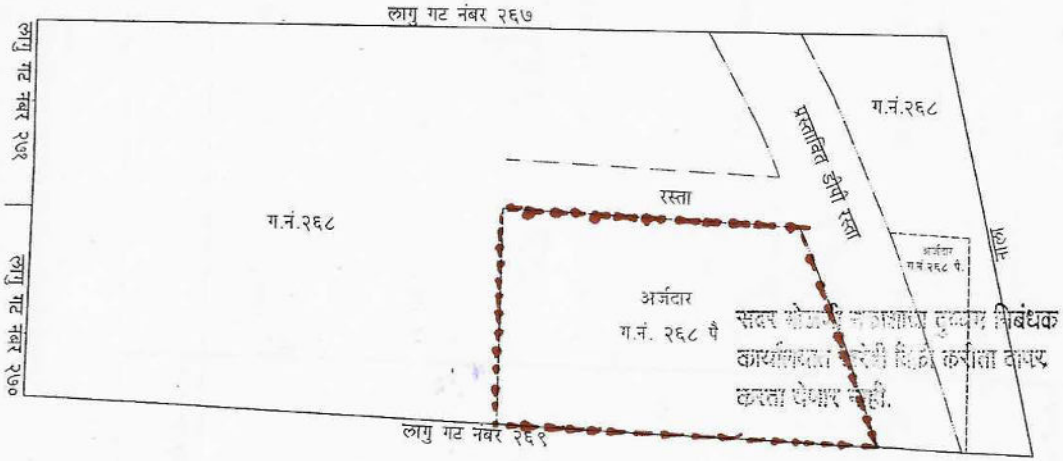
क आलेख

सदर नकाशा हा मुद्रित छापील स्वरूपाचा असुन नकाशावर कोणतीही हस्तलिखित बाब ग्राह्य नाही

अकृषिक कारणासाठी तयार केलेला जमिन मोजणी नकाशा
प्रकरण क्रमाक :मो र नं/अतितातडी/१८२३४/२०२२
मोजणी अर्ज दिनाक : २८/०१/२०२२
मोजणी दिनाक : १४/०३/२०२२
गट नंबर : २६८ पै मौजे : मिटमिटा
तालुका : औरंगाबाद जिल्हा :औरंगाबाद
अर्जदार :अप्पासाहेब कडुबा मुळे



सदर मोजणी नकाशाचा दुरुपयोग विधंयक कार्यवाहीस पात्र राहील किंवा करीता दावा करता येणार नाही.

सुची

खुणा	तपशिल
———	याप्रमाणे अभिलेखानुसार मुळ टिपण व गटाचा कायम बांध असे
○ ○	याप्रमाणे अभिलेखानुसार कायम असलेल्या खुणा असे
○ ○	याप्रमाणे अभिलेखानुसार कायम नसलेल्या खुणा असे
----------	याप्रमाणे अर्जदार यांनी मोजणीच्या वेळी दाखविलेली ताबेवहिवाट असे
— — — — — — — —	याप्रमाणे म.न.पा. औरंगाबाद यांचेकडील विकास योजना आराखडाप्रमाणे प्रमाणीत करण्यात आलेला प्रस्तावित विकास योजना रस्ता असे.

टिप:— मुळ टिपण व पोट हिस्सा टिपणा अभिलेखात उपलब्ध नसल्याने गांव नकाशा व ७/१२ वरील क्षेत्र मेळात ठेवून सदरचा मोजणी नकाशा तयार करण्यात आला आहे.

सदरचा मोजणी नकाशा वहिवाटी प्रमाणे असून त्याचा भूमि अभिलेखास अंमल नाही

उप अधीक्षक भूमि अभिलेख औरंगाबाद

प्रमाण : १:१०००
मौजे : मिटमिटा
तालुका : औरंगाबाद
जिल्हा : औरंगाबाद

मोजणी करणार
एस सी लोखंडे
भुमापक

परिनिरीक्षण करणार
आर एस घोरपडे
छाननी लिपीक

"Seen"
22/4/22
शिरस्तेदार
उप अधीक्षक भूमी अभिलेख
औरंगाबाद

अर्जदार यांची प्रत

3/3

AREA CALCULATION				
SR.NO	TYPE	B/U AREA	NO'S	B/U AREA
01)	A TYPE ROW HOUSE (A01 TO A24)	76.93 SQ.MT	24	1846.32 SQ.MT
02)	APARTMENT	1410.15 SQ.MT	01	1410.15 SQ.MT
03)	TOTAL B/U AREA			3256.47 SQ.MT
04)	NET PLOT AREA	2855.25 SQ.MT		
05)	RESERVATION AREA	324.00 SQ.MT		
06)	BALANCE PLOT AREA	2531.25 SQ.MT		
06)	NET PLOT AREA FOR FSI CALCULATION (2531.25x0.75)	1898.44 SQ.MT		

Approved as amended
to.....Colou
Subject to ...mentioned in
this office Letter No.CC/ /22-23
Date...04/07/2022

DY. ENGINEER
Town Planning
Municipal Corporation
AURANGABAD.

O.C. Signed By D.D.T.P.

GUT NO.268
(PART)

PROPOSED SITE

9.0 M WIDE APPROACH ROAD

15.0M WIDE ROAD

GREEN

15.0M WIDE ROAD

6.00M WIDE PATH WAY

6.00M WIDE PATH WAY

A-1 A-2 A-3 A-4 A-5 A-6
A-12 A-11 A-10 A-9 A-8 A-7
A-13 A-14 A-15 A-16 A-17 A-18
A-24 A-23 A-22 A-21 A-20 A-19

178.00
86.50
55.00
15.00
190.00
40.00
6.17
1.45
1.50
7.24
6.00
8.74
8.74
6.00
7.24
3.50
3.00
17.82
3.20
1.50
86.50

FOR OFFICE USE	
1. Area of plot (Minimum area of a.b.c to be considered)	
(a) As per sanctioning document (7/12, CTS extract)	3413 sq mt
(b) as per measurement sheet	
(c) as per site	2855.25 sq mt
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/ Service Road / Highway widening	
(b) Any D.P. Reservation area	
(Total a+b)	324.00 sq mt
3. Balance area of plot (1-2)	324.00 sq mt
4. Amenity Space (if applicable)	2531.25 sq mt
(a) Required	
(b) Adjustment of 20% if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	
6. Recreational Open space (if applicable)	2531.25 sq mt
a) (a) Required	
b) (b) Proposed	
7. Internal Road area	
8. Plotable area (if applicable)	
9. Built up area on ground level to Basic F.S.I. as per front road width (Sr. No. Schedule F(3)(II)(M)4a.1.1)	2068.28 sq mt
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI based on road width (1100 Zone	
(b) Proposed FSI on payment of premium.	
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.9 x Sr. No. 2 (a)] if any	
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and 6(c)]	
(c) TDR area	
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12 Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(a)+11(d)] or 12 whichever is applicable	2068.28 sq mt
(b) Ancillary Area FSI upto 60% or 80%with payment of charges	1168.20 sq mt
(c) Total entitlement (a+b)	3256.48 sq mt
14. Maximum utilization limit of F.S.I (Building potential) Permissible as per Road width (as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) x 1.8 or 1.8	
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area	
(b) Proposed Built-up Area (as per 'F-Line')	
(c) Total (a+b)	3256.47 sq mt
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.72
17. Area for Inclusive Housing, if any	
(a) Required (50% of Sr.No.5)	
(b) Proposed	

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/ 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

PROPOSED PLAN OF GROUP HOUSING SITUATED AT GUT NO. 268p SITUATED AT MITMITA, TQ.& DIST AURANGABAD.
FOR
01):- SHRI. APPASAHEB KADUBA MULE

APPLICANTS SING
1):- आप्पासाहेब

REFERENCE
PLOT BOUNDARY
OPEN SPACE
D.P. AFFECTED
DRAINAGE LINE

ar.sajjad lodhi
II nd floor, above City Bakers,
Near Police Commissioner Office,
Mill Corner Signal,
Aurangabad - 431001.

SAJJAD A. W. LODHI
REGISTRATION CA/05/37094
CA/05/37094

NORTH	DRAWING No.	ARCHITECT'S SIGN
	SD/01	
SCALE	DATE:	DRAWN: CHECKED:
1:100, 1:200	11-05-2022	UBAID AR.SAJJAD