

Approved as amended
in the Conditions mentioned in the office Building Permit No. 124-25
Date : 17/06/2025
O.C. Signed By D.D.T.F.

अनुमति व मंजूर
या बांधकाम परवानगीनुसार बांधकाम सु-
ड्रेन्याजित ज्योत्स्नापरत (Phimth Level) चे
बांधकाम पूर्ण झाल्यावर वास्तुविशारद /
व्यवसायीक अधिकारी/ सुपरवायझर, यांचे
मार्फत ज्योत्स्नाचे पूर्णत्वाचे आगमन हा
कार्यवाही याच करून घेऊन नंतरच
पुढील बांधकाम सुरू करावे अन्यथा आपण
स्वा मूळे कर बांधकाम अनधिकृत समजून
महसुली व्यवहार येईल याची नोंद घ्या.

भारत बांधकाम समिती
व मातो म.न.पा.च्या
रस्त्यावर देवू नये

SCHEDULE OF OPENING :									
DOORS					WINDOWS				
D1	1.00 X 2.37	W1	1.50 X 1.77		D2	0.80 X 2.37	W2	0.75 X 1.77	
D3	0.75 X 2.37	W3	1.28 X 1.17		D4	0.90 X 2.37	W4	1.35 X 1.77	
SD1	1.50 X 2.37	W5	0.70 X 1.77		SD2	2.65 X 2.37	W6	1.75 X 1.77	
SD3	2.10 X 2.37	W7	2.50 X 1.77		SD4	1.80 X 2.37	W8	3.28 X 2.37	
SD5	1.60 X 2.37	V	0.60 X 0.90		SD6	2.50 X 2.37			

LEGEND :
PLOT BOUNDRY SHOWN AS
PROPOSED P-LINE SHOWN AS
DRAINAGE LINE SHOWN AS
WATER LINE SHOWN AS
REVISED PLAN OF COMMERCIAL & RESIDENTIAL
BUILDING ON PLOT NO.04, GUT NO.-75/P, AT
VILLAGE -ITKHEDA, TQ & DIST- CHHATRAPATI
SAMBHAJINAGAR,
FOR,

TITLE	
REV. SUBMISSION PLAN	
SYNERGY GROUP SAMIL ARCHITECTS NISHIKANDH C, RANA NAGAR, OPP. ATITHI HOTEL, JALNA ROAD, CHHATRAPATI SAMBHAJINAGAR-PIN- 431005, PH-0240 2451616, EMAIL- info@samilarchitects.com	JOB NO. - A-2303
	DATE: 03-08-2024
OWNER'S SIGNATURE	

DEALT BY - VIJAY J.
CHECKED BY - MMW
SCALE: 1:100

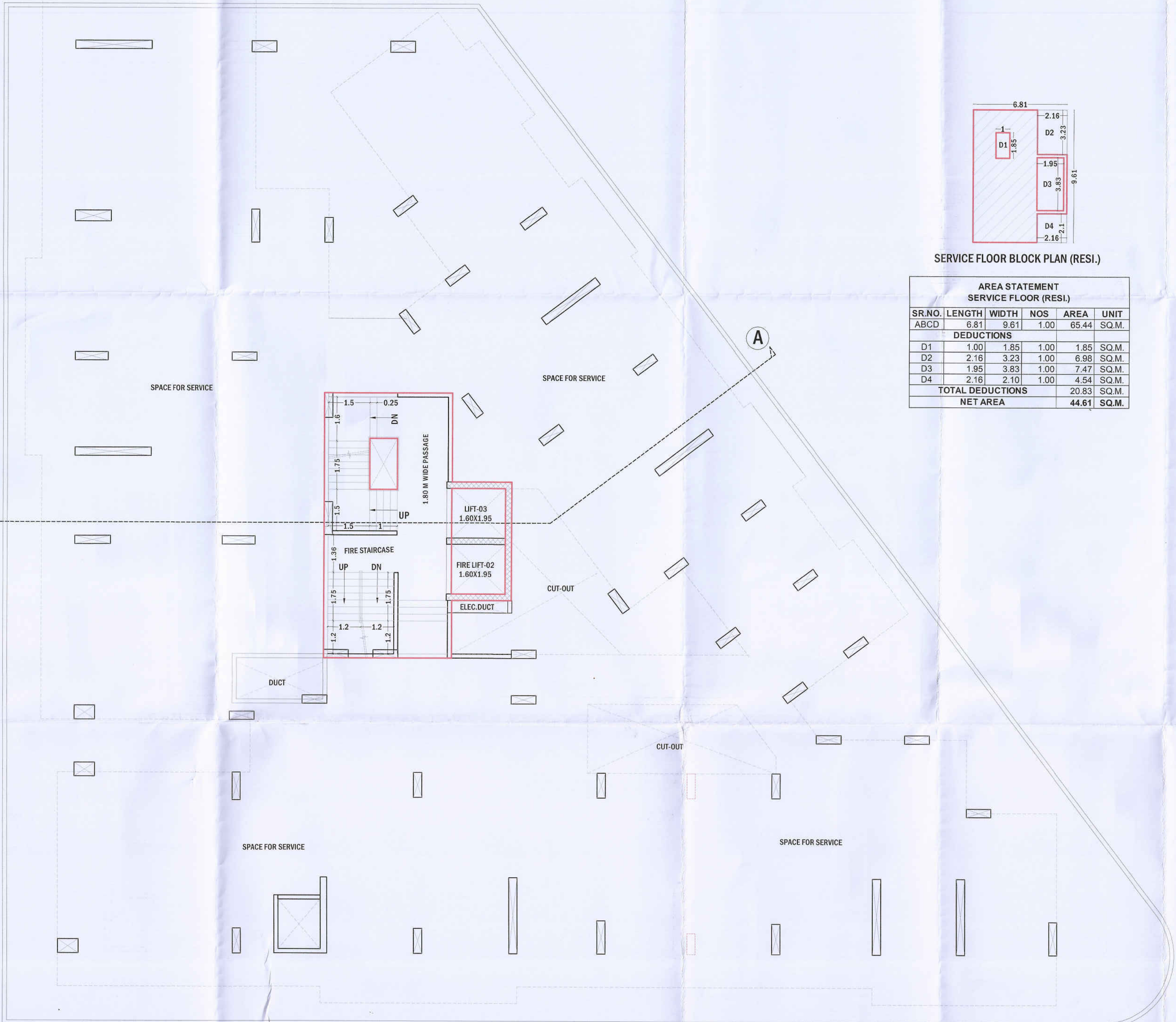
ARCHITECTS :-	
AR.SAMEER N. AUSEKAR REGD. NO. - CA-95/19301	ER.MILIND M. WADEKAR REGD. NO. - MCB/R/2019/APL/00260

NOTE:- ALL TOILETS, SHOP & W.C. MECH. VENT. IS PROVIDED

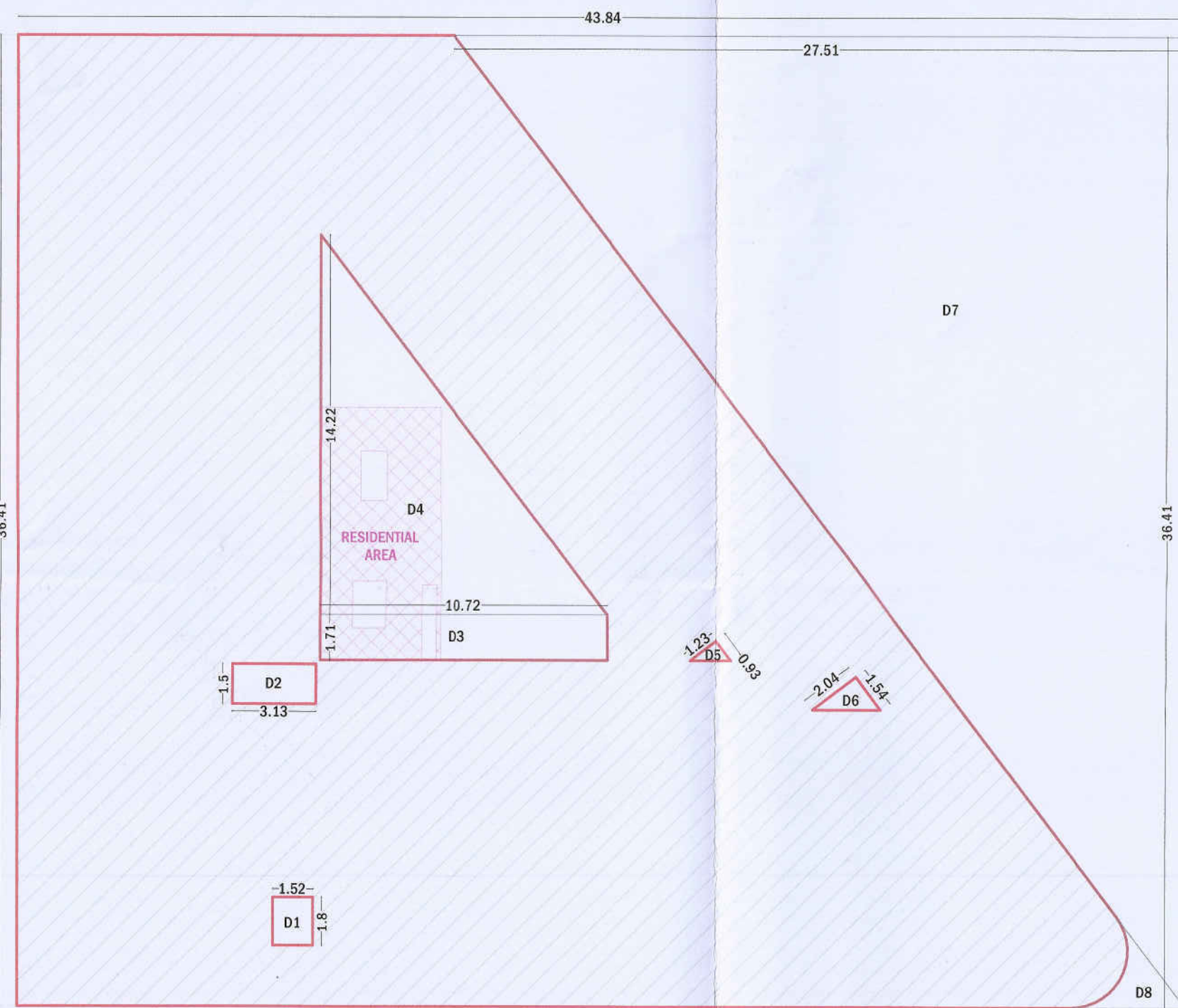
BUILDING: COMMERCIAL									
SR NO	UNIT TYPE	UNIT NO	FLOOR	CARPET AREA	P-LINE AREA (SQ.M)	SALE FACTOR (1.50)	TOTAL SALE AREA (SQ.M)	TOTAL SALE AREA (SQ.FT)	
15	SHOP	101	FIRST	59.93	63.57	1.50	95.36	1026	
16	SHOP	102	FIRST	34.98	37.71	1.50	56.57	609	
17	SHOP	103	FIRST	34.98	37.71	1.50	56.57	609	
18	SHOP	104	FIRST	33.51	35.59	1.50	53.39	575	
19	SHOP	105	FIRST	31.76	33.87	1.50	50.51	544	
20	SHOP	106	FIRST	32.54	34.61	1.50	51.92	559	
21	SHOP	107	FIRST	25.63	27.30	1.50	40.95	441	
22	SHOP	108	FIRST	37.53	39.54	1.50	59.01	635	
23	SHOP	109	FIRST	10.11	11.12	1.50	16.68	180	
24	SHOP	110	FIRST	18.67	20.32	1.50	30.48	328	
25	SHOP	111	FIRST	18.68	20.30	1.50	30.45	328	
26	SHOP	112	FIRST	20.77	22.23	1.50	33.35	359	
27	SHOP	113	FIRST	20.77	22.23	1.50	33.35	359	
28	SHOP	114	FIRST	18.91	20.32	1.50	30.48	328	
29	SHOP	115	FIRST	17.63	19.49	1.50	29.24	315	
30	SHOP	116	FIRST	55.83	58.83	1.50	88.25	950	
31	SHOP	117	FIRST	44.61	46.74	1.50	70.11	755	
32	SHOP	118	FIRST	30.31	32.20	1.50	48.30	520	
33	SHOP	119	FIRST	26.87	28.69	1.50	43.04	463	
34	SHOP	120	FIRST	36.57	38.92	1.50	58.23	627	

BUILDING: COMMERCIAL									
SR NO	UNIT TYPE	UNIT NO	FLOOR	CARPET AREA	P-LINE AREA (SQ.M)	SALE FACTOR (1.50)	TOTAL SALE AREA (SQ.M)	TOTAL SALE AREA (SQ.FT)	
35	SHOP	201	SECOND	59.93	63.57	1.50	95.36	1026	
36	SHOP	202	SECOND	34.98	37.71	1.50	56.57	609	
37	SHOP	203	SECOND	34.98	37.71	1.50	56.57	609	
38	SHOP	204	SECOND	33.51	35.59	1.50	53.39	575	
39	SHOP	205	SECOND	31.76	33.87	1.50	50.51	544	
40	SHOP	206	SECOND	32.54	34.61	1.50	51.92	559	
41	SHOP	207	SECOND	25.63	27.30	1.50	40.95	441	
42	SHOP	208	SECOND	37.53	39.54	1.50	59.01	635	
43	SHOP	209	SECOND	10.11	11.12	1.50	16.68	180	
44	SHOP	210	SECOND	18.67	20.32	1.50	30.48	328	
45	SHOP	211	SECOND	18.68	20.30	1.50	30.45	328	
46	SHOP	212	SECOND	20.77	22.23	1.50	33.35	359	
47	SHOP	213	SECOND	20.77	22.23	1.50	33.35	359	
48	SHOP	214	SECOND	18.91	20.32	1.50	30.48	328	
49	SHOP	215	SECOND	17.63	19.49	1.50	29.24	315	
50	SHOP	216	SECOND	55.83	58.83	1.50	88.25	950	
51	SHOP	217	SECOND	44.61	46.74	1.50	70.11	755	
52	SHOP	218	SECOND	30.31	32.20	1.50	48.30	520	
53	SHOP	219	SECOND	26.87	28.69	1.50	43.04	463	
54	SHOP	220	SECOND	36.57	38.92	1.50	58.23	627	

AREA STATEMENT SERVICE FLOOR (RESI.)					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
ABCD	6.81	9.61	1.00	65.44	SQ.M.
DEDUCTIONS					
D1	1.00	1.85	1.00	1.85	SQ.M.
D2	2.16	3.23	1.00	6.98	SQ.M.
D3	1.95	3.83	1.00	7.47	SQ.M.
D4	2.16	2.10	1.00	4.54	SQ.M.
TOTAL DEDUCTIONS				20.83	SQ.M.
NET AREA				44.61	SQ.M.



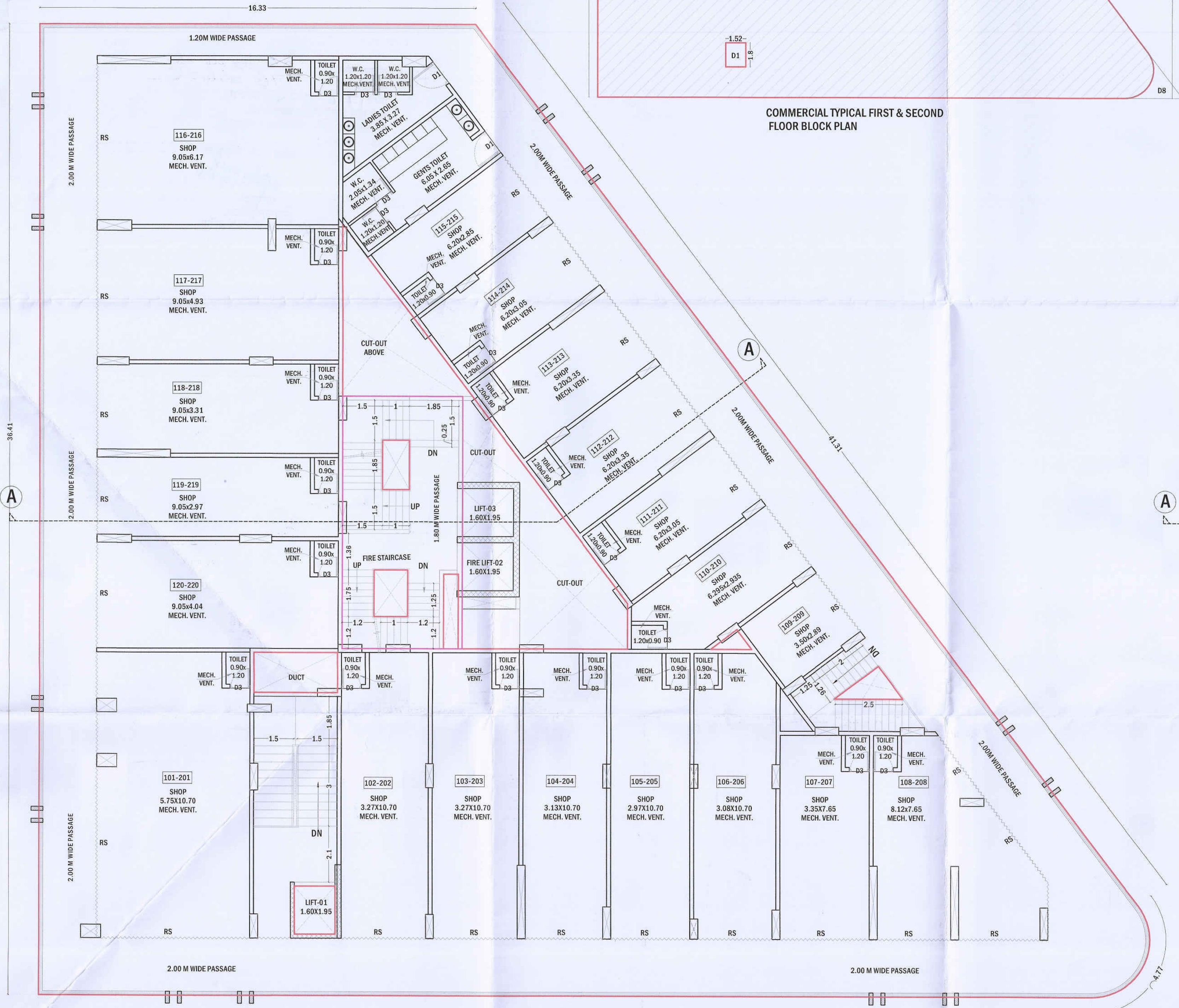
SERVICE FLOOR PLAN



COMMERCIAL TYPICAL FIRST & SECOND FLOOR BLOCK PLAN

AREA STATEMENT COMMERCIAL TYPICAL FIRST & SECOND FLOOR					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
ABCD	43.84	36.41	1.00	1596.21	SQ.M.
DEDUCTIONS					
D1	1.52	1.80	1.00	2.74	SQ.M.
D2	3.13	1.50	1.00	4.70	SQ.M.
D3	10.72	1.71	1.00	18.33	SQ.M.
D4	10.72	14.22	0.50	76.22	SQ.M.
D5	1.23	0.93	0.50	0.57	SQ.M.
D6	2.04	1.54	0.50	1.57	SQ.M.
D7	27.51	36.41	0.50	500.82	SQ.M.
D8	0.00	0.00	1.00	4.16	SQ.M.
TOTAL DEDUCTIONS				609.10	SQ.M.
NET AREA				987.11	SQ.M.

AREA STATEMENT TYPICAL FIRST & SECOND FLOOR (RESI.)					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
ABCD	4.50	9.46	1.00	42.57	SQ.M.
DEDUCTIONS					
D1	1.00	1.85	1.00	1.85	SQ.M.
D2	1.25	1.75	1.00	2.19	SQ.M.
D3	0.55	2.80	1.00	1.54	SQ.M.
TOTAL DEDUCTIONS				5.58	SQ.M.
NET AREA				36.99	SQ.M.



TYPICAL FIRST & SECOND FLOOR PLAN

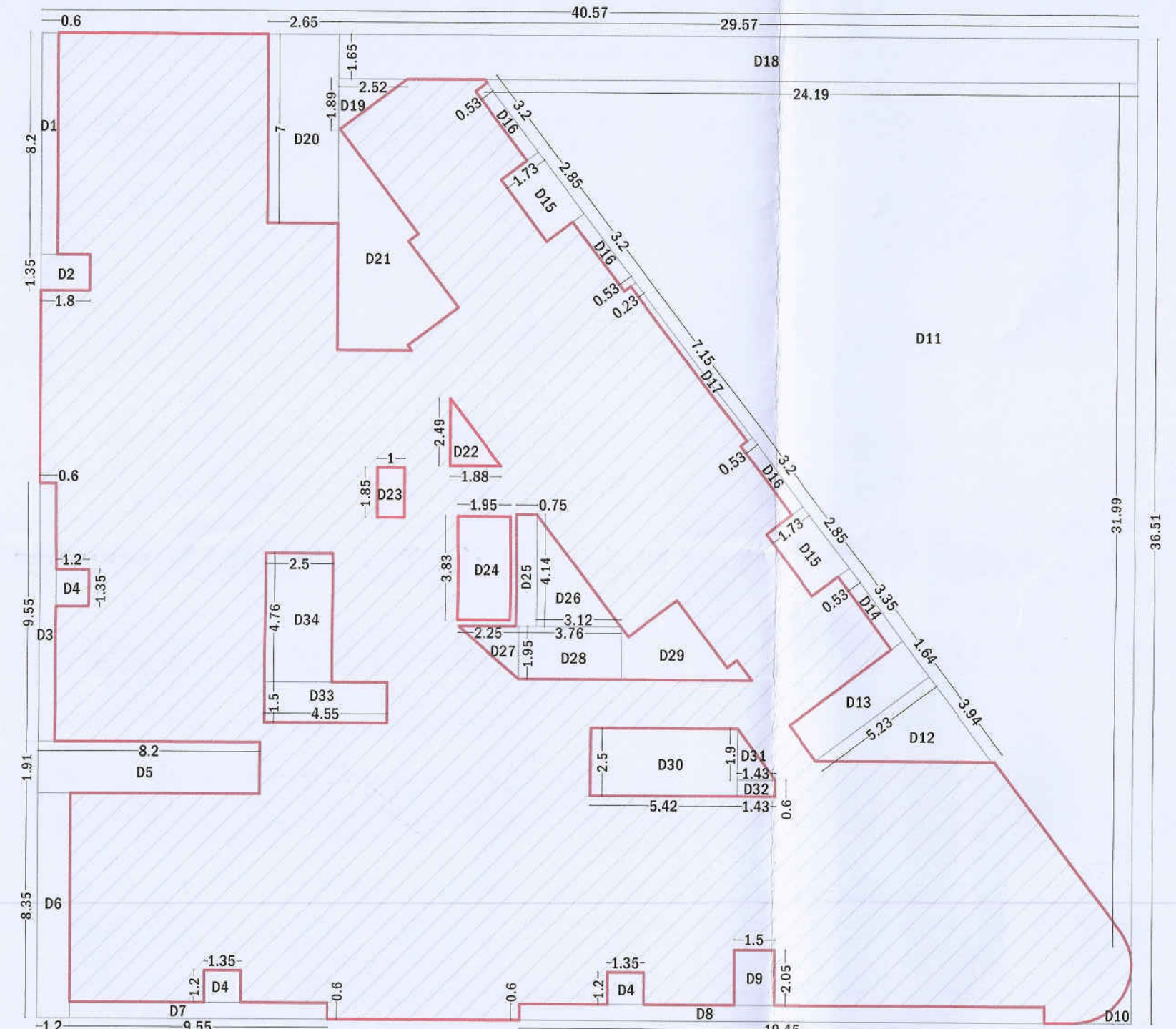
Approved as amended
in.....Colour Subject to
the Conditions mentioned in
this office Building Permit No. 171022024-25
Date : 17/02/2024

DR. D. T. P.
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar
C.C. Signed By D.D.T.P.

उद्देश व नियम

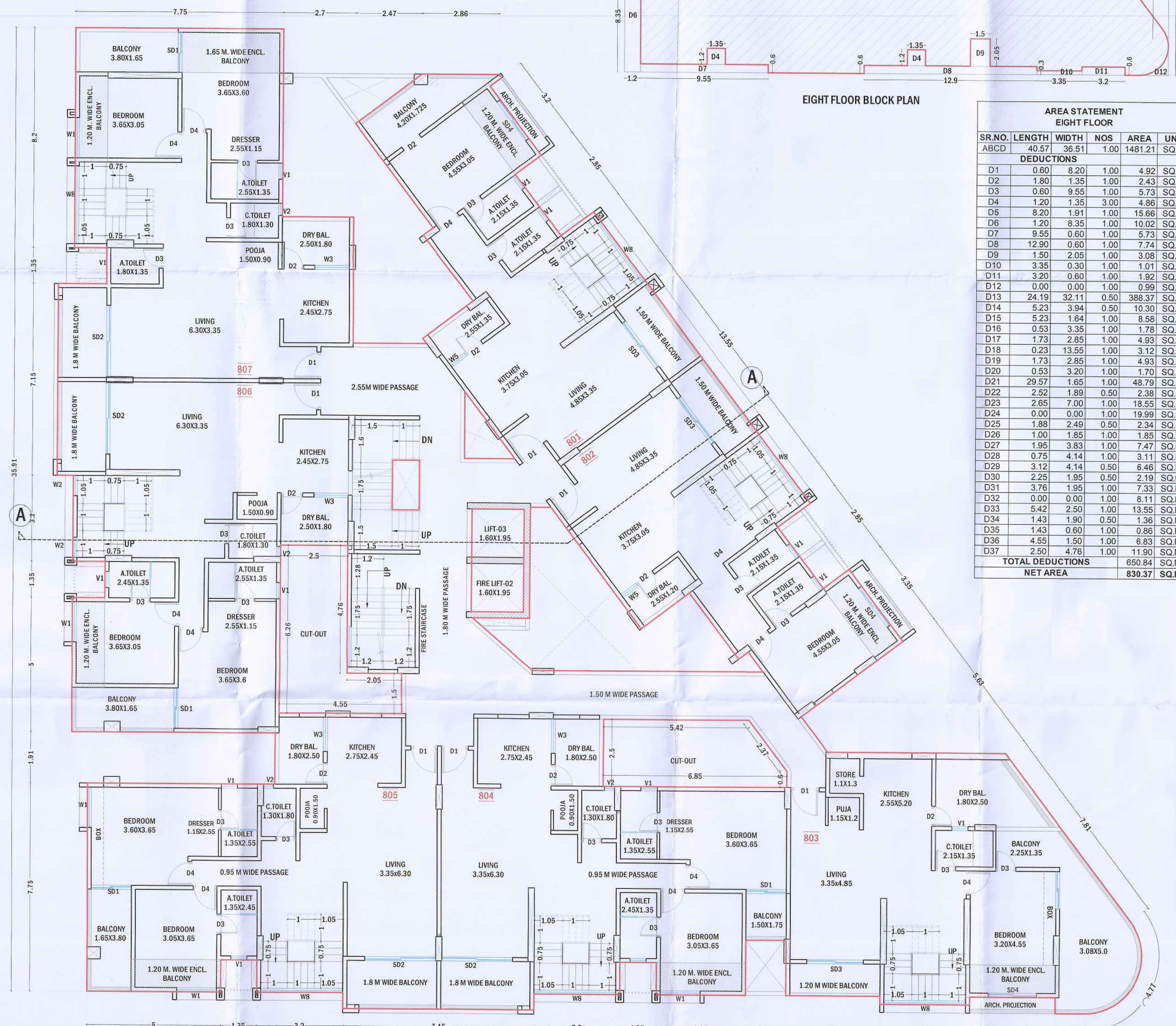
1. बांधकाम परवानगीनुसार बांधकाम चूक
केल्यानंतर ज्योत्पादयेत (Plinth Level) चे
बांधकाम पूर्ण झाल्यावर वास्तुविदारक व
ज्योत्पादयेत अभियंता/ सुपरीन्टेन्डन्ट, यांचे
मार्फत ज्योत्पादयेत पूर्णत्वाचे योग्यपत्र ह्या
कार्यालयात आवा कसम देऊन नंतरच
पूर्वीस बांधकाम चूक करत अन्वया आपण
त्या चूक कर बांधकाम अनधिकृत समजून
कार्यवाही करण्यात येईल ह्याची नोंद घ्यावी

भारत बांधकाम साह्य
ब माली म. न. वा. व्या.
बसवावर ठेवू नये



TYPICAL THIRD TO SEVENTH FLOOR BLOCK PLAN

AREA STATEMENT TYPICAL THIRD TO SEVENTH FLOOR						
S.NO.	LENGTH	WIDTH	NOS	AREA	UNIT	
ABCD	40.57	36.51	1.00	1481.21	SQ.M.	
DEDUCTIONS						
D1	0.60	8.20	1.00	4.92	SQ.M.	
D2	1.80	1.35	1.00	2.43	SQ.M.	
D3	0.60	9.55	1.00	5.73	SQ.M.	
D4	1.20	1.35	3.00	4.86	SQ.M.	
D5	8.20	1.91	1.00	15.66	SQ.M.	
D6	1.20	8.35	1.00	10.02	SQ.M.	
D7	9.55	0.60	1.00	5.73	SQ.M.	
D8	19.45	0.60	1.00	11.67	SQ.M.	
D9	1.50	2.05	1.00	3.08	SQ.M.	
D10	0.60	0.00	1.00	0.99	SQ.M.	
D11	24.19	31.99	0.50	386.92	SQ.M.	
D12	5.23	3.94	0.50	10.30	SQ.M.	
D13	5.23	1.64	1.00	8.58	SQ.M.	
D14	0.53	3.35	1.00	1.78	SQ.M.	
D15	1.73	2.85	2.00	9.86	SQ.M.	
D16	0.53	3.20	3.00	5.08	SQ.M.	
D17	0.23	7.15	1.00	1.64	SQ.M.	
D18	29.57	1.65	1.00	48.79	SQ.M.	
D19	2.52	1.89	0.50	2.38	SQ.M.	
D20	2.65	7.00	1.00	18.55	SQ.M.	
D21	0.00	0.00	1.00	21.44	SQ.M.	
D22	1.86	2.49	0.50	2.34	SQ.M.	
D23	1.00	1.85	1.00	1.85	SQ.M.	
D24	1.95	3.83	1.00	7.47	SQ.M.	
D25	0.75	4.14	1.00	3.11	SQ.M.	
D26	3.12	4.14	0.50	6.46	SQ.M.	
D27	2.25	1.95	0.50	2.19	SQ.M.	
D28	3.76	1.95	1.00	7.33	SQ.M.	
D29	0.00	0.00	1.00	8.11	SQ.M.	
D30	5.42	2.50	1.00	13.55	SQ.M.	
D31	1.43	1.90	0.50	1.36	SQ.M.	
D32	1.43	0.60	1.00	0.86	SQ.M.	
D33	4.55	1.50	1.00	6.83	SQ.M.	
D34	2.50	4.76	1.00	11.90	SQ.M.	
TOTAL DEDUCTIONS				653.77	SQ.M.	
NET AREA				827.44	SQ.M.	



EIGHTH FLOOR PLAN

NOTE:- ALL TOILETS, SHOP & W.C. MECH. VENT. IS
PROVIDED

EIGHT FLOOR BLOCK PLAN

AREA STATEMENT EIGHT FLOOR						
S.NO.	LENGTH	WIDTH	NOS	AREA	UNIT	
ABCD	40.57	36.51	1.00	1481.21	SQ.M.	
DEDUCTIONS						
D1	0.60	8.20	1.00	4.92	SQ.M.	
D2	1.80	1.35	1.00	2.43	SQ.M.	
D3	0.60	9.55	1.00	5.73	SQ.M.	
D4	1.20	1.35	3.00	4.86	SQ.M.	
D5	8.20	1.91	1.00	15.66	SQ.M.	
D6	1.20	8.35	1.00	10.02	SQ.M.	
D7	9.55	0.60	1.00	5.73	SQ.M.	
D8	12.90	0.60	1.00	7.74	SQ.M.	
D9	1.50	2.05	1.00	3.08	SQ.M.	
D10	3.35	0.30	1.00	1.01	SQ.M.	
D11	3.20	0.60	1.00	1.92	SQ.M.	
D12	0.00	0.00	1.00	0.99	SQ.M.	
D13	24.19	32.11	0.50	388.37	SQ.M.	
D14	5.23	3.94	0.50	10.30	SQ.M.	
D15	5.23	1.64	1.00	8.58	SQ.M.	
D16	0.53	3.35	1.00	1.78	SQ.M.	
D17	1.73	2.85	1.00	4.93	SQ.M.	
D18	0.23	13.55	1.00	3.12	SQ.M.	
D19	1.73	2.85	1.00	4.93	SQ.M.	
D20	0.53	3.20	1.00	1.70	SQ.M.	
D21	29.57	1.65	1.00	48.79	SQ.M.	
D22	2.52	1.89	0.50	2.38	SQ.M.	
D23	2.65	7.00	1.00	18.55	SQ.M.	
D24	0.00	0.00	1.00	19.99	SQ.M.	
D25	1.86	2.49	0.50	2.34	SQ.M.	
D26	1.00	1.85	1.00	1.85	SQ.M.	
D27	1.95	3.83	1.00	7.47	SQ.M.	
D28	0.75	4.14	1.00	3.11	SQ.M.	
D29	3.12	4.14	0.50	6.46	SQ.M.	
D30	2.25	1.95	0.50	2.19	SQ.M.	
D31	3.76	1.95	1.00	7.33	SQ.M.	
D32	0.00	0.00	1.00	8.11	SQ.M.	
D33	6.42	2.50	1.00	13.55	SQ.M.	
D34	1.43	1.90	0.50	1.36	SQ.M.	
D35	1.43	0.60	1.00	0.86	SQ.M.	
D36	4.55	1.50	1.00	6.83	SQ.M.	
D37	2.50	4.76	1.00	11.90	SQ.M.	
TOTAL DEDUCTIONS				650.84	SQ.M.	
NET AREA				830.37	SQ.M.	

SCHEDULE OF OPENING :

DOORS		WINDOWS	
D1	1.00 X 2.37	W1	1.50 X 1.77
D2	0.80 X 2.37	W2	0.75 X 1.77
D3	0.75 X 2.37	W3	1.28 X 1.17
D4	0.90 X 2.37	W4	1.35 X 1.77
SD1	1.50 X 2.37	W5	0.70 X 1.77
SD2	2.65 X 2.37	W6	1.75 X 1.77
SD3	2.10 X 2.37	W7	2.50 X 1.77
SD4	1.80 X 2.37	W8	3.28 X 2.37
SD5	1.60 X 2.37	V	0.60 X 0.90
SD6	2.50 X 2.37		

LEGEND :

PLOT BOUNDARY SHOWN AS

PROPOSED P-LINE SHOWN AS

DRAINAGE LINE SHOWN AS

WATER LINE SHOWN AS

REVISED PLAN OF COMMERCIAL & RESIDENTIAL
BUILDING ON PLOT NO.04, GUT NO.-75/P, AT
VILLAGE -ITKHEDA, TQ & DIST- CHHATRAPATI
SAMBHAJINAGAR,
FOR,

- M/S. BCD REALITY THROUGH ITS PARTNER'S,
1. MR. NIKHIL KALYANRAO CHAVAN.
2. MR. DEEPAK DIGAMBARRAO DAVKHAR.
3. MRS. SANGITA RAMESH BORNARE.
4. MR. SANJAY NANASAHEB BORNARE.



SYNERGY GROUP

SAMIL ARCHITECTS

NISHIGANDH C. RANA NAGAR,

OPP. ATITHI HOTEL, JALNA ROAD, CHHATRAPATI

SAMBHAJINAGAR-PIN- 431005, PH-0240 2451616,

EMAIL- info@samilarchitects.com

DEALT BY - VIJAY J

CHECKED BY - MMW

DATE: 03-08-2024

OWNER'S SIGNATURE

JOB NO. - A-2303

SCALE :- 1:100

ARCHITECTS :-

sign

Er. Milind M. Wadekar

Regd No. MCB/R/2019/APL/00260

AR.SAMEER N. AUSEKAR

REGD. NO. -

CA-95/19301

ER.MILIND M. WADEKAR

REGD. NO. -

MCB/R/2019/APL/00260

TYPICAL THIRD TO SEVENTH FLOOR PLAN