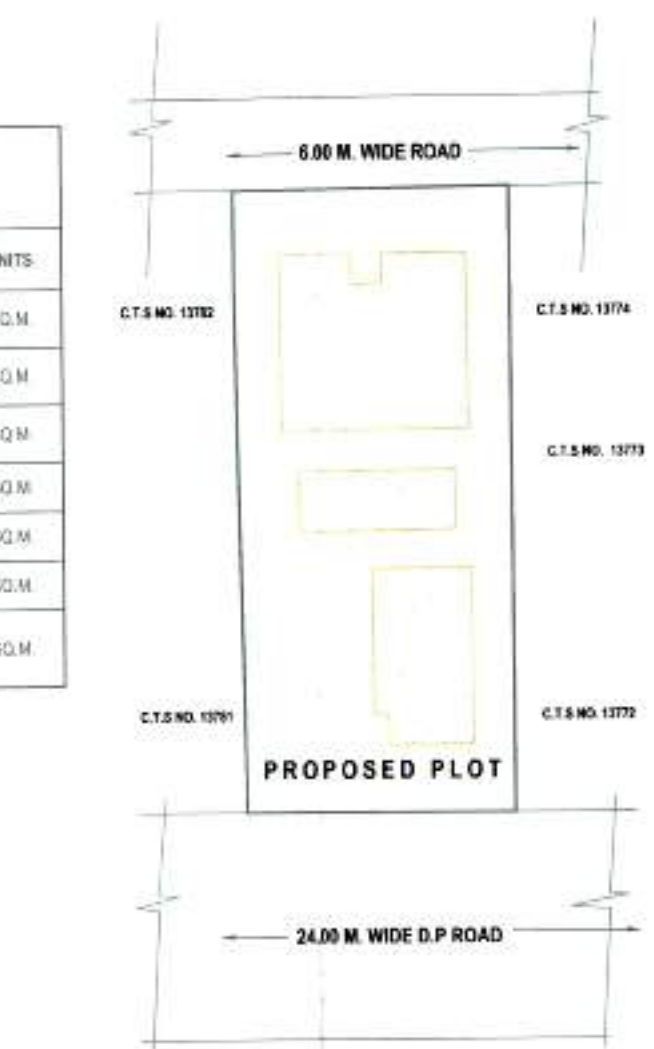


Table No. 8B - Parking Requirements						
Sr. No.	Size of Tenement	No of Units	Required Parking		Provided Parking	
			Car	Scooter	Car	Scooter
	FOR COMMERCIAL					
1	For every 100 sq.m. Carpet area or factor/proposed carpet area	6	5	14		
	FOR RESIDENTIAL					
2	For every tenement Carpet area equal to or above 80 sq.m. but less than 150 sq.m.	5	4	11		
3	For every TWO tenement Carpet area equal to or above 40 sq.m. but less than 80 sq.m.	5	2	9		
4	In addition 5% visitors parking		8	1		
5	Net Total		9	25	18	39

FORM OF STATEMENT 02 [Sr. No. 9(a)] PROPOSED BUILDING		
SR.NO.	FLOOR NO	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE (SQ.M.)
1	2	3
	BASEMENT FLOOR	77.86
	GROUND FLOOR	165.39
	FIRST FLOOR	448.38
	SECOND FLOOR	446.49
	THIRD FLOOR	446.49
	TOTAL	1584.61

P-LINE AREA CALCULATIONS					
Sr. No	FLOOR	P-LINE AREA		TOTAL P-LINE AREA	UNITS
		COMMERCIAL	RESIDENTIAL	COMMERCIAL + RESIDENTIAL	SQ.M
1	BASEMENT FLOOR	77.12	0.74	77.86	SQ.M
2	GROUND FLOOR	149.03	16.36	165.39	SQ.M
3	FIRST FLOOR	215.37	233.01	448.38	SQ.M
4	SECOND FLOOR	0.00	446.49	446.49	SQ.M
5	THIRD FLOOR	0.00	446.49	446.49	SQ.M
NET P-LINE AREA		441.52	1143.09	1584.61	SQ.M

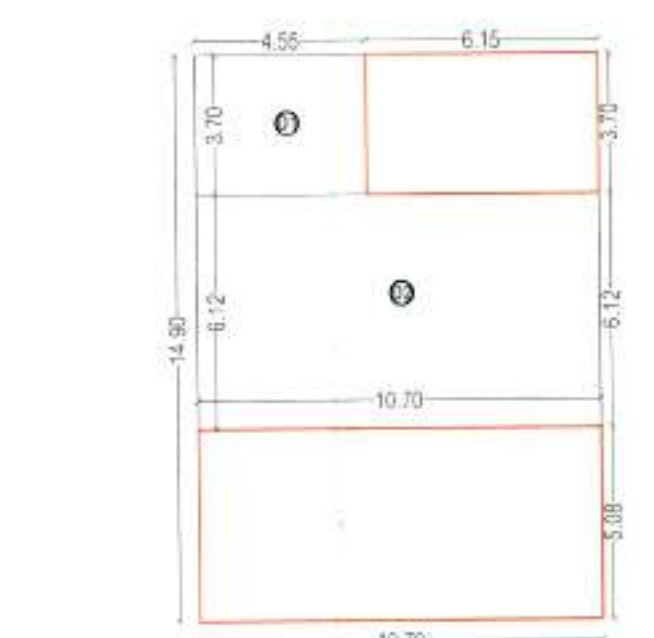


LOCATION PLAN SHOWING EXISTING STRUCTURE TO BE DEMOLISHED
(SCALE = N.T.S.)

TOTAL AREA CALCULATIONS FOR GROUND FLOOR			
SR. NO.	OCCUPANCY TYPE	AREA	UNITS
1.	COMMERCIAL	149.03	SQ.M.
2.	RESIDENTIAL - STAIRCASE & LIFT	16.36	SQ.M.
3.	TOTAL P-LINE AREA OF GROUND FLOOR	165.39	SQ.M.

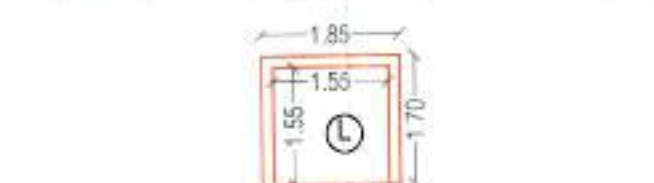
TOTAL AREA CALCULATIONS FOR BASEMENT FLOOR			
SR. NO.	OCCUPANCY TYPE	AREA	UNITS
1.	COMMERCIAL - STORE & STAIRCASE	77.11	SQ.M.
2.	RESIDENTIAL - LIFT	0.74	SQ.M.
3.	TOTAL P-LINE AREA OF BASEMENT FLOOR	77.85	SQ.M.

AREA STATEMENT		
1	Area of plot (Minimum area of a, b, c to be considered)	668.60
(a)	As per ownership document (As per P.R. Card)	668.60
(b)	As per measurement sheet	742.18
(c)	As per site (As Per Survey)	749.30
(d)	Minimum of above	668.60
2	Deductions for	
(a)	Proposed D.P. Road widening Area/Service Road / Highway widening	0.00
(b)	Any D.P. Reservation Area (Total a+b)	0.00
3	Balance area of plot (1-2)	668.60
4	Amenity Space (if applicable)	
(a)	Amenity Space (if applicable)	0.00
(b)	Upto 20000 sq.m.	0.00
(c)	More than 20000 sq.m. (5% of Total area)	0.00
(d)	Required Amenity Space (b)	0.00
(e)	Adjustment of 2(b), if any -	0.00
(f)	Balance Proposed -	0.00
5	Net Plot Area (3-4f)	668.60
6	Recreational Open space (if applicable)	
(a)	Required -	0.00
(b)	Proposed -	0.00
7	Internal Road area	0.00
8	Plotable area (in case of Layout)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.1)	735.46
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI (50% of 1d)	334.30
(b)	Proposed FSI on payment of premium.	220.00
11	In-situ FSI / TDR loading	
(a)	Max. Permissible TDR Loading (As per Road Width)	1.15
(b)	Max. permissible TDR Area (1d x 11a)	768.89
(c)	In-situ area against D.P. road if any (2a x 2)	0.00
(d)	In-situ area against Amenity Space if handed over (2.90 or 1.85 x Sr. No. 4 (b) and (c))	0.00
(e)	TDR Area Proposed	0.00
(f)	In-Situ / TDR Loading Proposed (11 (c) + d + e)	0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total Entitlement of FSI in the proposal	955.46
(a)	Proposed FSI (9 + 10b + 11f)	441.52
(b)	Proposed Built-up Area Residential Area Component (13a-13b)	513.94
(c)	Ancillary Area FSI upto 60% For Commercial area (13b x 60%)	353.22
(d)	Ancillary Area FSI upto 60% For Residential area (13c x 60%)	308.36
(e)	Total Ancillary Area Entitlement (d+e)	661.58
(f)	Total Built up Area Entitlement (a+f)	1617.04
14	Maximum utilization limit of F.S.I. (Building Potential) Permissible As per Road width	2.75
15	Total Built-up Area in proposal	
(a)	Existing Built-up Area	0.00
(b)	Proposed Built-up Area (as per P-line) Commercial Area	441.52
(c)	Proposed Built-up Area (as per P-line) Residential Area	1143.09
(d)	Consumed Built-up Area (a + b + c)	1584.61
16	F.S.I. Consumed (15d/3)	2.370
17	Area for Inclusive Housing, if any	0.00
(a)	Required (20% of Sr.No 9)	0.00
(b)	Proposed	0.00



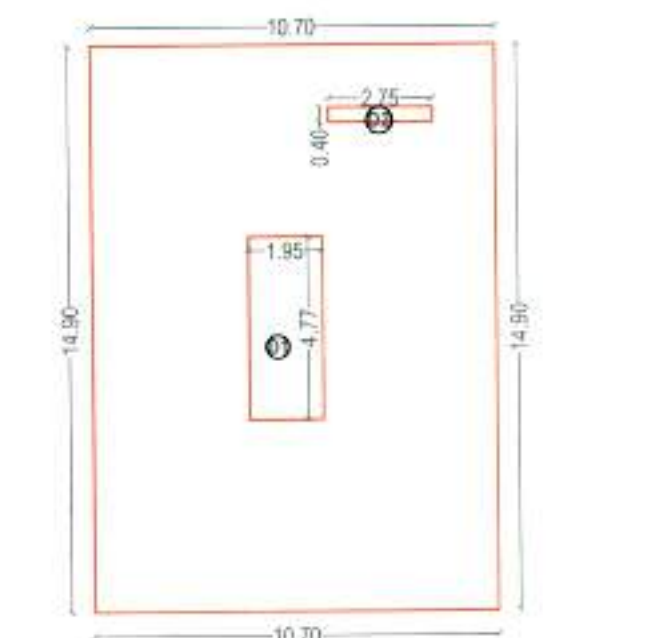
BLOCK PLAN OF BASEMENT FLOOR (COMMERCIAL STORE & STAIRCASE)
(SCALE = 1 : 200)

AREA CALCULATIONS FOR BASEMENT FLOOR (COMMERCIAL STORE & STAIRCASE)					
Sr. No.	LENGTH	WIDTH	NOS.	AREA	UNITS
BLOCK	10.70	6.15	1	149.03	SQ.M.
DEDUCTION					
D1	4.30	1.70	1	16.84	SQ.M.
D2	10.70	8.12	1	65.48	SQ.M.
TOTAL DEDUCTION				82.32	SQ.M.
NET BUP				158.43	SQ.M.



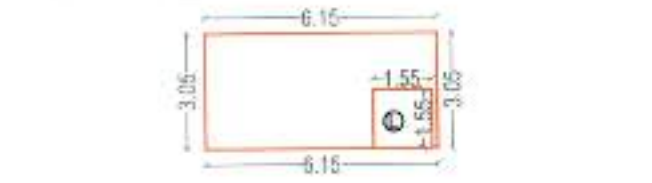
BLOCK PLAN OF BASEMENT FLOOR (RESIDENTIAL - LIFT)
(SCALE = 1 : 100)

AREA CALCULATIONS FOR BASEMENT FLOOR (RESIDENTIAL - LIFT)					
Sr. No.	LENGTH	WIDTH	NOS.	AREA	UNITS
BLOCK	1.55	1.70	1	3.15	SQ.M.
DEDUCTION					
L	1.55	1.55	1	2.40	SQ.M.
TOTAL DEDUCTION				2.40	SQ.M.
NET BUP				3.15	SQ.M.



BLOCK PLAN OF GROUND FLOOR (COMMERCIAL)
(SCALE = 1 : 200)

AREA CALCULATIONS FOR GROUND FLOOR (COMMERCIAL)					
Sr. No.	LENGTH	WIDTH	NOS.	AREA	UNITS
BLOCK	10.70	6.15	1	149.03	SQ.M.
DEDUCTION					
D1	1.95	4.77	1	5.30	SQ.M.
D2	2.75	4.48	1	1.18	SQ.M.
TOTAL DEDUCTION				10.48	SQ.M.
NET BUP				159.43	SQ.M.

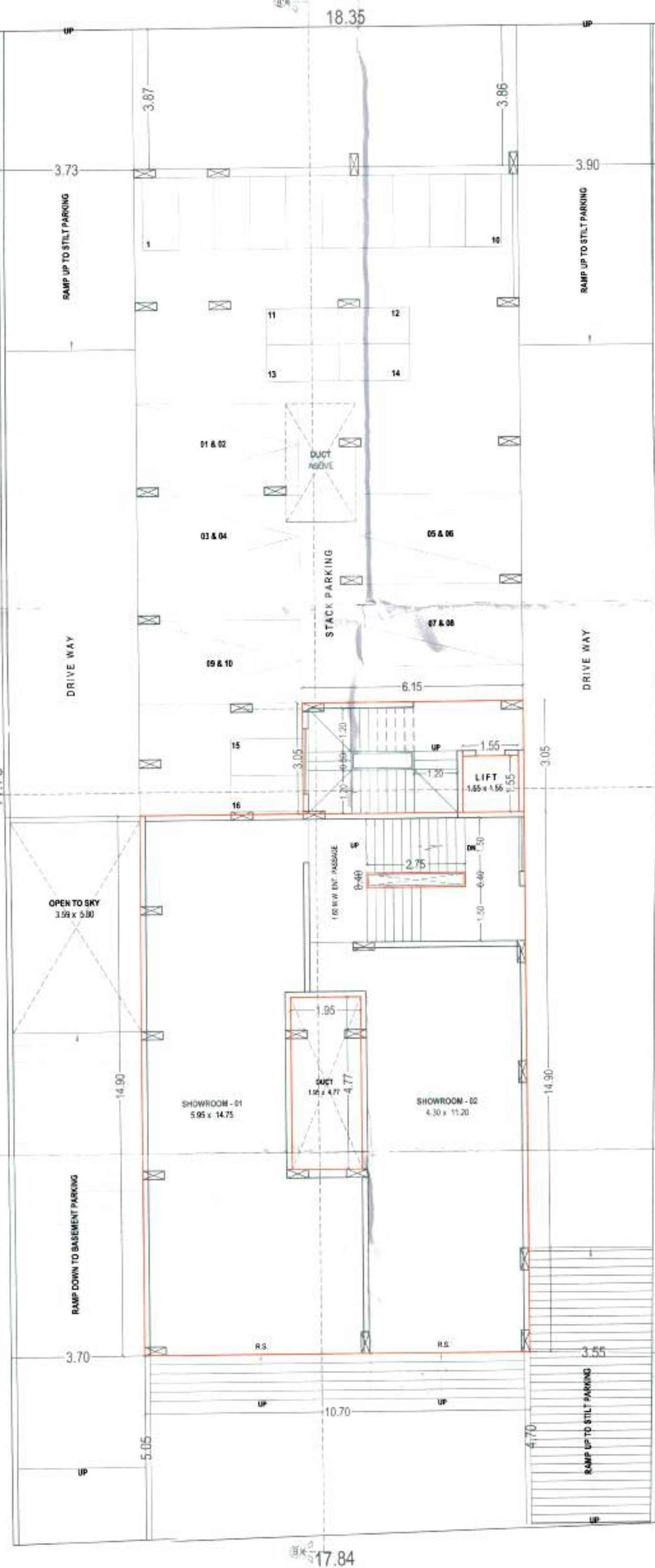


BLOCK PLAN OF GROUND FLOOR (RESIDENTIAL - STAIRCASE & LIFT)
(SCALE = 1 : 200)

AREA CALCULATIONS FOR GROUND FLOOR (RESIDENTIAL - STAIRCASE & LIFT)					
Sr. No.	LENGTH	WIDTH	NOS.	AREA	UNITS
BLOCK	6.15	3.05	1	18.76	SQ.M.
DEDUCTION					
L	1.55	1.93	1	2.49	SQ.M.
TOTAL DEDUCTION				2.49	SQ.M.
NET BUP				16.27	SQ.M.



BASEMENT FLOOR PLAN



GROUND (PARKING) FLOOR PLAN

CERTIFICATE OF AREA :
Certified that the plot under reference was surveyed by me on _____ 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 / Land Records Department / City Survey records.
For MANISH KALE & ASSOCIATES
Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15616
(Architect)

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 consult the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

- SHRI. NARAYAN PRABHAKAR KASTURE
 - SHRI. SANTOSH PURUSHOTTAM KASTURE
 - SHRI. SUNIL PRABHAKAR KASTURE
 - SHRI. DILIP RAJARAM KASTURE
 - SMT. SHAILA PRAKASH KASTURE
 - SHRI. PRASAD PRAKASH KASTURE
- (PLOT OWNERS)

REFERENCES :-	NORTH :-
1. PLOT BOUNDARY SHOWN THUS	
2. P-LINE SHOWN THUS	
3. EXISTING STRUCTURE TO BE DEMOLISHED SHOWN THUS	

TITLE :-
PROPOSED PLAN OF COMMERCIAL/ RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 13775, 13776, 13777, 13778, 13779 & 13780, SITUATED AT PANDURANG HOUSING COLONY KHOKADPURA, AURANGABAD.

- FOR: 1. SHRI. NARAYAN PRABHAKAR KASTURE
2. SHRI. SANTOSH PURUSHOTTAM KASTURE
3. SHRI. SUNIL PRABHAKAR KASTURE
4. SHRI. DILIP RAJARAM KASTURE
5. SMT. SHAILA PRAKASH KASTURE
6. SHRI. PRASAD PRAKASH KASTURE

ARCHITECTS :-			
MANISH KALE & ASSOCIATES ARCHITECTS, DESIGNERS & APPROVED VALUERS. Ar. Manish Vasant Kale (B Arch., A.I.A., F.I.I.V.) Ar. Anuragpreet Kaur - Associate Architect (B Arch.)			
VASANTANAND CHAMBERS, OFFICE NO. 103, FIRST FLOOR, ABOVE PUNJAB & SIND BANK, OPP. SANT DIONATH RANG MANDIR, NEW USMANPURA, AURANGABAD. PH. NO. : (0248) 2349634, 2325367. Email: kale.manish@gmail.com			
SCALE	DATE	DRG. NO.	DEALT BY
1:100 / 1:200	06-09-2021	01/03	AR. NEHA
SUBMISSION DRAWING			CHECKED BY AR. M.V.K.