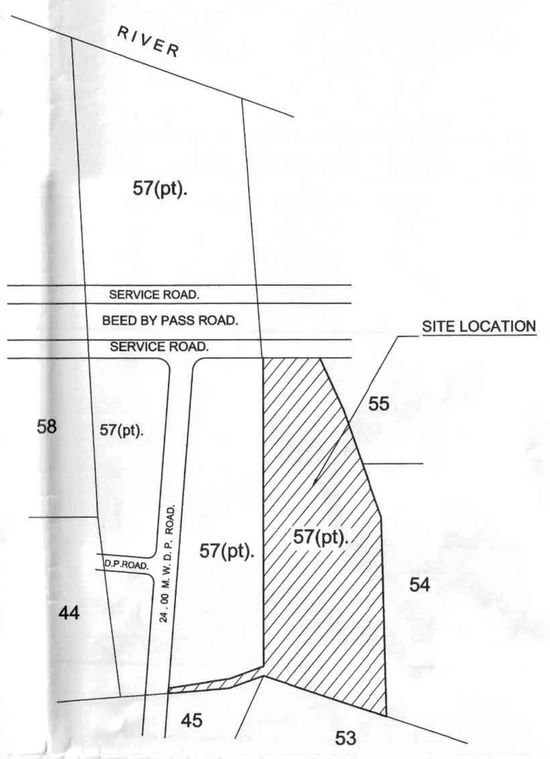


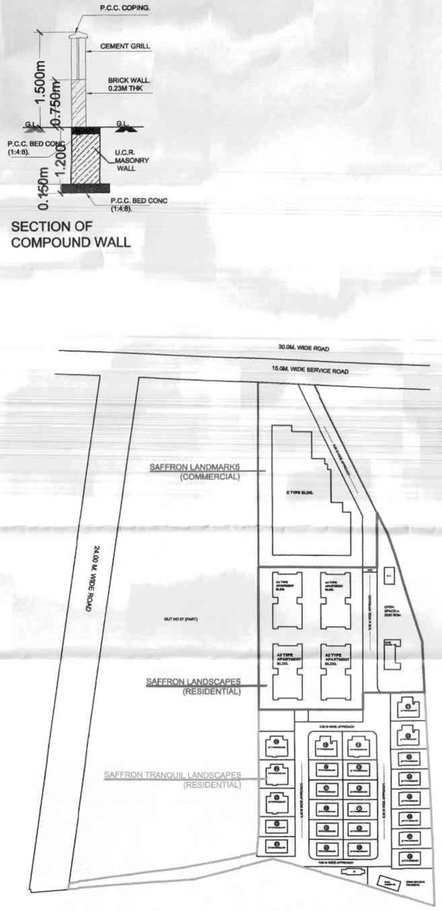
LAYOUT PLAN

SCALE : 1:500



LOCATION PLAN

SCALE:- N.T.S.



SECTION OF COMPOUND WALL

SECTOR PLAN

SCALE:- N.T.S.

AREA STATEMENT	
TOTAL LAND AREA	= 34800.00 SQM.
DEDUCTION	
24.00 M WIDE ROAD CUTTING AREA SQM.	= 7605.00
NET PLOT AREA	= 27195.00 SQM.
BASIC F.S.I 27195X0.10 (1.10)	= 29914.50 SQM.
FSI OF 24.00 M WIDE ROAD CUTTING AREA (7605.00 X 2) SQM.	= 15210.00
TOTAL PERMISSIBLE B/UP AREA	= 45124.50 SQM.
EXISTING (SAFFRON TRANQUIL LANDSCAPES) B/UP AREA (BUNGLOW)	= 6230.26 SQM.
REVISED B/UP AREA (SAFFRON TRANQUIL LANDSCAPES)	
B2 TYPE BUNGALOW (BUNGALOW NO-03,08,19,20 (291.81X4 NO)	= 1167.24 SQM.
B3 TYPE BUNGALOW (BUNGALOW NO-25) (390.65X1 NO)	= 390.65 SQM.
B4 TYPE BUNGALOW (BUNGALOW NO- 01,15) (376.66X2 NO)	= 753.32 SQM. = 2311.21 SQM.
REVISED PLINE AREA (SAFFRON LANDSCAPES)	
APARTMENT A1,A2,A3,A4	
A1 WING	= 6550.59 SQM.
A2 WING	= 6550.59 SQM.
A3 WING	= 6550.59 SQM.
A4 WING	= 6550.59 SQM.
TOTAL PLINE AREA	= 26202.36 SQM.
REVISED PLINE AREA (SAFFRON LANDMARKS)	
C TYPE BUILDING	
BASEMENT 1 FLOOR	**= 163.66 SQM.**
GROUND FLOOR	**= 3030.67 SQM.**
FIRST FLOOR	**= 3203.91 SQM.**
SECOND FLOOR	**= 3327.73 SQM.**
THIRD FLOOR	**= 3238.58 SQM.**
FOURTH FLOOR	**= 3350.76 SQM.**
FIFTH FLOOR	**= 3213.78 SQM.**
SIXTH FLOOR	**= 3350.76 SQM.**
SEVENTH FLOOR	**= 3213.78 SQM.**
EIGHT FLOOR	**= 1986.58 SQM.**
TOTAL PLINE AREA	**= 28080.21 SQM.**
TOTAL B/UP AREA	= 8541.47 SQM.
TOTAL PLINE AREA	= 54282.56 SQM.
ANCILLARY USED	= 17800.00 SQM
REQUIRED OPEN SPACE (10%)	= 2719.50 SQM.
PROPOSED OPEN SPACE	= 2750.00 SQM.

OFFICE USE ONLY | SHEET NO. 01/15

Approved as ammended
In.....colour, Subject to the conditions mentioned in this office's Building Permit No. CS/21-22
Date.....16/6/2021

Town Planner
Town Planning Department
Municipal Corporation
Aurangabad
G. C. Signed by A.D.T.P.

AREA STATEMENT

REVISED FOR SAFFRON LANDMARKS, SAFFRON LANDSCAPES & SAFFRON TRANQUIL
AT GUT NO 57 (PART), BEED BYPASS, SATARA, AURANGABAD.
FOR M/S SAFFRON ASSOCIATES

Drawing Sheet no.1/13

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) 27195+7605 =	34800.00 SQM
	(b) as per measurement sheet	34800.00 SQM
	(c) as per site	34800.00 SQM
2	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	7605.00 SQ.M.
	(b) Any D.P. Reservation area	N.A.
	(Total a+b)	7605.00 SQ.M.
3	Balance area of plot (1-2)	27195.00 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))	27195.00 SQM.
6	Recreational Open space (if applicable)	
	(a) Required -	2719.50 SQM.
	(b) Proposed -	2750.00 SQM.
7	Internal Road area	N.A.
8	Plotable area (if applicable)	N.A.
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	29914.50.00 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 [2.0 x Sr. No. 2 (a)],if any	15210.00 SQ.M.
	(b)In-situ area against Amenity Space if handed over [2.00 or1.65 x Sr. No. 4 (b)and /or(c)],	00.00 SQ.M.
	(c)TDR area	00.00 SQ.M.
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	15210.00 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.	45124.50 SQM.
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	17800.00 SQM.
	(c) Total entitlement (a+b)	62924.50 SQM.
14	Maximum utilization limit of F.S.I. (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 1.8)	
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	8541.47 SQM.
	(b) Proposed Built-up Area (as per 'P-line')	54282.56 SQM.
	(c) Total (a+b)	62824.03 SQM.
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17	Area for Inclusive Housing, if any	N.A.
	(a) Required (20% of Sr.No.5)	N.A.
	(b) Proposed	N.A.

Certificate of Area:
Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect)

Owner's Declaration :-
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

LEGENDS

PLOT BOUNDRY SHOWN IN	
PART WORKDONE SHOWN IN	
REVISED PERMISSION SHOWN IN	
WATER LINE SHOWN IN	
DRAINAGE LINE SHOWN IN	

REVISED BUILDINGS OF SAFFRON LANDMARKS, SAFFRON LANDSCAPES, & SAFFRON TRANQUIL LANDSCAPES AT GUT NO 57 (PART), BEED BYPASS, SATARA, AURANGABAD.

FOR M/S SAFFRON ASSOCIATES

SAFFRON ASSOCIATES
Partner Partner

SIGNATURE OF OWNER.

DRAWN BY S.A. SANDESH
Scale :-1:100
Date :- 13.04.2021

ARCHITECT.

MANOJ KALA & ASSOCIATES
ALTIUS - B - 301-302, 3rd FLOOR, SPACE OLYMPIA,
GARKHEDA, AURANGABAD-431009
MOB - 9637005781