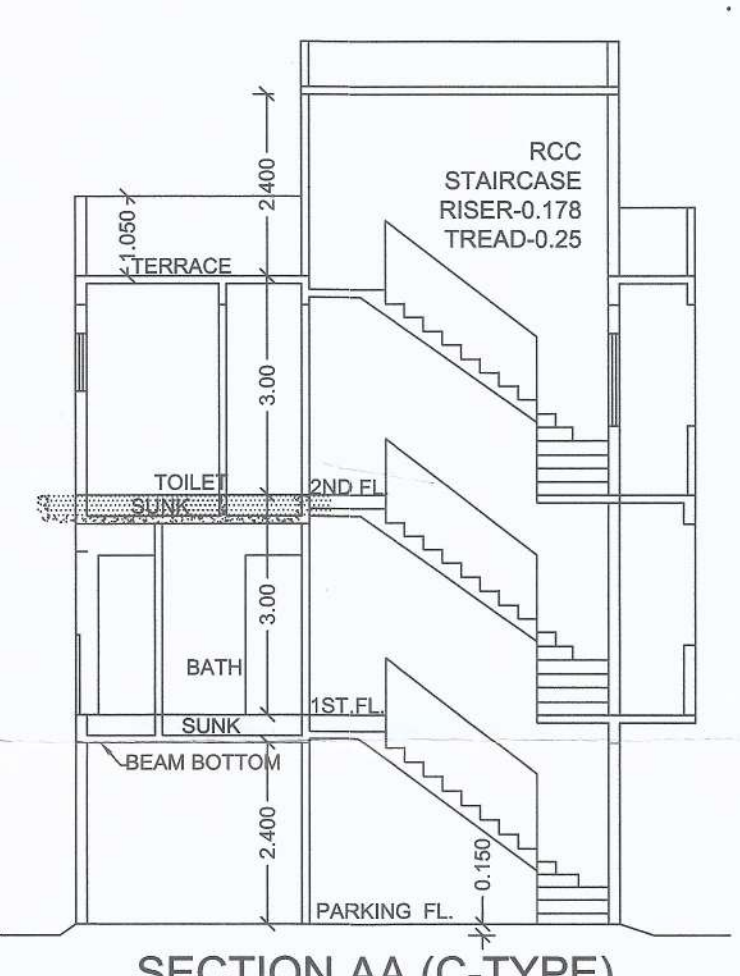
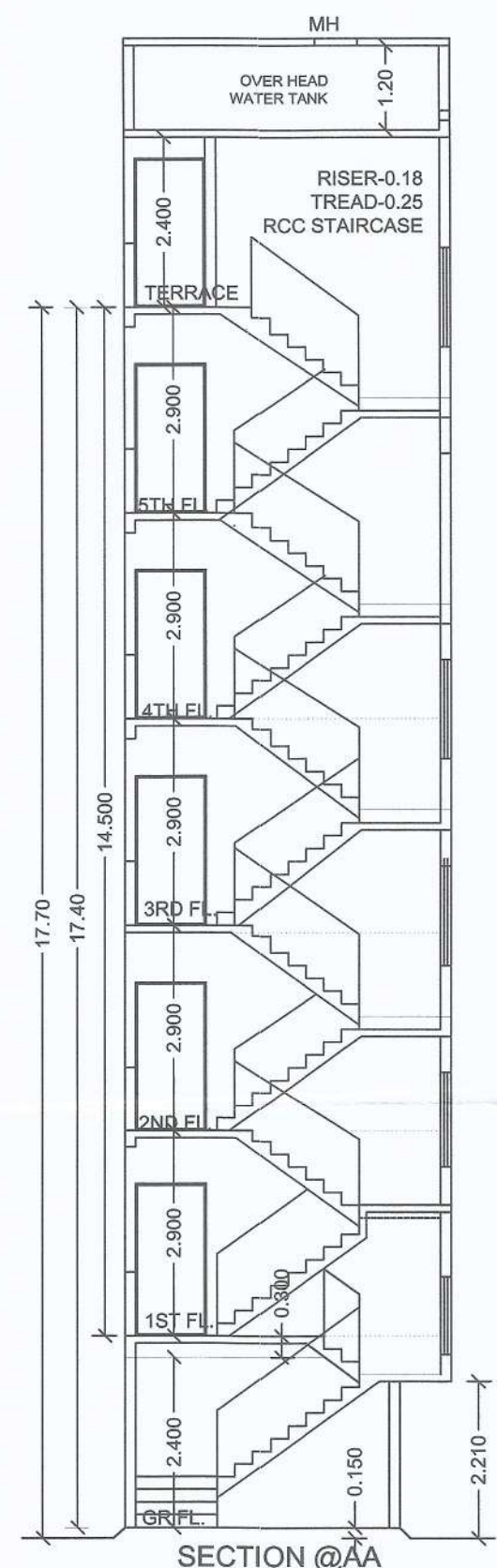
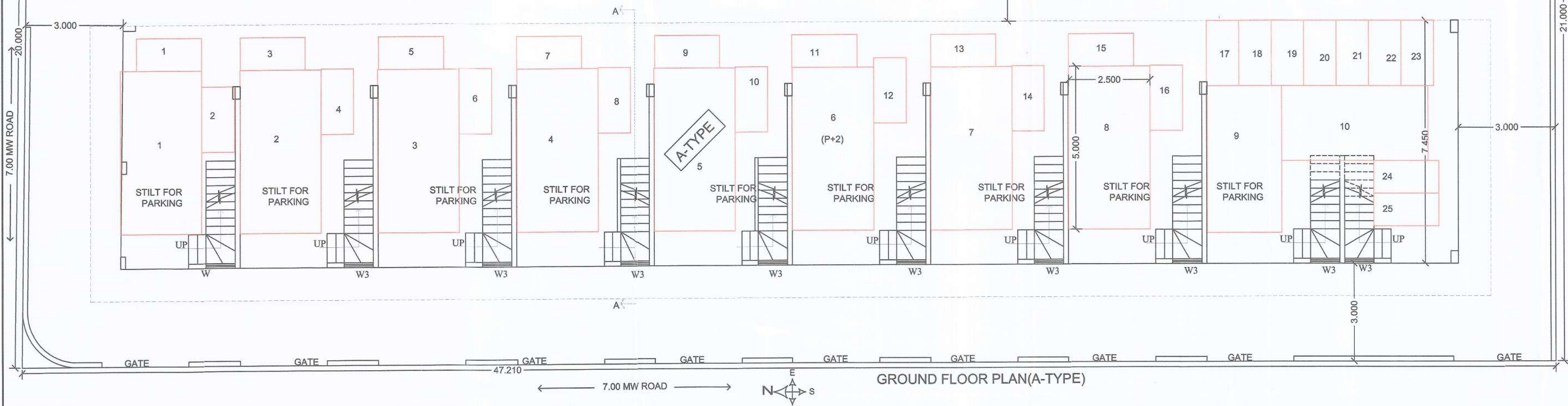
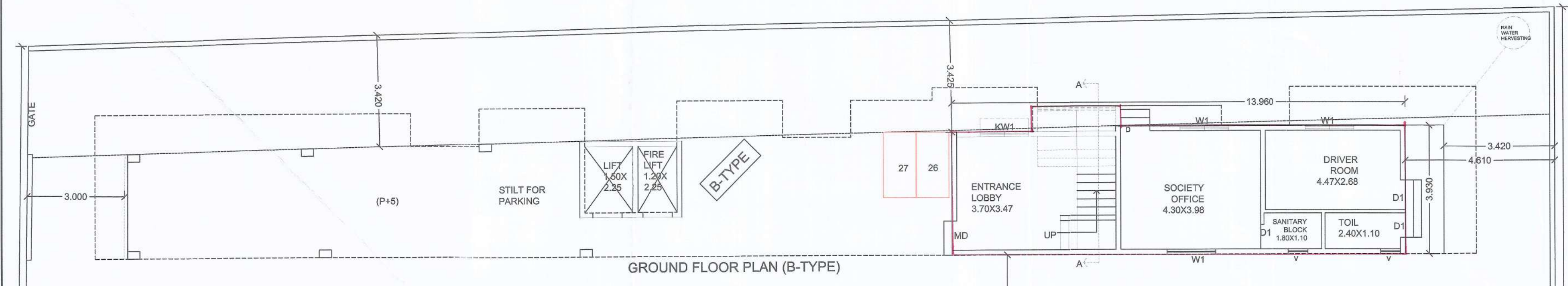
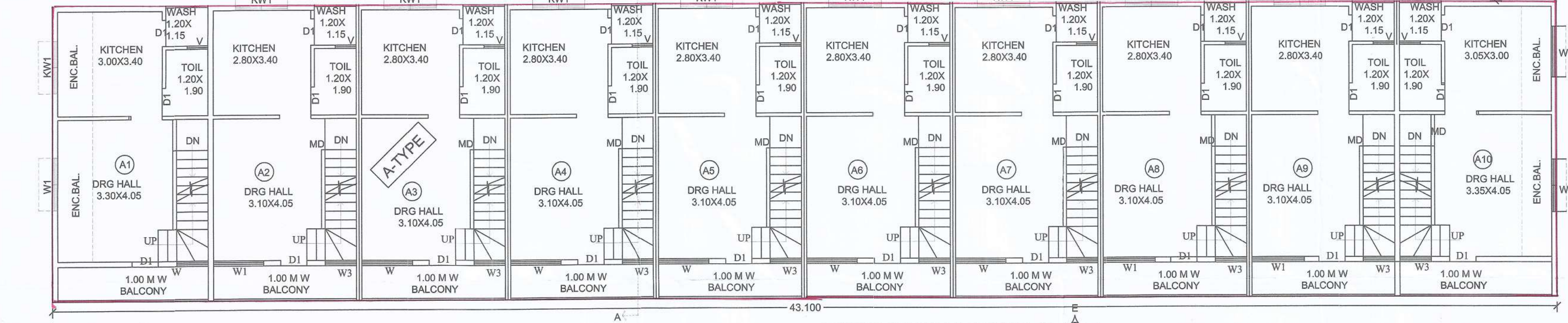
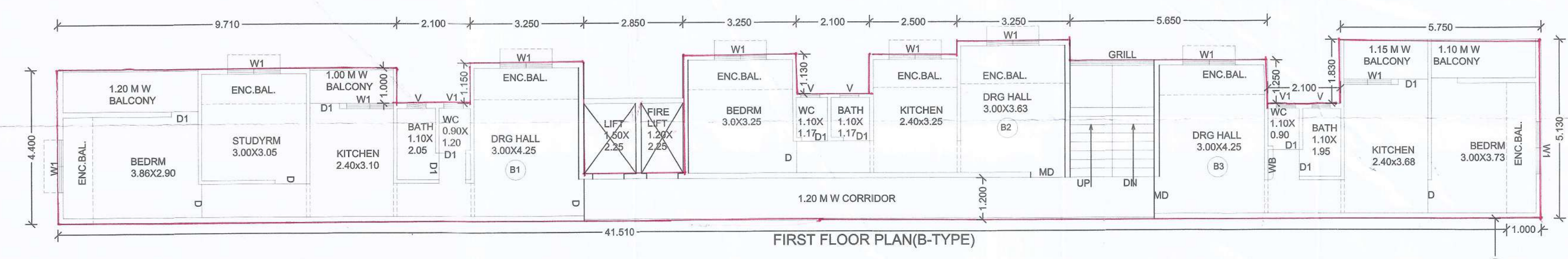
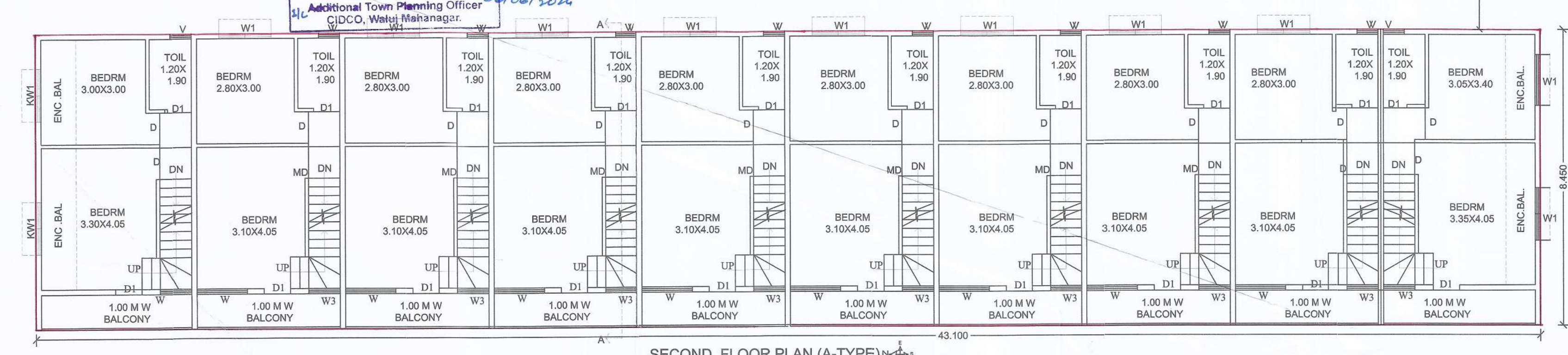
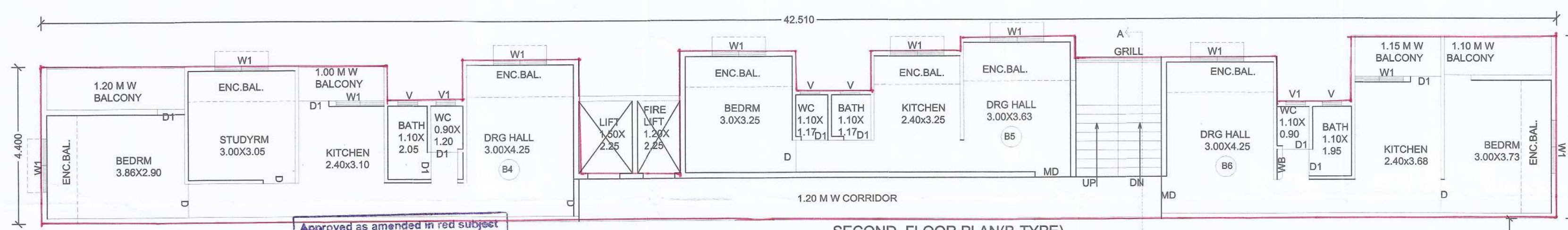
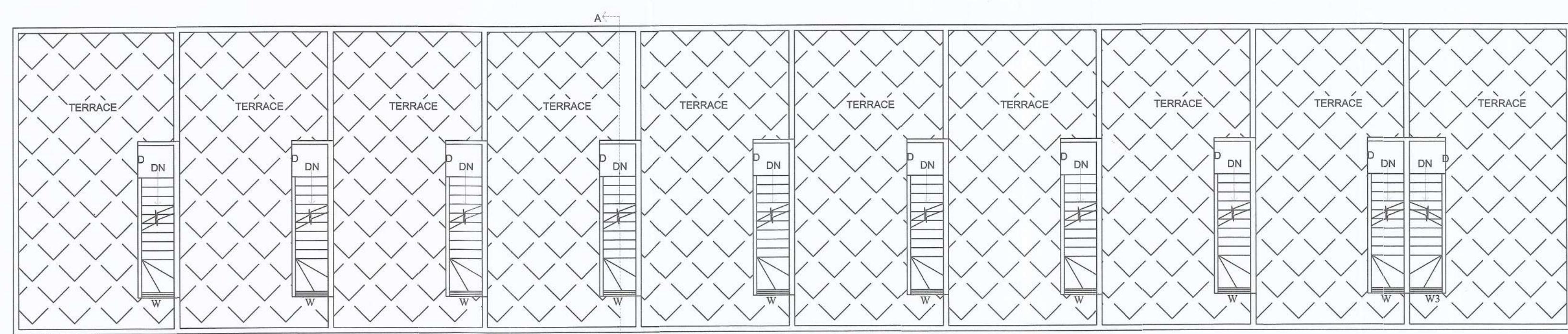
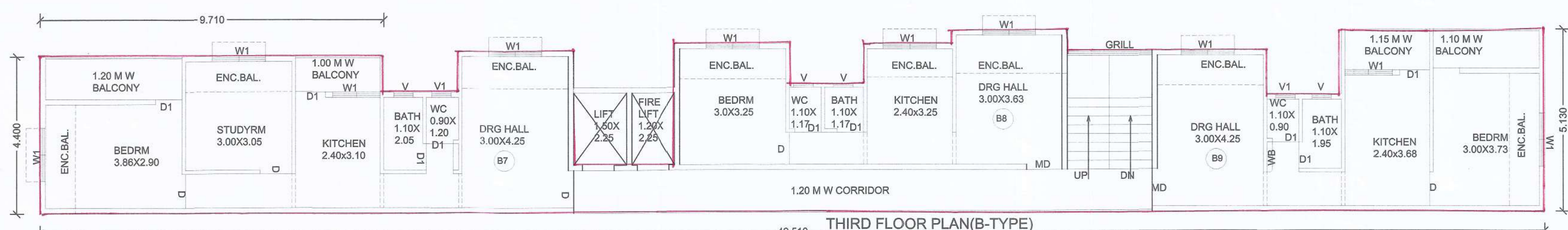




SCHEDULE OF OPENINGS		
DISCRPTION	TYPE	SIZE
DOOR'S	MD	1.00X2.10
	D	0.90X2.10
	D1	0.75X2.10
WINDOWS	W	1.80X1.20
	W2	2.10X1.20
VENTILETOR	W1	1.50X1.20
	KW1	1.50X1.00
	V	0.60X0.75
	V1	0.45X0.80
	W3	0.90X1.20
	W5	1.125X1.50

LEGEND
PLOT BOUNDARY SHOWN IN
PROPOSED CONST. SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN

PROPOSED RESIDENTIAL BUILDING PLAN
ON PLOT NO-13,14,15(AMALGAMATED),GUT
NO-168(Part) TISGAON, AT. WALUJ
MAHANAGAR-I,TQ & DIST. AURANGABAD. CHH.
FOR: 1) MILIND EKNATH BHAGAT, 2) RIYANKA MILIND BHAGAT,
3) RIPAL MILIND BHAGAT, 4) KANCHAN SURESH KALE,
5) PUSHPA SURESH TARODEKAR

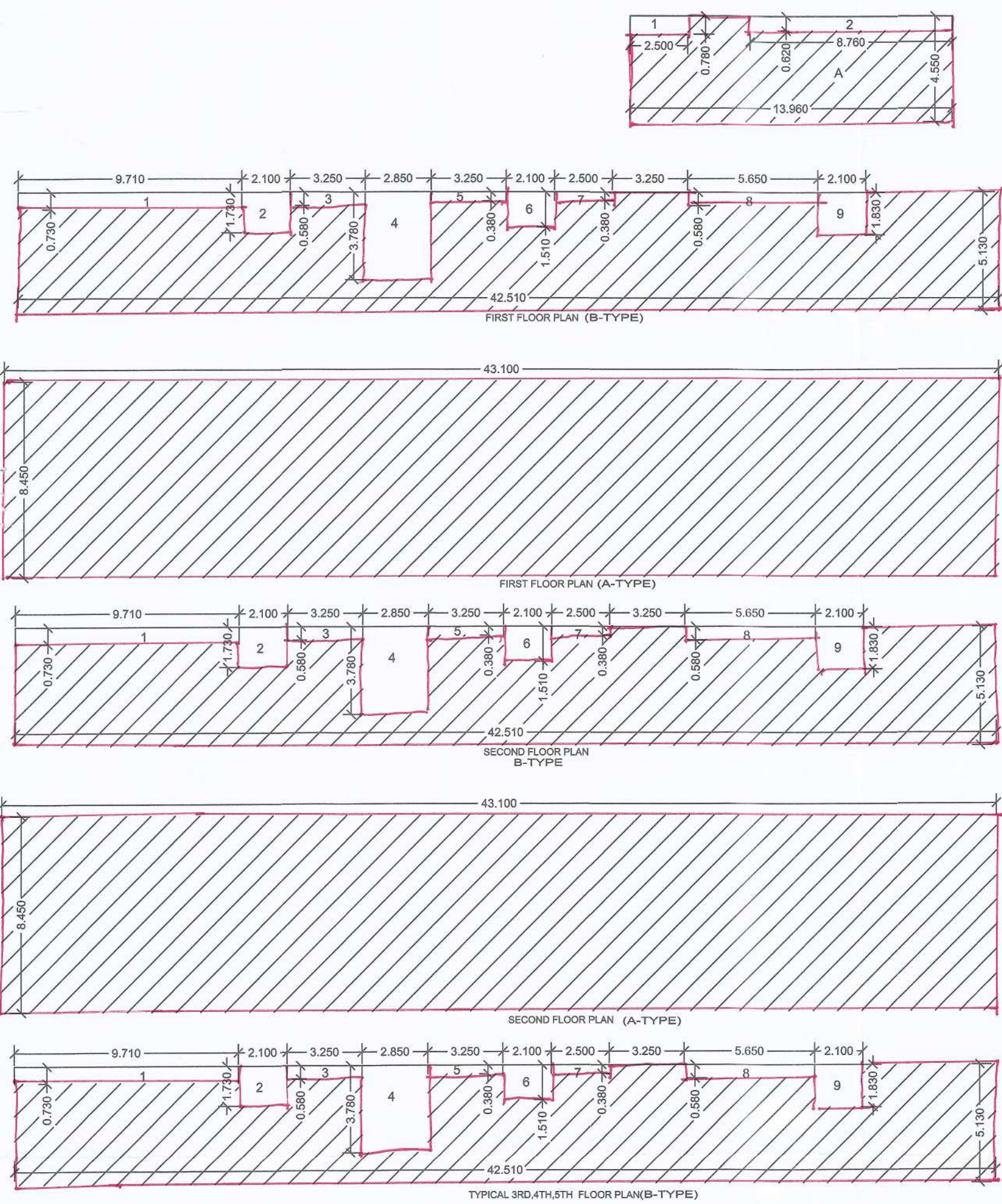
OWNER'S DECLARATION -
I/We undersigned hereby confirm that I/We would
abide by plans approved by Authority / Collector. I/We
would execute the structure as per approved plans.
Also I/We would execute the work under supervision of
proper technical person so as to ensure the quality and
safety at the work site.

- 1) MILIND EKNATH BHAGAT, 2) RIYANKA MILIND BHAGAT,
3) RIPAL MILIND BHAGAT, 4) KANCHAN SURESH KALE,
5) PUSHPA SURESH TARODEKAR

Owner (s) name and signature

B.V.RAUT
Consulting Engineer
R.B & ASSOCIATES
Architects, Planner, Designer, Engineers
Plot No-12/B, New St Colony Near Shanmandir
Aurangabad. CELL NO.- +91 - 9765550125





GROUND FL. B/UP AREA CAL BLOCK PLAN (B-TYPE)			
OVER ALL DIM. A	13.960 X	4.550	63.518
NET			63.518
LESS 1	2.500 X	0.780	1.950
2	8.760 X	0.620	5.431
TOTAL DEDUCTION			7.381
NET GROUND FL. B/UP AREA			56.137

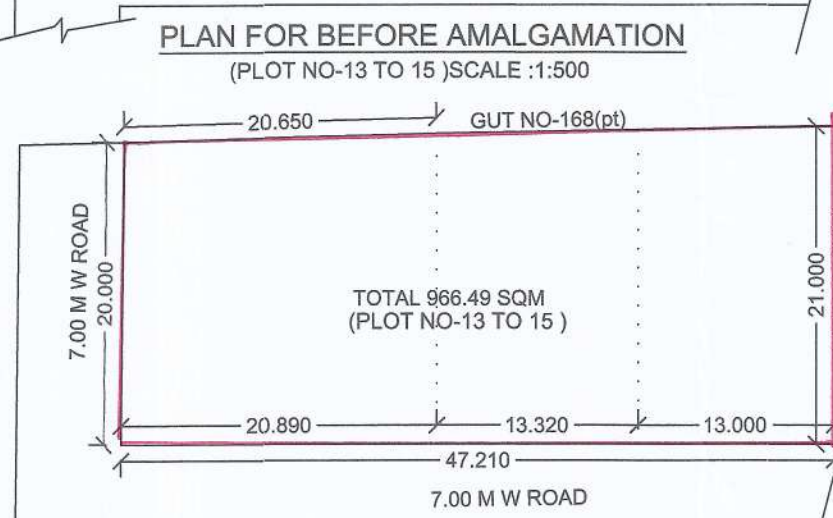
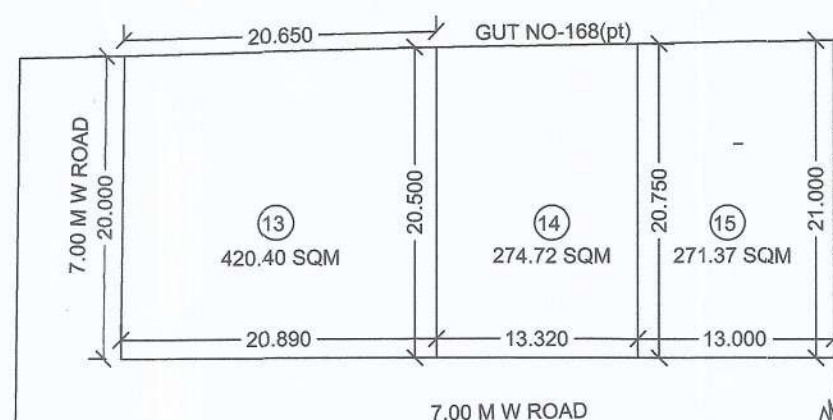
FIRST FL. B/UP AREA CAL BLOCK PLAN (B-TYPE)			
OVER ALL DIM. A	42.510 X	5.130	218.076
LESS 1	9.710 X	0.730	7.088
2	2.100 X	1.730	3.633
3	3.250 X	0.580	1.885
4	2.850 X	3.780	10.773
5	3.250 X	0.380	1.235
6	2.100 X	1.510	3.171
7	2.500 X	0.380	0.950
8	5.650 X	0.580	3.277
9	2.100 X	1.830	3.843
TOTAL DEDUCTION			35.855
NET F.F. B/UP AREA			182.221

FIRST FL. B/UP AREA CAL BLOCK PLAN (A-TYPE)			
OVER ALL DIM. A	43.100 X	8.450	364.195
NET F.F. B/UP			364.195

SECOND FL. B/UP AREA CAL BLOCK PLAN (B-TYPE)			
OVER ALL DIM. A	42.510 X	5.130	218.076
LESS 1	9.710 X	0.730	7.088
2	2.100 X	1.730	3.633
3	3.250 X	0.580	1.885
4	2.850 X	3.780	10.773
5	3.250 X	0.380	1.235
6	2.100 X	1.510	3.171
7	2.500 X	0.380	0.950
8	5.650 X	0.580	3.277
9	2.100 X	1.830	3.843
TOTAL DEDUCTION			35.855
NET S.F. B/UP AREA			182.221

SECOND FL. B/UP AREA CAL BLOCK PLAN (A-TYPE)			
OVER ALL DIM. A	43.100 X	8.450	364.195
NET S.F. B/UP			364.195

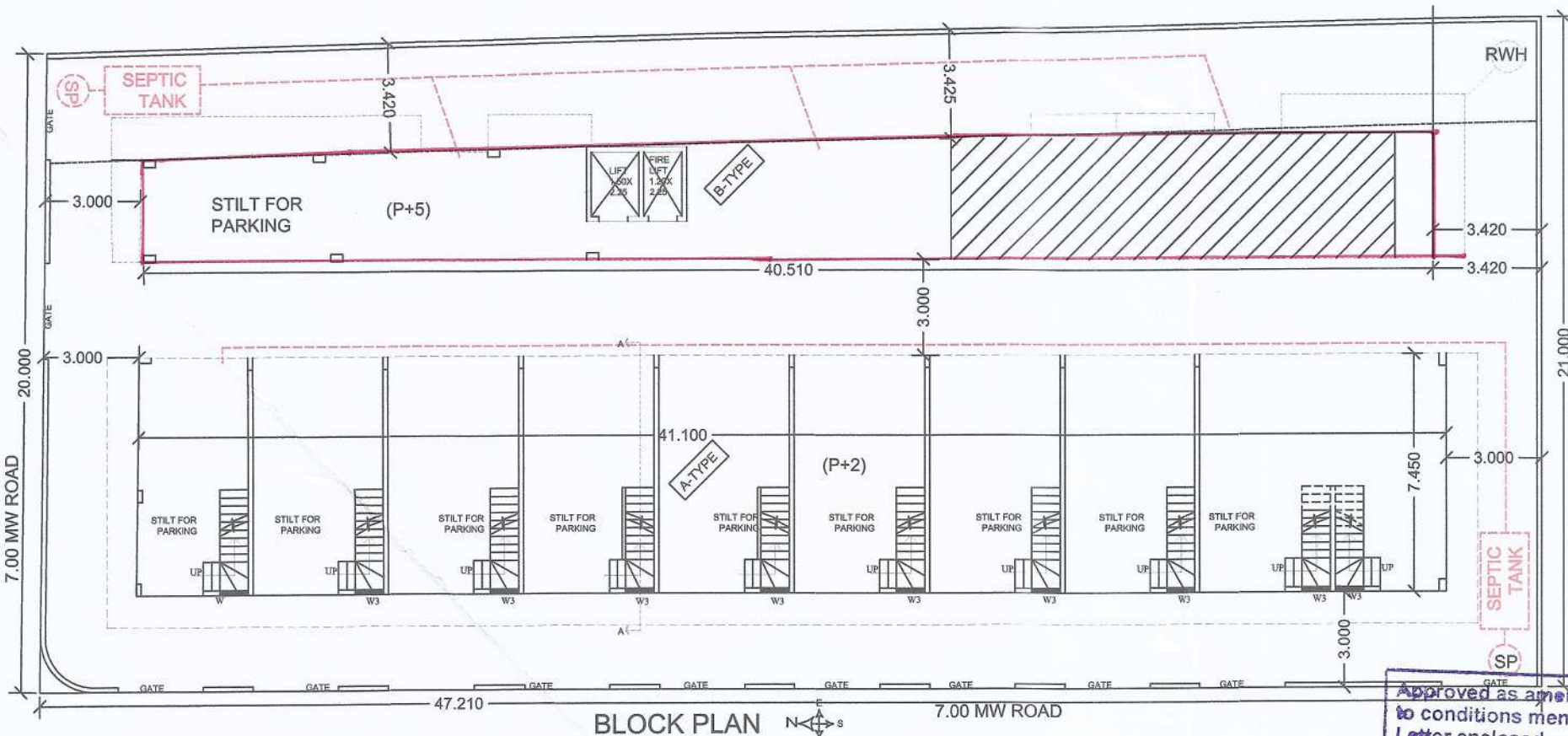
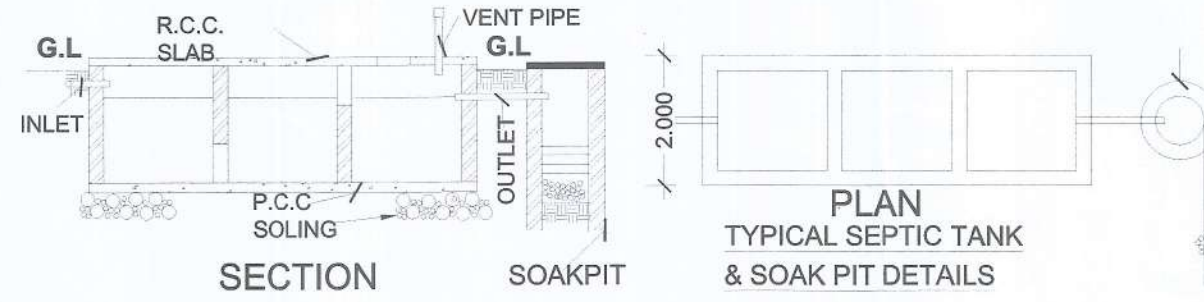
TYPICAL 3RD, 4TH, 5TH FL. B/UP AREA CAL PLAN (B-TYPE)			
OVER ALL DIM. A	42.510 X	5.130	218.076
LESS 1	9.710 X	0.730	7.088
2	2.100 X	1.730	3.633
3	3.250 X	0.580	1.885
4	2.850 X	3.780	10.773
5	3.250 X	0.380	1.235
6	2.100 X	1.510	3.171
7	2.500 X	0.380	0.950
8	5.650 X	0.580	3.277
9	2.100 X	1.830	3.843
TOTAL DEDUCTION			35.855
TYPICAL 3RD, 4TH, 5TH FL. B/UP AREA			182.221



PLOT AMALGAMATION AREA STATEMENT	
PLOT NOS	PLOT AREA IN SQM
13	420.400
14	274.720
15	271.370
TOTAL PLOT AREA BEFORE AMALGAMATED	966.49
TOTAL PLOT AREA AFTER AMALGAMATED	966.49

PARKING AREA STATEMENT (RESI.)

OCCUPANCY ONE PARKING SPACE FOR EVERY		NON CONGESTED AREA (REQUIRED)		NON CONGESTED AREA (REQUIRED)	
Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	CAR + 5% VISTER CAR PARKING	SCOOTER + 5% VISTER SCOOTER PARKING	CAR + 5% VISTER CAR PARKING	SCOOTER + 5% VISTER SCOOTER PARKING
Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	15 NOS 2	15 NOS 2	8 CAR	16 SCOOTER
Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	10 NOS 2	10 NOS 2	4 CAR	11 SCOOTER
TOTAL		10 CAR	27 SCOOTER	10 CAR	27 SCOOTER



Approved as per conditions mentioned in this letter enclosed
Additional Town Planning Officer
CIDCO, Wairi Mahanagar.

AREA STATEMENT		Proforma - I: Area Statement	
PLOT AREA (420.40+274.72+271.37)	966.490 SQM	AREA STATEMENT	
ALLOWED BASIC FSI	1.100	1. Area of plot	
PERMISSIBLE B/UP AREA 1.10	1063.139 SQM	(Minimum area of a, b, c to be considered)	
ADDITIONAL PREMIUM PAID FSI 30 %	0.000 SQM	(a) As per ownership document (7/12, CT5 extract)	966.49
NET B/UP AREA	1063.139 SQM	(b) as per measurement sheet	966.49
ANCILLARY AREA FSI 60 % PART	637.883 SQM	(c) as per site	966.49
TOTAL	1701.022 SQM	(d) Deductions for	
PROPOSED CONST* A-TYPE		(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	
FLOOR	B/UP AREA	(b) Any D.P. Reservation area	
PARKING FLOOR B/UP AREA	0.000 SQM	(c) Total area	
FIRST FLOOR B/UP AREA	364.195 SQM	3. Balance area of plot (1-2)	966.49
SECOND FLOOR B/UP AREA	364.195 SQM	4. Amenity Space (if applicable)	
NET B/UP AREA (A-TYPE)	728.390 SQM	(a) Required -	
PROPOSED CONST* B-TYPE		(b) Adjustment of 200, if any -	
FLOOR	B/UP AREA	(c) Balance Proposed -	
PARKING FLOOR B/UP AREA	56.137 SQM	5. Net Plot Area (3-4 (c))	966.49
FIRST FLOOR B/UP AREA	182.221 SQM	6. Recreational Open space (if applicable)	
SECOND FLOOR B/UP AREA	182.221 SQM	a) (a) Required -	
THIRD FLOOR B/UP AREA	182.221 SQM	b) (b) Proposed -	
FORTH FLOOR B/UP AREA	182.221 SQM	7. Internal Road area	
FIFTH FLOOR B/UP AREA	182.221 SQM	8. Platable area (if applicable)	
NET B/UP AREA (B-TYPE)	967.242 SQM	9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5, basic FSI (1.10) 966.49)	1063.139
TOTAL B/UP AREA (A+B-TYPE)	1695.632 SQM	10. Addition of FSI on payment of premium (30 %)	0.000
FSI CONSUMED	1.754	a) (Maximum permissible premium FSI - based on road width / TOG Zone.	0
		b) Proposed FSI on payment of premium.	0.00

SCHEDULE OF OPENINGS		
DISCUSSION	TYPE	SIZE
DOORS	MD	1.00X2.10
WINDOWS	D	0.90X2.10
WINDOWS	W	1.80X1.20
WINDOWS	W2	2.10X1.20
WINDOWS	W1	1.50X1.20
VENTILATOR	KW1	1.50X1.00
VENTILATOR	V	0.60X0.75
VENTILATOR	V1	0.45X0.60

- NOTE
1. ALL DIMENSIONS ARE METRE
 2. ALL EXTERNAL WALLS 0.15 M THICK
 3. ALL INTERNAL WALLS 0.10 M THICK
 4. ALL COMMON PARTITION WALLS 0.15 M THICK

LEGEND

PLOT BOUNDARY SHOWN IN PROPOSED CONST. SHOWN IN WATER LINE SHOWN IN DRAINAGE LINE SHOWN IN

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by Me On Date - 25-04-2024 & The Dimensions Of All Sides etc. Of Plot Stated On Plan As Measured On Site And the Area So Worked Out Tallies With The Area Stated In Document of Ownership/Land Record Department

PROPOSED RESIDENTIAL BUILDING PLAN ON PLOT NO-13,14,15 (AMALGAMATED), GUT NO-168 (Part) TISGAON, AT WALUJ MAHANAGAR-I, TO & DIST. AURANGABAD, CHH. FOR, 1) MILIND EKNATH BHAGAT, 2) RIYANKA MILIND BHAGAT, 3) RUPAL MILIND BHAGAT, 4) KANCHAN SURESH KALE, 5) PUSHPA SURESH TARODEKAR

OWNER'S DECLARATION

(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.

- 1) MILIND EKNATH BHAGAT,
 - 2) RIYANKA MILIND BHAGAT,
 - 3) RUPAL MILIND BHAGAT,
 - 4) KANCHAN SURESH KALE,
 - 5) PUSHPA SURESH TARODEKAR
- Owner (s) name and signature

UNITS WISE CARPET AREA STATEMENT		A & B-TYPE	
DWELLING UNIT NOS	CARPET AREA IN SQM	BALCONY AREA IN SQM	
B1,B4,B7,B10,B13	50.084	17.776	
B2,B5,B8,B11,B14	33.090	10.45	
B3,B6,B9,B12,B15	39.102	13.03	
A1	46.580	23.95	
A2 TO A9	51.049	8.5	
A10	51.7535	24.05	

