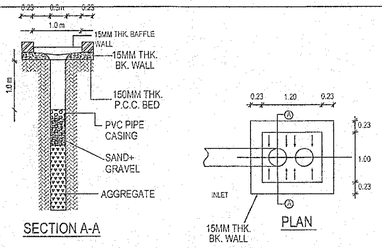
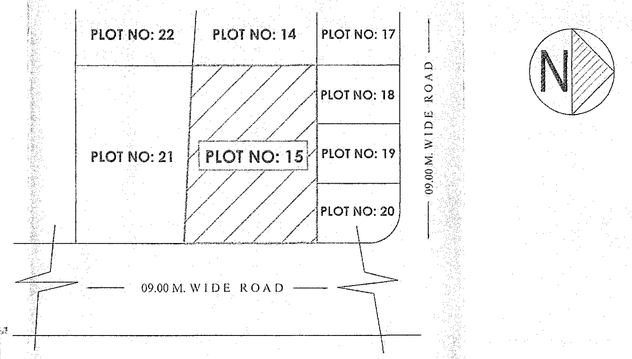


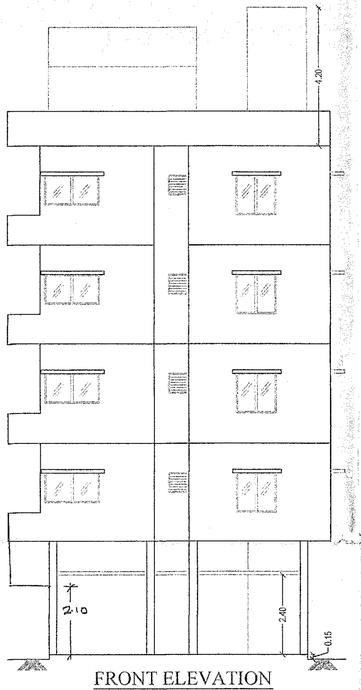
DETAIL OF SEPTIC TANK



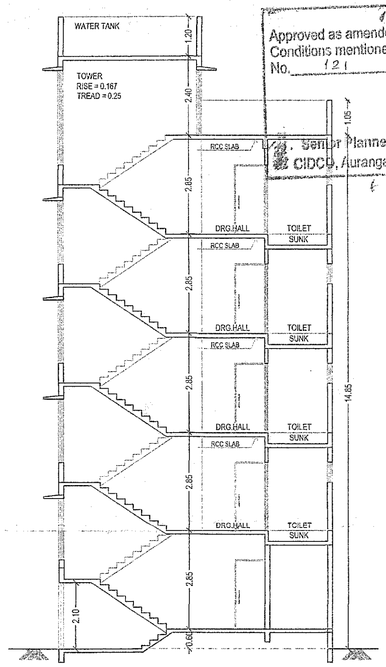
DETAIL OF RAIN WATER HARVESTING PIT



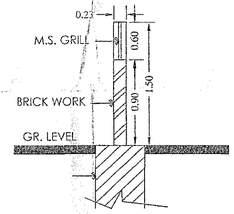
SITE LOCATION PLAN
N.T.S.



FRONT ELEVATION
SCALE 1:100



SECTION A-A'
SCALE 1:100



COMPOUND WALL SECTION
SCALE :- N.T.S.

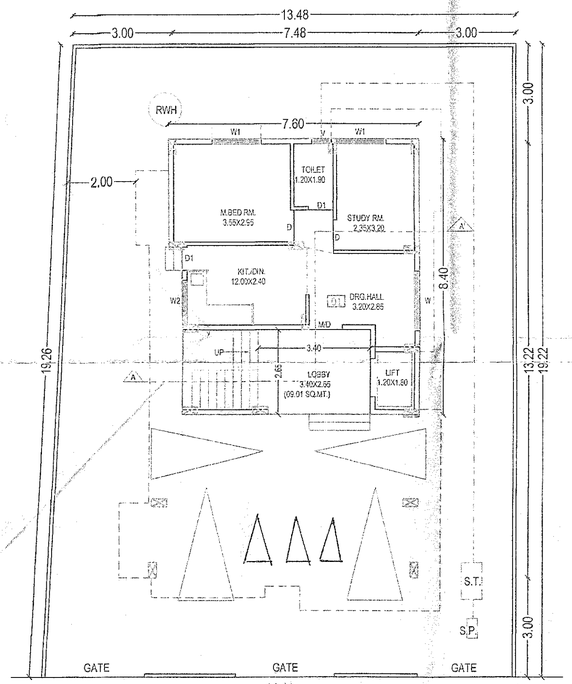
Approved as amended in red, subject ot Conditions mentioned in this Office Letter No. 121 dated 03/11/2021
Senior Planner (New Towns)
CIDCO, Aurangabad Fringe Area

PARKING STATEMENT AS PER CHAPTER - 08

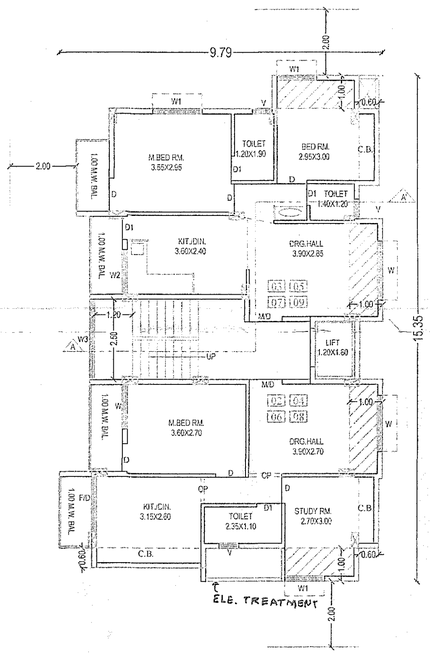
TABLE NO. 8B	NO. OF TENEMENTS	REQUIRED A	REQUIRED B	IN ADDITION 5% VISITOR PARKING C 5% OF A	IN ADDITION 5% VISITOR PARKING D 5% OF B	TOTAL E A+C	TOTAL F B+D	MULTIPLYING FACTOR = 0.70 G E X 0.70	MULTIPLYING FACTOR = 0.70 H F X 0.70	PROPOSED PARKING	
RULE FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 60 SQ. M. 01 CAR 00 SC	09 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
		04	03	00	00	04	03	04	03	04	03
TOTAL										04	03

B/UP AREA & CARPET AREA AS PER RERA

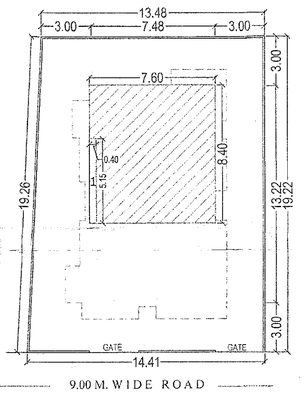
FLAT NOS.	B/UP AREA (AS PER P- LINE)	CARPET AREA (AS PER RERA)
01.	45.30 SQ.MT.	41.20 SQ.MT.
02,04,06,08.	51.40 SQ.MT.	46.50 SQ.MT.
03,05,07,09.	52.50 SQ.MT.	48.10 SQ.MT.



GROUND FLOOR PLAN
SCALE 1:100



1ST, 2ND,3RD &4TH FLOOR PLAN
SCALE 1:100

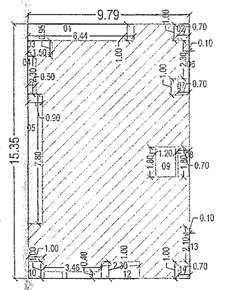


BLOCK PLAN & P-LINE AREA CAL. FOR GROUND FLOOR
SCALE 1:200

AREA CAL.
OVER ALL DIM. = 07.60 X 08.40 = 63.84 SQ.MT.
DEDUCT 1] = 00.40 X 05.15 = 02.06

TOTAL DEDUCTION = 02.06 SQ.MT.

NET B/UP AREA = 63.84 - 02.00 = 61.78 SQ.MT.



P-LINE AREA CAL. FOR 1ST, 2ND, 3RD & 4TH FLOOR
SCALE 1:200

AREA CAL.
OVER ALL DIM.= 09.79 X 15.35 = 150.276 SQ.MT.
DEDUCT 1] = 6.44 X 1.00 = 06.44
2] = 0.70 X 1.00 = 00.70
3] = 1.50 X 0.95 = 01.425
4] = 0.50 X 2.30 = 01.15
5] = 0.90 X 7.80 = 07.02
6] = 0.10 X 2.30 = 00.23
7] = 0.70 X 1.00 = 00.70
8] = 0.70 X 1.80 = 01.26
9] = 1.20 X 1.80 = 02.16
10] = 1.00 X 1.00 = 01.00
11] = 3.46 X 0.40 = 01.384
12] = 2.30 X 1.00 = 02.30
13] = 0.10 X 2.10 = 00.21
14] = 0.70 X 1.00 = 00.70
TOTAL DEDUCTION = 26.679 SQ.MT.

NET B/UP AREA = 150.276 - 26.679 = 123.60 SQ.MT.

FOR OFFICE USE ONLY

Stamps of Approval of Plans: Drawing Sheet No.- 01

A AREA STATEMENTS		
1. Total Area of Plot (Minimum area of a, b, c to be considered)		268.02 SQM
(a) As per ownership document (7/12, CTS extract)		268.02 SQM
(b) as per measurement sheet		268.02 SQM
(c) as per site		268.02 SQM
2. Deductions for		
(a) Proposed D.P./ D.P. Road widening Area		-
(b) Any D.P.Reservation area		-
(a) Natural Water course area		-
(Total a+b+c)		-
3. Balance Area of Plot (1-2)		268.02 SQM
4. Amenity Space (If Applicable)		-
(a) Required		-
(b) Proposed		-
(c) Balance Proposed		-
5. Net Plot Area (3-4(c)) (with prorata basic FSI)		268.02 SQM
6. Recreational Open Space (If Applicable)		-
(a) Required		-
(b) Proposed		-
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 1.10) / Prorata Area		294.82 SQM
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI based on road width (0.30)		80.41 SQM
(b) Proposed FSI on Payment of premium		80.41
11. in situ FSI / TDR Loading		
(a) in situ area against D.P.road (2xsr.no.2 (a)) if any		
(b) in situ area against Aminity Space if handed over (2.0 or 1.85xsr.no.4(b) and or (c))		-
(c) TDR Area		-
(d) Total in-situ / TDR Loading proposed (11 (a) +(b)+(c))		-
12. Additional FSI under chapter no.-07		
13. Total entitlement of FSI in the proposal		
a) (9+10(b) +11(d) or 12 whichever is applicable	375.23 SQM	600.37
b) Ancillary Area FSI up to 60% or 80% with payment of charges	225.14 SQM	
b) Ancillary Area used in the proposal		180.95 SQM
c) Total entitlement (a +b) 600.36/		556.18 SQM
14. Maximum utilization limit of FSI (Building Potential) permissible as per road width (as per reg.no.6.1 or 6.2or 6.3 or 6.4 as applicable)x1.6 or 1.80		02.50
15. Total Built up Area in proposal (excluding area at sr.no. 17 b)		02.24
a) Existing Built-up Area		-
b) Proposed Built-up Area (As per P-Line)		556.18 SQM
c) Total Built-up (a +b)		556.18 SQM
16. F.S.I. Consumed (15/5) (should not be more than serial no.-14)		02.08
17. Area for Inclusive Housing, if any		-

SCHEDULE OF OPENINGS

MD/D	- 1.00 X 2.10	T.W. PANNELED
D1	- 1.00 X 2.10	T.W. PANNELED
D2	- 0.83 X 2.10	CONCRETE FRAME & FLUSH DOOR
FD	- 2.40 X 2.10	T.W. PANNELED
W	- 1.50 X 1.20	ALUMINIUM SLIDING
W1	- 1.50 X 1.08	ALUMINIUM SLIDING
W2	- 1.20 X 1.20	ALUMINIUM SLIDING
W3	- 0.90 X 1.20	ALUMINIUM SLIDING
W4	- 0.60 X 1.20	ALUMINIUM SLIDING
W5	- 0.35 X 1.20	ALUMINIUM SLIDING
V	- 0.60 X 0.60	M.S. LOUVERED

certified that the plot/land under referance was surved by me on 10-05-2021. and the dimensions of site etc. of plot stated on plan are as admeasured on site and the area so worked out tallies with the area stated in documents of ownership /t.p.act.

NOTES

1. THE STRUCTURE DONE IS R.C.C. FRAME STRUCTURE.
2. THE DEPTH OF FOUNDATION IS UPTO HARD STRATA.
3. THE WALL CONSTRUCTION IS IN BRICK MASONARY.
4. STAIRCASE PROVIDED IS NON SLIPPERY.
5. DADO IS PROVIDED UP TO 2.1 M HEIGHT IN BATH AND W.C.

LEGEND

1. PLOT BOUNDRY SHOWN IN BLACK.
2. PROPOSED CONSTRUCTION SHOWN IN RED.
3. SEWER LINE SHOWN IN RED DOTTED.
4. WATER SUPPLY LINE SHOWN IN BLACK DOTTED THIN.

PROPOSED RESIDENTIAL BUILDING ON PLOT NO.-15, GUT NO.-13 AT FATTEPUR ,TQ.&DIST.- AURANGABAD.

M/S- VICTORY ENTERPRISES.

OWNERS SIGN

ARCHITECTS SIGN

ARCHITECT
Mr. Dhananjay B. Doifode
(B. Arch)
CA/2011/60839
"Ganraj" P.No.3 & 4, Gajanan Colony, Aurangabad

D² ARCHITECT'S & INTERIOR DESIGNER'S (DEVA'S GROUP)
AR.DHANANJAY DOIFODE.
"GANRAJ" PLOT NO.-3 & 4, GAJANAN COLONY, GARKHEDA, AURANGABAD.
MO.- 9767455995 email: doifodedhananjay@gmail.com

SUBMISSION DRAWING	SCALE - 1:100
DRAWN BY - D.D.	DT - 10.06.2021
	DRWG NO. 01/01