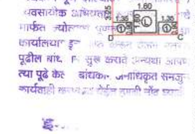


FRONT ELEVATION
SCALE:-1:100

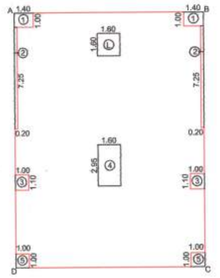
SECTION AT A-A
SCALE:-1:100

PARKING STATEMENT AS PER CHAPTER -8											
TABLE NO. 8B	NOS OF TENEMENTS	REQUIRED		IN ADDITION 5% VISITOR PARKING		TOTAL		MULTIPLYING FACTOR = 0.50		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		
RULE FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 49 SQ.M. BUT LESS THAN 80 SQ.M. 01 CAR 65 SC	10 NOS	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.
		05	25	00	01	05	26	04	18	10	08



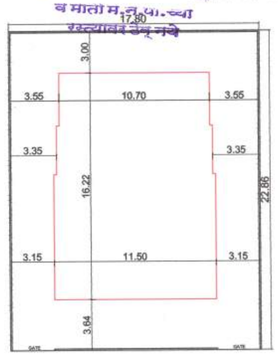
BUILT-UP AREA STATEMENT :
STILT (PARKING) FLOOR

AREA OF BLOCK [ABCD] = 4.60 X 3.25	=	14.95 SQ.M
STANDARD DEDUCTIONS :-		
1. 1.35 X 0.90 X (2)	=	2.43 SQ.M
TOTAL STANDARD DEDUCTIONS	=	2.43 SQ.M
GROSS AREA :(14.95 + 0.00) - 2.43	=	12.52 SQ.M
LIFT DEDUCTIONS :-		
LT. 1.60 X 1.60 X (1)	=	2.56 SQ.M
TOTAL LIFT DEDUCTIONS =		2.56 SQ.M
NET AREA : 12.52 - 2.56	=	9.96 SQ.M



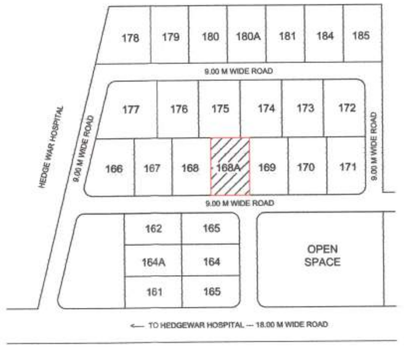
BUILT-UP AREA STATEMENT :
TYPICAL STILT FIRST,STILT SECOND, STILT THIRD,STILT FOURTH & STILT FIFTH FLOOR
AREA OF BLOCK [ABCD] = 13.50 X 18.22 = 245.97 SQ.M

STANDARD DEDUCTIONS :-		
1. 1.40 X 1.00 X (2)	=	2.80 SQ.M
2. 0.30 X 7.25 X (2)	=	2.90 SQ.M
3. 1.00 X 1.10 X (2)	=	2.20 SQ.M
4. 1.60 X 2.95 X (1)	=	4.72 SQ.M
5. 1.00 X 1.00 X (2)	=	2.00 SQ.M
TOTAL STANDARD DEDUCTIONS =		14.62 SQ.M
GROSS AREA :(245.97 + 0.00) - 14.62 =		231.35 SQ.M
LIFT DEDUCTIONS :-		
LT. 1.60 X 1.60 X (1)	=	2.56 SQ.M
TOTAL LIFT DEDUCTIONS =		2.56 SQ.M
TOTAL DEDUCTIONS =		2.56 SQ.M
NET AREA : 231.35 - 2.56 =		228.79 SQ.M

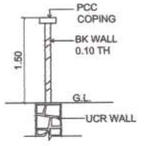


9.00 M WIDE ROAD

BLOCK PLAN
SCALE-1:200

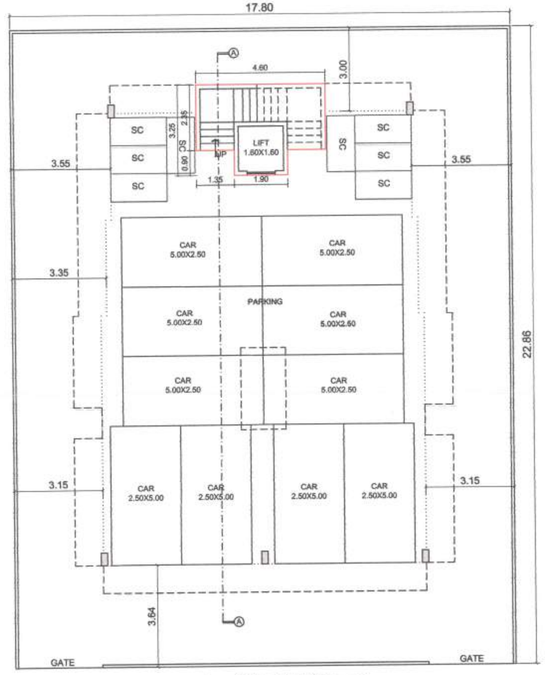


SITE LOCATION PLAN
SCALE:1:1000



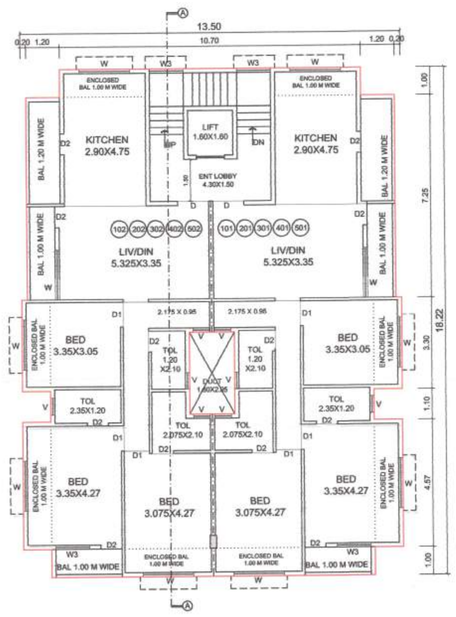
C/WALL SECTION
SCALE : - 1:50

B/UP & CARPET AREA AS PER RERA.		
FLATS NOS	B/UP AREA (AS PER P LINE)	CARPET AREA (AS PER RERA)
101,201,301,401,501	105.46	74.58
102,202,302,402,502	105.46	74.58

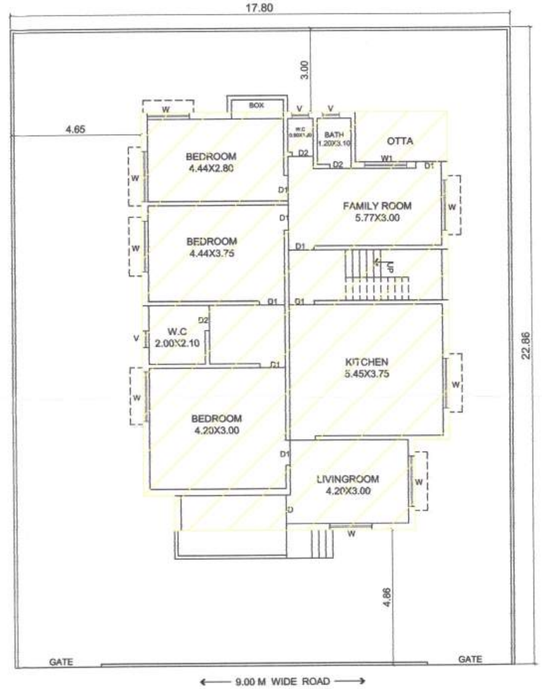


9.00 M WIDE ROAD

STILT (PARKING) FLOOR PLAN
SCALE:1:100



TYPICAL STILT FIRST,STILT SECOND,STILT THIRD, STILT FOURTH & STILT FIFTH FLOOR PLAN
SCALE:1:100



9.00 M WIDE ROAD

EXISTING GROUND FLOOR CONSTRUCTION TO BE DEMOLISH
SCALE:1:100

AREA STATEMENT		
EXISTING GROUND FLOOR B/UP AREA TO BE DEMOLISH	=	158.08 SQ.M
PROPOSED P LINE AREA		
STILT (PARKING) FLOOR	=	9.96 SQ.M
STILT FIRST FLOOR	=	228.79 SQM
STILT SECOND FLOOR	=	228.79 SQM
STILT THIRD FLOOR	=	228.79 SQM
STILT FOURTH FLOOR	=	228.79 SQM
STILT FIFTH FLOOR	=	228.79 SQM
TOTAL B/UP AREA	=	**1153.91 SQM**

LEGEND

PLOT BOUNDRY SHOWN IN	
PROPOSED CONSTRUCTION SHOWN IN	
DRAIN LINE SHOWN IN	
WATER LINE SHOWN IN	

NOTES

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

*CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ——— 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 Regd. CA/2017/86766 ARCHITECT

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.

owner (s) name and signature

SEAL AND STAMP OF APPROVAL 1/1

औरंगाबाद मोपी प्र.

Approved as amended
In.....Colour
Subject to the conditions mentioned in
this office Building permit No. 628/21-22
Date: 16/12/2021

DY.ENGINEER
Town Planing
Municipal Corporation,
AURANGABAD.

AREA STATEMENT		SQM
1.	AREA OF PLOT (minimum area of a,b,c to be considered)	362.20 SQM
	(a) AS PER OWNERSHIP DOCUMENTS (7/12,CTS extract)	362.20 SQM
	(b) AS PER MEASUREMENT SHEET	406.90 SQM
	(c) AS PER SITE	406.90 SQM
	DEDUCTIONS FOR	
	(a) PROPOSED D.P/ D.P. ROAD WIDENING	0.00 SQM
	(b) ANY D.P. RESERVATION AREA	0.00 SQM
2.	(c) NATURAL WATER COURSE AREA	0.00 SQM
	TOTAL DEDUCTIONS (a+b+c)	0.00 SQM
	BALANCE AREA OF PLOT (1-2)	362.20 SQM
	AMENITY SPACE (IF APPLICABLE)	0.00 SQM
	(a) REQUIRED	0.00 SQM
3.	(b) ADJUSTMENT OF 2(b), IF ANY	0.00 SQM
4.	(c) BALANCE PROPOSED	0.00 SQM
5.	NET AREA OF PLOT [3 - 4(C)]	362.20 SQM
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED	0.00 SQM
	(b) PROPOSED	0.00 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 362.20 X 1.10 (SR. NO. 5 X BASIC FSI)	398.42 SQM
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH/TOD ZONE.	0.50 = 181.10 SQM
	(b) PROPOSED PREMIUM AREA	181.10 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	144.88 SQM
	(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	724.40 SQM
	(b). ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES ALLOWABLE ANCILLARY AREA PROPOSED	434.64 SQM 434.64 SQM
	(c). TOTAL ENTITLEMENT (a+b) 724.40 + 434.64 SQM	1159.04 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	362.2x2.00=724.40 724.40x1.60 = 1159.04
15.	TOTAL BUILT UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17b)	1153.91 SQM
	a. EXISTING BUIT UP AREA	0.00 SQM
	b. PROPOSED B/UP AREA (AS PER "P-LINE")	1153.91 SQM
	C. TOTAL (a+b+c+d)	1153.91 SQM
16.	F.S.I. CONSUMED (15/13) (SHOILD NOT MORE THAN SERIAL NO.14 ABOVE)	P LINE AREA / NET PLOT AREA 1153.91 / 362.20 = 3.18
17.	AREA FOR INCLUSIVE HOUSING ,IF ANY	N.A.
	a. REQUIRED (20 % OF SR.NO. 9)	N.A.
	b. PROPOSED	N.A.

PROJECT

PROPOSED PLAN FOR RESIDENTIAL BUILDING ON PLOT NO.168A, C.T.S.NO. 15326, SHEET NO.298, SITUATED AT. SHASTRINAGR CO-OP HOUSING SOCIETY, AURANGABAD. FOR, MR. RAJIV DHARAMCHAND PAHADE

OWNERS SIGN	ARCHITECT SIGN
T.P.Pahade	AR. SAURABH MIRKUTE Regd. CA/2017/86766 ARCHITECT
शास्त्रीनगर सहकारी गृहनिर्माण संस्था मर्यादीत,गारखेडा,औरंगाबाद.	
SIGN AND STAMP OF SOCIETY'S CHAIRMAN	AR. SAURABH MIRKUTE CA/2017/86766

ARCHITECTS:

CONSULTING ARCHITECT:

MIRKUTE
ARCHITECTS & INTERIOR DESIGNERS
SHOP NO. 3 & 4, PLOT NO. 245, DHANANJAY COMPLEX, ULKANAGARI GARKHEDA, AURANGABAD. 431005.
E-MAIL : savinaymirkute1@Gmail.com
MOBILE : 9422210270

DATE	SCALE	DRN: BY	CHD: BY	PRINT
27.10.2021	1:50 1:100 1:200	MR. JAGDISH	MR. S.MIRKUTE	27.10.2021