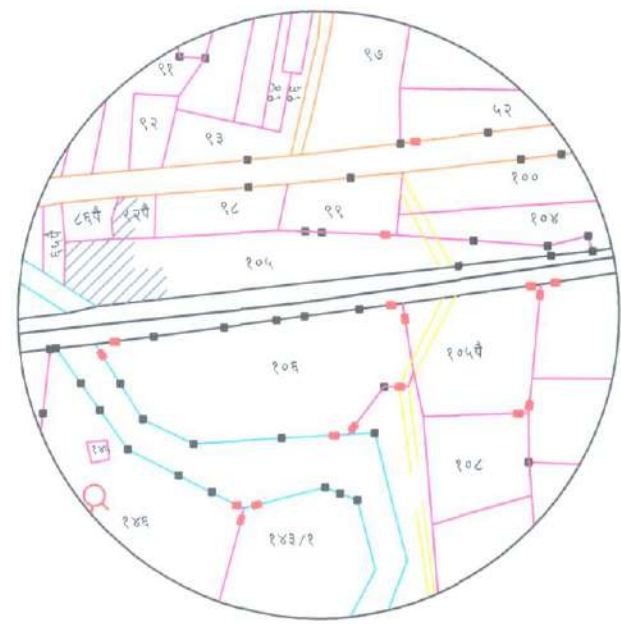
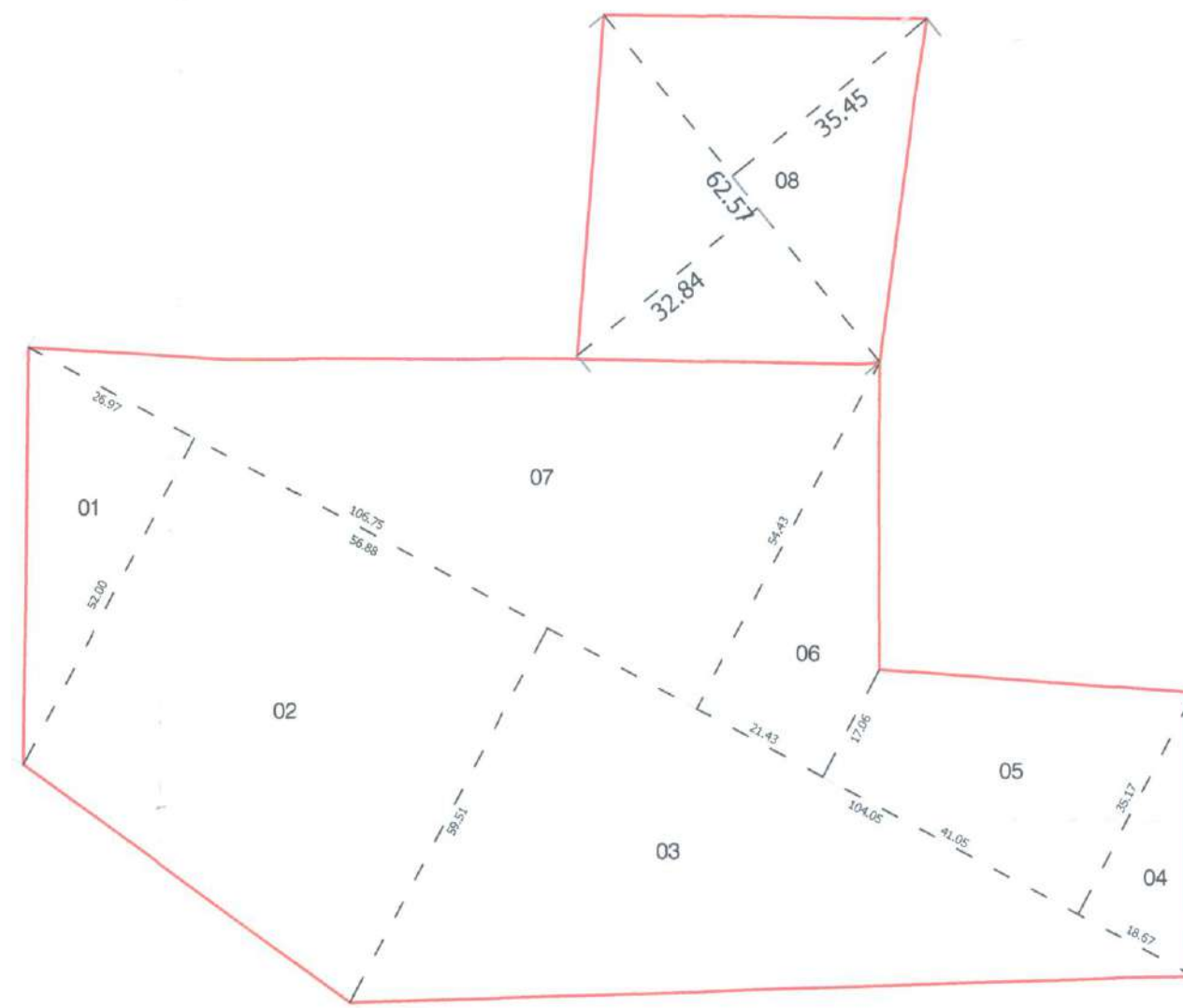




SITE PLAN
SCALE :-1:15000



LOCATION PLAN
SCALE :-1:10000



BLOCK PLAN
SCALE:- 1:1000

- 01 $\frac{26.97 \times 52.00}{2} = 701.220 \text{ sq.m.}$
- 02 $\frac{52.00 + 59.51}{2} \times 56.88 = 3171.344 \text{ sq.m.}$
- 03 $\frac{59.51 \times 104.050}{2} = 3093.007 \text{ sq.m.}$
- 04 $\frac{18.67 + 35.17}{2} = 328.311 \text{ sq.m.}$
- 05 $\frac{35.17 \times 17.06}{2} \times 41.05 = 1072.020 \text{ sq.m.}$
- 06 $\frac{17.06 \times 54.43}{2} \times 21.43 = 766.015 \text{ sq.m.}$
- 07 $\frac{54.43 + 106.75}{2} = 2905.201 \text{ sq.m.}$
- 08 $\frac{32.84 + 35.45}{2} \times 62.57 = 2136.452 \text{ sq.m.}$

TOTAL AREA = 14173.570 sq.m.
NET TOTAL AREA = 14150.000 SQ.M.

SR.NO	PLOT RANGE	PLOT TYPE
01.	50 TO 125 SQ.M	ROW HOUSE
02.	125 TO 250 SQ.M	SEMI DETACH
03.	250 TO ABOVE	DETACH

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.)
A	B	C	D	E	F	G	H
1		--	206.151	288.611	9	01	288.611
2	10.00 x 20.555	--	205.550	287.770	9	01	287.770
3	10.00 x 20.40	--	204.000	285.600	9	01	285.600
4	9.315 x 20.32	--	189.280	264.992	9	01	264.992
5	11.935 x 20.54	--	245.144	343.201	9	01	343.201
6	10.00 x 20.465	--	204.650	286.510	9	01	286.510
7		--	234.754	328.655	9	01	328.655
8	10.00 x 22.445	--	224.450	314.230	9	01	314.230
9	10.00 x 21.54	--	215.400	301.560	9	01	301.560
10	11.35 x 20.57	--	233.469	326.856	9	01	326.856
11	11.35 x 19.575	--	222.176	311.046	9	01	311.046
12	11.35 x 18.655	--	211.734	296.427	9	01	296.427
13		12.10	963.959	1349.542	60	1.2	1542.334
14		12.10	958.107	1341.349	60	1.2	1532.971
15	7.00 x 15.00	--	105.000	147.000	9	01	147.000
16	7.00 x 15.00	--	105.000	147.000	9	01	147.000
17	7.00 x 15.00	4.35	100.650	140.910	9	01	140.910
18	8.60 x 15.50	4.35	128.950	180.530	9	01	180.530
19	8.60 x 15.50	--	133.300	186.620	9	01	186.620
20	8.60 x 15.50	--	133.300	186.620	9	01	186.620
21	9.305 x 15.50	--	144.227	201.917	9	01	201.917
22	7.00 x 15.00	4.35	100.650	140.910	9	01	140.910
23	7.00 x 15.00	--	105.000	147.000	9	01	147.000
24	7.00 x 15.00	--	105.000	147.000	9	01	147.000
25	7.00 x 12.50	--	87.500	122.500	9	01	122.500
26	7.00 x 12.50	--	87.500	122.500	9	01	122.500
27	7.055 x 12.50	--	88.187	123.461	9	01	123.461
28	8.285 x 15.00	--	124.425	174.195	9	01	174.195
29	8.00 x 15.00	--	120.000	168.000	9	01	168.000
30	8.00 x 15.00	--	120.000	168.000	9	01	168.000
31	8.00 x 15.00	--	120.000	168.000	9	01	168.000
32	8.00 x 15.00	4.35	115.650	161.910	9	01	161.910
33	8.00 x 15.00	4.35	115.650	161.910	9	01	161.910
34	8.00 x 15.00	--	120.000	168.000	9	01	168.000
35	8.00 x 15.00	--	120.000	168.000	9	01	168.000
36	8.00 x 15.00	--	120.000	168.000	9	01	168.000
37	7.155 x 15.00	--	107.325	150.255	9	01	150.255
38		--	123.119	172.366	9	01	172.366
39	7.25 x 16.76	--	121.510	170.114	9	01	170.114
40	7.50 x 16.27	--	122.025	170.835	9	01	170.835
41	7.84 x 15.76	--	123.558	172.981	9	01	172.981
42	8.45 x 15.22	4.35	124.259	173.962	9	01	173.962
TOTAL PLOT AREA. ----- 7740.609 SQ.M.							

LENENDS	
OPEN SPACE	
PROPOSED ROAD	
LAYOUT BOUNDARY	
LAYOUT AMENITY	

1)Example of t Layout	
a) Area Statement	
Area Statement	In sq.m.
1 Gross Area of land / plot	14150.00
2 Deductions for	
(a) Road Acquisition Area	----
(b) Proposed Road	700.000
(c) Any reservation	----
Total Deductions (a+b+c)	----
3 Remaining Gross Area of Plot (1-2)	13450.000
4 Deductions for	
(a) Recreational Open Space as per Regulation No.13.3	1345.596
(b) Internal Road	3018.795
(c) Amenity Space, if any (5%)	1345.000
Total Deductions (a+b+c)	5769.391
5 Area under Plots = (3-4)	7740.609
6 Net Area of plots for FSI Calculations = 90x {1-(2+4c)}	10894.5
7 Permissible FSI factor for layout plots $13450 - 1345 = 12105/100 = 121.05/90 = 10894.5/7740.609$	1.40

OFFICE USE

5/2/19

Recommended for Final Approval as Amended In subject to condition mentioned in this office letter No 1672 dated 4/8/2019

Assistant Director of Town Planning Aurangabad.

JOB TITLE.

DEMARCATED RESIDENTIAL LAYOUT PLAN OF IN GUT NO. 92 & 105 (Pt) FOR RESIDENTIAL PLOTS AT. VILLAGE - SHENDRA J, TQ. & DIST. AURANGABAD. ZONE PLAN AREA (NAVNAGAR)

LAND AREA STATEMENT.

TOTAL LAND AREA 14150.000 SQ.M.

AREA UNDER 15 M SERVICE ROAD 700.000 SQ.M.

AREA UNDER LAY-OUT 13450.000 SQ.M.

PROPOSED OPEN SPACE (10%) 1345.596 SQ.M.

PROPOSED AMENITY SPACE (10%) 1345.000 SQ.M.

AREA UNDER RESIDENTIAL PLOTS..... 7740.609 SQ.M.

AREA UNDER INTERNAL ROADS..... 3018.795 SQ.M.

GUT ON

(7/12) H-R

AREA (M.P) H-R

92 (pt) 00 - 21.5

92 (pt) 01 - 20

ARCHITECT SIGN.

Mohammed Ismail

B.E.CIVIL

LIC. NO. 072017, PLANWELL CONSULTANT

TOWNHALL, AURANGABAD.

M. 9422290038

OWNER SIGN.

1) MILIND DEVIDAS BHARSAKLE

2) SANI DEVIDAS BHARSAKLE

3) BABANBAI DEVIDAS BHARSAKLE

4) AJAYA NANDKUMAR UKADGAVKAR

5) ARUN DASRAO MOHANPURKAR