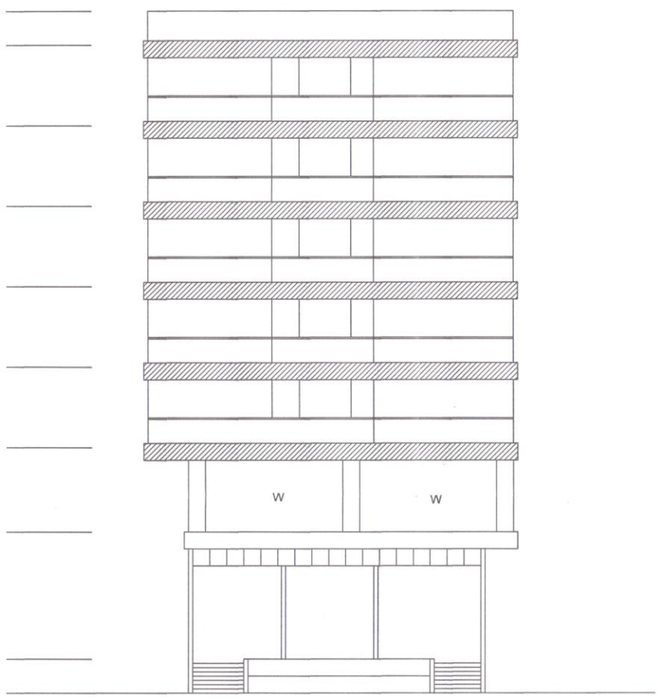
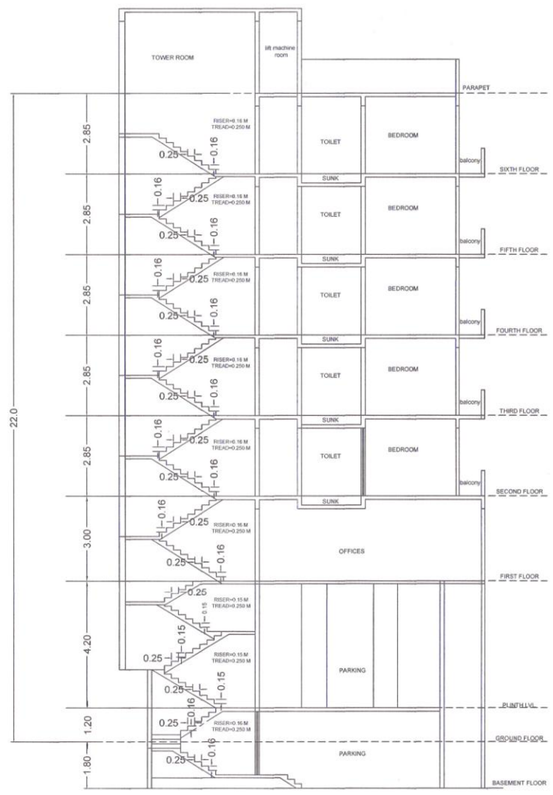
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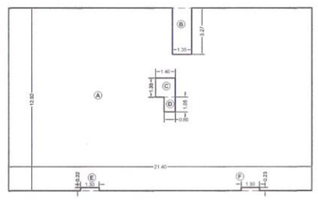
अटी व नियम
FOR OFFICE USE.
Approved as mentioned
In.....Colour
Subject to the conditions mentioned in
this Letter No.....
Date.....
DY.ENGINEER
Town Planing
Municipal Corporation
AURANGABAD.



ELEVATION

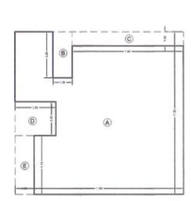


SECTION A-A



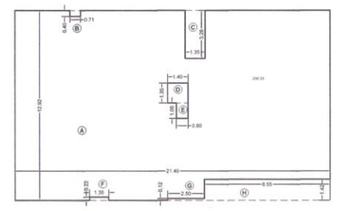
TYPICAL 2nd,3rd,4th,5th & 6th FLOOR BLOCK PLAN

TYPICAL 2nd,3rd,4th,5th & 6th FLOOR B/U AREA	
A 21.40X12.92 276.48 SQ.M	276.48 SQ.M
TOTAL DEDUCTION AREA	
B 1.35X3.26 4.40 SQ.M; C 1.40X1.35 1.89 SQ.M; D 0.80X1.05 0.84 SQ.M E 1.30X0.22 0.28 SQ.M; F 1.30X0.23 0.29 SQ.M	7.70 SQ.M
NET TYPICAL 2nd,3rd,4th,5th & 6th FLOOR B/U AREA	268.78 SQ.M



GROUND FLOOR BLOCK PLAN

GROUND FLOOR B/U AREA	
A 11.90X11.50 136.85 SQ.M	136.85 SQ.M
TOTAL DEDUCTION AREA	
B 1.35X3.26 4.40 SQ.M; C 7.85X1.00 7.85 SQ.M D 2.90X2.40 6.96 SQ.M; E 1.35X4.15 5.60 SQ.M	24.81 SQ.M
NET GROUND FLOOR B/U AREA	112.04 SQ.M



FIRST FLOOR BLOCK PLAN

FIRST FLOOR B/U AREA	
A 21.40X12.92 276.48 SQ.M	276.48 SQ.M
TOTAL DEDUCTION AREA	
B 0.71X0.40 0.28 SQ.M; C 1.35X3.26 4.40 SQ.M; D 1.40X1.35 1.89 SQ.M; E 0.80X1.05 0.84 SQ.M F 1.30X0.22 0.28 SQ.M; G 2.50X0.12 0.30 SQ.M; H 8.55X1.42 12.14 SQ.M	20.13 SQ.M
NET FIRST FLOOR B/U AREA	256.35 SQ.M

AREA STATEMENT

01) NET PLOT AREA	—	483.00 SQM.
02) GROUND FLOOR B/U AREA	—	112.04 SQM
03) FIRST FLOOR B/U AREA	—	256.35 SQM
04) SECOND FLOOR B/U AREA	—	268.78 SQM
05) THIRD FLOOR B/U AREA	—	268.78 SQM
06) FOURTH FLOOR B/U AREA	—	268.78 SQM
07) FIFTH FLOOR B/U AREA	—	268.78 SQM
08) SIXTH FLOOR B/U AREA	—	268.78 SQM
09) TOTAL B/U	—	1712.29 SQM
10) F.S.I CONSUMED	—	3.54
11) BASIC F.S.I AVAILABLE	—	1.1
12) BASIC F.S.I AREA	—	531.30 SQ.M
13) PAID F.S.I AREA	—	241.50 SQ.M
14) TDR AREA	—	316.00 SQ.M
15) ANCILLARY AREA	—	653.28 SQ.M

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	483.00 SQM.
(a) As per ownership document (7/12, CTS extract)	483.00 SQM.
(b) as per measurement sheet	
(c) as per site	483.00 SQM.
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	
(b) Any D.P. Reservation area	
(Total a+b)	
3. Balance area of plot (1-2)	
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	483.00 SQM.
6. Recreational Open space (if applicable)	
a) (a) Required -	
b) (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. 5xbasic FSI)(1.1x483.00)	531.30 SQ.M
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	
(b) Proposed FSI on payment of premium.	241.50 SQ.M
11. In-situ FSI / TDR loading	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
(c)TDR area	316.00 SQ.M
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	1088.80 SQ.M
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	653.28 SQ.M
(c) Total entitlement (a+b)	1742.08 SQ.M.
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	3.2
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area.	
(b) Proposed Built-up Area (as per 'P-line')	1712.29 SQ.M
c) Total (a+b)	1712.29 SQ.M
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	3.54
17. 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_____ the dimensions ofsides etc. of plot stated on plan are as measured on site the area so worked out tallies with the area stated in document of Ownersh T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration –
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / 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 the work site.

Owner (s) name and signature

PROPOSED PLAN OF COMMERCIAL & RESIDENTIAL BUILDING SITUATED AT
PLOT NO 7,CTS NO 15731/10 , SHRIRAM NAGAR GARKHEDA AURANGABAD.
AADESHWAR CONSTRUCTION THRU ITS PARTNER
1)GAUTAM MANGILAL KATARIYA
2)PAWANKUMAR SUGANCHAND MUGDIYA

APPLICANT SIGN:
1)
2)

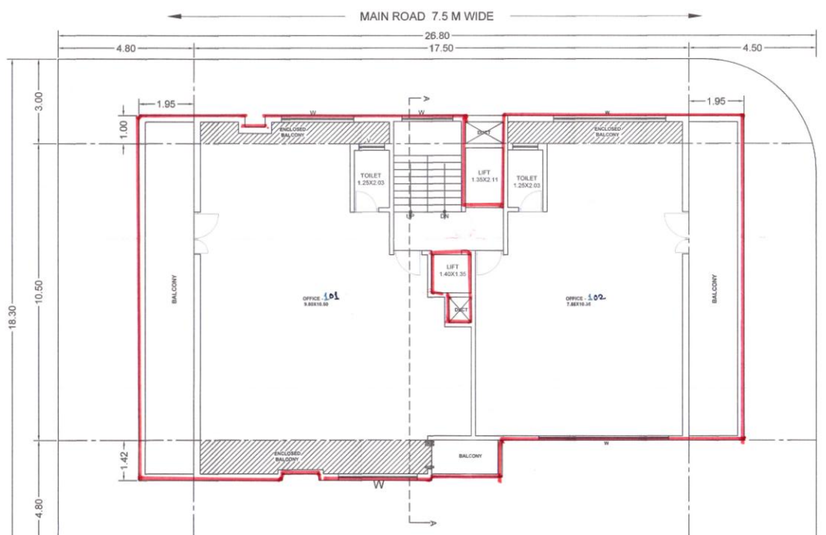
REFERENCE
PLOT BOUNDARY
PROPOSED B/U
WATER LINE
DRAINAGE LINE

ar.sajjad lodhi
II nd floor, above City Bakers,
Near Police Commissioner Office,
Mill Corner Signal,
Aurangabad - 431001

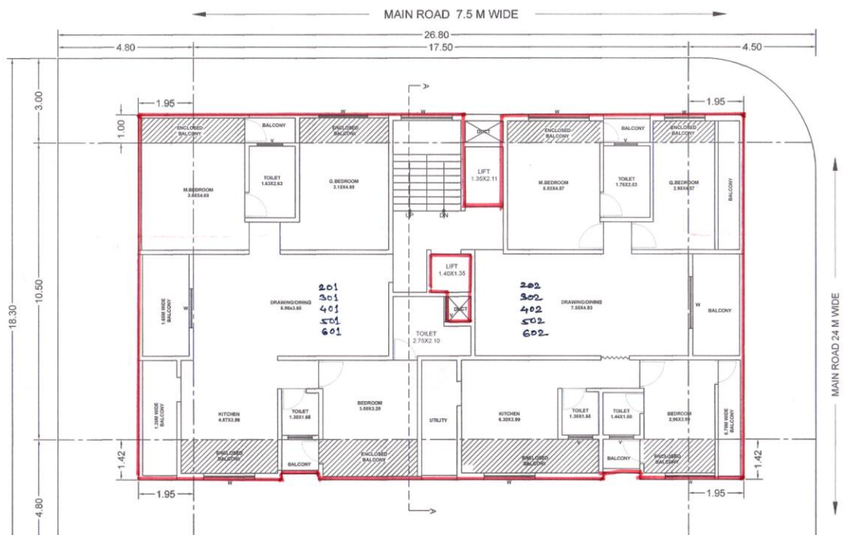
REGISTRATION No. CA/2007/37094

DRAWING No.		ARCHITECT'S SIGN	
NORTH			
SCALE:	DATE:	DRAWN:	CHECKED:
1:100 , 1;200	19-01-2021	ER.AB.QADIR	AR.SAJJAD

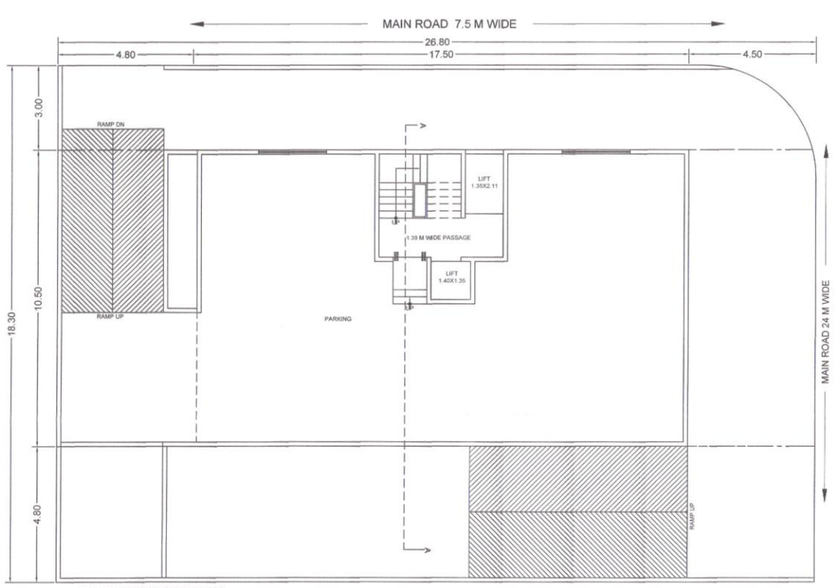
EXISTING TO BE DEMOLISHED PLAN



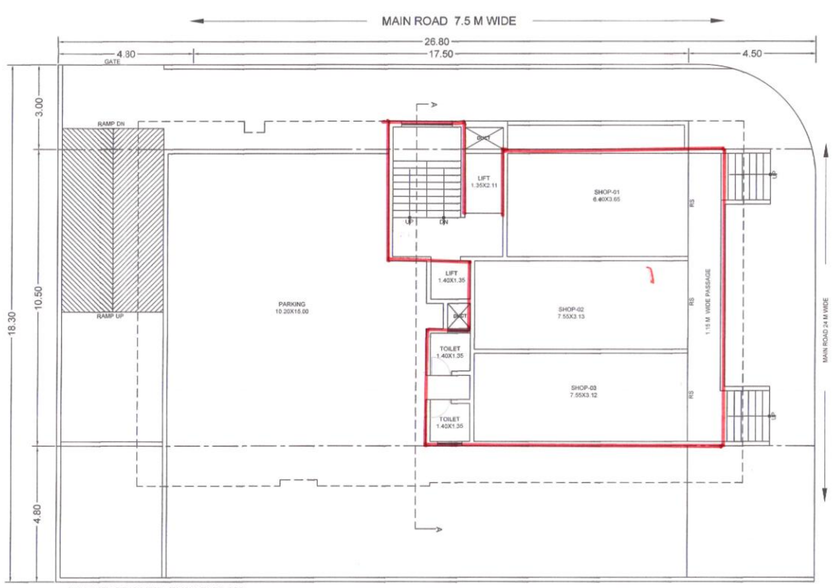
FIRST FLOOR PLAN



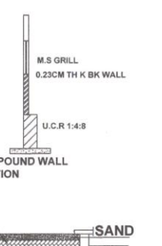
TYPICAL 2nd,3rd,4th,5th & 6th FLOOR PLAN



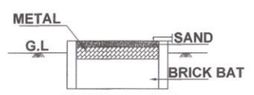
BASEMENT FLOOR PLAN



UPPER GROUND FLOOR PLAN



COMPOUND WALL SECTION



SECTION OF A RAIN WATER HARVESTING TANK



TYPICAL SECTION

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