

SHEET NO.1/3

AREA STATEMENT		
1. Area of plot (Minimum area of a, b, c to be considered) (a) As per ownership document (7/12, CTS extract) (b) as per measurement sheet (c) as per site		3000.00 Sqm
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)		300.00 Sqm
(a) Required -		
(b) Adjustment of 2(b), if any -		
(c) Balance Proposed -		2700.00 Sqm
5. Net Plot Area (3-4 (G))		300.00 Sqm
6. Recreational Open space (if applicable)		
a) (i) Required -		
b) (ii) Proposed -		
7. Proposed Road area		N.A.
8. Playable area (if applicable)		2700.00 Sqm
9. Built up area with reference to Basic FSI as per front road width/ St. No. 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.
(a) In-situ area against D.P. road [2.0 x St. No. 2 (a)] If any UDCPR-2020 (b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x St. No. 4 (b) and /or(c)].		N.A.
(c) TDR area		
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))		N.A.
12. Additional FSI area under Chapter No. 7		
13. Total entitlement of FSI in the proposal		3772.50 Sqm.
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.		2308.00 Sqm.
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.		6990.50 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 St.No 17 b)		(NIL)
(a) Existing Built-up Area.		6075.24 Sqm.
(b) Proposed Built-up Area (as per 'P-line')		6075.24 Sqm.
(c) Total (a+b)		2.25
16. F.S.I. Consumed <u>1.55 [a]</u>		

REFERENCE

PLOT BOUNDARY 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

OWNER'S SIGN.

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

ARCHITECTS

PHALE PATHE & ASSOCIATES

ARCHITECT,
PLANNERS
INTERIOR
DESIGNER,



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AR. S.D.PATHE

SUBMISSION DRAWING



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

PARKING AREA		PARKING AREA STATEMENT BLOCK B	
SPR NO	REMARKS	SPR NO	REMARKS
001	COLLECTOR TRUCK THROUGH WITH 2000 LBS. WEIGHT 2000 LBS 2000 LBS 2000 LBS	001	2000 LBS 2000 LBS 2000 LBS 2000 LBS
002	COLLECTOR TRUCK THROUGH WITH 2000 LBS. WEIGHT 2000 LBS 2000 LBS 2000 LBS	002	2000 LBS 2000 LBS 2000 LBS 2000 LBS

AREA DETAILS OF APARTMENT					
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	HEIGHT TERRACE TO BE FLAT
BLOCK A WING A	GROUND FLOOR	SHOP 1	23.74 SQM	NIL	NIL
		SHOP 2	20.44 SQM	NIL	NIL
		SHOP 3	14.66 SQM	NIL	NIL
		SHOP 4	28.07 SQM	NIL	NIL
		SHOP 5	28.07 SQM	NIL	NIL
		SHOP 6	14.66 SQM	NIL	NIL
		SHOP 7	17.31 SQM	NIL	NIL
		SHOP 8	14.66 SQM	NIL	NIL
		SHOP 9	28.07 SQM	NIL	NIL
		SHOP 10	28.07 SQM	NIL	NIL
		SHOP 11	14.66 SQM	NIL	NIL
		SHOP 12	20.44 SQM	NIL	NIL
		SHOP 13	23.74 SQM	NIL	NIL

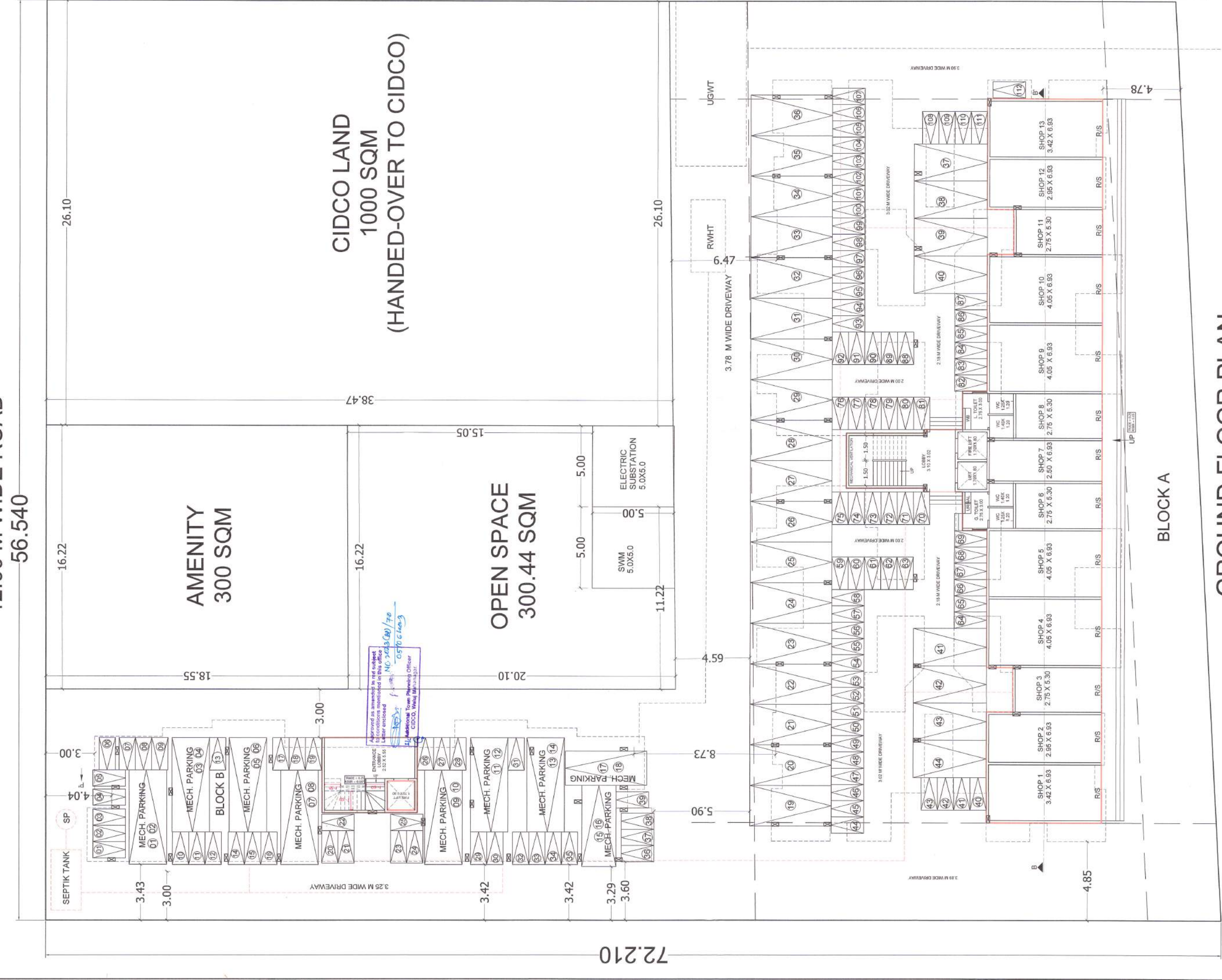
BLOCK A P- LINE AREA			BLOCK B P- LINE AREA			P- LINE AREA STATEMENT		
SR.NO	FLOOR	AREA	SR.NO	FLOOR	AREA	SR.NO	BUILDING	AREA
01)	GROUND FLOOR	344.76 SQM	01)	GROUND FLOOR	27.02 SQM	01)	BLOCK A	4731.77 SQM
02)	FIRST FLOOR	701.57 SQM	02)	FIRST FLOOR	263.88 SQM	02)	BLOCK B	1346.47 SQM
03)	SECOND FLOOR	701.57 SQM	03)	SECOND FLOOR	263.88 SQM	TOTAL		
04)	THIRD FLOOR	701.57 SQM	04)	THIRD FLOOR	263.88 SQM	6076.24 SQM		
05)	FOURTH FLOOR	701.57 SQM	05)	FOURTH FLOOR	263.88 SQM	SANITARY BLOCK		
06)	FIFTH FLOOR	701.57 SQM	05)	FIFTH FLOOR	263.88 SQM	SR.NO	SIZE	AREA
07)	SIXTH FLOOR	701.57 SQM	TOTAL			01)	2.75X3.00	8.25 SQM
07)	SEVENTH FLOOR	177.59 SQM				02)	2.75X3.00	8.25 SQM
TOTAL			4731.77 SQM					

TOTAL NO. OF SHOPS = 13 NOS

TOTAL NO. OF FLATS = 94 NOS

P- LINE AREA RATIO			ANCILLARY AREA CHART		
SR.NO	SIZE	AREA	SR.NO	SIZE	AREA
01)	RESIDENTIAL AREA	5733.48 SQM	01)	RESIDENTIAL AREA	192.00 SQM
02)	COMMERCIAL AREA	344.76 SQM	02)	COMMERCIAL AREA	153.60 SQM
TOTAL			TOTAL		

P- LINE AREA RATIO			ANCILLARY AREA CHART		
SR.NO	SIZE	AREA	SR.NO	SIZE	AREA
01)	RESIDENTIAL AREA	5733.48 SQM	01)	RESIDENTIAL AREA	192.00 SQM
02)	COMMERCIAL AREA	344.76 SQM	02)	COMMERCIAL AREA	153.60 SQM
TOTAL			TOTAL		



GROUND FLOOR PLAN

-----24.00 M WIDE ROAD-----