

Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. 216/2021/001/222 dated 14/05/2021
Dated: 14/05/2021
Metropolitan Planner
Aurangabad Metropolitan Region Development Authority, Aurangabad.



SHEET 1/3

APPROVED LAYOUT NO.: 397. Dt.
24/03/2008
N.A ORDER NO.
2015/MASHAKA/JAMIN-1/NP-34/MAUJE
KARMAD TQ. DIST.
AURANGABAD/O.NO. 07/03-02-2015.
Dt.14/05/2008
TETATIVE LAYOUT APPROVAL NO.
FOR AMALGAMATION BY ADTP
AURANGABAD
LETTER NO. 163
Dt.07/02/2017

Area Statement	
Area of Plot (Minimum area of a, b, c to be considered)	6041.96 SQM
a) As per ownership document (7/12, CTS extract)	6041.96 SQM
b) as per measurement sheet	
c) as per site	
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	NIL
(b) Any D.P. Reservation area (Total a+b)	NIL
3. Balance area of plot (1-2)	6041.96 SQM
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2(b), if any -	301.87 SQM
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	5740.09 SQM
6. Recreational Open space (if applicable)	
(a) Required -	
(b) Proposed -	646.63 SQM
7. Internal Road area	1806.90 SQM
8. Service road and Highway widening	NIL
9. Platable area	3286.56 SQM
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.75
11. Area for inclusive housing	
(a) Required -	
(b) Proposed -	N.A.

ROW HOUSE PLOT AREA STATEMENTS

SR NO.	ROW HOUSE PLOT NO.	PLOT SIZE in METER	PLOT AREA IN Sq.mt.	NOS	TOTAL PLOT AREA IN Sq.mt.
1)	1/1	(6.45 X 15.00) -0.62(ROAD CURVE)	96.13	01	96.13
2)	1/2 to 1/8	4.00 X 15.00	60.00	07	420.00
3)	1/9 & 1/10	5.57 X 15.00	86.335	02	172.67
4)	1/11 to 1/18	4.00 X 15.00	60.00	08	480.00
5)	1/19	(6.45 X 15.00) -0.62(ROAD CURVE)	96.13	01	96.13
6)	2/1	6.19 X 14.90	92.23	01	92.23
7)	2/2 to 2/11	4.00 X 14.90	59.60	10	596.00
8)	2/12	6.19 X 14.90	92.23	01	92.23
9)	3/1	(6.37 X 15.00) -0.62(ROAD CURVE)	94.88	01	94.88
10)	3/2 to 3/8	4.00 X 15.00	60.00	07	420.00
11)	3/9	6.72+5.46 X 15.00	91.35	01	91.35
12)	4/1	(7.01 X 14.90) -0.62(ROAD CURVE)	103.83	01	103.83
13)	4/2 to 4/8	4.00 X 14.90	59.60	07	417.20
14)	4/9	6.98+8.31 X 14.90	113.91	01	113.91
TOTAL				49	3286.56

REFERENCE

PLOT BOUNDARY SHOWN IN -	
PROP. CONST. SHOWN IN -	
WATER LINE SHOWN IN -	
DRAINAGE LINE SHOWN IN -	

PROPOSED PLAN FOR SUBDIVISION OF PLOT INTO ROW HOUSE PLOT ON PLOT NO. 1, 2, 3 & 4, GUT NO. 245(PT) / AT VILLAGE-KARMAD, TQ.DIST. AURANGABAD. (MAHARASHTRA). FOR. SHRI. VIKRANT SUBHAS AGRAWAL & OTHERS.

OWNER'S SIGN.

DATE :- 30/09/2021.
SCALE :- 1:100, 1:200, 1:500, NTS.
DRN.BY :- ABHISHEK PATNI

ARCHITECTS

BHALE PATHE & ASSOCIATES
ARCHITECT,
PLANNERS,
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SUBMISSION DRAWING

Building 5

Building 4



PLAN AFTER SUBDIVISION



PLAN BEFORE SUBDIVISION



LOCATION MAP (NTS)