AREA STATEMENT.

GUT NO. 718(PT)

PLINE AREA- "G" TYPE BUILDING
GROUND FLOOR = 90.92 SQM.
FIRST FLOOR = 114.02 SQM.
TOTAL PLINE AREA = 204.94 SQM.

PLINE AREA-"A" TYPE BUILDING
GROUND FLOOR = 33.60 SQM.
FIRST FLOOR = 301.01 SQM.
SECOND FLOOR = 301.01 SQM.
THIRD FLOOR = 301.01 SQM.
FOURTH FLOOR = 301.01 SQM.
FIFTH FLOOR = 301.01 SQM.
SIXTH FLOOR = 301.01 SQM.
SEVENTH FLOOR = 301.01 SQM.
TOTAL PLINE AREA = 2140.67 SQM.

PLINE AREA-"B" TYPE BUILDING
PARKING FLOOR = 46.32 SQM.
FIRST FLOOR = 315.15 SQM.
SECOND FLOOR = 319.65 SQM.
PLINE AREA = 681.12 SQM.
TOTAL PLINE AREA(2) = 1362.24 SQM.

PLINE AREA-"C" TYPE BUILDING
PARKING FLOOR = 28.95 SQM.
FIRST FLOOR = 331.38 SQM.
SECOND FLOOR = 334.53 SQM.
PLINE AREA = 694.86 SQM.
TOTAL PLINE AREA(1) = 694.86 SQM.

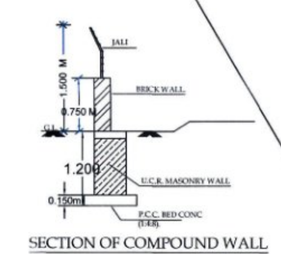
TOTAL PLINE AREA = 4402.71 SQM.
PLOT AREA = 3937.44 SQM.
RESERVATION AREA = 164.12 SQMT.
NET LAND AREA = 3773.32 SQMT.
BASIC FSI(1.10) = 4150.65 SQM.
ANCILLARY USED = 252.06 SQM.
OPEN SPACE = 378.00 SQM.

Parking Requirements - a block

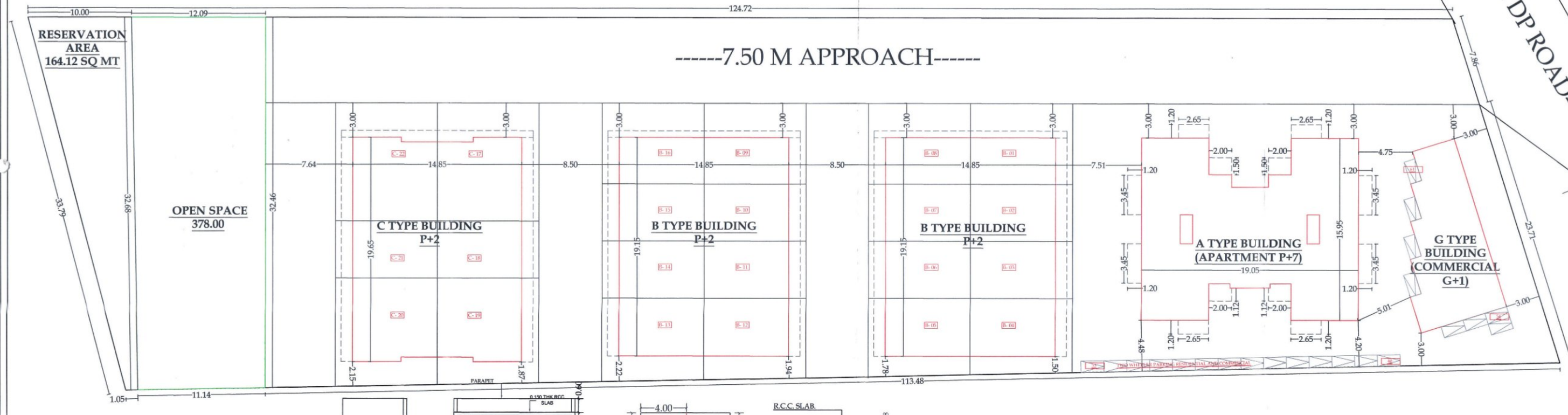
Sr No	Occupancy	Size of tenement	Parking Required - Standard Non-Congested Area Car	Scooter	Remarks	Parking Spaces Required Car	Scooter	Parking Spaces Required (AFTER MULTIPLYING FACTOR 0.70) Car	Scooter
1	Residential i) Multi- Family residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (28 FLATS)	1	5	In addition 5% visitor parking	15	74	10	52
TOTAL REQUIRED						15	74	10	52

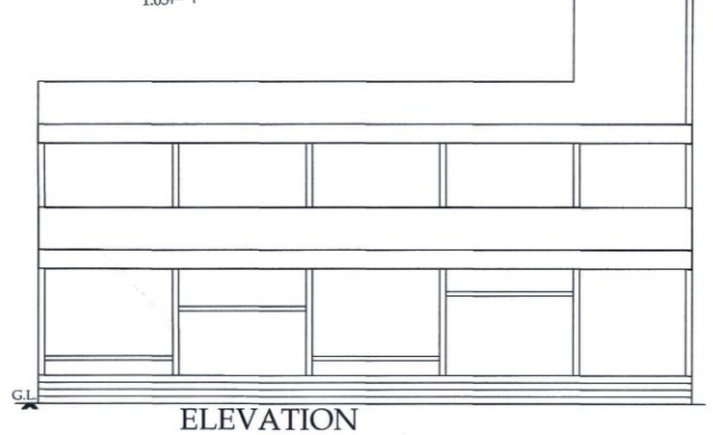
Parking Requirements- g block

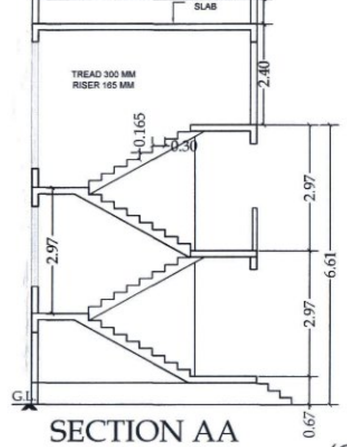
Sr No	Occupancy	Size of tenement	Parking Required - Standard Car	Scooter	Remarks	Parking Spaces Required Car	Scooter	Parking Spaces Required (AFTER MULTIPLYING FACTOR 0.70) Car	Scooter
2	Mercantile (markets, departmental stores, shops and other Commercials users)	For every 100 sq.m. carpet area or fraction thereof (CARPET AREA =148.00 SQM.)	1	6	In addition 5% visitor parking	3	13	2	9
TOTAL REQUIRED						3	13	2	9
TOTAL OVERALL PROPOSED								12	61



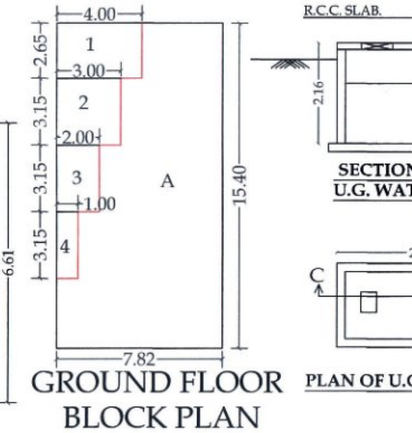
SECTION OF COMPOUND WALL
SCALE : 1:50




ELEVATION
(A - TYPE BUILDING)

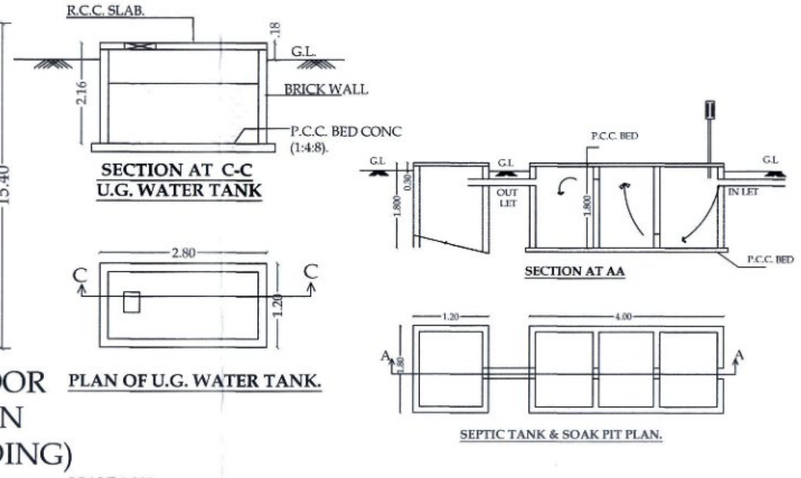


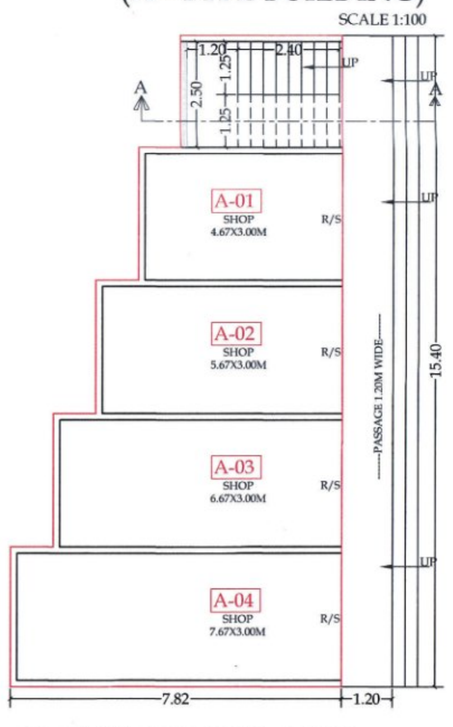
SECTION AA
(G - TYPE BUILDING)



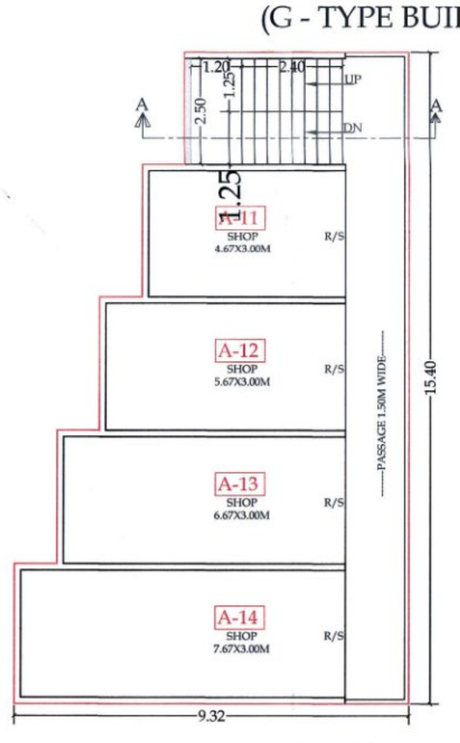
GROUND FLOOR BLOCK PLAN
(G - TYPE BUILDING)
SCALE 1:200

AREA CALCULATION
BLOCK A = 7.82X15.40 = 120.42 SQMT.
LESS 1 = 4.00X2.65 = 10.60
2 = 3.00X3.15 = 9.45
3 = 2.00X3.15 = 6.30
4 = 1.00X3.15 = 3.15
TOTAL LESS = 29.50 SQMT.
NET B/UP AREA ON = 90.92

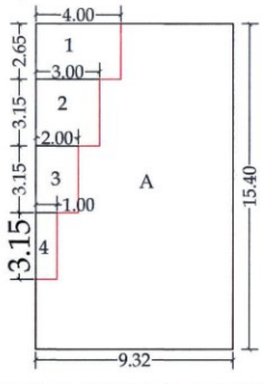




GROUNDFLOOR PLAN
(G - TYPE BUILDING)
SCALE 1:100

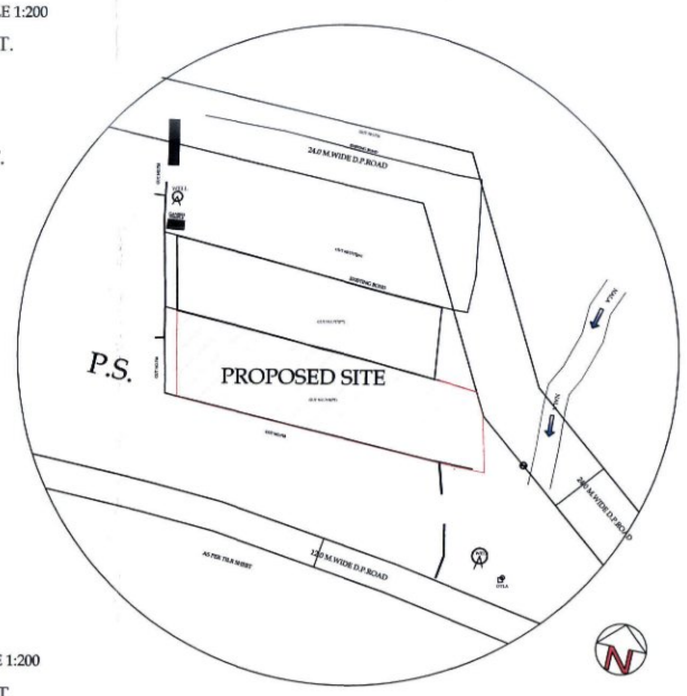


FIRST FLOOR PLAN
(G - TYPE BUILDING)
SCALE 1:100



FIRST FLOOR BLOCK PLAN
(G - TYPE BUILDING)
SCALE 1:200

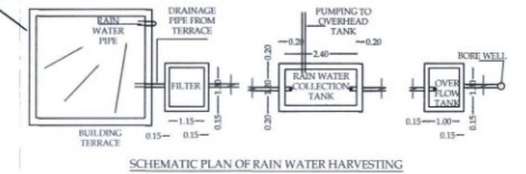
AREA CALCULATION
BLOCK A = 9.32X15.40 = 143.52 SQMT.
LESS 1 = 4.00X2.65 = 10.60
2 = 3.00X3.15 = 9.45
3 = 2.00X3.15 = 6.30
4 = 1.00X3.15 = 3.15
TOTAL LESS = 29.50 SQMT.
NET B/UP AREA ON = 114.02



LOCATION PLAN
SCALE 1:1000

AREA STATEMENT.

SR. NO.	AREA STATEMENT	
1	Area of plot (Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	3937.44 SQM
	(b) as per measurement sheet	3937.44 SQM
	(c) as per site(RESERVATION AREA = 164.12 SQM.)	3937.44 SQM
2	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	00.00
	(b) Any D.P. Reservation area	164.12 SQM.
	(Total a+b)	164.12 SQM.
3	Balance area of plot (1-2)	**3773.32 SQM**
4	Amenity Space (if applicable)	
	(a) Required -	N.A.
	(b) Adjustment of 2(b), if any -	N.A.
	(c) Balance Proposed -	N.A.
5	Net Plot Area (3-4 (c))	**3773.32 SQM**
6	Recreational Open space (if applicable)	
	(a) Required -	377.94 SQM
	(b) Proposed -	**378.00 SQM**
7	Internal Road area	N.A.
8	Plotable area (if applicable)	N.A.
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	**4150.65 SQM**
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	00.00 SQM
	(b) Proposed FSI on payment of premium.	**00.00 SQM**
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	00.00 SQM
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	00.00 SQM
	(c)TDR area	00.00 SQM
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	**00.00 SQM**
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.	4150.65 SQM
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	257.00 SQM
	(c) Total entitlement (a+b)	**4407.65 SQM**
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}	
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	00.00 SQM
	(b) Proposed Built-up Area (as per 'P-line')	4402.71 SQM
	(c) Total (a+b)	**4402.71 SQM**
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	**1.16**
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	--NA--
	(b) Proposed	--NA--



SCHEMATIC PLAN OF RAIN WATER HARVESTING

OFFICE USE ONLY 1 / 4

STAMPS OF APPROVAL

Approved as amended
In.....Colour
Subject to the conditions mentioned in this office Building permit NO.....72/2022-23
Dated 03/10/2022
DY.ENGINEER
Town Planning
Municipal Corporation
AURANGABAD
O.C. Signed By D.D.T.P.

LEGENDS

PLOT BOUNDARY SHOWN IN	
REVISED B/UP AREA SHOWN IN	
WATER LINE SHOWN IN	
DRAINAGE LINE SHOWN IN	
RAIN WATER HARVESTING	

OPENING SCHEDULE

D	- 1.00 x 2.10	TEAK WOOD FRAME
D1	- 0.90 x 2.10	TEAK WOOD FRAME
D2	- 0.75 x 2.10	TEAK WOOD FRAME
W	- 1.80 x 1.80	ALUMINIUM WINDOWS
W1	- 1.50 x 1.50	ALUMINIUM WINDOWS
W2	- 1.50 x 0.90	ALUMINIUM WINDOWS
V	- 0.60 x 0.75	M/S FRAME VENTILATOR
R/S	- 3.50 x 2.10	M/S ROLLING SHUTTER

PROPOSED RESIDENTIAL BUILDING AT GUT NO.718(PT) ,CHIKALTHANA, AURANGABAD

FOR :-
1) MR. DINESH NARAYAN KORADE,
2) MR. AJAY NARAYAN KORADE,
3) MR. BHAUSAHEB NARAYAN KORADE,
4) VANDANA BHAGINATH RITHE,
5) INDU MUKUNDRAO BHAVLE,
6) JYOTI VISHNU RITHE,
7) MR. SANTOSH BHAGINATH KORADE,
8) MR. KISHAOR BHAGINATH KORADE

Drawn by :- NISHA
Scale :- 1:100 / 200 / 50
Date :- 31.07.21
N

ARCHITECT

MANJULA & ASSOCIATES
ALTIUS - B - 301, 3rd FLOOR, SPACE OLYMPIA, G A R K H E D A , A U R A N G A B A D .
MOBILE NO. 9423151781

OWNER

FOR :-
1)
2)
3)
4)
5)
6)
7)
8)