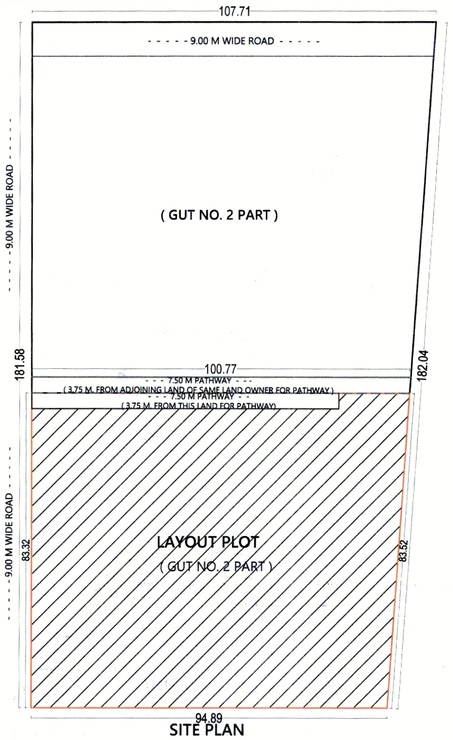
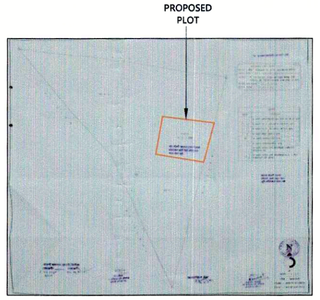
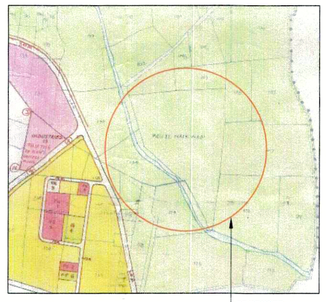


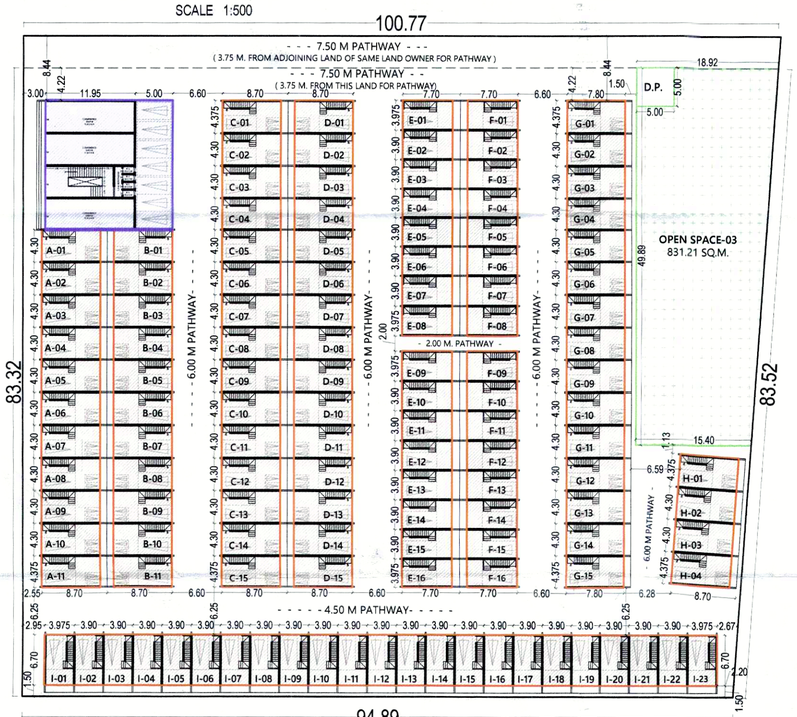
SITE PLAN
SCALE 1:500



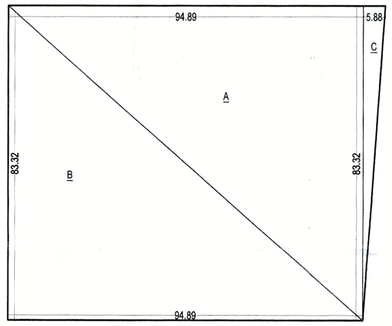
SITE PLAN
SCALE N.T.S.



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



LAYOUT PLAN
SCALE 1:100



BLOCK PLAN
SCALE 1:500

AREA STATEMENT

CORNER ROW HOUSE-1 BHK

SR.NO.	ROW HOUSE NO	FLOOR	IND. PLINE AREA	ALL ROW HOUSE NO	TOTAL PLINE AREA
1	E-01, E-08, E-09, E-16, F-01, F-08, F-09, F-16, I-01, I-23	FIRST FLOOR	26.67	10	479.80
2		SECOND FLOOR	21.31		
3		TOTAL	47.98		

MIDDLE ROW HOUSE-1 BHK

SR.NO.	ROW HOUSE NO	FLOOR	IND. PLINE AREA	ALL ROW HOUSE NO	TOTAL PLINE AREA
1	E-02 TO E-07, E-10 TO E-15, F-02 TO F-07, F-10 TO F-15, I-02 TO I-22	FIRST FLOOR	26.13	45	2117.25
2		SECOND FLOOR	20.92		
3		TOTAL	47.05		

CORNER ROW HOUSE-2 BHK

SR.NO.	ROW HOUSE NO	FLOOR	IND. PLINE AREA	ALL ROW HOUSE NO	TOTAL PLINE AREA
1	A-11, B-11, C-01, C-15 D-01, D-15, G-01, G-15, H-01, H-04	FIRST FLOOR	34.16	10	683.20
2		SECOND FLOOR	34.16		
3		TOTAL	68.32		

MIDDLE ROW HOUSE-2 BHK

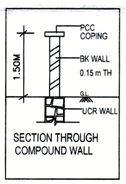
SR.NO.	ROW HOUSE NO	FLOOR	IND. PLINE AREA	ALL ROW HOUSE NO	TOTAL PLINE AREA
1	A-01 TO A-10, B-01 TO B-10, C-02 TO C-14, D-02 TO D-14, G-02 TO G-14, H-02, H-03	FIRST FLOOR	33.54	61	4091.88
2		SECOND FLOOR	33.54		
3		TOTAL	67.08		

AREA STATEMENT OF EWS & LIG UNITS

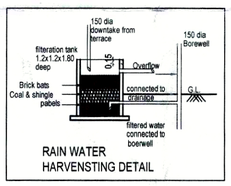
SR.NO.	LIG/EWS	TYPE	UNIT TYPE	R.H. NO'S.	PLINE AREA ONE UNIT	CARPET AREA ONE UNIT	LIG/EWS REQUIRED PERCENT	LIG/EWS PROPOSED PERCENT	TOTAL PLINE AREA
1	LIG	2 BHK-CORNER	ROW HOUSE	10	68.32	49.95	60%	56%	683.20
2		2 BHK-MIDDLE	ROW HOUSE	61	67.08	49.95			4091.88
3		TOTAL NO. OF 2 BHK ROW HOUSE		71					
4	EWS	1 BHK-CORNER	ROW HOUSE	10	47.98	28.99	40%	44%	479.80
5		1 BHK-MIDDLE	ROW HOUSE	45	47.05	28.99			2117.25
6		TOTAL NO. OF 1 BHK ROW HOUSE		55					
7		NET TOTAL (71 + 55)		126			100%	100%	7372.13
8		AMENITY	CONV. SHOP	6	487.67	355.95			487.67

PLOT AREA CALCULATION

BLOCK		LENGTH	HEIGHT	NOS.	AREA
A	0.50	94.89	83.32	1	3953.12
B	0.50	94.89	83.32	1	3953.12
C	0.50	5.88	83.32	1	244.96
TOTAL AREA					8151.20



SECTION THROUGH COMPOUND WALL



RAIN WATER HARVENSTING DETAIL

Table No.-8B - Parking Requirements

SR NO	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYIN G FACTOR	REQUIRED PARKING (NON CONGESTED) CARS	REQUIRED PARKING (NON CONGESTED) SCOOTER	PROVIDED PARKING CARS	PROVIDED PARKING SCOOTER	REMARKS
1	**Residential** (i) Multi- Family residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	71	0.7	27	131	71	142	Additional 5% Visitors area Added
		For every two tenements with each tenement having carpet area less than 30 Sq.m.	55	0.7	0	110	55	110	Additional 5% Visitors area Added
2	**Mercantile** (Markets, Departmental stores, Shops and other Commercials users),	For every 100 sq.m. carpet area or fraction thereof	355.95	0.7	5	15	5	15	Visitors Area Not required
3	TOTAL				32	256	131	267	

POTENTIAL AREA STATEMENT

	Width of Front Road (m)	9.00
1	**Area of plot (Minimum area of a, b, c to be considered)**	
(a)	As per ownership document (As per 7/12)	8100.00
(b)	as per measurement sheet	8100.00
(c)	as per site	8151.20
(d)	Minimum of above	8100.00
2	**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
(c)	(Total a+b)	0.00
3	**Balance area of plot** (1-2)	8100.00
4	**Amenity Space** (if applicable)	
(a)	Required Amenity Space	405.00
(b)	**Amenity Area Proposed (Plot)**	0.00
(c)	Proposed Amenity (To be provided in Construction form of Convenience shops as per defination no 7 of Amenity Space in UDCPR)	487.67
(d)	**Total Amenity Space**	487.67
5	**Net Plot Area** (3-4f)	7612.33
6	**Recreational Open space** (if applicable)	
(a)	Required - (10% x 5)	810.00
(b)	**Proposed -**	831.21
(c)	**Proposed Electric D.P. area**	25.00
7	**Internal Road area**	0.00
8	**Plotable area** (In case of Layout)	0.00
9	**Built up area with reference to Basic F.S.I. as per front road width** (Sr. No. 5 x 1.1)	8373.56
10	**Addition of FSI on payment of premium**	
(a)	Maximum permissible premium FSI (50% of 1d)	4050.00
(b)	**Proposed FSI on payment of premium**	0.00
11	**In-situ FSI / TDR loading**	
(a)	Max. Permissible TDR Loading (As per Road Width)	0.40
(b)	**Max. permissible TDR Area (1d x 11a)**	3240.00
(c)	In-situ area against D.P.road if any (2c x 2)	0.00
(d)	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	0.00
(e)	TDR Area May Required after In-Situ FSI (11b-11c-11d)	3240.00
(f)	**Total in-situ / TDR loading proposed**	0.00
(g)	**Total (11c+11f)**	0.00
12	**Additional FSI area under Chapter No. 7**	0.00
13	**Total Entitlement of FSI in the proposal**	
(a)	**Proposed FSI [9 +10(b)+11(f)]**	8373.56
(b)	Proposed Built-up Area Commerical Area Componert (15b)	487.67
(c)	Proposed Built-up Area Residential Area Component (13a-13b)	7885.89
(d)	Ancillary Area FSI upto 80% For **Commercial area** (13b x 80%)	0.00
(e)	Ancillary Area FSI upto 60% For **Residential area** (13c x 60%)	0.00
(f)	**Total Ancillary Area Entitlement (d+e)**	0.00
(g)	**Total Built up Area Entitlement (a+f)**	8373.56
14	**Maximum utilization limit of F.S.I. (Building Potential)** Permissible As per Road width	2.00
15	**Total Built-up Area in proposal.**	
(a)	Existing Built-up Area	0.00
(b)	Proposed Built-up Area Commercial Area (Convenience shop)	487.67
(c)	Proposed Built-up Area Residential Area	7372.13
(d)	**Consumed Built-up Area**	7859.80
16	**F.S.I. Consumed (15e/3)**	0.970
17	**Area for Inclusive Housing, if any**	0.00
(a)	Required (20% of Sr.No.9)	0.00
(b)	Proposed	0.00

अर्जदार यांची प्रत

OFFICE USE ONLY | 01 / 04

Approved as ammended
In.....Colour Subject to
the Conditions mentioned in
this office Building Permit No.....2024-25
Date : 09/05/2024

DY.ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

O.C. Signed By D.D.T.P.

[illegible] च निर्देश]
या बांधकाम परवानगीनुसार बांधकाम सुरु
कैल्यानंतर ज्योत्स्नाजीव (Plinth Level) चे
बांधकाम पूर्ण झाल्यानंतर / वापरायच्या /
व्यवसायीक अधिकार [illegible] यांचे
मार्फत उपलब्ध [illegible] त्र त्या
कार्यालयास कुर पाच [illegible] तसेच
पूर्तता [illegible] आपण
त्या पूर्व [illegible] समजून
कार्यवाही [illegible]

मारत बांधकाम सामिश्र
व माती म.न.पा.च्या
रस्त्याबद्दल देवू नये

REFERENCE

Plot Boundary Shown Thus —

Proposed P- Line Shown Thus —

NORTH

NORTH EAST WEST SOUTH

TITLE

PROPOSED PLAN OF GROUP HOUSING SCHEME ON LAND BEARING GUT NO. 02 (PART), SITUATED AT NANAKWADI, TALUKA & DISTRICT CHHATRAPATI SAMBHAJINAGAR.

FOR :- **M/S. M.S.M. INFRA Through its Partners,**
1) SHRI. VIJAY RAMDAS SAKKARWAR
2) SHRI. BALAJI CHANDRABHAN PATIL.

CERTIFICATE OF AREA :
Certified that the plot under reference was surveyed by me and the dimension of sides etc. of plot stated on plan are as measured on site the area so worked out tallies with the area state in document of owner ship/ t.p. scheme records / land record department / city survey record

OWNERS DECLARATION
I / we undersign hereby confirm that i / we would abide by plan sanction by aurangabad municipal corporation I / We would execute structure as per sanctioned plan 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 .

ARCHITECT'S SIGN. | OWNER'S SIGN.

For AKW ASSOCIATES
Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

1)

2)

ARCHITECTS

AKW ASSOCIATES.
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS,
CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
AUSEKAR SAMEER. KALE MANISH. WADEKAR MILIND.

NISHIGANDH - C, RANA NAGAR,
OPP. HOTEL ATITHI, OFF JALNA
ROAD, CHHATRAPATI SAMBHAJINAGAR.
PH. NOS . 0240 - 2451616, 2453070.
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OFFICE NO. 103, FIRST FLOOR,
VASANTANAND CHAMBERS,
ABOVE PUNJAB & SIND BANK,
OPP. EKNATH RANG MANDIR, NEW USMANPURA,
CHHATRAPATI SAMBHAJINAGAR.
PH. NOS. 0240 - 2325367, 2348634.
email : kale.manish@gmail.com

SCALE	DATE	DRG. NO.	JOB NO.	DRAWN BY
1:100 , 1:500	30.01.2024	01 / 04	G-2302	DATTA G.

SITE LAYOUT