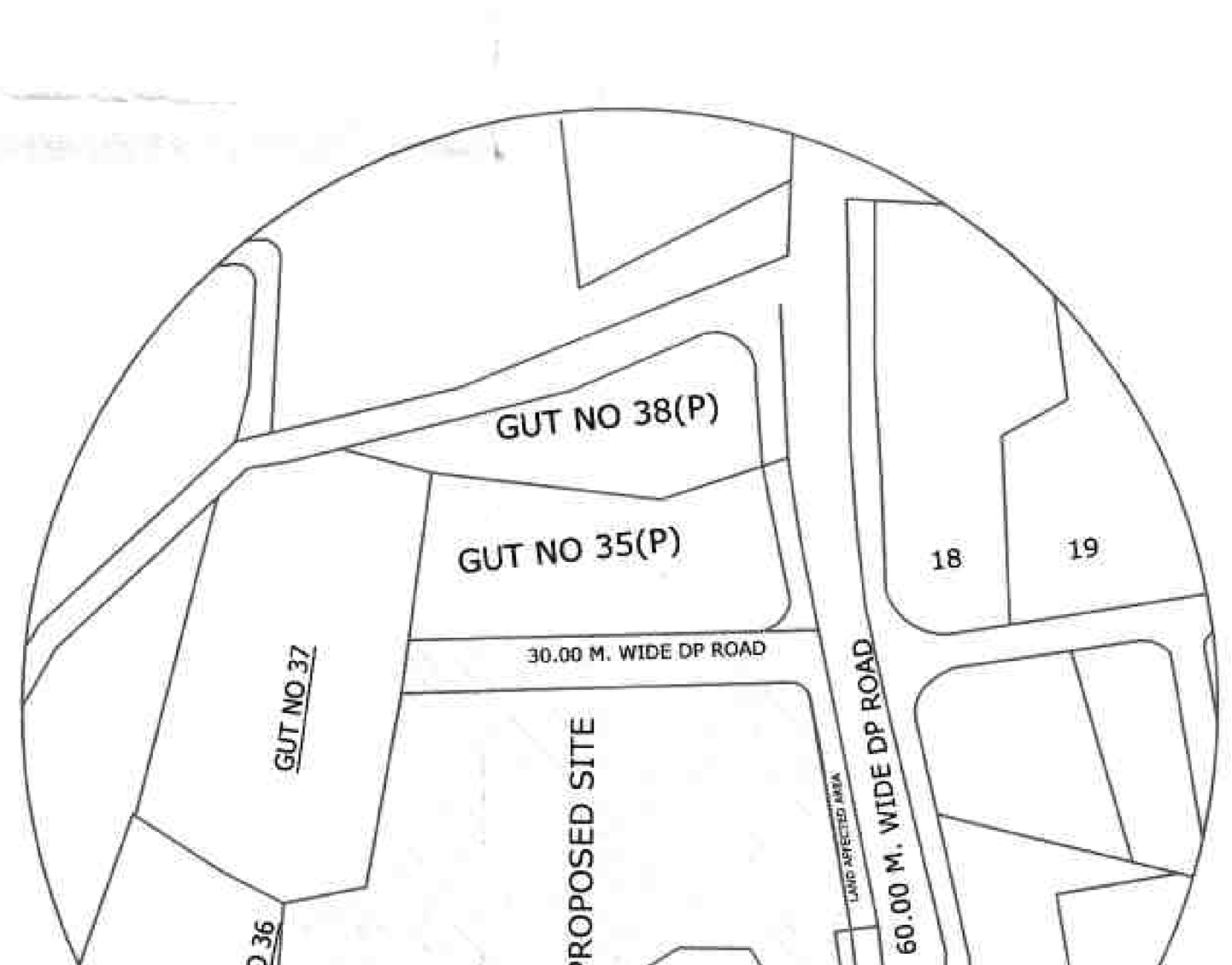
As ammended in Colour
Recomanded for
1 DAMA[illegible] by T. I. L. R. / C.T.S.O
2. N. A. U[illegible]
Along with conditions mentioned in this office letter No. AMC / TPS / 2003 / 2021 date - 03/06/2021
dt.
Asstt. Director of Town Planning AMC, Aurangabad

AREA STATEMENT

PLOT NO	AREA OF PLOT (sq.mt.)	Rounding area of road (if any) (sq.mt)	REMAINING Plot area (b-c) (sq.mt.)	pro-rata fsi factor	Built up area on Prorata basis SQ.MT. (d x e Factor of FSI)	Front road width (M.)	BASIC F.S.I (d X 0.10)	PERMISSIBLE BUILT UP AREA (d + f + h)	MAXIMUM POTENTIAL PERMISSIBLE	NOS	PLOTABLE AREA	PLOT TYPE
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
01	1463.35	9.91	1453.44	1.40	2034.82	60.00 M.W.ROAD	145.34	3633.60	3.00	1	1453.44	R+C
02	1266.75	----	1266.75	1.40	1773.45	60.00 M.W.ROAD	126.67	3166.87	3.00	1	1266.75	R+C
03	1144.87	----	1144.87	1.40	1602.82	60.00 M.W.ROAD	114.48	2862.14	3.00	1	1144.87	R+C
04	3585.30	30.23	3555.07	1.40	4977.10	60.00 M.W.ROAD	355.50	8887.67	3.00	1	3555.07	R+C
05	525.213	28.05	497.16	0.696	346.02	30.00 M.W.ROAD	49.71	900.16	3.00	1	497.16	R+C
6 to 14	452.25	----	452.25	0.765	345.97	30.00 M.W.ROAD	45.22	850.76	3.00	9	4070.25	R+C
15	498.55	----	498.55	0.6988	348.38	30.00 M.W.ROAD	49.85	901.69	3.00	1	498.55	R+C
23TO26,17TO20,29TO32,35TO38,41 TO 44,47 TO 50,	71.50	----	71.50	----	----	9.00 M.W.ROAD	7.15	78.65	2.00	24	1716.00	ROW HOUSE
294 TO 301	81.25	----	81.25	----	----	9.00 M.W.ROAD	8.125	89.37	2.00	8	650.00	ROW HOUSE
64,65,53 TO 61	68.75	----	68.75	----	----	12.00 M.W.ROAD	6.87	75.62	2.25	11	756.25	ROW HOUSE
66	85.25	----	85.25	----	----	12.00 M.W.ROAD	8.52	93.77	2.25	1	85.25	ROW HOUSE
67,92,93,118,119,144,145,170,171	85.25	----	85.25	----	----	9.00 M.W.ROAD	8.52	93.77	2.00	9	767.25	ROW HOUSE
68,69,72 TO 80,83,84,87,90,91,94,95,98,101,102 ,105TO113,116,117,120,121,124TO132,135,136 139,142,143,146,147,150,153,154,157 TO 165,168, 169,172,173,176TO184,214TO221,224TO231, 238TO245,248TO249,268TO269,272TO280,283TO291	68.75	----	68.75	----	----	9.00 M.W.ROAD	6.87	75.62	2.00	121	8318.75	ROW HOUSE
212,213,232,233,236,237,250 TO 257,260 TO 267	66.00	----	66.00	----	----	9.00 M.W.ROAD	6.60	72.60	2.00	22	1452.00	ROW HOUSE
194 TO 197,200 TO 203,206 TO 209	67.50	----	67.50	----	----	9.00 M.W.ROAD	6.75	74.25	2.00	12	810.00	ROW HOUSE
16,39	88.00	----	88.00	----	----	9.00 M.W.ROAD	8.80	96.80	2.00	2	176.00	ROW HOUSE
40	88.00	----	88.00	----	----	12.00 M.W.ROAD	8.80	96.80	2.25	1	88.00	ROW HOUSE
81,82,103,104,133,134,155,156,185,222,223, 246,247,270,271,292,293	93.50	6.05	87.45	----	----	12.00 M.W.ROAD	8.74	96.19	2.25	17	1486.65	ROW HOUSE
52	93.50	7.74	85.76	----	----	12.00 M.W.ROAD	8.57	94.33	2.25	1	85.76	ROW HOUSE
193,204,205	95.625	6.05	89.57	----	----	12.00 M.W.ROAD	8.95	98.52	2.25	3	268.71	ROW HOUSE
198,199,210	101.25	----	101.25	----	----	9.00 M.W.ROAD	10.12	111.37	2.00	3	303.75	ROW HOUSE
27,28	100.65	6.05	94.60	----	----	12.00 M.W.ROAD	9.46	104.06	2.25	2	189.20	ROW HOUSE
51	100.65	7.74	92.91	----	----	12.00 M.W.ROAD	9.29	102.20	2.25	1	92.91	ROW HOUSE
21,22,33,34	96.25	----	96.25	----	----	9.00 M.W.ROAD	9.62	105.87	2.00	4	385.00	ROW HOUSE
45,46	96.25	----	96.25	----	----	12.00 M.W.ROAD	9.62	105.87	2.25	2	192.50	ROW HOUSE
62,63	85.25	4.84	80.41	----	----	12.00 M.W.ROAD	8.04	88.45	2.25	2	160.82	ROW HOUSE
70,71,88,89,96,97,114,115,123,122, 140,141,148,149,166,167,174,175	85.25	3.14	82.11	----	----	9.00 M.W.ROAD	8.21	90.32	2.00	18	1477.98	ROW HOUSE
85,86,99,100,137,138,151,152	99.00	----	99.00	----	----	9.00 M.W.ROAD	9.90	108.90	2.00	8	792.00	ROW HOUSE
186	124.92	----	124.92	----	----	9.00 M.W.ROAD	12.49	137.41	2.00	1	124.92	ROW HOUSE
187	105.56	----	105.56	----	----	9.00 M.W.ROAD	10.55	116.11	2.00	1	105.56	ROW HOUSE
188	109.49	----	109.49	----	----	9.00 M.W.ROAD	10.95	120.44	2.00	1	109.49	ROW HOUSE
189	142.55	----	142.55	----	----	9.00 M.W.ROAD	14.25	156.80	2.00	1	142.55	RESIDENTIAL
190	286.02	----	286.02	----	----	9.00 M.W.ROAD	28.60	314.62	2.00	1	286.02	RESIDENTIAL
191	310.40	----	310.40	----	----	9.00 M.W.ROAD	31.04	341.44	2.00	1	310.40	RESIDENTIAL
192	463.77	----	463.77	----	----	9.00 M.W.ROAD	46.38	510.15	2.00	1	463.77	RESIDENTIAL
211	88.08	----	88.08	----	----	9.00 M.W.ROAD	8.80	96.88	2.00	1	88.08	ROW HOUSE
234	78.89	----	78.89	----	----	9.00 M.W.ROAD	7.89	86.78	2.00	1	78.89	ROW HOUSE
235	84.06	----	84.06	----	----	9.00 M.W.ROAD	8.40	92.46	2.00	1	84.06	ROW HOUSE
258	89.34	----	89.34	----	----	9.00 M.W.ROAD	8.93	98.27	2.00	1	89.34	ROW HOUSE
259	82.15	----	82.15	----	----	9.00 M.W.ROAD	8.21	90.36	2.00	1	82.15	ROW HOUSE
281	109.29	----	109.29	----	----	9.00 M.W.ROAD	10.92	120.21	2.00	1	109.29	ROW HOUSE
282	93.58	----	93.58	----	----	9.00 M.W.ROAD	9.35	102.93	2.00	1	93.58	ROW HOUSE
302	120.73	----	120.73	----	----	9.00 M.W.ROAD	12.07	132.80	2.00	1	120.73	ROW HOUSE
303 (AMENITY PLOT)	5580.96	9.91 6.05 17.65	5563.31	1.40	7788.63	60.00 M.W.ROAD	556.33	13908.27	3.00	1	5563.31	AMENITY PLOT

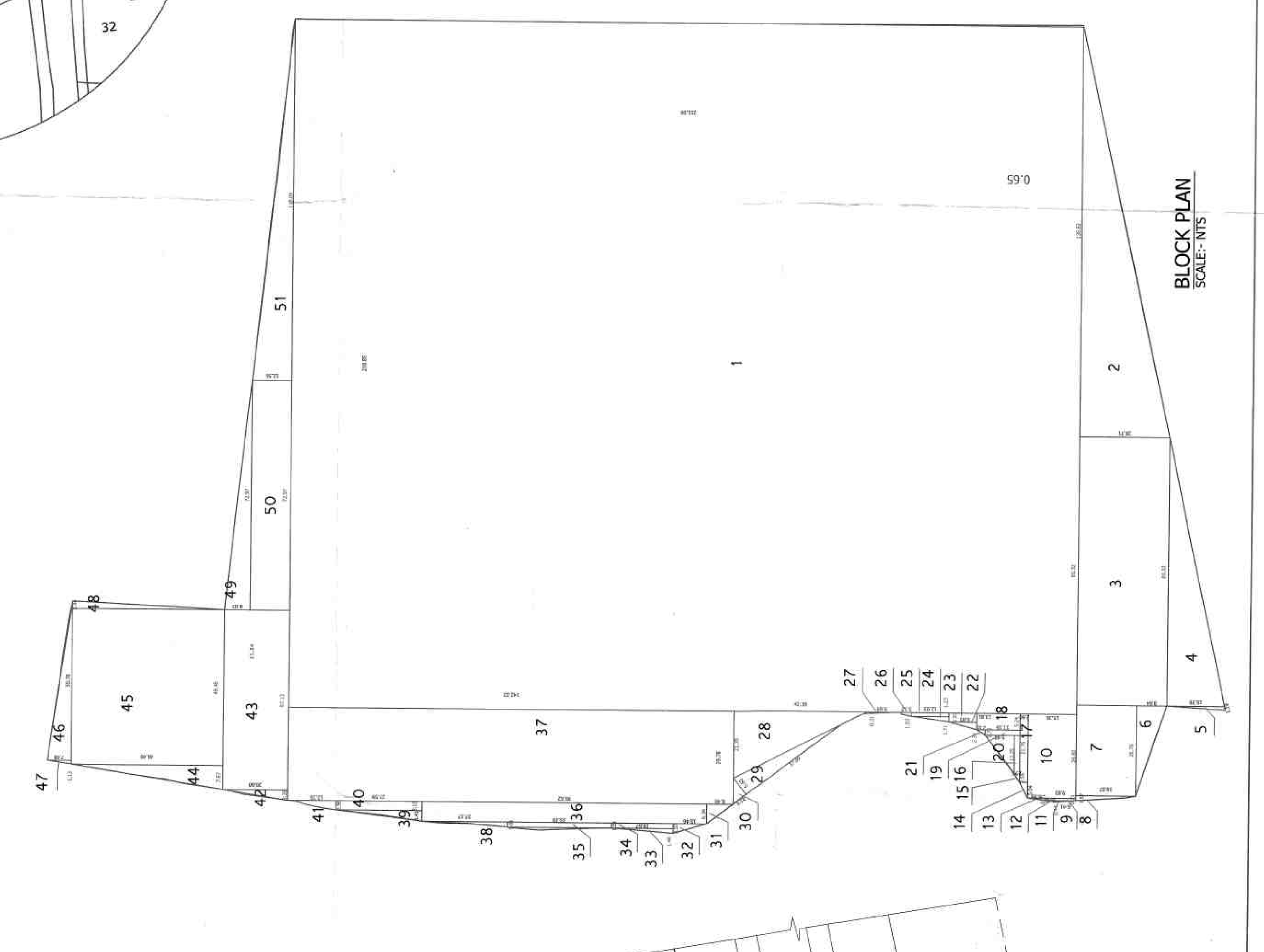
35029.70 + 5563.31 (amenity area) = 40593.01 sq.m.

AREA OF LAND	MINIMUM AMENITY SPACE TO BE PROVIDED	REQUIRED AMENITY SPACE	PROVIDED AMENITY SPACE
a) UPTO 4000 SQ.M.	------------	------------	5563.31 SQMT.
b) MORE THAN 4000 SQ.M. AND UPTO 10000.SQ.M.	a)+ 5% OF REMAINING AREA. (6000.00X5%)	300.00 SQMT	
c) MORE THAN 10000 SQ.M.	a)+ 10 % OF REMAINING AREA.(52578.00X10%)	5257.80 SQMT.	
TOTAL		5557.80 SQMT.	



LOCATION PLAN (SCALE - NTS)

BLOCK AREA CALCULATION
1)218.85 X 251.09 = 54951.04 SQM.
2)130.82 X 28.71 X 0.50 = 1877.92 SQM.
3)85.32 X 28.71 = 2449.53SQM.
4)85.32 X 18.39 X 0.50 = 784.51 SQM.
5)1.19 X 18.39X0.50 = 10.94 SQM.
6)28.78 X 9.64 X 0.50 = 138.71 SQM.
7)28.78 X 19.07 = 548.83 SQM.
8)1.67 X 19.07 X 0.50 = 15.92SQM.
9)0.71 X 9.83 = 6.97 SQM.
10)26.80 X 15.36 = 411.64 SQM.
11)0.44X 6.41 X 0.50 = 1.41 SQM.
12)0.44 X 3.42 X 0.50 = 0.75 SQM.
13)0.71 X 5.55 X 0.50 = 1.97 SQM.
14)5.04X 2.60 X0.50 = 6.55 SQM.
15)2.55 X 1.75 X 0.50 = 2.23 SQM.
16)12.25 X 1.75 = 21.43 SQM.
17) 21.76 X 2.60 = 56.57 SQM.
18)5.24 X 13.81 = 72.36 SQM.
19)1.72 X 11.16 = 19.19 SQM.
20)12.25 X 9.40 X 0.50 = 57.57 SQM.
21)1.72 X 2.65 X 0.50 = 2.27 SQM.
22)2.31 X 8.85 X 0.50 = 10.22 SQM.
23)2.93 X 8.85 = 25.93 SQM.
24)1.71 X 12.03 X 0.50 = 10.28 SQM.
25)1.23 X 12.03 = 14.79 SQM.
26)1.03 X 3.12 = 3.21 SQM.
27)0.31 X 9.69 X 0.50 = 1.50 SQM.
28)21.39 X 42.38 X 0.50 = 453.25 SQM.
29)6.60 X 37.69 X 0.50 = 124.37 SQM.
30)6.60 X 5.18 X 0.50 = 17.09 SQM.
31)6.34 X 8.40 X 0.50 = 26.62 SQM.
32)3.07 X 10.46 X 0.50 = 16.05 SQM.
33)1.46 X 19.67 X 0.50 = 14.35 SQM.
34)1.61 X 19.67 = 31.66 SQM.
35)1.61 X 33.20 = 53.45 SQM.
36)6.34 X 90.62 = 574.53 SQM.
37)29.78 X 142.02 = 4229.35 SQM.
38)1.61 X 27.17 X 0.50 = 21.87 SQM.
39)3.41 X 27.59 X 0.50 = 47.04 SQM.
40)3.19 X 27.59 = 88.01 SQM.
41)2.96 X 12.35 X 0.50 = 18.27 SQM.
42)3.26 X 20.60 X 0.50 = 33.57 SQM.
43)57.13 X 20.60 = 1176.87 SQM.
44)7.67 X 48.49 X 0.50 = 185.95 SQM.
45)49.46 X 48.49 = 2398.31SQM.
46)50.78 X 7.48 X 0.50 = 189.91 SQM.
47)1.13 X 7.48 X 0.50 = 4.22 SQM.
48)2.44 X 48.49 X 0.50 = 59.15 SQM.
49)72.97 X 8.03 X 0.50 = 292.97 SQM.
50)72.97 X 12.56 = 916.50 SQM.
51)115.09 X 12.56 X 0.50 = 722.76 SQM.
= 73200.00 SQM.


BLOCK PLAN
SCALE:- NTS



LAYOUT PLAN
SCALE:- 1:500

TITLE
REVISED
PROPOSED LAY-OUT PLAN ON GUT NO. - 35(P)
AT VILLAGE - NAKSHTRAWADI, PAITHAN ROAD
TQ. & DIST. AURANGABAD.
FOR - SHRI.RAVINDRA CHAMPALAL KHIVANSARA

LEGEND
LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS

JOB NO.	DRN BY.	CHD BY.
	MEENA	
SCALE-1:500	DATE-21/05/2021	

AREA STATEMENT

1. AREA OF PLOT	73200.00 m².
a) As per ownership document(7/12,CTS extract)	73200.00 m².
b) As per measurement sheet	
C) As per site	73200.00 m².
2. DEDUCTIONS FOR	
a) Proposed 30 m.w d.p. road widening area	7245.00 m².
b) Proposed 15 m .w land affected area in 60 m w. road	3377.00 m².
TOTAL (a+b)	10622.00 m².
3. Balance Area Of Plot (1-2)	62578.00 m².
4. Amenity Space (if applicable)	
a) Required (300+5257.80)	5557.80 m².
b) Adjustment of 2(b),	-------
C) Balance Proposed -	5563.31 m².
5. Net Plot Area (3-4(C)	57014.69 m².
6. Recreational Open Space (if applicable)	
a) Required 10% -	6257.80 m².
b) Proposed -	6262.00 m².
7. Internal Road Area + M.S.E. B + S.T.P + STORM WATER DRAIN (15272.99 +160.00 +100.00+190.00)	15722.99 M2
8. Service Road and Highway Widening	-------
9. PLOTABLE AREA	35029.70m².
10.PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/9)	1.627
11. Area for inclusive housing	
a) Required	
b) Proposed	

AREA STATEMENT

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON REVISED AND THE DIMENSIONS OF SIDES ETC.OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWENERSHIP/T.P SCHEME RECORDS/LAND RECORDS/LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

SIGNATURE
(NAME OF ARCHITECT/LICENSEDENGINEER/SUPERVISOR.)

SHRI.RAVINDRA CHAMPALAL KHIVANSARA
OWNER'S SIGN

AR. JADHAV R. S. A.I.I.A. M.C.A Reg. No. CA/10/48967 ARCHITECT

ARCHITECT SIGN

Ar.JADHAV R.S
A.I.I.A. M.C.A
Reg.No.CA/10/48967
ARCHITECT, INTERIOR DESIGNER & VALUER

J.B & ASSOCIATE
A 306,CITIUS,SPACE OLYMPIA,
SUTGIRNI CHOWK,
Aurangabad.PH. NO. 2983017