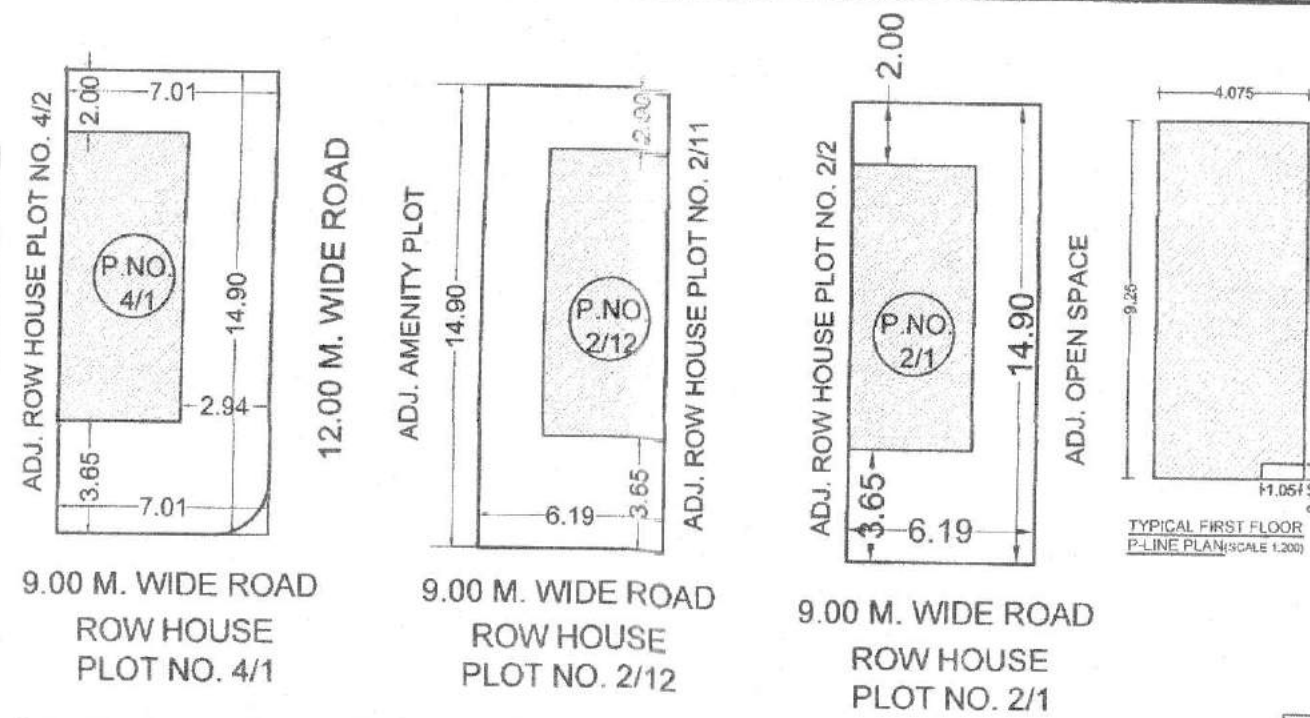


CARPET AREA STATEMENT (FOR ONE UNIT)

SR.NO.	TYPE OF BUILDING	FLOORS	B/U.P. AREA (Sq.m.)	TOTAL (Sq.m.)
01)	ROWHOUSE	GROUND FLOOR	30.80	
		FIRST FLOOR	27.75	
		TOTAL	58.55	
		TOTAL RERA CARPET AREA	58.55	

TOTAL P-LINE AREA

SR.NO.	FLOORS	AREA (Sq.m.)
01)	GROUND FLOOR	37.69
	FIRST FLOOR	37.27
	TOTAL	74.96



GROUND FLOOR AREA CALCULATION
OVER ALL DIM = 4.00 X 9.25
= 37.69 Sq.Mt.

TOTAL P LINE AREA = 37.69 Sq.Mt.
P LINE AREA = 37.69 Sq.Mt.

FIRST FLOOR AREA CALCULATION
OVER ALL DIM = 4.075 X 9.25
= 37.69 Sq.Mt.

DEDUCTION
DED. 0.40 X 1.05 = 0.42 Sq.Mt.
TOTAL DED. = 0.42 Sq.Mt.

TOTAL P LINE AREA = 37.69 - 0.42
= 37.27 Sq.Mt.
P LINE AREA = 37.27 Sq.Mt.

TYPICAL GROUND FLOOR
P-LINE PLAN (SCALE 1:200)

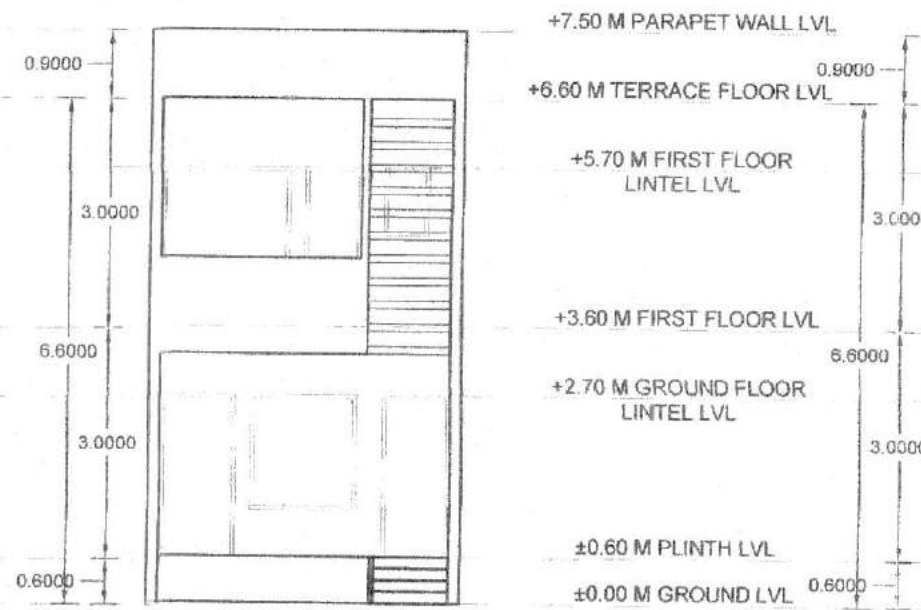
APPROVED LAYOUT NO.: 397, DL 24/03/2008
N/A ORDER NO. 2015/MASHAKAJAMIN-1/MP-34/MAUJE
KARMAD TQ. DIST. AURANGABAD NO. 07/03-02-2015.
DL 14/05/2008
TENTATIVE LAYOUT APPROVAL NO. FOR AMALGAMATION BY
ADTP AURANGABAD
LETTER NO. 163
DL 07/02/2017

Metropolitan Planner

Aurangabad Metropolitan Region Development Authority, Aurangabad

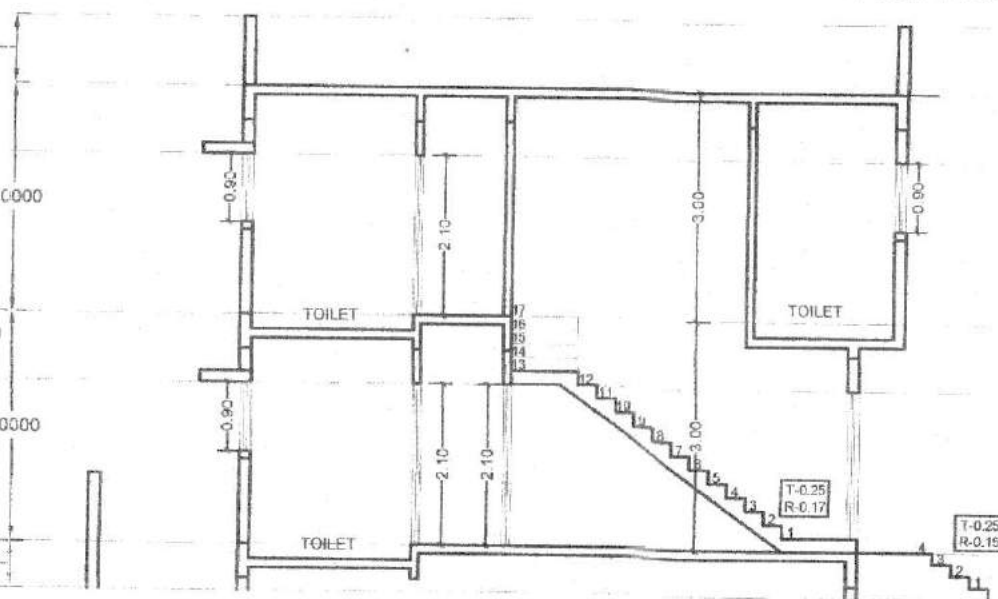
AREA'S STATEMENT

SR.	DESCRIPTION	AREA (Sq.m.)
1	Area of plot (Minimum area of a, b, c to be considered)	3286.56 SQM
2	(a) As per ownership document (7/12, CTS extract)	
3	(b) as per measurement sheet	
4	(c) as per site	
5	Deductions for	
6	(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	N.A.
7	(b) Any D.P. Reservation area	
8	Total (a+b)	
9	Balance area of plot (1-2)	
10	Amenity Space (if applicable)	
11	(a) Required -	
12	(b) Adjustment of 2(b), if any -	
13	(c) Balance Plot Area -	
14	Net Plot Area (3-4 (c))	
15	Recreational Open space (if applicable)	
16	(a) Required -	
17	(b) Proposed -	
18	Internal Road area	
19	Plotable area (if applicable)	
20	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic F.S.I.) (1.75)	
21	Addition of FSI on payment of premium	5751.44
22	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	
23	(b) Proposed FSI on payment of premium.	
24	Total FSI (a+b)	
25	In-situ FSI/TDR loading	
26	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	
27	UDCPR-2020	
28	335	
29	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)],	
30	TDR area	
31	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
32	Additional FSI area under Chapter No. 7	
33	Total entitlement of FSI in the proposal	
34	(a) [9 + 10(b)+(11(d)) or 12 whichever is applicable	
35	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	
36	Total entitlement (a+b)	3619.22 Sqm.
37	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 5.1 or 5.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	5751.44 Sqm.
38	Total Built-up Area in proposal (excluding area at Sr. No. 18 b)	3619.22 Sqm.
39	(a) Existing Built-up Area.	
40	(b) Proposed Built-up Area (as per 'P-line')	
41	Total (a+b)	
42	Area for Inclusive Housing, if any	
43	(a) Required (20% of Sr.No.5)	
44	(b) Proposed	



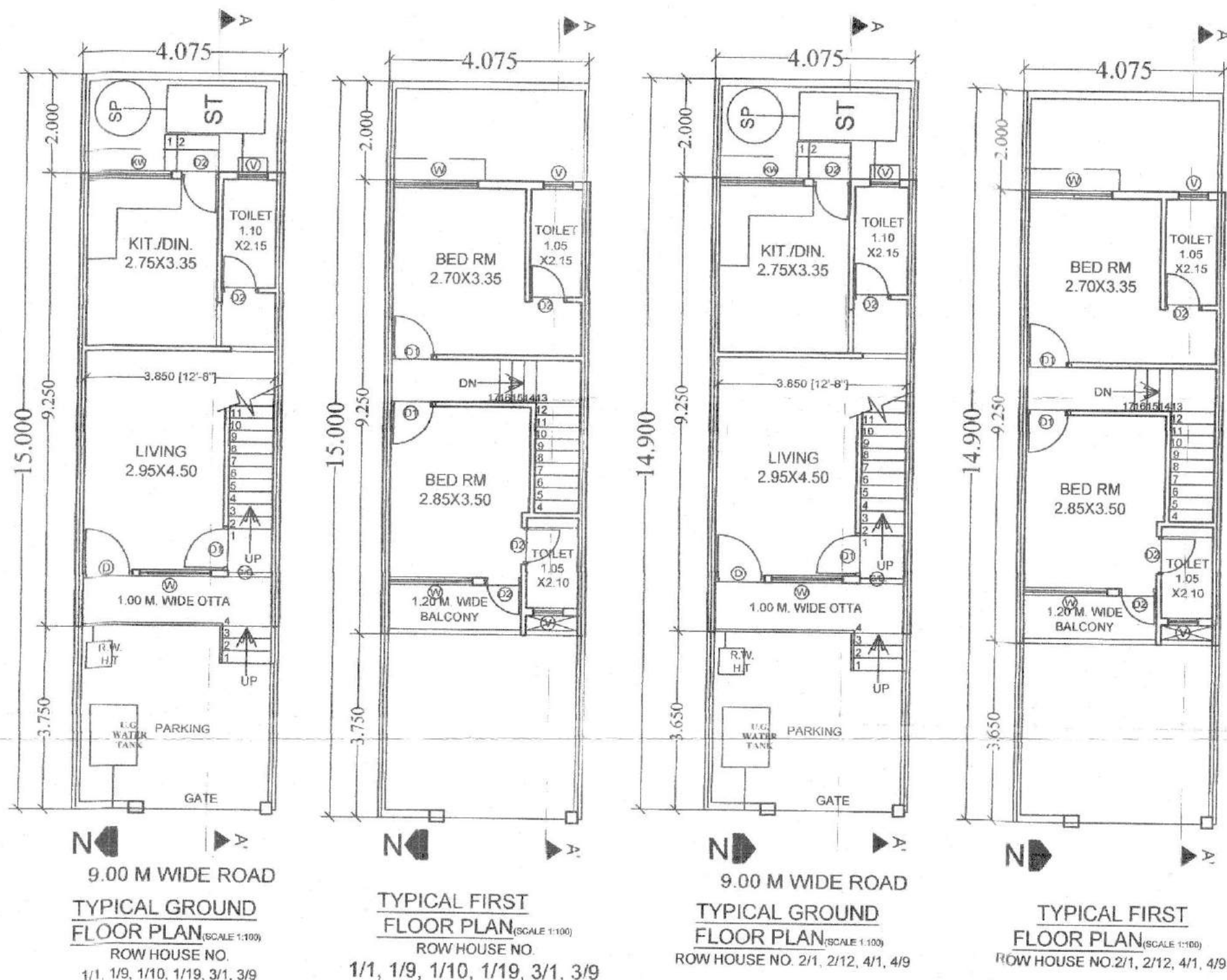
TYPICAL FRONT SIDE
ELEVATION

(SCALE 1:100)



TYPICAL SECTION AT A-A' (SCALE 1:100)

SR. NO.	PLOT NO.	PLOT AREA	NO. OF PLOTS	BASIC FSFSI (PRO-RATA 1.75)	PROPOSED P-LINE	TOTAL PROPOSED AREA
1	1/1	96.13	1	168.22	74.96	74.96
2	1/2 TO 1/8	60.00	8	105.00	73.58	588.64
3	1/9 & 1/10	86.335	2	151.08	74.96	149.92
4	1/11 TO 1/18	60.00	7	105.00	73.58	515.06
5	1/19	96.13	1	168.22	74.96	74.96
6	2/1	92.23	1	161.40	74.96	74.96
7	2/2 TO 2/11	59.60	10	104.30	73.58	735.80
8	2/12	92.23	1	161.40	74.96	74.96
9	3/1	94.88	1	166.04	74.96	74.96
10	3/2 TO 3/3	60.00	7	105.00	73.58	515.06
11	3/9	91.35	1	159.86	74.96	74.96
12	4/1	103.83	1	181.70	74.96	74.96
13	4/2 TO 4/8	59.60	7	104.30	73.58	515.06
14	4/9	113.91	1	199.34	74.96	74.96
	TOTAL	3286.56	49	5751.44		3619.22



TYPICAL GROUND
FLOOR PLAN (SCALE 1:100)

ROW HOUSE NO.
1/1, 1/9, 1/10, 1/19, 3/1, 3/9

TYPICAL FIRST
FLOOR PLAN (SCALE 1:100)

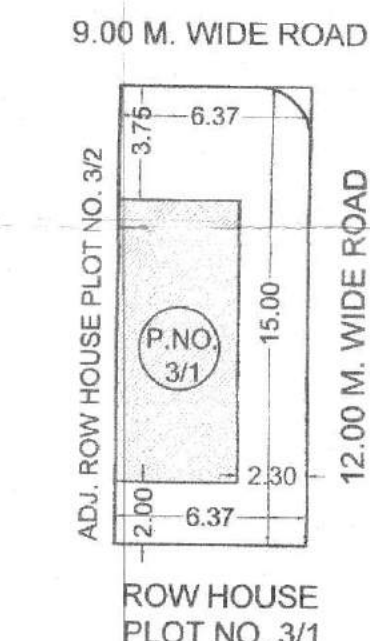
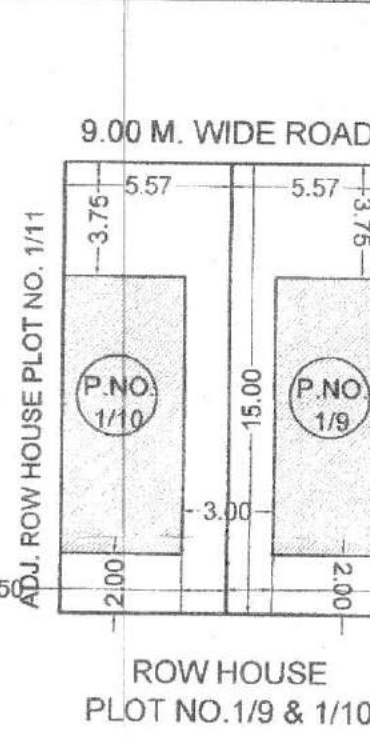
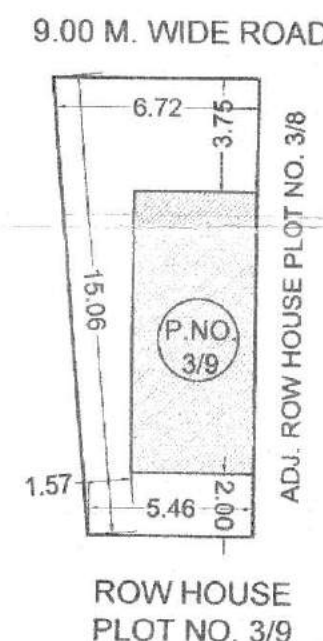
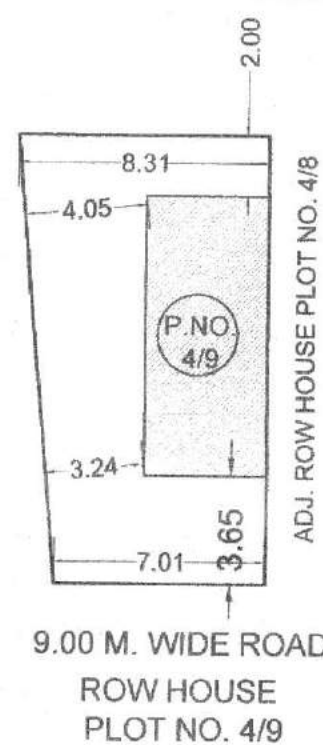
ROW HOUSE NO.
1/1, 1/9, 1/10, 1/19, 3/1, 3/9

TYPICAL GROUND
FLOOR PLAN (SCALE 1:100)

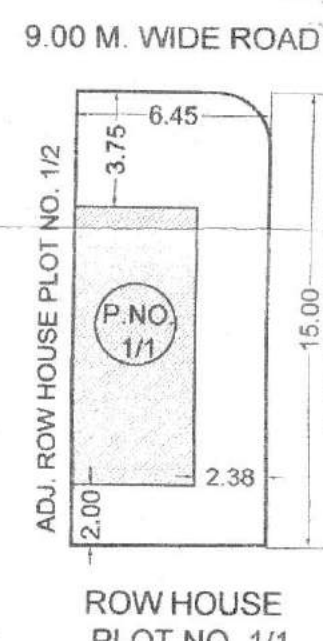
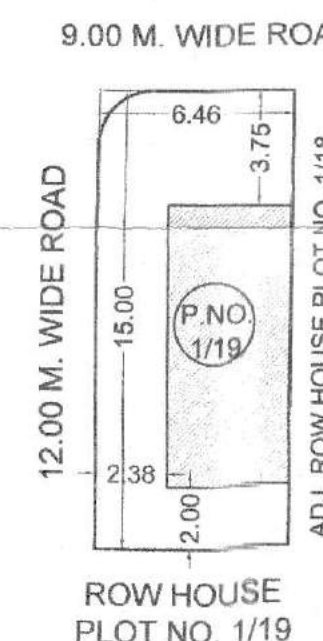
ROW HOUSE NO. 2/1, 2/12, 4/1, 4/9

TYPICAL FIRST
FLOOR PLAN (SCALE 1:100)

ROW HOUSE NO. 2/1, 2/12, 4/1, 4/9



SR.NO.	DESCRIPTION	TYPE'S	SIZE'S
1)	DOOR'S	D	1.00 X 2.10
		D1	0.90 X 2.10
		D2	0.75 X 2.10
		C/D.	0.90 X 2.10
2)	WINDOWS	W	1.80 X 1.50
		KW	1.80 X 0.90
		W1	1.50 X 1.50
3)	VENTILATOR	V	0.60 X 0.90



REFERENCE

PLOT BOUNDARY SHOWN IN -
PROP. CONST. SHOWN IN -
WATER LINE SHOWN IN -
DRAINAGE LINE SHOWN IN -

PROPOSED PLAN FOR CORNER ROWHOUSE
BUILDING ON GUT NO. 245(P.T.) / AT
VILLAGE-KARMAD. TQ. DIST. AURANGABAD.
(PLOT NO. 1/1, 1/9, 1/10, 1/19, 2/1, 2/12, 3/1, 3/9, 4/1, 4/9)
FOR
SHRI. VIKRANT SUBHAS AGRAWAL &
OTHERS.

OWNER'S SIGN.



DATE :- 30/09/2021.
SCALE :- 1:100, 1:200, 1:500, N.T.S.
DRN. BY :- ABHISHEK PATNI

ARCHITECTS

BHALE PATHE & ASSOCIATES

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PLANNERS
INTERIOR
DESIGNER.

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SUBMISSION DRAWING