अर्जदार यांची प्रत

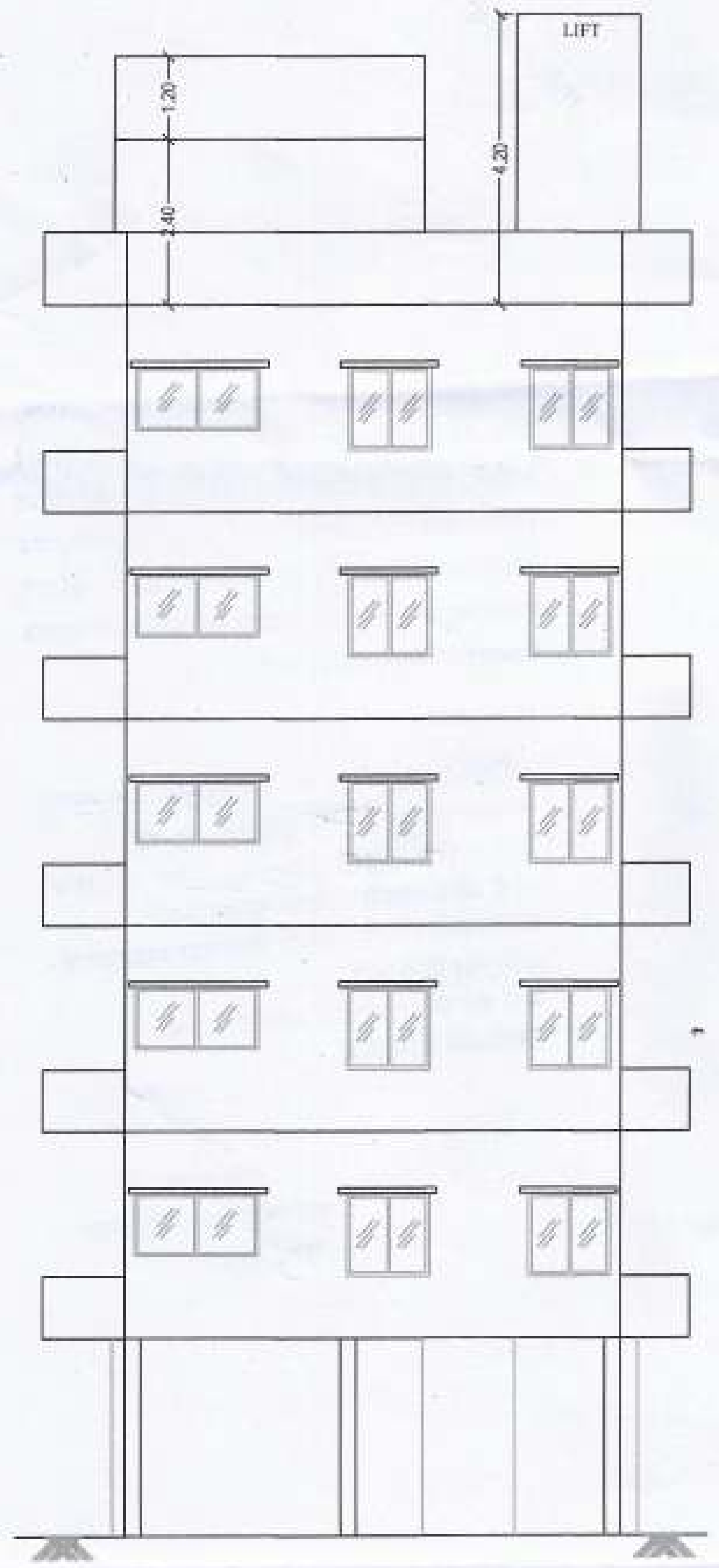
अटी व नियम

या बांधकाम परवानगीनुसार बांधकाम सुरू केल्यानंतर ज्योत्यापर्यंत (Plinth Level) चे बांधकाम पूर्ण झाल्यावर वास्तुविशारद / व्यवसायीक अभियंता/ सुपरवायझर, यांचे मार्फत ज्योत्याचे पूर्णत्वाचे प्रमाणपत्र ह्या कार्यालयात [illegible] घेऊन नंतरच पुढील बांधकाम सुरू करावे अन्यथा आपण या पुढे केलेले बांधकाम अनाधिकृत समजुन [illegible] कारवाई करण्यात येईल ह्याची नोंद घ्यावी

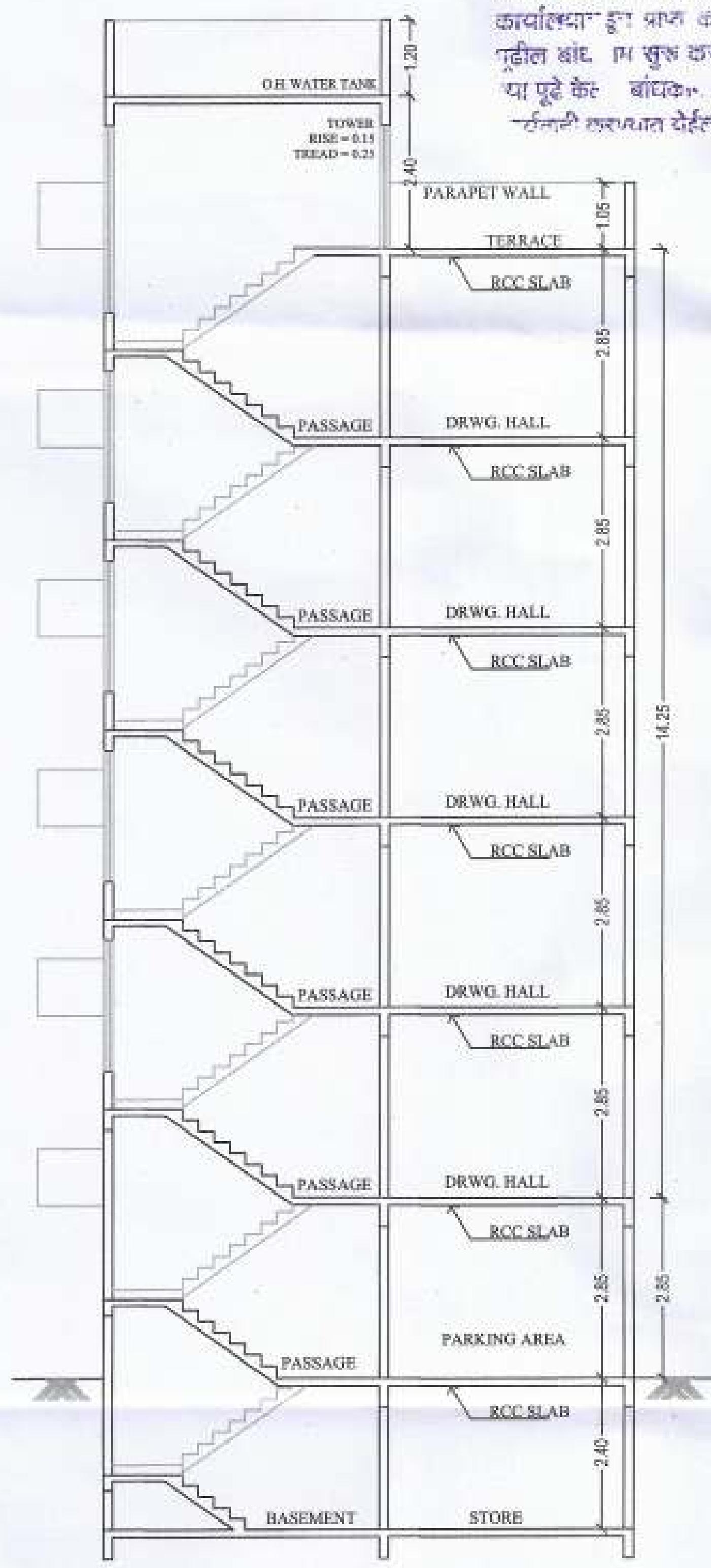
इमारत बांधकाम साहित्य, व माती म.न.पा.च्या रस्त्यावर ठेवू नये

Approved as amended
in..............................Colour
Subject to the conditions mentioned in
this office Building permit No. 75 /2022-23
Date. 12/10/2022

DY. ENGINEER
Town Planing
Municipal Corporation
AURANGABAD.



ELEVATION
SCALE 1:200



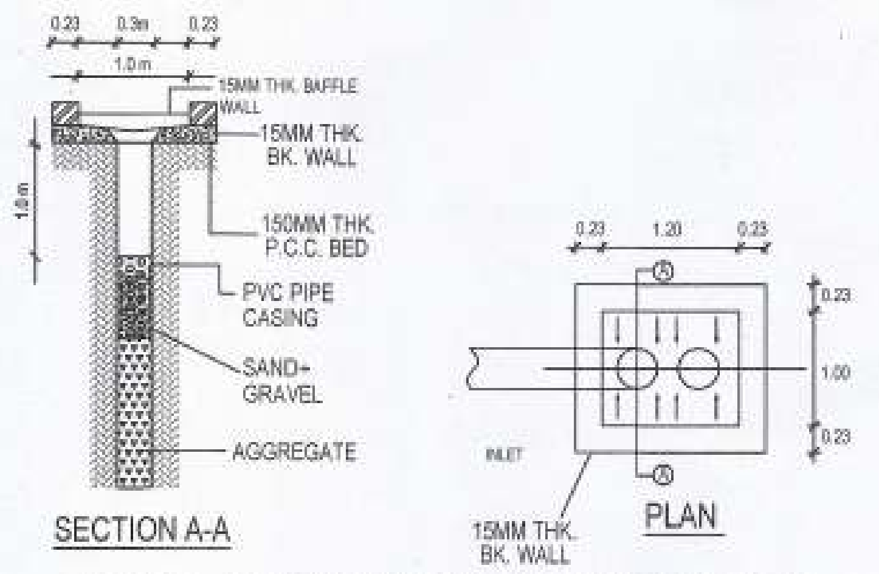
SECTION A-A'
SCALE 1:200

PARKING STATEMENT AS PER CHAPTER - 08

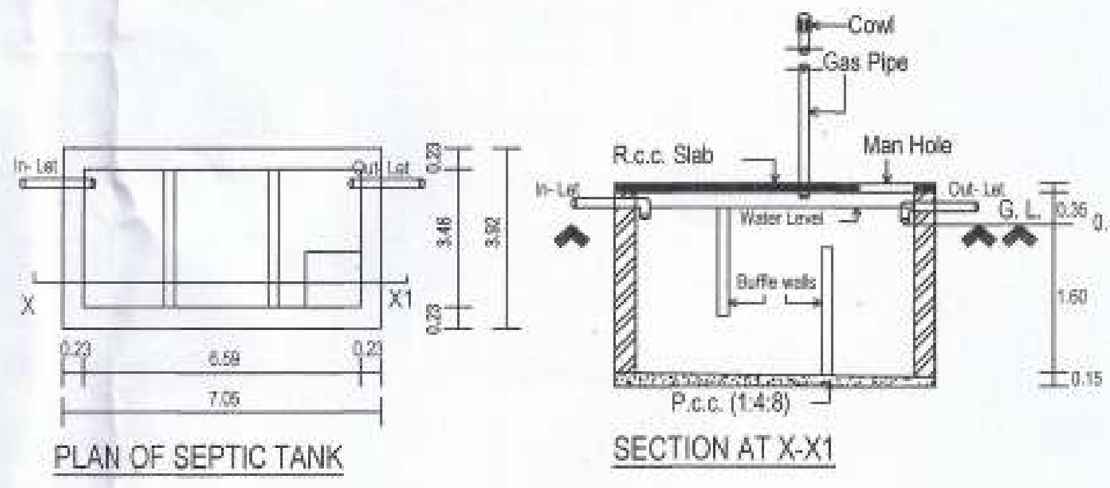
TABLE NO. 8B	NO. OF TENEMENTS	REQUIRED		IN ADDITION 5% VISITOR PARKING		TOTAL		MULTIPLYING FACTOR = 0.70		PROPOSED PARKING	
		A	B	C 5% OF A	D 5% OF B	E A+C	F B+D	G E X 0.70	H F X 0.70		
RULE FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ. M. 01 CAR 06 SC	10 NOS.	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC
		05	25	00	01	05	26	04	18	04	18
TOTAL										04	18

B/UP AREA & CARPET AREA AS PER RERA

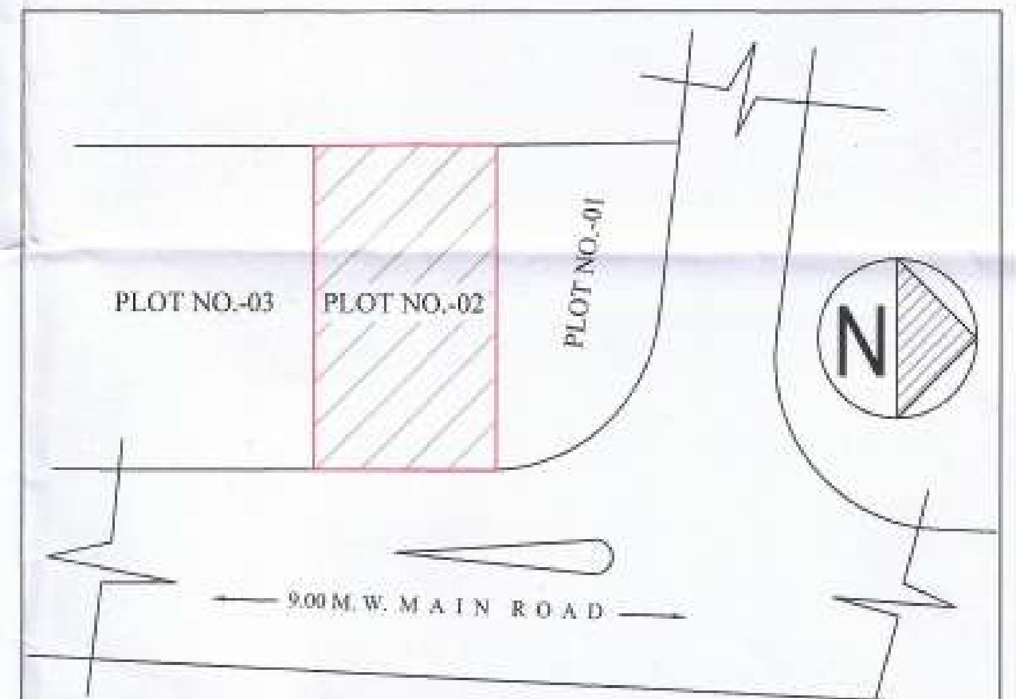
FLAT NOS.	B/UP AREA (AS PER P- LINE)	CARPET AREA (AS PER RERA)
101,201,301,401,501.	75.90 SQ.MT.	63.65 SQ.MT.
102,202,302,402,502.	73.15 SQ.MT.	62.20 SQ.MT.



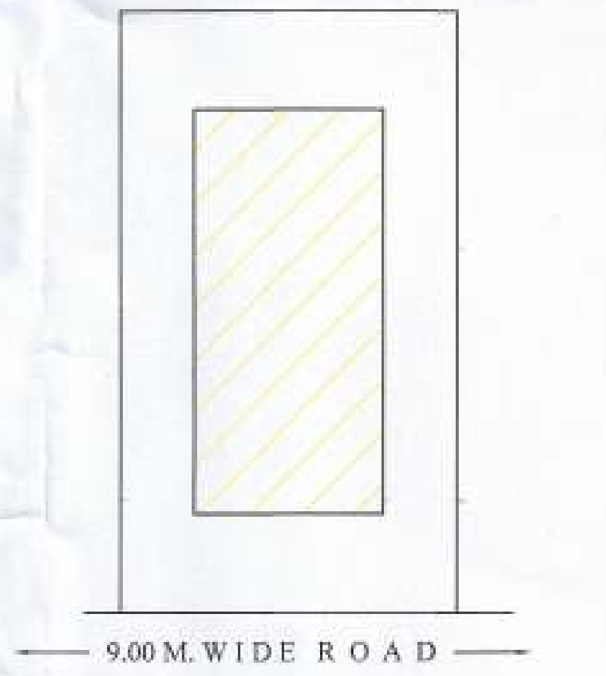
DETAIL OF RAIN WATER HARVESTING PIT



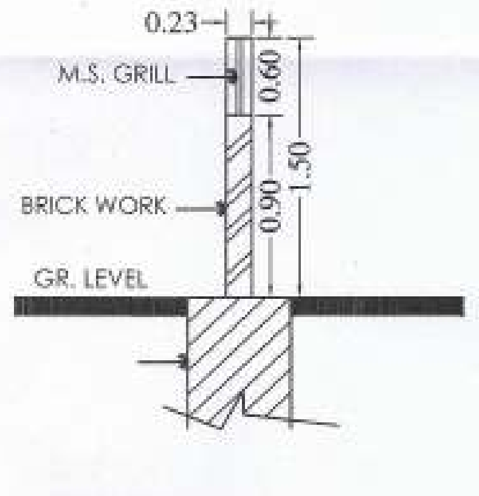
DETAIL OF SEPTIC TANK



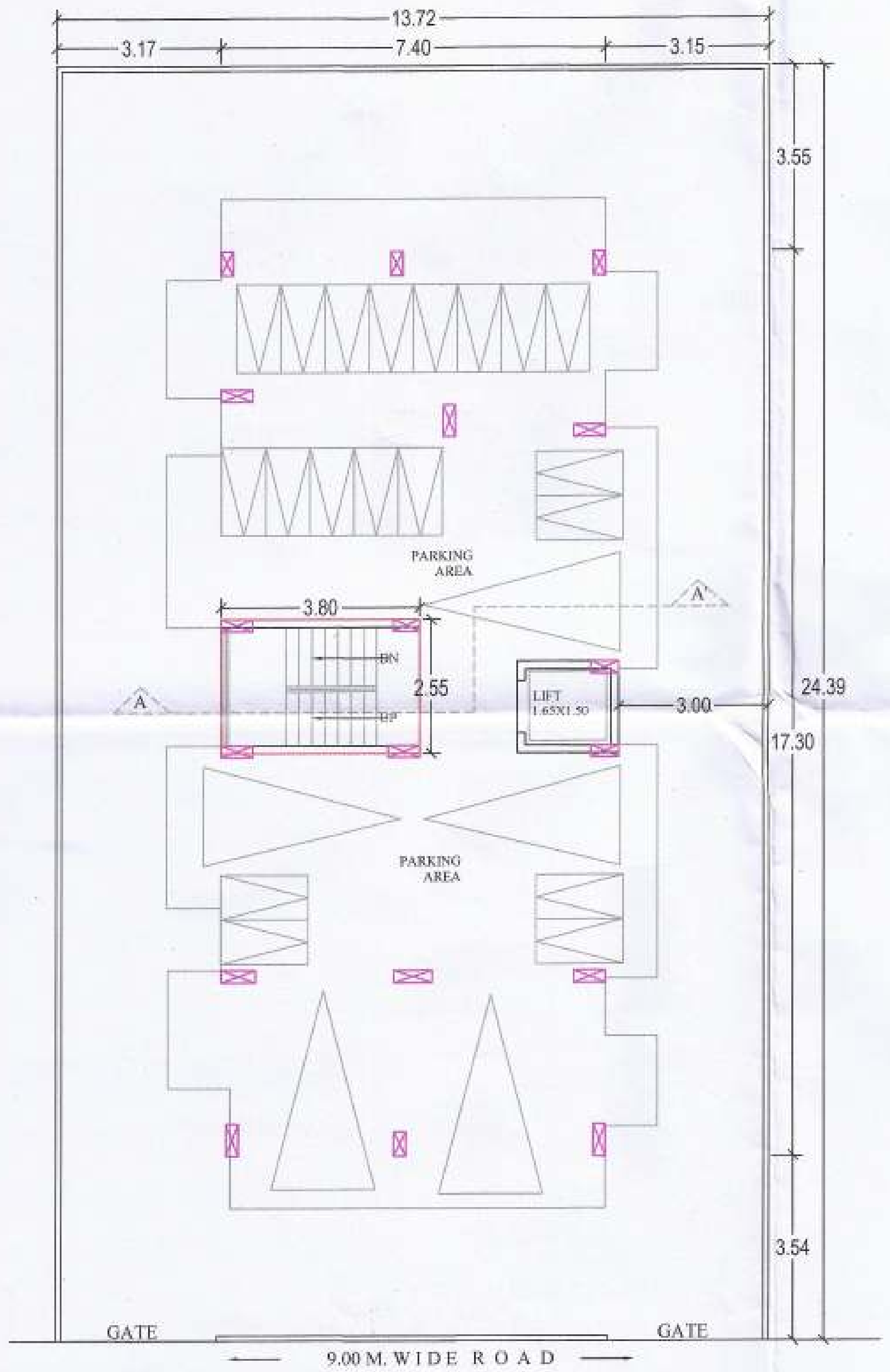
LOCATION PLAN



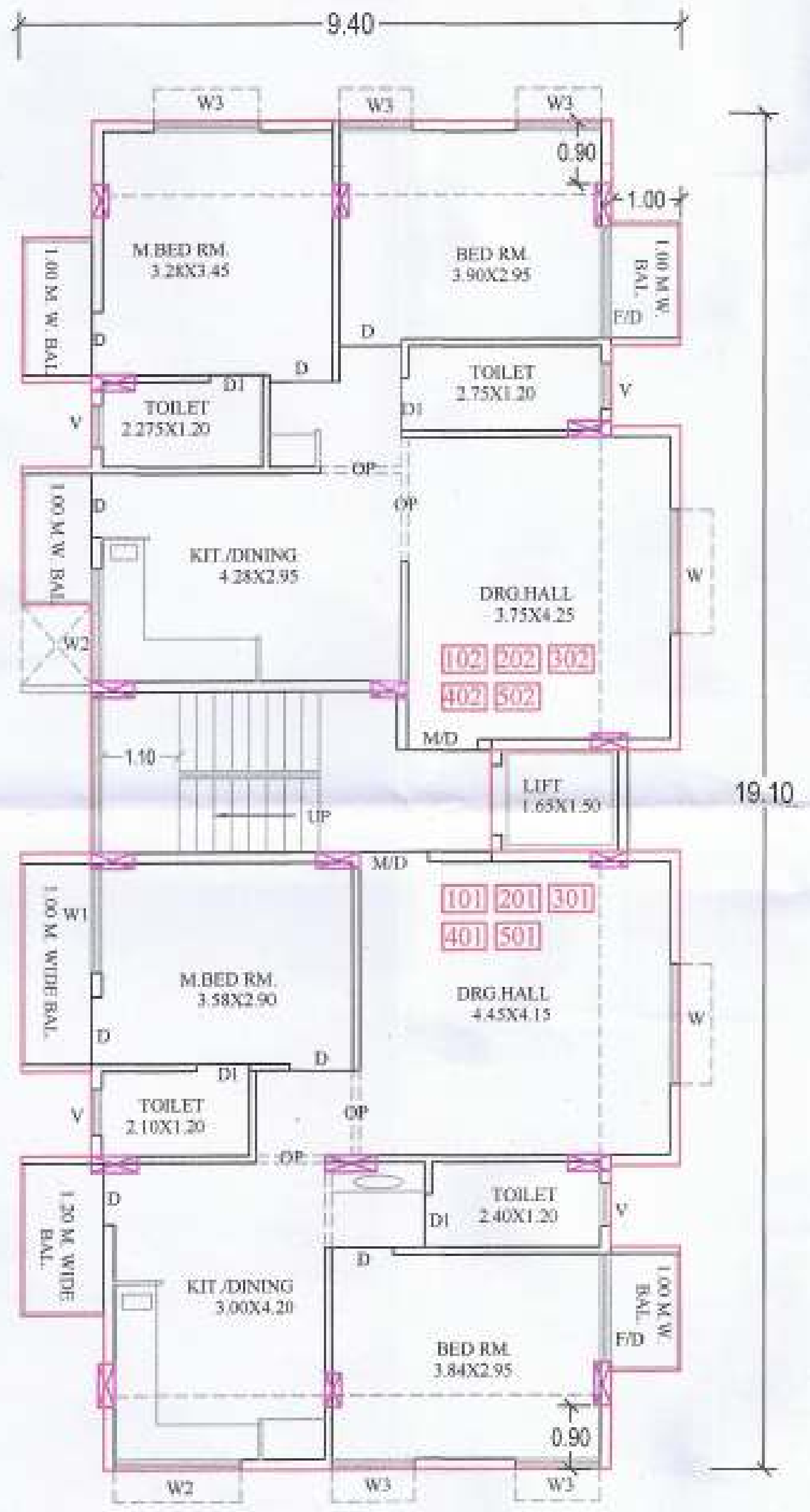
EXISTING TO BE DEMOLISH



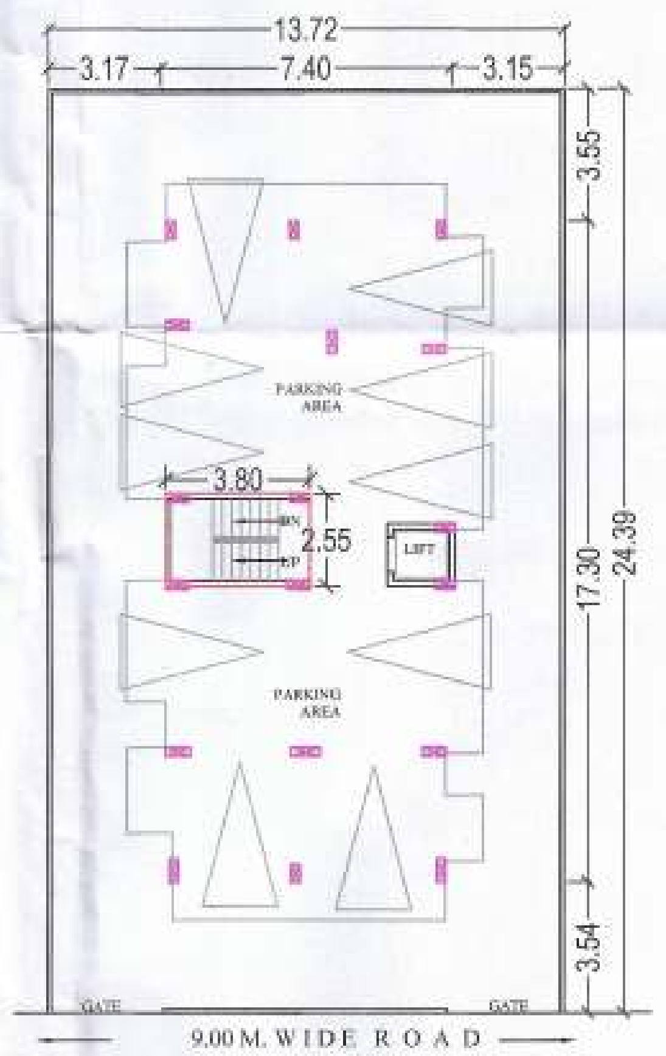
COMPOUND WALL
SECTION
SCALE :- N.T.S.



PARKING FLOOR PLAN
SCALE 1:100



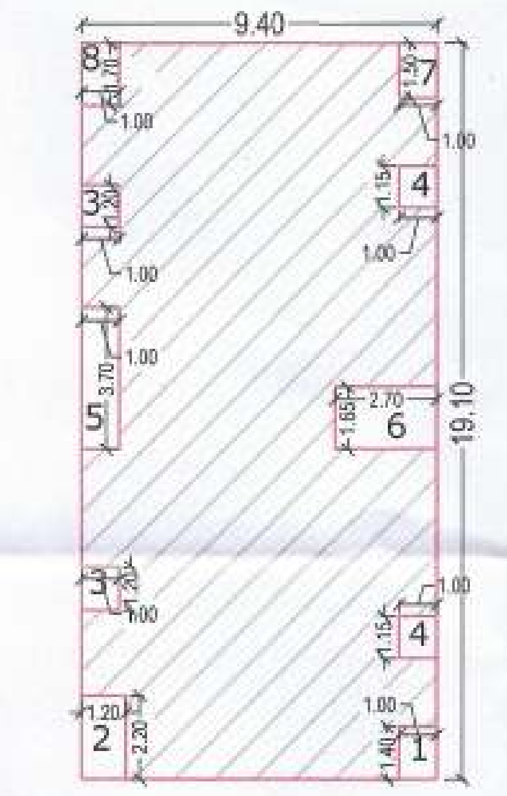
TYPICAL 1ST,2ND,3RD,4TH & 5TH FLOOR PLAN
SCALE 1:100



BLOCK PLAN
SCALE 1:200

AREA CALCULATION FOR PARKING FLOOR
A) OVER ALL DIM = 03.80 X 02.55 = 09.69 SQ.M.

B) TOTAL NET B/UP AREA = 09.69 SQ.M.



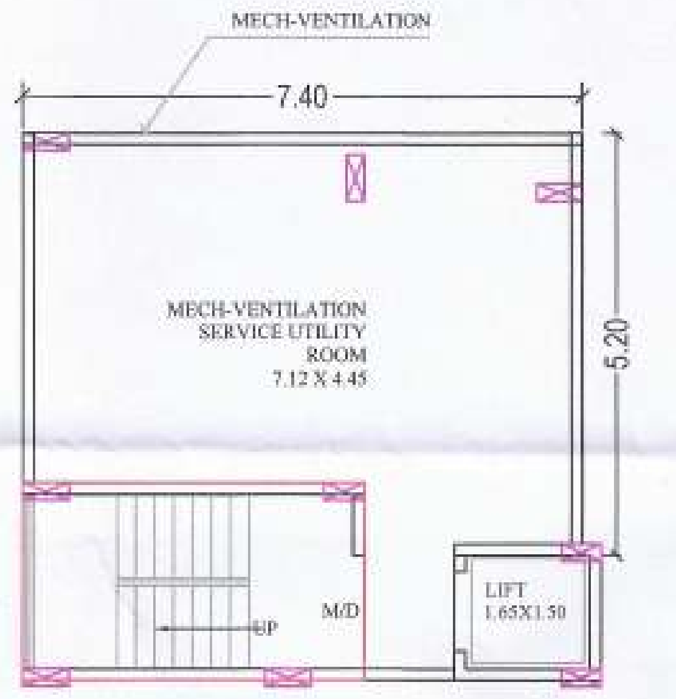
AREA CAL. FOR 1ST, 2ND, 3RD, 4TH & 5TH FLOOR PLAN
SCALE - 1: 200

1ST,2ND,3RD, 4TH & 5TH FLOOR PLAN

A) OVER ALL DIM = 09.40 X 19.10 = 179.54 SQ.M.
B) DEDUCTION 1) 1.00 X 1.40 = 01.40 SQ.M.
2) 1.20 X 2.20 = 02.64 SQ.M.
3) (1.00 X 1.20)X2 = 02.40 SQ.M.
4) (1.00 X 1.15)X2 = 02.30 SQ.M.
5) 1.00 X 3.70 = 03.70 SQ.M.
6) 2.70 X 1.65 = 04.45 SQ.M.
7) 1.00 X 1.50 = 01.50 SQ.M.
8) 1.00 X 1.70 = 01.70 SQ.M.

C) TOTAL DEDUCTION = 20.09 SQ.M.
D) TOTAL B/UP AREA = 179.54 - 20.09 = 159.45 SQ.M.

E) TOTAL NET B/UP AREA = 159.45 SQ.M.



BASEMENT FLOOR PLAN
SCALE 1:100

AREA CAL. FOR BASEMENT FLOOR PLAN
SCALE - 1: 200

AREA CALCULATION FOR PARKING FLOOR
A) OVER ALL DIM = 03.80 X 02.55 = 09.69 SQ.M.

B) TOTAL NET B/UP AREA = 41.09 SQ.M.

FOR OFFICE USE ONLY

Stamps of Approval of Plans:

Drawing Sheet No.- 01

A	AREA STATEMENTS	
	1. Total Area of Plot no. 02. (Minimum area of a, b, c to be considered)	327.70 SQM
	a) As per ownership document (7/12, CTS extract)	327.70 SQM
	b) as per measurement sheet	327.70 SQM
	c) as per site	327.70 SQM
	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)	327.70 SQM
	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]	327.70 SQM
	9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.10)	360.47 SQM
	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 x sr. no. 5 (b)],	-
	(c) Premium FSI area (subject to maximum of 0.5 of sr. no. 8)	163.85 SQM
	(d) TDR area	-
	(e) Additional FSI area under chapter VIII	-
	(Total of a+b+c+d+e)	-
	11. Total area available (9+10)	524.32 SQM
	12. Ancillary Area 60 % of (sr. no. 11 X 0.60)	314.59 SQM
	13. Total Allowed B/up Area (11+12)	838.91 SQM
	14. Total Built-up Area in proposal. (excluding area at Sr.No.15.b)	
	a) Existing Built-up Area.	-
	b) Proposed Built-up Area	838.25 SQM
	c) Excess Balcony area counted in F.S.I.	-
	d) Excess Double Height terraces area counted in F.S.I.	-
	Total (a+b+c+d)	838.25 SQM
	15. F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)	02.55
	16. Area for Inclusive Housing, if any	-
	a) Required (20% of sr.no.9)	-
	b) Proposed	-

SCHEDULE OF OPENINGS

MD/D	- 1.00 X 2.10	T.W. PANNELED	W	- 1.50 X 1.20	ALUMINIUM SLIDING
D1	- 1.00 X 2.10	T.W. PANNELED	W1	- 1.50 X 1.08	ALUMINIUM SLIDING
D2	- 0.83 X 2.10	CONCRETE FRAME	W2	- 1.20 X 1.20	ALUMINIUM SLIDING
FD	- 2.40 X 2.10	T.W. PANNELED	W3	- 0.90 X 1.20	ALUMINIUM SLIDING
			W4	- 0.80 X 1.20	ALUMINIUM SLIDING
			W5	- 0.35 X 1.20	ALUMINIUM SLIDING
			V	- 0.60 X 0.60	M.S. LOUVERED

certified that the plot/land under referance was surved by me on 15-10-2020. and the dimensions of site etc. of plot stated on plan are as admeasured on site and the area so worked out tallies with the area stated in documents of ownership /t.p.act.

NOTES

1. THE STRUCTURE DONE IS R.C.C. FRAME STRUCTURE.
2. THE DEPTH OF FOUNDATION IS UPTO HARD STRATA.
3. THE WALL CONSTRUCTION IS IN BRICK MASONARY.
4. STAIRCASE PROVIDED IS NON SLIPPERY.
5. DADO IS PROVIDED UP TO 2.1 M HEIGHT IN BATH AND W.C.

LEGEND

1. PLOT BOUNDRY SHOWN IN BLACK.	▭
2. PROPOSED CONSTRUCTION SHOWN IN RED.	▭
3. SEWER LINE SHOWN IN RED DOTTED.	▭
4. WATER SUPPLY LINE SHOWN IN BLACK DOTTED THIN.	▭

PROPOSED RESIDENTIAL BUILDING PLAN ON PLOT NO.-02, CTS NO.-16930, AT OSMANPURA ,TQ.DIST.-AURANGABAD.

FOR
1) MR. AJAY SUDHAKAR RANA.
2) MRS. SANGITA SUDHAKAR RANA.

OWNERS SIGN

1. Sangeeta Rana
2. Rana

ARCHITECTS SIGN

Doifode
ARCHITECT
Mr. Dhananjay B. Doifode
(B.Arch, M.Arch)
CA/2013/60839
"Ganraj" P.No.3 & 4, Gajanan Colony, Aurangabad

D^2 ARCHITECT'S & INTERIOR DESIGNER'S
(DEVA'S GROUP)
AR.DHANANJAY DOIFODE.
"GANRAJ" PLOT NO.-3 & 4., GAJANAN
COLONY , GARKHEDA , AURANGABAD.
MO.- 9767456996 email: doifodedhananjay8@gmail.com

SUBMISSION DRAWING			SCALE - 1:100
DRAWN BY - P.D.	CHECKED BY-D.D.	DT - 15.06.2021	DRWG NO. 01/01