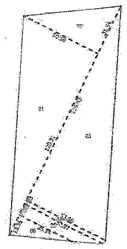
Part I



BLOCK PLAN
SCALE:- 1.5000

BLOCK AREA CALCULATION

1) $\frac{120.91 \times 50.50}{2}$ = 3052.977 SQ.MT.

2) $\frac{50.50 \times 31.54}{2}$ = 796.385 SQ.MT.

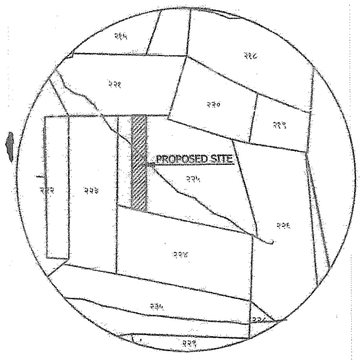
3) $\frac{129.43 \times 53.56}{2}$ = 3466.135 SQ.MT.

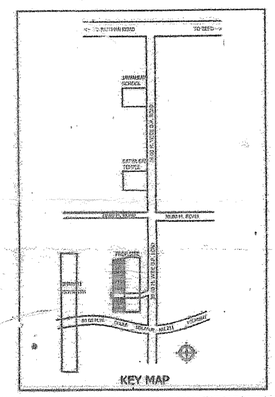
4) $\frac{52.97 + 53.56}{2} \times 2.58$ = 137.423 SQ.MT.

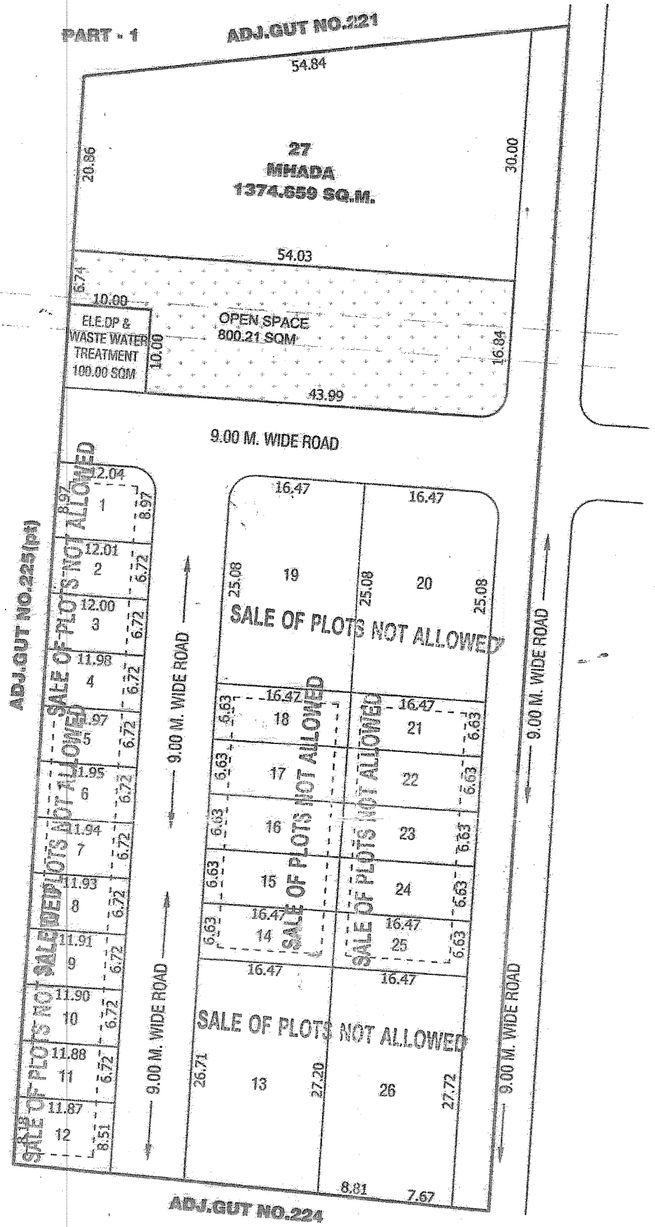
5) $\frac{52.97 + 35.14}{2} \times 7.08$ = 311.909 SQ.MT.

6) $\frac{35.14 \times 13.36}{2}$ = 234.735 SQ.MT.

TOTAL AREA = 7999.564 SQ.MT.
SAY = 8000.000 SQ.MT.







LAYOUT PLAN
SCALE:- 1:500

PLOT NO	AREA dimension (m x m) or nos.	area of plot (sq.mt)	Rounding area of road (if any) (sq.mt)	remaining Plot area (B-C) (sq.mt.)	Built up area on Prorata basis SQ.MT.	Built up area on Prorata basis SQ.MT. (D+prorata FSI factor)	Front road width (M.)	basic F.S.I. (1.10)	PERMISIBLE BUILT UP AREA basic F.S.I. (E x G) (SQ.MT.)	PLOT TYPE
A	B	C	D	E	F	G	H	I	J	K
01	-----	107.82	4.35	103.47	23.79	127.26	9.00 M.W.	1.10	139.99	ROW HOUSE
02	1/2(12.01+12.00)X6.72	80.67	00	80.67	18.55	99.22	9.00 M.W.	1.10	109.14	ROW HOUSE
03	1/2(11.98+12.00)X6.72	80.57	00	80.57	18.53	99.10	9.00 M.W.	1.10	109.11	ROW HOUSE
04	1/2(11.98+11.97)X6.72	80.47	00	80.47	18.50	98.97	9.00 M.W.	1.10	108.86	ROW HOUSE
05	1/2(11.95+11.97)X6.72	80.37	00	80.37	18.48	98.85	9.00 M.W.	1.10	108.73	ROW HOUSE
06	1/2(11.95+11.94)X6.72	80.27	00	80.27	18.46	98.73	9.00 M.W.	1.10	108.60	ROW HOUSE
07	1/2(11.93+11.94)X6.72	80.20	00	80.20	18.44	98.64	9.00 M.W.	1.10	108.50	ROW HOUSE
08	1/2(11.93+11.91)X6.72	80.10	00	80.10	18.42	98.52	9.00 M.W.	1.10	108.37	ROW HOUSE
09	1/2(11.90+11.91)X6.72	80.00	00	80.00	18.40	98.40	9.00 M.W.	1.10	108.24	ROW HOUSE
10	1/2(11.90+11.88)X6.72	79.90	00	79.90	18.37	98.27	9.00 M.W.	1.10	108.09	ROW HOUSE
11	1/2(11.87+11.88)X6.72	79.80	00	79.80	18.35	98.15	9.00 M.W.	1.10	107.96	ROW HOUSE
12	------	98.94	00	98.94	22.75	121.69	9.00 M.W.	1.10	133.85	ROW HOUSE
13	1/2(26.71+27.20)X16.47	443.94	00	443.94	279.68	723.62	9.00 M.W.	1.10	795.98	DETACHED
14	16.47 X 6.63	109.19	00	109.19	25.11	134.30	9.00 M.W.	1.10	147.73	ROW HOUSE
15	16.47 X 6.63	109.19	00	109.19	25.11	134.30	9.00 M.W.	1.10	147.73	ROW HOUSE
16	16.47 X 6.63	109.19	00	109.19	25.11	134.30	9.00 M.W.	1.10	147.73	ROW HOUSE
17	16.47 X 6.63	109.19	00	109.19	25.11	134.30	9.00 M.W.	1.10	147.73	ROW HOUSE
18	16.47 X 6.63	109.19	00	109.19	25.11	134.30	9.00 M.W.	1.10	147.73	ROW HOUSE
19	16.47 X 25.08	413.06	4.35	408.71	257.48	666.19	9.00 M.W.	1.10	732.80	DETACHED
20	16.47 X 25.08	413.06	4.35	408.71	257.48	666.19	9.00 M.W.	1.10	732.80	DETACHED
21	16.47 X 6.63	109.19	00	109.19	25.11	134.30	9.00 M.W.	1.10	147.73	ROW HOUSE
22	16.47 X 6.63	109.19	00	109.19	25.11	134.30	9.00 M.W.	1.10	147.73	ROW HOUSE
23	16.47 X 6.63	109.19	00	109.19	25.11	134.30	9.00 M.W.	1.10	147.73	ROW HOUSE
24	16.47 X 6.63	109.19	00	109.19	25.11	134.30	9.00 M.W.	1.10	147.73	ROW HOUSE
25	16.47 X 6.63	109.19	00	109.19	25.11	134.30	9.00 M.W.	1.10	147.73	ROW HOUSE
26	------	452.56	00	452.56	285.11	737.67	9.00 M.W.	1.10	811.44	DETACHED
27	------	1374.65	00	1374.65	866.02	2240.67	9.00 M.W.	1.10	2464.73	MHADA

Colour

As amended in
Recomended for
1 DAMARCATION by T. L. R. / C.T.S.O
2. N. A. Use.
Along with conditions mentioned in
this office.letter No. ABC / TPS / 9325
dt. 29/4/17.

Asstt. Director of Town
ARCHITECT & Authorised

Ar. Nitesh R. Zalwar
B.ARCH. M.C.A.
Reg. No.CA/2006/39244
-TP/2015/71

TITLE

PROPOSED RESIDENTIAL LAY-OUT
" SHRIHARI - JYOTI PARK" (PART -I)
OF GUT NO. - 225 (PT)
AT VILLAGE - SATARA
TQ. & DIST. AURANGABAD.

LEGEND

LAND BOUNDARY SHOWN THUS

OPEN SPACE SHOWN THUS

OWNER'S NAME & SIGN

FOR : - SHRIHARI HOUSING RESORTS & INFRA.
THROUGH PARTNER
SAU. PARINEETA PRAMOD KHAIRNAR

AREA STATEMENT

1. AREA OF LAND	= 8000.000 m².
a) As per ownership document(7/12,CTS extract)	= 8000.000 m².
b) As per measurement sheet	
C) As per site	= 8000.000 m².
2. DEDUCTIONS FOR	
a) Proposed d.p./d.p. road widening area	= 00.000 m².
b) Any D.P. road reservation area	
c) Natural water course area	
3. Gross Area Of Plot (1-2)	= 8000.000 m².
4. Recreational Open Space	
a) Required -	= 800.000 m².
b) Proposed -	= 800.21 m².
5. Amenity Space	
a) Required -	= nil
b) Proposed -	= nil
6. Service Road And Highway Widening	= nil
7. Internal Road Area	= 1914.56 m².
8. Area Under Layout Plots	= 5185.23 m².
9.Net Area Of Plots For FSI Calculation = (3-5b)	= 8000.000 m².
10. ELE.DP & WASTE WATER TREATMENT	= 100.000 m².
11.Permissible FSI Factor For Layout Plots = (10/9) prorata factor is	= 8000.00 / 5185.23 = 1.54
12.Area For Inclusive Housing (MHADA)	
a) Required	= 1600.00 M².
b) Proposed	= 1374.659 M².