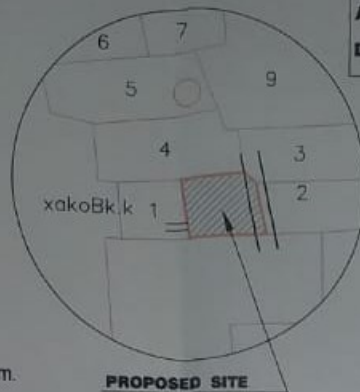
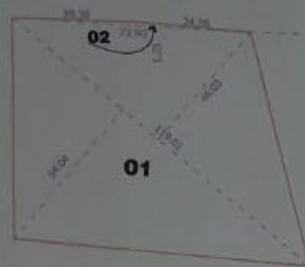




PROPOSED SITE

TITLE:-
DEMARCATED RESIDENTIAL LAY-OUT
OF GUT No. 01 (PART)
AT VILLAGE- SOEGAON TQ. SOEGAON
DIST. AURANGABAD.

Recommended for Final
Approval as recommended
In _____ subject to
condition _____ in
this office letter No. 563
dated 14.10.2019

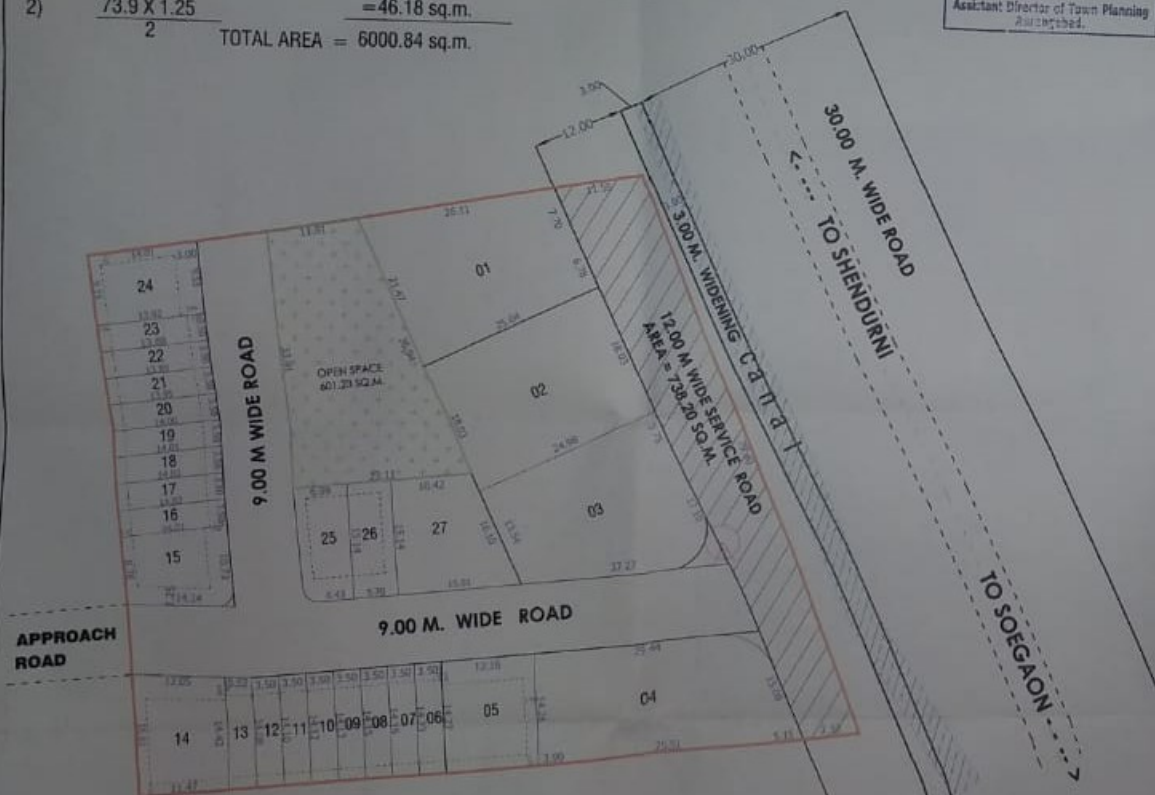
Assistant Director of Town Planning
Aurangabad.

BLOCK AREA CALCULATION

$$1) \frac{54.04 + 46.03}{2} \times 119.01 = 5954.66 \text{ sq.m.}$$

$$2) \frac{73.9 \times 1.25}{2} = 46.18 \text{ sq.m.}$$

TOTAL AREA = 6000.84 sq.m.



LAY OUT PLAN

	IN SQ.M.	15/19
1. GROSS AREA OF LAND	6000.00 SQ.M.	
2. DEDUCTIONS FOR		
a) ROAD ACQUISITION AREA	738.20 SQ.M.	
b) PROPOSED ROAD	00.000 SQ.M.	
c) ANY RESERVATION	00.000 SQ.M.	
TOTAL DEDUCTIONS (a+b+c)		
3. REMAINING GROSS AREA OF PLOT (1-2)	5261.80 SQ.M.	
4. DEDUCTIONS FOR		
a) RECREATIONAL OPEN SPACES AS PER REGULATION NO.13.3	601.230 SQ.M.	
b) INTERNAL ROADS	1813.58 SQ.M.	
c) AMENITY SPACE, IF ANY (5%)	00.000 SQ.M.	
TOTAL DEDUCTIONS (a+b+c)	2414.81 SQ.M.	
5. AREA UNDER PLOTS = (3-4)	3585.190 SQ.M.	
6. NET AREA OF PLOTS FOR FSI CALCULATIONS		
= 90 X (1-(2+4c)) - 90% X (9200-(0.0)+(0.0))		
7. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (6/5), i.e. 5261.80 / 3585.190	= 1.66	

PLOT AREA STATEMENT FOR FSI CALCULATION

PLOT NO	AREA dimension (m x m) or nos.	Rounding area of road (if any) (sq.mt)	Plot area (sq.mt)	Built up area on Pro-rata basis SQ.MT. (D x Factor of FSI) (sq.mt.)	Front road width (M.)	Permissible Normal F.S.I. (1.00)	PERMISSIBLE BUILT UP AREA NORMAL F.S.I. (E x G) (SQ.MT.)	PLOT TYPE
A	B	C	D	E	F	G	H	I
01	—	00	459.890	748.47	30.00 M.W.	1.20	898.164	DETACHED
02	—	00	459.890	748.460	30.00 M.W.	1.20	898.112	DETACHED
03	—	00	459.740	748.208	30.00 M.W.	1.20	897.875	DETACHED
04	—	00	459.320	747.531	30.00 M.W.	1.20	897.537	DETACHED
05	—	00	173.860	280.270	9.00 M.W.	1.00	288.270	Row house plot
06	14.21 x 14.27	4.35	45.870	82.784	9.00 M.W.	1.00	82.784	Row house plot
07	14.19 x 14.22	4.35	45.730	82.551	9.00 M.W.	1.00	82.551	Row house plot
08	14.13 x 14.18	4.35	45.590	82.319	9.00 M.W.	1.00	82.319	Row house plot
09	14.11 x 14.15	4.35	45.450	82.153	9.00 M.W.	1.00	82.153	Row house plot
10	14.12 x 14.12	4.35	45.430	82.083	9.00 M.W.	1.00	82.083	Row house plot
11	14.11 x 14.12	4.35	45.380	81.970	9.00 M.W.	1.00	81.970	Row house plot
12	14.08 x 14.15	4.35	45.310	81.854	9.00 M.W.	1.00	81.854	Row house plot
13	—	00	45.870	82.784	9.00 M.W.	1.00	82.784	Row house plot
14	—	4.35	175.780	291.794	9.00 M.W.	1.00	291.794	Row house plot
15	7.78 x 10.13	4.35	136.52	132.170	9.00 M.W.	1.00	219.402	Row house plot
16	—	00	45.000	81.340	9.00 M.W.	1.00	81.340	Row house plot
17	—	00	45.000	81.340	9.00 M.W.	1.00	81.340	Row house plot
18	—	00	45.000	81.340	9.00 M.W.	1.00	81.340	Row house plot
19	14.01 x 14.05	4.35	45.000	81.340	9.00 M.W.	1.00	81.340	Row house plot
20	14.00 x 13.96	4.35	45.000	81.223	9.00 M.W.	1.00	81.223	Row house plot
21	—	00	45.720	80.875	9.00 M.W.	1.00	80.875	Row house plot
22	13.88 x 13.91	4.35	45.590	80.659	9.00 M.W.	1.00	80.659	Row house plot
23	13.88 x 13.91	4.35	45.650	80.759	9.00 M.W.	1.00	80.759	Row house plot
24	—	00	130.370	216.414	9.00 M.W.	1.00	216.414	Row house plot
25	6.98 x 6.42	4.35	101.58	97.230	9.00 M.W.	1.00	161.401	Row house plot
26	15.14 x 15.20	00	86.290	143.241	9.00 M.W.	1.00	143.241	Row house plot
27	—	00	199.300	330.838	9.00 M.W.	1.00	330.838	Row house plot

OWNER NAMES		OWNER'S SIGN.	ARCHITECT
YOGESHWAR BUILDERS & DEVELOPERS			Ar. N. R. Zafar & Associates Plot No. 7, Plot No. 34, Road No. 1, K. N. K. Nagar, Aurangabad, Maharashtra - 431001
THROUGH			
SURVY	DRAWN	CHECKED	DATE
R.R.	N.G.C.	P.D.M.	01-11-2018
SCALE 1 : 500			