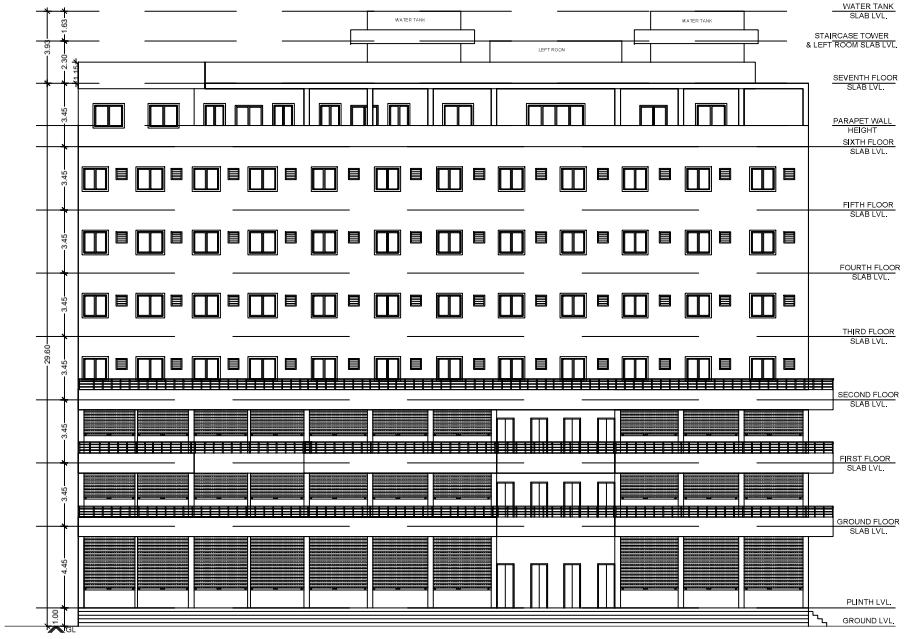
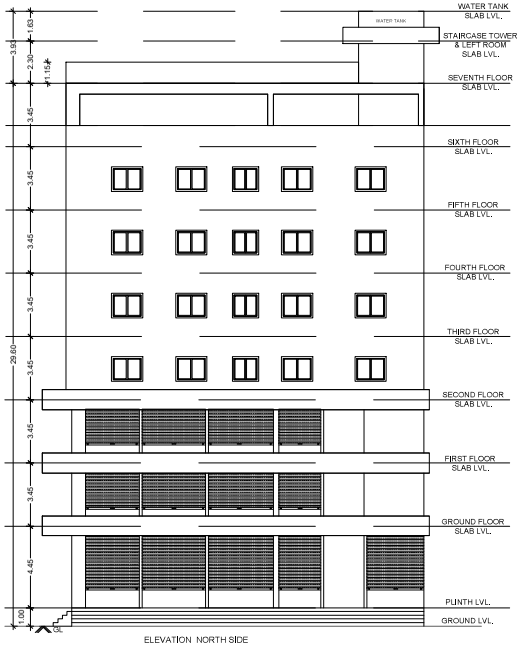
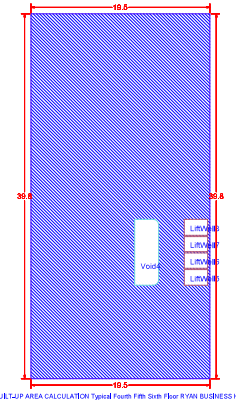


ELEVATION EAST SIDE



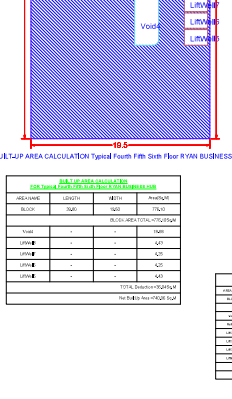
ELEVATION NORTH SIDE



BUILT-UP AREA CALCULATION Typical Fourth Fifth Sixth Floor RYAN BUSINESS HUB

BUILT-UP AREA CALCULATION FOR Typical Fourth Fifth Sixth Floor RYAN BUSINESS HUB

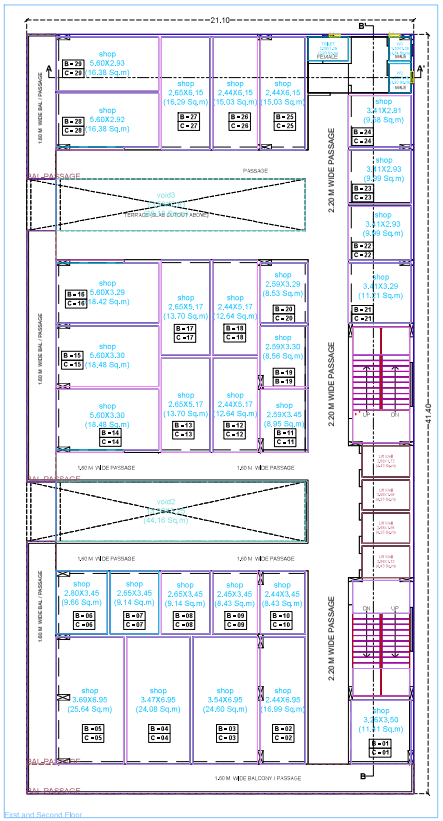
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	39.80	19.50	776.10
			BLOCK AREA TOTAL =776.10Sq.M
Void	-	-	154.80
Lift/Wall	-	-	6.47
Lift/Wall	-	-	6.25
Lift/Wall	-	-	6.25
Lift/Wall	-	-	6.43
			TOTAL Deduction =179.89Sq.M
			Net Built-Up Area =596.21 Sq.M



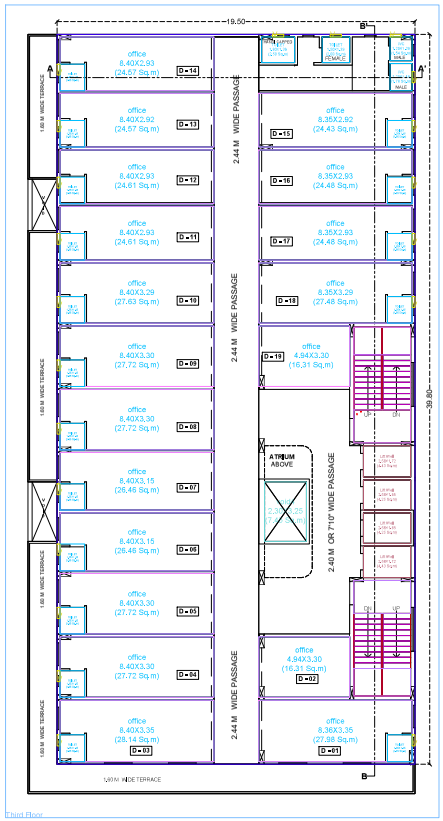
BUILT-UP AREA CALCULATION Seventh Floor RYAN BUSINESS HUB

BUILT-UP AREA CALCULATION Seventh Floor RYAN BUSINESS HUB

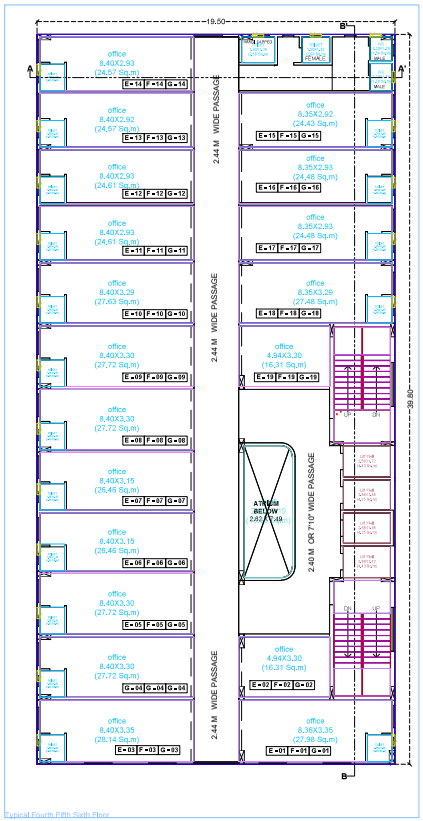
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	39.80	19.50	776.10
			BLOCK AREA TOTAL =776.10Sq.M
Void	-	-	154.80
Lift/Wall	-	-	6.47
Lift/Wall	-	-	6.25
Lift/Wall	-	-	6.25
Lift/Wall	-	-	6.43
			TOTAL Deduction =179.89Sq.M
			Net Built-Up Area =596.21 Sq.M



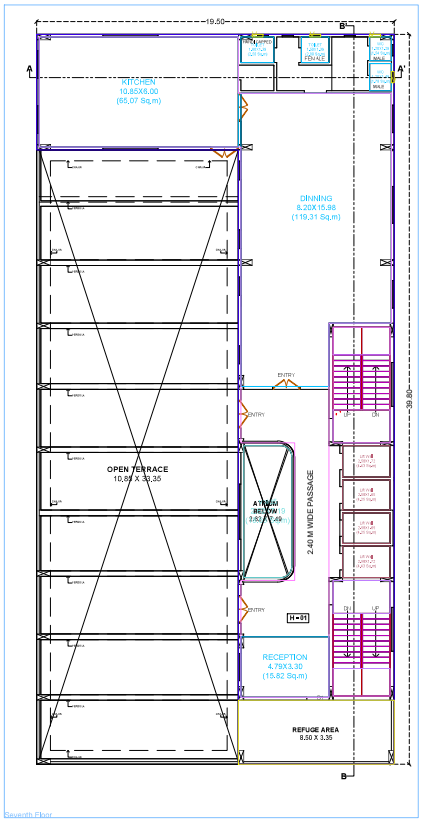
First and Second Floor



Third Floor



Typical Fourth Fifth Sixth Floor



Seventh Floor

Signature valid

Digitally signed by MANOJ VIJAY[illegible]
Date: 2022.07.29 17:[illegible]
Reason: MahaRERA
Location: Chhatrapati Sambhajinagar Municipal Corporation
Project Code : 120909
Application Number : CSC/[illegible]/120909/15
Proposal Number : 120909
Certificate Number : CSC/MCB/B/2022/APL/033845

Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	1760.20
(a) As per ownership document (7/12, CTS extract)	1760.20
(b) as per TLR or City Survey measurement sheet	1760.20
(c) as per Demarcated drawing area	1760.20
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1760.20
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	1760.20
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required =as Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	1760.20
8. Recreational Open Space	-
(a) If area (5) is more than 4000 sqmt - 10 % of (a) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419 etc. As per 7-12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5 , 125/1 419/1 etc, then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2022-07-01 and the dimensions of sides etc. of plot stated orgiion 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 -
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

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

PROPOSED COMMERCIAL BUILDING
RYAN BUSINESS HUB ON PLOT CTS. NO. 12960/ 11, 12960/ 12, AT MONDHA, JAFFER GATE, CHH. SAMBHAJINAGAR
for
1 Pankaj Kantilal Lodha (HUF)
2 Gautam Kachardas Sancheti
through
GPA Nabhraj Builders and Developers Pvt. Ltd.
Its Director shri. Rajesh Balabax Butide

OWNER OF OWNERS
PANKAJ KANTILAL LODHA (HUF)

GAUTAM KACHARDAS SANCHETI

GPA

DRG. BY	SCALE	DATE	(2/ 3)
SUYASH JI	1:100	06/07/2022	

First Floor to Seventh Floor

SEAL OF ARCHITECT

AR. YOGESH ZAVAR
Architect, Interior & Landscape designer

YZ CONCEPTS
G-2,First Floor,D - wing,
Bharat Bazar A.P.I, Corner C,D,E,C,O
Aurangabad.
E mail - ar.yogeshzavar@rediffmail.com
mo.no.- 9325678748

Name Of Owner Pankaj Kantil Lodha HUF and Gautam Kachardas Sancheti through GPA Nabhraj Builders and Developers Pvt. Ltd. Its Director shri Rajesh Balabax Butide
Postal Address Jaffar WARD NO.40, PANCHSHIL Nagar, PARDHI (M) Nashik-422003,Maharashtra
Phone No.9423878511

DESCRIPTION OF PROJECT :
Type of Proposed Commercial
BUILDING ON CTS.NO,SURVEY NO.s. 12960/11

SITE ADDRESS
Cts no. 12960/11, 12960/12, Jaffar gate, Mondha, Chh. Sambhajinagar

AREA IN SQ.M.	1760.20
ROAD	ARCHITECT OF SITE
G-2, D-3, C- Wing, First Floor, Bharat Bazar, Near Prozone mall, MIDC, Chikalthana, Aurangabad

Signature valid
Digitally signed by MANOJ VIJAY[illegible]
Date: 2022.07.29 17:[illegible]

Signature valid
Digitally signed by MANOJ VIJAY[illegible]
Date: 2022.07.29 17:[illegible]

SCALE - 1:100 | Date: 06/06/22
JOB NO.= CSC/MCB/B/2022/ | CHECK BY :--

SUBMISSION DRAWING