LAY-OUT 1/A

1. The Layout is finally Approved for.... only marked as sold for plots nos.
2. Plot shall not be Developed or sold without NOC from CIDCO.
3. Development charges are paid Rs..... by D.D. no..... dt. / /
4. The owner/developer will have to do internal infrastructure development of their land at his own cost.
5. This Layout permission does not mean that the title of the land is verified and certificated by CIDCO.
6. No Development shall be taken up unless the N.A. permission is issued from Collector under permission of MLR code 1966

Approved as amended in red, subject to Conditions mentioned in this Office Letter No. 34 Dated 20/4/18
Additional Town Planning Officer CIDCO, Aurangabad Fringe Area

AREA STATEMENT

1) GROSS AREA OF LAND AS PER 7/12 = 81100.00 SQM
GROSS AREA OF LAND AS PER TILR = 80100.00 SQM
GROSS AREA OF LAND CONSIDERED (MINIMUM AREA) = 80100.00 SQM

2) *DEDUCTIONS FOR*

(a) Road Acquisition Area 18.00M D.P. ROAD = 565.00 SQM
(b) Proposed Road = ----
(c) Any Reservation = ----

TOTAL DEDUCTIONS (a+b+c) = 565.00 SQM

3) Remaining Gross Area of Plot (80100.00-565.00) = 79535.00 SQM.

4) *Deductions For*

(a) Recreational Open Space (10%) = 7953.50 SQM.
(b) Internal Roads = -----
(c) Amenity Space (10%) = 7953.50 SQM.

TOTAL DEDUCTIONS (a+b+c) = 15907.00 SQM.

5) Net Area of Plot For F.S.I. Calculations
= 90%(1-(2+4c)=90% (80100-565-7953.5) = 64423.35 SQM.

6) Permissible Built Up Area On Normal F.S.I.
= 64423.35. X 1.1 = 70865.685 SQM.
(since plot is on 18 m road , normal FSI =1.1)

7) Additional Built Up Area Permisible
BY Paying Premium (20%OF 64423.35) = 12884.67 SQM

PROPOSED AMENITY SPACE
- AMENITY PLOT A = 4035.64 SQM
- AMENITY PLOT B = 3917.86 SQM
TOTAL = 7953.5 SQM

-BUILT UP AREA ON AMENITY PLOT -B = 1438.39 SQM
- F.S.I.CONSUMED FOR AMENITY PLOT -B = 0.367

REQUIRED OPEN SPACE (10%) = 7953.5 SQ. M.

PROPOSED OPEN SPACE A = 2665.395 SQM
B = 1437.635 SQM
D = 1259.95 SQM
E = 3107.81 SQM

TOTAL PROPOSED OPEN SPACE = 8470.79 SQM

WORK DONE B/UP AREA
(SECTOR - C , D & E) = 34686.981 SQM

EXISTING BUILT UP AREA .

SECTOR 'B'
E TYPE BUILDING (1514.721X4) = 6058.884 SQM
F TYPE BUILDING (1483.171X1) = 1483.171 SQM
G TYPE BUILDING (2225.971X2) = 4451.942 SQM

TOTAL EXISTING B/UP AREA = 11993.997 SQM

REVISED BUILT UP AREA .

SECTOR 'B'
H TYPE BUILDING (2476.797X1) = 2476.797 SQM
I TYPE (WING 22-23 , 24-25) (1410.957X2) = 2821.914 SQM
I TYPE (WING 26-27) (1361.967X1) = 1361.967 SQM
TOTAL = 6660.678 SQM

SECTOR 'A'
I TYPE BUILDING (1548.954X4) = 6195.816 SQM
J TYPE BUILDING (2598.979X1) = 2598.979 SQM
K TYPE BUILDING (1725.189X1) = 1725.189 SQM
TOTAL = 10519.984 SQM

- TOTAL REVISED BUILT UP (6660.678+10519.984) = 17180.662 SQM

TOTAL BUILT UP AREA
(34686.981+11993.997+ 17180.662)
= 63861.640 SQM
(COMMERCIAL = 810.065 , RESIDENTIAL =63051.57)

F.S.I. CONSUMED = 0.99

BALANCE BUILT UP AREA
(70865.685 - 63861.640)
= 7004.045 SQM.

LEGENDS
PLOT BOUNDARY SHOWN IN
WORK DONE B/UP AREA SHOWN IN
PROPOSED B/UP AREA SHOWN IN
AMENITY PLOT AREA SHOWN IN
OPEN SPACE SHOWN IN
EXISTING B/UP AREA SHOWN IN

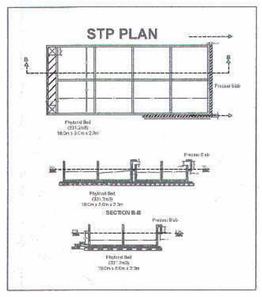
REVISED LAYOUT PLAN OF GROUP HOUSING SCHEME ON GUT NO. 234/2 AT- VILLAGE - SAWANGI, TQ.& DIST.AURNGABAD.
FOR

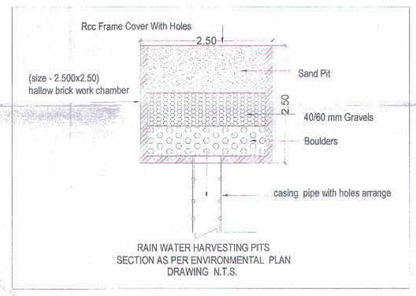
1. SARA BUILDERS & DEVELOPERS
2. SARA PROPERTIES

DRAWN BY :- MAYUR PAWAR
Scale :-1: 500
Date :-3.4.2018

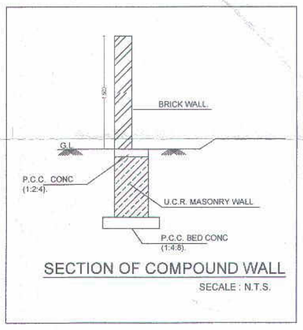
AMOL KSHIRSAGAR
FLAT NO 5,"J" BUILDING R.B. HILLS GARKHEDA,
AURANGABAD,
MOBIL NO. 9960669921

ER. AMOL KSHIRSAGAR Reg.No. B/17470 B.E.(Civil) Aurangabad CONSULTING ENGINEER





RECHARGE PIT RWP NETWORK



SECTION OF COMPOUND WALL
SECALE : N.T.S.

