PARKING STATEMENT AS PER CHAPTER -8

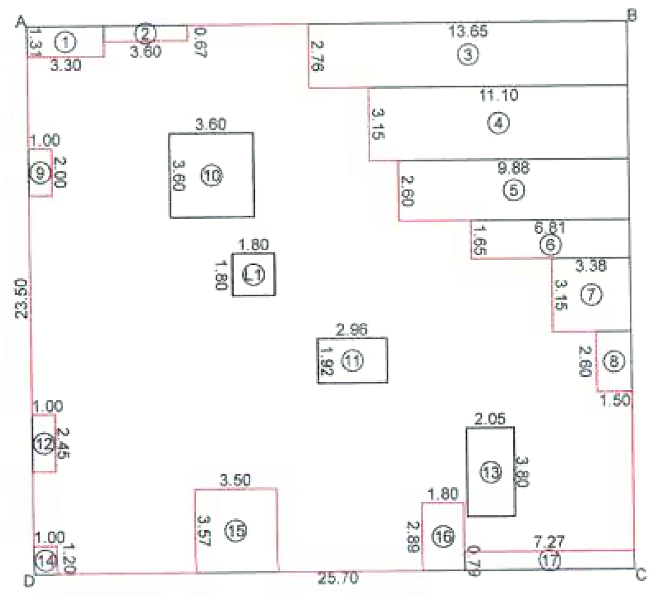
TABLE NO. 8B	NOS OF TENEMENTS	REQUIRED		IN ADDITION 5% VISITOR PARKING		TOTAL		MULTIPLYING FACTOR = 0.50		PROPOSED PARKING	
		A	B	C (5% OF A)	D (5% OF B)	E (A+C)	F (B+D)	G (E x 0.70)	H (F x 0.70)		
		NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.
RULE FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. 01 CAR 05 SC	25 NOS	13	63	01	03	14	66	10	46	10	46

BUILT-UP AREA STATEMENT : GROUND FLOOR

A 2.70 B, 3.55, D C

AREA OF BLOCK [ABCD] = 2.70 X 3.55 = 9.59 SQ.M

NET AREA = 9.59 SQ.M



BUILT-UP AREA STATEMENT : TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR

AREA OF BLOCK [ABCD] = 25.70 X 23.50 = 603.95 SQ.M

STANDARD DEDUCTIONS :-

1.	3.30 X 1.31 =	4.32 SQ.M
2.	3.60 X 0.67 =	2.41 SQ.M
3.	13.65 X 2.76 =	37.67 SQ.M
4.	11.10 X 3.15 =	34.96 SQ.M
5.	9.88 X 2.60 =	25.69 SQ.M
6.	6.81 X 1.65 =	11.24 SQ.M
7.	3.38 X 3.15 =	10.65 SQ.M
8.	1.50 X 2.60 =	3.90 SQ.M
9.	1.00 X 2.00 =	2.00 SQ.M
10.	3.60 X 3.60 =	12.96 SQ.M
11.	2.96 X 1.92 =	5.68 SQ.M
12.	1.00 X 2.45 =	2.45 SQ.M
13.	2.05 X 3.80 =	7.79 SQ.M
14.	1.00 X 1.20 =	1.20 SQ.M
15.	3.50 X 3.57 =	12.50 SQ.M
16.	1.80 X 2.89 =	5.20 SQ.M
17.	7.27 X 0.79 =	5.74 SQ.M
		186.36 SQ.M

LIFT DEDUCTIONS :-

L1. 1.80 X 1.80 = 3.24 SQ.M

TOTAL DEDUCTIONS = 189.60 SQ.M

NET AREA = 603.95 - 189.60 = 414.35 SQ.M

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	76.83	60.69
102,202,302,402,502	75.39	55.88
103,203,303,403,503	74.00	54.25
104,204,304,404,504	81.74	61.57
105,205,305,405,505	77.75	56.55

SEAL AND STAMP OF APPROVAL

O.C. Signed By D.D.T.P.

AREA STATEMENT

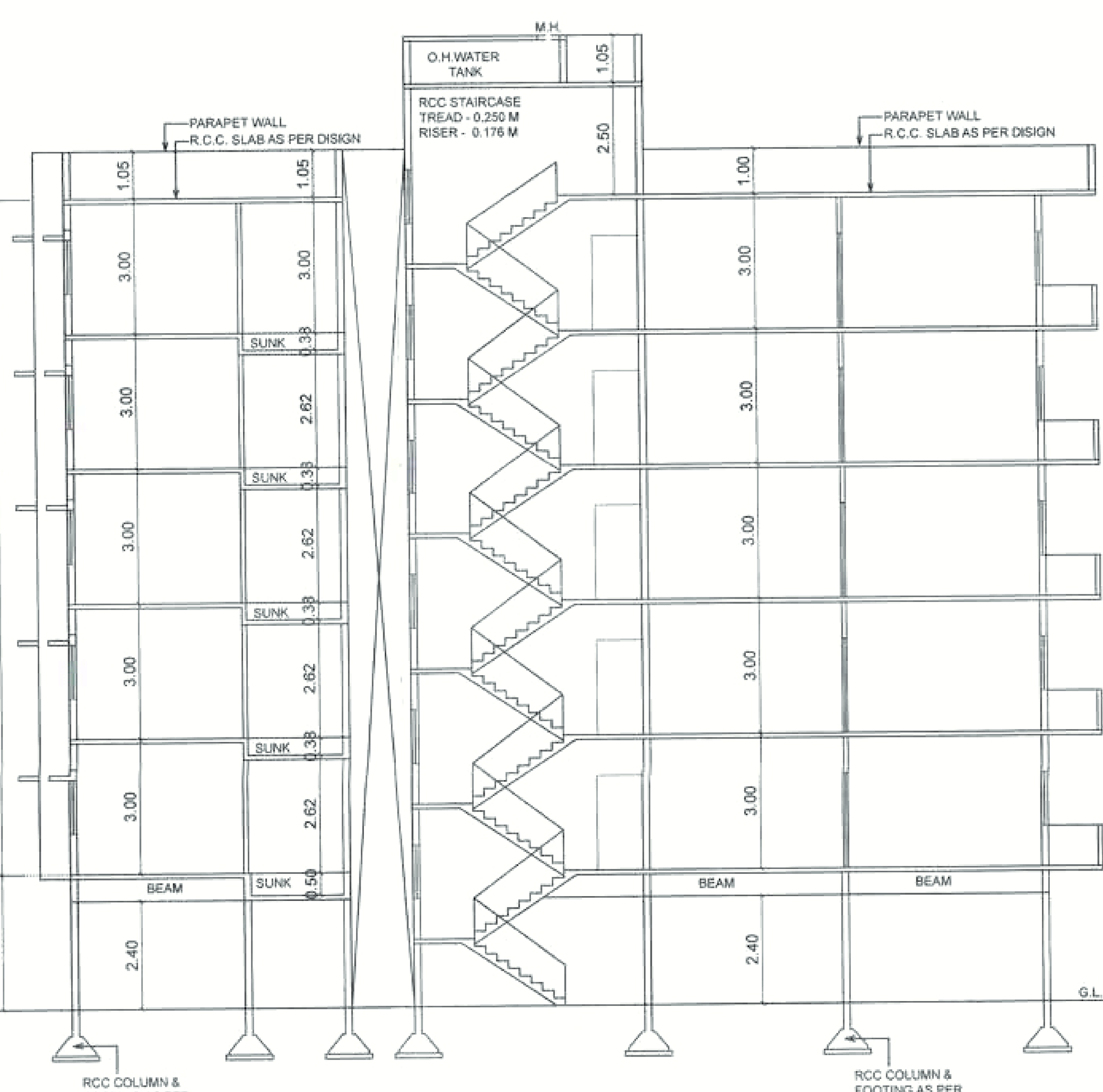
		SQM
1.	AREA OF LAND (minimum area of a,b,c to be considered)	713.18 SQM
	(a) AS PER OWNERSHIP DOCUMENTS (7/12,CTS extract)	720.60 SQM
	(b) AS PER LAYOUT	713.18 SQM
	(c) AS PER SITE	720.60 SQM
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P/ D.P. ROAD WIDENING	0.00 SQM
	(b) ANY D.P. RESERVATION AREA	0.00 SQM
	(c) NATURAL WATER COURSE AREA	0.00 SQM
	TOTAL DEDUCTIONS (a+b+c)	0.00 SQM
3.	BALANCE AREA OF PLOT (1-2)	713.18 SQM
4.	AMENITY SPACE (IF APPLICABLE)	0.00 SQM
	(a) REQUIRED	0.00 SQM
	(b) ADJUSTMENT OF 2(b), IF ANY	0.00 SQM
	(c) BALANCE PROPOSED	0.00 SQM
5.	NET AREA OF PLOT [3 - 4(C)]	713.18 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 (SR. NO. 5 X BASIC FSI) 713.18 X 1.10	784.49 SQM
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH/TOD ZONE. (b) PROPOSED PREMIUM AREA	0.50 = 356.59 240.00
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 ALREADY LOADED AS PER i) FOLIO NO. 02/100 , CERTIFICATE NO. AMC/TP/DCR/B/165/2014 AREA = 217.20 SQM ii) FOLIO NO. 02/08 , CERTIFICATE NO. AMC/TP/DCR/B/73/2012 AREA = 60.00 SQM	
	(d) TOTAL IN-SITU /TDR LOADING PROPOSED(11(a)+(b)+(c)) 217.20 + 60.00	277.20
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	1301.69 SQM
	(b). ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES	781.01 SQM
	(c). TOTAL ENTITLEMENT (a+b) 1301.69 + 781.01	2082.70 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	713.18x2.00 = 1426.36 1426.36x1.60 = 2282.17 SQM
15.	TOTAL BUILT UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17b)	2081.34 SQM
	a. EXISTING BUIT UP AREA	2081.34 SQM
	b. PROPOSED B/UP AREA (AS PER 'P-LINE')	2081.34 SQM
	C. TOTAL (a+b+c+d)	2081.34 SQM
16.	F.S.I. CONSUMED (15/13) (SHOILD NOT MORE THAN SERIAL NO.14 ABOVE)	P LINE AREA / NET PLOT AREA 2081.34 / 713.18 = 2.918
17.	AREA FOR INCLUSIVE HOUSING ,IF ANY	N.A.
	a. REQUIRED (20 % OF SR.NO. 9)	N.A.
	b. PROPOSED	N.A.

AREA STATEMENT

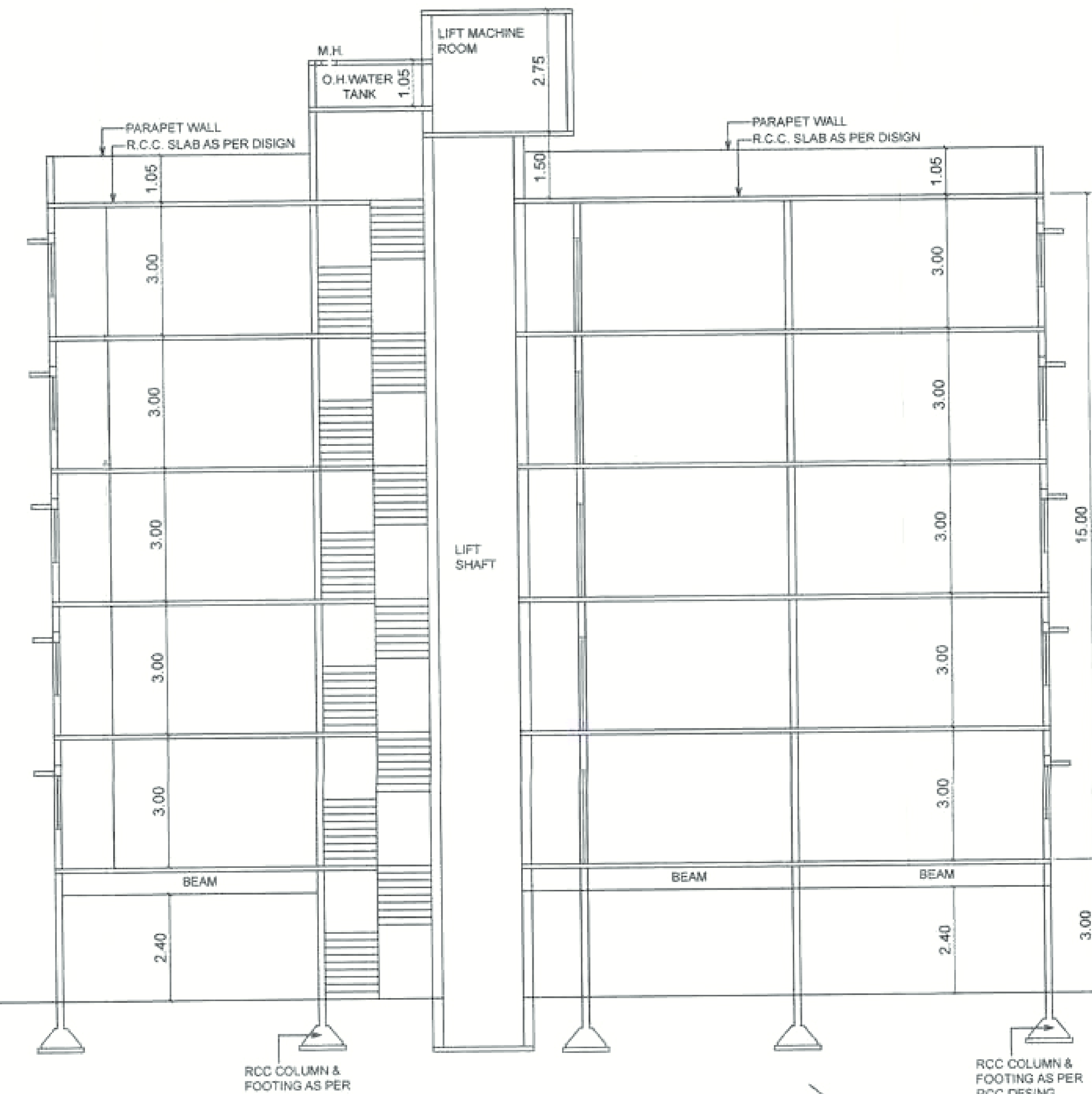
PROPOSED B/UP AREA

STILT (PARKING) FLOOR	=	9.59 SQM
STILT FIRST FLOOR	=	414.35 SQM
STILT SECOND FLOOR	=	414.35 SQM
STILT THIRD FLOOR	=	414.35 SQM
STILT FOURTH FLOOR	=	414.35 SQM
STILT FIFTH FLOOR	=	414.35 SQM
TOTAL B/UP AREA	=	**2081.34 SQM**

FRONT ELEVATION
SCALE- 1:100



SECTION AT A-A
SCALE- 1:100



SECTION AT B-B
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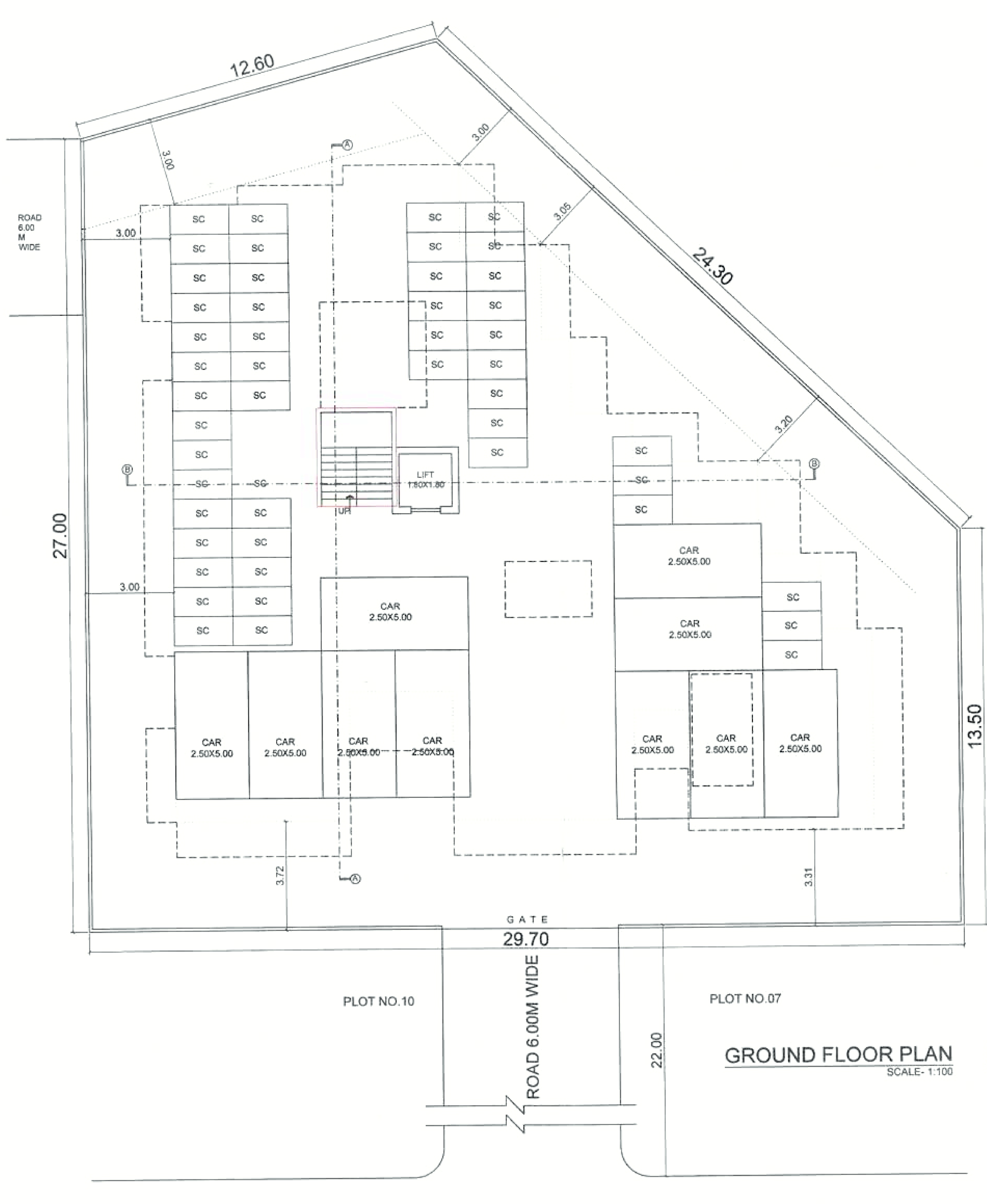
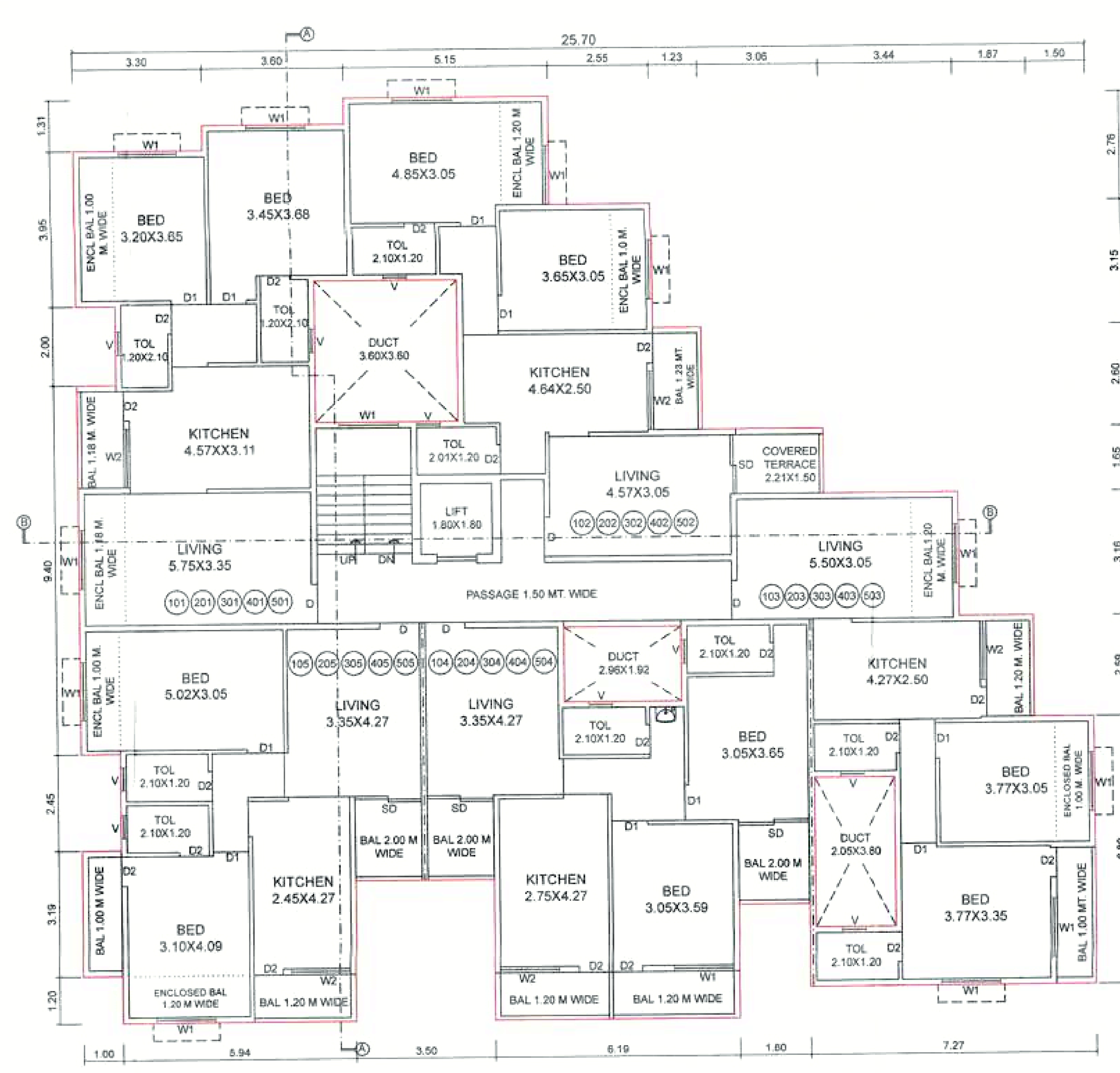
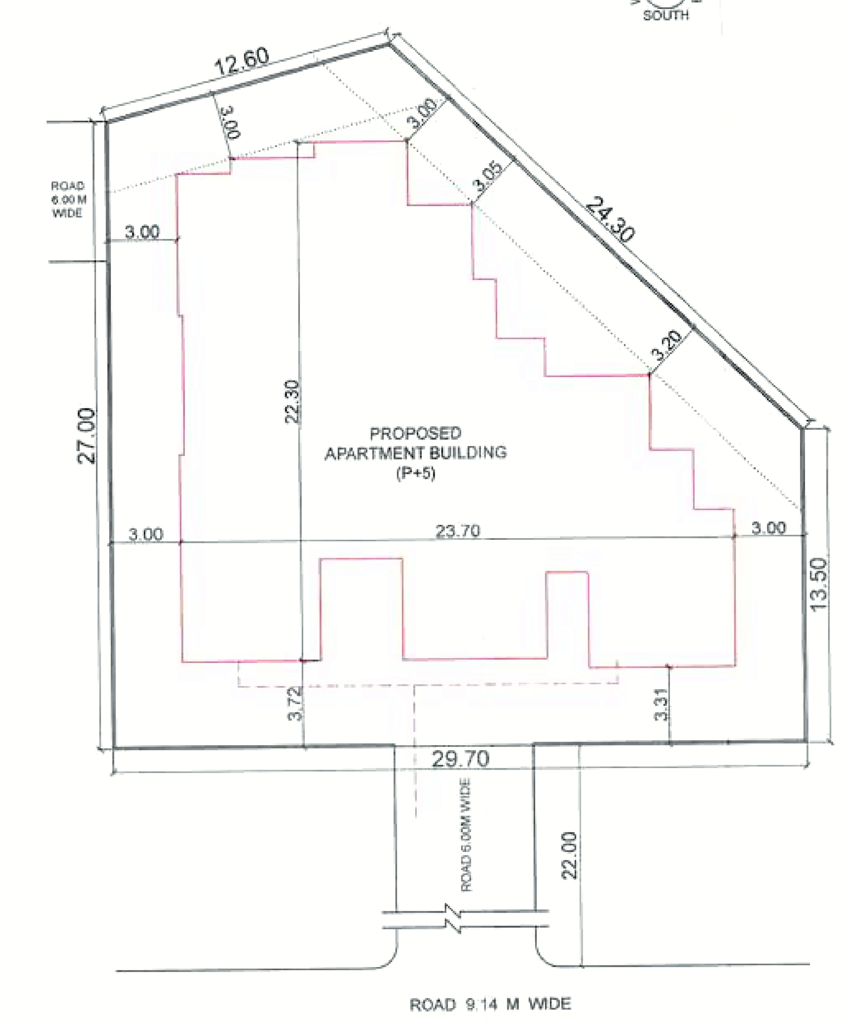


GROUND FLOOR PLAN
SCALE- 1:100

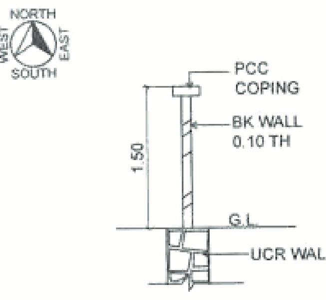


TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
SCALE- 1:100

SITE LOCATION PLAN
SCALE- NTS



BLOCK PLAN
SCALE- 1:200



C/WALL SECTION
SCALE - 1:50

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.

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

PROJECT

REVISED PLAN FOR RESIDENTIAL BUILDING ON PLOT NO.8 & 9, C.T.S.NO. 16325/20&26, SITUATED AT. SANJAY CO-OP-HOUSING SOCIETY, DARGAH ROAD USMANPURA, TQ & DIST. AURANGABAD.
FOR,

MR. SHODHAN YASHWANT JOSHI.

SUKRUT

OWNERS SIGN | ARCHITECT SIGN

AR. SAURABH MIRKUTE
CA/2017/86766

ARCHITECTS:

CONSULTING ARCHITECT:

MIRKUTE
ARCHITECTS & INTERIOR DESIGNERS
SHOP NO. 3 & 4, PLOT NO. 265, DHANANJAY COMPLEX, ULKANAGARI GARKHEDA, AURANGABAD. 431005.
E-MAIL : savinaymirkute1@Gmail.com
MOBILE : 9422210270

NORTH	DATE	SCALE	DRN: BY	CHD: BY	PRINT
	05.01.2021	1:50 1:100 1:200	MR. JAGDISH	MR. S.MIRKUTE	06.01.2021