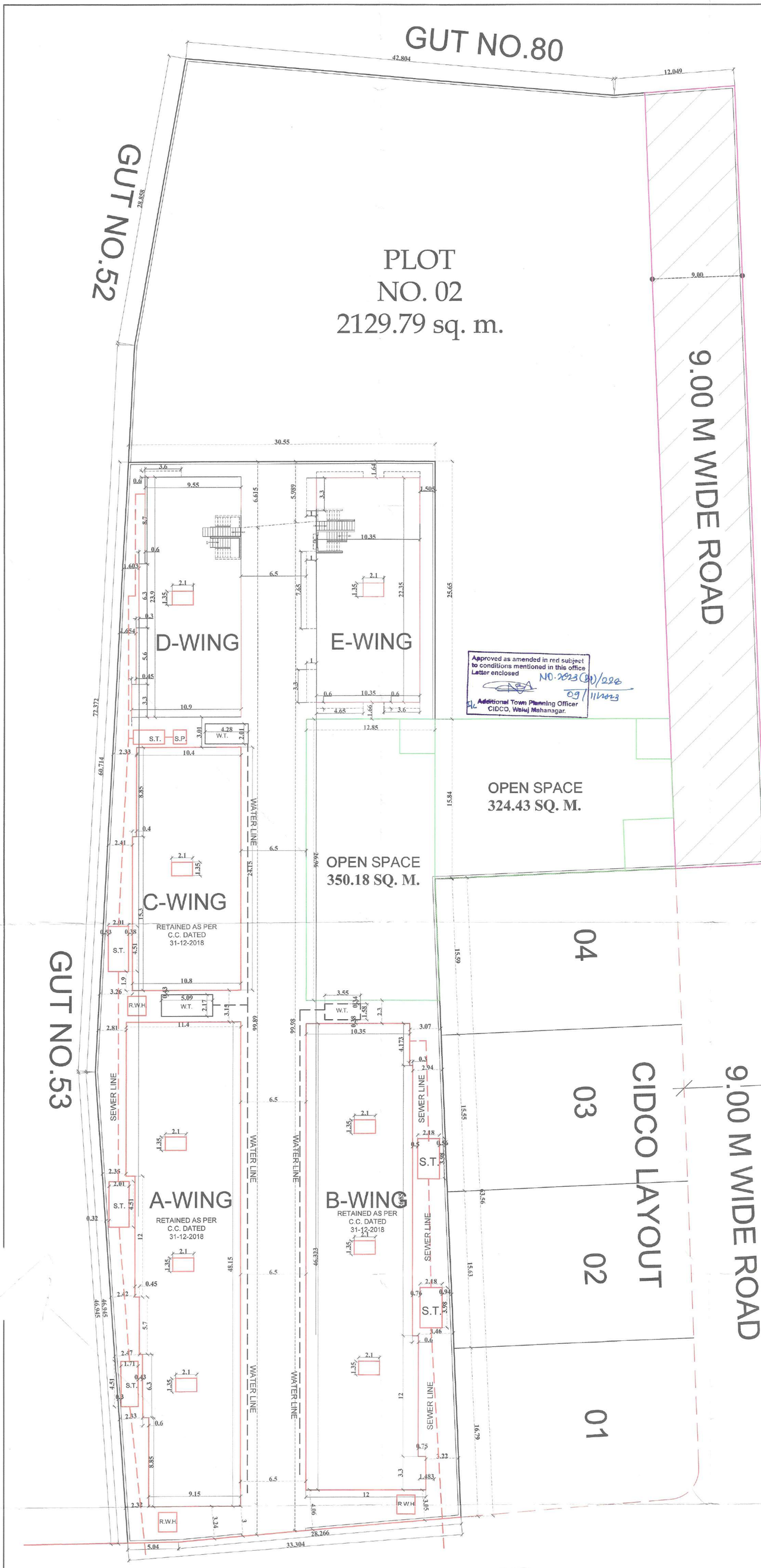


LAY OUT PLAN

SCALE = 1: 200

WEST SOUTH NORTH EAST

AREA STATEMENT		SQM
1.	AREA OF PLOT (minimum area of a,b,c to be considered)	
	(a) AS PER OWNERSHIP DOCUMENTS (7/12,CTS extract)	3150.79 SQ.M
	(b) AS PER MEASUREMENT SHEET	3150.79 SQ.M
	(c) AS PER SITE	3150.79 SQ.M
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P/ D.P. ROAD WIDENING	0.00 SQM
	(b) ANY D.P. RESERVATION AREA	0.00 SQM
	(c) NATURAL WATER COURSE AREA	0.00 SQM
	TOTAL DEDUCTIONS (a+b+c)	0.00 SQM
3.	BALANCE AREA OF PLOT (1-2)	3150.79 SQ.M
4.	AMENITY SPACE (IF APPLICABLE)	0.00 SQM
	(a) REQUIRED	0.00 SQM
	(b) ADJUSTMENT OF 2(b), IF ANY	0.00 SQM
	(c) BALANCE PROPOSED	0.00 SQM
5.	NET AREA OF PLOT [3 - 4(C)]	3150.79 SQ.M
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED	315.07 SQ.M
	(b) PROPOSED	350.18 SQ.M
7.	INTERNAL ROAD AREA	--
8.	PLOTABLE AREA(IF APPLICABLE)	--
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC FSI)	3465.87 SQM
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH/TOD ZONE.	--
	(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM.	--
11.	IN-SITU F.S.I./TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P. ROAD [2.00 X SR.NO.2 (a)] if any	-
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 X sr.no.4(b) and / or (c)]	
	(C) TDR AREA	
	(d) TOTAL IN-SITU /TDR LOADING PROPOSED(11(a)+(b)+(c))	
12.	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	-
13.	TOTAL ENTITLEMENT OF F.S.I. IN PROPOSAL	-
	(a). [9+10(b)+11(d)] OR 12 WHICHEVER IS APPLICABLE	3465.87 SQM
	(b). ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES	-
	(c). TOTAL ENTITLEMENT (a+b)	3465.87 SQM
14.	MAXIMUM UTILIZATION LIMIT OF AREA F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDHTH(AS PER REGULATION NO.6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICATION) X 1.6 OR 1.8	3.20
15.	TOTAL BUILT UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17b)	
	a. EXISTING BUIT UP AREA [RETAINED]	2301.545 SQM
	b. PROPOSED B/UP AREA (AS PER 'P-LINE')	877.903 SQM
	C. TOTAL (a+b+c+d)	3179.448 SQM
16.	F.S.I. CONSUMED (15/5) (SHOILD NOT MORE THAN SERIAL NO.14 ABOVE)	P LINE AREA / NET PLOT AREA 3179.448 / 3150.790 = 1.009
17.	AREA FOR INCLUSIVE HOUSING ,IF ANY	N.A.
	a. REQUIRED (20 % OF SR.NO. 9)	N.A.
	b. PROPOSED	N.A.

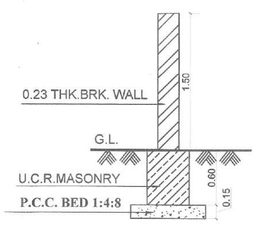
$\frac{10000}{225} = 44.44$

$\frac{3150.79}{44.44}$ = MAX. 70.89 - 71 PERMISSION

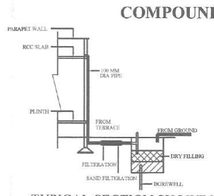
TOTAL PROPOSED TENEMENT - 28



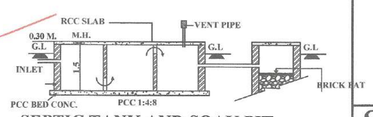
LAY OUT PLAN



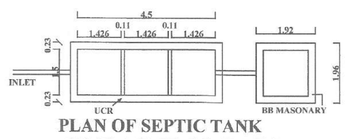
SECTION OF COMPOUND WALL



TYPICAL SECTION SHOWING RAIN WATER HARVESTING SYSTEM AND FILTERATION UNIT FOR ALL PLOTS (SCALE = N.T.S.)



SEPTIC TANK AND SOAK PIT
(SCALE N.T.S.)



PLAN OF SEPTIC TANK
(SCALE N.T.S.)

AREA STATEMENT 1/6

PLOT AREA :- 3150.79 SQ.M

FLR	B/UP AREA	STAIRCASE AREA FREE OF F.S.I	NET AREA
A-WING BUILDING (RETAINED)			
STILT F.	25.62	NA	25.62
STILT F.F.	491.603	NA	491.603
STILT S.F.	391.815	NA	391.815
TOTAL	909.038	NA	909.038
B-WING BUILDING (RETAINED)			
STILT F.	26.603	NA	26.603
STILT F.F.	495.238	NA	495.238
STILT S.F.	402.313	NA	402.313
TOTAL	924.154	NA	924.154
C-WING BUILDING (RETAINED)			
STILT F.	12.81	NA	12.81
STILT F.F.	254.445	NA	254.445
STILT S.F.	201.098	NA	201.098
TOTAL	468.353	NA	468.353
D-WING BUILDING (PROPOSED)			
STILT F.		NA	
~~STILT~~ F.F.	240.845	NA	240.845
~~STILT~~ S.F.	190.830	NA	190.830
TOTAL	431.675	NA	431.675
E-WING BUILDING (PROPOSED)			
STILT F.		NA	
~~STILT~~ F.F.	252.638	NA	252.638
~~STILT~~ S.F.	193.590	NA	193.590
TOTAL	446.228	NA	446.228

TOTAL NET AREA 3179.448 SQ.M

F.S.I.CONSUMED --- 1.009

*CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/01/2023 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD /LAND RECORDS DEPARTMENT / CITY RECORDS.

Ar. Sharad Gawali Patil
103, E-Wing, Kailash Arcade,
Cannought, CIDCO, Aurangabad.
Reg. No. CA/2011/52995

ARCHITECT SIGN

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFORM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY AURANGABAD MUNICIPAL CORPORATION.I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

LAXMI

LAKSHMIBAI SHANKARROV GHADAGE.
owner (s) name and signature

NOTE

OUTER & INNER WALL 0.15 M. THICK

LEGENDS

PLOT BOUNDRY
RESIDENTIAL CON.
SEWER LINE
WATER LINE

JOB. NO.	SCALE	NORTH	DATE
	1:200		
DRN. BY- A. A. GANAR			DWG. NO.

PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 01 GUT NO. 51 (PT) , GOLAWADI,TQ. & DIST. ~~AURANGABAD~~ CHH. SAMBHAJINAGAR.

FOR:- LAKSHMIBAI SHANKARROV GHADAGE.

OWNER'S SIGN.

LAXMI

ARCHITECT'S SIGN.

Ar. Sharad Gawali Patil
103, E-Wing, Kailash Arcade,
Cannought, CIDCO, Aurangabad.
Reg. No. CA/2011/52995

Sharad Gawali & Associates

Architects, Interior designer, Townplanner
103, E - WING, KAILASH ARCADE, CANNOUGHT PLACE, CIDCO,AURANGABAD-431005
MOB. NO.09049888833, PHONE NO. 0240+2488833
E-mail: gawali.sharad@gmail.com