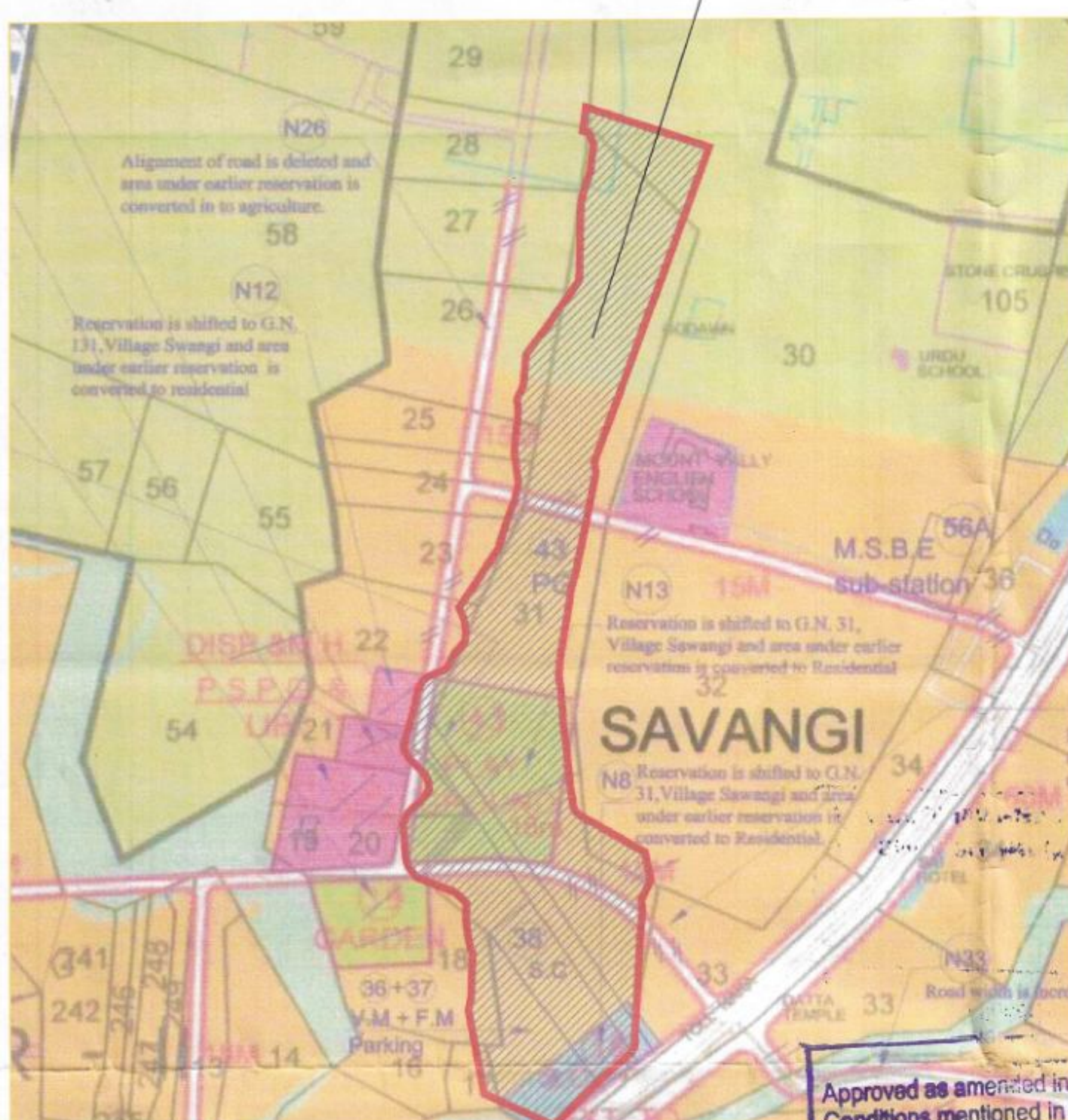


PLOT NO	PLOT AREA	Corner Rounding area of Road (sq.m)	Remaining Plot area (B-C) (sq.mt.)	Prorata basis FSI Factor	Built up area on (prorata basis) (D X E)	Front road width (M.)	Basic F.S.I.	Permissible Builtup Area Normal F.S.I. (F X H) (sq.mt.)	PLOT TYPE REMARK
A	B	C	D	E	F	G	H	I	
259	14471.40	-	14471.40	1.406	20346.78	15.00 M.W.	1.00	20346.78	GHS For EWS/LIG

PROPOSED SITE



LOCATION PLAN

GUT NO.-30

138.30

Approved as amended in red, subject of Conditions mentioned in this Office Letter No. 25/11/2022

Senior Planner (New Towns) 25/11/2022

Aurangabad Fringe Area



LAYOUT PLAN

(SCALE=1:500)

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	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 60 SQ. M. 01 CAR 05 SC	155 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
		78	388	04	20	82	408	58	286	58	286
RULE FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO LESS THAN 30 SQ. M. 04 SC	104 NOS.	-	208	-	11	-	219	-	154	-	154
TOTAL	259 NOS.									58	440

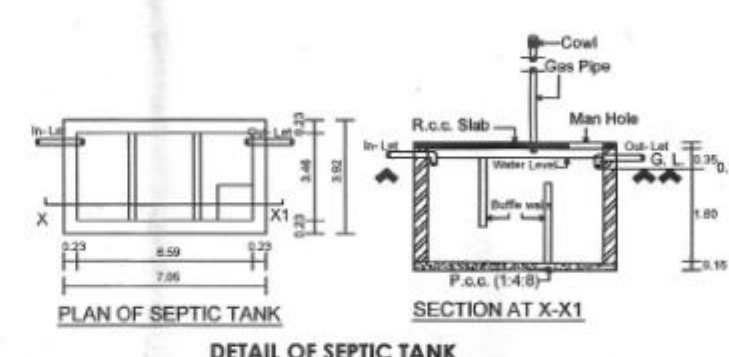
NOTE - COMMON PARKING AREA PROVIDED.

STATEMENT OF EWS & LIG TENEMENTS

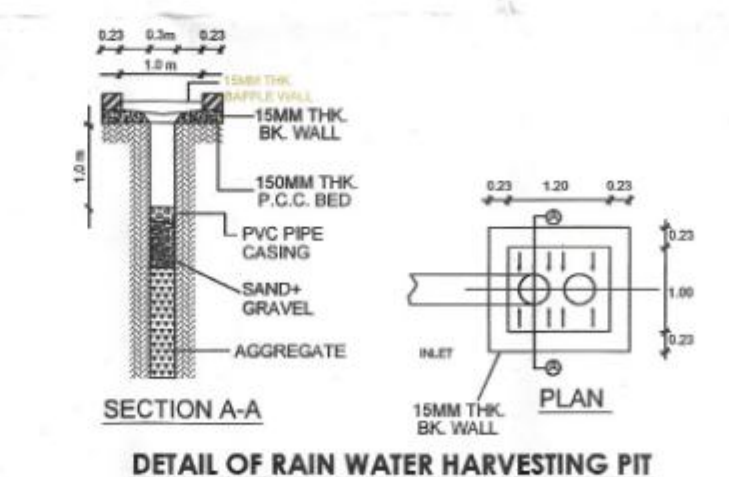
TENEMENTS TYPES	NO. OF TENEMENTS		TENEMENTS REQUIRED %		TENEMENTS CARPET AREA	
	REQ.	PROP.	REQ. %	PROP. %	REQ.	PROP.
EWS TENEMENTS	104	104	40 %	40 %	30.00 SQ.MT.	29.70 SQ.MT.
LIG TENEMENTS	155	155	60 %	60 %	50.00 SQ.MT.	49.90 SQ.MT.

B) AREA STATEMENT OF AGRICULTURE ZONE FOR G.H.S. AS PER SANCTIONED LAYOUT

AGRICULTURE ZONE AREA	= 21647.40 sq.m.
Area under amenity space (5%) (At The Time of B.P.)	= 1092.00 sq.m.
Area under MSEB Sub-station	= 200.00 sq.m.
Total Deduction Area	= 1292.00 sq.m.
Total Net area of Land	= 20355.40 sq.m.
Area Under 15.00 M.W.Road	= 3037.80 sq.m.
Area Under 9.00 M.W.Road	= 681.20 sq.m.
Area Under Internal Road	= 3719.00 sq.m.
Area under open space (10%) (At The Time of B.P.)	= 2165.00 sq.m.
Net area of (Plot no.- 259)	= 14471.40 sq.m.
Pro - rata factor for FSI	= 1.406

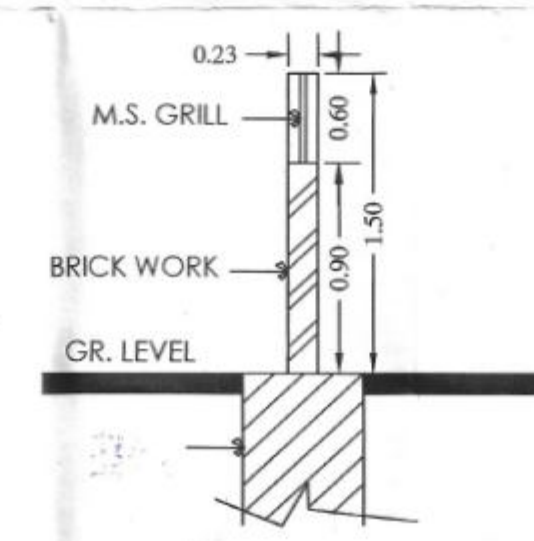


DETAIL OF SEPTIC TANK



DETAIL OF RAIN WATER HARVESTING PIT

TO BE SHIFTED BEFORE PLINTH LEVEL.



COMPOUND WALL SECTION

SCALE :- N.T.S.

NOTE - FSI ALLOWED FOR THIS SCHEME AS PER PROVISION OF UDPR CLAUSE NO.- 7.7.2 IS 1.00. SUBJECT TO MAXIMUM CARPET AREA UPTO 50.00 SQ.MT. FOR 'A-TYPE' AND 30.00 SQ.MT. FOR 'B-TYPE'.

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

AREA STATEMENTS

1. Total Land Area (Minimum area of a, b, c to be considered)	21647.40 SQM
a) As per ownership document (7/12, CTS extract)	21647.40 SQM
b) as per measurement sheet	21647.40 SQM
c) as per site	21647.40 SQM
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. Gross Area of Plot (1-2)	21647.40 SQM
4. Recreational Open space	
(a) Required	2165.00 SQM
(b) Proposed	2165.00 SQM
5. Amenity Space -	
(a) Required	1092.00 SQM
(b) Proposed	1092.00 SQM
6. Service road and Highway widening	-
7. Internal Road area & M.S.E.B. (3719.00+200=3919.00)	3919.00 SQM
8. Net Area of Plot = [3-5(b)] [For Basic F.S.I. = 1.00]	14471.40 SQM
9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.00) OR Allowed Prorata Area	20346.78 SQM
10. Addition of area for F.S.I.	
(a) In situ area against D.P. road [1.85x sr. no. 2 (a)], if any	-
(b) In situ area against Amenity Space [2.00 x 1.85 x sr. no. 5 (b)]	-
(c) Premium FSI area (subject to maximum of 0.5 of sr. no. 8)	-
(d) TDR area	-
(e) Additional FSI area under chapter VIII	-
(Total a+b+c+d+e)	-
11. Total area available (9+10)	20346.78 SQM
12. Ancillary Area 60 % of (sr. no. 11 X 0.60)	-
13. Total Allowed Bup Area (11+12)	20346.78 SQM
14. Total Built-up Area in proposal. (excluding area at Sr.No.15.b)	
a) Existing Built-up Area	-
b) Proposed Built-up Area	13665.09 SQM
c) Excess Balcony area counted in F.S.I.	-
d) Excess Double Height terraces area counted in F.S.I.	-
(Total a+b+c+d)	13665.09 SQM
15. F.S.I. Consumed (14/8) (should not be more than serial no.12 above.)	0.94
16. Area for Inclusive Housing, if any	-
a) Required (20% of sr.no.9)	-
b) Proposed	-

SCHEDULE OF OPENINGS

MD/D - 1.00 X 2.10	T.W. PANNELED
D1 - 1.00 X 2.10	T.W. PANNELED
D2 - 0.83 X 2.10	CONCRETE FRAME & FLUSH DOOR
FD - 2.40 X 2.10	T.W. PANNELED
W - 1.50 X 1.20	ALUMINIUM SLIDING
W1 - 1.50 X 1.08	ALUMINIUM SLIDING
W2 - 1.20 X 1.20	ALUMINIUM SLIDING
W3 - 0.90 X 1.20	ALUMINIUM SLIDING
W4 - 0.90 X 1.20	ALUMINIUM SLIDING
W5 - 0.35 X 1.20	ALUMINIUM SLIDING
V - 0.60 X 0.60	M.S. LOUVERED

NOTES

1. THE STRUCTURE DONE IS R.C.C. FRAME STRUCTURE.
2. THE DEPTH OF FOUNDATION IS UPTO HARD STRATA.
3. THE WALL CONSTRUCTION IS IN BRICK MASONRY.
4. STAIRCASE PROVIDED IS NON SLIPPERY.
5. DADO IS PROVIDED UP TO 2.1 M HEIGHT IN BATH AND W.C.

LEGEND

1. PLOT BOUNDARY 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 FOR LIG & ECONOMICAL WEAKER SECTION ON PLOT NO.-259, GUT NO.-31, SITUATED AT SAWANGI TQ. & DIST.-AURANGABAD.

FOR - M/S- JAYESH INFRA THROUGH ITS PARTNER'S.

01) Mr. MITTAY KHAN S/O SARDAR KHAN. 02) Mr. SANDEEP S/O DAULATRAO BORSE.

03) Mr. ABHIJIT S/O BHASKARRAO DESHMUKH 04) Mr. AMIT S/O LAXMANRAO BHOSALE.

05) Mr. MAHENDRA S/O RAMESHCHAND METHI. 06) Mr. PANKAJ S/O PANJABRAO CHAVAN.

07) Mr. SATISH S/O LIMBAJI METE. 08) Mr. SUBHASH S/O BABURAO PALASKAR.

09) Mr. BABASAHEB S/O RAGHUNATH SABLE. 10) Mr. ANIL S/O DAULATRAO BORSE.

OWNERS SIGN	ARCHITECTS SIGN
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.
6.	6.
7.	7.
8.	8.
9.	9.
10.	10.

OWNERS SIGN ARCHITECTS SIGN

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

ARCHITECT: Mr. Jayesh Infra (B. Arch, M. Arch) CA/2013/60839 "Ganraj" P.No. 1 & 4, Guljan Crossing, Aurangabad

D² ARCHITECTS & INTERIOR DESIGNERS (DEVAS GROUP) ARDHANARAY DOFODE "GANRAJ" PLOT NO.-3 & 4, GAJANAN COLONY, GANDEGA, AURANGABAD. MO.- 9708001010 email: ardhana2000@gmail.com

SUBMISSION DRAWING SCALE - 1:500

DRAWN BY - D.D. DT - 10.10.2022 DRWG NO. 01/04