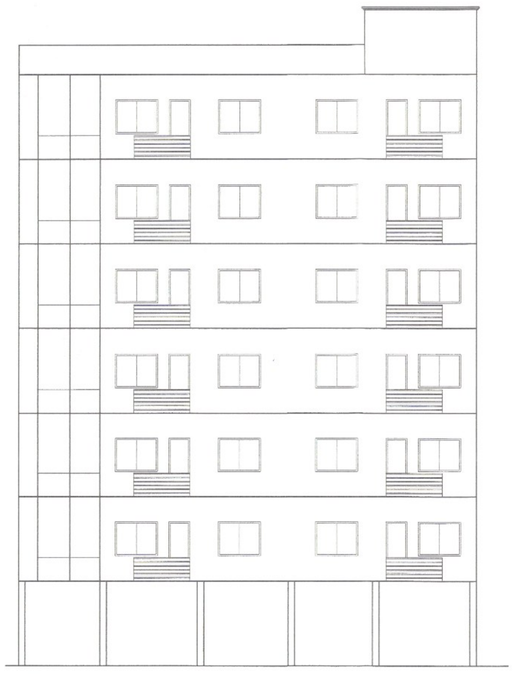
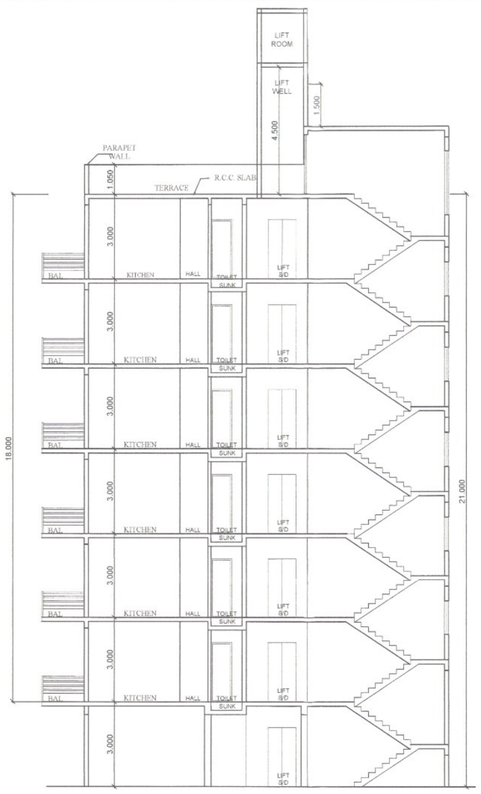
अर्जदार यांची प्रत

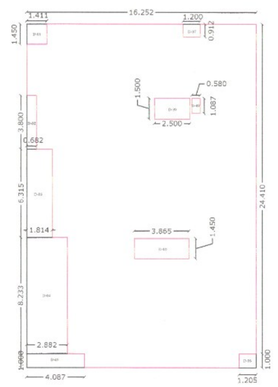


FRONT ELEVATION



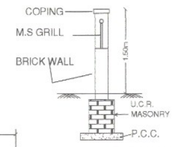
SECTION AA

AREA OF PLOT	= 600.97 SQ.M.
PERMISSIBLE F.S.I. AREA 0.10%	= 60.09 SQ.M.
PREMIUM AREA 50%	= 300.485 SQ.M.
TDR ON 60 M ROAD	=360.00 SQ.M.
PERMISSIBLE AREA	= 1321.545 SQ.M.
ANCILLARY AREA (60% F.S.I.)	= 792.927 SQ..M
TOTAL PERMISSIBLE AREA	=2114.472 SQ.M.
PROPOSED P-LINE AREA.	= 2001.000 SQ.M.
CONSSUMED FSI	= 3.32



P-LINE AREA
TYPICAL FLOOR AREA
(1ST,TO, 6TH FLOOR AREA)

Polygon	LENGTH	WIDTH	AREA
A-Block	16.252	24.220	395.711
D-01	1.411	1.45	2.045
D-02	0.682	3.80	2.591
D-03	1.814	6.515	11.818
D-04	2.882	8.330	26.064
D-05	4.870	1.00	4.870
D-06	1.205	1.00	1.205
D-07	1.20	0.912	1.094
D-08	0.580	1.087	0.630
D-09	2.50	1.50	3.75
D-10	3.865	1.45	5.604
Total p-line area		⟶	333.50



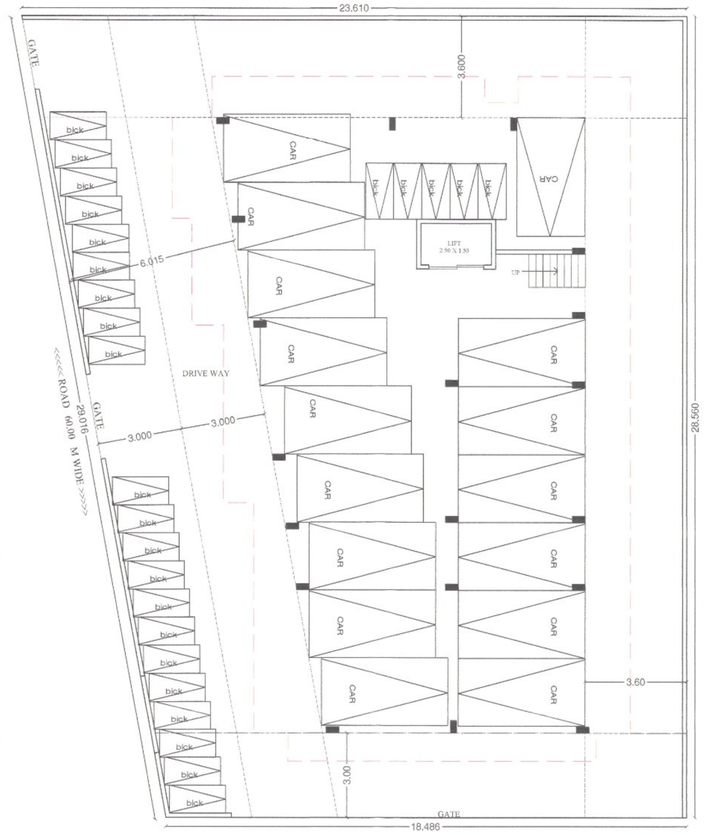
SECTION THROUGH COMPOUND WALL

AREA CALCULATION

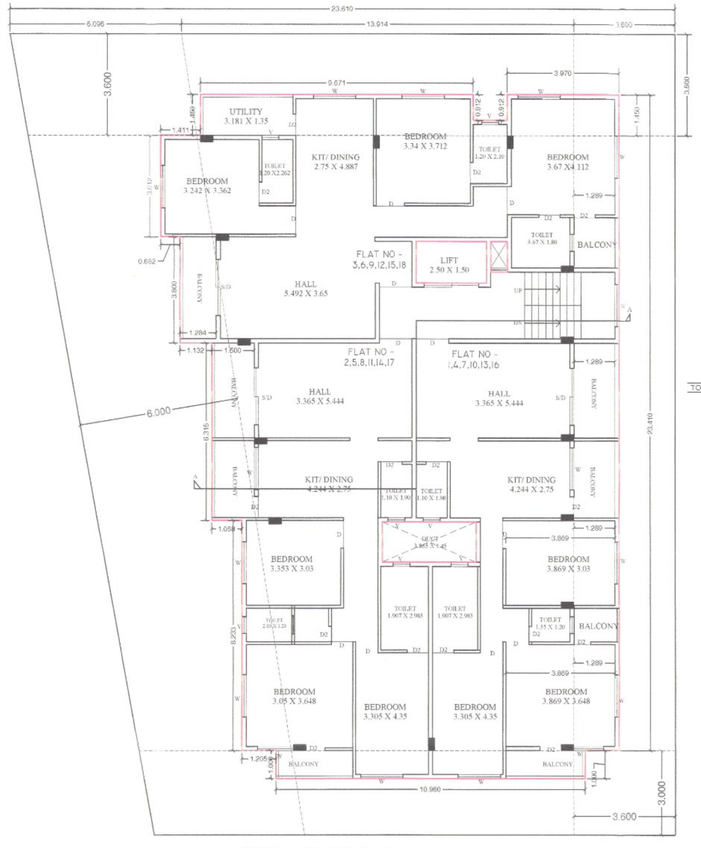
AREA STATEMENT	
PLOT AREA = 600.97 SQ.MT.	
FLOOR	P-LINE AREA
FIRST FLOOR	333.50
SECOND FLOOR	333.50
THIRD FLOOR	333.50
FOURTH FLOOR	333.50
FIFTH FLOOR	333.50
SIXTH FLOOR	333.50
TOTAL	2001.00

PARKING AREA

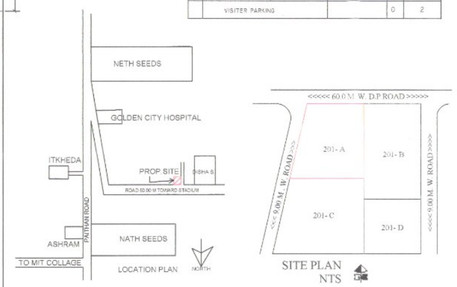
NO.	FLOOR	FLAT NO	CARPET AREA	CAR	SCOOTER
1	1 ST FLOOR	FLAT NO - 1	86.56 SQ.M.		
2	1 ST FLOOR	FLAT NO - 2	86.56 SQ.M.	01	03
3	1 ST FLOOR	FLAT NO - 3	96.356 SQ.M.		
4	2 ND FLOOR	FLAT NO - 4	86.56 SQ.M.		
5	2 ND FLOOR	FLAT NO - 5	86.56 SQ.M.	01	03
6	2 ND FLOOR	FLAT NO - 6	96.356 SQ.M.		
7	3 RD FLOOR	FLAT NO - 7	86.56 SQ.M.		
8	3 RD FLOOR	FLAT NO - 8	86.56 SQ.M.	01	03
9	3 RD FLOOR	FLAT NO - 9	96.356 SQ.M.		
10	4-4TH FLOOR	FLAT NO - 10	86.56 SQ.M.		
11	4-4TH FLOOR	FLAT NO - 11	86.56 SQ.M.	01	03
12	4-4TH FLOOR	FLAT NO - 12	96.356 SQ.M.		
13	5-TH FLOOR	FLAT NO - 13	86.56 SQ.M.		
14	5-TH FLOOR	FLAT NO - 14	86.56 SQ.M.	01	03
15	5-TH FLOOR	FLAT NO - 15	96.356 SQ.M.		
16	6-TH FLOOR	FLAT NO - 16	86.56 SQ.M.	01	03
17	6-TH FLOOR	FLAT NO - 17	86.56 SQ.M.		
18	6-TH FLOOR	FLAT NO - 18	96.356 SQ.M.	01	03
			TOTAL	09	21
	VISITER PARKING			0	2



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(1-st, 6-th FLOOR PLAN)



SITE PLAN
NTS

LAYOUT PLAN

OFFICIAL USE ONLY.

Approved as amended
in.....Colour
Subjet to the conditions mentioned in
this office Building Permit No. 348 / 2022-23
Date 24/02/2023

DY.ENGINEER
Town Planing
Municipal Corporation
AURANGABAD.

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

AREA STATEMENT	
1. Area of plot	600.97 SQ.M.
a) As per ownership document (7/12. CTS extract)	600.97 SQ.M.
b) As per measurment sheet	600.97 SQ.M.
c) As per site	600.97 SQ.M.
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)	600.97 SQ.M.
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]*	600.97 SQ.M.
9. Built up area with reference to basic F.S.I. as per front road width *(sr.no.8X1.1)*	961.087 SQ.M.
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 sr.no.5(b)]*	
(c) Premium FSI area *(subject to max 0.3of sr.no.8)*	300.485 SQ.M.
(d) TDR area	360.00 SQ.M.
(e) Ancillary Area 60%	576.927 SQ.M.
(Total a+b+c+d+e)	1321.545 SQ.M.
11. Total area avaiable *(9+10)*	2114.472 SQ.M.
12. Maximum utilization of FSI Permissble as per road width *(as per Regulation no.15.4)*	
13. Total Built-up Area in proposal. *(excluding area at Sr.No 15b)*	
a) Existing Built -up Area.	
b) Proposed P-Line Area	2001.00 SQ.M.
c) Proposed Built -up Area.	
D) Excess Double Height terrace area counted in FSI.	
(Total a+b+c+d)	
14. F.S.I. Consumed (13/8) *(should not be more than serial no.12 above)*	3.32%
15. Area for Inclusive Housing if any	
(a) Required *(20% of sr.no. 9)*	

LEGENDS

1) PLOT BOUNDARY
2) DRAINAGE LINE
3) WATER SUPPLY LINE
4) PROPOSED CONSTRUCTION
5) EXISTING STRUCTURE

TITLE	SUB DRAWING
PROJECT	BUILDING ON PLOT NO.201- A GUT NO 69/1. ITKHEDA, AURANGABAD.

OWNER NAME — OWNER SIGN.

MR.SUBHASH SHALIGRAM KHURAD

MR.VIVEKANAND UTTAMRAO WARKAD
THROUGH GPA HOLDER
INDRAYANI DEVELOPERS THROUGH PARTENERS

1] MR. KRUSHNA FAKIRRAO PANDHARE

2.]MR. IMRAN HABIB PATHAN

ARCHITECT SIGN.

Ar. Santosh Adhav
Architect
Reg. CA/2005/37050

NORTH

Architect
SANTOSH ADHAV
B.Architecture

SIGNATURE
Design Became Signature
Architect & Interior Designer

69, Upper Ground Floor,
JAY TOWER.
Kokanwadi Chowk,Station Road,
Padampura , Aurangabad.
mail ID:- ar.adhav@yahoo.com
Mobil No:98 60 74 76 80

DRG BY.	SCALE	DATE	CHECKED BY	DEALT
Rakhi Tongire	1:100	05-3-2022	A.S.A	