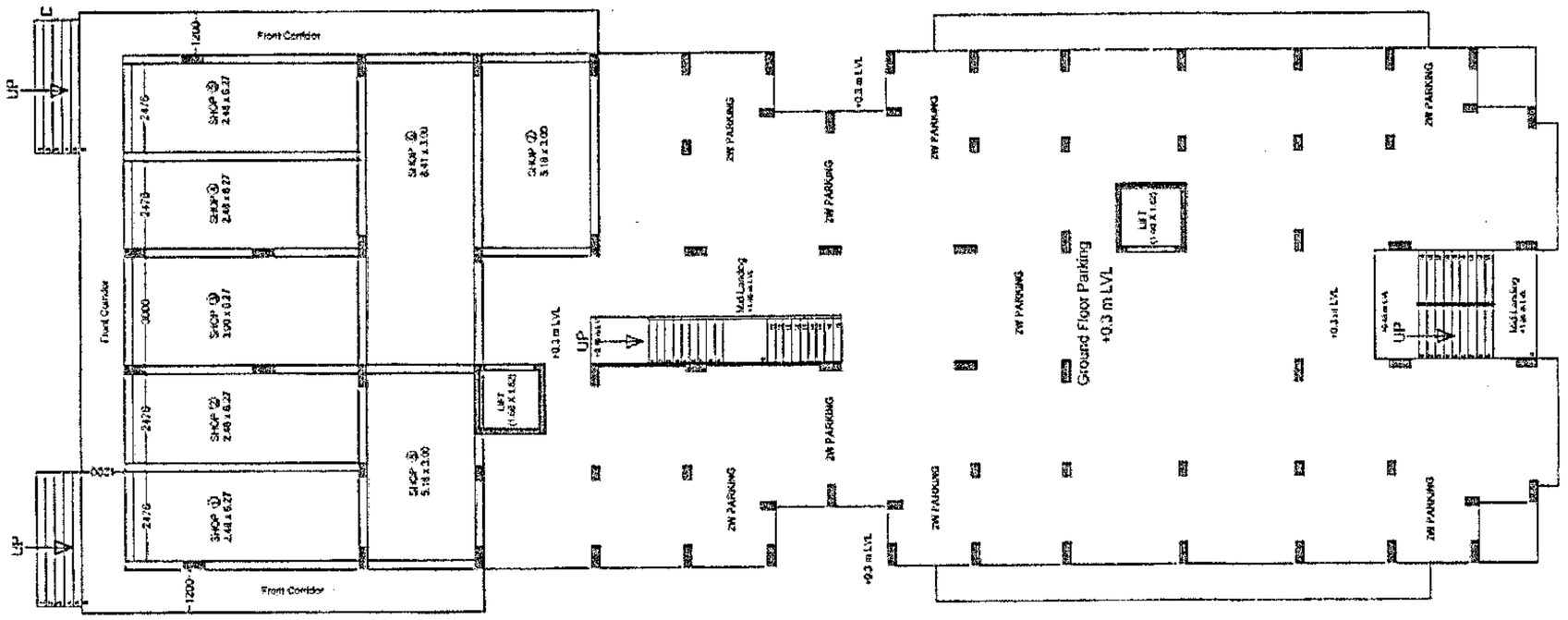
TYPICAL FLOOR (2nd, 3rd & 4th)



FIRST FLOOR



BASEMENT FLOOR



GROUND FLOOR

Title : Group Housing Proposal

:Proposed Group Housing At Gut No.167/2, Village : Harsul, TQ. & Dist. : Aurangabad

For - LakshyaVinayak Developers , Aurangabad.

Stamp Of Approval :

Approved as amended
in.....Colour
Subject to the conditions mentioned in
this office Building permit no. 318/2018
Date...20/10/2018.

DY.ENGINEER
Town Planing
Municipal Corporation
Aurangabad

O. C. Signed by A.D.T.P.

(A) AREA STATEMENT	SQ.M.
1. Area of plot (Minimum area of 6, % are to be considered)	3788.66
a) As per ownership document (7/12, CTS extract)	3900.00
b) As per measurement sheet	3788.66
c) As per site	3788.66
2. Deductions for	
a) Proposed D.P/ D.P. Road widening Area	322.92
b) Any D.P. Reservation area	0.00
c) Natural Water course area	0.00
(Total a+b+c)	322.92
3. Gross Area of Plot (1-2)	3465.73
4. Recreational Open space	10 %
a) Required	346.57
b) Proposed	346.68
5. Amenity Space-	0 %
a) Required	0.00
b) Proposed	0.00
6. Service road and Highway widening	0.00
7. Internal Road area	N.A.
8. Net Area of Plot = [3 – 4 (b)] [For Basic F.S.I. = 1.10]	3119.05
9. Built up area with reference to Basic F.S.I. as per front road width (Sctn. 8.X 1.10)	4366.67
10. Addition of area for F.S.I.	
a) In-situ area against D.P. road [1.35 X sr. no.2 (a)], if any	597.22
b) In-situ area against Amenity Space [2.00 or 1.65X sr. no. 5 (b)],	0.00
c) Premium FSI area (subject to maximum of 1.0 of sr. no.9)	0.00
d) TDR area	0.00
e) Additional FSI area under chapter VIII	0.00
(Total of a+b+c+d+e)	597.22
11. Total area available (9+10)	4963.89
12. Maximum utilization of F.S.I. Permissible as per Road width (Table No.11)	2.55
13. Total Built-up Area in proposal, (excluding area at Sr.No.15.b)	
a) Existing Built-up Area	0.00
b) Proposed Built-up Area	4011.69
c) Excess Balcony area counted in F.S.I.	0.00
d) Excess Double Height terraces area counted in F.S.I.	0.00
(Total of a+b+c+d)	4011.69
14. F.S.I. Consumed (13/9) (should not be more than serial no.12 above)	1.28
15. Area for fire/safety Floating, if any	N.A.
a) Required (20% of sr.no.9)	N.A.
b) Proposed	N.A.

Owner's Sign :

MRS.SWEETY KAUR KULJEETSHINGH DAROGA.
THROUGH ITS G.P.A.HOLDER LAKSHYAVINAYAK
DEVLOPERS THROUGH ITS PATNERS.

1) MR.SHYAM NANASAHEB DESHMUKH.

2) MRS.YASHODA DYANESHWAR SHINDE.

3) MR.NITIN HARISHCHANDRA DESHMUKH .

Architect :

DHIRAJ S. DESHMUKH
B.Arch, M.Arch. Urban Design
CA/2013/59544

urban

1 : 100

Sheet No
002

urbanatelier@protonmail.com,dhirajsd@aol.com
M +919545090333
28, G.D. Housing Society, Harsul, Aurangabad, Maharashtra, 431001