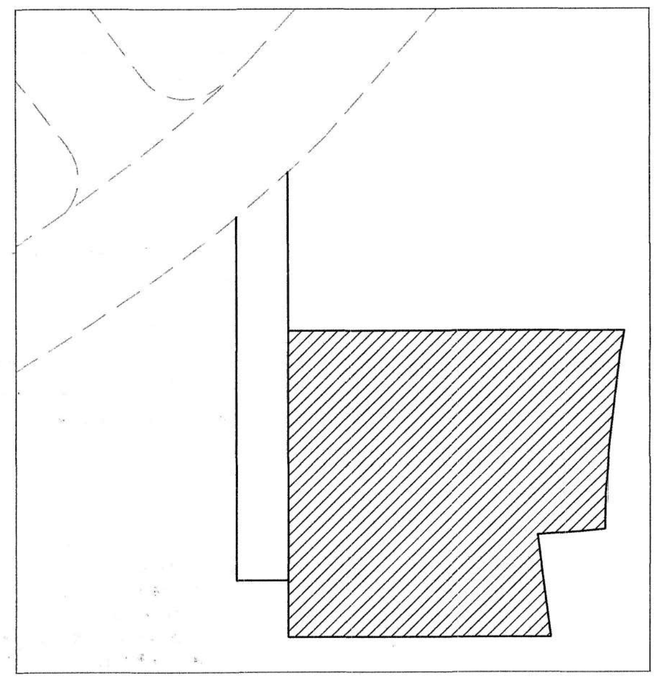
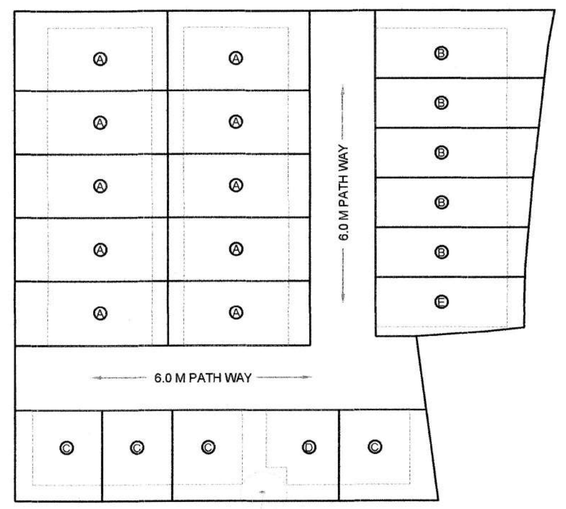
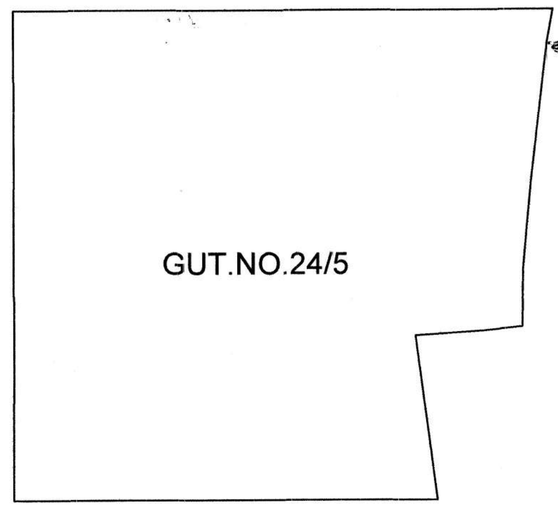
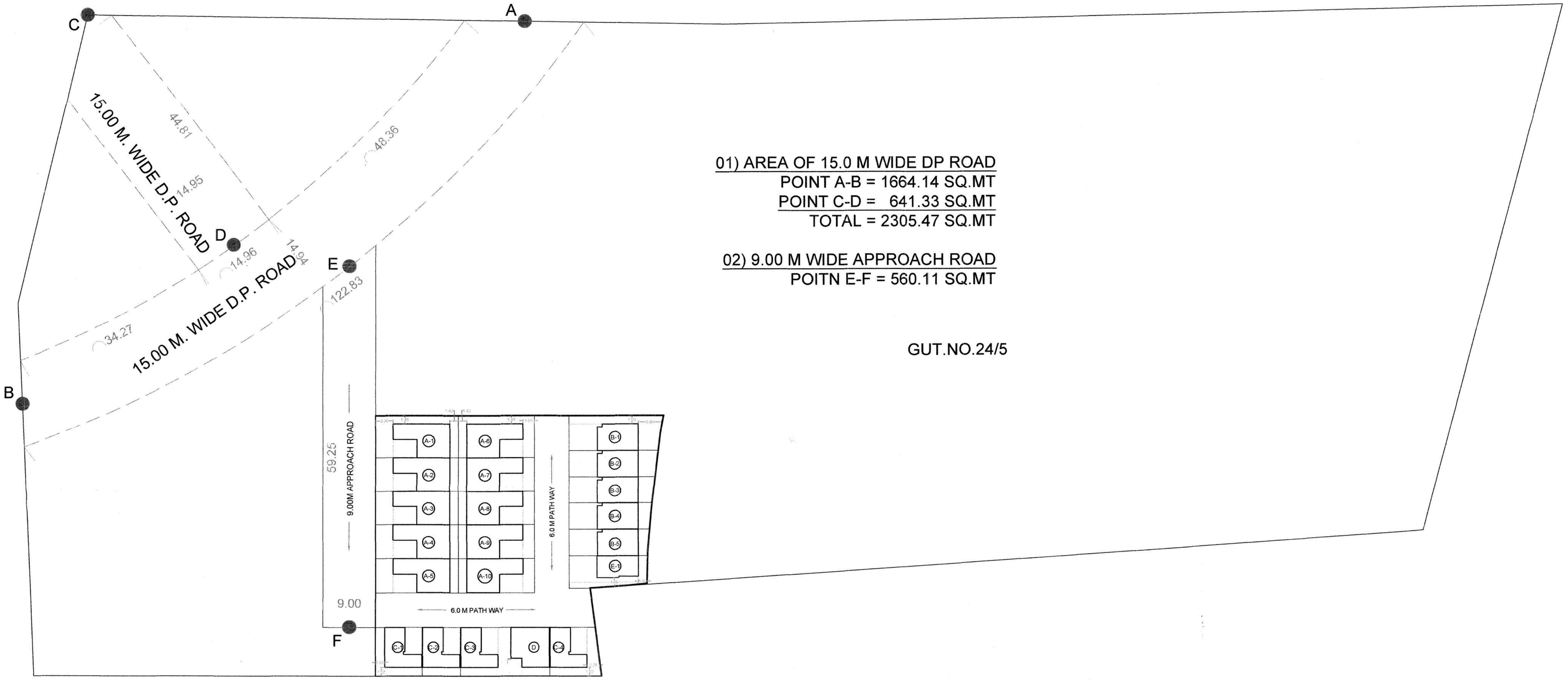


LOCATION PLAN

| AREA CALCULATION | | | | |
|---|---|---|---|---|
| SR.NO | TYPE | B/U AREA | NO'S | B/U AREA |
| 01) | 3-BHK ROW HOUSE (A-01 TO A-10) | 131.11 SQ.MT | 10 | 1311.10 SQ.MT |
| 02) | 3-BHK ROW HOUSE (B-01 TO B-05) | 132.05 SQ.MT | 05 | 660.25 SQ.MT |
| 03) | 3-BHK ROW HOUSE (C-01 TO C-04) | 117.16 SQ.MT | 04 | 468.64 SQ.MT |
| 04) | 3-BHK HOUSE (D-01) | 109.97 SQ.MT | 01 | 109.97 SQ.MT |
| 05) | 3-BHK HOUSE E-01) | 116.74 SQ.MT | 01 | 116.74 SQ.MT |
| 06) | TOTAL | 2666.70 SQ.MT | | |
| 07) | TOTAL PLOT AREA | 2000.00 SQ.MT | | |
| 08) | PLOT AREA FOR FSI CALCULATION | 2000X0.75=1500 SQ.MT | | |
| 09) | BASIC F.S.I AREA 1500.00X 1.1 | 1650.00 SQ.MT | | |
| 10) | BASIC F.S.I AREA 1500.00X 1.1 | 1650.00 SQ.MT | | |
| 11) | PREMIUM FSI | 30.00 SQ.MT | | |
| 12) | ANCILLARY AREA (0.6X1680.00) =1008.00 | 1008.00 SQ.MT | | |




01) AREA OF 15.0 M WIDE DP ROAD
POINT A-B = 1664.14 SQ.MT
POINT C-D = 641.33 SQ.MT
TOTAL = 2305.47 SQ.MT

02) 9.00 M WIDE APPROACH ROAD
POITN E-F = 560.11 SQ.MT

GUT.NO.24/5

| FOR OFFICE USE. | 6/6 |
|---|---|

Approved / Commended
in.....Colou
Subject to the conditions mentioned in
this office Letter No. 132 /2022-23
Dt. 29/07/2022
DY. ENGINEER
Town Planing
Municipal Corporation,
AURANGABAD.
O.C. Signed By D.D.T.P.

| | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) | |
| (a) As per ownership document (7/12, CTS extract) | 2000.00 sq.mt |
| (b) as per measurement sheet | 2000.00 sq.mt |
| (c) as per site | 2000.00 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) | |
| 3. Balance area of plot (1-2) | 2000.00 sq.mt |
| 4. Amenity Space (if applicable) | |
| (a) Required - | |
| (b) Adjustment of 2(b), if any - | |
| (c) Balance Proposed - | |
| 5. Net Plot Area (3-4 (c)) | |
| 6. Recreational Open space (if applicable) | |
| a) (a) Required - | |
| b) (b) Proposed - | |
| 7. Internal Road area | |
| 8. Plotable area (if applicable) | |
| 9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5abasic FSI) | 1650.00 sq.mt |
| 10. Addition of FSI on payment of premium | |
| (a)Maximum permissible premium FSI based on road width / TOD Zone. | |
| (b) Proposed FSI on payment of premium. | 30.00 sq.mt |
| 11. In-situ FSI / TDR loading | |
| (a)in-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any | |
| (b)in-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(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(b)+11(c)] or 12 whichever is applicable. | 1680.00 sq.mt |
| (b) Ancillary Area FSI upto 60% or 80%with payment of charges. | 1008.00 sq.mt |
| (c) Total entitlement (a+b) | 2688.00 sq.mt |
| 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 1.6 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 'P-line') | 2666.70 sq.mt |
| (c) Total (a+b) | 2666.70 sq.mt |
| 16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.) | 1.77 |
| 17. Area for Inclusive Housing, if any | |
| (a) Required (20% 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 UPTOWN PARK GROUP HOUSING SITUATED AT
G.NO-24/5 HIMAYAT NAGAR ,
AURANGABAD.
FOR:-
1) MR. RAMKRUSHNA DHANSINGH HARNE,
2) MR. JANARDHAN DHANSINGH HARNE.

| | |
|---|---|
| APPLICANT SIGN:- 1) 2) | REFERENCE: PLOT BOUNDARY; PROPOSED B/U; WATER LINE; DRAINAGE LINE |
| AR.SAJJAD LODHI, II nd floor, above City Bakers, Near Police Commissioner Office, Mill Corner Signal, Aurangabad. - 431001 | REGISTRATION No. CA/057094 |
| DRAWING No. | ARCHITECT'S SIGN |
| NORTH | |
| SCALE: 1:100, 1:500 | DATE: 05-10-2021 |
| DRAWN: S. SHAKEEB | CHECKED: AR. SAJJAD |