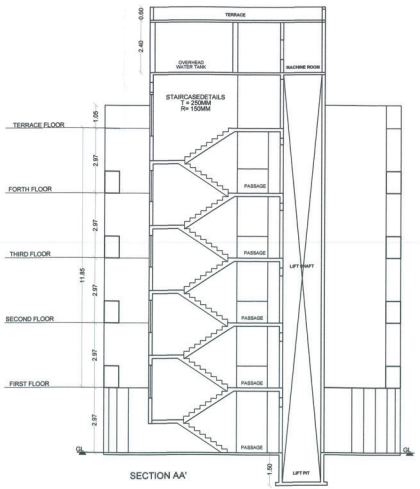
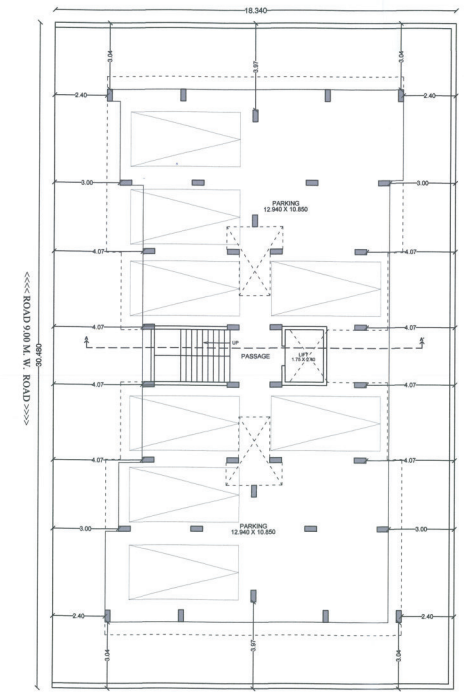
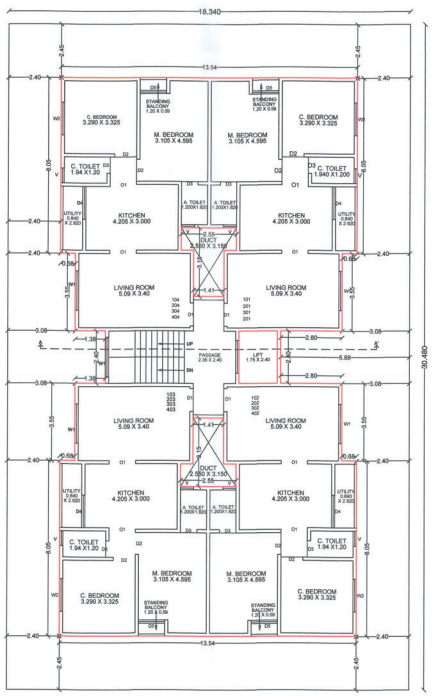
FRONT ELEVATION



SECTION AA'



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(1ST, 2ND, 3RD ,4TH FLOOR PLAN)

AREA CALCULATION

AREA STATEMENT	
PLOT AREA = 557.410 SQ.MT.	
FLOOR	A P-LINE AREA
FIRST FLOOR	307.970
SECOND FLOOR	307.970
THIRD FLOOR	307.970
FOURTH FLOOR	307.970
TOTAL	1231.88

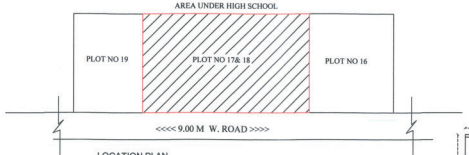
PROPOSED SITE

GOOGLE MAP

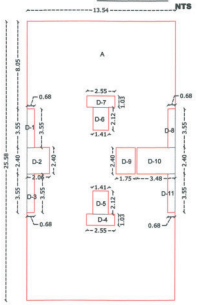
DP PLAN

PROPOSED SITE

AREA OF PLOT	= 557.410 SQ.M.
PERMISSIBLE F.S.I. AREA 10%	= 55.741 SQ.M.
PRIMIUM AREA 50 %[278.705SQ.M.]	=167.223 SQ.M.
PERMISSIBLE AREA =1.4X 557.410	= 780.374 SQ.M.
ANCILLARY AREA (60% ON F.S.I. 780.374 SQ.M.)	= 468.224 SQ. M
TOTAL PERMISSIBLE AREA =780.34 SQ.M.+ 468.224 SQ.M.	= 1248.598 SQ.M.
PROPOSED P-LINE AREA.	= 1231.88 SQ.M.
CONSSUMED FSI	=2.21 %



LOCATION PLAN



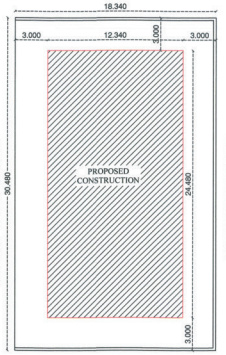
BLOCK PLAN FOR
(1ST,2ND,3RD,4TH FLOOR PLAN)

AREA CALCULATION FOR
TYPICAL FLOOR PLAN
(1ST,2ND,3RD,4TH FLOOR

Polygon	LENGTH	WIDTH	AREA
A-Block	13.54	25.58	3.46.353
D-01	0.68	3.55	2.414
D-02	2.06	2.40	4.944
D-03	0.68	3.55	2.414
D-04	2.55	1.03	2.627
D-05	1.41	2.12	2.989
D-06	1.41	2.12	2.989
D-07	2.55	1.03	2.627
D-08	0.68	3.55	2.414
D-09	1.75	2.40	4.200
D-10	3.48	2.40	8.352
D-11	0.68	3.55	2.414
Total p-line area	---->		307.970

PARKING AREA

NO	FLOOR	FLAT NO	CARPET AREA	CAR
1	I ST FLOOR	FLAT NO - 101 (2BHK)	63.97 SQ.M.	01
2	I ST FLOOR	FLAT NO - 102 (2BHK)	63.97 SQ.M.	
3	I ST FLOOR	FLAT NO - 103 (2BHK)	63.97 SQ.M.	01
4	I ST FLOOR	FLAT NO - 104 (2BHK)	63.97 SQ.M.	
5	2 ND FLOOR	FLAT NO - 201 (2BHK)	63.97 SQ.M.	01
6	2 ND FLOOR	FLAT NO - 202 (2BHK)	63.97 SQ.M.	
7	2 ND FLOOR	FLAT NO - 203 (2BHK)	63.97 SQ.M.	01
8	2 ND FLOOR	FLAT NO - 204 (2BHK)	63.97 SQ.M.	
9	3 RD FLOOR	FLAT NO - 301 (2BHK)	63.97 SQ.M.	01
10	3 RD FLOOR	FLAT NO - 302 (2BHK)	63.97 SQ.M.	
11	3 RD FLOOR	FLAT NO - 303 (2BHK)	63.97 SQ.M.	01
12	3 RD FLOOR	FLAT NO - 304 (2BHK)	63.97 SQ.M.	
13	4 TH FLOOR	FLAT NO - 401 (2BHK)	63.97 SQ.M.	01
14	4 TH FLOOR	FLAT NO - 402 (2BHK)	63.97 SQ.M.	
15	4 TH FLOOR	FLAT NO - 403 (2BHK)	63.97 SQ.M.	01
16	4 TH FLOOR	FLAT NO - 404 (2BHK)	63.97 SQ.M.	01
		TOTAL		8



BLOCK PLAN
SCALE: 1:200

Approved as ammended
In.....Colour Subject to
the Conditions mentioned in
this office Building Permit No. .....
Date : .....

DY.ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

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

अर्जदार यांची प्र
[illegible]
या आराखाम नियमानुसार बांधण्यास सुरु
तिसऱ्यानंतर जोत्याप्रयंत (Plinth Level)ची
बांधकाम पूर्ण झाल्यावर वास्तुविशारद /
[illegible]
कार्यालय जोत्यापर्यंतचे प्रमाणपत्र हा
आवश्यक आहे. तसे सुधार करावे लागतील आणि
[illegible]
च मोती म.न.पा. ,
रस्त्यावर देऊ नये

OFFICE USE

UDCPR-2020
358
Proforma – I: Area Statement
(At Right Hand top Corner of Plans)
PROPOSED ..... COMPLEX ON C.T.S. NO./PLOT NO. 17 &18 / S.NO. 514/ Gut
NO. /F.P.NO. ..... OF VILLAGE MAUJE -
Drawing Sheet No.: X/Y
Stamps of Approval of Plans:

AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	
(a) As per ownership document (7/12, CTS extract)	557.41 SQ.M.
(b) as per measurement sheet	557.41 SQ.M.
(c) as per site	557.41 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)	557.41 SQ.M.
3. Balance area of plot (1-2)	
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2(b), If any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	
6. Recreational Open space (if applicable)	
a) (a) Required -	
b) (b) Proposed -	
7. Internal Road area	
8. Plotable area (if applicable)	557.41 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	613.151 SQ.M.
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.	167.223 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 (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	
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
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.	780.374 SQ.M.
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	468.224 SQ.M.
(c) Total entitlement (a+b)	1248.598 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) (1.5 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')	1231.88 SQ.M.
(C) Total (a+b)	
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	

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
Architect/ Licensed Engineer/ Supervisor name and signature
Job No. Drawing No. Scale Drawn by Checked by Registration No. of Architect/ License no. of Licensed
Engineer/ Supervisor

LEGENDS

1) PLOT BOUNDARY -----
2) DRAINAGE LINE -----
3) WATER SUPPLY LINE -----
4) PROPOSED CONSTRUCTION -----
5) EXISTING STRUCTURE -----

TITLE	SUB DRAWING
PROJECT	PROPOSED BUILDING CONSTRUCTION FOR PLOT NO:-17,18 S.NO.514(P), AT GARKHEDA,CHH. SAMBHAJINAGAR TQ. & DIST. AURANGABAD
OWNER NAME	OWNER SIGN.
1) MR. KRISHNA RAJENDRA MALU. 2) MR. SANJAY MATHURDAS RATHI.	

ARCHITECT SIGN.

SHUBHAM ZANWAR
Reg.No. CA/2021/101532

NORTH

Architect

DRG BY.	SCALE	DATE	CHECKED BY	DEALT
	1:100	20-08-2023	A.S.A	