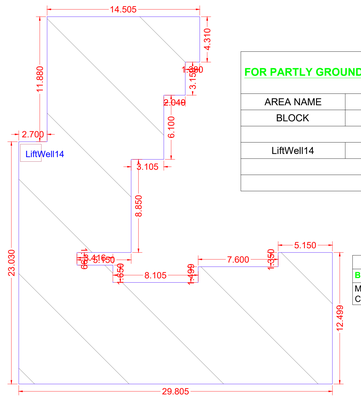
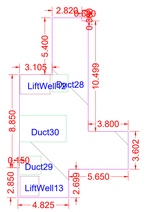
# BUILT-UP AREA CALCULATION PARTLY GROUND AND PARTLY STILT PARKING FLOOR MANGALKALASH CREATIONS LLP

BUILT-UP AREA CALCULATION PARTLY GROUND AND PARTLY STILT PARKING FLOOR MANGALKALASH CREATIONS LLP




| BUILT UP AREA CALCULATION FOR PARTLY GROUND AND PARTLY STILT PARKING FLOOR MANGALKALASH CREATIONS LLP | | | |
|---|---|---|---|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 34.910 | 29.805 | 605.627 |
| | | | BLOCK AREA TOTAL =605.627Sq.M |
| LiftWell14 | - | - | 3.300 |
| | | | TOTAL Deduction =3.300Sq.M |
| | | | Net BuiltUp Area =602.327 Sq.M |



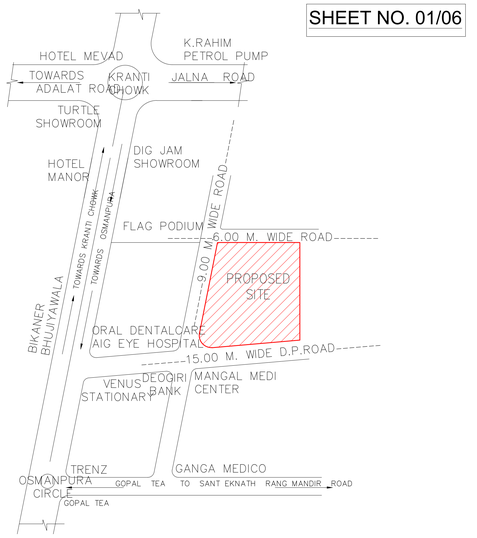

| Telecom Room | | | |
|---|---|---|---|
| Building | Req. Size | Prop. Size | Status |
| MANGALKALASH CREATIONS LLP | 3.000X3.400 | 3.400X4.250 | OK |

| BUILT UP AREA CALCULATION FOR PARTLY GROUND AND PARTLY STILT PARKING FLOOR MANGALKALASH CREATIONS LLP | | | |
|---|---|---|---|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 17.100 | 10.475 | 103.750 |
| | | | BLOCK AREA TOTAL =103.750Sq.M |
| LiftWell13 | - | - | 3.420 |
| LiftWell12 | - | - | 5.282 |
| Duct30 | - | - | 11.251 |
| Duct29 | - | - | 3.587 |
| Duct28 | - | - | 2.475 |
| | | | TOTAL Deduction =26.015Sq.M |
| | | | Net BuiltUp Area =77.735 Sq.M |

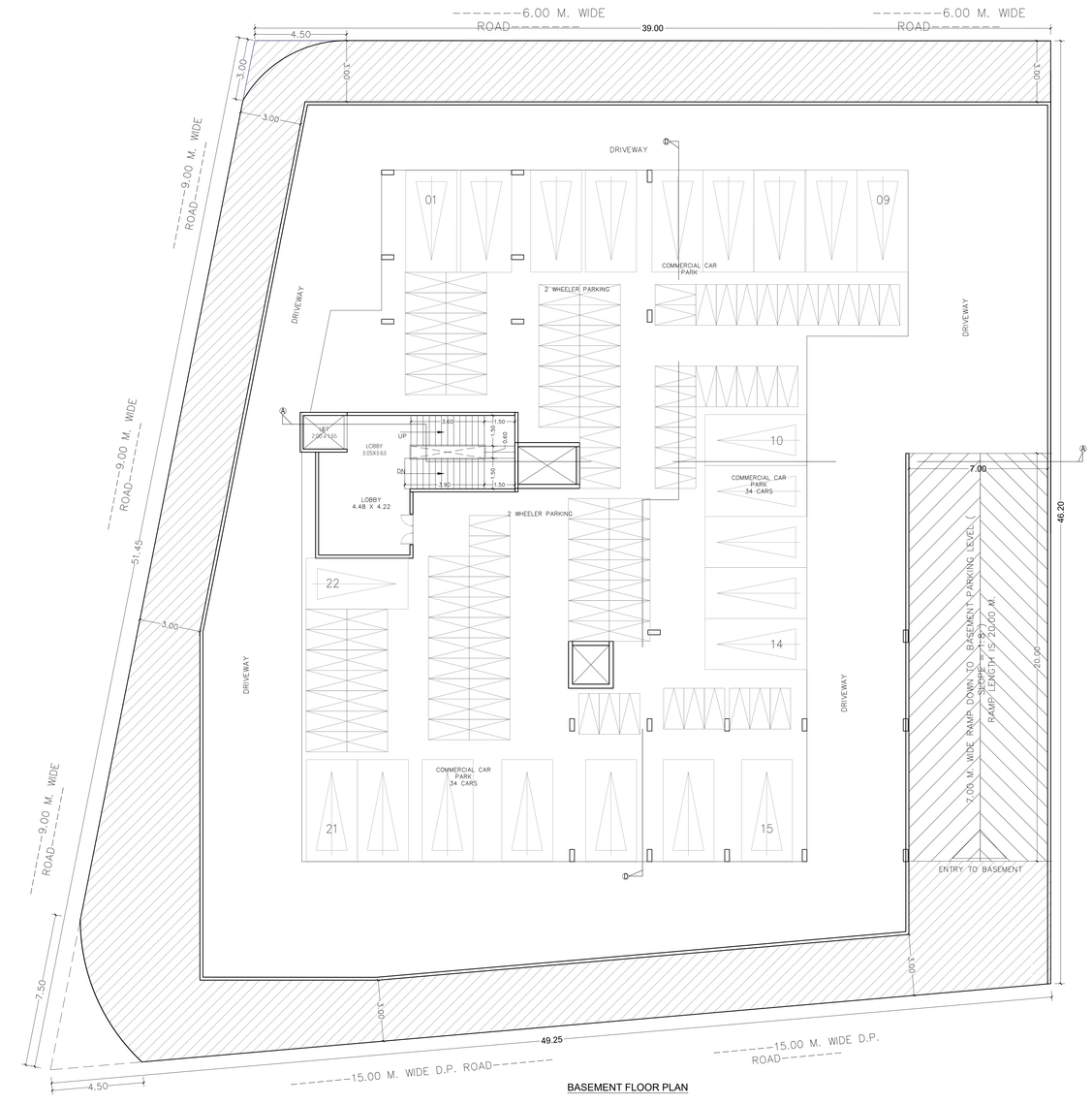





| Project Details | |
|---|---|
| Proposal code: DDMCB-25-ENTRY-68122 | |
| Zone Type: Residential Zone with Shop line. (R-2) | |
| Location: Non-Congested | |
| Name of service: Revised Building Permission | |
| Sub service: | |
| Cts No./Survey No.: 14512 | |
| Tahsil: Zone No-9 | |
| Mouza: Kranti Nagar,Usmanpura | |
| Prorata Value: 0.000 | |
| Separation/CRZ Zone Area: - | |




SHEET NO. 01/06




BASEMENT FLOOR PLAN




PARTLY GROUND FLOOR PLAN / PARTLY STILT PARKING FLOOR PLAN

( ALREADY APPROVED IN EARLIER B.P. )

Signature Not Verified

Digitally signed by Manoj Jayantilal Kale
Date: 25.04.2026 21:13:04 IST
Organization: Ahmedabad Municipal Corporation
Designation: Deputy Director Dy. Town Planning Corporation
Project Code : DDMCB-25-ENTRY-68122
Application Number : DDMCB/2026/BP/1/00400
Proformat Number : 1105809
Certificate Number : DDMCB-BN-2026-BP-1/00400

Proforma I : Area Statement

| | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) | 2060.200 |
| (a) As per ownership document (7/12, CTS extract) | 2118.750 |
| (b) as per TILR or City Survey measurement sheet | 2060.200 |
| (c) as per Demarcated drawing area | 2118.695 |
| LESS | |
| 2.Area not in possession | 0.000 |
| 3. Area Proposed for development ( out of 1-2 ) | 2060.200 |
| 4.Deductions for | - |
| (a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening | 0.000 |
| (b) Any D.P. Reservation area | 0.000 |
| (c) Green Belt | 0.000 |
| Total (a+b+c) | 0.000 |
| 5.Balance area of plot (3-4) | 2060.200 |
| 6. Amenity Space | 0.000 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required -(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5% of Total area | 0.000 |
| 7. Net Plot Area (5-6 ) | 2060.200 |
| 8. Recreational Open Space | - |
| (a) If area (5) is more than 4000 sqmt - 10 % of (5) is required. | 0.000 |
| Proposed | 0.000 |
| (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 | 0.000 |
| Proposed | 0.000 |
| (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. | - |
| Architect/ Licensed Engineer/ Supervisor name and signature | |
| Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor: CA/1993/15610 | |

| SCHEDULE OF OPENINGS : | | | |
|---|---|---|---|
| DOORS | | WINDOWS | |
| MD | 1.10 X 2.70 | W1 | 1.50 X 1.50 |
| D1 | 0.90 X 2.70 | W2 | 1.20 X 1.50 |
| D2 | 0.75 X 2.70 | W3 | 3.34 X 1.50 |
| D3 | 0.80 X 2.70 | W4 | 1.80 X 1.50 |
| | | W5 | 1.20 X 1.50 |
| | | V1 | 0.75 X 0.90 |
| SD1 | 2.75 X 2.70 | V2 | 0.60 X 0.90 |
| SD2 | 3.90 X 2.70 | V3 | 0.90 X 0.90 |
| SD3 | 3.80 X 2.70 | | |
| SD4 | 2.40 X 2.70 | | |
| SD5 | 4.15 X 2.70 | | |
| SD6 | 3.30 X 2.70 | | |
| SD7 | 4.90 X 2.70 | | |

REFERENCE :

Plot Boundary Shown Thus

Proposed P- Line Shown Thus

Existing P- Line Shown Thus

NORTH

TITLE :

REVISED PLAN OF COMMERCIAL & RESIDENTIAL BUILDING ON C.T.S. NO. 14511/1, OSMANPURA, CHHATRAPATI SAMBHUJINAGAR (AURANGABAD) FOR :-
1)MR.KISHOR BALWANTRAO LOVEKAR.
2)MR.SUBHAS BALWANTRAO LOVEKAR.
THROUGH THEIR DEVELOPERS & G.P.A. HOLDER
1)MR. RAJESH BALIRAM VARGANTWAR.
2)MR. BHASKAR SHANKARRAO CHOUDHARY.
(DESIGNATED PARTNERS MANGALKALASH CREATIONS LLP)

CERTIFICATE OF AREA :
Certified that the plot under reference was surveyed by me and the dimension of sides etc. as shown on plan were measured on site. the area is worked out tallies with the area table in document of owner ship i.e. 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 of the work etc.

ARCHITECTS SIGN.. | OWNER'S SIGN..

ARCHITECTS ..

**AKW CONSULTANTS PVT. LTD.**
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS,
CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
**AUSEKAR SAMEER. KALE MANISH. WADEKAR MILIND.**

RESIDENCE : 2, Rohan Residency, OFF: HOTEL ATITHI, OFF JALNA ROAD, CHHATRAPATI SAMBHAJINAGAR.
Ph NOS : (0240) - 2461616, 2463870.
email : info@akwarchitects.com

SPECIALTAC 102, FIRST FLOOR, VASANTANAND CHAMBERS, Above Punjab & Sind Bank, OPP. SANT EKNATH RANG MANDIR, NEW USMANPURA, CHHATRAPATI SAMBHAJINAGAR.
Ph NOS : (0240) - 2461616, 2463870.
email : sales.akw@gmail.com

| SCALE | DATE | DRG. NO. | JOB NO. | DRAWN BY |
|---|---|---|---|---|
| 1:100 , 1:200 | 16.05.2025 | 02 / 07 | A_2304 | VIJAY |

REVISED SUBMISSION DRAWING

Name Of : Owner MR KISHOR BALWANTRAO LOVEKAR MR SUBHAS BALWANTRAO LOVEKAR THROUGH THEIR DEVELOPERS AND GPA HOLDER MR RAJESH BALIRAM VARGANTWAR MR BHASKAR SHANKARRAO CHOUDHARY DESIGNATED PARTNER MANGALKALASH CREATIONS LLP.
Postal Address : BUNGLO NO 23,GUT NO 573AFFRON,Aurangabad,
Phone No. 9422702233

**DESCRIPTION OF PROJECT :**

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-14512

SITE ADDRESS :
REVISED PLAN OF COMMERCIAL AND RESIDENTIAL BUILDING ON C.T.S. NO.14511/1, 14511/2, 14511/3, AT NEW USMANPURA, CHHATRAPATI SAMBHAJINAGAR

Name Of Architect : MANISH KALE

| LOGO | ADDRESS OF OFFICE |
|---|---|
| | OFFICE : VASANTANAND CHAMBERS, First Floor, Above Punjab & Sind Bank, Opp. Sant Eknath Rang Mandir, New Usmanpura, Chh. Sambhajinagar |

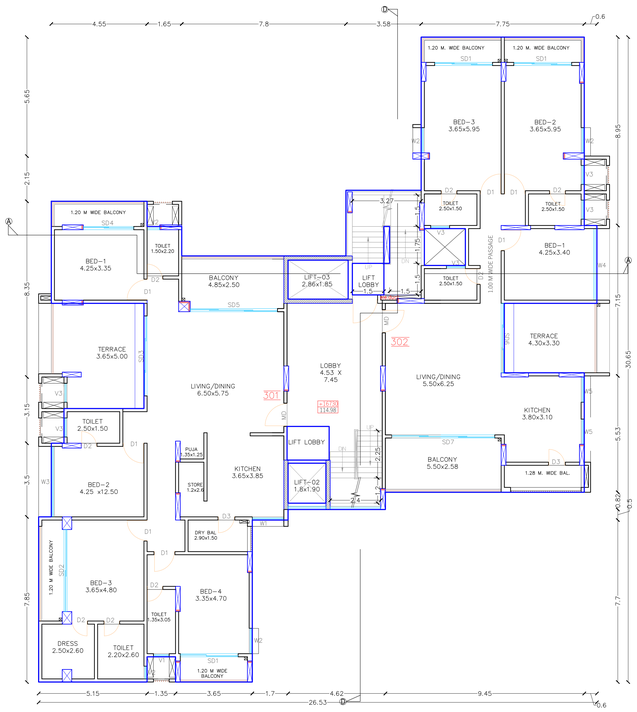
OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by Manoj Jayantilal Kale
Date: 25.04.2026 21:13:04 IST
Organization: Ahmedabad Municipal Corporation
Designation: Deputy Director Dy. Town Planning
Project Code : DDMCB-25-ENTRY-68122
Application Number : DDMCB/2026/BP/1/00400
Proformat Number : 1105809
Certificate Number : DDMCB-BN-2026-BP-1/00400

SCALE - | DATE : 16/03/26

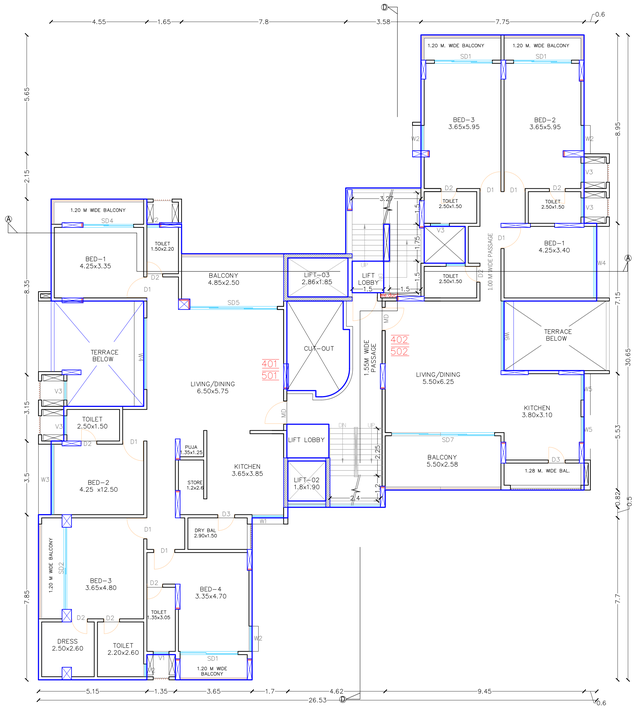
JOB NO - DDMCB-25-ENTRY-68122 | CHECK BY -

SUBMISSION DRAWING



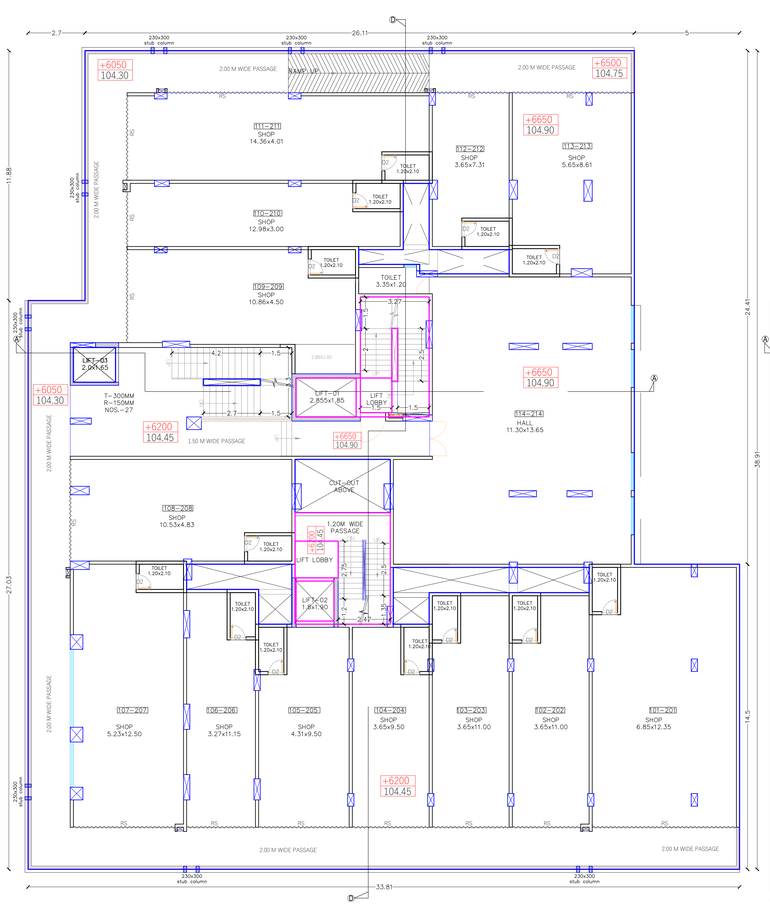

THIRD FLOOR PLAN

( ALREADY APPROVED IN EARLIER B.P. )




TYPICAL FOURTH & FIFTH FLOOR PLAN

( ALREADY APPROVED IN EARLIER B.P. )




TYPICAL FIRST & SECOND FLOOR PLAN

( ALREADY APPROVED IN EARLIER B.P. )

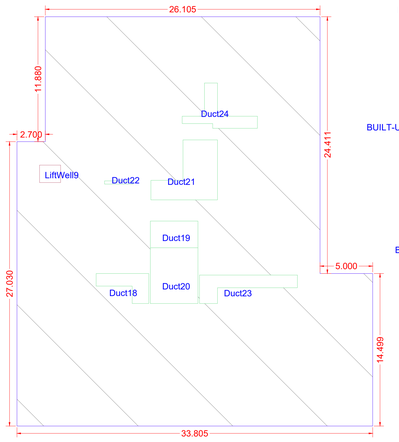



SERVICE FLOOR PLAN

( ALREADY APPROVED IN EARLIER B.P. )

# SHEET NO. 02/06

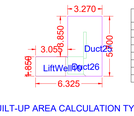
## BUILT-UP AREA CALCULATION TYPICAL 1ST AND 2ND FLOOR MANGALKALASH CREATIONS LLP




**BUILT UP AREA CALCULATION**
**FOR TYPICAL 1ST AND 2ND FLOOR MANGALKALASH CREATIONS LLP**

| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 38.910 | 33.805 | 1161.223 |
| | | BLOCK AREA TOTAL | =1161.223Sq.M |
| LiftWell9 | - | - | 3.300 |
| Duct24 | - | - | 10.792 |
| Duct23 | - | - | 13.709 |
| Duct22 | - | - | 0.810 |
| Duct21 | - | - | 24.291 |
| Duct20 | - | - | 23.978 |
| Duct19 | - | - | 11.453 |
| Duct18 | - | - | 8.604 |
| | | TOTAL Deduction | =96.937Sq.M |
| | | Net BuiltUp Area | =1064.286 Sq.M |

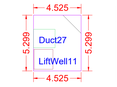
## BUILT-UP AREA CALCULATION TYPICAL 1ST AND 2ND FLOOR MANGALKALASH CREATIONS LLP



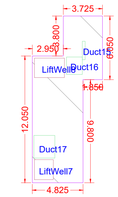

**BUILT UP AREA CALCULATION**
**FOR TYPICAL 1ST AND 2ND FLOOR MANGALKALASH CREATIONS LLP**

| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 5.299 | 4.525 | 23.978 |
| | | BLOCK AREA TOTAL | =23.978Sq.M |
| LiftWell11 | - | - | 3.411 |
| Duct27 | - | - | 3.586 |
| | | TOTAL Deduction | =6.9995Sq.M |
| | | Net BuiltUp Area | =16.979 Sq.M |

## BUILT-UP AREA CALCULATION TYPICAL 1ST AND 2ND FLOOR MANGALKALASH CREATIONS LLP



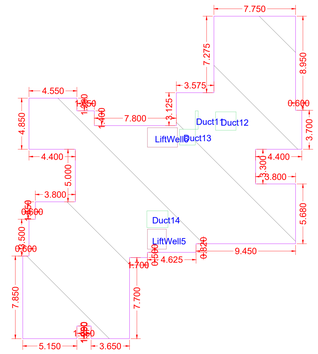

## BUILT-UP AREA CALCULATION SERVICE FLOOR MANGALKALASH CREATIONS LLP




**BUILT UP AREA CALCULATION**
**FOR SERVICE FLOOR MANGALKALASH CREATIONS LLP**

| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 15.850 | 6.675 | 76.459 |
| | | BLOCK AREA TOTAL | =76.459Sq.M |
| LiftWell8 | - | - | 5.282 |
| LiftWell7 | - | - | 3.420 |
| Duct17 | - | - | 4.300 |
| Duct16 | - | - | 2.475 |
| Duct15 | - | - | 0.473 |
| | | TOTAL Deduction | =15.950Sq.M |
| | | Net BuiltUp Area | =60.509 Sq.M |

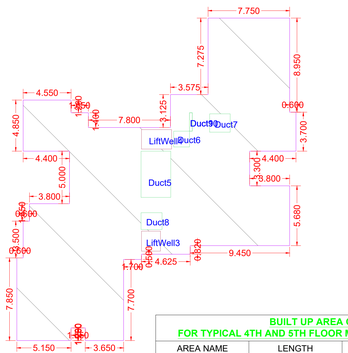
## BUILT-UP AREA CALCULATION THIRD FLOOR MANGALKALASH CREATIONS LLP




**BUILT UP AREA CALCULATION**
**FOR THIRD FLOOR MANGALKALASH CREATIONS LLP**

| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 30.650 | 26.525 | 452.269 |
| | | BLOCK AREA TOTAL | =452.269Sq.M |
| LiftWell6 | - | - | 5.282 |
| LiftWell5 | - | - | 3.420 |
| Duct14 | - | - | 3.200 |
| Duct13 | - | - | 2.250 |
| Duct12 | - | - | 3.412 |
| Duct11 | - | - | 0.473 |
| | | TOTAL Deduction | =18.037Sq.M |
| | | Net BuiltUp Area | =434.232 Sq.M |

## BUILT-UP AREA CALCULATION TYPICAL 4TH AND 5TH FLOOR MANGALKALASH CREATIONS LLP




**BUILT UP AREA CALCULATION**
**FOR TYPICAL 4TH AND 5TH FLOOR MANGALKALASH CREATIONS LLP**

| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 30.650 | 26.525 | 452.269 |
| | | BLOCK AREA TOTAL | =452.269Sq.M |
| LiftWell4 | - | - | 5.282 |
| LiftWell3 | - | - | 3.420 |
| Duct10 | - | - | 0.473 |
| Duct9 | - | - | 0.473 |
| Duct8 | - | - | 3.200 |
| Duct7 | - | - | 3.412 |
| Duct6 | - | - | 2.250 |
| Duct5 | - | - | 12.452 |
| | | TOTAL Deduction | =30.962Sq.M |
| | | Net BuiltUp Area | =421.307 Sq.M |

Signature Not Verified

Digitally signed by Manoj Dattatraya Kulkarni
Date: 25.03.2026 21:11:03 IST
Reason: Approved by Competent Authority
Designation : Deputy Director Town Planning
Organization : Chhatrapati Sambhajinagar Municipal Corporation
Project Code : CSMC-25-ENTRY-68127
Application Number : DDMCB-25-ENTRY-68127
Approval Number : 1035809
Certificate Number : DDMCB-MH-CSMC-PL-054430

Proforma I : Area Statement

| | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) | 2060.200 |
| (a) As per ownership document (7/12, CTS extract) | 2118.750 |
| (b) as per TILR or City Survey measurement sheet | 2060.200 |
| (c) as per Demarcated drawing area | 2118.695 |
| LESS | |
| 2.Area not in possession | 0.000 |
| 3. Area Proposed for development ( out of 1-2 ) | 2060.200 |
| 4.Deductions for | - |
| (a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening | 0.000 |
| (b) Any D.P. Reservation area | 0.000 |
| (c) Green Belt | 0.000 |
| Total (a+b+c) | 0.000 |
| 5.Balance area of plot (3-4) | 2060.200 |
| 6. Amenity Space | 0.000 |
| (Applicable if (1) > 20000 sqmt (Required =(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5% of Total area | 0.000 |
| 7. Net Plot Area (5-6 ) | 2060.200 |
| 8. Recreational Open Space | - |
| (a) If area (5) is more than 4000 sqmt - 10 % of (5) is required. | 0.000 |
| Proposed | 0.000 |
| (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 | 0.000 |
| Proposed | 0.000 |
| (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. | - |
| Architect/ Licensed Engineer/ Supervisor name and signature | |
| Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor: CA/1993/15610 | |

SCHEDULE OF OPENINGS :

| DOORS | | WINDOWS | |
|---|---|---|---|
| MD | 1.10 X 2.70 | W1 | 1.50 X 1.50 |
| D1 | 0.90 X 2.70 | W2 | 1.20 X 1.50 |
| D2 | 0.75 X 2.70 | W3 | 3.34 X 1.50 |
| D3 | 0.80 X 2.70 | W4 | 1.80 X 1.50 |
| | | W5 | 1.20 X 1.50 |
| | | V1 | 0.75 X 0.90 |
| SD1 | 2.75 X 2.70 | V2 | 0.60 X 0.90 |
| SD2 | 3.90 X 2.70 | V3 | 0.90 X 0.90 |
| SD3 | 3.80 X 2.70 | | |
| SD4 | 2.40 X 2.70 | | |
| SD5 | 4.15 X 2.70 | | |
| SD6 | 3.30 X 2.70 | | |
| SD7 | 4.90 X 2.70 | | |

REFERENCE :- NORTH :-

Plot Boundary Shown Thus —

Proposed P- Line Shown Thus —

Existing P- Line Shown Thus —

TITLE :-

REVISED PLAN OF COMMERCIAL & RESIDENTIAL BUILDING ON C.T.S. NO. 145/1/1, OSMANPURA, CHHATRAPATI SAMBHAJINAGAR (AURANGABAD)
FOR :-
1)MR.KISHOR BALWANTRAO LOVEKAR.
2)MR.SUBHAS BALWANTRAO LOVEKAR.
THROUGH THEIR DEVELOPERS & G.P.A. HOLDER
1)MR. RAJESH BALRAM VARGANTWAR.
2)MR. BHASKAR SHANKARRAO CHOUDHARY.
(DESIGNATED PARTNERS MANGALKALASH CREATIONS LLP)

CERTIFICATE OF AREA :
Certified that the plot under reference was surveyed by me and the dimension of plots 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/ 1st 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 and I / we undertake to engage services of architect till the completion of the building and to inform supervision of proper technical person so as to ensure the quality and safety of the work etc.

ARCHITECT'S SIGN _: | OWNER'S SIGN _:

ARCHITECTS :-

**AKW CONSULTANTS PVT. LTD.**
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS, CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
**AUSEKAR SAMEER, KALE MANISH, WADEKAR MILIND.**

1&2/GANDHI - C, RAM NAGAR, OPP. HOTEL ATITHI, OFF JALNA ROAD, CHHATRAPATI SAMBHAJINAGAR.
Ph. NOS. (0) - 2913763, 2932975
email - info@akwarchitects.com

OFFICE NO. 103, FIRST FLOOR, VASANTANAND CHAMBERS, NEAR PUNJAB & SIND BANK, OPP. EKNATH RANG MANDIR, NEW OSMANPURA, CHHATRAPATI SAMBHAJINAGAR.
Ph. NOS. 0240 - 2348030
email - kale.manish@gmail.com

| SCALE | DATE | DRG. NO. | JOB NO. | DRAWN BY |
|---|---|---|---|---|
| 1:100 , 1:200 | 10.05.2025 | 02 / 07 | A_2004 | VIJAY |

REVISED SUBMISSION DRAWING

Name Of Owner MR.KISHOR BALWANTRAO LOVEKAR MR.SUBHAS BALWANTRAO LOVEKAR THROUGH THEIR DEVELOPERS AND GPA HOLDER MR.RAJESH BALRAM VARGANTWAR MR.BHASKAR SHANKARRAO CHOUDHARY DESIGNATED PARTNER MANGALKALASH CREATIONS LLP.
Postal Address : BUNGLO NO.23,GUT NO.57&AFFRON,Aurangabad.
Phone No.:9422702233

**DESCRIPTION OF PROJECT :**

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-14/1/2

SITE ADDRESS :
REVISED PLAN OF COMMERCIAL AND RESIDENTIAL BUILDING ON C.T.S. NO.145/1/1, 145/1/2, 145/1/3, AT NEW USMANPURA, CHHATRAPATI SAMBHAJINAGAR

Name Of Architect : MANISH KALE

| LOGO | ADDRESS OF OFFICE :- |
|---|---|
| | OFFICE :- VASANTANAND CHAMBERS, First Floor, Above Punjab & Sind Bank, Opp. Sant Eknath Rang Mandir, New Usmanpura, Chh. Sambhajinagar |

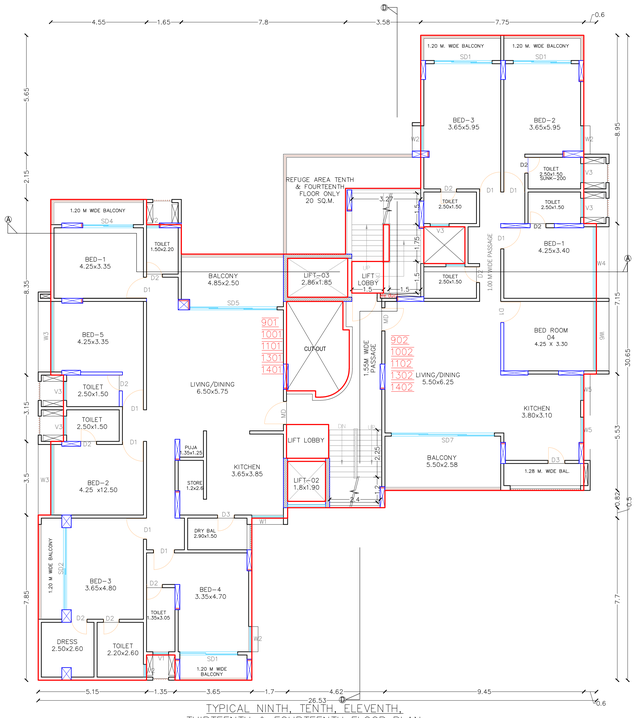
OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by Manoj Dattatraya Kulkarni
Date: 25.03.2026 21:11:03 IST
Reason: Approved by Competent Authority
Designation : Deputy Director Town Planning
Organization : Chhatrapati Sambhajinagar Municipal Corporation
Project Code : CSMC-25-ENTRY-68127
Application Number : DDMCB-25-ENTRY-68127
Approval Number : 1035809
Certificate Number : DDMCB-MH-CSMC-PL-054430

| | |
|---|---|
| SCALE - | DATE: 16/03/26 |
| JOB NO - DDMCB-25-ENTRY-68127 | CHECK BY - |

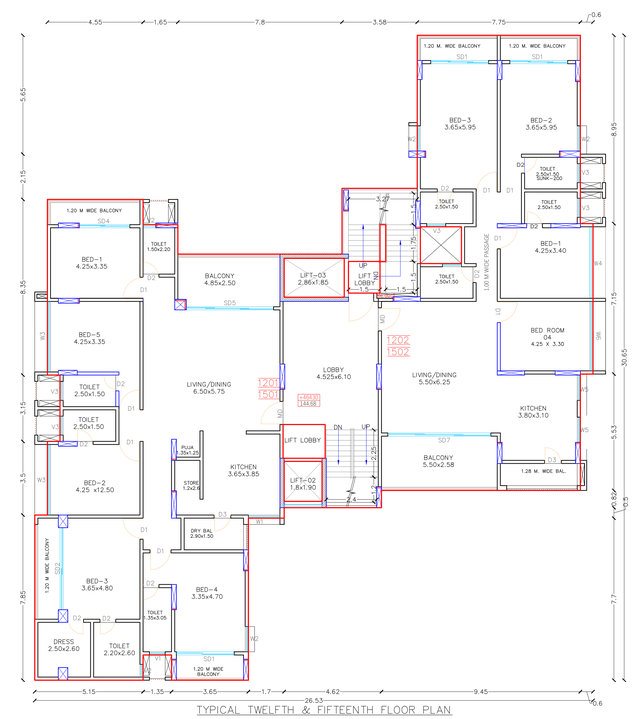
SUBMISSION DRAWING

SHEET NO. 03/06



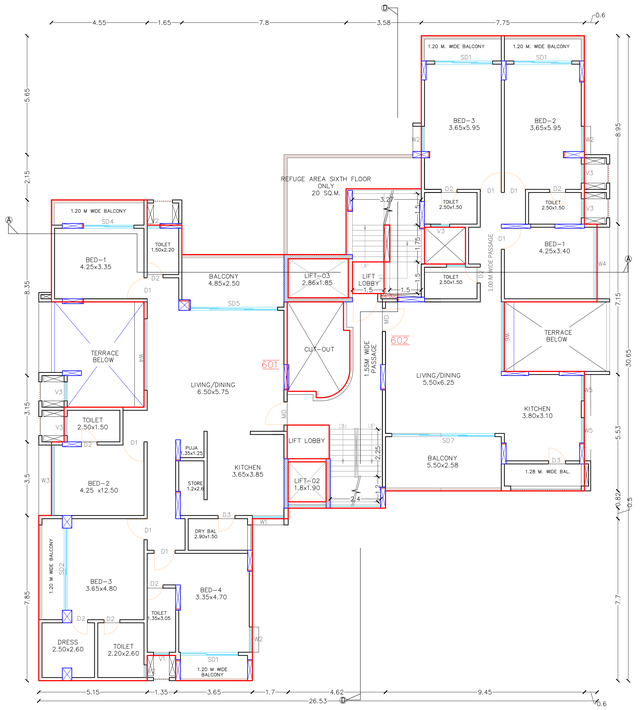

TYPICAL NINTH, TENTH, ELEVENTH, THIRTEENTH & FOURTEENTH FLOOR PLAN

( PROPOSED FLOOR PLANS )



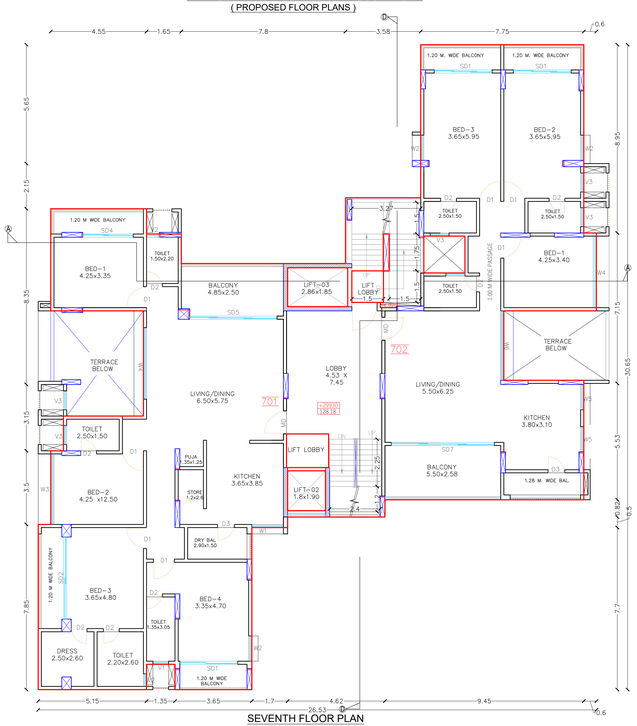

TYPICAL TWELFTH & FIFTEENTH FLOOR PLAN

( PROPOSED FLOOR PLANS )



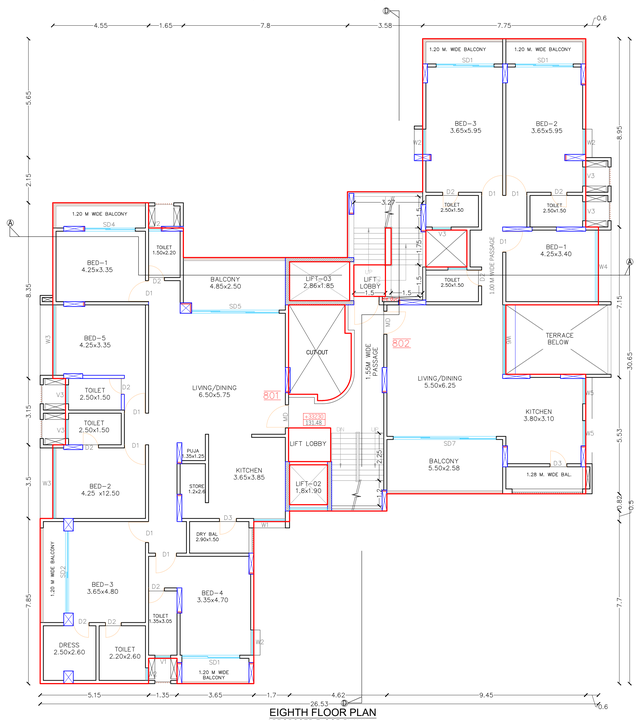

SIXTH FLOOR PLAN

( PROPOSED FLOOR PLAN )



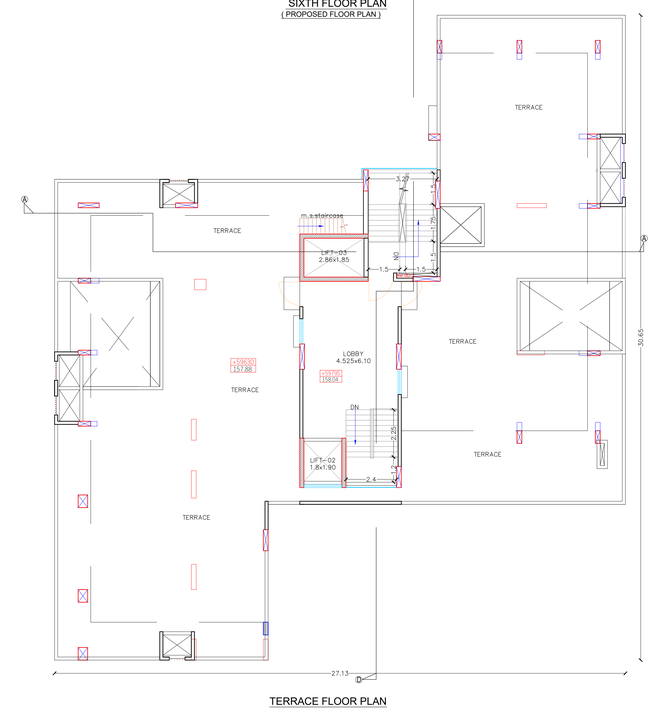

SEVENTH FLOOR PLAN

( PROPOSED FLOOR PLAN )




EIGHTH FLOOR PLAN

( PROPOSED FLOOR PLAN )




TERRACE FLOOR PLAN

Signature Not Verified

Digitally signed by Manoj Dattatraya Kulkarni
Date: 20.04.2026 21:13:04 IST
Reason: Approved by Competent Authority
Designation: Deputy Director Grade-I
Organisation: Pune Municipal Corporation
Project Code: CDMC/E-25-ENTRY-6812
Application Number: 1000000
Proposal Number: 1000000
Certificate Number: CDMC/BB-MAHRLIS/0430

Proforma I : Area Statement

| | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) | 2060.200 |
| (a) As per ownership document (7/12, CTS extract) | 2118.750 |
| (b) as per TILR or City Survey measurement sheet | 2060.200 |
| (c) as per Demarcated drawing area | 2118.695 |
| LESS | |
| 2.Area not in possession | 0.000 |
| 3. Area Proposed for development ( out of 1-2 ) | 2060.200 |
| 4.Deductions for | - |
| (a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening | 0.000 |
| (b) Any D.P. Reservation area | 0.000 |
| (c) Green Belt | 0.000 |
| Total (a+b+c) | 0.000 |
| 5.Balance area of plot (3-4) | 2060.200 |
| 6. Amenity Space | 0.000 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required -(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5% of Total area | 0.000 |
| 7. Net Plot Area (5-6 ) | 2060.200 |
| 8. Recreational Open Space | - |
| (a) If area (5) is more than 4000 sqmt - 10 % of (5) is required. | 0.000 |
| Proposed | 0.000 |
| (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 | 0.000 |
| Proposed | 0.000 |
| (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. | - |
| Architect/ Licensed Engineer/ Supervisor name and signature | |
| Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor: CA/1993/15610 | |

SCHEDULE OF OPENINGS :

| DOORS | | WINDOWS | |
|---|---|---|---|
| MD | 1.10 X 2.70 | W1 | 1.50 X 1.50 |
| D1 | 0.90 X 2.70 | W2 | 1.20 X 1.50 |
| D2 | 0.75 X 2.70 | W3 | 3.34 X 1.50 |
| D3 | 0.80 X 2.70 | W4 | 1.80 X 1.50 |
| | | W5 | 1.20 X 1.50 |
| | | V1 | 0.75 X 0.90 |
| SD1 | 2.75 X 2.70 | V2 | 0.60 X 0.90 |
| SD2 | 3.90 X 2.70 | V3 | 0.90 X 0.90 |
| SD3 | 3.80 X 2.70 | | |
| SD4 | 2.40 X 2.70 | | |
| SD5 | 4.15 X 2.70 | | |
| SD6 | 3.30 X 2.70 | | |
| SD7 | 4.90 X 2.70 | | |

REFERENCE :- NORTH :-

Plot Boundary Shown Thus —

Proposed P- Line Shown Thus —

Existing P- Line Shown Thus —

TITLE

REVISED PLAN OF COMMERCIAL & RESIDENTIAL BUILDING ON C.T.S. NO. 14511/1, OSMANPURA, CHHATRAPATI SAMBHAJINAGAR (AURANGABAD)

FOR :-

1)MR.KISHOR BALWANTRAO LOVEKAR.

2)MR.SUBHAS BALWANTRAO LOVEKAR.

THROUGH THEIR DEVELOPERS & G.P.A. HOLDER

1)MR. RAJESH BALIRAM VARGANTWAR.

2)MR. BHASKAR SHANKARRAO CHOUDHARY.

(DESIGNATED PARTNERS MANGALKALASH CREATIONS LLP)

CERTIFICATE OF AREA :-

Certified that the plot under reference was surveyed by me and the dimension of sides etc. Mentioned in the plan are correct and the area worked out tallies with the area state in document of owner ship i.e. scheme records / term record department / city survey record.

OWNERS DECLARATION

I / We undertake that the work will be done as per the sanction by aforesaid municipal corporation

I / We would transfer access as per sanctioned plan also / 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 _

ARCHITECTS _

**AKW CONSULTANTS PVT. LTD.**

ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS,

PLAN, ENGINEERING & PROJECT MANAGEMENT CONSULTANTS.

**AUSEKAR SAMEER, KALE MANISH, RADEKAR MILIND.**

| | |
|---|---|
| NEHRUGHAR' C' ROW HOUSE, OPP. HOTEL ATITHI, OFF JALNA ROAD, CHHATRAPATI SAMBHAJINAGAR. PH. NOS. : 0240- 2401515, 2402870 email : info@akwarchitects.com | OFFICE NO. 102, FIRST FLOOR, VASANTANAND CHAMBERS, ABOVE PUNJAB & SIND BANK, OPP. EKNATH RANG MANDIR, NEW USMANPURA, CHHATRAPATI SAMBHAJINAGAR. PH. NOS. : 0240- 2401515, email : sale.manish@gmail.com |

| SCALE | DATE | DRG. NO. | JOB NO. | DRAWN BY |
|---|---|---|---|---|
| 1:100 , 1:200 | 10.05.2025 | 02 / 07 | A_2304 | VIJAY |

REVISED SUBMISSION DRAWING

Name Of : Owner MR KISHOR BALWANTRAO LOVEKAR MR SUBHAS BALWANTRAO LOVEKAR THROUGH THEIR DEVELOPERS AND GPA HOLDER MR RAJESH BALIRAM VARGANTWAR MR BHASKAR SHANKARRAO CHOUDHARY DESIGNATED PARTNER MANGALKALASH CREATIONS LLP.

Postal Address : BUNGLO NO 23,GUT NO 573AFFRON,Aurangabad,

Phone No. 9422702233

**DESCRIPTION OF PROJECT :**

Type of Proposal : Mixed

BUILDING ON CTS. NO./SURVEY NO.-14512

SITE ADDRESS :

REVISED PLAN OF COMMERCIAL AND RESIDENTIAL BUILDING ON C.T.S. NO.14511/1, 14511/2, 14511/3, AT NEW USMANPURA, CHHATRAPATI SAMBHAJINAGAR

Name Of Architect : MANISH KALE

LOGO

ADDRESS OF OFFICE

OFFICE :-

VASANTANAND CHAMBERS, First Floor, Above Punjab & Sind Bank, Opp. Sant Eknath Rang Mandir, New Usmanpura, Chh. Sambhajinagar.

OWNERS SIGN :-

Verified by applicant

TECHNICAL PERSON SIGN

Signature Not Verified

Digitally signed by Manoj Dattatraya Kulkarni
Date: 20.04.2026 21:13:04 IST
Reason: Approved by Competent Authority
Designation: Deputy Director Grade-I
Organisation: Pune Municipal Corporation
Project Code: CDMC/E-25-ENTRY-6812
Application Number: 1000000
Proposal Number: 1000000
Certificate Number: CDMC/BB-MAHRLIS/0430

SCALE :-

DATE:- 16/03/26

JOB NO :- DDMCB-25-ENTRY-6812

CHECK BY :-

**SUBMISSION DRAWING**

| MANGALKALASH CREATIONS LLP | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING | FLOORS | FSI AREA | | | | | | BALCONY | TERRACE | LIFT | LIFTWELL | DUCT | VENT | OTHER | TOTAL |
| | | COMM. | RESI. | IND. | EDU. | INS. | MEZZ. | PROP. | | | | | SHAFT | DEDUCTION | FSI AREA |
| MANGALKALASH CREATIONS LLP | 6TH FLOOR | 0.000 | 477.429 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 8.692 | 18.587 | 0.000 | 28.356 | 421.794 |
| MANGALKALASH CREATIONS LLP | TYPICAL 4TH AND 5TH FLOOR | 0.000 | 904.538 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 17.403 | 44.519 | 0.000 | 0.000 | 842.616 |
| MANGALKALASH CREATIONS LLP | THIRD FLOOR | 0.000 | 452.269 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 8.702 | 9.335 | 0.000 | 0.000 | 434.232 |
| MANGALKALASH CREATIONS LLP | SERVICE FLOOR | 0.000 | 76.459 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 8.702 | 7.247 | 0.000 | 0.000 | 60.510 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | 2322.446 | 96.538 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 23.985 | 200.746 | 0.000 | 0.000 | 2194.253 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | 605.627 | 103.750 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 12.002 | 17.313 | 0.000 | 0.000 | 680.062 |
| MANGALKALASH CREATIONS LLP | TYPICAL 10TH AND 14TH FLOOR | 0.000 | 1026.278 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 17.385 | 37.174 | 0.000 | 56.712 | 915.007 |
| MANGALKALASH CREATIONS LLP | TYPICAL 12TH AND 15TH FLOOR | 0.000 | 975.958 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 17.385 | 12.270 | 0.000 | 6.400 | 939.903 |
| MANGALKALASH CREATIONS LLP | TYPICAL 9TH 11TH AND 13TH FLOOR | 0.000 | 1463.937 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 26.077 | 55.761 | 0.000 | 9.600 | 1372.499 |
| MANGALKALASH CREATIONS LLP | 8TH FLOOR | 0.000 | 473.369 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 8.702 | 3.411 | 18.587 | 0.000 | 3.200 | 448.171 |
| MANGALKALASH CREATIONS LLP | 7TH FLOOR | 0.000 | 452.269 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 8.692 | 6.135 | 0.000 | 3.200 | 434.242 |
| MANGALKALASH CREATIONS LLP | TOTAL | 2928.073 | 6502.794 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 8.702 | 152.437 | 427.674 | 0.000 | 107.468 | 8743.289 |

## FSI DETAILS

| 9 Index | Basic FSI (on serial no 7) | Premium FSI (on serial no 3) | TDR/DR (on serial no 3) | Incentive FSI for green building If Applicable ( on basic FSI) | Additional FSI (10.10.1 Note:3) | Ancillary Area 60% of (2+3+4+5) | Ancillary Area 80% of (2+3+4+5) | Total | Inclusive Housing (20%) If Applicable | Drawing Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 9.1 Permissible Index | 1.100 | 0.500 | 0.900 | 0.000 | 0.000 | 0.000 | 0.000 | 2.500 | 0.000 | 0.000 |
| 9.2 Existing Comsumed Index | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 9.3 Balance Index to be Consumed | 1.100 | 0.500 | 0.900 | 0.000 | 0.000 | 0.000 | 0.000 | 2.500 | 0.000 | 0.000 |
| 9.4 Total Permissible PLine Area | 2266.220 | 1030.100 | 1854.180 | 0.000 | 0.000 | 1451.628 | 2184.896 | 8787.024 | 0.000 | 0.000 |
| 9.5 Proposed P Line Area (Should not exceed 9.4 ) | 2266.220 | 1030.100 | 1854.180 | 0.000 | 0.000 | 1451.628 | 2141.161 | 8743.289 | 0.000 | 8743.289 |
| 9.6 Index Consumed | 1.100 | 0.500 | 0.900 | 0.000 | 0.000 | 0.000 | 0.000 | 2.500 | 0.000 | 0.000 |

### Carpet Area Table

| Building Name | Floor Name | Carpet name | Tenement No | Carpet Area | Enclosed Balcony Area | Normal Balcony Area | Mezzanine Area | Total Carpet Area |
|---|---|---|---|---|---|---|---|---|
| MANGALKALASH CREATIONS LLP | 7TH FLOOR | FLAT NO 701 | 1 | 168.443 | 0.000 | 0.000 | 0.000 | 168.443 |
| MANGALKALASH CREATIONS LLP | 7TH FLOOR | FLAT NO 702 | 1 | 131.028 | 0.000 | 0.000 | 0.000 | 131.028 |
| MANGALKALASH CREATIONS LLP | 8TH FLOOR | FLAT NO 801 | 1 | 190.683 | 0.000 | 0.000 | 0.000 | 190.683 |
| MANGALKALASH CREATIONS LLP | 8TH FLOOR | FLAT NO 802 | 1 | 131.028 | 0.000 | 0.000 | 0.000 | 131.028 |
| MANGALKALASH CREATIONS LLP | TYPICAL 9TH 11TH AND 13TH FLOOR | FLAT NO 901;1101;1301 | 3 | 185.419 | 0.000 | 0.000 | 0.000 | 185.419 |
| MANGALKALASH CREATIONS LLP | TYPICAL 9TH 11TH AND 13TH FLOOR | FLAT NO 902;1102;1302 | 3 | 146.778 | 0.000 | 0.000 | 0.000 | 146.778 |
| MANGALKALASH CREATIONS LLP | TYPICAL 12TH AND 15TH FLOOR | FLAT NO 1201;1501 | 2 | 185.419 | 0.000 | 0.000 | 0.000 | 185.419 |
| MANGALKALASH CREATIONS LLP | TYPICAL 12TH AND 15TH FLOOR | FLAT NO 1202;1502 | 2 | 146.778 | 0.000 | 0.000 | 0.000 | 146.778 |
| MANGALKALASH CREATIONS LLP | TYPICAL 10TH AND 14TH FLOOR | FLAT NO 1001;1401 | 2 | 185.419 | 0.000 | 0.000 | 0.000 | 185.419 |
| MANGALKALASH CREATIONS LLP | TYPICAL 10TH AND 14TH FLOOR | FLAT NO 1002;1402 | 2 | 146.778 | 0.000 | 0.000 | 0.000 | 146.778 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 01 | 1 | 61.747 | 0.000 | 0.000 | 0.000 | 61.747 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 02 | 1 | 39.600 | 0.000 | 0.000 | 0.000 | 39.600 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 03 | 1 | 40.148 | 0.000 | 0.000 | 0.000 | 40.148 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 04 | 1 | 34.675 | 0.000 | 0.000 | 0.000 | 34.675 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 05 | 1 | 40.897 | 0.000 | 0.000 | 0.000 | 40.897 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 06 | 1 | 36.461 | 0.000 | 0.000 | 0.000 | 36.461 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 07 | 1 | 65.375 | 0.000 | 0.000 | 0.000 | 65.375 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 08 | 1 | 33.169 | 0.000 | 0.000 | 0.000 | 33.169 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 09 | 1 | 35.275 | 0.000 | 0.000 | 0.000 | 35.275 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 10 | 1 | 47.979 | 0.000 | 0.000 | 0.000 | 47.979 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 11 | 1 | 38.925 | 0.000 | 0.000 | 0.000 | 38.925 |
| MANGALKALASH CREATIONS LLP | PARTLY GROUND AND PARTLY STILT PARKING FLOOR | SHOP 12 | 1 | 57.564 | 0.000 | 0.000 | 0.000 | 57.564 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 101;201 | 2 | 84.593 | 0.000 | 0.000 | 0.000 | 84.593 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 102;202 | 2 | 39.600 | 0.000 | 0.000 | 0.000 | 39.600 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 103;203 | 2 | 40.148 | 0.000 | 0.000 | 0.000 | 40.148 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 104;204 | 2 | 34.675 | 0.000 | 0.000 | 0.000 | 34.675 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 105;205 | 2 | 40.897 | 0.000 | 0.000 | 0.000 | 40.897 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 106;206 | 2 | 36.460 | 0.000 | 0.000 | 0.000 | 36.460 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 107;207 | 2 | 65.375 | 0.000 | 0.000 | 0.000 | 65.375 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 108;208 | 2 | 50.860 | 0.000 | 0.000 | 0.000 | 50.860 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 109;209 | 2 | 47.979 | 0.000 | 0.000 | 0.000 | 47.979 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 110;210 | 2 | 38.925 | 0.000 | 0.000 | 0.000 | 38.925 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 111;211 | 2 | 57.564 | 0.000 | 0.000 | 0.000 | 57.564 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP 113;213 | 2 | 48.647 | 0.000 | 0.000 | 0.000 | 48.647 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | HALL 114;214 | 2 | 142.251 | 0.000 | 0.000 | 0.000 | 142.251 |
| MANGALKALASH CREATIONS LLP | TYPICAL 1ST AND 2ND FLOOR | SHOP-112;SHOP-212 | 2 | 26.681 | 0.000 | 0.000 | 0.000 | 26.681 |
| MANGALKALASH CREATIONS LLP | THIRD FLOOR | FLAT NO 301 | 1 | 163.134 | 0.000 | 0.000 | 0.000 | 163.134 |
| MANGALKALASH CREATIONS LLP | THIRD FLOOR | FLAT NO 302 | 1 | 131.028 | 0.000 | 0.000 | 0.000 | 131.028 |
| MANGALKALASH CREATIONS LLP | TYPICAL 4TH AND 5TH FLOOR | FLAT NO.401;FLAT NO.501 | 2 | 163.134 | 0.000 | 0.000 | 0.000 | 163.134 |
| MANGALKALASH CREATIONS LLP | TYPICAL 4TH AND 5TH FLOOR | FLAT NO.402;FLAT NO.502 | 2 | 131.028 | 0.000 | 0.000 | 0.000 | 131.028 |
| MANGALKALASH CREATIONS LLP | 6TH FLOOR | FLAT NO 601 | 1 | 163.134 | 0.000 | 0.000 | 0.000 | 163.134 |
| MANGALKALASH CREATIONS LLP | 6TH FLOOR | FLAT NO 602 | 1 | 131.028 | 0.000 | 0.000 | 0.000 | 131.028 |

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

| SR.NO. | DISCRIPTION | FLOOR | COMMERCIAL P-LINE AREA | RESIDENTIAL PLINE AREA | TOTAL PLINE AREA |
|---|---|---|---|---|---|
| 1 | ALREADY APPROVED IN EARLIER B.P. | BASEMENT FLOOR | 0.00 | 0.00 | 0.00 |
| 2 | | GROUND FLOOR | 602.10 | 77.77 | 679.87 |
| 3 | | FIRST FLOOR | 1064.51 | 32.37 | 1096.88 |
| 4 | | SECOND FLOOR | 1064.51 | 32.37 | 1096.88 |
| 5 | | SERVICE FLOOR | 0.00 | 60.58 | 60.58 |
| 6 | | THIRD FLOOR | 0.00 | 434.36 | 434.36 |
| 7 | | FOURTH FLOOR | 0.00 | 422.01 | 422.01 |
| 8 | | FIFTH FLOOR | 0.00 | 422.01 | 422.01 |
| 9 | PROPOSED FLOOR | SIXTH FLOOR | 0.00 | 422.01 | 422.01 |
| 10 | | SEVENTH FLOOR | 0.00 | 434.36 | 434.36 |
| 11 | | EIGHTH FLOOR | 0.00 | 443.11 | 443.11 |
| 12 | | NINTH FLOOR | 0.00 | 457.72 | 457.72 |
| 13 | | TENTH FLOOR | 0.00 | 457.72 | 457.72 |
| 14 | | ELEVENTH FLOOR | 0.00 | 457.72 | 457.72 |
| 15 | | TEWLFTH FLOOR | 0.00 | 470.07 | 470.07 |
| 16 | | THIRTEENTH FLOOR | 0.00 | 457.72 | 457.72 |
| 17 | | FOURTEENTH FLOOR | 0.00 | 457.72 | 457.72 |
| 18 | | FIFTEENTH FLOOR | 0.00 | 470.07 | 470.07 |
| 19 | TOTAL | | 2731.12 | 6009.69 | 8740.81 |

### Parking Check (Table 8B)

| Building Name | USE | TENAMENT AREA | RATIO car | RATIO scooter | NO.OF Tena/Area/Units | Required car | Required scooter | Required Transport Vehicle/Ambulance /Mini Bus |
|---|---|---|---|---|---|---|---|---|
| MANGALKALASH CREATIONS LLP | Commercial | For every 100 sq.m. carpet area or fraction thereof | 2 | 6 | 2041.125 | 40.823 | 122.468 | - |
| MANGALKALASH CREATIONS LLP | Residential | For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. | 1 | 1 | 13 | 13.000 | 13.000 | - |
| MANGALKALASH CREATIONS LLP | Residential | For every tenement having carpet area of 150 sq.m. and above. | 2 | 1 | 13 | 26.000 | 13.000 | - |
| Total | - | - | - | - | - | 79.823 | 148.468 | - |
| Visitors parking(5%) | - | - | - | - | - | 1.950 | 1.300 | - |
| Total | - | - | - | - | - | 81.773 | 149.768 | 0.000 |

### Parking Check As Per Multiplying Factor 0.700

| Building Name | Required Car | Required Scooter | Required Transport Vehicle/Ambulance /Mini bus | Proposed Car | Proposed Scooter | Proposed Transport Vehicle/Ambulance /Mini bus | Status |
|---|---|---|---|---|---|---|---|
| Total | 57 | 113 | 0 | 60 | 114 | 0 | OK |

### SCHEDULE OF OPENING

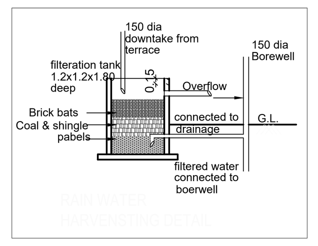
| BLD NAME | NAME | LENGTH | HEIGHT | Nos. |
|---|---|---|---|---|
| MANGALKALASH CREATIONS LLP | V | 0.600 | 0.750 | 1 |
| MANGALKALASH CREATIONS LLP | V | 0.900 | 1.200 | 31 |
| MANGALKALASH CREATIONS LLP | V | 1.800 | 1.200 | 1 |
| MANGALKALASH CREATIONS LLP | V | 0.645 | 1.200 | 1 |
| MANGALKALASH CREATIONS LLP | V | 0.600 | 1.200 | 11 |
| MANGALKALASH CREATIONS LLP | V | 1.199 | 1.200 | 1 |
| MANGALKALASH CREATIONS LLP | V | 1.230 | 1.200 | 2 |
| MANGALKALASH CREATIONS LLP | V | 0.750 | 1.200 | 44 |
| MANGALKALASH CREATIONS LLP | V2 | 0.680 | 1.200 | 1 |
| MANGALKALASH CREATIONS LLP | V1 | 0.750 | 1.200 | 3 |
| MANGALKALASH CREATIONS LLP | V3 | 0.900 | 1.200 | 16 |
| MANGALKALASH CREATIONS LLP | V2 | 0.600 | 1.200 | 6 |
| MANGALKALASH CREATIONS LLP | V | 0.701 | 1.200 | 1 |
| MANGALKALASH CREATIONS LLP | V | 1.220 | 1.200 | 1 |
| MANGALKALASH CREATIONS LLP | V | 1.199 | 0.750 | 1 |
| MANGALKALASH CREATIONS LLP | TOILET | 1.350 | 1.200 | 1 |
| MANGALKALASH CREATIONS LLP | V | 1.350 | 1.200 | 3 |
| MANGALKALASH CREATIONS LLP | V | 0.950 | 1.200 | 1 |
| MANGALKALASH CREATIONS LLP | V | 1.500 | 1.200 | 1 |

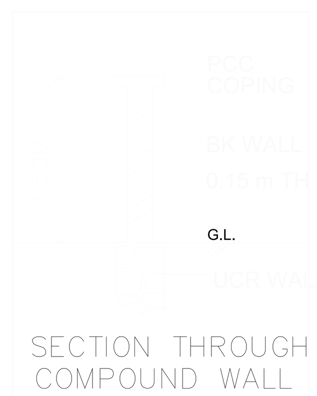
Certificate of Area:
Certified that the plot under reference was surveyed by me on__________ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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.

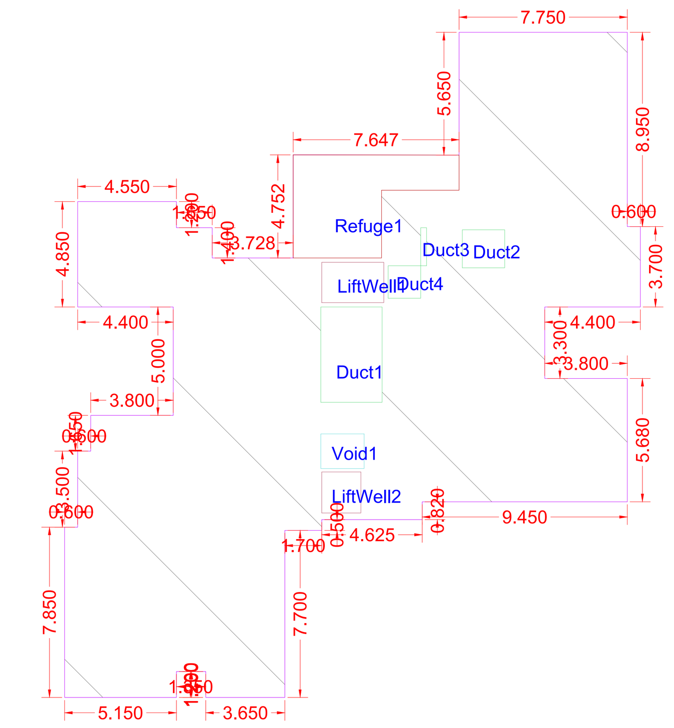
Owner (s) name and signature




## LEGENDS:
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXSTING SHOWN BLUE HATCHED

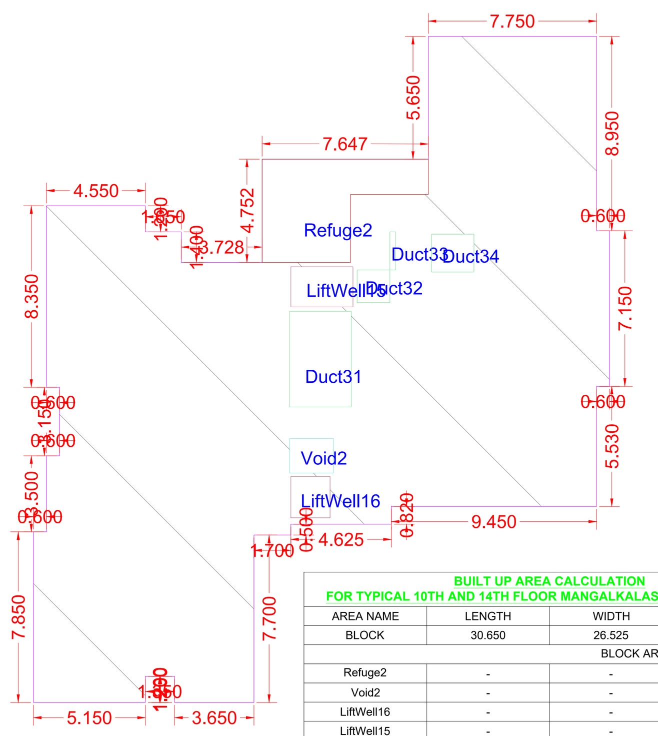
BUILT-UP AREA CALCULATION 6TH FLOOR MANGALKALASH CREATIONS LLP




| BUILT UP AREA CALCULATION FOR 6TH FLOOR MANGALKALASH CREATIONS LLP | | | |
|---|---|---|---|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 30.650 | 26.525 | 477.429 |
| | | | BLOCK AREA TOTAL =477.429Sq.M |
| Refuge1 | - | - | 25.156 |
| Void1 | - | - | 3.200 |
| LiftWell2 | - | - | 3.411 |
| LiftWell1 | - | - | 5.282 |
| Duct4 | - | - | 2.250 |
| Duct3 | - | - | 0.472 |
| Duct2 | - | - | 3.412 |
| Duct1 | - | - | 12.452 |
| | | | TOTAL Deduction =55.635Sq.M |
| | | | Net BuiltUp Area =421.794 Sq.M |

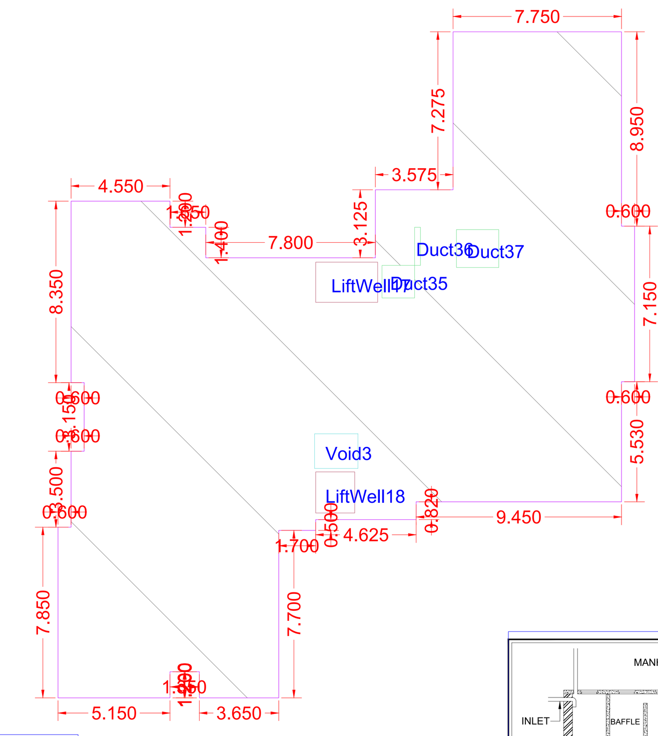
| BUILT UP AREA CALCULATION FOR 8TH FLOOR MANGALKALASH CREATIONS LLP | | | |
|---|---|---|---|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 30.650 | 26.525 | 473.369 |
| | | | BLOCK AREA TOTAL =473.369Sq.M |
| Void5 | - | - | 3.200 |
| LiftWell21 | - | - | 3.411 |
| Duct45 | - | - | 2.250 |
| Duct44 | - | - | 3.412 |
| Duct43 | - | - | 0.472 |
| Duct42 | - | - | 12.452 |
| | | | TOTAL Deduction =25.197Sq.M |
| | | | Net BuiltUp Area =448.172 Sq.M |

BUILT-UP AREA CALCULATION TYPICAL 10TH AND 14TH FLOOR MANGALKALASH CREATIONS LLP



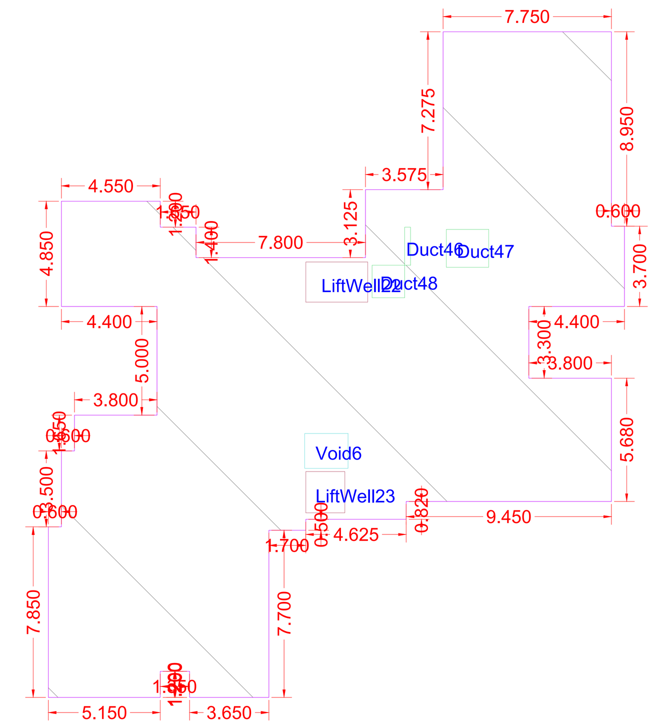

| BUILT UP AREA CALCULATION FOR TYPICAL 10TH AND 14TH FLOOR MANGALKALASH CREATIONS LLP | | | |
|---|---|---|---|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 30.650 | 26.525 | 513.139 |
| | | | BLOCK AREA TOTAL =513.139Sq.M |
| Refuge2 | - | - | 25.156 |
| Void2 | - | - | 3.200 |
| LiftWell16 | - | - | 3.411 |
| LiftWell15 | - | - | 5.282 |
| Duct34 | - | - | 3.412 |
| Duct33 | - | - | 0.472 |
| Duct32 | - | - | 2.250 |
| Duct31 | - | - | 12.452 |
| | | | TOTAL Deduction =55.635Sq.M |
| | | | Net BuiltUp Area =457.504 Sq.M |

BUILT-UP AREA CALCULATION TYPICAL 12TH AND 15TH FLOOR MANGALKALASH CREATIONS LLP



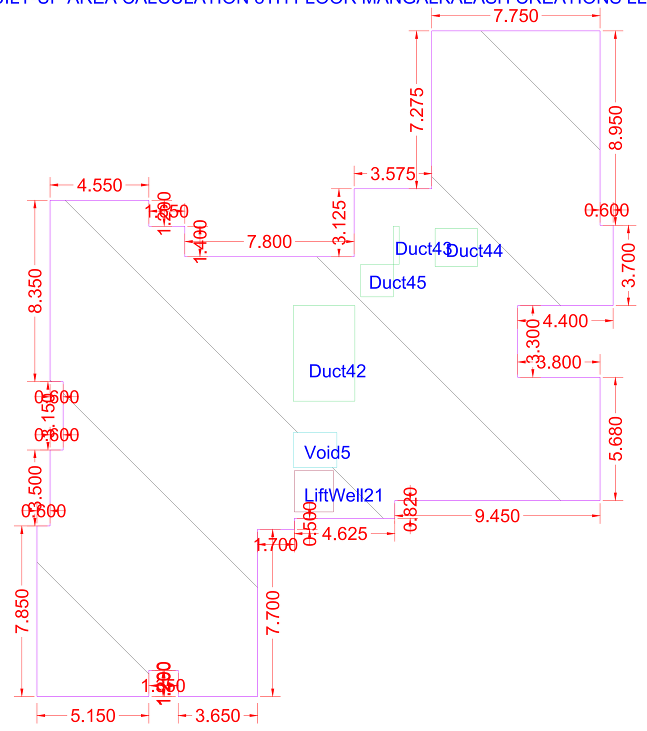

SHEET NO. 04/06

BUILT-UP AREA CALCULATION 7TH FLOOR MANGALKALASH CREATIONS LLP

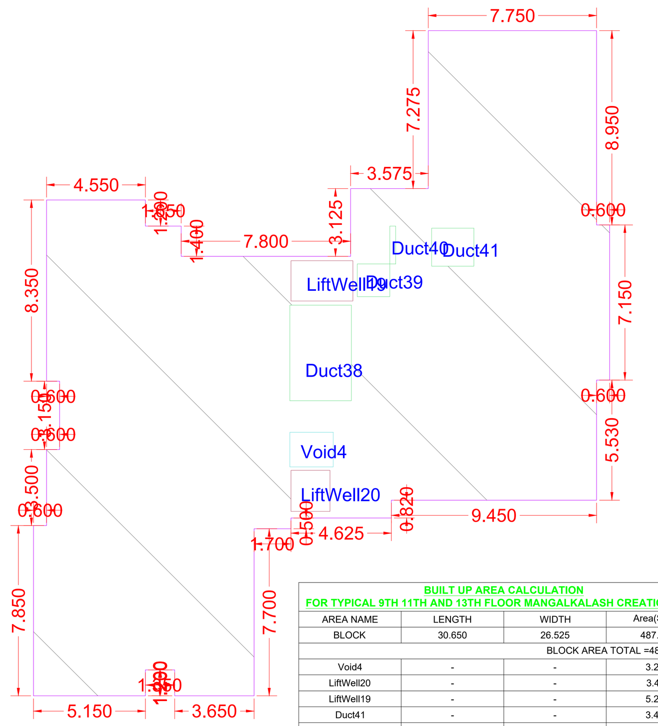



| BUILT UP AREA CALCULATION FOR 7TH FLOOR MANGALKALASH CREATIONS LLP | | | |
|---|---|---|---|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 30.650 | 26.525 | 452.269 |
| | | | BLOCK AREA TOTAL =452.269Sq.M |
| Void6 | - | - | 3.200 |
| LiftWell23 | - | - | 3.411 |
| LiftWell22 | - | - | 5.282 |
| Duct48 | - | - | 2.250 |
| Duct47 | - | - | 3.412 |
| Duct46 | - | - | 0.472 |
| | | | TOTAL Deduction =18.027Sq.M |
| | | | Net BuiltUp Area =434.242 Sq.M |

BUILT-UP AREA CALCULATION 8TH FLOOR MANGALKALASH CREATIONS LLP

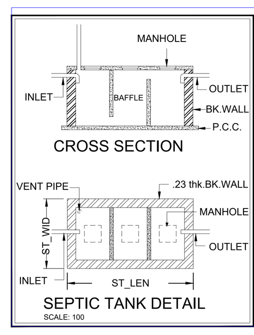


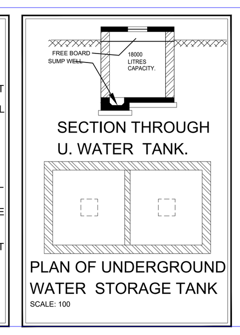

BUILT-UP AREA CALCULATION TYPICAL 9TH 11TH AND 13TH FLOOR MANGALKALASH CREATIONS LLP



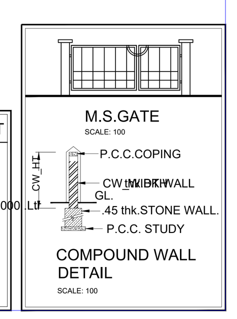

| BUILT UP AREA CALCULATION FOR TYPICAL 9TH 11TH AND 13TH FLOOR MANGALKALASH CREATIONS LLP | | | |
|---|---|---|---|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 30.650 | 26.525 | 487.979 |
| | | | BLOCK AREA TOTAL =487.979Sq.M |
| Void4 | - | - | 3.200 |
| LiftWell20 | - | - | 3.411 |
| LiftWell19 | - | - | 5.282 |
| Duct41 | - | - | 3.412 |
| Duct40 | - | - | 0.472 |
| Duct39 | - | - | 2.250 |
| Duct38 | - | - | 12.452 |
| | | | TOTAL Deduction =30.479Sq.M |
| | | | Net BuiltUp Area =457.500 Sq.M |

| BUILT UP AREA CALCULATION FOR TYPICAL 12TH AND 15TH FLOOR MANGALKALASH CREATIONS LLP | | | |
|---|---|---|---|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 30.650 | 26.525 | 487.979 |
| | | | BLOCK AREA TOTAL =487.979Sq.M |
| Void3 | - | - | 3.200 |
| LiftWell18 | - | - | 3.411 |
| LiftWell17 | - | - | 5.282 |
| Duct37 | - | - | 3.413 |
| Duct36 | - | - | 0.473 |
| Duct35 | - | - | 2.250 |
| | | | TOTAL Deduction =18.029Sq.M |
| | | | Net BuiltUp Area =469.950 Sq.M |




WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED
26 TENEMENT = 130 PERSON X 45.000 .Ltr
17550.000Ltr
1286 TENEMENT = 1286 X 273 PERSON X 45.000 .Ltr
12285.000Ltr
29835.000 Ltr. X 1.500=44752.500 Ltr
PROPOSED-O.H.W.T = 0.000 .Ltr
UGR Prop:50000.000




Signature Not Verified
Digitally signed by Manoj Ha...chandra Gade
Date: 2026.04.01 12:01:39 IST
Reason: Approved Drawing Plan
Designation : Deputy Director Of Town Planning
Location: Chhatrapati Sambhaji Nagar Municipal Corporation
Project Code : DDMCB-25-ENTRY-68122
Application Number : RDDMCB202500832
Proposal Number : 1538969
Certificate Number : DDMCB/RB/2026/APL/00430

Reserved for Stamps of Approval plan

| Proforma I : Area Statement | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) | 2060.200 |
| (a) As per ownership document (7/12, CTS extract) | 2118.750 |
| (b) as per TILR or City Survey measurement sheet | 2060.200 |
| (c) as per Demarcated drawing area | 2118.695 |
| LESS | - |
| 2.Area not in possession | 0.000 |
| 3. Area Proposed for development ( out of 1-2 ) | 2060.200 |
| 4.Deductions for | - |
| (a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening | 0.000 |
| (b) Any D.P. Reservation area | 0.000 |
| (c) Green Belt | 0.000 |
| Total (a+b+c) | 0.000 |
| 5.Balance area of plot (3-4) | 2060.200 |
| 6. Amenity Space | 0.000 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required -(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5% of Total area | 0.000 |
| 7. Net Plot Area (5-6 ) | 2060.200 |
| 8. Recreational Open Space | - |
| (a) If area (5) is more than 4000 sqmt - 10 % of (5) is required. | 0.000 |
| Proposed___ | 0.000 |
| (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 | 0.000 |
| Proposed _____________ | 0.000 |
| (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. | - |
| Architect/ Licensed Engineer/ Supervisor name and signature | |
| Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor: CA/1993/15610 | |

SCHEDULE OF OPENINGS :

| DOORS | | WINDOWS | |
|---|---|---|---|
| MD | 1.10 X 2.70 | W1 | 1.50 X 1.50 |
| D1 | 0.90 X 2.70 | W2 | 1.20 X 1.50 |
| D2 | 0.75 X 2.70 | W3 | 3.34 X 1.50 |
| D3 | 0.80 X 2.70 | W4 | 1.80 X 1.50 |
| | | W5 | 1.20 X 1.50 |
| | | V1 | 0.75 X 0.90 |
| SD1 | 2.75 X 2.70 | V2 | 0.60 X 0.90 |
| SD2 | 3.90 X 2.70 | V3 | 0.90 X 0.90 |
| SD3 | 3.80 X 2.70 | | |
| SD4 | 2.40 X 2.70 | | |
| SD5 | 4.15 X 2.70 | | |
| SD6 | 3.30 X 2.70 | | |
| SD7 | 4.90 X 2.70 | | |

REFERENCE :
Plot Boundary Shown Thus
Proposed P- Line Shown Thus
Existing P- Line Shown Thus

NORTH :
NORTH EAST SOUTH WEST

TITLE :
REVISED PLAN OF COMMERCIAL & RESIDENTIAL BUILDING ON C.T.S. NO. 14511/1, OSMANPURA, CHHATRAPATI SAMBHAJINAGAR (AURANGABAD)
FOR :-
1)MR.KISHOR BALWANTRAO LOVEKAR.
2)MR.SUBHAS BALWANTRAO LOVEKAR.
THROUGH THEIR DEVELOPERS & G.P.A. HOLDER
1)MR. RAJESH BALIRAM VARGANTWAR.
2)MR. BHASKAR SHANKARRAO CHOUDHARY.
(DESIGNATED PARTNERS MANGALKALASH CREATIONS LLP)

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._.

ARCHITECTS._.
**AKW CONSULTANTS PVT. LTD.**
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, CHHATRAPATI SAMBHAJINAGAR.
PH. NOS . 0240 - 2451616, 2453070.
email : info@samilarchitects.com

OFFICE NO. 103, FIRST FLOOR, VASANTANAND CHAMBERS, ABOVE PUNJAB & SIND BANK, OPP. EKNATH RANG MANDIR, NEW USMANPURA, CHHATRAPATI SAMBHAJINAGAR.
PH. NOS. 0240 - 2348634.
email : kale.manish@gmail.com

| SCALE | DATE | DRG. NO. | JOB NO. | DRAWN BY |
|---|---|---|---|---|
| 1:100 , 1:200 | 10.05.2025 | 02 / 07 | A_2304 | VIJAY |

REVISED SUBMISSION DRAWING

Name Of : Owner MR KISHOR BALWANTRAO LOVEKAR MR SUBHAS BALWANTRAO LOVEKAR THROUGH THEIR DEVELOPERS AND GPA HOLDER MR RAJESH BALIRAM VARGANTWAR MR BHASKAR SHANKARRAO CHOUDHARY DESIGNATED PARTNER MANGALKALASH CREATIONS LLP.
Postal Address : BUNGLO NO 23,GUT NO 57SAFFRON,Aurangabad,
Phone No.:9422702233

**DESCRIPTION OF PROJECT :**
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-14512

SITE ADDRESS :
REVISED PLAN OF COMMERCIAL AND RESIDENTIAL BUILDING ON C.T.S. NO.14511/1, 14511/2, 14511/3, AT NEW USMANPURA, CHHATRAPATI SAMBHAJINAGAR

Name Of Architect : MANISH KALE

LOGO | ADDRESS OF OFFICE
OFFICE -
VASANTANAND CHAMBERS, First Floor,
Above Punjab & Sind Bank, Opp. Sant Eknath Rang Mandir, New Usmanpura, Chh. Sambhajinagar.

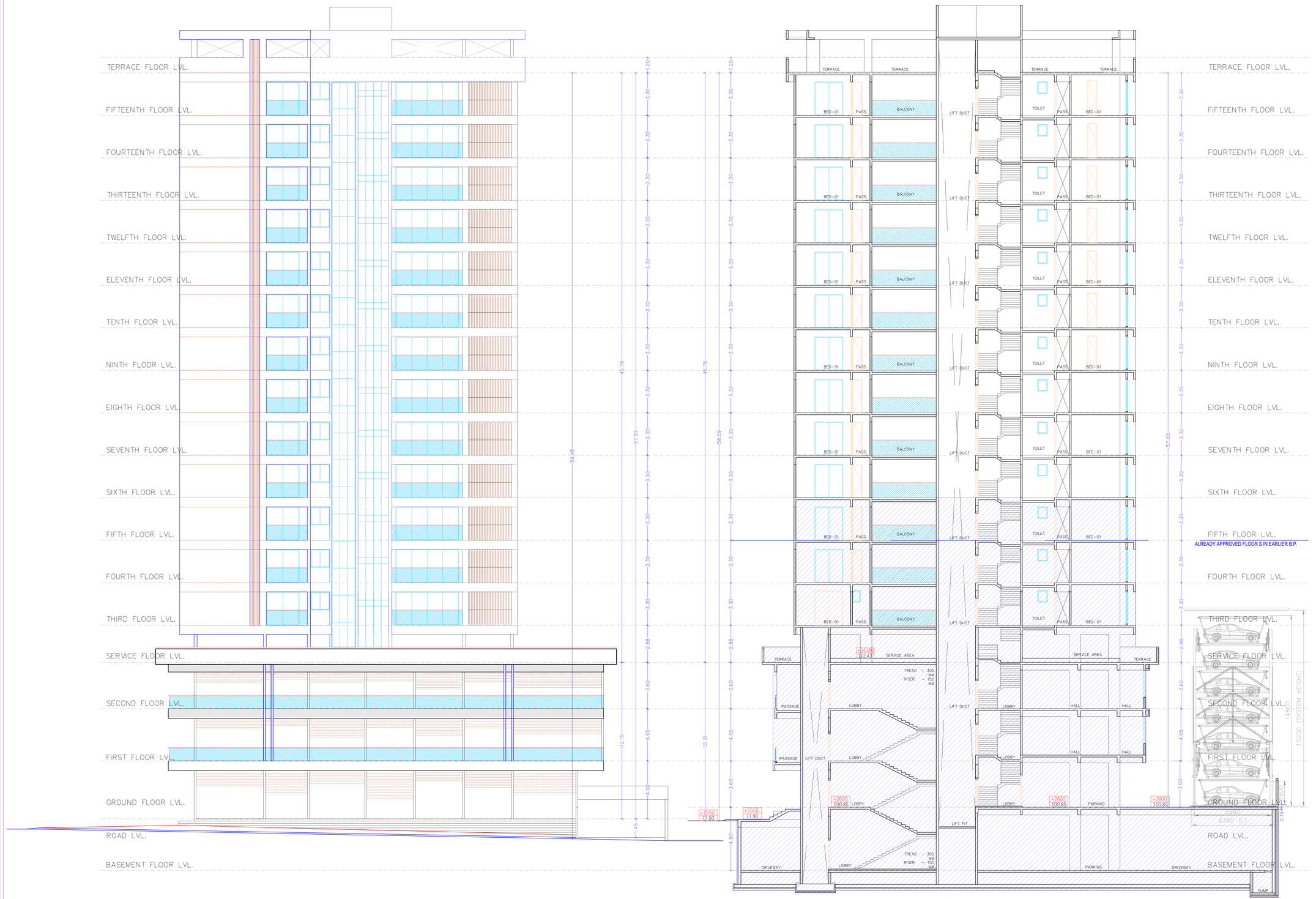
OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - | DATE: 16/03/26
JOB NO - DDMCB-25-ENTRY-68122 | CHECK BY -

SUBMISSION DRAWING

SHEET NO. 05/06




ELEVATION

SETION–AA

Signature Not Verified

Digitally signed by Manoj Dattatraya Kulkarni
Date: 25.04.2026 21:13:04 IST
Reason: Approved for Publication
Designation: Deputy Director Development Planning Corporation
Location: Chhatrapati Sambhajinagar
Project Code : CDMC/E-25-ENTRY-00612
Application Number : 1103849
Proposal Number : 1103849
Certificate Number : CDMC/BLRS/CERT/PL/05430

Approved for Revised on 25/04/2026

**Proforma 1 : Area Statement**

| | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) | 2060.200 |
| (a) As per ownership document (7/12, CTS extract) | 2118.750 |
| (b) as per TILR or City Survey measurement sheet | 2060.200 |
| (c) as per Demarcated drawing area | 2118.695 |
| LESS | |
| 2.Area not in possession | 0.000 |
| 3. Area Proposed for development ( out of 1-2 ) | 2060.200 |
| 4.Deductions for | - |
| (a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening | 0.000 |
| (b) Any D.P. Reservation area | 0.000 |
| (c) Green Belt | 0.000 |
| Total (a+b+c) | 0.000 |
| 5.Balance area of plot (3-4) | 2060.200 |
| 6. Amenity Space | 0.000 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required -(a) Upto 20000 sqmt - Nil | |
| (b) Above 20000 sqmt - (a) + 5% of Total area | 0.000 |
| 7. Net Plot Area (5-6 ) | 2060.200 |
| 8. Recreational Open Space | - |
| (a) If area (5) is more than 4000 sqmt - 10 % of (5) is required. | 0.000 |
| Proposed ____ | 0.000 |
| (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 | 0.000 |
| Proposed ____ | 0.000 |
| (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. | - |
| Architect/ Licensed Engineer/ Supervisor name and signature | |
| Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor: CA/1993/15610 | |

SCHEDULE OF OPENINGS :

| DOORS | | WINDOWS | |
|---|---|---|---|
| MD | 1.10 X 2.70 | W1 | 1.50 X 1.50 |
| D1 | 0.90 X 2.70 | W2 | 1.20 X 1.50 |
| D2 | 0.75 X 2.70 | W3 | 3.34 X 1.50 |
| D3 | 0.80 X 2.70 | W4 | 1.80 X 1.50 |
| | | W5 | 1.20 X 1.50 |
| | | V1 | 0.75 X 0.90 |
| SD1 | 2.75 X 2.70 | V2 | 0.60 X 0.90 |
| SD2 | 3.90 X 2.70 | V3 | 0.90 X 0.90 |
| SD3 | 3.80 X 2.70 | | |
| SD4 | 2.40 X 2.70 | | |
| SD5 | 4.15 X 2.70 | | |
| SD6 | 3.30 X 2.70 | | |
| SD7 | 4.90 X 2.70 | | |

REFERENCE :

NORTH :

Plot Boundary Shown Thus

Proposed P- Line Shown Thus

Existing P- Line Shown Thus

TITLE :

REVISED PLAN OF COMMERCIAL & RESIDENTIAL BUILDING ON C.T.S. NO. 14511/1, OSMANPURA, CHHATRAPATI SAMBHAJINAGAR (AURANGABAD)
FOR :-
1)MR.KISHOR BALWANTRAO LOVEKAR.
2)MR.SUBHAS BALWANTRAO LOVEKHR.
THROUGH THEIR DEVELOPERS & G.P.A. HOLDER
3)MR. RAJESH BALRAM VARGANTWAR.
4)MR. BHASKAR SHANKARRAO CHOUDHARY.
(DESIGNATED PARTNERS MANGALKALASH CREATIONS LLP)

CERTIFICATE OF AREA :-
Certified that the plot under reference was surveyed by me and the dimension of sites etc.
Shown in the plan are correct according to the measurement taken by me and tallies with the area table in document of owner ship
i.e. scheme records / land record department / city survey record.

OWNERS DECLARATION :-
I / we undersign hereby confirm that / we would abides to plan sanction by aurangabad municipal corporation
and the construction will be done as per sanctioned plan also / 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 _____

ARCHITECTS _____


**AKW CONSULTANTS PVT. LTD.**
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS,
CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
**AUSEKAR SAMEER. KALE MANISH. WADEKAR MILIND.**

RESIDENCE : 2, PRIME SQUARE,
OPP. HOTEL ATITHI, OFF JALNA
ROAD, CHHATRAPATI SAMBHAJINAGAR.

PH. NOS. (0240) 2418016, 2402870
email : info@akwconsultants.com

OFFICE NO. 103, FIRST FLOOR,
VASANTANAND CHAMBERS,
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OPP. SWASTIK RANG MANDIR, NEW USMANPURA,
CHHATRAPATI SAMBHAJINAGAR.
PH. NOS. (0240) 2418016
email : sales.akw@gmail.com


| SCALE | DATE | DRG. NO. | JOB NO. | DRAWN BY |
|---|---|---|---|---|
| 1:100 , 1:200 | 16.05.2025 | 02 / 07 | A_2304 | VIJAY |

REVISED SUBMISSION DRAWING

Name Of : Owner MR KISHOR BALWANTRAO LOVEKAR MR SUBHAS BALWANTRAO LOVEKAR THROUGH THEIR DEVELOPERS AND GPA HOLDER MR.RAJESH BALRAM VARGANTWAR MR.BHASKAR SHANKARRAO CHOUDHARY DESIGNATED PARTNER MANGALKALASH CREATIONS LLP.
Postal Address : BUNGLO NO 23,GUT NO 573AFFRON,Aurangabad.
Phone No. 9422702233

**DESCRIPTION OF PROJECT :**

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-14512

SITE ADDRESS :-
REVISED PLAN OF COMMERCIAL AND RESIDENTIAL BUILDING ON C.T.S. NO.14511/1, 14511/2, 14511/3, AT NEW USMANPURA, CHHATRAPATI SAMBHAJINAGAR

Name Of Architect : MANISH KALE

LOGO

ADDRESS OF OFFICE
OFFICE :-
VASANTANAND CHAMBERS, First Floor, Above Punjab & Sind Bank, Opp. Sant Eknath Rang Mandir, New Usmanpura, Chh. Sambhajinagar

OWNERS SIGN :-
Verified by applicant

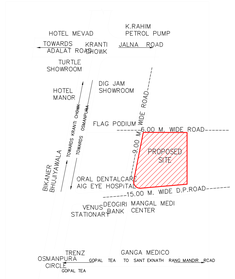
TECHNICAL VERSION SIGN
Signature Not Verified
Digitally signed by Manoj Dattatraya Kulkarni
Date: 25.04.2026 21:13:04 IST
Reason: Approved for Publication
Designation: Deputy Director Development Planning Corporation
Location: Chhatrapati Sambhajinagar

SCALE :-

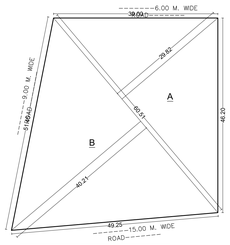
DATE : 16/03/26

JOB NO - DDMC/B-25-ENTRY-00612 CHECK BY :-

**SUBMISSION DRAWING**

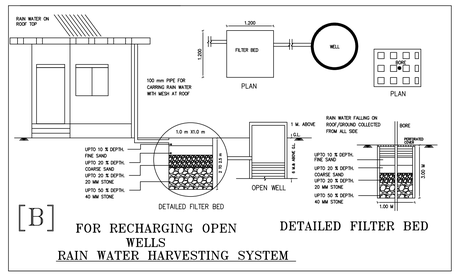



**LOCATION PLAN**
**( N.T.S.)**

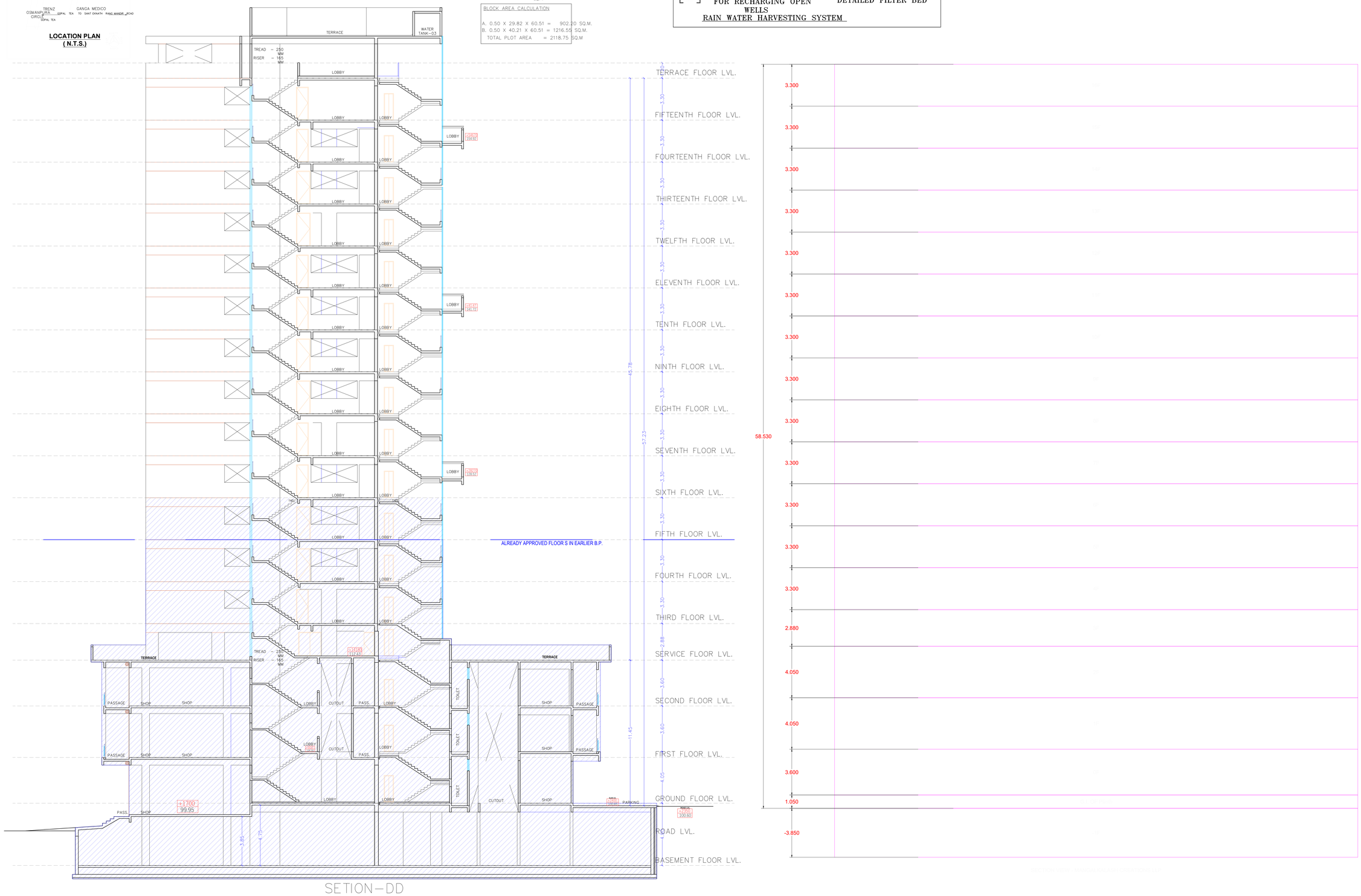



BLOCK AREA CALCULATION

A. 0.50 X 29.82 X 60.51 = 902.20 SQ.M.
B. 0.50 X 40.21 X 60.51 = 1216.55 SQ.M.
TOTAL PLOT AREA = 2118.75 SQ.M




SHEET NO. 06/06




SETION–DD

Signature Not Verified

Digitally signed by Manish Laxmanrao Kale
Date: 25.04.2026 21:13:03 IST
Designation: Deputy Director Of Town Planning
Designation: Deputy Director Of Town Planning Corporation
Project Code : DDMCB-25-ENTRY-68612
Application Number : DDMCB-25-ENTRY-68612
Approval Number : 1133/26
Certificate Number : DDMCB-RBL-CMM-PL-054/20

**Proforma I : Area Statement**

| | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) | 2060.200 |
| (a) As per ownership document (7/12, CTS extract) | 2118.750 |
| (b) as per TILR or City Survey measurement sheet | 2060.200 |
| (c) as per Demarcated drawing area | 2118.695 |
| LESS | |
| 2.Area not in possession | 0.000 |
| 3. Area Proposed for development ( out of 1-2 ) | 2060.200 |
| 4.Deductions for | - |
| (a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening | 0.000 |
| (b) Any D.P. Reservation area | 0.000 |
| (c) Green Belt | 0.000 |
| Total (a+b+c) | 0.000 |
| 5.Balance area of plot (3-4) | 2060.200 |
| 6. Amenity Space | 0.000 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required =(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5% of Total area | 0.000 |
| 7. Net Plot Area (5-6 ) | 2060.200 |
| 8. Recreational Open Space | - |
| (a) If area (5) is more than 4000 sqmt - 10 % of (5) is required. | 0.000 |
| Proposed | 0.000 |
| (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 | 0.000 |
| Proposed | 0.000 |
| (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. | - |
| Architect/ Licensed Engineer/ Supervisor name and signature | |
| Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor: CA/1993/15610 | |

| SCHEDULE OF OPENINGS : | | | |
|---|---|---|---|
| DOORS | | WINDOWS | |
| MD | 1.10 X 2.70 | W1 | 1.50 X 1.50 |
| D1 | 0.90 X 2.70 | W2 | 1.20 X 1.50 |
| D2 | 0.75 X 2.70 | W3 | 3.34 X 1.50 |
| D3 | 0.80 X 2.70 | W4 | 1.80 X 1.50 |
| | | W5 | 1.20 X 1.50 |
| | | V1 | 0.75 X 0.90 |
| SD1 | 2.75 X 2.70 | V2 | 0.60 X 0.90 |
| SD2 | 3.90 X 2.70 | V3 | 0.90 X 0.90 |
| SD3 | 3.80 X 2.70 | | |
| SD4 | 2.40 X 2.70 | | |
| SD5 | 4.15 X 2.70 | | |
| SD6 | 3.30 X 2.70 | | |
| SD7 | 4.90 X 2.70 | | |

REFERENCE _ NORTH _

Plot Boundary Shown Thus
Proposed P- Line Shown Thus
Existing P- Line Shown Thus

REVISED PLAN OF COMMERCIAL & RESIDENTIAL BUILDING ON C.T.S. NO. 14511/1, OSMANPURA, CHHATRAPATI SAMBHAJINAGAR (AURANGABAD)
FOR, :
1)MR.KISHOR BALWANTRAO LOVEKAR.
2)MR.SUBHAS BALWANTRAO LOVEKAR.
THROUGH THEIR DEVELOPERS & G.P.A. HOLDER
1)MR. RAJESH BALRAM VARGANTWAR.
2)MR. BHASKAR SHANKARRAO CHOUDHARY.
(DESIGNATED PARTNERS MANGALKALASH CREATIONS LLP)

CERTIFICATE OF AREA :-
Certified that the plot under reference was surveyed by me and the dimension of sides etc. Shown in the plan are correct according to the measurement taken by me and tallies with the area state in document of owner ship i.e. scheme records / land record department / dlr survey record.

OWNERS DECLARATION
1.I/We undertake that the work will be done as per the permission granted by municipal corporation
2.I/We would develop access 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 _

ARCHITECTS _


**AKW CONSULTANTS PVT. LTD.**
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS,
ADV. ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
**AUSEKAR SAMEER. KALE MANISH. RADEKAR MILIND.**

"SIDDHARTH" 7, NISHI NAGAR-1, OPP. HOTEL ATITHI, OFF JALNA ROAD, CHHATRAPATI SAMBHAJINAGAR.
PH. NOS. 0240- 2401615, 2402870.
email : info@akwindia.com

OFFICE NO. 102, FIRST FLOOR, VASANTANAND CHAMBERS, ABOVE PUNJAB & SIND BANK, OPP. EKNATH RANG MANDIR, NEW USMANPURA, CHHATRAPATI SAMBHAJINAGAR.
PH. NO. 0240- 2401615.
email : kale.manish@gmail.com


| DATE | DRG. NO. | JOB NO. | DRAWN BY |
|---|---|---|---|
| 1:100 , 1:200 | 10.05.2025 | 02 / 07 | A_2304 | VIJAY |

REVISED SUBMISSION DRAWING

Name Of : Owner MR KISHOR BALWANTRAO LOVEKAR MR SUBHAS BALWANTRAO LOVEKAR THROUGH THEIR DEVELOPERS AND GPA HOLDER MR RAJESH BALRAM VARGANTWAR MR BHASKAR SHANKARRAO CHOUDHARY DESIGNATED PARTNER MANGALKALASH CREATIONS LLP.
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OWNERS SIGN :- Verified by applicant

TECHNICAL PERSON SIGN
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Certificate Number : DDMCB-RBL-CMM-PL-054/20

SCALE :- DATE:- 16/03/26

JOB NO :- DDMCB-25-ENTRY-68612 CHECK BY :-

**SUBMISSION DRAWING**