

PROFORMA - J

14

29 MAR 2022

Approved subject to condition mentioned in this office
LOA letter no. EGB/PMVA/AMHADA/151/2922
DATE 29/03/2022. P. 100 C. C. to be issued.

Ex. Engg/Bldg/Arch/Env/Cell/PMVA/AMHADA

PROPOSED AFFORDABLE HOUSING PROJECT FOR 384 EWS HOUSING UNDER PMAY - AHP (PPP) MODAL AT GUT NO - 302, SITUATED AT PAITHAN DIST. AURANGABAD.

STAMP OF APPROVAL

A AREA STATEMENTS

SQM

1 AREA OF PLOT (AS PER SANCTIONED LAYOUT)

a As per ownership documents 712, 48 extract

b As per measurement sheet/As per sale

c Minimum area considered as per sanctioned layout

2 DEDUCTIONS FOR

a Proposed D.P.O.P. road widening and service (roadway widening)

b Any D.P. reservation area

Total (a+b)

3 Balance area of plot (1-2)

4 Amenity space (if applicable)

a Required

b Adjustment of (3b), if any.

c Balance proposed

5 Net plot area for F.S.I. purpose

6 Recreational open space (if applicable)

a Required (10%)

b Proposed

7 Internal road area

8 Plottable area (if applicable)

9 FSI Permissible as per UDPR (for AGRICULTURE)

10 Builtup area with reference to basic F.S.I.

11 Addition of FSI on payment of premium

a Maximum permissible premium SF/ based on road width/TOO zone

b Proposed FSI on payment of premium

12 In situ FSI/ TDR loading

a In situ area against D.P. road (2.0ar no-2(a), if any

b In situ area against amenity space if handed over (2.0 or 1.0 ar no-4 (b) and 2 (c))

c TDR area

d Total in situ / TDR loading proposed (110+10+10+10)

13 Additional FSI area under chapter no-7

14 Total entitlement of FSI in proposal

a (10+10+10+10) or 15 whichever is applicable

b Ancillary area FSI upto 60% with payment of charges

c Total entitlement (a+b)

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 1.0 (or 1.2)

15 Total builtup area proposed in proposal (excluding area at ex no 18b)

a Existing builtup area

b Proposed builtup area (as per p line)

c Total entitlement (a+b)

17 Total proposed ancillary area out of permissible

18 Total proposed builtup area for residential use

19 Total proposed builtup area for commercial use

20 Total proposed amenities in this proposal

b LIG

c EWS

21 FSI consumed (10%) (should not be more than serial no 14 above)

22 Area for inclusive housing, if any

a Required (20% of ex no 5)

b Proposed

Certificate of area -

Confirmed that the plot under reference was surveyed by me on and the dimensions of the area are correct and the structure is as per approved plans. And the work is under supervision of owner. I have signed the plan and the plan is attached to the plan. I have signed the plan and the plan is attached to the plan.

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector. I/We would abide by the structure as per approved plans. And the work is under supervision of owner. I have signed the plan and the plan is attached to the plan. I have signed the plan and the plan is attached to the plan.

OWNER -

BHAGYA CONSTRUCTION

MANOJ SANKARAO SAMAP

SHIVNATH K. BHAGYANATH

GANESH SHANKARAO SAMAP

SIGNATURE OF LIC ARCHITECT

APR. Dattatray M. Parshuram
CA NO. CA2003/33379
PAPER ARCHITECT
LATUR

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DP PART PLAN

GOOGLE LOCATION MAP

ABSTRACT - TENEMENT STATEMENT

Sr. NO	Building No	Nos of Floor	Category of Tenement	Carpet Area of Tenement in Sqm.	Proposed for Beneficiaries
01	01	G+3	EWS	3.93	32
02	02	G+3	EWS	3.93	32
03	03	G+3	EWS	3.93	32
04	04	G+3	EWS	3.93	32
05	05	G+3	EWS	3.93	32
06	06	G+3	EWS	3.93	32
07	07	G+3	EWS	3.93	32
08	08	G+3	EWS	3.93	32
09	09	G+3	EWS	3.93	32
10	10	G+3	EWS	3.93	32
11	11	G+3	EWS	3.93	32
12	12	G+3	EWS	3.93	32

AREA STATEMENT

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	TOTAL B/UP AREA (SQ.M)	NO OF FLOORS	HEIGHT OF BUILDING (IN METER)
1	BLDG-1	32	1286.56	G+3	12.50
2	BLDG-2	32	1286.56	G+3	12.50
3	BLDG-3	32	1286.56	G+3	12.50
4	BLDG-4	32	1286.56	G+3	12.50
5	BLDG-5	32	1286.56	G+3	12.50
6	BLDG-6	32	1286.56	G+3	12.50
7	BLDG-7	32	1286.56	G+3	12.50
8	BLDG-8	32	1286.56	G+3	12.50
9	BLDG-9	32	1286.56	G+3	12.50
10	BLDG-10	32	1286.56	G+3	12.50
11	BLDG-11	32	1286.56	G+3	12.50
12	BLDG-12	32	1286.56	G+3	12.50
13	BLDG-13	32	1286.56	G	2.90
14	SOCIETY HALL, FITNESS CENTER	20.02	20.02	G	2.90
TOTAL		384	15478.76 SQM		
TOTAL FSI BUILTUP AREA = 15478.76 SQM					
TOTAL NON FSI AREA = 4298.88 SQM					
TOTAL BUILTUP AREA = 19777.64 SQM					

NON FSI AREA STATEMENT

BUILDING TYPE	STAIRCASE AREA	OVERHEAD WATER TANK	U.C. WATER TANK	TOTAL NON FSI AREA
BLDG-1	28.48	28.48	28.48	85.44
BLDG-2	28.48	28.48	28.48	85.44
BLDG-3	28.48	28.48	28.48	85.44
BLDG-4	28.48	28.48	28.48	85.44
BLDG-5	28.48	28.48	28.48	85.44
BLDG-6	28.48	28.48	28.48	85.44
BLDG-7	28.48	28.48	28.48	85.44
BLDG-8	28.48	28.48	28.48	85.44
BLDG-9	28.48	28.48	28.48	85.44
BLDG-10	28.48	28.48	28.48	85.44
BLDG-11	28.48	28.48	28.48	85.44
BLDG-12	28.48	28.48	28.48	85.44
BLDG-13	28.48	28.48	28.48	85.44
SOCIETY HALL, FITNESS CENTER	20.02	20.02	20.02	60.06
TOTAL	341.76	341.76	341.76	4298.88 SQM

LAYOUT SCALE 1:250

18.00 m. WIDE ROAD

12.00 m. WIDE INTERNAL ROAD

OPEN SPACE 1476.25 SQM

AMENITY AREA 1511.59 SQM

UNDERGROUND WATER TANK 2500.000 LTRS

STP AND TRANSFORMER 330.76 SQM

BLDG-1 G+3 TEN=32

BLDG-2 G+3 TEN=32

BLDG-3 G+3 TEN=32

BLDG-4 G+3 TEN=32

BLDG-5 G+3 TEN=32

BLDG-6 G+3 TEN=32

BLDG-7 G+3 TEN=32

BLDG-8 G+3 TEN=32

BLDG-9 G+3 TEN=32

BLDG-10 G+3 TEN=32

BLDG-11 G+3 TEN=32

BLDG-12 G+3 TEN=32