BUILDINGA

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
BUILDING A	SECOND FLOOR	0.00	358.09	0.00	0.00	0.00	28.89	0.00	0.00	0.00	4.40	0.00	0.00	353.69
BUILDING A	FIRST FLOOR	0.00	358.09	0.00	0.00	0.00	28.89	0.00	0.00	0.00	4.40	0.00	0.00	353.69
BUILDING A	GROUND FLOOR	0.00	207.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.40	0.00	0.00	203.24
BUILDING A	Total	0.00	923.82	0.00	0.00	0.00	57.78	0.00	0.00	0.00	13.20	0.00	0.00	910.62

BUILDINGB

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
BUILDING B	SECOND FLOOR	0.00	358.08	0.00	0.00	0.00	28.89	0.00	0.00	0.00	4.40	0.00	0.00	353.68
BUILDING B	FIRST FLOOR	0.00	358.07	0.00	0.00	0.00	28.89	0.00	0.00	0.00	4.40	0.00	0.00	353.67
BUILDING B	GROUND FLOOR	0.00	207.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.40	0.00	0.00	203.23
BUILDING B	Total	0.00	923.78	0.00	0.00	0.00	57.78	0.00	0.00	0.00	13.20	0.00	0.00	910.58

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tenat/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
BUILDING A	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	9	4.50	9.00	-
BUILDING B	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	9	4.50	9.00	-
Total	-	-	-	-	-	9.00	18.00	-
Visitors parking(5%)	-	-	-	-	-	0.45	0.90	0
Total	-	-	-	-	-	9.45	18.90	0.00

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING B	W1	1.50	1.20	18
BUILDING B	KW	1.50	0.90	9
BUILDING B	V	0.60	0.75	27
BUILDING B	SW	1.80	2.10	18
BUILDING B	w3	0.90	1.20	2
BUILDING A	KW	1.50	0.90	9
BUILDING A	V	0.60	0.75	27
BUILDING A	w3	0.90	1.20	2
BUILDING A	W1	1.50	1.20	18
BUILDING A	SW	1.80	2.10	18

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
BUILDING B	D2	0.75	2.10	24
BUILDING B	D1	0.90	2.10	54
BUILDING B	O	0.91	2.10	18
BUILDING A	D1	0.90	2.10	63
BUILDING A	D2	0.75	2.10	27
BUILDING A	O	0.91	2.10	9

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenament No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
BUILDING A	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-1A	1	72.63	0.00	3.21	72.63
BUILDING A	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-2A	1	72.76	0.00	3.21	72.76
BUILDING A	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-3A	1	72.77	0.00	3.21	72.77
BUILDING A	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-4A	1	72.76	0.00	3.21	72.76
BUILDING A	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-5A	1	72.76	0.00	3.21	72.76
BUILDING A	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-6A	1	72.76	0.00	3.21	72.76
BUILDING A	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-7A	1	72.76	0.00	3.21	72.76
BUILDING A	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-8A	1	72.76	0.00	3.21	72.76
BUILDING A	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-9A	1	74.69	0.00	3.21	74.69

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenament No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
BUILDING B	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-1B	1	74.70	0.00	3.21	74.70
BUILDING B	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-2B	1	72.76	0.00	3.21	72.76
BUILDING B	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-3B	1	72.76	0.00	3.21	72.76
BUILDING B	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-4B	1	72.76	0.00	3.21	72.76
BUILDING B	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-5B	1	72.76	0.00	3.21	72.76
BUILDING B	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-6B	1	72.76	0.00	3.21	72.76
BUILDING B	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-7B	1	72.76	0.00	3.21	72.76
BUILDING B	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-8B	1	72.76	0.00	3.21	72.76
BUILDING B	SECOND FLOOR/FIRST FLOOR/GROUND FLOOR	ROW-HOUSE NO-9B	1	72.76	0.00	3.21	72.76

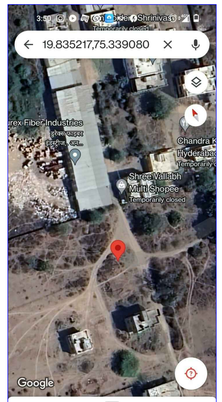
Parking Check As Per Multiplying Factor : 0.70

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	7	19	0	7	20	0	OK

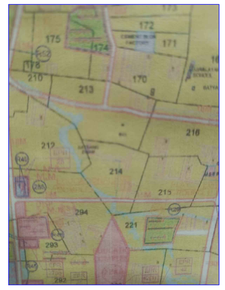
Owner details		
Owner Name	Postal Address	Contact Number
Abhijeet Arvind Gaikwad	plot no 16 welcome nagar cts garkheda parisar,,Garkheda,Aurangabad,Maharashtra-431009	9096805555
ARVIND VINAYAK GAIKWAD	PLOT NO 16, WELCOME NAGAR, GARKHEDA PARISAR AURANGABAD 431009	
RAJESH GOPINATH MOHITE	SATARA PARISAR CHHATRAPATI SAMBHAJINAGAR	
GANESH GOPINATH MOHITE	SATARA PARISAR CHHATRAPATI SAMBHAJINAGAR	

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building (Applicable / on basic FSI)	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	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00
9.2 Existing Consumed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	1188.00	0.00	0.00	0.00	712.80	0.00	1900.80	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1188.00	0.00	0.00	0.00	633.20	0.00	1821.20	0.00	1821.20
9.6 Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00



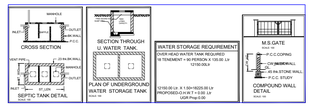
GOOGLE MAP LOCATION
SCALE - N.T.S

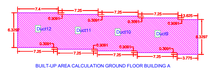


D.P. PLAN
SCALE - N.T.S

Project Details

Building Type - Building Development
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Ward No -
Plot No. - 80,81,82,83,86,87,88,89
Cts No./Servey No. - 214
Sheet No. - 1
Zone Number: Zone No-8
Ward Name : Satara
Prorata Value : 0.00

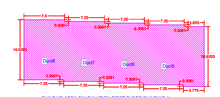




BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING A

BUILT UP AREA CALCULATION
FOR GROUND FLOOR BUILDING A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.78	7.57	207.64
BLOCK AREA TOTAL =207.64Sq.M			
Duct12	-	-	1.10
Duct11	-	-	1.10
Duct10	-	-	1.10
Duct9	-	-	1.10
TOTAL Deduction =4.40Sq.M			
Net BuiltUp Area =203.24 Sq.M			



BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING A

BUILT UP AREA CALCULATION
FOR FIRST FLOOR BUILDING A

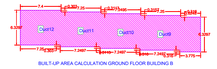
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.78	12.16	358.09
BLOCK AREA TOTAL =358.09Sq.M			
Duct8	-	-	1.10
Duct7	-	-	1.10
Duct6	-	-	1.10
Duct5	-	-	1.10
TOTAL Deduction =4.40Sq.M			
Net BuiltUp Area =353.69 Sq.M			



BUILT-UP AREA CALCULATION SECOND FLOOR BUILDING A

BUILT-UP AREA CALCULATION
FOR SECOND FLOOR BUILDING A

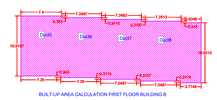
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.78	12.16	358.09
BLOCK AREA TOTAL =358.09Sq.M			
Duct4	-	-	1.10
Duct3	-	-	1.10
Duct2	-	-	1.10
Duct1	-	-	1.10
TOTAL Deduction =4.40Sq.M			
Net BuiltUp Area =353.69 Sq.M			



BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING B

BUILT UP AREA CALCULATION
FOR GROUND FLOOR BUILDING B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.77	7.58	207.63
BLOCK AREA TOTAL =207.63Sq.M			
Duct12	-	-	1.10
Duct11	-	-	1.10
Duct10	-	-	1.10
Duct9	-	-	1.10
TOTAL Deduction =4.40Sq.M			
Net BuiltUp Area =203.23 Sq.M			



BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING B

BUILT UP AREA CALCULATION
FOR FIRST FLOOR BUILDING B

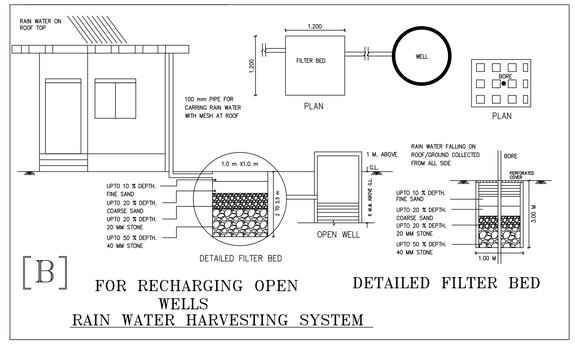
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.77	12.17	358.97
BLOCK AREA TOTAL =358.97Sq.M			
Duct8	-	-	1.10
Duct7	-	-	1.10
Duct6	-	-	1.10
Duct5	-	-	1.10
TOTAL Deduction =4.40Sq.M			
Net BuiltUp Area =353.67 Sq.M			

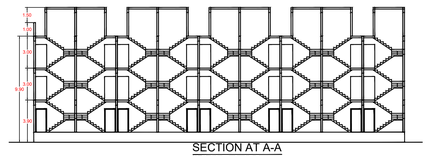


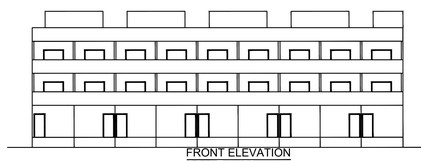
BUILT-UP AREA CALCULATION SECOND FLOOR BUILDING B

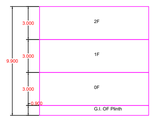
BUILT UP AREA CALCULATION
FOR SECOND FLOOR BUILDING B

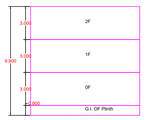
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.77	12.17	358.08
BLOCK AREA TOTAL =358.08Sq.M			
Duct4	-	-	1.10
Duct3	-	-	1.10
Duct2	-	-	1.10
Duct1	-	-	1.10
TOTAL Deduction =4.40Sq.M			
Net BuiltUp Area =353.68 Sq.M			

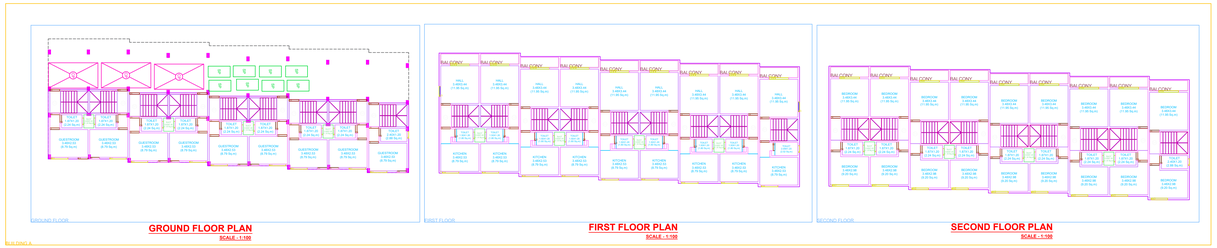








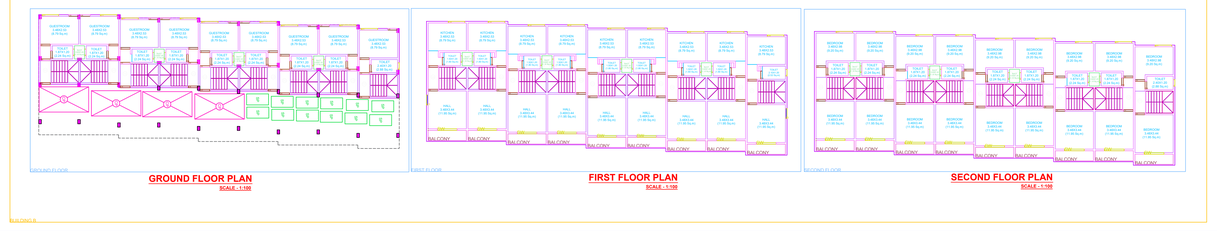




GROUND FLOOR PLAN
SCALE - 1:100

FIRST FLOOR PLAN
SCALE - 1:100

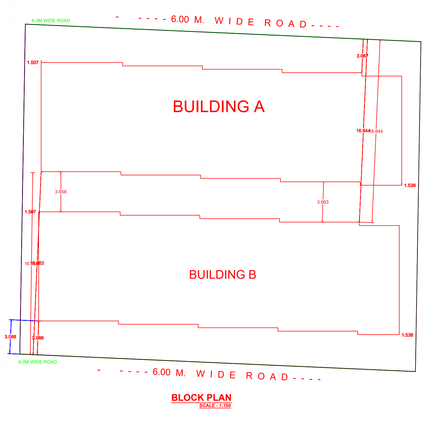
SECOND FLOOR PLAN
SCALE - 1:100



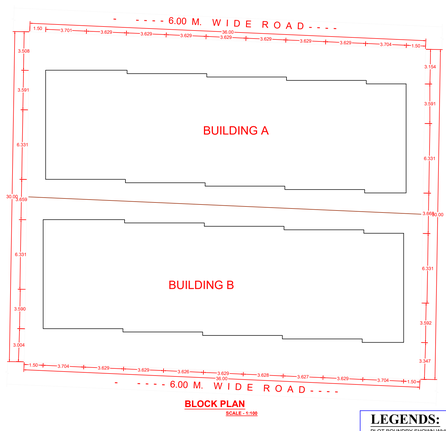
GROUND FLOOR PLAN
SCALE - 1:100

FIRST FLOOR PLAN
SCALE - 1:100

SECOND FLOOR PLAN
SCALE - 1:100



BLOCK PLAN
SCALE - 1:100



BLOCK PLAN
SCALE - 1:100

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
EXISTING SHOWN BLUE HATCHED

Signature Not Verified

Digitally signed by MANGESH HARISH CHANDRA GARJE
Date: 2023.11.03 13:01:09 IST
Reason: Approved Drawing Plan
Location: Chhatrapati Sambhajinagar Municipal Corporation
Project Code : DDMCB-23-09572
Application Number : DDMCB/2023/301222
Proposal Number : 210522
Certificate Number : DDMCB/2023/APL/04370

Deputy Engineer
Date: 28/10/2023

Planning Assistant
Date: 28/10/2023

JOB-TITLE

PROPOSED SUBMISSION DRAWING OF ROW-HOUSE BUILDING ON, GUT NO.-214 , PLOT NO.-80,81,82,83,86,87,88,89. AT:- GURURAJ NAGAR, SATARA PARISAR,CHHATRAPATI SAMBHAJINAGAR. Tq.&Dist. CHHATRAPATI SAMBHAJINAGAR.

Proforma I - Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	1080.00
(a) As per ownership document (7/12, CTS extract)	1080.00
(b) as per TILR or City Survey measurement sheet	1080.00
(c) as per Demarcated drawing area	1080.41
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1080.00
4.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
(Total a+b)	0.00
5.Balance area of plot (3-4)	1080.00
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	1080.00
8. Recreational Open Space	-
(a) If area (8) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(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	0.00
Proposed _____	0.00
(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.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-08-31 and the dimensions of sides etc. of plot stated onplan 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.

Postal Address : plot no 16 welcome nagar cts garkheda parisar,,Garkheda,Aurangabad,Maharashtra-431009,PLOT NO 16, WELCOME NAGAR, GARKHEDA PARISAR AURANGABAD 431009, SATARA PARISAR CHHATRAPATI SAMBHAJINAGAR

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 214

SITE ADDRESS :
PLOT NO.-80,81,82,83,86,87,88,89 GUT NO:-214,AT GURURAJ NAGAR SATARA PARISAR, CHHATRAPATI SAMBHAJINAGAR.

Name Of Engineer : VAIBHAV VISHWANATH BUDHWANT.

LOGO

ADDRESS OF OFFICE :
OFFICE :
Office No. 434, 3rd Floor, Matrix Complex, Kalda Corner, Aurangabad, Maharashtra 431001

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by VAIBHAV VISHWANATH BUDHWANT
Date: 2023.11.03 13:01:09 IST
Reason: Approved Drawing Plan
Location: Chhatrapati Sambhajinagar Municipal Corporation

SCALE - 1:100	Date: 14/09/23
JOB NO - DDMCB-23-09572	CHECK BY - -

SUBMISSION DRAWING