12.00 M.WIDE ROAD

12.00 M.WIDE ROAD

77.60

"A" TYPE
ROW HOUSE
BLOCK - II

4.50 M.
PASSAGE

"A" TYPE
ROW HOUSE
BLOCK - I

"B" TYPE
BUILDING

RAMP - 6.00 M WIDE
RAMP LENGTH 27.10M
SLOPE 1:8

RAMP UP TO GROUND FLOOR

45.0 M. WIDE ZONE PLAN ROAD

76.00

74.78

76.19

7.74

8.54

6.30

1.50

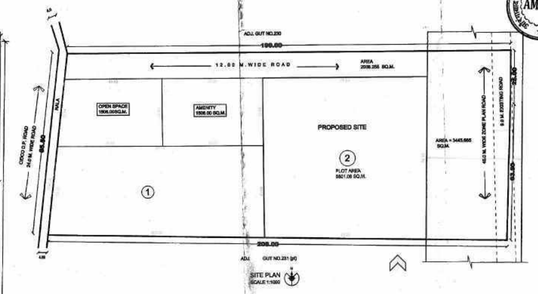
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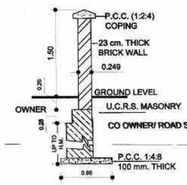
6.89

6.61

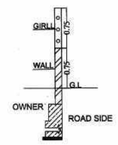
4.35

BASEMENT FOR PARKING PLAN
Scale :-1:100



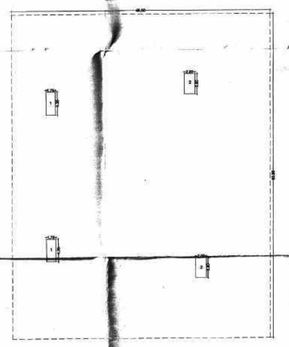


SECTION OF
COMPOUND WALL
SCALE 1:50



SECTION OF
COMPOUND WALL AT JUNCTION
SCALE 1:50

AREA STATEMENT	SQ.MT.
1) Area Of Plot (Minimum area of a,b,c to be considered)	5801.08
a) As Per Ownership Document (7/12,CTS extract)	5801.08
b) As Per Measurement Sheet	5801.08
c) As per Site.	5801.08
2) Deductions From Entire Layout	
a) Proposed D.P./D.P. Road widening Area/ Service Road / Highway Widening.	3445.66
b) Any D.P. Reservation Area	Nil
(Total a+b)	3445.66
3) Balance Area under plot no. 02	5801.08
4) Amenity Space	
a) Required	000.000
b) Adjustment of 2(b), if any -	Nil
c) Balance Proposed -	000.00
5) Net Plot Area (3-4(c))	5801.08
6) Recreational Open Space (if applicable)	
a) Required -	000.00
b) Proposed -	000.00
7) Internal Road area	000.00
8) Plotable area (if applicable)	000.00
9) Built up area with reference to Basic area F.S.I. as per front road width (Sr.No.xbasic FSI (5801.08 X 1.10 X 1.218) = (5361.168 X 1.218)	7772.28
10) Addition of FSI on payment of premium 30%(5801.08x30%)	1740.324
a) Maximum permissible premium FSI - based on road width / TOD Zone	Nil
b) Proposed FSI on payment of premium	1200.00
11) In-situ FSI / TDR loading	Nil
a) In-situ area against D.P.[2.0 x Sr.No.2(a)], If any (2 X 3445.66)	3445.66
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 (3445.66 X 1)	
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	
12) Additional FSI are under Chapter No.7	000.00
13) Total entitlement of FSI in the proposal (14502.70)	11217.94
a) ((9 + 10(b)+11(d)) or 12 whichever is applicable.	
b) Ancillary Area FSI upto 50% or 80% with payment of charges.	-
c) Total entitlement (a+b) [(7772.28 + 1200 + 3445.66) X 60%] = 7450.764 .	7438.66
14) Maximum utilization of F.S.I.(building potential) as per road width {(as per Regulation No.6.1 or 6.2, 6.3 or 6.4 as applicable) x 1.6 or 1.8}.	23204.32
15) Total Built-up Area in proposal. (excluduing area at Sr.No.17b.)	19856.60
16) F.S.I.Consumed (15/13) (should not be, more than serial No.14 above.)	1.77 1.77
17) Area for Inclusive Housing, If any (a) Required (20% of Sr.No.5) (b) Proposed	Nil



BASEMENT AREA BLOCK PLAN

AREA CALCULATION

BLOCK A = 48.50X60.95 = 2956.075 SQMT.
B/UP AREA 1 = 11.75 X 4.35 X 2 = 15.225
2 = 2.00 X 3.80 X 2 = 15.20
TOTAL = 30.425

AMRDA

Approved as amended in.....
subject to conditions mentioned in Annexure "A" of letter No.....
Dated 12.4.[illegible]

Metropolitan Planner
Aurangabad Metropolitan Region Development Authority, Aurangabad.

"GOLOK DHAM"

REVISED BUILDING PLAN OF
"AN AFFORDABLE HOUSING PROJECT" RESIDENTIAL & COMMERCIAL USE
AT.VILLAGE :- WARUD KAZI,
GUT NO. 231 (Pt.)
TQ. & DIST. AURANGABAD.

AREA STATEMENT

PLOT AREA = 5801.08 SQM.

PERMISSIBLE B/UP ON PRO-RATA BASIS AREA = 7772.28 SQM.

PROPOSED B/UP AREA

"A" TYPE BUILDING = 1895.625 SQM.
"B" TYPE BUILDING = 17960.9755 SQM.
TOTAL B/UP AREA = 19856.600 SQM.
FSI CONSUMED = 1.37 / 1.77

LEGENDS

PLOT BOUNDARY SHOWN IN
PROPOSED B/UP AREA SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN
RAIN WATER HARVESTING LINE SHOWN IN

SCHEDULE OF OPENING

MD	-1.10 x 2.10	FLUSH DOOR WITH FRAME
D1	-1.00 x 2.10	FLUSH DOOR WITH FRAME
D2	-0.85 x 2.10	FLUSH DOOR WITH FRAME
W	-2.4 0x 2.10	ALU..WINDOWS
W1	-2.40 x 1.80	ALU. WINDOWS
W2	-2.10 x 2.10	ALU. WINDOWS
W3	-1.80 x 2.10	ALU. WINDOWS
W4	-1.80 x 1.50	ALU. WINDOWS
W5	-1.50 x 1.20	ALU. WINDOWS
V	-0.60 x 1.20	ALU. VENTILATOR

SPECIFICATION

* R.C.C. FRAME STRUCTURE
* INTERNAL WALL 0.100M THICK
* AND OUTER WALL 0.150 M THICK
* SAND FINISHED OUTER PLASTER
* NEERU FINISHED INTERNAL PLASTER
* CERAMIC TILE FLOORING
* CONCEALED TYPE ELECTRIFICATION
* CONCEALED TYPE PLUMBING

Name Of Owner & signature

SHREE RAJESH KAMALNAYAN BHARUKA
(PROPRIETOR, MANAN REALTY , AURANGABAD)

Drawn by :- V D
Scale :-1:100 / 200 / 50

N

ARCHITECT

AR.SNEHIL S. EDLABADKAP
B.Arch.(MIT,Aurangabad)
COA.Reg.No. CA/2015/7191*

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 13.02.2021 & THE DIMENSIONS OF ALL SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. ACT SCHEME RECORDS / LAND RECORD DOCUMENT / CITY SURVEY RECORD.

AR.SNEHIL S. EDLABADKAP
B.Arch.(MIT,Aurangabad)
COA.Reg.No. CA/2015/7191*

Signature of ARCHITECT

I, HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. I HAVE EXAMINED THE BOUNDRYS AND THE AREA OF THE PLOT AND I DO HEREBY CERTYFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STASTEMENTS MADE BY THE APPLICANT WHO IS THE OWNER / LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FROM AND FOUND THEM TO BE CORRECT DATE 13.02.2021.

AR.SNEHIL S. EDLABADKAP
B.Arch.(MIT,Aurangabad)
COA.Reg.No. CA/2015/7191*

Signature of ARCHITECT

CERTIFICATE OF EXISTING ROAD

THIS IS TO CERTIFIED THAT THE LAND IN G.NO. 231 (PT.), AT. VILLAGE :- WARUD KAZI TQ. AURANGABAD, IS HAVING 45 M.T. WIDE ROAD ON EAST SIDE OF THE LAND AS SHOWN ON PLAN.

AR.SNEHIL S. EDLABADKAP
B.Arch.(MIT,Aurangabad)
COA.Reg.No. CA/2015/7191*

Signature of ARCHITECT