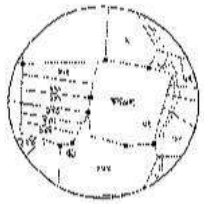
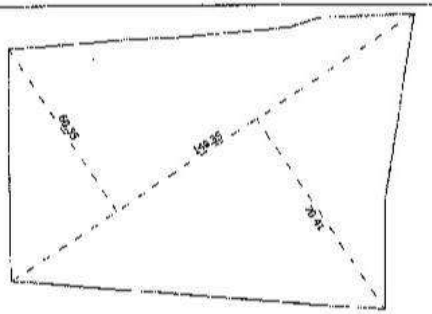
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SITE PLAN
SCALE 1:1500

ROAD



BLOCK PLAN
SCALE: 1:1000

$\frac{69.85 + 70.41}{2} \times 149.350 = 9801.840$ sq.m.

NET TOTAL AREA = 9800.00 SQ.M.



LOCATION PLAN
SCALE 1:10000

Recommended for Final Approval Intended
In Red subject to
consi
Unl
dated 23/11/2023
Assistant Director of Town Planning
Aurangabad.

JOB TITLE

DEMARCATED RESIDENTIAL LAYOUT PLAN OF
IN GUT NO. 350 & 351 (P)
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%) ..... 490.000 SQ.M.
- AREA UNDER OPEN SPACE (10%) ..... 980.001 SQ.M.
- AREA UNDER RESIDENTIAL PLOTS ..... 7940.160 SQ.M.
- AREA UNDER INTERNAL ROADS ..... 389.366 SQ.M.

GUT ON	(7/12) H-R	AREA (M.P) H R
350 (P)	00 - 40	00 - 48
351 (P)	00 - 60	00 - 48

ARCHITECT SIGN.

ANANDKUMAR B. MHASKE
M.E (STRUCTURE), B.E. (CIVIL), D.C.E.
MHASKE ASSOCIATES

OWNER SIGN.

01) GAIKWAD

02) ANKA

Sub-Registrar No.6
Seal of the Sub-Registrar, Aurangabad

AREA STATEMENT

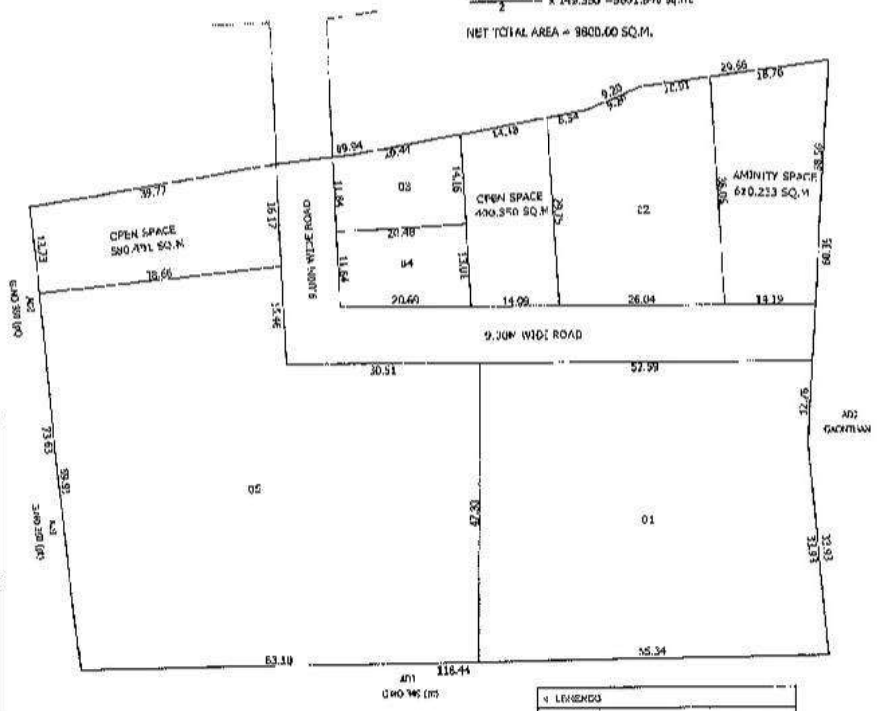
PLOT NO.	PLOT DIMENSIONS (M. X M.)	BOUNDING AREA OF ROAD (R.OPEN) (SQ.M.)	PLOT AREA (B - C) (SQ.M.)	BUILT UP AREA ON NORMATIVE BASIS (FACTOR OF FSI)	FRONT ROAD WIDTH (M.)	PERMISSIBLE NORMAL FSI	PERMISSIBLE BUILT UP AREA - NORMAL FSI (E x D) (SQ. M.)	USE
A	B	C	D	E	F	G	H	I
1	2499.562	--	2499.562	2724.522	09	01	2724.522	DETACH
2	861.258	--	861.258	892.036	09	01	892.036	DETACH
3	382.750	--	382.750	386.397	09	01	386.397	DETACH
4	255.820	4.35	251.220	273.629	09	01	273.629	DETACH
5	3652.378		3652.378	3991.992	09	01	3991.992	DETACH
TOTAL PLOT AREA.			7540.160 SQ.M.					

1	Example of 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	980.001
	(b) Internal Road	668.766
	(c) Amenity Space, if any (5%)	810.233
	Total Deductions (a+b+c)	2259.839
5	Area under Plots = (3-4)	7540.160
6	Net Area of plots for FSI Calculations = (5)+ (1-(2+4+c))	8270.760
7	Permissible FSI factor for layout plots =(6/5)i.e.8270.760/7540.160	1.09

SR.NO	PLOT RANGE	PLOT TYPE
01	00 TO 135 NOS	ROW HOUSE
02	136 TO 250 NOS	SEMI DETACH
03	250 TO ABOVE	DETACH

LEGENDS

OPEN SPACE	
PROPOSED ROAD	
LAYOUT BOUNDARY	
LAYOUT AMENITY	



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