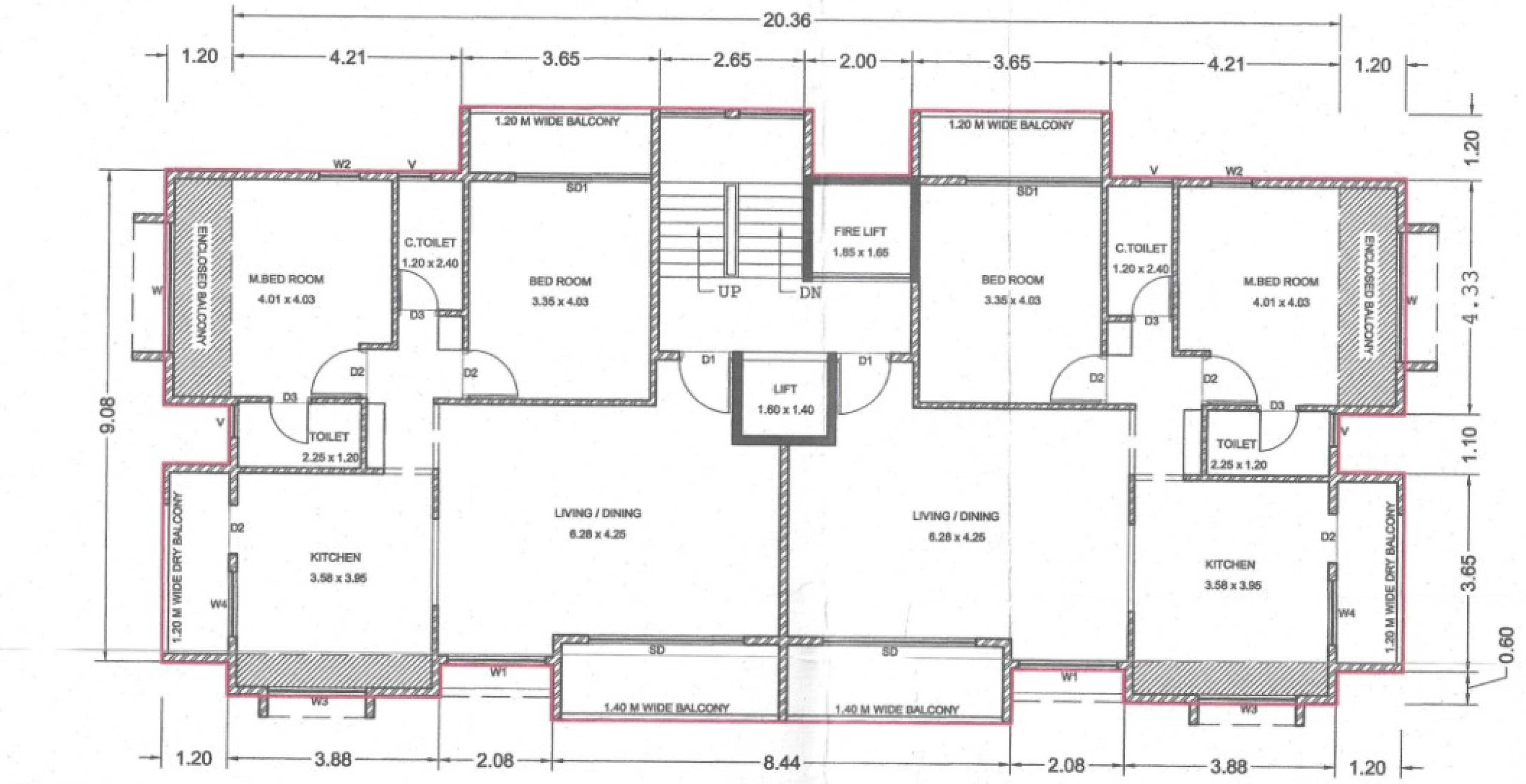
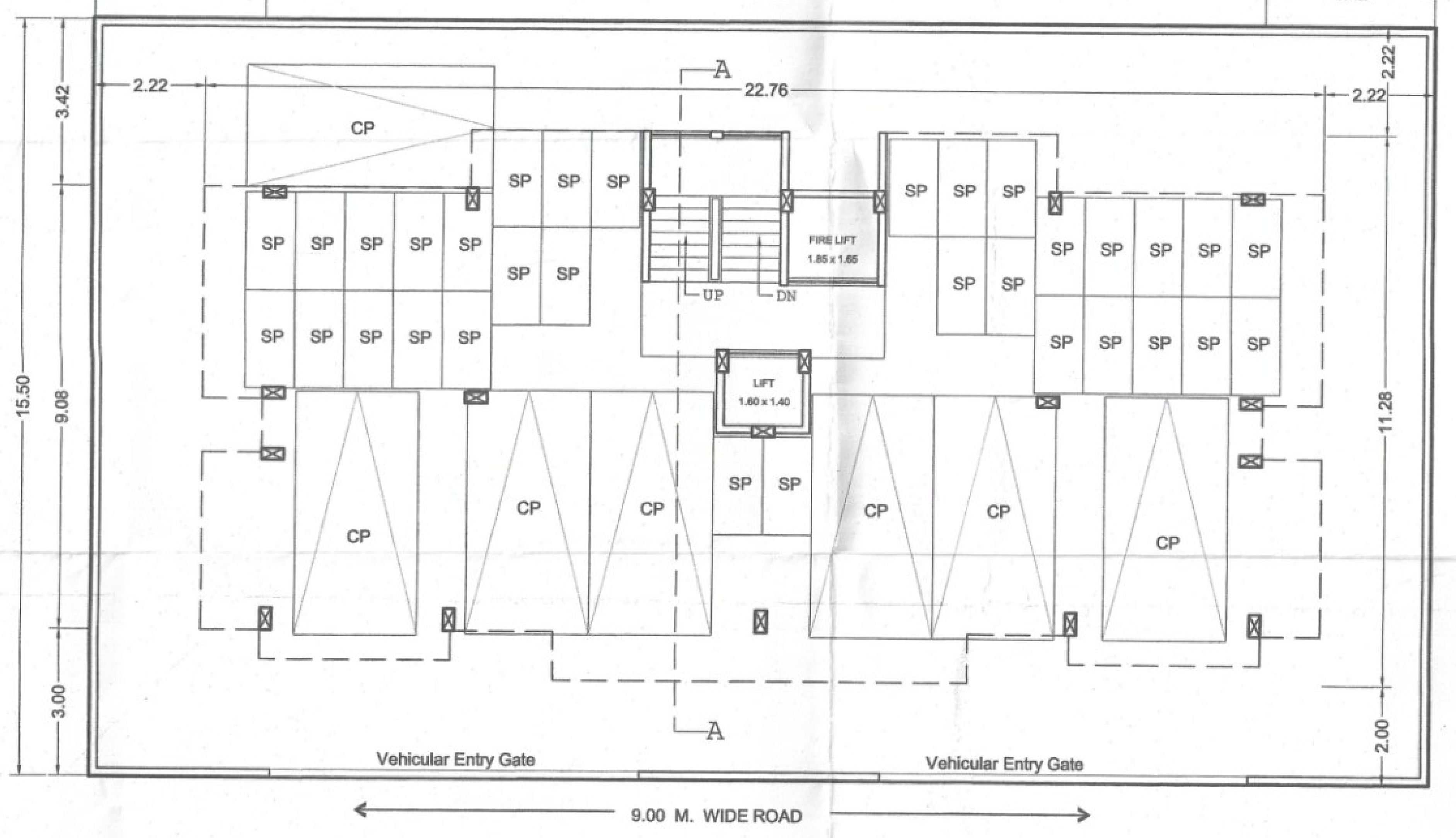
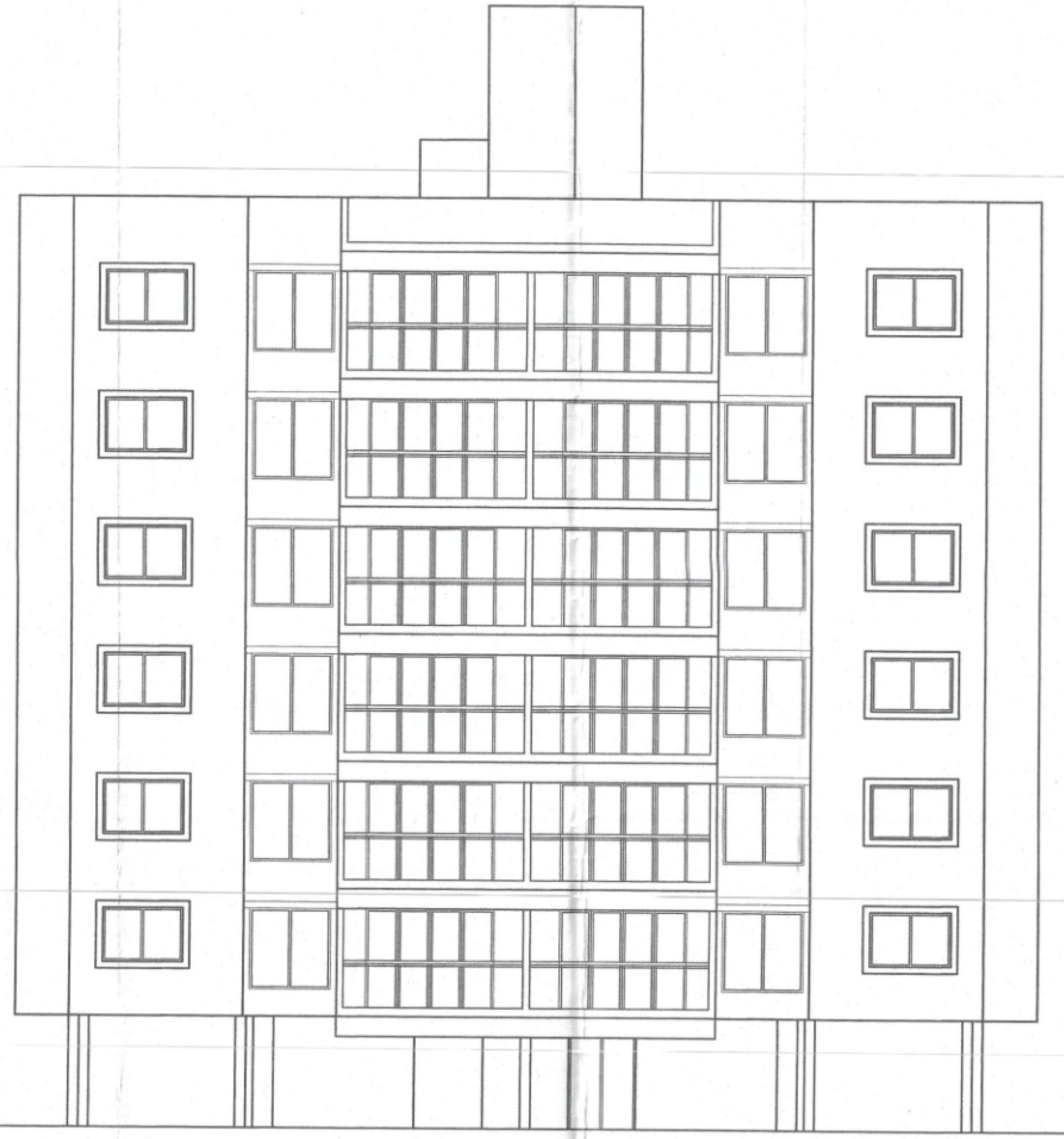


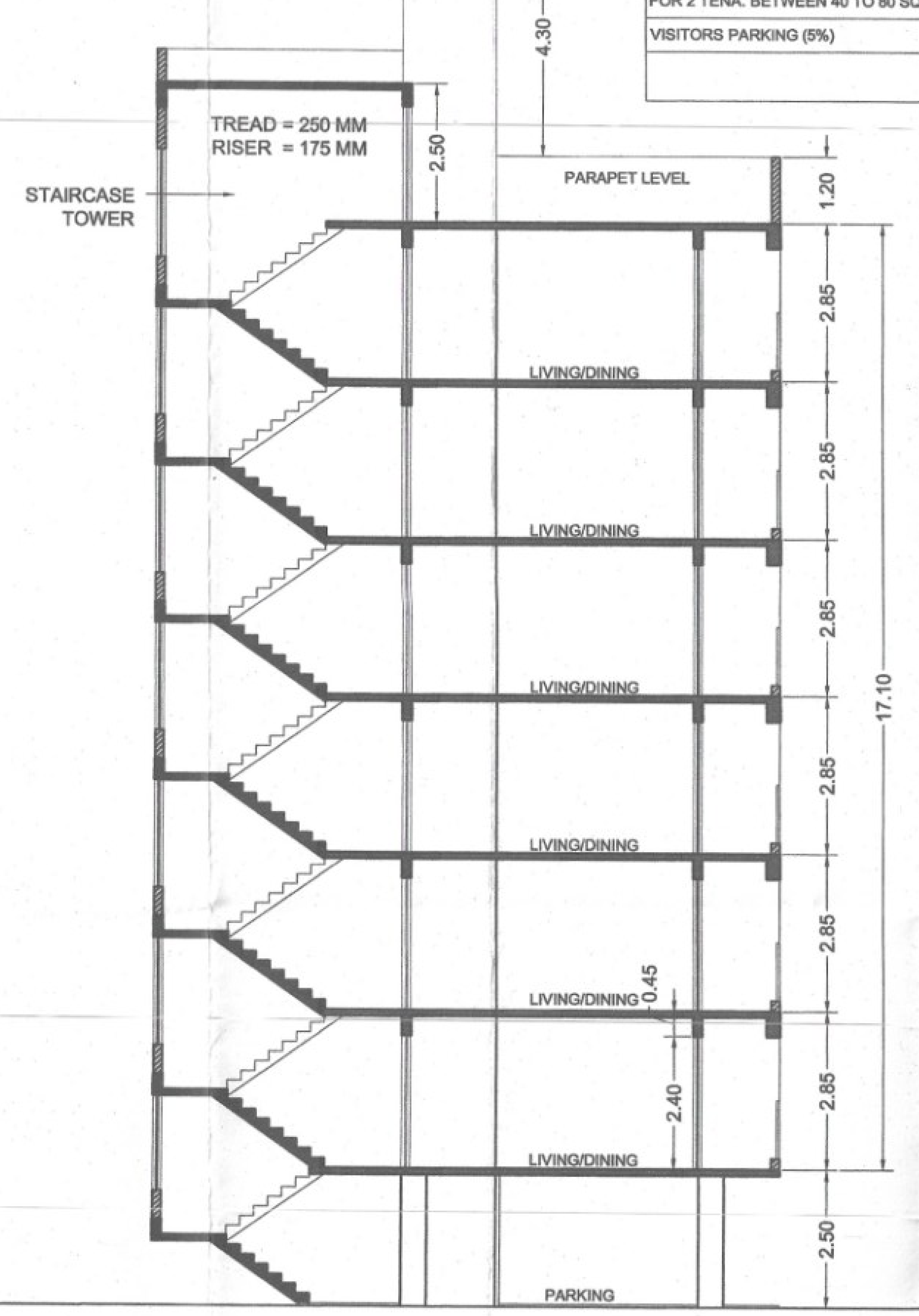
TYPICAL 1st, 2nd, 3rd, 4th, 5th & 6th FLOOR PLAN SCALE 1:100



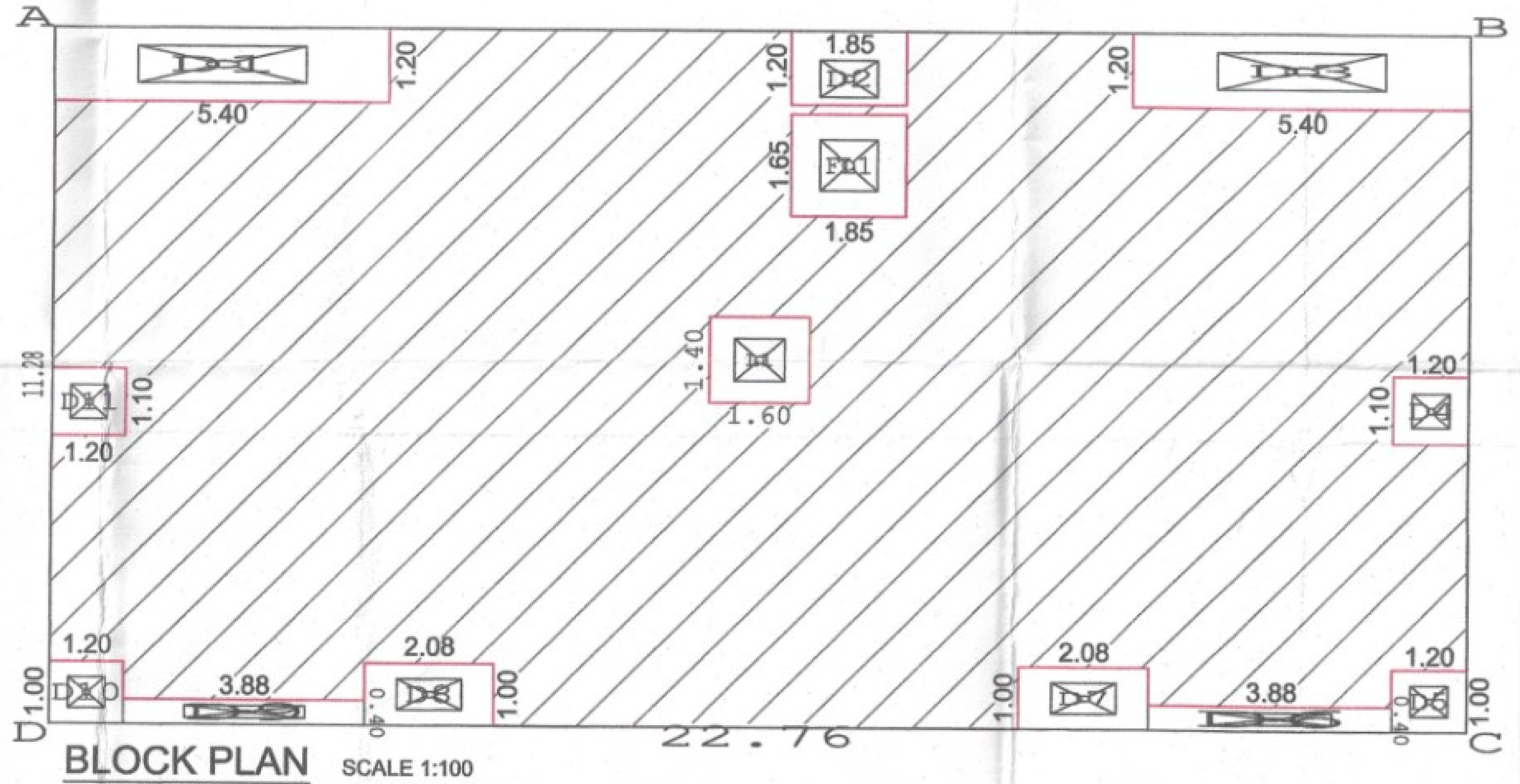
GROUND FLOOR PLAN SCALE 1:100



FRONT ELEVATION SCALE 1:100



SECTION AA SCALE 1:100



BLOCK PLAN SCALE 1:100

PARKING STATEMENT

TENAMENT AREA	PARKING RATIO	NO OF TENAMENT	REQUIRED PARKING	PROPOSED PARKING
FOR 2 TENA. BETWEEN 40 TO 80 SQ.MT.	1:5	12	6:30	6:30
VISITORS PARKING (5%)			1:2	1:2
		TOTAL	7:32	7:32

CARPET AREA CALCULATIONS

TENAMENT AREA

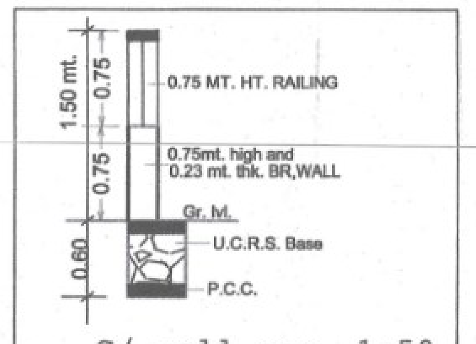
FLAT NOS	ROOMS	AREA	CARPET AREA
2BHK:1-12	TOILET TOILET KITCHEN BED ROOM BED ROOM LIVING	2.70 2.88 14.14 13.50 15.54 28.12	76.88

SCHEDULE FOR OPENING

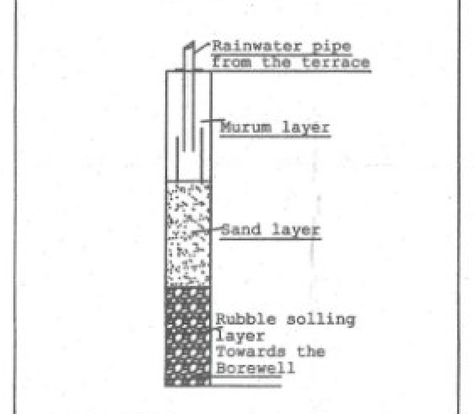
NAME	LENGTH	HEIGHT	NOS.
W	2.40	1.20	12
W1	1.80	1.80	12
W2	0.75	1.20	12
W3	1.80	1.20	12
W4	1.20	1.20	12
V	0.60	0.90	24

SCHEDULE FOR OPENING

NAME	LENGTH	HEIGHT	NOS.
SD	2.85	2.40	12
SD1	2.50	2.40	12
D1	1.00	2.40	12
D2	0.90	2.40	36
D3	0.75	2.40	24



C/ wall sec. 1:50

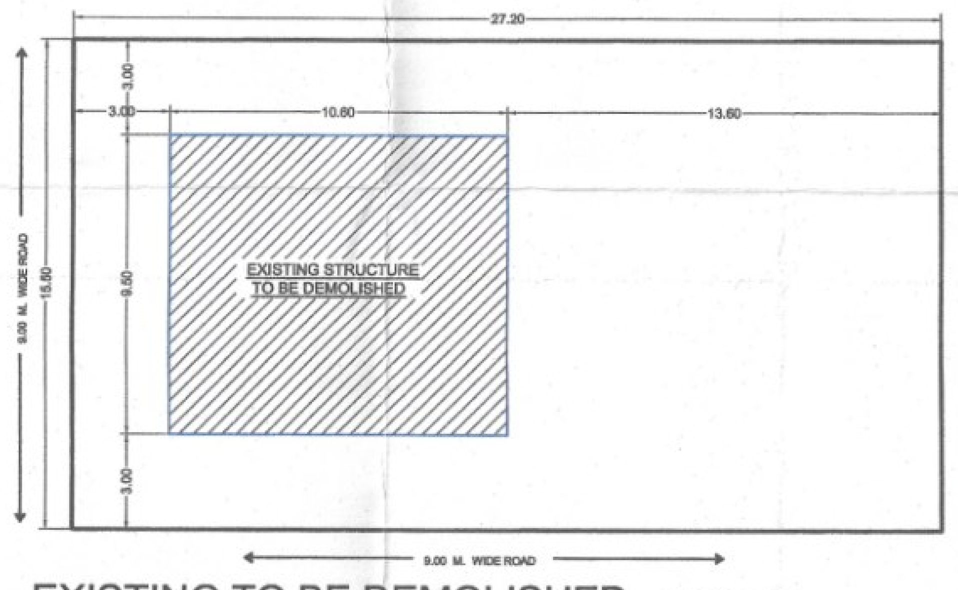


Details of rainwater harvesting pit (filtration tank)

BUILT UP AREA CALCULATIONS : TYPICAL FLOOR

AREA OF BLOCK [ABCD] = 22.76 X 11.28 = 256.73 SQ.M

STANDARD DEDUCTIONS :-	
D1. 5.40 X 1.20 X (1) =	6.48 SQ.M
D2. 1.85 X 1.20 X (1) =	2.22 SQ.M
D3. 5.40 X 1.20 X (1) =	6.48 SQ.M
D4. 1.20 X 1.10 X (1) =	1.32 SQ.M
D5. 1.20 X 1.00 X (1) =	1.20 SQ.M
D6. 3.88 X 0.40 X (1) =	1.55 SQ.M
D7. 2.08 X 1.00 X (1) =	2.08 SQ.M
D8. 2.08 X 1.00 X (1) =	2.08 SQ.M
D9. 3.88 X 0.40 X (1) =	1.55 SQ.M
D10. 1.20 X 1.00 X (1) =	1.20 SQ.M
D11. 1.20 X 1.10 X (1) =	1.32 SQ.M
TOTAL STANDARD DEDUCTIONS =	27.48 SQ.M
GROSS AREA :(256.73 + 0.00) - 27.48 =	229.25 SQ.M
LIFT DEDUCTIONS :- L1. 1.60 X 1.40 X (1) =	2.24 SQ.M
TOTAL LIFT DEDUCTIONS =	2.24 SQ.M
FIRE-LIFT DEDUCTIONS :- FL1. 1.85 X 1.65 X (1) =	3.05 SQ.M
TOTAL FIRE-LIFT DEDUCTIONS =	3.05 SQ.M
TOTAL DEDUCTIONS =	5.29 SQ.M
NET AREA :229.25 - 5.29 =	223.96 SQ.M
TOTAL NET AREA =	223.96 SQ.M



EXISTING TO BE DEMOLISHED SCALE 1:200

OFFICE USE

अटी व नियम

बांधकाम परवानगीनुसार बांधकाम सुरू केल्यानंतर ज्योत्यापर्यंत (Plinth Level) चे बांधकाम पूर्ण झाल्यावर वास्तुविशारद / व्यवसायीक अभियंता/ सुपरवायझर, यांचे मार्फत ज्योत्याचे पूर्णत्वाचे प्रमाणपत्र ह्या कार्यालयाकडून प्राप्त करून घेऊन नंतरच पुढील बांधकाम सुरू करावे अन्यथा आपण त्या पुढे केलेले बांधकाम अनाधिकृत समजुन कार्यवाही करण्यात येईल ह्याची नोंद घ्यावी

नारत बांधकाम साहित्य व माती म.न.पा.च्या रस्त्यावर ठेवू नये

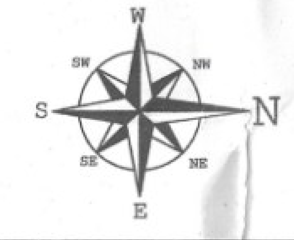
अर्जदार यांची प्रत

Approved as ammended in.......................colour, Subject to the conditions mentioned in this office's Building Permit No. 225/21-22 Date....16/06/2021.

Town Planner
Town Planning Department
Municipal Corporation
Aurangabad

AREA STATEMENT IN SQ.MT.

A.	AREA OF PLOT		421.60 SQ.M.
B.	BASIC FSI (1.10)	42.16 SQ.M.	463.76 SQ.M.
C.	PREMIUM (0.50)	210.80 SQ.M.	674.56 SQ.M.
D.	PERMISSIBLE T.D.R. (0.40)	168.64 SQ.M.	843.20 SQ.M.
E.	PERMISSIBLE ANCILLARY AREA (RESIDENTIAL 60%)	505.92 SQ.M.	1349.12 SQ.M.
F.	PERMISSIBLE FLOOR AREA (A+B+C+D+E)		1349.12 SQ.M.
G.	PROPOSED FLOOR AREA		
	FIRST FLOOR		223.96 SQ.M.
	SECOND FLOOR		223.96 SQ.M.
	THIRD FLOOR		223.96 SQ.M.
	FOURTH FLOOR		223.96 SQ.M.
	FIFTH FLOOR		223.96 SQ.M.
	SIXTH FLOOR		223.96 SQ.M.
H.	TOTAL PROPOSED FLOOR AREA		1343.76 SQ.M.
I.	AREA ALREADY APPROVED	744.31 SQ.M.	
J.	REVISED PROPOSED AREA		599.45 SQ.M.
K.	PREMIUM ALREADY LOADED	126.32 SQ.M.	
L.	T.D.R. ALREADY LOADED	168.42 SQ.M.	
N.	PREMIUM TO BE LOADED		93.53 SQ.M. 98.08 SQM
O.	ANCILLARY AREA (RESIDENTIAL 60%)		505.92 SQ.M.
P.	F.S.I. CONSUMED		3.187



REFERENCE :

PLOT BOUNDARY	THICK BLACK
PROPOSED B/U	THICK RED
APPROVED B/U	THICK BLUE
WATER LINE	THICK BLUE
DRAINGE LINE	THICK BLACK DOTTED

PROPOSAL

REVISED PROPOSAL FOR RESIDENTIAL BUILDING ON PLOT NO. 12 & 13 GUT NO. 47(PART) AT ITKHEDA, AURANGABAD.

FOR:

1) UTTAM BHAURAO PATIL
2) ASHISH UTTAMRAO PATIL
3) PRITI SUDHIR MAKNIKAR

ARCHITECT

NISHANT V. TAWDE
B.ARCH I.I.A
REGD NO. CA/2002/29755
ARCHITECT AND INTERIOR DESIGNER

NISHANT TAWDE
Architect & Interior Designer
GROUND FLOOR SHOP NO.16 , KAMGAR BHAWAN,
OPP. KARTIKI HOTEL,CBS ROAD, AURANGABAD.