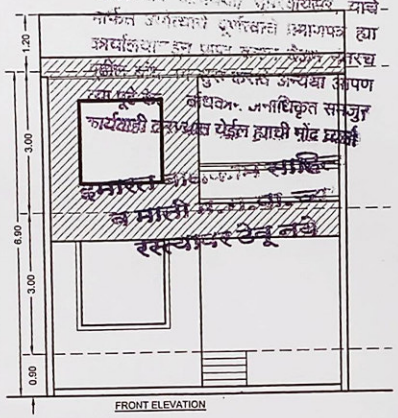
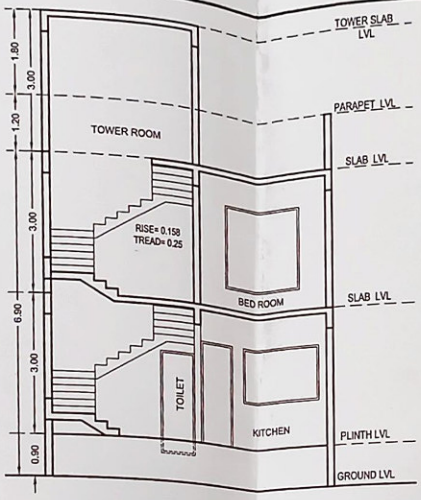
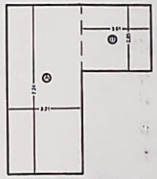
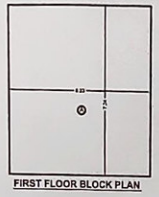
मा. जिल्हाधिकारी यांची प्र

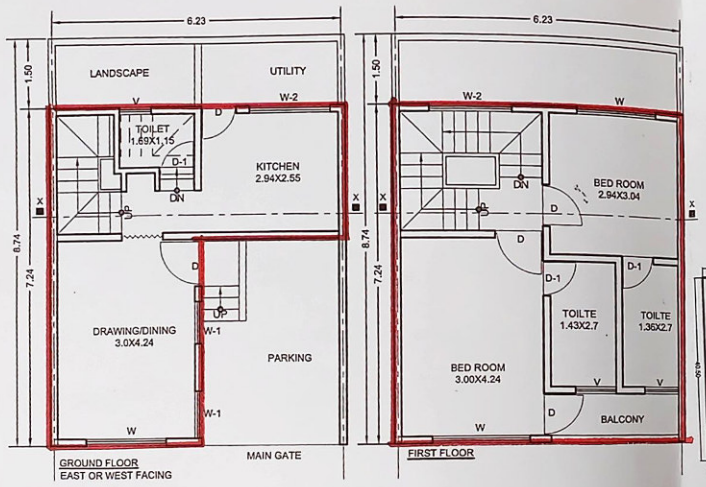
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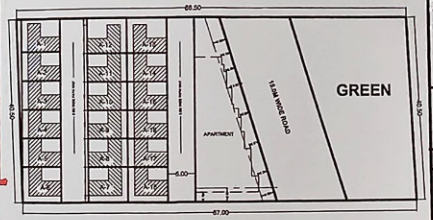






GROUND FLOOR B/U AREA		
A 3.21X7.24 23.24 SQ.M	B 3.01X2.85 8.58 SQ.M	31.82 SQ.M
TOTAL B/U AREA		31.82 SQ.M

FIRTS FLOOR B/U AREA	
A 6.23X7.24 45.11 SQ.M	45.11 SQ.M
TOTAL B/U AREA	45.11 SQ.M



FOR OFFICE USE. 1/3

Approved as amended
in.....
Subjet to th... ...Colou...
this offi... ...s mentioned in
Date. 06.07.2022 ...t No. 105/22-23

DY. ENGINEER
Town Planing
Municipal Corporation
AURANGABAD.

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

'A' TYPE ROW HOUSES (A-01 TO A-18) =18 Nos.

B/UP ON GROUND FLOOR	31.82 SQM.
B/UP ON FIRST FLOOR	45.11 SQM.
TOTAL B/U AREA	76.93 SQM.

SCHEDULE OF OPENING

TYPE	SIZE	DISCRIPTION
	1.4 X 2.2	T.W. DOOR
	1.0 X 2.2	T.W. DOOR
	0.9 X 2.2	T.W. DOOR
	0.88 X 2.2	T.W. DOOR
	1.4 X1.4	T.W. WINDOW
	1.80X0.86	T.W. WINDOW
	1.80X1.80	T.W. WINDOW
	2.08X1.40	T.W. WINDOW
	0.86 X 0.86	M.S. VENT.

PROPOSED PLAN OF GROUP HOUSING SITUATED AT GUT NO. 268p SITUATED AT MITMITA, TQ.& SIDT.AURANGABAD.
FOR
01):- SHRI. APPASAHEB KADUBA MULE

APPLICANTS SIGN
01)

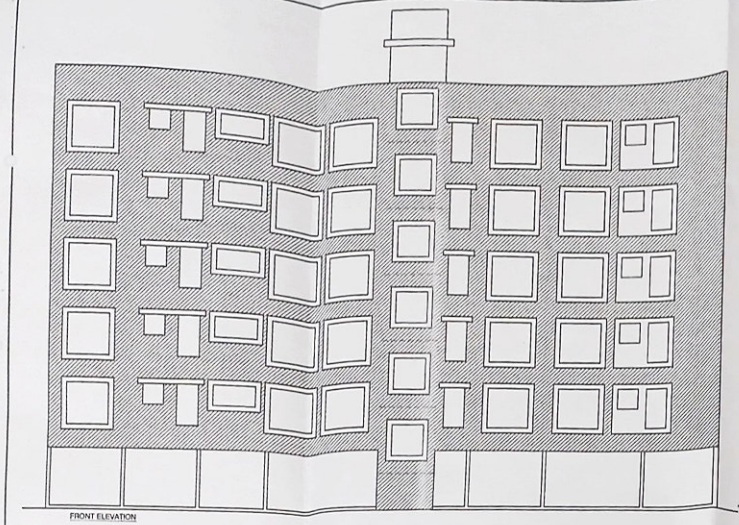
REFERENCE
PLOT BOUNDARY
PROPOSED B/U
WATER LINE
DRAINAGE LINE

ar.sajjad lodhi
II nd floor, above City Bakers,
Near Police Commissioner Office,
Mill Corner Beed Bypal,
Aurangabad 431001

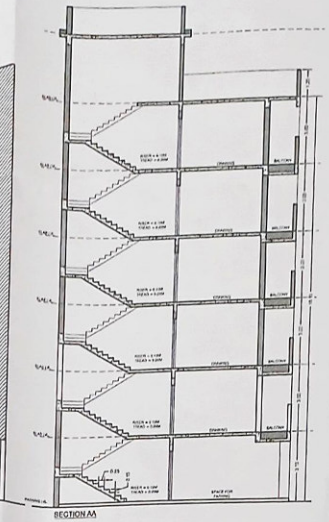
REGISTRATION No. CA/057/094

NORTH	DRAWING No.	ARCHITECT'S SIGN
	W/RH/01	

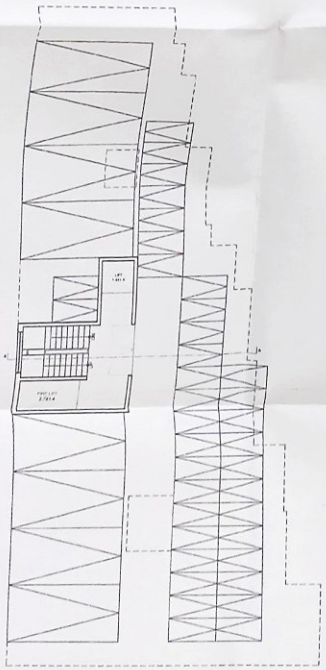
SCALE:	DATE:	DRAWN:	CHECKED:
1:100,1:200	23-12-2021	UBAID	AR.SAJJAD



FRONT ELEVATION



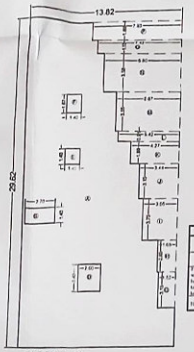
SECTION AA



STILT FLOOR PLAN



TYPICAL 1ST TO 6TH FLOOR PLAN



BLOCK PLAN

PARKING STATEMENT (MERCANTILE)

TABLE NO 05	NO. OF TENEMENT	REQUIRED		PROVIDED PARKING		TOTAL		MULTIPLING FACTOR 1.5		PROPOSED PARKING	
		A	B								
		NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC
For every Two Tenements or dwelling each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	20	10	10	15	15	15	15	22	22	22	22
TOTAL											

TYPICAL 1ST, 2ND, 3RD FLOOR B/U AREA									
A 13.82X29.62 409.35 SQ.M									409.35 SQ.M
TOTAL DEDUCTION AREA									
B 2.7X1.4 3.78 SQ.M		D 2.0X2.40 4.80 SQ.M	E 1.40X1.40 1.96 SQ.M	F 1.40X1.67 2.34 SQ.M	G 1.52X3.15 4.79 SQ.M	H 1.65X2.85 4.70 SQ.M	I 3.05X3.75 11.44 SQ.M		127.21 SQ.M
J 3.44X3.15 10.84 SQ.M	K 4.27X1.99 8.50 SQ.M	L 5.42X0.91 4.93 SQ.M	M 5.67X3.55 20.13 SQ.M	N 6.80X3.58 24.34 SQ.M	O 7.42X1.55 11.50 SQ.M	P 7.53X1.66 13.16 SQ.M			
TYPICAL 1ST, 2ND, 3RD FLOOR B/U AREA									282.03 SQ.M

FOR OFFICE USE. 2/3

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

APARTMENT AREA CALCULATION

B/UP ON GROUND FLOOR	——	0.00 SQM.
B/UP ON 1st to 5th FLOOR	——	282.03 SQM.
TOTAL B/U AREA(282.03X5)	——	1410.15 SQM.

SCHEDULE OF OPENING

TYPE	SIZE	DISCRIPTION
D	1.4 X 2.2	T.W. DOOR
D1	1.0 X 2.2	T.W. DOOR
D2	0.9 X 2.2	T.W. DOOR
D3	0.86 X 2.2	T.W. DOOR
W	1.4 X1.4	T.W. WINDOW
W1	1.80X0.86	T.W. WINDOW
W2	1.80X1.80	T.W. WINDOW
W3	2.08X1.40	T.W. WINDOW
V	0.86 X 0.86	M.S. VENT.

PROPOSED PLAN OF GROUP HOUSING
SITUATED AT GUT NO. 268/p,
MITMITA, AURANGABAD.
FOR
01):- APPASAHEB KADUBA MULE

APPLICANTS SING
1) :-

REFERENCE
PLOT BOUNDARY
PROPOSED B/U
WATER LINE
DRAINAGE LINE

ar.sajjad lodhi
II nd floor, above City Bakers,
Near Police Commissioner Office,
Mill Corner Signal
Aurangabad - 431001

REGISTRATION
SAJJAD A.K. LODHI
CA/05/37094
CA/05/37094

NORTH	DRAWING No.	ARCHITECT'S SIGN	
	W/RH/01		
SCALE:	DATE:	DRAWN:	CHECKED:
1:100,1:200	11-05-2022	UBAID	AR.SAJJAD

अर्जदार यांची प्रत

3/3

AREA CALCULATION				
SR.NO	TYPE	B/U AREA	NO'S	B/U AREA
01)	A TYPE ROW HOUSE (A01 TO A24)	76.93 SQ.MT	24	1846.32 SQ.MT
02)	APARTMENT	1410.15 SQ.MT	01	1410.15 SQ.MT
03)	TOTAL B/U AREA			3256.47 SQ.MT
04)	NET PLOT AREA	2855.25 SQ.MT		
05)	RESERVATION AREA	324.00 SQ.MT		
06)	BALANCE PLOT AREA	2531.25 SQ.MT		
06)	NET PLOT AREA FOR FSI CALCULATION (2531.25x0.75)	1898.44 SQ.MT		

Approved as amended in ..... Colour mentioned in Subject to ... this office No.1.../22-23 Date...04/07/2022

DY. ENGINEER Town Planning Municipal Corporation AURANGABAD.

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

GUT NO.268 (PART)

PROPOSED SITE

9.0 M WIDE MAHARASHTRA ROAD

15.0M WIDE ROAD

176.00 190.00 56.00

86.50 55.00 15.00

A-1 A-2 A-3 A-4 A-5 A-6 A-12 A-11 A-10 A-9 A-8 A-7 A-13 A-14 A-15 A-16 A-17 A-18 A-24 A-23 A-22 A-21 A-20 A-19

6.17 1.45 1.50 6.00M WIDE PATH WAY 3.50 3.00 GREEN 15.0M WIDE ROAD 40.00

7.24 6.00 8.74 8.74 6.00 7.24 3.50 17.82 3.20 1.50

86.50

1. Area of plot (Minimum area of a, b, c to be considered)	
(a) As per ownership document (7/12, CTS extract)	3413 sq mt
(c) as per measurement sheet	
(c) as per site	2855.25 sq.mt
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/ Service Road / Highway widening	
(b) Any G.P. Reservation area	
(c) Total a+b)	324.00 sq mt
3. Balance area of plot (1-2)	324.00 sq mt
4. Amenity Space (if applicable)	2531.25 sq mt
(a) Required -	
(b) Adjustment of 20(), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	2531.25 sq mt
6. Recreational Open space (if applicable)	
a) (a) Required -	
(b) (b) Proposed -	
7. Internal Road area	
8. Plotable area (if applicable)	
9. Built up area with reference to (Basic F.S.I. as per front road width (Sr. No. 5/Basic FSI/1898.44x 1.1)	2088.28 sq.mt
10. Addition of FSI on payment of premium	
(a)(Maximum permissible premium FSI based on road width / TOD Zone.	
(b) Proposed FSI on payment of premium	
11. In-situ FSI / TDR loading	
(a)In-situ area against (I.P. met) [3.0 x Sr. No. 2 (a)] if any	1168.20 sq mt
(b)In-situ area against Amenity Space if handed over (2.00 or1.65 x Sr. No. 4 (Hand Over))	
(c) TDR area	
(d) Total (a)+(b)+(c))	3256.48 sq mt
(d) Total Insitu / 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	3256.48 sq mt
(b) Ancillary Area FSI upto 60% or 80%with payment of charges	
(c) Total entitlement (a+b)	
14. Maximum utilization limit of F.S.I (Building potential)a) Permissible as per Road width (as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) x 1.6 or 1.8	
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Builtup Area	
(b) Proposed Builtup Area (as per P-line)	3256.47 sq.mt
(c) Total (a+b)	
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.72
17. Area for inclusive housing, if any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	

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

PROPOSED PLAN OF GROUP HOUSING SITUATED AT GUT NO. 268p SITUATED AT MITMITA, TQ.& DIST. AURANGABAD.
FOR
01):- SHRI. APPASAHEB KADUBA MULE

APPLICANTS SING 1):- आप्पासाहेब

REFERENCE	
PLOT BOUNDARY	
OPEN SPACE	
D.P. AFFECTED	
DRAINAGE LINE	

ar.sajjad lodhi
II nd floor, above City Bakers, Near Police Commissioner Office, Mill Corner Signal, Aurangabad - 431001.

REGISTRATION CA/05/37094

NORTH	DRAWING No.	ARCHITECT'S SIGN
	SD/01	
SCALE:	DATE.	DRAWN: / CHECKED:
1:100, 1:200	11-05-2022	UBAID / AR.SAJJAD