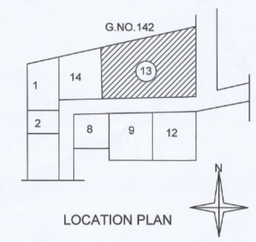
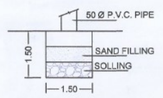


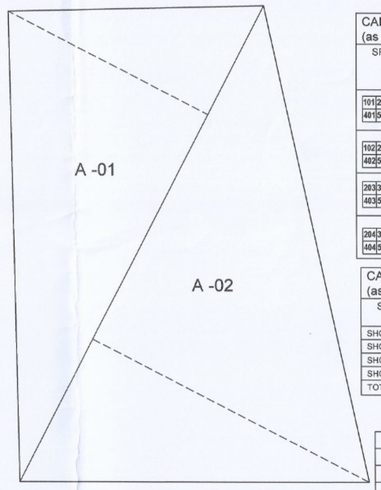
COMPOUND WALL SECTION



LOCATION PLAN



SECTION OF RAIN WATER HARVISTING
SCALE 1:50

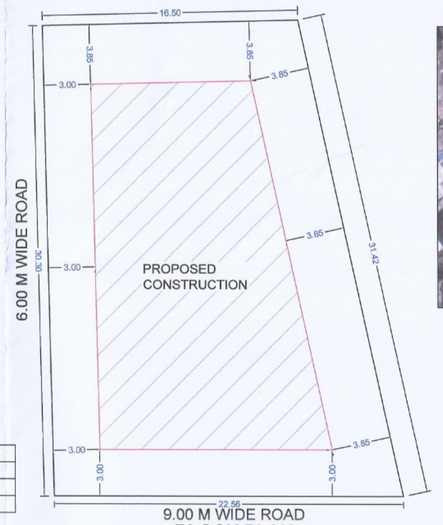


CARPET AREA STATEMENT (as per RERA)			
SR.NO.	TYPE	CARPET AREA IN SQ.M.	UNIT
101|201|301|401|501|601	2BHK	64.30	06
102|202|302|402|502|602	1BHK	40.15	06
203|303|403|503|603	2BHK	66.84	05
204|304|404|504|604	2BHK	69.14	05

CARPET AREA STATEMENT (as per RERA)	
SR.NO.	CARPET AREA IN SQ.M.
SHOP 1/OFFICE	45.29
SHOP 2	16.35
SHOP 3	16.35
SHOP 4/OFFICE	43.33
TOTAL	121.32

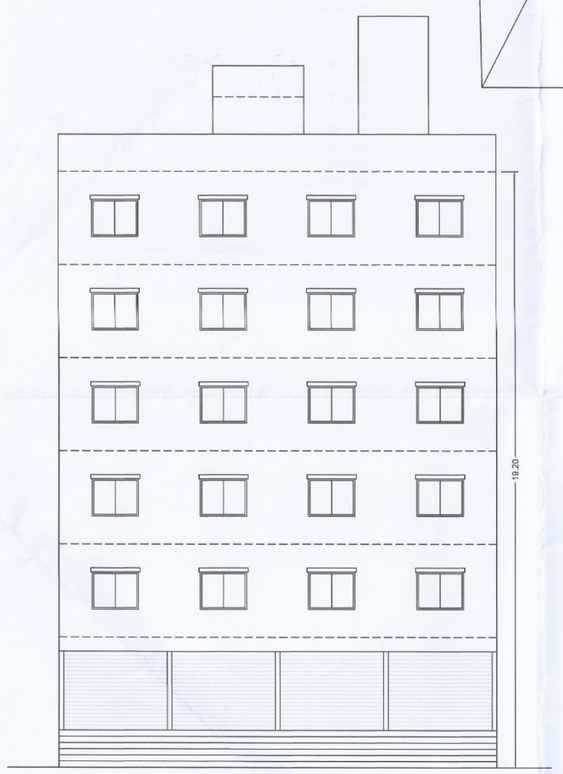
Triangle	0.00		Area
A-01	0.00	-->	249.98
A-02	0.00	-->	346.06
Total (PLOT)	0.00	-->	596.04

AREA OF PLOT BY TRIANGULATION

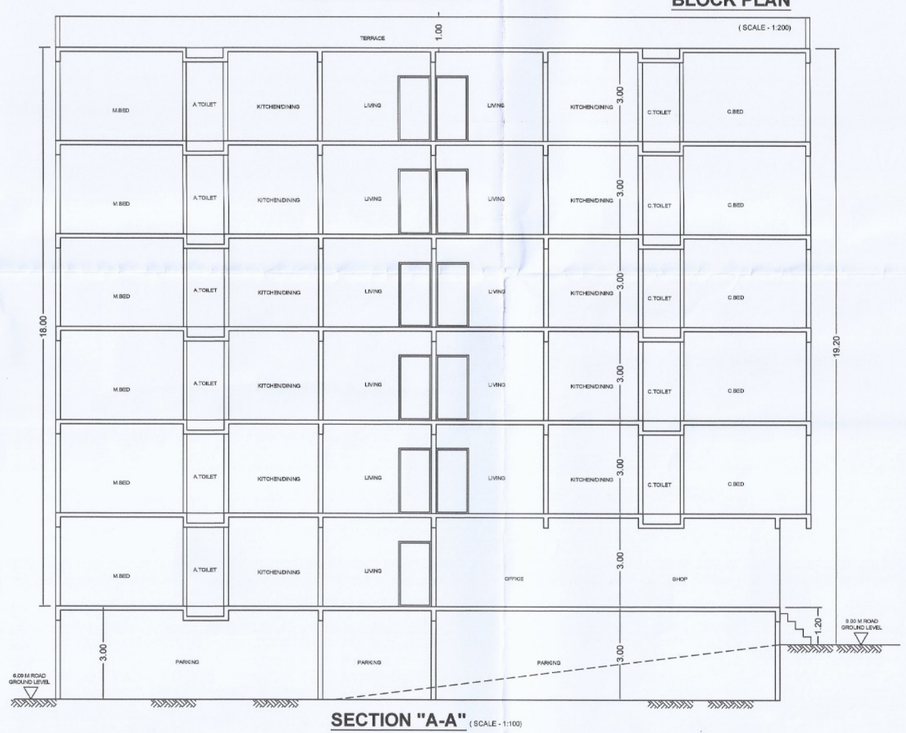


BLOCK PLAN

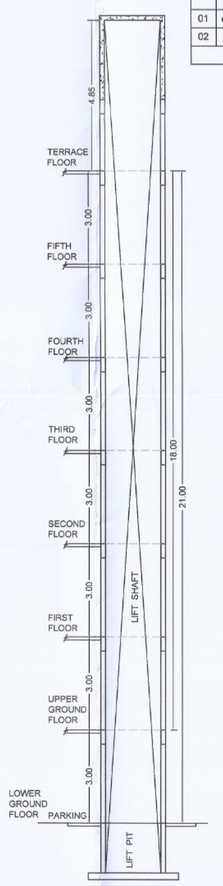




FRONT ELEVATION (SCALE - 1:100)

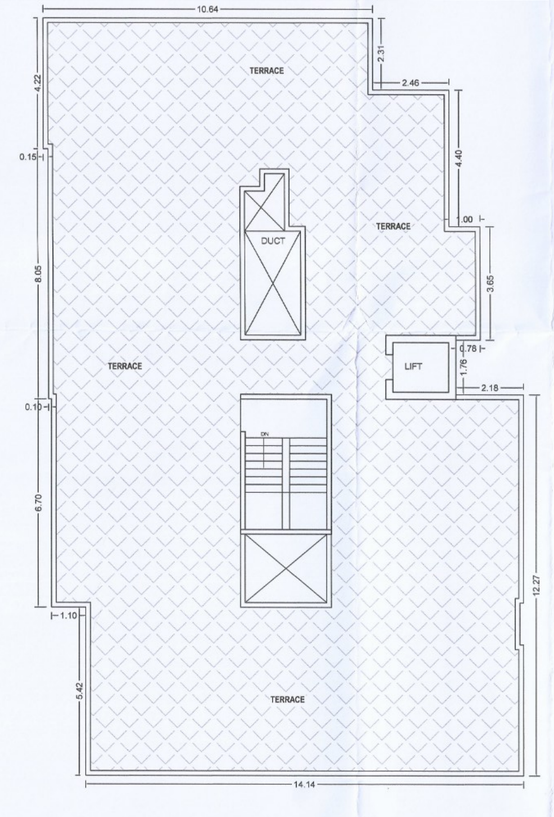


SECTION "A-A" (SCALE - 1:100)



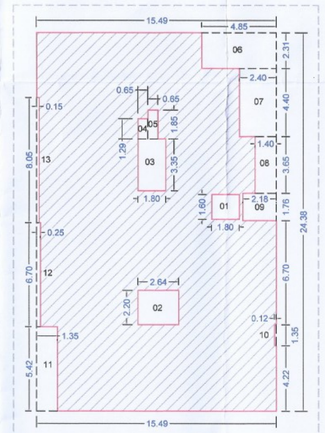
LIFT SECTION (SCALE - 1:100)

PARKING AREA STATEMENT													
SR. NO	CARPET AREA IN SQ.M.	AREA	NO. OF UNITS	REQUIRED LOT		VISITORS 5% ADD		TOTAL		MULTIPLYING FACTOR 0.70		PROVIDED LOT	
				4 W	2 W	4 W	2 W	4 W	2 W	4 W	2 W	4 W	2 W
01	every 100	121.32	04	2	6								
02	40 - 80		22	11	55								
			26	13	61	01	3	14	64	10	45	11	45



TERRACE FLOOR PLAN (SCALE - 1:100)

PROPOSED BUILT-UP AREA - (AS PER P-LINE)	
FLOOR	PROPOSED (SQ.M.)
PARKING FLOOR	000.00
GROUND FLOOR	288.64
FIRST FLOOR	319.83
SECOND FLOOR	319.83
THIRD FLOOR	319.83
FOURTH FLOOR	319.83
FIFTH FLOOR	319.83
TOTAL	1887.79



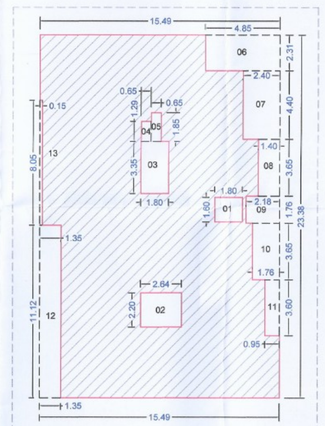
TYPICAL FLOOR

P-LINE AREA = 15.49 X 24.38 = 377.64 SQ.M.

DEDUCTION

1) 1.80 X 1.60	= 02.88 SQ.M.
2) 2.64 X 2.20	= 05.81 SQ.M.
3) 1.80 X 3.35	= 06.03 SQ.M.
4) 0.65 X 1.29	= 00.84 SQ.M.
5) 0.65 X 1.85	= 01.20 SQ.M.
6) 4.85 X 2.31	= 11.20 SQ.M.
7) 2.40 X 4.40	= 10.56 SQ.M.
8) 1.40 X 3.65	= 05.11 SQ.M.
9) 1.76 X 2.18	= 03.83 SQ.M.
10) 0.12 X 1.35	= 00.16 SQ.M.
11) 1.35 X 5.42	= 07.32 SQ.M.
12) 0.25 X 6.70	= 01.67 SQ.M.
13) 0.15 X 8.05	= 01.20 SQ.M.
TOTAL DEDUCTION	= 57.81 SQ.M.

P-LINE AREA = 377.64 - 57.81 = 319.83 SQ.M.



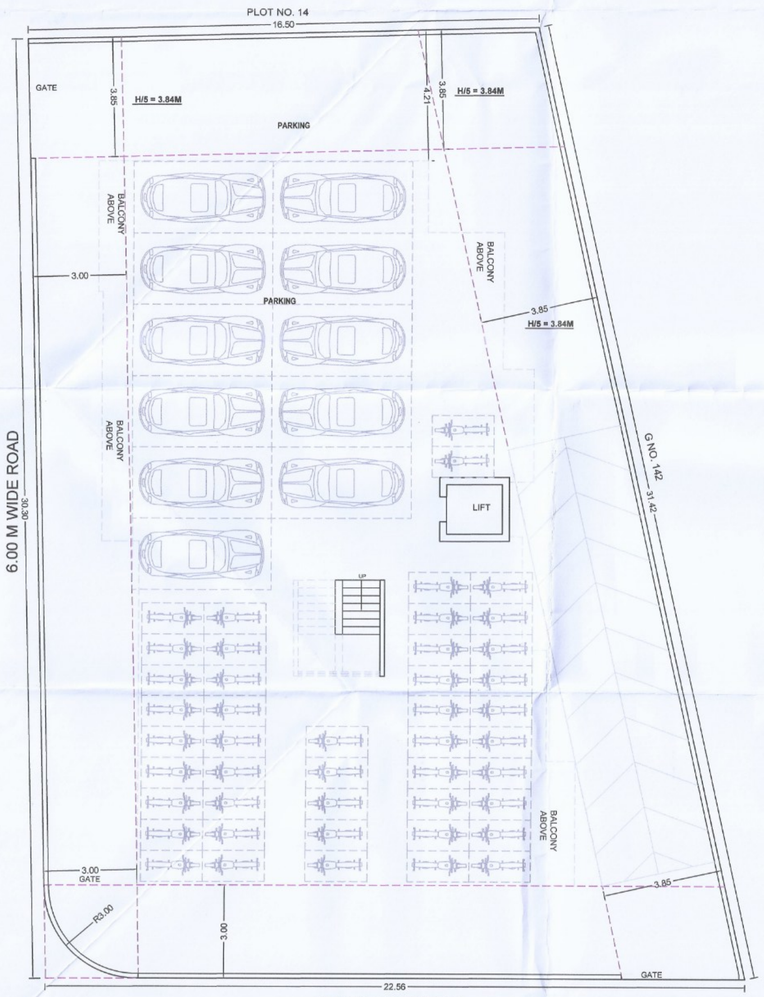
GROUND FLOOR

P-LINE AREA = 15.49 X 23.38 = 362.15 SQ.M.

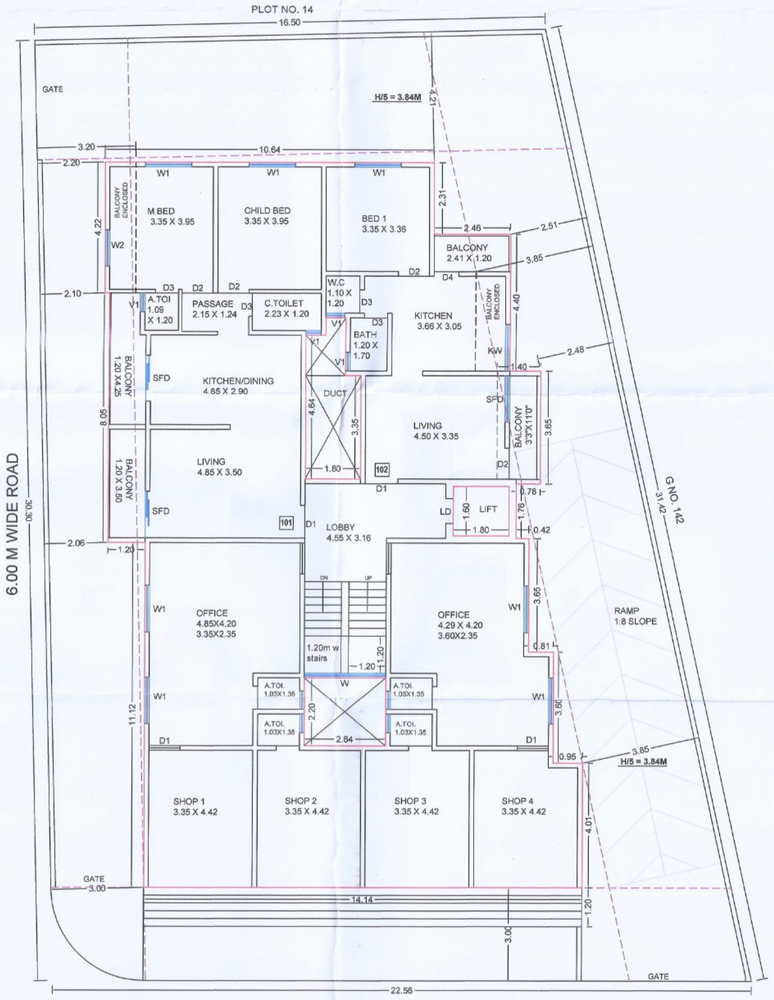
DEDUCTION

1) 1.80 X 1.60	= 02.88 SQ.M.
2) 2.64 X 2.20	= 05.81 SQ.M.
3) 1.80 X 3.35	= 06.03 SQ.M.
4) 0.65 X 1.29	= 00.84 SQ.M.
5) 0.65 X 1.85	= 01.20 SQ.M.
6) 4.85 X 2.31	= 11.20 SQ.M.
7) 2.40 X 4.40	= 10.56 SQ.M.
8) 1.40 X 3.65	= 05.11 SQ.M.
9) 1.76 X 2.18	= 03.83 SQ.M.
10) 1.76 X 3.65	= 06.42 SQ.M.
11) 0.95 X 3.60	= 03.42 SQ.M.
12) 1.35 X 11.12	= 15.01 SQ.M.
13) 0.15 X 8.05	= 01.20 SQ.M.
TOTAL DEDUCTION	= 73.51 SQ.M.

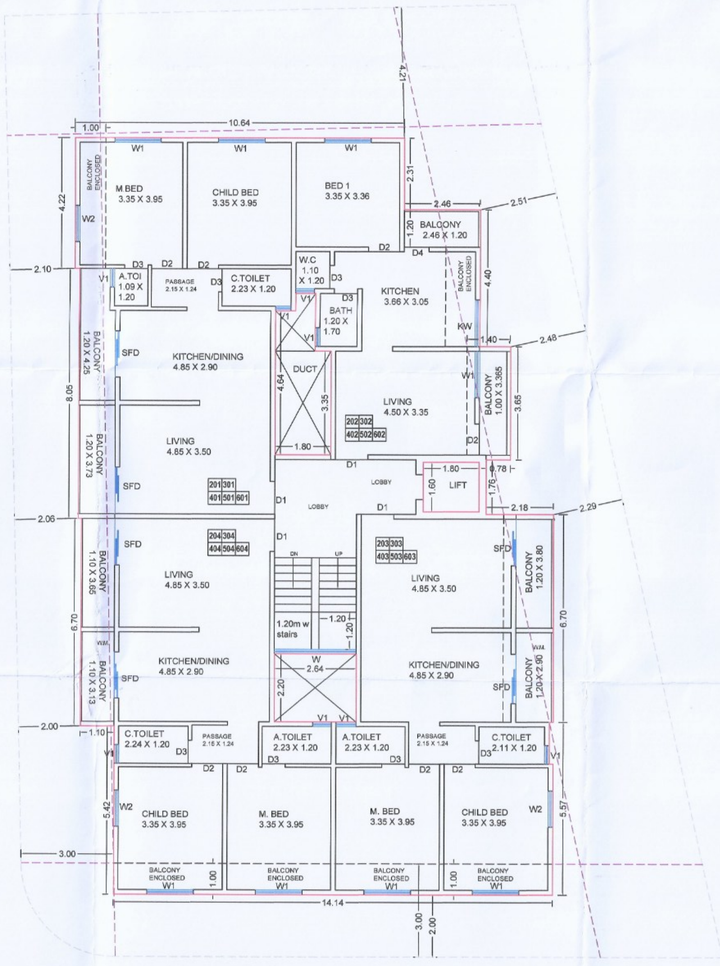
P-LINE AREA = 362.15 - 73.51 = 288.64 SQ.M.



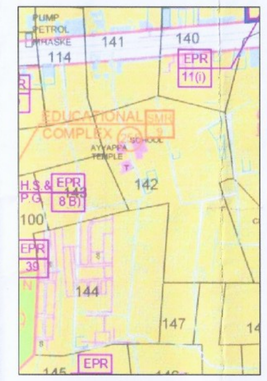
LOWER GROUND PARKING FLOOR PLAN
(SCALE - 1:100)



STILT / UPPER GROUND FLOOR PLAN
(SCALE - 1:100)



TYPICAL FIRST,SECOND,THIRD, FOURTH & FIFTH FLOOR PLAN
(SCALE - 1:100)



STAMP OF APPROVAL 1/1

Approved as submitted
in.....Colour
Subject to .....mentioned in
this office letter No. 3247/2022-23
Date: 08/02/2023

Dy. ENGINEER
Town Planng
Municipal Corporation
AURANGABAD.

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

शर्त व नियम

या बांधकाम परवानगीनुसार बांधकाम सु. केल्यानंतर ओसेचाबपर्यंत (Plinth Level) चे बांधकाम पूर्ण झाल्यावर मालमुविशाट # व्यवसायिक तांत्रिकीसह/ सुपरवायझर, यांचे मार्फीत उरोलाचे पूर्णतेचे प्रमाणपत्र व कार्यालयास हा मजला वापर बाबत सादर पूर्तता करुन घ्यावे. ही सुध्दा जबाबदारी आपली राहील याची नोंद घेणे. यांबाबत आवश्यक कायदेशीर कार्यवाही आपणास स्वतः करावी.

असहस्त्र बांधकाम नाहीत्वे, व भाडी न.म.पा.च्या मालमत्तावर देवू नये

A. AREA STATEMENTS	SQ.M.
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	594.80
a) as per ownership document (7/12. CTS extract)	595.13
b) as per measurement sheet	595.13
c) as per site	596.04
2. DEDUTIONS FOR	
a) Proposed D.P./ D.P. Road Widening Area/S.R./H.W.	0.00
b) Any D.P. Reservation Area	0.00
(Total a+b)	0.00
3. BALANCE AREA OF PLOT (1 - 2)	594.80
4. AMENITY SPACE (if applicable)	
a) Required	0.00
b) Adjustment of 2(b), if any	0.00
c) Balance Proposed	0.00
5. NET AREA (3 - 4 (C))	
6. RECREATIONAL OPEN SPACE	
a) Required	0.00
b) Proposed	0.00
7. INTERNAL ROAD AREA	0.00
8. PLOTABLE AREA (if applicable)	
9. Built up area with reference to BASIC F.S.I. as per front road width (sr.no. 5 x 1.10)	654.28
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 40%	297.40
11. In-situ FSI / TDR Loading	
a) In-situ area against D.P road [2.00 x sr.no.2(a)] If any	0.00
b) In-situ area against Amenity Space if handed over [2.00/1.85xsr.no.5(b)]	0.00
c) TDR Area	237.92 (40%)
d) Total In-situ / TDR loading proposed [11(a)+(b)+(c)]	0.00
12. ADDITIONAL FSI AREA under chapter no.7	0.00
13. TOTAL ENTILTLEMENT of FSI in proposal	
a) [9+10(b)+11(d)] or 12 whichever is applicable	1189.60
b) Ancillary Area FSI upto 10%of60% with payment of charges	698.19
c) Total entitlement (a + b)	1887.79
14. Maximum utilization limit of FSI (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)	[594.80x2.0= 1189.60 [1189.60x1.6= 1903.36]
15. Total Built-up Area in proposal.(excluding area at Sr.No 17b)	
a) Exiting Built up Area	0.00
b) Proposed Built up Area (as per ' P - LINE ')	1887.79
c) Total (a + b)	1887.79
16. F.S.I. CONSUMED (15/13) (should not be more than aerial no. 14 above)	2.00
17. Area of Inclusive Housing, if any	
a) Required (20% of sr.no. 9)	0.00
b) Proposed	0.00

LEGEND

PLOT BOUNDARY SHOWN IN
PROPOSED CONST. SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN

Owner's Declaration:

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Aurangabad Muncipal Corporation. I/We would execute the structure as per sanctioned 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 & ADDRESS

PROPOSED RESIDENTIAL + GROUND FLOOR MIXED USE BUILDING
ON P.NO. 13, G. NO.144 / P ,
CHATRAPATI NAGAR, SATARA, AURANGABAD.
FOR
M/s. SAI SWASTIK DEVELOPERS through

Mr. SANDEEP RATANLAL LOHADE
Mr. SACHIN RATANLAL LOHADE
Mr. PRADEEP BABURAO KUMAWAT
Mr. SANDEEP BABURAO KUMAWAT

OWNER'S SIGN.

Certificate of Area:

Certified that the plot under reference was suveyed by me on 24/ 12 / 2022 and the dimentions 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.

DRG NO-	JOB NO-	SCALE :	DEALT BY	CHED.BY:	DATE:
01	0240	1:100 1:200	PDP	PDP	24-02-23

W S N E

PAWAN PATHRIKAR
11 ANKUSHNAGAR, MAHA GRAM COLONY, GADHECHOK, AURANGABAD-431005, MAHARASHTRA
ARCHITECT

ARCHITECT'S SIGN

AR. PAWAN PATHRIKAR
architects interior designer townplanner
5, vaibhavshri complex, pundlik nagar road, gadhecheksurangpdbad-431005