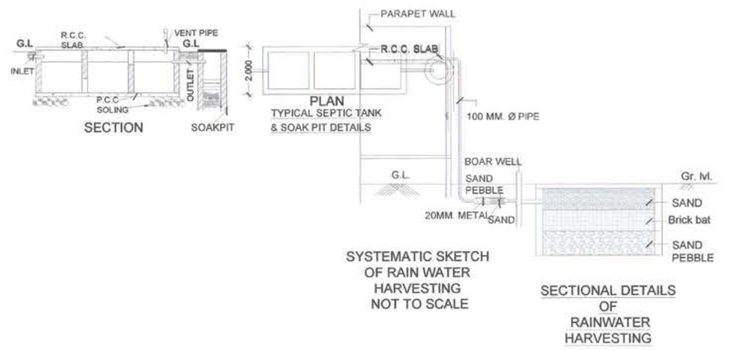
## PARKING AREA STATEMENT(RESI )

| OCCUPANCY | ONE PARKING SPACE FOR EVAERY | NON CONGESTED AREA(REQUIRED ) | | | NON CONGESTED AREA(PROVIDED) | | |
|---|---|---|---|---|---|---|---|
| | | CAR | SCOOTER | 5 % VISTER PARKING | CAR | SCOOTER | 5 % VISTER PARKING |
| Residential i) Multi- Family residential | For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. | 63 NOS / 2 =31.50X 0.70 FACTOR=22 | 63 NOS / 2 =31.50 31.50X5X0.70=110 NOS | 1 NOS | 63 NOS / 2 =31.50X 0.70 FACTOR=22 | 31.50X5X0.70=110 NOS | 1 NOS |
| TOTAL | | 22 NOS | 110 NOS | 1 NOS | 22 NOS | 110 NOS | 1 NOS |




**UNITS WISE B/UP & CARPET AREA STATEMENT**

*A-TYPE BUILDING*

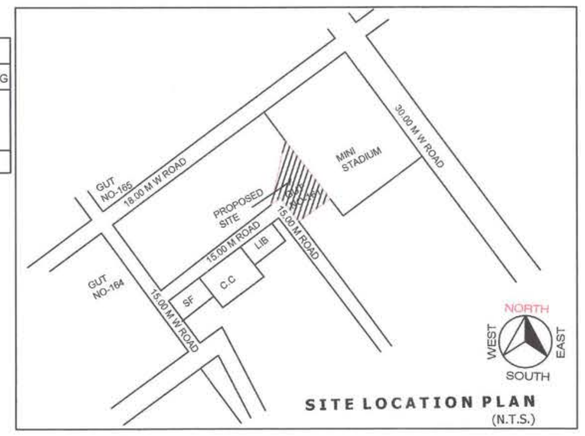
| DWELLING /ROW HOUSE UNIT NOS | B/UP AREA IN SQM | CARPET AREA IN SQM |
|---|---|---|
| A1 | 90.480 | 58.040 |
| A2 | 72.240 | 49.809 |
| A3 | 72.240 | 49.809 |
| A4 | 72.240 | 49.809 |
| A5 | 72.240 | 49.809 |
| A6 | 72.240 | 49.809 |
| A7 | 78.570 | 54.790 |

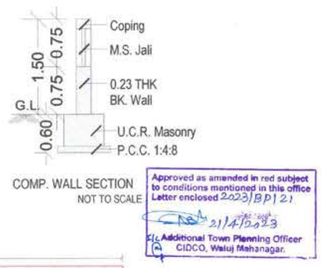
*B-TYPE BUILDING*

| | | |
|---|---|---|
| B1 | 107.075 | 78.262 |
| B2 | 69.600 | 47.760 |
| B3 | 69.600 | 47.760 |
| B4 | 69.600 | 47.760 |
| B5 | 69.600 | 47.760 |
| B6 | 69.600 | 47.760 |
| B7 | 70.500 | 48.302 |

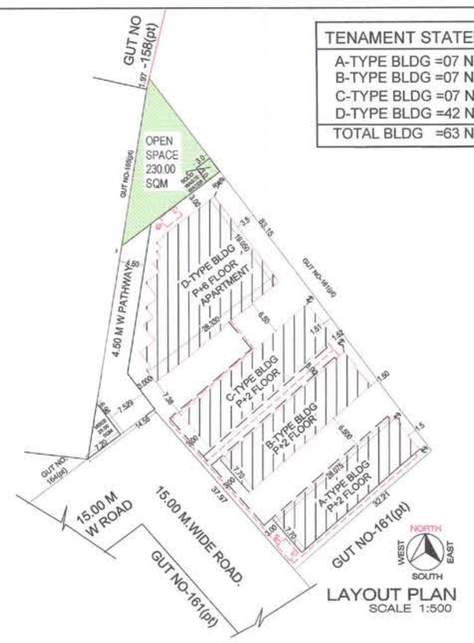
*C-TYPE BUILDING*

| | | |
|---|---|---|
| C1 | 114.797 | 84.525 |
| C2 | 69.600 | 47.600 |
| C3 | 69.600 | 47.600 |
| C4 | 69.600 | 47.600 |
| C5 | 69.600 | 47.600 |
| C6 | 69.600 | 47.600 |
| C7 | 77.054 | 53.532 |




Approved as amended in red subject to conditions mentioned in this office Letter enclosed 202/3/[B]/ 23
21/03/2023
Additional Town Planning Officer
CIDCO, Waluj Mahanagar.



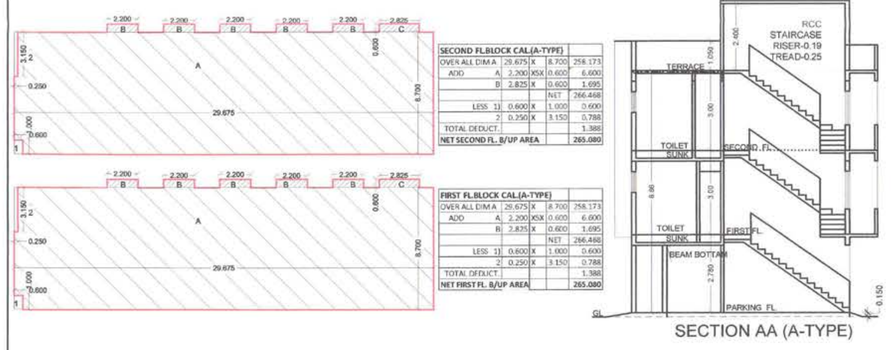

| TENAMENT STATEMENT |
|---|
| A-TYPE BLDG =07 NOS |
| B-TYPE BLDG =07 NOS |
| C-TYPE BLDG =07 NOS |
| D-TYPE BLDG =42 NOS |
| TOTAL BLDG =63 NOS |

**AREA STATEMENT**

| | | |
|---|---|---|
| **TOTAL AREA OF LAND(AS PER 7/12)** | | **2300.00 SQM** |
| NET AREA FOR GROUP HSG. SCHEME | | 2300.00 SQM |
| ALLOWED BASIC FSI (2300 .00SQ.M X1.10) | | 2530.00 SQM |
| ADDITIONAL PREMIUM PAID FSI 30% | (PART) | 90.00 SQM |
| NET AREA (1.10+0.30=1.40) | | 2620.00 SQM |
| ANCILLARY AREA FSI 60 % | | 1525.00 SQM |
| **TOTAL ALLOWED (BASIC+ANCILLARY)** | | **4145.00 SQM** |
| AREA UNDER 10 % OPEN SPACE | | 230.00 SQM |
| AREA UNDER MSEB(DP) | | 25.00 SQM |

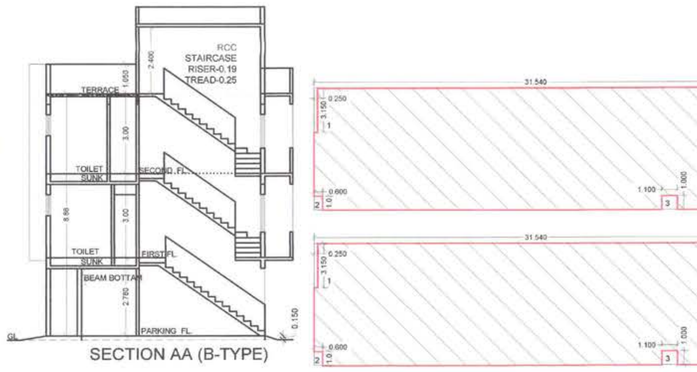
**PROPOSED CONST"**

| TYPE OF BLDG | PARKING FL. B/UP AREA. | FIRST FL. B/UP AREA. | SECOND FL. B/UP AREA | THIRD FL. B/UP AREA | FORTH B/UP AREA | FIFTH B/UP AREA | SIXTH B/UP AREA | TOTAL B/UP AREA IN SQM | |
|---|---|---|---|---|---|---|---|---|---|
| A-TYPE | 0.000 | 265.080 | 265.080 | | | | | **530.160** | SQM |
| B-TYPE | 0.000 | 264.751 | 260.976 | | | | | **525.727** | SQM |
| C-TYPE | 0.000 | 271.911 | 270.261 | | | | | **542.172** | SQM |
| D-TYPE | 54.113 | 438.785 | 438.785 | 438.785 | 438.785 | 374.319 | 362.626 | **2546.198** | SQM |
| | | | | TOTAL B/UP AREA | | | | **4144.257** | SQM |
| FSI CONSUMED | | | | | | | | **1.80** | |



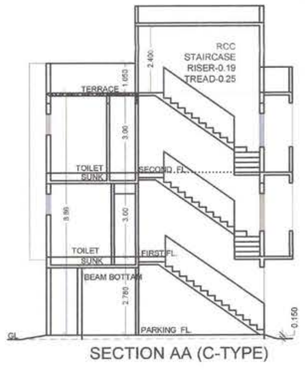

| SECOND FL.BLOCK CAL(B-TYPE) | | | | |
|---|---|---|---|---|
| OVER ALL DIM A | 30.840 | X | 8.700 | 268.308 |
| | | | NET | 268.308 |
| LESS 1) | 3.175 | X | 1.000 | 3.175 |
| 2) | 0.950 | X | 1.000 | 0.950 |
| 3) | 0.350 | X | 4.450 | 1.558 |
| 4) | 1.000 | X | 1.650 | 1.650 |
| TOTAL DEDUCT. | | | | 7.333 |
| **NET SECOND FL. B/UP AREA** | | | | **260.976** |

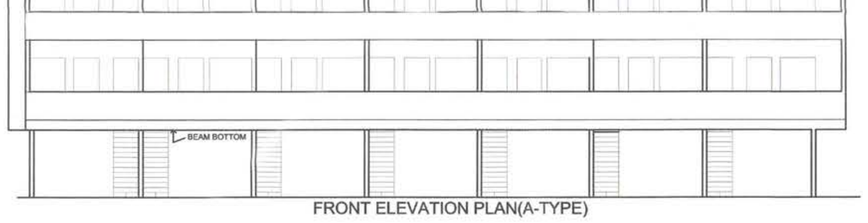
| FIRST FL.BLOCK CAL(B-TYPE) | | | | |
|---|---|---|---|---|
| OVER ALL DIM A | 30.840 | X | 8.700 | 268.308 |
| | | | NET | 268.308 |
| LESS 1) | 1.050 | X | 1.000 | 1.050 |
| 2) | 0.950 | X | 1.000 | 0.950 |
| 3) | 0.350 | X | 4.450 | 1.558 |
| TOTAL DEDUCT. | | | | 3.558 |
| **NET FIRST FL. B/UP AREA** | | | | **264.751** |



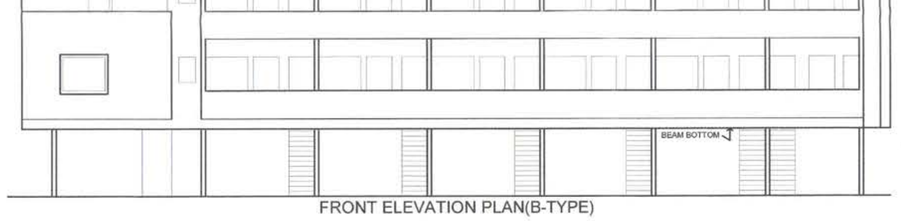

| SECOND FL.BLOCK CAL(C-TYPE) | | | | |
|---|---|---|---|---|
| OVER ALL DIM A | 31.540 | X | 8.700 | 274.398 |
| | | | NET | 274.398 |
| LESS 1) | 0.250 | X | 3.150 | 0.788 |
| 2) | 0.600 | X | 1.000 | 0.600 |
| 3) | 1.100 | X | 1.000 | 1.100 |
| 4) | 1.000 | X | 1.650 | 1.650 |
| TOTAL DEDUCT. | | | | 4.138 |
| **NET SECOND FL. B/UP AREA** | | | | **270.261** |

| FIRST FL.BLOCK CAL(C-TYPE) | | | | |
|---|---|---|---|---|
| OVER ALL DIM A | 31.540 | X | 8.700 | 274.398 |
| | | | NET | 274.398 |
| LESS 1) | 0.250 | X | 3.150 | 0.788 |
| 2) | 0.600 | X | 1.000 | 0.600 |
| 3) | 1.100 | X | 1.000 | 1.100 |
| TOTAL DEDUCT. | | | | 2.488 |
| **NET FIRST FL. B/UP AREA** | | | | **271.911** |

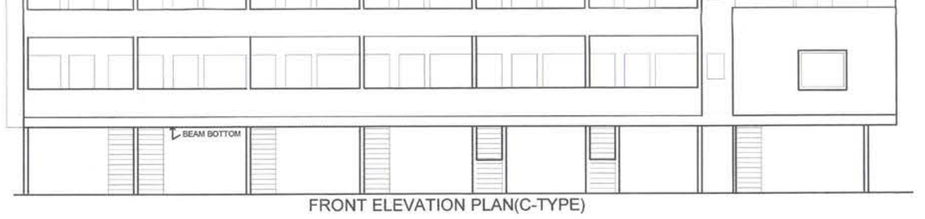


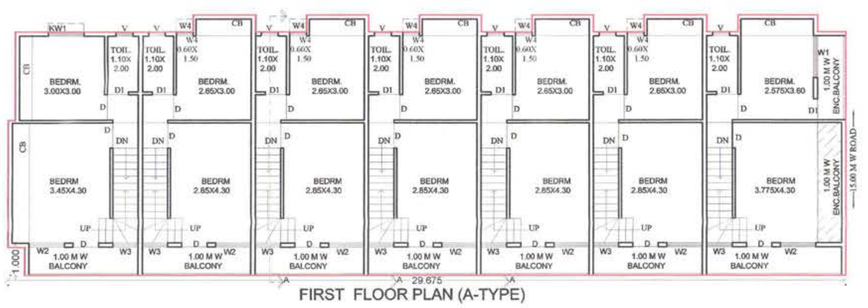

FRONT ELEVATION PLAN(A-TYPE)

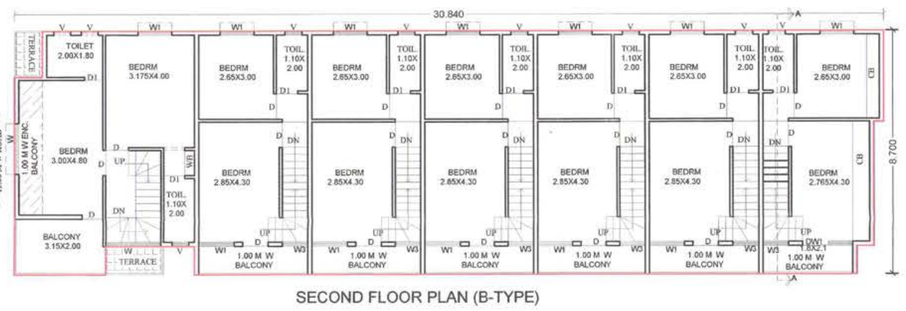


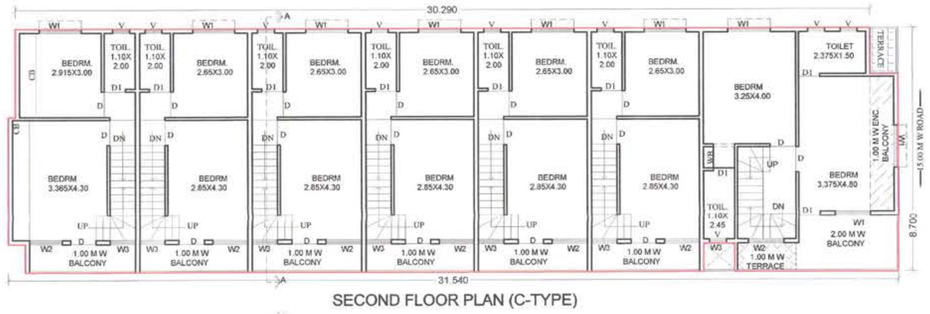

FRONT ELEVATION PLAN(B-TYPE)

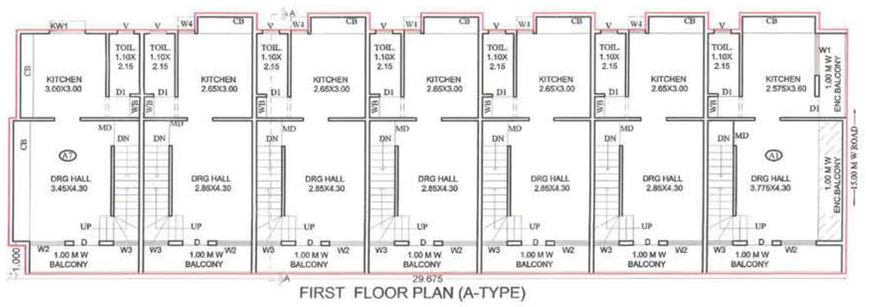


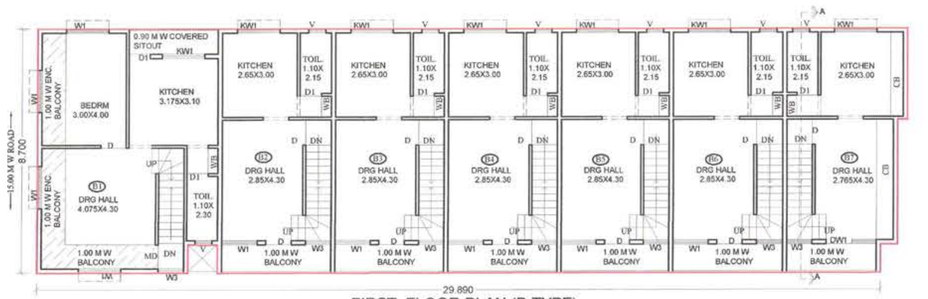

FRONT ELEVATION PLAN(C-TYPE)

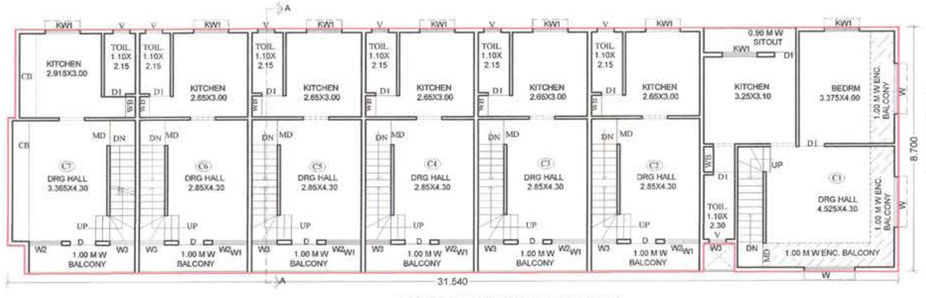


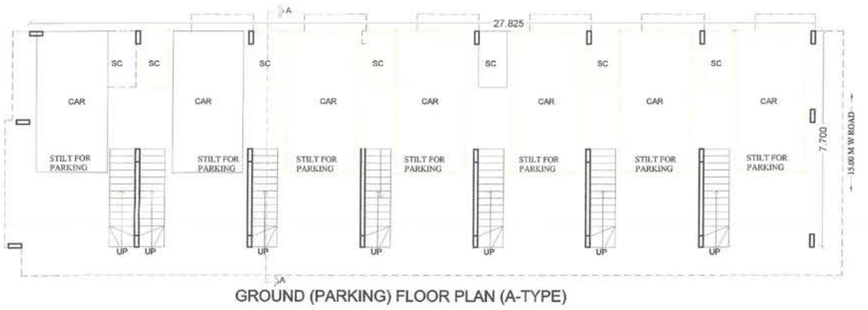



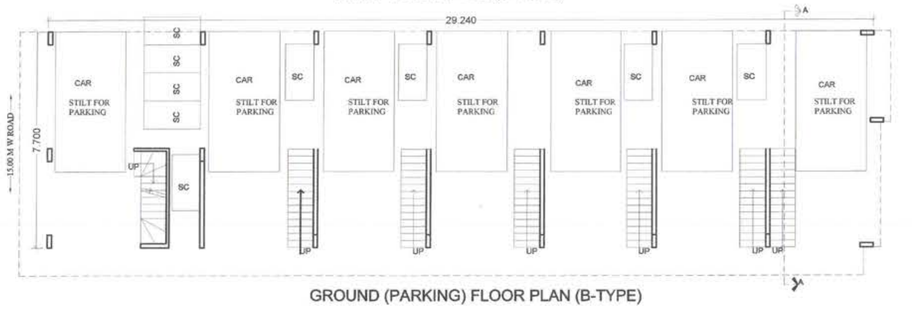



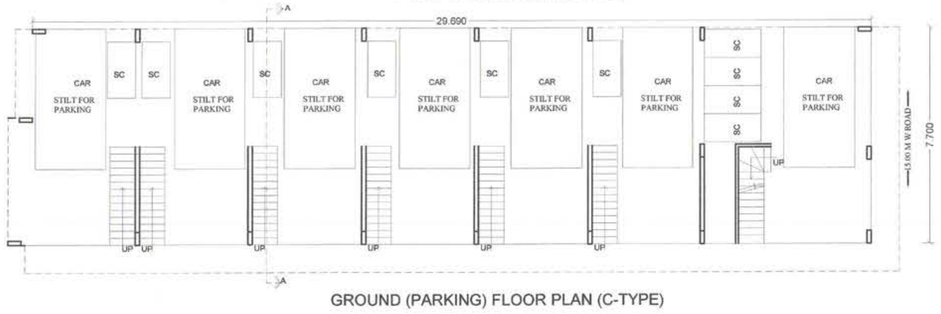




## Proforma – I: Area Statement

| AREA STATEMENT | |
|---|---|
| 1. Area of plot | |
| (Minimum area of a, b, c to be considered) | |
| (a) As per ownership document (7/12, CTS extract) | 2300.00 |
| (b) as per measurement sheet | 2300.00 |
| (c) as per site | 2300.00 |
| 2. Deductions for | |
| (a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening | |
| (b) Any D.P. Reservation area (Green Belt) | 0.0 |
| (Total a+b) | |
| 3. Balance area of plot (1-2) | 2300.0 |
| 4. Amenity Space (if applicable) | 0.0 |
| (a) Required - | |
| (b) Adjustment of 2(b), if any - | |
| (c) Balance Proposed - | |
| 5. Net Plot Area (3-4 (c)) | 2300.00 |
| 6. Recreational Open space (if applicable) | |
| a) (a) Required - | 230.000 |
| b) (b) Proposed - | 230.000 |
| 7. Internal Road area | |
| 8. Plotable area (if applicable) | |
| **Net plotable area** | **2300.000** |
| 9. Built up area with reference to Basic F.S.I. as per front road width 2300x1.10 | 2530.000 |
| (Sr. No. 5xbasic FSI) | |
| 10. Addition of FSI on payment of premium (30 %) PART | |
| (a)Maximum permissible premium FSI - based on road width / TOD Zone. | 690.000 |
| (b) Proposed FSI on payment of premium. | 90.000 |
| 11. In-situ FSI / TDR loading | |
| (a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any UDCPR-2020 | |
| (b)In-situ area against Green Belt As Per Udcpr(746.65-184.87) [2.00 or1.85 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 FSI in the proposal | |
| (a) [9 + 10(b)+11(d)] or 12 whichever is applicable. | 2620.000 |
| (b) Ancillary Area FSI upto 60% or 80%with payment of charges. | 1525.000 |
| (c) Total entitlement (a+b) | 4145.000 |
| 14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8} | 3.36 |
| 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') | 4144.257 |
| (c) Total (a+b) | 4144.257 |
| 16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.) | 1.80 |
| 17. Area for Inclusive Housing, if any | |
| (a) Required (20% of Sr.No.5) | |
| (b) Proposed | |

## SCHEDULE OF OPENINGS

| SR. NO. | DISCRIPTION | TYPE | SIZE |
|---|---|---|---|
| 1 | DOOR'S | MD | 1.00X2.10 |
| | GLASS DOOR | GD | 1.80X2.10 |
| | | D | 0.90X2.10 |
| | | D1 | 0.75X2.10 |
| 2 | WINDOWS | W | 1.80X1.20 |
| | | W1 | 1.50X1.20 |
| | | KW1 | 1.50X1.00 |
| | | W2 | 1.20X1.50 |
| | | W3 | 0.90X1.20 |
| | | W4 | 0.60X1.50 |
| 3 | VENTILETOR | V | 0.60X0.75 |
| | | V1 | 0.45X0.75 |

**NOTE**

1. ALL DIMENSIONS ARE METRE
2. ALL EXTERNAL WALLS 0.15 & 0.10 M THICK
3. ALL INTERNAL WALLS 0.10 M THICK
4. ALL COMMON PARTITION WALLS 0.15 M THICK

## PROPOSED RESIDENTIAL BUILDING PLAN ON GUT NO.161,MAUJE TISGAON, TQ.& DIST. AURANGABAD

FOR.M/S JAIBHADRA BUILDERS & DEVELOPERS

Certificate of Area:
Certified that the plot under reference was surveyed by me on 11/03/2022 and the dimensions of
sides etc. of plot stated on plan 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 approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would 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
FOR.M/S JAIBHADRA BUILDERS & DEVELOPERS THRO.ITS PARTNER

1)Mr.TRIMBAK GANPATRAO TUPE
2) Mrs.PRIYANKA RANVEERSING RAJPUT
3) Mr.AMOL PUNDLIK KHARAT
4)Mr ASHOK DEVIDASRAO JAGDHANE
5) Mr. DATTA BAJIRAO MHASKE

OWNERS SIGN

B.VRAUT
CIVIL ENGINEER
(Lic No-CIDMCB/R/2021/APL01234)
**R.B & ASSOCIATES**
Architects,Planner,Designer,Engineers
Plot No-12/b ,S.No-64 Near Shani Mandir
New St Colony Aurangabad.
CELL NO.- +91 - 9765550125

ENGINEERS SIGN