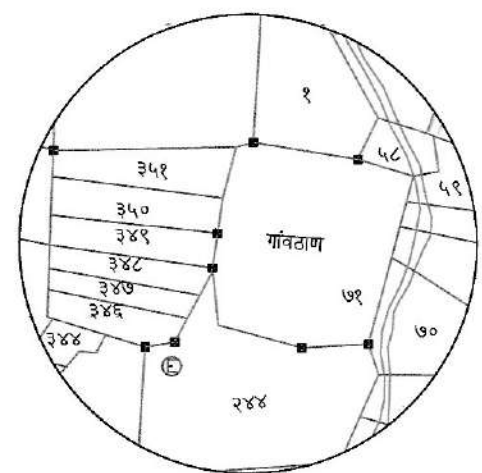
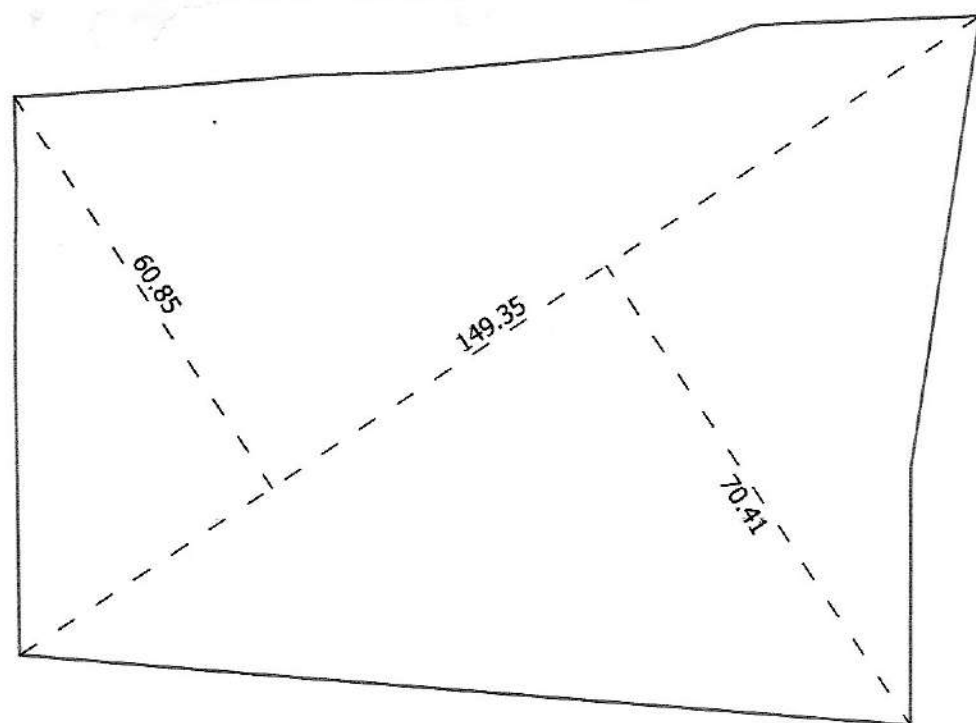




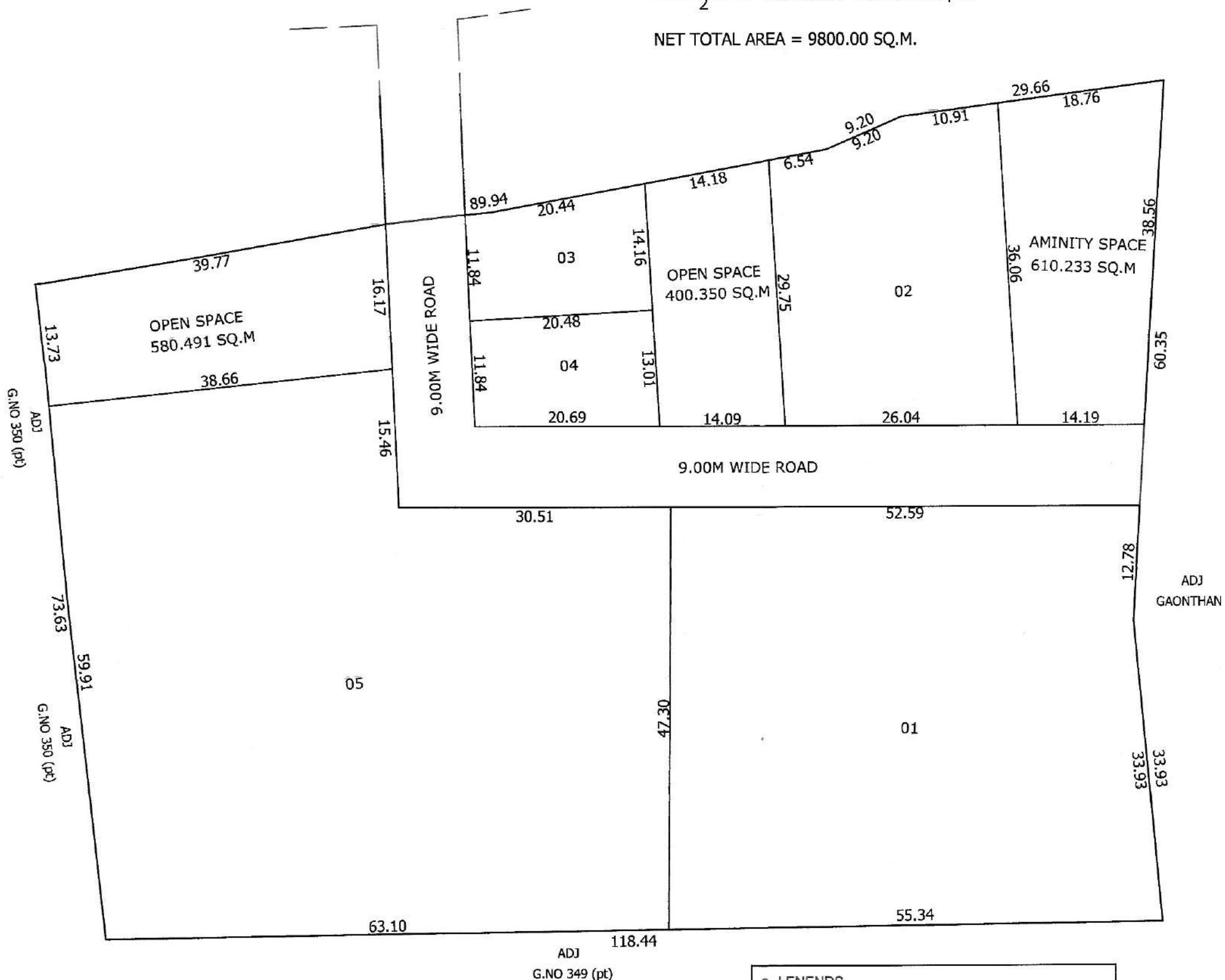
SITE PLAN
SCALE :-1:5000



BLOCK PLAN
SCALE:- 1:1000

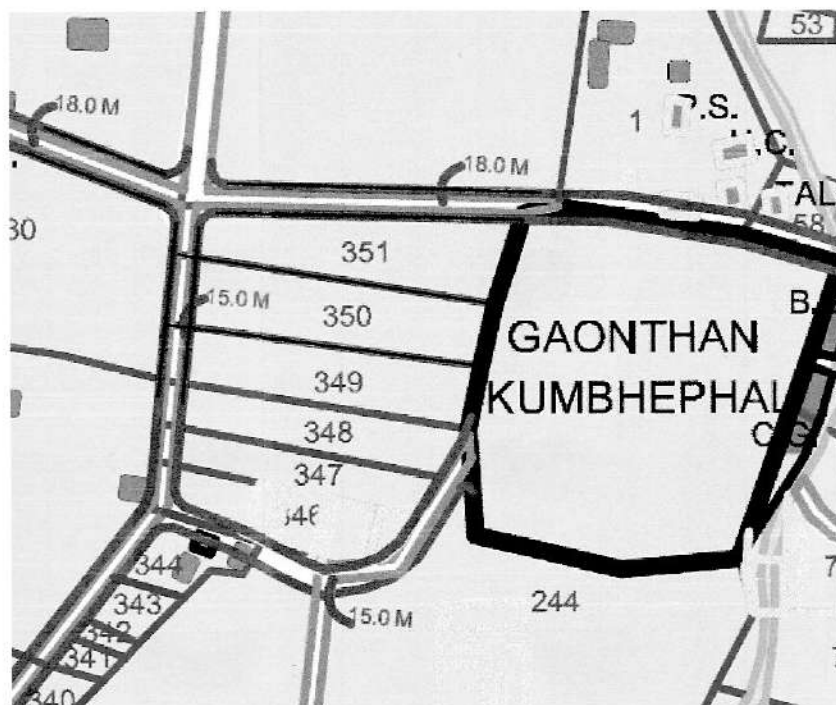
$$\frac{60.85 + 70.41}{2} \times 149.350 = 9801.840 \text{ sq.m.}$$

NET TOTAL AREA = 9800.00 SQ.M.



SR.NO	PLOT RANGE	PLOT TYPE
01.	00 TO 125 SQ.M	ROW HOUSE
02.	125 TO 250 SQ.M	SEMI DETACH
03.	250 TO ABOVE	DETACH

● LENENDS	
OPEN SPACE	
PROPOSED ROAD	
LAYOUT BOUNDARY	
LAYOUT AMENITY	



LOCATION PLAN
SCALE :-1:10000



Recommended for Final
Approval or Amendment
in Red subject to
conditions in
this dated 23/11/2022.
Assistant Director of Town Planning
Aurangabad.

AREA STATEMENT								
PLOT NO.	PLOT DIMENSIONS (m. X m.)	ROUNDING AREA OF ROAD (if any) (sq.m.)	PLOT AREA (B - C) (sq.m.)	BUILT UP AREA ON PORORATA BASIS (DxFACTOR OF FSI)	FRONT ROAD WIDTH (M.)	PERMISSIBLE NORMAL FSI	PERMISSIBLE BUILT UP AREA NORMAL FSI (E x G) (sq.m.)	USE.
A	B	C	D	E	F	G	H	I
1	2499.562	--	2499.562	2724.522	09	01	2724.522	DETACH
2	864.258	--	864.258	872.036	09	01	872.036	DETACH
3	262.750	--	262.750	286.397	09	01	286.397	DETACH
4	255.570	4.35	251.220	273.829	09	01	273.829	DETACH
5	3662.378	--	3662.378	3991.992	09	01	3991.992	DETACH
TOTAL PLOT AREA.				7540.160 SQ.M.				

1)Example of t Layout		
a) Area Statement		
	Area Statement	In sq.m.
1	Gross Area of land / plot	9800
2	Deductions for	
	(a) Road Acquisition Area	----
	(b) Proposed Road	----
	(c) Any reservation	----
	Total Deductions (a+b+c)	----
3	Remaining Gross Area of Plot (1-2)	9800
4	Deductions for	
	(a) Recreational Open Space as per Regulation No.13.3	980.841
	(b) Internal Road	668.766
	(c) Amenity Space, if any (5%)	610.233
	Total Deductions (a+b+c)	2259.839
5	Area under Plots = (3-4)	7540.160
6	Net Area of plots for FSI Calculations = 90x {1-(2+4c)}	8270.790
7	Permissible FSI factor for layout plots =(6/5).i.e.8270.790/7540.160	1.09

JOB TITLE.

DEMARCATED RESIDENTIAL LAYOUT PLAN OF
IN GUT NO. 350 & 351 (Pt)
FOR RESIDENTIAL PLOTS
AT. VILLAGE - KUMBHEPHAL,
TQ. & DIST. AURANGABAD.
ZONE PLAN AREA (NAVNAGAR)

● LAND AREA STATEMENT.

● TOTAL LAND AREA 9800.000 SQ.M.

● AREA UNDER AMENITY SPACE (5%) 610.233 SQ.M.

● AREA UNDER OPEN SPACE. (10%)..... 980.841 SQ.M.

● AREA UNDER RESIDENTIAL PLOTS..... 7540.160 SQ.M.

● AREA UNDER INTERNAL ROADS..... 668.766 SQ.M.

GUT ON

(7/12) H-R

AREA (M.P) H-R

350 (pt)

00 - 40

00 - 40.40

351 (pt)

00 - 60

00 - 40.58

ARCHITECT SIGN.

ANANDKUMAR B. MHASKE

M.E. (STRUCTURE), B.E. (CIVIL), D.C.E.

MONARCH ASSOCIATES. Mob. No. 9011918011

OWNER SIGN.

01) SAINATH BHIKAJI MULE

02) ANNA BHIKAJI MULE

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