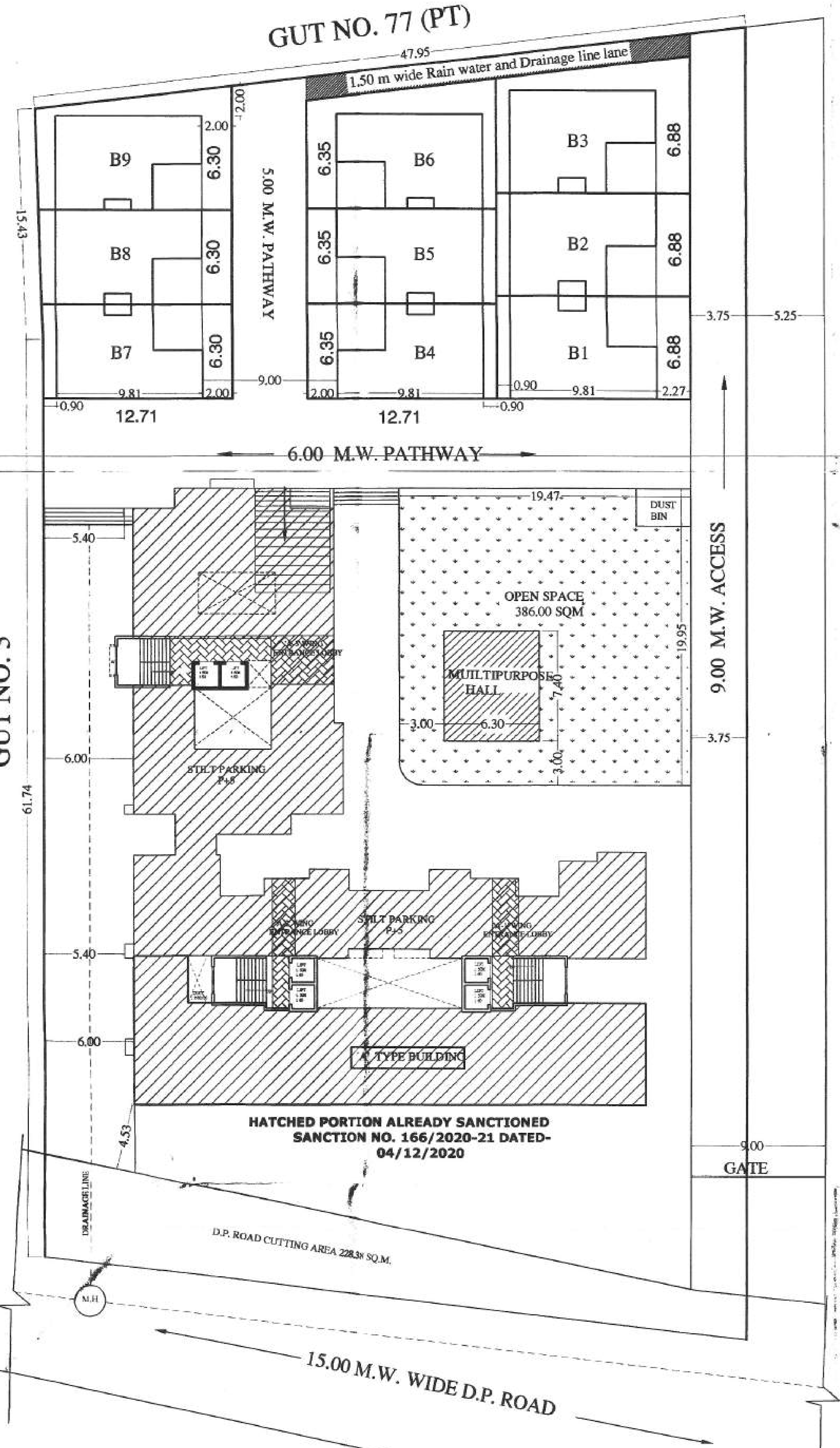


LAYOUT PLAN

(SCALE 1:200)

EXISTING BUILT UP AREA	
'A' TYPE BUILDING (P+5,G+5)	= 3449.33 SQ.M.
PROPOSED PLINE AREA	
'B1 TO B3' (G+1)	= 352.47 SQ.M.
'B4 TO B6' (G+1)	= 328.05 SQ.M.
'B7 TO B9' (G+1)	= 325.44 SQ.M.
TOTAL PLINE AREA	= 1005.96 SQ.M.

MULTIPURPOSE HALL AREA STATEMENT

AREA STATEMENT

OPEN SPACE AREA = 386.00 SQM

ALLOWED GR. FL. 10% = 38.60 SQM

1 ST FL. 5% = 19.30 SQM

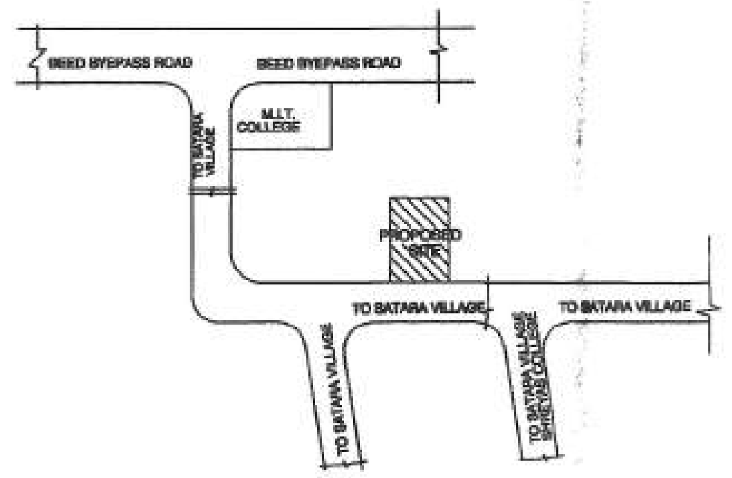
PROPOSED BUILT UP AREA

GROUND FLOOR B/UP AREA = 36.31 SQ.M.

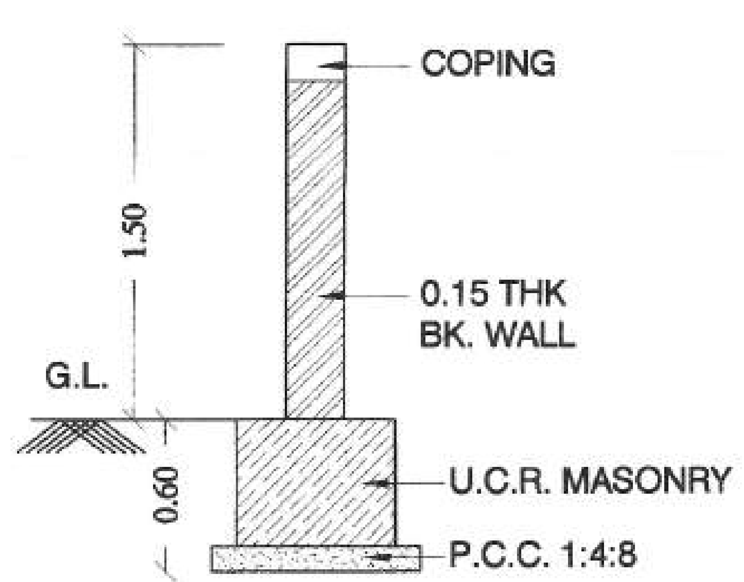
SECOND FLOOR B/UP AREA = 18.90 SQ.M.

TOTAL B/UP AREA = 55.21 SQ.M.

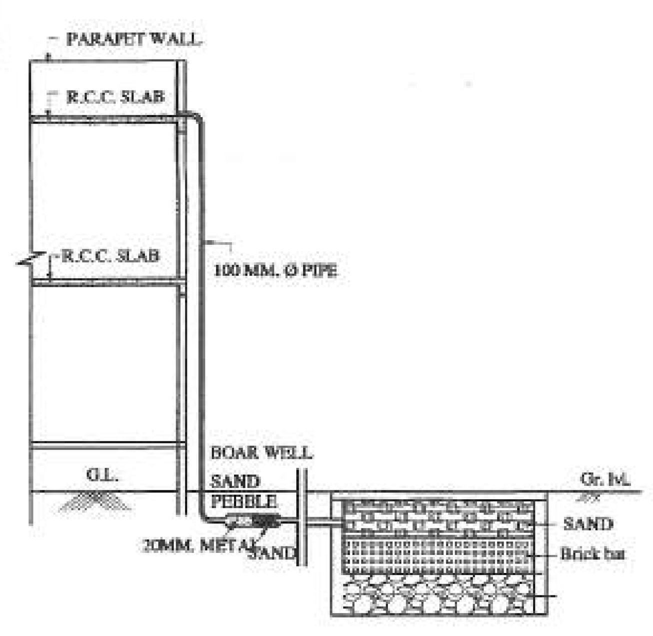
TENAMENT DENSITY	
'A' TYPE BUILDING (P+5,G+5)	= 60 NOS
TOTAL TENAMENTS	= 60 NOS
RH 1 TO RH 9 (G+1)	= 9 NOS
SHOPS	= 12 NOS



LOCATION PLAN
NTS



COMP. WALL SECTION
NOT TO SCALE



SYSTEMATIC SKETCH OF RAIN WATER HARVESTING

SECTIONAL DETAILS OF RAINWATER HARVESTING

STAMPS OF APPROVAL OF PLANS | SHEET NO. 1/5

Approved as amended
In..............................Colour
Subject to the conditions mentioned in
this office Building permit No. 11 / 2022-23
Date. 08/04/2022
DY.ENGINEER
Town Planing
Municipal Corporation
AURANGABAD.
O.C. Signed By D.D.T.P.

A	AREA STATEMENT	
	1. Area of plot (Minimum area of a,b,c to be considered)	3900.00
	a) As per ownership document (7/12, CTC extract)	3900.00
	b) as per measurement sheet	3900.00
	c) as per site	3900.00
	2. Deduction for	
	(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	228.38
	b) Any D.P. Reservation area	0.00
	(Total a + b)	0.00
	3. Balance area of plot (1-2)	3671.62
	4. Amenity Space (if applicable)	0.00
	a) Required -	0.00
	b) Adjustment of 2(b), if any -	0.00
	c) Balance proposed -	0.00
	5. Recreational Open space (if applicable)	
	(a) Required	367.16
	(b) Proposed -	386.00
	6. Internal Road Area	0.00
	7. Portable area (if applicable)	
	8. Net Plot Area	3671.62
	9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8 x basic FSI (1.1))	4038.78
	10. Addition of FSI on payment of premium	0.00
	a) Maximum permissible premium FSI - based on road width / TOD Zone.(0.5XSR.NO.8)	
	b)Proposed FSI on payment of premium(Already paid)	1101.48
	11.In -situ area FSI / TDR loading	
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	456.76
	(b) In-situ area against Aminity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /orC]	0
	c) TDR area	
	d) Total in situ/ TDR loading proposed (11 (a) +(b)+C)	
	12. Additional FSI area under Chapter No. 7	0
	13. Total entitlement of FSI in a proposal	
	a) [9 + 10(b)+11(d)] or 12 whichever is applicable	5597.02
	b) Aready Sanctioned Area	[illegible]
	14. Net Entitlement of Balance FSI in Proposal(13a - 13b)	[illegible]
	15 Ancillary Area FSI upto 60% or 80% with payment of charges	—
	a) Ancillary Area available	[illegible]
	b) Ancillary Area consumed	0.00
	16. Total entitlement (13a+15b)	5597.02
	17. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width	0
	18. Total Built up Area in proposal .(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	[illegible]
	(b) Proposed Built-up Area.(P.line area)	[illegible]
	(c) Total (a + b)	4455.29
	19. F.S.I Consumed (18c/13a) (should not be more than serial No.14 above.)	0.80
	19. Area for Inclusive Housing , if any	
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

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.

Signature & Stamp

Architect ROHIT SUNIL RAKA(CA/2013/60984)

Owner's Declaration -

I/We undersigned hereby confirm that I/We would abide by plans approved by Athority / Collector.I/We would execute the structure as per approved plans.Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at work site.

OWNER (S) NAME AND SIGNATURE :

SHRI- NIKHIL PRAFUL JEDHE
THROUGH G.P.A. HOLDER
M/s , MARATHAWADA CONSTRUCTION
THROUGH ITS DIRECTOR
Mr.PRAMOD HARI KHAIRNAR

SIGNATURE :

N W E S

Ar. Rohit S. Raka
B. Arch.
Regd. No. CA/2013/60984

Ar. Rohit Sunil Raka
- Architect
- Interior Designer
- Approved Valuer
- R.C.C. Designer
- Project Management Consultunt

Office no: P.No. 70, "SUVARNANEEL", Dashmeshnagar, Aurangabad.(0240)2358759,9545208222.
Email:rakasdesignstudio@gmail.com, Web:www.rakasgroup.com

DATE: 11.03.2022	DRAWN BY: QUAZI SHAHED F.
SCALE: 1:100, 1:200	CHECKED BY: SMR

LOCATION: D/SHAHID/GUT NO.77