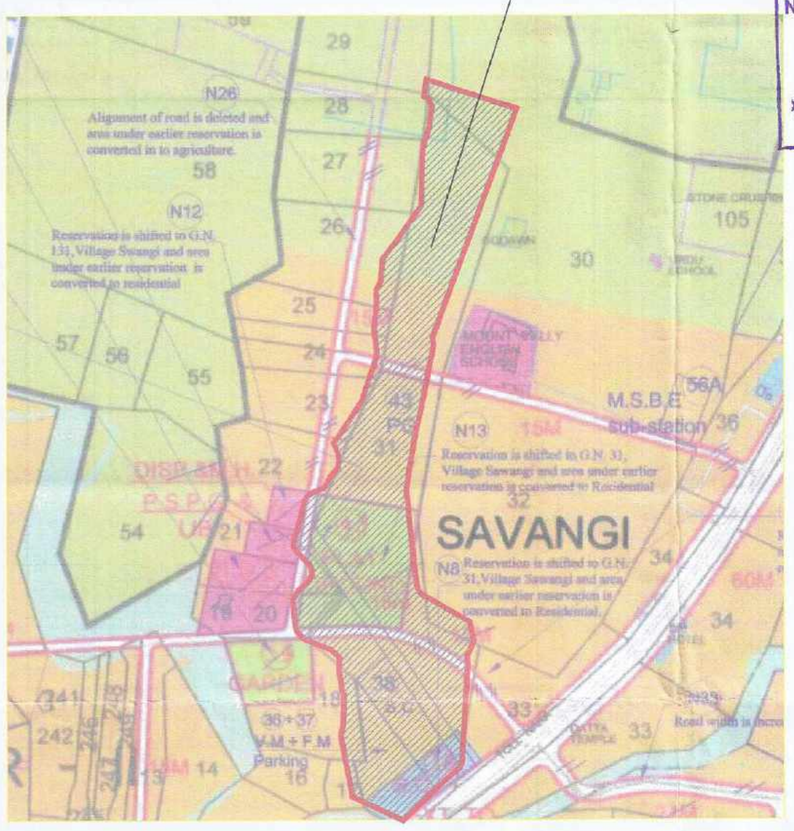
PLOT NO	PLOT AREA	Corner Rounding area of Road (sq.m)	Remaining Plot area (B-C) (sq.mt.)	Prorata basis FSI Factor	Built up area on (proraata basis) (D X E)	Front road width (M.)	Basic F.S.I.	Permisible BuiltupArea NormalF.S.I. (F X H) (sq.mt.)	PLOT TYPE REMARK
A	B	C	D	E	F	G	H	I	
259	14471.40	-	14471.40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

BUILDING WISE B/UP AREA		
BUILDING TYPE	PROPOSED B/UP AREA	NO. OF UNITS
A-TYPE BLDG.	9835.50 SQ.MT.	158
C-TYPE BLDG.	2273.378 SQ.MT.	48
D-TYPE BLDG.	2197.193 SQ.MT.	48
E-TYPE BLDG.	2197.193 SQ.MT.	48
TOTAL	16503.264 SQ.MT.	302

PROPOSED SITE

Approved as amended in red, subject of Conditions mentioned in this Office Letter No. 162 dated 19.2.2024
Revised Building Permission
Senior Planner (New Towns)
CIDCO, Aurangabad Fringe Area



LOCATION PLAN

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 5% OF A	D 5% OF B	E A+C	F B+D	G E X 0.70	H		
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 02 SC	158 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
		79	158	04	08	83	166	58	166	58	166
RULE FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO LESS THAN 30 SQ. M. 02 SC	144 NOS.	-	144	-	08	-	152	-	152	-	152
TOTAL	302 NOS.									58	291
NOTE - COMMON PARKING AREA PROVIDED.											

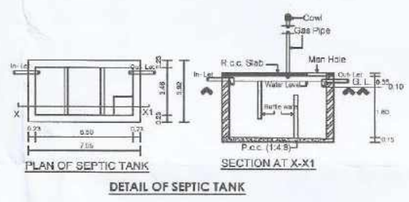
STATEMENT OF EWS & LIG TENEMENTS						
TENEMENTS TYPES	NO. OF TENEMENTS		TENEMENTS REQUIRED %		TENEMENTS CARPET AREA	
	REQ.	PROP.	REQ. %	PROP. %	REQ.	PROP.
EWS TENEMENTS	121	144	40 %	40 %	30.00 SQ.MT.	29.70 SQ.MT.
LIG TENEMENTS	181	158	60 %	60 %	50.00 SQ.MT.	49.90 SQ.MT.



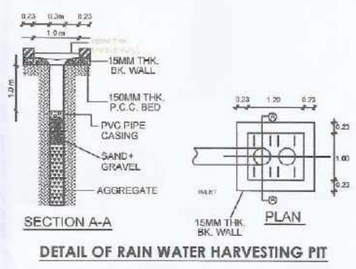
LAYOUT PLAN
(SCALE=1:500)

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

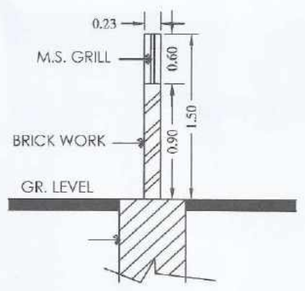
AGRICULTURE ZONE AREA	= 21647.40 sq.m.
Area under amenity space (5%) (At The Time of B.P.)	= 1092.00 sq.m.
Area under MSEB Sub-station	= 200.00 sq.m.
Total Deduction Area	= 1292.00 sq.m.
Total Net area of Land	= 20355.40 sq.m.
Area Under 15.00 M.W.Road	= 3037.80 sq.m.
Area Under 9.00 M.W.Road	= 681.20 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



COMPOUND WALL SECTION
SCALE :- N.T.S.

FOR OFFICE USE ONLY | 01/04

- NOTE -
FSI ALLOWED FOR THIS SCHEME AS PER PROVISION OF UDCPR 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	-
(a) 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. Area under Transformer / M.S.E.B.	200.00 SQM
8. Net Area of Plot = [3-5(b)] [For Basic F.S.I. = 1.00]	20555.00 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 Prorate Area	20555.00 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 or 1.85 x sr. no. 5 (b)],	-
(c) Premium FSI area (subject to maximum of 0.6 of sr. no. 8)	-
(d) TDR area	-
(e) Additional FSI area under chapter VIII	-
(Total of a+b+c+d+e)	-
11. Total area available (9+10)	20555.00 SQM
12. Ancillary Area 60 % of (sr. no. 11 X 0.60)	-
13. Total Allowed B/up Area (11+12)	20555.00 SQM
14. Total Built-up Area in proposal. (excluding area at Sr.No.16.b)	
a) Existing Built-up Area	-
b) Proposed Built-up Area	16503.264 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)	16503.264 SQM
15. F.S.I. Consumed (14/9) (should not be more than serial no.12 above.)	0.80
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	- 0.60 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 MASONARY.
4. STAIRCASE PROVIDED IS NON SLIPPERY.
5. DADO IS PROVIDED UP TO 2.1 M HEIGHT IN BATH AND W.C.

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.

REVISED LAYOUT PLAN FOR 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.IMTIYAZ KHAN S/O SARDAR KHAN. 02) Mr.SANDEEP S/O DAULATRAO BORSE.
03) Mr.ABHIJEET 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

ARCHITECT
Mr. Dhananjay B. Doifode
(B.Arch, M.Arch)
CA/2013/60839
"Ganraj" P.No.3 & 4, Gajanan Colony, Aurangabad

D² ARCHITECTS & INTERIOR DESIGNER'S
(DEVA'S GROUP)
AR.DHANANJAY DOIFODE.
"GANRAJ" PLOT NO.-3 & 4 , GAJANAN
COLONY , GARKHEDA , AURANGABAD.
MO - 9767425555 email :doifodedhananjay@gmail.com

SUBMISSION DRAWING | SCALE - 1:500
DRAWN BY - D.D. | DT - 05.06.2023 | DRWG NO. 01/04