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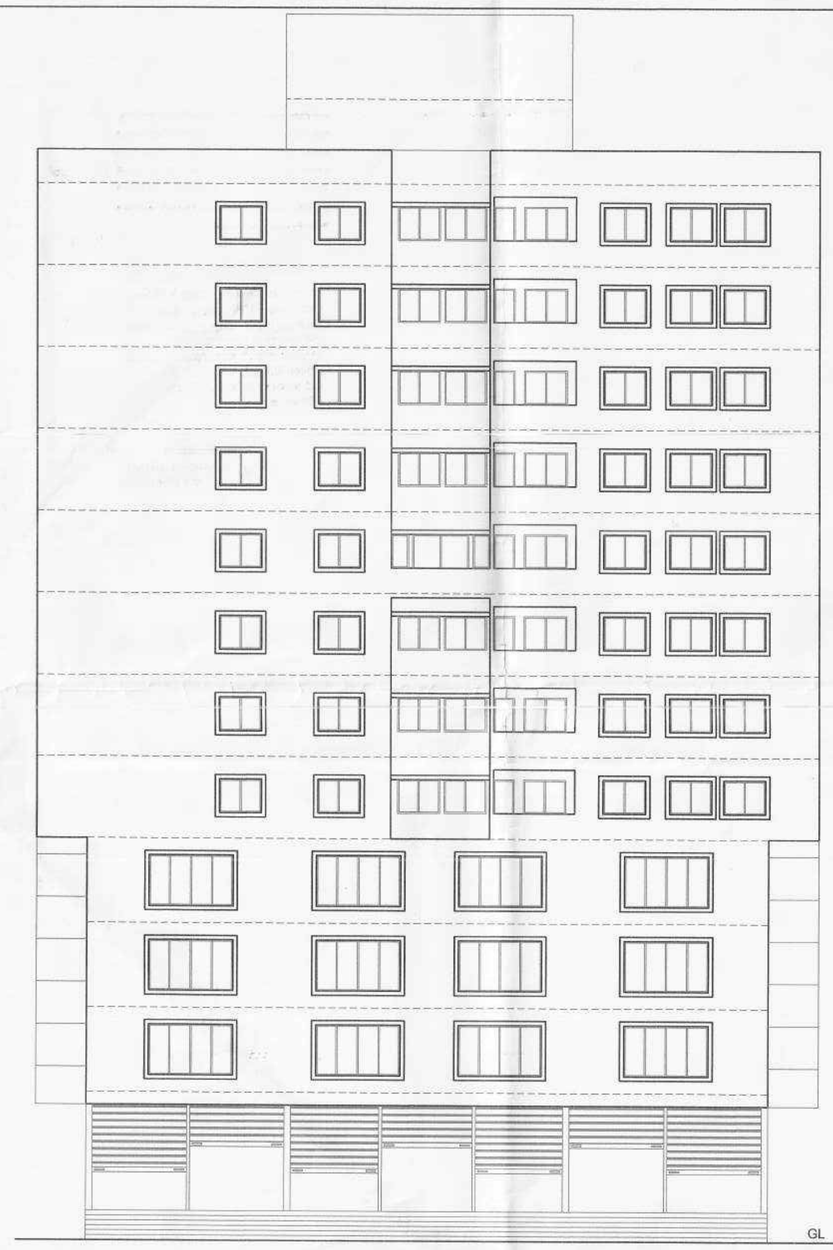
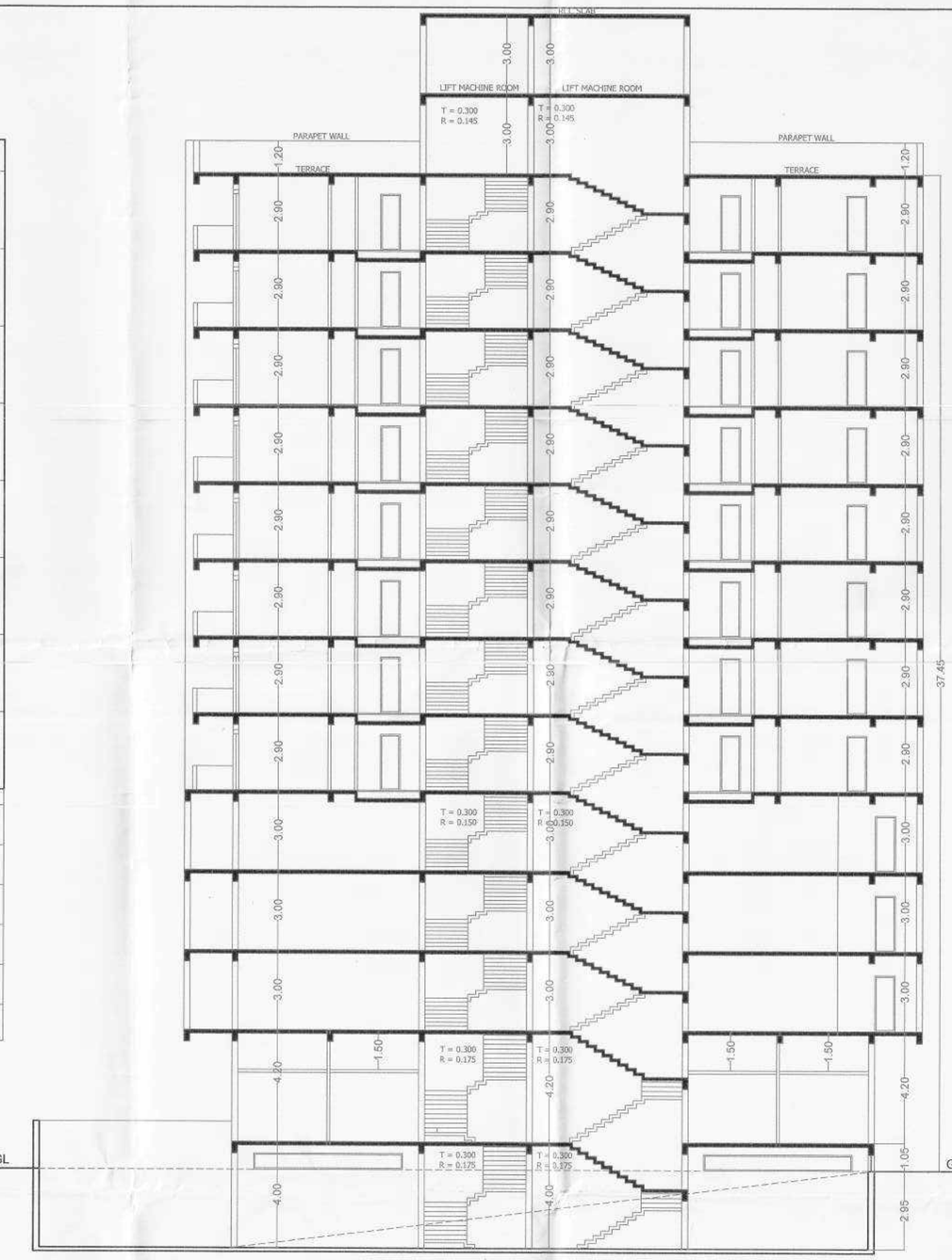
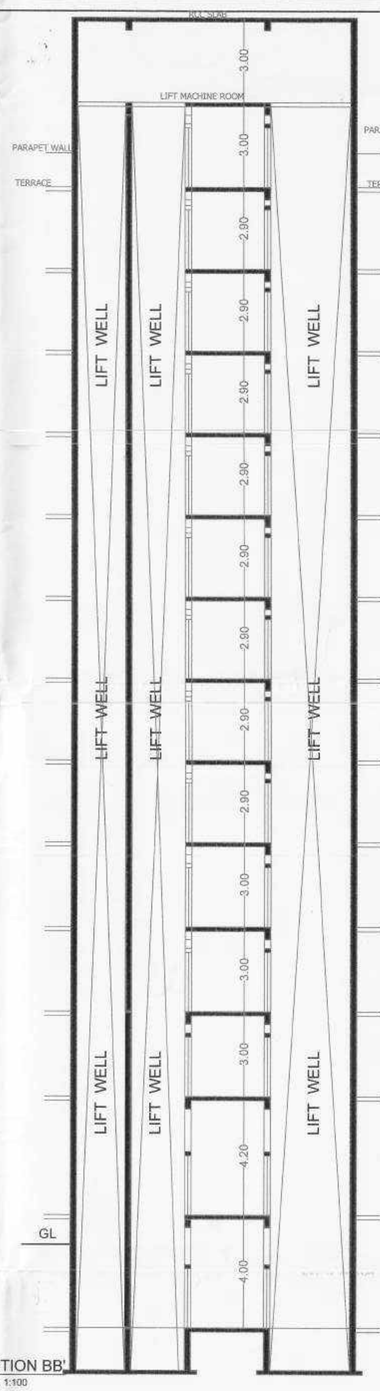
आर्वेदार यांची प्रत



ELEVATION
SCALE 1:100



SECTION AA'
SCALE 1:100



SECTION BB'
SCALE 1:100

PARKING AREA STATEMENT

SR. NO.	OCCUPANCY	SIZE OF TENEMENT	PARKING SPACES REQUIRED		PARKING SPACES PROPOSED	
			CAR	SCOOTER	CAR	SCOOTER
01	RESIDENTIAL 9 MULTI- FAMILY RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	22	44	24	50
02	MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMMERCIALS USERS)	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	16	48	17	70
03	TOTAL		38	92	40	120

BASEMENT FLOOR PLAN
SCALE 1:100

ROAD 24.00 M. WIDE

GROUND FLOOR PLAN
SCALE 1:100

ROAD 24.00 M. WIDE

ROAD 9.00 M. WIDE

OFFICE USE

SHEET NO. 1/2

अटी व नियम
या बांधकाम परवानगीपुरत बांधकाम सुरु ठेवण्यासंदर्भ उर्वरीत तपासणी (असल्यास) हे बांधकाम सुरू झाल्याबाबत तक्रारीसंदर्भात / पत्र व्यवहार अभियंता/ सुपरवायझर यांचे नाव/पत्ता उपलब्ध करुन देणे आवश्यक आहे. तसेच बांधकाम पूर्णत्वाचा दाखला हा वापरण्यात / हस्तांतरण करण्यात हा सुधारित बांधकाम परवानगी क्रमांक दि. ला सुध्दा लागू आहे. बांधकाम पूर्ण झाल्यावर त्या पूर्वी केंद्र शासन, महाराष्ट्र शासन नगरपालिका/महानगरपालिका यांचेकडून आवश्यक असणारे ना हरकत दाखले, परवानग्या जोड घ्याव्यात.

Approved as amended in.....Colour
Subject to the conditions mentioned in this office letter of even no. 118 Dated 26.07.2022
DY. ENGINEER
Town Planing
Municipal Corporation,
AURANGABAD.

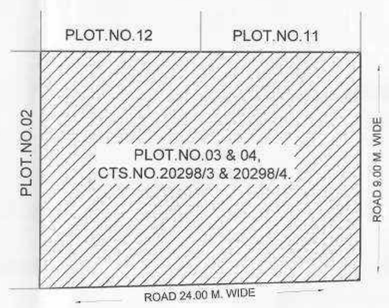
इमारत बांधकाम साहित्य, व माती म.न.पा.च्या कम्पाऊंडवर ठेवू नये

G.C. Signed By D.D.T.P.

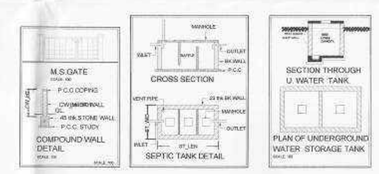
AREA STATEMENT

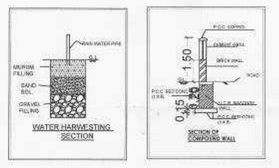
	AREA IN SQ.M.
1. Area of plot (Minimum area of a, b, c to be considered)	960.40 SQ.M.
(a) As per ownership document (7/12, CTS extract)	
(b) as per measurement sheet	
(c) as per site	960.40 SQ.M.
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	
(b) Any D.P. Reservation area	
(Total a+b)	
3. Balance area of plot (1-2)	960.40 SQ.M.
4. Amenity Space (if applicable)	
(a) Required - 05%	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	960.40 SQ.M.
6. Recreational Open space (if applicable)	
a) (a) Required -10%	
b) (b) Proposed -	
7. Internal Road area	
8. Net Area of Plot = [3-4(c)]] for Basic F.S.I. = 1.00	960.40 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) 960.40 X 1.10	1056.44 SQ.M.
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	480.20 SQ.M.
(b) Proposed FSI on payment of premium.	480.20 SQ.M.
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 Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
(c) TDR area (Sr. No. 5x1.40) 960.40 X 1.40	1344.56 SQ.M.
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	1344.56 SQ.M.
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.	2881.20 SQ.M.
(b) Ancillary Area FSI upto 60% for residential with payment of charges.	1174.02 SQ.M.
(c) Ancillary Area FSI upto 80% for commercial with payment of charges.	707.66 SQ.M.
(d) Total entitlement (a+b+c)	4762.88 SQ.M.
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.	
(b) Proposed Built-up Area (as per 'P-line')	4762.88 SQ.M.
(c) Total (a+b)	4762.88 SQ.M.
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	

AREA STATEMENT	B/UP	ANCILLARY	TOTAL AREA
Commercial Building B/Up Area	884.58 X 80%	707.66	1592.24 SQ.M.
Residential Building B/Up Area	1996.62 X 59%	1174.02	3170.64 SQ.M.
Total B/Up Area			4762.88 SQ.M.



LOCATION PLAN
SCALE -NTS





SCHEDULE OF OPENINGS

D	1.20 X 2.10	T.W. FRAMES DOORS
D1	0.90 X 2.10	T.W. FRAMES DOORS
D2	0.75 X 2.10	T.W. FRAMES DOORS
W	3.00 X 1.20	M. S. WINDOWS
W2	1.50 X 1.20	M. S. WINDOWS
W3	2.0 X1.20	M. S. WINDOWS
V	0.75 X0.75	M. S. VENTILATORS

LEGENDS

PLOT BOUNDRY SHOWN IN

PROPOSED SHOWN IN

PROJECT

PROPOSED RESI+COMM. BUILDING
ON PLOT.NO.03 & 04, CTS.NO.20298/3&NO.20298/4,
AT-CHINTAMANI COLONY, TQ. DIST.AURANGABAD

BELONGING TO :-

1) SHRI. RITESH MAHAVIR DEODA &
2) SHRI. HARSHAL MAHAVIR DEODA

N
NORTH

OWNERS SIGN.

1) 2)

JOB NO. | SCALE : 1:100 ; 1:200

DATE :- | DRAWING. TYPE : SUB. DRAWING

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.

SIGN. OF OWNERS

SIGNATURE OF ARCHITECT

CERTIFICATED OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE - 30/11/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

SIGNATURE OF ARCHITECT

ARCHITECT
M.K.PANCHGALLE
103,MALGE MAJESTIC, SUTGIRNI ROAD ,
GARKHEDA, AURANGABAD(MS)-431001
architectpanchgalle@gmail.com
9028081888,830822888

M.K. PANCHGALLE ARCHITECT REG.NO. CA/2007/62010

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