

Approved as amended in.....
Subject to conditions mentioned in Annexure 'A'
of letter No. 202/SPD/1981-1982 dated 17.05.82.
At: Secy. 172 V/593
Dated : 07-07-2021

Metropolitan Planner

Aurangabad Metropolitan Region Development Authority, Aurangabad.

DETAILS OF Built up Area for Group Housing

TOTAL PROPOSED BUILT UP AREA = 9457.50 SQM.

3. In-Situ FSI Loading Area (Against Road Cutting)	= 648.00 SQM
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5. TOTAL PERMISSIBLE B/ UP AREA (8543.92+648.00+493.47) = 9685.39 SQM

7. TOTAL PERMISSIBLE(Including Ancillary) FSI AREA (9685.39+5811.234) = 15496.624 SQM

8. TOTAL PROPOSED FSI AREA (Present Permission) = 9457.50 SQM

A	AREA STATEMENT	SQ.M.
1	Area of Plot (Minimum area of a,b,c.to be considered)	= 8500.00
	a) As per ownership document (7/12, CTS extract)	= 8500.00
	b) as per measurement sheet	= 8500.00
	c) as per site	= 8500.00
2	Deductions for	=
	a) Proposed D.P. / D.P. Road widening Area/Service Road/Highway widening	= 324.00
	b) Any Reservation Area	= 0.00
	Total (a+b)	= 324.00
3	Balance Area of Plot (1-2)	= 8176.00
4	Amenity Space (if applicable)	=
	a) Required	= 408.80
	b) Adjustment of 2(b), if any -	= 0.00
	c) Balance Proposed (Existing Building)	= 408.80
5	Net Plot Area (3-4(c))	= 7767.20
6	Recreational Open Space (if applicable)	=
	a) Required	= 817.60
	b) Proposed	= 817.60
7	Internal Road Area	= NA
8	Plotable area (if applicable)	= NA
9	Built up area with reference to Basic F.S.I. (as per front road width (Sr. No. 5 X basic F.S.I.) (7767.20 X 1.10)	= 8543.92
10	Addition of F.S.I. on Payment of Premium	=
0	a) Maximum permissible premium FSI - based on road width/ TOD Zone (7767.20 X0.3)	= 2330.16
0	b) Proposed FSI on Payment of Premium(Already Paid)	= 493.47
11	In - Situ FSI / TDR loading	=
0	(a) In-Situ are against D.P. road [2.0 x Sr. No. 2(a), (2 x 324.00)	= 648.00
0	(b) In-Situ are against Amenity Space if handed over (2.0 or] .85 x Sr. No. 4(b) and / or (c)] ,	= NA
0	(c) TDR Area	= 0.00
0	(d) Total in situ / TDR loading proposed (11 (a) + (b) + (c))	= 648.00
12	Additional FSI area under Chapter No. 7	= NA
13	Total entitlement of FSI in the Proposal	=
0	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	= 9685.39
0	(b) Ancillary Area FSI upto 60% or 80% with payment of chages	= 5811.23
0	(c) Total entitlement (a + b)	= 15496.62
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width { (as per Regulation No. 6.3) x 1.6 } (2.5x7767.2x1.6)	= 31068.80
15	Total Built-up Area in proposal (excluding area at S.No, 17b)	=
	a) Existing Built up Area	= 3658.05
	b) Proposed Built up Area (as per ' Pline ') (2 x 2926.165)	= 5759.45
	c) Total (a + b)	= 9497.50
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	= 0.976
17	Area for Inclusive Housing, if any	=
0	a) Required (20% of Sr. No. 5)	= NA
0	b) Proposed	=

Proposed b/up Line Shown In.	
Outer Boundary Shown In.	
Open Space Boundary Shown In.	

M/S Sakambari Buildcon

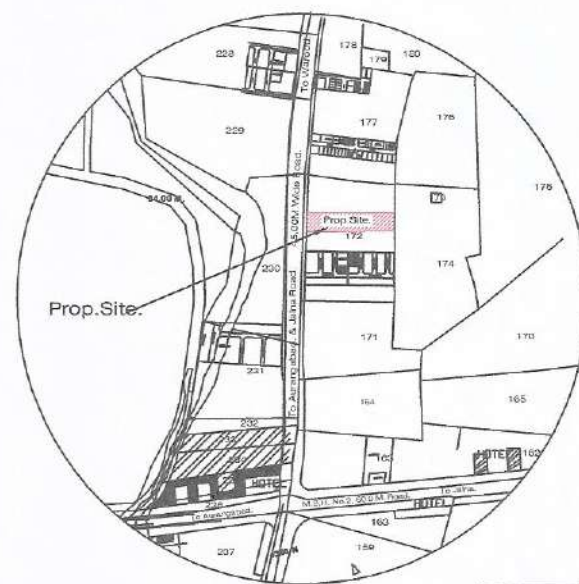
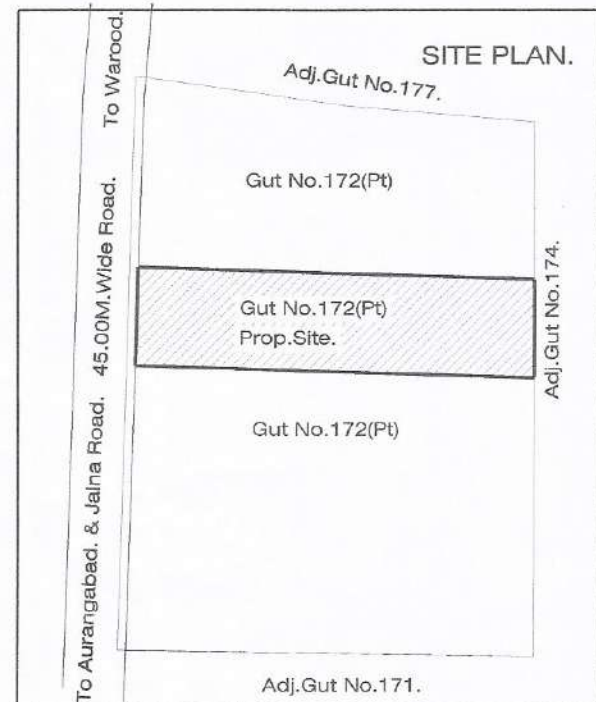
through Partner Mr. Nilesh Agrawal

Drawn By :- R. CHIDRAWAR

Scale :-1: 500

AMOL KSHIRSAGAR

FLAT NO 5,"J" BUILDING R.B. HILLS
GARKHEDA,
AURANGABAD,
MOBIL NO. 9960669921



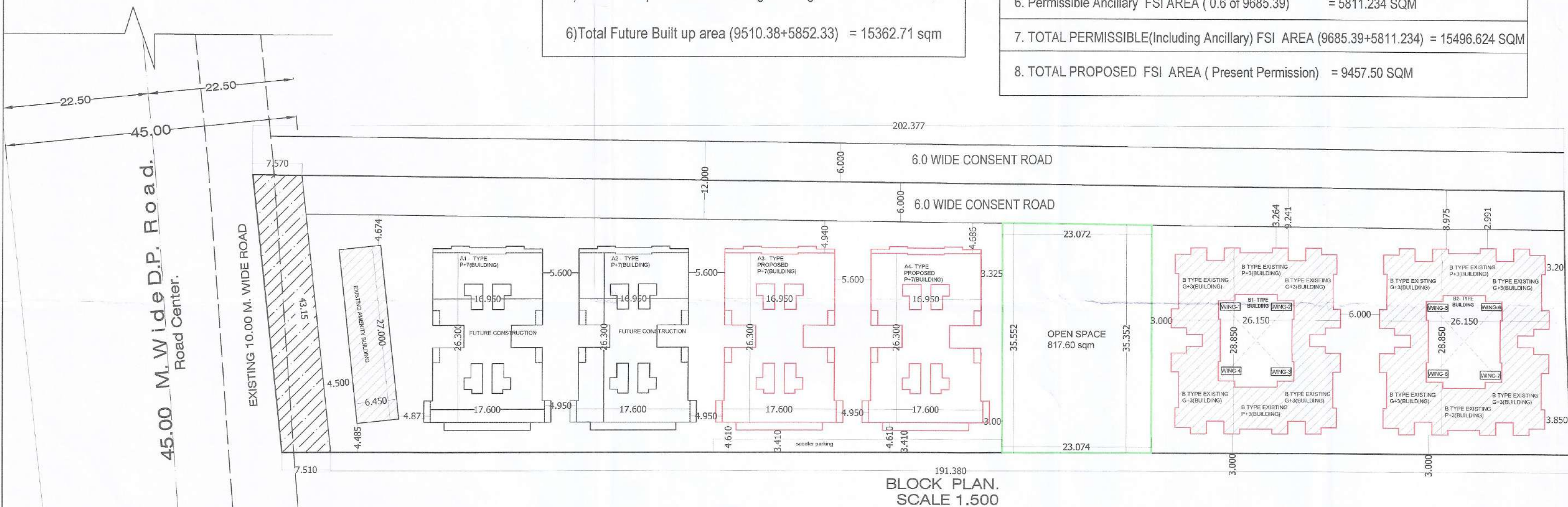
LOCATION PLAN
NOT TO SCALE



1) BUILT UP AREA = 2×2926.165 = 5852.33 SQM

2) Total Built up Area of Remaining Buildings = 9510.38 SQM

6) Total Future Built up area $(9510.38+5852.33) = 15362.71$ sgm



191.380
BLOCK PLAN.
SCALE 1.500

