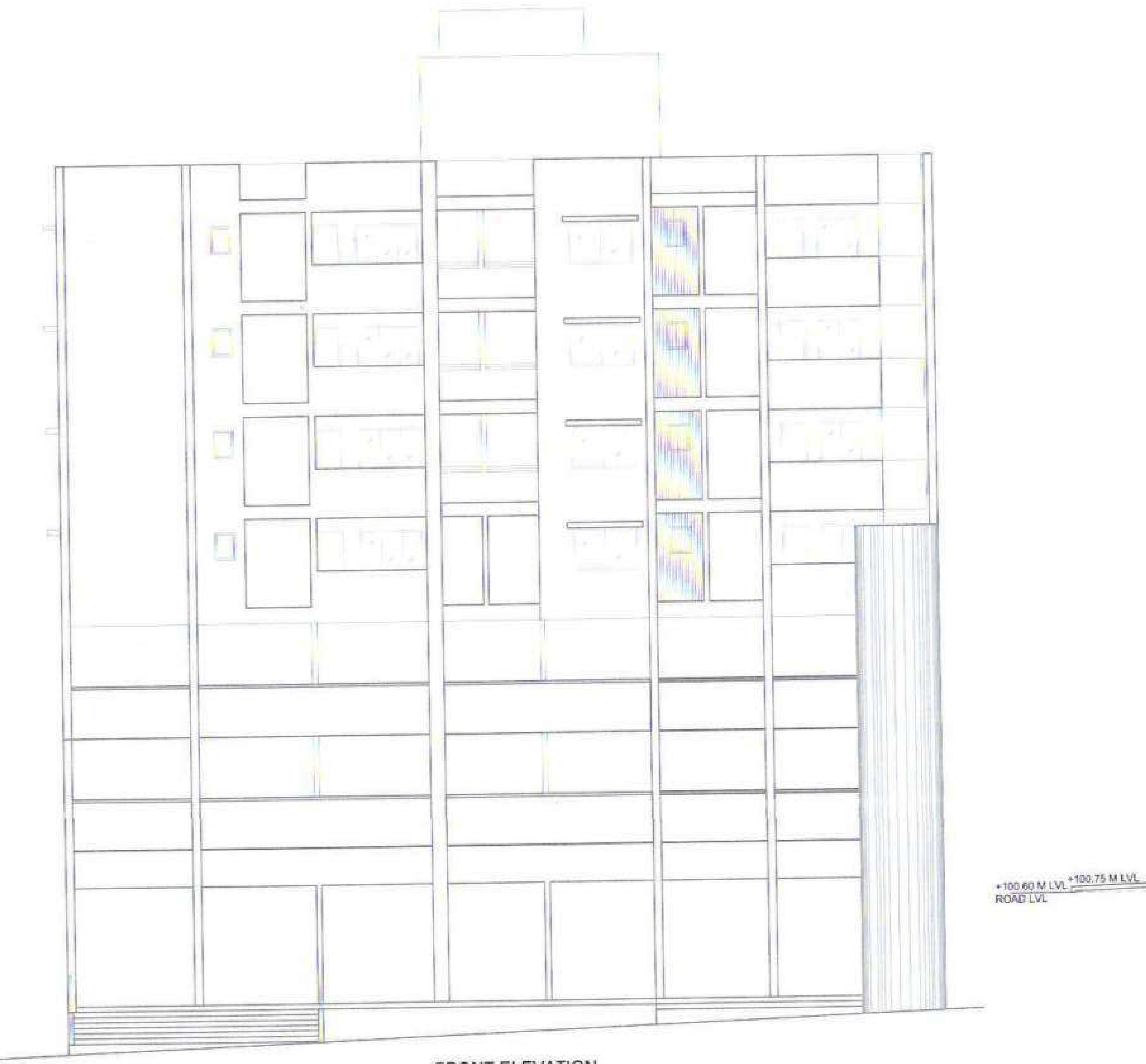
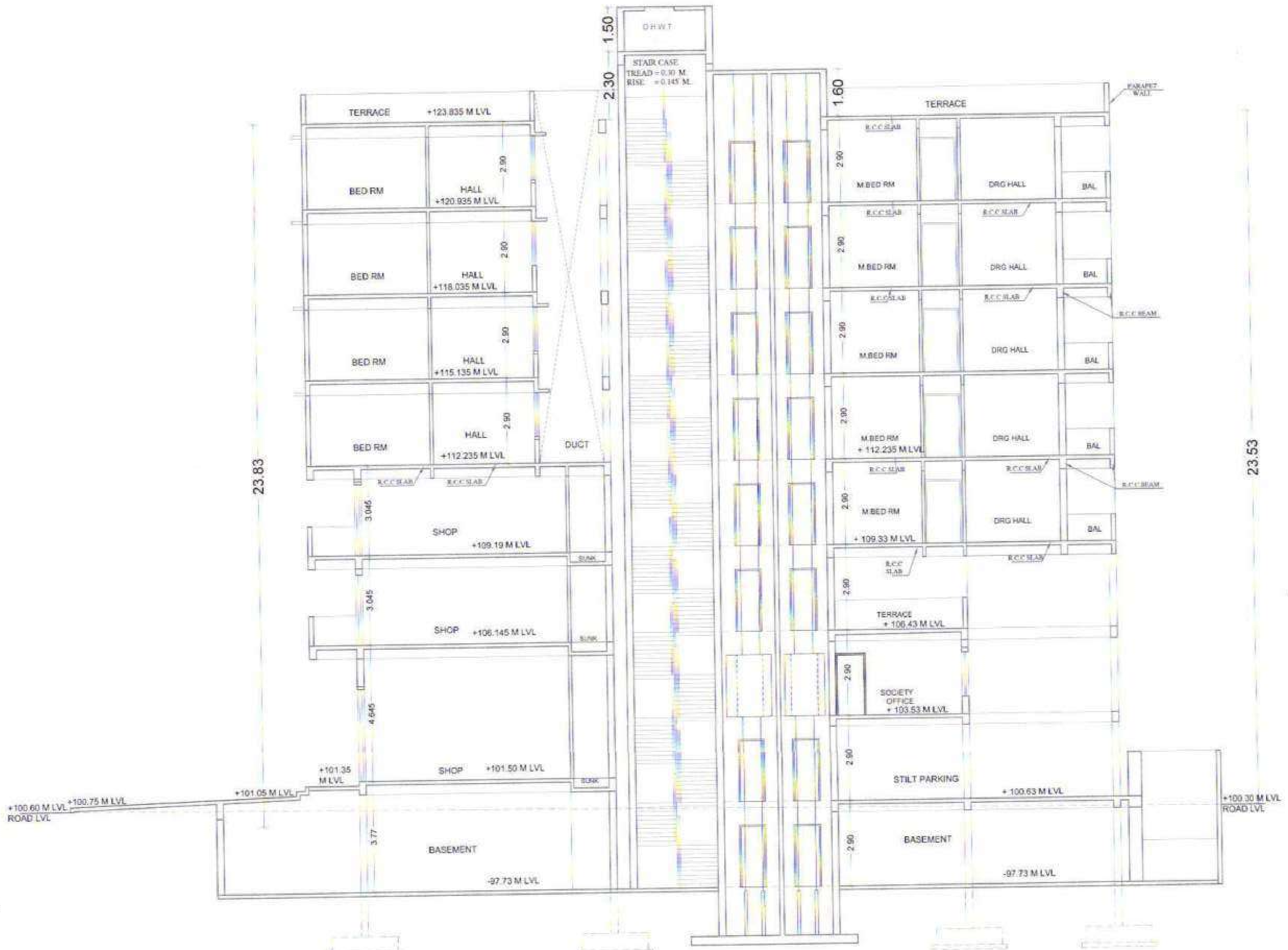
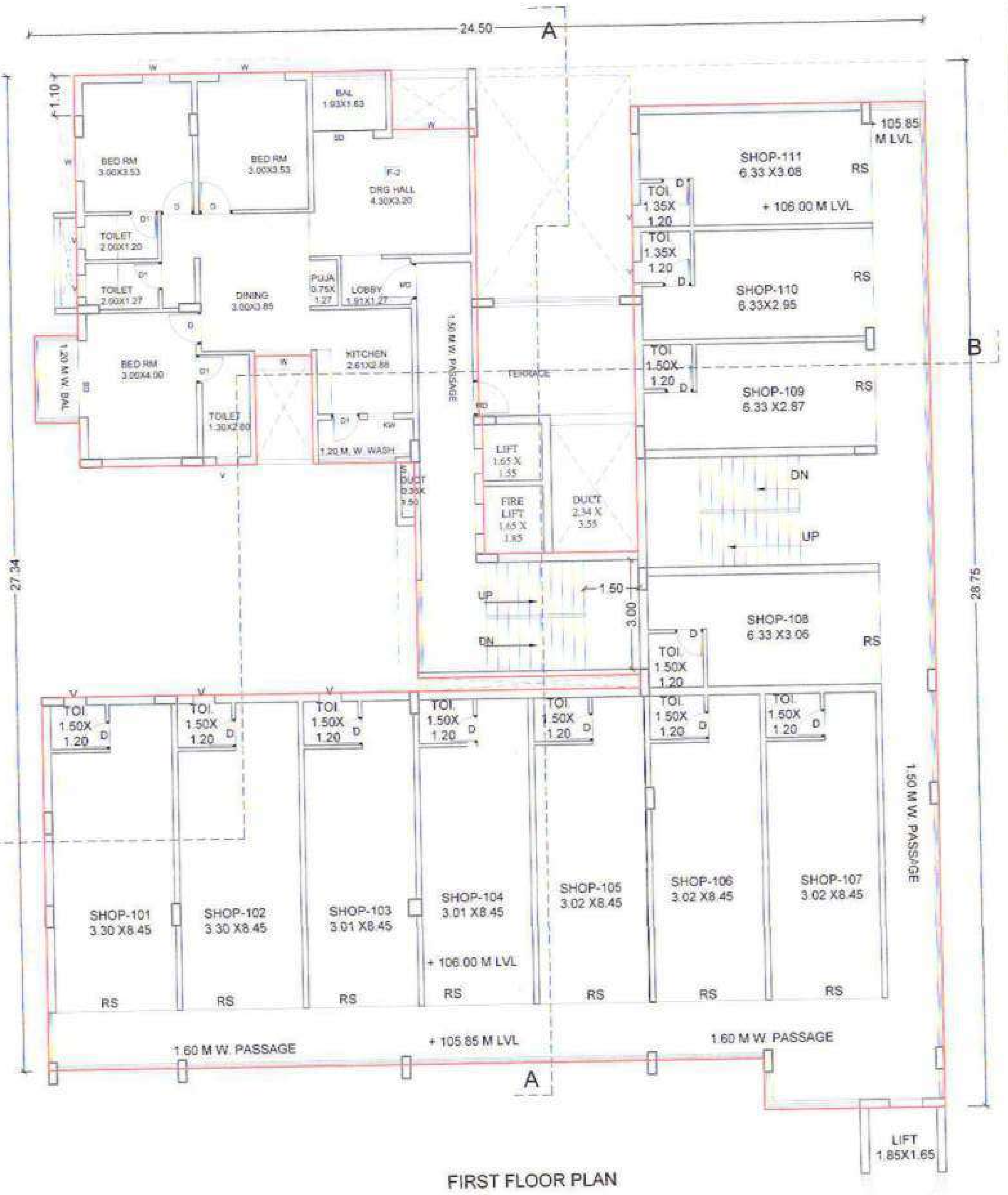
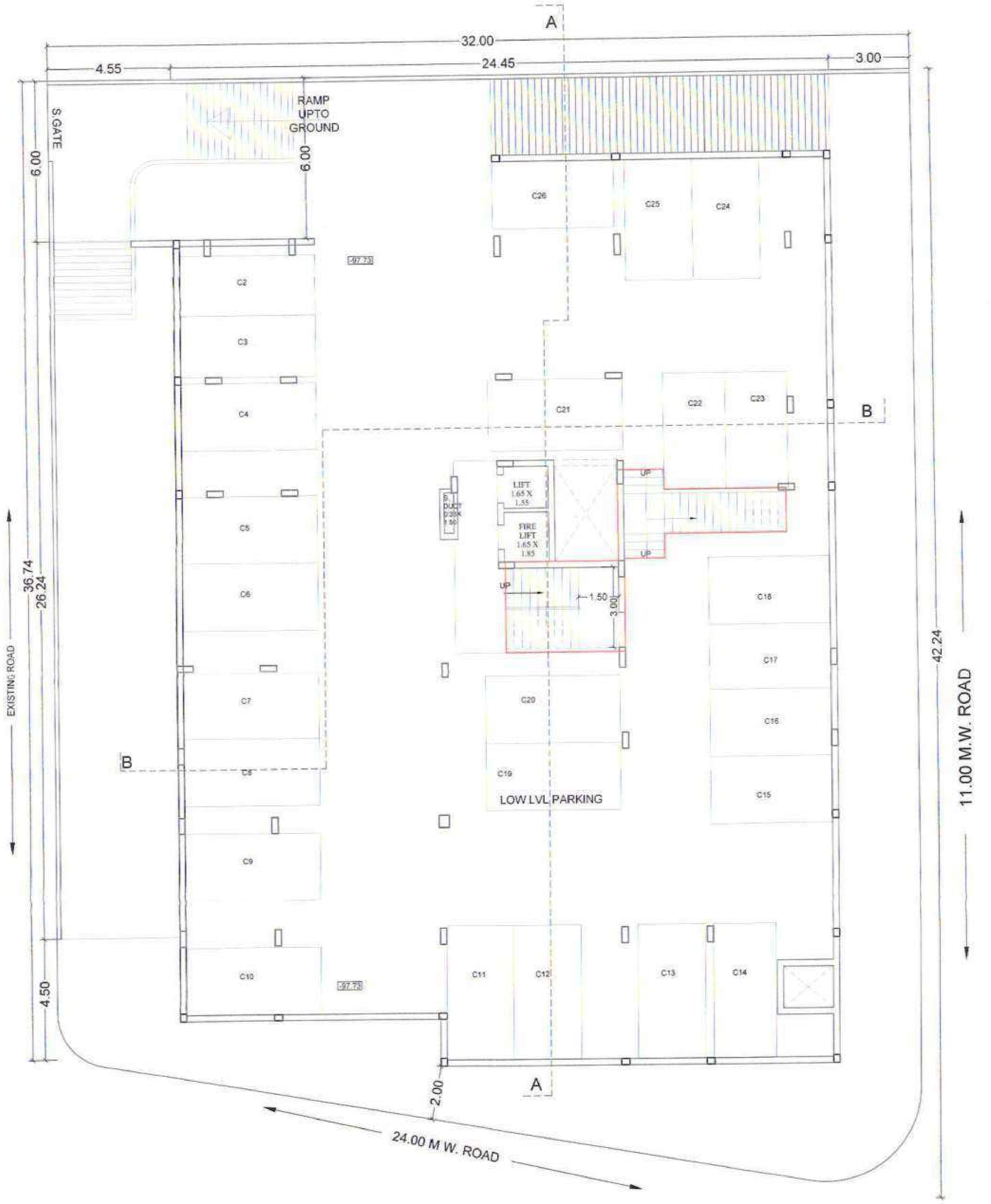

FRONT ELEVATION



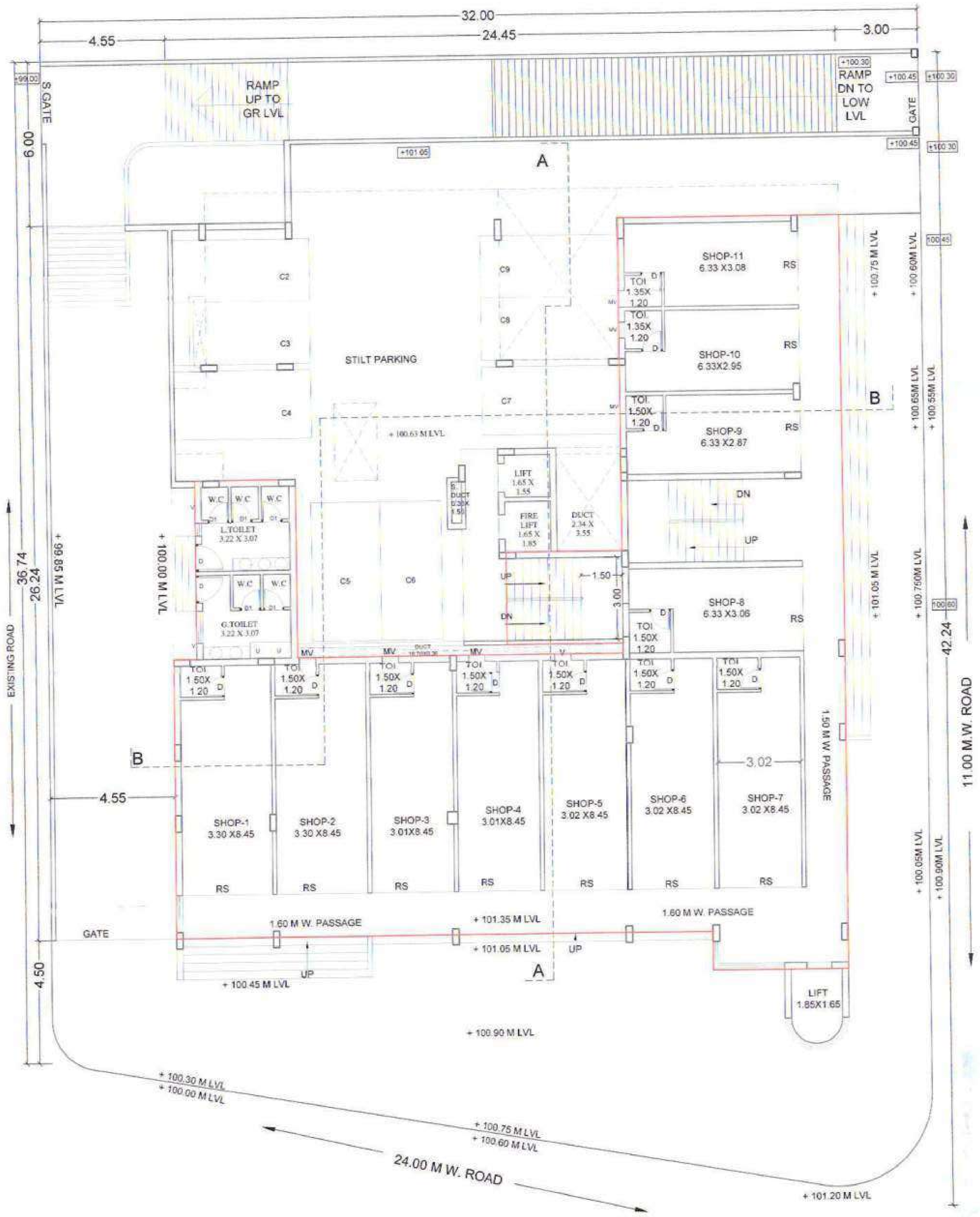
SECTION AT A-A'



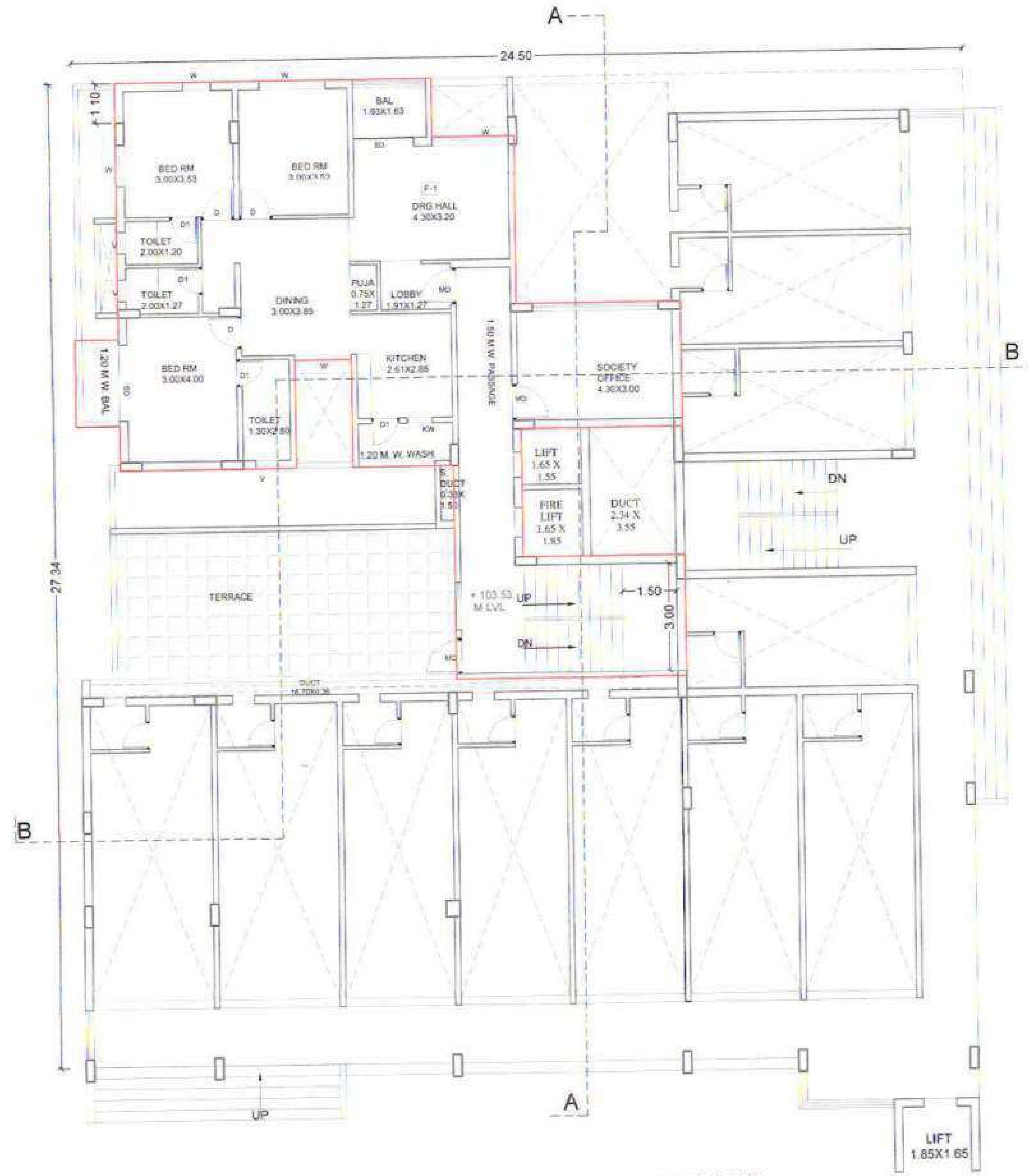
FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



GROUND FLOOR /STILT FLOOR PLAN @ + 103.53 M LVL

अर्जदार सांची प्रत

SHEET NO-1/2

Approved as amended
In ....Colony
Subject ... mentioned in
No. 512/21-22
Date 07/10/2021
[illegible] NEER
[illegible] Planning
Municipal Corporation
AURANGABAD.

O.C. Signed By D.D.T.P.

अटी व नियम
१ बांधकाम परवानगीनुसार बांधकाम [illegible]
केल्यानंतर ज्योत्यापर्यंत (Plinth Level) [illegible]
बांधकाम पूर्ण [illegible]
व्यवसायीक [illegible]
मार्फत ज्योत्या [illegible]
कार्यालयात [illegible]
पुढील बांध. [illegible]
त्या पुढे केल [illegible] बांधकाम अनधिकृत [illegible]
कार्यवाही करण्यात येईल [illegible]

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

PROJECT :-

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING PLAN
ON PLOT NO. - 138, SECTOR - N-4/S.NO 15, CIDCO,
NEW AURANGABAD
FOR
DR. HIROO CHIMANDAS GURUSAHANI

	AREA STATEMENT	
1	AREA OF PLOT (minimum area of a,b,c to be considedred)	1257.19 SQM
	a) as per ownership document(P.R.CARD,cts extract)	1257.19 SQM
	b) as per measurment sheet	------------
	c) as per site	1257.19 SQM
2	DEDUCTIONS FOR	
	a) proposed d.p./ d.p. road widening area	------------
	b) any d.p. reservation area	------------
	(Total a + b)	1257.19 SQM
3	BALANCE AREA OF PLOT (1-2)	
4	AMENITY SPACE(IF APPLICABLE)	
	(a) Required	------------
	(b) Proposed	------------
5	NET AREA OF PLOT = (3-5B) FOR BASIC FSI =1.00	1257.19 SQM
6	RECREATIONAL OPEN SPACE	------------
	(a) Required	------------
	(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. 5 X 1.10)	1382.90 SQM
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) maximum permissible premium fsi-based on road width (b) proposed FSI on payment of premium 50%	628.59 SQM.
11	In Situ FSI/TDR loading	
	(a) In Situ area against D.P. road [2.00xsr.no.2(a)],if any	------------
	(b) In Situ area against amenity space if handed over [2.00 or 1.85 x sr.no. 4(b)and or(c)]	------------
	(c) TDR AREA	------------
	d)total in situ/tdr loading proposed (11(a)+(b)+(c)	------------
12	Additional FSI area under chapter no. 7	------------

13	Total entitlement of F.S.I in the proposal	------------
	a) [9+10(b)+11(d)] or 12 whichever is applicable.	2011.49 SQ.M
	b) ancillary area for commercial 80% ancillary area for residencial 60% with payment of charges	866.20 SQ.M 557.23 SQ.M
	c) Total entitlement (a+b)	3434.92 SQ.M.
14	maximum utilization limit fsi permissible as per road width (as per regulation no.6.1 or 6.2 or 6.3or 6.4 or as applicable)x1.6 or 1.8	2.75
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	3423.46 SQM
	Total (a +b)	3423.46 SQM
16	F.S.I. consumed (15/5) (should not be more than serial no.14 above)	2.723
17	Area for inclusive housing,if any	
	a)Required (20%of sr.no.5)	
	b)Proposed	

N
W E
S

Drawn by	Checked by	Registration/License no. of Arch/ Lic.Eng./Supervisor
MEENA	CHAVAN	CA/10/48967

1. ALL DIMENSIONS ARE IN METER
2. ALL EXTERNAL WALLS 0.15 MT THICK.
3. ALL INTERNAL WALLS 0.10 MT THICK

LEGEND

PLOT BOUNDARY SHOWN IN	▭
PROPOSE CONST. SHOWN IN	🟥
WATER LINE SHOWN IN	▭
DRAINAGE LINE SHOWN IN	▭

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 25/04/21 and the dimensions of sides etc.of plot stated on plans 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
(Name of Architect / Licensed Engineer / Supervisor)

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Aurangabad mancipal corporation . I/We would execute the structure as per sanctioned plans.Also I/We 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 :

OWNER'S SIGN

Ar.JADHAV R.S.
A.I.I.A. M.C.A
Reg. No. CA/10/48967

ARCHITECT /LICENSED ENGINEER/ SUPERVISOR NAME & SIGNATURE

Ar.JADHAV R.S
A.I.I.A, M.C.A
Reg.No.CA/10/48967
ARCHITECT
INTERIOR DESIGNER
& VALUER

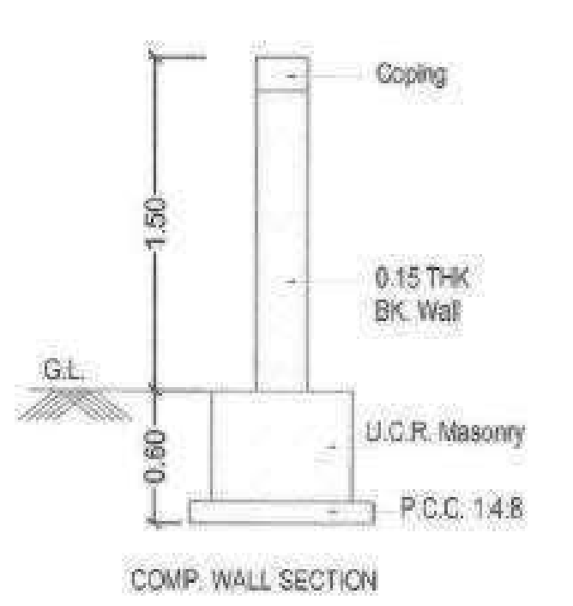
J.B & ASSOCIATE
A-306,CITIUS,SPACE OLYMPIA,
SUTGIRNI CHOWK,
Aurangabad.PH. NO. 2983017

SHOP NO.	CARPET AREA
GROUND FLOOR	
S-1,2	27.32 SQ.M
S-3,4	24.91 SQ.M
S-5,6,7	24.97 SQ.M
S-8	19.01 SQ.M
S-9	17.80 SQ.M
S-10	18.30 SQ.M
S-11	19.12 SQ.M
FIRST FLOOR	
S-101,102	27.32 SQ.M
S-103,104,	24.91 SQ.M
S-105,106,107	24.97 SQ.M
S-108	19.01 SQ.M
S-109	17.80 SQ.M
S-110	18.30 SQ.M
S-111	19.12 SQ.M
SECOND FLOOR	
S-201,202	27.32 SQ.M
S-203,204,	24.91 SQ.M
S-205,206,207	24.97 SQ.M
S-208	19.01 SQ.M

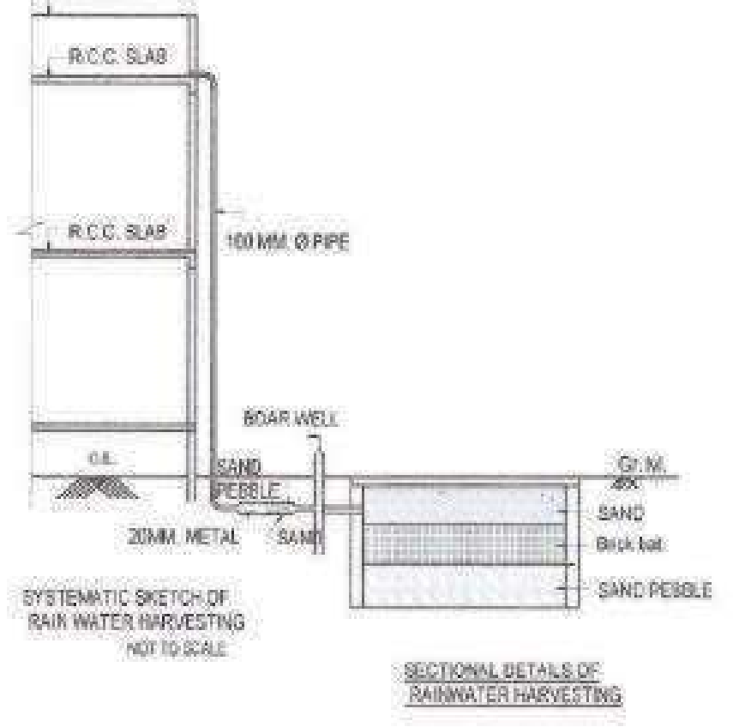
FLAT NO.	CARPET AREA
F-1	87.22 SQ.M
F-2	84.28 SQ.M
F-3	84.28 SQ.M
F-4	92.74 SQ.M
F-5,9,13	84.28 SQ.M
F-6	93.55 SQ.M
F-10,14	91.71 SQ.M
F-7	90.56 SQ.M
F-8	92.03 SQ.M
F-11,15,18	86.73 SQ.M
F-12,16,19	89.64 SQ.M
F-17	76.47 SQ.M

PARKING AREA STATEMENT

	NO. OF FLATS		REQUIRED PARKING	VISITOR PARKING 5%	PROVIDED PARKING	REQUIRED PARKING AREA	PROVIDED PARKING AREA
FOR EVERY TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M BUT LESS THAN 150 SQ.M	19 NOS	CAR	19 NOS	1 NOS	20 NOS	235.00 SQ.M	981.00 SQ.M
		SCOOTER	57 NOS	3 NOS	60 NOS	120.00 SQ.M	
FOR EVERY 100 SQ.M CARPET AREA OR FRACTION THEREOF	705.58	CAR	15 NOS	--------	15 NOS	175.00 SQ.M	
		SCOOTER	43 NOS	--------	44 NOS	88.00 SQ.M	
					TOTAL	556.00 SQ.M	

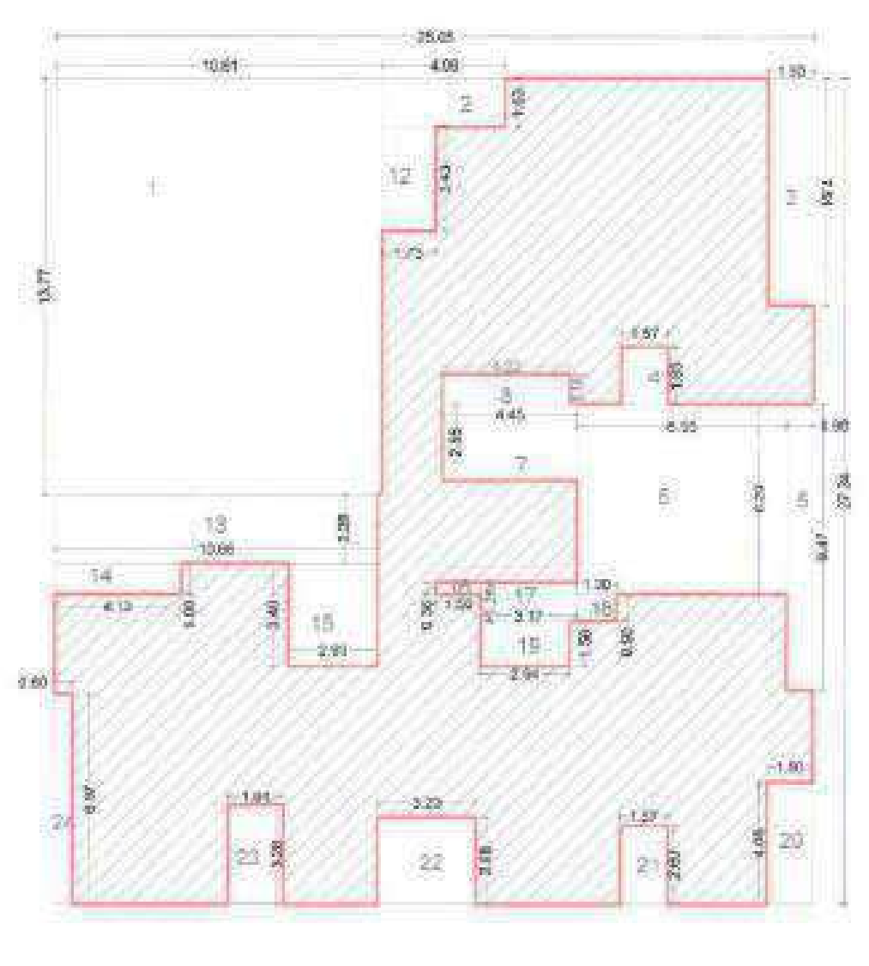


COMP. WALL SECTION
NTS



SYSTEMATIC SKETCH OF RAIN WATER HARVESTING
NOT TO SCALE

SECTIONAL DETAILS OF RAINWATER HARVESTING


P - LINE BLOCK AREA CALCULATION OF SIXTH FLOOR BLOCK PLAN

TYPICAL SIXTH FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. = 25.05 X 27.34 = 684.86 SQ.MT.

DEDUCTION :-
1) 10.81 X 13.77 = 148.85 SQ.MT.
2) 4.06 X 1.63 = 6.61 SQ.MT.
3) 1.50 X 7.51 = 11.26 SQ.MT.
4) 1.57 X 1.85 = 2.90 SQ.MT.
5) 9.47 X0.90 = 8.76 SQ.MT.
6) 6.93 X 6.29 = 43.58 SQ.MT.
7) 4.45 X 2.55 = 11.34 SQ.MT.
8) 4.22 X 1.00 = 4.22 SQ.MT.
12) 1.73 X 3.43 = 5.94 SQ.MT.
13) 10.66 X 2.29 = 24.41 SQ.MT.
14) 4.13 X 1.00 = 4.13 SQ.MT.
15) 2.93X 3.40 = 9.96 SQ.MT.
16) 1.50X 0.36 = 0.54 SQ.MT.
17) 3.17X 1.26 = 3.99 SQ.MT.
18) 1.30X 0.90 = 1.17 SQ.MT.
19) 2.94X1.50 = 4.41 SQMT.
20) 1.50X 4.05 = 6.07 SQMT.
21) 1.57X2.61 = 4.09 SQMT.
22) 3.23X 2.88 = 9.30 SQ.MT.
23) 1.84X3.28 = 6.03 SQMT.
24) 0.60X6.97 = 4.18 SQMT.
TOTAL = 320.84 SQ.MT.

B/UP AREA = 684.86- 320.84
= 364.02 SQ.M.

AREA STATEMENT

FLOOR	COMMERCIAL AREA A	RESIDENTIAL AREA B	TOTAL
BASEMENT FL	------------	28.24 SQMT.	28.24 SQMT.
GR. FL	410.93 SQMT.	14.27 SQMT.	425.20 SQMT.
MEZZANINE FL	------------	154.32 SQMT.	154.32 SQMT.
1ST FL	386.90 SQMT.	137.23 SQMT.	524.13 SQMT.
2ND FL	284.93 SQMT.	249.42 SQMT.	534.35 SQMT.
3RD FL	------------	469.50 SQMT.	464.40 SQMT.
4TH FL	------------	469.50 SQMT.	464.40 SQMT.
5TH FL	------------	469.50 SQMT.	464.40 SQMT.
6TH FL	------------	339.83 SQMT.	364.02 SQMT.
TOTAL	(A+B)		3423.46 SQMT.

TENEMENT DENSITY	
3 BHK	- 19 NOS
TOTAL FLATS	- 19 NOS
SHOP	- 30

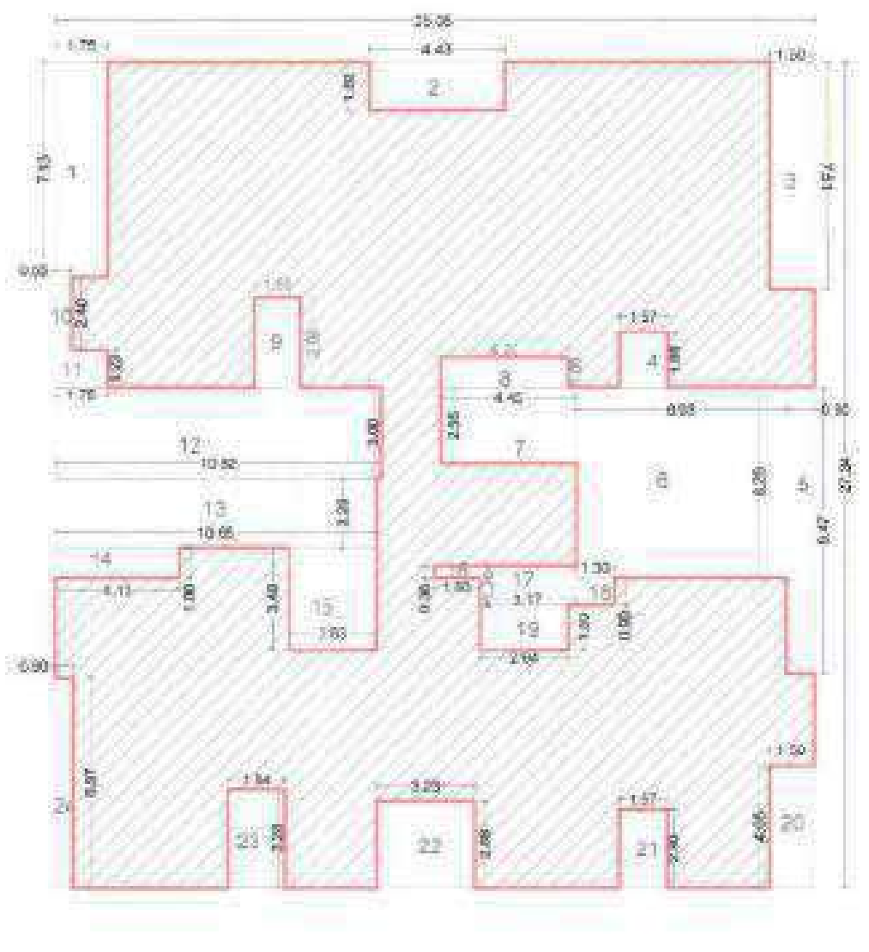
अटी व नियम
[illegible] (Plinth Level) [illegible]

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

अर्जदार यांची प्रत

SHEET NO-2/2

Approved as amended in .... Colour
Subject to the conditions mentioned in this office Let. No. 527/21-22
Date 07/10/2021
07.10
DY. ENGINEER
Town Planing
Municipal Corporation,
AURANGABAD.
O.C. Signed By D.D.T.P.


P - LINE BLOCK AREA CALCULATION OF TYPICAL THIRD FOURTH &FIFTH FLOOR BLOCK PLAN

TYPICAL THIRD FOURTH &FIFTH FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. = 25.05 X 27.34 = 684.86 SQ.MT.

DEDUCTION :-
1) 1.75 X 7.13 = 12.48 SQ.MT.
2) 4.43 X 1.63 = 7.22 SQ.MT.
3) 1.50 X 7.51 = 11.26 SQ.MT.
4) 1.57 X 1.85 = 2.90 SQ.MT.
5) 9.47 X0.90 = 8.76 SQ.MT.
6) 6.93 X 6.29 = 43.58 SQ.MT.
7) 4.45 X 2.55 = 11.34 SQ.MT.
8) 4.22 X 1.00 = 4.22 SQ.MT.
9) 1.55 X 2.98 = 4.61 SQMT.
10) 0.50 X 2.40 = 1.20 SQ.MT.
11) 1.75 X 1.23 = 2.15 SQ.MT.
12) 10.82 X 3.00 = 32.46 SQ.MT.
13) 10.66 X 2.29 = 24.41 SQ.MT.
14) 4.13 X 1.00 = 4.13 SQ.MT.
15) 2.93X 3.40 = 9.96 SQ.MT.
16) 1.50X 0.36 = 0.54 SQ.MT.
17) 3.17X 1.26 = 3.99 SQ.MT.
18) 1.30X 0.90 = 1.17 SQ.MT.
19) 2.94X1.50 = 4.41 SQMT.
20) 1.50X 4.05 = 6.07 SQMT.
21) 1.57X2.61 = 4.09 SQMT.
22) 3.23X 2.88 = 9.30 SQ.MT.
23) 1.84X3.28 = 6.03 SQMT.
24) 0.60X6.97 = 4.18 SQMT.
TOTAL = 220.46 SQ.MT.

B/UP AREA = 684.86- 220.46
= 464.40 X3 = 1393.20 SQ.M.

AREA STATEMENT

AREA OF PLOT = 1257.19 SQ.M.
BASIC F.S.I. 0.10% = 125.71 SQ.M.
PREMIUM PAID AREA 0.50% = 628.59 SQ.M.

PERMISSIBLE B/UP AREA = 2011.49 SQ.M.

COMMERCIAL B/UP AREA = 1082.76 SQ.M......A
ANCILLARY AREA FOR COMMERCIAL 80% = 866.20 SQ.M........ B
RESIDENTIAL B/UP AREA = 928.73 SQ.M..... .. C
ANCILLARY AREA FOR RESIDENTIAL 60% = 557.23 SQ.M.......D

TOTAL PERMISSIBLE B/UP AREA (A+B+C+D) = 3434.92 SQ.M.

PROPOSED B/UP AREA = 3423.46 SQ.M.

PROJECT :-

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING PLAN
ON PLOT NO. - 138, SECTOR - N-4/S.NO.15, CIDCO,
NEW AURANGABAD.
FOR
DR. HIROO CHIMANDAS GURUSAHANI.

	AREA STATEMENT	
1	AREA OF PLOT (minimum area of a,b,c to be considedred)	1257.19 SQM
	a) as per ownership document(P.R.CARD,cts extract)	1257.19 SQM
	b) as per measurment sheet	------------
	c) as per site	1257.19 SQM
2	DEDUCTIONS FOR	
	a) proposed d.p./ d.p. road widening area	------------
	b) any d.p. reservation area	------------
	(Total a + b)	1257.19 SQM
3	BALANCE AREA OF PLOT (1-2)	
4	AMENITY SPACE(IF APPLICABLE)	
	(a) Required	------------
	(b) Proposed	------------
5	NET AREA OF PLOT = (3-5B) FOR BASIC FSI =1.00	1257.19 SQM
6	RECREATIONAL OPEN SPACE	------------
	(a) Required	------------
	(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. 5 X 1.10)	1382.90 SQM
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) maximum permissible premium fsi-based on road width (b) proposed FSI on payment of premium 50%	628.59 SQM.
11	In Situ FSI/TDR loading	
	(a) In Situ area against D.P. road [2.00xsr.no.2(a)],if any	------------
	(b) In Situ area against amenity space if handed over [2.00 or 1.85 x sr.no. 4(b)and or(c)]	------------
	(c) TDR AREA	------------
	d)total in situ/tdr loading proposed (11(a)+(b)+(c)	------------
12	Additional FSI area under chapter no. 7	------------

13	Total entitlement of F.S.I in the proposal	------------
	a) [9+10(b)+11(d)] or 12 whichever is applicable.	2011.49 SQ.M
	b) ancillary area for commercial 80% ancillary area for residencial 60% with payment of charges	866.20 SQ.M 557.23 SQ.M
	c) Total entitlement (a+b)	3434.92 SQ.M.
14	maximum utilization limit fsi permissible as per road width (as per regulation no.6.1 or 6.2 or 6.3or 6.4 or as applicable)x1.6 or 1.8	2.75
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	3423.46 SQM
	Total (a +b)	3423.46 SQM
16	F.S.I. consumed (15/5) (should not be more than serial no.14 above)	2.723
17	Area for inclusive housing,if any	
	a)Required (20%of sr.no.5)	
	b)Proposed	

N W E S	Drawn by	Checked by	Registration/License no. of Arch/ Lic.Eng./Supervisor
	MEENA	CHAVAN	CA/10/48967

1. ALL DIMENSIONS ARE IN METER
2. ALL EXTERNAL WALLS 0.15 MT THICK.
3. ALL INTERNAL WALLS 0.10 MT THICK.

LEGEND

PLOT BOUNDARY SHOWN IN	▭
PROPOSE CONST. SHOWN IN	🟥
EXISTING CONST. TO BE DEMOLISH	🟨
WATER LINE SHOWN IN	▭
DRAINAGE LINE SHOWN IN	▭

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 24/04/21 and the dimensions of sides etc.of plot stated on plans 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
(Name of Architect / Licensed Engineer / Supervisor)

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Aurangabad muncipal corporation . I/We would execute the structure as per sanctioned plans.Also I/We 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 :

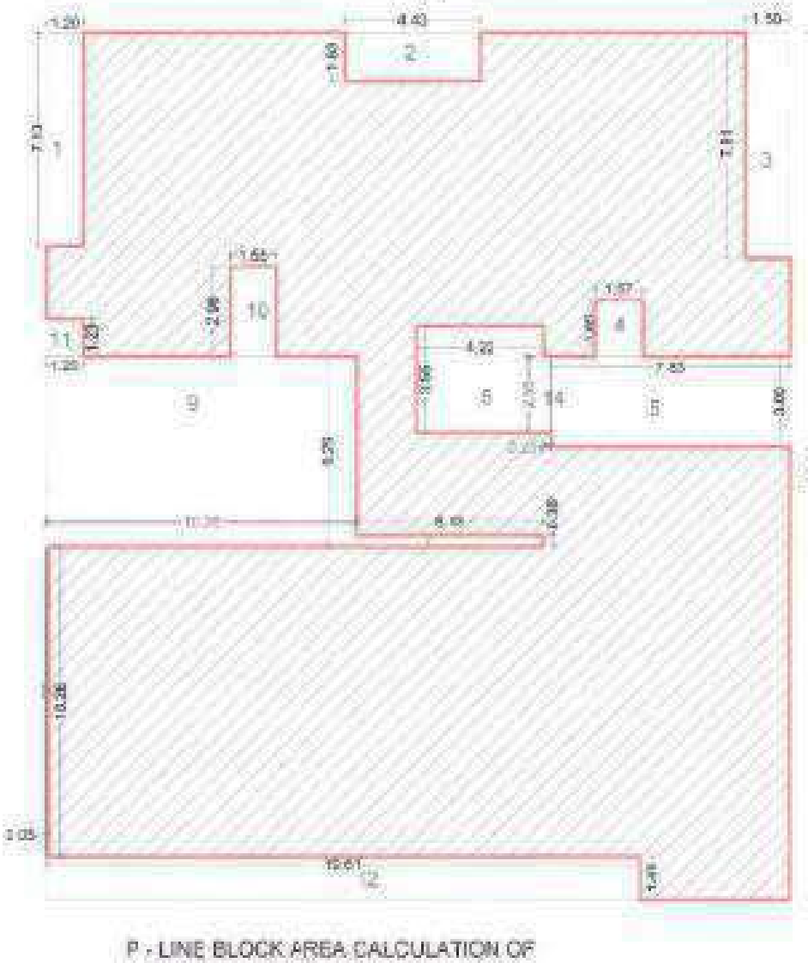
OWNER'S SIGN

A/ JADHAV R.S
A.I.I.A. M.C.A
Reg. No.
CA/10/48967
ARCHITECT

ARCHITECT /LICENSED ENGINEER/ SUPERVISOR NAME & SIGNATURE

A/ JADHAV R.S
A.I.I.A. M.C.A
Reg.No.CA/10/48967
ARCHITECT
INTERIOR DESIGNER
& VALUER

J.B & ASSOCIATE
A-306,CITIUS,SPACE OLYMPIA,
SUTGIRNI CHOWK,
Aurangabad.PH. NO. 2983017

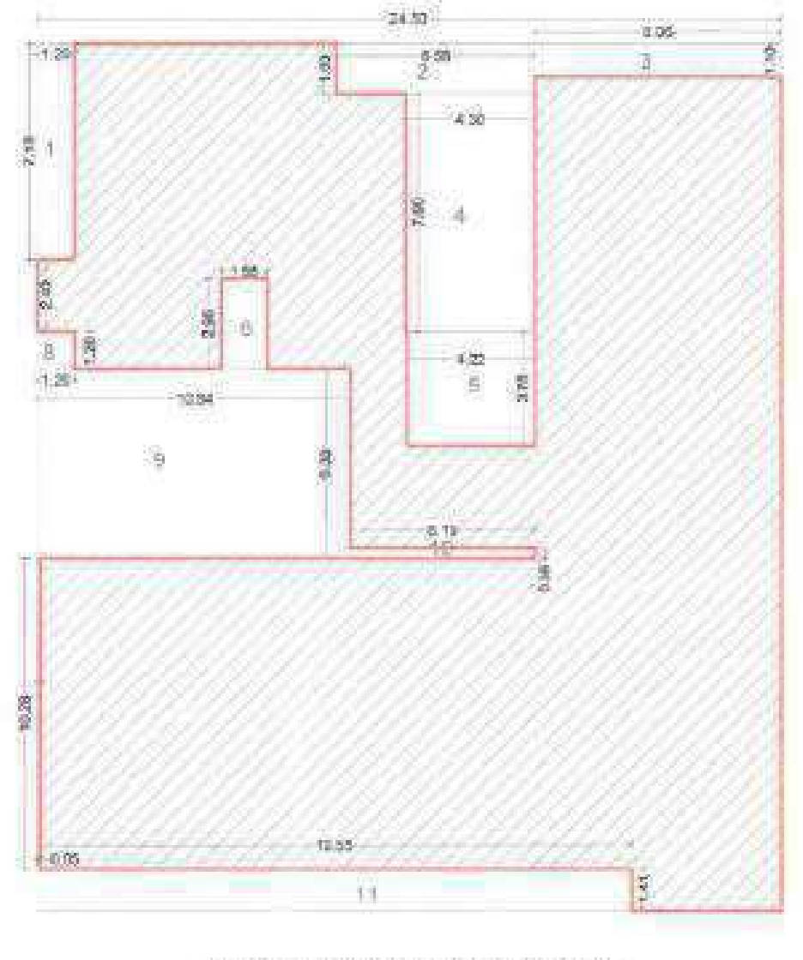

P - LINE BLOCK AREA CALCULATION OF SECOND FLOOR BLOCK PLAN

SECOND FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. = 24.50 X 28.75 = 704.37 SQ.MT.

DEDUCTION :-
1) 1.20 X 7.13 = 8.55 SQ.MT.
2) 4.43 X 1.63 = 7.22 SQ.MT.
3) 1.50 X 7.51 = 11.26 SQ.MT.
4) 1.57 X 1.85 = 2.90 SQ.MT.
5) 7.83 X 3.00 = 23.49 SQ.MT.
6) 4.22 X 3.55 = 14.98 SQ.MT.
7) 6.18 X 0.36 = 2.22 SQ.MT.
8) 0.05 X 10.28 = 0.514 SQ.MT.
9) 10.26 X 6.29 = 64.53 SQMT.
10) 1.55 X 2.98 = 4.619 SQ.MT.
11) 1.20 X 1.23 = 2.09 SQ.MT.
12) 19.61 X 1.41 = 27.65 SQ.MT.
TOTAL = 170.02 SQ.MT.

B/UP AREA = 704.37 - 170.02
= 534.35 SQ.M.

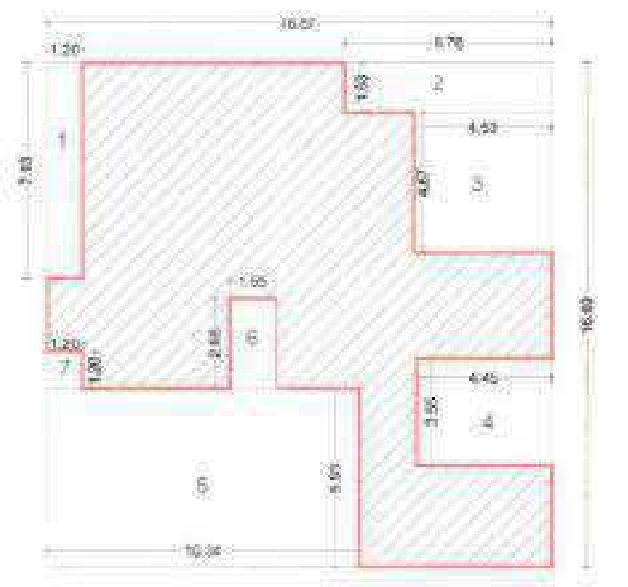

P - LINE BLOCK AREA CALCULATION OF FIRST FLOOR BLOCK PLAN

FIRST FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. = 24.50 X 28.75 = 704.37 SQ.MT.

DEDUCTION :-
1) 1.20 X 7.13 = 8.55 SQ.MT.
2) 6.55 X 1.63 = 10.68 SQ.MT.
3) 8.06 X 1.10 = 8.86 SQ.MT.
4) 4.30 X 7.90 = 33.97 SQ.MT.
5) 4.22 X 3.78 = 15.95 SQ.MT.
6) 1.55 X 2.98 = 4.61 SQ.MT.
7) 0.05 X 10.28 = 0.514 SQ.MT.
8) 1.20 X 1.20 = 1.44 SQ.MT.
9) 10.34 X 6.30 = 65.14 SQMT.
10) 6.10 X 0.36 = 2.19 SQ.MT.
11) 19.55 X 1.41 = 28.34 SQ.MT.
TOTAL = 180.24 SQ.MT.

B/UP AREA = 704.37 - 180.24
= 524.13 SQ.M.

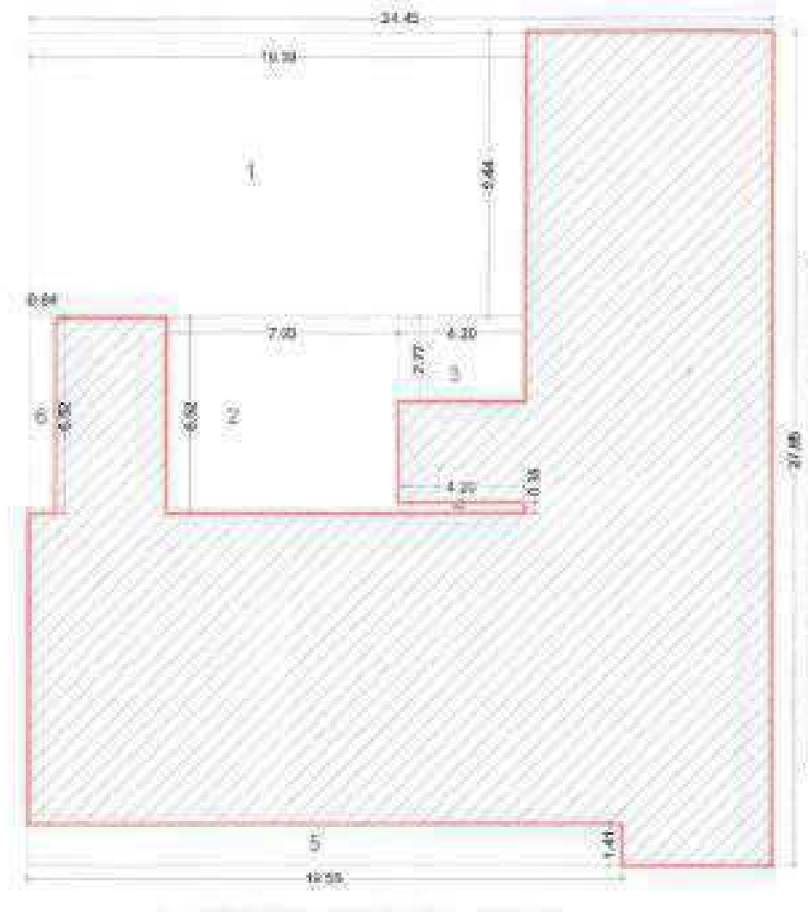

P - LINE BLOCK AREA CALCULATION OF GROUND FL/ MEZZANINE FLOOR BLOCK PLAN

GR.FL/STILT FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. =16.67 X 16.69 = 278.22 SQ.MT.

DEDUCTION :-
1) 1.20 X 7.13 = 8.55 SQ.MT.
2) 6.78 X 1.63 = 11.05 SQ.MT.
3) 4.53X 4.67 = 21.15 SQ.MT.
4) 4.45 X 3.55 = 15.79 SQ.MT.
5) 10.34 X 5.93 = 61.31 SQ.MT.
6) 1.55 X 2.98 = 4.61 SQ.MT.
7) 1.20 X 1.20 = 1.44 SQ.MT.
TOTAL = 123.90 SQ.MT.

B/UP AREA = 278.22 - 123.90
= 154.32 SQ.M.

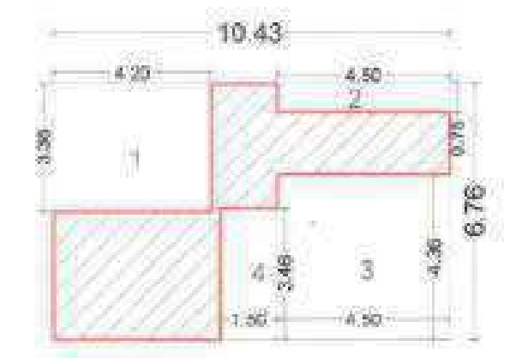

P - LINE BLOCK AREA CALCULATION OF GROUND FLOOR BLOCK PLAN

GROUND FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. =24.45 X 27.65 = 676.04 SQ.MT.

DEDUCTION :-
1) 16.39 X 9.44 = 154.72 SQ.MT.
2) 7.66 X 6.52 = 49.94 SQ.MT.
3) 4.20 X 2.77 = 11.63 SQ.MT.
4) 4.20 X 0.36 = 1.51 SQ.MT.
5) 19.55 X 1.41 = 27.56 SQ.MT.
6) 0.84 X 6.52 = 5.48 SQ.MT.
TOTAL = 250.84 SQ.MT.

B/UP AREA = 676.04 - 250.84
= 425.20 SQ.M.

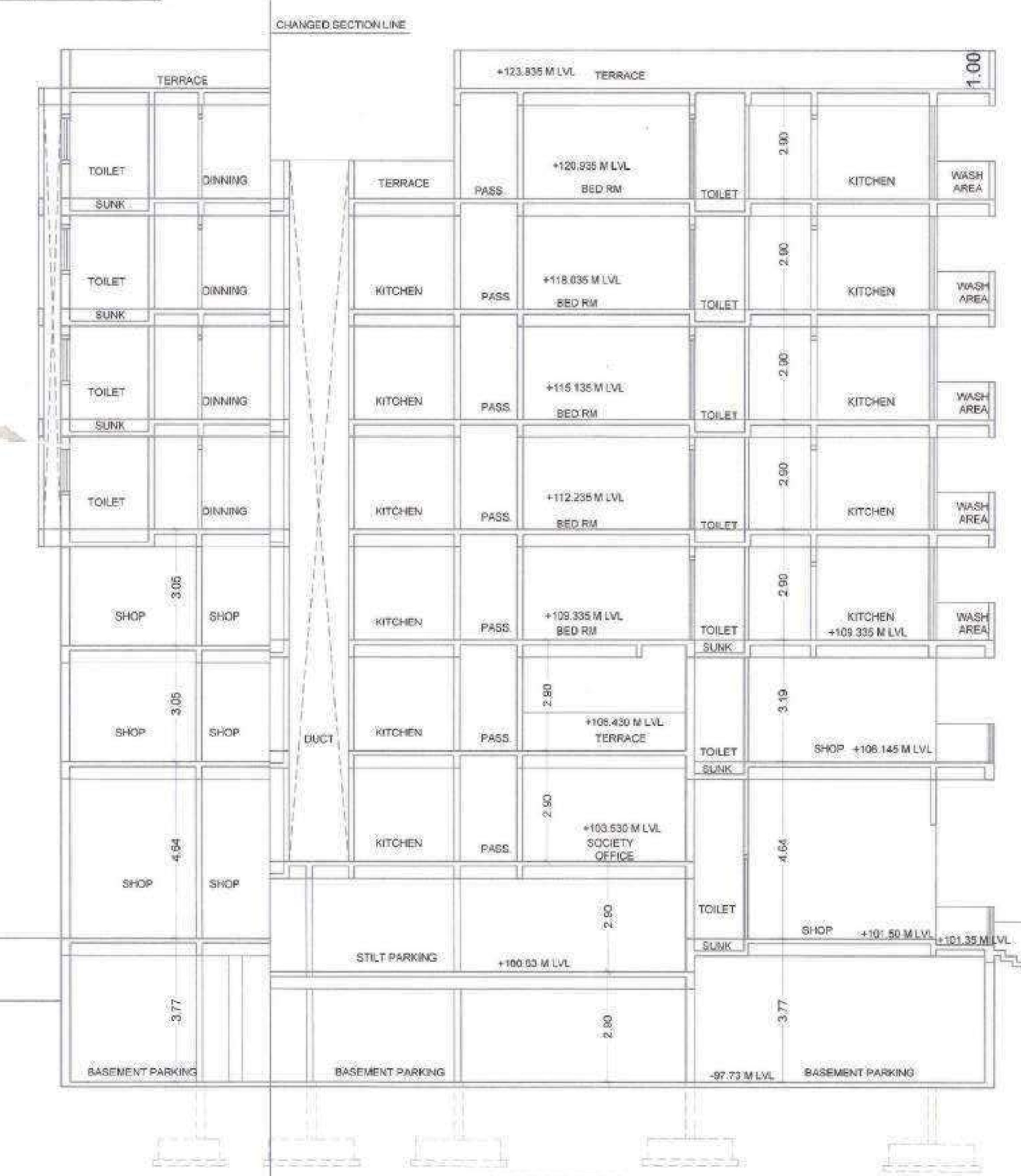


P - LINE BLOCK AREA CALCULATION OF BASEMENT FLOOR BLOCK PLAN

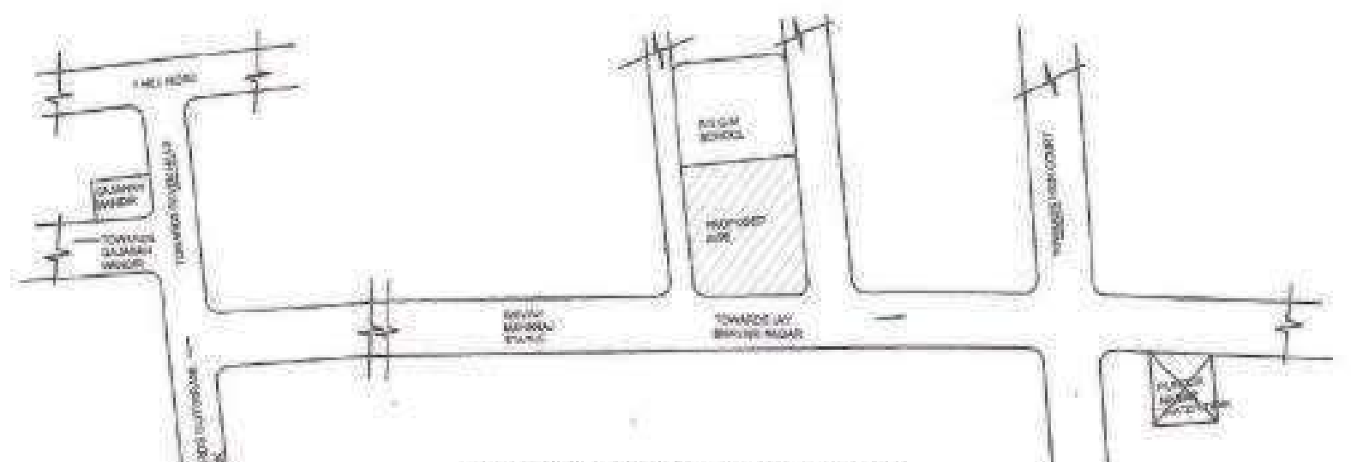
OVER ALL DIM. =10.43 X 6.76 =70.50 SQ.MT.

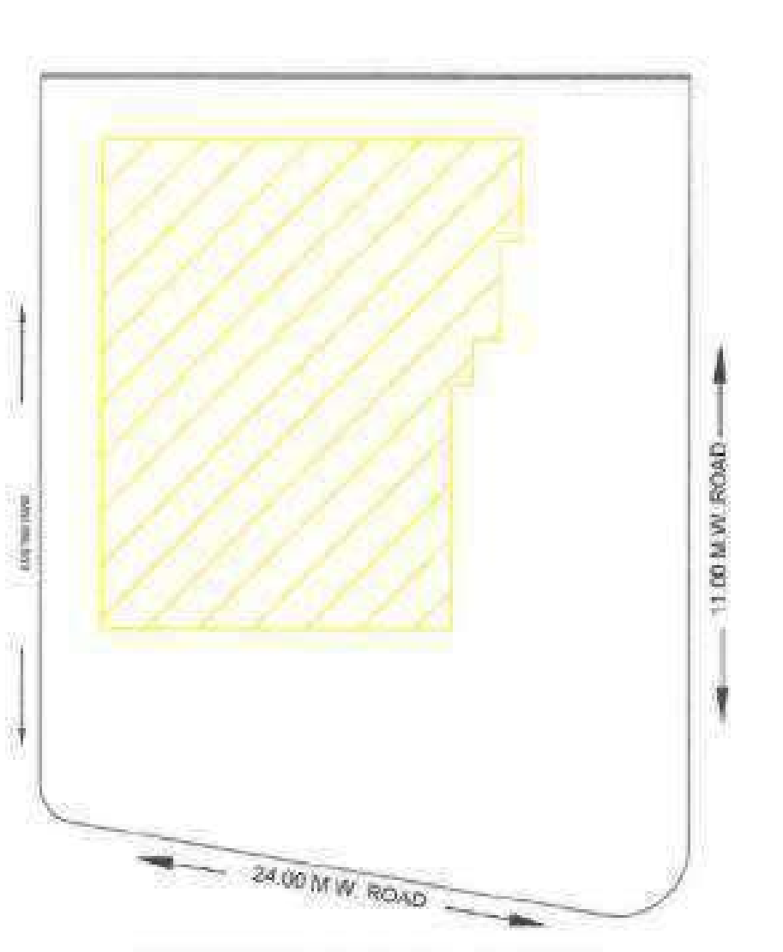
DEDUCTION :-
1) 4.20 X 3.38 = 14.19 SQ.MT.
2) 4.50 X 0.75 = 3.375 SQ.MT.
3) 4.50 X 4.36 = 19.62 SQ.MT.
4) 1.50 X 3.46 = 5.08 SQ.MT.
TOTAL = 42.26 SQ.MT.

B/UP AREA = 70.50 - 42.26
= 28.24 SQ.M.

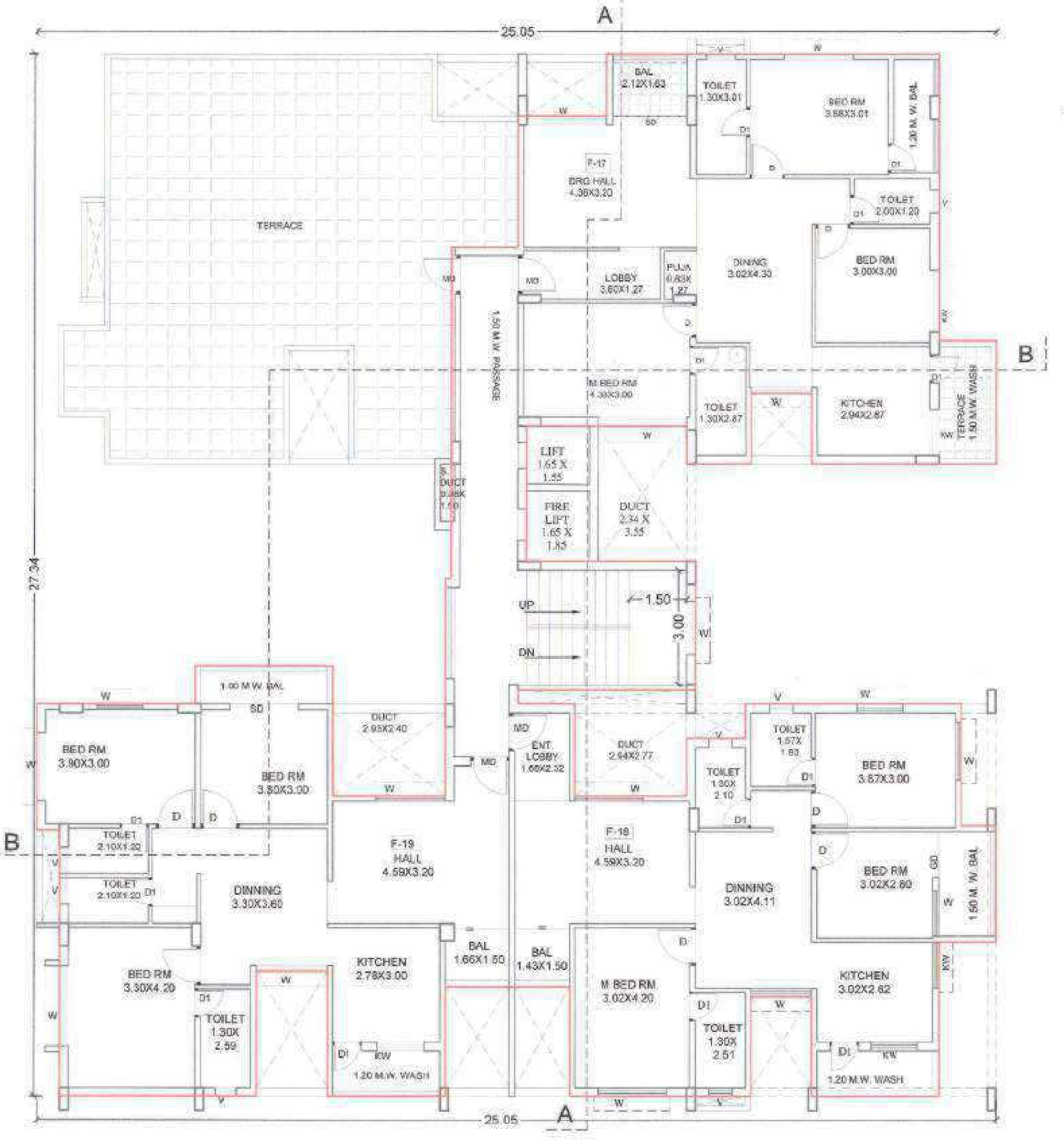


SECTION AT BB

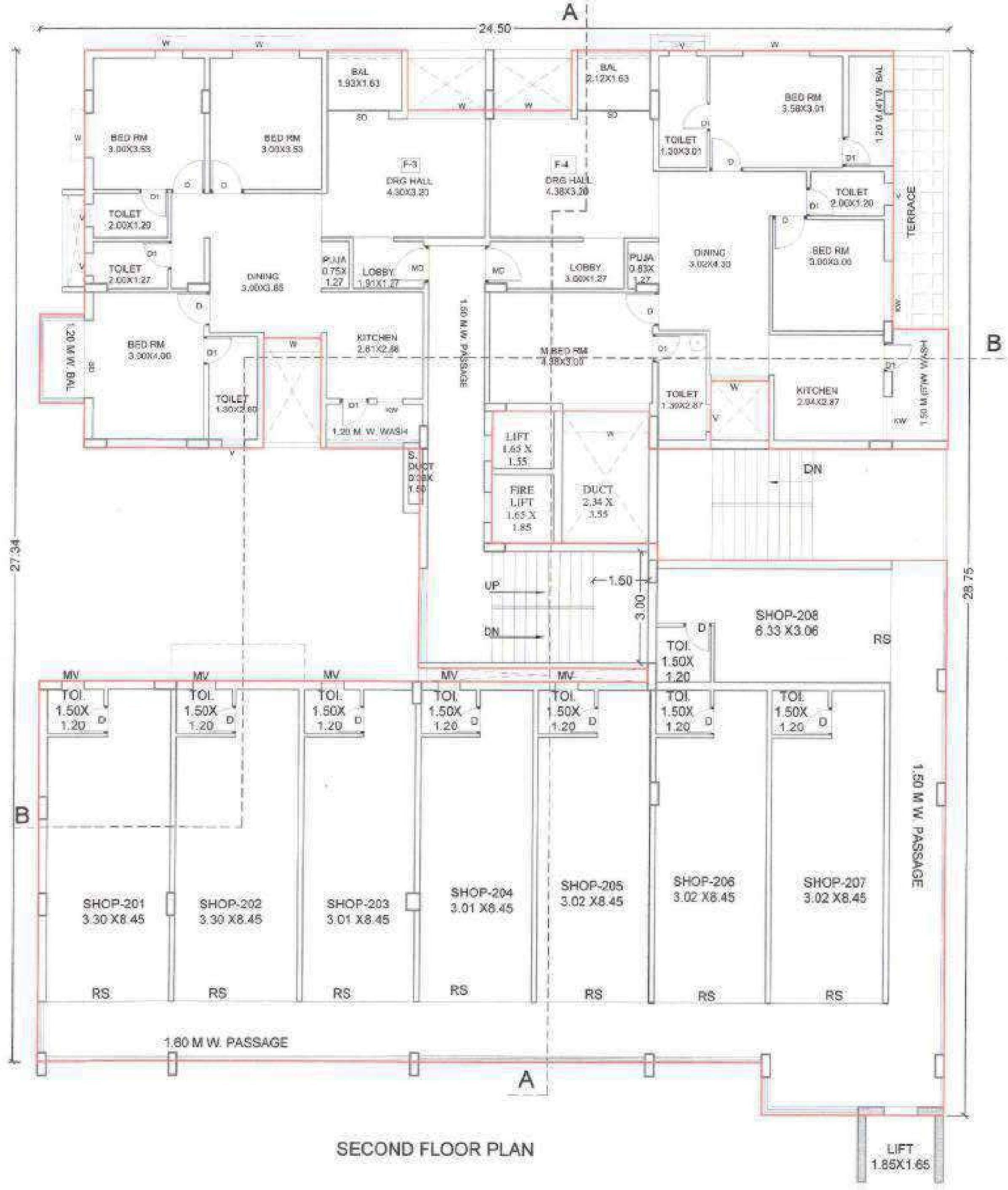

LOCATION PLAN NTS



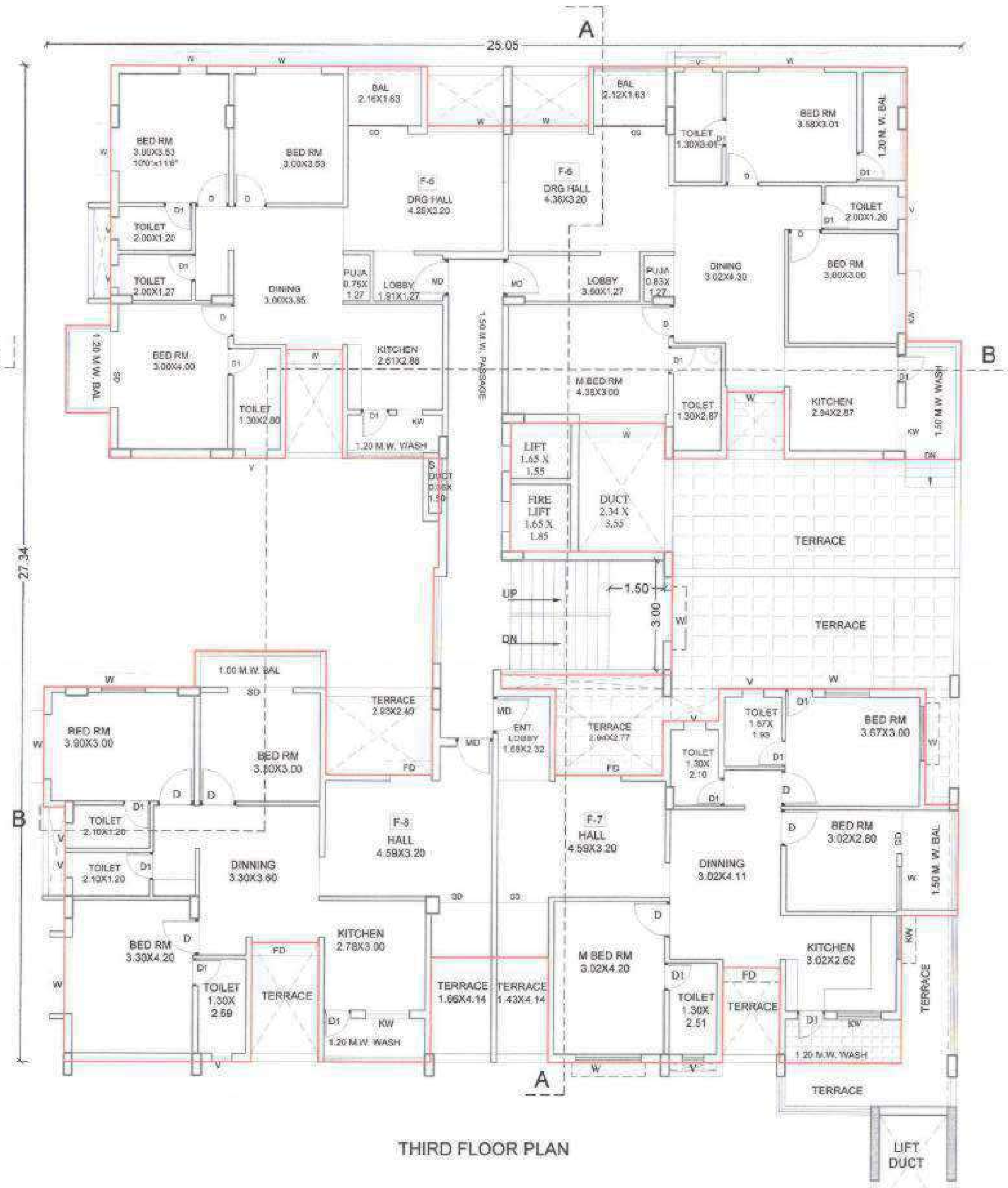
EXISTING STRUCTURE TO BE DEMOLISH
NTS



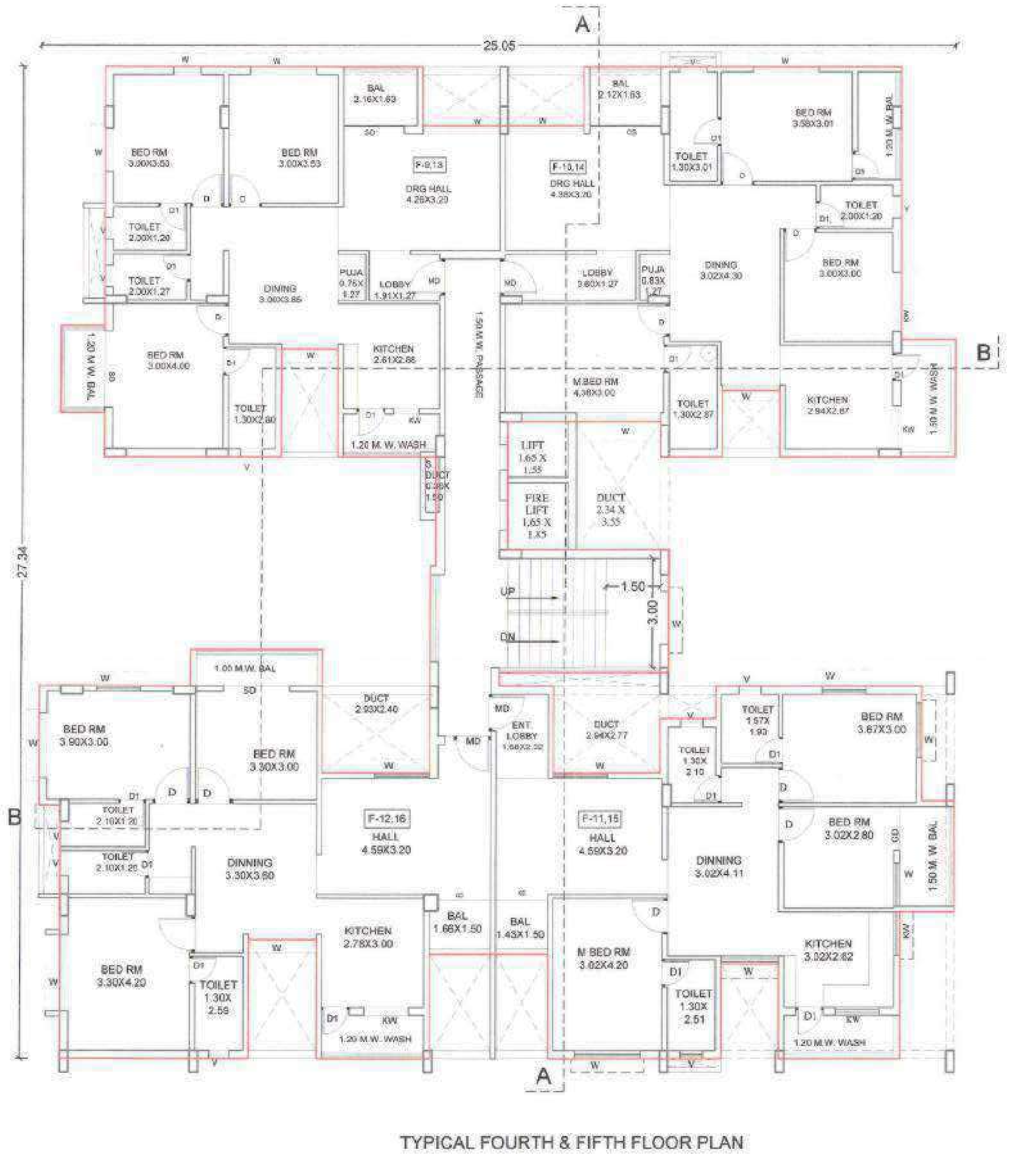
SIXTH FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



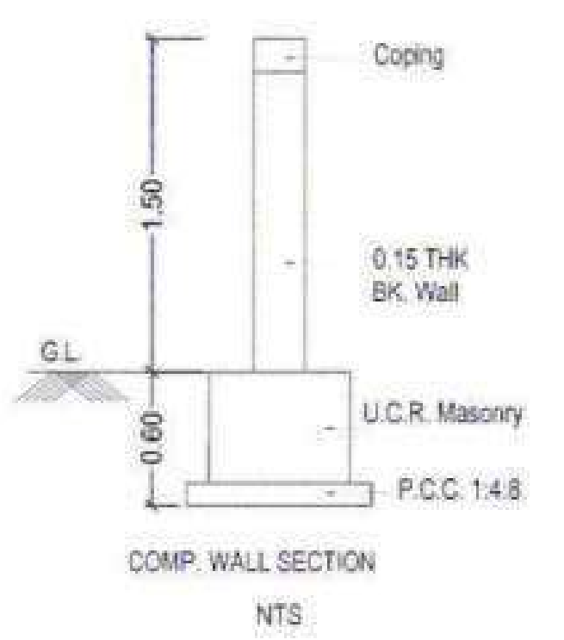
TYPICAL FOURTH & FIFTH FLOOR PLAN

SHOP NO.	CARPET AREA
GROUND FLOOR	
S-1,2	27.32 SQ.M
S-3,4	24.91 SQ.M
S-5,6,7	24.97 SQ.M
S-8	19.01 SQ.M
S-9	17.80 SQ.M
S-10	18.30 SQ.M
S-11	19.12 SQ.M
FIRST FLOOR	
S-101,102	27.32 SQ.M
S-103,104,	24.91 SQ.M
S-105,106,107	24.97 SQ.M
S-108	19.01 SQ.M
S-109	17.80 SQ.M
S-110	18.30 SQ.M
S-111	19.12 SQ.M
SECOND FLOOR	
S-201,202	27.32 SQ.M
S-203,204,	24.91 SQ.M
S-205,206,207	24.97 SQ.M
S-208	19.01 SQ.M

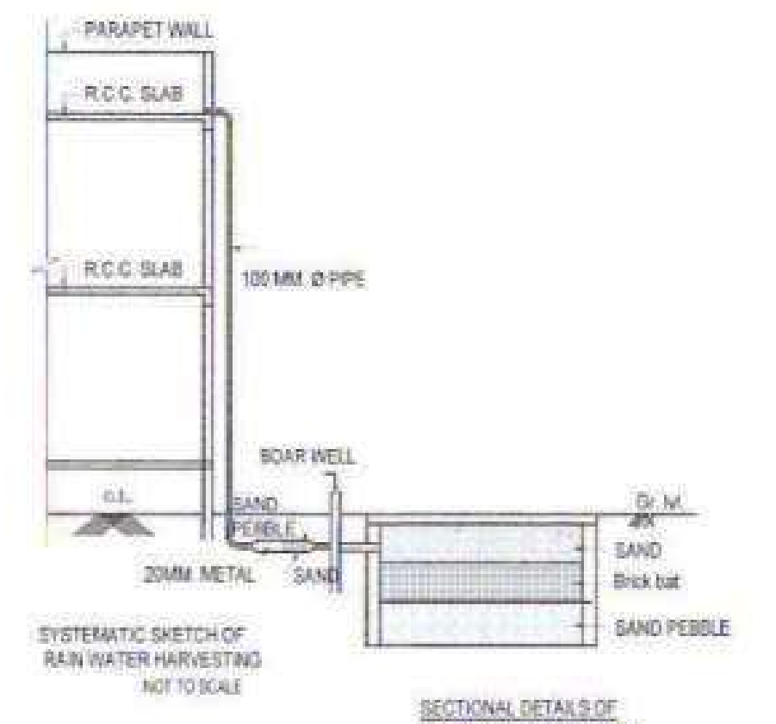
FLAT NO.	CARPET AREA
F-1	87.22 SQ.M
F-2	84.28 SQ.M
F-3	84.28 SQ.M
F-4	92.74 SQ.M
F-5,9,13	84.28 SQ.M
F-6	93.55 SQ.M
F-10,14	91.71 SQ.M
F-7	90.56 SQ.M
F-8	92.03 SQ.M
F-11,15,18	86.73 SQ.M
F-12,16,19	89.64 SQ.M
F-17	76.47 SQ.M

PARKING AREA STATEMENT

	NO. OF FLATS		REQUIRED PARKING	VISITOR PARKING 5%	PROVIDED PARKING	REQUIRED PARKING AREA	PROVIDED PARKING AREA
FOR EVERY TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M BUT LESS THAN 150 SQ.M	19 NOS.	CAR	19 NOS.	1 NOS.	20 NOS.	215.00 SQ.M	981.00 SQ.M
		SCOOTER	57 NOS.	3 NOS.	60 NOS.	120.00 SQ.M	
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	705.58	CAR	15 NOS.	———	15 NOS.	177.00 SQ.M	
		SCOOTER	43 NOS.	———	44 NOS.	88.00 SQ.M	
					TOTAL	600.00 SQ.M	

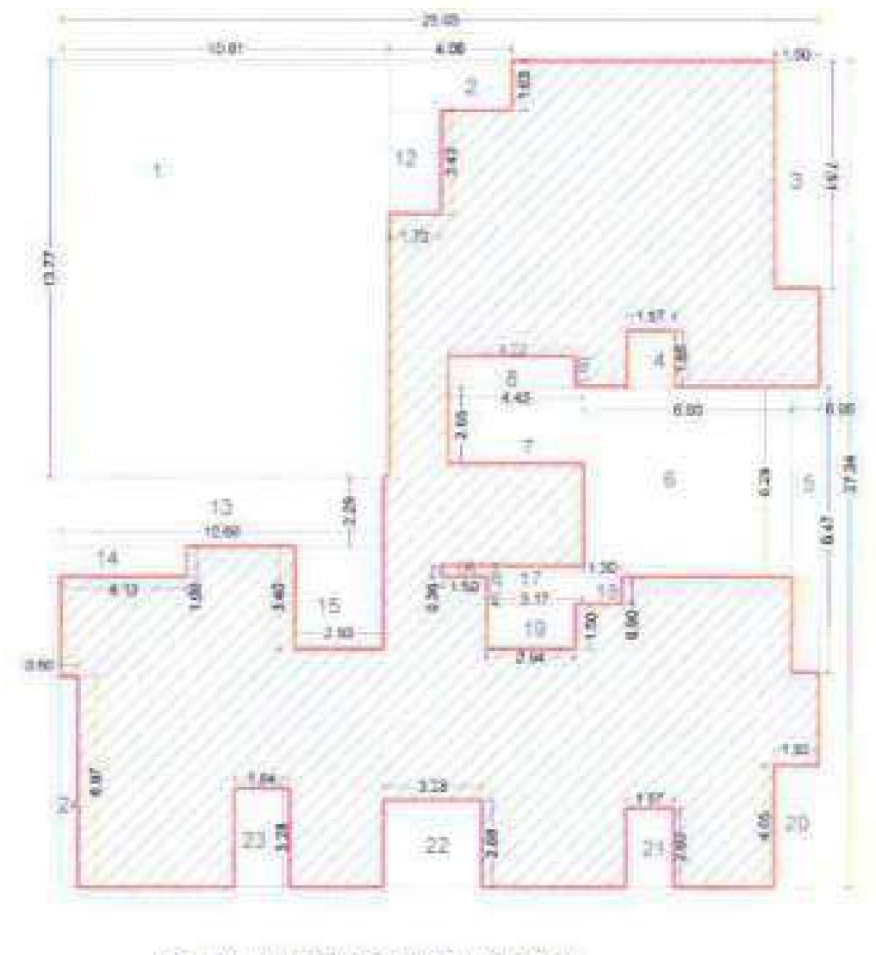


COMP. WALL SECTION
NTS



SYSTEMATIC SKETCH OF RAIN WATER HARVESTING NOT TO SCALE

SECTIONAL DETAILS OF RAINWATER HARVESTING



P - LINE BLOCK AREA CALCULATION OF SIXTH FLOOR BLOCK PLAN

TYPICAL SIXTH FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. = 25.05 X 27.34 = 684.86 SQ.MT.

DEDUCTION :-
1) 10.81 X 13.77 = 148.85 SQ.MT.
2) 4.06 X 1.63 = 6.61 SQ.MT.
3) 1.50 X 7.51 = 11.26 SQ.MT.
4) 1.57 X 1.85 = 2.90 SQ.MT.
5) 9.47 X0.90 = 8.76 SQ.MT.
6) 6.93 X 6.29 = 43.58 SQ.MT.
7) 4.45 X 2.55 = 11.34 SQ.MT.
8) 4.22 X 1.00 = 4.22 SQ.MT.
12) 1.73 X 3.43 = 5.94 SQ.MT.
13) 10.66 X 2.29 = 24.41 SQ.MT.
14) 4.13 X 1.00 = 4.13 SQ.MT.
15) 2.93X 3.40 = 9.96 SQ.MT.
16) 1.50X 0.36 = 0.54 SQ.MT.
17) 3.17X 1.26 = 3.99 SQ.MT.
18) 1.30X 0.90 = 1.17 SQ.MT.
19) 2.94X1.50 = 4.41 SQMT.
20) 1.50X 4.05 = 6.07 SQMT.
21) 1.57X2.61 = 4.09 SQMT.
22) 3.23X 2.88 = 9.30 SQ.MT.
23) 1.84X3.28 = 6.03 SQMT.
24) 0.60X6.97 = 4.18 SQMT.
TOTAL = 320.84 SQ.MT.

B/UP AREA = 684.86- 320.84
= 364.02 SQ.M.

AREA STATEMENT

FLOOR	COMMERCIAL AREA A	RESIDENTIAL AREA B	TOTAL
BASEMENT FL	————	28.24 SQMT.	28.24 SQMT.
GR. FL	410.93 SQMT.	14.27 SQMT.	425.20 SQMT.
MEZZANINE FL	————	154.32 SQMT.	154.32 SQMT.
1ST FL	386.90 SQMT.	137.23 SQMT.	524.13 SQMT.
2ND FL	284.93 SQMT.	249.42 SQMT.	534.35 SQMT.
3RD FL	————	469.50 SQMT.	464.40 SQMT.
4TH FL	————	469.50 SQMT.	464.40 SQMT.
5TH FL	————	469.50 SQMT.	464.40 SQMT.
6TH FL	————	339.83 SQMT.	364.02 SQMT.
TOTAL	(A+B)		3423.46 SQMT.

TENEMENT DENSITY	
3 BHK	- 19 NOS.
TOTAL FLATS	- 19 NOS.
SHOP	- 30

अटी व नियम
[illegible]

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

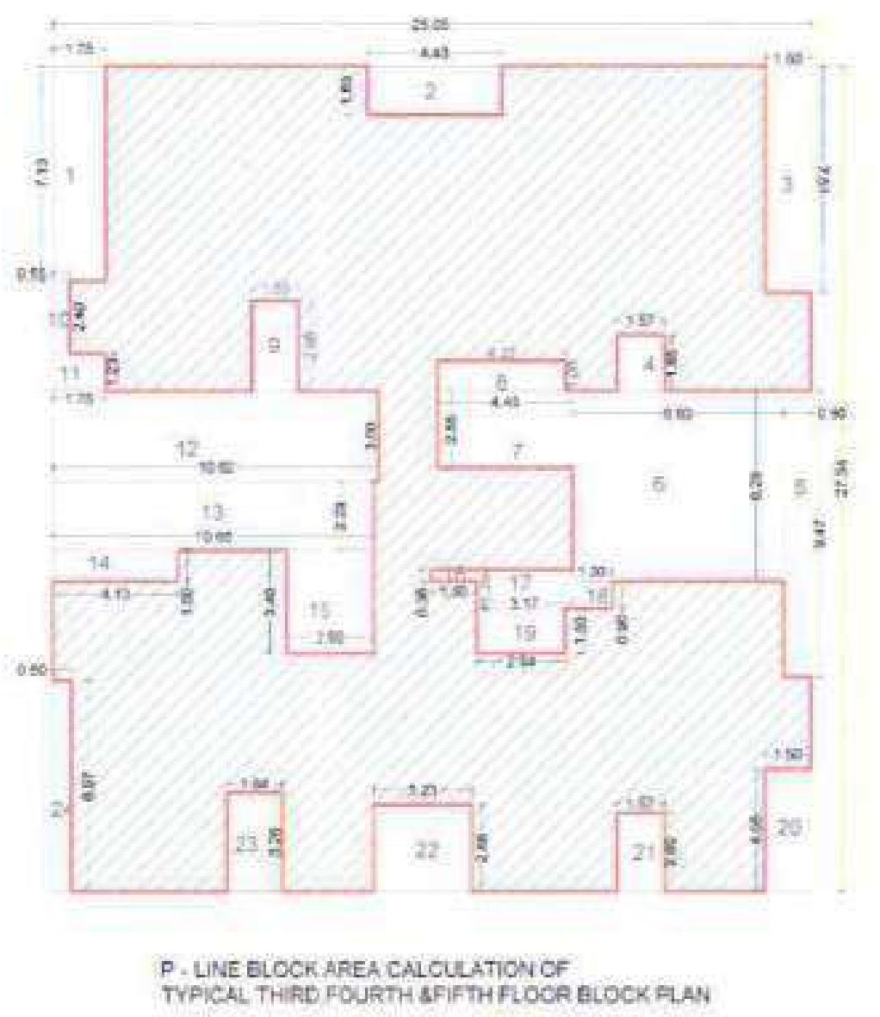
अर्जदार यांची प्रत

SHEET NO-2/2

Approved as amended
In............................Colour
Subject to the conditions mentioned in
this office Bar........ No. 512/21-22
Date 07/10/2021

DY. ENGINEER
Town Planing
Municipal Corporation
AURANGABAD.

O.C. Signed By D.D.T.P.



P - LINE BLOCK AREA CALCULATION OF TYPICAL THIRD FOURTH &FIFTH FLOOR BLOCK PLAN

TYPICAL THIRD FOURTH &FIFTH FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. = 25.05 X 27.34 = 684.86 SQ.MT.

DEDUCTION :-
1) 1.75 X 7.13 = 12.48 SQ.MT.
2) 4.43 X 1.63 = 7.22 SQ.MT.
3) 1.50 X 7.51 = 11.26 SQ.MT.
4) 1.57 X 1.85 = 2.90 SQ.MT.
5) 9.47 X0.90 = 8.76 SQ.MT.
6) 6.93 X 6.29 = 43.58 SQ.MT.
7) 4.45 X 2.55 = 11.34 SQ.MT.
8) 4.22 X 1.00 = 4.22 SQ.MT.
9) 1.55 X 2.98 = 4.61 SQMT.
10) 0.50 X 2.40 = 1.20 SQ.MT.
11) 1.75 X 1.23 = 2.15 SQ.MT.
12) 10.82 X 3.00 = 32.46 SQ.MT.
13) 10.66 X 2.29 = 24.41 SQ.MT.
14) 4.13 X 1.00 = 4.13 SQ.MT.
15) 2.93X 3.40 = 9.96 SQ.MT.
16) 1.50X 0.36 = 0.54 SQ.MT.
17) 3.17X 1.26 = 3.99 SQ.MT.
18) 1.30X 0.90 = 1.17 SQ.MT.
19) 2.94X1.50 = 4.41 SQMT.
20) 1.50X 4.05 = 6.07 SQMT.
21) 1.57X2.61 = 4.09 SQMT.
22) 3.23X 2.88 = 9.30 SQ.MT.
23) 1.84X3.28 = 6.03 SQMT.
24) 0.60X6.97 = 4.18 SQMT.
TOTAL = 220.46 SQ.MT.

B/UP AREA = 684.86- 220.46
= 464.40 X3 = 1393.20 SQ.M.

AREA STATEMENT

AREA OF PLOT = 1257.19 SQ.M.
BASIC F.S.I. 0.10% = 125.71 SQ.M.
PREMIUM PAID AREA 0.50% = 628.59 SQ.M.

PERMISSIBLE B/UP AREA = 2011.49 SQ.M.

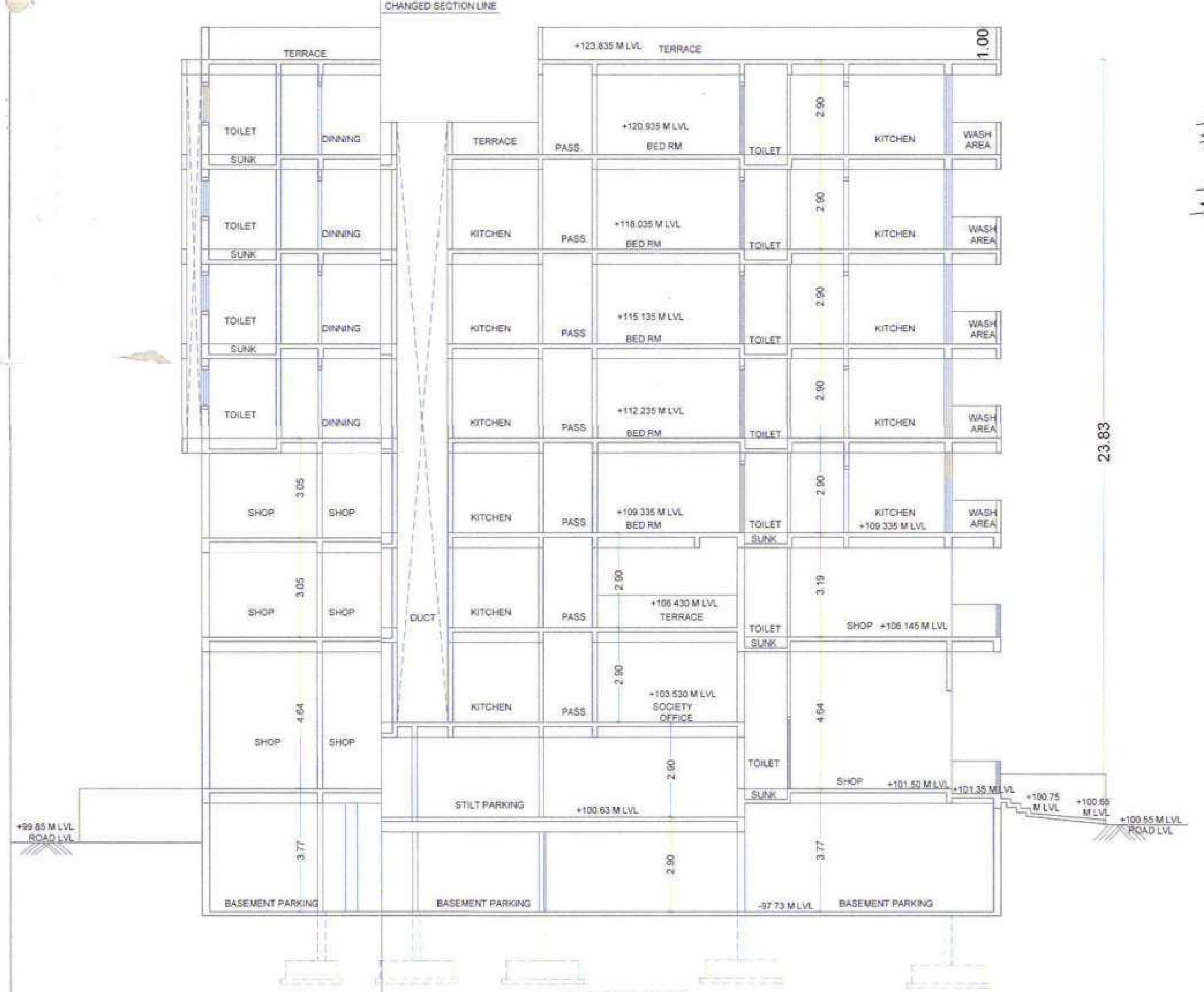
COMMERCIAL B/UP AREA = 1082.76 SQ.M.......A
ANCILLARY AREA FOR COMMERCIAL 80% = 866.20 SQ.M........ B
RESIDENTIAL B/UP AREA = 928.73 SQ.M...... C
ANCILLARY AREA FOR RESIDENTIAL 60% = 557.23 SQ.M........D

TOTAL PERMISSIBLE B/UP AREA (A+B+C+D) = 3434.92 SQ.M.

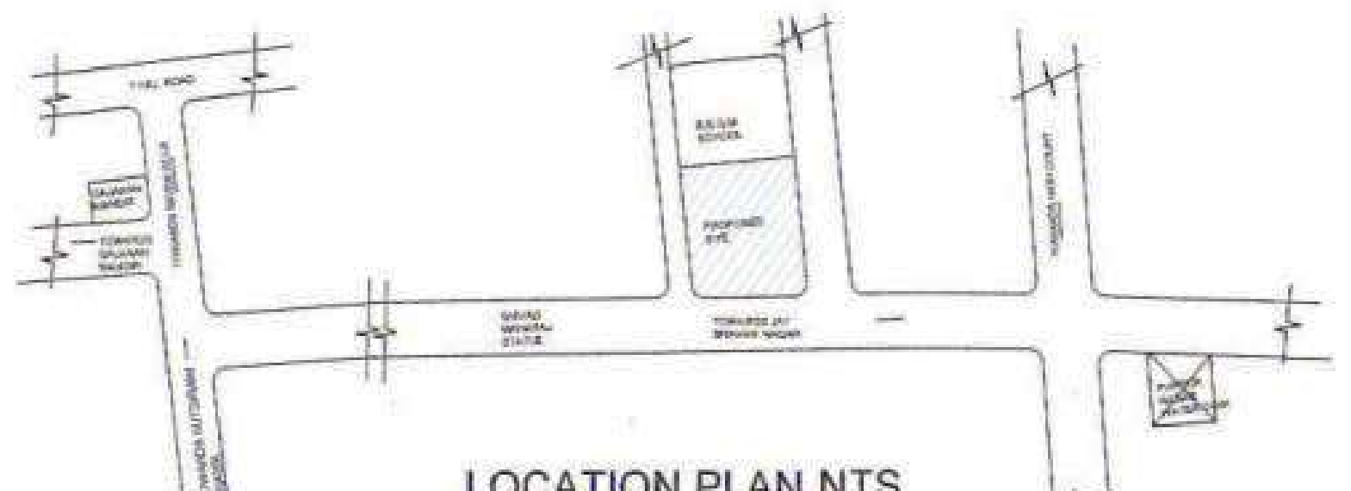
PROPOSED B/UP AREA = 3423.46 SQ.M.

PROJECT :-

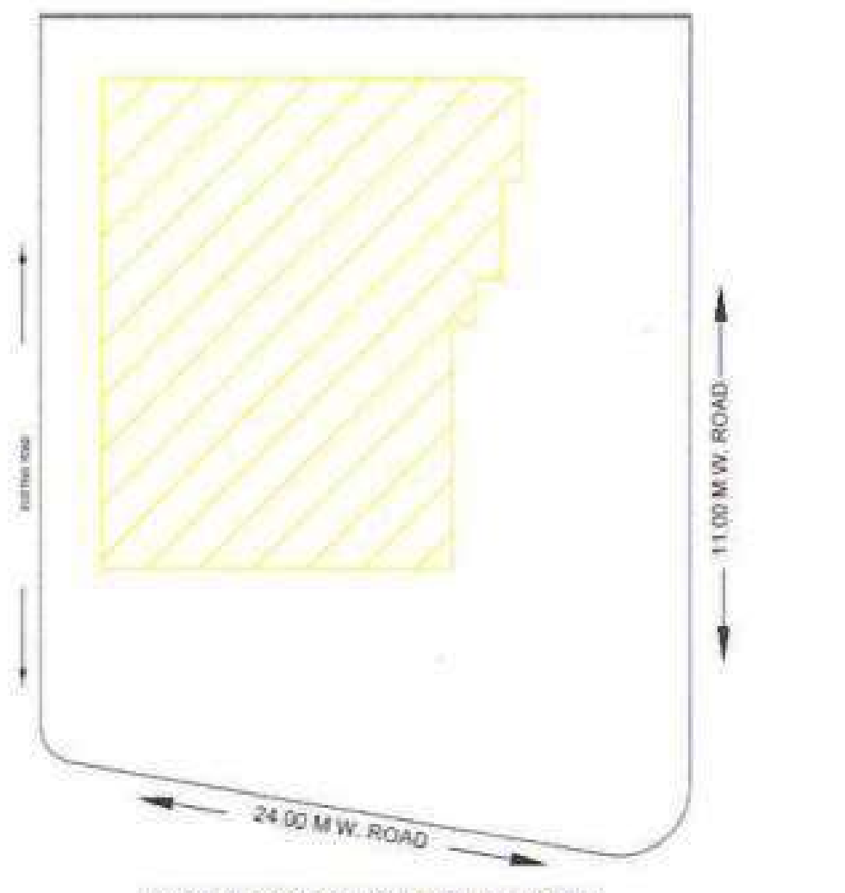
PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING PLAN
ON PLOT NO. - 138, SECTOR - N-4/S.NO.15, CIDCO,
NEW AURANGABAD
FOR,
DR. HIROO CHIMANDAS GURUSAHANI.



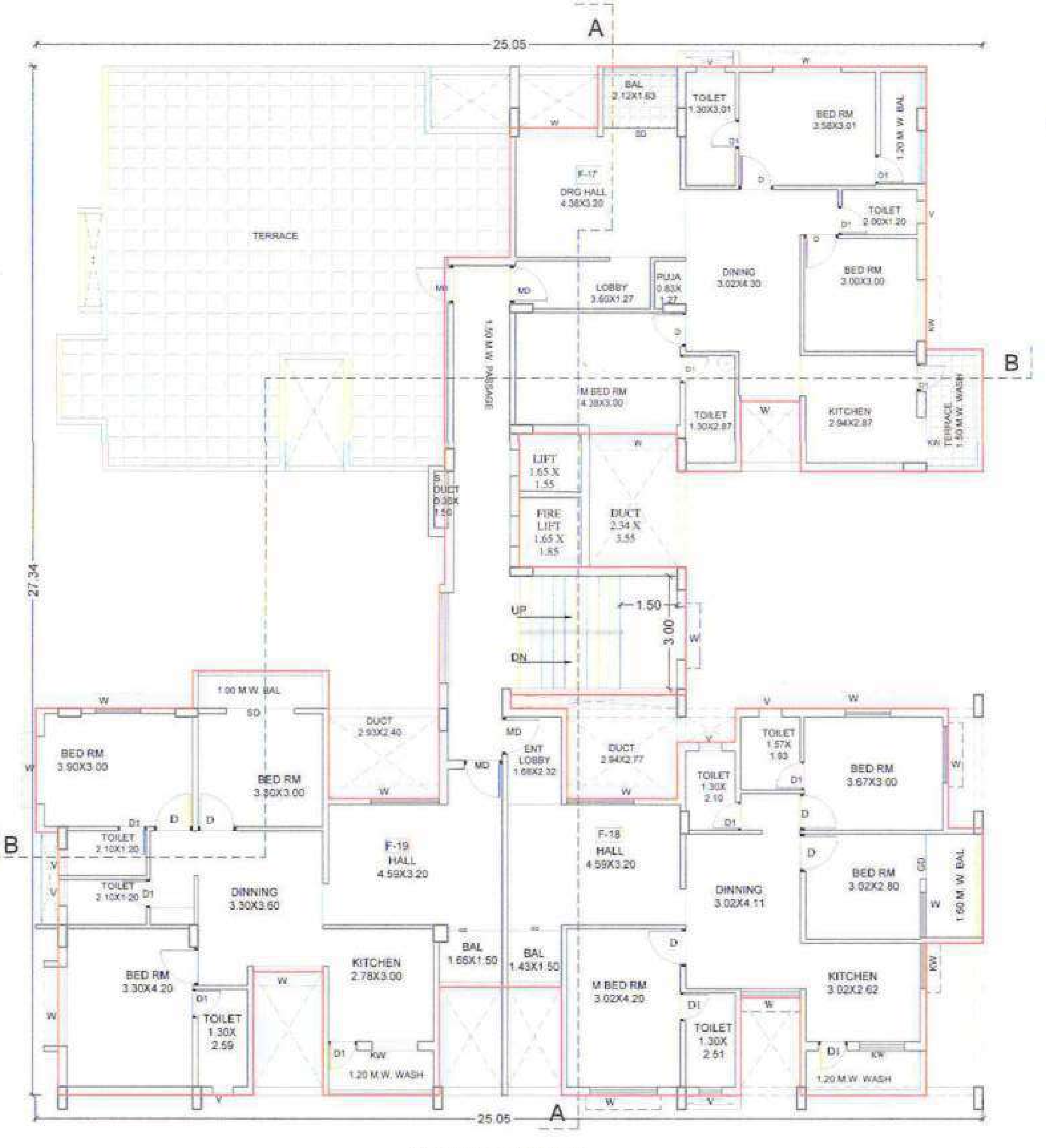
SECTION AT BB



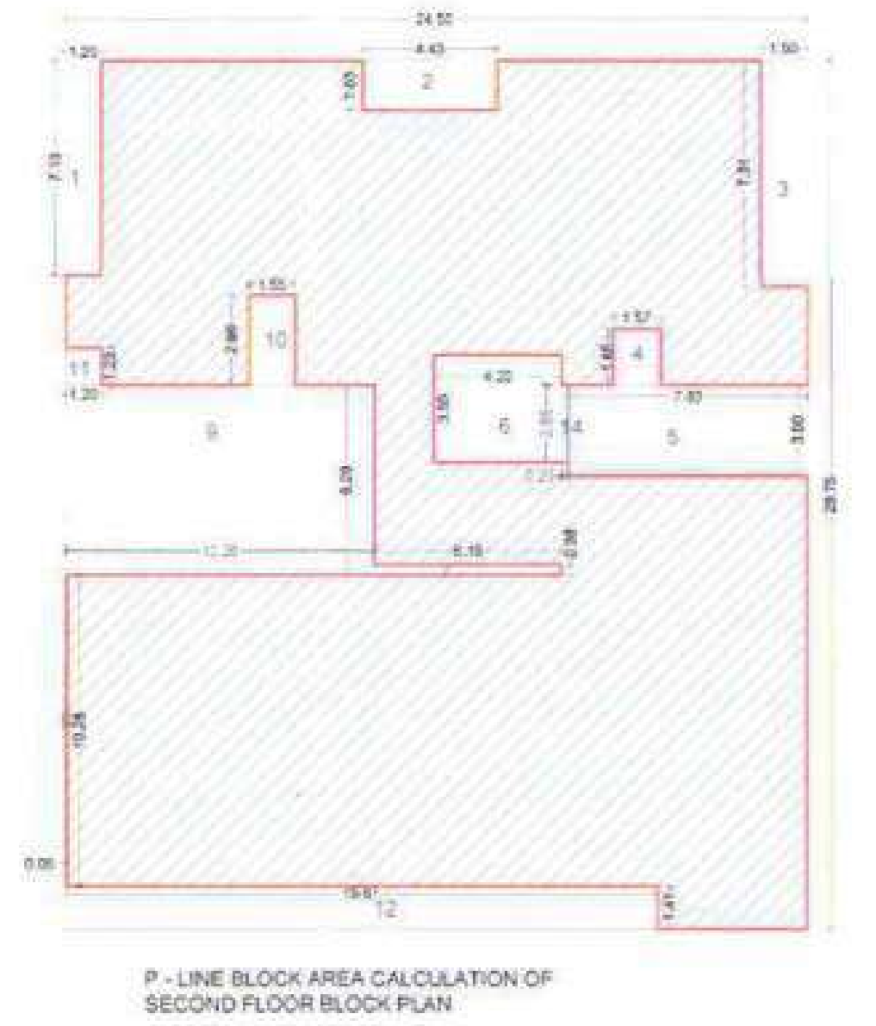
LOCATION PLAN NTS



EXISTING STRUCTURE TO BE DEMOLISH
NTS



SIXTH FLOOR PLAN



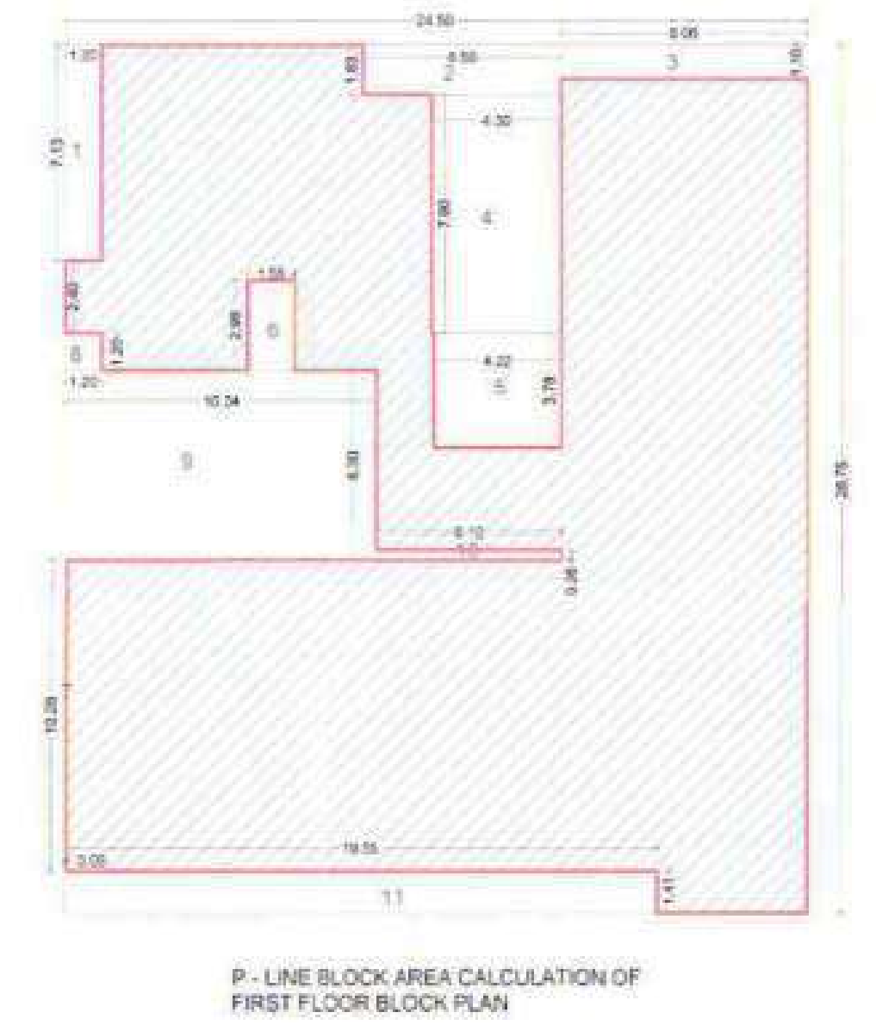
P - LINE BLOCK AREA CALCULATION OF SECOND FLOOR BLOCK PLAN

SECOND FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. = 24.50 X 28.75 = 704.37 SQ.MT.

DEDUCTION :-
1) 1.20 X 7.13 = 8.55 SQ.MT.
2) 4.43 X 1.63 = 7.22 SQ.MT.
3) 1.50 X 7.51 = 11.26 SQ.MT.
4) 1.57 X 1.85 = 2.90 SQ.MT.
5) 7.83 X 3.00 = 23.49 SQ.MT.
6) 4.22 X 3.55 = 14.98 SQ.MT.
7) 6.18 X 0.36 = 2.22 SQ.MT.
8) 0.05 X 10.28 = 0.514 SQ.MT.
9) 10.26 X 6.29 = 64.53 SQMT.
10) 1.55 X 2.98 = 4.619 SQ.MT.
11) 1.20 X 1.23 = 2.09 SQ.MT.
12) 19.61 X 1.41 = 27.65 SQ.MT.
TOTAL = 170.02 SQ.MT.

B/UP AREA = 704.37 - 170.02
= 534.35 SQ.M.



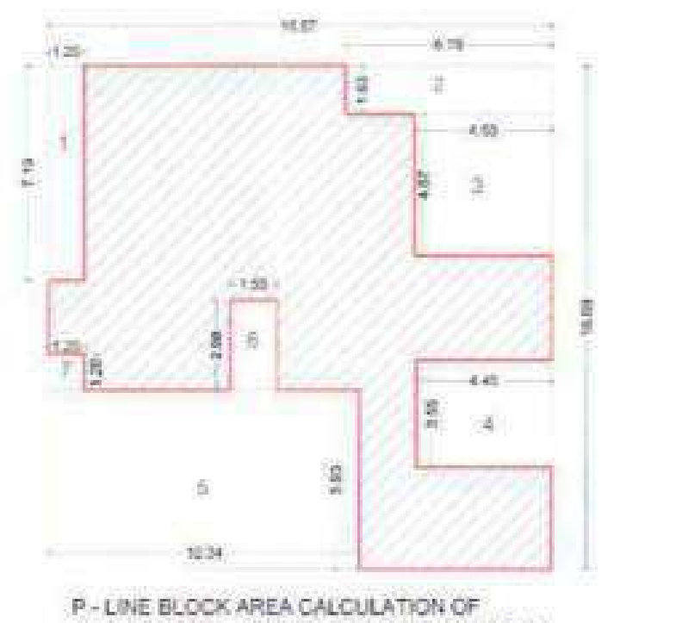
P - LINE BLOCK AREA CALCULATION OF FIRST FLOOR BLOCK PLAN

FIRST FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. = 24.50 X 28.75 = 704.37 SQ.MT.

DEDUCTION :-
1) 1.20 X 7.13 = 8.55 SQ.MT.
2) 6.55 X 1.63 = 10.68 SQ.MT.
3) 8.06 X 1.10 = 8.86 SQ.MT.
4) 4.30 X 7.90 = 33.97 SQ.MT.
5) 4.22 X 3.78 = 15.95 SQ.MT.
6) 1.55 X 2.98 = 4.61 SQ.MT.
7) 0.05 X 10.28 = 0.514 SQ.MT.
8) 1.20 X 1.20 = 1.44 SQ.MT.
9) 10.34 X 6.30 = 65.14 SQMT.
10) 6.10 X 0.36 = 2.19 SQ.MT.
11) 19.55 X 1.41 = 28.34 SQ.MT.
TOTAL = 180.24 SQ.MT.

B/UP AREA = 704.37 - 180.24
= 524.13 SQ.M.



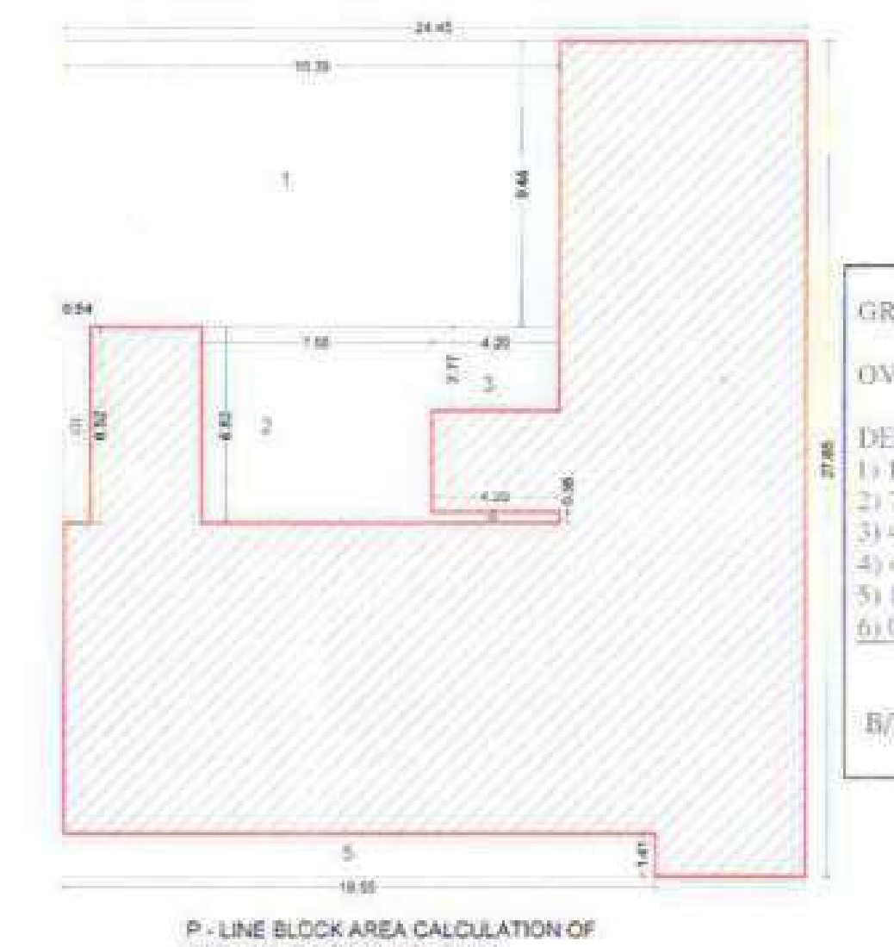
P - LINE BLOCK AREA CALCULATION OF GROUND FL/ MEZZANINE FLOOR BLOCK PLAN

GR.FL/STILT FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. =16.67 X 16.69 = 278.22 SQ.MT.

DEDUCTION :-
1) 1.20 X 7.13 = 8.55 SQ.MT.
2) 6.78 X 1.63 = 11.05 SQ.MT.
3) 4.53X 4.67 = 21.15 SQ.MT.
4) 4.45 X 3.55 = 15.79 SQ.MT.
5) 10.34 X 5.93 = 61.31 SQ.MT.
6) 1.55 X 2.98 = 4.61 SQ.MT.
7) 1.20 X 1.20 = 1.44 SQ.MT.
TOTAL = 123.90 SQ.MT.

B/UP AREA = 278.22 - 123.90
= 154.32 SQ.M.



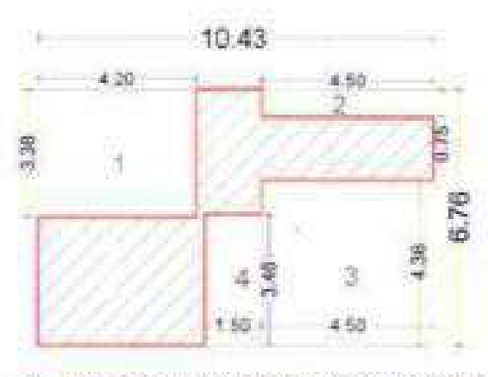
P - LINE BLOCK AREA CALCULATION OF GROUND FLOOR BLOCK PLAN

GROUND FLOOR BLOCK AREA CALCULATION

OVER ALL DIM. =24.45 X 27.65 = 676.04 SQ.MT.

DEDUCTION :-
1) 16.39 X 9.44 = 154.72 SQ.MT.
2) 7.66 X 6.52 = 49.94 SQ.MT.
3) 4.20 X 2.77 = 11.63 SQ.MT.
4) 4.20 X 0.36 = 1.51 SQ.MT.
5) 19.55 X 1.41 = 27.56 SQ.MT.
6) 0.84 X 6.52 = 5.48 SQ.MT.
TOTAL = 250.84 SQ.MT.

B/UP AREA = 676.04 - 250.84
= 425.20 SQ.M.

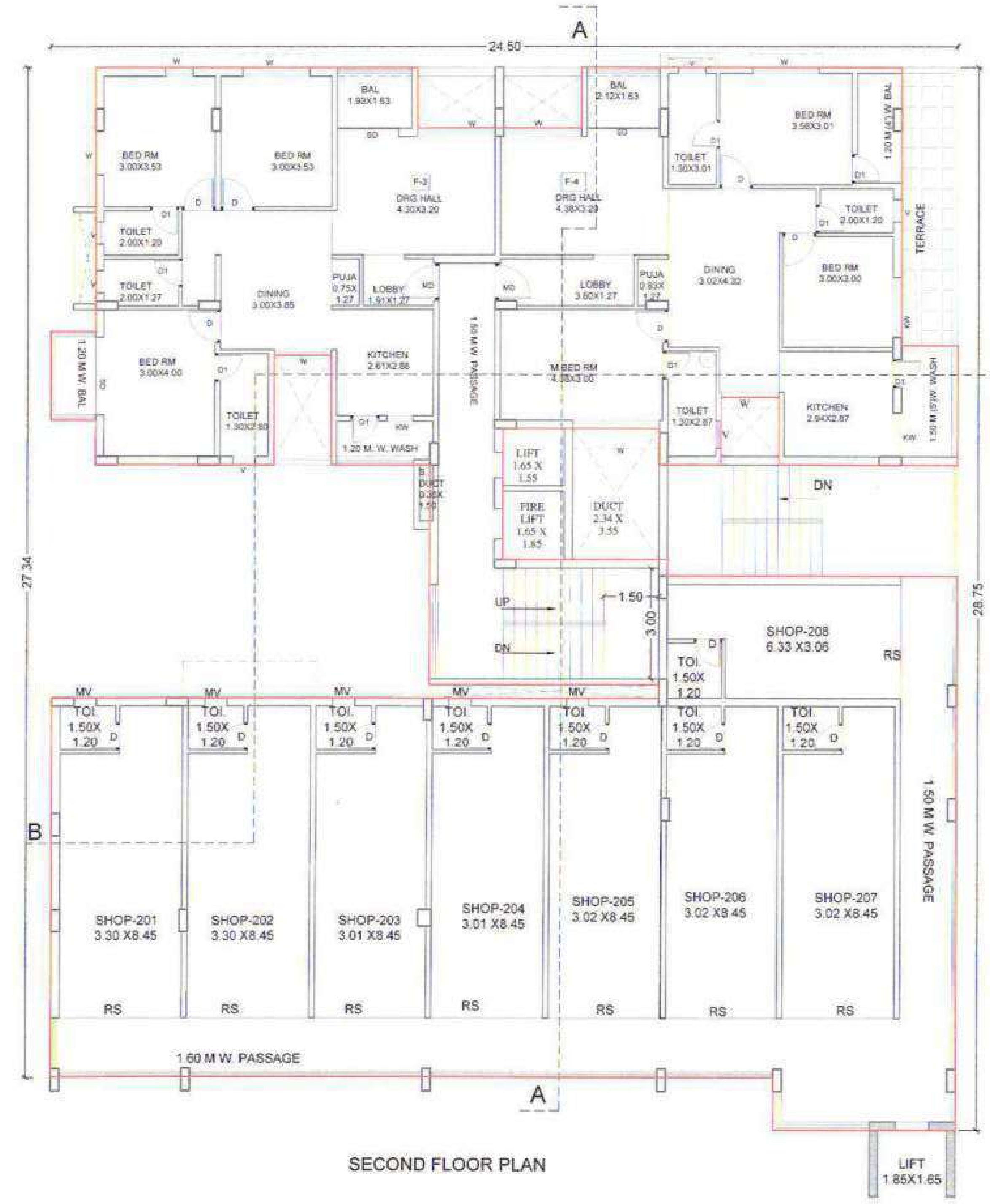


P - LINE BLOCK AREA CALCULATION OF BASEMENT FLOOR BLOCK PLAN

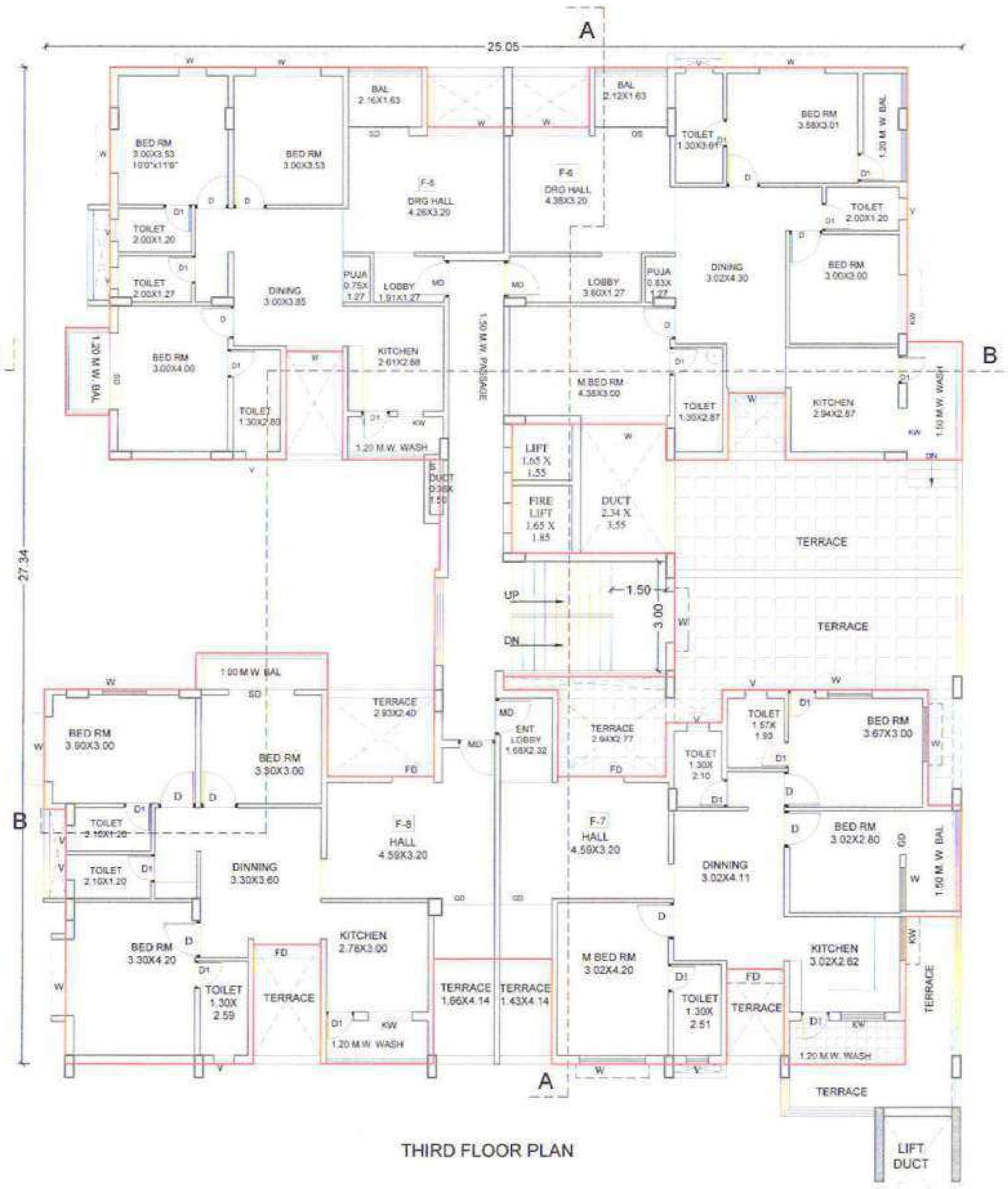
OVER ALL DIM. =10.43 X 6.76 =70.50 SQ.MT.

DEDUCTION :-
1) 4.20 X 3.38 = 14.19 SQ.MT.
2) 4.50 X 0.75 = 3.375 SQ.MT.
3) 4.50 X 4.36 = 19.62 SQ.MT.
4) 1.50 X 3.46 = 5.08 SQ.MT.
TOTAL = 42.26 SQ.MT.

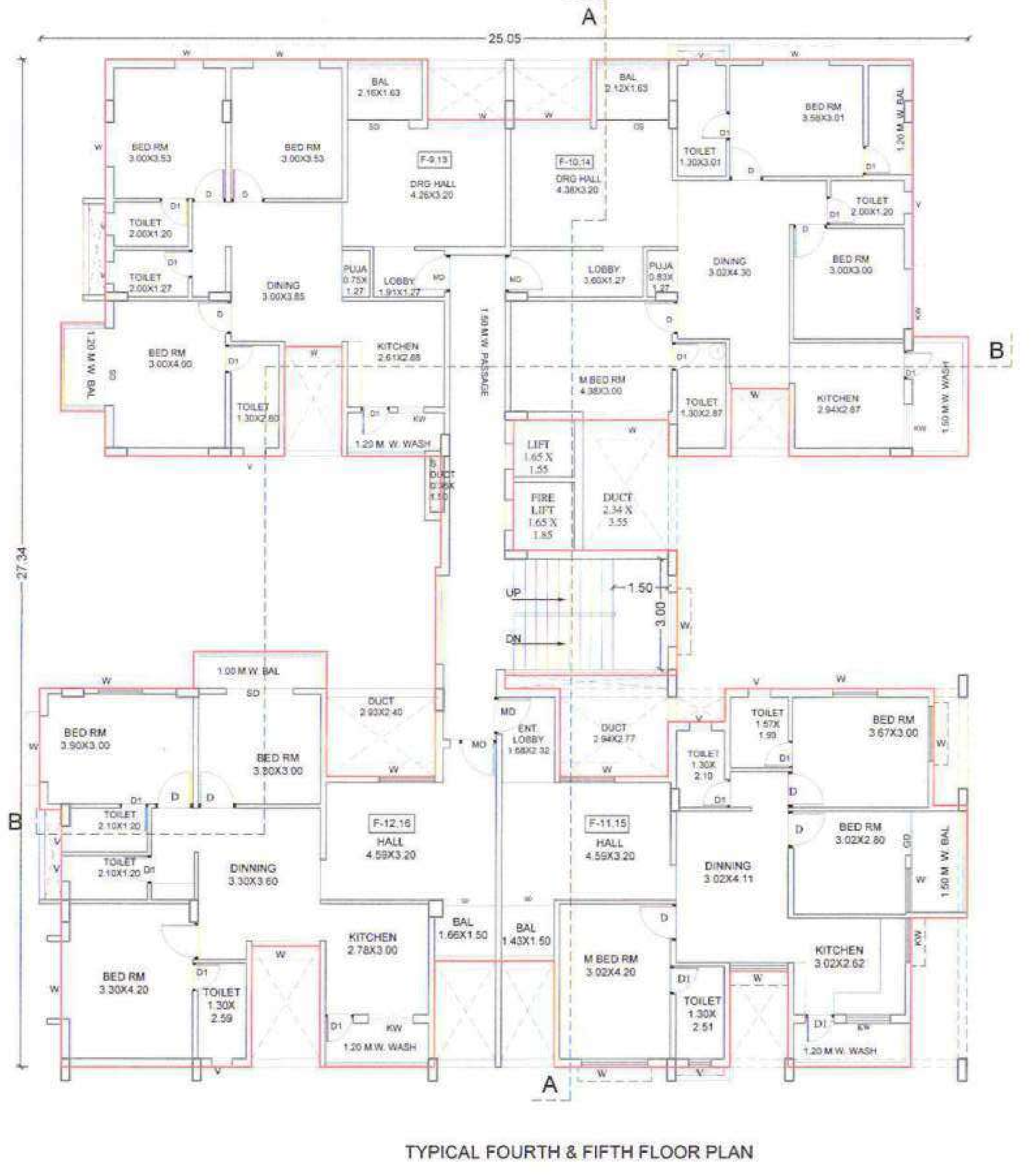
B/UP AREA = 70.50 - 42.26
= 28.24 SQ.M.



SECOND FLOOR PLAN



THIRD FLOOR PLAN



TYPICAL FOURTH & FIFTH FLOOR PLAN

	AREA STATEMENT	
1	AREA OF PLOT (minimum area of a,b,c to be considedred)	1257.19 SQM
	a) as per ownership document(P.R.CARD,cts extract)	1257.19 SQM
	b) as per measurment sheet	————
	c) as per site	1257.19 SQM
2	DEDUCTIONS FOR	
	a) proposed d.p./ d.p. road widening area	————
	b) any d.p. reservation area	————
	(Total a + b)	1257.19 SQM
3	BALANCE AREA OF PLOT (1-2)	
4	AMENITY SPACE(IF APPLICABLE)	
	(a) Required	————
	(b) Proposed	————
5	NET AREA OF PLOT = (3-5B) FOR BASIC FSI =1.00	1257.19 SQM
6	RECREATIONAL OPEN SPACE	————
	(a) Required	————
	(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. 5 X 1.10)	1382.90 SQM
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) maximum permissible premium fsi-based on road width (b) proposed FSI on payment of premium 50%	628.59 SQM.
11	In Situ FSI/TDR loading	
	(a) In Situ area against D.P. road [2.00xsr.no.2(a)],if any	————
	(b) In Situ area against amenity space if handed over [2.00 or 1.85 x sr.no. 4(b)and or(c)]	————
	(c) TDR AREA	————
	d)total in situ/tdr loading proposed (11(a)+(b)+(c)	————
12	Additional FSI area under chapter no. 7	————
		————
13	Total entitlement of F.S.I in the proposal	————
	a) [9+10(b)+11(d)] or 12 whichever is applicable.	2011.49 SQ.M
	b) ancillary area for commercial 80% ancillary area for residencial 60% with payment of charges	866.20 SQ.M 557.23 SQ.M
	c) Total entitlement (a+b)	3434.92 SQ.M
14	maximum utilization limit fsi permissible as per road width (as per regulation no.6.1 or 6.2 or 6.3or 6.4 or as applicable)x1.6 or 1.8	2.75
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	3423.46 SQM
	Total (a +b)	3423.46 SQM
16	F.S.I. consumed (15/5) (should not be more than serial no.14 above)	2.723
17	Area for inclusive housing,if any	
	a)Required (20%of sr.no.5)	
	b)Proposed	

N
W E
S

Drawn by	Checked by	Registration/License no. of Arch/ Lic.Eng./Supervisor
MEENA	CHAVAN	CA/10/48967

1. ALL DIMENSIONS ARE IN METER
2. ALL EXTERNAL WALLS 0.15 MT THICK.
3. ALL INTERNAL WALLS 0.10 MT THICK

LEGEND

PLOT BOUNDARY SHOWN IN	▭
PROPOSE CONST. SHOWN IN	🟥
EXISTING CONST. TO BE DEMOLISH	🟨
WATER LINE SHOWN IN	▭
DRAINAGE LINE SHOWN IN	▭

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 24/04/21 and the dimensions of sides etc of plot stated on plans 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
(Name of Architect / Licensed Engineer / Supervisor)

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Aurangabad muncipal corporation . I/We would execute the structure as per sanctioned plans.Also I/We 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 :

OWNER'S SIGN

Ar. JADHAV R.S.
A.I.I.A, M.C.A
Reg. No. CA/10/48967
ARCHITECT

ARCHITECT /LICENSED ENGINEER/ SUPERVISOR NAME & SIGNATURE

Ar.JADHAV R.S
A.I.I.A, M.C.A
Reg.No.CA/10/48967
ARCHITECT
INTERIOR DESIGNER
& VALUER

J.B & ASSOCIATE
A-306,CITIUS,SPACE OLYMPIA,
SUTGIRNI CHOWK,
Aurangabad.PH. NO. 2983017