

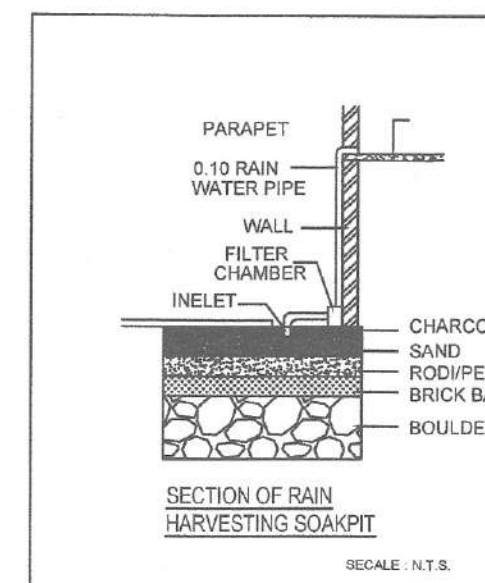
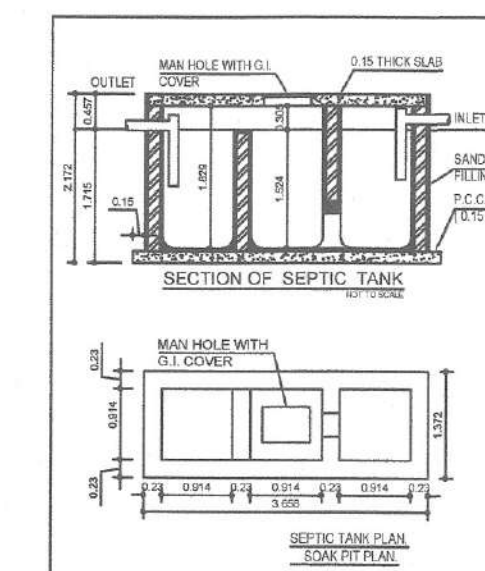
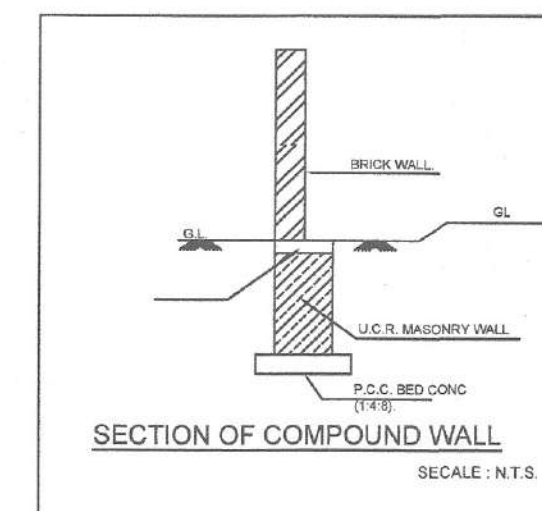
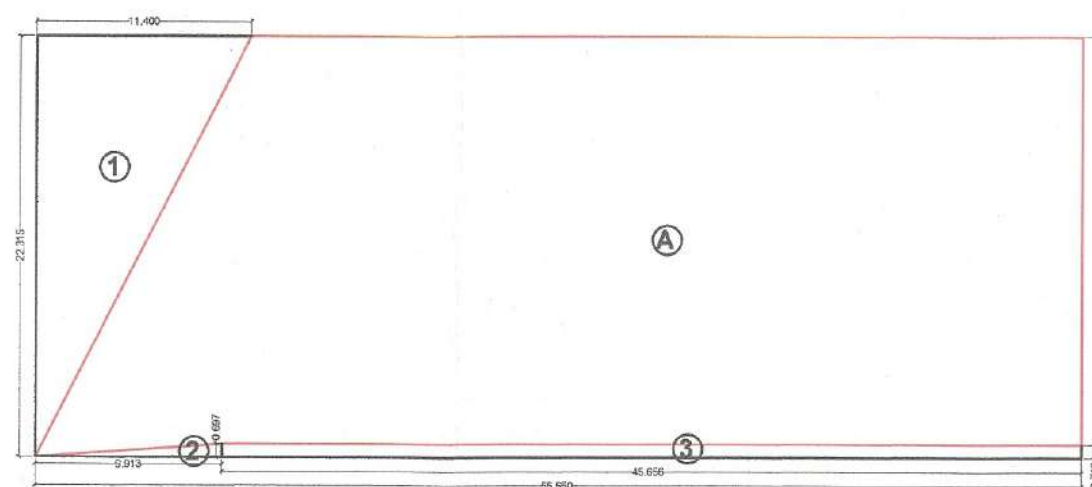
DETAILS OF SANITATION REQUIREMENTS & PROPOSED									
Group of Occupancy	FLOOR	AREA	NO. OF Occupants as per Table 9-E	Required as per Table no. 12-O				Proposed	
				Shop Owners	For Public	Urinals	W.C.	Urinals	
Mercantile Street Floor	Ground & Parking	317.27	317.27/3 = 105.75 SAY 106	16x1.5 = 24/8 = 3	(106-24)/50 = 1.64 SAY 2	98/50 = 1.96 say 2		6	2
	STILT FLOOR	139.36	139.36/6 = 23.23 SAY 24	4x1.5 = 6/8 = 0.75 SAY 1	(24-6)/50 = 0.36 SAY 1	24/50 = 0.5 say 1		4	2
Mercantile Upper Sale Floor	FIRST FLOOR	488.25	488.36/6 = 81.375 SAY 81	17x1.5 = 25.5/8 = 3.18 SAY 3	(81-26)/50 = 1.1 SAY 1	81/50 = 1.64 SAY 2		4	2

AREA CALCULATIONS
A) $55.55 \times 22.311 = 1200.66$

1) $11.40 \times 22.315 = 127.195$
2) $0.697 \times 9.913 = 3.45$
4) $45.65 \times 0.712 = 32.50$

$(127.195 + 3.45 + 32.50) = 163.145$

$(1239.376 - 163.145) = 1076.231$ SQM
TOTAL AREA SAY = 1076.24 SQM



DETAILS OF S PARKING REQUIREMENTS & PROPOSED								
SR. NO.	Building Type	Total Carpet area	Required		Total		Multiplying factor =0.7	
			car	scooter	car	scooter	car	scooter
6 of Table 8 B of UDCPR	Mercantile for every 100 sqm of carpet area	609.35 sqm	609.35 /100x2 =12.187	609.35/100x6 =36.561	12.187	36.56	8.53	25.592
NET REQUIREMENT							9	26
PROPOSED							9	26

Approved as amended in red, subject of Conditions mentioned in this Office Letter No. 32 dated 10.02.2022
Senior Planner (New Towns)
CIDCO, Aurangabad Fringe Area



BUILT UP AREA STATEMENT	
AREA OF PLOT	= 1076.24 SQM
PERMEABLE BASIC FSI AREA @ 1.1 (1076.24 X 1.1)	= 1183.864 SQM
PERMEABLE ANCILLARY FSI AREA @ 80% (1183.864 X 0.8)	= 947.091 SQM
TOTAL PERMEABLE FSI AREA (1183.864 + 947.09)	= 2130.95 SQM
TOTAL PROPOSED FSI AREA	= 942.98 SQM
FSI CONSUMED (942.98 / 1076.24)	= 0.87

AREA STATEMENT		SQ.M.	
1	Area of Plot AS PER SANCTIONED-1076.24		1076.24
	Minimum area of a,b,c, to be considered (i) proposed area -		
	a) As per ownership document (7/12, CTS extract)		1076.24
	b) as per measurement sheet		1076.24
	c) as per site		1076.24
2	Deductions for		
	a) Proposed D.P. / D.P. Road widening Area/Service Road/Highway widening		NA
	b) Any Reservation Area		NA
	Total (a+b)		NA
3	Balance Area of Plot (1-2)		1076.24
4	Amenity Space (if applicable)		
	a) Required		
	b) Adjustment of 2(b), if any -		
	c) Balance Proposed (Existing Building)		
5	Net Plot Area (3-4(c))		1076.24
6	Recreational Open Space (if applicable)		
	a) Required		NA
	b) Proposed		NA
7	Internal Road Area		NA
8	Plotable area (if applicable)		
	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic F.S.I.) (1076.24 X 1.10)		1183.864
10	Addition of F.S.I. on Payment of Premium		
	a) Maximum permissible premium FSI - based on road width/ TOD Zone (1632.86x0.30)		NA
	b) Proposed FSI on Payment of Premium		NA
11	In - Situ FSI / TDR loading		NA
	a) In-Situ are against D.P. road [2.0 x Sr. No. 2(a),		NA
	b) In-Situ are against Amenity Space if handed over 2.0 or 1.85 x Sr. No. 4(b) and / or (c),		NA
	c) TDR area		NA
	d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))		NA
12	Additional FSI area under Chapter No. 7		NA
13	Total entitlement of FSI in the Proposal		1183.864
	a) [9 + 10(b) + 11(d)] or 12 whichever is applicable		NA
	b) Ancillary Area FSI upto 60% or 80% with payment of chages		NA
	c) Total entitlement (a+b)		1183.864
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.3) x 1.8 (1183.864x2.10x1.6)		3977.783
15	Total Built-up Area in proposal (excluding area at S.No. 17b)		NA
	a) Existing Built up Area		0.00
	b) Proposed Built up Area (as per 'Pliner')		944.59
	c) Total (a+b)		944.59
16	F.S.I. Consumed (15/5) (should not be more than serial No. 14 above)		0.876
17	Area for Inclusive Housing, if any		
	a) Required (20% of Sr. No. 5)		NA
	b) Proposed		NA

Certificate of Area:
Certified that the plot under reference was surveyed by me on 08.12.2021 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.

AMOL KSHIRSAGAR

Owner's Declaration -
I/We undersigned hereby confirm that
I/We would abide by plans approved by Authority.
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.

1) M/S Shantama Build tech

2) Mr. Shantaram Naryan Patil
3) Mr. Gopal Bhika Mahajan
4) Mr. Mohan Vishwanath Aher
5) Mr. Avinash Tatyarao Patil
owner no. 2 to 5
Through GPA Holder
M/S Shantama Build Tech

Proposed Lay out Plan of Amenity Building on Land Bearing Gut no.3(p) Village - Georai Tq. & Dist. Aurangabad. For

1) M/S Shantama Build tech

2) Mr. Shantaram Naryan Patil
3) Mr. Gopal Bhika Mahajan
4) Mr. Mohan Vishwanath Aher
5) Mr. Avinash Tatyarao Patil
owner no. 2 to 5
Through GPA Holder
M/S Shantama Build Tech

AMOL KSHIRSAGAR

FLAT NO. 4, PLOT NO. 102, NATH PRANAGN GARKHEDA, AURANGABAD, MOBI. NO. 9960669921

