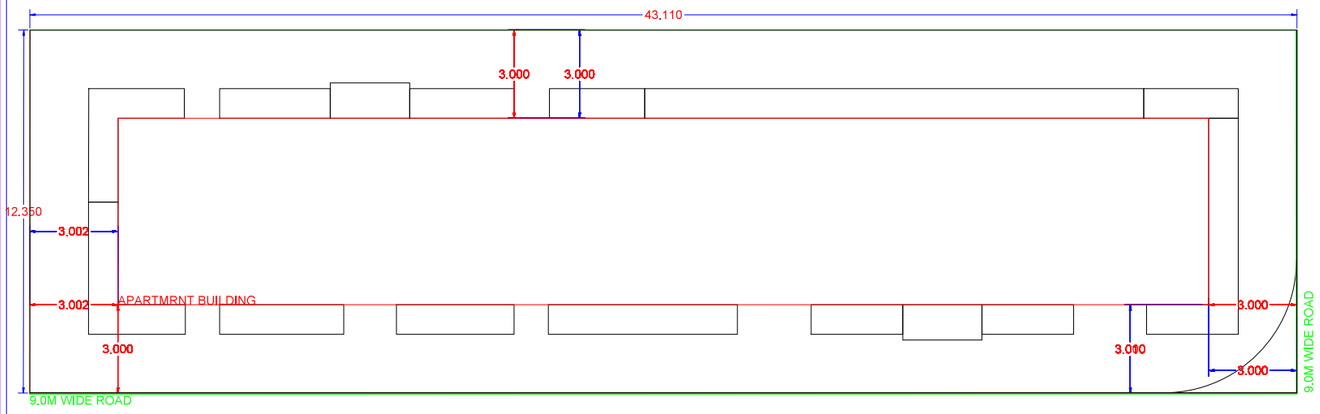
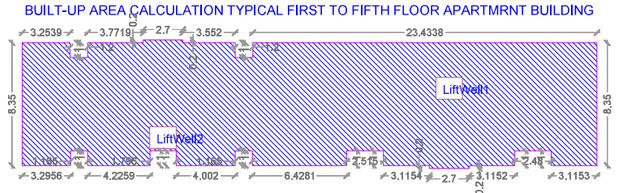
APARTMRNT BUILDING															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
APARTMRNT BUILDING	TYPICAL FIRST TO FIFTH FLOOR	0.00	1580.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.00	0.00	0.00	0.00	1553.80
APARTMRNT BUILDING	GROUND PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
APARTMRNT BUILDING	TOTAL	0.00	1580.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.00	0.00	0.00	0.00	1553.80

SHEET NO.01/02



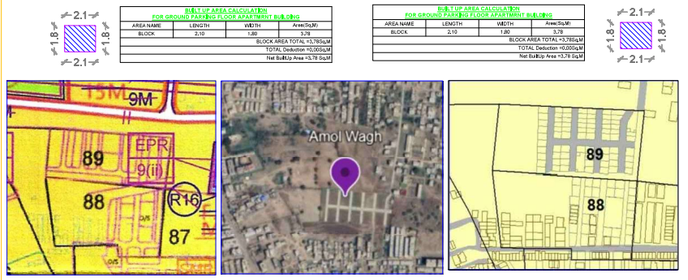
FSI DETAILS									
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9,1 Permissible Index	2,00	0,00	0,00	0,00	0,00	0,00	2,00	0,00	0,00
9,2 Existing Consumed Index	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
9,3 Balance Index to be Consumed	2,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
9,4 Total Permissible PLine Area	1064,88	0,00	0,00	0,00	607,39	0,00	1672,27	0,00	0,00
9,5 Proposed P Line Area (Should not exceed 9,4)	1012,32	0,00	0,00	0,00	541,48	0,00	1553,80	0,00	1553,80
9,6 Index Consumed	1,90	0,00	0,00	0,00	0,00	0,00	1,90	0,00	0,00

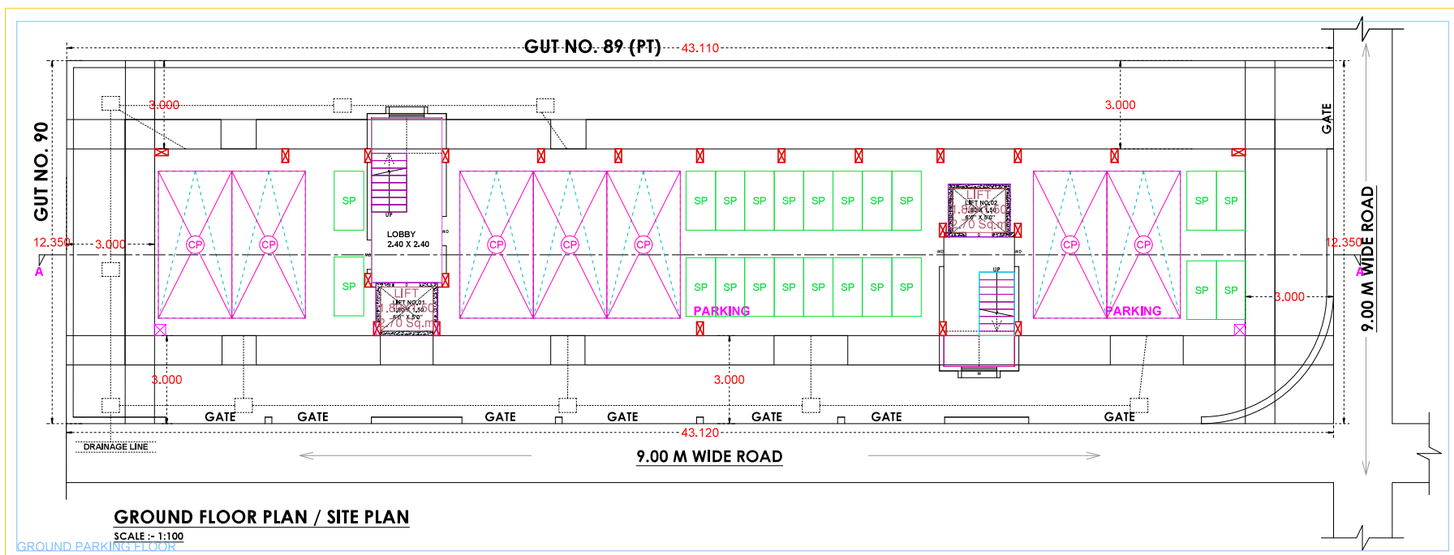
BUILT-UP AREA CALCULATION TYPICAL FIRST TO FIFTH FLOOR APARTMRNT BUILDING



BUILT UP AREA CALCULATION FOR TYPICAL FIRST TO FIFTH FLOOR APARTMRNT BUILDING			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	39.12	8.75	316.16
			BLOCK AREA TOTAL =316.16Sq.M
LiftWell2	-	-	2.70
LiftWell1	-	-	2.70
			TOTAL Deduction =5.40Sq.M
			Net BuiltUp Area =310.76 Sq.M

BUILT-UP AREA CALCULATION GROUND PARKING FLOOR APARTMRNT BUILDING

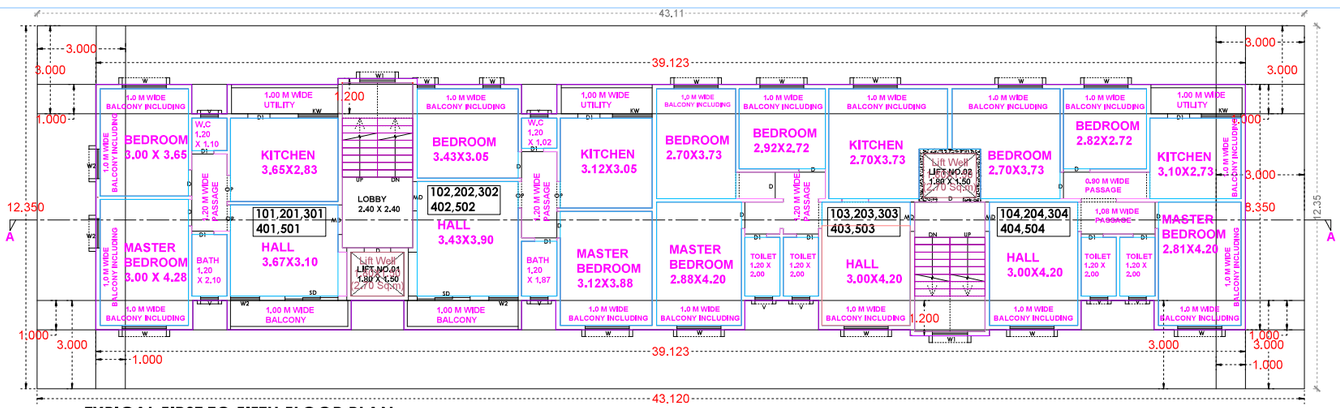




GROUND FLOOR PLAN / SITE PLAN

SCALE :- 1:100

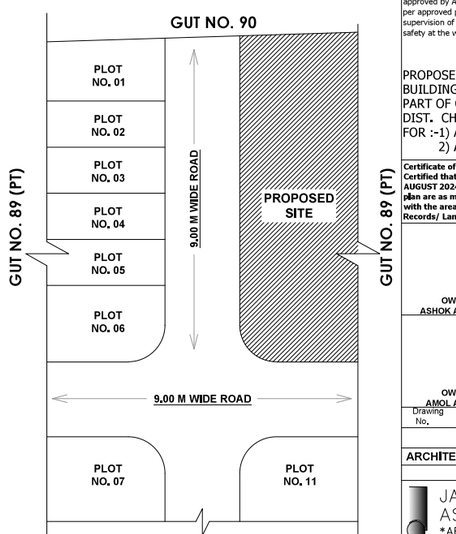
GROUND PARKING FLOOR



TYPICAL FIRST TO FIFTH FLOOR PLAN

SCALE :- 1:100

TYPICAL FIRST TO FIFTH FLOOR APARTMRNT BUILDING



LOCATION PLAN

SCALE :- N.T.S

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.

PROPOSED PLAN OF RESIDANTIAL BUILDINGON PLOT NO.12, 13, 14, 15, 16 & 17, PART OF GUT NO.89, VILLAGE- DEOLAI, TQ, & DIST. CHHATRAPATI SANBHAJI NAGAR.
FOR :-1) ASHOK ANKUSHRAO WAGH.
2) AMOL ASHOK WAGH.

Certificate of Area:
Certified that the plot under reference was surveyed by me on 01 AUGUST 2024 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

OWNER SIGN
ASHOK ANKUSH WAGH

OWNER SIGN
AMOL ASHOK WAGH

ARCHITECT'S SIGN

Drawing No.	Scale	Drawn by	Checked by	Reg. No.of Architect
	1:100	A.R SHAIKH	S.P JAISWAL	

ARCHITECT :- SHAILENDRA P.JAISWAL(B.ARCH)

SUBMISSION DRAWING

JAISWAL & ASSOCIATES
*ARCHITECTURE * INTERIOE DESIGN
UG-3, FURST FLOOR ANAND PLAZA, DOODH DAIRY CHOWK, JALNA ROAD, AURANGABAD . PH -0240-2357232 CELL NO. 9822870160.

Signature valid

Digitally signed by Manoj Harishchandra Garje
Date: 2024.11.11 17:34:40 IST
Reason: Approved Drawing Plan
Designation : Deputy Director of Town Planning
Location: Chhatrapati Sambhajinagar Municipal Corporation
Project Code : DDMCB-2024-0401266
Application Number : DDMCB/0401266
Proposal Number : 1459578
Certificate Number : DDMCB/B/2024/APL/05638

Planning Assistant
Date: 27/10/2024

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	532.44
(a) As per ownership document (7/12, CTS extract)	532.44
(b) as per TILR or City Survey measurement sheet	532.44
(c) as per Demarcated drawing area	532.47
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	532.44
4.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
	0.00
	0.00
5.Balance area of plot (3-4)	532.44
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required =(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	532.44
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7,12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-08-18 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records 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

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of : Owner Ashok Ankushrao Wagh and Amol Ashok Wagh

Postal Address : ,,Kranti Chowk
S,O,Aurangabad,Maharashtra-431005

Phone No. 9422765598

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 89

SITE ADDRESS :
PROPOSED PLAN OF RESIDANTIAL BUILDING ON PLOT NO.12, 13, 14, 15, 16 &17, PART OF GUT NO.89, VILLAGE- DEOLAI, TQ. & DIST. CHHATRAPATI SANBHAJI NAGAR.

Name Of Architect : Shailendra PRABHULAL Jaiswal

LOGO	ADDRESS OF OFFICE
	OFFICE - Plot no 287, 'girdhari', aditya appartment, samarth nagar, aurangabad. 431001

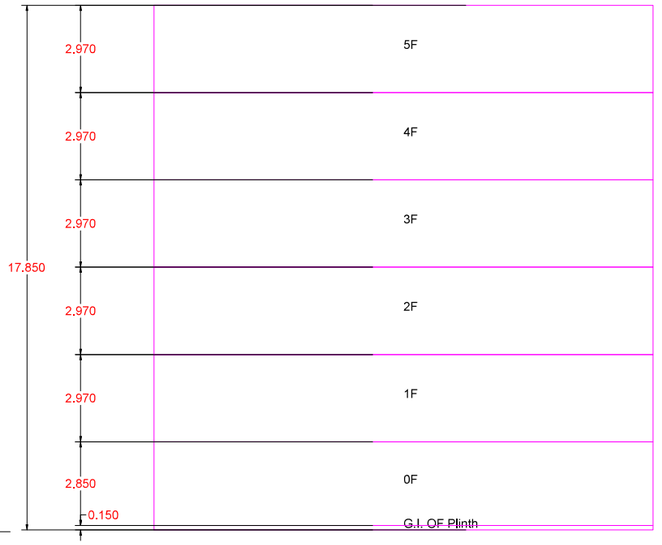
OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature valid
	SCALE - 1:100 / Date: 14/09/24
	JOB NO - DDMCB-24-69628 / CHECK BY - -

SUBMISSION DRAWING

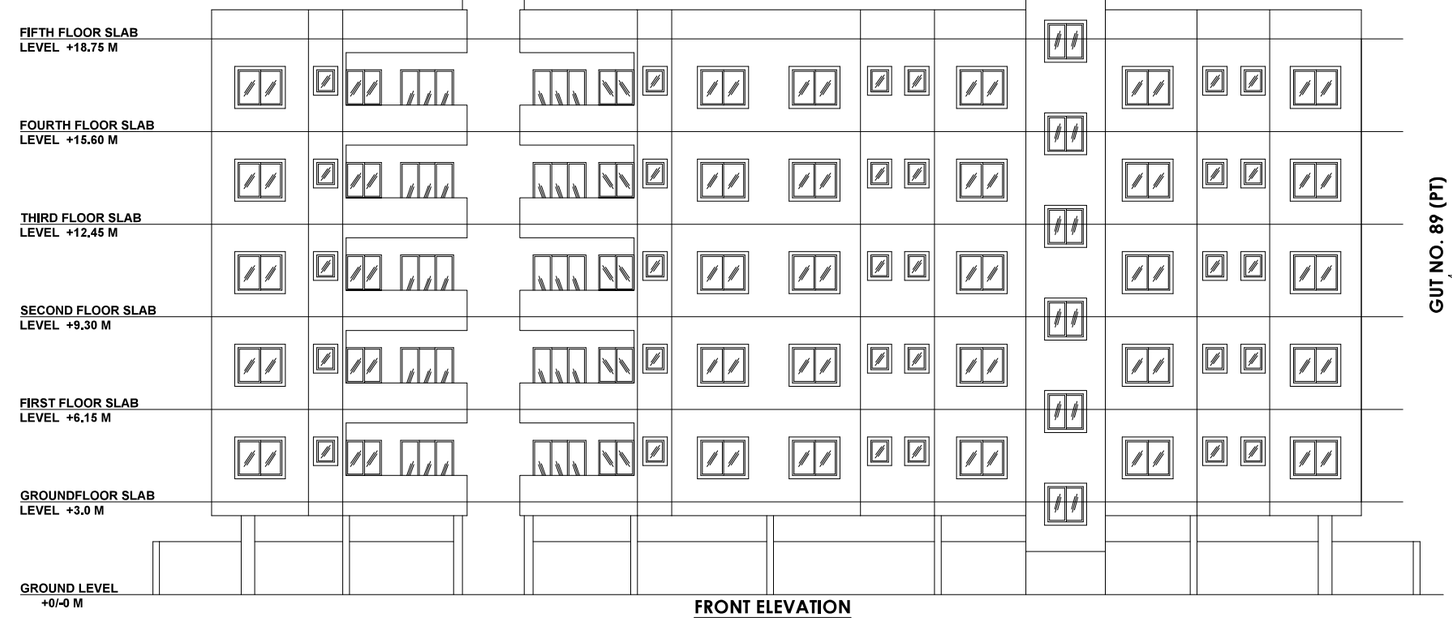
SHEET NO.02/02

SECTION AT -A-A

SCALE :- 1:100

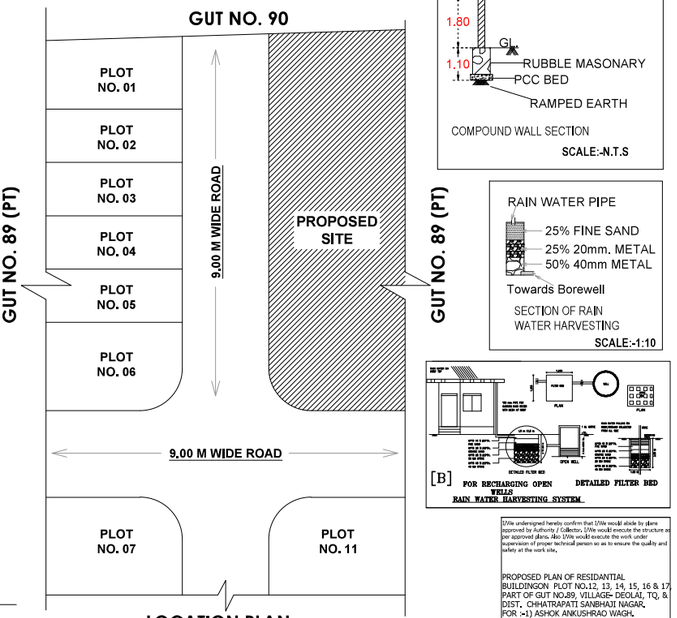


SECTION VIEW - APARTMRNT BUILDING



FRONT ELEVATION

SCALE :- 1:100



LOCATION PLAN

SCALE :- N.T.S

COMPOUND WALL SECTION

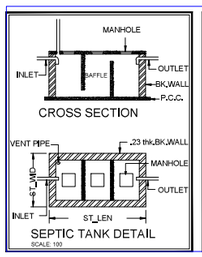
SCALE:-N.T.S

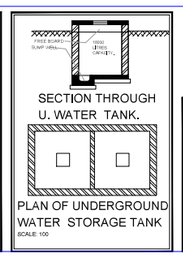
SECTION OF RAIN WATER HARVESTING

SCALE:-1:10

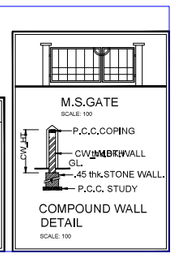
[B] FOR RECHARGING OPEN WELLS — DETAILED FILTER BED

RAIN WATER HARVESTING SYSTEM





WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED
20 TENEMENT = 100 PERSON X 35.00 .Ltr
3500.00Ltr
3500.00 Ltr. X 1.50=5250.00 Ltr
PROPOSED=O.H.W.T = 0.00 .Ltr
UGR Prop 0.00



Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
APARTMENT BUILDING	TYPICAL FIRST TO FIFTH FLOOR	101,201,301,401,501	5	53.52	0.00	0.00	0.00	53.52
APARTMENT BUILDING	TYPICAL FIRST TO FIFTH FLOOR	102,202,302,402,50 2	5	53.07	0.00	0.00	0.00	53.07
APARTMENT BUILDING	TYPICAL FIRST TO FIFTH FLOOR	103,203,303,403,50 3	5	67.23	0.00	0.00	0.00	67.23
APARTMENT BUILDING	TYPICAL FIRST TO FIFTH FLOOR	104,204,304,404,50 4	5	63.59	0.00	0.00	0.00	63.59

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	As Per			Required		
			car	scooter	NO.OF Tenis/Area/Units	car	scooter	Transport Vehicle/Ambulance /Mini Bus
APARTMRNT BUILDING	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m, but less than 80 sq.m.	1	2	20	10.00	20.00	-
Total	-	-	-	-	-	10.00	20.00	-
Visitors parking(5%)	-	-	-	-	-	0.00	1.00	-
Total	-	-	-	-	-	10.50	21.00	0.00

Parking Check As Per Multiplying Factor 5/10

Building Name	Required			Proposed			Status
	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	
Total	7	21	0	7	22	0	FAIL

SCHEDULE OF OPENINGS

MD	= 1.00 X 2.10 M - R.C.C PRECAST FRAME DOOR
D	= 0.90 X 2.10 M - R.C.C PRECAST FRAME DOOR
D1	= 0.75 X 2.10 M - R.C.C PRECAST FRAME DOOR
SD	= 1.80 X 2.10 M - GLAZED ALLUMINUM SLIDING DOOR
W	= 1.50 X 1.50 M - ALLUMINIUM WINDOW
W1	= 1.20 X 1.20 M - ALLUMINIUM WINDOW
W2	= 1.00 X 1.50 M - ALLUMINIUM WINDOW
KW	= 1.35 X 0.90 - ALLUMINIUM WINDOW
V---	0.60 X 0.90 M--- GLAZED ALLUMINIUM VEN.

Telecom Room			
Building	Req. Size	Prop. Size	Status
APARTMRNT BUILDING	3.0X3.4	3.00X3.40	OK

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXSTING SHOWN BLUE HATCHED

Project Details
Proposal code -DDMCB-24-89628
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 89
Tahsil : Zone No-8
Mouza : Satara Deolai
Prorata Value : 1.91

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.,

PROPOSED PLAN OF RESIDANTIAL BUILDINGON PLOT NO.12, 13, 14, 15, 16 & 17 PART OF GUT NO.89, VILLAGE- DEOLAI, TQ. & DIST. CHHATRAPATI SANBHAJI NAGAR,
FOR :-1) ASHOK ANKUSHRAO WAGH.
2) AMOL ASHOK WAGH.

Certificate of Area:
Certified that the plot under reference was surveyed by me on 05 AUGUST 2024 and the dimension of sides etc.,of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P, Scheme Records/ Land Records Department/City Survey records.

OWNER SIGN
ASHOK ANKUSHRAO WAGH

OWNER SIGN
AMOL ASHOK WAGH

Drawing No.	Scale	Drawn by	Checked by	Proj. Incharge Architect
	1:100	M.P. SHARON	M.P. JAISWAL	

ARCHITECTS SIGN

ARCHITECT :- SHAILENDRA P.JAISWAL(B.ARCH)

SUBMISSION DRAWING

JAISWAL & ASSOCIATES
*ARCHITECTURE * INTERIOR DESIGN
UG-3, FIRST FLOOR ANAND PLAZA, DODHI DAIRY CHOWK, JALNA ROAD, AURANGABAD - 431001
PH :-0240- 2357232 CELL NO. 9823870160.

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	532.44
(a) As per ownership document (7/12, CTS extract)	532.44
(b) as per TILR or City Survey measurement sheet	532.44
(c) as per Demarcated drawing area	532.47
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	532.44
4.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
	0.00
	0.00
5.Balance area of plot (3-4)	532.44
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	532.44
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7,12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-08-18 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P, Scheme Records/Land Records 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
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of : Owner Ashok Ankushrao Wagh and Amol Ashok Wagh

Postal Address : ..Kranti Chowk
S.O,Aurangabad,Maharashtra-431005

Phone No. 9422765598

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 89

SITE ADDRESS :
PROPOSED PLAN OF RESIDANTIAL BUILDING ON PLOT NO.12, 13, 14, 15, 16 & 17, PART OF GUT NO.89, VILLAGE- DEOLAI, TQ. & DIST. CHHATRAPATI SANBHAJI NAGAR.

Name Of Architect : Shailendra PRABHULAL Jaiswal

LOGO	ADDRESS OF OFFICE
	OFFICE - Plot no 287, 'girdhari', aditya appartment, samarth nagar, aurangabad. 431001

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature valid

	SCALE - 1:100	Date: 14/09/24
	JOB NO - DDMCB-24-89628	CHECK BY - -

SUBMISSION DRAWING

Signature valid
Digitally signed by Manoj Harishchandra Garje
Date: 2024.11.11 17:34:50 IST
Reason: Approved Drawing Plan
Designation : Deputy Director of Town Planning
Location: Chhatrapati Sambhajinagar Municipal Corporation
Project Code : DDMCB-24-89628
Application Number : DDMCB/2401266
Proposal Number : 1459578
Certificate Number : DDMCB/B/2024/APL/05638

Planning Assistant
Date: 27/10/2024