

PLOT AREA & PERMISSIBLE FSI STATEMENT
(Including future Potential)

AREA OF PLOT	= 10036.3 SQM
BASIC FSI AREA @ 1.1	= 11039.93 SQM
EXISTING B/UP AREA (As Per Occupancy Certificate dt. 09.02.2021)	= 9481.55 SQM
Balance Potential Built up Area of Plot (11039.93-9481.55)	= 1558.38 SQM
Permissible Premium Paid FSI Area (Subject to Payment) (@30% of 10036.3)	= 3010.89 SQM
TOTAL (1558.38+3010.89)	= 4569.27 SQM
Permissible Ancillary FSI Area Considering resi. B/UP (@60% of 4569.27)	= 2741.562 SQM
Additional Ancillary FSI Area Permissible Against Commercial B/UP (@20% of 1324.88)	= 264.976 SQM
TOTAL PERMISSIBLE BUILT UP AREA FOR NEW BUILDINGS (1558.38+3010.89+2741.562+264.976)	= 7575.808 SQM

EXISTING B/UP AREA

GODAVARI BUILDING (A TYPE) = 3455.210X1 = 3455.210 SQM
 TAPI & BHIMA BUILDING (B TYPE) = 1527.974X2 = 3055.948 SQM
 INDRAYANI & CHANDRABHAGA = 1485.196X2 = 2970.392 SQM
 (C TYPE)

TOTAL EXISTING B/UP AREA = 9481.55 SQM

PROPOSED B/UP AREA

"NARMADA" BUILDING (E TYPE) = 799.784
 "SHARAYU" BUILDING (F TYPE) = 1324.88
 TOTAL PROPOSED B/UP AREA = 2124.664 SQM
 (Residential = 799.784 Sqm
 Commercial = 1324.88 Sqm)

FSI CALCULATIONS

Existing Built up Area = 9481.55 SQM
 Proposed Built up Area = 2124.664 SQM
 TOTAL B/UP AREA = 11606.214 SQM

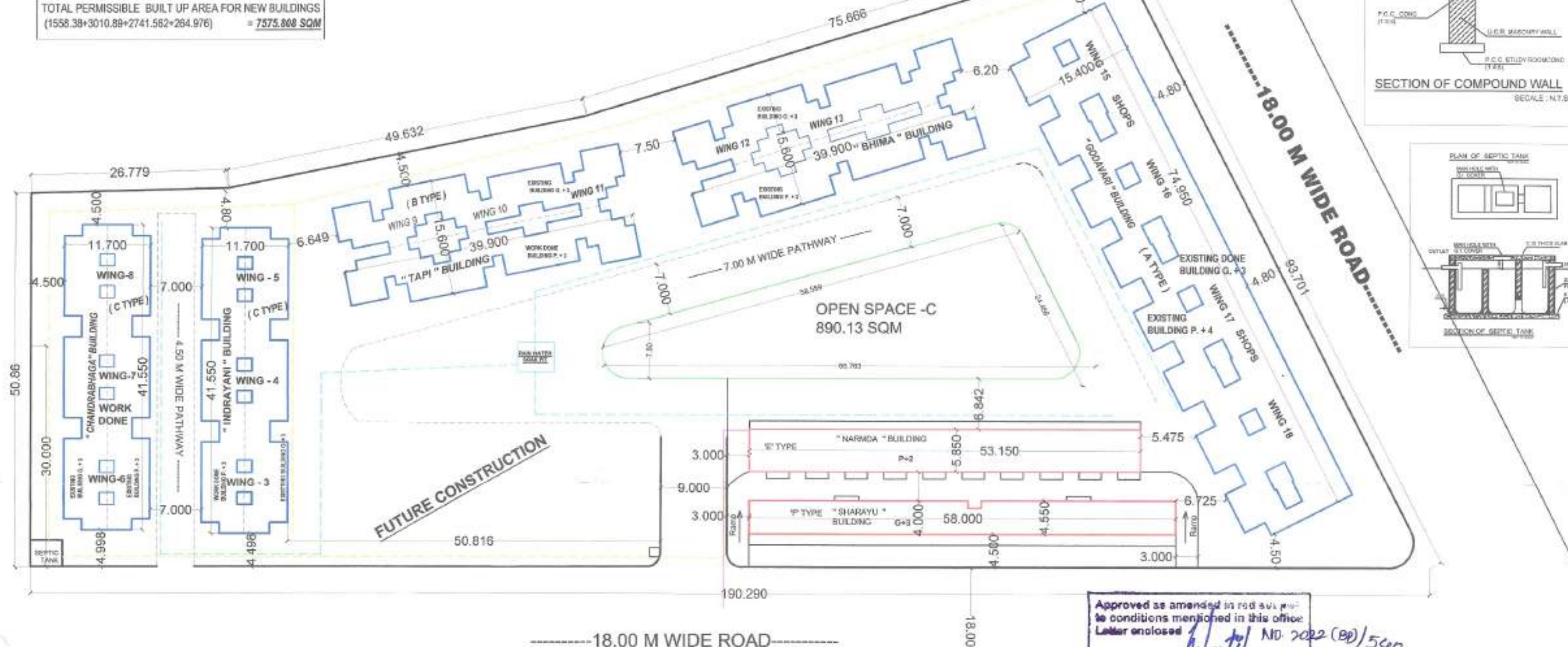
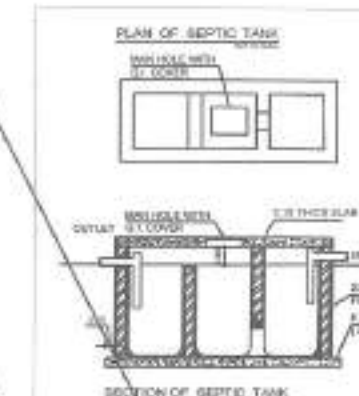
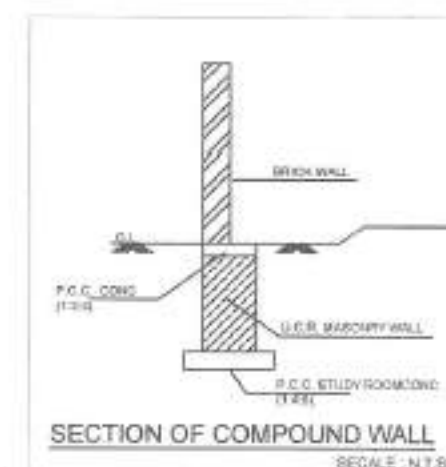
Basic Permissible Built up Area = 11039.93 Sqm

Ancillary FSI Utilised (11606.214-11039.93) = 566.284 Sqm

FSI CONSUMED (11606.214 / 10036.3) = 1.15

PROPOSED CONSTRUCTION

WORK DONE B/UP AREA
 PLOT BOUNDARY & EXISTING AREA SHOWN IN
 AREA UNDER OPEN SPACE SHOWN IN
 DRAINAGE LINE SHOWN IN
 RAIN WATER LINE SHOWN IN
 WATER LINE SHOWN IN



LAY-OUT PLAN
 Scale :-1: 1500

Approved as amended in red and blue ink
 to conditions mentioned in this office
 Letter enclosed

Additional Town Planning Officer
 CIDCO, Wadgaon, Nagar-1
 CIDCO, Wadgaon, Nagar-1

18/05/2022

A	AREA STATEMENT	SQ.M.
1	Area of Plot	
	Minimum area of a,b,c to be considered	
a)	As per ownership document (7/12, CTS extract)	= 10036.30
b)	as per measurement sheet	= 10036.30
c)	as per site	= 10036.30
2	Deductions for	
a)	Proposed D.P., / D.P. Road widening Area/Service Road/Highway widening	= NA
b)	Any Reservation Area	= NA
	Total (a+b)	= NA
3	Balance Area of Plot (1-2)	= 10036.3
4	Amenity Space (if applicable)	
a)	Required	= NA
b)	Adjustment of 2(b), if any -	= NA
c)	Balance Proposed	= NA
5	Permissible B/UP Area on pro-rata basis	= 10036.3
6	Recreational Open Space (if applicable)	
a)	Required	= NA
b)	Proposed	= NA
7	Internal Road Area	= NA
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 F.S.I.) (10036.3 X 1.10)	= 11039.93
10	Addition of F.S.I. on Payment of Premium	
a)	Maximum permissible premium FSI - based on road width / TDR Zone	= 3010.89
b)	Proposed FSI on Payment of Premium	= 0.00
11	In - Situ FSI / TDR loading	
(a)	In-Situ are against D.P. road [2.0 x Sr. No. 2(a), (2 x 324.00)]	= NA
(b)	In-Situ are against Amenity Space if handed over 2.0 or 1.85 x Sr. No. 4(b) and / or (c)]	= NA
(c)	TDR area	= NA
(d)	Total In situ / TDR loading proposed (11 (a) + (b) + (c))	= NA
12	Additional FSI area under Chapter No. 7	= NA
13	Total entitlement of FSI in the Proposal	
(a)	[9 + 10(b) + 11(d)] or 12 whichever is applicable	= 11039.93
(b)	Ancillary Area FSI upto 60% or 80% with payment of chaggs	= 566.284
(c)	Total entitlement (a+b)	= 11606.214
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.3) x 1.6 } (2.5 x 10036.30 x 1.6)	= 40145.20
15	Total Built-up Area in proposal (excluding area at S.No. 17b)	
a)	Existing Built up Area	= 9481.55
b)	Proposed Built up Area (as per 'Pline')	= 2124.664
c)	Total (a+b)	= 11606.214
16	F.S.I. Consumed (15/3) (should not be more than serial No. 14 above)	= 1.15
17	Area for Inclusive Housing, if any	
a)	Required (20% of Sr. No. 5)	= NA
b)	Proposed	= NA

PROPOSED LAY OUT PLAN OF PLOT NO. 48(P), WADGAON(K), NAGAR-1 CIDCO, AURANGABAD.

FOR

M/S JAGRUT SARA ASSOCIATES

AMOL KSHIRSAGAR

FLAT NO 4, "J" BUILDING R.B. HEDGAON,
 GARKHEDA,
 AURANGABAD,
 MOBIL NO. 9960669921