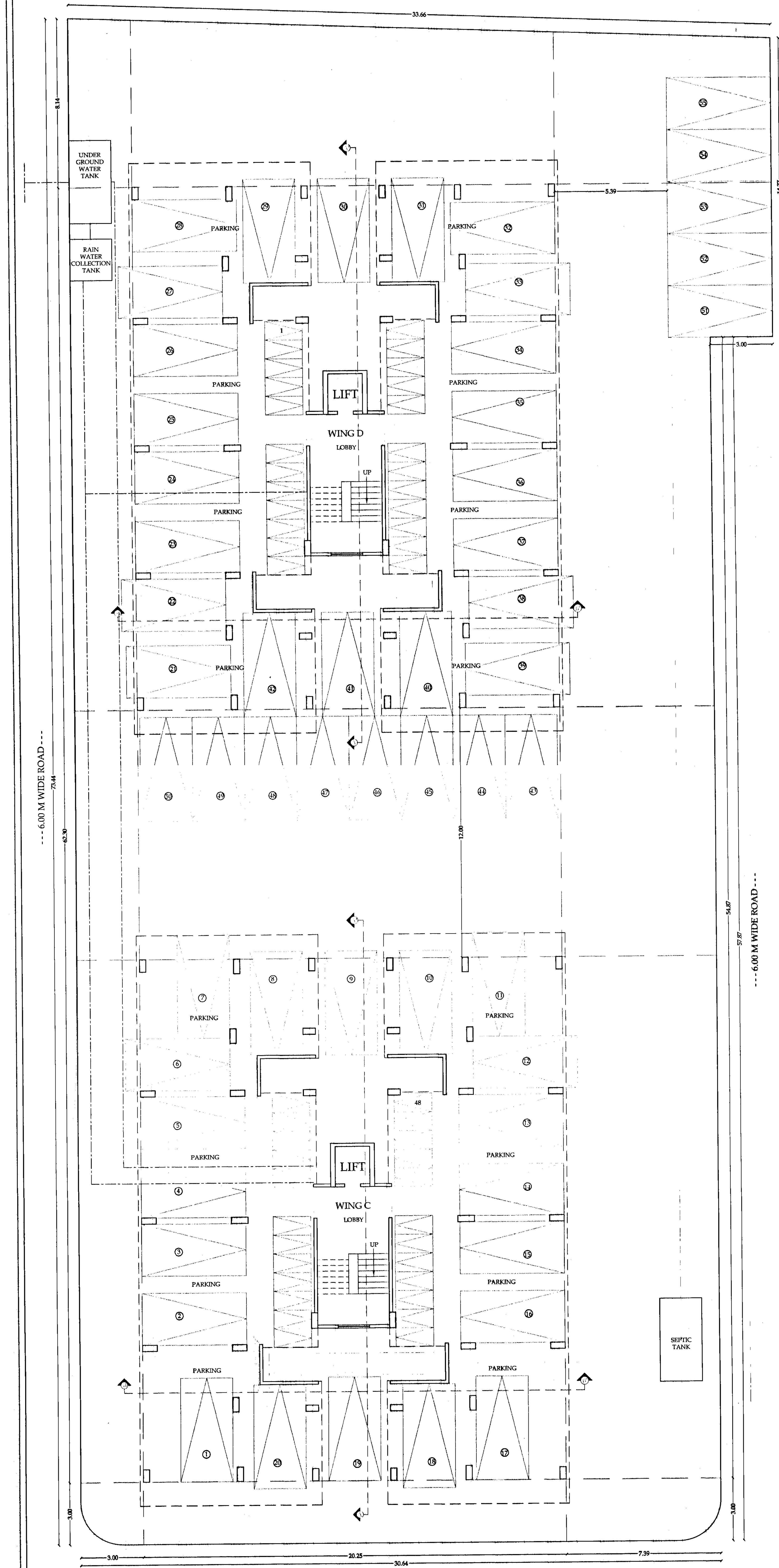
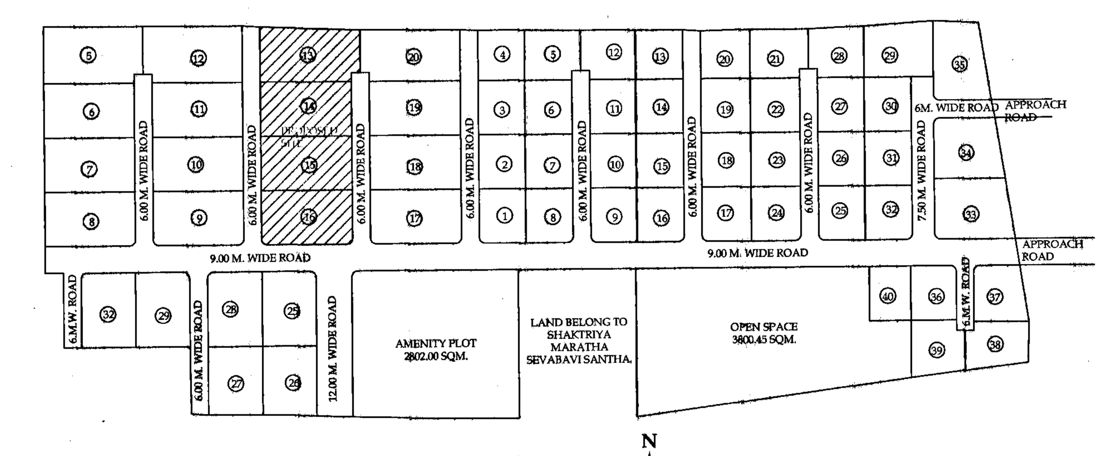
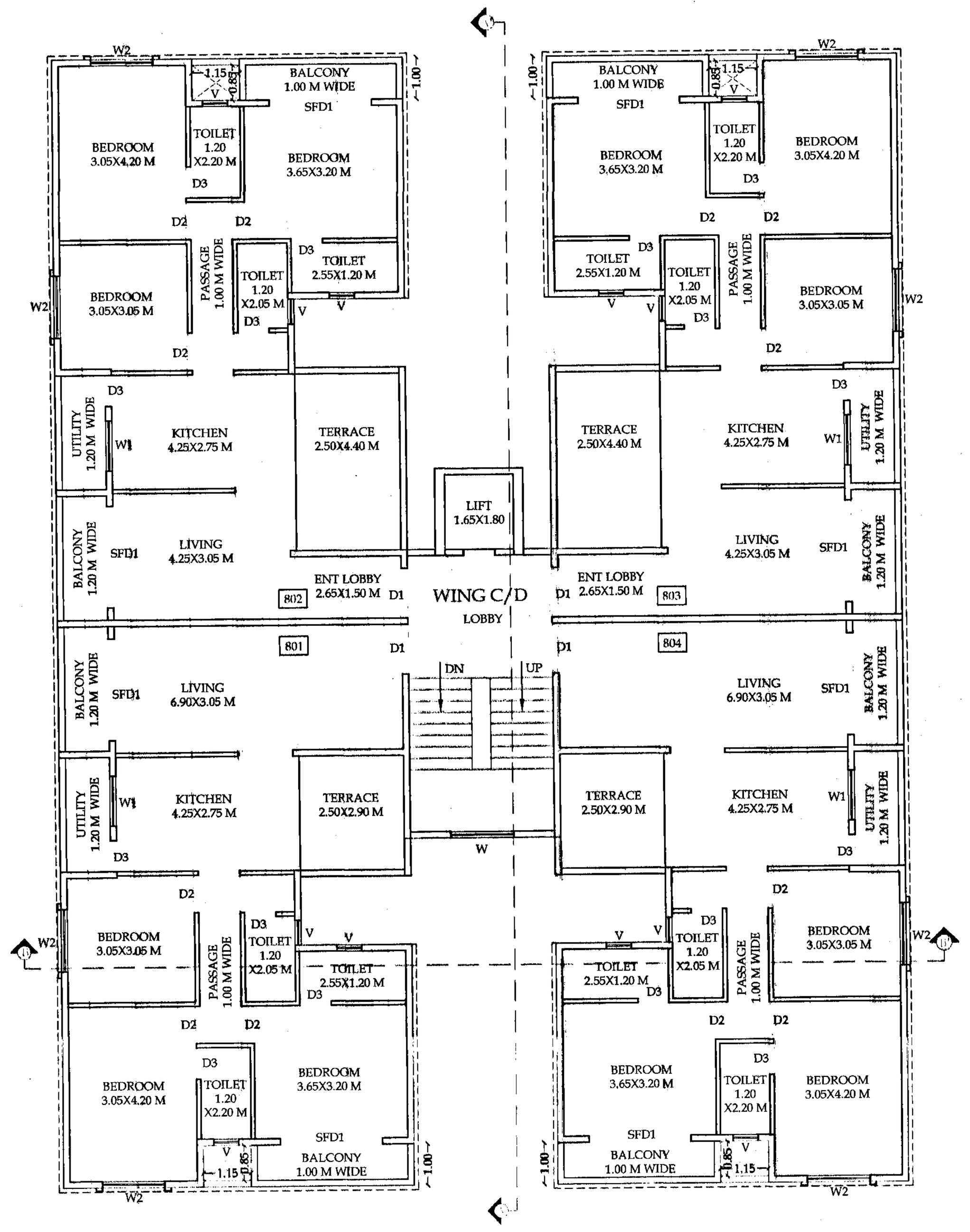


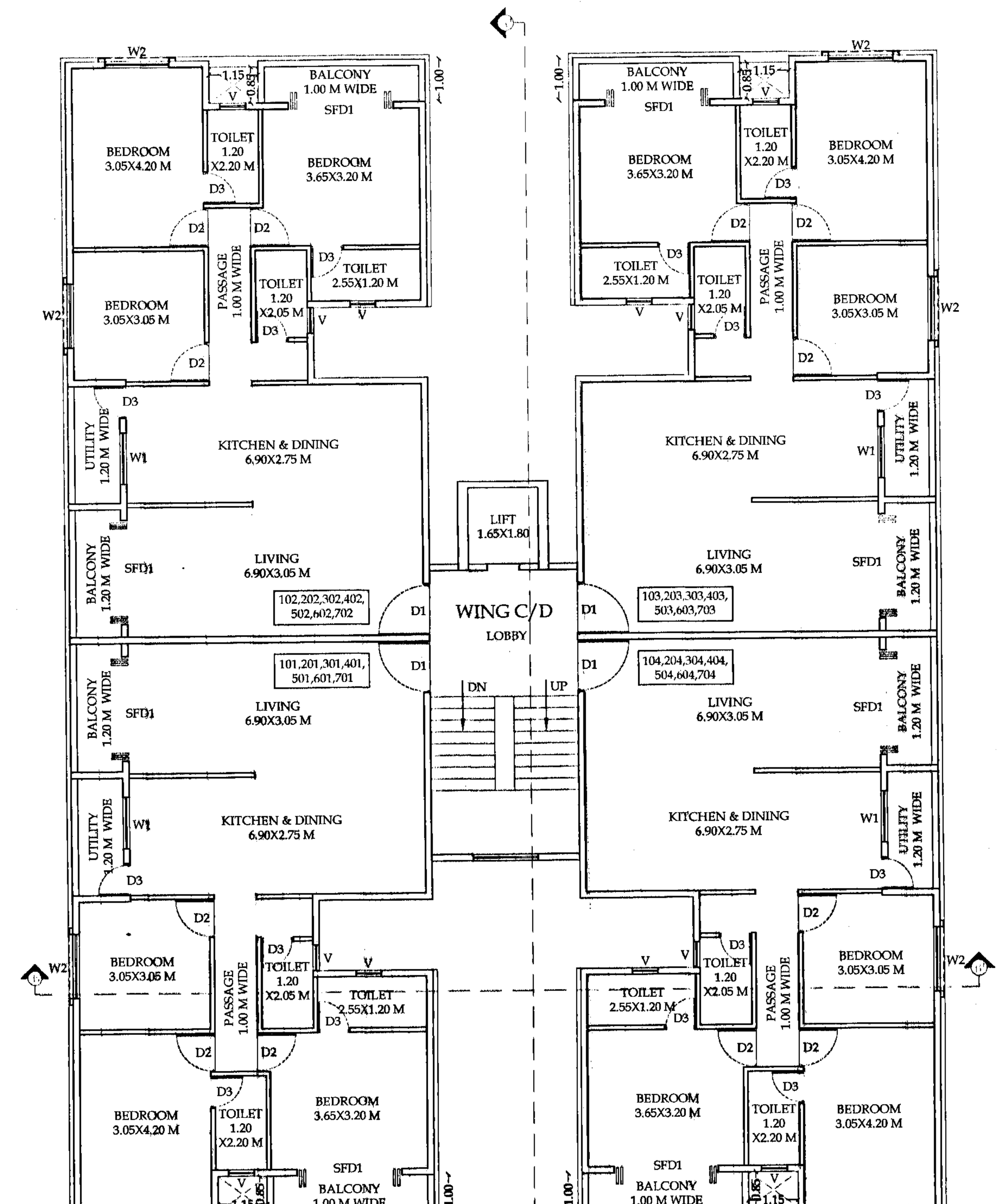
GROUND FLOOR PLAN
SCALE 1:100



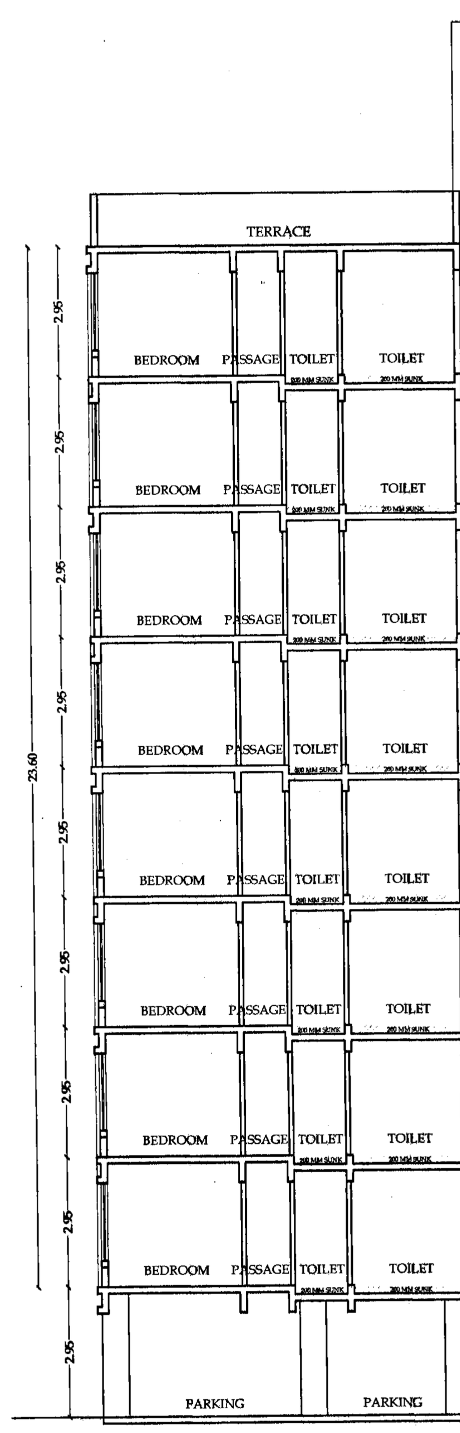
LOCATION PLAN
SCALE :NTS



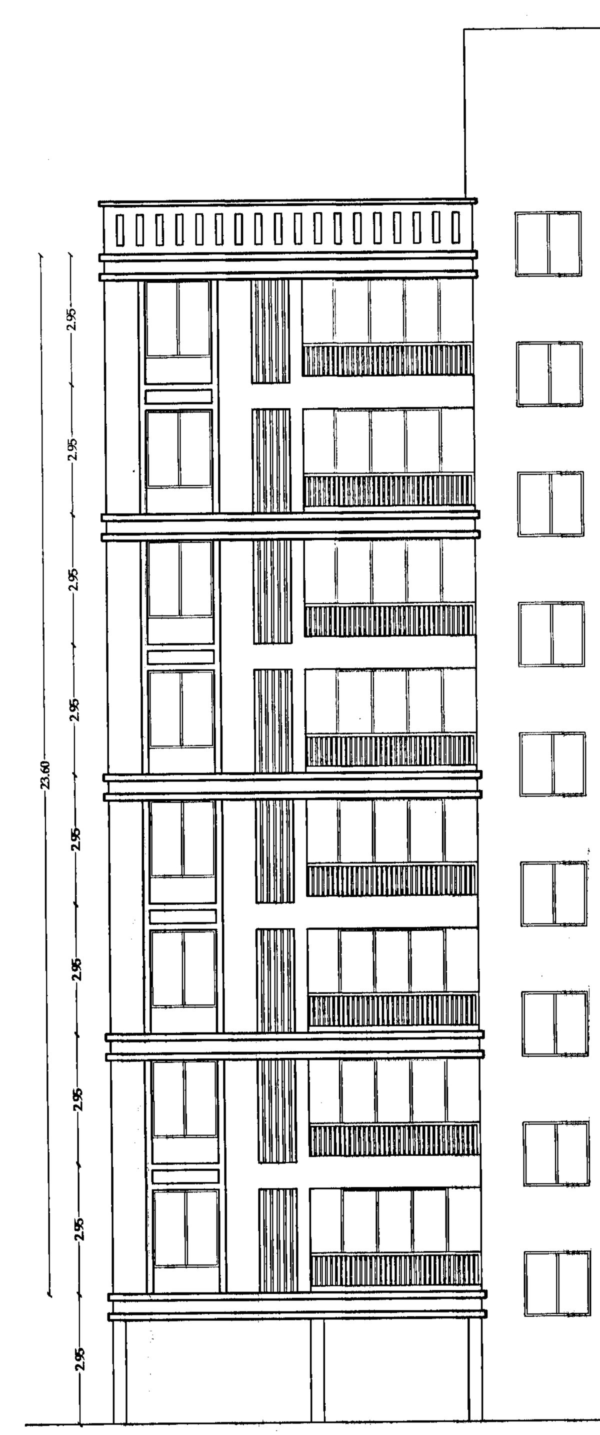
WING C & WING D
TYPICAL EIGHTH FLOOR PLAN
SCALE 1:100

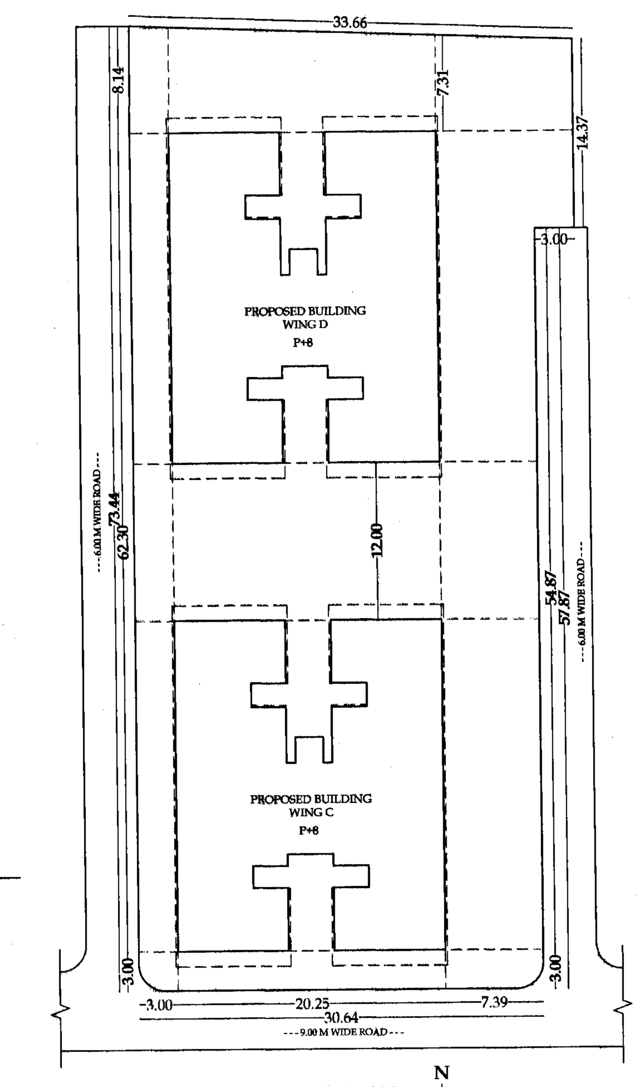


WING C & WING D
TYPICAL FIRST TO SEVENTH FLOOR PLAN
SCALE 1:100

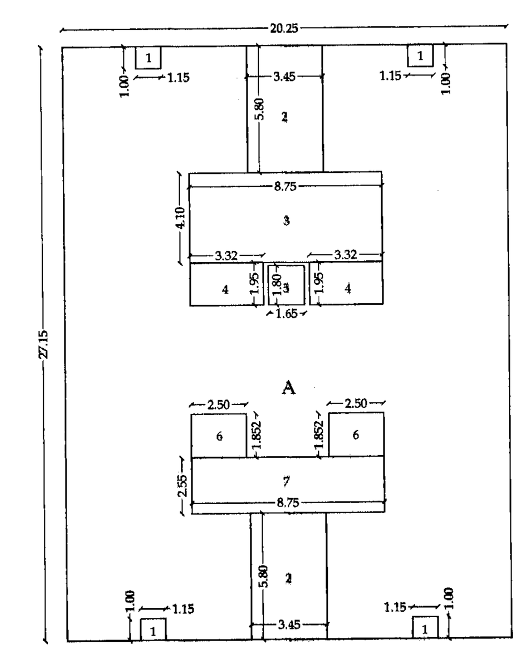


WING C & WING D
TYPICAL SECTION AT BB'
SCALE 1:100


WING C & WING D
TYPICAL SOUTH SIDE ELEVATION
SCALE 1:100



SITE PLAN
SCALE :NTS

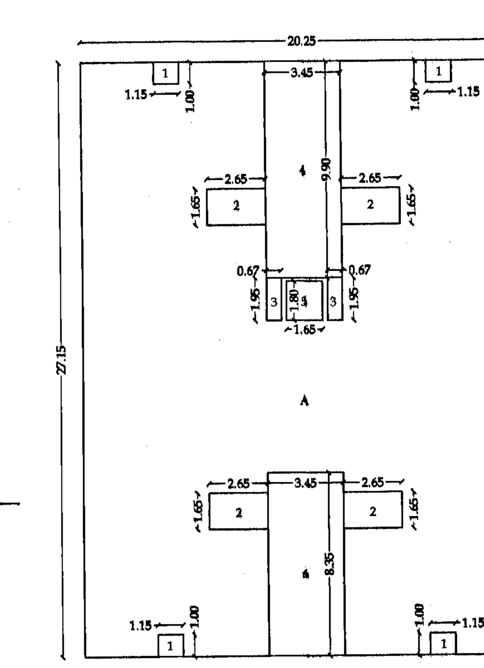


WING C & WING D
AREA CALCULATIONS FOR
EIGHTH FLOOR BLOCK
SCALE 1:200

BLOCK B = 20.25X27.15 = 549.78 SQM
DEDUCTION
1=1.15X 1.00X4 = 4.60
2=3.45X 5.80X2 = 40.02
3=8.75X 4.10 = 35.87
4=3.32X 1.95X2 = 12.94
5=1.65X 1.80 = 2.97
6=2.50X 1.852X2 = 9.26
7=8.75X 2.55 = 22.31
TOTAL DEDUCTION = 127.97 SQM

NET PLINE AREA = 549.78 - 127.97 = 421.81 SQM

TOTAL PLINE AREA (WING C & WING D) = 421.81X2 = 843.62 SQM



WING C & WING D
AREA CALCULATIONS FOR
TYPICAL FIRST TO SEVENTH
FLOOR BLOCK
SCALE 1:200

BLOCK A = 20.25X27.15 = 549.78 SQM

DEDUCTION
1=1.15X1.00X4 = 4.60
2=2.65X1.65X4 = 17.49
3=0.67X1.95X2 = 2.61
4=3.45X9.90 = 34.15
5=1.65X1.80 = 2.97
6=3.45X8.35 = 28.80
TOTAL DEDUCTION = 90.62 SQM

NET PLINE AREA = 549.78 - 90.62 = 459.16 SQM

TOTAL PLINE AREA (FIRST TO SEVENTH FLOOR) = 459.16X7 = 3214.12 SQM

TOTAL PLINE AREA (WING C & WING D) = 3214.12X2 = 6428.24 SQM

Table No. 8B - Parking Requirements

Occupancy	Size of tenement			car	scooter
i) Multi- Family residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.			1	1
64 units having carpet area equal to or above 80 sq.m. but less than 150 sq.m.					
Required	Multiplying factor	Required	Proposed		
64	64x0.7	45 cars	55 cars		
64	64x0.7	45 scooters	48 scooters		

Approved as ammended In.........Colour Subject to the Conditions mentioned in this office Building Permit No.......... Date :
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

AREA STATEMENT	
LAND AREA (AS PR CARD)	= 2276.71 SQ.M
LAND AREA (AS PER SITE)	= 2276.71 SQ.M
PERMISSIBLE FSI (1.10)	= 2504.38 SQ.M.
PREMIUM AREA (50%)	= 1138.35 SQ.M
TDR AREA (0.40)	= 910.68 SQ.M
PERMISSIBLE B/UP AREA	= 4553.41 SQ.M
ANCILLARY (60%)	= 2732.04 SQ.M
TOTAL ALLOWABLE	= 7285.45 SQ.M
WING A	
FIRST FLOOR	= 459.16 SQ.M
SECOND FLOOR	= 459.16 SQ.M
THIRD FLOOR	= 459.16 SQ.M
FOURTH FLOOR	= 459.16 SQ.M
FIFTH FLOOR	= 459.16 SQ.M
SIXTH FLOOR	= 459.16 SQ.M
SEVENTH FLOOR	= 459.16 SQ.M
EIGHTH FLOOR	= 421.81 SQ.M
TOTAL	= 3635.93 SQ.M
WING B	
FIRST FLOOR	= 459.16 SQ.M
SECOND FLOOR	= 459.16 SQ.M
THIRD FLOOR	= 459.16 SQ.M
FOURTH FLOOR	= 459.16 SQ.M
FIFTH FLOOR	= 459.16 SQ.M
SIXTH FLOOR	= 459.16 SQ.M
SEVENTH FLOOR	= 459.16 SQ.M
EIGHTH FLOOR	= 421.81 SQ.M
TOTAL	= 3635.93 SQ.M
TOTAL PLINE AREA WING A+WING B	= 7271.86 SQ.M
FSI CONSUMED	= 3.19

OFFICE USE ONLY अर्जदार यांनी प्र | 01/02

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

भारत सरकारच्या ... व मंडी म.न.पा. ... रस्त्यावर ठेवू नये.

AREA STATEMENT

Stamps of Approval of Plans:

SR. NO.	AREA STATEMENT	
1	Area of plot	
	(a) As per ownership document (7/12, CTS extract)	2276.71 SQM
	(b) as per measurement sheet	2276.71 SQM
	(c) as per site	2276.71 SQM
2	Deductions for	
	(a) PROPOSED D.P./D.P. Road widening Area/Service Road / Highway widening	00.00 SQM
	(b) Any D.P. Reservation area	00.00 SQM
	(Total a+b)	00.00 SQM
3	Balance area of plot (1-2)	2276.71 SQM
4	Amenity Space (if applicable)	
	(a) Required -	00.00 SQM
	(b) Adjustment of 2(b), if any -	00.00 SQM
	(c) Balance PROPOSED -	00.00 SQM
5	Net Plot Area (3-4 (c))	2276.71 SQM
6	Recreational Open space (if applicable)	
	(a) Required -	NA
	(b) PROPOSED -	NA
7	Internal Road area	NA
8	Plotable area (if applicable)	NA
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	2504.38 SQM
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone	1138.35 SQM
	(b) PROPOSED FSI on payment of premium	1138.35 SQM
11	In situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	00.00 SQM
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or (c)].	NA
	(c) TDR area	910.68 SQM
	(d) Total in-situ / TDR loading REVISED (11 (a)+(b)+(c))	910.68 SQM
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.	4553.41 SQM
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	2732.04 SQM
	(c) Total entitlement (a+b)	7285.45 SQM
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)	3.20
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	00.00 SQM
	(b) REVISED Built-up Area (as per 'P-line')	7271.86 SQM
	(c) Total (a+b)	7271.86 SQM
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	3.19
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	NA
	(b) REVISED	NA

LEGEND

PLOT BOUNDARY SHOWN IN
PROPOSED PLINE AREA SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN
RAIN WATER HARVESTING

OPENING SCHEDULE

D1	- 1.20 x 2.35	PLYWOOD FRAME
D2	- 0.90 x 2.35	PLYWOOD FRAME
D3	- 0.75 x 2.35	PLYWOOD FRAME
SFD1	- 2.50 x 2.35	ALUMINIUM FRAME
SFD2	- 2.75 x 2.35	ALUMINIUM FRAME
W	- 1.50 x BB	ALUMINIUM WINDOWS
W1	- 1.20 x 1.15	ALUMINIUM WINDOWS
W2	- 1.50 x 1.75	ALUMINIUM WINDOWS
V	- 0.60 x 0.75	M/S FRAME VENTILATOR

REVISED BUILDING PERMISSION On Plot No. 13,14,15 and 16, (Pratapgad wing C and Pratapgad wing D), Pocket - A, At Gut No. 48/P, Mauje-Garkheda, Tq & Dist. Aurangabad
For Owner :-

Shri. Moreshwar Sahakari Gruhnirman Sanstha M. And Rajmata Jijau Sahakari Gruhnirman Sanstha M. Sabhasadh : Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Pruthwiraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Kashinath Darakh, Shobha Sambhaji Jadhav

And APA COMBINE LLP. Through Its Partner Mr.Ajay D. Kotgire.

Drawn by :- DIVYA

Scale :- 1:100 / 200 / 50

ARCHITECT

SIGNATURE OF OWNER

APA COMBINE LLP
PARTNER

MANOJ KALA & ASSOCIATES
ALTIUS - B - 301, 3rd FLOOR, SPACE OLYMPIA, GARKHEDA, AURANGABAD.
MOBILE NO. 9423151781