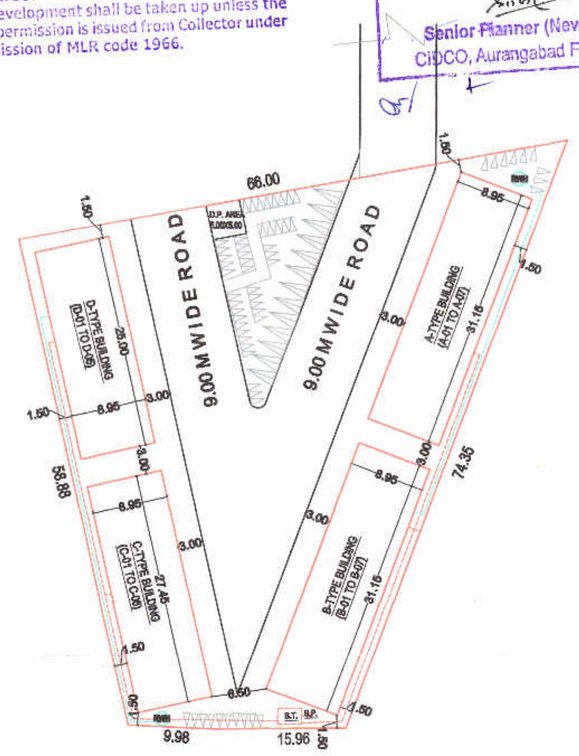
PARKING STATEMENT AS PER CHAPTER - 08

TABLE NO. 8B	NO. OF TENEMENTS	REQUIRED		IN ADDITION 5% VISITOR PARKING		TOTAL		MULTIPLYING FACTOR = 0.70		PROPOSED PARKING	
		A	B	C	D	E	F	G	H		
				5% OF A	5% OF B	A+C	B+D	E X 0.70	F X 0.70		
RULE FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ. M. 01 CAR 05 SC	25 NOS.	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC
		13	65	01	04	14	69	10	49	13	60
TOTAL										13	60

NOTE - COMMON PARKING AREA PROVIDED.

1. The Layout is Finally Approved for 2850.00 Sq.m. only marked as red for plots nos. Group Having scheme
2. Plot should Not be developed or sold without NOC from CIDCO. IOC
3. ~~Development charges~~ are paid Rs. 8,46,450/- by challan No. 3187 dt. 11/11/2021
4. The owner of land will have to do internal infrastructure development of their land at his own cost.
5. The Layout permission does not mean that the title of the land is verified and certificated by CIDCO.
6. No Development shall be taken up unless the N.A. permission is issued from Collector under permission of MLR code 1966.

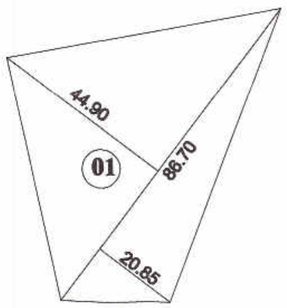
CIDCO
Approved as amended in red, subject ot Conditions mentioned in this Office Letter No. 126 dated 8.5.11.2021
Senior Planner (New Towns)
CIDCO, Aurangabad Fringe Area



LAYOUT PLAN
(SCALE=1:500)

BUILDING WISE B/UP AREA

BUILDING TYPE	PROPOSED B/UP AREA
A-TYPE BLDG.	573.32 SQ.MT.
B-TYPE BLDG.	573.32 SQ.MT.
C-TYPE BLDG.	503.40 SQ.MT.
D-TYPE BLDG.	441.70 SQ.MT.
TOTAL	2091.74 SQ.MT.



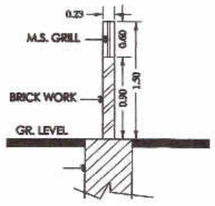
BLOCK PLAN

BLOCK AREA CALCULATION

01) (44.90 + 20.85)/2 X 86.70 = 2850.26 SQ.MT.

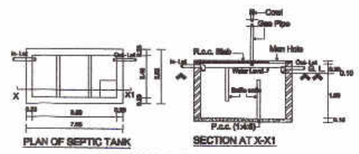
TOTAL LAND AREA = 2850.26 SQ.MT.

SAY AS TOTAL LAND AREA = 2850.00 SQ.MT.

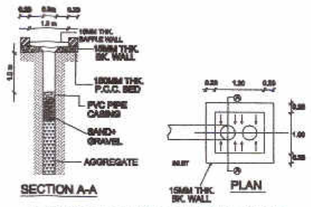


COMPOUND WALL SECTION

SCALE :- N.T.S.

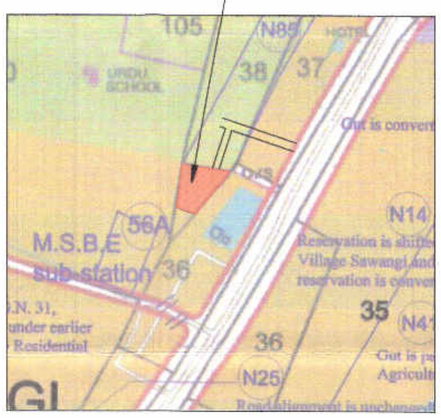


DETAIL OF SEPTIC TANK



DETAIL OF RAIN WATER HARVESTING PIT

PROPOSED SITE



LOCATION PLAN

N

FOR OFFICE USE ONLY 01/04

Stamps of Approval of Plans: Drawing Sheet No.- 01

AREA STATEMENTS	
1. Total Area of Land (Minimum area of a, b, c to be considered)	2850.00 SQ.MT.
a) As per ownership document (7/12, CTS extract)	2850.00 SQ.MT.
b) as per measurement sheet	2850.00 SQ.MT.
c) as per site	2850.00 SQ.MT.
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area	-
(b) Any D.P.Reservation area	-
(c) Natural Water course area	-
(Total a+b+c)	-
3. Balance Area of Plot (1-2)	2850.00 SQ.MT.
4. Amenity Space	-
(a) Required -	-
(b) Proposed -	-
5. Net Plot Area (3-4(c))	2850.00 SQ.MT.
6. Recreational Open space	-
(a) Required -	-
(b) Proposed -	-
7. Internal Road area	-
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 FSI 0.75) (2850.00X0.75)	2137.50 SQ.MT.
10. Addition of F.S.I. on payment of premium	-
(a) Maximum permissible premium FSI-based on road width/TOD zone.	-
(b) Proposed FSI on payment of premium.	-
11. In situ FSI / TDR Loading	-
(a) In situ area against D.P. Road (2.0 x sr.no.2(a)) , If any	-
(b) In situ against aminity space if handed over (2.00 or 1.85 x sr.no. 4 (b) and / or (c).	-
(Total of a+b+c+d+e)	-
(c) TDR Area	-
(d) Total In situ / TDR Loading Proposed (11 (a)+(b)+(c)	-
12. Additional FSI area under chapter No.7	
13. Total entitlement of FSI in the proposal	
a) [9+10(b)+11(d)] or 12 whichever is applicable.	2137.50 SQ.MT.
b) Ancillary Area FSI upto 60 % or 80 % with payment of charges.	-
c) Total Entitlement (a + b)	-
14. Maximum utilization limit of FSI (building potential) permissible as per road width ((as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	
15. Total Built-up Area in proposal (excluding area at sr.no. 17 b)	-
(a) Existing Built-up Area.	-
(b) Proposed Built-up Area. (as per P-Line)	2091.74 SQ.MT.
(c) Total Built-up Area. (a + b)	2091.74 SQ.MT.
16. FSI Consumed (15) (should not be more than serial No. 14 above.)	0.73
17. Area for inclusive housing , If any	-
(a) Required (20% of sr.no. 5).	-
(b) Proposed	-
2850.00 X 1.10	3135.00 SQ.MT.
Area Under MSEB	25.00 SQ.MT.

certified that the plot/land under reference was served by me on 10-05-2021. and the dimensions of site etc. of plot stated on plan are as admeasured on site and the area so worked out tallies with the area stated in documents of ownership /t.p.act.

LEGEND

1. PLOT BOUNDRY SHOWN IN BLACK.
2. PROPOSED CONSTRUCTION SHOWN IN RED.
3. SEWER LINE SHOWN IN RED DOTTED.
4. WATER SUPPLY LINE SHOWN IN BLACK DOTTED THIN.

PROPOSED GROUP HOUSING SCHEME ON GUT NO.-38 (P) AT SAWANGI, TQ.&DIST.-AURANGABAD.

FOR

1. MR. - KIRAN SUNIL DAHIHANDE.
2. MRS. - JAYASHREE SANTOSH DAHIHANDE.

OWNERS SIGN	ARCHITECTS SIGN
1. K.S.Dahihande	ARCHITECT Mr. Dhananjay B. Doifode (B.Arch, M.Arch) CA/2013/60839 "Ganraj" P.No.3 & 4, Gajanan Colony, Aurangabad
2.	D² ARCHITECT'S & INTERIOR DESIGNER'S (DEVA'S GROUP) AR.DHANANJAY DOIFODE. "DAWAN" PLOT NO.8 & 4 , GAJANAN COLONY , GARKHEDA , AURANGABAD. MO.- 9767488888 email: dpbdoifode@gmail.com

SUBMISSION DRAWING		SCALE - 1:100
DRAWN BY - D.D.	DT - 11.10.2021	DRWG. NO. - 01/04