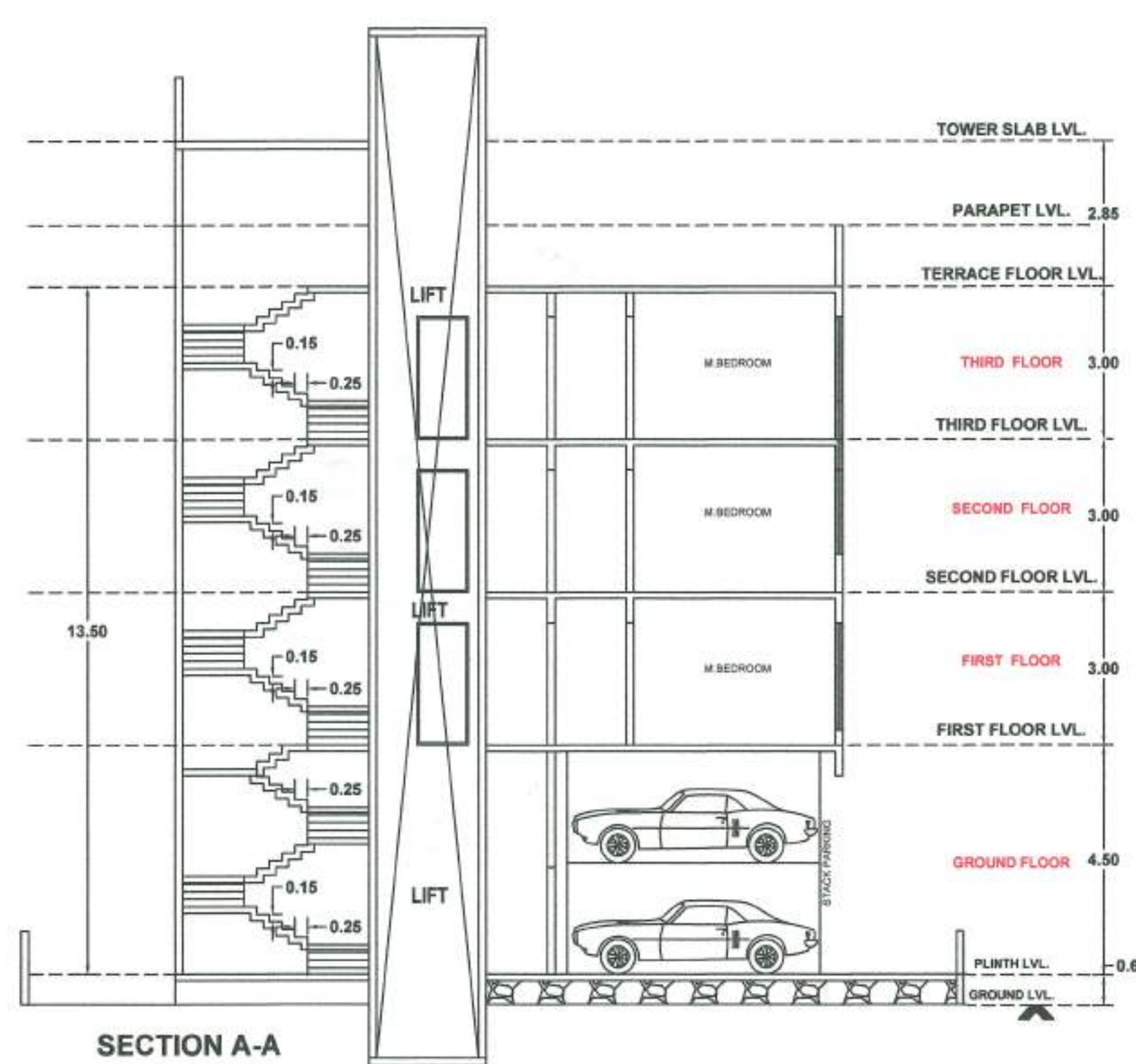
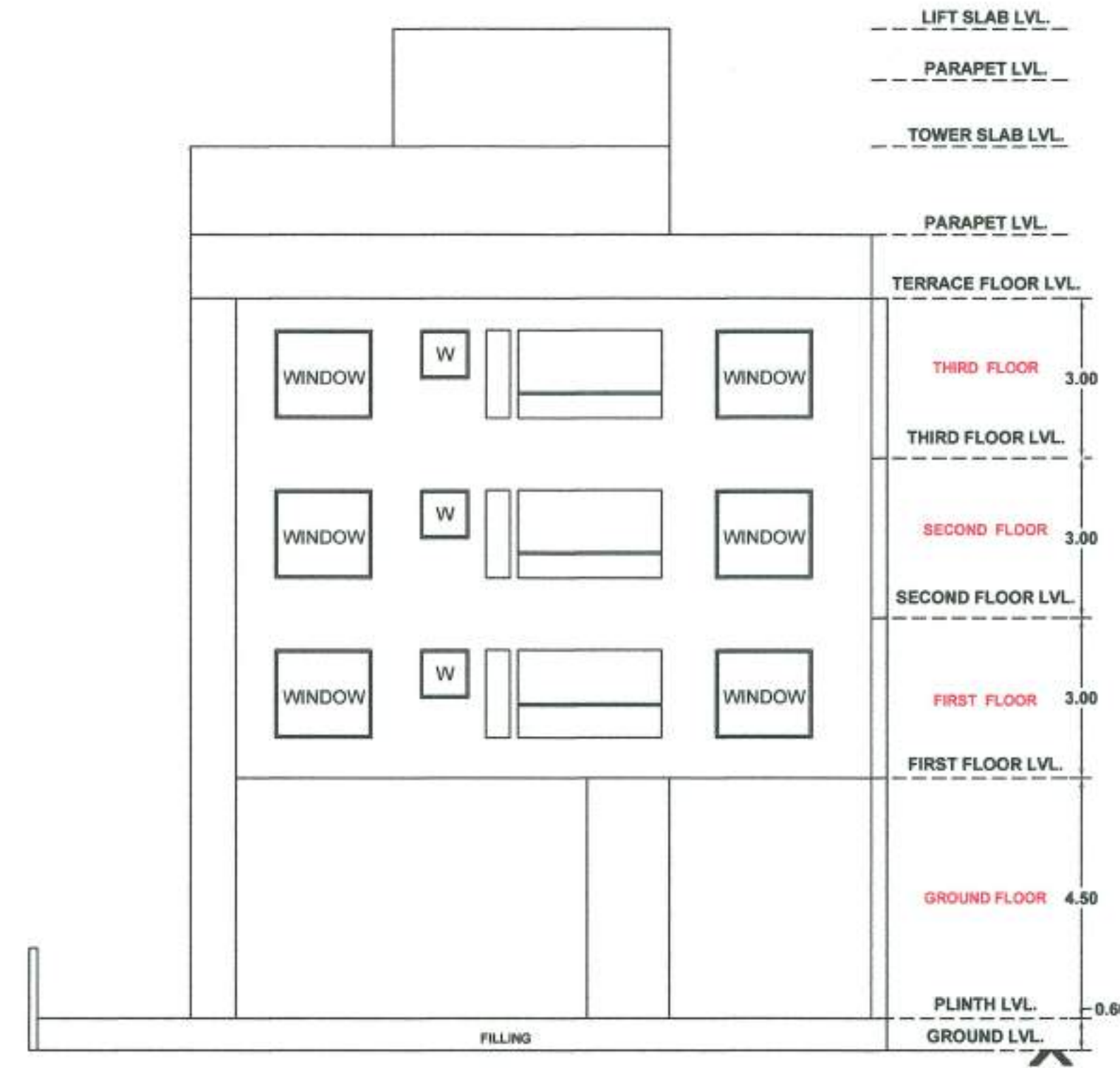
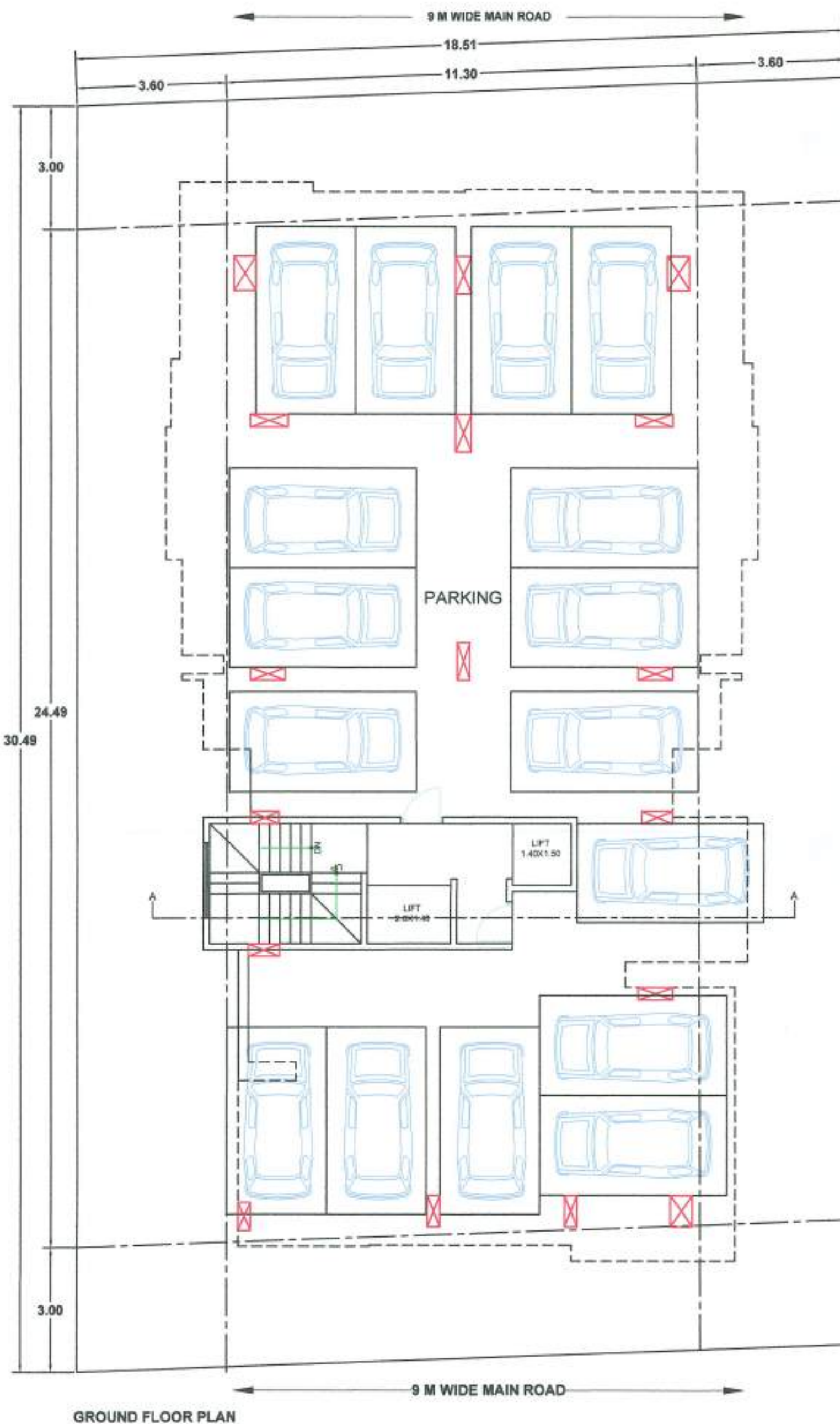




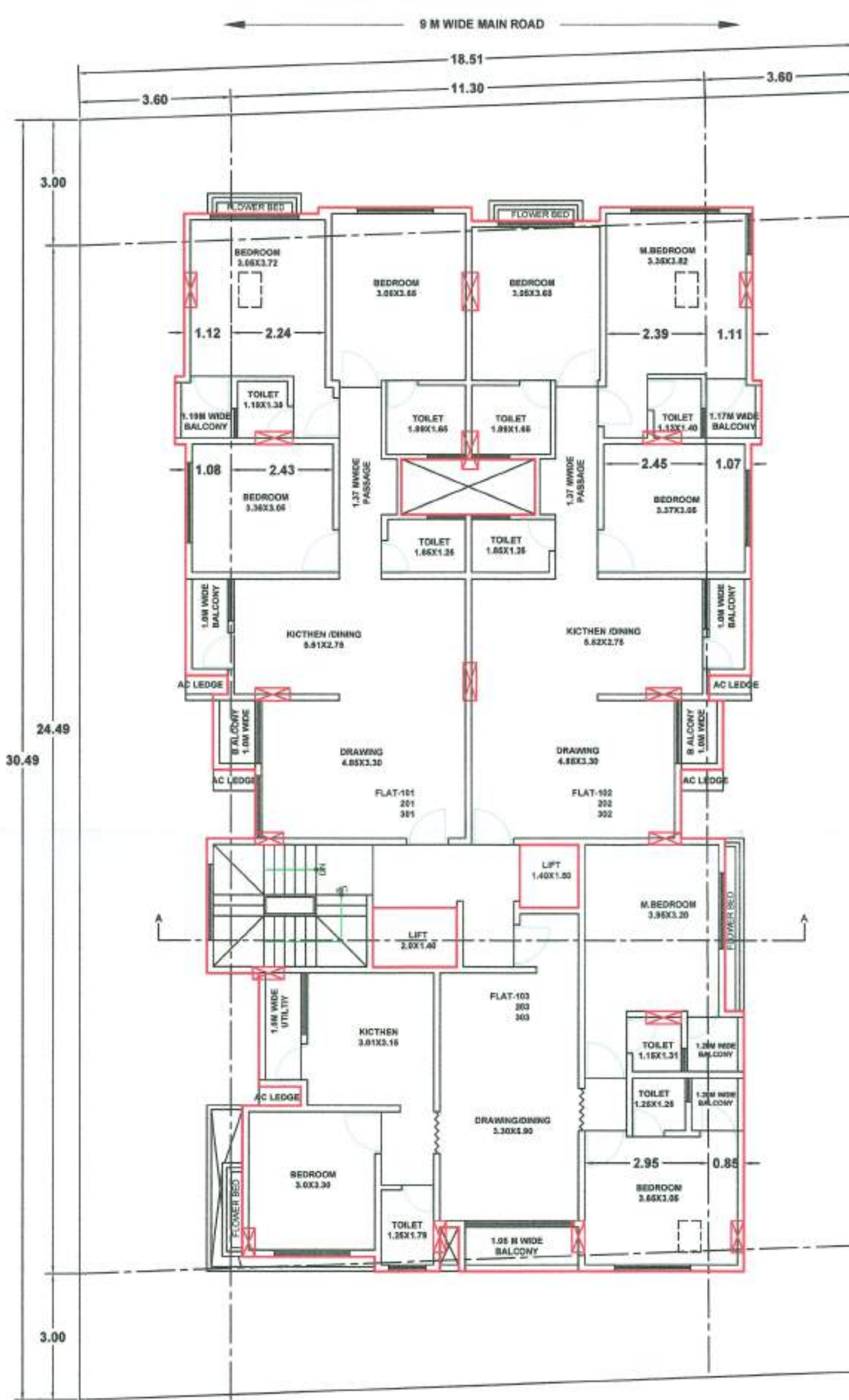
SECTION A-A



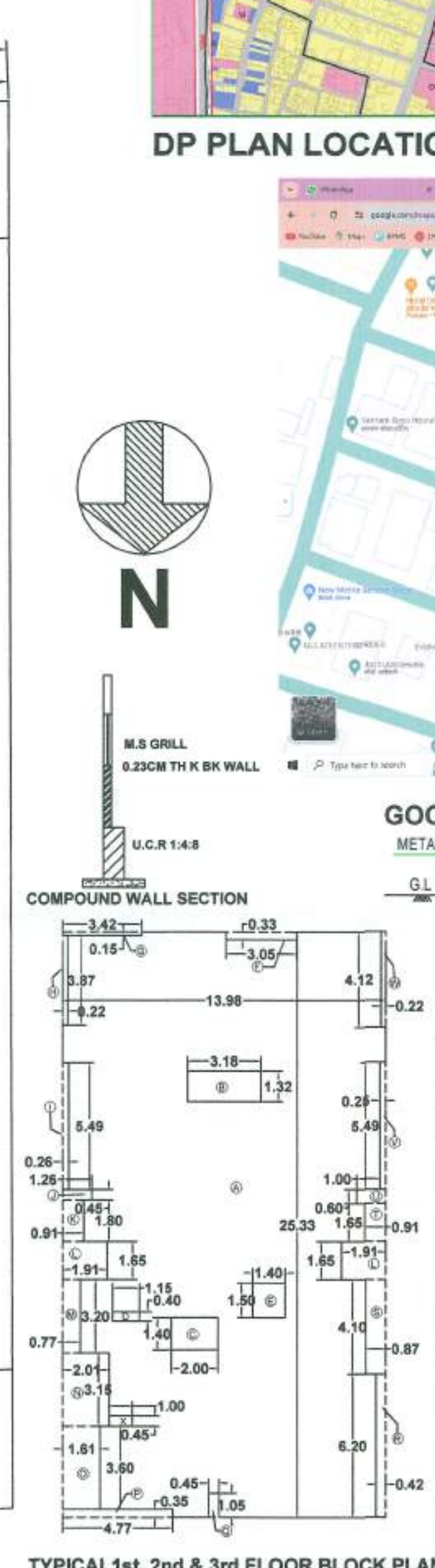
FRONT SIDE ELEVATION



GROUND FLOOR PLAN

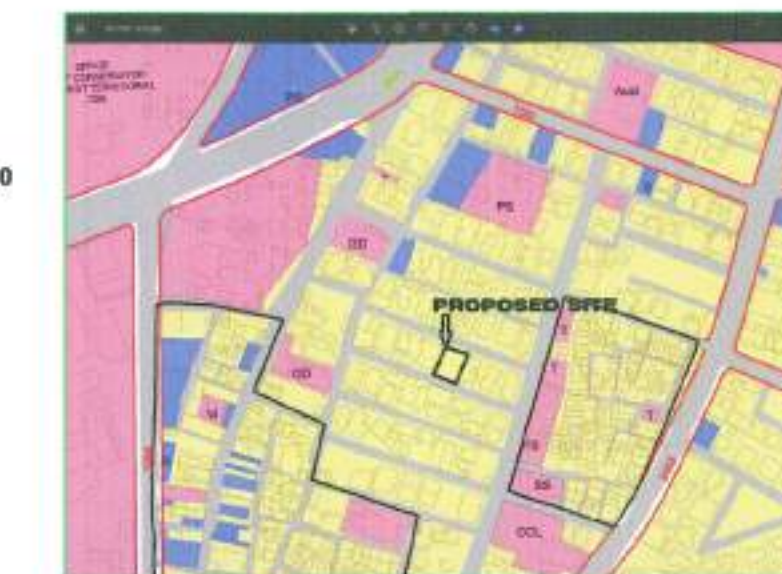


TYPICAL 1ST, 2ND & 3RD FLOOR PLAN

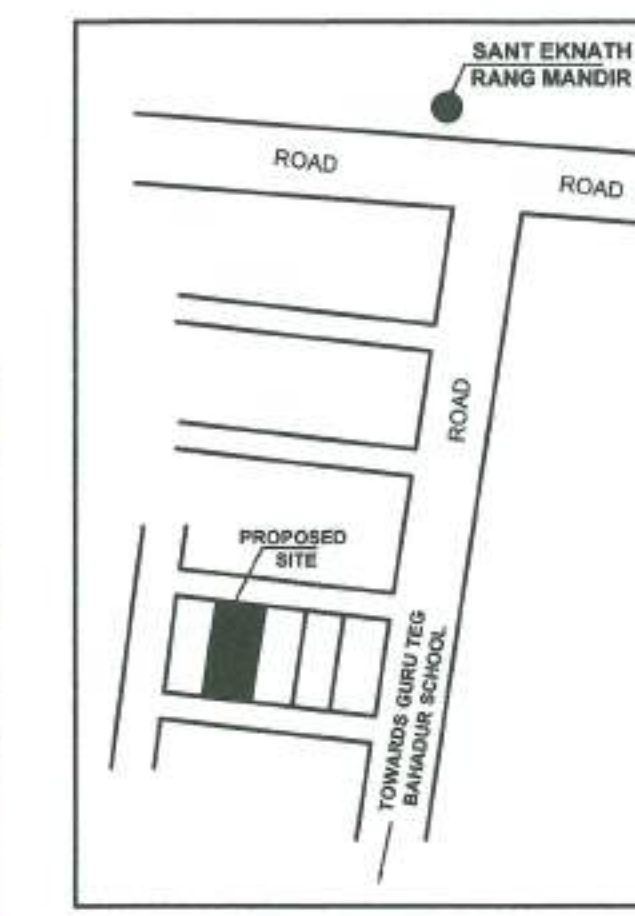


TYPICAL 1st, 2nd & 3rd FLOOR BLOCK PLAN

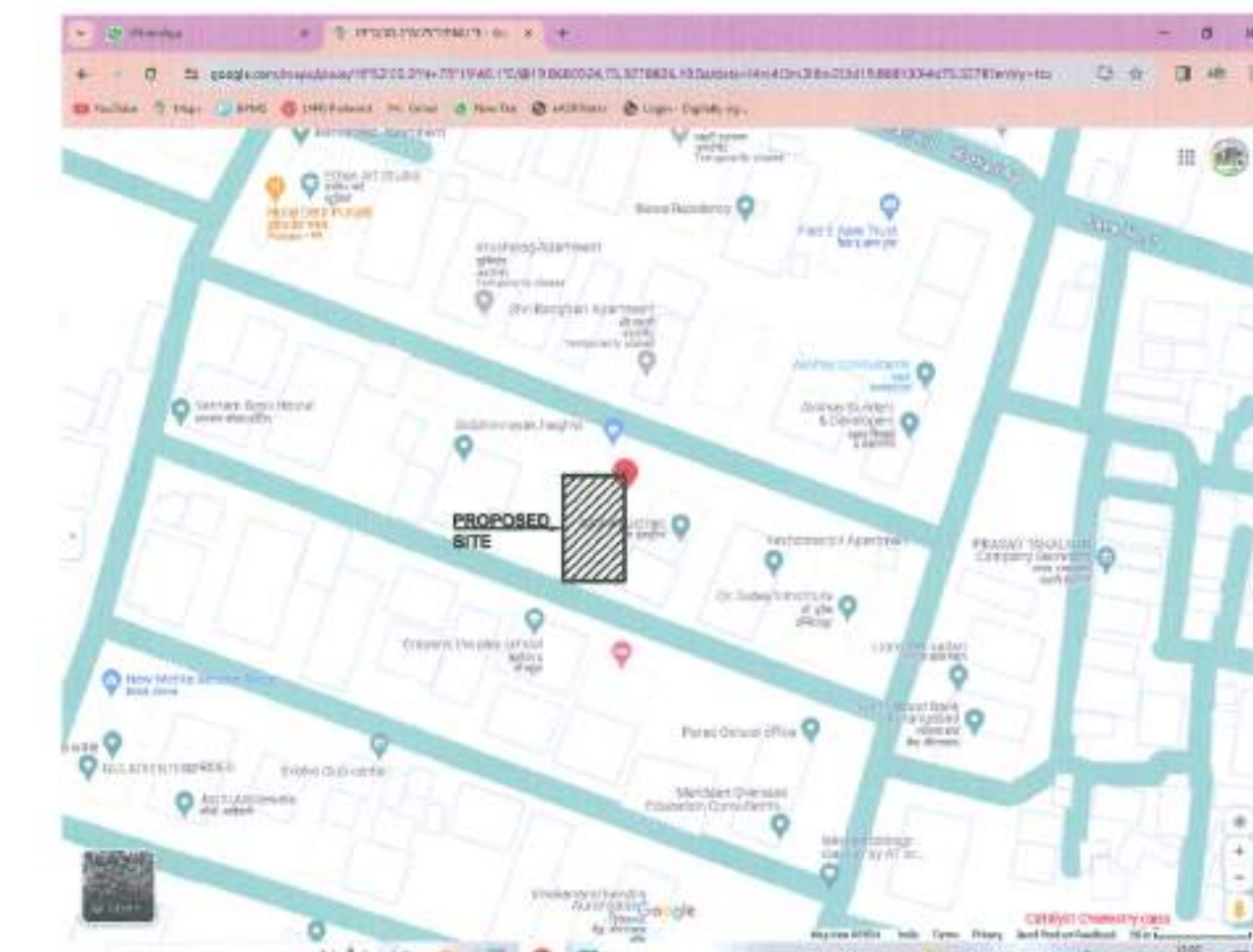
PARKING STATEMENT										
TABLE NO 8B	NO. OF TENEMENT	REQUIRED		5% VISITOR PARKING		TOTAL		MULTIPLYING FACTOR = 0.7		PROPOSED PARKING
		A	B	C	D	E	F	G	H	
		(% OF A)	(% OF B)	(% OF C)	(% OF D)	(% OF E)	(% OF F)	(% OF G)	(% OF H)	
RESIDENTIAL	9	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF SC
For every tenement having carpet area equal to or above 80 sq.m but less than 120 sq.m	82.00 SQ.MT	09	09	00	00	09	09	06	06	06
TOTAL										16



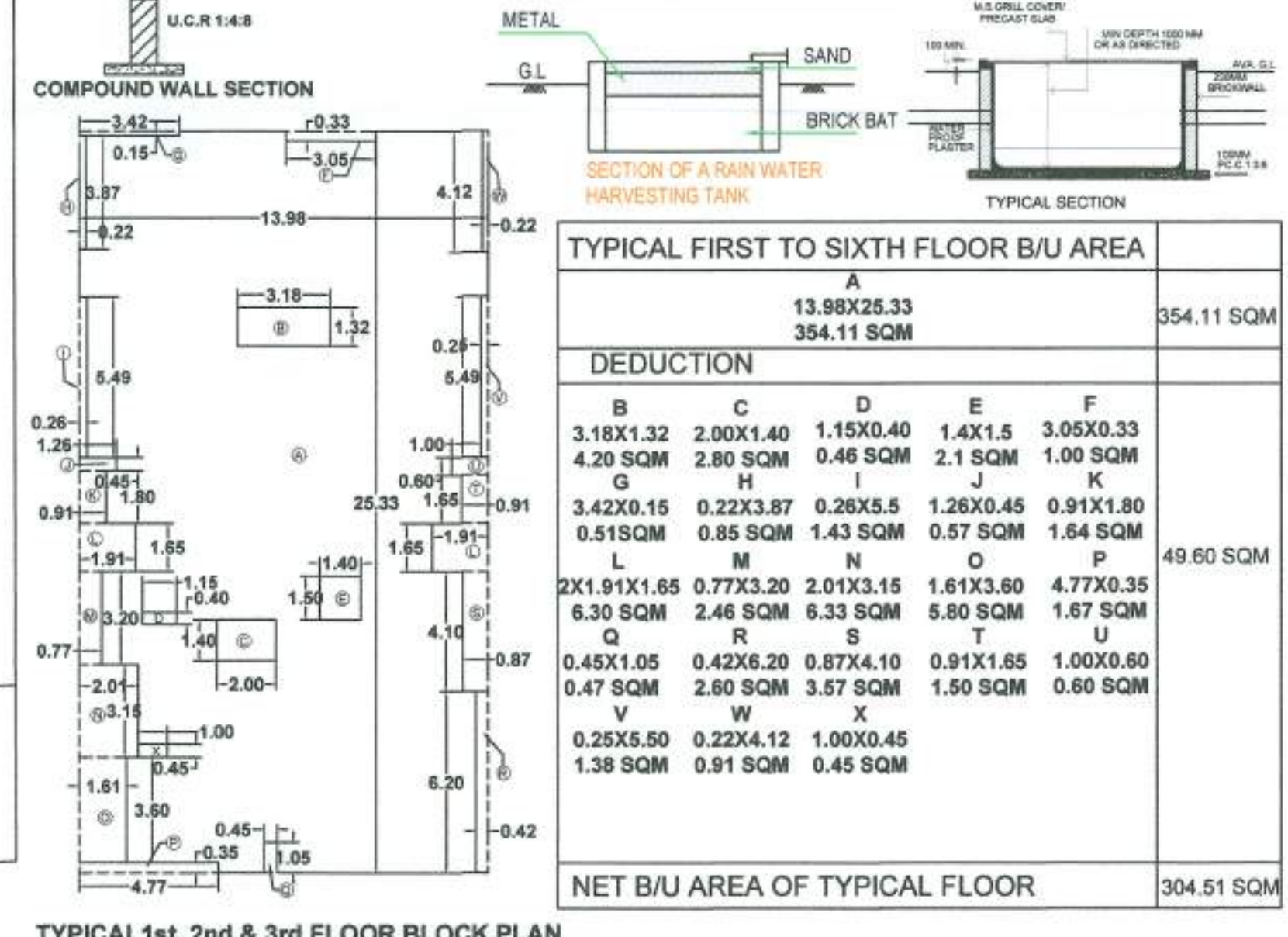
DP PLAN LOCATION MAP



LAYOUT PLAN



GOOGLE LOCATION MAP



TYPICAL FIRST TO SIXTH FLOOR B/U AREA

DEDUCTION		TYPICAL FIRST TO SIXTH FLOOR B/U AREA	
A	13.98X25.33		354.11 SQM
B	3.18X1.32		4.20 SQM
C	2.00X1.40		2.80 SQM
D	1.15X0.40		0.46 SQM
E	1.4X1.5		2.1 SQM
F	3.05X0.33		1.00 SQM
G	3.42X0.15		0.51 SQM
H	0.22X3.87		0.85 SQM
I	0.26X5.5		1.43 SQM
J	1.26X0.45		0.57 SQM
K	0.91X1.80		1.64 SQM
L	2.1X1.91X1.65		6.33 SQM
M	0.77X3.20		2.46 SQM
N	2.01X3.15		6.33 SQM
O	1.61X3.60		5.80 SQM
P	4.77X0.35		1.67 SQM
Q	0.45X1.05		0.47 SQM
R	0.42X6.20		2.60 SQM
S	0.87X4.10		3.57 SQM
T	0.91X1.65		1.50 SQM
U	1.00X0.60		0.60 SQM
V	0.25X5.50		1.38 SQM
W	0.22X4.12		0.91 SQM
X	1.00X0.45		0.45 SQM
NET B/U AREA OF TYPICAL FLOOR			304.51 SQM

FOR OFFICE USE.

Approved as amended
In Colour Subject to
the Conditions mentioned in
this office providing No. 03... per 4-25
Date: 17/06/2024

ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhaji Nagar
O.C. Signed By D.D.T.P.

AREA STATEMENT

1) TOTAL PLOT AREA	559.40 SQMT.
3) FIRST FLOOR B/U AREA	304.51 SQM
4) SECOND FLOOR B/U AREA	304.51 SQM
5) THIRD FLOOR B/U AREA	304.51 SQM
9) TOTAL B/U AREA	913.53 SQM
10) F.S.I. CONSUMED	1.63
11) BASIC FSI AVAILABLE (1.1X559.40)	615.34 SQ.MT
14) ANCILLARY AREA	298.19 SQ.MT

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	559.40 SQMT
(a) As per ownership document (7/12, CTS extract)	559.40 SQMT
(b) as per measurement sheet	559.40 SQMT
(c) as per site	559.40 SQMT
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	-
(b) Any D.P. Reservation area (Total a+b)	-
3. Balance area of plot (1-2)	
4. Amenity Space (If applicable)	
(a) Required -	
(b) Adjustment of 3(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	559.40 SQMT.
6. Recreational Open space (if applicable)	
(a) Required -	
(b) Proposed -	
7. Internal Road area	
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (SF No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)	615.34 SQM.
10. Addition of FSI on payment of premium (Maximum permissible premium FSI - based on road width / TOD Zone)	
(a) Maximum permissible premium FSI - based on road width / TOD Zone	
(b) Proposed FSI on payment of premium	
11. In-situ FSI / TOD loading	
(a) In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any	-
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and for (c))	-
(c) TOD area	-
(d) Total in-situ / TOD loading proposed (11 (a)+(b)+(c))	-
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	615.34 SQM.
(a) 9 + 10(b)+(11(d)) or 12 whichever is applicable	
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	298.19 SQM.
(c) Total entitlement (a+b)	913.53 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	913.53 SQ.MT
(b) Proposed Built-up Area (as per 'P-line')	913.53 SQ.MT
(c) Total (a+b)	
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.63
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.6)	
(b) Proposed	

Certificate of Area:
Certified that the plot under reference was surveyed by me on... and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tally with the area stated in document of Ownership/ T.P. Scheme Record Land Record 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

PROPOSED PLAN OF RESIDENTIAL BUILDING
C.T.S. NO. 17186 AND 17187 BOTH SITUATED AT OSMANPURA
CHH.SAMBHAJINAGAR.

FOR:-
OWNER:-
M/s SUMERU REALITIES THROUGH ITS PARTNERS,
1) MR. PAWANKUMAR MUGDIYA
2) MR. PRITAM KATARIYA

APPLICANT SIGN-		REFERENCE	
1) <i>[Signature]</i>		PLOT BOUNDARY	☐
2) <i>[Signature]</i>		PROPOSED B/U	☐
		EXISTING B/U	☐
		DRAINAGE LINE	☐
AR. SAJJAD LODHI (1 and 2nd floor, above City Bunkers, Near Police Commissioner Office, M.B. Corner Signal, Aurangabad - 431001)	REGISTRATION NO- CA/05/37094	ARCHITECT'S SIGN <i>[Signature]</i>	
DRAWING No.	DRAW BY	CHECKED BY	
NORTH	TAUSIF AHMED	AR. SAJJAD LODHI	
SCALE: 1:100, 1:200	DATE: 24-02-2024	SIR	