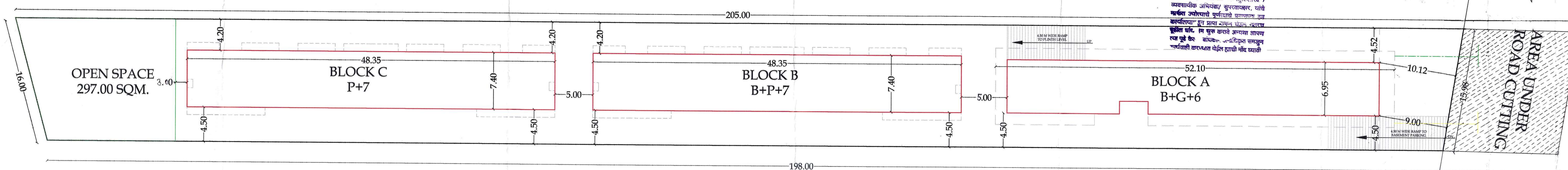
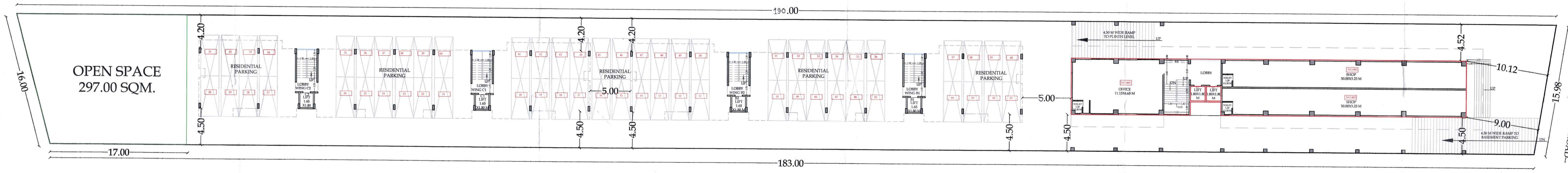
OFFICE USE ONLY | 01/03

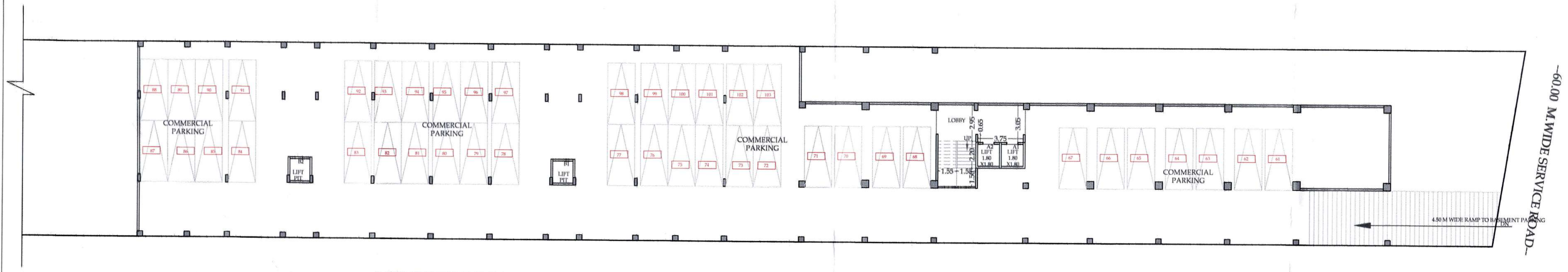
Approved as ammended ... Subject to the conditions mentioned in this office ... Date: 08/06/2022 ... 2022-23
Dy. Director of Town Planning, Municipal Corporation, Aurangabad.



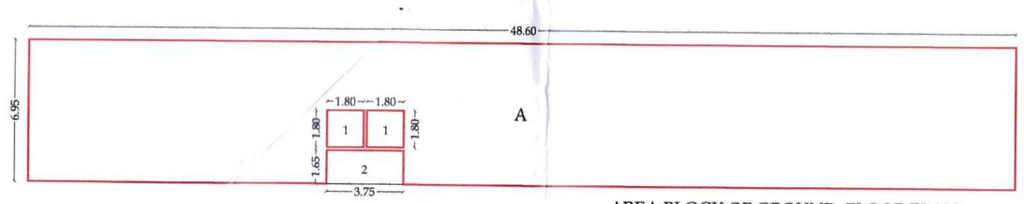
SITE PLAN
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:200

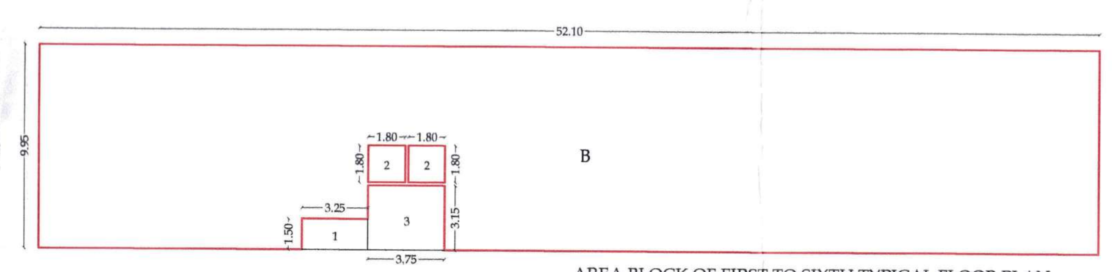


BASEMENT FLOOR PLAN
(BLOCK A PARKING)
SCALE 1:200



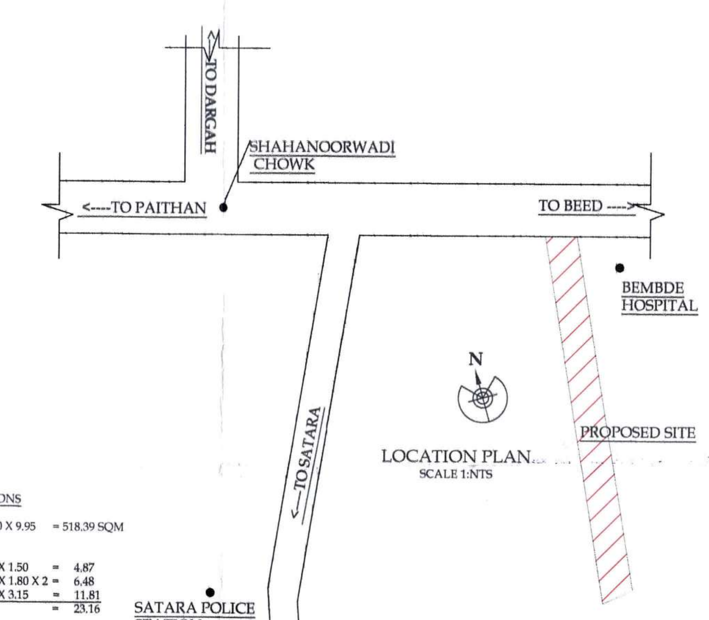
AREA CALCULATIONS
BLOCK A = 48.60 X 6.95 = 337.77 SQM
DEDUCTIONS 1 = 1.80 X 1.80 X 2 = 6.48
2 = 3.75 X 1.65 = 6.18
TOTAL LESS = 12.66
NET PLINE AREA = 325.11 SQM

AREA BLOCK OF GROUND FLOOR PLAN
(BLOCK A)
SCALE 1:200



AREA CALCULATIONS
BLOCK B = 52.10 X 9.95 = 518.39 SQM
DEDUCTIONS 1 = 3.25 X 1.50 = 4.87
2 = 1.80 X 1.80 X 2 = 6.48
3 = 3.75 X 3.15 = 11.81
TOTAL LESS = 23.16
NET PLINE AREA = 495.23 SQM
TOTAL NET PLINE AREA (FIRST TO SIXTH FLOOR) = 495.23 X 6 = 2971.38 SQM

AREA BLOCK OF FIRST TO SIXTH TYPICAL FLOOR PLAN
(COMMERCIAL COMPLEX)
SCALE 1:200



LOCATION PLAN
SCALE 1:NTS

AREA STATEMENT
BLOCK A - COMMERCIAL

UNIT NO.	CARPET AREA	PLINE AREA	TYPE
001,002	97.01	123.13	SHOP
003	74.14	79.57	OFFICE
101,201,301, 401,501,601	85.96	94.38	OFFICE
102,202,302, 402,502,602	41.52	47.73	OFFICE
103,203,303, 403,503,603	41.52	47.73	OFFICE
104,204,304, 404,504,604	41.52	47.73	OFFICE
105,205,305, 405,505,605	41.52	48.36	OFFICE
106,206,306, 406,506,606	117.87	128.85	OFFICE

AREA STATEMENT
BLOCK B1 AND B2 - RESIDENTIAL

UNIT NO.	CARPET AREA	PLINE AREA	TYPE
101,201,301, 401,501,601, 701	86.25	106.25	3BHK
102,202,302, 402,502,602, 702	59.90	77.42	2BHK

AREA STATEMENT
BLOCK C1 AND C2 - RESIDENTIAL

UNIT NO.	CARPET AREA	PLINE AREA	TYPE
101,201,301, 401,501,601, 701	86.25	106.25	3BHK
102,202,302, 402,502,602, 702	59.90	77.42	2BHK

AREA STATEMENT

SR. NO.	AREA STATEMENT	AREA (SQ.M.)
1	Area of plot (Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	3200.00 SQM
	(b) as per measurement sheet	3200.00 SQM
	(c) as per site	3200.00 SQM
2	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	238.79 SQ.M.
	(b) Any D.P. Reservation area	N.A.
	(Total a+b)	238.79 SQ.M.
3	Balance area of plot (1-2)	2961.21 SQ.M.
4	Amenity Space (if applicable)	N.A.
	(a) Required -	N.A.
	(b) Adjustment of 2(b), if any -	N.A.
	(c) Balance Proposed -	N.A.
5	Net Plot Area (3-4 (c))	2961.21 SQM.
6	Recreational Open space (if applicable)	
	(a) Required -	296.12 SQM.
	(b) Proposed -	297.00 SQM.
7	Internal Road area	N.A.
8	Plotable area (if applicable)	N.A.
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	3257.33 SQ.M.
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	1480.60 SQ.M.
	(b) Proposed FSI on payment of premium.	1480.60 SQ.M.
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	477.58 SQ.M.
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	00.00 SQ.M.
	(c)TDR area	00.00 SQ.M.
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	477.58 SQ.M.
12	Additional FSI area under Chapter No. 7	N.A.
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	5215.51 SQM.
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	3780.00 SQM.
	(c) Total entitlement (a+b)	8995.51 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}	
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	00.00 SQM.
	(b) Proposed Built-up Area (as per 'P-line')	8975.59 SQM.
	(c) Total (a+b)	8975.59 SQM.
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	2.80
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	N.A.
	(b) Proposed	N.A.

AREA STATEMENT	
TOTAL LAND AREA	= 3200.00 SQM.
DP AREA	= 238.79 SQM.
NET PLOT AREA	=2961.21 SQM.
BASIC F.S.I (1.10)	= 3257.33 SQM.
PREMIUN F.S.I (0.50)	= 1480.60 SQM.
ADD DP AREA (238.79X2)	= 477.58 SQM.
TOTAL PERMISSIBLE PLINE AREA	= 5215.51 SQM.
ANCILLARY PREMIUM	= 3780.00 SQM.
NET PERMISSIBLE PLINE AREA	= 8995.51 SQM.

BLOCK A - COMMERCIAL	
GROUND FLOOR	= 325.11 SQM.
FIRST FLOOR	= 495.23 SQM.
SECOND FLOOR	= 495.23 SQM.
THIRD FLOOR	= 495.23 SQM.
FOURTH FLOOR	= 495.23 SQM.
FOFTH FLOOR	= 495.23 SQM
SIXTH FLOOR	= 495.23 SQM.
TOTAL PLINE AREA	=3296.49 SQM

BLOCK B - RESIDENTIAL	
FIRST FLOOR	= 405.65 SQM.
SECOND FLOOR	= 405.65 SQM.
THIRD FLOOR	= 405.65 SQM.
FOURTH FLOOR	= 405.65 SQM.
FOFTH FLOOR	= 405.65 SQM
SIXTH FLOOR	= 405.65 SQM.
SEVENTH FLOOR	= 405.65 SQM
TOTAL PLINE AREA	=2839.55 SQM

BLOCK C - RESIDENTIAL	
FIRST FLOOR	= 405.65 SQM.
SECOND FLOOR	= 405.65 SQM.
THIRD FLOOR	= 405.65 SQM.
FOURTH FLOOR	= 405.65 SQM.
FOFTH FLOOR	= 405.65 SQM
SIXTH FLOOR	= 405.65 SQM
SEVENTH FLOOR	= 405.65 SQM
TOTAL PLINE AREA	=2839.55 SQM

TOTAL PLINE AREA FOR A/B/C BLOCK = 8975.59 SQM.

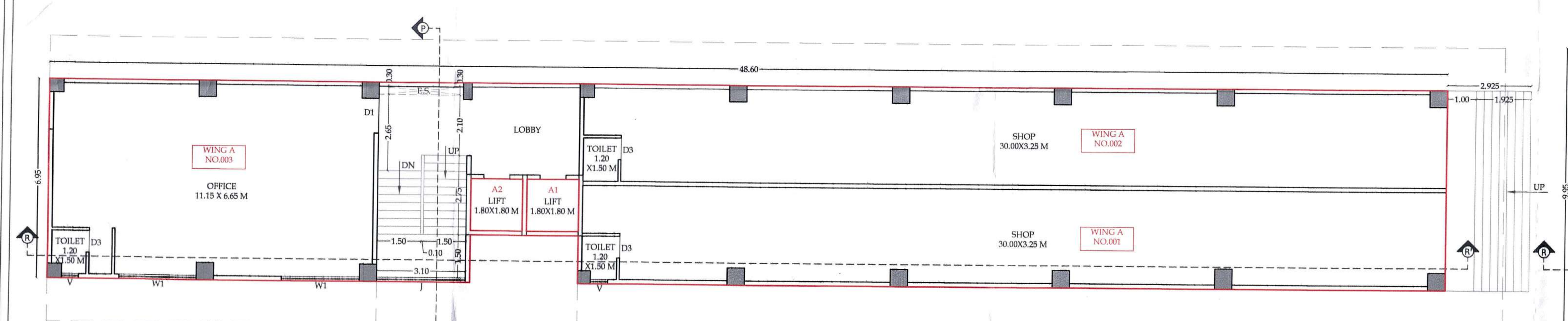
FSI CONSUMED = 2.80

LEGEND

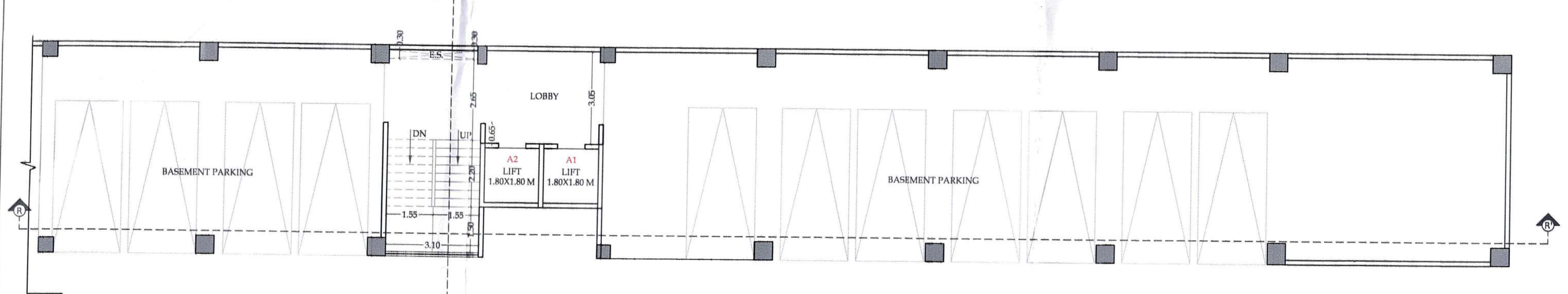
PLOT BOUNDARY SHOWN IN
PROPOSED B/UP AREA SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN

OPENING SCHEDULE

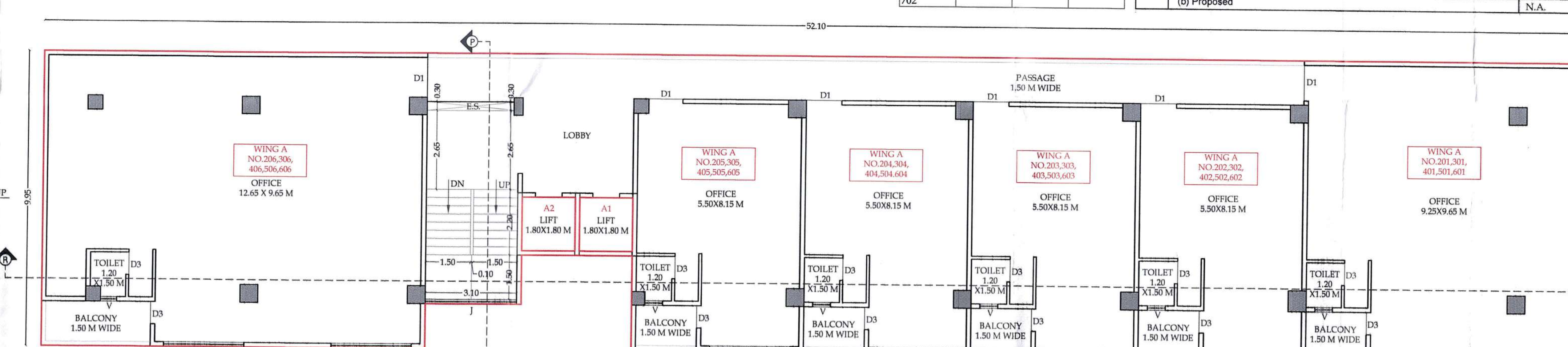
D1	- 1.20 x 2.25	PLYWOOD FRAME
D2	- 0.90 x 2.25	PLYWOOD FRAME
D3	- 0.75 x 2.25	GRANITE FRAME
SFD1	- 4.00 x 2.25	ALUMINIUM FRAME
SFD2	- 1.50 x 2.25	ALUMINIUM FRAME
W1	- 2.70 x 1.35	ALUMINIUM WINDOWS
W2	- 1.50 x 1.35	ALUMINIUM WINDOWS
W3	- 1.50 x 1.05	ALUMINIUM WINDOWS
V	- 0.75 x 0.90	M/S FRAME VENTILATOR



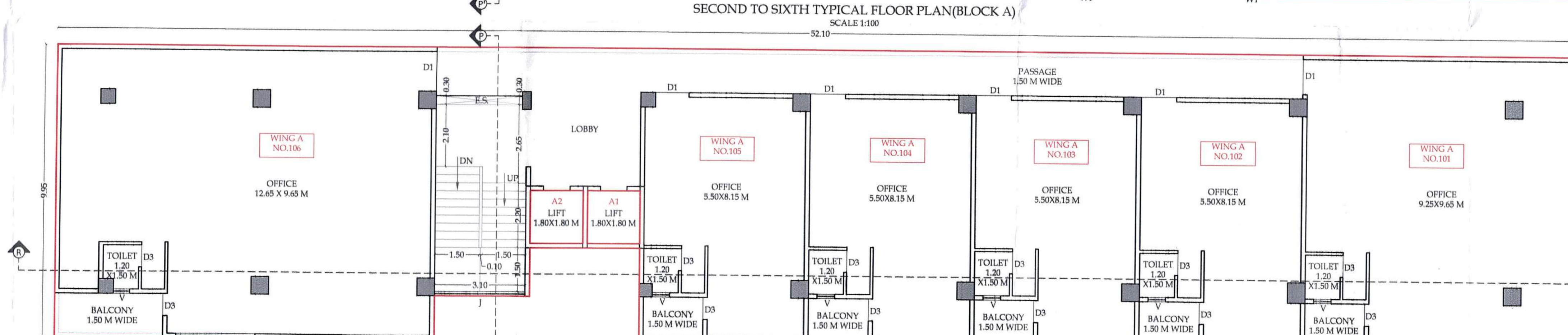
GROUND FLOOR PLAN
BLOCK A
SCALE 1:100



BASEMENT FLOOR PLAN
BLOCK A
SCALE 1:100



SECOND TO SIXTH TYPICAL FLOOR PLAN(BLOCK A)
SCALE 1:100



FIRST FLOOR PLAN
BLOCK A
SCALE 1:100

REVISED RESIDENTIAL APARTMENTS AND COMMERCIAL COMPLEX AT GUT NO. 22/P SHAHNOORWADI, DIST. AURANGABAD

FOR : MR. GOPAL B. AJMERA

SIGNATURE OF OWNER

MR. GOPAL B. AJMERA

Drawn by :- Divya
Scale :- 1:100 / 200 / 50
Date :- 31/10/2021

ARCHITECT

MANOJ KALA & ASSOCIATES
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