



Approved as amended in...
subject to conditions mentioned in Paragraph 17 of
Letter No. 2119-3-2021/13.02.2021
Dated 12g 11c 1202-21
Metropolitan Planner
Approved 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

"B" TYPE BUILDING	
BASEMENT	= 30.4250 SQM.
GROUND FLOOR	= 1091.7660 SQM.
1ST FLOOR	= 1924.9130 SQM.
2ND FLOOR	= 1872.1305 SQM.
3RD FLOOR	= 1872.1305 SQM.
4TH FLOOR	= 1872.1305 SQM.
5TH FLOOR	= 1872.1305 SQM.
6TH FLOOR	= 1872.1305 SQM.
7TH FLOOR	= 1872.1305 SQM.
8TH FLOOR	= 1808.9580 SQM.
9TH FLOOR	= 1872.1305 SQM.
TOTAL B/UP AREA	= 17960.9755 SQM.

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
W	-2.40 x 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
- 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

ARCHITECT

AR. SNEHL S. EDLABADKAP
B.Arch. (M.T. Aurangabad)
COA Reg. No. CA/2019/7191

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE
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. SNEHL S. EDLABADKAP
B.Arch. (M.T. Aurangabad)
COA Reg. No. CA/2019/7191
Signature of ARCHITECT

I HAVE BEEN EMPLOYED BY THE APPLICANT
AS HIS ARCHITECT / LICENSED ENGINEER /
STRUCTURAL ENGINEER / SUPERVISOR. I
HAVE EXAMINED THE BOUNDRIES AND THE
AREA OF THE PLOT AND HEREBY
CERTIFY THAT I HAVE PERSONALLY
VERIFIED AND CHECKED ALL THE
STATEMENTS 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. SNEHL S. EDLABADKAP
B.Arch. (M.T. Aurangabad)
COA Reg. No. CA/2019/7191
Signature of ARCHITECT

CERTIFICATE OF EXISTING ROAD

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

AR. SNEHL S. EDLABADKAP
B.Arch. (M.T. Aurangabad)
COA Reg. No. CA/2019/7191
Signature of ARCHITECT

12.00 M.WIDE ROAD

12.00 M.WIDE ROAD

"A" TYPE
ROW HOUSE
BLOCK - II

4.50 M.
PASSAGE

"A" TYPE
ROW HOUSE
BLOCK - I

GROUND / PARKING FLOOR PLAN

Scale :- 1:100



PARKING STATEMENT

SR. NO.	TYPES	AREA GROUP PER UNIT	NO. OF UNITS	CAR	SCOOTER	CAR	SCOOTER
01	FLAT	Up to 30 SQ.MT.	22	00	44	00	44
02	FLAT	From 30 to 40 SQ. MT.	03	02	06	02	06
03	FLAT	From 40 to 80 SQ. MT.	158	79	395	79	395
04	FLAT & UNIT	From 80 to 150 SQ. MT.	36	36	108	36	108
05	SHOP	Up to 100 SQ. MT.	25	12	36	12	36
06	TOTAL		244	129	589	129	589
07	ADD FOR VISITOR PARKING		5%	07	30	07	30
08	GROSS PARKING			136	619	136	619
09	MULTIPLYING FACTOR FOR AMRDA			0.70%	0.70%	0.70%	0.70%
10	NET PARKING			96	434	97	435

BIKE PARKING
BASEMENT - 221,
GROUND FLOOR - 60,
PODIUM - 154
TOTAL - 435

CAR PARKING
BASEMENT - 06,
GROUND FLOOR - 47,
STACKED - 44,
TOTAL - 97

450 M. WIDE ZONE PLAN ROAD

"B" TYPE BUILDING GROUND FLOOR BLOCK PLAN

AREA CALCULATION

AREA CALCULATION	BLOCK A
B/UP AREA	B/UP AREA
1 = 0.75 X 6.30	= 4.752
2 = 6.50 X 6.05	= 396.175
3 = 24.80 X 7.65	= 189.72
4 = 00.65 X 4.95	= 3.2175
TOTAL	= 593.87 SQMT.

Total B/UP area "A" Type Build. 1895.625 sq. mtr.
Total B/UP area "B" Type Build. 17960.9755 sq. mtr.
Total B/UP area "A" + "B" Build. 19856.60 sq.mtr. X 3% = 595.698 sq. mtr.
Total Commercial shop area is below 3%

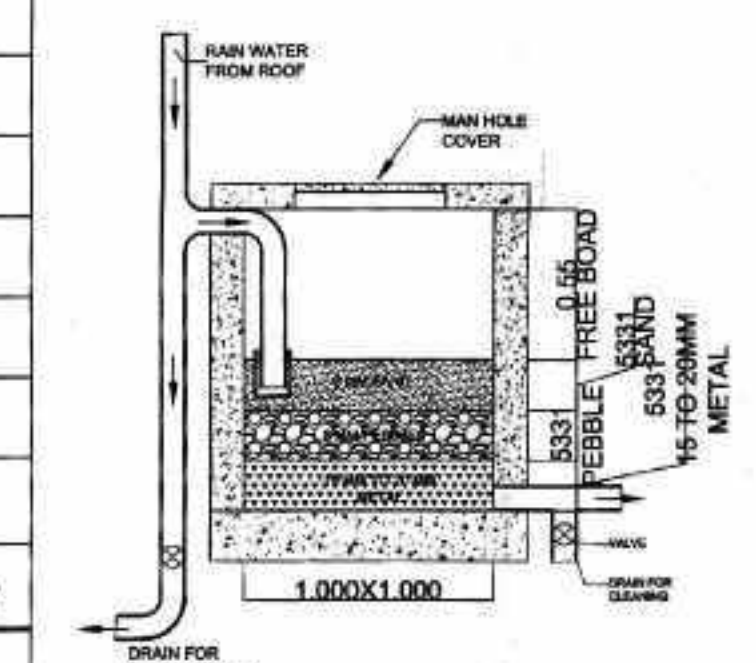
AREA STATEMENT

BLOCK	UNIT	NO. OF UNIT	USE	P-LINE BUILD UP AREA (EACH UNIT)	RERA CARPET AREA (EACH UNIT)	P-LINE BUILD UP AREA
B	S-01	01	COMMERCIAL	22.37	20.24	22.37
B	S-02	01	COMMERCIAL	23.05	21.86	23.05
B	S-03,05,14	03	COMMERCIAL	21.04	19.22	63.12
B	S-04,15	02	COMMERCIAL	30.79	28.52	61.58
B	S-06,13	02	COMMERCIAL	22.34	20.46	44.68
B	S-07,08,11,12	04	COMMERCIAL	20.71	18.91	82.84
B	S-09,10	02	COMMERCIAL	20.39	18.80	40.78
B	S-16	01	COMMERCIAL	21.63	19.73	21.63
B	S-17,18	02	COMMERCIAL	23.045	21.05	46.09
B	S-19,20	02	COMMERCIAL	24.01	22.05	48.02
B	S-21	01	COMMERCIAL	43.52	40.80	43.52
B	S-22,23	02	COMMERCIAL	24.39	22.42	48.78
B	S-24	01	COMMERCIAL	24.58	22.05	24.58
B	S-25	01	COMMERCIAL	22.83	20.36	22.83
TOTAL ...						593.87
B	S.U.T.-26	01	RESIDENTIAL	50.67	47.56	50.67
B	S.U.T.-27	01	RESIDENTIAL	48.18	44.58	48.18
TOTAL ...						98.85

AREA CALCULATION	BLOCK A
B/UP AREA	B/UP AREA
1 = 0.75 X 6.30	= 4.752
2 = 6.50 X 6.05	= 396.175
3 = 25.70 X 7.65	= 196.605
4 = 16.30 X 7.65	= 124.695
5 = 10.60 X 5.40	= 57.24
6 = 5.15 X 3.80	= 19.57
7 = 6.65 X 2.05	= 13.6325
8 = 5.65 X 2.95	= 16.6675
9 = 5.65 X 3.10	= 17.515
10 = 6.65 X 1.20	= 7.98
11 = 5.15 X 4.50	= 23.175
12 = 3.50 X 0.05	= 0.175
13 = 4.20 X 5.55	= 23.31
14 = 3.50 X 7.50	= 26.25
15 = 6.50 X 3.35 X 2	= 43.55
16 = 4.30 X 1.20 X 2	= 10.32
17 = 7.65 X 3.06 X 2	= 46.818
18 = 7.35 X 3.69 X 2	= 54.243
19 = 4.25 X 6.30	= 26.8125
20 = 2.65 X 2.40	= 6.36
TOTAL	= 1109.859

LESS 21 = 1.70 X 0.60 X 2 = 2.04
22 = 1.95 X 1.02 X 2 = 3.978
23 = 2.10 X 2.80 = 5.88
24 = 2.10 X 9.95 = 6.195
TOTAL = 18.093

TOTAL B/UP AREA OF GROUND FLOOR = 1109.859 - 18.093 SQMT
TOTAL B/UP AREA = 1091.766 SQMT.



DETAILS OF RAINWATER HARVESTING