C/14

35/1

BLOCK AREA CALCULATION :-

A). $\frac{34.10 + 32.00}{2} \times 110.10 = 3652.02$

TOTAL AREA .....= 3652.02 SQ.M.

SAY TOTAL AREA .....= 3650.00 SQ.M.

GUT NO.-224

LAYOUT PLAN

SCALE- 1:500

PROPOSED SITE

Execution of sale deed of plots is not allowed before final approval of layout

LOCATION PLAN

• PLOT AREA STATEMENT.

PLOT NO.	Plot area (sq.m.)	Corner Rounding Area of Road (if any) (Sq.mt.)	Remaining Plot Area (B-C) (Sq.mt.)	Pro-Rata FSI factor	Built up Area on Prorata basis (D X E Factor of F.S.I.)(Sq.mt.)	Front Road Width (M.)	Basic FSI	Permissible Built up Area Base F.S.I. (F X H) (Sq.mt.)	Plot - Type.
A	B	C	D	E	F	G	H	I	
01	93.00	—	93.00	1.40	130.20	9.00 M.W.	0.75	97.65	Row - Houses.
02	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
03	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
04	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
05	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
06	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
07	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
08	96.00	—	96.00	1.40	134.40	9.00 M.W.	0.75	100.80	Row - Houses.
09	96.00	—	96.00	1.40	134.40	9.00 M.W.	0.75	100.80	Row - Houses.
10	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
11	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
12	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
13	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
14	72.60	—	72.60	1.40	101.64	9.00 M.W.	0.75	76.23	Row - Houses.
15	90.70	—	90.70	1.40	126.98	9.00 M.W.	0.75	95.235	Row - Houses.
16	139.81	03.13	136.67	1.40	143.74	9.00 M.W.	0.75	107.805	Row - Houses.
17	73.08	—	70.39	1.40	98.11	9.00 M.W.	0.75	73.58	Row - Houses.
18	69.80	—	69.52	1.40	97.33	9.00 M.W.	0.75	73.01	Row - Houses.
19	69.55	—	69.55	1.40	97.37	9.00 M.W.	0.75	73.03	Row - Houses.
20	69.27	—	69.27	1.40	96.98	9.00 M.W.	0.75	72.735	Row - Houses.
21	112.810	—	112.810	1.40	157.94	9.00 M.W.	0.75	118.455	Row - Houses.
22	96.00	—	93.88	1.40	130.55	9.00 M.W.	0.75	104.99	Row - Houses.
23	68.00	—	66.93	1.40	93.70	9.00 M.W.	0.75	70.275	Row - Houses.
24	66.66	—	65.66	1.40	91.92	9.00 M.W.	0.75	68.94	Row - Houses.
25	66.39	—	65.39	1.40	91.55	9.00 M.W.	0.75	68.71	Row - Houses.
26	66.12	—	65.12	1.40	91.17	9.00 M.W.	0.75	68.43	Row - Houses.
27	65.85	—	65.85	1.40	92.19	9.00 M.W.	0.75	69.14	Row - Houses.
28	65.58	—	65.58	1.40	91.81	9.00 M.W.	0.75	68.85	Row - Houses.
29	90.64	—	90.64	1.40	126.90	9.00 M.W.	0.75	95.175	Row - Houses.
TOTAL PLOT AREA			3253.355		3194.697			2396.02	

FOR OFFICE USE ONLY

1. DEMARCATION by T.I.L.R./C.T.S.O
2. N. A. Use
Along with conditions mentioned in this office letter No. ANC / TPS / 131 / 2022 dt. 19/04/2022

Dy. Director of Town Planning
Aurangabad Region, Aurangabad.

AREA STATEMENT

1. Area of Plot(Minimum area of a.b.z. to be considered)	
a) As per ownership document(As per extract)	3150.00 sq.mt
b) as per measurement sheet	3150.00 sq.mt
c) as per site(As per proposed)	3150.00 sq.mt
2. Deduction for	
a) Proposed D.P./C.P. Road widening Area/Service Road/Highway widening	
(b) Any D.P. Reservation area	
(Total a+b)	
3. Balance area of Plot [1-2]	3150.00 sq.mt
4. Amenity Space (if applicable) plot-A	
(a) Required -	
(b) Adjustment of 2(b) (if any)	
(c) Balance Proposed-	
5. Net Plot Area [3-4(c)]	3150.00 sq.mt
6. Recreational Open space (if applicable) UDCPR-5.4.1 (a)	
(a) Required-	———
(b) Proposed-	———
7. Internal Road area	671.645 sq.mt.
8. Service road and Highway widening M.S.E.S.	23.00 sq.mt.
9. Potable area	2253.355 sq.mt.
10. Pro-rata factor for FSI calculation on layout plot=(B)	01.40

Certified that the plot under reference was surveyed 10/05/2022 and the dimension of sides etc. of plot stated on plan are measured on site and the area so worked out fully with the area stated in documents of ownership/TP ACT.

● JOB TITLE.

PROPOSED LAYOUT PLAN FOR " SAI VALLEY THREE " ON GUT NO.-235(P) , AT SATARA TQ. & DIST.- AURANGABAD.

FOR.-

1.MR. DHANANJAY B.DOIFODE. 2. MR.SANJAY P.MEHATA.
3.MR. SAHIL P.MOHITE. 4. MRS.SAYALI V. PANCHAL
5.MR. DEEPAK S.JAGDALE. 6. MR.VAIBHAV E. KALE.

● OWNER SIGN. ● ARCHITECT SIGN.

1.
2.
3.
4.
5.
6.

ARCHITECT
Mr. Dhananjay B. Doifode
(B. Arch, M.Arch)
CA/2013/60837
"Sanraj" Flat, 3 B-1, Gryaan Colony, Aurangabad

D³ ARCHITECTS & INTERIOR DESIGNERS
(DEVIS GROUP)
MR.DHANANJAY DOIFODE.
"DANSAV" PLOT NO.-D & 4, DUMMAR COLONY, GANPATI A., AURANGABAD.
MO.- 9767410000 email-id-devisdesigns@gmail.com

NORTH WEST EAST SOUTH

DRAWN BY - D.D. | DT- 30.06.2022 | DRWG. NO. - 01

LAYOUT PLAN | SCALE - 1:500