LAYOUT PLAN

Signature Not Verified

Digitally signed by RAVINDRA NAMDEORAO JAYABHAYE
Date: 2023.02.22 16:26:44 IST
Reason: Approved Drawing Plan
Location: Aurangabad Metropolitan Regional Development Authority

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	5398.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	3064.62	0.00	0.00	0.00	0.00	0.00	3064.62	0.00	3064.62
9.6 Index Consumed	0.57	0.00	0.00	0.00	0.00	0.00	0.57	0.00	0.00

AMENITY CALCULATION

SR.No.	NAME	AREA(SQ.M)
1	amenity area	601.22
2		601.22

OWNER DETAILS

Sr No.	Owner Name	Postal Address	Area As Per Satbara(Sq.Mt)
01	Shree Balaji Infra Through Partner Chandrakant Ambadas Karpe	Plot no-2,,,near gajanan maharaj mandir,,Aurangabad (mh),Aurangabad,Aurangabad-431001,Maharashtra	3900.00
	Pandharinath Sonaji Gadekar	Aurangabad	
	Satish Tejrao Jadhav	Aurangabad	
	Santosh Panditrao idhate	Aurangabad	
02	Shree Rutuja Developers Through Partner Raju Prabhu Kakde	Aurangabad	2100.00
	Rekha Raju Kakde	Aurangabad	

Parking Check (Table 8B)

Building Name	USE	REQ. RATIO		NO.OF Tenn/Area	PRP. RATIO	
		car	Scooter		car	Scooter
A8	Residential	0	12	6	0	12
A5	Residential	0	12	6	0	12
A4	Residential	0	12	6	0	12
A3	Residential	0	12	6	0	12
A2	Residential	0	12	6	0	12
A1	Residential	0	12	6	0	12
B3	Residential	05	25	10	5	25
B2	Residential	05	25	10	5	25
B1	Residential	05	25	10	5	25
Total	-	-	-	-	15	147
Visitors parking(5%)	-	-	-	-	1.00	1.00
Total	-	-	-	-	16	148

Parking Check As Per Multiplying Factor : 0.70

Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	11.0	104	13	108	OK

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
B1	D	0.80	2.10	13
B1	D2	0.85	2.10	13
B1	MD 1	0.90	2.10	13
B1	D2	0.75	2.10	39
B1	D1	0.80	2.10	26
B1	D1	0.85	2.10	13
B2	D	0.80	2.10	13
B2	D2	0.85	2.10	13
B2	MD 1	0.90	2.10	13
B2	D2	0.75	2.10	39
B2	D1	0.80	2.10	26
B3	D	0.80	2.10	13
B3	D2	0.85	2.10	13
B3	MD 1	0.90	2.10	13
B3	D2	0.75	2.10	39
B3	D1	0.80	2.10	26
A1	MD	1.01	2.10	6
A1	D2	0.85	2.10	6
A1	D1	0.75	2.10	12
A2	MD	1.01	2.10	6
A2	D2	0.85	2.10	6
A3	D1	0.75	2.10	12
A3	MD	1.01	2.10	6
A3	D2	0.85	2.10	6
A3	D1	0.75	2.10	12
A4	MD	1.01	2.10	6
A4	D2	0.85	2.10	12
A4	D1	0.75	2.10	12
A5	MD	1.01	2.10	6
A5	D2	0.85	2.10	6
A5	D1	0.75	2.10	12
A6	MD	1.01	2.10	6
A6	D2	0.85	2.10	6
A6	D1	0.75	2.10	12

AREA STATEMENT

Sr.No.	Building Name	Tenement Type	Built Up Area	Carpet Area	No of Unit	Total Unit	Unit Percentage
01	A1	E.W.S	32.205	29.63	6	36	54.54%
02	A2	E.W.S	32.205	29.63	6		
03	A3	E.W.S	32.205	29.63	6		
04	A4	E.W.S	32.205	29.63	6		
05	A5	E.W.S	32.205	29.63	6		
06	A6	E.W.S	32.205	29.63	6		
07	B1	L.I.G	63.508	49.23	10	30	45.45%
08	B2	L.I.G	63.508	49.23	10		
09	B3	L.I.G	63.508	49.23	10		

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
B1	W2	1.80	0.90	19
B1	W	1.50	1.20	38
B1	W1	1.20	1.20	19
B1	V	0.60	0.60	20
B2	W2	1.50	0.90	19
B2	W	1.50	1.20	38
B2	W1	1.20	1.20	19
B2	V	0.60	0.60	20
B3	W2	1.50	0.90	19
B3	W	1.50	1.20	38
B3	W1	1.20	1.20	19
B3	V	0.60	0.60	20
A1	V	0.60	0.60	6
A1	W2	1.20	0.90	6
A1	W	1.50	1.20	6
A2	V	0.60	0.60	6
A2	W1	1.89	0.90	6
A2	W	1.50	1.20	6
A2	V	0.60	0.60	6
A3	W2	1.20	0.90	6
A3	W	1.80	1.20	6
A4	V	0.60	0.60	6
A4	W1	1.89	0.90	6
A4	W	1.50	1.20	6
A5	W2	1.89	0.90	6
A5	W	1.50	1.20	6
A6	V	0.60	0.60	6
A6	W2	1.80	0.90	6
A6	W	1.50	1.20	6

Project Details

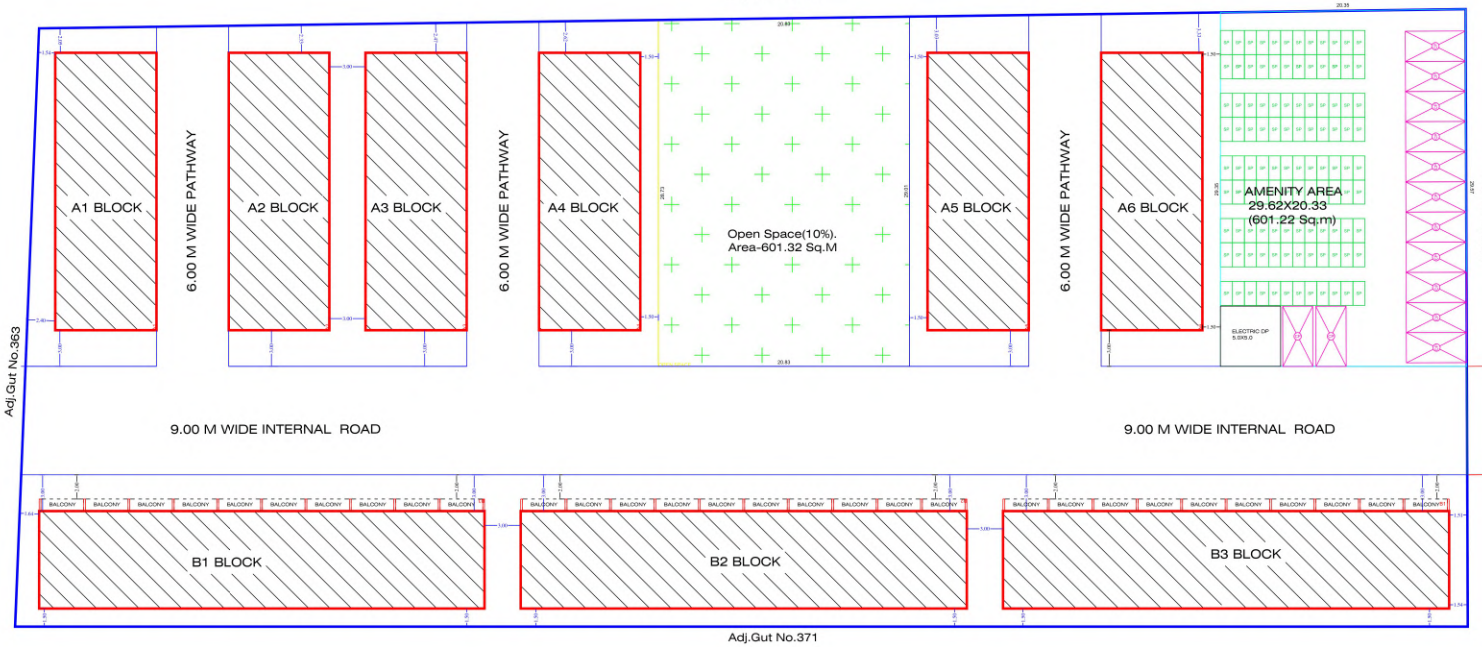
Building Type - Building Development
Zone Type - Agricultural Zone
Location - Non-Congested
Ward No -
Plot No. - -
Cts No./Servey No. - 372 part
Sheet No. - 1
Zone Number: Aurangabad
Ward Name : Aurangabad
Prorata Value : 0.00

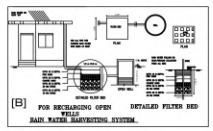


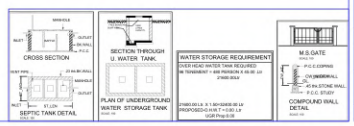
R.P.PLAN



Google Map







NORTH
WEST
EAST
SOUTH

Scale :- 1:2000

Layout Plan

● NOTE

CLAUSE NO.7.7.1 UNDER UDCPR ALL CONTENT APPLICABLE TO THIS SCHEME.

● JOB TITLE.

PROPOSED E.W.S HOUSING SCHEME UNDER UDCPR CLAUSE NO.7.7.2, ON GUT.NO.372(P) SITUATED AT.PALSI TQ.AURANGABAD & DIST. AURANGABAD.

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	6000.00
(a) As per ownership document (7/12, CTS extract)	6000.00
(b) as per TILR or City Survey measurement sheet	6000.00
(c) as per Demarcated drawing area	6000.00
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	6000.00
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	6000.00
6. Amenity Space	601.22
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	5398.78
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	600.00
Proposed___	601.32
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _____	601.32
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2022-12-22 and the dimensions of sides etc. of plot stated onplan 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/ Licensed Engineer/ Supervisor.)

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

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Prabhu Kakde,Rekha Raju Kakde
Postal Address : Plot no-2,,,near gajanan maharaj mandir,,Aurangabad (mh),Aurangabad,Aurangabad-431001,Maharashtra,Aurangabad,Aurangabad

DESCRIPTION OF PROJECT :

Type of Proposal : Group Housing
BUILDING ON CTS. NO./SURVEY NO.-0

SITE ADDRESS :
Gut No.372 Part ,Mauje . Palsi,TQ&Dist.Aurangabad

Name Of Engineer : Parmeshwar Govind Gavali

LOGO	ADDRESS OF OFFICE
	OFFICE :- Aurangabad

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified
	SCALE - 1:100 / Date: 10/02/23
	JOB NO - AMRDA-22-100148 / CHECK BY - -

SUBMISSION DRAWING