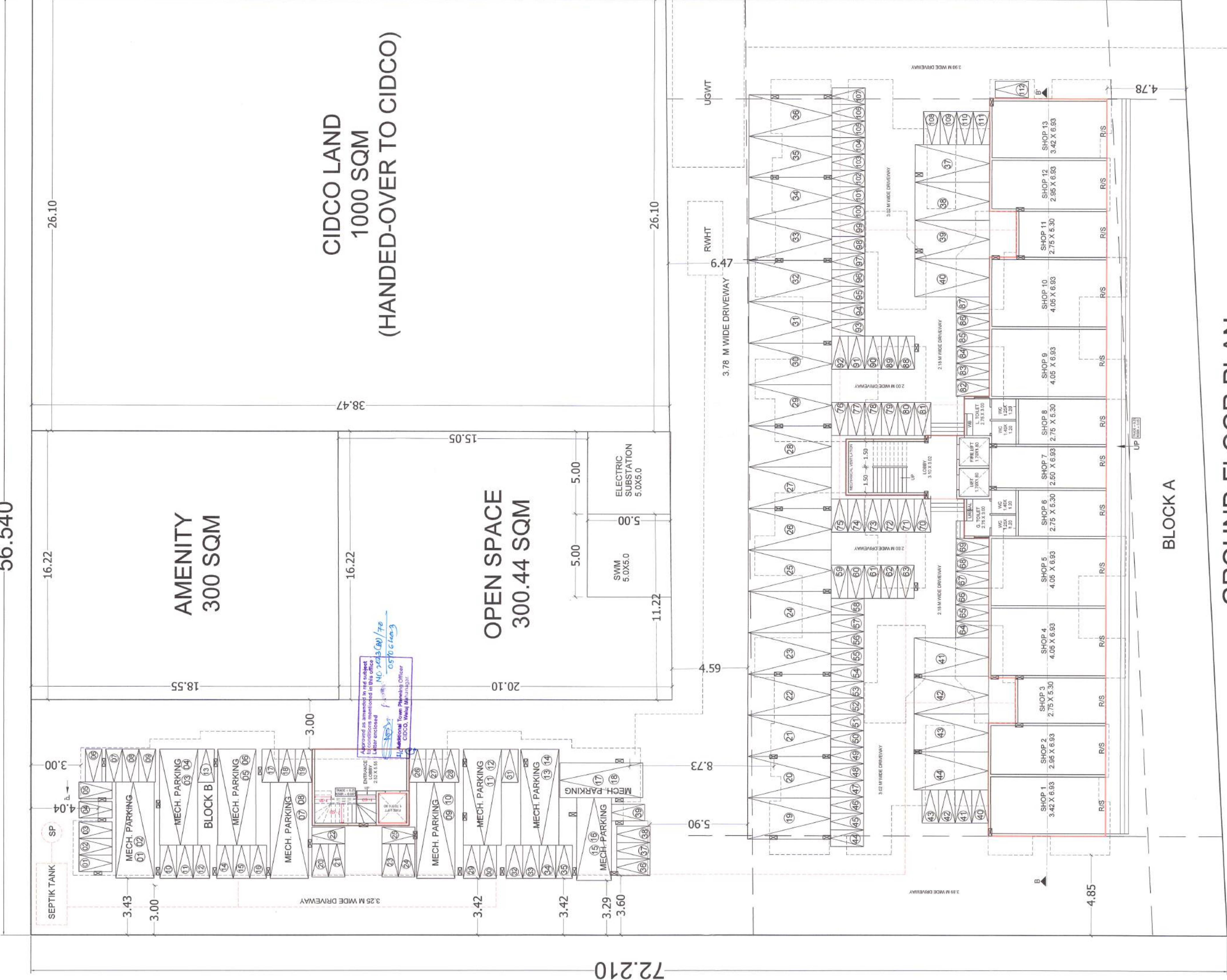


----- 12.00 M WIDE ROAD -----
56.540



LOATION PLAN SCALE = N.T.S.

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.

GROWELL BUSINESS
Authorized Partner

Owner (s) name and signature

Certificate of Area:
Certified that the plot under reference was surveyed by me on 29/08/2022 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.

ARCHITECT
SUNIL M. BHALE
CA / Reg / 18048

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

PARKING AREA STATEMENT BLOCK A

SR NO.	BUILDING	CARPET AREA	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
01	SHOP 1	24.00	14.56	NIL
02	SHOP 2	24.00	14.56	NIL
03	SHOP 3	24.00	14.56	NIL
04	SHOP 4	24.00	14.56	NIL
05	SHOP 5	24.00	14.56	NIL
06	SHOP 6	24.00	14.56	NIL
07	SHOP 7	24.00	14.56	NIL
08	SHOP 8	24.00	14.56	NIL
09	SHOP 9	24.00	14.56	NIL
10	SHOP 10	24.00	14.56	NIL
11	SHOP 11	24.00	14.56	NIL
12	SHOP 12	24.00	14.56	NIL
13	SHOP 13	24.00	14.56	NIL

PARKING AREA STATEMENT BLOCK B

SR NO.	BUILDING	CARPET AREA	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
01	SHOP 1	24.00	14.56	NIL
02	SHOP 2	24.00	14.56	NIL
03	SHOP 3	24.00	14.56	NIL
04	SHOP 4	24.00	14.56	NIL
05	SHOP 5	24.00	14.56	NIL
06	SHOP 6	24.00	14.56	NIL
07	SHOP 7	24.00	14.56	NIL
08	SHOP 8	24.00	14.56	NIL
09	SHOP 9	24.00	14.56	NIL
10	SHOP 10	24.00	14.56	NIL
11	SHOP 11	24.00	14.56	NIL
12	SHOP 12	24.00	14.56	NIL
13	SHOP 13	24.00	14.56	NIL

AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
BLOCK A WING A	GROUND FLOOR	SHOP 1	23.74 SQM	NIL	NIL
		SHOP 2	20.44 SQM	NIL	NIL
		SHOP 3	14.56 SQM	NIL	NIL
		SHOP 4	28.07 SQM	NIL	NIL
		SHOP 5	28.07 SQM	NIL	NIL
		SHOP 6	14.56 SQM	NIL	NIL
		SHOP 7	17.31 SQM	NIL	NIL
		SHOP 8	14.56 SQM	NIL	NIL
		SHOP 9	28.07 SQM	NIL	NIL
		SHOP 10	28.07 SQM	NIL	NIL
		SHOP 11	14.56 SQM	NIL	NIL
		SHOP 12	20.44 SQM	NIL	NIL
		SHOP 13	23.74 SQM	NIL	NIL

P-LINE AREA STATEMENT

SR NO.	FLOOR	AREA	SR NO.	FLOOR	AREA
01	GROUND FLOOR	344.76 SQM	01	GROUND FLOOR	27.02 SQM
02	FIRST FLOOR	701.57 SQM	02	FIRST FLOOR	263.89 SQM
03	SECOND FLOOR	701.57 SQM	03	SECOND FLOOR	263.89 SQM
04	THIRD FLOOR	701.57 SQM	04	THIRD FLOOR	263.89 SQM
05	FOURTH FLOOR	701.57 SQM	05	FOURTH FLOOR	263.89 SQM
06	FIFTH FLOOR	701.57 SQM	06	FIFTH FLOOR	263.89 SQM
07	SIXTH FLOOR	701.57 SQM	07	SIXTH FLOOR	263.89 SQM
08	SEVENTH FLOOR	177.59 SQM	08	SEVENTH FLOOR	1346.47 SQM
TOTAL		4731.77 SQM	TOTAL		4731.77 SQM

ANCILLARY AREA CHART

SR NO.	SIZE	AREA	SR NO.	SIZE	AREA
01	RESIDENTIAL AREA	5733.48 SQM	01	RESIDENTIAL AREA	3578.30 SQM
02	COMMERCIAL AREA	344.76 SQM	02	COMMERCIAL AREA	192.00 SQM
TOTAL		6078.24 SQM	TOTAL		3770.30 SQM

SHEET NO.1/3

AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	3000.00 Sqm
(a) As per ownership document (7/12, CTS extract)	
(b) As per measurement sheet	
(c) As per site	
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	25.00 Sqm
(b) Any D.P. Reservation area	
(Total a+b)	3000.00 Sqm
3. Balance area of plot (1-2)	
4. Amenity Space (if applicable)	
(a) Required -	300.00 Sqm
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	2700.00 Sqm
5. Net Plot Area (3-4 (c))	300.00 Sqm
6. Recreational Open space (if applicable)	
(a) Required -	
(b) Proposed -	
7. Internal Road area	N.A.
8. Foliage area (if applicable)	2700.00 Sqm
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI) (including PRO-RATA (1:10))	2970.00 Sqm
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.	802.50 SQM.
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any UDOPR-2020 (2.00 or 1.85 x Sr. No. 4 (b) and (c))	N.A.
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (c))	N.A.
(c) In-situ area against FSI loading proposed (11 (a) + (b) + (c))	
12. Total entitlement FSI in the proposal	3772.50 Sqm
(a) 19 + 10(b) + 11(d) or 12 whichever is applicable.	2308.00 Sqm
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	6080.50 Sqm
(c) Total entitlement (a+b)	
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	3.36
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	(NIL)
(a) Existing Built-up Area.	6078.24 Sqm
(b) Proposed Built-up Area (as per 'P-line')	6078.24 Sqm
(c) Total (a+b)	
16. F.S.I. Consumed [4(a)]	2.25

REFERENCE

- PLOT BOUNDRY SHOWN IN -
- PROP. CONST. SHOWN IN -
- WATER LINE SHOWN IN -
- DRAINAGE LINE SHOWN IN -

PROPOSED PLAN FOR GROUP HOUSING, ON GUT NO. 54/P, OF VILLAGE WADGAON KOLHATI CIDCO WALUJ MAHANAGAR-I AURANGABAD.

FOR GROWELL BUSSINESS, THROUGH PARTNER PRAFULKUMAR AGRAWAL

GROWELL BUSINESS
Authorized Partner

OWNER'S SIGN.

DATE :- 18 / 04 / 2023
SCALE :- 1:100, 1:200, 1:500
DRN.BY :- Abhishek R. Patni

ARCHITECTS

BHALE PATHE & ASSOCIATES



5/4/53, STATE BANK COLONY, OSMANPURA PEERBAZER, AURANGABAD - 431005

PHONE NO. (0240) 2334898
TELEFAX : 2349038
bhalapatheassociates@gmail.com

ARCHITECT
SUNIL M. BHALE
CA / Reg / 18048

AR. S.M.BHALE

AR. S.D.PATHE

SUBMISSION DRAWING