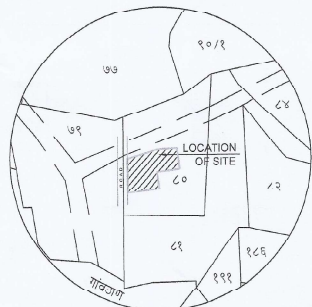
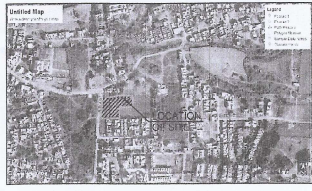


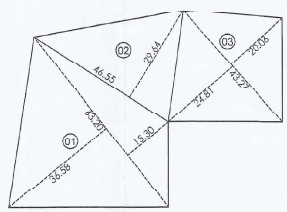


LOCATION PLAN
SCALE:-1:10000



GOOGLE PLAN

मा. उपअधिक्षक भूमि अभिलेख, औरंगाबाद यांचे कार्यालयाचे
प्रकरण क्रमांक: मो.र.नं./अतितातडी/हद्दकायम/१९६८२/दि.१२/०५/२०२३



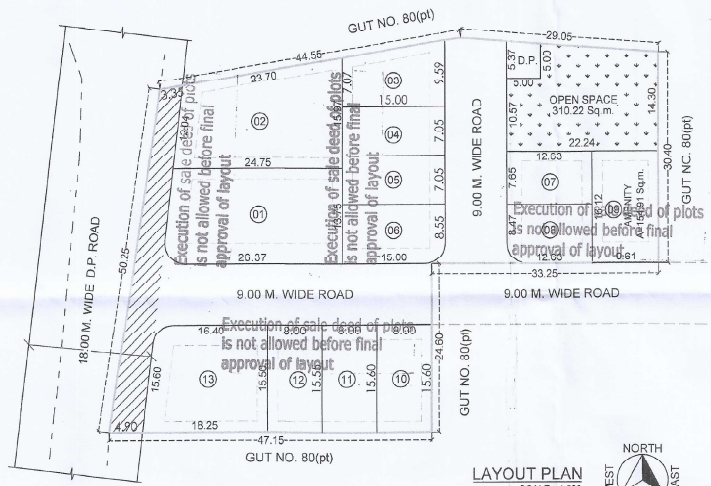
BLOCK PLAN

BLOCK AREA CALCULATION :-

- 1) $\frac{36.58 + 15.30}{2} \times 63.20 = 1639.40$
2) $\frac{29.64 \times 46.55}{2} = 689.87$
3) $\frac{24.81 + 20.06}{2} \times 43.27 = 970.76$
= 3300.03
AREA = 3300.00 SQ.M.



PART PLAN OF SANCTIONED D.P.



LAYOUT PLAN
SCALE:-1:500



● PLOT AREA STATEMENT:-

Plot No.	Plot area (sq.m.)	Comor Rounding area of Road (If any) (sq.m.)	Remainining Plot area (b-c) (sq.m.)	Pro-rata FSI Factor	Built up area on pro-rata basis (d x e)	Front Road Width (m)	Basic FSI	Permissible Built-up area on Basic FSI (f x h) (sq.m.)	Use
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
1	351.45	10.88	340.57	1.497	509.83	18.00 & 9.00	1.1	560.81	R-2
2	334.51		334.51	1.497	600.76	18.00	1.1	550.83	R-2
3	124.95		124.95	1.497	187.05	9.00	1.1	205.75	R-1
4	105.75		105.75	1.497	158.30	9.00	1.1	174.13	R-1
5	105.75		105.75	1.497	158.30	9.00	1.1	174.13	R-1
6	128.25	4.35	123.90	1.497	185.47	9.00	1.1	204.01	R-1
7	96.61		96.61	1.497	144.62	9.00	1.1	158.08	R-1
8	106.97	4.35	102.62	1.497	153.62	9.00	1.1	168.98	R-1
9	154.91					9.00			AMENITY
10	124.80		124.80	1.497	186.62	9.00	1.1	205.30	R-1
11	124.60		124.60	1.497	185.92	9.00	1.1	204.51	R-1
12	124.20		124.20	1.497	185.92	9.00	1.1	204.51	R-1
13	268.45	10.87	257.57	1.497	385.58	18.00 & 9.00	1.1	424.13	R-2
TOTAL			1985.83 SQ.M.		2942.79 SQ.M.			3231.03 SQ.M.	

● OFFICE USE

An ammended In Colour
Recommended for
1. DEMARCATION by T.L.R.J.C.T.S.No./Ret.No./S.No./
2. M.A. Use
Along with conditions mentioned in
this office Letter No. 636/C / TPS R&D/2023
Date : 14 / 07 / 2023

Dy. Director of Town Planning
Municipal Corporation
Chhatrapati Sambhaji Nagar

● JOB TITLE:

PROPOSED LAYOUT PLAN OF PART OF GUT NO.80,
SITUATED AT. VILLAGE - SATARA,
TQ. & DIST. AURANGABAD.

WITHIN AMC LIMIT

● AREA STATEMENT.

1) Area of Plot (Minimum area of a,b,c,d to considered)	
a) As per ownership document (7/12)	3300.00 SQ.M.
b) as per measurement sheet	3300.00 SQ.M.
c) as per site	3300.00 SQ.M.
2) Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	202.00 SQ.M.
(b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	0.00 SQ.M.
3) Balance area of plot (1b - 2)	3098.00 SQ.M.
4) Amenity space (if applicable)	
(a) Required	154.91 SQ.M.
(b) Adjustment of 2(b)	
(c) Balance proposed	154.91 SQ.M.
5) Net Plot Area (3 - 4 (c))	2943.00 SQ.M.
6) Recreational open space (if applicable)	
(a) Required	309.80 SQ.M.
(b) proposed	310.22 SQ.M.
7) Internal Road area	642.04 SQ.M.
8) Service road and Highway widening	0.00 SQ.M.
9) Plot area	1985.83 SQ.M.
10) Pro-rata factor for FSI calculation on layout plots = (5/9)	1.497
11) Area for inclusive housing	
(a) Required	N.A.
(b) proposed	N.A.
12) Area under D.P.	25.00 SQ.M.

AREA STATEMENT.

Certified of Area :-
Certified that the plot under reference was surveyed by me on 23/05/2023 and the dimensions of side 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 & Land Records Department records

OWNER NAME

NIRANJANA RAMNIKIL PATEL

ARCHITECT SIGNATURE

Signature of Architect

MOHAMMED IMAM A.
B.E. CIVIL
U. No. P. 154/107
Town Hall, Aurangabad



SCALE:- 1:500