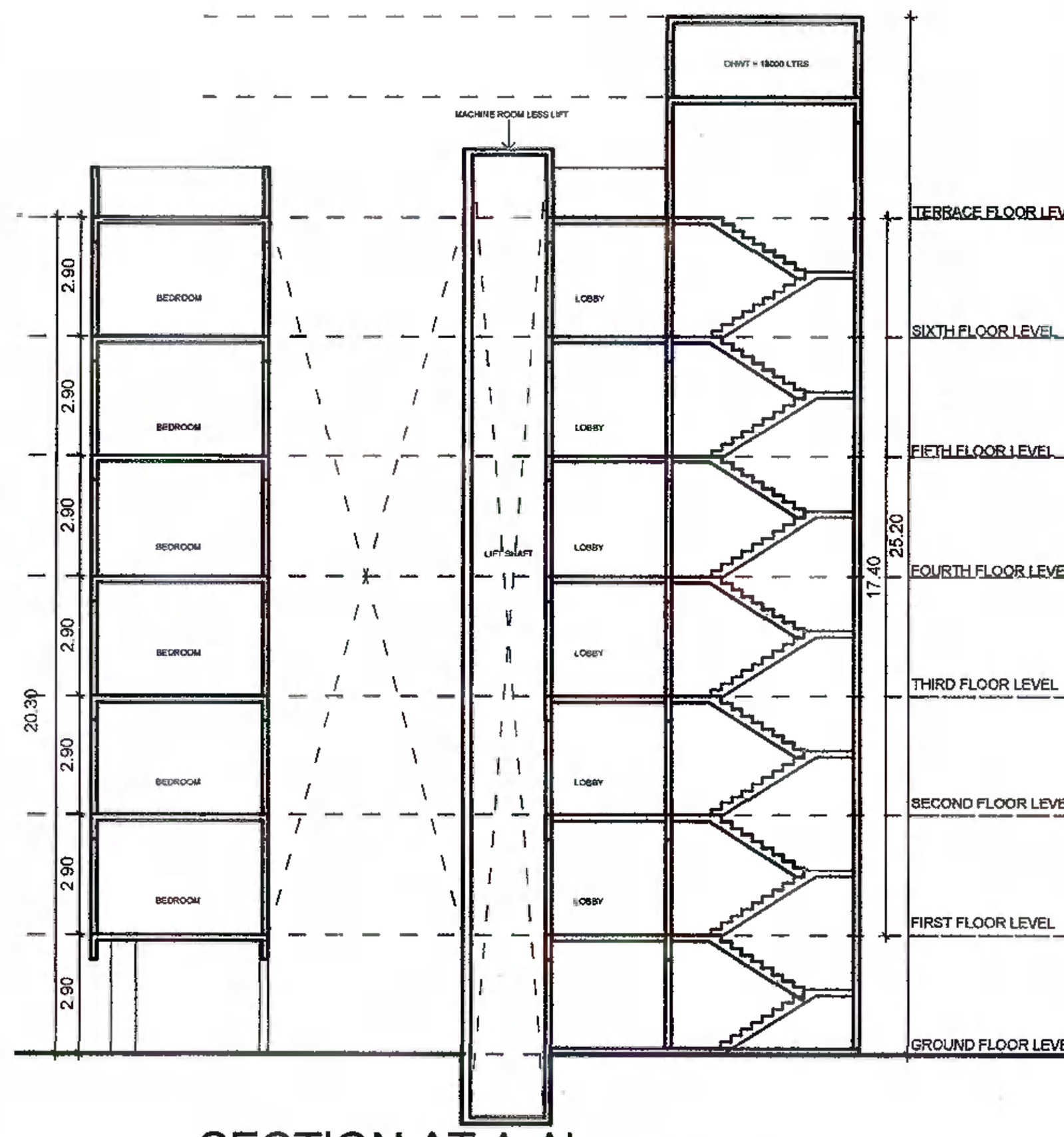


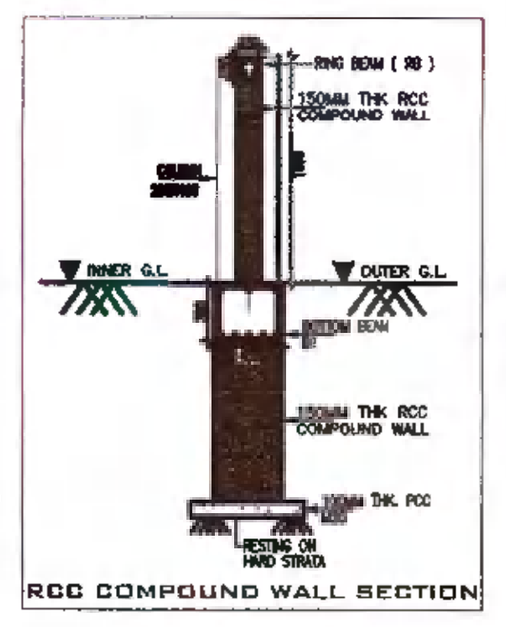
SECTION AT A-A' SCALE :- 1:200



ELEVATION SCALE :- 1:200



LOCATION MAP N.T.S



Parking Requirement

Type	For		Cars	Scooter	No. / Area	Cars	Scooter
	BYLAW				REQUIRED		
(0-30 Sqm)	2	Tene	0	4	0	0	0
(30-40 Sqm)	2	Tene	1	2	0	0	0
(40-80 Sqm)	2	Tene	1	5	11	6	28
(80-150 Sqm)	1	Tene	1	3	11	11	33
(150+ Sqm)	1	Tene	2	3	0	0	0
					Total	17	61
Visitor		5%				1	4

	Cars	Scooter
Required parking	18	65
70 % For D class muncipal corporation	13	46
Total Provided	**13**	**46**

Water Requirement In Ltr.

Water Tank	Requirement	Occupant Load (No.) No / Area	Facto r		Consum. Per Day	Req Capa.
Overhead	Residential	22	5	110	150	16500.0
					Basic	16500.0
					Fire	0.0
					Total	**16500.0**
Under - Ground	O.H. Tank Capacity X 1.50				Basic	24750.0
					Fire	0.0
					Total	**24750.0**

Water Tank Provided

	No Of Tanks	Dimension L	W	H	Volume In Cu.M	In Liters
O.H. Tank	1	3.00	3.00	2.00	**18.00**	**18000.0**
U.G. Tank	1	4.00	3.00	2.10	**25.20**	**25200.0**

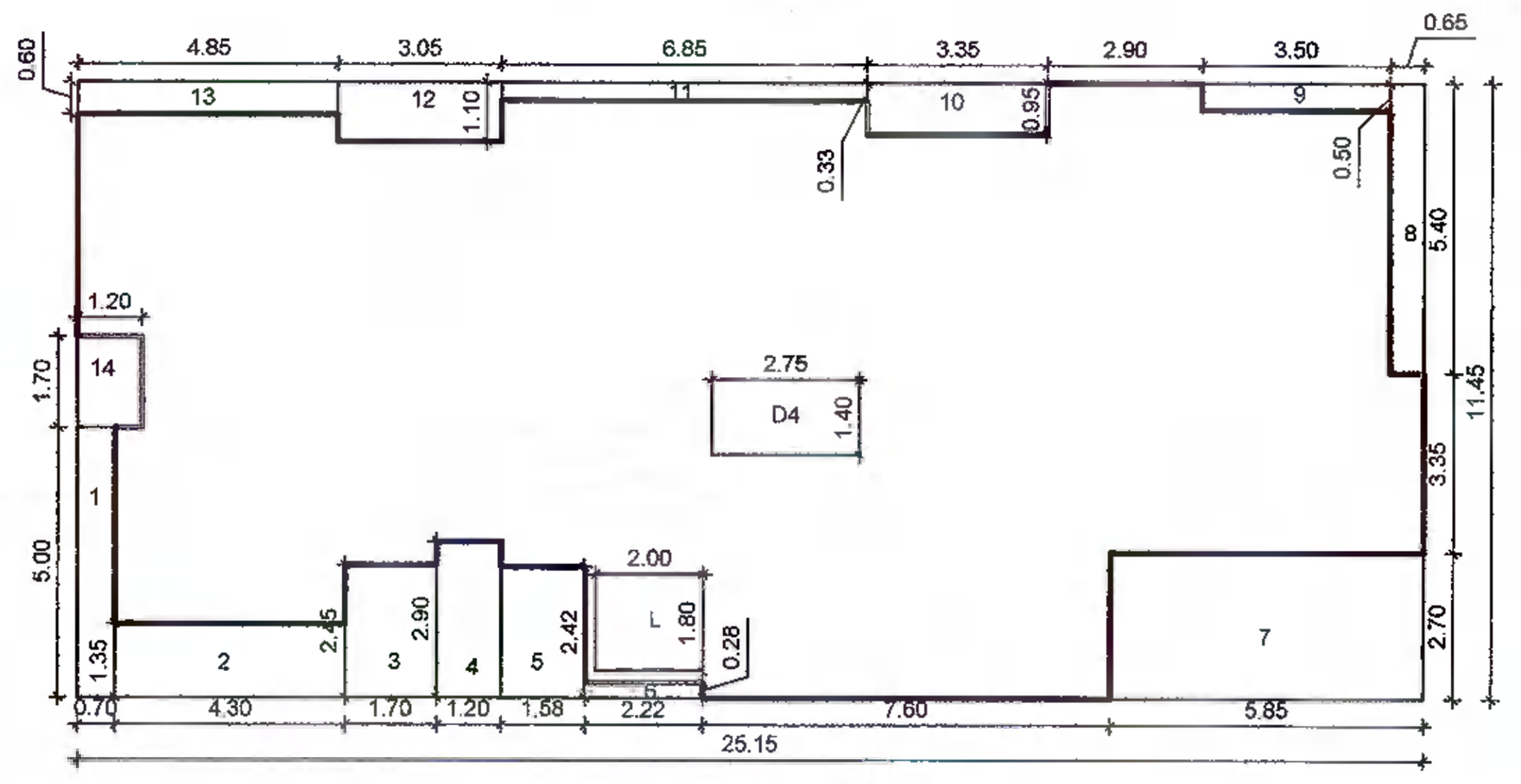
FLOORWISE AREA STATEMENT

NO	WING	TENA MENT NO	FSI COMM	FSI RESI
0	GROUND FLOOR	0		0.00
1	FIRST FLOOR	4		424.76
2	SECOND FLOOR	4		424.76
3	THIRD FLOOR	4		424.76
4	FOURTH FLOOR	4		424.76
5	FIFTH FLOOR	4		424.76
6	SIXTH FLOOR	2		224.32
	TOTAL	**22**	**0.00**	**2348.11**
			2348.11	

अटी व नियम
या बांधकाम परवानगीनुसार बांधकाम सुरु केल्यानंतर ज्योत्यापर्यंत (Plinth Level) चे बांधकाम पूर्ण झाल्यावर वास्तुविशारद / व्यवसायीक अभियंता/ सुपरवायझर, यांचे मार्फत ज्योत्याचे पूर्णत्वाचे प्रमाणपत्र या कार्यालयात सादर करून घेऊन नंतरच पुढील बांधकाम सुरु करावे अन्यथा आपण या पुढे केलेले बांधकाम अनाधिकृत समजुन कार्यवाही करण्यात येईल याची नोंद घ्यावी
इमारत बांधकाम साहित्य, व माती म.न.पा.च्या रस्त्यावर ठेवू नये

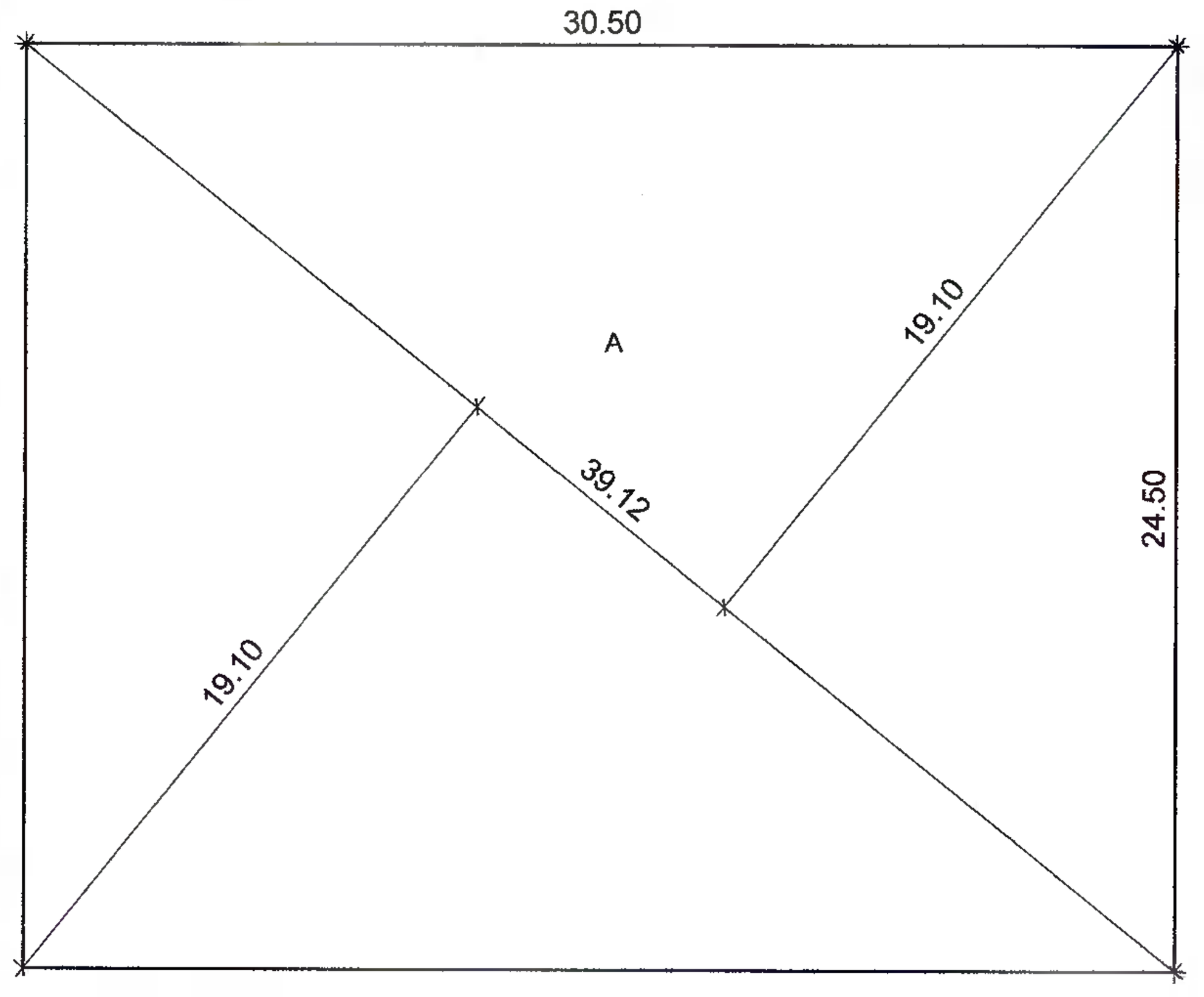
APPROVAL OF PLANS 1/1

अर्जदार यांची प्रत
Approved as amended in..............................Colour Subject to the conditions mentioned in this office building permit No. 398/21-22 Date.....13/08/2021..
DY. ENGINEER Town Planing Municipal Corporation. AURANGABAD.
O.C. Signed By D.D.T.P.



AREA KEY PLAN 6TH FLOOR SCALE :- 1:200

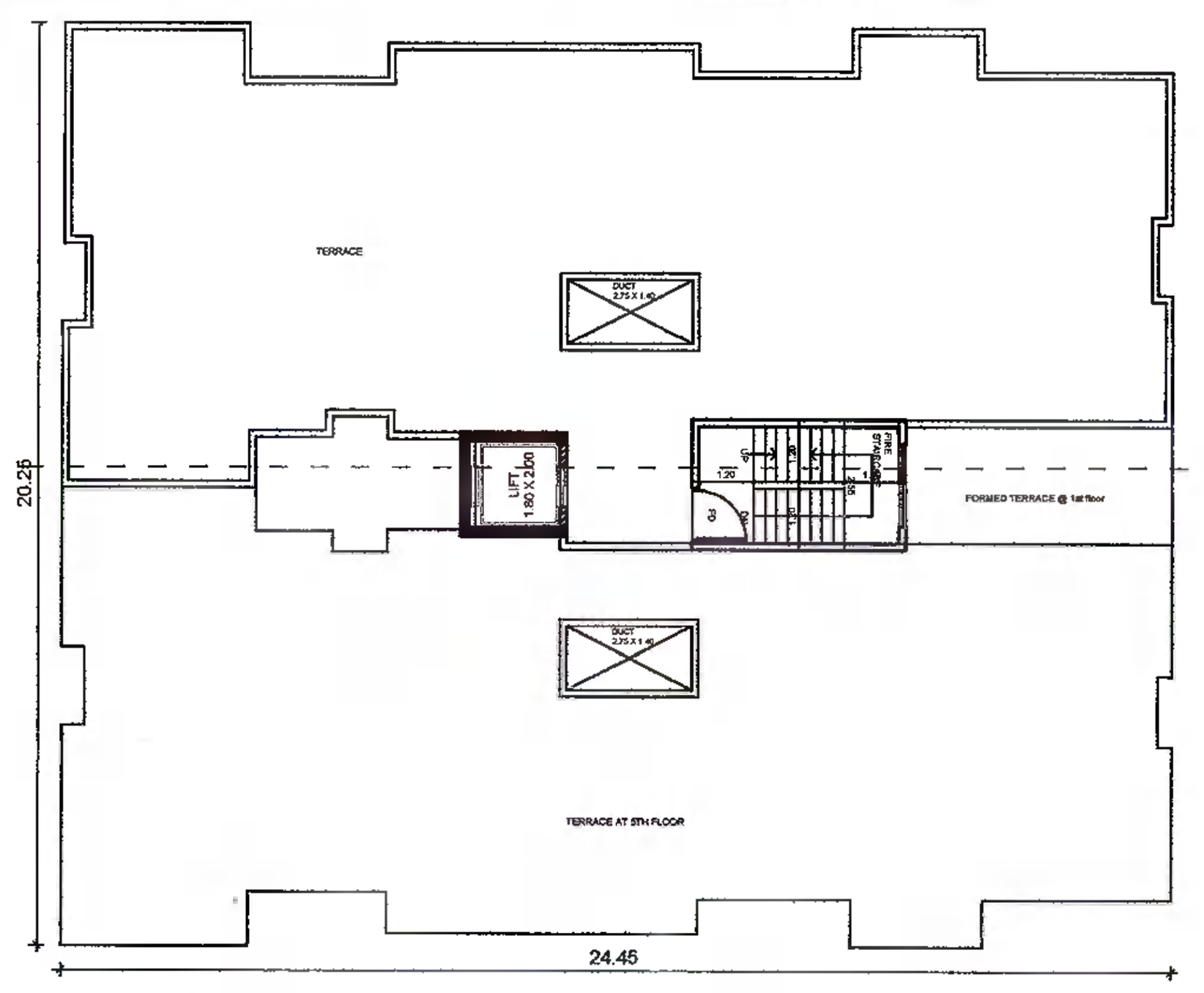
FLAT NO	CARPET AREA	UNIT
101 , 201 , 301 , 401 , 501 , 601	107.08	SQM
102 , 202 , 302 , 402 , 502 , 602	78.17	SQM
103 , 203 , 303 , 403 , 503	78.17	SQM
104 , 204 , 304 , 404 , 504	107.08	SQM



TRIANGULATION PLOT AREA SCALE :- 1:200

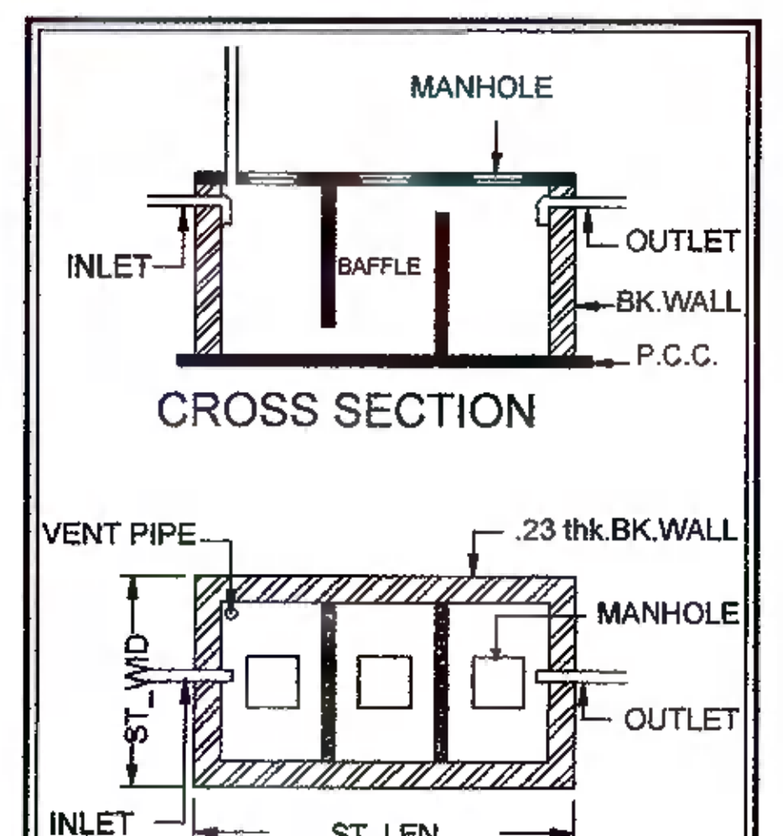
Area Calculation

PLOT NO -1									
A	1/2	X	39.12	X (	19.10 + 19.1	)	=	747.26	SQM
						Total	=	747.26	SQM

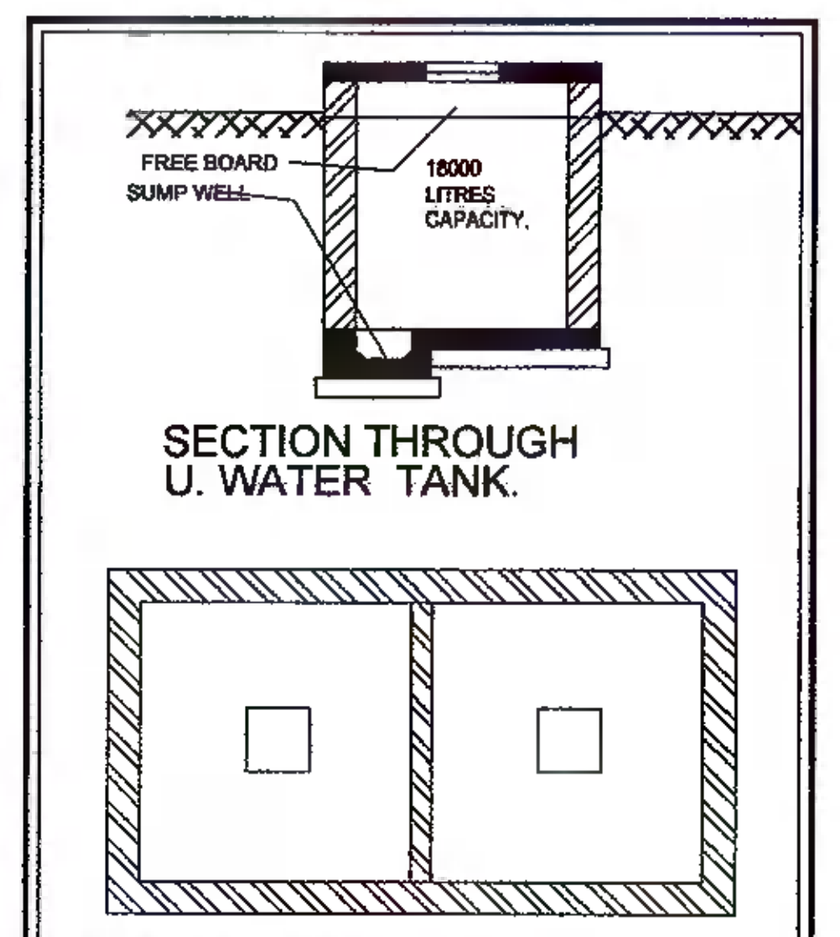


TERRACE FLOOR PLAN SCALE :- 1:200

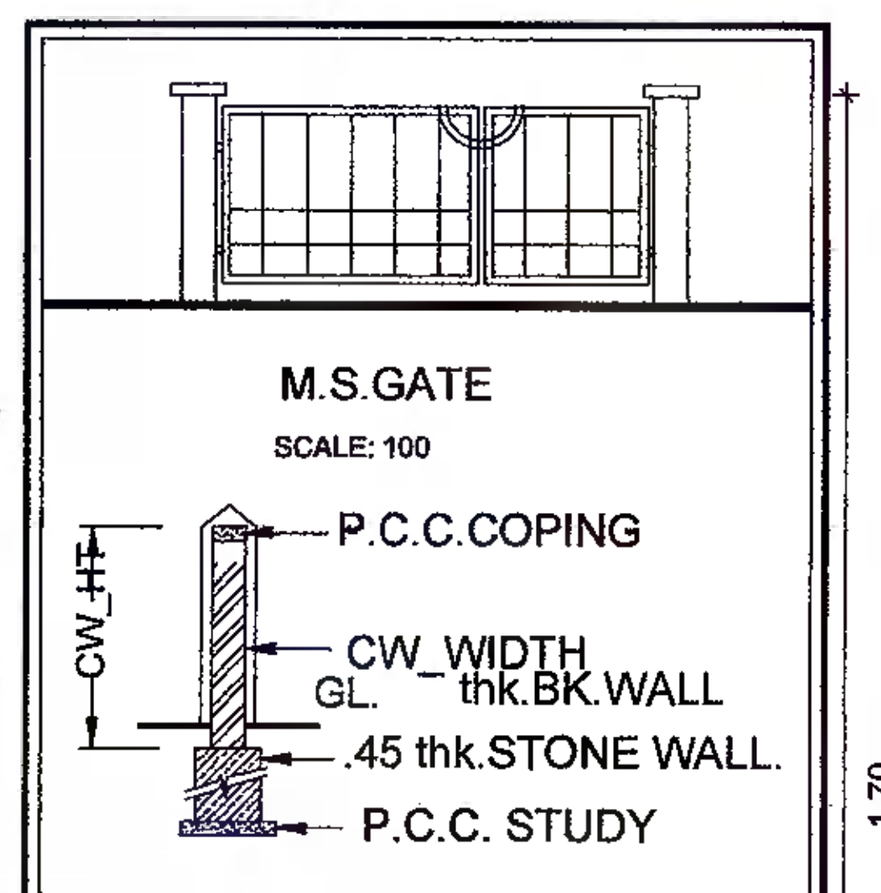
FLOOR AREA					6th Floor		
		A.	25.15	X	11.45	= 287.97	SQM
					Total	= 287.97	SQM
DEDUCTIONS							
1	1	X	0.70	X	5.00	= 3.50	SQM
2	1	X	4.30	X	1.35	= 5.81	SQM
3	1	X	1.70	X	2.45	= 4.17	SQM
4	1	X	1.20	X	2.90	= 3.48	SQM
5	1	X	1.58	X	2.42	= 3.82	SQM
6	1	X	2.22	X	0.28	= 0.62	SQM
7	1	X	5.85	X	2.70	= 15.80	SQM
8	1	X	0.65	X	5.40	= 3.51	SQM
9	1	X	3.50	X	0.50	= 1.75	SQM
10	1	X	3.35	X	0.95	= 3.18	SQM
11	1	X	6.85	X	0.33	= 2.26	SQM
12	1	X	3.05	X	1.10	= 3.36	SQM
13	1	X	4.85	X	0.60	= 2.91	SQM
14	1	X	1.20	X	1.70	= 2.04	SQM
D4	1	X	2.75	X	1.40	= 3.85	SQM
L	1	X	1.80	X	2.00	= 3.60	SQM
		TOTAL DEDUCTIONS				63.65	SQM
NET AREA		287.97	-	63.65		= **224.32**	SQM



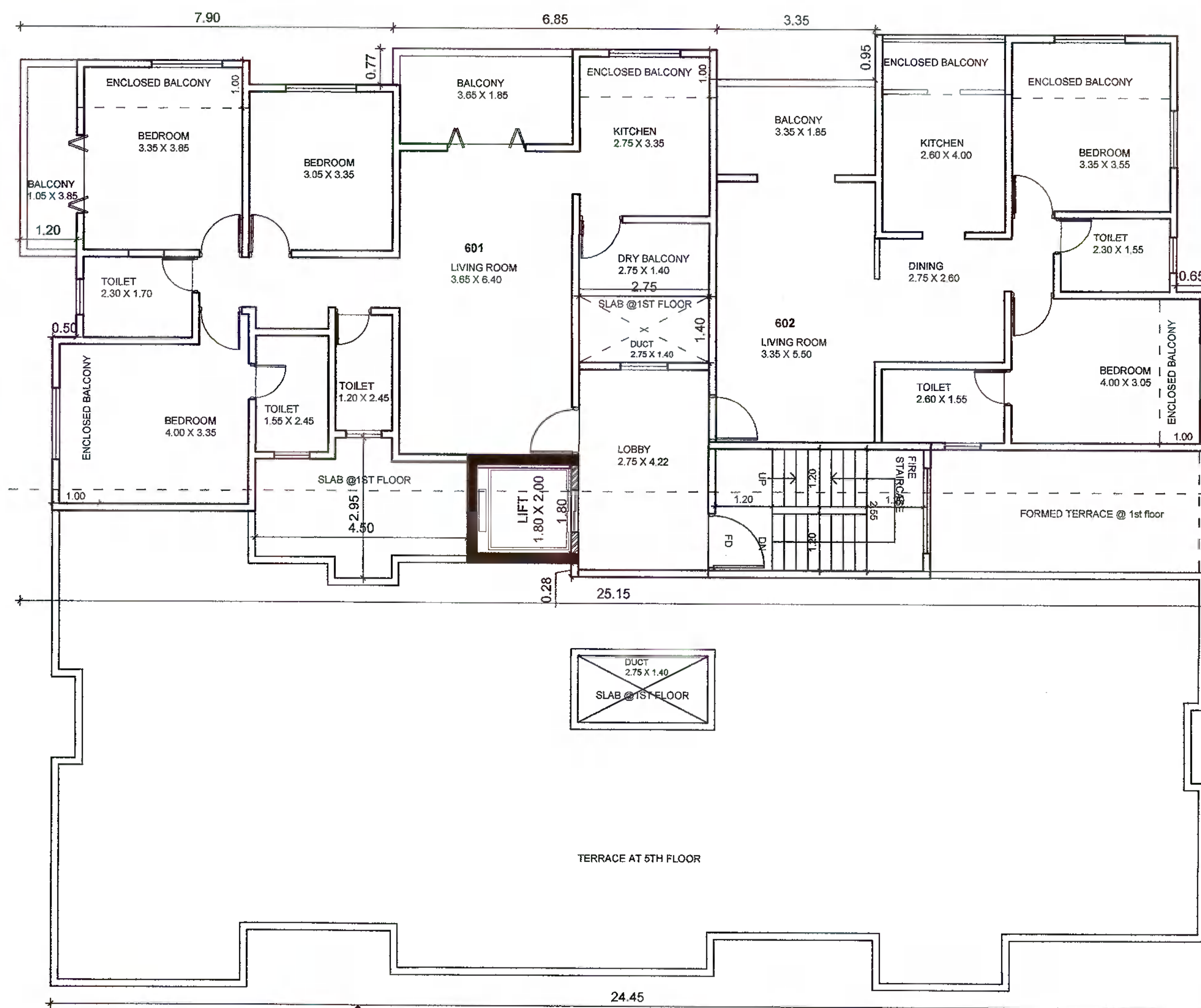
SEPTIC TANK DETAIL
SCALE: 100



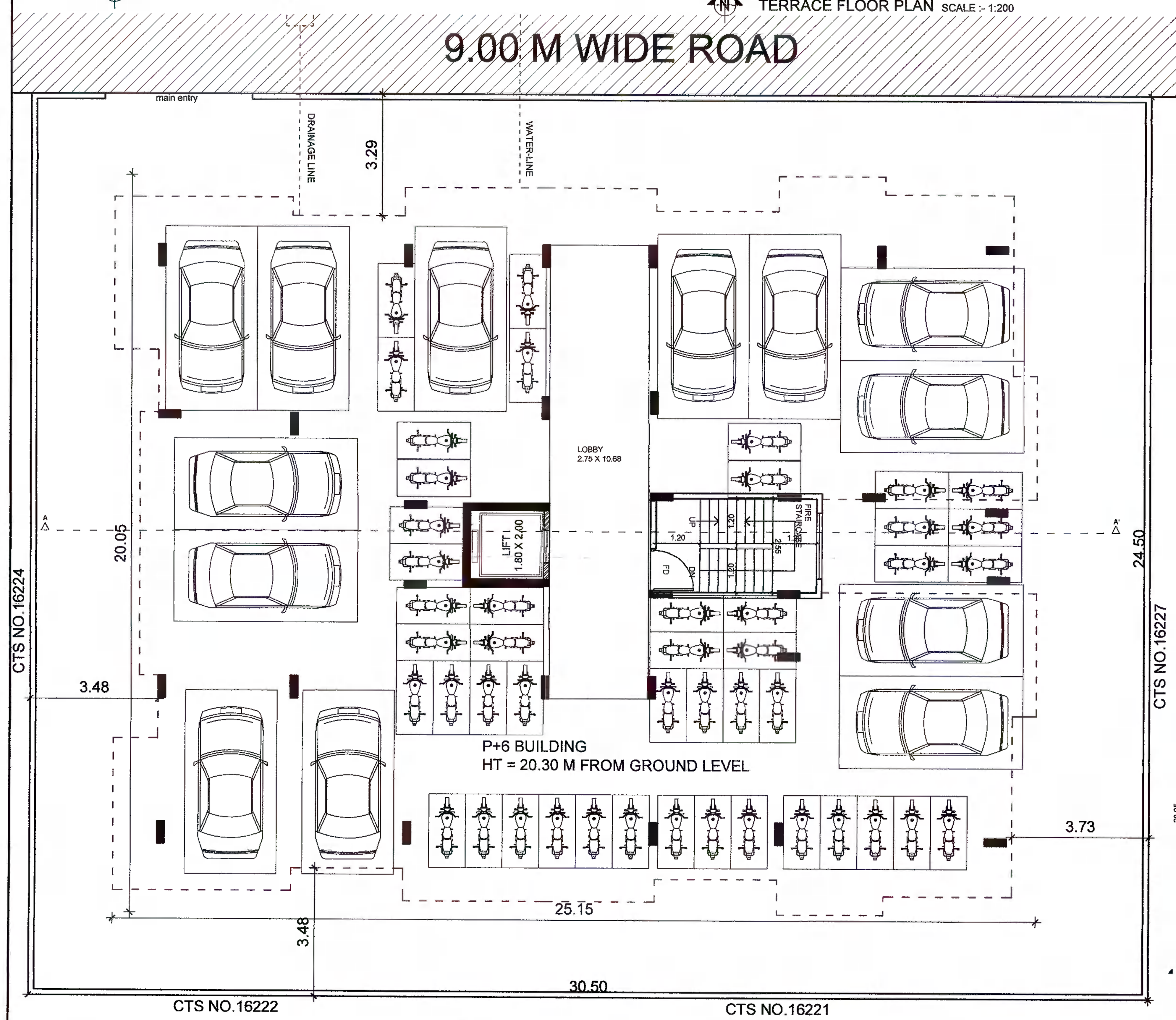
PLAN OF UNDERGROUND WATER STORAGE TANK
SCALE: 100



COMPOUND WALL DETAIL
SCALE: 100

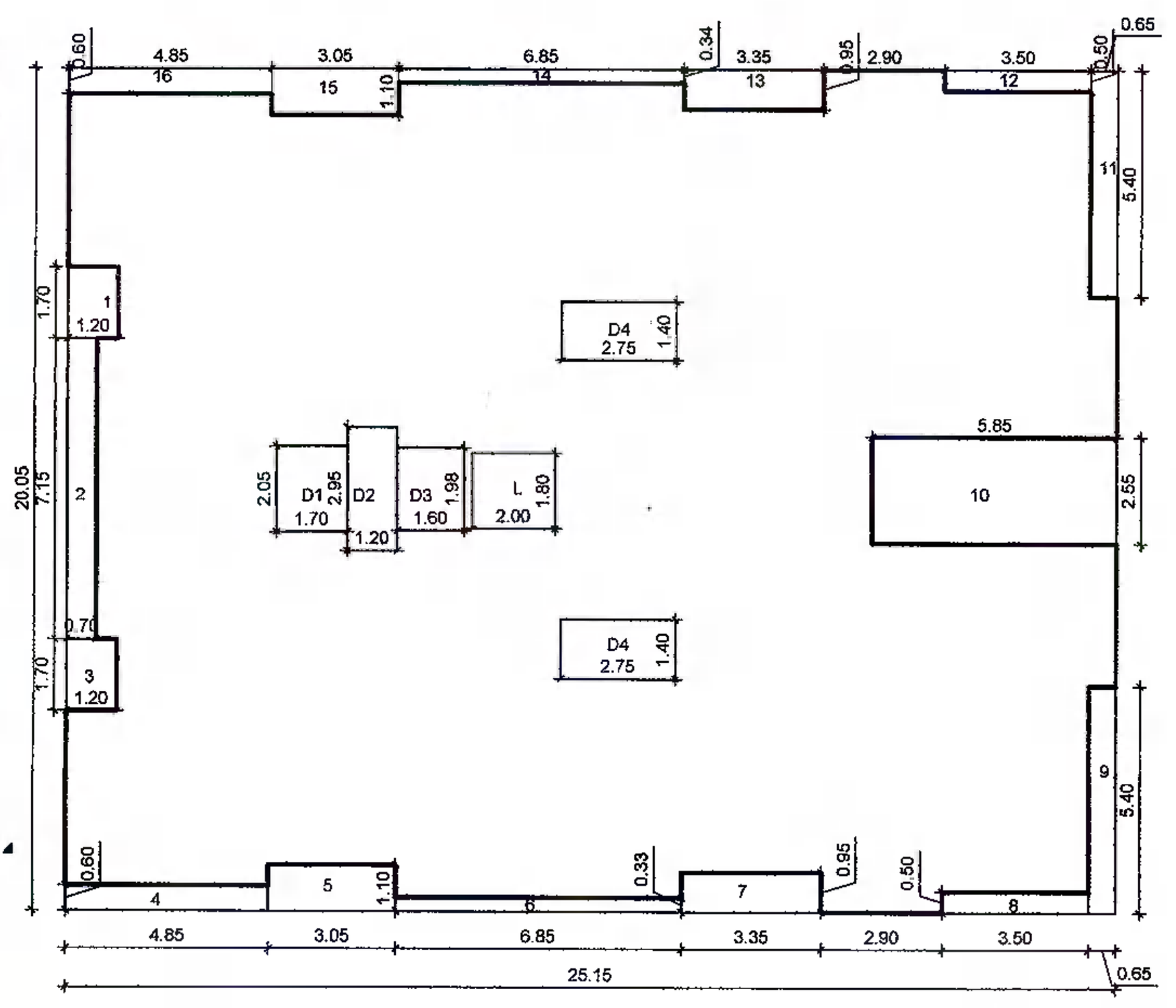


6TH FLOOR PLAN SCALE :- 1:100

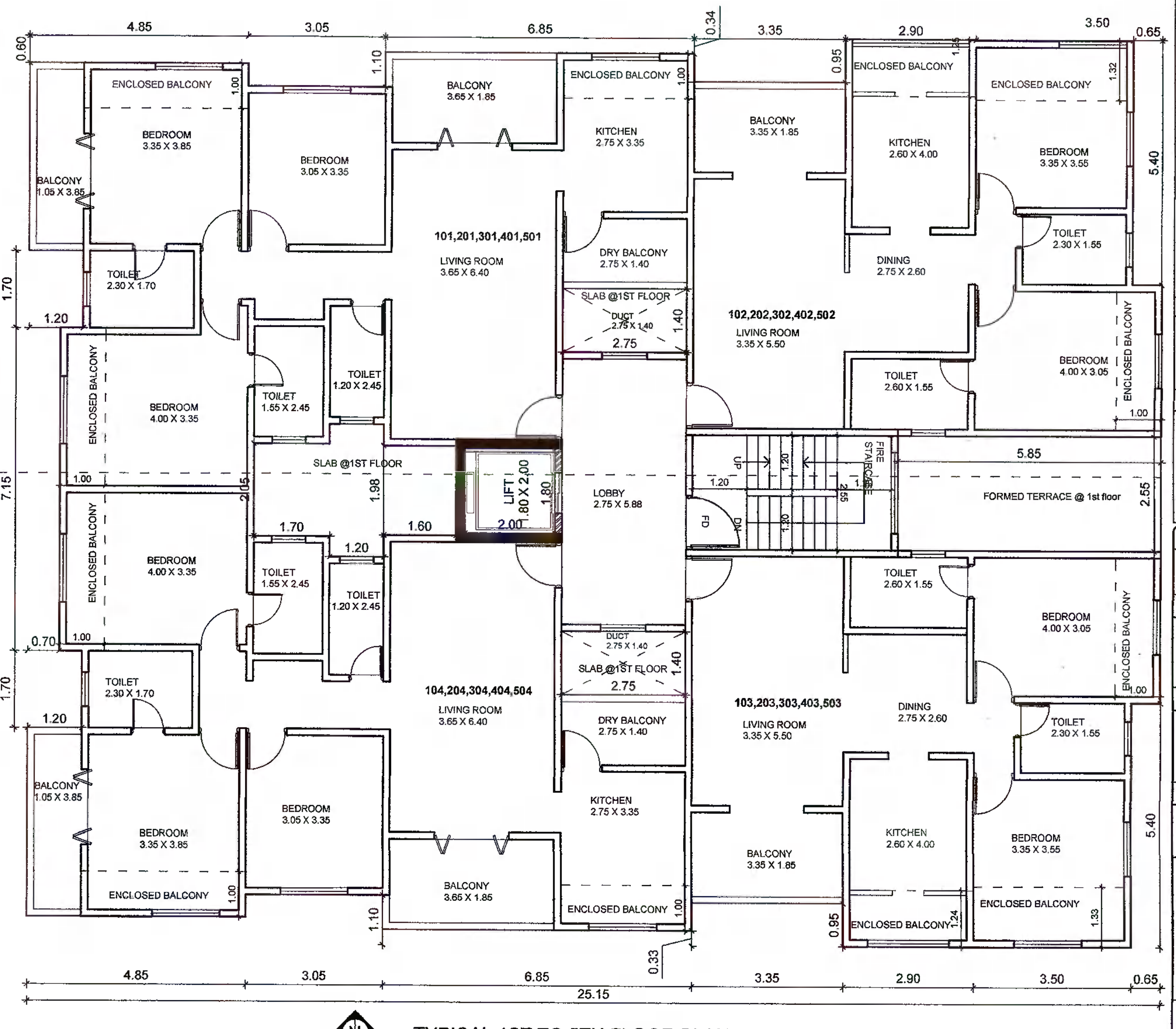


LAYOUT/PARKING FLOOR PLAN
SCALE :- 1:100

FLOOR AREA					1st to 5th Floor		
		A.	25.15	X	20.05	= 504.26	SQM
					Total	= 504.26	SQM
DEDUCTIONS							
1	1	X	1.20	X	1.70	= 2.04	SQM
2	1	X	0.70	X	7.15	= 5.01	SQM
3	1	X	1.20	X	1.70	= 2.04	SQM
4	1	X	4.85	X	0.60	= 2.91	SQM
5	1	X	3.05	X	1.10	= 3.36	SQM
6	1	X	6.85	X	0.33	= 2.26	SQM
7	1	X	3.35	X	0.95	= 3.18	SQM
8	1	X	3.50	X	0.50	= 1.75	SQM
9	1	X	0.65	X	5.40	= 3.51	SQM
10	1	X	5.85	X	2.55	= 14.92	SQM
11	1	X	0.65	X	5.40	= 3.51	SQM
12	1	X	3.50	X	0.50	= 1.75	SQM
13	1	X	3.35	X	0.95	= 3.18	SQM
14	1	X	6.85	X	0.34	= 2.33	SQM
15	1	X	3.05	X	1.10	= 3.36	SQM
16	1	X	4.85	X	0.60	= 2.91	SQM
D1	1	X	1.70	X	2.05	= 3.49	SQM
D2	1	X	1.20	X	2.95	= 3.54	SQM
D3	1	X	1.60	X	1.98	= 3.17	SQM
D4	2	X	2.75	X	1.40	= 7.70	SQM
L	1	X	1.80	X	2.00	= 3.60	SQM
		TOTAL DEDUCTIONS				79.50	SQM
NET AREA		504.26	-	79.50		= **424.76**	SQM



AREA KEY PLAN 1ST TO 5TH FLOOR SCALE :- 1:200



TYPICAL 1ST TO 5TH FLOOR PLAN
SCALE :- 1:100

AREA STATEMENT :

		SQ.M.
1.	AREA OF PLOT (Minimum area of a,b,c to be considerd)	743.00
	a) AS PER OWNERSHIP DOCUMENT (7/12,CTS extract)	743.00
	b) AS PER MEASUREMENT SHEET	747.19
	c) AS PER SITE	747.19
2.	DEDUCTION FOR	
	a) ROAD WIDENING AREA	0.00
	b) ANY D.P RESERVATION AREA	0.00
	TOTAL (a+b)	0.00
3.	BALANCE AREA OF PLOT (1 - 2)	743.00
4.	AMENITY SPACE (if applicable)	
	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))	743.00
6.	a) REQUIRED OPEN SPACE	0.00
	b) PROPOSED OPEN SPACE	0.00
7.	INTERNAL ROAD AREA	0.00
8.	PLOTABLE AREA (if applicable)	-
9.	PERMISSIBLE BASIC F.S.I (743.00 x 1.1)	817.30
10.	ADDITION OF FSI ON PAYMENT PREMIUM	
	a) PEMISSIBLE PREMIUM FSI -	371.50
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	371.50
11.	IN - SITU FSI / TDR LOADING	
	a) IN - SITU AREA AGAINST D.P ROAD { 2.0 X Sr No.2 (a)}, if any	0.00
	b) IN - SITU AREA AGAINST AMENITY SPACE IF HANDED OVER{ 2.00 or 1.85 X Sr No. 4(b) and / or (c)}, if any	0.00
	c) TDR AREA(MAX - 743.00 X 0.40 = 297.20)	280.00
	d) TOTAL IN - SITU / TDR LOADING PROPOSED 11(a)+(b)+(c)	280.00
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	-
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) {9 + 10 (B) + 11 (D) } OR 12 whichever is applicable	1468.80
	b) ANCILLARY AREA FSI PERMISSIBLE(1468.80 X 60% = 881.28)	880.45
	c) TOTAL ENTITLEMENT (a+b)	2349.25
14.	MAXIMUM Utilization Limit of FSI as Per Road Width (2.0 x1.6=3.2)	2377.60
15.	TOTAL BUILT-UP AREA IN PROPOSAL.	
	a) EXISTING BUILT-UP AREA	0.00
	b) PROPOSED BUILT-UP AREA (as per 'P-line')	2348.11
	c) TOTAL (a+b)	2348.11
16.	F.S.I CONSUMED (15/13)	0.99

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on & the dimensions of sides & etc of plot stated on plans are measured on site as shown by owner/ p.a.h. The area so worked out roughly tallies with the area stated in documents of ownership /land record dept/city survey records

DECLARATION

1) This drawing is based on information/documents provided by **owner/P.A.H**
2) This drawing is copyright of **Sawan Chandak Architects.** This drawing should not be copied or used without prior permission of architect **(Sawan Chandak Architects)**
3) The defective ownership title or the discrepancies in plot boundary on site if any is entire responsibility of the **Owner / P.A.H / Applicant**

BRIEF SPECIFICATIONS.

* R.C.C. STRUCTURES WITH 0.15M THICK BLOCK MASONRY
* ALU. WINDOW & T.W. FRAMED FLUSH DOOR
* SAND FINISHED PLASTER EXTERNALLY & INTERNALLY
* M.M. TILES FLOORING & GLAZED TILES IN TOILET

SCHEDULE OF OPENING

DOORS		WINDOWS	
D	1.00X2.15	W	1.80X1.20
D1	0.90X2.15	W1	1.65X1.20
D2	0.75X2.15	W2	1.20X1.20
SD	1.80X2.15	KW	1.20X0.90
SD1	1.65X2.15	V	0.60X0.90
FD	1.20X2.15		

LEGEND

*Plot Boundry	Thick Black.
*Proposed Work	Red Smudged
*Road Widening	Black Cross
*Water Line	Blue Dotted
*Drainage Line	Thin Black Dotted
*Existing Structure (To Be Demolished)	Yellow Hatched

PROJECT:-

AMALGAMTION + BUILDING PROPOSAL

SITE ADDRESS :-

PROPOSED BUILDING AT CTS NO.16225 + CTS NO.16226, JYOTINAGAR,AURANGABAD.

	OWNER NAME	SIGN
01.	MR.AKSHAY RAJESH LAHOTI	Akshay

ARCHITECT NAME SIGN
SAWANKUMAR G CHANDAK

SAWAN CHANDAK ARCHITECTS
No-9, Samada Apartment, Dr. KetkarRoad, Prabhat road, Pune-411 004
M : +91-9730812079 Office : +91-8983436000
E : sawanchandak@gmail.com
Reg No. : CA/2011/53219

North:

JOB NO.	SCALE	DATE	DEALT	REVISION
2106	1:100	15/06/2021	SNEHAL	

\\MNCARCH4\D\1 PROJECTS\2021\2106 LAHOTI AURANGABAD\0 SUBMISSION\2106 MD A5\2106 MD 02.DWG