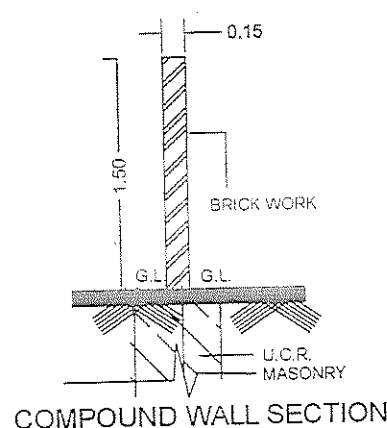


Approved as amended
in.....
Subject to the conditions mentioned in
this office Building permit No. 493/21-22
Date: 24/11/2021

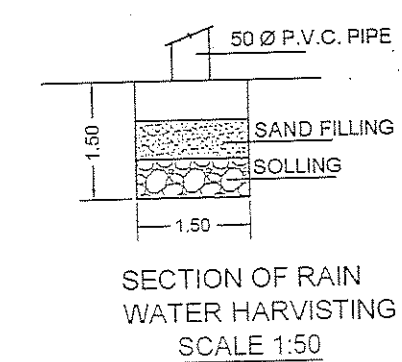
DR. ENGINEER
Town Planning
Aurangabad

आ बांधकाम परवानगीनुसार बांधकाम पुढे
केंद्रावर जमिनीतून (Plinth Level) ते
बांधकाम पूर्ण झाल्यावर बांधकाम /
व्यवसायिक शिथिलता / सुधारणेवर, यावे
मार्फत उद्योगाचे पूर्णत्वाचे बांधकाम या
कार्यवाहीतून शिथिलता घेऊन घेऊन
पुढील बांधकाम बांधकाम बांधकाम
न्याय्यतेने बांधकाम बांधकाम बांधकाम
कार्यवाही करून घेऊन घेऊन घेऊन

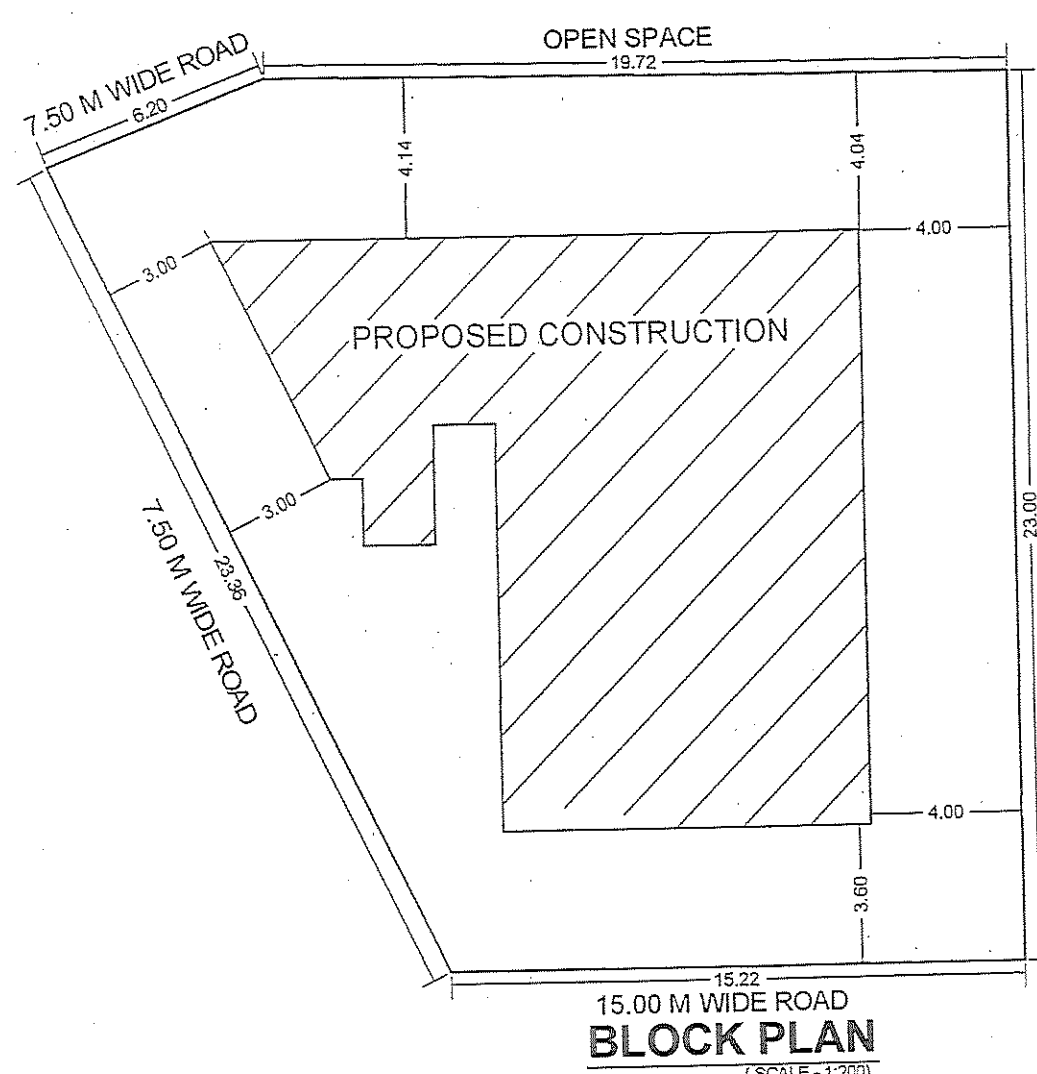
भारत बांधकाम खाते
व माती म.न.पा.चा
संस्थापक उद्योग



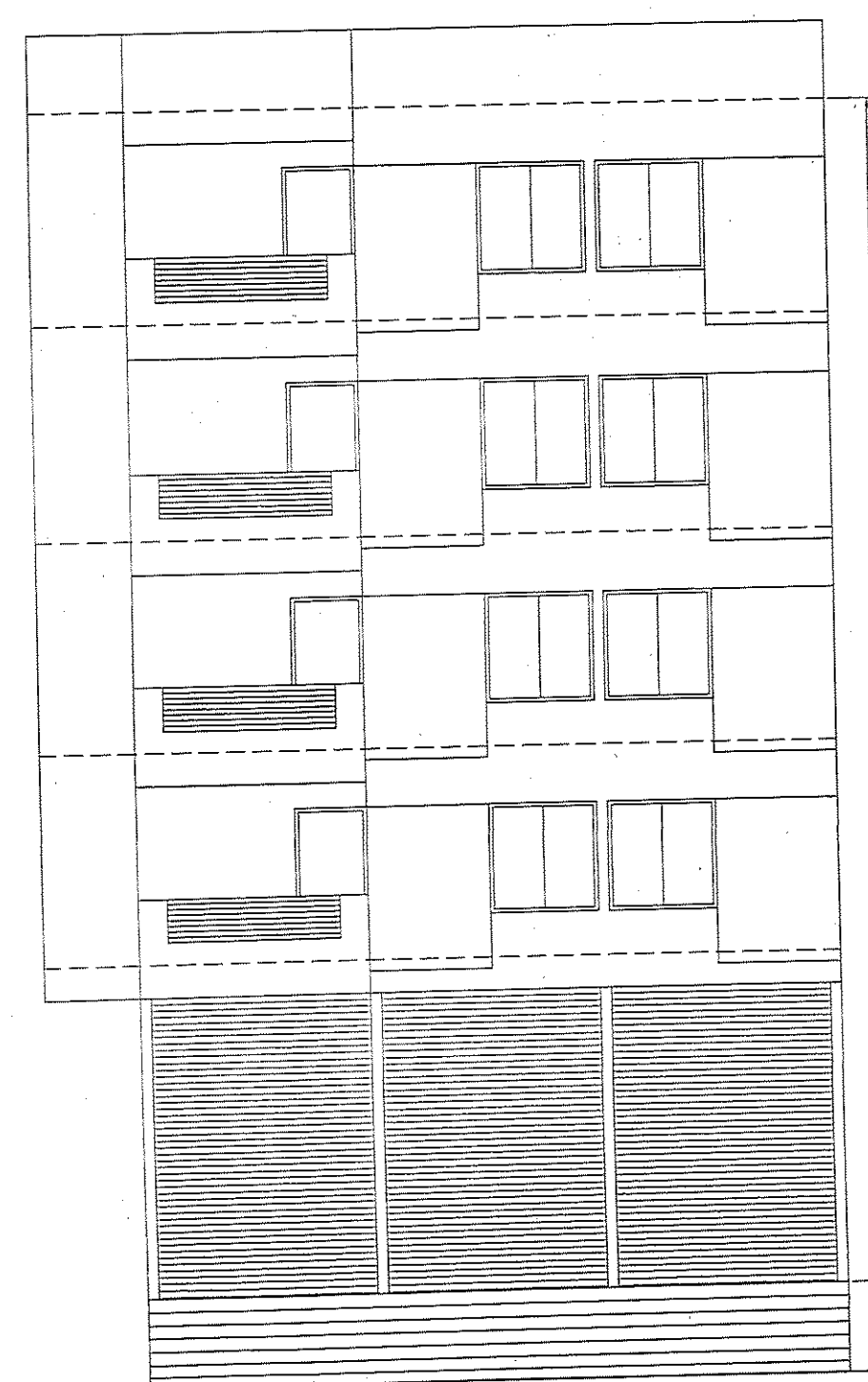
COMPOUND WALL SECTION



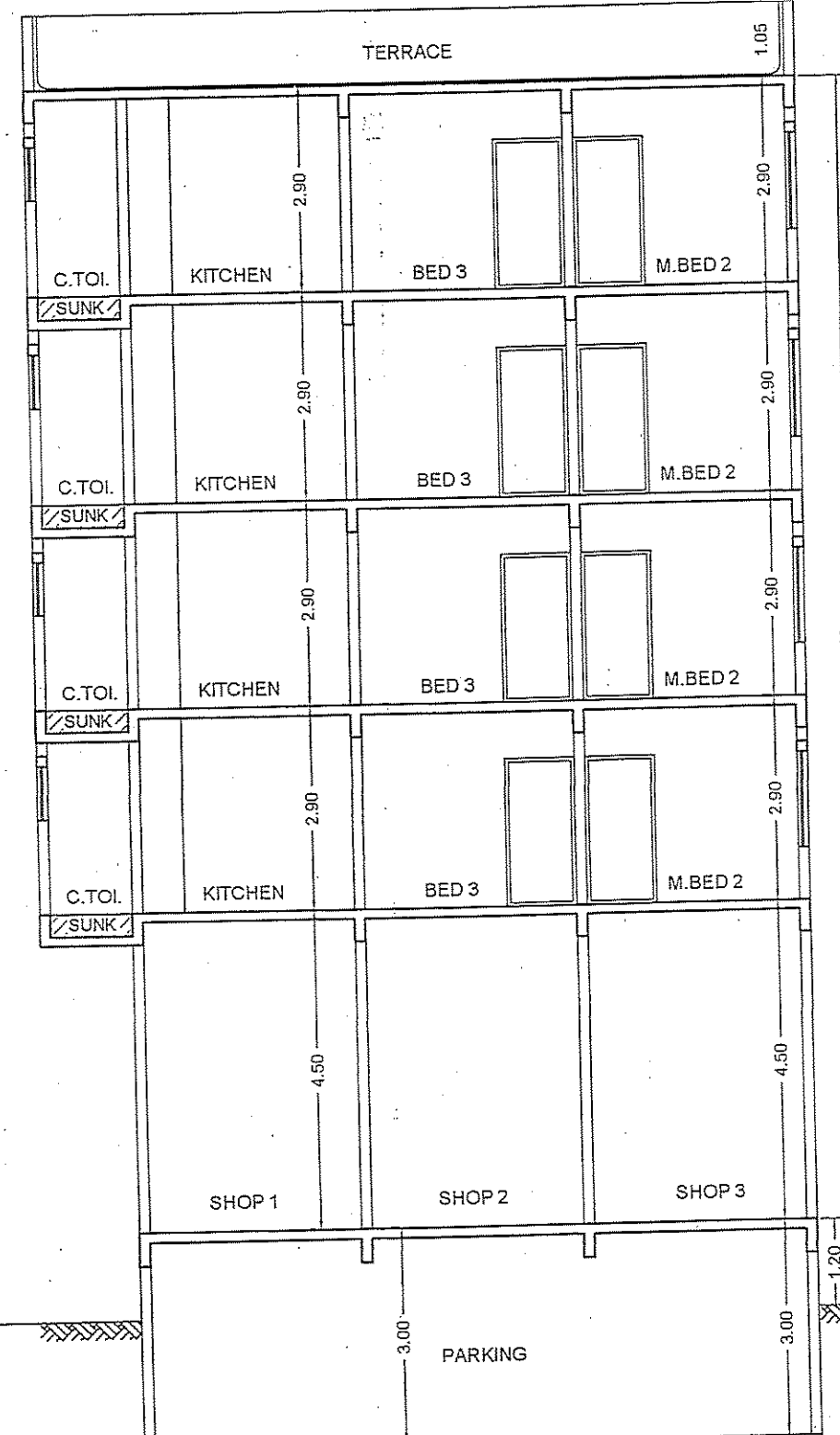
SECTION OF RAIN WATER HARVESTING SCALE 1:50



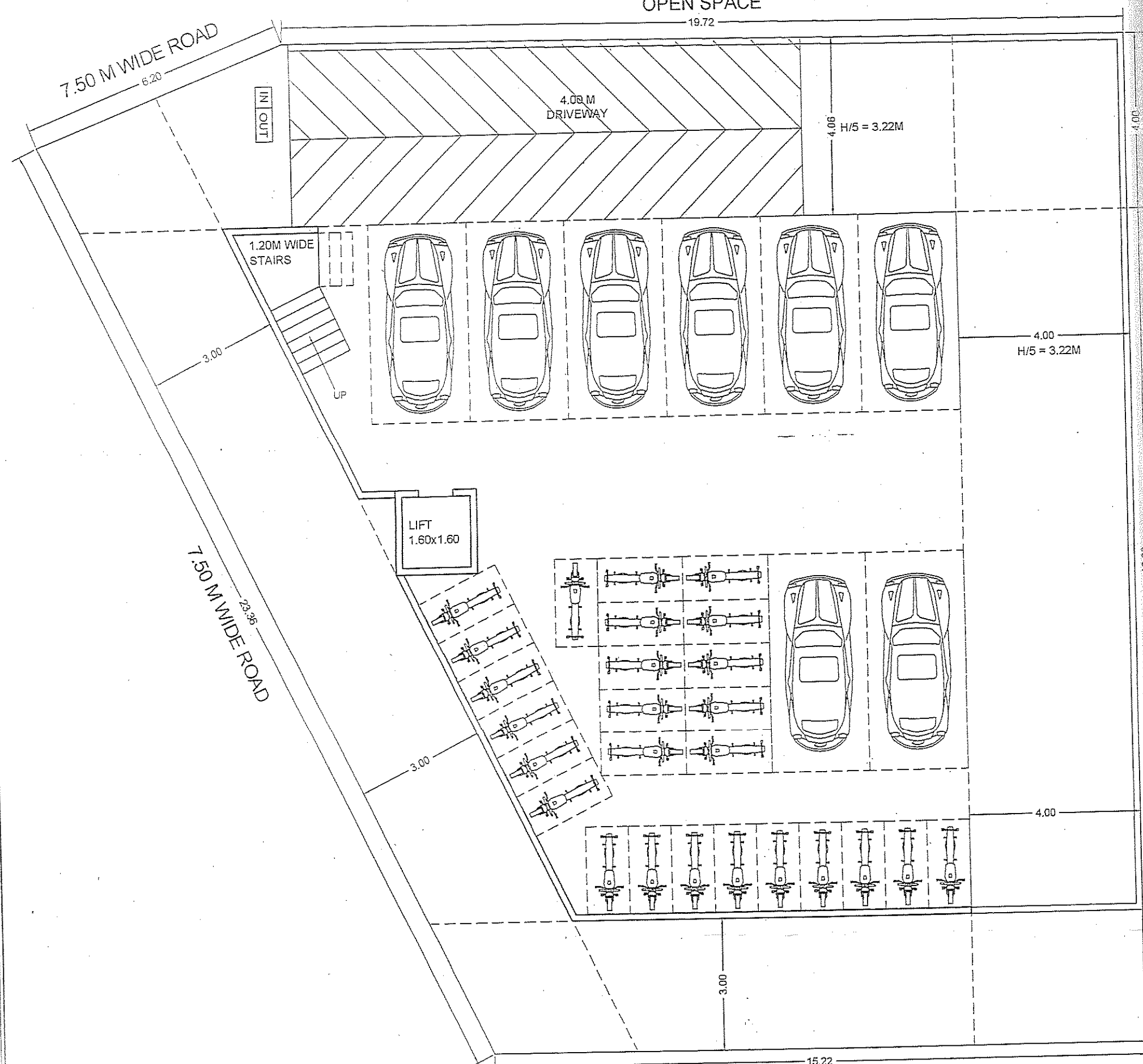
BLOCK PLAN (SCALE: 1:200)



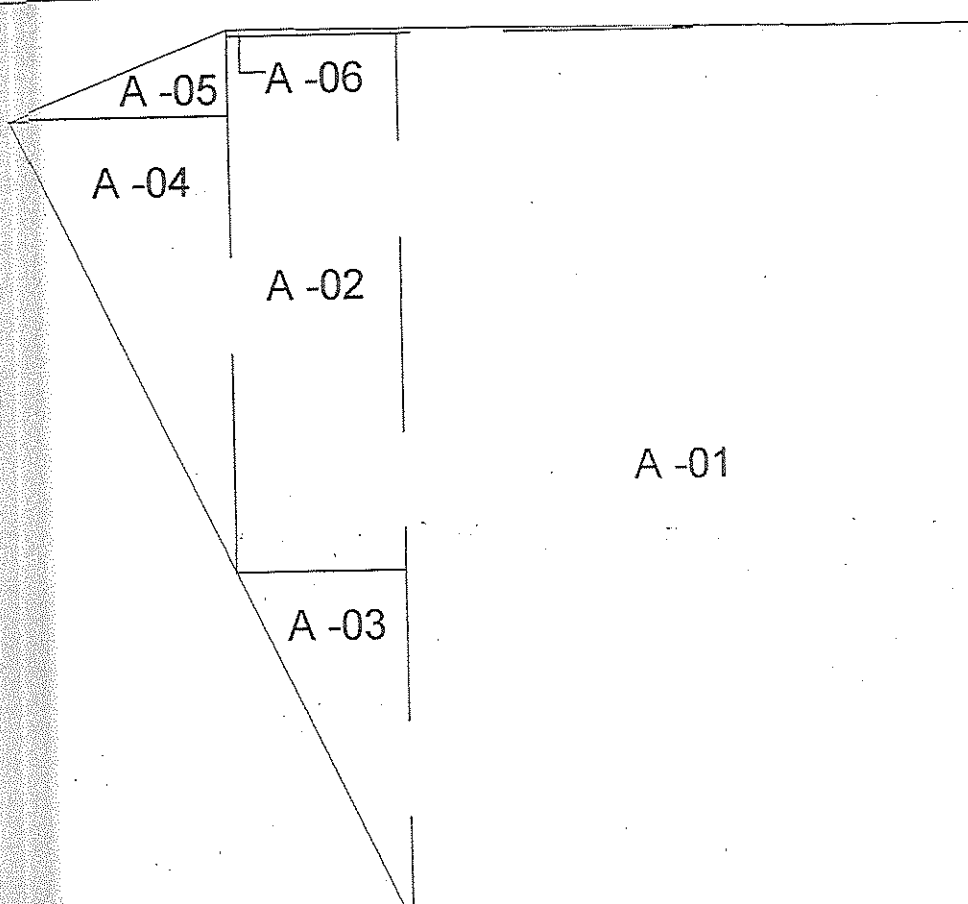
FRONT ELEVATION (SCALE: 1:100)



SECTION "A-A" (SCALE: 1:100)

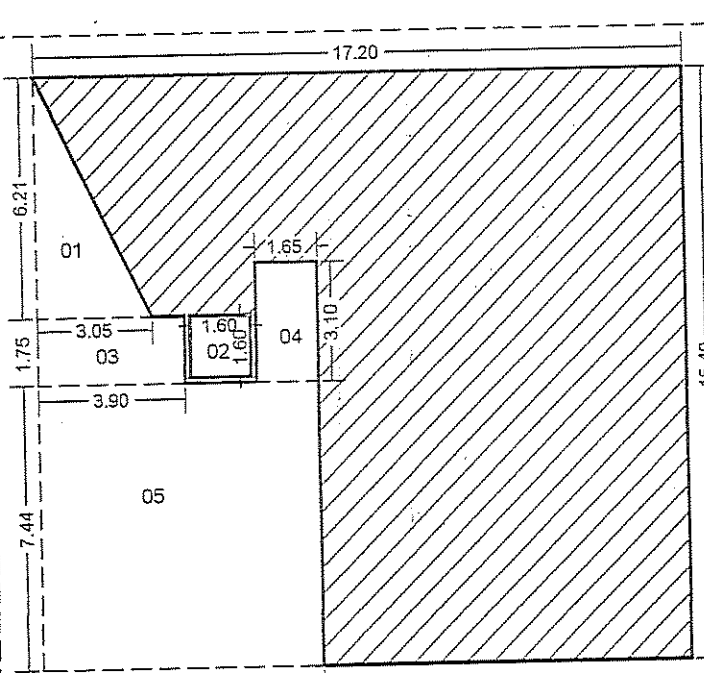


BASEMENT PARKING FLOOR PLAN (SCALE: 1:100)



Triangle	Area
A-01	350.16
A-02	62.20
A-03	20.60
A-04	34.20
A-05	6.39
A-06	1.72
Total (PLOT)	475.29

AREA OF PLOT BY TRIANGULATION

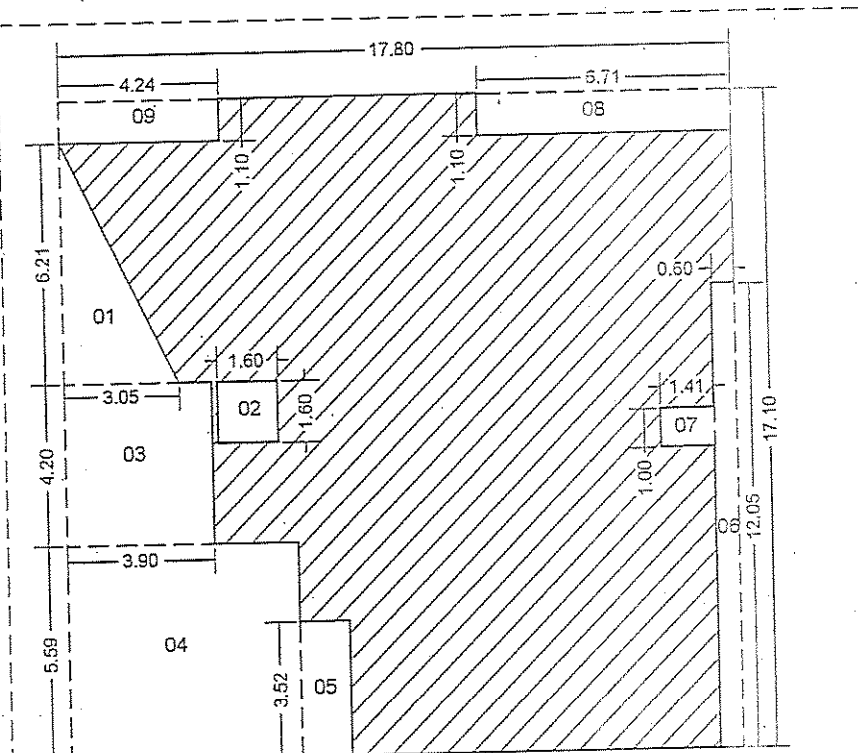


GROUND FLOOR PLAN

GROUND FLOOR
P-LINE AREA = 17.20 X 15.40 = 264.88 SQ.M.

DEDUCTION		
1) 3.05 X 6.21 X 0.5	=09.47 SQ.M.	
2) 1.60 X 1.60	=02.56 SQ.M.	
3) 3.90 X 1.75	=06.83 SQ.M.	
4) 1.65 X 3.10	=05.12 SQ.M.	
5) 7.45 X 7.44	=55.43 SQ.M.	
TOTAL DEDUCTION	=79.41 SQ.M.	

P-LINE AREA = 264.88 - 79.41 = 185.47 SQ.M.



TYPICAL FLOOR PLAN

FIRST, SECOND, THIRD & FOURTH FLOOR

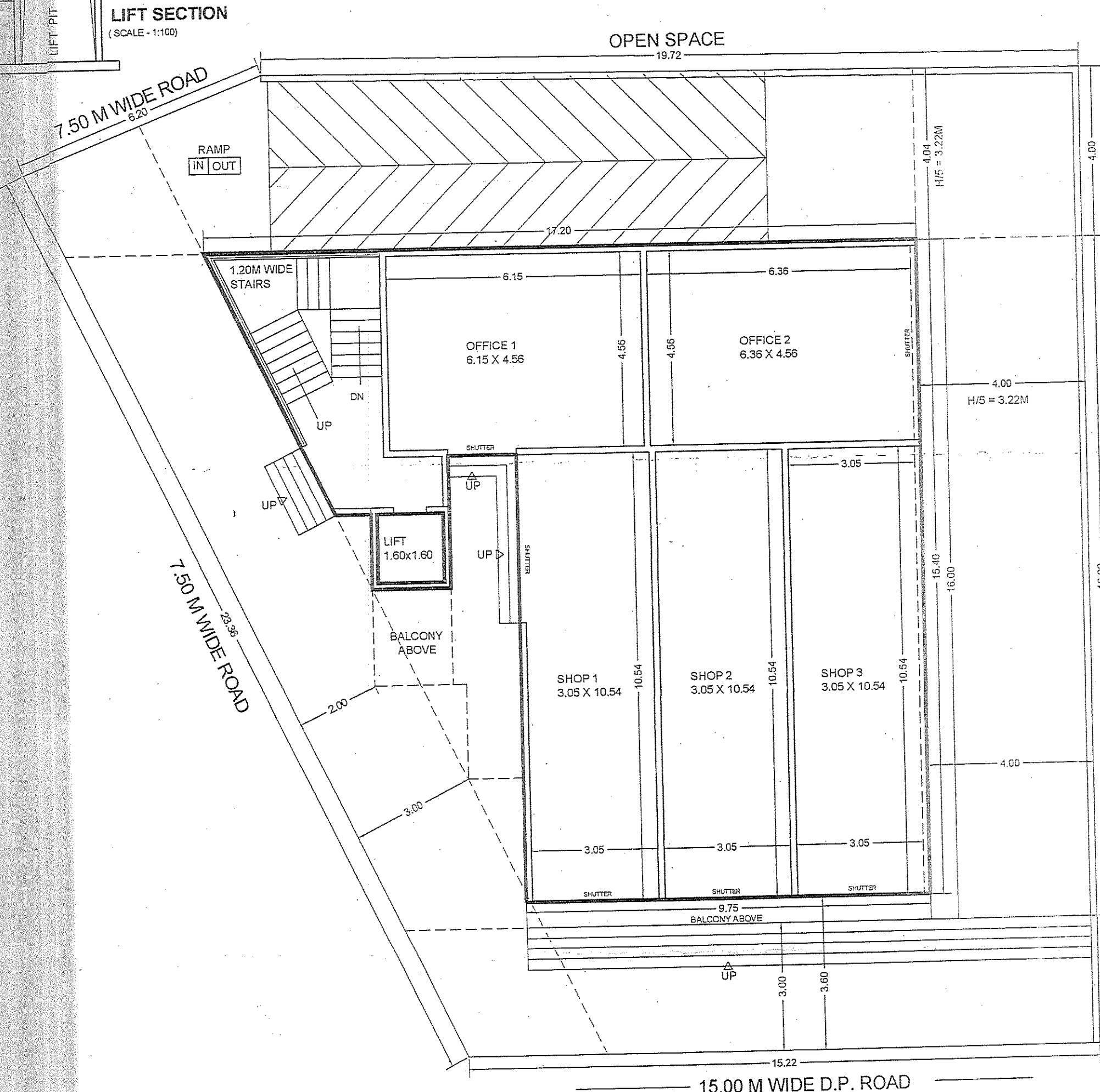
P-LINE AREA = 17.80 X 17.10 = 304.38 SQ.M.

DEDUCTION		
1) 3.05 X 6.21 X 0.5	=09.47 SQ.M.	
2) 1.60 X 1.60	=02.56 SQ.M.	
3) 3.90 X 4.20	=16.38 SQ.M.	
4) 6.12 X 5.59	=34.21 SQ.M.	
5) 1.33 X 3.52	=04.68 SQ.M.	
6) 0.60 X 12.05	=07.23 SQ.M.	
7) 1.41 X 1.00	=01.41 SQ.M.	
8) 6.71 X 1.10	=07.38 SQ.M.	
9) 4.24 X 1.10	=04.66 SQ.M.	
TOTAL DEDUCTION	=87.98 SQ.M.	

P-LINE AREA = 304.38 - 87.98 = 216.40 SQ.M.

PROPOSED BUILT-UP AREA - (AS PER P-LINE)

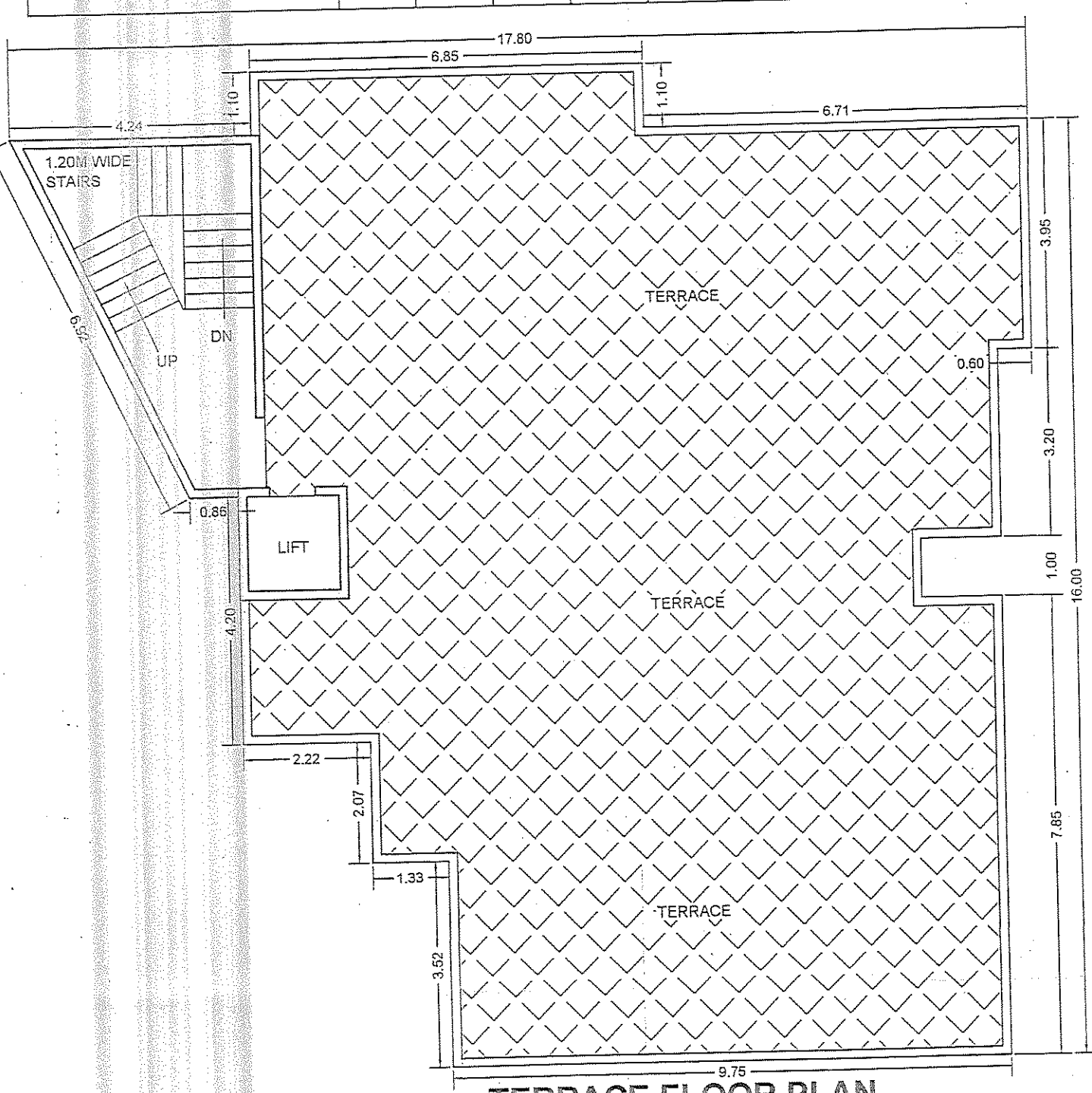
FLOOR	PROPOSED (SQ.M.)
PARKING FLOOR	000.00
GROUND FLOOR	185.47
FIRST FLOOR	216.40
SECOND FLOOR	216.40
THIRD FLOOR	216.40
FOURTH FLOOR	216.40
TOTAL	1051.07



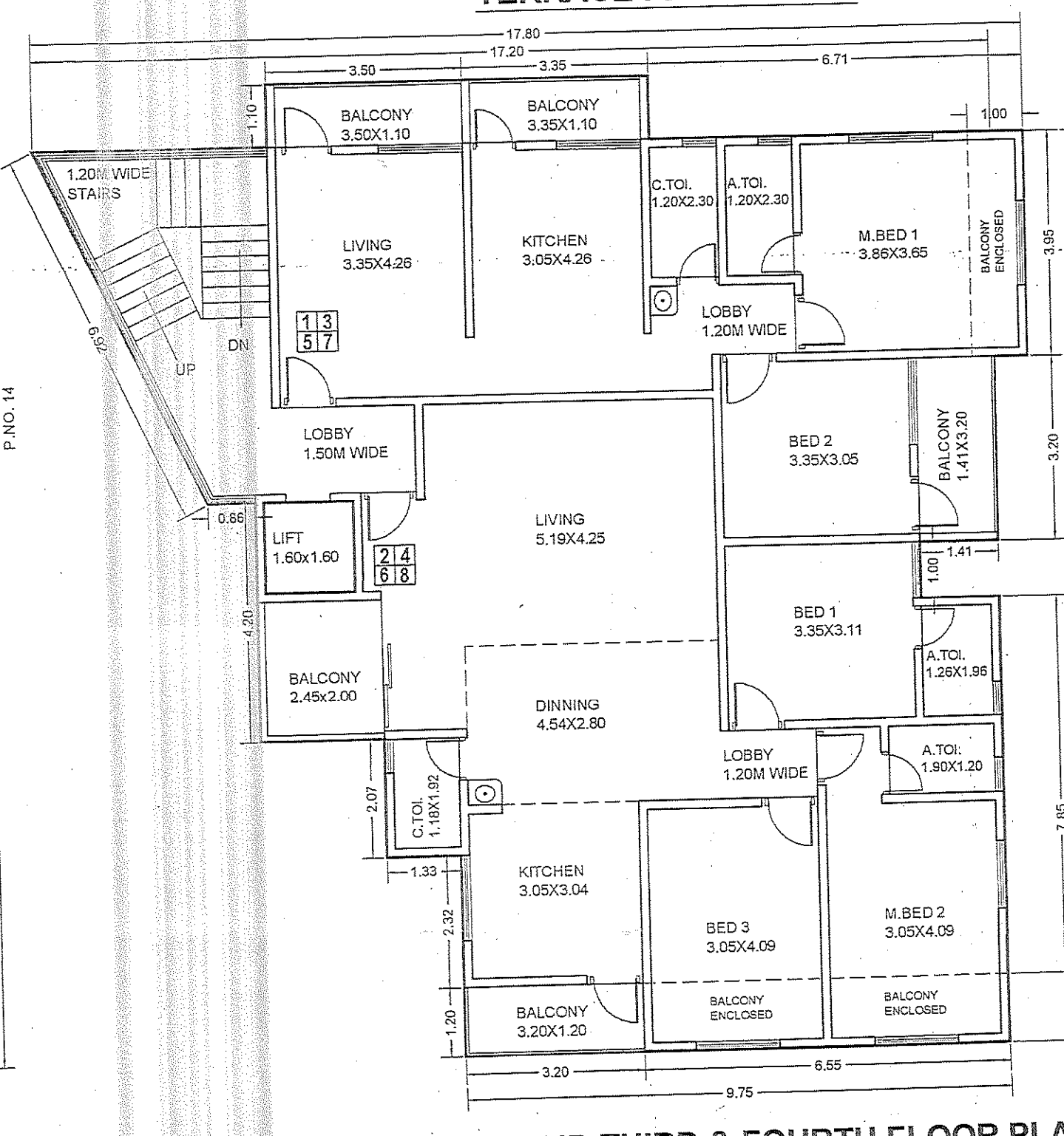
GROUND FLOOR PLAN (SCALE: 1:100)

SR. NO.	CARPET AREA IN SQ.M.
SHOP 1	32.14
SHOP 2	32.14
SHOP 3	32.14
OFFICE 1	28.04
OFFICE 2	28.00
FLAT NO. 1 (2BHK)	61.39
FLAT NO. 2 (2BHK)	62.61
FLAT NO. 3 (2BHK)	61.39
FLAT NO. 4 (2BHK)	62.61
FLAT NO. 5 (2BHK)	61.39
FLAT NO. 6 (2BHK)	62.61
FLAT NO. 7 (2BHK)	61.39
FLAT NO. 8 (2BHK)	62.61

PARKING AREA STATEMENT													
SR. NO	CARPET AREA IN SQ.M	AREA	NO. OF UNITS	REQUIRED LOT		VISITORS 5% ADD		TOTAL		MULTIPLYING FACTOR 0.70		PROVIDED LOT	
				4 W	2 W	4 W	2 W	4 W	2 W	4 W	2 W	4 W	2 W
01	over 100	153.04		4	12								
02	40 - 80	61.39	04	2	10								
03	80 - 150	92.61	04	4	12								
				10	34	1	2	11	36	8	26	8	26



TERRACE FLOOR PLAN (SCALE: 1:100)



TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN (SCALE: 1:100)

A. AREA STATEMENTS SQ.M.

1. AREA OF PLOT	413.20
(Minimum area of a.b.c. to be considered)	
a) as per ownership document (7/12, CTS extract)	413.20
b) as per measurement sheet	413.20
c) as per site	475.26
2. DEDUCTIONS FOR	
a) Proposed D.P./D.P. Road Widening Area/S.R.H.W.	0.00
b) Any D.P. Reservation Area	0.00
(Total a+b)	0.00
3. BALANCE AREA OF PLOT (1-2)	413.20
4. AMENITY SPACE (If applicable)	
a) Required	0.00
b) Adjustment of 20%, if any	0.00
c) Balance Proposed	0.00
5. NET AREA (3-4 (C))	
6. RECREATIONAL OPEN SPACE	
a) Required	0.00
b) Proposed	0.00
7. INTERNAL ROAD AREA	0.00
8. PLOTTABLE AREA (If applicable)	
9. Built up area with reference to BASIC F.S.I. as per front road width (sr.no. 5 x 1.10)	454.52
10. ADDITION OF FSI on payment of premium	
a) Maximum permissible premium FSI-based on road width / TOD Zone	0.00
b) Proposed FSI on payment of premium 50%	206.60
11. In-situ FSI / TDR Loading	
a) In-situ area against D.P. Road [2.00 x or no 2(a)] if any	0.00
b) In-situ area against Amenity Space if handed over [2.00/1.50 x or no 5(b)]	0.00
c) TDR Area	0.00
d) Total In-situ / TDR loading proposed [11(a)+b+c]	0.00
12. ADDITIONAL FSI AREA under chapter no. 7	
13. TOTAL ENTITLEMENT OF FSI in proposal	661.12
a) [9+10(b)+11(a)] or 12 whichever is applicable	396.67
b) Ancillary Area FSI with 60% or 80% with payment of charges	1057.79
c) Total entitlement (a+b)	1454.46
14. Maximum utilization limit of FSI (building potential) permissible as per Road width (i.e. as per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8	413.20 x 1.5 = 619.80
15. Total Built-up Area in proposal. (excluding area at Sr.No. 17b)	1051.07
a) Existing Built up Area	0.00
b) Proposed Built up Area (as per 'P-LINE')	1051.07
c) Total (a+b)	1051.07
16. F.S.I. CONSUMED (15/13) (should not be more than serial no. 14 above)	0.9936
17. Area of Inclusive Housing, if any	
a) Required (20% of sr.no. 9)	0.00
b) Proposed	0.00

LEGEND
PLOT BOUNDARY SHOWN IN
PROPOSED CONST. SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN

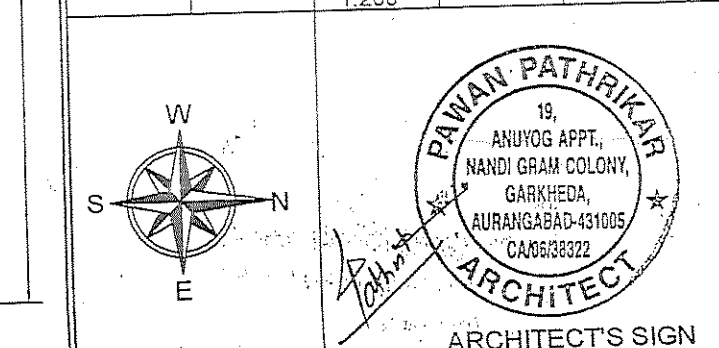
Owner's Declaration:
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Aurangabad Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNER'S NAME & ADDRESS
PROPOSED RESIDENTIAL & COMMERCIAL
BUILDING ON P.NO. 15, G. NO. 17/1A, KALPATARU
CO-OP HSG. SOC. GARKHEDA, AURANGABAD.
FOR
Mr. VIJAY BHIMRAO PATHRIKAR.
through
GPA SHRINIVAS INFRA
prop. DARSHAN A. VATGE

OWNER'S SIGN.

Certificate of Area:
Certified that the plot under reference was surveyed by me on 24/11/2021 and the dimensions of sides 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 and records department/survey records.

DRG NO. JOB NO. SCALE: DEALT BY: CHD BY: DATE
01 0240 1:100 PDP PDP 22-12-21



AR. PAWAN PATHRIKAR
architects interior designer townplanner
Wangar complex, pundlik nagar road, garkheda, aurangabad-431005