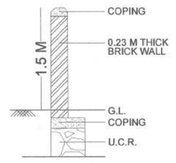
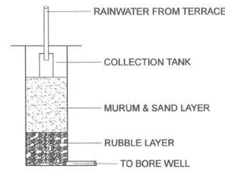


TYPICAL SECTION
THROUGH COMPOUND WALL AT CORNER
N.T.S.



TYPICAL SECTION
THROUGH COMPOUND WALL
N.T.S.



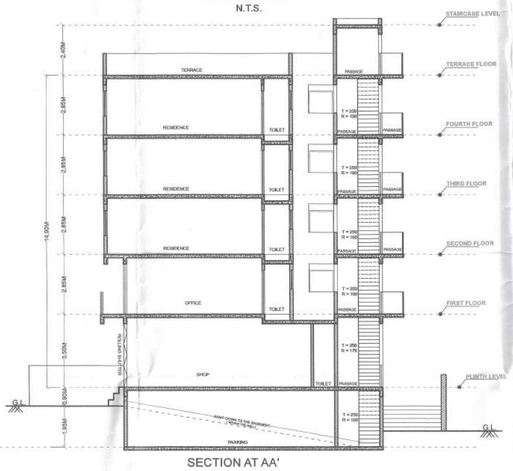
TYPICAL SECTION
THROUGH FILTRATION TANK
R.W.H. SYSTEM
N.T.S.



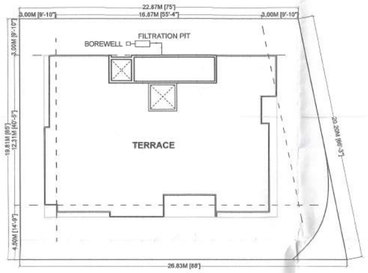
LOCATION PLAN
N.T.S
NORTH



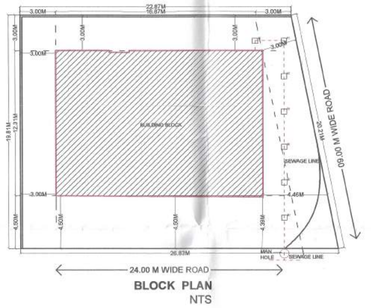
FRONT ELEVATION
SCALE : 1:100



SECTION AT AA'
SCALE - 1:100



RAIN WATER HARVESTING
NTS



BLOCK PLAN
NTS

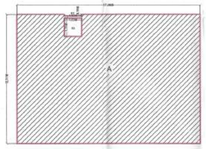
AREA CALCULATION OF COMMERCIAL & RESIDENTIAL

	COMMERCIAL	RESIDENTIAL	TOTAL
GROUND FLOOR BUILT-UP AREA - A	196.74	-	196.74
FIRST FLOOR BUILT-UP AREA - B	192.72	-	192.72
SECOND FLOOR BUILT-UP AREA - C		226.64	226.64
THIRD FLOOR BUILT-UP AREA - E		226.64	226.64
FOURTH FLOOR BUILT-UP AREA - F		212.41	212.41
TOTAL BUILT-UP AREA (A+B+C+E+F)	389.46	665.69	1055.15 SQ.M

PARKING AREA STATEMENT

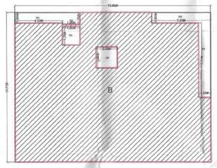
SR. NO.	FLOOR	CARPET AREA	PARKING	
			CAR	SCOOTER
1.	GROUND FLOOR	185.32	3	8
2.	FIRST FLOOR	180.66	3	8
3.	SECOND FLOOR	202.48	2	7
4.	THIRD FLOOR	202.48	2	7
5.	FOURTH FLOOR	191.53	2	8
	TOTAL	962.47	12	38

AREA CALCULATION		
A)	TOTAL PLOT AREA	477.40 SQ.M
B)	GROUND FLOOR	211.81 SQ.M
	FIRST FLOOR	239.51 SQ.M
	SECOND FLOOR	254.20SQ.M
	THIRD FLOOR	254.20SQ.M
	FOURTH FLOOR	237.22 SQ.M
	TOTAL AREA COSUMED	1196.94 SQ.M
C)	TOTAL B/UP AREA ALLOW	1222.14 SQ.M



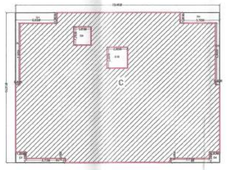
GROUND FLOOR BLOCK PLAN
SCALE - 1:200

A = 17.46x12.31 = 214.93 SQ.M
D1 = 1.65x.15 = 0.24 SQ.M
D2 = 1.65x1.75= 2.88 SQ.M
B/UP AREA = A- (D1+D2)
= 214.93 - 3.12
= 211.81 SQ.M



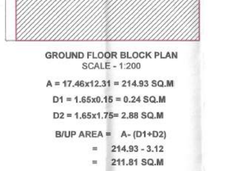
FIRST FLOOR BLOCK PLAN
SCALE - 1:200

B = 18.66x14.31 = 267.02 SQ.M
D1 = 4.53x1.00 = 4.53 SQ.M
D2 = 1.65x1.15= 1.89 SQ.M
D3 = 5.68x1.00= 5.68 SQ.M
D4 =1.20x7.11=8.53 SQ.M
D6 =1.65x1.75= 2.88SQ.M
D6 =2.00x2.00= 4.00SQ.M
B/UP AREA = B- (D1+D2+D3+D4+D5+D6)
= 267.02 - 27.51
= 239.51 SQ.M



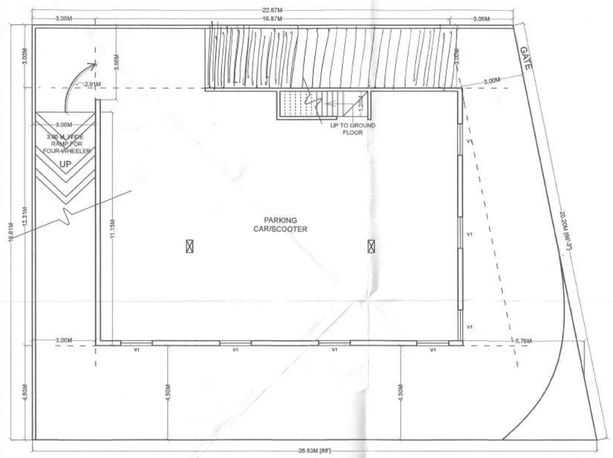
SECOND & THIRD FLOOR BLOCK PLAN
SCALE - 1:200

C = 19.46x14.31 = 278.47 SQ.M
D1 = 3.93x1.00 = 3.93 SQ.M
D2 = 3.78x1.00= 3.78 SQ.M
D3 = 0.40x5.88= 2.35 SQ.M
D4 =1.00x1.00= 1.00 SQ.M
D5 = 3.73x0.40= 1.49 SQ.M
D6 = 3.73x0.40= 1.49 SQ.M
D7= 1.00x1.00= 1.00 SQ.M
D8 = 0.40x5.88= 2.35 SQ.M
D10 = 1.65x1.75= 2.88 SQ.M
D9 = 2.00x2.00= 4.00 SQ.M
B/UP AREA = C&E- (D1+D2+D3+D4+D5+D6+D7+D8+D9+D10)
= 278.47 - 24.27
= 254.20SQ.M

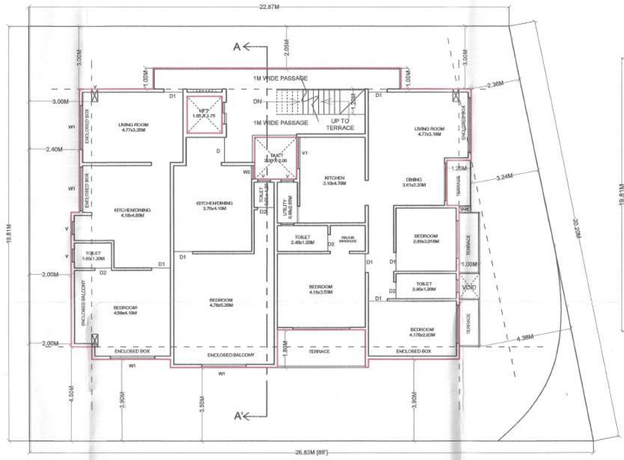


FOURTH FLOOR BLOCK PLAN
SCALE - 1:200

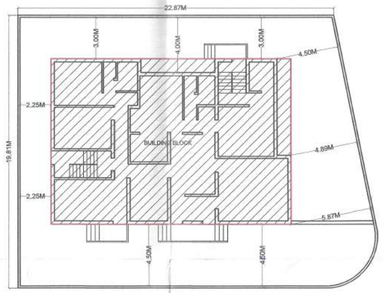
D = 19.06x14.31 =272.74 SQ.M
D1 = 3.93x1.00 = 3.93 SQ.M
D2 = 3.38x1.00= 3.38 SQ.M
D3 = 1.20x2.16= 2.59 SQ.M
D4 =0.60x7.75= 4.65 SQ.M
D5 = 4.33x0.40= 1.73 SQ.M
D6 = 4.18x1.80= 7.52 SQ.M
D7= 3.73x0.40= 1.49 SQ.M
D8 = 1.00x1.00= 1.00 SQ.M
D9 =0.40x5.88= 2.35 SQ.M
D10 = 1.65x1.75= 2.88 SQ.M
D11 = 2.00x2.00= 4.00 SQ.M
B/UP AREA = D- (D1+D2+D3+D4+D5+D6+D7+D8+D9+D10+D11)
= 272.74 - 35.52
= 237.22 SQ.M



BASEMENT FLOOR PLAN
SCALE - 1:100



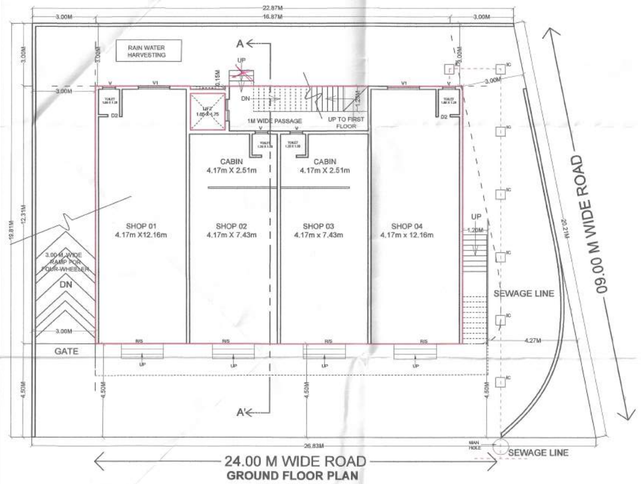
FOURTH FLOOR PLAN
SCALE - 1:100



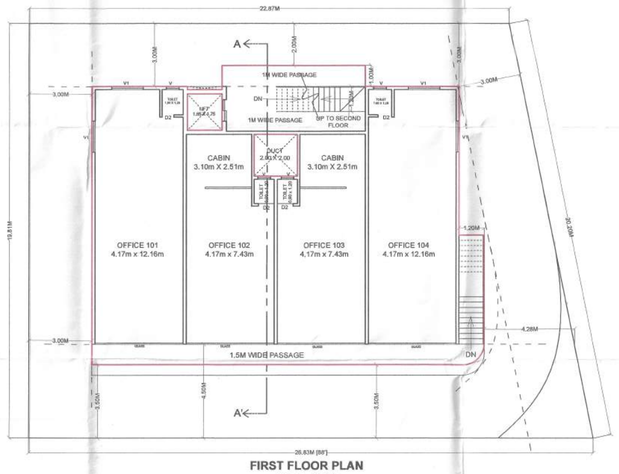
GROUND FLOOR EXISTING STRUCTURE TO BE DEMOLISHED
NTS



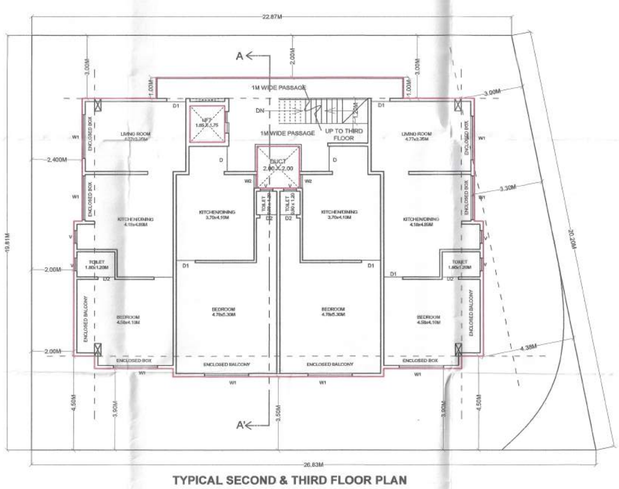
BASEMENT EXISTING STRUCTURE TO BE DEMOLISHED
NTS



GROUND FLOOR PLAN
SCALE - 1:100



FIRST FLOOR PLAN
SCALE - 1:100



TYPICAL SECOND & THIRD FLOOR PLAN
SCALE - 1:100

SHEET NO : 1/1

OFFICE USE

approved as amended
in Kor Colony
Subject to the conditions mentioned
this office letter/no. dtd
Date 02-09-2021

EXECUTIVE ENGINEER
Town Planning
Municipal Corporation
AURANGABAD

PROPOSED RESIDENTIAL+COMMERCIAL BUILDING ON PLOT NO. 106, SITUATED AT SAHAKAR NAGAR, AURANGABAD.	Drawing Sheet No.
Stamps of Approval of Plans:	
AREA STATEMENT :	
1. Area of Plot (Minimum area of a,b,c to be considered)	
(a) As per ownership document (7/12 extract)	477.40
(b) as per measurement sheet	477.40
(c) as per site	477.40
2. Deductions for	
(a) Proposed D.P / D.P. Road widening Area/Services Road/Highway widening	
(b) Any D.P. Reservation area	
(Total a+b+c)	
3. Balance area of plot (1-2)	477.40
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4(c))	477.40
6. Recreational Open space (if applicable)	
(a) Required -	
(b) Proposed -	
7. Interior Road area	
8. Permissible area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Schedule F50)	825.14
10. Addition of FSI on payment of premium	
(a) Required -Maximum permissible premium FSI- based on road width/TOD Zone.	
(b) Proposed FSI on payment of premium	238.7
11. In-Suits FSI / TDR loading	
(a) In-suits area against D.P. road (2.0 x Sr. No. 2(a)),if any	
(b) In-situ area against Amenity Space if handed over (2.00 or 1.65 x Sr. No. 4 (Same as(c)),	
(c) TDR area	
(d) Total In-situ/TDR loading proposed(11(a)+(b)+(c))	
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.	763.84
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	458.30
(c) Total entitlement (a+b)	1222.14
14. Maximum utilization limit of FSI(building potential) Permissible as per road width (as per Regulation No. 6.1 or 6.2 or 6.4 as applicable) x 1.0 or 1.8))	
15. Total Built-up Area in proposal.(excluding area at Sr.No. 17 b)	
(a) Existing Built-up Area.	
(b) Proposed Built-up Area(as per "F-Area").	1196.94
(c) Total (a+b)	
16. F.S.I. Consumed (15/13)(should be more than/equal to 14 above.)	0.98
17. Area for Inclusive Housing, if any	
(a) Required (10% of Sr.No.5)	
(b) Proposed	

Certificate of Area:
I/We certified that the plot under reference was surveyed by me on_____and the dimensions or bore etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Architect, RoHit suryawanshi)

Certificate of Area:
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/ Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as it ensures the quality and safety at the work site.
Owner (s) name and Signature

Architect/ Licensed Engineer/ Supervisor name and Signature

Job No.	Drawing No.	Job No.	Scale	Drawn By	Checked By	Registration No. of Architect/License no. of Licensed Engineer/ Supervisor

SCHEDULE OF OPENINGS

DOOR	WINDOW
RSH- 4.17 X 2.40 D- 1.20 X 2.10 D1- 0.90 X 2.10 D2- 0.75 X 2.10	W1- 2.10 X 1.20 W2- 0.65 X 1.80 V - 0.60 X 0.90 V1 - 1.50 X 0.90

JOB TITLE: REV/02

PROPOSED CONSTRUCTION BUILDING ON PLOT NO. 106, CTS NO 16035/A53, S.NO.6/A,SHAHANOORWADI, AURANGABAD.
AURANGABAD, FOR MR. RAHUL G. NARWADE & OTHERS. THROUGH GPA MR. ROHIT SURYAWANSHI

Owner's sign

ROHIT SURYAWANSHI
(GPA HOLDER)

Legend

plot boundary shown in	prop. const. shown in	drainage line shown in	water line shown in

North

Job No.	:	02
Drg. No.	:	MD-01
Scale	:	As shown
Date	:	30-08-21
Dealt by	:	VIREN

rohit suryawanshi
B. Arch., D.B.M.A.I.I.A.
Architect Interior Designer & Valuer
Reg. No. CA/2000/29606
A-06,2'Floor Aravee Gracia,Darga Road Aurangabad.

rohit
suryawanshi
b. arch; a.i.i.a.
architect
interior designer
landscape designer
A-06, Aravee gracia
Darga road, shrikrishna nagar,
shahnoorwadi,aurangabad,
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ph. - 0240-236 0600.