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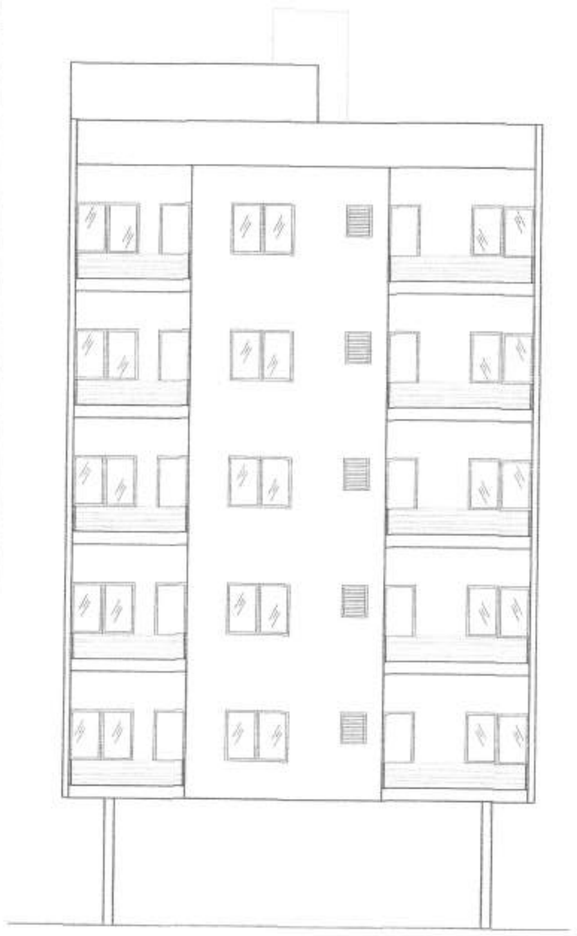
AREA CALCULATION

AREA STATEMENT	
PLOT AREA = 396.24 SQ.MT.	
	A
FLOOR	P-LINE AREA
GROUND FLOOR	15.913
FIRST FLOOR	235.755
SECOND FLOOR	235.755
THIRD FLOOR	235.755
FOURTH FLOOR	235.755
FIFTH FLOOR	235.755
TOTAL	1194.66

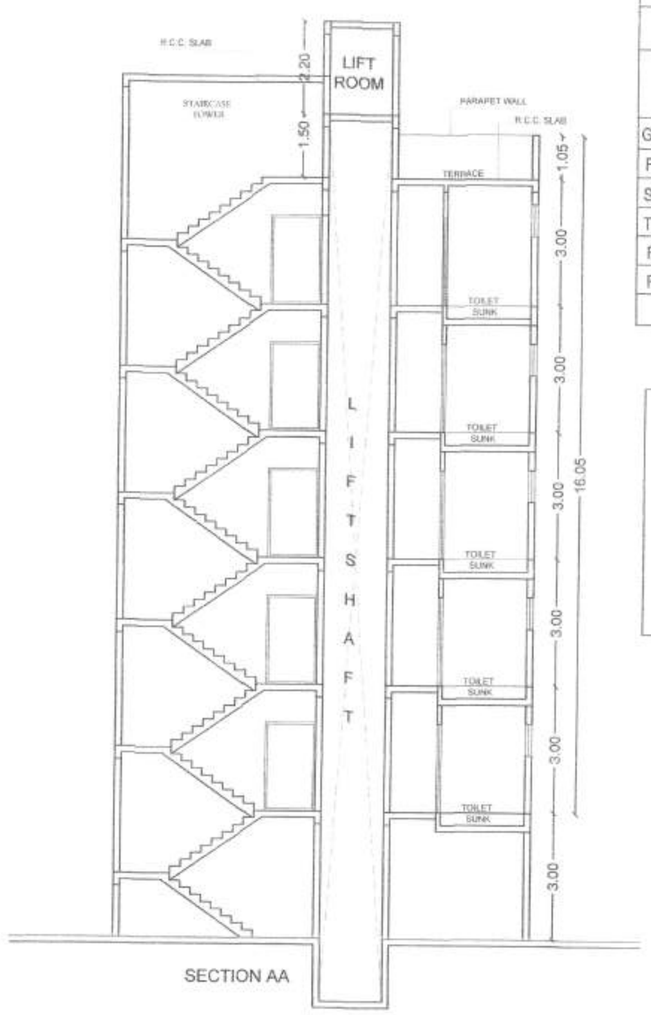
AREA OF PLOT	= 396.24 SQ.M.
PERMISSIBLE F.S.I. AREA 0.10%	= 39.62 SQ.M.
PRIMIUM AREA 0.50 %	= 198.12 SQ.M.
ADD T.D.R. AREA	= 120.00 SQ.M.
PERMISSIBLE AREA	= 753.980 SQ.M.
ANCILLARY AREA (60% F.S.I.	= 452.390 SQ..M
TOTAL PERMISSIBLE AREA	= 452.390 SQ.M.+ 753.980 SQ.M. = 1206.37 SQ.M.
PROPOSED P-LINE AREA	= 1194.66 SQ.M.
CONSSUMED FSI	= 3.01%

PARKING AREA

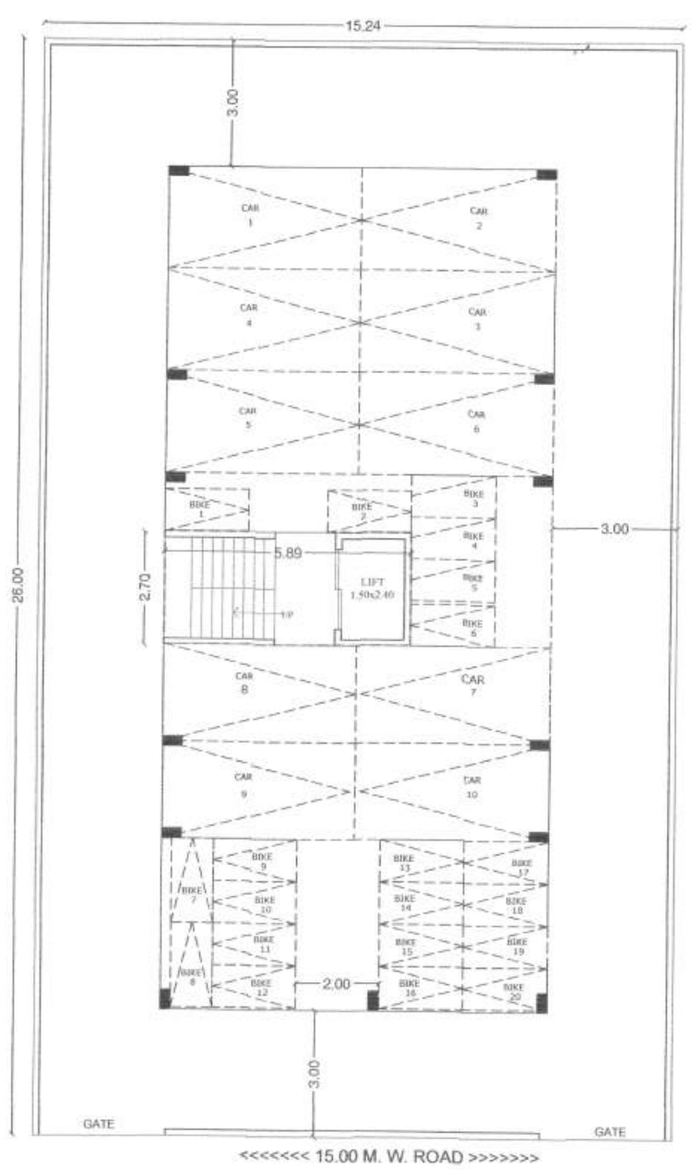
NO	FLOOR	FLAT NO	CARPET AREA	CAR	SCOOTER	VISITER
1	I ST FLOOR	FLAT NO - 1	92.760 SQ.M.	01	02	
2	I ST FLOOR	FLAT NO - 2	92.760 SQ.M.	01	02	
3	2 ND FLOOR	FLAT NO - 3	92.760 SQ.M.	01	02	
4	2 ND FLOOR	FLAT NO - 4	92.760 SQ.M.	01	02	
5	3 RD FLOOR	FLAT NO - 5	92.760 SQ.M.	01	02	
6	3 RD FLOOR	FLAT NO - 6	92.760 SQ.M.	01	02	
7	4 TH FLOOR	FLAT NO - 7	92.760 SQ.M.	01	02	
8	4 TH FLOOR	FLAT NO - 8	92.760 SQ.M.	01	02	
9	5 TH FLOOR	FLAT NO - 9	92.760 SQ.M.	01	02	
10	5 TH FLOOR	FLAT NO - 10	92.760 SQ.M.	01	02	
			TOTAL	10	20	



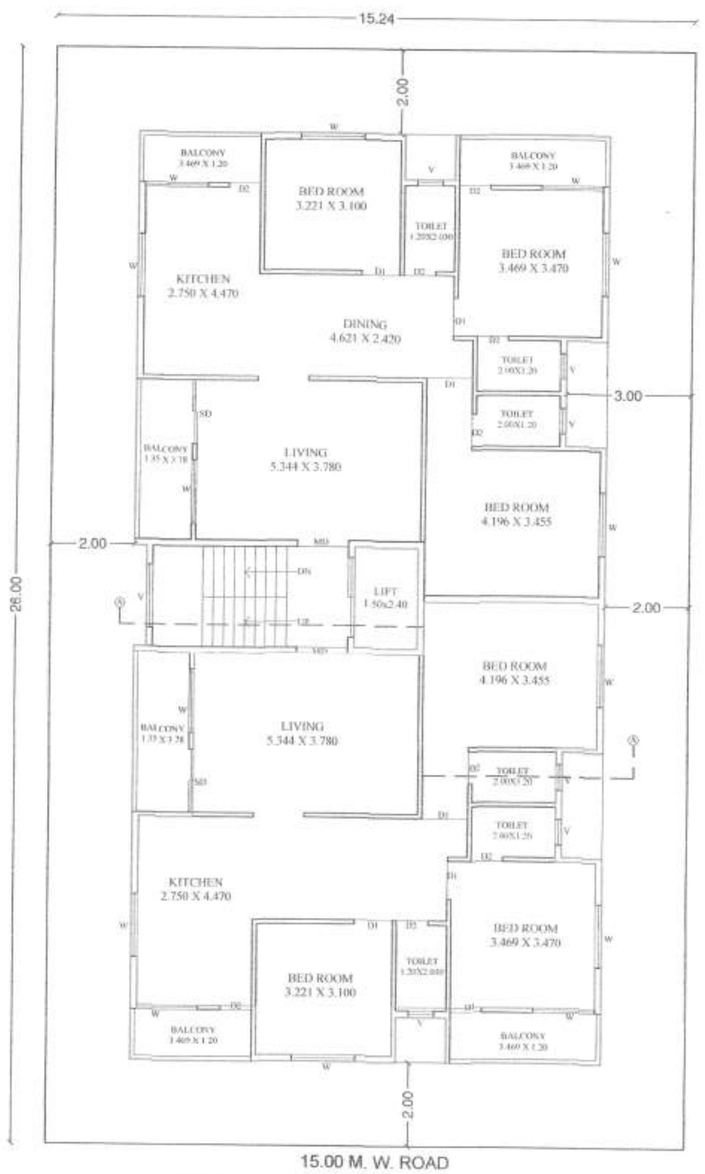
FRONT ELEVATION



SECTION AA



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



GROUND FLOOR PLAN
(BLOCK "B")

Polygon	LENGTH	WIDTH	AREA
B-Block	5.894	2.70	15.913
Total p line area	---->		15.913

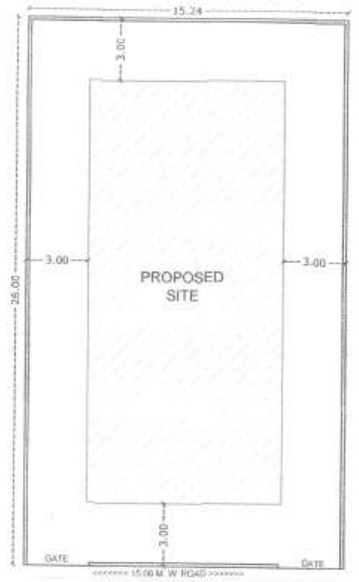


TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR PLAN)

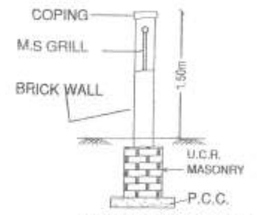
Polygon	LENGTH	WIDTH	AREA
A-Block	11.240	22.00	247.28
D-01	1.50	2.40	3.60
D-02	1.00	2.50	2.50
D-03	100	2.50	2.50
D-04	100	1.20	1.20
D-05	1.00	1.20	1.20
D-06	0.289	2.40	0.525
Total p line area	---->		235.755



SITE PLAN
NTS



LAYOUT PLAN



SECTION THROUGH COMPOUND WALL

OFFICIAL USE ONLY.

अर्जदार यांची सूचना

Approved as amended
in.....Colour
Subject to the conditions mentioned in
this office Building permit No. 673/21-22
Date...05../...01..../2022

DY.ENGINEER
Town Planing
Municipal Corporation
AURANGABAD.

AREA STATEMENT		
1.	Area of plot	396.24 SQ.M.
	a) As per ownership document (7/12, CTS extract)	396.24 SQ.M.
	b) As per measurment sheet	396.24 SQ.M.
	c) As per site	396.24 SQ.M.
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.	Gross Area of plot (1-2)	396.24 SQ.M.
4.	Recreational open space	
	(a) Required -	
	(b) Proposed -	
5.	Amenity space	
	(a) Required -	
	(b) Proposed -	
6.	Service road and Highway widening	
7.	Internal Road area	
8.	Net area of plot = [3-5(b)] *[For Basic F.S.I. - 1.00]*	396.24 SQ.M.
9.	Built up area with reference to basic F.S.I. as per front road width *(sr.no.8XI.1)*	435.86 SQ.M.
10.	Addition of area for F.S.I.	
	(a) In-situ area against D.P. road *[1.85x sr.no.2(a)] if any*	
	(b) In-situ area against Amenity Space *[2.00 or 1.85 sr.no.5(b)]*	
	(c) Premium FSI area *(subject to max 0.3of sr.no.8)*	198.12 SQ.M.
	(d) TDR area 40%	120.00 SQ.M.
	(e) Ancillary Area 60%	452.390 SQ.M.
	(Total a+b+c+d+e)	770.51SQ.M.
11.	Total area avaiable *(9+10)*	1206.37 SQ.M.
12.	Maximum utilization of FSI Permissble as per road width *(as per Regulation no.13.4)*	
13.	Total Built-up Area in proposal. *(excluding area at Sr.No 15b)*	
	a) Existing Built -up Area.	
	b) Proposed P-Line Area.	1194.66 SQ.M.
	c) Proposed Built -up Area.	
	D) Excess Double Height terrace area counted in FSI.	
	(Total a+b+c+d)	
14.	F.S.I. Consumed (13/8) *(should not be more than serial no.12 above)*	2.48%
15.	Area for Inclusive Housing if any	
	(a) Required *(20% of sr.no. 9)*	

LEGENDS

1) PLOT BOUNDARY
2) DRAINAGE LINE
3) WATER SUPPLY LINE
4) PROPOSED CONSTRUCTION
5) EXISTING STRUCTURE

TITLE	SUB DRAWING
PROJECT	PROPOSED PLAN ON PLOT NO - 6, GUT NO-30 , AT ITKHEDA, TQ. & DIST. AURANGAD.
OWNER NAME	OWNER SIGN.

MR. RAJABHAU VITTHALRAO KANDURE
MRS. SUCHITA RAJABHAU KANDURE

GPA HOLDER ADITYA BIDCON THROUGH
SHRI. RAHUL BASWANT NANDGAWALI.

ARCHITECT SIGN.

Ar. Santosh Adhav
Architect
Reg. No. CA/2005/37050

NORTH

Architect
SANTOSH ADHAV
B.Architecture

SIGNATURE
Design Became Signature
Architect & Interior Designer

69, Upper Ground Floor,
JAY TOWER.
Kokanwadi Chowk,Station Road,
Padampura , Aurangabad.
mail ID:- ar.adhav@yahoo.com
Mobil No:98 60 74 76 80

DRG BY.	SCALE	DATE	CHECKED BY	DEALT
GANESH	1:100	25-10-2021	A.S.A	

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