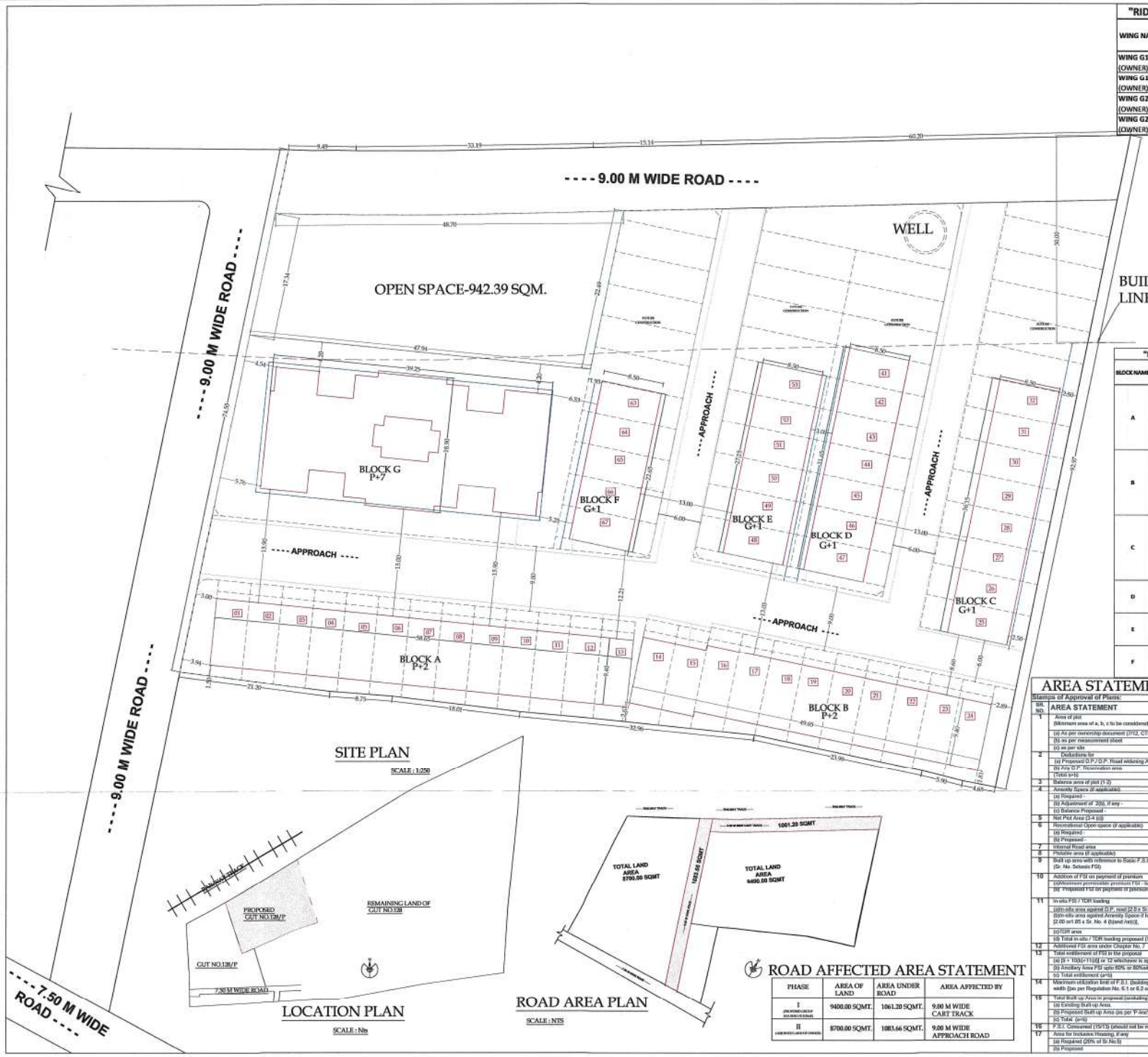


"RIDDHI VIYAAN APPARTMENT"

WING NAME	FLAT/ NO.	CARPET AREA (SQMT.)	PLINE (SQMT.)
WING G1 (OWNER)	101,201,301, 104,204,304	66.17	71.06
WING G1 (OWNER)	102,202,302, 103,203,303	68.64	74.26
WING G2 (OWNER)	101,201,301, 104,204,304	66.17	71.06
WING G2 (OWNER)	102,202,302, 103,203,303	68.64	74.26

"RIDDHI VIYAAN ROW HOUSES"

BLOCK NAME	ROW HOUSE NO.	FLOOR NAME	CARPET AREA (SQMT.)	PLINE (SQMT.)
A	01,13	FIRST FLOOR	43.93	47.58
		SECOND FLOOR	43.93	47.58
	02,03,04,05, 06,07,08,09, 10,11,12	FIRST FLOOR	43.93	46.80
		SECOND FLOOR	43.93	46.80
B	14,24	FIRST FLOOR	43.93	47.58
		SECOND FLOOR	43.93	47.58
	15,16,17,18,19, 20,21,22,23	FIRST FLOOR	43.93	46.80
		SECOND FLOOR	43.93	46.80
C	25,52	GROUND FLOOR	42.19	45.75
		FIRST FLOOR	40.02	43.46
	26,27,28,29, 30,31	GROUND FLOOR	42.19	45.00
		FIRST FLOOR	40.02	42.75
D	41,47	GROUND FLOOR	42.19	45.75
		FIRST FLOOR	40.02	43.46
	42,43,44, 45,46	GROUND FLOOR	42.19	45.00
		FIRST FLOOR	40.02	42.75
E	48,53	GROUND FLOOR	42.19	45.75
		FIRST FLOOR	40.02	43.46
	49,50,51,52	GROUND FLOOR	42.19	45.00
		FIRST FLOOR	40.02	42.75
F	65,67	GROUND FLOOR	42.19	45.75
		FIRST FLOOR	40.02	43.46
	64,65,66	GROUND FLOOR	42.19	45.00
		FIRST FLOOR	40.02	42.75

AREA STATEMENT

Stamps of Approval of Plans:

SR. NO.	AREA STATEMENT	
1	Area of plot (Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	9400.00 SQM
	(b) as per measurement sheet	9400.00 SQM
	(c) as per site	9400.00 SQM
2	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	00.00 SQ.M.
	(b) Any D.P. Reservation area	N.A.
	(Total a+b)	00.00 SQ.M.
3	Balance area of plot (1-2)	9400.00 SQ.M.
4	Amenity Space (if applicable)	N.A.
	(a) Required -	N.A.
	(b) Adjustment of 2(b), if any -	N.A.
	(c) Balance Proposed -	N.A.
5	Net Plot Area (3-4 (c))	9400.00 SQM.
6	Recreational Open space (if applicable)	
	(a) Required -	940.00 SQM.
	(b) Proposed -	942.39 SQM.
7	Internal Road area	N.A.
8	Potential area (if applicable)	N.A.
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5chasic FSI)	1034.00 SQM.
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	00.00 SQ.M.
	(b) Proposed FSI on payment of premium.	00.00 SQ.M.
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.5 x Sr. No. 2 (a)] if any	00.00 SQ.M.
	(b)In-situ area against Amenity Space if handed over [2.00 on1.85 x Sr. No. 4 (b)and (vice)],	00.00 SQ.M.
	(c)TDR area	00.00 SQ.M.
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	00.00 SQ.M.
12	Additional FSI area under Chapter No. 7	N.A.
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	1034.00 SQM.
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	00.00 SQM.
	(c) Total entitlement (a+b)	1034.00 SQM.
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (tps per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8)	
15	Total Built-up Area in proposal,(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area	00.00 SQM.
	(b) Proposed Built-up Area (as per 'F-line')	6442.78 SQM.
	(c) Total (a+b)	6442.78 SQM.
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.68
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	3068.00
	(b) Proposed	2104.24

ROAD AFFECTED AREA STATEMENT

PHASE	AREA OF LAND	AREA UNDER ROAD	AREA AFFECTED BY
I (PROPOSED GROUP HOUSING SCHEME)	9400.00 SQMT.	1061.20 SQMT.	9.00 M WIDE CART TRACK
II (ADJACENT AREA OF OWNER)	8700.00 SQMT.	1083.66 SQMT.	9.00 M WIDE APPROACH ROAD

OFFICE USE ONLY 01/09

Approved as ammended in.....colour, Subject to the conditions mentioned in this office's Building Permit No. 0282/2021-22
Date 29/10/2021
Town Planner
Town Planning Department
Municipal Corporation
Aurangabad
D.C. Signed By D.D.T.P.

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AREA STATEMENT

TOTAL LAND AREA	= 9400.00 SQM.
BASIC F.S.I (1.10)	= 10340.00 SQM
TOTAL PERMISSIBLE PLINE AREA	= 10340.00 SQM.
BLOCK A	= 1219.92
BLOCK B	= 1032.92
BLOCK C	= 650.69
BLOCK D	= 569.69
BLOCK E	= 488.69
BLOCK F	= 407.69
BLOCK G	= 2073.18
TOTAL PLINE AREA	= 6442.78 SQM.
REQUIRED OPEN SPACE (10%)	= 940.00 SQM.
PROPOSED OPEN SPACE	= 942.39 SQM.
MHADA REQUIRED	= 2068.00 SQMT.
MHADA PROPOSED	= 2104.24 SQMT.

LEGENDS

- PLOT BOUNDARY SHOWN IN
- PROPOSED B/UP AREA SHOWN IN
- WATER LINE SHOWN IN
- DRAINAGE LINE SHOWN IN
- RAIN WATER HARVESTING LINE SHOWN IN

PROPOSED GROUP HOUSING LAY OUT AT GUT NO.128(PT), SITUATED AT. VILLAGE - SATARA , TQ. & DIST. AURANGABAD.

M/S RIDDHI VIYAAN VENTURES THROUGH PARTNERS
MR. VISHAL BOHRA

SIGNATURE OF OWNER.

DRAWN BY :- Sandesh
Scale :-1:250
Date :- 29.09.2021

ARCHITECT.

MANOJ KALA & ASSOCIATES
ALTIUS - B - 301-302, 3rd FLOOR, SPACE OLYMPIA,
GARKHEDA, AURANGABAD-431009
M O B - 9 4 2 3 1 5 1 7 8 1