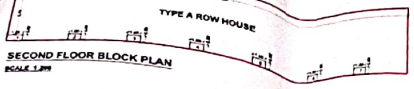
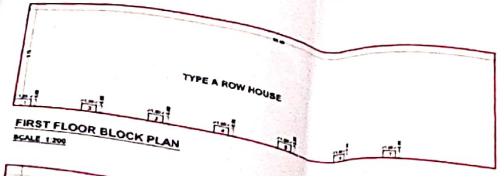
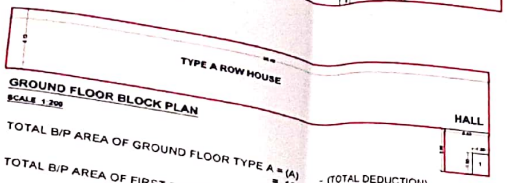
PRODUCED BY AN AUTODESK STUDENT VERSION




SECOND FLOOR BLOCK PLAN
SCALE 1:200




FIRST FLOOR BLOCK PLAN
SCALE 1:200




GROUND FLOOR BLOCK PLAN
SCALE 1:200

TOTAL B/P AREA OF GROUND FLOOR TYPE A = (A) - (TOTAL DEDUCTION)
= 194.64 - 2.34 = 192.30 SQ MT

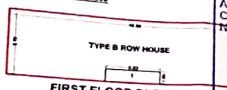
TOTAL B/P AREA OF FIRST FLOOR TYPE A = (A) - (TOTAL DEDUCTION)
= 355.08 - 4.33 = 350.75 SQ MT

TOTAL B/P AREA OF SECOND FLOOR TYPE A = (A) - (TOTAL DEDUCTION)
= 184.05 - 4.33 = 179.72 SQ MT

NET BUILT UP AREA = 192.30 + 350.75 + 179.72 = 722.77 SQ MT




SECOND FLOOR BLOCK PLAN
SCALE 1:200




FIRST FLOOR BLOCK PLAN
SCALE 1:200




GROUND FLOOR BLOCK PLAN
SCALE 1:200

Approved as amended in red, subject to Conditions mentioned in this Grace Letter No. 2071 dated 17/6/2022
Senior Planner (New Towns)
CIDCO, Aurangabad Fringe Area

TOTAL B/P AREA OF GROUND FLOOR TYPE B = (B) - (TOTAL DEDUCTION)
= 47.27 - 0.00 = 47.27 SQ MT

TOTAL B/P AREA OF FIRST FLOOR TYPE B = (B) - (TOTAL DEDUCTION)
= 86.59 - 3.83 = 82.76 SQ MT

TOTAL B/P AREA OF SECOND FLOOR TYPE B = (B) - (TOTAL DEDUCTION)
= 58.54 - 3.83 = 54.71 SQ MT

NET BUILT UP AREA = 47.27 + 82.76 + 54.71 = 184.74 SQ MT

| B/UP AREA | | |
|---|---|---|
| AREA OF TYPE A ROW-HOUSE | = | 722.77 SQ. MT |
| AREA OF TYPE B ROW-HOUSE | = | 184.74 SQ. MT |
| AREA OF TYPE C ROW-HOUSE | = | 82.68 SQ. MT |
| AREA OF APARTMENT | = | 1141.29 SQ. MT |
| TOTAL B/UP AREA ON PLOT NO 1 | = | 2131.46 SQ. MT |

## AREA CALCULATION OF TYPE A

SECOND FLOOR

| | | |
|---|---|---|
| AREA OF ADDITION OVER ALL DIM | = 35.29 X 5.70 | = 184.05 MT. SQ |
| TOTAL AREA OF ADDITION | | = 184.05 MT. SQ |
| AREA OF DEDUCTION | | |
| LESS DIM DIM OF 1 | = 1.23 X 0.60 | = 0.73 MT. SQ |
| LESS DIM DIM OF 2 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| LESS DIM DIM OF 3 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| LESS DIM DIM OF 4 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| LESS DIM DIM OF 5 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| LESS DIM DIM OF 6 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| LESS DIM DIM OF 7 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| TOTAL AREA OF DEDUCTION | | = 4.33 MT. SQ |

FIRST FLOOR

| | | |
|---|---|---|
| AREA OF ADDITION OVER ALL DIM | = 36.49 X 9.73 | = 355.08 MT. SQ |
| TOTAL AREA OF ADDITION | | = 355.08 MT. SQ |
| AREA OF DEDUCTION | | |
| LESS DIM DIM OF 1 | = 1.23 X 0.60 | = 0.73 MT. SQ |
| LESS DIM DIM OF 2 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| LESS DIM DIM OF 3 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| LESS DIM DIM OF 4 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| LESS DIM DIM OF 5 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| LESS DIM DIM OF 6 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| LESS DIM DIM OF 7 | = 1.00 X 0.60 | = 0.60 MT. SQ |
| TOTAL AREA OF DEDUCTION | | = 4.33 MT. SQ |

GROUND FLOOR

| | | |
|---|---|---|
| AREA OF ADDITION OVER ALL DIM | = 35.50 X 5.13 | = 182.115 MT. SQ |
| | = 3.43 X 3.65 | = 12.52 MT. SQ |
| TOTAL AREA OF ADDITION | | = 194.64 MT. SQ |
| AREA OF DEDUCTION | | |
| LESS DIM DIM OF 1 | = 1.3 X 1.8 | = 2.34 MT. SQ |
| TOTAL AREA OF DEDUCTION | | = 2.34 MT. SQ |

## AREA CALCULATION OF TYPE B

SECOND FLOOR

| | | |
|---|---|---|
| AREA OF ADDITION OVER ALL DIM | = 11.48 X 5.10 | = 58.54 MT. SQ |
| TOTAL AREA OF ADDITION | | = 58.54 MT. SQ |
| AREA OF DEDUCTION | | |
| LESS DIM DIM OF 1 | = 3.83 X 1.00 | = 3.83 MT. SQ |
| TOTAL AREA OF DEDUCTION | | = 3.83 MT. SQ |

FIRST FLOOR

| | | |
|---|---|---|
| AREA OF ADDITION OVER ALL DIM | = 16.98 X 5.10 | = 86.59 MT. SQ |
| TOTAL AREA OF ADDITION | | = 86.59 MT. SQ |
| AREA OF DEDUCTION | | |
| LESS DIM DIM OF 1 | = 3.83 X 1.00 | = 3.83 MT. SQ |
| TOTAL AREA OF DEDUCTION | | = 3.83 MT. SQ |

GROUND FLOOR

| | | |
|---|---|---|
| AREA OF ADDITION OVER ALL DIM | = 11.53 X 4.10 | = 47.27 MT. SQ |
| TOTAL AREA OF ADDITION | | = 47.27 MT. SQ |
| AREA OF DEDUCTION | | |
| TOTAL AREA OF DEDUCTION | | = 0.00 MT. SQ |




FIRST FLOOR BLOCK PLAN
SCALE 1:200




GROUND FLOOR BLOCK PLAN
SCALE 1:200

TOTAL B/P AREA OF GROUND FLOOR TYPE C = (C)-(TOTAL DEDUCTION)
= 46.10 - 0.00 = 46.10 SQ MT

TOTAL B/P AREA OF FIRST FLOOR TYPE C = (C)-(TOTAL DEDUCTION)
= 36.58 - 0.00 = 36.58 SQ MT

NET BUILT UP AREA = 46.10 + 36.58 = 82.68 SQ MT.

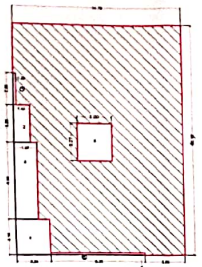
## AREA CALCULATION OF TYPE C

FIRST FLOOR

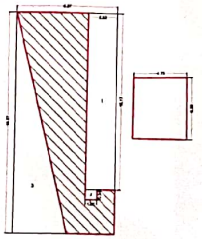
| | | |
|---|---|---|
| AREA OF ADDITION OVER ALL DIM | = 8.65 X 4.23 | = 36.58 MT. SQ |
| TOTAL AREA OF ADDITION | | = 36.58 MT. SQ |
| AREA OF DEDUCTION | | |
| TOTAL AREA OF DEDUCTION | | = 0.00 MT. SQ |

GROUND FLOOR

| | | |
|---|---|---|
| AREA OF ADDITION OVER ALL DIM | = 10.90 X 4.23 | = 46.10 MT. SQ |
| TOTAL AREA OF ADDITION | | = 46.10 MT. SQ |
| AREA OF DEDUCTION | | |
| TOTAL AREA OF DEDUCTION | | = 0.00 MT. SQ |



FIRST FLOOR BLOCK PLAN
SCALE 1:200



GROUND FLOOR BLOCK PLAN
SCALE 1:200

## AREA CALCULATION OF APARTMENT

TYPICAL FLOOR

| | | |
|---|---|---|
| AREA OF ADDITION OVER ALL DIM | = 14.79 X 20.15 | = 298.01 MT. SQ |
| TOTAL AREA OF ADDITION | | = 298.01 MT. SQ |
| AREA OF DEDUCTION | | |
| LESS DIM DIM OF 1 | = 0.23 X 2.80 | = 0.64 MT. SQ. |
| LESS DIM DIM OF 2 | = 1.10 X 3.25 | = 1.55 MT. SQ. |
| LESS DIM DIM OF 3 | = 1.97 X 6.65 | = 13.10 MT. SQ. |
| LESS DIM DIM OF 4 | = 2.91 X 3.10 | = 9.11 MT. SQ. |
| LESS DIM DIM OF 5 | = 8.25 X 0.21 | = 1.73 MT. SQ. |
| LESS DIM DIM OF 6 | = 3.00 X 3.27 | = 9.81 MT. SQ. |
| TOTAL AREA OF DEDUCTION | | = 38.91 MT. SQ |

GROUND FLOOR

| | | |
|---|---|---|
| AREA OF ADDITION OVER ALL DIM | = 8.57 X 18.87 | = 161.71 MT. SQ |
| OVER ALL DIM | = 4.75 X 5.30 | = 25.17 MT. SQ |
| TOTAL AREA OF ADDITION | | = 186.88 MT. SQ |
| AREA OF DEDUCTION | | |
| LESS DIM OF 1 | = 2.52 X 15.17 | = 38.22 MT. SQ. |
| LESS DIM OF 2 | = 1.02 X 0.84 | = 0.85 MT. SQ. |
| AREA OF TRIANGLE 3 | = | = 42.80 MT. SQ. |
| TOTAL AREA OF DEDUCTION | | = 81.87 MT. SQ. |

TOTAL B/P AREA OF GROUND FLOOR APARTMENT = (TOTAL ADDITION)-(TOTAL DEDUCTION)
= 186.88 - 81.87 = 105.01 SQMT

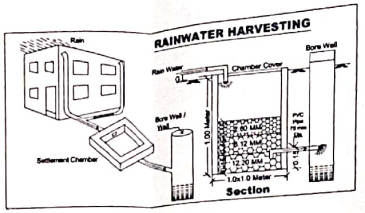
TOTAL B/P AREA OF 1ST, 2ND, 3RD & 4TH FLOOR APARTMENT = (TOTAL ADDITION)-(TOTAL DEDUCTION)
= 298.01 - 38.94 = 259.07 SQMT

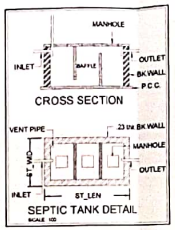
AREA OF FOUR FLOORS = 259.07 X 4 = 1036.28 SQMT

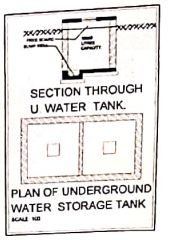
NET BUILT UP AREA = 105.01 + 1036.28 = 1141.29 SQMT

| Parking Check As Per Multiplying Factor : 0.70 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Building Name | Required | | Proposed | | | TOTAL | |
| | Car/Mini Bus | Scooter | COMPOSITE CAR PARK | SCOOTER | CAR | SCOOTER |
| 26 Tenements | 13 | 65 | 13 CAR | 26 SCOOTER | 39 | 13 | 65 |

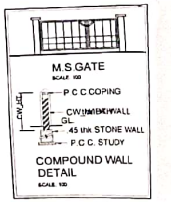
8.1.1 In the case of parking spaces for motor vehicle, upto 50 persent of the prescribed space may be of the size of 2.3 m. x 4.5 m.




| Project Details |
|---|
| Building Type - GROUP HOUSING |
| Zone Type - Residential Zone - (R2) |
| Location - Non-Congested |
| Ward No - |
| Plot No. - 01 |
| City No./Survey No. - |
| GUT No. - 229/2 |
| Street No. - 0 |
| Zone Number - |
| Ward Name - NAGADH, AURANGABAD |
| Promote Value - 1.249 |




| WATER STORAGE REQUIREMENT |
|---|
| OVER HEAD WATER TANK REQUIRED |
| 0 TENEMENT = 0 PERSON X 135.00 Ltr = 0.00Ltr |
| 0.00 Ltr X 1.50=0.00 Ltr |
| PROPOSED-O H W T = 0.00 Ltr |
| UGR Prop 0.00 |

FOR OFFICE USE

SCHEDULE OF OPENING

| NAME | LENGTH | HEIGHT |
|---|---|---|
| D | 1.00 | 2.10 |
| D1 | 0.90 | 2.10 |
| D2 | 0.86 | 2.10 |
| D3 | 1.75 | 1.20 |
| W1 | 1.80 | 1.20 |
| W2 | 1.65 | 1.20 |
| W3 | 1.50 | 1.20 |
| W4 | 1.10 | 1.20 |
| W5 | 0.90 | 0.60 |
| V | 0.60 | 0.60 |

Certificate of Area

Owner's Declaration

AR. ADEEB AKHTAR
IFS/03/3678
WU/18/2007

DESIGN HEIGHT 2ND FLOOR,
Above FIRST CHOICE JEANS OUTLET
NEAR BARAPULLA GATE, AURANGABAD.

| ENGINEER & SUPERVISOR | REFERENCE |
|---|---|
| AR. ADEEB AKHTAR | PLOT BOUNDARY |
| REG-CA/2005/25891 | PROPOSED B/U |
| ARCHITECTURAL-INTERIOR & LANDSCAPE CONSULTANT | WATER LINE |
| | DRAINAGE LINE |

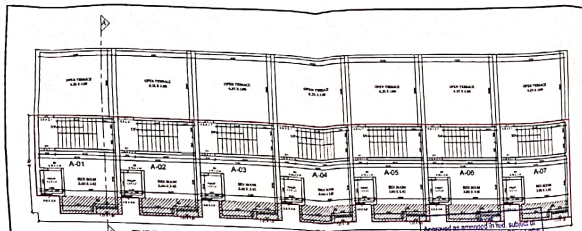
DRAWING No.

| NORTH | SCALE | DATE | DRAWN | CHECKED |
|---|---|---|---|---|
| | | 12.10.2022 | ASAD | ADEEB |

PRODUCED BY AN AUTODESK STUDENT VERSION

Scanned with OKEN Scanner

PRODUCED BY AN AUTODESK STUDENT VERSION

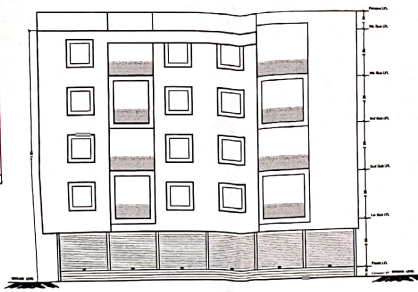



TYPE A ROW-HOUSE **2ND FLOOR PLAN**

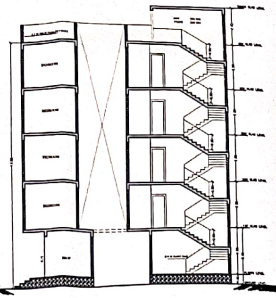
SCALE 1:100

Approved as annexed to the subject to Conditions mentioned in this Office Letter No. dated

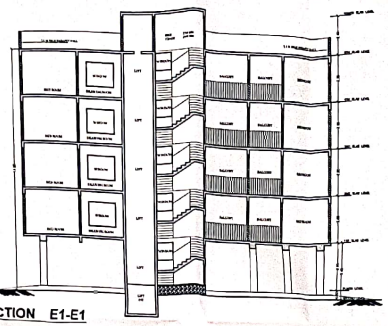
Senior Planner (New Towns)
CIDCO, Aurangabad Fringe Area



**FRONT ELEVATION**

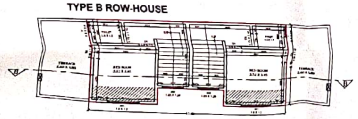


**SECTION E-E**



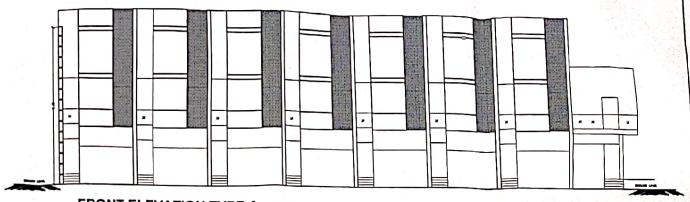
**SECTION E1-E1**

TYPE B ROW-HOUSE

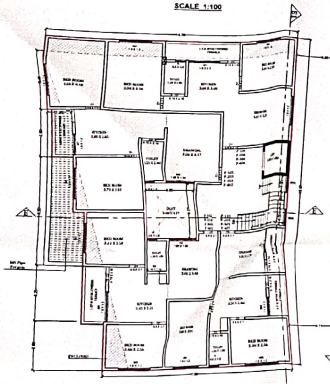


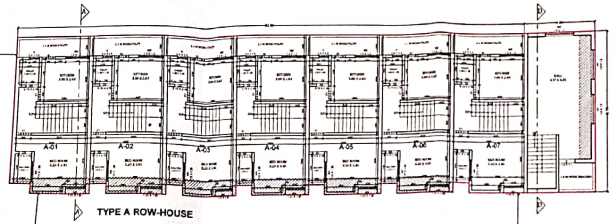
**2ND FLOOR PLAN**

SCALE 1:100



**FRONT ELEVATION TYPE A**

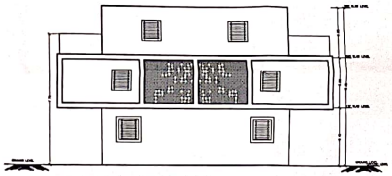




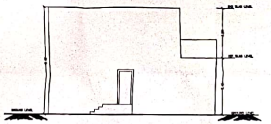

TYPE A ROW-HOUSE

**1st FLOOR PLAN**

SCALE 1:100

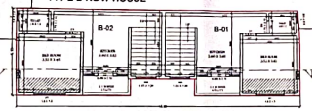


**FRONT ELEVATION TYPE B**



**FRONT ELEVATION TYPE C**

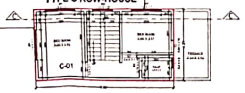
TYPE B ROW-HOUSE




**1ST FLOOR PLAN**

SCALE 1:100

TYPE C ROW-HOUSE




**1ST FLOOR PLAN**

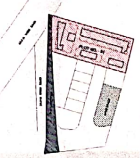
SCALE 1:100

**TYPICAL 1st, 2nd, 3rd, 4th FLOOR PLAN**

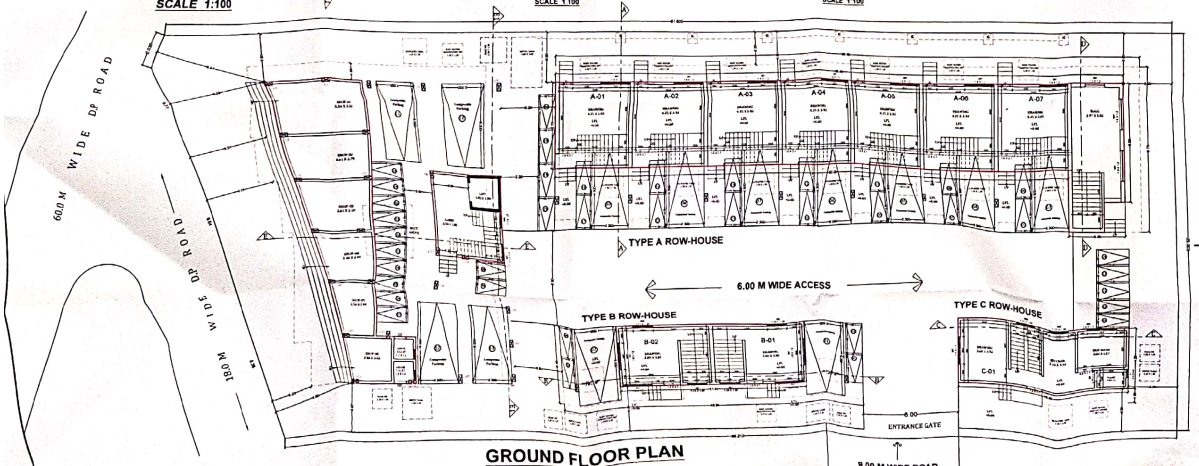
SCALE 1:100



**LOCATION PLAN**

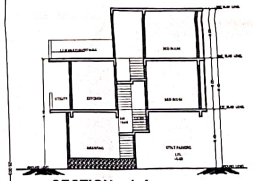


**SITE PLAN**

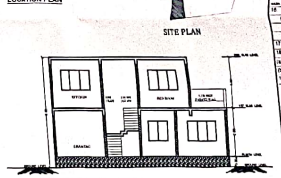



**GROUND FLOOR PLAN**

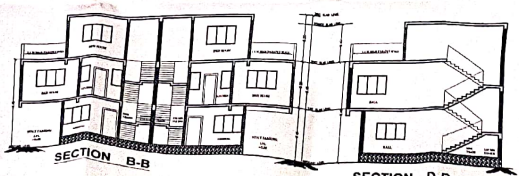
SCALE 1:100



**SECTION A-A**



**SECTION C-C**



**SECTION B-B**

**SECTION D-D**

FOR OFFICE USE

| | |
|---|---|
| 1 Area of plot (Minimum Area of 4, 5, 6 to be considered) | 1484.75 |
| (a) As per ownership documents (7/12, CTS extract) | 1484.75 |
| (b) As per measurement sheet | 1484.75 |
| (c) As per site | 0.00 |
| 2 Deductions for | |
| (a) Proposed D.P. / D.P. Road widening here/Service Road / Highway widening | 0.00 |
| (b) Any D.P. Reservation area | 0.00 |
| (7.00 m wide) | 0.00 |
| 3 Balance area of plot (1-2) | 1484.75 |
| 4 Amenity Space (if applicable) | 0.00 |
| (a) Required | 0.00 |
| (b) Achievement of 25% if any | 0.00 |
| (c) Excess Proposed | 0.00 |
| 5 Net Plot Area (3-4) (-) | 1484.75 |
| 6 Recreational Open space (if applicable) | 0.00 |
| (a) Required | 0.00 |
| (b) Proposed | 0.00 |
| 7 Internal Road area | 0.00 |
| 8 Parking area (if applicable) | 0.00 |
| 9 Built up area as private basis [ref annex-I 2(d)] | 1854.45 |
| 10 Built up area with reference to Regd. F.S.I. as per front road width (Sr. No. Annex-I'B) | 2039.89 |
| 11 Addition of FSI as payment of premium | 0.00 |
| 12 Maximum permissible premium FSI based on road width - TOD Zone | 0.00 |
| (a) Proposed FSI as payment of premium | 0.00 |
| 13 Additional FSI admissible (Chapter No. 7 | 0.00 |
| (a) Total permissible FSI (10+12+13) | 2039.89 |
| (b) Achievement of FSI as proposed | 2039.89 |
| (c) Total FSI proposed (9+12+13) | 2039.89 |
| (d) Total FSI proposed (9+12+13) in square meter | 2039.89 |
| (e) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (f) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (g) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (h) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (i) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (j) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (k) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (l) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (m) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (n) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (o) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (p) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (q) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (r) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (s) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (t) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (u) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (v) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (w) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (x) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (y) Total FSI proposed (9+12+13) in square feet | 21951.33 |
| (z) Total FSI proposed (9+12+13) in square feet | 21951.33 |

Certificate of Area

Owner's Declaration

AR. ADEEB AKHTAR

DESIGN HOBBIT

DESIGN HEIGHT 2ND FLOOR
ADEEB AKHTAR
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANT

REFERENCE
PLOT BOUNDARY
PROPOSED BUILDING
WATER LINE
DRAINAGE LINE

NORTH

SCALE | DATE | DRAWN | CHECKED

PRODUCED BY AN AUTODESK STUDENT VERSION

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