

AREA STATEMENT		SQM
1.	AREA OF LAND (minimum area of a,b,c to be considered)	4000.00 SQM
	(a) AS PER OWNERSHIP DOCUMENTS (7/12,CTS extract)	4000.00 SQM
	(b) AS PER MEASUREMENT SHEET	4000.00 SQM
	(c) AS PER SITE DEDUCTIONS FOR	4000.00 SQM
	(i) PROPOSED D.P./D.P. ROAD WIDENING	
	(ii) ANY D.P. RESERVATION AREA	0.00 SQM
2.	(c) NATURAL WATER COURSE AREA	0.00 SQM
	TOTAL DEDUCTIONS (a+b+c)	0.00 SQM
	BALANCE AREA OF PLOT (1-2)	4000.00 SQM
	AMENITY SPACE (IF APPLICABLE)	0.00 SQM
	(d) REQUIRED	0.00 SQM
3.	(b) ADJUSTMENT OF 2(b), IF ANY	0.00 SQM
	(c) BALANCE PROPOSED	0.00 SQM
4.	NET AREA OF PLOT (3 - 4(C))	
5.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(i) REQUIRED	400.00 SQM
	(ii) PROPOSED	400.00 SQM
7.	INTERNAL ROAD AREA	--
8.	FLATABLE AREA (IF APPLICABLE)	--
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH SR. 2 X BASIC PSR	4000.00 X 1.10 4400.00 SQM
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM (a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON FRONT WIDTH X ZONE	4000.00 X 0.30 1200.00 SQM
	(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	0.00 SQM
11.	IN-SITU F.S.I./TOR LOADING	
	(a) IN-SITU AREA UNDER D.P. ROAD [2.00 X SR.NO.2 (a)] if any	-
	(b) IN-SITU AREA UNDER AMENITY SPACE IF HANDLED OVER (2.00 or 1.85 X sr.no.4(b) and 1/3 of (c))	-
	(c) TDR AREA	-
	(d) TOTAL IN-SITU TOR LOADING PROPOSED (11(a)+(b)+(c))	-
12.	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	
13.	TOTAL ENTITLEMENT OF F.S.I. IN PROPOSAL (a) [8*100/(11-10)] OR 12 WHICHEVER IS APPLICABLE	4400.00 SQM
	(b) ANCILLARY AREA F.S.I. UP TO 80% OR 80% WITH PAYMENT OF CHARGES ALLOWABLE	2640.00 SQM
	ANCILLARY AREA PROPOSED	0.00 SQM
(c)	TOTAL ENTITLEMENT (a+b)	4400.00 SQM
14.	MAXIMUM UTILIZATION LIMIT OF AREA F.S.I. (BUILDING PORTION) PERMISSIBLE AS PER BUILDING AUTH. AS PER REGULATION NO.8.1 OR 8.2 OR 8.3 OR 8.4 (AS APPLICATION) X 1.60 R 1.8	4000.00x2.00=8000.00 8000.00/1.60 = 5000.00
	TOTAL BUILT UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17b)	4080.58 SQM
	a. EXISTING BUILT UP AREA	0.00 SQM
	b. PROPOSED BUILT UP AREA (AS PER P.LINE)	4080.58 SQM
	c. TOTAL (a+b+c+d)	4080.58 SQM
	F.S.I. CONSUMED (15/8) (SHOULD NOT MORE THAN 8.0% OF TOTAL NO. 14 ABOVE)	FLINE AREA / NET FLOOR 4080.58 / 4000.00 = 1.02
17.	AREA FOR INCLUSIVE HOUSING IF ANY	N.A
	a. REQUIRED (20% OF SR.NO. 9)	N.A
	b. PROPOSED	N.A
	TRANSFORMER = 5.00 X 5.00 = 25.00 SQM	

PROPOSED P LINE AREA		
BUILDING A	=	895.04 SQM
BUILDING BC	=	942.86 SQM
BUILDING DE	=	1409.26 SQM
BUILDING F	=	813.40 SQM
TOTAL P LINE AREA		4060.56 SQM
FITNESS CENTER / SOCIETY OFFICE		= 42.34 SQM
DRIVER'S ROOM & TOILET		= 45.22 SQM
SERVANT'S TOILETS		= 2.88 SQM
TOTAL		= 90.44 SQM

I/WE UNDERSIGNED HEREBY CONFORM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY AURANGABAD MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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.

- 1) MR. BABURAO MAHADU KATHAR
2) MR. ANIL NAGORAO DESHPANDE
3) MR. YOGESH MADHUKAR MAPARI
4) MR. SANDEEP VYANKATESH KULKARNI

*CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
-06/01/2021 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS
MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN
DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORDS DEPARTMENT /
CITY RECORDS.



architect sign

PLOT BOUNDARY SHOWN IN	
PROPOSED CONSTRUCTION SHOWN IN	
DRAIN LINE SHOWN IN	
WATER LINE SHOWN IN	
OPEN SPACE SHOWN IN	

1. ALL OUTER WALLS ARE 0.15 M TH.
2. ALL INTERNAL WALLS ARE 0.10 M TH.

REVISED PLAN FOR GROUP HOUSING ON
GUT 35. (P), AT. HIRAPUR, TQ & DIST.
AURANGABAD. FOR.

- 1) MR. BABURAO MAHADU KATHAR
- 2) MR. ANIL NAGORAO DESHPANDE
- 3) MR. YOGESH MADHUKAR MAPARI
- 4) MR. SANDEEP VYANKATESH KULKARNI

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|------------------------------------|---------------------|
| 1) MR. BABURAO MAHADU KATHAR | ९/१३ २१/१२/२०१२ |
| 2) MR. ANIL NAGORAO DESHPANDE | <i>A. Deshpande</i> |
| 3) MR. YOGESH MADHUKAR MAPARI | <i>Y. Mapari</i> |
| 4) MR. SANDEEP VYANKATESH KULKARNI | <i>S. Kulkarni</i> |

AR. SAURABH MIRKUTE
Registered
COA NO.-
CA/2017/
86764
ARCHITECT

AR. SAURABH MIRKUTE
CA/2017/86764

ARCHITECTS:

[illegible]

MIRKUTE
architects & interior designers

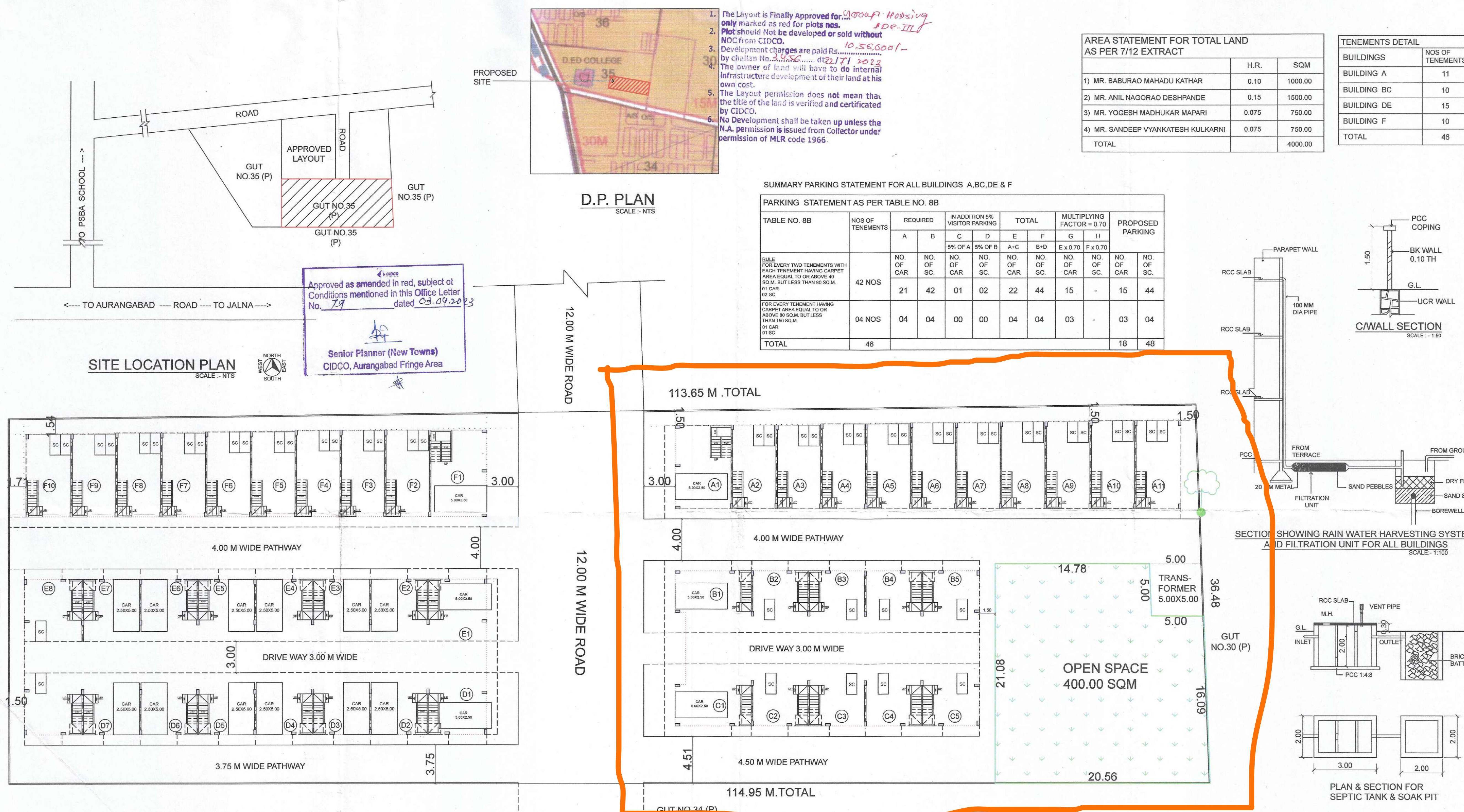
SHOP NO. 3 & 4, PLOT NO. 265,
DHANANJAY COMPLEX, BUKINAGAR

MIRKUTE

	FEE	COST	TOTAL FEE	PERCENTAGE OF TOTAL PROJECT COST*	REMARKS
ARCHITECTS AND INTERIOR DESIGNERS					

DATE	SCALE	DRN: BY	CHD: BY	PRINT
11-01-2000	1.000	MT. WATSON		11-01-2000

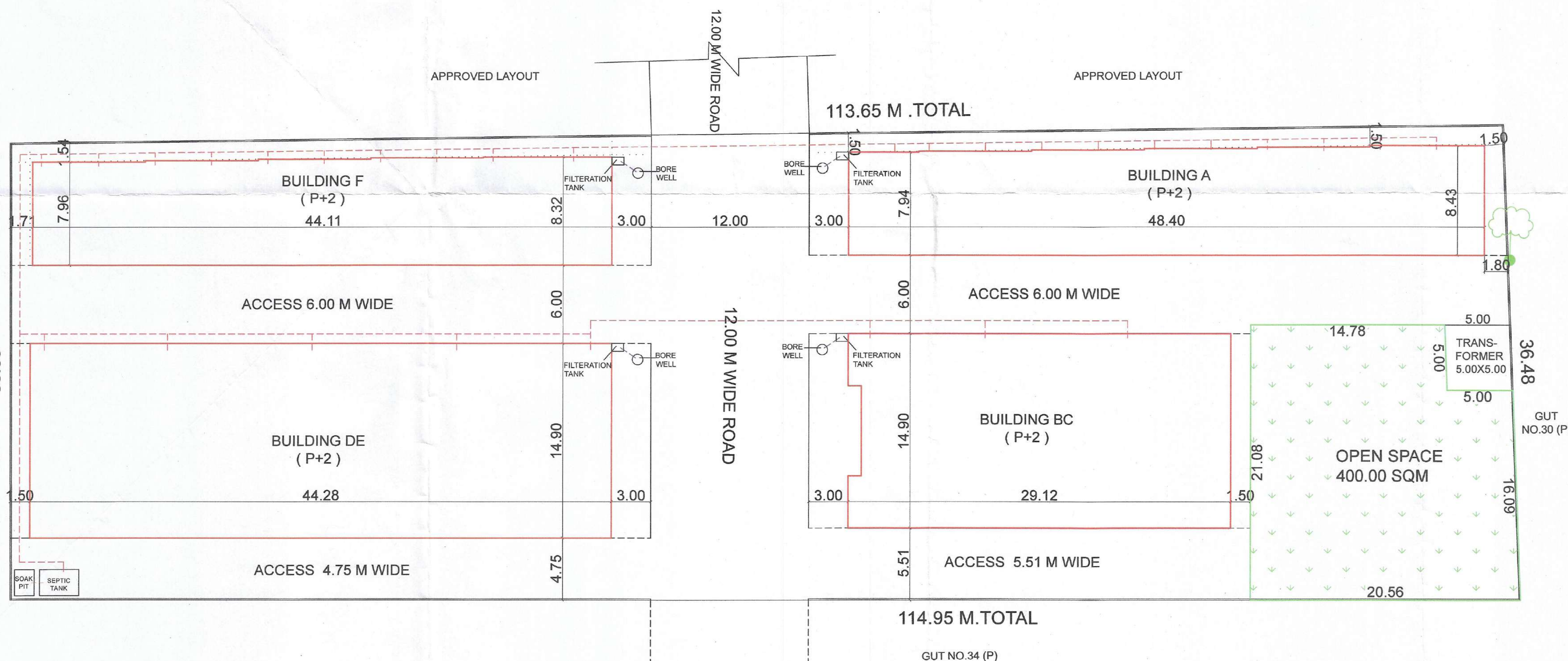
		23.01.2023	1:100	MR. JAGDISH	MR. S.MIRKUTE	24.01.2023
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PLAN FOR PARKING ARRANGEMENTS

PLOT AREA FOR THIS PHASE WITH OPEN SPACE IS 2091 SQ MTR.

THIS IS ROW HOUSE PROJECT



LAYOUT PLAN FOR GROUP HOUSING BUILDINGS