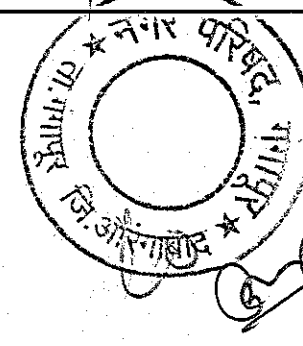


Office Copy

Office Copy SHEET NO.1/1



"KASHI GOPAL PARK"
Residency

PROPOSED BUILDING PLAN
OF RESIDENTIAL WITH
CONVENIENCE (GROUP
HOUSING SCHEME LAYOUT)
AT VILLAGE :- GANGAPUR,
GUT NO. 307/3A (Pt.) TQ.
GANGAPUR DIST.
AURANGABAD.

AREA STATEMENT

PLOT AREA = 1776.40 SQ.M.
PERMISSIBLE B/UP ON
PRO-RATA BASIS AREA = 4441.00 SQ.M.

PROPOSED B/UP AREA
"A1" TYPE BUILDING = 1492.576 SQ.M.
"A2" TYPE BUILDING = 1492.576 SQ.M.
TOTAL B/UP AREA = 2985.152 SQ.M.
FSI CONSUMED = 1.68

LEGENDS

PLOT BOUNDARY SHOWN IN
PROPOSED B/UP AREA SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN
RAIN WATER HARVESTING LINE SHOWN IN

SCHEDULE OF OPENING

MD	-1.10 x 2.10	FLUSH DOOR WITH FRAME
D1	-1.00 x 2.10	FLUSH DOOR WITH FRAME
D2	-0.85 x 2.10	FLUSH DOOR WITH FRAME
W	-2.40 x 2.10	ALU. WINDOWS
W1	-2.40 x 1.80	ALU. WINDOWS
W2	-2.10 x 2.10	ALU. WINDOWS
W3	-1.80 x 2.10	ALU. WINDOWS
W4	-1.80 x 1.50	ALU. WINDOWS
W5	-1.50 x 1.20	ALU. WINDOWS
V	-0.60 x 1.20	ALU. VENTILATOR

SPECIFICATION

- R.C.C. FRAME STRUCTURE
- INTERNAL WALL 0.100M THICK
- AND OUTER WALL 0.150 M THICK
- SAND FINISHED OUTER PLASTER
- CERAMIC TILE FLOORING
- NEERU FINISHED INTERNAL PLASTER
- CONCEALED TYPE ELECTRIFICATION
- CONCEALED TYPE PLUMBING

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE
WAS SURVEYED BY ME ON 13.05.2022 & THE
DIMENSIONS OF ALL SIDES ETC OF PLOT
STATED ON PLAN ARE AS MEASURED ON
SITE AND AREA SO WORKED OUT FALLIES
WITH THE AREA STATED IN DOCUMENT OF
OWNERSHIP/ T.P. ACT SCHEME RECORDS /
LAND RECORD DOCUMENT / CITY SURVEY
RECORD.

Sanjay S. Sonar
Architect
Signature of ARCHITECT

I HAVE BEEN EMPLOYED BY THE APPLICANT AS
HIS ARCHITECT / LICENSED ENGINEER /
STRUCTURAL ENGINEER / SUPERVISOR. I HAVE
EXAMINED THE BOUNDRIES AND THE AREA OF THE
PLOT AND I DO HEREBY CERTIFY THAT I HAVE
PERSONALLY VERIFIED AND CHECKED ALL THE
STATEMENTS MADE BY THE APPLICANT WHO IS
THE OWNER / LESSEE IN POSSESSION OF THE PLOT
AS IN THE ABOVE FROM AND FOUND THEM TO BE
CORRECT DATE 13.02.2021.

Sanjay S. Sonar
Architect
Signature of ARCHITECT

CERTIFICATE OF EXISTING ROAD

THIS IS TO CERTIFY THAT THE LAND IN
G.NO. 307 (PT.) AT VILLAGE :- GANGAPUR
TQ. GANGAPUR, IS HAVING 30 M.T WIDE
ROAD ON SOUTH SIDE OF THE LAND AS
SHOWN ON PLAN.

Sanjay S. Sonar
Architect
Signature of ARCHITECT

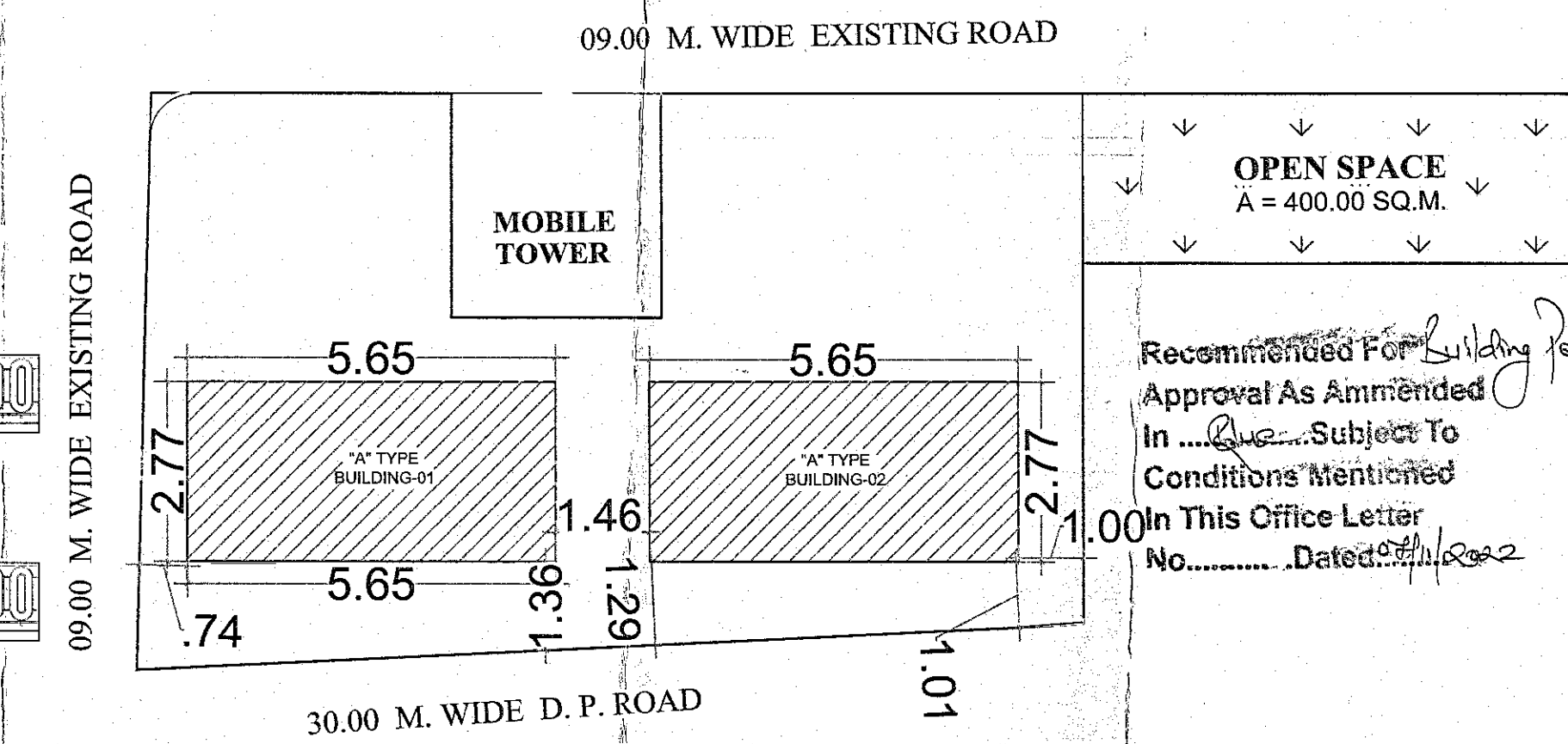
Name Of Owner & signature
SHRI. KAMALAKAR KASHINATH SABANE.
SHRI. SUDHAKAR KASHINATH SABANE.
SHRI. PRABHAKAR KASHINATH SABANE.
SHRI. MADHUKAR KASHINATH SABANE.

Drawn by :- V.D
Scale :- 1:100 / 200 / 50

Sanjay S. Sonar
Architect
Reg. No. CA/2009/44367
ARCHITECT

Sanjay S. Sonar
REGD.No. CA/2009/44367
Architect, Interior & Landscape Designer.

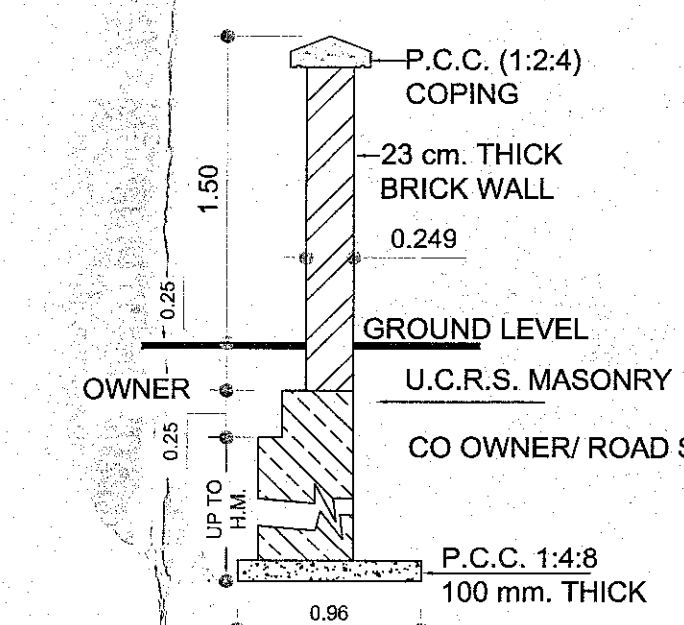
0_Space Architects & Associates
"Shivrupa" Plot No. 13 Behind IDBI bank Bhagyanganor,
Aurangabad - 431003
Email :- spacearchitects@gmail.com



BLOCK PLAN
Scale :- 1:450

Recommended For
Approval As Amended
In This Office Letter
No. Dated: 13/02/2021

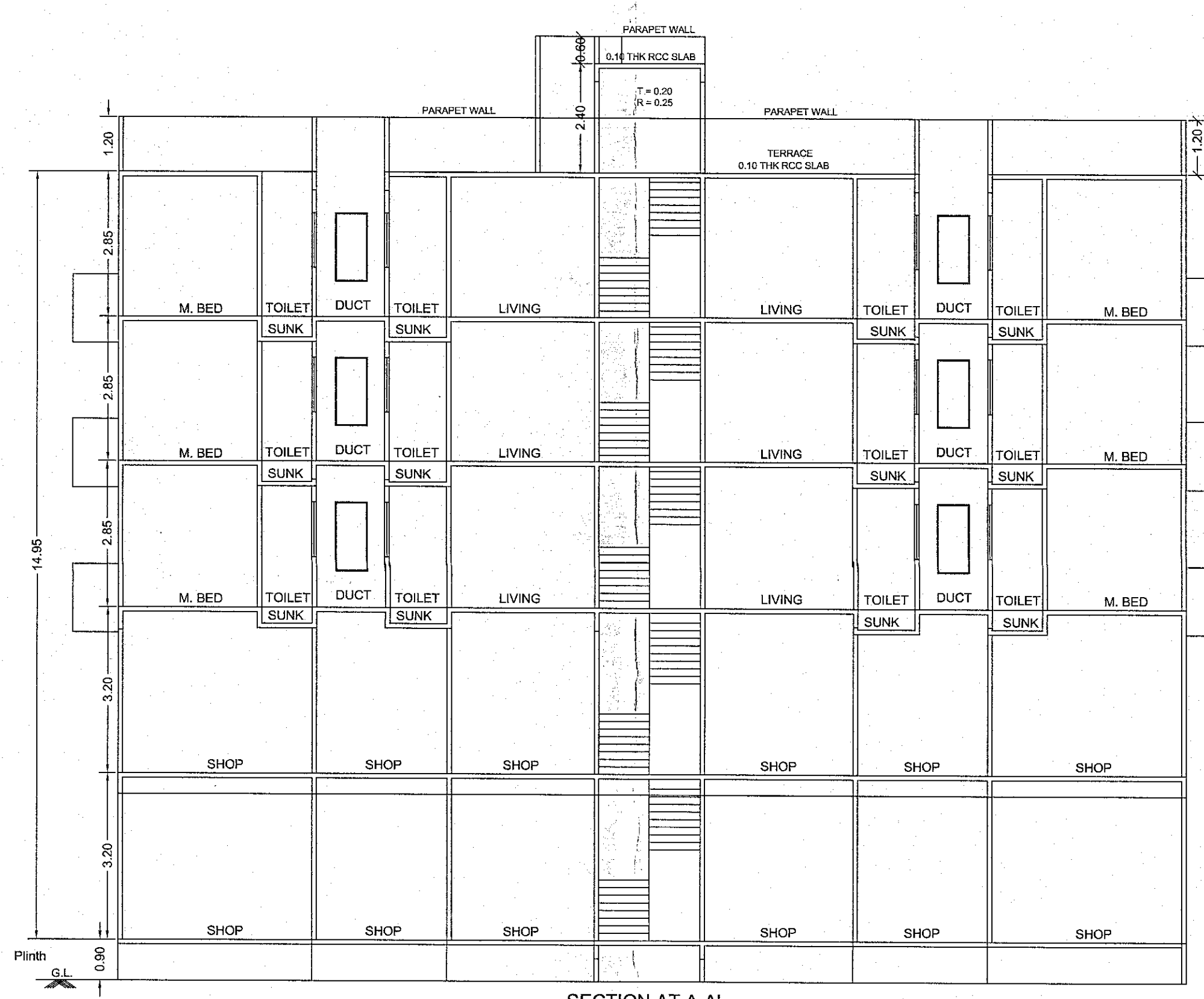
AREA STATEMENT	SQ.MT.
1) Area Of Plot (Minimum area of a,b,c to be considered)	2655.00
a) As Per Ownership Document (7/12,CTS extract)	4000.00
b) As Per Measurement Sheet	4000.00
c) As per Site.	4000.00
2) Deductions From Entire Layout	
a) Proposed D.P./D.P. Road widening Area/ Service Road / Highway Widening.	478.60
b) Any D.P. Reservation Area	Nil
(Total a+b)	478.60
3) Balance Area under plot	2176.40
4) Amenity Space	
a) Required	000.000
b) Adjustment of 2(b), if any -	Nil
c) Balance Proposed -	000.00
5) Net Plot Area (3-4(c))	2176.40
6) Recreational Open Space (if applicable)	
a) Required -	400.00
b) Proposed -	400.00
7) Internal Road area	000.00
8) Plottable area (if applicable)	1776.40
9) Built up area with reference to Basic area F.S.I. as per front road width (Sr.No.40/30/1) (1776.40 X 2.00)	3552.80
10) Addition of FSI on payment of premium 30%(1776.40x30%)	000.00
a) Maximum permissible premium FSI - based on road width / TOD Zone	Nil
b) Proposed FSI on payment of premium	0000.00
11) In-situ FSI / TDR loading	Nil
a) In-situ area against D.P.(2.0 x Sr.No.2(a)), if any (2 X 478.60)	957.20
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 (478.60 X 2)	
d) Total in-situ / TDR loading proposed (11) (a) + (b) + (c))	
12) Additional FSI are under Chapter No.7	000.00
13) Total entitlement of FSI in the proposal (2.5)	2985.152
a) [9 + 10(b) + 11(c)] or 12 whichever is applicable.	
b) Ancillary Area FSI upto 60% or 80% with payment of charges	000.00
c) Total entitlement (a+b)	
14) Maximum utilization of F.S.I.(building potential) as per road width (1 as per Regulation No.6.1 or 6.2, 6.3 or 6.4 as applicable) x 1.6 or 1.8	4441.00
15) Total Built-up Area in proposal. (excluding area at Sr.No.17b.)	2985.152
16) F.S.I Consumed (15/13) (should not be, more than serial No.14 above)	1.68
17) Area for Inclusive Housing, if any (a) Required (20% of Sr.No.5) (b) Proposed	Nil



SECTION OF
COMPOUND WALL
SCALE 1:50

SECTION OF
COMPOUND WALL AT JUNCTION
SCALE 1:50

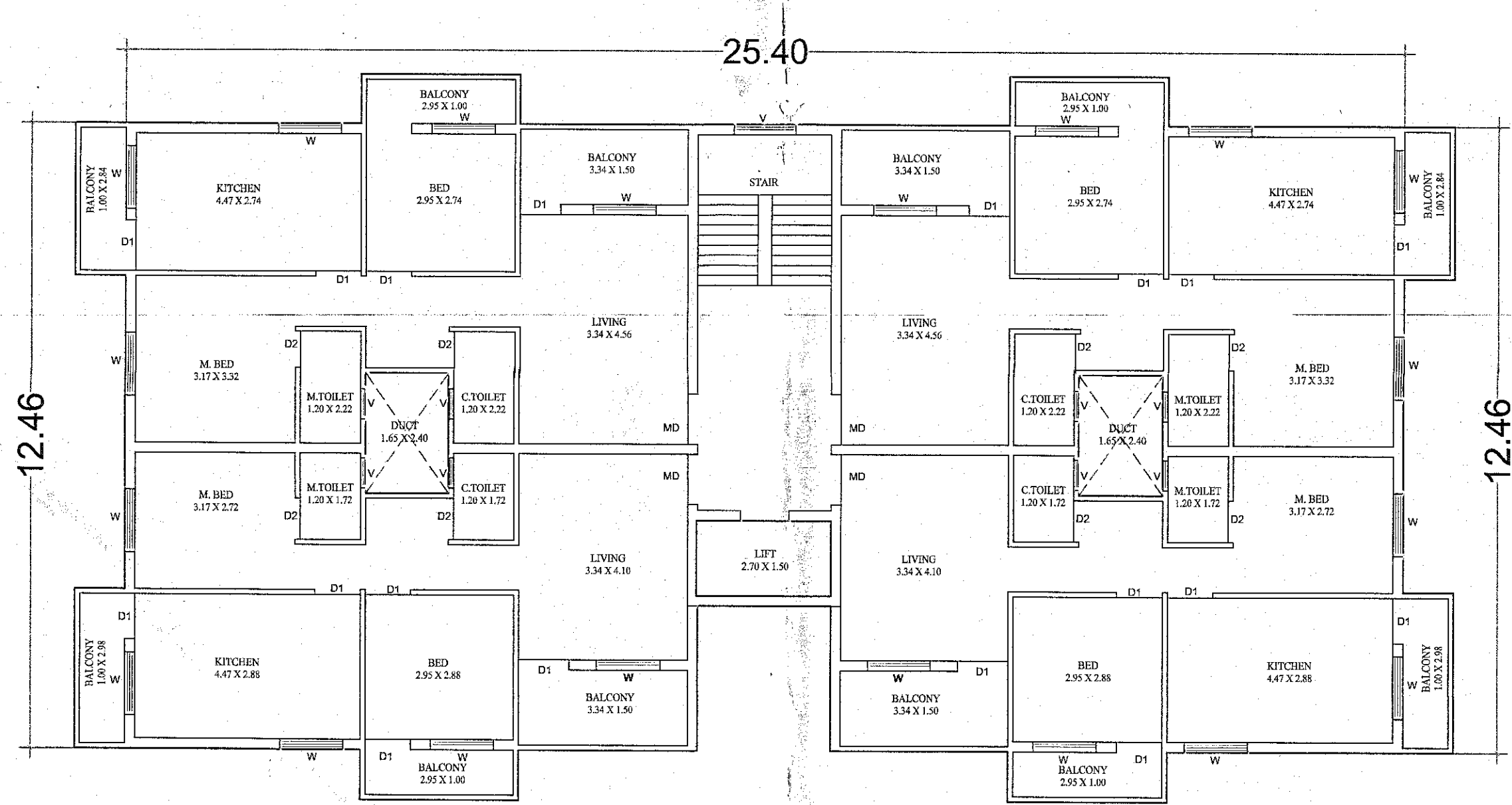
PARKING STATEMENT	REQUIRED	PROPOSED
NO. OF TYPES	CAR	SCOOTER
01 FLAT	24	12
02 SHOP	28	12
03 TOTAL	52	24
04 REQUIRED FOR VISITING PARKING	07	07
05 GROSS PARKING	26	19
06 MULTIPLYING FACTOR FOR GMC	0.40%	0.40%
07 NET PARKING	11	56



SECTION AT A-A'

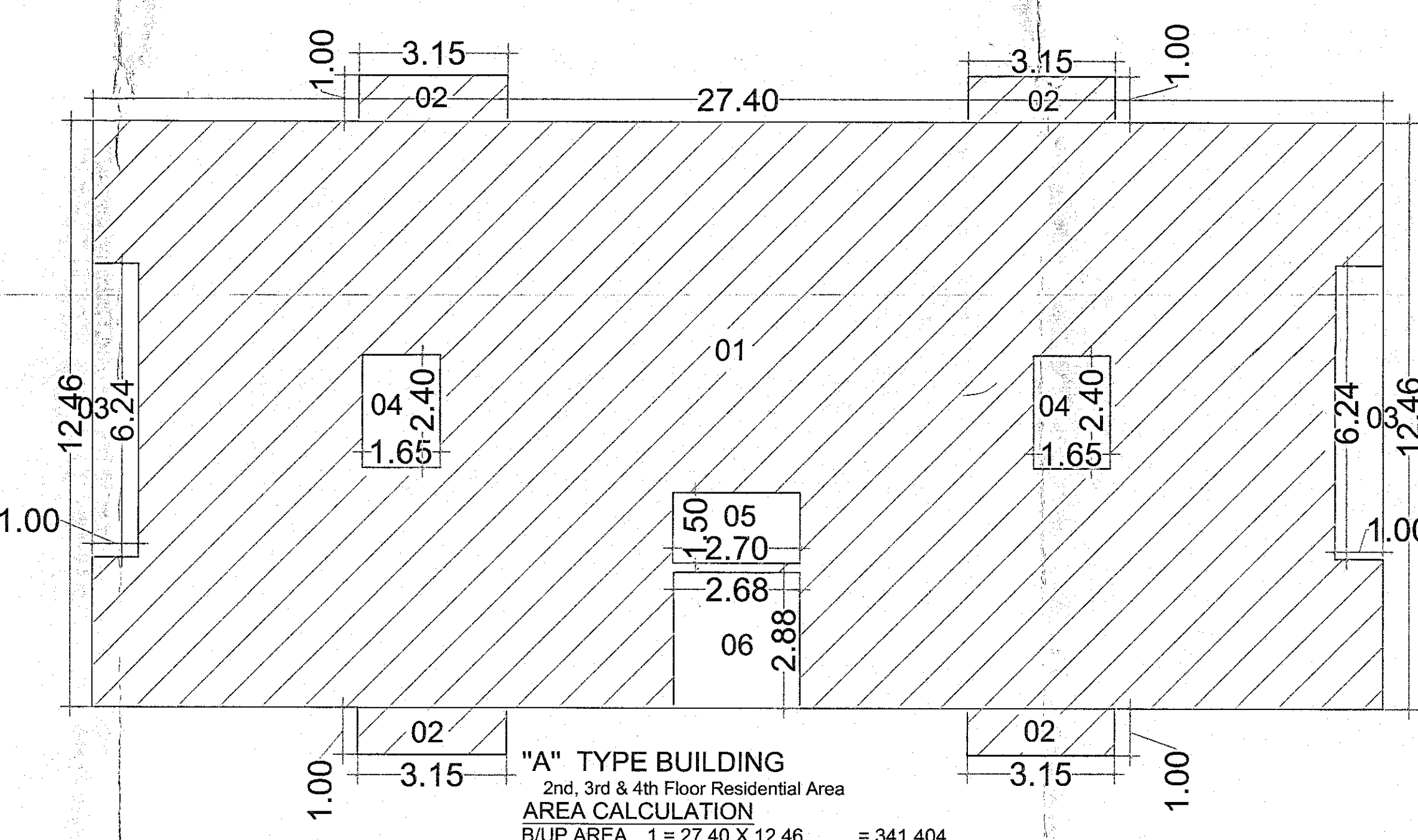


ELEVATION



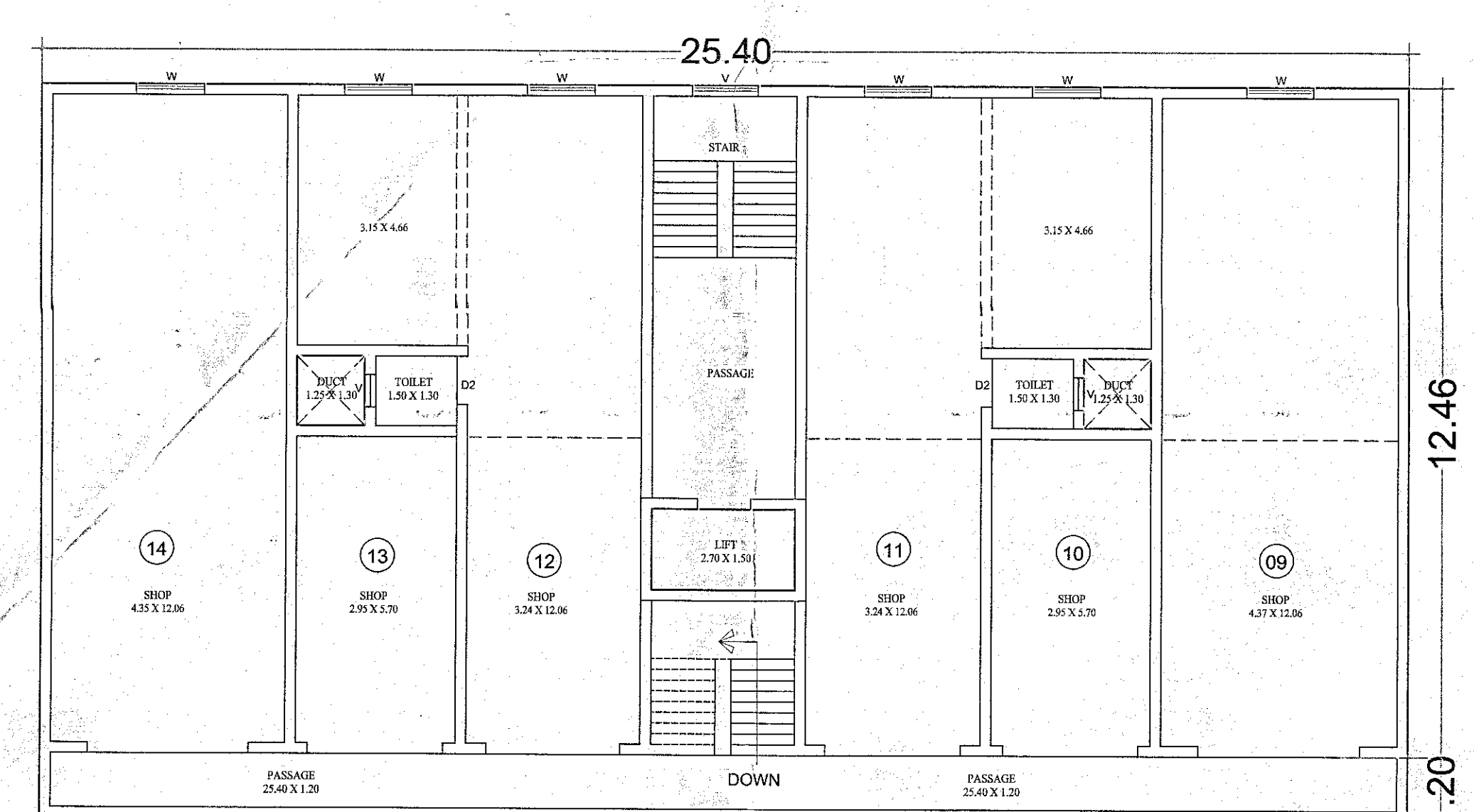
"A" TYPE BUILDING

2nd, 3rd, 4th FLOOR PLAN
Scale :- 1:100



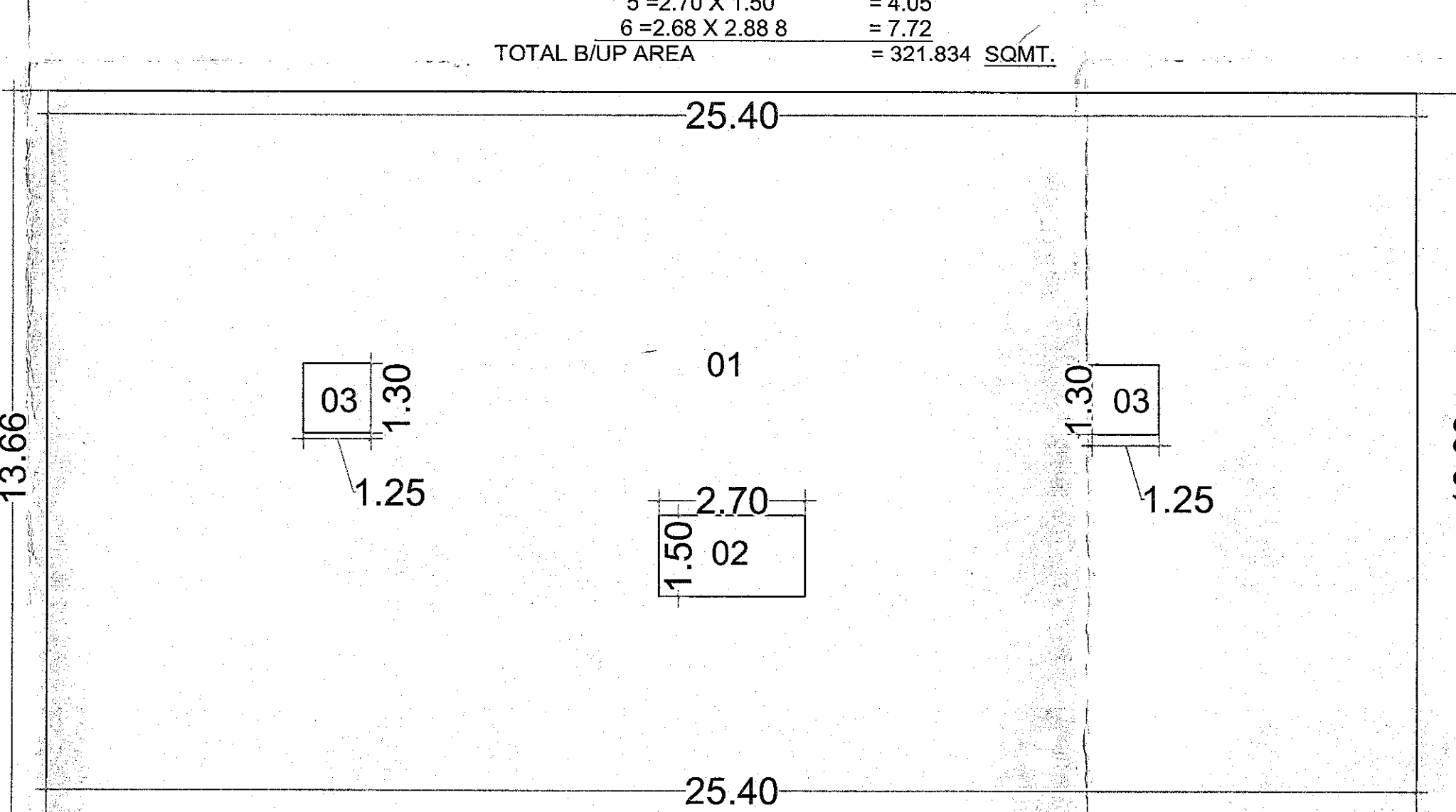
"A" TYPE BUILDING
2nd, 3rd & 4th Floor Residential Area
AREA CALCULATION

B/UP AREA 1 = 27.40 X 12.46 = 341.404
2 = 3.15 X 1.0 X 4 = 12.60
TOTAL = 354.004
LESS DUCT 3 = 1.00 X 6.24 X 2 = 12.48
4 = 1.65 X 2.40 X 2 = 7.92
5 = 2.70 X 1.50 = 4.05
6 = 2.68 X 2.88 = 7.72
TOTAL B/UP AREA = 321.834 SQ.MT.



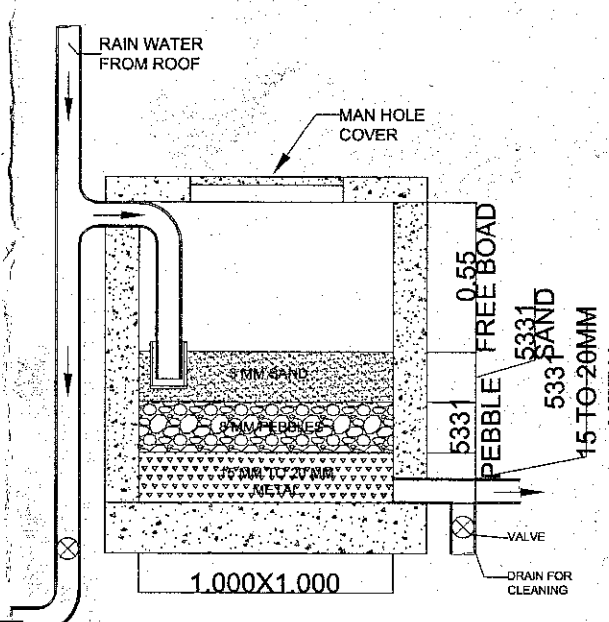
"A" TYPE BUILDING

FIRST FLOOR PLAN
Scale :- 1:100

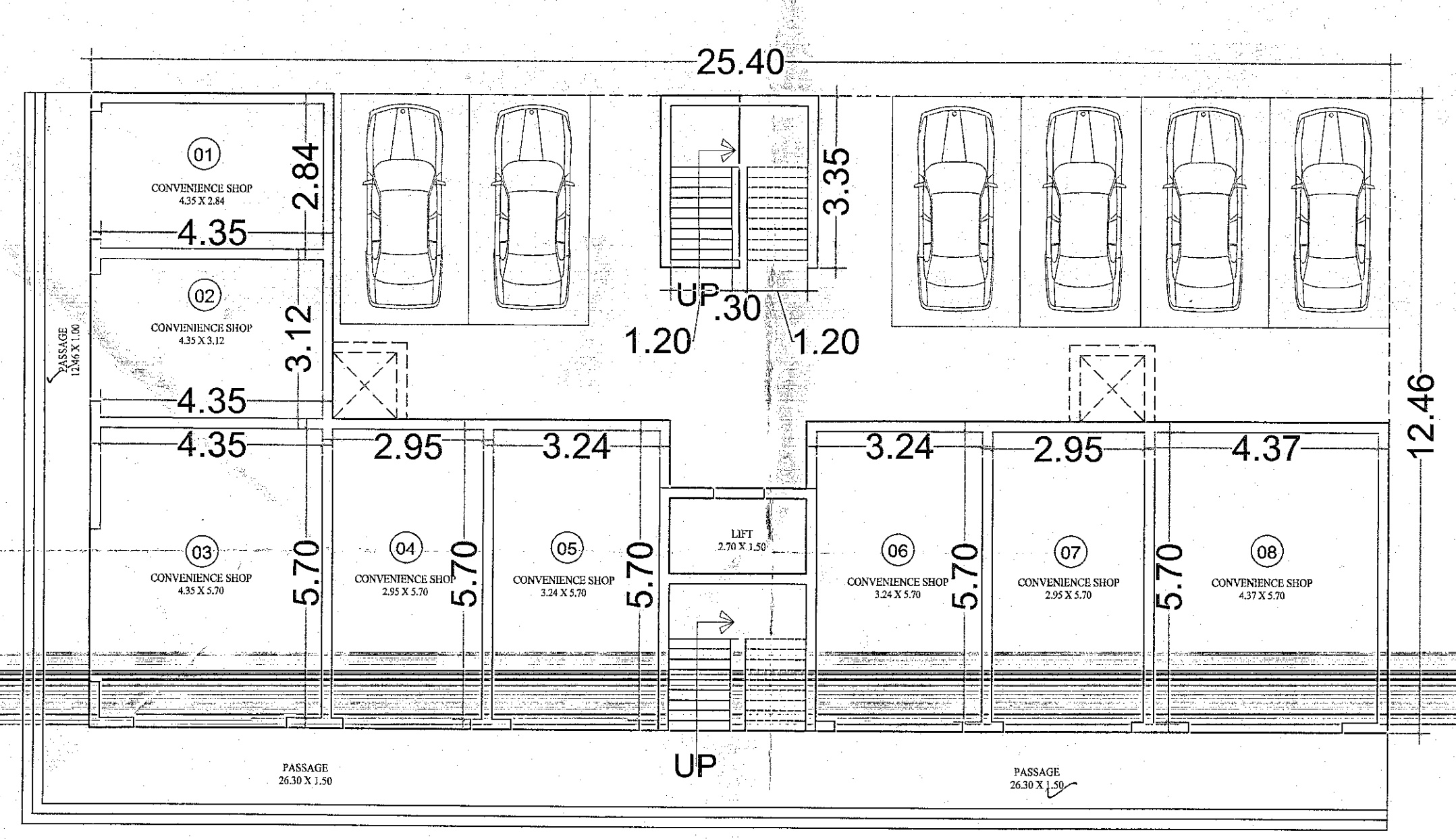


"A" TYPE BUILDING
FIRST FLOOR COMMERCIAL SHOP AREA
AREA CALCULATION

B/UP AREA 1 = 25.40 X 13.66 = 346.964
2 = 25.40 X 1.70 = 43.18
3 = 1.25 X 1.30 X 2 = 3.25
TOTAL = 393.404
LESS DUCT 2 = 2.70 X 1.70 = 4.59
3 = 1.25 X 1.30 X 2 = 3.25
TOTAL B/UP AREA = 385.544 SQ.MT.

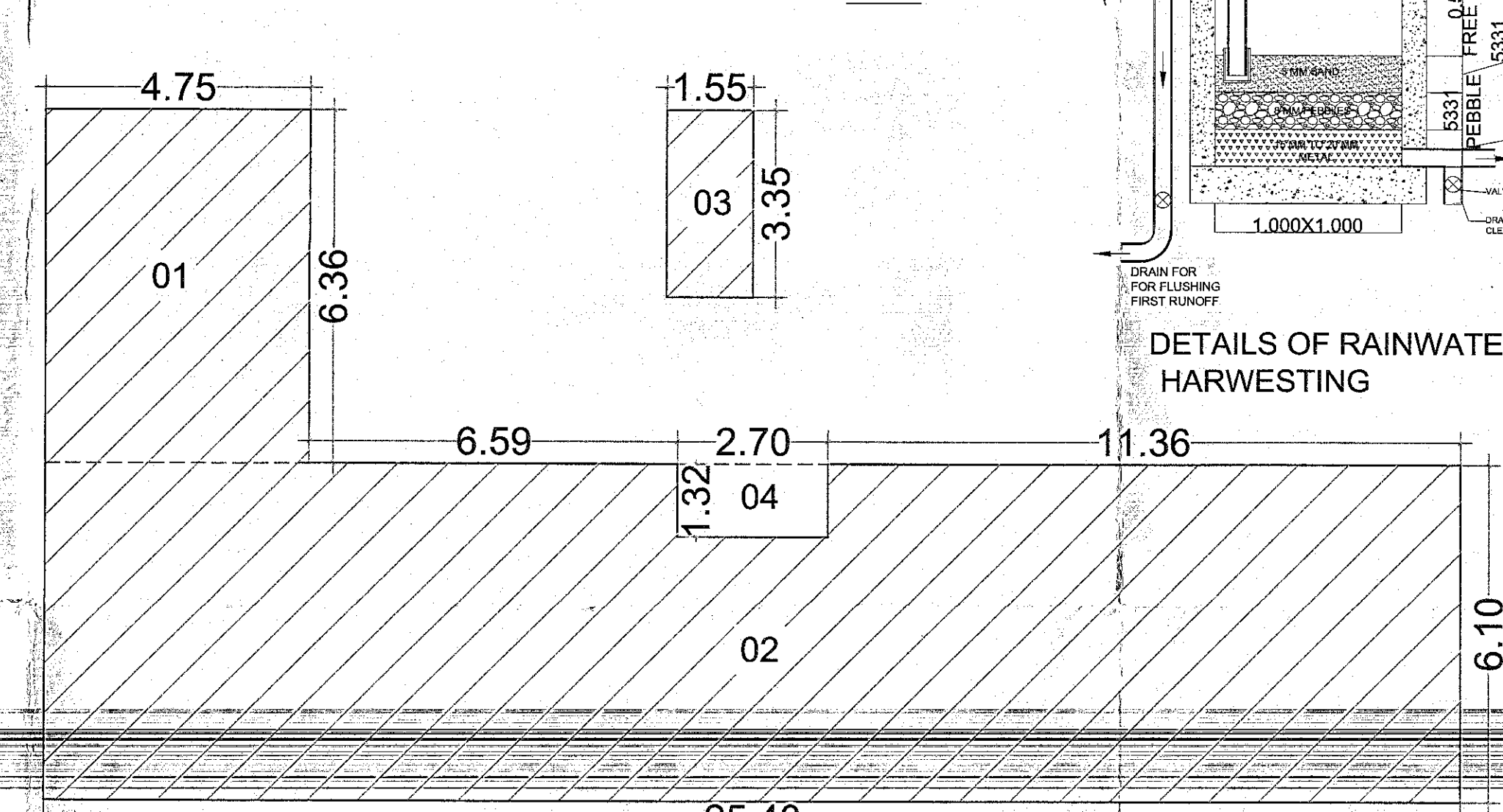


DETAILS OF RAINWATER
HARVESTING



"A" TYPE BUILDING

GROUND FLOOR PLAN
Scale :- 1:100



"A" TYPE BUILDING
GROUND FLOOR COMMERCIAL SHOP AREA
AREA CALCULATION

B/UP AREA 1 = 4.75 X 6.36 = 30.21
2 = 25.40 X 6.10 = 154.94
3 = 1.55 X 3.35 = 5.19
TOTAL = 190.34
LESS DUCT 4 = 2.70 X 1.32 = 3.56
TOTAL B/UP AREA = 186.77 SQ.MT.