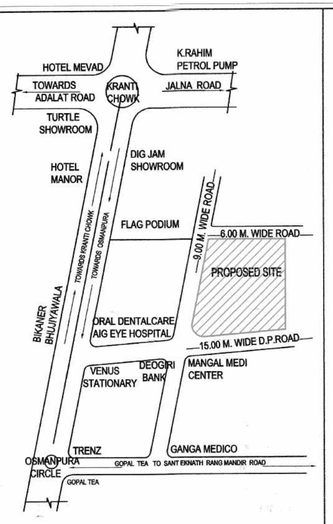
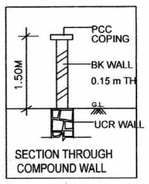
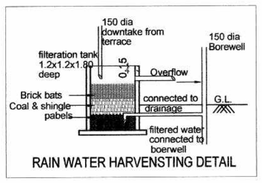


LOCATION PLAN
(N.T.S.)

SR NO	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYING FACTOR FOR CAR & SCOOTER	REQUIRED PARKING (NON CONGESTED)		PROVIDED PARKING		REMARKS
					CARS	SCOOTER	CARS	SCOOTER	
1	**Residential** i) Multi- Family residential	For every tenement having carpet area of 150sq.m. and above.	2	0.7	3	2	6	4	Additional 5% Visitors area Added
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	2	0.7	2	2			Additional 5% Visitors area Added
2	**Mercantile** (Markets, Departmental stores, Shops and other Commercials users)	For every 100 sq.m. carpet area or fraction thereof	2062.10	0.7	29	87	29	87	Visitors Area Not required
3	TOTAL				34	91	35	91	



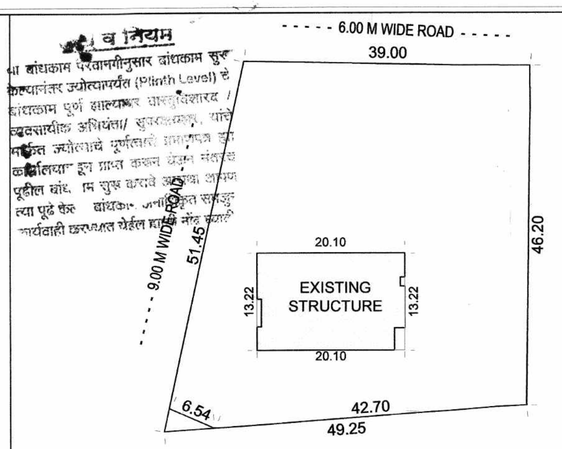
SECTION THROUGH COMPOUND WALL



RAIN WATER HARVENSTING DETAIL

Form of Statement 2
[Sr. No. 9 (a)]
Proposed Building

SR.NO.	BUILDING	FLOOR	COMMERCIAL P-LINE AREA	RESIDENTIAL PLINE AREA	TOTAL PLINE AREA
1	RESIDENTIAL& COMMERCIAL	BASEMENT FLOOR	0.00	0.00	0.00
2		GROUND FLOOR	559.21	78.96	638.17
4		FIRST FLOOR	1063.94	32.91	1096.85
5		SECOND FLOOR	1063.94	32.91	1096.85
		SERVICE FLOOR	0.00	49.88	49.88
6		THIRD FLOOR	0.00	438.83	438.83
7		FOURTH FLOOR	0.00	425.08	425.08
8	TOTAL		**2687.09**	**1058.57**	**3745.66**



EXISTING STRUCTURE TO BE DEMOLISHED

SCALE - 1:200

OFFICE USE OFFICE 01/07

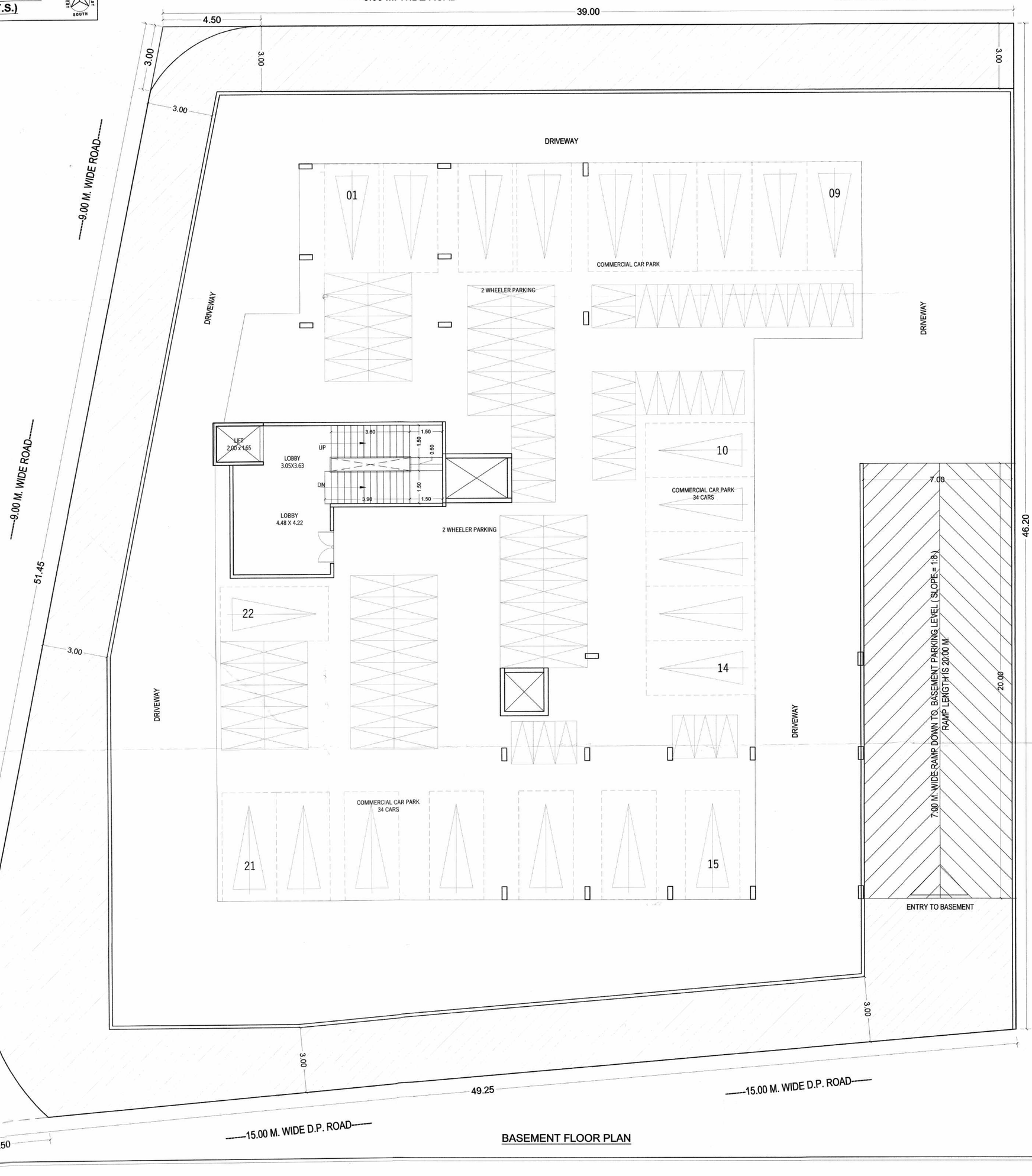
Approved as ammended
In.....Colour Subject to
the Conditions mentioned in
this office Building Permit No...CC/0203/26
Date : 20.01.2026

DY.ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

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

भारत बांधकाम संहिता व मार्गी म.न.पा.च्या अस्त्यावर ठेवू नये

-------6.00 M. WIDE ROAD-------



BASEMENT FLOOR PLAN

POTENTIAL AREA STATEMENT

	Width of Front Road (m)	**15.00**
1	**Area of plot (Minimum area of a, b, c to be considered)**	
(a)	As per ownership document (As per P.R Card)	2060.20
(b)	as per measurement sheet	2118.75
(c)	as per site	
(d)	Minimum of above	**2060.20**
2	**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
(c)	(Total a+b)	0.00
3	**Balance area of plot** (1-2)	**2060.20**
4	**Amenity Space** (if applicable)	
(a)	Upto 20000 sq.m.	0.00
(b)	More than 20000 sq.m. (5% of Total area)	0.00
(c)	**Required Amenity Space** (b)	**0.00**
(e)	Adjustment of 2(b), if any -	0.00
(f)	**Balance Proposed -**	**0.00**
5	**Net Plot Area** (3-4f)	**2060.20**
6	**Recreational Open space** (if applicable)	
(a)	Required - (10% x 5)	0.00
(b)	**Proposed -**	**0.00**
7	**Internal Road area**	0.00
8	**Plotable area** (In case of Layout)	**0.00**
9	**Built up area with reference to Basic F.S.I. as per front road width** (Sr. No. 5 x 1.1)	**2266.22**
10	**Addition of FSI on payment of premium**	
(a)	Maximum permissible premium FSI (50% of 1d)	1030.10
(b)	**Proposed FSI on payment of premium.**	**0.00**
11	**In-situ FSI / TDR loading**	
(a)	Max. Permissible TDR Loading (As per Road Width)	0.90
(b)	**Max. permissible TDR Area** (1d x 11a)	1854.18
(c)	In-situ area against D.P.road if any (2c x 2)	0.00
(d)	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and &or(c)].	0.00
(e)	TDR Area May Required after In-Situ FSI (11b-11c-11d)	1854.18
(f)	**Total in-situ / TDR loading proposed**	**0.00**
(g)	**Total (11c+11f)**	**0.00**
12	**Additional FSI area under Chapter No. 7**	0.00
13	**Total Entitlement of FSI in the proposal**	
(a)	**Proposed FSI [9 +10(b)+11(f)]**	**2266.22**
(b)	Proposed Built-up Area Commercial Area Component (15b)	1207.65
(c)	Proposed Built-up Area Residential Area Component (13a-13b)	1058.57
(d)	Ancillary Area FSI upto 80% For **Commercial area** (13b x 80%)	966.12
(e)	Ancillary Area FSI upto 60% For **Residential area** (13c x 60%)	635.14
(f)	**Total Ancillary Area Entitlement (d+e)**	**1601.26**
(g)	**Total Built up Area Entitlement (a+f)**	**3867.48**
14	**Maximum utilization limit of F.S.I. (Building Potential)** Permissible As per Road width	2.50
15	**Total Built-up Area in proposal.**	
(a)	Existing Built-up Area	0.00
(b)	Proposed Built-up Area Commercial Area	2687.09
(c)	Proposed Built-up Area Residential Area	1058.57
(d)	**Consumed Built-up Area**	**3745.66**
16	**F.S.I. Consumed (15d/5)**	**1.818**
17	**Area for Inclusive Housing, if any**	0.00
(a)	Required (20% of Sr.No.9)	0.00

REFERENCE :- NORTH :-

Plot Boundary Shown Thus —

Proposed P- Line Shown Thus —

NORTH WEST EAST SOUTH

TITLE :-

PROPOSED PLAN OF COMMERCIAL & RESIDENTIAL BUILDING ON C.T.S. NO. 14511/1,14511/2,14511/3, OSMANPURA, CHHATRAPATI SAMBHAJINAGAR (AURANGABAD)
FOR :-

1)MR.KISHORE BALWANTRAO LOVEKAR.(14511/1)
2)MR.KISHORE BALWANTRAO LOVEKAR.(14511/2)
3)MR.SUBHASH BALWANTRAO LOVEKAR.(14511/3)

CERTIFICATE OF AREA :
Certified that the plot under reference was surveyed by me and the dimension of sides etc. of plot stated on plan are as measured on site the area so worked out tallies with the area state in document of owner ship/ t.p. scheme records / land record department / city survey record

OWNERS DECLARATION
I / we undersign hereby confirm that I / we would abide by plan sanction by aurangabad municipal corporation I / We would execute structure as per sanctioned plan 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 .

ARCHITECT'S SIGN._.	OWNER'S SIGN._.
For AKW ASSOCIATES Manish Vasant Kale Architect & Approved Valuer Reg. No. CA/93/15610	

ARCHITECTS._.

S Y N E R G Y G R O U P
AKW ASSOCIATES.
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS,
CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
AUSEKAR SAMEER. KALE MANISH. WADEKAR MILIND.

NISHIGANDH - C, RANA NAGAR, OPP. HOTEL ATITHI, OFF JALNA ROAD, CHHA. SAMBHAJINAGAR.
PH. NO. - 0240 - 2451616, 2453070.
email : info@samilarchitects.com

VASNTANAND CHAMBERS, 103, FIRST FLOOR, ABOVE PUNJAB & SIND BANK, OPP. SANT EKNATH RANG MANDIR, NEW USMANPURA, CHHA. SAMBHAJINAGAR.
PH. NO . - 0240 - 2325367, 2348634.
email : kale.manish@gmail.com

SCALE	DATE	DRG. NO.	JOB NO.	DRAWN BY
1:100 , 1:200	09.02.2023	01 / 07	N - 2206	DATTA

SUBMISSION DRAWING